

**CALDWELL URBAN RENEWAL AGENCY**  
**Monday, May 8, 2017**  
**7:00 P.M.**  
**REGULARLY SCHEDULED MEETING**

**ROLL CALL**  
**CONFLICT OF INTEREST DECLARATION**  
**APPROVE AGENDA**  
**SPECIAL PRESENTATIONS**  
**PUBLIC COMMENTS**

**CONSENT CALENDAR**

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on April 10, 2017;
- 2) Approve Resolution authorizing the execution of a Quitclaim Deed thereby correcting the name of Caldwell E. Urban Renewal to Urban Renewal Agency of the City of Caldwell, Idaho for property known as Parcel 1 (Record of Survey Instrument #200623479);
- 3) Approve Resolution authorizing the execution of a Quitclaim Deed thereby correcting the name of Caldwell E. Urban Renewal to Urban Renewal Agency of the City of Caldwell, Idaho for property known as Parcel 2 (Record of Survey Instrument #200623479);

**OLD BUSINESS**

- 1) Economic Development Activity Report from Steve Fultz (April 2017).
  - a. Consideration of Letter of Intent: Idaho Refrigeration & HVAC (Sky Ranch Business Center) **[ADDED]**
  - b. Consideration of Letter of Intent: Capitol Distributing Grocery Wholesale (Sky Ranch Business Center) **[ADDED]**
- 2) Economic Development Activity Report from Keri Sigman (April 2017).
- 3) Discussion concerning lease agreement for 217 South Kimball Avenue.

**NEW BUSINESS**

- 1) Consider Resolution authorizing acceptance of the Grant Agreement and Written Commitment between the Urban Renewal Agency of the City of Caldwell, Idaho and AMFEC, Inc outlining terms, conditions and provisions of the Business Incentive Grant.
- 2) Discussion concerning bid for two-part roof coating from Proficient Roof Maintenance & Coating LLC in the amount of \$17,425.
- 3) Consider invoices for payment from the Urban Renewal Agency Treasurer:

Vendor	Amount	Description
HMH	4,500.00	April Attorney Fees
City of Caldwell-Econ. Develop.	18,000.00	May Economic Dev. Contributions
GGLO	38,227.36	Downtown Design Services/February
GGLO	<u>21,729.13</u>	Indian Creek Plaza Design Services/March
<b>TOTAL</b>	<b>\$82,456.49</b>	

- 4) Consider Purchase & Sale Agreement with Elison Financial for Commercial parcel # R3528710300. Purchase price to be \$56,220 containing .616 acres+- or 26,771sq.ft.-. Square foot price is \$2.10. Parcel is located immediately south of the Idaho Department of Commerce and Labor building. Direct staff to prepare PSA.
- 5) Treasurer's Report:
  - Approve Monthly Cash Reconciliation Report.
  - Report: Projects Update
    - Downtown Hotel Project
    - Indian Creek Plaza Project
    - Possible sale of property at Sky Ranch Business Center
- 6) Attorney's report.
- 7) Chairman's report.
- 8) Commissioner reports.
- 9) Motion to adjourn.

**Next Urban Renewal Regular Meeting: Monday, June 12, 2017 at 7:00 p.m.**

Location: Community Room at the Caldwell Police Station at 110 South Fifth. Any person needing special accommodations to participate in the meeting should contact the Secretary to the Urban Renewal Agency at 411 Blaine Street or call #455-4656 prior to the meeting. The entire agenda packet and minutes may be viewed on the City of Caldwell's website: <http://www.cityofcaldwell.com/page/AgendasT/or> <http://www.cityofcaldwell.com/1889447>. Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad en 411 Blaine Street o llame al # 455 a 4656 antes de la reunión.