

VIRTUAL PUBLIC MEETING INFORMATION

In order to mitigate the spread of flu, Covid-19 and other viruses, we invite interested parties to participate in public hearings either electronically or in person. If you have a cough, fever, or are not feeling well, please register to participate remotely at:

<https://www.cityofcaldwell.org/departments/clerk-draft/city-council-agenda-documents>

Written Comments and/or Virtual Participation: Written comments for consideration regarding the “Public Comments” portion of the agenda or requests for virtual participation associated with items on the agenda must be submitted at least 24 hours in advance of the meeting. Please email the Caldwell City Clerk at: cityclerk@cityofcaldwell.org

Live Stream Viewing: If you are not planning to speak, members of the public are encouraged to view the meeting via the live stream option:

<https://www.youtube.com/channel/UCci7S1A0UJNK6asXxxugLGA>

**CALDWELL URBAN RENEWAL AGENCY
REGULARLY SCHEDULED MEETING
SEPTEMBER 11, 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 August 14, 2023;
- 2) Approve Resolution authorizing the execution of a contract with the College of Idaho obligating funds for construction of the Wolfe Field Hitting Facility.

OLD BUSINESS

None.

NEW BUSINESS

- 1) **UPDATE REPORT:** Property located at Kimball & Blaine (Public Works Director).
- 2) **ACTION ITEM:** Consider invoices for payment from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
Hamilton, Michaelson, and Hilty	\$9,805.00	August Attorney Services

Clearwater Financial	\$12,000.00	Operating: Feasibility Study-Annual Retainer
City of Caldwell-Econ. Dev	\$18,000.00	September Economic Dev Contributions
City of Caldwell	\$1,092,424.24	(2) Indiana & Ustick RAB
City of Caldwell	\$16,245.96	(13) 21st Ave Parking Lot
City of Caldwell	\$10,017.49	(5) Luby Park-Pickle ball
City of Caldwell	\$450.70	(22) Luby Park Irrigation
City of Caldwell	\$5,413.80	(17) Parking Wolfe Field
City of Caldwell	\$266.22	Operating: URA/Notice of public hearing
City of Caldwell-Streets	\$62,238.72	(20) Ustick & Florida RAB August
City of Caldwell-Streets	\$1,686,088.03	(1) Ustick Rd Widening August
City of Caldwell-Streets	\$2,798.00	(11) Ustick Rd, I-84 to Middleton Design
City of Caldwell-Streets	\$1,421,000.75	(20) Ustick & Florida RAB Apr-July
deChase	\$49,375.46	(9) Creekside Mixed Use Project/June
ICRMP	\$6,427.00	FY24-1st Half of Insurance 10/1/23-9/30/2024
TOTAL	\$4,392,551.37	
TOTAL FY23	\$4,386,124.37	
TOTAL FY24	\$6,427.00	

1) **Treasurer Report:**

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

2) **Economic Development Reports:**

- a. Economic Development Activity Report from Steve Jenkins (August 2023).
- b. Economic Development Activity Report from Ofelia Morales (August 2023).

3) **Attorney Report:**

- a) Update Report: Amano Project (516 Main Street)
- b) Update Report: Aztec Development (Kimball & Arthur)
- c) Update Report: Property tax interest and penalties
- d) Update Report: TS Development (510 Arthur)
- e) Update Report: deChase Development - Project Tilian

4) Commissioner Reports.

5) Chairman Report.

6) Motion to adjourn.

Date of the next Regularly Scheduled Urban Renewal Agency Meeting: TUESDAY - October 10, 2023 (change of date due to the observance of Columbus Day) 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
August 14, 2023
5:00 P.M.**

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

Chairman Porter opened the workshop session at 5:00 pm.

Present: Commissioner Porter, Commissioner Doty, Commissioner Warwick, and Commissioner Moore.

Steve Jenkins, Economic Development Director, provided a PowerPoint presentation reviewing potential projects for a proposed Urban Renewal project area in downtown Caldwell. Allocation area is proposed to be bounded by Albany Street, 10th Avenue, Cleveland Boulevard, and 4th Avenue. Remediation/redevelopment of sites could accommodate projects such as building façade improvements, streetscape improvements, RFP opportunities for several parcels, and paid parking infrastructure. Mr. Jenkins also outlined areas for improvement identified in the recent downtown parking study.

Robb MacDonald, Public Works Director, summarized past improvements in the downtown area and mentioned specific properties that would greatly benefit from redevelopment or site-specific improvements in the near future.

Mark Hilty, Agency Attorney, explained the process for developing a new allocation area plan for properties within City limits, and noted that the new area plan could be in place in early 2024.

The workshop session ended at 5:41 pm; no decisions were made, or actions taken.

**CALDWELL URBAN RENEWAL AGENCY
REGULARLY SCHEDULED MEETING
August 14, 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, and Commissioner Garcia. Absent: Commissioner Allgood.

(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 July 10, 2023;
- 2) Approve Resolution No. 2023-11 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).

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

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

MOTION CARRIED

(OLD BUSINESS)

(ACTION ITEM: APPROVE RESOLUTION NO. 2023-12 AUTHORIZING THE REALLOCATION OF THE EAST URBAN RENEWAL AREA PROJECT BUDGET FOR PROJECT 8-PLAZA EXTENSION [FESTIVAL STREET])

Raelynn North, Agency Treasurer at 411 Blaine Street, provided details concerning reallocating URA funds originally budgeted for the Festival Street project. This project has not yet gone out for bid, and reallocating these funds will allow payment of invoices for other projects that are currently over budget, including one project that is significantly over budget.

In answer to questions from commissioners regarding projects over budget, Robb MacDonald, Public Works Director, outlined the cost estimation/budgeting process, noting that project budgets are established on what the current construction market/estimated cost is at the time of bid. He provided details on the project that is nearing completion and is currently significantly over budget. Moving forward, the intent will be to have better estimates initially, and phased planning over two to three years to more accurately predict and budget costs.

MOVED by Warwick, SECONDED by Moore to approve Resolution No. 2023-12 authorizing the reallocation of East Urban Renewal Area project funds budgeted for Project 8 – Plaza Extension (Festival Street).

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

MOTION CARRIED

(NEW BUSINESS)

(ACTION ITEM: 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)

Raelynn North, Agency Treasurer at 411 Blaine Street, provided an overview of the budget, reviewing proposed expenditures, non-increment tax revenue, and increment tax revenue for the 2024 fiscal year. She also clarified that the amounts budgeted do not include any increment tax revenue from the East Urban Renewal Allocation Area.

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	
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)

Chairman Porter noted that there were no members of the public signed up to provide comments for this public hearing.

MOVED by Warwick, SECONDED by Doty to close the public hearing.

MOTION CARRIED

(ACTION ITEM: CONSIDER RESOLUTION NO. 2023-13 APPROVING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023)

MOVED by Doty, SECONDED by Warwick to approve Resolution No. 2023-13 containing the Urban Renewal Agency Budget for the Fiscal Year beginning October 1, 2023.

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

MOTION CARRIED

(ACTION ITEM: CONSIDER RESOLUTION NO. 2023-14 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)

Raelynn North, Agency Treasurer at 411 Blaine Street, provided the staff report, noting that the feasibility study agreement is for the proposed new allocation area in downtown Caldwell. In response to questions from commissioners regarding timing, Ms. North stated the completion deadline is the end of the current fiscal year, September 30, 2023.

MOVED BY Moore, SECONDED by Garcia to approve Resolution No. 2023-14 authorizing execution of the agreement with Clearwater Financial to move forward with the feasibility study.

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

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.

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	

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 Garcia, and Commissioner Porter. Those voting no: none. Those absent or not voting: Commissioner Allgood.

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		\$15,199,656.43
LGIP	\$ 769,161.21	
Banner Bank, CD	\$ -----	
Banner Bank Operating Account	\$ 14,430,495.22	
 Restricted TOTAL		 \$14,430,495.22
Restricted – Other Tax District	\$ -----	
Restricted – Projects	\$ 13,970,807.37	
Restricted – URA North	\$ 53,827.16	
Unrestricted – Operations	\$ 405,860.69	

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 Garcia, Commissioner Porter and Commissioner Doty. Those voting no: none. Those absent or not voting: Commissioner Allgood.

MOTION CARRIED

Update report for project list: Ms. North provided an updated URA Project List for the Commissioners' reference. She noted that the Ustick Road Widening Project will be over budget upon completion and explained the plan for paying those invoices. In addition, she identified several allocated projects showing no expenses up to this point, and noted that all will be under contract or completed before the end of this fiscal year. Mr. MacDonald also provided an update on the Ustick Road projects and the Pickleball Courts project.

(ECONOMIC DEVELOPMENT REPORTS)

(ECONOMIC DEVELOPMENT ACTIVITY REPORT FROM STEVE JENKINS [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 FROM OFELIA MORALES [JULY 2023])

Downtown Updates:

Project Care (Update): Business offering services to families, scheduled to close on space/property, December 15th, unable to close 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 party has acquired a site in Meridian, and is still committed to Caldwell. They have shifted their focus to a build-to-suit and 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 a 6K sq. ft. option 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 as they have outgrown their current space. Identified a space that will meet those needs, but will continue to look around, as the potential space is 5K sq. ft. 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 that we are lacking in our downtown. We have explored a couple spaces that may work well for this concept. After a driving tour through our community, 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.

(ATTORNEY’S REPORT)

- a) Update Report: Aztec Development (Kimball & Arthur): Mark Hilty, Agency Attorney, provided a summary of the process thus far, and of discussions today with the developer. Another meeting is scheduled in September to determine the direction this project will take moving forward.
- b) Update Report: Amano Development (Main Street): Mr. Hilty stated this project is moving forward toward final design, and noted the developer is working diligently toward getting their project into the next phase of construction.
- c) Update Report: Property tax interest and penalties: Mr. Hilty and the Canyon County attorneys will be meeting in the near future to discuss resolution of this issue.
- d) Update Report: TS Development (510 Arthur): Mr. Hilty explained that this project includes vacation of a portion of Arthur/6th Avenue, and that part of the vacation will be owned by the contractor to use as an open, mostly public space. Progress in completing design features is also moving along very well.
- e) Update Report: deChase Development – Tilian project: Mr. Hilty will be meeting with Tilian toward the end of the month to discuss a parking agreement, and what a modification to the phase 2 hotel part of the project will look like.

In response to a question from Commissioner Warwick regarding the Blaine and Kimball project, Mr. Jenkins stated that the developer is working with the City to finalize preparation of the site and identify next steps. The developer already has tenants for the building, so they want to move ahead quickly.

(COMMISSIONER REPORTS)

Commissioner Doty: Caldwell Night Rodeo is this week; starts Tuesday, August 15th.

Commissioner Moore: Buckaroo Breakfast begins Tuesday as well, serving from 7am – 10am each morning of the rodeo.

(CHAIRMAN REPORT)

None.

(ADJOURNMENT)

MOVED by Doty, SECONDED by Warwick to adjourn 6:56 pm

MOTION CARRIED

Approved as written this 11th day of September, 2023.

Commissioner Porter

ATTEST:

URA Secretary or Deputy

Commissioner Warwick

Commissioner Brooks

absent
Commissioner Allgood

Commissioner Moore

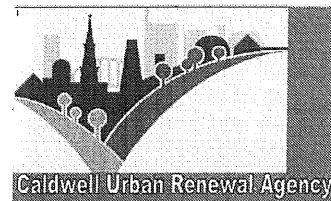
Commissioner Doty

Commissioner Garcia

MEMORANDUM

TO: Caldwell Urban Renewal Agency

Meeting Date September 11__, 2023__



AGENDA ITEM INFORMATION

Subject:

Hitting Facility Contract with College of Idaho

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

Parks and Recreation

COST IMPACT:

\$200,000

FUNDING

SOURCE:

URA

Airport

Information Systems

TIMELINE:

Golf Course

OTHER:

SUMMARY STATEMENT:

This is a contract to obligate the funds for the Wolfe Field Hitting Facility to the College of Idaho.

RECOMMENDED ACTION:

Recommend approval of resolution

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING A CONTRACT WITH COLLEGE OF IDAHO
FOR THE WOLFE FIELD HITTING FACILITY IN THE AMOUNT OF \$200,000**

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 the College of Idaho for the Wolfe Field Hitting Facility in the amount of \$200,000;

PASSED BY THE CALDWELL URBAN RENEWAL COMMITTEE of the City of Caldwell, Idaho this 11th day of September 2023.

**APPROVED BY THE CHAIRMAN OF THE URBAN RENEWAL AGENCY OF
THE CITY OF CALDWELL**, Idaho this 11th day of September 2023.

Approved,

By _____
Jim Porter
Chairman

ATTEST:

By _____
City Clerk

BINDING LETTER OF INTENT

This Binding Letter of Intent is ("LOI") is made this 25th day of August, 2023 (the "Effective Date"), by and between the Caldwell Urban Renewal Agency, a duly formed urban renewal agency of the State of Idaho, City of Caldwell, ("CURA"), whose address is 411 Blaine, P.O. Box 1179, Caldwell, Idaho 83605, and The College of Idaho, Inc., an Idaho corporation and 501(c) private college ("College"), whose address is 2112 Cleveland Boulevard, Caldwell, Idaho 83605.

WHEREAS, the Urban Renewal Agency of the City of Caldwell adopted an urban renewal plan, the Caldwell East Urban Renewal Plan (the "Plan") for certain real property in the City of Caldwell (the "Plan Area"); and,

WHEREAS, the CURA has undertaken urban renewal activities in the Plan Area pursuant to the Plan; and,

WHEREAS, that certain athletic facility commonly known as Wolfe Field, located at 2420 Griffith's Pkwy, Caldwell, ID 83605, is located within the Plan Area; and,

WHEREAS, the CURA has done certain projects associated with Wolfe Field pursuant to the Plan; and,

WHEREAS, the CURA has plans for the construction of a batting facility to be utilized by users of Wolfe Field, to be located at Wolfe Field; and,

WHEREAS, the College is one of the users of Wolfe Field; and,

WHEREAS, the College is interested in the construction of a batting facility at Wolfe Field and is willing to contribute funds to the construction thereof; and,

WHEREAS, the CURA desires to enter into this Binding Letter of Intent with the College to set forth the general obligations of the Parties as to the construction of a batting facility at Wolfe Field.

NOW, THEREFORE, the parties hereto agree as follows:

1. CURA shall contribute up to two hundred thousand dollars (\$200,000.00) toward actual constructions costs for a batting facility at Wolfe Field. Actual costs shall be demonstrated by the provision of receipts by the College of the CURA showing monies paid by the College for the construction of the batting facility.
2. College shall be responsible for obtaining all initial funding necessary for the construction of the batting facility at Wolfe Field.

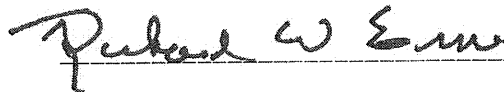
3. The College shall be responsible for all design, permitting, and construction of the batting facility, along with the procurement of all materials therefor.
4. The contribution contemplated by section 1 above shall not made until design approval has been granted by resolution of the CURA for the batting facility, which shall not be unreasonably withheld.
5. This Binding Letter of Intent shall terminate one year from the effective date hereof.

CURA

Chairman

ATTEST: _____

THE COLLEGE OF IDAHO

_____
The signature is written in dark ink and appears to read 'Richard W. Erne'.

By: Richard W. Erne

Its: VP Finance and Administration

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	86,473.53		(1,079,903.11)	16,899.17		13,453,964.81
9/30/2023	13,453,964.81						13,453,964.81
	Totals:	10,881,593.08	7,326,087.58	(12,668,976.12)	116,884.22	-	
						Projects - Restricted	-
						URA - Restricted	12,976,940.56
						URA North- Restricted	54,264.39
						URA Operations-Unrestricted	422,759.86

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	12,976,940.56
12/31/2022	748,912.24	1,737.84		750,650.08	URA North- Restricted	54,264.39
1/31/2023	750,650.08	1,969.18		752,619.26	Unrestricted- Operations	422,759.86
2/28/2023	752,619.26	2,336.83		754,956.09		13,453,964.81
3/31/2023	754,956.09	2,498.03		757,454.12	Banner Bank - Operating	13,453,964.81
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	772,378.24
6/30/2023	763,079.47	3,035.05		766,114.52		14,226,343.05
7/31/2023	766,114.52	3,046.69		769,161.21		
8/31/2023	769,161.21	3,217.03		772,378.24		
9/30/2023	772,378.24			772,378.24		
	Totals:	26,366.23	-			

Series	Description	Zion's Account		January 2023				February 2023				March 2023			
				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

Series	Description	Zion's Account		April 2023				May 2023				June 2023			
				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

Series	Description	Zion's Account		July 2023				August 2023				September 2023			
				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	3,246.15		764,306.46	764,306.46			764,306.46
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	3,246.15	-	764,306.46	764,306.46	-	-	764,306.46

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)	1,663,617	110,203	357,951	1,195,463
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	1,132,733	341,534
URA Projects - City of Caldwell		Amount Budgeted		Project Spending	Remaining
5	Luby Park: Pickelball Construction / Rehab	811,350	35,143	563,739	212,468
7	Demo and cleanup of Bennet Machine - 516 Main	125,000	66,196	16,968	41,836
9	Hotel Site Improvements - deChase	3,241,043	2,019,319	614,365	607,359
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	61,522	125,112
12	Ustick Road Widening	10,008,242	1,422,806	5,489,124	3,096,312
13	21st Avenue Parking Lot	2,742,919	2,091,149	608,368	43,402
15	Frontage Improvements - Franklin Road (Blue Bird Car Wash)	129,653			129,653
16	Compactor Relocation / 812 Main Street	200,000	30,806	164,924	4,270
17	Parking — Wolfe Field	99,106		73,545	25,561
18	Vineyard Public Space - Kimball and 9th Street Alley	532,710		57,788	474,922
19	Alley Improvements	550,000		5,157	544,843
20	Florida & Ustick Roundabout	1,600,000		31,911	1,568,089
22	Luby Park: Irrigation System	300,000		225,103	74,897
24	Underground Power (Alley)	250,000		173,329	76,671
26	Downtown Signage - Wayfinding	245,000		17,076	227,925
27	Wolfe Field - Hitting Facility	200,000			200,000
28	Foundation - Rice House	154,200			154,200
		30,054,340	7,471,158	10,771,721	11,811,461

Economic Development Activity Report August 2023

Current Projects

Miscellaneous Updates:

North Ranch: AT Industrial's twin building (305k sf) is being planned. They are looking to submit for permits in the near future.

Sky Ranch: A national trucking company purchased the last 12 acres remaining in the Sky Ranch Business Park.

Project Titanic: This group continues to express interest in Caldwell. They've visited the downtown core multiple times and continue to discuss development opportunities.

A national burrito chain Chipotle will be opening on September 12th.

Project DT: a large-scale project in East Caldwell that will incorporate commercial and residential projects. They are working with a large anchor user that will support Caldwell's broader commercial needs.

Project Bright: A large industrial user that is moving forward with plans to locate in the Sky Ranch area. Discussions have been productive and plans are evolving quickly.

Petainer: plastics manufacturer that moved into 5k SF in the Industrial Way Business Park. They are now looking at opportunities to expand within Caldwell as they would like to expand their production activities.

Project Richard (Obie Companies)- moving forward with plans to build a boutique hotel in downtown Caldwell.

Project Avery: The retailer remains interested in downtown Caldwell. They are reviewing opportunities to build or lease space on or near the Indian Creek Plaza.

Project Lansing (Roderick Enterprises): Construction is underway on this industrial project located on Aviation Way in the Sky Ranch area. The project is valued at \$7.1m and will create 20-25 jobs. The building will be 40,120 SF.

Fat Guys Fresh Deli: opening next month. The tenant improvements are nearing completion.

Project Spot: Large retailer interested in the East Caldwell region. They have identified some acreage that they are moving forward on.

Project Yanke: still working on their site plan. Plans continue to move forward on a site in East Caldwell.

Federated Ordinance – production is underway and hiring is in full swing. The ribbon cutting is scheduled for September 20th.

Project Australia: growing quickly and are looking to expand. They are seeking up to 300k SF in Caldwell.

Take 5 Oil Change: ribbon cutting on the 8th.

North Caldwell URA:

Project Horizon: A site visit is planned during the week of September 10th. This international company is seeking a large cluster of acreage for a manufacturing facility.

Annexation: working with ITD to solidify access in the N. Caldwell region. The next parcel to annex is awaiting further information prior to proceeding with development plans.

Downtown Updates:

Paid Parking conversations have kicked off with The Car Park. We're hoping to see metering installed by the end of the year.

502/504 Cleveland Blvd has a new owner from the Boise area.

Tilian is installing appliances now, as they plan to open in October.

Additional updates:

A bright spot in commercial real estate: retail shops: Retailers are on track to **open 1,000 net new stores in the U.S.** this year as retail availability hits record lows, in fresh signs of the sector's resilience despite turmoil in commercial real estate. (Wall Street Journal, Aug 21, 2023)

High economic uncertainty has continued to impact the Investment market with sales activity slowing considerably across all Southern Idaho markets.

- **BOISE MSA:** \$111 million has traded in the first half of 2023, which is down 89 percent compared to the same time period in 2022.

Higher interest rates will ultimately keep financing undesirable for most buyers

Economic Development Activity Report August 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 Educate (Update): Retail concept that is hoping to be the second of its kind in our downtown. They have identified a few options and hope to be open in Spring 2024.

New Projects:

Project Zen: Retail concept seeking to move from another location in Canyon County to downtown Caldwell. A few spaces have been identified.

Project Bend: Food concept seeking space near downtown. This concept will the first of its kind in Canyon County and will create a fun environment for everyone to enjoy.

Project Vet. : Seeking to relocate shop to Main Street. Identified one option that may work.

Project Flip: Seeking to relocate retail shop to Main Street. Identified one option that may work.

Downtown Business Updates:

Hello Norman and Ruby Bloom relocating to 921 Cleveland

Pan Rico expanded to adjacent building

Idaho Mercantile closing at the end of September