

**CALDWELL URBAN RENEWAL AGENCY**  
**7:00 P.M.**  
**Monday, February 12, 2018**  
**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 December 11, 2017;
- 2) Approve Reimbursement Resolution for certain expenditures up to \$4,500,000 for certain capital expenditure projects within the Agency’s boundaries, including but not limited to the Indian Creek Plaza construction and renovation;
- 3) Approve Resolution authorizing the execution of the Banner Bank Commitment Letter for Indian Creek Plaza in the amount not to exceed \$4,400,000;
- 4) Approve Resolution authorizing the execution of a Purchase & Sale Agreement with Price Pump Manufacturing Company of approximately 6.0 acres located within the Sky Ranch Business Center and acceptance of Earnest Money in the amount of \$10,000.00;
- 5) Approve Resolution granting an easement for sanitary sewer mainlines across the Urban Renewal Agency property to provide sewer service for 1704 KCID Road;
- 6) Approve Resolution ratifying the License Agreement for the 400 Lateral Realignment Project (Pioneer Project #24-2017) in conjunction with Pioneer Irrigation District authorizing the 400 Lateral Realignment Project to proceed in its planned location;
- 7) Approve Resolution authorizing the execution of the No-Default Certificates for the URA Bond Series 2012 (Canyon County Administrative Building Project) and Series 2016 (Caldwell School District No. 132 Improvements Project).

**OLD BUSINESS**

- 1) Economic Development Activity Report from Steve Fultz (January 2018).
- 2) Economic Development Activity Report from Keri Sigman (January 2018).

**NEW BUSINESS**

- 1) Consider Resolution accepting the Creekside Redevelopment Project RFP for property located generally located northwesterly of South 7<sup>th</sup> Avenue and southwesterly of Main Street (north of Indian Creek) in downtown Caldwell.
- 2) Consider approval of the Caldwell East Urban Renewal Agency Financial Audit as conducted by Eide Bailly LLP
- 3) Consider Business Incentive Program Grant Application from Capitol Distributing, Inc.
- 4) Consider invoices for payment from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
HMH	\$4,500.00	January Attorney Fees
City of Caldwell – Econ. Development	\$18,000.00	February/ Economic Dev. Contribution
Zions Bank Corp Trust	\$2,000.00	Annual Trustee Fees/2016 Series Bond
Zions Bank Corp Trust	\$3,500.00	Annual Trustee Fees/2006A & 2008 Series Bond
Eide Bailly	\$3,000.00	2017 URA Audit Fees/2 <sup>nd</sup> Payment
McAlvain Construction	\$625,043.8	Indian Creek Plaza/Construction/January
ICRMP	\$4,463.00	ICRMP Insurance/2 <sup>nd</sup> Payment 50%
City of Caldwell	\$8,000.00	City Accounting Fees/FY-2018
AMFEC INC	\$25,000.00	BIG Payment #4
<b>TOTAL</b>	<b>\$693,506.80</b>	

- 5) Consider ratification of invoices from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
McAlvain Construction	\$284,149.22	Indian Creek Plaza Construction/December
GGLO	\$4,533.00	Indian Creek Plaza Design/November
Eide Bailly	\$3,000.00	2017 URA Audit Fees/1 <sup>st</sup> Payment
City of Caldwell	\$18,000.00	Econ. Development Contribution/January
Canyon County Tax	\$4,453.13	Property Tax: 602 Main Street and 217 S. Kimball
HMH	\$4,500.00	December/Attorney fees
Skinner Land Survey	\$4,020.00	Land Survey/Sky Ranch Properties
<b>TOTAL</b>	<b>\$324,155.35</b>	

- 6) Treasurer's Report:
- a. Approve Monthly Cash Reconciliation Reports.
  - b. Provide update report on URA Projects:
    - Plaza Financing
    - Capitol Distributors
- 7) Attorney's report.
- 8) Chairman's report.
- 9) Commissioner reports.
- 10) Motion to adjourn.

**Next Urban Renewal Regular Meeting: Monday, March 12, 2018 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.