

Caldwell Urban Renewal Agency



C
U
R
A

Project Summary

**Urban Renewal Redevelopment
1998-2017**

Caldwell Urban Renewal Agency

What is the Caldwell Urban Renewal Agency?

The Urban Renewal Agency of the City of Caldwell was organized and approved by the Caldwell City Council on December 21, 1998 and was established to promote development, redevelopment, rehabilitation and revitalization efforts in undervalued portions of the City of Caldwell and in the City's area of impact within Canyon County.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or undeveloped, including deteriorated buildings or substandard streets and/or infrastructure. Urban renewal utilizes the following tools:

- Tax increment financing for improvement projects
- Special powers to buy and assemble sites for development or redevelopment
- Special flexibility in working with private parties to complete development projects

Projects include infrastructure improvements, development of parks and plazas, pedestrian facilities, new development, and removal and improvement of slum and blighted areas.

Goals and benefits:

- Eliminate environmental deficiencies
- Assemble land parcels suitable for modern, integrated development
- Revitalization, redesign, and development of underdeveloped areas
- Strengthen economic base through site improvements and public facilities
- Improve street, rights-of-way and other public infrastructures
- Establish and implement performance criteria to assure high site design standards
- Provide opportunity for affordable housing through new development and rehabilitation loan projects
- Strengthen tax base through encouraging private development

Caldwell Urban Renewal

Rob Hopper, Chairman

Jim Porter, Vice-Chair

Joe Ramirez

Julie Warwick

Chris Allgood

Chuck Stadick

ElJay Waite, Treasurer

Debbie Geyer, Secretary

Urban Renewal Meetings are held the 2nd Monday of every month at 7:00 pm in the Caldwell Police Department Community Rm, located at 110 South 5th Avenue in Caldwell



7th & Main—Downtown Caldwell
Circa 1906-1907

Caldwell Urban Renewal Agency

INDEX

Infrastructure

- Caldwell Train Depot (2003) 4
- Centennial Way (Exit 26) and Exit 29 (2004 & 2006-2010) 5
- Reel Theatre project (2017) 5
- Indian Creek Daylighting (2004-2007) 6-7
- Hubler Airport Terminal (2006-2010) 8
- Waste Water Treatment Plant (1999-2000) 9

Community-Based Projects

- Serenity Park 10
- Indian Creek Plaza Project (initial concept 2014) 11
- YMCA 12
- TVCC Building (2010) 13
- Hope Plaza and Vineyard Suites—affordable housing 13

Partnerships

- Caldwell Night Rodeo grounds improvements (2003) 14
- Rotary Pond Improvements (Rotary Club, City, URA) 15
- Pipe Dream Park (URA, MYAC) 16
- Sebree Park (URA, MYAC). 16
- Wolfe Field (C of I, URA, City) 17

Economic Development

- Sky Ranch Business Park 18
- Return on Investment 19-20

“The planning of buildings, city blocks and public spaces determines how businesses, governments, civic organizations, and neighbors come together and interact as a community.”

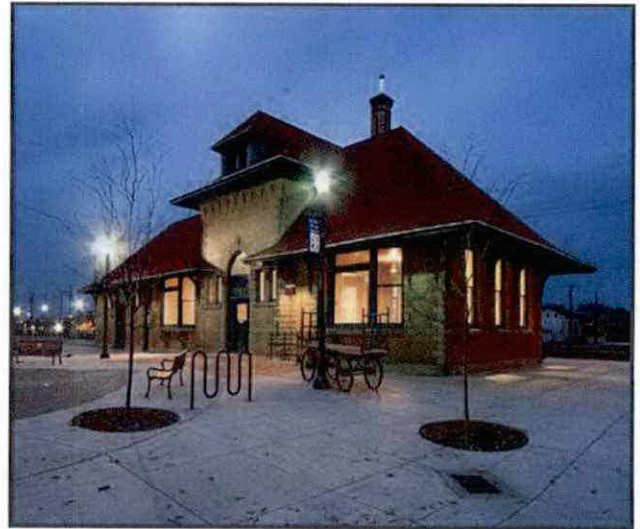
-Laura Bush

Caldwell Urban Renewal Agency

Caldwell Train Depot (Event Center & Interpretive Museum)

Built in 1906, the Caldwell Train Depot was awarded to the City of Caldwell in 1989 for \$1.00. By 2002, the building was in need of extensive repair to forestall losing it to structural damage.

Using URA funding to match Idaho Transportation and Community Development Block Grants, the Train Depot roof was repaired and the facility restored to become a focal point and gathering place within the downtown area.



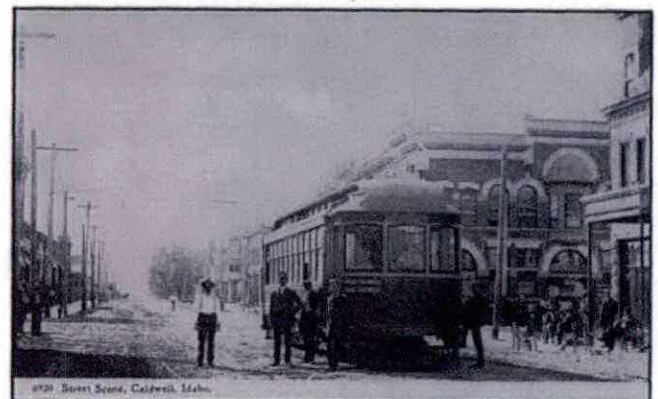
The facility today is used as an event center for the community and houses an interpretive center for the public. By preserving the streetcar and rail transportation history within this beautiful structure, generations to come are able to experience first hand the importance of the railroad in the development of Caldwell as a vibrant community.

Benefit to the Community (Goals met): Eliminate environmental deficiencies in the Project Area, including:

- Obsolete and aged building types
- Substandard streets or rights-of-way
- Inadequate and deteriorated public improvements and facilities

Revitalize, redesign, and develop under-developed areas; improve streets, rights-of-ways and other deteriorated public infrastructure.

- Interpretive Center preserves Caldwell's rail transportation history
- Event Center provides a gathering place for small community events
- Parking and a community plaza incorporated into the site's functionality



Inaugural run of the Boise-Caldwell interurban car at Caldwell in 1907.

Cost of the Project:

- \$20,000 for roof replacement
- \$50,000 as restoration grant matching funds
- \$10,000 for project design

Caldwell Urban Renewal Agency

Caldwell Wastewater Treatment Plant

The Caldwell Wastewater Treatment Plant was originally constructed in the 1950's with a trickling filter, two digesters and primary and secondary clarifiers. Later a "bio tower" (similar to a trickling filter) was added. By 1999, the Treatment Plant was at capacity and facing new regulations that the existing plant technology could not meet. Urban renewal investment at the treatment plant helped build an activated sludge treatment process, clarifiers, ultra-violet disinfection works, and a new digester. These upgrades facilitated significant growth that would not have occurred without the financial support Urban Renewal provided for this project.

Benefit to the Community (Goals met):

Eliminating environmental deficiencies in the Project Area

- Upgrades in WWTP equipment facilitated compliance with growing environmental regulations



Elimination or rehabilitation of Inadequate and deteriorated public improvements and facilities:

- Capacity improvements to the plant doubled the plant's capacity, allowing for the ability to accommodate significant growth in the project area (by providing the capacity for sewer service necessary for that growth to occur)



Strengthening of the economic base by the installation of needed site improvements and public facilities to stimulate new commercial expansions, employment, and economic growth:

- URA provided financing to help extend sewer trunk lines (planned for in the Caldwell Master Plan)
- Line extensions immediately facilitated and stimulated growth in housing and other development in the project area
- Created a workforce and customer base benefit for existing and prospective businesses

Improve streets, rights-of-way and other public infrastructures:

- Extended trunk lines and construction of the Franklin Regional Lift Station in the project area resulted in significant increases in mainline/infrastructure capacity
- Increased capacity was able to support the significant commercial and industrial growth with attendant job opportunities in the Exit 29/Sky Ranch vicinity

Cost of the Project:

\$3,735,000 (Agency issued 11-year Revenue Allocation Bond)

Caldwell Urban Renewal Agency

Indian Creek Development

HISTORY:

It is likely that one of the primary reasons that Caldwell exists in its location is the confluence of both the railroad and Indian Creek. Transportation and water — the best of both worlds in 1883.

In the 1940's, Indian Creek was covered over with concrete.

- To hide the sight and smell of the creek
- To create needed space for business growth downtown

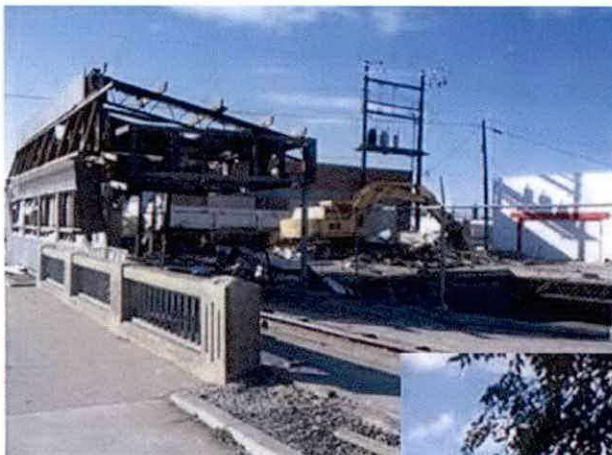
Until December 30, 2001 when a car fell through the parking lot of Like-Nu Car Wash into Indian Creek.

- Planning then began to daylight the creek from Kimball to 5th Avenue, with work beginning in 2003

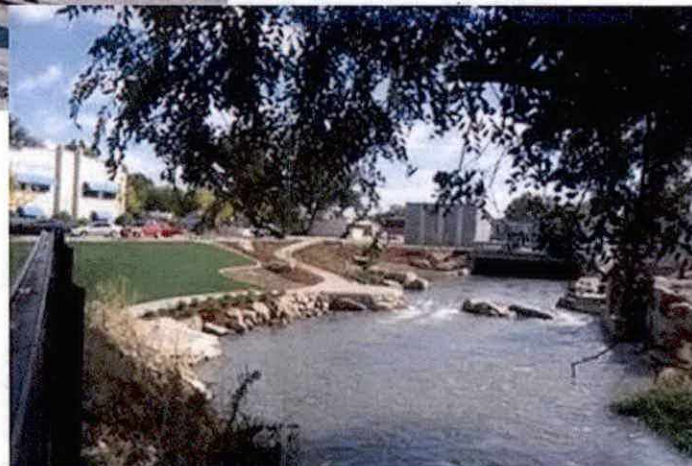
Benefit to the Community (Goals met):

Eliminate environmental deficiencies in the Project Area, including:

- **Obsolete and aged building types:** abandoned and deteriorating buildings have been removed.
- **Substandard streets or rights-of-way:** Two streetscape projects have created a pedestrian-friendly environment with new streetlights, benches, trash receptacles and upgraded access for all of Caldwell's citizens and visitors.
- **Inadequate and deteriorated public improvements and facilities:** Pedestrian walkways now meet the Federal Government standards of access for all people and the amenities invite people to walk, shop and look around at what the downtown has to offer.



Before



After

Indian Creek Restoration Project

Caldwell Urban Renewal Agency



Strengthen the tax base by encouraging private development.

- Previously vacant properties have been purchased and renovated to accommodate new and expanding businesses
- Construction of first-run movie theater in the downtown core
- Growth, expansion, and rehabilitation increases property values within the Revenue Allocation Area and the Project Area as a whole
- As the start of Caldwell's downtown revitalization; the Indian Creek daylighting has kick-started further development vital to the downtown's rejuvenation

Strengthening the economic base:

- Completing needed site improvements and installing public facilities
- Site improvements provided over a quarter mile greenbelt and water venue
- Low-interest loans and grants to facilitate rehabilitation of downtown buildings by both new and existing businesses
- Stimulate new commercial expansions, employment, and economic growth
 - TVCC location on Indian Creek
 - Construction of Indian Creek Plaza



Cost of the Project:

Property:	\$ 2,209,873
Demo project:	\$ 752,000
Construction:	\$ 3,200,000
Project Management:	\$ 120,000
Total cost of project:	\$ 6,281,873

Caldwell Urban Renewal Agency

Airport Terminal Project



In 1971 local aviation visionaries realized the potential and need for a new airport in the “Hub of the Northwest” - an airport not surrounded by housing developments and obstructions. Two hundred and twenty acres of land were purchased and developed alongside Interstate 84, offering quick and easy access.

Revitalize, redesign, and develop underdeveloped areas:

- The old cramped, 2,000 square-foot converted farmhouse served as terminal, office space, one pilot's lounge, and a restaurant
- Inadequate and overcrowded space led to planning for a proposed upgrade of the terminal in 2006
- Ground-breaking in 2009 for a new terminal on north end of airport property



Grand opening of the new terminal building on June 3, 2010 showcased a 9,000 sq. ft. facility with much-needed amenities:

- Comfortable Pilot's Lounge and Preparation Room
- Conference Room
- Offices for the Airport Manager and staff
- 'Public Area' with large conference/training room and space for business operations



A few businesses that operate out of the Caldwell Industrial Airport:

- Sky Down Skydiving
- Silver Hawk—Helicopter and fixed-wing pilot training
- The Airport Café
- Valley Air Photos (new name: GV Air)—Commercial aerial photography
- Hinkle Aviation—Pilot training
- Cascade Aircraft Manufacturing—Carbon-fiber technology manufacturing and avionics shop

Cost of the Project:

URA part in Terminal Building costs: \$400,000

Additional land acquired for project: \$500,000

Caldwell Urban Renewal Agency

Centennial Boulevard & Exit 29 Enhancement Project

The City of Caldwell and Idaho Transportation Department determined that Exit #27 and Exit #29 freeway entrances were in need of expansion and improvement to accommodate the projected growth of the City. Urban Renewal funds were used to fund both projects.



Exit 29



Exit 27

Benefit to the Community (Goals met):

Improvement of streets, rights-of-way and other public infrastructures.

- Ease of access and travel at both exits
- Eliminated bottlenecks at high traffic times
- Green areas and landscaping for a pleasant transition from interstate highway views

Strengthening of the economic base:

- Interchange improvements of gateway entrances spurred industrial and commercial growth through improved traffic control

Strengthening of the tax base:

- Increased assessed values of surrounding properties through new businesses and residential development within the subject areas.

Cost of the Projects:

Centennial Blvd	\$38,222 (2004)
Exit 29	\$1.2 million (2006-2010)

Reel Theater Project (Gardner Group)



In 2016, the Urban Renewal Agency acquired the downtown properties located at Main Street and 9th Ave (formerly Trolley Square) with a view toward beautification and downtown redevelopment.

Benefit to the Community (Goals met):

Revitalize, redesign, and develop underdeveloped areas:

- Goal was 'highest and best use' for this area.
- The Gardner Group purchased the property located at 9th & Arthur (Trolley Square project) and began construction of a first-run movie theater in 2017.

Cost of the Project:

Demolition and readying for redevelopment:
\$217,000

Property acquisition:
\$1.2 million

Strengthening of the economic base:

- Adding a theater downtown will bring more consumers to the downtown core, increasing the economic impact for current business owners.
- Community engagement with this project will also encourage future investment and development in the downtown core.

Caldwell Urban Renewal Agency

Serenity Park

The creation of Serenity Park was the first project approved by the Urban Renewal Agency Board after its inception. The abandoned Jefferson Junior High School was dubbed 'offensive and an eyesore' by the public, and was demolished in the Year 2000 to make way for Serenity Park at 12th Street and Dearborn Avenue.

Benefit to the Community (Goals met): Eliminate blighted areas and correct environmental deficiencies:

- Provided a safe and family-friendly gathering place as a public-use park
- The Caldwell Public Library and the Caldwell Senior Center continue to benefit greatly from the park
- Provided additional, safe parking for the Caldwell Public Library, the Senior Center, and Sebree Park

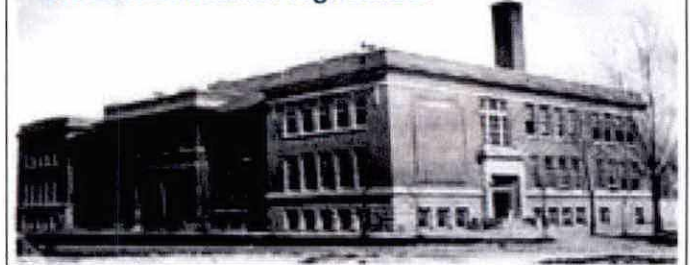
Strengthening of the economic base:

- Stimulated new commercial growth: Walgreen's and several new banks have located in the immediate area

Strengthening of the tax base:

- Creation of the Steunenberg Historic District by the City of Caldwell with the specific purpose of preserving the turn-of-the-century residences located in close proximity to this redeveloped property
- Removal of a blighted structure and replacing it with a beautiful community park helped reduce the crime potential within the area and increase the value of nearby properties

Old Jefferson Junior High School



Cost of the Project: \$220,000



Caldwell Urban Renewal Agency

Indian Creek Plaza

The Indian Creek Plaza is the development of an urban square in downtown Caldwell. The site is located in the core of the downtown retail district and adjacent to the newly restored Indian Creek.



Benefit to the Community (Goals met):

Eliminate environmental deficiencies in the Project Area,

- Demolition and removal of the old vacant Kings building
- Restructuring of the building site to meet standards for new use.

Revitalize, redesign, and develop underdeveloped areas:

- Design of a multi-season, multi-use urban square for community engagement.

Strengthening of the economic base:

- Stimulate economic growth in the downtown core through 200+ programmed events each year
- Showcase local wineries and farm-to-fork growers that call Caldwell home.

Cost of the Project

(Through Sept 30, 2017) **\$1.4 Million**



Caldwell Urban Renewal Agency

Caldwell YMCA

The City of Caldwell YMCA facility was constructed in 2005 in response to the community's perceived desire for a fitness center and recreational gathering place for area residents. The Y's location in Caldwell is accessible to a large section of the greater Treasure Valley, and provides a safe indoor recreational facility with a variety of activities for residents of all ages and ability levels.



Benefit to the Community:

Development of underdeveloped areas:

- The vacant parcel was donated by a local family to the YMCA

Provide a safe gathering place for area residents, especially after-school and out-of-school children and teens.

- Significant decreases in gang related activity and troubled kids on the streets within two years of opening
- "Strong Kids" annual fundraising campaign ensures no one is turned away because of inability to pay

- Membership of 10,000 means Caldwell Y is utilized as much or more than the other two YMCA facilities within the Treasure Valley



Partnership with local elementary schools for swimming instruction of 3rd graders

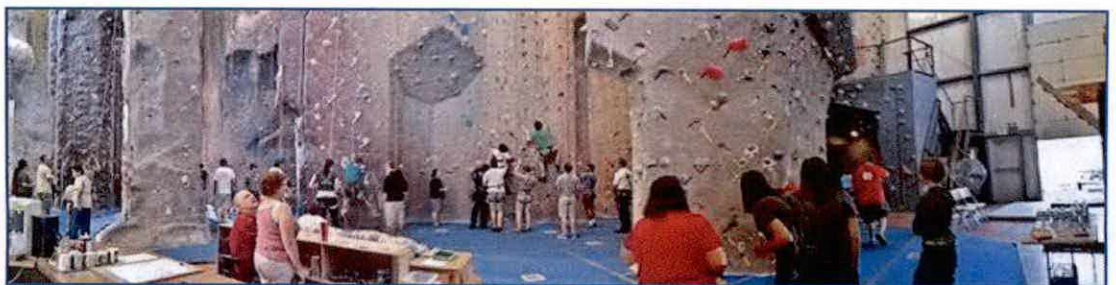
- 'Make a Splash' water safety initiative teaches basic swimming and safety skills

Strengthening of the tax base:

- New residential developments have increased the assessed valuation of surrounding properties

Cost of the Project:

- ◇ The land parcel was donated—no cost.
- ◇ URA authorized \$7,741,562 (of the \$13.5 million total construction cost) for facility construction and \$2,000,000 to cover interest and financing expenses.
- ◇ \$75,000 for YMCA wellness program in 2008; additional \$75,000 in 2009.



Caldwell Urban Renewal Agency

Treasure Valley Community College Building

Catalyst for downtown development

Urban Renewal entered into an agreement with a developer to construct a 38,000 square foot facility downtown.

Benefit to the Community (Goals Met):

Development of underdeveloped areas:

- The Treasure Valley Community College, Caldwell campus was designed as a LEED-rated building (Leadership in Energy and Environmental Design)
- Included in Caldwell's Framework Master Plan and became the first step in revitalizing the downtown core
- Project has brought hundreds of students to Caldwell's downtown on a daily basis

Strengthening of the economic base:

- Upon completion, TVCC began leasing the building as a satellite campus



- The lease rate increases each year as student enrollment grows and commits the college to expansion
- Creation of a significant number of jobs in the downtown core

Cost of the Project: 6.1 million

Affordable Housing

Benefit to the Community (Goals Met):

Provide opportunity for affordable housing through new development and rehabilitation loan projects.

Hope Plaza Apartments:

- Agency committed \$45,000 for offsite infrastructure (not eligible for federal funding and must be borne by the developer.)
- 48-unit affordable housing community at the corner of E. Elgin St and 16th Avenue North in Caldwell.



Vineyard Suites:

- Agency funded \$30,000 for sidewalk and pathway design and improvements.
- 50-unit, low-income senior housing project located at Linden Rd. and Indian Creek.

Caldwell Urban Renewal Agency

Caldwell Night Rodeo Grounds and Simplot Stadium

Caldwell Night Rodeo

The Caldwell Night Rodeo has been a cornerstone annual event in Caldwell since the 1930s thanks to the work and support of the community. In 1966, the rodeo moved to a newly built arena adjacent to the Simplot Stadium complex, where it remains to this day.

Benefit to the Community (Goals Met):

Eliminating inadequate and deteriorated public improvements and facilities.

- The yearly increase in the number of people attending the rodeo created a need for improved seating
- New aluminum bleachers replaced worn-out wooden bleachers at the rodeo grounds



Strengthening of the economic base:

- Resulted in accommodation of further increases in attendance
- Increased attendance provides an economic benefit to help fund future improvements to this venue

Cost of the Project:
\$100,000 contribution



Simplot Stadium

Simplot Stadium, part of the Caldwell Event Center complex, is the venue for the College of Idaho Football program, newly reinstated in 2012.



Benefit to the Community (Goals Met):

Eliminating inadequate and deteriorated public improvements and facilities.

- A need was identified to make improvements to the older seating benches
- The Agency contributed the funds needed to upgrade the seating to aluminum benches

Cost of the Project:

\$30,000 contribution



Caldwell Urban Renewal Agency

Rotary Pond Improvements

In 2001, the Caldwell Urban Renewal Agency renewed a commitment to match Caldwell Rotary Club member donations for needed improvements at Rotary Pond and Park. Improvements were completed through a collaboration between the Caldwell Rotary Club, City of Caldwell Parks and Street Department personnel, Canyon County, and Idaho Fish and Game. Project completion was celebrated with a park dedication on June 8, 2002.



Benefit to the Community (Goals Met):

Development of underdeveloped areas:

- Installation of fishing docks (donated by Canyon County)
- Bringing in fish and fish habitat (donated by Idaho Fish and Game)
- Improvements to the surrounding pond banks and parking areas (completed by City of Caldwell employees)
- Electrical facilities, pumping station and sprinkler line installation
- Family-friendly open green spaces for residents and visitors

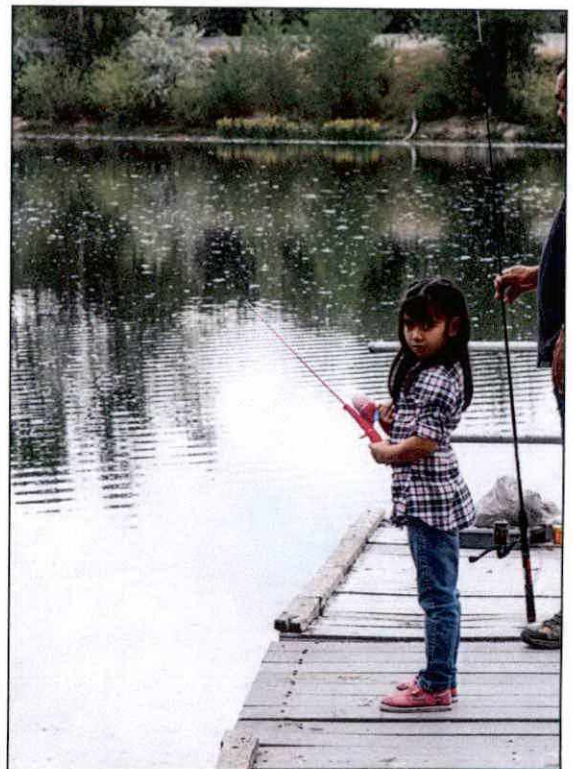
The revitalization, redesign and redevelopment of underdeveloped areas:

- Safe community gathering areas to enjoy outdoor activities and community walking paths at any time
- Event-friendly venue for activities that feature outdoor events for all ages
- Annual Family Fun Day

Cost of the Project:

Rotary Pond: A large share of funding came through Rotary Club fundraising activities.

URA provided matching funds of \$7,866



Caldwell Urban Renewal Agency

Pipe Dream Park



Pipe Dream Park is located near Highway 20/26 on Smeed Parkway. This 54-acre park includes a BMX Track, four softball fields, playground equipment, restrooms, and a skate park. The Mayor's Youth Advisory Council helped design the park's amenities and decide which would be most desirable for this area.

Benefit to the Community (Goals met):

Revitalize, redesign, and develop underdeveloped areas:

- Provides an outdoor community recreation area for families and sports enthusiasts

- Prompted several subdivision developments in the surrounding areas
- Softball Quad and BMX track provide ideal sites for regional and local competitions

Encourage private development:

- Pressurized irrigation system servicing Pipe Dream Park also connects to adjoining developing areas, allowing for reimbursement of 42% of the project costs



Cost of the Project:

\$211,000

Sebree Park

The Caldwell Urban Renewal Agency realized the need to provide additional family-friendly open spaces for residents. Clean-up and redevelopment efforts were realized with Sebree Park, located near Lincoln Elementary School.

Benefit to the Community (Goals Met):

Eliminating inadequate and deteriorated public improvements and facilities.

- Added family-friendly amenities: three softball fields, a basketball court, a sand volleyball court, a children's play area, and a new restroom.
- Reconstruction of park landscaping

- Perimeter streetlights added to improve safety
- The revitalization, redesign and redevelopment of underdeveloped areas:**

- The updates in this public green space provides for a safe community gathering areas to enjoy outdoor activities.
- Collaboration with the Mayor's Youth Advisory Council on cleanup efforts and redesign of amenities and green spaces.

Cost of the Project:

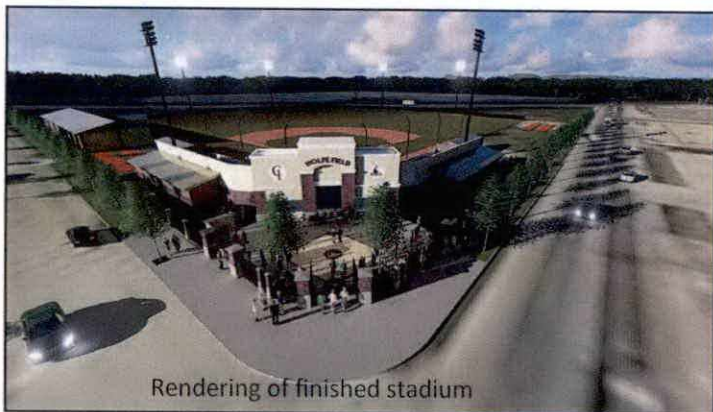
\$50,000 Agency contribution



Caldwell Urban Renewal Agency

Wolfe Field

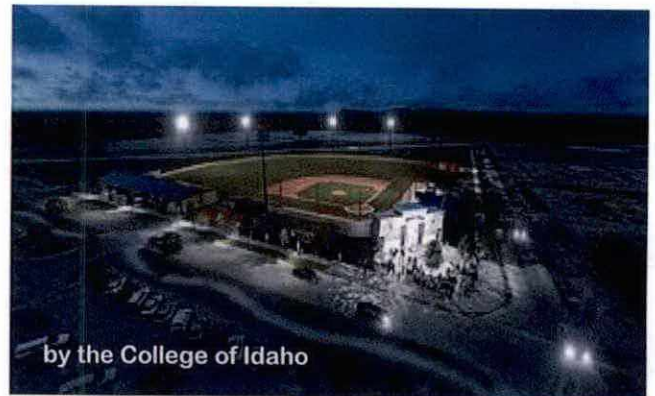
For many decades, through both high school baseball and the American Legion baseball program, Caldwell has developed a reputation as a first-rate baseball community. The Wolfe Field Baseball Stadium Project, a cooperative effort between the City of Caldwell, the College of Idaho and the Wolfe family, exemplifies the collaboration possible when both the public and private sectors join together on a worthy project.



Benefit to the Community (Goals met):

Revitalize, redesign, and develop under-developed areas:

- State-of-the-art overall design showcases a premier baseball facility
- The plans include an artificial surface for the infield, and a natural grass outfield to meet the demands of the early spring baseball season
- Fully landscaped entry and courtyard with areas set aside to recognize and celebrate past baseball successes, and to honor donors who made the project possible
- Seating capacity of 1,000+; seats will have individual chair backs and arm rests
- Fully operational press box, concession stand, rest rooms, and a batting facility with two covered batting cages
- First class lighting to attract post-season tournaments from all over the Treasure Valley.



- Player banners around exterior seating area to honor the Caldwell, American Legion, and College of Idaho players who have advanced to participation in Major League baseball.
- Home to the College of Idaho Yotes baseball team, as well as the American Legion's Silverstreaks and Bobcats baseball teams.
- Upon completion, it is anticipated that the National Association Intercollegiate Athletics (NAIA), American Legion, Idaho High School and many youth baseball regular-season and post-season tournaments will be hosted at this location.

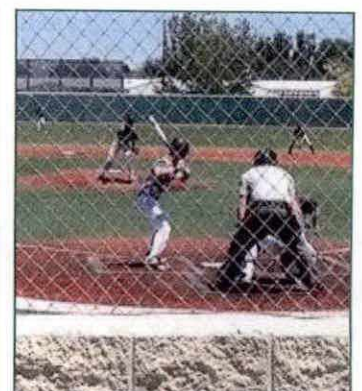
Cost of the Project:

Donation of the land by the City of Caldwell

URA funds for Wolfe Field itself: \$40,000

Paving of Griffiths parking lot: \$40,000

Sprinklers throughout park: \$88,000



Caldwell Urban Renewal Agency

Sky Ranch Business Center



The Sky Ranch/Skyway Business Center was developed and platted in the early 2000's as a mixed use business park, and encompasses approximately 400 acres in total, with Urban Renewal ownership scattered throughout the Park. Sky Ranch continues to be a great asset to the continued evolution and growth of Caldwell as a full service community.

Benefit to the Community (Goals met):

Assemble land parcels suitable for modern, integrated development, with improved urban development standards

- Developed with the vision of becoming one of the largest major developments to integrate public and private use in Canyon County

Revitalize, redesign, and develop underdeveloped areas

- Developed from agricultural land
- Organized in an integrated park-like setting, with supporting uses and amenities for the people that work there as well as the local market area population
- Provision of a quality internal roadway system
- Expansion of collector roadways through the park, water and sewer lines, capacity for commercial and industrial use, buried power lines, natural gas and redundancy in fiber optics and power

Strengthen the economic base through partnership between the developer and the URA:

- Provision of the necessary infrastructure (roads, water, sewer, etc.) to attract a wide range of business uses to the Park
- Large focus on the creation of quality jobs and private investment within the commercial and industrial areas of the Park
- Creation of 400+ quality jobs expected to pay wages above the county average
- More than 40 million dollars of investment, with room to grow larger-scale light manufacturing and warehouse facilities

Return on Investment

The URA investment in the Sky Ranch properties and the URA Business Improvement Grant program have been key elements in recruiting businesses to Caldwell.



Idaho Department of Labor

- In the mid-2000's, the Canyon County office of the Idaho Dept of Labor was searching for a new, central location within the County to service their client base
- The URA agreed to sell property on Smeed Parkway at a reduced rate to meet this need
- As one of the first businesses recruited to the Park, their presence is a strong selling point in attracting others businesses to Caldwell

Caldwell Urban Renewal Agency



Gem State/TrailMax Trailer

The URA worked with Gem State Manufacturing on a land swap. Result:

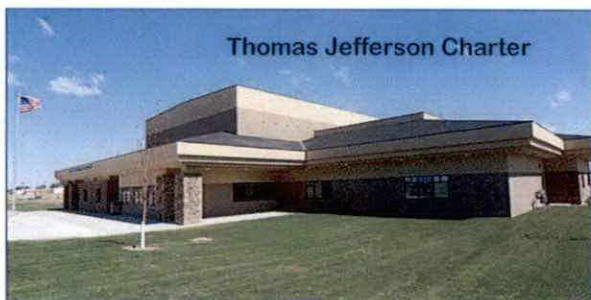
- Expansion on 7.5 acres
- Construction of a 50,000+ sq. ft. building
- Provision of 35-50 full-time equivalent jobs

RFR Properties

The URA sold 1.5 acres to RFR Properties for construction of a 17,000 sqft manufacturing facility. Scheduled for completion in 2018, the business will employ 15-20 individuals.

Syringa Network

Syringa Network purchased 2.5 acres from the URA in 2017, and plans to construct a facility in 2018. They expect to employ 18-40 individuals at this location, including production workers and some administrative staff.



Thomas Jefferson Charter School

- The Agency partnered with the developer and Vallivue Schools to add a unique K-12 educational facility to Sky Ranch
- In 2016, the URA sold additional land to the school for future expansion

Southwark Metal Manufacturing

- Partnered with Freehold Development to sell 12 acres and construct extension of Skyway Drive to Southwark
- Constructed 79,900 sqft manufacturing facility
- More than 100 jobs created at the site with potential for expansion in 2018
- Southwark applied for and was approved for a Business Improvement Grant from URA



Sapphire Finishing

Sapphire moved into an existing 10,800 sq. ft. facility on Challenger Way in 2017. The company has invested thousands of dollars in retrofitting the building to their needs, as well as new equipment. They are expected to hire 10-15 employees and will apply for the Business Improvement Grant.

Motion Industries

The URA provided a Business Improvement Grant to Motion Industries in 2014. Motion Industries is located on Challenger Way and employs 15-25 individuals at the warehousing and distribution site.



Caldwell Urban Renewal Agency

Johnson Thermal Systems

- URA sold 10 acres to JTS for 50,000+ sq. ft. expansion facility; JTS also received a URA Business Improvement Grant
- Completed in 2014, the expansion created 35-50 jobs



Cold Steel Constructors

The URA sold 2 acres to Cold Steel for their new facility. The site is currently under construction with completion date set for 2018, and will employ 25-40 individuals. Cold Steel will be applying for a Business Improvement Grant in 2018.



ProPack Corp./Strider Group

- The URA sold 19+ acres to Strider Group for eventual construction of 180,000 sq. ft. of light industrial/warehouse/distribution space
- The first 60,000 sq. ft. was completed in 2017 and is currently leased to ProPak Corporation
- ProPack will begin production in 2018 with 35-40 jobs
- Strider Group will begin construction of the next building (60,000 sq. ft.) in 2018

Capitol Distributing

The URA sold approximately 56 acres for a distribution warehouse and light manufacturing use by Capitol Distributing. Phase 1 construction (217,000 sq. ft.) will begin in 2018; Capitol Distributing will employ 150+ individuals in phase 1.

Fresca Mexican Foods

- Approximately 20 acres sold to Fresca for construction of a 190,000 sq. ft. food processing facility; Fresca has applied for a Business Improvement Grant
- Currently under construction, Fresca will employ 150-200 individuals, and should be ready for occupancy in 2018

American Food Equipment Company (AMFEC)

- The URA sold 10 acres to AMFEC to construct a 70,000+ sq. ft. building and create 85+ jobs
- Construction was completed in 2016 with operations beginning November 2016; AMFEC received a Business Improvement Grant



Price Pumps

This business is currently located in California — the company is in negotiation with the URA to acquire 6 acres in Sky Ranch and develop a 40,000+ sq. ft. building that will employ 35-40 individuals. They anticipate a potential closing on the property in the first quarter of 2018, with construction to begin in the same quarter.