

VIRTUAL PUBLIC MEETING INFORMATION

Due to the COVID-19 pandemic, we invite interested parties to participate in public meetings either electronically or in person. If you have a cough, fever, or are not feeling well, please contact the Caldwell City Clerk to arrange participation remotely. The City of Caldwell follows the CDC guidelines to allow for distancing in the public meeting area and provide masks/hand sanitizer on site.

Written Comments and/or Virtual Participation: Written comments for consideration regarding the “Public Comments” portion of the agenda or requests for virtual participation associated with items on the agenda must be submitted at least 24 hours in advance of the meeting. Please email the Caldwell City Clerk at: cityclerk@cityofcaldwell.org

Live Stream Viewing: If you are not planning to speak, members of the public are encouraged to view the meeting via the live stream option: <https://www.youtube.com/channel/UCci7S1A0UJNK6asXxxugLGA>



CALDWELL URBAN RENEWAL AGENCY REGULARLY SCHEDULED MEETING

**August 8, 2022
7:00 P.M.**

CONFLICT OF INTEREST DECLARATION

SPECIAL PRESENTATION:

PUBLIC COMMENTS (Members of the public may address items of concern not listed on the agenda.)

CONSENT CALENDAR [All Consent Calendar items are considered action items]

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on June 11, 2022;
- 2) Approve Resolution authorizing the acceptance of the updated Urban Renewal Agency Bylaws addressing the time change for Regularly Scheduled meetings from 7:00 p.m. to 6:00 p.m. effective immediately.
- 3) Approve Resolution authorizing the approval of Task Order #1 for 5th Avenue and Arthur Street Parking Lot Improvements with Consor North America, Inc. (Murraysmith) in the amount of \$57,182.00;
- 4) Approve Resolution authorizing the approval of Task Order #2 for Wolfe Field Parking Lot Improvements with Consor North America, Inc. (Murraysmith) in the amount of \$99,106.00;
- 5) Approve Resolution authorizing the execution of an Agreement for Professional Design Services for Civil Design of the 7th Avenue/Arthur Street Plaza Extension with Keller Associates, Inc.;
- 6) Approve Resolution authorizing the execution of an Access Agreement with the Department of Environmental Quality (DEQ) for the property located at 306 South Kimball Avenue;
- 7) Approve Resolution authorizing the execution of the Financial Audit Contract for the Caldwell Urban Renewal Agency with Eide Bailly for the year ended September 30, 2022;
- 8) Approve Resolution ratifying the signing of a Bond Counsel Legal Analysis Engagement Letter with Skinner Fawcett, LLP for legal analysis of financing authority and structures for the Caldwell Urban Renewal Agency to issue bonds to finance the potential project under and pursuant to the law of the State of Idaho;
- 9) Approve Resolution declaring the Caldwell Airport hangar located at 5001 Aviation Way was surplus.

OLD BUSINESS

- 1) Economic Development Activity Report from Steve Jenkins (July 2022).
- 2) Economic Development Activity Report from Ofelia Morales (July 2022).
- 3) Consider approval of a request from Ball Ventures Ahlquist regarding North Ranch mitigation. *(Per request of the applicant, this item has been continued to the next Regularly Scheduled URA Meeting to be held on September 12, 2022)*

NEW BUSINESS

- 1) **ACTION ITEM: Pubic Hearing** pursuant to Idaho Code 50-1002 for consideration of the proposed budget for the fiscal year that begins October 1, 2022 and ends September 30, 2023.
- 2) **ACTION ITEM:** Consider Resolution approving the budget for Fiscal Year beginning October 1, 2022.
- 3) **ACTION ITEM:** Consider Resolution waiving annexation fees and providing line infrastructure to the property owners with the City’s North Caldwell annexation path.
- 4) **DISCUSSION ITEM:** Status of the project for development of the empty pad adjacent to the Lux Theater at Arthur Street and 9th Avenue.
- 5) **ACTION ITEM:** Consider invoices for payment from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell – Economic Development	\$ 18,000.00	August Economic Development Contribution
Hamilton, Michaelson & Hilty	\$ 6,500.00	July Attorney Services
City of Caldwell – Project	\$1,416,117.44	Norman Parking Lot/21 st Avenue/April-July
City of Caldwell – Project	\$57,467.00	Fiber – Linden to 21 st Avenue
City of Caldwell – Project	\$2,881.07	510 Arthur Street/Demo
City of Caldwell – Project	\$22,356.25	Fencing along Freeway
City of Caldwell – Project	\$22,920.82	Pickle Ball – Luby Park
City of Caldwell – Other Projects	\$5,045.28	Other Misc. Projects – URA Related
City of Caldwell – Operations	\$3,775.11	URA Utilities/Office Supplies/R & M/etc.
TOTAL	\$1,555,062.97	

ACTION ITEM: Consider invoices for ratification from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
Canyon County Hwy. District #4	\$104,000.00	Urban Renewal Contribution of Old Hwy. 30/Plymouth Avenue Bridge
TOTAL	\$104,000.00	

- 6) **Treasurer Report:**
ACTION ITEM: Approve Monthly Cash Reconciliation Reports.
- 7) **Attorney Report:**
 - a. Update: 213, 215 & 217 S. Kimball (RFP)
 - b. Update: Creekside Development at 7th & Main Street
 - c. Update: Arthur and Kimball Development
 - d. Update: Notice of Exercise of Extension Option – LPC West, Inc.
- 8) Commissioner Reports
- 9) Chairman Report
 - a. Status of Appointment: URA Commissioner Representative from Canyon County.
- 10) Motion to adjourn

Date of the next Regularly Scheduled Urban Renewal Agency Meeting: **September 12, 2022 at 6:00 p.m.** in the Community Room - Caldwell Police Station at 110 South Fifth Avenue. 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 #208-455-4656 prior to the meeting. The entire agenda packet may be viewed on the City of Caldwell’s website: **<https://www.cityofcaldwell.org/your-government/city-commissions-and-boards/urban-renewal-agency>**

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.