

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 WORKSHOP SESSION AUGUST 14, 2023 5:00 P.M.

DISCUSSION REGARDING PROJECTS IN ASSOCIATION WITH A POTENTIAL NEW CALDWELL URBAN RENEWAL ALLOCATION AREA.

CALDWELL URBAN RENEWAL AGENCY REGULARLY SCHEDULED MEETING AUGUST 14, 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 July 10, 2023;
- 2) Approve Resolution authorizing the ratification of a Construction, Engineering and Inspection Services Agreement in the amount of \$124,238.06 and Supplemental No. 1 in the amount of \$118,993.98 with Atlas Technical Consultants, Inc. for the Ustick Road Widening Project (URA Project #1).

OLD BUSINESS

- 1) **ACTION ITEM:** Approve Resolution authorizing the reallocation of East Urban Renewal Area Project Budget for Project 8-Plaza Extension (Festival Street).

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, 2023 and ends September 30, 2024.
- 2) **ACTION ITEM:** Consider Resolution approving the budget for Fiscal Year beginning October 1, 2023.
- 3) **ACTION ITEM:** Consider Resolution authorizing the execution of a Master Engagement Agreement associated with a feasibility study for a proposed new Urban Renewal Allocation Area with Clearwater Financial in the amount of \$35,000.

- 4) **ACTION ITEM:** Consider invoices for payment from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
Hamilton, Michaelson and Hilty	\$9,805.00	July Attorney Services
Canyon County	\$179,064.31	(4) June Fair Expo Building Improvements
Canyon County	\$101,302.58	(4) July Fair Expo Building Improvements
Cushing Terrell	\$795.00	(8) Professional Services Oct 2022
City of Caldwell Economic Development	\$18,000.00	August Economic Development Contributions
City of Caldwell	\$31.74	(16) Trash Compactor
City of Caldwell	\$33,932.20	(2) Indiana & Ustick
City of Caldwell	\$4,775.72	(18) Design/Vineyard Space
City of Caldwell	\$142,492.88	(5) Pickle ball-Luby Park
City of Caldwell	\$91,594.35	(22) Pickle ball Irrigation
City of Caldwell	\$173,329.00	(24) Underground Power
City of Caldwell	\$156,597.72	(13) 21st Ave Parking Lot
City of Caldwell	\$42,547.39	(21) 6th Street Bridge Resurface
City of Caldwell- Streets	\$40,747.59	(1) Ustick Rd Widening July
City of Caldwell- Streets	\$20,286.00	(11) Ustick Rd, I-84 to Middleton Design
Destination Caldwell	\$2,870.00	(26) Downtown Wayfinding Project
deChase	\$34,271.04	(9) Creekside Mixed Use Project/May
deChase	\$27,460.59	(9) Creekside Mixed Use Project/June
TOTAL	\$1,079,903.11	

5) **Treasurer Report:**

- ACTION ITEM:** Approve Monthly Cash Reconciliation Reports.
- Update Report: URA Current Project List.

6) **Economic Development Reports:**

- Economic Development Activity Report from Steve Jenkins (July 2023).
- Economic Development Activity Report from Ofelia Morales (July 2023).

7) **Attorney Report:**

- Update Report: Aztec Development (Kimball & Arthur)
- Update Report: Amano Development (Main Street)
- Update Report: Property tax interest and penalties
- Update Report: TS Development (510 Arthur)
- Update Report: deChase Development - Project Tilian

- Commissioner Reports.
- Chairman Report.
- Motion to adjourn.

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



CALDWELL URBAN RENEWAL AGENCY

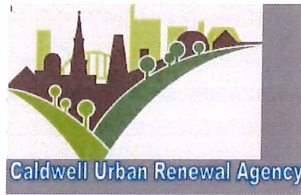
WORKSHOP SESSION

Monday
August 14, 2023
5:00 p.m.

Caldwell Police Department Community Room
110 South Fifth Avenue

**WORKSHOP SESSION FOR THE PURPOSE DISCUSSING PROJECTS IN
ASSOCIATION WITH A POTENTIAL NEW CALDWELL URBAN
RENEWAL ALLOCATION AREA.**

POSTED: August 8, 2023



**CALDWELL URBAN RENEWAL AGENCY
WORKSHOP SESSION
July 10, 2023
5:00 P.M.**

(DISCUSSION REGARDING CALDWELL URBAN RENEWAL AGENCY BUDGET FOR FISCAL YEAR 2024)

Raelynn North, Agency Treasurer, provided the staff report outlining the proposed budget with a PowerPoint presentation.

She noted that, as the East Caldwell Allocation Area terminated in December of 2022, there would be no increment revenue in this area for the coming fiscal year. Increment revenues for this area are scheduled to be expended or under contract by 9/30/2023.

In response to a question from Commissioner Allgood regarding bond payments, Ms. North stated that the one remaining outstanding bond would be paid off by September 30, 2023.

Ms. North stated that the budget for the North Caldwell Allocation Area would be small initially, and the projected increment revenue was difficult to predict, so the budget revenue projection was a conservative estimate. She also gave a summary of other non-increment revenue and expense forecasts for the 2024 fiscal year. She pointed out that projected expenses were greater than projected revenue for this area due to planning and design work needs, and the difficulty of predicting increment revenue. She noted that use of a portion of the existing cash balance would supplement the expense side of the 2024 budget.

Ms. North noted that an interactive online budget book would be in place within the next two months, which would allow Commissioners to access budget items at will, and would provide up-to-date information on transactions as they occur.

In response to a question from Commissioner Moore regarding the selection of Eide Bailly as the audit firm, Ms. North explained that bids were solicited through an RFP process. Eide Bailly provided bid documents, all requirements were met within their submission, and they were selected.

The workshop session ended at 5:35 p.m.

**CALDWELL URBAN RENEWAL AGENCY
REGULARLY SCHEDULED MEETING
July 10, 2023
6:00 p.m.**

The regularly scheduled meeting of the Caldwell Urban Renewal Agency convened at 6:00 p.m. in the Caldwell Police Department Community Room with Chairman Porter presiding.

(ROLL CALL)

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

(CONFLICT OF INTEREST DECLARATION)

None.

(SPECIAL PRESENTATIONS)

None.

(PUBLIC COMMENTS)

None.

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

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on June 12, 2023.
- 2) Approve Resolution No. 2023-08 authorizing the execution of a Purchase Agreement with The Wetlands Groups for mitigation of wetlands consumed by the Ustick Road Widening Project – Indian Creek Crossing – in the amount of \$60,984.00.
- 3) Approve Resolution No. 2023-09 authorizing the execution of an Agreement for Agency Legal Services in the amount of \$77,220.00 with Hamilton, Michaelson & Hilty, LLP for FY-2024.
- 4) Approve Resolution No. 2023-10 authorizing the execution of a Letter of Engagement in the amount of \$16,000.00 with Eide Bailly for FY-2024 financial audit services.

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

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

MOTION CARRIED

(OLD BUSINESS)

None.

(NEW BUSINESS)

(ACTION ITEM: REQUEST TO CALL FOR A PUBLIC HEARING AT THE REGULARLY SCHEDULED URBAN RENEWAL AGENCY MEETING TO BE HELD ON AUGUST 14, 2023, AT 6:00 P.M. PURSUANT TO IDAHO CODE 50-1002 FOR CONSIDERATION OF THE PROPOSED BUDGET FOR THE FISCAL YEAR THAT BEGINS OCTOBER 1, 2023 AND ENDS SEPTEMBER 30, 2024)

Raelynn North, Agency Treasurer at 411 Blaine Street, provided an overview of the budget and recommended a public hearing at the next Regularly Scheduled URA Meeting on August 14, 2023, at 6:00 p.m.

She noted that the budget indicates \$391,274 of proposed expenditures; \$84,000 of proposed non-tax increment revenue, projected tax increment revenue of \$85,000 for a total revenue amount of \$169,000. She further noted that a portion of the existing cash balance on hand is proposed to be used to balance the actual revenue and expense amounts, if needed.

MOVED by Doty, SECONDED by Garcia to set the date of the public hearing on August 14, 2023, at 6:00 p.m.

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

MOTION CARRIED

(ACTION ITEM: CONSIDER RESOLUTION NO. 2023-07 APPROVING THE “FINAL WRITTEN NOTICE OF PLAN TERMINATION” REGARDING THE CALDWELL EAST URBAN RENEWAL PLAN AND ASSOCIATED INCREMENT FINANCING PROVISIONS)

Mark Hilty, Agency Attorney, 1303 12th Avenue Road, Nampa, provided the staff report. He noted that when the East Caldwell Allocation Area reached its termination, the Resolution was substantially in the same form, and the letter was

sent to the Tax Commission. The Tax Commission requested a later timeline; therefore, upon approval, the letter will now be re-sent, providing notification of the official termination of the area and providing relevant dates and tax years.

MOVED BY Porter, SECONDED by Allgood to approve the Final Written Notice or Plan Termination as presented.

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

MOTION CARRIED

(ACTION ITEM: UPDATE REPORT FROM DECHASE MIKSIS AND EMBARCADERO HOSPITALITY GROUP AND CONSIDER RECOMMENDATION REGARDING THE DOWNTOWN DEVELOPMENT PROJECT LOCATED AT 7TH & MAIN)

Steve Jenkins, Caldwell Economic Development Director, introduced Dean Pape with deChase Miksis.

- (1) Dean Pape, 401 W. Idaho, Boise, noted that with respect to the residential project, their intent is to finish it in the very near future, and they are excited to bring more retail activity and more homes to downtown Caldwell.

Mr. Pape stated that one of their primary goals from the beginning of this process has been to bring the boutique hotel part of the project forward. He indicated they wanted to bring in a third-party development partner; however, due to the current financial market, timing is an issue. He would like to ask for guidance from the Agency, as to how best to amend the Development Agreement. Mr. Pape then introduced Sondra Storm and Mark Keller with Embarcadero Hospitality Group, to provide a summary of their efforts for the hotel project.

- (2) Sondra Storm, Embarcadero Hospitality Group, Oregon, outlined their background and experience in hotel development with a PowerPoint Presentation. She indicated that to understand the needs for lodging and hospitality, a market study for a hotel project was done in Caldwell. She mentioned that they conducted extensive outreach to hotel developers, to brand representatives, and brokers, hosting several groups with tours of the area. She indicated that there was substantial interest, and noted that their goal was to identify a developer that understood and embraced the City's vision for Caldwell, and had the experience, and capacity to successfully complete the development. She summarized the strengths and engaging atmosphere of downtown, and the many pluses of that location.

Ms. Storm remarked that the proposal was sent to more than 40 developers, emphasizing all the strengths in downtown Caldwell. The most common response was a lot of enthusiasm about Caldwell, nonetheless, there was real recognition and concern over current high interest rates and high construction costs, and the focus was not on ground up development at this time. In closing, she commented that it has been a historically difficult time, especially for obtaining financing for unique hotels. She does believe there is great potential it is only a matter of timing.

- (3) Mark Keller, Embarcadero Hospitality Group, Oregon, outlined the challenges of developers finding funding for a new hotel development at this time. He also expressed concern that several developers would come forward and put a beautiful hotel in front of the Agency to acquire the bid, and then scale it back to a lesser branding experience.

In response to a request from Commissioner Allgood for professional advice from the legal team regarding past challenges with this location being developed as a hotel site, Mr. Hilty noted that it was a question of timing. He mentioned that Dean and others could have other ideas for these spaces that would still be beneficial, if not a hotel. Mr. Keller concurred, stating that if interest rates and construction costs moderate, the right developers could make it happen; however, not at this time

Commissioner Garcia asked if during the RFP process, other than the interest rate and the cost of construction, were there any other concerns, such as parking. Ms. Storm responded there were several questions from developers concerning parking; however, they were able to assure them that the City was working on a parking plan and that was not a prohibitive issue.

Mr. Hilty and the Commissioners discussed several options for amending the DDA with deChase Mixsis, and Mr. Hilty remarked that it could be amended to extend the time, to permit a different project, or it could be terminated and issue a new RFP. He added that an amendment to the existing DDA would be required.

In response to a question from Commissioner Allgood asking if there was a possibility of the developer returning with a new reimagined retail project, Mr. Hilty explained that there was a concept design initially, and the idea that it would need

to be a hotel as stated when the RFP was issued. If there was something reimagined for a non-hotel project on that site, there would need to be approval by the Agency and the DDA would need to be amended. He also noted that the City has ownership of the entire site.

Mr. Jenkins reported how impressed he was with the development team, and commended them for being selective as to who might be located next to their project, showing a lot of good will on their behalf. Unfortunately, due to the variables that were out of their control, the outcome of the process was not as they would like it to be. He added that presently, this was a very precarious time for hotel development. The City has some immediate needs in that particular area for temporary parking, and could redevelop in the future when economic uncertainties are behind.

Discussion between the developer, the Commissioners, and Mr. Hilty revolved around possible temporary uses of the property now, and with possible development as a hotel site at a later date.

In regards to questions about timing, Mr. Hilty stated the current contract shows that by the end of 2024, deChase would have to break ground on the hotel. In order to meet that deadline, they would need to start with something in the Spring. This gives all a little time, yet whatever is decided, a contract amendment would need to be negotiated with deChase.

Chairman Porter thanked Mr. Pape, Ms. Storm, and Mr. Keller for the update and report. Commissioners directed staff to work with DeChase Mixsis on an amendment to the DDA that could allow a temporary use of the site as a parking lot.

(ACTION ITEM: ELECTION OF CHAIR AND VICE-CHAIR FOR THE CALDWELL URBAN RENEWAL BOARD OF COMMISSIONERS EFFECTIVE JULY 1, 2023 THRU JUNE 30, 2024)

MOVED by Warwick, SECONDED by Doty to elect Jim Porter as the URA Chair.

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

MOTION CARRIED

MOVED by Porter, SECONDED by Allgood to elect Julie Warwick as the URA Vice-chair.

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

MOTION CARRIED

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

Raelynn North, URA Treasurer, presented the following invoices for payment and recommended approval. Ms. North also provided an updated URA Project List for the Commissioners' reference.

VENDOR	AMOUNT	DESCRIPTION
Hamilton, Michaelson, & Hilty	\$9,805.00	June Attorney Services
Canyon County	\$3,195.81	(4) May Fair Expo Bldg. Improvements
deChase	\$18,846.89	(9) Creekside Mixed Use Project/March
deChase	\$33,159.71	(9) Creekside Mixed Use Project/April
City of Caldwell – Streets	\$2,366,491.64	(1) Ustick Rd. Widening (April-June)
City of Caldwell	\$24,274.00	(11) Ustick Rd. I-84 to Middleton Design
City of Caldwell	\$18,000.00	July Economic Dev. Contributions
City of Caldwell	\$4,242.00	(8) 7 th & Arthur Improvements
City of Caldwell	\$22.00	Operating: Name plates/commissioners
City of Caldwell	\$92.85	Operating: Property Tax Kimball/Arthur
City of Caldwell	\$4,725.00	(8) Survey 510 Arthur
City of Caldwell	\$4,575.00	(7) Survey 516 Main St.
City of Caldwell	\$175,607.00	(13) Norman Parking Lot/21 st Ave.

City of Caldwell	\$251,754.91	(2) Ustick Indiana RAB-ROW
City of Caldwell	\$4,770.01	(18) Vineyard Space Design/Downtown
City of Caldwell	\$44,825.50	(17) Wolfe Field Parking Lot Design
City of Caldwell	\$3,660.27	(5) Pickle Ball Courts-Luby Park
City of Caldwell	\$348,323.00	(14) Centennial Blvd. Median
City of Caldwell	\$124,019.65	(22) Luby Park Irrigation System
City of Caldwell	\$67,335.85	(10) Kimball-Norman Complex Demo
City of Caldwell	\$19,950.00	(20) Florida & Ustick RAB
TOTAL	\$3,527,676.09	

In response to questions from Commissioner Doty, Ms. North responded that the total budget was looking very good. She mentioned there were some projects that were going to be over budget, and a few under budget. She will provide a list for the next meeting of items that were over budget to look at prioritizing projects. She also noted that URA cash balances (Operations Budget) could be used if necessary to finish project funding, and that projects that have not started or have not yet been built, would change to City projects. She will plan to bring a proposed plan next month for consideration by the Agency.

MOVED BY Doty, SECONDED by Warwick to approve the invoices as printed.

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

MOTION CARRIED

(ACTION ITEM: TREASURER'S REPORT)

MONTHLY CASH RECONCILIATION REPORTS:

Raelynn North, URA Treasurer, provided a summary of each of the items in the report..

TOTAL		\$15,277,907.74
LGIP	\$ 766,114.52	
Banner Bank, CD	\$ -----	
Banner Bank Operating Account	\$ 14,511,793.22	
Restricted TOTAL		\$14,511,793.22
Restricted – Other Tax District	\$ -----	
Restricted – Projects	\$ 14,103,580.47	
Restricted – URA North	\$ 42,243.55	
Unrestricted – Operations	\$ 360,969.20	

Ms. North indicated she received an update from Robb MacDonald, City Engineer, and that most of the projects were in process and due to be completed. The only big one that she is aware of that has not started and has not gone out for RFP is the Festival Street extension project. Ms. North also noted there are two projects that are over budget, and she will email the information to Commissioners.

MOVED by Warwick, SECONDED by Garcia to approve the monthly cash reconciliation report as presented by Ms. North.

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

MOTION CARRIED

(ECONOMIC DEVELOPMENT REPORTS)

(ECONOMIC DEVELOPMENT ACTIVITY REPORT FROM STEVE JENKINS [JUNE 2023])

Current Projects

Miscellaneous Updates:

Project Bright: large industrial user that will bring high-tech jobs to the Caldwell region. They are moving forward with plans and reviewing state and county incentives available for the project.

Project Richard- considering a large-scale project in Caldwell. Looking to fill voids in the Caldwell community that will cater to Canyon County and the greater Treasure Valley as a whole.

Project Avery: retailer interested in Caldwell region. They have a strong brand in the Treasure Valley and the Mountain West region. Planning a site visit later this month or early August.

Project Paces: Large retailer that is still highly interested in Caldwell. They are looking at numerous sites in the area.

Project Bengal- meeting with this large grocer later in July to discuss a property in East Caldwell.

Project Lansing: this is a group that is in the Sky Ranch area that is seeking a contractor for the project. Construction should kick off within the next couple of months.

Fat Guys Fresh Deli: will be open early this fall. This is a group that is looking to occupy space within North Rach in front of D&B.

VA Clinic: moving into their new building in August. Genesis Healthcare is purchasing its former building and will expand clinic operations in Canyon County.

North Ranch: is almost 100% spoken for. Plans are emerging for the full build-out of the area.

Project Yankee: Working on a site plan for a potential site of interest. Large grocer considering the East Caldwell region.

Federated Ordinance: This group occupied the space at 1906 Smead Parkway. They are working on a wave of hires (since July 5th). Jobs are starting at \$25 per hour. Also working on other investments inside the building.

North Caldwell URA:

Project PNW: back in the mix. Interested in kick starting discussions and are interested in development and annexation timing.

Annexation: still working on holistic annexation plans for the region. An application for annexation should be coming soon.

Downtown Updates:

Fine-tuning parking study results with Kimley-Horn. Updates will be coming soon. Working with three groups on a paid parking strategy, which will be discussed further in a future City Council workshop.

GMI Post- the Japan Times (126 years old, read in over 100 countries) – Working on a report promoting Idaho in an upcoming series. Interested in doing a story about Caldwell.

Additional updates:

- Demand remains strong for smaller office space in downtown Caldwell. Office users are looking for downtown Class A space.
- Vineyard project and Festival Street will be pushed out to early next year.
- Affordable housing was in critically high demand. Throughout the pandemic, the gap in housing availability has widened by over 500,000 homes, resulting in a national deficit of 7.3 million homes for extremely low-income renters.

Caldwell affordable residential projects:

- Prospector Pointe – 504 units (70% AMI on average)
- Westview Lofts Phase 2
- Norfolk Apartments Senior Housing

In response to questions from Commissioner Warwick, Mr. Jenkins stated Amano has been great to work with. They are very committed to the site and the redevelopment of the project. They are currently waiting on the final environmental report. They can move forward once the report is finalized.

Kimball and Blaine - That project is well underway. He is working with the developers, RRC Contractors and they already have the second floor fully occupied with tenants before the project even starts. They are talking to a restaurant group that will possibly occupy the space in the first floor. Mr. Jenkins said he looked at the site plan and the project looked great.

Commissioner Doty asked if the VA clinic was moving, and Mr. Jenkins noted that they are relocating from the current building in Sky Ranch to a larger facility in North Ranch.

In response to questions from Commissioner Moore, Mr. Jenkins stated he believes people are settling into the new norm with the current interest rates. He knows projects are still moving in Caldwell; however, those projects were planned before the volatility took place. He has seen some groups that are reluctant to move forward but has also seen others that must move forward. Market demand and consumer demand are pushing projects to move despite those conditions.

In response to further questions from Commissioner Moore, Mr. Jenkins stated they were approached by a group that would like to build a hotel in this market. As it relates to the property mentioned earlier, it was mentioned that they really liked the proximity to the plaza; however, they felt that it was somewhat tucked away on Main Street, and may not be a focal point in that location for a product they would like to bring into the community. He was optimistic that they will see plans emerge in the near future.

(ECONOMIC DEVELOPMENT ACTIVITY REPORT FROM OFELIA MORALES [JUNE 2023])

Downtown Updates:

Project Care (Update): Business offering services to families, scheduled to close on space/property, December 15th, unable to close due at this time. The property was currently going through the probate process, the interested party is still committed to this site and is being patient on the process. The interested property has acquired a site in Meridian, and is still committed to Caldwell. They have shifted their focus to a build- to -suit and have are meeting with landowner and developer this week. The developer was not interested in moving forward with the project at this time. It's been a challenge finding 6K Sf that meets their needs. They are not giving up, continuing to search for sites

Project 9th (Update): Local downtown business has out grown their space, seeking to purchase larger space in downtown. Working with them on resources available to make this purchase possible. Identified a couple of options that are available for purchase.

New Projects:

Project B: Future Idaho resident, seeking space for a boutique store. They are currently in the discovery phase, seeking options and learning more about the community.

Project Ranch: Local retail store seeking larger space. They have outgrown their space.

Project Juice: Well established Caldwell restaurant seeking to open another concept. Seeking to open an option that we are lacking in our downtown. We have explore a couple spaces that may work well for this concept.

Project Sweet: Seeking options to grow their business via investors.

Project Ocean: Canyon County retail shop seeking a new location in Caldwell. They have identified a space.

Changes:

619 Main St. is under new ownership, with a possible end user.

Rediscovered Books is closing their Caldwell location, possibly in August.
921 Cleveland (old KCID radio station site) was recently purchased and received a facelift. It will be on the market soon.

Grand Openings:

Ruszoni's Pizza opening.

In response to questions from Commissioner Allgood, Ms. Morales stated the Rediscovered Books site building was for sale.

(ATTORNEY'S REPORT)

a) Update: Aztec Development (Kimball & Arthur).

Mark Hilty, Agency Attorney reported that:

1. There continue to be delays in timing. Previous unavoidable delays resulted in an inability to meet the Schedule of Performance deadlines. Mr. Hilty stated that with the Agency's approval, he will prepare a 60-day letter of notification regarding time requirements, which will require resetting hard deadlines for project progress.
2. Site Plan - 7-Story Concept Plan. Mr. Hilty summarized the status of the project and noted that original concept plans often change during development, and he is seeking the Agency's direction on what to do about the newest site plan.

Discussion followed concerning the 60-day letter, and Commissioners expressed concern regarding a proposed 7-story building on a very narrow site with no parking available. The consensus was to direct Mr. Hilty to send the 60-day letter notification with hard deadlines.

b) Update Report: Property Tax Exemptions

Mark Hilty, Agency Attorney stated that the agency received notice from Canyon County of their intention to subject ten properties owned by the Agency to property taxes. That decision was appealed; as a result, one property was determined to be owned by the City, which was exempt. After appeal, the County Commissioners granted exemption for eight of the nine Agency-owned properties. Exemption was not granted for the site where the old Norman's Jewelry store was located, since it was leased, which eliminated the exemption. The taxes that would be charged on that site are \$1,121.06. Their recommendation is to pay the taxes assessed on this site.

(COMMISSIONER REPORTS)

(CHAIRMAN REPORT)

(ADJOURNMENT)

MOVED by Warwick SECONDED by Moore to adjourn at 8:04 pm.

MOTION CARRIED

Approved as written this 14th day of August 2023.

Commissioner Porter

Commissioner Warwick

Commissioner Brooks

Commissioner Allgood

Commissioner Moore

Commissioner Doty

Commissioner Garcia

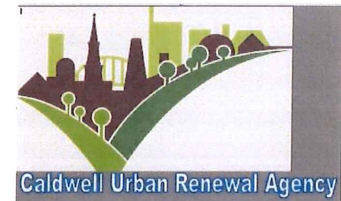
ATTEST:

URA Secretary or Deputy

MEMORANDUM

TO: Caldwell Urban Renewal Agency

Meeting Date: August 14, 2023



AGENDA ITEM INFORMATION

SUBJECT:		Department Submittals	X to mark	Initials
Ratification of a Construction, Engineering and Inspection Services Agreement, and Approval Supplemental No. 1 to Said Agreement, with Atlas Technical Consultants, Inc. (Atlas) for the Ustick Road Widening project.		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	X	TJF
		Mapping		
COST IMPACT:	Original Agreement: \$124,238.06 Supplemental No. 1: \$118,993.98	Parks and Recreation		
FUNDING SOURCE:	05840210-87500	Airport		
TIMELINE:		Information Systems		
		Golf Course		
		OTHER:		

SUMMARY STATEMENT:

April 18, 2022 City Council approved (Res. No.: 162-22) a Construction Engineering and Inspection (CE&I) professional services contract with Atlas to provide said services for the Ustick Road widening project between Lake Avenue & I-84. The attached resolution ratifies this agreement through URA and approves Supplemental No. 1. Caldwell resolution 162-22 is attached, along with the original agreement.

Due to many substantial and unexpected issues with this project Atlas has exhausted the funds originally approved by City Council for CE&I services. Atlas and Caldwell have worked together to manage the available CE&I hours as tightly as possible while still providing the proper professional oversight to this project. Some of the issues faced are the many hours spent coordinating with the Idaho Transportation Department and their contractor on the Ustick overpass project, winter conditions, flooding, design changes, challenges with Union Pacific Railroad and the Indian Creek culvert replacement, severe utility relocation efforts, coordination and relocations, unexpected underground utilities, unexpected soils and materials found under the existing roadway, etcetera.

Ratifying the original agreement and the approval of said supplemental will bring the CE&I contract total to \$243,232.04 and is necessary to complete this project with proper construction oversight to ensure a successful and succinct project.

RECOMMENDED ACTION:

Approve the attached Supplemental as recommend by the Caldwell Engineering Department.

RESOLUTION NO. 2023- _____

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO RATIFYING THE ORINGAL PROFESSIONAL CONSTRUCTION ENGINEERING AND INSPECTION SERVICES AGREEMENT WITH ATLAS TECHNICAL CONSULTANTS, INC IN THE AMOUNT OF \$124,238.06; AND APPROVING SUPPLEMENTAL NO. 1 TO SAID AGREEMENT IN THE AMOUNT OF \$118,993.98; WHICH PROVIDES FOR THE CONSTRUCTION ENGINEERING AND INSPECTION SERVICES NECESSARY FOR THE USTICK ROAD WIDENING PROJECT

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO:

Section 1: Agency hereby authorizes its Chairman to execute Supplemental No. 1 to the Professional Design Services Agreement as set forth in full.

Section 2: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED AND APPROVED THIS 14th day of August, 2023

CHAIRMAN

ATTEST:

SECRETARY

✓**SUPPLEMENTAL AGREEMENT SCOPE OF SERVICES FOR
CONSTRUCTION ENGINEERING & INSPECTION (CE&I) SERVICES**

April 10, 2023

Project:

Ustick Rd and Cleveland Blvd Intersection
City of Caldwell

Project Description:

The City of Caldwell has plans for the general reconstruction and widening of Ustick Road from the western edge of the intersection with Cleveland Blvd to the eastern connection with the Ustick Overpass over I-84 currently under construction by ITD. The intersection of Ustick Rd and Cleveland Blvd will also be reconstructed. It is anticipated inspection/observation will be performed on construction activities and materials that will include but are not limited to excavation, granular subbase, aggregate base, asphalt HMA, concrete curbing & sidewalk, storm drain components, and MSE wall construction.

General Scope of Work:

The project has been split into two separate packages, or phases. This scope of work will reflect continued work associated with Phase 1 as well as Phase 3 work which will include work within the railroad right-of-way and the replacement of a large, buried culvert within irrigation district right-of-way.

This scope of work is to provide Construction Engineering & Inspection (CEI) Services for Phase 1 and Phase 2 work and will include limited project management, engineering, and inspection/observation under the general direction of the City of Caldwell (CITY) Engineer or assigned City Project Manager for construction of Ustick Rd and Cleveland Blvd Intersection. Atlas Technical Consultants, LLC (CONSULTANT) will provide the CITY with experienced administration and inspection personnel. Through this contract, CONSULTANT will inspect and document to ISPWC standards, the activities associated with the project to the level necessary to administer the contract.

Project Duration:

It is anticipated that onsite construction work will continue from April 1st, 2023 and will be completed by September 1st, 2023. Number of working days anticipated for this scope of work is approximately 106 days.

Assumptions for Estimating Contract Hours and Direct Expenses:

- Mileage for vehicles used by ATLAS staff will be a direct cost to the project at the ATLAS audited mileage rate of \$0.68/mile.
- It is anticipated the project will be staffed with personnel from our Boise office; therefore, no per diem nor lodging expenses will be required.
- ATLAS will provide a project manager and field technician(s)/inspector(s) for the duration of the project. Inspection/observation is anticipated to be an average on-site time of 4+ hrs. per day, depending on contractor's schedule and work tasks being performed. Anticipate contractor will work 5 days a week for a total of 106 working days.
- Contract plans and specs will be per Idaho Standards for Public Works Construction (ISPWC).
- Sampling and testing of materials are not considered to be a part of this scope of work. Atlas can provide these services, but they will be considered additional work and will be negotiated separately unless otherwise noted within this scope of work.

The following tasks represent the individual services that are to be provided by CONSULTANT under this agreement:

PRIMARY TASKS:

1. **Consultant Administration**

1.1 N/A

1.2 Monthly Invoicing – Monthly invoices of CONSULTANT labor will be submitted to the CITY project representative for review and processing each month.

2. **Construction Administration** – CONSULTANT will provide the qualified personnel necessary to help administer the Plans and Specifications to support the CITY in ensuring the project meets City standards. The following sub-tasks represent a partial list of those activities necessary to administer the contract.

2.1 N/A

2.2 Weekly Coordination Meetings – CONSULTANT will attend & conduct the regularly scheduled partnering meetings. It is anticipated that up to twenty (20) weekly meetings may be scheduled.

2.3 Contractor Invoices – CONSULTANT will review monthly progress estimates provided by the Contractor and provide recommendations and support information regarding quantities to be paid. It is anticipated that five (5) monthly progress estimates will be reviewed.

2.4 Submittal Reviews & Minimum Testing Requirements (MTR's) – CONSULTANT will support the CITY in the review of submittals as required by the plans and specifications. CONSULTANT will review the ISPWC MTR's for the project prior to start of work and this information will be used to help the CITY track the materials testing required on the project.

2.5 Pre-pour and Pre-paving Meetings – CONSULTANT will attend & conduct pre-pour and pre-paving meetings as led by the CITY/Contractor.

2.6 Contract Changes - Requests received from the Contractor for time extensions, contract changes, and extra work will be reviewed and analyzed in coordination with the City Engineer.

3. **Project Inspection** – Inspection will be performed by CONSULTANT with qualified and certified inspection staff.

3.1 Inspector Diaries – Daily reports will be prepared to record the hours on the site, weather conditions, daily Contractor activities, and observations in general.


3.2 Traffic Control – CONSULTANT Traffic Control Supervisor will regularly review project traffic control setup and maintenance and provide recommendations and/or necessary corrections per the standards outlined in the Manual for Uniform Traffic Control Devices and City of Caldwell Standards.

3.3 Pay Quantity Collection – Pay quantities and quantity measurements will be randomly checked for accuracy and tracked for processing for payment to the Contractor.

3.4 Material Certification and Testing Material – Support the City in receiving and reviewing certifications, test reports, and submittals required by the Contract Documents.

- 3.5 SWPPP Monitoring - CONSULTANT will provide WPCM personnel who will help review the project site on a weekly basis for compliance with all permits and storm water plans.
- 3.6 Mobile inspection software (Fieldbook) will be utilized in the daily diary and observation process. The CITY be provided with user access to the inspector diary entries and photographs.
- 4. **Materials Sampling & Testing** – The Contractor will provide all materials sampling & testing services as required by ISPWC specifications and the ISPWC minimum testing requirements. CONSULTANT will participate in tracking quantities and necessary testing frequencies and encourage proper timing of Contractor's minimum testing requirements accordingly.
- 5. **Record Drawings & Project Close-Out** –
 - 5.1 CONSULTANT will help track changes and deviations from the plans as redline notes in the project plan set. At the completion of the project, redline marked drawings will be submitted to the CITY as supplemental information to the Contractor's required AS-BUILT drawings.
 - 5.2 CONSULTANT will participate in a final inspection, to include representatives from the CITY and the Contractor, to determine if the completed work by the Contractor is acceptable.
- 6. **Professional Service Fee** - CONSULTANT will invoice the CITY for professional labor and reimbursable expenses based on the Cost Estimate and will bill only for the efforts actually expensed to complete the project in accordance with the provisions of the Task Order for this work. CONSULTANT will provide a notification to the CITY at 75% invoicing of contract amount. Any work to be completed in excess of negotiated contract amount will require CITY approval and a Supplemental Agreement prior to these services being completed.

The fee estimate, level-of-effort projections, and schedule assumptions represent the CONSULTANT'S professional judgment. They are presented to allow a review of our approach. As we initiate activities, it may become apparent some modifications to this proposal are necessary due to changes in the Contractor's schedule. CONSULTANT will advise the CITY of such issues and notify them of any fee and/or schedule impact prior to implementing revised activities.

Date:	City of Caldwell	
4/6/2022	Consultant Man-Hour Estimate	
Project No.		
Ustick Rd & Cleveland Blvd Intersection		

A. SUMMARY ESTIMATED MAN-DAY COSTS

	Position	Name	Man-Days		Man-Hours	Raw Hourly Rate	Loaded Hourly Rate	Loaded Labor Cost
1	Project Manager / Doc Control	Deven Elison	37	=	294	@ \$78.00	\$206.13	\$ 60,602.22
2	Sr. Tech/Inspector	James Rice	46	=	368	@ \$53.00	\$140.05	\$ 51,538.40
3	Clerical	Tyra Hall	2	=	16	@ \$33.00	\$87.21	\$ 1,395.36
TOTAL LOADED LABOR COST								\$ 113,535.98

B. PAYROLL, FRINGE BENEFIT COSTS & OVERHEAD

129.61%

C. NET FEE

15.00%

D. FCCM

0.20%

E. OUT-OF-POCKET EXPENSE SUMMARY

Task		Est. Amount	Unit Cost	Expense
PM Mileage	30 miles round trip	40 trips	1,200 @ \$ 0.680	\$ 816.00
Inspector Mileage	30 miles round trip	105 trips	3,150 @ \$ 0.680	\$ 2,142.00
Fieldbook Mobile Inspection	Monthly Rate	5 months	5 @ \$ 500.000	\$ 2,500.00
TOTAL ESTIMATED EXPENSE				\$ 5,458.00

TOTAL \$ 118,993.98

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE REALLOCATION OF EAST URBAN
RENEWAL AREA PROJECT BUDGET FOR PROJECT 8- PLAZA
EXTENSION, FESTIVAL STREET**

WHEREAS Project 8, an extension of the downtown plaza along Arthur Street from the current plaza westerly past 7th Ave, has not been through the purchasing process or awarded to a contractor; and

WHEREAS other projects on the Agency project list are going over projected budgets including, without limitation, the Ustick Road Project.

BE IT HERE BY RESOLVED by the Chairman and Board of Commissioners of the Urban Renewal Agency of the City of Caldwell, Idaho that funds currently allocated to Project 8 be reallocated by staff to other existing Urban Renewal project budgets.

PASSED BY THE CALDWELL URBAN RENEWAL COMMITTEE of the City of Caldwell, Idaho this 14th day of August 2023.

**APPROVED BY THE CHAIRMAN OF THE URBAN RENEWAL AGENCY OF
THE CITY OF CALDWELL**, Idaho this 14th day of August 2023.

Approved,

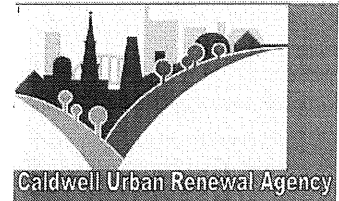
By _____
Jim Porter
Chairman

ATTEST:

By _____

MEMORANDUM

TO: Caldwell Urban Renewal Agency
Meeting Date August 14__, 2023__



AGENDA ITEM INFORMATION

Subject:

URA Reallocation of East URA Projects

Building Department

CDBG

Clerk

City Attorney

Finance Department

X

RN

Human Resources

Planning & Zoning

Fire Department

Police Department

Public Works

Street Department

Water Department

WWTP

Engineering

Mapping

COST IMPACT:

\$0

Parks and Recreation

FUNDING

URA

SOURCE:

Airport

Information Systems

TIMELINE:

Golf Course

OTHER:

SUMMARY STATEMENT:

This is to allow Staff to Reallocate Project Budgets for East URA to current projects that are going over budget.

RECOMMENDED ACTION:

Recommend approval of resolution

Notice of Public Hearing
Proposed Budget for Fiscal Year October 2023 - September 2024 (FY-2024)
Urban Renewal Agency of the City of Caldwell Idaho

A public hearing, pursuant to Idaho Code 50-1002, for consideration of the proposed budget for the fiscal year that begins October 1, 2023, and ends September 30, 2024, will be held in the Community Meeting Room, in the Caldwell Police Station 110 5th Ave., Caldwell, Idaho, at 6:00 p.m. on August 14, 2023. Comments, written or otherwise, about the proposed budget are welcome. Copies of the proposed FY-2024 Urban Renewal Budget (in detail) are available at City Hall from 8:00 a.m. to 5:00 p.m. weekdays. City Hall is accessible to persons with disabilities. Anyone desiring accommodations for disabilities related to the budget documents or to the hearing, please contact the Office of the City Clerk, (208) 455-3000, at least 48 hours prior to the public hearing.

FUND	FY 2021 Actual Expenditures	FY 2022 Actual Expenditures	FY 2023 Budget Expenditures	FY 2024 Proposed Expenditures
General Fund	\$ 14,350,286	\$ 10,953,052	\$ 19,966,194	\$ 391,274
FUND	FY 2021 Actual Non- Tax Increment Revenue	FY 2022 Actual Non- Tax Increment Revenue	FY 2023 Budget Non- Tax Increment Revenue	FY 2024 Proposed Non- Tax Increment Revenue
General Fund	\$ 735,941	\$ 164,351	\$ 1,200	\$ 84,000
FUND	FY 2021 Actual Tax Increment Revenue	FY 2022 Actual Tax Increment Revenue	FY 2023 Budget Tax Increment Revenue	FY 2024 Proposed Tax Increment Revenue
General Fund	\$ 10,257,021	\$ 10,257,021	\$ 10,941,176	\$ 85,000
TOTAL All Revenue	10,992,961	10,421,372	10,942,376	169,000
* Use of Fund Balance, R.E. or Balance Sheet Changes	(3,357,325)	(531,680)	(9,023,818)	(222,274)
Revenue to meet Expenditures	\$ 14,350,286	\$ 10,953,052	\$ 19,966,194	\$ 391,274

I, Debbie Geyer, City Clerk of the City of Caldwell, Idaho, do hereby certify that the above is a true and correct statement of the proposed expenditures and revenues for fiscal year 2024, all of which have been tentatively approved and entered at length in the Minutes of the Agency. I further certify that the Urban Renewal Agency of the City of Caldwell, Idaho, did give notice for said hearing with notice having been published twice at least seven days apart prior to the adoption of the budget by the Board of Commissioners. Citizens are invited to attend the budget hearing on August 14, 2023, at 6:00 p.m. and have the right to provide written or oral comments concerning the entire budget. A copy of the proposed Urban Renewal Agency budget (in detail) is available at City Hall for inspection during regular office hours, 8 a.m. to 5 p.m.

RESOLUTION NO. 2023-

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO APPROVING THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of the City of Caldwell, Idaho an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Agency Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning Urban Renewal Agency for Caldwell, Idaho, hereinafter referred to as the “Agency,” and

WHEREAS, pursuant to Idaho Code §50-1002, the Caldwell Urban Renewal Agency held a public hearing on August 14, 2023 for consideration of the FY-2024 budget; and

WHEREAS, the FY-2024 budget amounts to \$391,274 expenditures;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO:

Section 1. To approve the FY-2024 Budget for the fiscal year beginning October 1, 2023, a copy of which is attached as **Exhibit A** and incorporated by this reference.

ADOPTED AND APPROVED THIS 14th day of August 2023.

CHAIRMAN

ATTEST:

SECRETARY

Caldwell Urban Renewal Agency
Expenditure Budget - FY 2024
October 1, 2023 - September 30, 2024

Account #	Account Title	2022-2023	2023-2024
Maintenance & Operations		Budget	Budget
63310	Accounting & Engineering Services (City Staff)	8,000	8,400
65200	ICRMP	11,177	12,854
63210	Audit	14,000	16,000
63330	Legal @ 9,305/mo For FY 2023 to \$6,435 for FY2024	117,660	77,220
		-	-
		-	-
		-	-
Total Maintenance & Operations		150,837	114,474

Project Expenditures

63235	Economic Development Support	216,000	226,800
	Contingency	-	
63220	Annual Projects		
	Design- Engineering/ Traffic		50,000
	Ustick Road Widening	2,996,000	
	Indiana: Ustick to Caldwell High School	408,886	
	Canyon Hill to Sacajawea- HAWK	180,921	
	County Fairgrounds/ Fair Expo Site Improvements	1,474,267	
	Luby Park: Picklball Construction/ Rehab	776,207	
	Parking- Improvements /602 Cleveland	46,659	
	Demo and Cleanup of bennet Machine	58,804	
	Plaza Extension Festive Street (Arthur)	3,252,736	
	Hotel Site Improvements- DeChase	1,221,724	
	213-215-217 Kimball- Norman Complex	100,000	
	Ustick Bridge Eastside Extension (60% URA)	186,634	
	Ustick Road Widening	5,448,376	
	21st Avenue Parking lot	451,770	
	Paving- Centennial Blvd Median	420,658	
	Frontage Improvements- Franklin Rd (Blue Bird Car Wash)	129,653	
	Compactor Relocation/812 Main Street	169,194	
	Parking- Wolfe Field	99,106	
	Vineyard Public Space- Kimball and 9th street Alley	532,710	
	Alley Improvements	550,000	
	Florida & Ustick Roundabout	1,600,000	
	6th Ave Pedestrian Bridge upgrades	50,000	
	Luby Park Irrigation System	300,000	

Account #	Account Title	2022-2023	2023-2024
Maintenance & Operations		Budget	Budget
	TVCC Remodel	34,000	
	Underground Power (alley)	250,000	
	Ustick Widening- Indian Creek Bridge	1,101,945	
	Wolfe Field- Hiting Facility	200,000	
	Foundation- Rice House	154,200	
	Total Projects	22,410,450	276,800
Bond Payments			
99810	Sewer Bond Series 2006 Principal Payment	720,000	
99820	Sewer Bond Series 2006 Interest Payment	18,000	
99810	Sewer Bond Series 2008 Principal	720,000	
99820	Sewer Bond Series 2008 Interest	30,600	
99810	Bond Trustee services	3,500	
	Total Capital Expenditures	1,492,100	-

TOTAL BUDGET

\$ 24,053,387 \$ 391,274

**Caldwell Urban Renewal Agency
Revenue Budget - FY 2024
October 1, 2023 - September 30, 2024**

Fund - 96	Urban Renewal Fund	2022-2023	2023-2024
		Budget	Budget
Revenues			
31100	INCREMENT REVENUE - East RAA #1 URA	10,760,793	
31100	INCREMENT REVENUE - North RAA #2 URA	64,678	85,000
31102	PROPERTY TAX REPLACEMENT	115,705	
34190	MISCELLANEOUS REVENUE	-	
36106	CLAIMS INTEREST REVENUE		60,000
36110	STATE POOL INTEREST REV	1,200	24,000
	TOTAL REVENUE	\$ 10,942,376	\$ 169,000

FUND BALANCE

\$ (13,111,011) \$ (222,274)

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING CONTRACT WITH CLEARWATER
FINANCIAL FOR \$35,000 FOR A FEASIBILITY STUDY ASSOCIATED WITH A
NEW URBAN RENEWAL AREA.**

BE IT HERE BY RESOLVED by the Chairman and Board of Commissioners of the Urban Renewal Agency of the City of Caldwell, Idaho to approve the contract with Clearwater Financial hereto attached.

PASSED BY THE CALDWELL URBAN RENEWAL COMMITTEE of the City of Caldwell, Idaho this 14th day of August 2023.

**APPROVED BY THE CHAIRMAN OF THE URBAN RENEWAL AGENCY OF
THE CITY OF CALDWELL**, Idaho this 14th day of August 2023.

Approved,

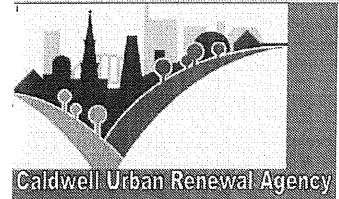
By _____
Jim Porter
Chairman

ATTEST:

By _____

MEMORANDUM

TO: Caldwell Urban Renewal Agency
Meeting Date August 14, 2023



AGENDA ITEM INFORMATION

Subject:
Clearwater Financial Contract for Feasibility Study

Building Department

CDBG

Clerk

City Attorney

Finance Department

X

RN

Human Resources

Planning & Zoning

Fire Department

Police Department

Public Works

Street Department

Water Department

WWTP

Engineering

Mapping

COST IMPACT: \$35,000

Parks and Recreation

FUNDING SOURCE: URA Operations

Airport

Information Systems

TIMELINE:

Golf Course

OTHER:

SUMMARY STATEMENT:

This is for the approval of a Feasibility Study for a new Urban Renewal area.

RECOMMENDED ACTION:

Recommend approval of contract and resolution.



MASTER ENGAGEMENT AGREEMENT

This professional services agreement dated _____, is made by and between the _____, referred to as the "Client" located at _____ AND **Clearwater Financial, LLC** located at **PO Box 505 Eagle, ID 83616**, referred to as the "Consultant."

1. Municipal Services. Upon request, the Client may employ the Consultant to perform the following services:

- a) Public Engagement Services:
 - i. Public surveys; marketing, messaging, and branding; media engagement and press releases; social media and website marketing; intergovernmental relations, joint powers agreements and public private partnerships (PPP); public education campaigns.
- b) Planning and Development Services:
 - i. Strategic, comprehensive, transportation, infrastructure and other long-range planning services; master facility planning; comprehensive financial planning; planning & zoning administration and best practices.
- c) Public Budgeting and Accounting Services:
 - i. GASB compliance reviews; budget creation assistance; audit prep and review; financial analysis; financial policies and best practices; demographic and financial projections; what-if scenarios; and project pro forma.
- d) Economic Development Services:
 - i. Public private partnerships; redevelopment; development services RFQ/RFP for PPP development of public assets; property assemblage; site selection for public facilities; design team creation and project management including architect, general contractor, and other design professionals; grant administration services; and highest-and-best-use, market and economic impact analysis.
- e) Banking and Treasury Services:
 - i. Banking services RFQ/RFP; latent fund analysis; process/systems improvements and innovations; banking and treasury policies; bond funds investments.

2. Financial Services. The Client hereby employs the Consultant to perform the following services in accordance with the terms and conditions set forth in this agreement for the purpose of obtaining financing (bonds, loans, notes) for necessary projects. These services will include:

- a) Consists of mobilization; coordination with the Client and its representatives; the creation and coordination of the finance team including bond council, trustees, paying agents, etc.; method of sale advice and management; bidding of various services and financing packages; bond rating preparation and coordination; assistance with state-wide finance programs; and other related services as necessary.
- b) Advising the Client on bond structuring related items such as: rate, term, covenants, finance options, credit analysis, and other services. This also includes, if necessary, debt incurring capacity, tax impact analyses and other related calculations.
- c) Producing information about the Client such as: population, assessed values, largest employers, largest rate payers, property/revenue diversification and other information needed for financing purposes.
- d) Create project proformas with corresponding tax increment financing (TIF) analysis, budgets, sources, and potential uses.

The Consultant will consult with the Client and its representatives as needed to fulfill the terms of this agreement. All services to be provided by the Consultant will be performed with promptness and diligence and at a level of proficiency to be expected by a consultant with the background and experience that the Consultant has represented it possesses. The Client shall provide such access to its information as may be needed to fulfill the terms of this agreement.

3. **Terms of Agreement.** This agreement will begin when this agreement is fully executed by both the Client and the Consultant. This agreement will end on December 31, 2024. This agreement may have 5 one-year extensions beginning January 1, 2025. Either party may terminate this agreement at any time by giving notice to the other party in writing with thirty (30) days' notice.

The cost for 1. **Municipal Services** is covered by an annual retainage. The Client will pay the Consultant an initial and thereafter an annual retainage fee of \$12,000 upon execution of this agreement. If a specific project is anticipated to exceed 50 hours, the Client and Consultant will agree on a specific scope of work that will be authorized by the Client via addendum to this agreement. This will be defined by a specific not-to-exceed price to complete the project that is mutually agreed upon by the Client and Consultant. The annual retainage fee will be paid upon the anniversary of the execution of this agreement.

The cost for each separate 2. **Financial Service** is as follows:

Bonds/Notes/Loans/Leases/Financings:

<u>Bond Size:</u>	<u>Fee Calculation:</u>
\$0 to \$5MM	\$25,000
\$5MM to \$10MM	\$25,000 + \$3.75 per 1,000 of bonds from \$5MM to \$10MM
\$10MM and above	\$38,750 + \$2.50 per 1,000 of bonds from \$10MM and above. \$1.50 per bond for any bonds over \$50MM

If additional expenses such as in-state and out-of-state travel, meals, communications, disclosures, print, software, data sources, and other out-of-pocket expenses are required; these costs will be paid by the Client to the Consultant.

The Consultant will submit an invoice for payment to the Client monthly for services rendered for 1. **Municipal Services**. The Client will pay the Consultant the amount due as indicated within thirty (30) days. For 2. **Financial Services**, these costs will be billed at closing of a 2. **Financial Services**.

4. **Employment of Others.** The Client and Consultant may from time-to-time arrange for the services of others. All costs to the Consultant for those services will be paid by the Client, but in no event shall the Consultant consult with or employ others for these services without the prior written authorization of the Client. Upon approval by the Client, the Consultant may arrange for the services of others in connection with the delivery of terms of this agreement. Any such costs will be paid by and are the sole responsibility of the Client.

5. **Other Services.** If other services not mentioned in this agreement are needed and agreed upon by both the Client and the Consultant, pricing for other services shall be set forth by addendum to this agreement. Any other additional charges must be mutually agreed to by the Client and the Consultant.

6. **Independent Contractor.** Both the Client and the Consultant agree that the Consultant will act as an independent contractor in the performance of its duties under this contract. Accordingly, the Consultant shall be responsible for payment of all taxes including Federal, State and local taxes arising out of the Consultant's activities in accordance with this contract, including but not limited to, Federal and State income tax, Social Security tax, Unemployment Insurance taxes, and any other taxes or business license fee as required.

7. **Confidential Information.** The Consultant agrees that any information received by the Consultant during any furtherance of the Consultant's obligations in accordance with this contract, which concerns the personal, financial or other affairs of the Client will be treated by the Consultant in full confidence and will not be revealed to any other persons, firms or organizations without the Client's written consent. Pursuant to Idaho Code § 74-101, et seq., information or documents received from the Consultant may be open to public inspection and copying unless exempt from disclosure. The Consultant shall clearly designate each portion as "exempt" on each page of such documents and shall indicate the basis for such exemption. Client will not accept the marking of an entire document as exempt. In addition, Client will not accept a legend or statement on one page that all, or substantially all, of the document is exempt from disclosure. The Consultant shall indemnify and defend Client against all liability, claims, damages, losses, expenses, actions, attorneys' fees, and suits whatsoever for honoring such a designation or for the Consultant's failure to designate individual documents as exempt. The Consultant's failure to designate as exempt

any document or portion of a document that is released by Client shall constitute a complete waiver of any and all claims for damages caused by any such release. Any reproduction of any Confidential Information of the Consultant shall remain the property of Consultant and shall contain any and all confidential or proprietary notices or legends which appear on the original. The Client shall not disclose or reveal any Confidential Information to any person other than its representatives who are actively and directly participating in the activities related to the intent of this agreement or who otherwise need to know the Confidential Information for the purpose of the intent of this agreement. In addition, prior to any such disclosure, such representatives shall be made aware of the confidential nature of the confidential information and shall be bound by the non-disclosure terms of this agreement. In any event, the Client shall be responsible for any breach of these terms by any of its representatives. The confidential nature of the provided services and information does not terminate with this agreement. If sunshine laws require the disclosure of Confidential Information, it is understood by the Consultant that this information will be shared as the law dictates and is necessary.

8. Non-Competition. During the term of this agreement, the Consultant will not engage in business or other activities which are, directly or indirectly, competitive with the activities of the Client.

9. Results Not Guaranteed. The Consultant primary service is to provide added value information and analysis related to the services described above. Much of the information and analysis is based upon historical performance information. While this information may be useful in understanding past performance, past performance is no guarantee of future results. Furthermore, other information and events outside of the services provided by the Consultant may have a significant impact on any results. The Consultant does not guarantee any results and is not responsible for any results, damages, or losses arising from any use of the information it provides.

10. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Idaho. The Parties consent to the exclusive jurisdiction and venue in the courts of Ada County, Idaho.

11. General. This agreement constitutes the entire agreement of the Parties on the subject hereof and supersedes all prior understandings and instruments on such subject. This agreement may not be modified other than by amendment in writing executed by the Client and the Consultant.

12. Sovereign Immunity. Nothing contained in this Contract shall be considered a waiver of Client's sovereign immunity which immunity is expressly reserved.

13. Representation on Authority of Parties/Signatories. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

14. Signatures. Both the Client and the Consultant agree to the above agreement.

Signed by _____
Name: _____
Title: _____

/s/: _____
Date: _____

Attest: _____

Signed by **Clearwater Financial, LLC**
Name: Cameron Arial
Title: President

/s/: _____
Date: _____



ADDENDUM #1

This addendum to the master services agreement dated _____, is made by and between the **Caldwell Urban Renewal Agency**, referred to as the "Client" located at _____, AND **Clearwater Financial, LLC** located at **PO Box 505 Eagle, ID 83616**, referred to as the "Consultant." The Client and Consultant are collectively known as the "Parties."

1. Scope of Services. The Client hereby employs the Consultant to perform the following services in accordance with the terms and conditions set forth in this agreement. These services will include:

Economic Feasibility Study Services:

As per Idaho Code Title 50, Chapter 2905 (50-2905), the Consultant will provide the client an Economic Feasibility Study (Study) with the following elements with the intent that it would be incorporated into the Client's new Urban Renewal Area Plan and serve as a basis for the plan's implementation.

- a. Perform a Market Assessment that evaluates the real estate development projections over the 20-year term of the proposed District, based on market research and trend data.
- b. Create a Revenue Model with projections of the proposed District's incremental property tax revenues building on the Market Assessment and other key assumptions.
- c. Create a final Feasibility Model and Study which reconciles the Revenue Model and project Costs, which then identifies specific costs which are projected to be supportable based on the Results of the revenue Model.
- d. Present the Feasibility Model and Study to the Agency Board.

The completion of this scope of services will be dependent on the availability of information needed to complete these services, some of which may be provided by the Client. Particularly, the Client will provide a list of projects and improvements with project cost estimates to the Consultant in order to complete the services listed above.

2. Terms of Agreement. This agreement will begin when this agreement is fully executed by both the Client and the Consultant. The time frames for delivery of services will be measured from the execution of this addendum. It is estimated that the Scope of Services can be completed by September 30, 2023. The completion of the Scope of Services can be extended by mutual agreement between the Client and Consultant by addendum. This addendum will end upon the completion of the scope of services listed above.

3. Cost of Services. It is estimated that this scope of work will cost \$35,000.

The Consultant will submit an invoice for payment to the Client at least 2 days before the end of each calendar month for services rendered. The Client will pay the Consultant the amount due as indicated within thirty (30) days.

If additional expenses such as travel, meals, communications, print, software, data sources, and other out-of-pocket expenses are required; these costs will be paid by the Client to the Consultant.



CLEARWATER
— FINANCIAL —

4. All other terms and conditions as outlined in the Engagement Agreement remain in force.

Signed by **Caldwell Urban Renewal Agency**

Name: _____

Title: _____

/s/: _____

Date: _____

Attest: _____

Signed by **Clearwater Financial**

Name: Cameron Arial

Title: President

/s/: _____

Date: 8/14/23

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
10/31/2022	7,798,376.05	12,018.58	7,257,351.52	(777,676.35)	176.82		14,290,246.62
11/30/2022	14,290,246.62	5,026.91	49,633.91	(1,686,718.92)	189.48		12,658,378.00
12/31/2022	12,658,378.00	650,585.70	23.59	(18,000.00)	195.81		13,291,183.10
1/31/2023	13,291,183.10	5,773,133.43	5,550.33	(276,390.27)	195.84		18,793,672.43
2/28/2023	18,793,672.43	337,944.20			176.91		19,131,793.54
3/31/2023	19,131,793.54	56,394.47		(2,326,475.82)	14,012.49		16,875,724.68
4/30/2023	16,875,724.68	146,672.69	13,523.05	(2,707,047.26)	23,131.82		14,352,004.98
5/31/2023	14,352,004.98	50,061.44	5.18	(164,515.72)	21,799.94		14,259,355.82
6/30/2023	14,259,355.82	335,877.44		(104,572.58)	21,132.54		14,511,793.22
7/31/2023	14,511,793.22	3,427,404.69		(3,527,676.09)	18,973.40		14,430,495.22
8/31/2023	14,430,495.22						14,430,495.22
9/30/2023	14,430,495.22						14,430,495.22
	Totals:	10,795,119.55	7,326,087.58	(11,589,073.01)	99,985.05	-	
						Projects - Restricted	-
						URA - Restricted	13,970,807.37
						URA North- Restricted	53,827.16
						URA Operations-Unrestricted	405,860.69

Local Government Investment Pool #2519-22072 96-10398

Local Government Investment Pool #2519-22072 96-10398						
Transation Date	Beginning Balance	Interest	Withdrawals/D eposits	Ending Balance		
10/31/2022	746,012.01	1,286.83		747,298.84	Restricted - Other Tax Districts	-
11/30/2022	747,298.84	1,613.40		748,912.24	Restricted - Projects	13,970,807.37
12/31/2022	748,912.24	1,737.84		750,650.08	URA North- Restricted	53,827.16
1/31/2023	750,650.08	1,969.18		752,619.26	Unrestricted- Operations	405,860.69
2/28/2023	752,619.26	2,336.83		754,956.09		14,430,495.22
3/31/2023	754,956.09	2,498.03		757,454.12	Banner Bank - Operating	14,430,495.22
4/30/2023	757,454.12	2,785.52		760,239.64	Banner Bank - CD	-
5/31/2023	760,239.64	2,839.83		763,079.47	LGIP	769,161.21
6/30/2023	763,079.47	3,035.05		766,114.52		15,199,656.43
7/31/2023	766,114.52	3,046.69		769,161.21		
8/31/2023	769,161.21			769,161.21		
9/30/2023	769,161.21			769,161.21		
	Totals:	23,149.20	-			

		January 2023						February 2023				March 2023			
Series	Description	Zion's Account		Beginning Balance	Interest Deposits	Other Activity	Ending Balance	Beginning Balance	Interest Deposits	Other Activity	Ending Balance	Beginning Balance	Interest Deposits	Other Activity	Ending Balance
2006A URA	Bond fund	8913750	10141	743,765.97	2,477.11		746,243.08	746,243.08	2,648.98		748,892.06	748,892.06	2,549.39	(738,000.00)	13,441.45
2006A URA	Rev Allocation	8913750A	10143	29.90			29.90	29.90		(29.90)	-	-			-
2006A URA	Reserve Fund	8913750B	10341	-			-	-			-	-			-
2008 URA	Bond fund	8913751	10146	756,500.50	2,519.53		759,020.03	759,020.03	2,694.34		761,714.37	761,714.37	2,593.04	(15,300.00)	749,007.41
2008 URA	Rev Allocation	8913751A	10144	13.30			13.30	13.30		(13.30)	-	-			-
2008 URA	Reserve Fund	8913751B	10342	-			-	-			-	-			-
Totals:				1,500,309.67	4,996.64	-	1,505,306.31	1,505,306.31	5,343.32	(43.20)	1,510,606.43	1,510,606.43	5,142.43	(753,300.00)	762,448.86
		April 2023						May 2023				June 2023			
Series	Description	Zion's Account		Beginning Balance	Interest Deposits	Other Activity	Ending Balance	Beginning Balance	Interest Deposits	Other Activity	Ending Balance	Beginning Balance	Interest Deposits	Other Activity	Ending Balance
2006A URA	Bond fund	8913750	10141	13,441.45	51.70	(13,493.15)	(0.00)	(0.00)	5.18	(5.18)	(0.00)	(0.00)			(0.00)
2006A URA	Rev Allocation	8913750A	10143	-	29.90	(29.90)	-	-			-	-			-
2006A URA	Reserve Fund	8913750B	10341	-			-	-			-	-			-
2008 URA	Bond fund	8913751	10146	749,007.41	2,881.17		751,888.58	751,888.58	2,905.94		754,794.52	754,794.52	3,164.43		757,958.95
2008 URA	Rev Allocation	8913751A	10144	-			-	-			-	-			-
2008 URA	Reserve Fund	8913751B	10342	-			-	-			-	-			-
Totals:				762,448.86	2,962.77	(13,523.05)	751,888.58	751,888.58	2,911.12	(5.18)	754,794.52	754,794.52	3,164.43	-	757,958.95
		July 2023						August 2023				September 2023			
Series	Description	Zion's Account		Beginning Balance	Interest Deposits	Other Activity	Ending Balance	Beginning Balance	Interest Deposits	Other Activity	Ending Balance	Beginning Balance	Interest Deposits	Other Activity	Ending Balance
2008 URA	Bond fund	8913751	10146	757,958.95	3,101.36		761,060.31	761,060.31			761,060.31	761,060.31			761,060.31
2008 URA	Rev Allocation	8913751A	10144	-			-	-			-	-			-
2008 URA	Reserve Fund	8913751B	10342	-			-	-			-	-			-
Totals:				757,958.95	3,101.36	-	761,060.31	761,060.31	-	-	761,060.31	761,060.31	-	-	761,060.31

URA CURRENT PROJECT LIST

URA Projects - Other Taxing Districts		Amount Budgeted	Prior Year Costs	2023 Costs To Date	Remaining
1	Ustick Road Widening Participation (Canyon Hwy Dist #4 Increment Project)	3,100,000	104,000	395,779	2,600,221
2	Indiana: Ustick to Caldwell High School (Caldwell School District Increment Project)	663,617	110,203	324,019	229,395
3	Canyon Hill to Sacajawea (Caldwell School District Increment Project) - HAWK	360,000	179,079	139,768	41,153
4	County Fairgrounds (Canyon County Increment Project) / Fair Expo Site Imprv	2,477,811	1,003,544	852,366	621,901
URA Projects - City of Caldwell		Amount Budgeted		Project Spending	Remaining
5	Luby Park: Pickelball Construction / Rehab	811,350	35,143	421,246	354,961
6	Parking (Wildman lot across form Bldg. 621) - improvements/602 Cleveland	54,902	8,243	46,659	0
7	Demo and cleanup of Bennet Machine - 516 Main	125,000	66,196	16,968	41,836
8	Plaza Extension Festive Street (Arthur)- downtown - Arthur St from 5th to 6th	3,277,473	24,737	24,279	3,228,457
9	Hotel Site Improvements - deChase	3,241,043	2,019,319	552,634	669,090
10	213-215-217 Kimball - Norman Complex	442,242	342,242	74,429	25,571
11	Ustick Bridge Eastside Extension / I-84 to Middleton (60% URA)	214,161	27,527	41,236	145,398
12	Ustick Road Widening	6,871,182	1,422,806	5,448,376	0
13	21st Avenue Parking Lot	2,542,919	2,091,149	451,770	0
14	Paving — Centennial Boulevard median	426,822	6,164	420,658	0
15	Frontage Improvements - Franklin Road (Blue Bird Car Wash)	129,653			129,653
16	Compactor Relocation / 812 Main Street	200,000	30,806	164,892	4,302
17	Parking — Wolfe Field	99,106		73,545	25,561
18	Vineyard Public Space - Kimball and 9th Street Alley	532,710		53,013	479,697
19	Alley Improvements	550,000		5,157	544,843
20	Florida & Ustick Roundabout	1,600,000		31,911	1,568,089
21	6th Avenue Pedestrian Bridge Upgrades	50,000			50,000
22	Luby Park: Irrigation System	300,000		133,507	166,493
23	TVCC Remodel	34,000		34,000	0
24	Underground Power (Alley)	250,000			250,000
25	Ustick Widening - Indian Creek Bridge	1,101,945			1,101,945
26	Downtown Signage - Wayfinding	245,000		14,206	230,795
27	Wolfe Field - Hitting Facility	200,000			200,000
28	Foundation - Rice House	154,200			154,200
		30,055,135	7,471,158	9,720,418	12,863,559

Economic Development Activity Report July 2023

Current Projects

Miscellaneous Updates:

North Ranch: ICCU broke ground on their 7,765 SF branch last week. Work continues to progress on the Kum & Go C-store (Idaho's first) and the tenant improvements for the retail building.

- **North Ranch** is almost 100% spoken for. Plans are emerging for the full build-out of the area.

Sky Ranch: We removed the islands that were creating blight and causing issues for large trucks traversing through the area.

Highline Industrial Park: Ground broke on building one, which is 214,200 SF. The build-out will include 9 buildings total varying in size.

Project Titanic: The site visit was successful. They will be visiting the area once more later this month to investigate broader development opportunities.

A national burrito chain (old Popeyes building) will look to open in September when the road construction is completed on Ustick/Cleveland Blvd.

Prospector Pointe: Ground broke on the first phase of the multi-family project on Franklin Road. The first phase will feature 264 apartments, while the ultimate build-out is 504 units. They are also planning on incorporating 60k sf of commercial within the project.

Project Bright: large industrial user that will bring high-tech jobs to the Caldwell region. They are moving forward with plans and reviewing state and county incentives available for the project.

Project Richard- considering a large-scale project in Caldwell. Looking to fill voids in the Caldwell community that will cater to Canyon County and the greater Treasure Valley as a whole.

Project Avery: retailer interested in Caldwell region. They have a strong brand in the Treasure Valley and the Mountain West region. A recent site visit was successful and they remain interested in our downtown core.

Project Paces: Large retailer that is still highly interested in Caldwell. They're looking at numerous sites in the area.

Project Lansing: seeking a contractor for the project. Construction should kick off within the next couple of months.

Fat Guys Fresh Deli: Still working on tenant improvements. The building is coming along and they are prepared to open this fall.

VA Clinic: moving into their new building in August. Genesis Healthcare is purchasing its former building and will expand clinic operations in Canyon County.

Project Yanke: still working on their site plan. They've identified a viable site and continue to move plans forward to locate to Caldwell.

Federated Ordinance – Working on a wave of hires (since July 5th). Jobs are starting at \$25 per hour. Also working on other investments inside the 265k SF building.

North Caldwell URA:

Project PNW: back in the mix. Interested in kick-starting discussions and are interested in annexation timing.

Annexation: still working on holistic annexation plans for the region. An additional application for annexation should be coming soon.

Downtown Updates:

Paid Parking RFP is currently active and focuses on the management of paid parking facilities in downtown Caldwell. It will close on August 16th.

Hotel RFP closed on August 11th.

Additional updates:

- Brookings determined that \$470 billion in private industrial investments have been announced since 2021. Most of Idaho's industrial growth has been concentrated on the semiconductors and electronics industries, while the south is seeing more clean energy and EV/battery production.
- New private investments are concentrated in the southern US at 42% (34% of GDP), while the west is seeing 25% (26% of GDP). The western investments are concentrated in Idaho, Utah, and Arizona, not west coast states.

Economic Development Activity Report July 2023

Downtown Updates:

Project Care (Update): Business offering services to families, scheduled to close on space/property, December 15th, unable to close due at this time. The property is currently going through the probate process, the interested party is still committed to this site and is being patient on the process. The interested property has acquire a site in Meridian, and is still committed to Caldwell. They have shifted their focus to a build- to -suit and have are meeting with landowner and developer this week. The developer was not interested in moving forward with the project at this time. It's been a challenge finding 6K Sf that meets their needs. They are not giving up, continuing to search for sites

Project 9th (Update): Local downtown business has out grown their space, seeking to purchase larger space in downtown. Working with them on resources available to make this purchase possible. Identified a couple of options that are available for purchase. Have identified a building and now are working with the agent that represents the building and a local bank to obtain a loan.

Project Ranch (Update): Local retail store seeking larger space. They have outgrown their space. Identified a space that will meet those needs, but will continue to look as the space is 5K SF at the monthly rate of \$10K

Project Local (Update): The project has been halted due to construction cost being extremely high. They are looking at getting additional quotes to see if they can get the cost down, if not, they will build at a later date.

Project Juice: Well established Caldwell restaurant seeking to open another concept. Seeking to open an option that we are lacking in our downtown. We have explore a couple spaces that may work well for this concept. After an exploring our community through a driving tour, they decided that 20/26 would be the best fit for this concept and have been provided the contact for North Ranch.

New Projects:

Project East: A retail concept that is very popular in the eastern part of the USA. Local business owner seeking to open this concept in downtown; unfortunately not too many spaces in downtown will lend itself to this concept.

Project Educate: Retail concept that is hoping to be the second of its kind in our downtown.

Project Leaf: Investor/business owner/ entrepreneur, seeking to purchase buildings in downtown Caldwell or near downtown to open up new businesses. Has currently purchased one building.

Plaza Sightings:

Infrastructure art on the gas meters, sponsored by Extreme Pizza/The Twisted Figs

Norbert the Rock Dragon, about 200 painted rocks, Caldwell Fine Arts Project