

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>

MEETING LOCATION

**Caldwell City Hall
Council Chambers
205 South 6th Avenue**



CALDWELL URBAN RENEWAL AGENCY REGULARLY SCHEDULED MEETING

**Tuesday - November 12, 2024
6:00 P.M.**

ROLL CALL

SPECIAL PRESENTATION

- CivicServe – Overview of Project Management Software (Will Jackson/Minnesota – Virtual Presentation)

CONFLICT OF INTEREST DECLARATION

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 14, 2024;

UPDATE REPORTS – CURRENT APPROVED DEVELOPMENTS AND/OR PROJECTS

- 1) Update Development Report: RRC Contractors (Blaine & Kimball)
- 2) Update Development Report: TS Development (Arthur Street)
- 3) Update Development Report: Base Layer, LLC (North Caldwell – District 26)
- 4) Update Development Report: 7th & Main Developer, LLC (Main Street)
- 5) Update Development Report: Wolfpack Development, LLC (905 Arthur Street)

OLD BUSINESS

None.

NEW BUSINESS

- 1) **ACTION ITEM:** Consider invoices for payment as recommended by the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
Destination Caldwell	\$12,245.60	(26) Downtown Wayfinding
City of Caldwell-Econ. Dev	\$18,900.00	Nov Economic Dev Contributions
Hilty,Bower,Haws&Seable	\$ 6,800.00	Oct Attorney Services
City of Caldwell-Streets	\$45,074.56	(12) July-Sept/Ustick Widening Cost
Total	\$83,020.16	

- 2) **URA Treasurer Reports:**

- a. **ACTION ITEM:** Approve Monthly Cash Reconciliation Reports.
- b. Update Report: URA Current Project List.
- c. Update Report: URA Property Locations
- d. Update Report: URA funds associated with the Canyon County Expo Facility

- 3) **Economic Development Reports:**

- a. Economic Development Activity Report from Steve Jenkins (October 2024).
- b. Economic Development Activity Report from Ofelia Morales (October 2024).

- 4) **Attorney Reports:**

- a. Attorney Report: Mike Mussell – Cleveland Events Center -- Parking lot at 306 Kimball.
- b. Attorney Report: Potential policy requiring developers to report monthly concerning URA funded projects.
- c. Attorney Report: Update on URA District Plan - Site-A – Downtown Caldwell.

- 5) Commissioner Reports.

- 6) Chairman Report.

- 7) Adjourn.

Next meeting date: Monday, December 9, 2024.

Any person needing special accommodation to participate in the meeting should contact the Secretary to the Urban Renewal Agency at 205 South 6th Avenue 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>

Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad en 205 South 6th Avenue o llame al # 455 a 4656 antes de la reunión.

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MEETING LOCATION

**Caldwell City Hall
Council Chambers
205 South 6th Avenue**



CALDWELL URBAN RENEWAL AGENCY REGULARLY SCHEDULED MEETING

October 14, 2024

6:00 P.M.

ROLL CALL

SPECIAL PRESENTATION

- *Informational Report: Lee Geintke*
- *Update Report: Rice House Relocation Project*

CONFLICT OF INTEREST DECLARATION

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 September 9, 2024 and the Urban Renewal Agency Special Meeting held on September 19, 2024;
- 2) Approve Resolution accepting the Special Warranty Deed for property known as 213, 215, and 217 South Kimball Avenue;
- 3) Consider Resolution authoring the Amendment to Disposition and Development Agreement with Wolfpack Development, LLC concerning 905 Arthur Street.

UPDATE REPORTS – CURRENT APPROVED DEVELOPMENTS AND/OR PROJECTS

- 1) Update Development Report: RRC Contractors (Blaine & Kimball)
- 2) Update Development Report: TS Development (Arthur Street)

- 3) Update Development Report: Base Layer, LLC (North Caldwell – District 26)
- 4) Update Development Report: 7th & Main Developer, LLC (Main Street)
- 5) Update Development Report: Wolfpack Development, LLC (905 Arthur Street)

OLD BUSINESS

None.

NEW BUSINESS

- 1) **ACTION ITEM:** Consider Resolution No. 2024-19 recommending the “Urban Renewal Agency Plan Site A” project area to the Caldwell City Council for consideration of approval.
- 2) **ACTION ITEM:** Consider invoices for payment as recommended by the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
Destination Caldwell	\$1,150.00	(26) Downtown Wayfinding
Canyon County	\$5,417.37	(4) Fair Expo Site Improvements - August
City of Caldwell-Econ. Dev	\$18,900.00	Oct Economic Dev Contributions
Hilty,Bower,Haws&Seable	\$6,435.00	Sept Attorney Services
City of Caldwell	\$35,250.00	(28) Final Payment on CHA Rice House Project
City of Caldwell	\$279.97	URA Public Notices
City of Caldwell	\$200.00	Contribution to Idaho state tax commission Training fund
Total	\$67,632.34	

- 3) **ACTION ITEM:** Consider ratification of invoice as recommended by the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
Pioneer Title Company	\$1,203.05	Sale of 213, 215, and 217 South Kimball Avenue – Closing Costs

4. **ACTION ITEM:** Approve Monthly Cash Reconciliation Reports.
 - a. Update Report: URA Current Project List.
- 4) **Economic Development Reports:**
 - a. Economic Development Activity Report from Steve Jenkins (September 2024).
 - b. Economic Development Activity Report from Ofelia Morales (September 2024).
- 5) **Attorney Reports:**
 - a. Attorney Report: Mike Mussell – Cleveland Events Center -- Parking lot at 306 Kimball.
- 6) Commissioner Reports.
- 7) Chairman Report.
- 8) Adjourn.

Next meeting date: Tuesday, November 12, 2024 (Change of date in observance of Veterans Day)

Any person needing special accommodation to participate in the meeting should contact the Secretary to the Urban Renewal Agency at 205 South 6th Avenue 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>

Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad en 205 South 6th Avenue o llame al # 455 a 4656 antes de la reunión.



**CALDWELL URBAN RENEWAL AGENCY
REGULARLY SCHEDULED MEETING
MINUTES
October 14, 2024
6:00 p.m.**

The regularly scheduled meeting of the Caldwell Urban Renewal Agency convened at 6:00 p.m. in the Caldwell City Hall Council Chambers with Chairman Jim Porter presiding.

(ROLL CALL)

The URA Secretary called the roll. Present: Commissioner Porter, Commissioner Warwick, Commissioner Doty, Commissioner Moore, Commissioner Allgood, and Commissioner Kohl. Absent: Commissioner Brooks.

(CONFLICT OF INTEREST DECLARATION)

None.

(SPECIAL PRESENTATIONS)

• **Informational Report: Lee Geintke**

Mr. Geintke provided a PowerPoint presentation regarding a proposed infill project to strengthen the Indian Creek Plaza and expansion idea of the downtown. He recommended that the downtown should be defined: West to Whittenberger and Rotary Park, East to 10th Avenue, South to Cleveland Boulevard, and North to Plymouth Street and Boise Avenue. This area is roughly 660 acres and houses approximately 3,000 residents. The assessed value to the area is \$378,694 and is the poorest portion of Caldwell. He is currently working on the plans for the “Chicago Street Cottages” located at 507 Chicago Street and 405 5th Avenue.

He explained the Incremental Development concept:

- Make better use of urban land while reducing consumption of agriculture land.
- Enable gentle density – higher bur human scale density.
- Reduce the congestion, time, money and air pollution associated with commuting and other use of single occupant automobiles.
- Renewal older neighborhoods and housing stock,
- Make better use of existing infrastructure and lowering costs of public services such as transit, sidewalks, water and sewer, school, and public safety.
- Demographics and market dynamics want development near existing amenities (city center, parks, etc.)

He reported that the City is requiring updates to sidewalks, paved alley, underground power to the alley, installation of additional fire hydrant, and a 15% contingency for the Chicago Street Cottages development, The amount for such improvements totals \$175,000.00. He asked for consideration of a site-specific Urban Renewal Agency Re-allocation District to assist in covering these costs since there are no other relief options available.

Douglas Waterman, Urban Renewal Agency Attorney, reported that the site specific URA district would require a reimbursement agreement with the developer.

Commissioner Doty, Commissioner Allgood, and Commissioner Warwick provided comments in support of proposal.

Commissioner Moore reported on the potential of the subject area and indicated his support of such incremental housing developments. The need is great for such a housing concept being provided to the community.

Mr. Geintke reported that the housing design would blend with the neighborhood. The financing has been approved and the project is shovel ready. There currently is a \$175,000 funding gap due to the requirements from the City Engineering Department. Environmental testing is underway, and conditions will be remedied before construction

It was recommended by Mr. Waterman that such a proposal for a site specific URA area to be formulated by staff and legal counsel but deferred until January 2025. Completion of a URA Plan by December 2024 is potentially not feasible. The components of a site-specific plan must include a feasibility study developed by the URA Treasurer. Staff and legal counsel could work with the applicant to move forward with the plan, if desired by the Board of Commissioners. He clarified that tonight's presentation was not noticed as an Action Item. Additional research of the Idaho Statute is necessary about the possibility of issuing a Letter of Intent prior to a specific-site plan being approved.

Mr. Geintke reported that there is approximately a 100-day construction period for delivery of the homesites, which will be targeted to first-time homebuyers and first responders.

Commissioner Allgood recommended that staff move forward with the feasibility study and other documentation for future consideration by the URA Commissioners.

Mr. Geintke requested that legal counsel conduct the needed research regarding a Letter of Intent. Mr. Waterman responded that he would research the Idaho Code if such a letter would be in compliance with the Statute.

Bob Carpenter, 1102 Grant Street, provided comments in support of the project.

- **Update Report: Rice House Relocation Project**

Mike Dittenber reported on the "Housing Revitalization Neighborhood" which was adopted by City Council in 2010. He noted that there are currently 210 parcels in the north end of Caldwell owned by out-of-state individuals. There is a need to revitalize the area.

The Rice House will be moved on to the new foundation on November 1, 2024. There is a capital fundraiser campaign in progress to assist with raising funds for completion of the project. He noted that the Caldwell Housing Authority has contributed \$600,000 accompanied by \$311,000 from the Caldwell Urban Renewal Agency. The goal of the campaign is to raise an additional \$500,000. The Rice House complex will allow for affordable housing apartments for those in the community.

(AUDIENCE PARTICIPATION)

None.

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

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on September 9, 2024 and the Urban Renewal Agency Special Meeting held on September 19, 2024;
- 2) Approve Resolution No. 2024-20 accepting the Special Warranty Deed for property known as 213, 215, and 217 South Kimball Avenue;
- 3) Consider Resolution No. 2024-21 authoring the Amendment to Disposition and Development Agreement with Wolfpack Development, LLC concerning 905 Arthur Street.

MOVED by Warwick, SECONDED by Doty to approve the Consent Calendar as presented.

Roll-call vote. Those voting yes: Commissioner Warwick, Commissioner Moore, Commissioner Allgood, Commissioner Kohl, Commissioner Porter, and Commissioner Doty. Those voting no: none. Those absent or not voting: Commissioner Brooks.

MOTION CARRIED

(UPDATE REPORTS – CURRENT APPROVED DEVELOPMENTS)

- 1) **Update Development Report: RRC Contractors (Blaine & Kimball)**

Steve Jenkins reported on the progress of the RRC Contractors noting that the delays have now been addressed. An email from Derek Cooper was referenced since he was not able to attend the meeting.

- 2) **Update Development Report: TS Development (Arthur Street)**
Shaun Maybon of TS Development reported that the design of the project is still in progress and that the project's timeline is on schedule.
- 3) **Update Development Report: Base Layer, LLC (North Caldwell – District 26)**
Steve Jenkins reported that the Idaho Transportation Department Control Plan was approved for the North Caldwell – District 26 Project. Activity for the access point will begin this week. An application from the developer for annexation will potentially move forward by the end of the year,
- 4) **Update Development Report: 7th & Main Developer, LLC (Main Street)**
Douglas Waterman and Mr. Jenkins reported that the developer was not able to attend tonight's meeting. Fencing at the site has been put in place.
- 5) **Update Development Report: Wolfpack Development, LLC (905 Arthur Street)**
Keri Smith expressed appreciation for approval of the Amendment to Disposition and Development Agreement under tonight's Consent Calendar. She reported that one of the potential leads declined interest at this time due to the negative comments about inner workings of the City of Caldwell displayed on social media.

She expressed her support for a potential agreement providing additional parking at the Canyon County Courthouse for the downtown. The Winter Wonderland trolley would be a great tool for transportation for possibly year-around events. She explained that there is a privately owned business that has provided trolley rides during Winter Wonderland for the past several years.

Commissioner Moore questioned the maintenance issues for the County parking lot. Ms. Smith recommended that an agreement be negotiated with Canyon County.

6) **UPDATE REPORTS GIVEN BY THE DEVELOPERS**

Commissioner Doty strongly recommended that the developers be required to attend the URA meetings to provide updated reports. He requested that all future DDA documents **require** developers attend the monthly meetings for this purpose.

OLD BUSINESS:

None.

(NEW BUSINESS)

(ACTION ITEM: CONSIDER RESOLUTION NO. 2024-19 RECOMMENDING THE “URBAN RENEWAL AGENCY PLAN SITE A” PROJECT AREA TO THE CALDWELL CITY COUNCIL FOR CONSIDERATION OF APPROVAL)

Douglas Waterman, Agency Attorney, provided the staff report by outlining the contents of the draft plan for the site-specific project area. He explained that projects determined for the site amount to approximately \$600,000.

Commissioner Doty recommended the design for any complex at the site should be multiple stories – possibly three levels.

In response to questions from Commissioner Allgood, Mr. Waterman indicated there are no consent requirements by the other property owners within the site-specific plan. If design elements are included in the plan, such requirements would be for the full duration of the URA Site-specific Area.

MOVED by Doty, SECONDED by Warwick to approve Resolution No. 2024-19 recommending the “Urban Renewal Agency Plan Site A” project area to the Caldwell City Council for consideration of Approval.

Roll-call vote. Those voting yes: Commissioner Doty, Commissioner Warwick, Commissioner Kohl, Commissioner Allgood, Commissioner Moore, and Commissioner Porter. Those voting no: none. Those absent or not voting: Commissioner Brooks.

MOTION CARRIED

(ACTION ITEM: CONSIDER INVOICES FOR PAYMENT FROM THE URBAN RENEWAL AGENCY TREASURER)

Raelynn North, URA Treasurer, presented the invoices for payment and recommended approval.

VENDOR	AMOUNT	DESCRIPTION
Destination Caldwell	\$1,150.00	(26) Downtown Wayfinding
Canyon County	\$5,417.37	(4) Fair Expo Site Improvements - August
City of Caldwell-Econ. Dev	\$18,900.00	Oct Economic Dev Contributions
Hilty,Bower,Haws&Seable	\$6,435.00	Sept Attorney Services
City of Caldwell	\$35,250.00	(28) Final Payment on CHA Rice House Project
City of Caldwell	\$279.97	URA Public Notices
City of Caldwell	\$200.00	Contribution to Idaho state tax commission Training fund
Total	\$67,632.34	

MOVED by Doty, SECONDED by Warwick to approve the invoices for payment as presented.

Roll-call vote. Those voting yes: Commissioner Doty, Commissioner Warwick, Commissioner Moore, Commissioner Allgood, Commissioner Kohl, and Commissioner Porter. Those voting no: None. Those absent or not voting: Commissioner Brooks.

MOTION CARRIED

(ACTION ITEM: CONSIDER RATIFICATION OF INVOICE AS RECOMMENDED BY THE URBAN RENEWAL AGENCY TREASURER)

VENDOR	AMOUNT	DESCRIPTION
Pioneer Title Company	\$1,203.05	Sale of 213, 215, and 217 South Kimball Avenue – Closing Costs

MOVED to Doty, SECONDED Warwick to approve the ratification as presented.

Roll-call vote. Those voting yes: Commissioner Doty, Commissioner Warwick, Commissioner Moore, Commissioner Allgood, Commissioner Kohl, and Commissioner Porter. Those voting no: None. Those absent or not voting: Commissioner Brooks.

MOTION CARRIED

TREASURER REPORT

(ACTION ITEM: APPROVE MONTHLY CASH RECONCILIATION REPORT)

Ms. North outlined the report details and recommended approval.

Commissioner Allgood asked for an update report concerning any possible parcels remaining in the Caldwell East Urban Renewal Agency. Ms. North stated that she would research the matter and provide the report to the Commissioners.

Commissioner Warwick asked for an update concerning URA funds associated with the Canyon County Expo Project. Ms. North reported that additional research would be conducted with an update report provided to the commissioners.

TOTAL **\$4,454,901.18**
LGIP \$818,0255.72

MOVED by Doty, SECONDED by Warwick to approve the monthly cash reconciliation report as presented.

Roll-call vote. Those voting yes: Commissioner Doty, Commissioner Warwick, Commissioner Moore, Commissioner Allgood, Commissioner Kohl, and Commissioner Porter. Those voting no: None. Those absent or not voting: Commissioner Brooks.

MOTION CARRIED

PROJECT LIST UPDATE REPORT:

Ms. North provided the project list as printed. In response to questions from Commissioner Doty, Ms. North reported that the goal is to complete the projects with use of increment funds associated with the Caldwell East URA District, which is obtainable at this time. Discussion followed concerning the progress of the URA North Caldwell District.

(ECONOMIC DEVELOPMENT REPORT FROM STEVE JENKINS – SEPTEMBER 2024)

Current Projects

Miscellaneous Updates:

Project Bengal: Announcement is forthcoming on this grocery project. A location decision is expected to be made this month.

Project Paces: Announcement is pending. Site work has begun on this project and they are ahead of schedule for their project.

Project Spot: Continue to be interested in our region. They are working through a site plan for a retail concept in East Caldwell.

Project Ag Tech: Plans continue to move forward for this 80,000 SF user. They are processing an application for the TRI incentive through the State and working through the property tax exemption with Canyon County.

Project Razorback: visited in September with plans to further investigate opportunities in Caldwell. They have LOI's on two sites for a grocery concept.

Project Star: Investigating Industrial Revenue Bonds with the City. Looking at ways to finance this large scale project and discussions have been positive.

Project Omaha- Offers have been made on two properties for this coffee operator based in the Midwest.

Project Bluey: Expansion project for a current Caldwell based company. They work almost exclusively with Simplot. 40,000 SF within an existing building; 6 new jobs starting at \$25 per hour. They are finalizing plans for a building in East Caldwell.

Knight Industrial (Project Medieval): Current Caldwell Business expanding to 28,000 Square feet within the North Ranch Logistics building

Project Huskie: Hotel project that is considering a property in the Caldwell region. They are moving fast on a hotel flag that will develop a 100+ room hotel with meeting space. LOI is in place for a city owned parcel.

North Ranch: last remaining acreage (4 acres) is under contract for a future project. The developers are based in Washington and would like to do a mixed-use style project, which aligns with the future zoning classification.

Arthur/Kimball RFP: Interest remains strong for this future RFP.

Karcher Commons: S. Caldwell development. Owner of property has LOI's in place for two prospective grocery operators. This project will integrate retail and multifamily as well.

North Caldwell URA:

Project Horizon: Continue to have great discussions with this group, as they are considering a large scale, phased project in N Caldwell that would include 700+ new jobs at full build out. BVEP is supporting the project and helping with site visits and utility needs.

Project Thorn: BVEP lead... Reviewing two sites in Caldwell that would consider a 400,000 SF facility and 200 new jobs. Capex is \$60-\$75m.

Weathertight Roofing: Closed on a property in the N Caldwell region and will develop a 12,000 SF building and add 12 new jobs. They currently have 30 employees.

Additional Updates:

New homes sales in the US showed resilience in August with 716,000 units sold annually, surpassing expectations despite a slight decline from July. This represents a 9.8% increase from August 2023.

Mortgage rates are now averaging 6.1% for 30-year fixed mortgages, down from 7.2% a year ago

Median sales price in US is \$420,600; median sale price in Calwell is \$392,200 in August

Commissioner Moore inquired about the cancellation of the North URA Reallocation Area in reference to the current economic considerations. Mr. Jenkins recommended that the Area stay in place and marketing efforts continued. He noted that infrastructure improvements and annexation requirements have changed for progress of the North Caldwell District.

(ECONOMIC DEVELOPMENT ACTIVITY REPORT FROM OFELIA MORALES – SEPTEMBER 2024)

Downtown Updates:

Project Gem Juice: Downtown business seeking new space near/around the plaza. Two options are now available, both are being explored. An offer has been made. They are in the due diligence phase.

Project Water: This business is seeking options for a currently owned building. A couple of options have been identified. Still seeking space, one of the spaces identified, owner is not interested in leasing at the moment.

Project Question: This concept provides food and a show with an experience. Second visit, met with real estate agent that is representing the space of interest

New Projects:

Project Free: local food business that may be interested in expanding their business. They identified three spaces. I have provided contact information to all three spaces.

Project Wash: Boutique concept, entrepreneur, has identified one space that would work.

Project Print: retail/manufacturing, identified one space. Interest in space that is affordable and does not need to be in the core of downtown.

Opening Soon:

Executive Salon Suites at Indian Creek
Kindred by the Creek

Business Changes:

Lit&Co
The Undiscovered Barrel
2C Yoga

Commissioner Moore inquired about Caldwell Economic Development staff compiling feasibility studies for potential interested business developers within the City of Caldwell. Ms. Morales stated the importance of such knowledge and the ongoing education efforts to assist the local community and business owners.

(ATTORNEY'S REPORT)

Attorney Report: Mike Mussell – Cleveland events Center Parking Lot at 306 Kimball:

Douglas Waterman, Agency Attorney stated that contact was made with Mr. Mussell. All permits have been acquired for improvement at the site and construction will begin soon.

(COMMISSIONER REPORTS)

Mr. Moore reported on the downtown clean-up day scheduled for Saturday, November 9, from 9:00 a.m. to noon.

(CHAIRMAN REPORT)

None.

(ADJOURNMENT)

MOVED by Warwick, SECONDED by Doty to adjourn at 7:53 p.m.

MOTION CARRIED

Approved as written this 12TH day of November, 2024.

ATTEST:

Commissioner Porter

Commissioner Doty

Commissioner Warwick

ABSENT

Commissioner Brooks

Commissioner Allgood

Commissioner Moore

Commissioner Kohl

URA Secretary

The Urban Renewal Agency of The City of Caldwell

BANK RECONCILIATION

Banner Bank

#50111/#24115

96-10050

Statement Date	Beginning Balance	Tax Deposits	Other Deposits	Withdrawals or Checks	Interest	Fees/Other	Ending Balance
10/31/2024	4,454,901.18	22,733.17	15,291.00	(61,064.97)	6,230.28		4,438,090.66
11/30/2024	4,438,090.66			(14,279.87)			4,423,810.79
12/31/2024	4,423,810.79						4,423,810.79
1/31/2025	4,423,810.79						4,423,810.79
2/28/2025	4,423,810.79						4,423,810.79
3/31/2025	4,423,810.79						4,423,810.79
4/30/2025	4,423,810.79						4,423,810.79
5/31/2025	4,423,810.79						4,423,810.79
6/30/2025	4,423,810.79						4,423,810.79
7/31/2025	4,423,810.79						4,423,810.79
8/31/2025	4,423,810.79						4,423,810.79
9/30/2025	4,423,810.79						4,423,810.79
Totals:		22,733.17	15,291.00	(75,344.84)	6,230.28	-	

Local Government Investment Pool

#2519-22072

96-10398

Transaction Date	Beginning Balance	Interest	Withdrawals/Deposits	Ending Balance
10/31/2024	818,055.72	3,469.36		821,525.08
11/30/2024	821,525.08			821,525.08
12/31/2024	821,525.08			821,525.08
1/31/2025	821,525.08			821,525.08
2/28/2025	821,525.08			821,525.08
3/31/2025	821,525.08			821,525.08
4/30/2025	821,525.08			821,525.08
5/31/2025	821,525.08			821,525.08
6/30/2025	821,525.08			821,525.08
7/31/2025	821,525.08			821,525.08
8/31/2025	821,525.08			821,525.08
9/30/2025	821,525.08			821,525.08
Totals:		3,469.36	-	

Banner Bank	4,423,810.79
LGIP	821,525.08
Total	5,245,335.87

Caldwell Urban Renewal Agency Financial Overview- FY2024

Revenue

	Budget	Oct-23	23-Nov	23-Dec	24-Jan	1-Feb	1-Mar	1-Apr	1-May	1-Jun	1-Jul	1-Aug	1-Sep	Total
NURA Increment	85,000			7,391.69	64,583.85	6,823.06	1,344.40	190.68	207.36	4,169.56	6,144.23	-	423.00	91,277.83
EURA Increment	-				56,113.27	16,911.52	8,900.85	8,102.27	727.84	14,666.77	18,164.16	17,126.30	25,963.01	166,675.99
MISC. Rev					1.00	1.00	18,000.00						1.00	18,003.00
Interest	60,000	13,313.12	11,846.89	11,820.26	11,623.25	9,973.41	9,999.52	8,342.17	8,017.72	7,588.50	7,606.23	7,449.38	7,134.99	114,715.44
LGIP Interest	24,000	3,386.50	3,541.05	3,479.43	3,617.30	3,625.62	3,426.98	3,616.62	3,444.03	3,532.19	3,458.60	3,565.82	3,592.76	42,286.90
	169,000	16,699.62	15,387.94	22,691.38	135,938.67	37,334.61	41,671.75	20,251.74	12,396.95	29,957.02	35,373	28,142	37,114.76	432,959.16

Expense

	Budget	Oct-23	23-Nov	23-Dec	24-Jan	1-Feb	1-Mar	1-Apr	1-May	1-Jun	1-Jul	1-Aug	1-Sep	Budget Remaining
Audit	16,000						16,100.00							(100.00)
Econ Development	226,800	18,000.00	19,800.00	18,900.00	18,900.00	18,900.00	18,900.00	18,900.00	18,900.00	18,900.00	18,900.00	18,900.00	18,900.00	-
Admin Service	8,400					8,000.00	400.00							-
Attorney	77,220		6,435.00	6,435.00	6,435.00	6,435.00	6,435.00	6,435.00	6,435.00	6,435.00	6,435.00	6,435.00	12,870.00	-
ICRMP	12,854	6,427.00					6,427.00							-
Professional Svcs	-				(10,000.00)		3,074.89							6,925.11
Irrigation Assessment	-					334.68								(334.68)
General Operation Suppli	-					399.14	474.83	66.58					279.97	(1,220.52)
EURA Special Projects	5,237,347				237,138.97	832,863.16		1,118,900.39	12,464.55	105,186.49	72,534.42	315,011.30	48,038.48	2,495,209.24
NURA Special Projects	50,000													50,000.00
	5,628,621	24,427.00	26,235.00	25,335.00	252,473.97	866,931.98	51,811.72	1,144,301.97	37,799.55	130,521.49	97,869.42	340,346.30	80,088.45	2,550,479.15

CASH

	FY2023	Oct-23	23-Nov	23-Dec	24-Jan	1-Feb	1-Mar	1-Apr	1-May	1-Jun	1-Jul	1-Aug	1-Sep	Total
Operating	6,166,334.15	13,313.12	11,846.89	(13,514.74)	(32,211.75)	(24,094.41)	(41,812.20)	8,275.59	(17,317.28)	(17,746.50)	(17,728.77)	(17,885.62)	(18,199.01)	5,999,259.47
Surety Bonds	25,000.00													25,000.00
EURA	2,978,825.43	(854,429.96)	(1,101,476.90)	(129,653.00)	(181,025.70)	(815,950.64)	26,900.85	(1,136,133.12)	(11,736.71)	(90,519.72)	(92,810.78)	(297,885.00)	(2,368.27)	(1,708,263.52)
NURA	48,050.40			7,391.69	64,583.85	6,823.06	1,344.40	190.68	207.36	4,169.56	6,144.23	-		138,905.23
LGIP	775,768.82	3,386.50	3,541.05	3,479.43	3,617.30	3,625.62	3,426.98	3,616.62	3,444.03	3,532.19	3,458.60	3,565.82	3,592.76	818,055.72
	9,993,978.80	(837,730.34)	(1,086,088.96)	(132,296.62)	(145,036.30)	(829,596.37)	(10,139.97)	(1,124,050.23)	(25,402.60)	(100,564.47)	(100,936.72)	(312,204.80)	(16,974.52)	5,272,956.90

URA CURRENT PROJECT LIST AS OF 10.31.24

URA Projects - Other Taxing Districts					
	Amount Budgeted	Cost to Date	Remaining	Status	
1	Ustick Road Widening Participation (Canyon Hwy Dist #4 Increment Project)	2,683,149	2,683,149	0	Complete
2	Indiana: Ustick to Caldwell High School (Caldwell School District Increment Project) (~7	2,217,330	2,217,330	0	Complete
3	Canyon Hill to Sacajawea (Caldwell School District Increment Project) - HAWK	318,847	318,847	0	Complete
4	County Fairgrounds (Canyon County Increment Project) / Fair Expo Site Imprv	2,477,811	2,392,523	85,288	Almost Complete
URA Projects - City of Caldwell					
	Amount Budgeted		Remaining		
5	Luby Park: Pickelball Construction / Rehab	787,569	787,569	0	Complete
6	Parking (Wildman lot across form Bldg. 621) - improvements/602 Cleveland	54,902	54,902	0	URA Portion Complete
7	Demo and cleanup/516 Main&510 Arthur	125,000	84,486	40,514	In-Progress
8	Plaza Extension Festive Street (Arthur)- downtown - Arthur St from 5th to 6th	49,016	49,016	0	URA Portion Complete
9	Hotel Site Improvements - deChase	3,272,345	3,270,453	1,891	Almost Complete
10	213-215-217 Kimball - Norman Complex	487,297	487,297	0	Complete
11	Ustick Bridge Eastside Extension / I-84 to Middleton (60% URA)	91,847	91,847	0	URA Portion Complete
12	Ustick Road Widening	9,668,629	8,245,559	1,423,070	In-Progress
13	21st Avenue Parking Lot	2,753,664	2,753,664	0	Complete
14	Paving — Centennial Boulevard median	426,822	426,822	0	Complete
15	Frontage Improvements - Franklin Road (Blue Bird Car Wash)	129,653	129,653	0	Complete
16	Compactor Relocation / 812 Main Street	197,218	197,218	0	Complete
17	Parking — Wolfe Field	97,908	87,664	10,244	Complete
18	Vineyard Public Space - Kimball and 9th Street Alley	532,710	57,788	474,922	In-Progress
19	Alley Improvements	550,000	5,157	544,843	In-Progress
20	Florida & Ustick Roundabout (~70% of project cost only)	1,841,768	1,841,768	0	Complete
21	6th Avenue Pedestrian Bridge Upgrades	42,547	42,547	0	Complete
22	Luby Park: Irrigation System	225,506	225,506	0	Complete
23	TVCC Remodel	34,000	34,000	0	Complete
24	Underground Power (Alley)	250,000	223,515	26,485	In-Progress
26	Downtown Signage - Wayfinding	245,000	125,459	119,541	Almost Complete
27	Wolfe Field - Hitting Facility	200,000	200,000	0	Complete
28	Foundation - Rice House	312,598	312,598	0	Complete
		30,073,135	27,346,339	2,726,796	

Debbie Geyer

From: RaeLynn North
Sent: Wednesday, November 6, 2024 3:36 PM
To: Debbie Geyer
Subject: Fw: REQUESTED REPORT TO URA COMMISSIONERS

For the Agenda



Finance

RaeLynn North
Finance Director

205 S 6th Ave. • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208) 455-4686

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From: Debbie Geyer <dgeyer@cityofcaldwell.org>
Sent: Sunday, October 20, 2024 1:32 PM
To: RaeLynn North <rnorth@cityofcaldwell.org>
Subject: REQUESTED REPORT TO URA COMMISSIONERS

Possibly you have already provided this information:

Commissioner Allgood asked for an update report concerning any parcels possibly remaining within the Caldwell East Urban Renewal Agency. Ms. North stated that she would research the matter and provide the report to the Commissioners.

Commissioner Warwick asked for an update concerning URA funds associated with the Canyon County Expo Project. Ms. North reported that additional research would be conducted with an update report provided to the commissioners.

Debbie Geyer

From: RaeLynn North
Sent: Wednesday, November 6, 2024 3:36 PM
To: Debbie Geyer
Subject: Fw: Urban Renewal Agency Property Locations

For the agenda



Finance
RaeLynn North
Finance Director

205 S 6th Ave. • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208) 455-4686

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From: Debbie Geyer <dgeyer@cityofcaldwell.org>
Sent: Monday, October 21, 2024 11:00 AM
To: Scott Robbins <srobbins@cityofcaldwell.org>
Cc: RaeLynn North <rnorth@cityofcaldwell.org>
Subject: RE: Urban Renewal Agency Property Locations

This is very helpful. Thank you so much!



City Clerk's Office
Debbie Geyer
City Clerk

PO Box 1179/205 S. 6th Ave. • Caldwell, ID 83606
www.cityofcaldwell.org • (208) 455-4502

From: Scott Robbins <srobbins@cityofcaldwell.org>
Sent: Monday, October 21, 2024 10:59 AM
To: Debbie Geyer <dgeyer@cityofcaldwell.org>
Subject: Urban Renewal Agency Property Locations

Debbie,

Here is the list of properties we were able to find while searching "Urban Renewal Agency of Caldwell":

- Site Address: 516 Main St ; Acct: R0455100000 ; Owner: URBAN RENEWAL AGENCY OF CALDWELL CITY
- Site Address: 0 Main St (Adjacent to 516 Main St) ; Acct: R0455200000 ; Owner: URBAN RENEWAL AGENCY OF CALDWELL CITY
- Site Address: 119 S Kimball Ave ; Acct: R0459100000 ; Owner: URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL IDAHO
- Site Address: 0 Smeed Pkwy (Just west of 1805 Smeed Pkwy) ; Acct: R1489513800 ; Owner: URBAN RENEWAL AGENCY OF CALDWELL CITY
- Site Address: 0 Skyway St (Skyway St and Smeed Pkwy) ; Acct: R3528710200 ; Owner: CALDWELL EAST URBAN RENEWAL AGENCY

Let me know if you have any questions.
Thank you!



Scott Robbins
GIS Technician

205 S. 6th Ave • Caldwell, ID 83605
www.cityofcaldwell.org • (208) 455-4681

Economic Development Activity Report October 2024

Current Projects

Miscellaneous Updates:

Project Bengal: Continue working with this large grocer on access into their project. They are finalizing an internal decision by December 2024.

Project Paces (Home Depot): Project includes a 100k SF store, along with commercial/retail pads. The HD should be open by mid to late 2025.

Project Bold Horizon: Site visit on October 19th. Manufacturer that will add 526 jobs. This is a BVEP lead and is considering Idaho and Utah. They have identified a building in Caldwell to support their 200K SF expansion plan.

Project Star: Investigating Industrial Revenue Bonds with the City. Looking at ways to finance this large scale project and discussions have been positive.

Project Omaha- Under contract on a property in East Caldwell for a full-service drive-thru coffee shop.

The Griddle: Submitted development plans to the City as they anticipate moving into the 7th and Main location in Tilian.

Project Bluey: Signed a lease on a building in the Sky Ranch area and are finalizing terms. This is an expansion project that will immediately add 6 new jobs to Caldwell. This is a partner with Simplot.

Project Huskie (KSA Investments): Hotel project that is awaiting approval to move forward. The hotel will feature 100+ rooms, a pool, meeting space, and a dining area.

Arthur/Kimball RFP: Interest remains strong for this future RFP.

Project Sunny: awaiting the downtown RFP to submit. They are planning on a future downtown restaurant to support their growing brand.

Amphitheater: continue working with Lexor Investments. They are planning to finalize their plans with the City of Caldwell at the November 18th meeting.

The Charles: Karcher/Lake project that will begin infrastructure and sewer line installation in the near future. This is to support the mixed-use project that will include retail/commercial, and roughly 1,300 residential units.

JETRO (Japanese External Trade Org.): partnered with the Idaho Department of Commerce to bring 26 Japanese businessmen and women to Caldwell. We toured Simplot and met at the airport to discuss the growth occurring in Caldwell. I have followed up with two companies since this visit.

North Caldwell URA:

Project Horizon: Continue working with this large scale manufacturer on expansion plans into Idaho.

Maverik: moving forward with plans to develop in N. Caldwell.

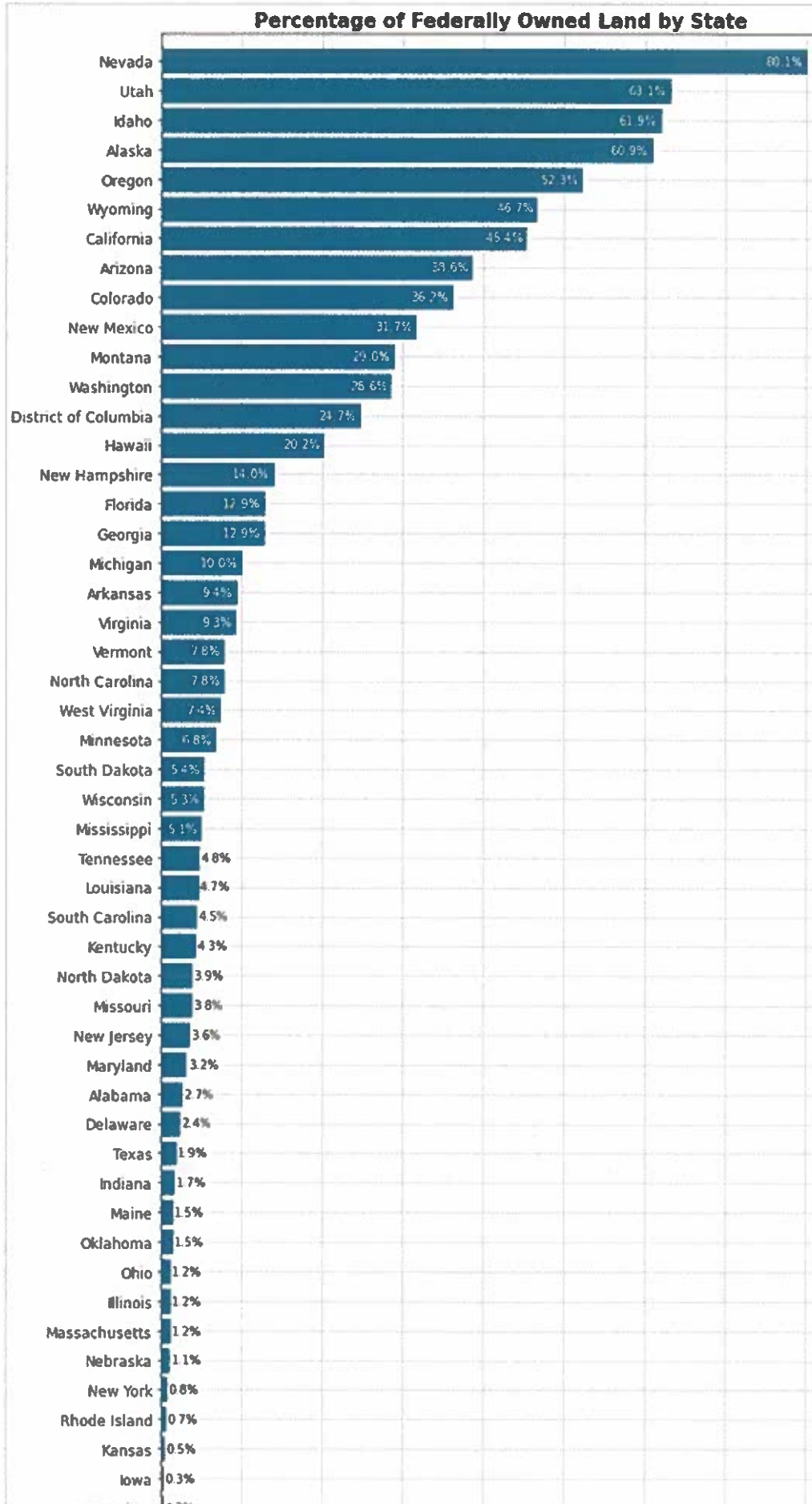
Weathertight Roofing: project continues to move forward. I have been working with the owner to discuss solutions for the lack of utility infrastructure in the area.

Additional Updates:

As of September 2024, the inflation rate in the United States was 2.4%, which is the lowest it's been in three years. This is a return to levels last seen in February 2021.

Mortgage rates are at 6.934% on a 30-year conventional loan.

Idaho is third for the highest percentage of federally owned land at 61.9%:



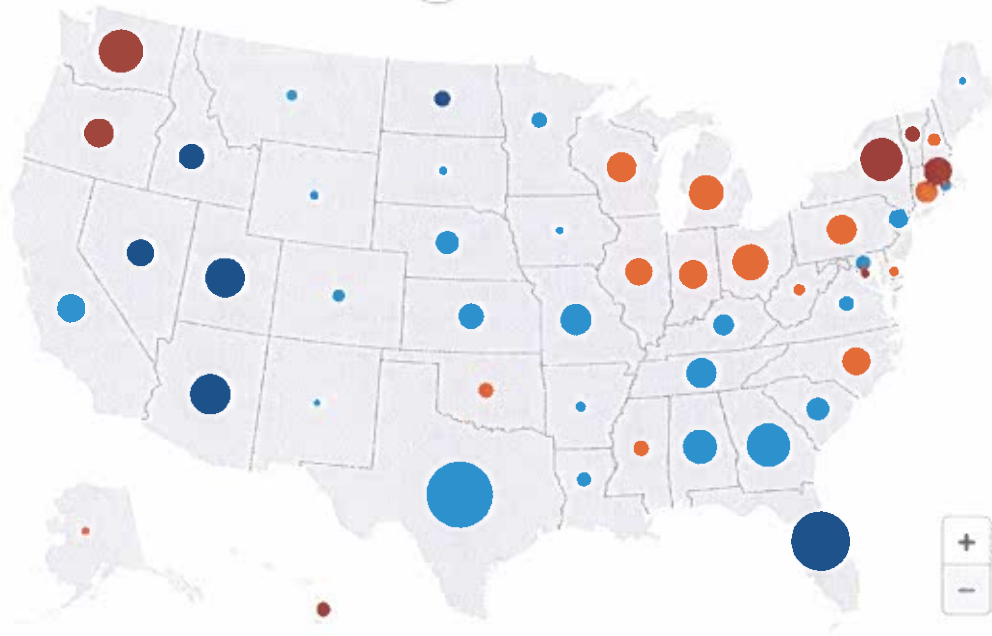
Change in manufacturing jobs by state. Idaho is above 6%:

Change in manufacturing jobs, 2019-23, by state

Pct. change

■ < -2.8% ■ -2.8%–0.0% ■ 0.0%–6.0% ■ ≥ 6.0%

Size of change: ○ 5,000 ○ 20,000 ○ 50,000



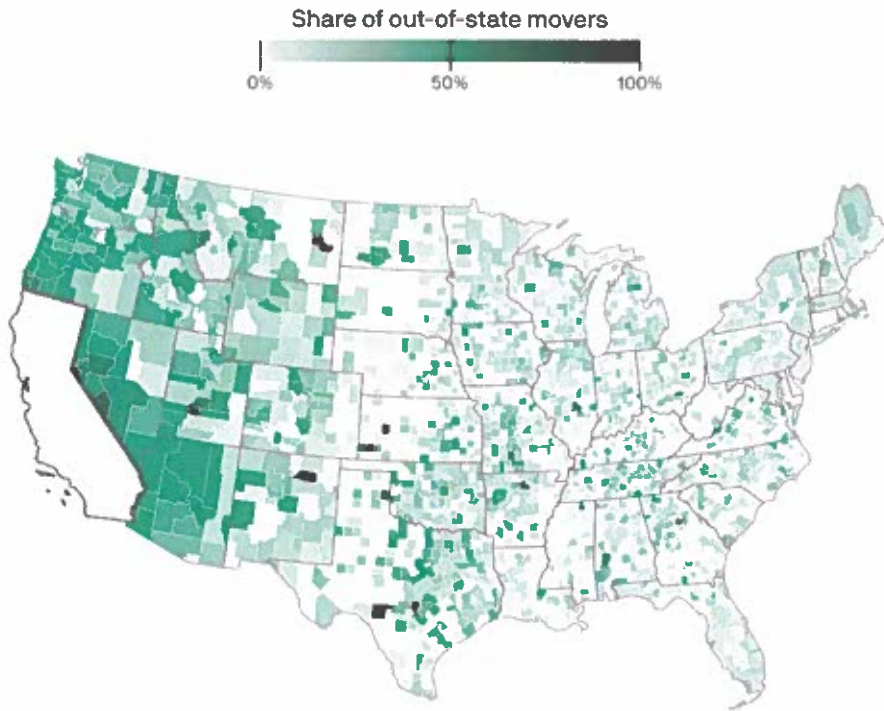
Source: EIG analysis of QCEW data



Idaho is a clear recipient of the CA diaspora:

Share of new residents who moved from California

2018-2022 five-year state-to-county migration flow estimates



Economic Development Activity Report

October 2024

Downtown Updates:

Project Gem Juice: Downtown business seeking new space near/around the plaza. Two options are now available, both are being explored. An offer has been made. They are in the due diligence phase. The space did not work out. We will continue to search.

Project Water: This business is seeking options for a currently owned building. A couple of options have been identified. Still seeking space, one of the spaces identified, owner is not interested in leasing at the moment. We will continue to search.

Project Wash: Boutique concept, entrepreneur, has identified one space that would work. No longer searching.

Project Print: retail/manufacturing, identified one space. Interest in space that is affordable and does not need to be in the core of downtown.

New Projects:

Project retail: local business seeking space to open a new business. This will be a retail business for families.

Project Dime: entrepreneur seeking large space to offer services for young audiences.

Project Black: local business seeking to purchase a building for future expansion.

New Business:

Botana Time
Dangerfield Beauty

Winter Wonderland

November 22-24