



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.



Caldwell Urban Renewal Agency

Regularly Scheduled Meeting

April 13, 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 Warwick, Commissioner Stadick, Commissioner Moore and Commissioner Kohl. Absent: Commissioner Brooks and Commissioner Allgood.

CONFLICT OF INTEREST DECLARATION

None.

AUDIENCE PARTICIPATION

Mike Dittenber, Caldwell Housing Authority (CHA) Director, spoke about an incident that occurred a few weeks earlier regarding a trailer in substandard condition located within the new Caldwell Central URA district. He noted the actions and efforts made by the City and CHA in remediating the situation.

A discussion with the commissioners followed regarding what next steps should be, and further details were provided and concerns expressed regarding several aspects of the property. Chairman Porter commented that this situation highlights what the agency has known for some time--that this area is in desperate need of infrastructure improvements.

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

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

MOVED by Stadick, SECONDED by Warwick to approve the consent calendar as presented.

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

MOTION CARRIED

UPDATE REPORTS – Current Approved Developments and/or Projects

- 1) Update Development Report: RRC Contractors (Blaine & Kimball) Derek Cooper. Mark Hilty, Agency Attorney noted that he will provide a report and current status in the Attorney's Reports section of the agenda.
- 2) Update Development Report: TS Development (Arthur Street) Shawn Maybon. Mr. Maybon reported that the plans are under review currently. He also expressed appreciation to the Commissioners for the time and effort they put forth while serving on this board.
- 3) Update Development Report: Base Layer, LLC (North Caldwell – District 26). Shane Jiminez provided a slide presentation reviewing progress thus far and added marketing efforts details. He noted that end users are interested but not in a position to develop infrastructure, so they need something ready to go. Mr. Jiminez also outlined recent work on the property, including consolidating and recording the vacation of

Green Road. He commented on potential for commercial and residential development in the area, and noted that there is progress and it will all happen, but it is now more of a 10-year project than the original 5-year project estimation.

In response to questions from Commissioners, Mr. Jiminez provided further comments on what he sees support of the City and URA would look like, and estimations of what it would take in infrastructure costs and planning for a large development end-user to build out a project.

- 4) Update Development Report: 7th & Main Developer, LLC (Main Street) Dean Pape. Mr. Pape is travelling this week and unable to provide a report.
- 5) Update Development Report: Wolfpack Development, LLC (905 Arthur Street) Keri Smith. Ms. Smith attended virtually and reported that she is primarily representing the Optimum Group at this time. She stated that she has extensively reviewed the timeline extensions approved at the last URA meeting with her client and the client will comply with those dates. They are asking the URA to review and approve an Assumption and Assignment agreement assigning the DDA to the Optimum Group upon closing. The closing is currently scheduled to occur in May before the next URA regular meeting.

Mr. Hilty reviewed details of the request as discussed with Ms. Smith. He noted that in order for the assignment of the DDA to move forward, the Agency has to agree, and that one of the requirements would be that there would not be any other timeline extensions approved for the site. The new buyer must build on the vacant lot whether or not there is a tenant in place. He also provided details on what would need to happen if the new buyer could not complete the project on time.

Commissioner Moore recommended moving forward as soon as possible.

- 6) Update Development Report: Canyon County Fair project (Diana Sinner) Commissioner Warwick read the email update provided by Ms. Sinner. In the report Ms. Sinner stated stating she was able to meet with Councilman Chris Allgood regarding the retaining wall project and walk through the project area with him. She is working to get the information finalized for presentation to City Council and anticipates the timeline for project completion will be after the rodeo and before the end of the fiscal year.
- 7) Update Development Report: Pontifex Capital, LLC (5th and Chicago; Site B) Lee Geintke. Mr. Geintke reported that plans have been approved and they are moving forward with the development. He noted that they are proceeding with a ten-unit plan, and that this will be the first new housing for that side of town in many years. In response to questions from Commissioner Moore, Mr. Geintke provided comments on pricing and cost increases across the board, and differences between the initial project and what is moving forward now.

OLD BUSINESS

ACTION ITEM: Consider Resolution authorizing a MEMORANDUM OF UNDERSTANDING with the City of Caldwell for the 6TH AVENUE PLAZA

Mark Hilty, Agency Attorney, provided the staff report. He stated that Council was generally favorable regarding redevelopment of the site, including the 6th Avenue Plaza site. He pointed out a few conditions that would be placed upon any potential developers:

- Maintaining a pedestrian access corridor from the 6th Avenue pedestrian bridge to Main Street
- How will the project enhance the Winter Wonderland season
- Providing a viable parking plan

Mr. Hilty also noted that the transfer of the 6th Avenue Plaza property can be by deed once the existing right-of-way is vacated.

MOVED by Kohl, SECONDED by Warwick to approve the MOU with the City of Caldwell for the 6th Avenue Plaza.

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

MOTION CARRIED

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

Mr. Hilty reported on the parcel’s history over the years of development at Sky Ranch. The URA still has ownership of the parcel; talks with City staff indicate the best disposition of it would be to transfer it to the City as right-of-way.

MOVED by Warwick, SECONDED by Kohl to approve the delivery of a Warranty Deed to the City of Caldwell for dedication of right-of-way along Smeed Parkway.

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

MOTION CARRIED

NEW BUSINESS

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

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 ICRMP	\$19,005.00	Audit Services for FY 25
ICRMP	\$ 1,947.50	Remaining Annual Insurance Premium
City of Caldwell	\$ 5,298.00	Reimbursement for ARH Cultural Resource Survey for Project 7 Arthur Street
Total	\$64,421.49	

MOVED by Stadick, SECONDED by Moore to approve the invoices as presented.

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

MOTION CARRIED

ACTION ITEM: Approve the Monthly Cash Reconciliation Report

	TOTAL 3,248,963.09
<i>Banner Bank</i>	\$ 2,375,350.05
<i>LGIP</i>	\$ 873,613.04

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

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

MOTION CARRIED

Economic Development Report from Ofelia Morales – 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.
- Ms. Morales introduced Daniel Torres, the new Economic Development Director. Mr. Torres provided a few details about himself and noted he is excited to be part of Caldwell.

Economic Development Activity Report from Bryan Kida - March 2026

Business, Retention, and Expansion

March/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.

Project List: Ms. Morales provided updates on several projects, noting progress and near-completion of specific projects, and upcoming actions for others.

Ms. Morales also provided information in response to questions Commissioner Stadick had asked regarding how Economic Development is tracking developments, progress through development requirements, job creation, progress reports by developers, and specific URA involvement.

Attorney Reports

Mr. Hilty noted that the reports listed on this section of the agenda for the Geintke project, the Fairgrounds project, and the South 6th Avenue project were given earlier in this meeting.

RRC Schedule at Blaine and Kimball: Mr. Hilty talked to Derek Cooper about this project and reported that Mr. Cooper is expressing significant concerns regarding the impact the Kimball Bridge construction (ITD project) will have on parts of the RRC project that are already completed. Mr. Cooper also shared that his timeline will again be impacted by the delays that the ITD project will cause.

Commissioner Reports

Commissioner Moore commented on an interview at Lions Park with Channel 6 regarding the new URA area and a potential Garden District.

Chairman Report

Chairman Porter noted that he will absent from the next two URA meetings, and that Vice-Chair Warwick will fill in during his absence. He also provided comments regarding excitement about the prospective new Envision Caldwell Plan and conversations with Roger Brooks.

The meeting adjourned at 7:57 pm. The next URA Meeting will be on Monday May 11, 2026 at 6:00 pm.

Approved as written this 11th day of May, 2026.

Attest:

URA Secretary

Commissioner Porter

Commissioner Stadick

Commissioner Warwick

Commissioner Brooks

Commissioner Allgood

Commissioner Moore

Commissioner Kohl

ASSIGNMENT AGREEMENT

THIS ASSIGNMENT AGREEMENT (“**Assignment**”), is made and entered into this ___ day of _____, 2026, by and between THE URBAN RENEWAL AGENCY of the CITY OF CALDWELL, IDAHO, the duly formed urban renewal agency of the City of Caldwell, Idaho (“**Agency**”), WOLFPACK DEVELOPMENT, LLC, an Idaho limited liability company (“**Wolfpack**”), and OPTIMUM GROUP, INC., an Idaho corporation (“**Optimum**”).

WHEREAS, Pursuant to Idaho Code §50-2011(b), Agency previously contracted for the redevelopment of the real property known as the 9th and Arthur Urban Renewal Project with KC Gardner Company, L.C pursuant to that certain Disposition and Development Agreement dated October 17, 2016 (“**DDA**”); and

WHEREAS, KC Gardner Company, L.C. assigned its rights under the DDA to CALDWELL CINEMA, LLC, a “Developer Affiliate” as permitted by Section 106 of the DDA; and

WHEREAS, CALDWELL CINEMA, LLC subsequently assigned its rights under the DDA to Wolfpack pursuant to that certain Assignment Agreement dated December 9, 2019, which assignment was approved by Agency pursuant to Section 106 of the DDA; and

WHEREAS, Section 106 of the DDA permits Wolfpack to likewise assign its rights to an “Authorized Successor” with the approval of Agency and provided that the obligations set forth in the DDA shall extend to and be assumed by the Authorized Successor; and

WHEREAS, Wolfpack desires to assign its rights under the DDA to Optimum as an Authorized Successor; and

WHEREAS, Optimum is willing to be bound by the terms of the DDA applicable to the unfinished portion of the Commercial Phase of the 9th and Arthur Urban Renewal Project and the Agency finds that Optimum has demonstrated skill in the area of commercial real estate development or financing as required by Section 106 of the DDA; and

WHEREAS, The DDA is incorporated here by this reference as if set forth in full.

NOW THEREFORE, the undersigned parties agree as follows:

1. Pursuant to Section 106 of the DDA, Agency approves Optimum as an Authorized Successor to the rights and obligations of the DDA applicable to the unfinished portion of the Commercial Phase of the 9th and Arthur Urban Renewal Project.
2. Optimum assumes all obligations of the DDA applicable to the unfinished portion of the Commercial Phase of the 9th and Arthur Urban Renewal Project.
3. Wolfpack is released from the obligations of the DDA applicable to the unfinished portion of the Commercial Phase of the 9th and Arthur Urban Renewal Project.

IN WITNESS WHEREOF, Agency, Wolfpack, and Optimum have hereunto caused their names to be subscribed by their officers this ___ day of _____, 2026.

URBAN RENEWAL AGENCY of the CITY of CALDWELL, IDAHO

By: _____
Jim Porter, Chair, or
Julie Warwick, Vice-Chair

ATTEST:

Agency Clerk

WOLFPACK DEVELOPMENT, LLC

By: _____
Print: _____
Title: _____

OPTIMUM GROUP, INC.

By: _____
Print: _____
Title: _____

RESOLUTION NO. _____

A RESOLUTION OF THE COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO, APPROVING THAT CERTAIN ASSIGNMENT AGREEMENT BY AND BETWEEN THE AGENCY, WOLFPACK DEVELOPMENT, LLC, AND OPTIMUM GROUP, INC.

Be it resolved that the Urban Renewal Agency of the City of Caldwell, Idaho (“**Agency**”) approves that certain Assignment Agreement by between and among the Agency, Wolfpack Development, LLC, an Idaho limited liability company (“**Wolfpack**”), and Optimum Group, Inc., an Idaho corporation (“**Optimum**”), transferring rights and obligations under that certain Disposition and Development Agreement dated October 17, 2016 (“**DDA**”) from Wolfpack to Optimum pursuant to Section 106 of the DDA. A copy of said Assignment Agreement is attached hereto as Exhibit A and incorporated by this reference; and

Be it further resolved that the Chair or Vice-Chair is authorized to execute said Assignment Agreement and Agency staff is instructed to perform the duties and obligations of the Agency under and pursuant to said Assignment Agreement.

PASSED BY THE AGENCY this _____ day of _____, 2026.

APPROVED BY THE CHAIR OR VICE-CHAIR of the Agency this _____ day of _____, 2026.

APPROVED

By _____
_____, Chair or Vice-Chair

ATTEST:

By _____
Agency Clerk

Urban Renewal Agency of the
City of Caldwell
205 South 6th Avenue
Caldwell, Idaho 83605

5/5/2026

To Whom It May Concern,

I am writing to express my strong and sincere support for the designation and development of an Opportunity Zone within the recently formed Central Urban Renewal District (“District”) in the City of Caldwell. This initiative represents a meaningful opportunity to catalyze investment, encourage responsible growth, and accelerate much-needed redevelopment within the District.

The creation of an Opportunity Zone in this area would provide critical tools in helping to transform underutilized and deteriorating properties into productive assets that benefit the broader community. With the right support, this designation can significantly advance the District’s ability to meet its established goals, enhance economic vitality, improve infrastructure, and foster a more resilient and inclusive local economy.

The District was formally approved and established in December 2025 under Idaho Code Title 50, Chapters 20 and 29, also known as the Idaho Urban Renewal Law of 1965 and the Local Economic Development Act. This designation was based on clear findings that the area is deteriorated or deteriorating. The need for strategic reinvestment is both evident and urgent, and the Opportunity Zone designation would serve as a powerful mechanism to address these challenges efficiently and effectively.

It is important to note that during the initial 2017 Opportunity Zone designation process, no application was submitted for areas within the City of Caldwell. As a result, our community missed a critical opportunity to access this impactful economic development tool. We now have a second chance to correct that oversight and bring meaningful resources to the District, which stands to benefit greatly.

For these reasons, the Caldwell Urban Renewal Agency strongly urges decision-makers to approve and designate the City of Caldwell’s Opportunity Zone application. This request will help unlock investment potential, support long-term community goals, and demonstrate a shared commitment to sustainable growth and revitalization.

Thank you for your thoughtful consideration and for your continued dedication to fostering economic opportunity and community well-being.

Sincerely,

Ofelia Morales
Assistant Director Economic Development/URA Executive Director

Urban Renewal Agency of the
City of Caldwell
205 South 6th Avenue
Caldwell, Idaho 83605

City of Caldwell Idaho

MEMORANDUM

TO: Caldwell Urban Renewal Agency

Meeting Date May 11, 2026



AGENDA ITEM INFORMATION

<i>SUBJECT: Funds for Chicago waterline extension.</i>		<i>Department Submittals</i>	<i>X to mark</i>	<i>Initials</i>
<p>The Caldwell Fire Department, in partnership with the Caldwell Police Department, respectfully requests Urban Renewal Agency (URA) funding assistance for costs associated with the installation of a waterline extension serving the new Public Safety Training Building (PSTB).</p> <p>The PSTB is a joint-use facility designed to support both agencies by providing dedicated training classrooms, office space, and enhanced interagency coordination capabilities. This facility represents a long-term investment in public safety infrastructure, workforce development, and operational readiness for the City of Caldwell.</p> <p>As part of this project, a waterline was installed along Chicago Street within the designated urban renewal area to provide necessary water service to the facility. In addition to supporting the PSTB, this waterline extension significantly enhances infrastructure capacity within the corridor. The improved utility access will facilitate future growth and development, supporting both residential and commercial expansion consistent with URA goals and the City's long-term development strategy.</p> <p>The total project costs identified for URA participation are \$165,852.34, which include:</p> <p>\$146,173.73 – Waterline construction along Chicago Street \$9,678.61 – Engineering and design services \$10,000.00 – Additional roadway surface improvements associated with the project</p> <p>This investment not only supports critical public safety infrastructure but also provides a broader economic development benefit by enabling future development opportunities within the urban renewal district.</p> <p>We respectfully request URA consideration for funding assistance in the amount of \$165,852.34 to offset these eligible infrastructure costs. Your support will directly contribute to both the advancement of public safety services and the continued growth and revitalization of this area.</p>		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department	x	RN
		Human Resources		
		Planning & Zoning		
		Fire Department	x	BD
		Police Department	x	
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering		
		Mapping		
COST IMPACT:	\$165,852.34	Parks and Recreation		
FUNDING SOURCE:	Urban Renewal	Airport		
		Information Systems		
TIMELINE:	April 2026	Golf Course		
		OTHER:		
SUMMARY STATEMENT:				
<p>The Caldwell Fire Department and Caldwell Police Department request Urban Renewal Agency (URA) funding assistance in the amount of \$165,852.34 for a waterline extension installed along Chicago Street to serve the new Public Safety Training Building (PSTB). This infrastructure not only supports critical public safety training operations but also enhances utility capacity within the urban renewal area, enabling future residential and commercial growth consistent with redevelopment objectives.</p>				
RECOMMENDED ACTION:				
<p>Approve the allocation of \$165,852.34 in Urban Renewal Agency (URA) funding to reimburse eligible costs associated with the Chicago Street waterline extension project supporting the Public Safety Training Building (PSTB), recognizing the project's contribution to both public safety infrastructure and future economic development within the urban renewal area.</p>				

RESOLUTION NO. _____

A RESOLUTION APPROVING FUNDING FOR THE CHICAGO STREET WATERLINE EXTENSION PROJECT SUPPORTING THE PUBLIC SAFETY TRAINING BUILDING (PSTB).

BE IT HEREBY RESOLVED by the Caldwell Urban Renewal Agency that it authorizes the allocation of funding in the amount of \$165,852.34 for reimbursement of eligible costs associated with the Chicago Street waterline extension project serving the Public Safety Training Building (PSTB), as described in the memorandum presented to the Agency and incorporated herein by reference.

BE IT HEREBY RESOLVED that the Agency finds the project to be consistent with the goals and objectives of the urban renewal district, including the support of public infrastructure improvements and the promotion of future residential and commercial development within the area.

PASSED BY THE CALDWELL URBAN RENEWAL AGENCY of the City of Caldwell, Idaho this 11th day of May, 2026.

APPROVED BY THE CHAIRMAN OF THE URBAN RENEWAL AGENCY of the City of Caldwell, Idaho this 11th day of May, 2026.

By _____
Jim Porter
Chairman

ATTEST:

By _____
Secretary

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		11,903.00						126,974.96
EURA Increment		1,130.89	2,501.49	1,164.79	1,590.32			2,176.91						8,564.40
Site A Increment	535				270.99									270.99
MISC. Rev								676.00						676.00
Interest	5,000	2,965.80	2,235.41	2,122.06	1,993.87	1,774.87	1,966.61	1,888.20						14,946.82
LGIP Interest	30,000	3,035.59	3,085.85	2,915.86	2,884.20	2,812.51	2,536.53	2,780.19						20,050.73
	192,735	7,132.28	7,822.75	17,031.65	103,867.96	11,701.82	4,503.14	19,424.30	-	-	-	-	-	171,483.90
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							19,005.00						(405.00)
Econ Development	213,753	17,812.75	17,812.75	17,812.75	17,812.75	17,812.75	17,812.75	17,812.75						89,063.75
Admin Service	154,700	12,891.66	12,891.66	12,891.66	12,891.66	12,891.66	12,891.66	12,891.66						64,458.38
Attorney	88,800		6,800.00	8,000.00	7,400.00	7,400.00	7,400.00	7,400.00						44,400.00
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							66.58						133.42
General Operation Supplies	1,000													1,000.00
EURA Special Projects	750,000				17,448.92			5,298.00						727,253.08
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	64,421.49	-	-	-	-	-	1,014,338.57
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)	(52,748.84)						1,933,437.32
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)			(3,121.09)						(14,182.52)
NURA (10050)	254,782.71			10,828.94	94,058.14	3,303.99	(3,810.45)	8,092.55						367,255.88
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	2,780.19						876,393.23
	3,350,998.92	(25,519.63)	(31,089.15)	(33,472.76)	48,049.57	(26,402.59)	(33,601.27)	(44,997.19)	-	-	-	-	-	3,203,965.90

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	14,079.91	676.00	(64,421.49)	1,888.20		2,327,572.67
5/31/2026	2,327,572.67						2,327,572.67
6/30/2026	2,327,572.67						2,327,572.67
7/31/2026	2,327,572.67						2,327,572.67
8/31/2026	2,327,572.67						2,327,572.67
9/30/2026	2,327,572.67						2,327,572.67
Totals:		135,810.35	676.00	(744,824.78)	14,946.82	-	

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	2,780.19		876,393.23
5/31/2026	876,393.23			876,393.23
6/30/2026	876,393.23			876,393.23
7/31/2026	876,393.23			876,393.23
8/31/2026	876,393.23			876,393.23
9/30/2026	876,393.23			876,393.23
Totals:		20,050.73	-	

Banner Bank	2,327,572.67
LGIP	876,393.23
Total	3,203,965.90
	0.00

Economic Development Report April 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. The Public Works Director joined in a meeting to discuss road access and infrastructure to the parcel.

Central Urban Renewal Area (12/15/25)

- Met with Real Estate agents representing an interest client for Canyon Springs High School.
- Property owner of a vacant lot is looking at redeveloping his parcel
- 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.
- RFP for Main St.

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

- The RFP is now live with a due date of July 13th.

Site B (8/18/2025)

- Next Steps

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).

Economic Development Report

Business, Retention, and Expansion

Recap of April 2026

Downtown

- **Downtown bridge construction and overlay has had an impact on our businesses. They are seeing a decline in patrons, specifically businesses along the bridge area**

Industrial/Commercial

- **We continue to see interest in industrial and commercial needs. Most recently Buffalo Wild Wings occupied that last retail space in the North Ranch commercial pad.**

Prospecting

- **We have talked to at least two new concepts who are interested in some vacancies in the downtown area. These concepts do not yet exist in our portfolio of great restaurants and retail**

URA CURRENT PROJECT LIST AS OF 4.30.26

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 form 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	