



**Regular Caldwell Urban Renewal Agency Meeting
(City Hall - Chambers Room #100)
April 13, 2026
6:00 PM**

**MEETING LOCATION
Caldwell City Hall
205 South 6th Avenue**

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](#).

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](#).

AGENDA

Roll Call

Conflict of Interest Declaration

Public Comments

Members of the public may address items of concern not listed on the agenda.

Consent Calendar

1. Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on March 9, 2026.

Update Reports – Current Approved Developments and/or Projects

1. Update Development Report: RRC Contractors (Blaine & Kimball)
2. Update Development Report: TS Development (Arthur Street)
3. Update Development Report: Base Layer, LLC (North Caldwell – District 26)
4. Update Development Report: 7th & Main Developer, LLC (Main Street)
5. Update Development Report: Wolfpack Development, LLC (905 Arthur Street)
6. Update Development Report: Canyon County Fair (Fair Building Project)
7. Update Development Report: Pontifex Capital, LLC (5th and Chicago; Site B)
8. Update Development Report: Central Urban Renewal Area

Old Business

1. Action Item: Consider Resolution authorizing the MOU with the City of Caldwell for the 6th Ave Plaza
2. Action Item: Consider Resolution approving the execution and delivery of a Warranty Deed to the City of Caldwell for the dedication of right-of-way along Smeed Parkway

New Business

1. Action Item: Consider invoices for payment:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell-Econ. Dev	\$17,812.75	April Economic Dev Contributions
City of Caldwell	\$12,891.66	2026 Monthly Admin Fees-April
Hilty, Bower, Haws, & Seable	\$7,400.00	March Attorney Services
Idaho Press	\$66.58	Annual Activities Report Public Notice
Eide Bailly	\$19,005.00	Audit Services for FY25
ICRMP	\$1,947.50	Remaining Annual Insurance premium
City of Caldwell	\$5,298.00	Reimbursement for ARH Cultural Resource Survey for Project 7 Arthur St
Total	\$64,421.49	

2. URA Treasurer Reports

- a. Action Item: Approve Monthly Cash Reconciliation Reports.

3. Economic Development Reports

- a. Activity Report (March 2026) Ofelia Morales
- b. Activity Report (March 2026) Bryan Kida
- c. Current Projects List
- d. Tracking Job Creation within the URA

4. Attorney Reports

- a. Lee Gientke and Site B
- b. Fairgrounds Project, next steps
- c. South 6th Plaza, next steps
- d. RRC schedule at Blaine and Kimball

Commissioner Reports

Chairman Report

Adjourn

Next meeting date:

Additional information regarding Caldwell City Council public meetings and agendas may be found at <https://www.cityofcaldwell.org/your-government/city-commissions-and-boards/urban-renewal>

Any person needing special accommodation to participate in the meeting should contact the City Clerk's Office at 208-455-4656 prior to the meeting. The entire agenda packet and minutes may be viewed on the City of Caldwell's website.

Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad al 208-455-4656 antes de la reunión.