



**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.



Caldwell Urban Renewal Agency

Regularly Scheduled Meeting

March 9, 2026

6:00 P.M.

MINUTES

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

ROLL CALL

The Meeting Clerk called the roll. Present: Chairman Porter, Commissioner Brooks, Commissioner Warwick, Commissioner Stadick, Commissioner Moore, and Commissioner Allgood. Absent: None

CONFLICT OF INTEREST DECLARATION

None.

AUDIENCE PARTICIPATION

None.

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

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

Moved by Warwick, Seconded by Allgood to approve the consent calendar as presented.

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

MOTION CARRIED

UPDATE REPORTS – Current Approved Developments and/or Projects

- 1) Update Development Report: RRC Contractors (Blaine & Kimball) Derek Cooper. No update provided.
- 2) Update Development Report: TS Development (Arthur Street) Shawn Maybon. Tom Bevin provided details and noted they are ready to go; they are currently waiting for report of redlines from the City. Commissioner Allgood expressed appreciation for someone being available to give the report each month.
- 3) Update Development Report: Base Layer, LLC (North Caldwell – District 26). Chairman Porter noted that Santiago Morando of Base Layer provided a report by email to the Commissioners detailing a few key concerns and potential solutions relating to upcoming changes/construction plans by ITD for the ITD Corridor.
- 4) Update Development Report: 7th & Main Developer, LLC (Main Street) Dean Pape. No update provided.
- 5) Update Development Report: Wolfpack Development, LLC (905 Arthur Street) Jeff Dancer. Mr. Dancer reported that as of the last meeting, they have begun discussions to build out the green space with a contractor. He noted that in this last week they have a potential end-user interested in the space, and they are hoping to get something presented to the City and P&Z for approval in the near future.

- 6) Update Development Report: Canyon County Fair project (Diana Sinner) Ms. Sinner sent a report by email; she noted a project presentation will go before City Council on March 16th.
- 7) Update Development Report: Pontifex Capital, LLC (5th and Chicago; Site B) Lee Geintke. Mr. Geintke provided the updated site plan and elevations that he anticipates will become part of the updated TIF agreement. He noted that they hope to begin construction within the next 60-70 days. Mark Hilty, Agency Attorney stated that his office will be looking at new amendments that may result from the new plan and commented that the right-of-way will not change.

OLD BUSINESS

ACTION ITEM: Consider Resolution 2026-003 Approving the TERMINATION OF DEVELOPMENT AGREEMENT for CRE-WPL Sky Ranch Owner, LLC concerning the development at the northwesterly corner of Smeed Parkway and Skyway Street.

Mark Hilty, Agency Attorney, reported that this project is now complete. City offices have confirmed completion of requirements; next step is to terminate the development agreement since the project is complete. He also provided history of the original project, and the changes along the way.

Moved by Allgood, Seconded by Brooks to approve the termination of the Development Agreement with CRE-WPD Sky Ranch Owner, LLC.

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

MOTION CARRIED

ACTION ITEM: Consider Resolution 2026-004 approving the SIXTH AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT dated April 27, 2021, between the Urban Renewal Agency of the City of Caldwell, Idaho, and DPRE LLC to extend the project schedule.

Mr. Hilty stated that this is for the extension of the Phase II Tilian development - Dean Pape's project. He noted the current discussion is to possibly include the 6th Avenue Mini Plaza parcel and thereby create a larger parcel to develop his project. The extension of the timeline would allow combining the phase II plans now that the area is larger. They are asking for a one-year extension of deadlines.

Moved by Warwick, Seconded by Allgood to approve the sixth amendment to the DDA with DPRE LLC.

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

MOTION CARRIED

ACTION ITEM: Consider Resolution 2026-005 approving the SECOND AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT dated October 17, 2016, between the Urban Renewal Agency of the City of Caldwell, Idaho, and current developer Wolfpack Development, LLC to extend the project schedule.

Mr. Hilty reported that this is Mr. Dancer's project, and the second extension of time request. Hilty summarized the project history and the need to move forward; He recommended the agency give a one year extension for approval of plans by the City. The extension would require submission of plans by March 2027, with construction beginning September 2027.

Commissioner Moore referred to past history of Mr. Dancer's successful development efforts in this area and stated his support.

Moved by Allgood, Seconded by Warwick to approve the second amendment to the DDA with Wolfpack Development LLC.

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

MOTION CARRIED

NEW BUSINESS

ACTION ITEM: Public Hearing (Legislative) for purpose of receiving public comment on the 2025 Annual Activities Report for the Caldwell Urban Renewal Agency.

Ofelia Morales, URA Executive Director, provided a summary of the contents of the annual report and explained that much of the information is derived from the Audit report. The report will be submitted as required to the tax commission by March 31, 2026 along with the annual audit report.

Chairman Porter noted that no members of the public sign signed up to speak.

Chairman Porter closed the public hearing.

ACTION ITEM: Consider Resolution No. 2026-006 authorizing the acceptance of the 2025 Annual Report for the Caldwell Urban Renewal Agency.

Moved by Warwick, Seconded by Brooks to approve the 2025 URA Annual Report as presented.

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

MOTION CARRIED

ACTION ITEM: Consider invoices for payment from the Urban Renewal Agency Treasurer

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell-Econ. Dev	\$17,812.75	March Economic Dev Contributions
City of Caldwell	\$12,891.66	2026 Monthly Admin Fees-March
Hilty, Bower, Haws, & Seable	\$7,400.00	February Attorney Services
Total	\$55,818.39	

MOVED by Warwick, SECONDED by Brooks to approve the invoices as presented.

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

MOTION CARRIED

ACTION ITEM: Approve Monthly Cash Reconciliation Report

	TOTAL \$3,282,564.36
<i>Banner Bank</i>	\$ 2,411,487.85
<i>LGIP</i>	\$ 871,076.51

MOVED by Allgood, SECONDED by Warwick to approve the monthly cash reconciliation reports as presented.

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

MOTION CARRIED

Economic Development Report from Ofelia Morales – February 2026

URA District Updates:

North Urban Renewal Area (12/20/21)

- Raelyn is working with District 26 regarding invoices related to TIF
- Raelynn is working with Maverick regarding invoices related to TIF.
- A property owner within this district reviewed development options with city staff via a roundtable.

Central Urban Renewal Area (12/15/25)

- Canyon Springs High School put out a call to offers, but not moving forward with any received thus far. Ms. Morales provided a summary of a conversation regarding a potential end-user interested in redevelopment of the site, and will bring back more information if discussions move forward.
- Community members have reached out regarding a potential beautification effort in the area.
- Staff is looking into CDBG funds for adding 22 lights and addressing this area with a phased approach
- Staff is looking into CDBG funds for improvements along Lions Park

Site A (10/14/2024) 119 S Kimball Ave

- Previous RFP review was sent Feb. 24th with a request for feedback; feedback is due March 24th.
- Planning to issue RFP in May with a recommendation of 60-90 days open period.

Site B (8/18/2025)

- Lee Geintke met with Planning and Zoning staff on Feb. 11th; he provided an update earlier this evening regarding progress.

URA Current Project List.

- Canyon County will be here soon with an update on their project. The goal is to complete the remaining projects in conjunction with bridge reconstruction.
- Denae Warren of Destination Caldwell reported that the wayfinding project will be completed in May.

In response to a question from Commissioner Allgood regarding the demolition and cleanup at 516 Main and 510 Arthur, Ms. Morales noted that remediation of both sites is not yet complete; in the interim, both sites can be used for parking.

General Updates

- Idaho State Tax Commission training scheduled for March 19, 2026, from 2:00–4:00 PM at the Caldwell Airport. Ms. Morales noted she has sent invitations to other Urban Renewal commissioners in Canyon County).
- Attended ITD's Open House regarding I-84, SH-44 to Centennial Way. This study will evaluate future needs and potential improvements on Interstate 84 between State Highway 44 (Exit 25) and Centennial Way (Exit 27) interchanges. This project is part of ITD's ongoing efforts to improve I-84 in Canyon County. Ms. Morales provided comments related to the notes received from Base Layer LLC regarding their District 26 project in the north area. She also submitted an email with the URA Map as a follow-up.
- Mr. Hilty is working on the deed for the East Urban Renewal parcel intended for city right-of-way. An image and address of the parcel was sent late last month for reference.
- The City has made an offer to an applicant for the Economic Development Director position, and he has accepted. He will be at the April URA meeting with updates and introductions.

Economic Development Activity Report from Bryan Kida - February 2026

Business Retention and Expansion

Downtown:

- Visits to downtown businesses have been taking place
- There are 2-3 businesses near the Kimball and Blaine intersection who have requested 3-4 hour parking on Kimball between Blaine and Cleveland and along Blaine from Kimball.
- There is a downtown company who is open to making a possible land swap with property they own along the creek for a potential promenade.
- Many of the businesses downtown have been very pleasant to meet with. Most have been happy with the city, how the city has worked with them, and how the city has managed the downtown area.

Industrial/Commercial:

- Visits to companies in Sky Ranch, along the boulevard, and near Crookham have been going well. The indoor soccer venue is a nice addition. They are doing well.
- There is a newer business in Sky Ranch who has locations in Utah, France, and CALDWELL IDAHO!
- Caldwell hosts a major electric company headquarters who does major work in the North Pacific and who calls Caldwell home.
- Another current business continues to expand; they shared they have about 450-500 jobs here in Caldwell.
- Another business has about 400 jobs in their distribution location in Caldwell alone.
- A long-standing Caldwell business who ships internationally was just bought out by a company in Texas -- about 330 employees currently.

Prospecting

- In the Valley, he has approached a pottery concept and a brewery in the area for downtown vacancies.
- Outside the valley, he has approached a couple grocery concepts that do not exist in the valley yet.

In response to questions from Commissioner Moore regarding assessment of the current economic needs of businesses in our downtown core, Mr. Kida responded that relationships are paramount, as well as the attitude that everyone has a place in Caldwell. He stated many businesses are wanting to expand, and the economic development team is looking for where is the best fit for each business – for those already here, and those looking to come to Caldwell.

In response to a question from Commissioner Brooks regarding the job market here—job security when an out of state business buys out a local business—Mr. Kida stated the expectation is that very little will change.

Attorney Reports

- a) Fairgrounds Project: Mark Hilty, Agency Attorney, reported that the project will be in front of City Council on March 16th; completion is anticipated by September 2026.
- b) Temporary parking at the Tilian Phase 2 site: Mr. Hilty stated they are negotiating about language and fees. It is likely to be on the March 16th City Council agenda.
- c) Central Area RFP for 516 and 0 Main St., 6th Avenue Plaza, and the Tilian Phase 2 site: Mr. Hilty noted that Council was generally favorable for including the 6th Avenue Plaza property with the RFP. The conditions and a couple of concerns were discussed with the Council; an RFP will be coming forward in the near future. Mr. Hilty will be meeting with the City Attorney to discuss next action steps. He commented that access to the pedestrian bridge needs to be maintained, and that temporary parking on the fenced site for general use should be coming soon.

Commissioner Reports

Commissioner Stadick asked if there is a system that identifies jobs created. Ms. Morales responded that while there is not a system for URA specifically, there is one in place for the City as a whole. She stated that it could be added if desired, and that she will go through the current CRM they use.

Commissioner Warwick is excited to see movement on the Tilian Phase II project

Commissioner Moore provided details about a check presentation to the G.A.L.S. softball park recently.

Chairman Report

Chairman Porter expressed appreciation for commissioners' service each month and noted it is good to see movement on specific projects.

The meeting adjourned at 6:52 pm. The next URA Meeting will be on Monday April 13, 2026 at 6:00 pm.

Approved as written this 13th day of April 2026.

Attest:

URA Secretary

Commissioner Porter

Commissioner Stadick

Commissioner Warwick

Commissioner Brooks

Commissioner Allgood

Commissioner Moore

Commissioner Kohl

RESOLUTION NO. _____

A RESOLUTION OF THE CALDWELL URBAN RENEWAL AGENCY, APPROVING THAT CERTAIN MEMORANDUM OF UNDERSTANDING (SOUTH 6TH AVE. PLAZA) BY AND BETWEEN THE CITY OF CALDWELL, IDAHO AND THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO.

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves that MEMORANDUM OF UNDERSTANDING (South 6th Ave. Plaza) attached hereto as Exhibit A and incorporated by this reference.

Be it further resolved that the Chairman is authorized to execute said MEMORANDUM OF UNDERSTANDING (South 6th Ave. Plaza) and City staff is instructed to perform the duties and obligations of the Agency under and pursuant to said MOU.

PASSED BY THE AGENCY this 13th day of April, 2026.

APPROVED

By _____
Chairman

ATTEST:

By _____
Secretary

RESOLUTION NO. 109-26


A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF CALDWELL, IDAHO, APPROVING THAT CERTAIN MEMORANDUM OF UNDERSTANDING (SOUTH 6TH AVE. PLAZA) BY AND BETWEEN THE CITY OF CALDWELL, IDAHO AND THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO.

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves that MEMORANDUM OF UNDERSTANDING (South 6th Ave. Plaza) attached hereto as Exhibit A and incorporated by this reference.

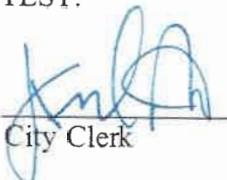
Be it further resolved that the Mayor is authorized to execute said MEMORANDUM OF UNDERSTANDING (South 6th Ave. Plaza) and City staff is instructed to perform the duties and obligations of the City under and pursuant to said MOU.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 6 day of April, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 6 day of April, 2026.

APPROVED

By _____
Eric Phillips, Mayor

ATTEST:

By 
City Clerk



MEMORANDUM OF UNDERSTANDING
(South 6th Ave. Plaza)

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is entered into this 6 day of April, 2026 ("Effective Date"), between The Urban Renewal Agency of the City of Caldwell, Idaho, an independent public body corporate and politic, of 205 S. 6th Ave, Caldwell, Idaho 83605 ("Agency") and The City of Caldwell, Idaho, an Idaho municipal corporation, of 205 S. 6th Ave., Caldwell, Idaho 83605 ("City"). Agency and City may be referred to herein as a "Party" or collectively as the "Parties."

Whereas, City formed the Central Urban Renewal Project Area by Ordinance No. 3728 on December 15, 2025 which authorizes Agency to undertake urban renewal activities in the project area; and

Whereas, Agency owns property northwesterly of the South 6th Ave. Plaza adjacent to Main Street that is appropriate for private redevelopment pursuant to the request for proposal ("RFP") process described at Idaho Code §50-2011(b); and

Whereas, a portion of property on the southeasterly side of South 6th Ave. Plaza is owned by DPRE, LLC, a private entity obligated to redevelop its property pursuant to an existing Disposition and Development Agreement with Agency dated April 27, 2021; and

Whereas, the properties described in the preceding recitals are all depicted on **Exhibit A**, attached hereto and incorporated by this reference; and

Whereas, Agency and City have agreed that the private redevelopment of properties depicted on **Exhibit A** can be facilitated and enhanced for purposes associated with the approved urban renewal plan for the Central Urban Renewal Project Area if South 6th Ave. Plaza is available for incorporation into a redevelopment project encompassing all three (3) parcels; and

Whereas, this MOU memorializes the understanding between the Parties related to the disposition and redevelopment of the properties depicted on Exhibit A and the relative responsibilities, duties and obligations of the Parties.

NOW, therefore, the Parties to this MOU agree and commit to each other as follows:

City Responsibilities:

1. *Transfer by Deed.* Pursuant to Idaho Code §50-2015(1)(a), the City will transfer by deed all of the South 6th Ave. Plaza, except that portion currently dedicated as pedestrian right-of-way along the northwesterly side of the Plaza, to Agency on the condition that Agency faithfully perform its obligations under this MOU.

RES 109-26

2. *Transfer by Right-of-Way Vacation:* Vacate the existing pedestrian right-of-way along the northwesterly side of the South 6th Ave. Plaza and vest the vacated right-of-way area in Agency pursuant to Idaho Code §50-311, conditioned on the faithful performance of Agency's obligations under this MOU.

Agency Responsibilities:

1. Agency shall incorporate both the deeded portion and vacated portion of the South 6th Ave. Plaza into a competitive request for proposals ("RFP") to redevelop the same in conjunction with the adjoining Agency property to the northwest. The RFP shall be issued and processed pursuant to Idaho Code §50-2011(b) and shall permit, but not require, responders to incorporate additional adjoining real estate into redevelopment proposals.

2. Agency shall use its authority pursuant to Idaho Code §50-2011(a) to establish "covenants, conditions and restrictions, including covenants running with the land," or similar binding commitments, assuring that redevelopment of the site pursuant to the RFP and any subsequent disposition and development agreement meets the following requirements:

2.1 Pedestrian access from the southwesterly-adjacent Indian Creek bridge directly to Main Street shall be preserved indefinitely in any redevelopment of the site. The width of the pedestrian access shall be a minimum of twelve feet (12') to match the bridge width. Redevelopment may include use of air rights above said pedestrian access, but the accessway shall be a minimum of twelve feet (12') in height.

2.2 The RFP will require potential developers to include concepts, proposals and commitments about how redevelopment will complement and enhance Winter Wonderland, including, though not requiring, the possibility of preserving a space for the City's Christmas tree.

2.3 The RFP will require potential developers to explain and commit to a parking plan that accommodates the parking demands of the redevelopment consistent with applicable City codes and requirements.

General Provisions:

1. *Severability:* In the event any of the provisions of this MOU shall be deemed illegal or unenforceable, such determination shall not operate to invalidate any of the remaining provisions of this MOU.

2. *Entire Agreement:* The parties agree and warrant that this MOU, together with the Exhibits attached and documents reference constitutes the entire agreement between the parties and supersedes all prior and contemporaneous agreements and discussion, and that this MOU may be amended or modified only by an agreement in writing executed by all parties.

3. *Governing Law/Venue:* The laws of the State of Idaho govern the enforcement, and interpretation of this MOU. The venue for any action related to this MOU shall be in Canyon County, Idaho.

4. *Counterpart Execution:* This MOU may be executed in several counterparts, each of which will be fully effective as an original and all of which together will constitute one and the same instrument.

5. *Further Acts:* In addition to the acts recited in this MOU to be performed by the Parties, the Parties agree to perform or cause to be performed any and all such further acts as may be reasonably necessary to accomplish the objectives and commitments of the Parties set forth in this MOU.

IN WITNESS WHEREOF, the parties hereto have caused this MOU to be executed and made effective as of the Effective Date.

AGENCY:

Urban Renewal Agency of the
City of Caldwell, Idaho

By: _____

Name: _____

Its: _____

Date: _____

Attest:

Agency Clerk

CITY:

City of Caldwell, Idaho

By: 

Name: ERIC PHILLIPS

Its: Mayor

Date: 4/6/2020

Attest:



City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE CALDWELL URBAN RENEWAL AGENCY, THE EXECUTION AND DELIVERY OF A WARRANTY DEED TO THE CITY OF CALDWELL FOR THE DEDICATION OF RIGHT-OF-WAY ALONG SMEED PARKWAY.

Be it Resolved that the City of Caldwell, Idaho Urban Renewal Agency hereby approves a "WARRANTY DEED" does hereby grant, bargain, sell, and convey unto the City of Caldwell, Idaho, an Idaho municipal corporation of 205 S. 6th Ave, Caldwell, Idaho 83605 the following described tract(s) of land in Canyon County, State of Idaho:

All of Lots 3 and 7 of Block 1, East Caldwell Urban Renewal, Phase 1, Book 37 of Plats at Page 24, records of Canyon County, Idaho, located in Section 25, T4N, R3W, BM, Caldwell, Canyon County, Idaho.

PASSED BY THE AGENCY this 13th day of April, 2026.

APPROVED

By _____
Chairman

ATTEST:

By _____
Secretary

*After Recording,
Return to:*

*Kristina Buchan, City Clerk
City of Caldwell, Idaho
205 South 6th Ave
Caldwell, Idaho 83605*

FOR RECORDING INFORMATION

WARRANTY DEED

FOR VALUE RECEIVED, The Urban Renewal Agency of the City of Caldwell, Idaho (sometimes known as the Caldwell East Urban Renewal Agency, a public body, corporate and politic, organized pursuant to the Idaho Urban Renewal Law, Title 50, Chapter 20, Idaho Code as amended (“**Grantor**”) does hereby grant, bargain, sell, and convey unto the City of Caldwell, Idaho, an Idaho municipal corporation of 205 S. 6th Ave, Caldwell, Idaho 83605 (“**Grantee**”) the following described tract(s) of land in Canyon County, State of Idaho:

All of Lots 3 and 7 of Block 1, East Caldwell Urban Renewal, Phase 1, Book 37 of Plats at Page 24, records of Canyon County, Idaho, located in Section 25, T4N, R3W, BM, Caldwell, Canyon County, Idaho.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee, its heirs, and assigns forever. And the said Grantor does hereby covenant to and with said Grantee, that Grantor is the owner in fee simple of said premises; that said premises is free from all encumbrances except as set forth heretofore, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, Agency has executed this Termination of Development Agreement as of the date first set forth above.

Agency:

Jim Porter, Agency Chair

STATE OF IDAHO)
) ss.
COUNTY OF CANYON)

On this ___ day of _____, 2026, before me the undersigned, a Notary Public in and for said State personally appeared Jim Porter known or identified to me to be the Chair of the Board of Commissioners of the Urban Renewal Agency of the City of Caldwell, Idaho that executed the said instrument, and acknowledged to me that such Agency executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above-written.

Notary Public for _____
Residing at _____
My commission expires: _____

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
10/31/2025	2,920,964.28	1,130.89		(245,808.34)	2,965.80		2,679,252.63
11/30/2025	2,679,252.63	2,501.49		(38,911.90)	2,235.41		2,645,077.63
12/31/2025	2,645,077.63	11,993.73		(263,655.84)	2,122.06		2,395,537.58
1/31/2026	2,395,537.58	98,989.89		(55,818.39)	1,993.87		2,440,702.95
2/28/2026	2,440,702.95	7,114.44		(38,104.41)	1,774.87		2,411,487.85
3/31/2026	2,411,487.85			(38,104.41)	1,966.61		2,375,350.05
4/30/2026	2,375,350.05						2,375,350.05
5/31/2026	2,375,350.05						2,375,350.05
6/30/2026	2,375,350.05						2,375,350.05
7/31/2026	2,375,350.05						2,375,350.05
8/31/2026	2,375,350.05						2,375,350.05
9/30/2026	2,375,350.05						2,375,350.05
Totals:		121,730.44	-	(680,403.29)	13,058.62	-	

Local Government Investment Pool

#2519-22072

96-10398

Transaction Date	Beginning Balance	Interest	Withdrawals/Deposits	Ending Balance
10/31/2025	856,342.50	3,035.59		859,378.09
11/30/2025	859,378.09	3,085.85		862,463.94
12/31/2025	862,463.94	2,915.86		865,379.80
1/31/2026	865,379.80	2,884.20		868,264.00
2/28/2026	868,264.00	2,812.51		871,076.51
3/31/2026	871,076.51	2,536.53		873,613.04
4/30/2026	873,613.04			873,613.04
5/31/2026	873,613.04			873,613.04
6/30/2026	873,613.04			873,613.04
7/31/2026	873,613.04			873,613.04
8/31/2026	873,613.04			873,613.04
9/30/2026	873,613.04			873,613.04
Totals:		17,270.54	-	

Banner Bank	2,375,350.05
LGIP	873,613.04
Total	3,248,963.09
	#REF!

Caldwell Urban Renewal Agency Financial Overview FY 2026

Revenue														
	Budget	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
NURA Increment	157,200			10,828.94	97,128.58	7,114.44								115,071.96
EURA Increment		1,130.89	2,501.49	1,164.79	1,590.32									6,387.49
Site A Increment	535				270.99									270.99
MISC. Rev														-
Interest	5,000	2,965.80	2,235.41	2,122.06	1,993.87	1,774.87	1,966.61							13,058.62
LGIP Interest	30,000	3,035.59	3,085.85	2,915.86	2,884.20	2,812.51	2,536.53							17,270.54
	192,735	7,132.28	7,822.75	17,031.65	103,867.96	11,701.82	4,503.14	-	-	-	-	-	-	152,059.60
Expense														
	Budget	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Budget Remaining
Audit	18,600													18,600.00
Econ Development	213,753	17,812.75	17,812.75	17,812.75	17,812.75	17,812.75	17,812.75							106,876.50
Admin Service	154,700	12,891.66	12,891.66	12,891.66	12,891.66	12,891.66	12,891.66							77,350.04
Attorney	88,800		6,800.00	8,000.00	7,400.00	7,400.00	7,400.00							51,800.00
ICRMP	3,895	1,947.50												1,947.50
Professional Svcs				11,800.00										(11,800.00)
Irrigation Assessment	500				265.06									234.94
Advertising	200													200.00
General Operation Supplies	1,000													1,000.00
EURA Special Projects	750,000				17,448.92									732,551.08
NURA Special Projects	100,000													100,000.00
	1,331,448	32,651.91	37,504.41	50,504.41	55,818.39	38,104.41	38,104.41	-	-	-	-	-	-	1,078,760.06
CASH														
	FY2025	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
Operating (10063)	2,199,082.71	(29,686.11)	(36,676.49)	(48,382.35)	(33,305.16)	(32,519.09)	(32,327.35)							1,986,186.16
Surety Bonds-Reserved (21230)	40,791.00													40,791.00
EURA (10063)	0.00	1,130.89	2,501.49	1,164.79	(15,858.60)									(11,061.43)
NURA (10050)	254,782.71			10,828.94	94,058.14	3,303.99	(3,810.45)							359,163.33
Site A	-				270.99									270.99
LGIP (10398)	856,342.50	3,035.59	3,085.85	2,915.86	2,884.20	2,812.51	2,536.53							873,613.04
	3,350,998.92	(25,519.63)	(31,089.15)	(33,472.76)	48,049.57	(26,402.59)	(33,601.27)	-	-	-	-	-	-	3,248,963.09

**Economic Development Report
March 2026**

URA District Updates:

North Urban Renewal Area (12/20/21)

- Raelyn is working with District 26 regarding invoices related to TIF
- Raelynn is working with Maverick regarding invoices related to TIF.
- A property owner within this district is looking at building an industrial park on approximately 30 plus acres.

Central Urban Renewal Area (12/15/25)

- Canyon Springs High School, call to offers, re-opened
- Clean-up Caldwell April 11th
- Staff is looking at Grants available via COMPASS (Community Planning Association of Southwest Idaho)- pedestrian connectivity and proper lighting along Chicago from 10th to Centennial and Kimball and 5th from the railroad tracks to Galveston.

Site A (10/14/2024) 119 S Kimball Ave

- Previous RFP review was sent Feb. 24th with feedback due March 24th. No additional feedback was provided.
- Issuing RFP in May with a recommendation of 60-90 days open period. May 4th -July 10th.

Site B (8/18/2025)

- Letter sent to all with an update

General Updates

- Opportunity Zones 2.0: Beginning July 1, 2026, governors will be able to nominate 25% of their respective states' eligible census tracts to be designated as opportunity zones (OZs).
- Mark is working on the deed for the East Urban Renewal parcel intended for city right-of-way. This will be completed in the future. An image and address of the parcel was sent previous months for reference.

Economic Development Report

Business, Retention, and Expansion

April 2026

Downtown

- **Follow Up:** The businesses who have requested parking signs near and along Kimball and Blaine are pleased we are moving forward with 3-4 HR parking signs.
- On Friday, about 100 VHS students helped us clean downtown. A LOT of cigarette butts. Especially in specific areas.

Industrial/Commercial

- **Follow Up:** The business who was bought out by a company in Texas who has about 330 employees currently is under contract to stay in Caldwell for 20 years. They're not close to their term. In fact, there is a food manufacturer in Boise who has downsized and our Caldwell company is trying to absorb some of those employees.
- Going to the new industrial salons to see who is now occupying these spaces. We have various companies from roofing and gutter supplier to big box stores to a welding company who does a lot of the piping for food manufacturers.

Prospecting

- We've started asking existing companies why they chose and why they like being in Caldwell. The feedback has been helpful and will be important to relay to prospective companies
 - Feedback so far:
 - Close to the interstate
 - Positioned between Boise and Ontario
 - Caldwell is nice and inexpensive

- We have spoken to a vendor who works with a lot of restaurants in the valley and has big accounts in the food industry. We are on their radar for concepts looking to expand.

URA CURRENT PROJECT LIST AS OF 3.31.26

URA Projects - Other Taxing Districts					
	Amount Budgeted	Cost to Date	Remaining	Status	
1	Ustick Road Widening Participation (Canyon Hwy Dist #4 Increment Project)	2,683,149	2,683,149	0	Complete
2	Indiana: Ustick to Caldwell High School (Caldwell School District Increment Project) (~7	2,217,330	2,217,330	0	Complete
3	Canyon Hill to Sacajawea (Caldwell School District Increment Project) - HAWK	318,847	318,847	0	Complete
4	County Fairgrounds (Canyon County Increment Project) / Fair Expo Site Imprv	2,477,811	2,259,561	218,250	Almost Complete
URA Projects - City of Caldwell					
	Amount Budgeted		Remaining		
5	Luby Park: Pickelball Construction / Rehab	787,569	787,569	0	Complete
6	Parking (Wildman lot across from Bldg. 621) - improvements/602 Cleveland	54,902	54,902	0	URA Portion Complete
7	Demo and cleanup/516 Main&510 Arthur	125,000	84,486	40,514	Almost Complete
8	Plaza Extension Festive Street (Arthur)- downtown - Arthur St from 5th to 6th	49,016	49,016	0	URA Portion Complete
9	Hotel Site Improvements - deChase	3,270,951	3,270,950	0	Complete
10	213-215-217 Kimball - Norman Complex	487,297	487,297	0	Complete
11	Ustick Bridge Eastside Extension / I-84 to Middleton (60% URA)	91,847	91,847	0	URA Portion Complete
12	Ustick Road Widening	9,673,069	9,673,069	0	Complete
13	21st Avenue Parking Lot	2,753,664	2,753,664	0	Complete
14	Paving — Centennial Boulevard median	426,822	426,822	0	Complete
15	Frontage Improvements - Franklin Road (Blue Bird Car Wash)	129,653	129,653	0	Complete
16	Compactor Relocation / 812 Main Street	197,218	197,218	0	Complete
17	Parking — Wolfe Field	94,862	94,862	0	Complete
18	Vineyard Public Space - Kimball and 9th Street Alley	532,710	57,788	474,922	In-Progress
19	Alley Improvements	550,000	357,166	192,835	In-Progress
20	Florida & Ustick Roundabout (~70% of project cost only)	1,841,768	1,841,768	0	Complete
21	6th Avenue Pedestrian Bridge Upgrades	42,547	42,547	0	Complete
22	Luby Park: Irrigation System	225,506	225,506	0	Complete
23	TVCC Remodel	34,000	34,000	0	Complete
24	Underground Power (Alley)	250,000	250,000	0	Complete
26	Downtown Signage - Wayfinding	245,000	187,704	57,296	Almost Complete
27	Wolfe Field - Hitting Facility	200,000	200,000	0	Complete
28	Foundation - Rice House	312,598	312,598	0	Complete
		30,073,135	29,089,321	983,815	