



**Regular Caldwell Urban Renewal Agency Meeting
(City Hall - Chambers Room #100)
May 11, 2026
6:00 PM**

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

Live Stream Viewing: 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. Minutes

- a. Approve the Minutes of the April 13, 2026 URA Meeting

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)

Old Business

1. Action Item: Consider Resolution approving assignment of the 9th and Arthur Urban Renewal Project and associated DDA dated October 17, 2016, from developer Wolfpack Development LLC to Optimum Group, Inc.

New Business

1. Action Item: Consider Opportunity Zone (OZ) letter of support.
2. Discussion Item: Public Safety Training Facility Waterline Project
3. Action Item: Consider Resolution approving funding for the Chicago Street Waterline Extension Project supporting the Public Safety Training Building (PSTB)
4. 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
Total	\$38,104.41	

5. URA Treasurer Reports

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

6. Economic Development Reports

- a. Activity Report - Ofelia Morales
- b. Activity Report - Bryan Kida
- c. Current Projects List

7. Attorney Reports

- a. Status of 6th Ave Plaza Transfer
- b. Project Area Site B termination
- c. Fairgrounds Project Timeline

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.