

VIRTUAL PUBLIC MEETING INFORMATION

In order to mitigate the spread of flu, Covid-19 and other viruses, we invite interested parties to participate in public hearings either electronically or in person. If you have a cough, fever, or are not feeling well, please register to participate remotely at: <https://www.cityofcaldwell.org/departments/clerk-draft/city-council-agenda-documents>

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 13, 2023 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 October 10, 2023 and the Special Urban Renewal Agency Meeting held on October 16, 2023;
- 2) Approve Resolution authorizing the execution of a Funding Agreement with Caldwell Housing Authority regarding the Rice House Project;
- 3) Approve Resolution authorizing the execution and recording of an Environmental Covenant between the Agency and the Idaho Dept. of Environmental Quality regarding the property located at 306 S. Kimball;
- 4) Approve Resolution authorizing the execution and delivery of a Special Warranty Deed and standard closing documents conveying 306 S. Kimball to Mussell Construction, Inc. pursuant to the Disposition and Development Agreement dated August 10, 2020.

OLD BUSINESS

- 1) **ACTION ITEM:** Approve Resolution authorizing the execution of a revised and updated Development and Disposition Agreement (DDA) with TS Development for redevelopment of the property at 510 Arthur.

NEW BUSINESS

- 1) **ACTION ITEM:** Accept the notice for a public hearing to be held on Monday, December 11, 2023 pertaining to amendments to the FY-2024 Urban Renewal Agency Budget.
- 2) **ACTION ITEM:** Consider invoices for payment from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
Bluebird Car Wash	\$129,653.00	FY23 (15) Frontage Improvements
Caldwell Housing Auth	\$24,731.95	FY23 (28) Foundation - Rice House
Canyon County	\$393.65	FY23(4) Sept-2 Fair Expo Building Improvements

Canyon County	\$772.90	FY23(4) Sept-1 Fair Expo Building Improvements
City of Caldwell	\$16.77	FY23 (16) Compactor Relocation
City of Caldwell	\$117,241.15	FY23 (5) Luby Park Pickle ball
City of Caldwell	\$10,110.76	FY23 (13) 21st Ave Parking Lot
City of Caldwell	\$2,300.00	FY23 (10)213-215-217 Kimball Norman Complex
City of Caldwell	\$-46.06	FY23 (22) Luby Park Irrigation
City of Caldwell	\$103,038.81	FY23 (2) Indiana & Ustick RAB
City of Caldwell-Econ. Dev	\$18,900.00	FY24 Nov Economic Dev Contributions
City of Caldwell-Econ. Dev	\$900.00	FY24 October Economic Dev Contributions
City of Caldwell-Streets	\$84,849.15	FY23 (20) Florida&Ustick RAB
City of Caldwell-Streets	\$497,281.99	FY23 (1)Ustick Rd Widening
deChase	\$102,494.73	FY23 (9)Creekside Mixed Use Project/September
deChase	\$49,375.46	FY23 (9)Creekside Mixed Use Project/May
deChase	\$54,143.66	FY23 (9)Creekside Mixed Use Project/July
deChase	\$60,077.48	FY23 (9)Creekside Mixed Use Project/August
HMH	\$6,435.00	FY 24 Oct Attorney Services
Mountain States Appraisal	\$6,900.00	FY 23 (8) Re-Use Appraisal Report
TOTAL	\$1,269,570.40	
TOTAL FY23	\$1,243,335.40	
TOTAL FY24	\$26,235.00	

- 1) **Treasurer Report:**
 - a. **ACTION ITEM:** Approve Monthly Cash Reconciliation Reports.
 - b. Update Report: URA Current Project List.
- 2) **Economic Development Reports:**
 - a. Economic Development Activity Report from Steve Jenkins (October 2023).
 - b. Economic Development Activity Report from Ofelia Morales (October 2023).
- 3) **Attorney Reports:**
 - a. Update Report: Property tax interest and penalties.
 - b. Update Report: Cooper Project (Kimball & Blaine)
- 4) Commissioner Reports.
- 5) Chairman Report.
- 6) Executive Session pursuant to Idaho Code, Section 74-206, Section (1)(d) for the purpose of discussing records that are exempt from disclosure provided in chapter 1, title 74, Idaho Code.
- 7) Motion to adjourn.

Date of the next Regularly Scheduled Urban Renewal Agency Meeting: December 11, 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.