

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 December 12, 2022 6:00 P.M.

CONFLICT OF INTEREST DECLARATION

SPECIAL PRESENTATION(S)

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 November 14, 2022 and the Urban Renewal Agency Special Meeting held on November 21, 2022;
- 2) Approve Resolution accepting the Notice of Award to Central Paving Company, Inc. for the 2022 Ustick Road Roundabout Projects (Ustick/Florida and Ustick/Indiana) in the amount of \$4,941,040.57 obligating the Caldwell Urban Renewal Agency in the amount of \$2,100,000.00 and authorizing the City Engineer to execute all necessary documents for the said project;
- 3) Approve Resolution accepting the Notice of Award to Idaho Site Works for the Centennial Way Median Inlay and Beautification Project in the amount of \$689,573.78 and authorizing the City Engineer to execute all necessary documents for said project;
- 4) Approve Resolution accepting the Notice of Award to Clearwater Landscape for the 21st Avenue Parking Lot Project (irrigation system and landscaping) in the amount of \$288,539.00 and authorizing the City Engineer to execute all necessary documents for said project;
- 5) Approve Resolution accepting the Notice of Award to Clearwater Landscape for the pressure irrigation system for the east side of Lions Park in the amount of \$97,571.00 and authorizing the City Engineer to execute all necessary documents for said project;
- 6) Approve Resolution accepting a contract with Caldwell Housing Authority to restore the 6th Avenue Bridge over Indian Creek in the amount not to exceed \$50,000.00 and authorizing the City Engineer to execute all necessary documents for said project;
- 7) Approve Resolution accepting the Notice of Award to ASC, Inc. for 602 Cleveland Boulevard Parking Lot Project in the amount of \$385,907.00 and authorizing the City Engineer to execute all necessary documents for said project;

- 8) Approve Resolution accepting the Statement of Qualifications from Cushing Terrell for design services at the Nancolas Center and authorizing the Public Works Director to negotiate and execute all necessary documents for said project in an amount not to exceed \$1,000,000.00.

OLD BUSINESS

- 1) **ACTION ITEM:** Consider request authorizing approval of a funding partnership as requested by Destination Caldwell in the amount of \$245,000.00 from the Caldwell Urban Renewal Agency for the implementation of the signage infrastructure project identified in the Downtown Caldwell Wayfinding and Parking Signage Plan.
- 2) **ACTION ITEM:** Consider Resolution approving the alleyway improvement project.
- 3) **ACTION ITEM:** Consider Resolution approving the development and disposition agreement (DDA) with RRC Contractors for property located at Blaine and Kimball in Downtown Caldwell.
- 4) **ACTION ITEM:** Consider Resolution approving the development and disposition agreement (DDA) with Amano for property located at 516 Main Street in Downtown Caldwell.
- 5) Economic Development Activity Report from Steve Jenkins (November 2022).
- 6) Economic Development Activity Report from Ofelia Morales (November 2022).

NEW BUSINESS

- 1) **ACTION ITEM:** Consider Resolution 2022-55 authorizing the finalization of funding encumbrances for the closure of the Caldwell East Urban Renewal Agency Allocation Area and authorizing the Agency Treasurer and Agency Attorney to compile needed documents for execution by the Urban Renewal Agency Chairman.
- 2) **ACTION ITEM:** Consider request from Caldwell Housing Authority for the appropriation of funding in the amount of \$154,200.00 for Air Rights Sites (321 Kimball Avenue and 909 Albany Avenue) for affordable housing according to Idaho Code §50-2007(j).
- 3) **ACTION ITEM:** Consider invoices for payment from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell	\$18,000.00	December Economic Development Contributions
Hamilton, Michaelson, Hilty Attorneys at Law	\$ 9,805.00	November Attorney Services
Canyon County	\$104,820.67	Fair Expo Site Improvement Costs October-November 2022
deChase Development	\$ 89,133.39	Creekside Mixed Project Costs (Draw #8)
Canyon County Tax Collector	\$ 9,315.50	Property Tax on URA Properties
TOTAL	\$231,074.46	

- 4) **Treasurer Report:**
ACTION ITEM: Approve Monthly Cash Reconciliation Reports.
- 5) **Attorney Report:**
 - a) Update: 510 Arthur Street
 - b) Update: Tax delinquencies and penalties as increment revenue
 - c) Update: LPC West escrow holdback for Idaho Power
- 6) Commissioner Reports.
- 7) Chairman Report.
- 8) Motion to adjourn.

Date of the next Regularly Scheduled Urban Renewal Agency Meeting: January 9, 2023 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.