

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 November 14, 2022 6:00 P.M.

CONFLICT OF INTEREST DECLARATION

SPECIAL PRESENTATION

- a. *Presentation by Reagan Rossi: Wolfe Field Update Report*
- b. *Presentation by Caldwell Housing Authority: Rice House Relocation & Infrastructure Cost*

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 October 11, 2022;
- 2) Approve Resolution authorizing the execution of an Agreement for Professional Design Services for the Civil Design of the 7th Avenue/Arthur Street Plaza Extension with Keller Associates, Inc. in the amount of \$37,380.00;
- 3) Approve Resolution accepting the Award of Bid and Contract for execution by the City Engineer for construction of the pressure irrigation system in Lions Park by Clearwater Landscape in the amount of \$139,387.00;

- 4) Approve Resolution accepting a Special Warranty Deed, Restrictive Covenant, and Development Agreement from CRE-WPL Sky Ranch Owner, LLC (a Delaware limited liability company for property known as Lot 1, 2, and 3, Block 1, Skyway Business Park);
- 5) Approve Resolution ratifying the execution of the Finance Services Agreement with Piper Sandler & Company related to Project Imagine (Financing Plan).

OLD BUSINESS

- 1) **UPDATE REPORT BY URA TREASURER:** Status of URA projects and funding appropriations.
- 2) **ACTION ITEM:** Consider Resolution approving the execution of a Professional Services Agreement with Cushing Terrell Architects and Engineers for schematic design of modifications at the Nancolas Center (Treasure Valley Community College) to accommodate City offices at the site.
- 3) **ACTION ITEM:** Consider request authorizing approval of a funding partnership as requested by Destination Caldwell in the amount of \$245,000 from the Caldwell Urban Renewal Agency for the implementation of the signage infrastructure project identified in the Downtown Caldwell Wayfinding and Parking Signage Plan.
- 4) **ACTION ITEM:** Consider Resolution approving Development and Disposition Agreement (DDA) with Aztec Development, Inc. for property located at Kimball & Arthur. Alternatively, consider termination of negotiations with Aztec Development, Inc. and instruct staff to issue a renewed Request of Proposal pursuant to Idaho Code 50-2011 for Agency property at Kimball and Arthur.
- 5) Economic Development Activity Report from Steve Jenkins (October 2022).
- 6) Economic Development Activity Report from Ofelia Morales (October 2022).

NEW BUSINESS

- 1) **ACTION ITEM:** Consider the purchase of property located at 613 Main Street and approval to initiate an RFP for the subject site.
- 2) **ACTION ITEM:** Consider invoices for payment from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell	\$18,000.00	November Economic Development Contributions
Hamilton, Michaelson, Hilty Attorneys at Law	\$ 9,805.00	October Attorney Services
Canyon County	\$37,501.16	Fair Expo Site Improvement Cost/September 2022
City of Caldwell	\$8,000.00	Annual Administrative Services for URA FY-2023
City of Caldwell	\$163,231.01	Norman Property Parking Lot Project
City of Caldwell	\$106,114.00	Ustick/Indiana RAB Project
City of Caldwell	\$45,611.76	6 th & 7 th Avenue – Pedestrian Bridge Repair Project
City of Caldwell	\$27,856.16	602 Cleveland Parking Project
City of Caldwell	\$184,221.28	Pickleball Design Project
City of Caldwell	\$15,657.04	Centennial Way Median Infill Project
City of Caldwell	\$14,367.45	Fiber Project
City of Caldwell	\$16,088.59	Miscellaneous Project
City of Caldwell	\$39,893.77	Ustick Widening – Lake to I-84 Project
City of Caldwell	\$25,684.20	3 rd Avenue & Illinois HAWK Crossing Project
City of Caldwell	\$16,962.00	Ustick Widening – Middleton to

		I-84 Project
DeChase Development	\$35,510.81	Creekside Mixed Project Costs Draw #7
TOTAL	\$764,504.23	

3) **Treasurer Report:**

ACTION ITEM: Approve Monthly Cash Reconciliation Reports.

4) **Attorney Report:**

- a) Update: 213, 215 & 217 S. Kimball
 - b) Update: 516 Main Street
 - c) Update: 510 Arthur Street
 - d) Update: Creekside Development at 7th & Main Street
 - e) Research Findings Update: Payment of delinquent revenue received by Canyon County.
- 5) Commissioner Reports
 - 6) Chairman Report
 - 7) Motion to adjourn

Date of the next Regularly Scheduled Urban Renewal Agency Meeting: December 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.