

**Regular Caldwell Urban Renewal Agency Meeting
(City Hall - Chambers Room #100)
July 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

Chairman Jim Porter, Commissioner Zach Brooks, Commissioner Julie Warwick, Commissioner Chuck Stadick, Commissioner Dave Moore, Commissioner Chris Allgood, and Commissioner Tom Kohl

Conflict of Interest Declaration

Public Comments

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

Consent Calendar

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar in order that it be discussed in greater detail. Explanatory information is included in the Council agenda packet regarding these items and any contingencies are part of the approval. All Consent Calendar items are considered action items.

1. Appoint Rachele Castleberry as the Interim URA Treasurer

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

New Business

1. Action Item: Consider Resolution revoking and rescinding Assignment Agreement regarding the 9th and Arthur Urban Renewal Project and associated DDA dated October 17, 2016, from developer Wolfpack Development LLC to Optimum Group, Inc.

2. **Action Item:** Consider invoices for payment:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell-Econ. Dev	\$17,812.75	July Economic Dev Contributions

City of Caldwell	\$12,891.66	2026 Monthly Admin Fees-July
Hilty, Bower, Haws, & Seable	\$7,400.00	June Attorney Services
Base Layer Caldwell	\$9,005.33	District 26 TIF Agreement FY26
City of Caldwell	\$27,434.00	Reimbursement for Idaho Power URA Project 19 Alley Improvements
Maverik	\$1,857.92	Maverik TIF Agreement FY26
Total	\$76,401.66	

3. URA Treasurer Reports

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

4. Economic Development Reports

- a. Activity Report - May 2026
- b. Current Projects List

5. Attorney Reports

- a. Status of 6th Ave Plaza Transfer
- b. Update on Project Area Site B consolidation with Central Area
- c. Tilian Phase 2 parking

Commissioner Reports

Chairman Report

Adjourn

Next meeting date:

Additional information regarding Caldwell Urban Renewal Agency 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.

RESOLUTION NO. _____

**A RESOLUTION OF THE COMMISSIONERS OF THE URBAN RENEWAL AGENCY
OF THE CITY OF CALDWELL, IDAHO, REVOKING APPROVAL OF 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**”) hereby revokes and rescinds 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**”), which was approved by Agency on May 11, 2026, by Agency Resolution No. 2026-009 in anticipation of a transfer of real estate between Wolfpack and Optimum. Said transaction was not closed as contemplated by the parties and the Assignment Agreement was never executed by Wolfpack or Optimum. Wolfpack shall remain obligated to Agency under that certain Disposition and Development Agreement dated October 17, 2016.

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

APPROVED BY THE CHAIR of the Agency this 13th day of July, 2026.

APPROVED

By: _____
Chair or Vice-Chair

ATTEST:

By _____
Agency Clerk

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	71.27		(38,104.41)	1,897.26		2,291,436.79
6/30/2026	2,291,436.79	11,610.13		(41,145.52)	1,812.56		2,263,713.96
7/31/2026	2,263,713.96						2,263,713.96
8/31/2026	2,263,713.96						2,263,713.96
9/30/2026	2,263,713.96						2,263,713.96
Totals:		147,491.75	676.00	(824,074.71)	18,656.64	-	

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
10/31/2025	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	2,813.07		879,206.30
6/30/2026	879,206.30	2,825.55		882,031.85
7/31/2026	882,031.85			882,031.85
8/31/2026	882,031.85			882,031.85
9/30/2026	882,031.85			882,031.85
Totals:		25,689.35	-	

Banner Bank	2,263,713.96
LGIP	882,031.85
Total	3,145,745.81
	0.00

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	71.27	11,610.13				138,656.36
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	1,897.26	1,812.56				18,656.64
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	2,813.07	2,825.55				25,689.35
	192,735	7,132.28	7,822.75	17,031.65	103,867.96	11,701.82	4,503.14	19,424.30	4,781.60	16,248.24	-	-	-	192,513.74

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	17,812.75	17,812.75				53,438.25
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	12,891.66	12,891.66				38,675.06
Attorney	88,800		6,800.00	8,000.00	7,400.00	7,400.00	7,400.00	7,400.00	7,400.00	7,400.00				29,600.00
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		-190.18				323.60
General Operation Supplies	1,000													1,000.00
EURA Special Projects	750,000				17,448.92			5,298.00		(2,850.93)				730,104.01
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	38,104.41	35,063.30	-	-	-	941,170.86

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)	(32,396.70)	(32,481.40)				1,868,559.22
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)		(3,041.11)				(17,223.63)
NURA (10050)	254,782.71			10,828.94	94,058.14	3,303.99	(3,810.45)	8,092.55	(3,739.18)	7,799.68				371,316.38
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	2,813.07	2,825.55				882,031.85
	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)	(33,322.81)	(24,897.28)	-	-	-	3,145,745.81

Economic Development Report June 2026

URA District Updates:

North Urban Renewal Area (12/20/21)

- Economic Dev. has been receiving requests for larger parcels and District 26 certainly meets those criteria.
- Numerous real estate agents have clients interested in that area. They see this as Sky Ranch 2.0

Central Urban Renewal Area (12/15/25)

- Property owner of a vacant lot is looking at redeveloping his parcel and has started conversations with the city via Roundtable
- Staff provided update on COMPASS Grant, they state that it usually takes about a year to hear back.
- RFP for Main St. Due 8/17/2026, released on 6/24/26

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

- Commissioner Reappointment approved on 7/6/2026
- URA Budget Workshop, 7/23/26
- Updating By Laws
- Brownfield Grant
- Future URD

BRE REPORT

JUNE

Top 10 Overnight Visitor Origins to Caldwell

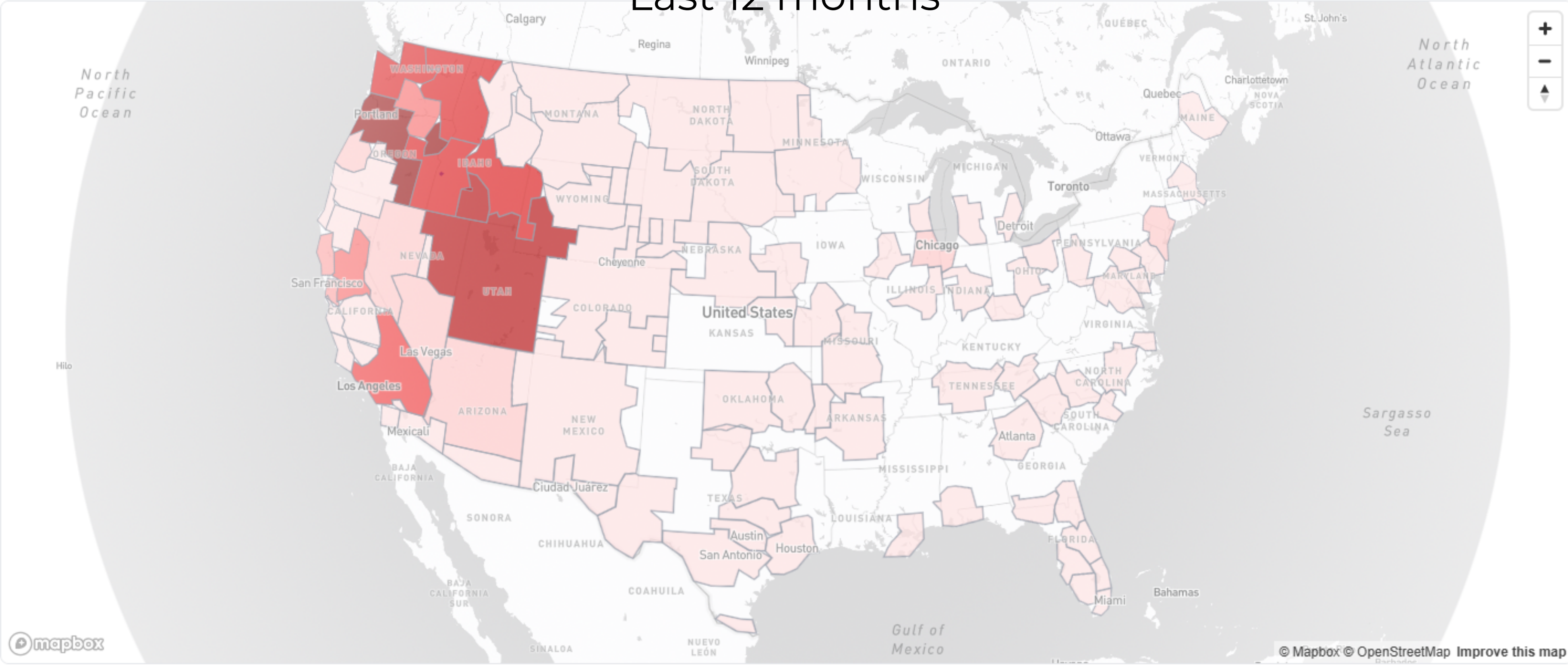
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|--|----------------------|
| 1. Portland | Avg Nights/Trip: 2.1 |
| 2. Twin Falls | |
| 3. Salt Lake City | |
| 4. Spokane | |
| 5. Seattle-Tacoma, WA | |
| 6. Idaho Falls-Pocatello | |
| 7. Los Angeles | |
| 8. Boise | |
| 9. Central California- Sacramento/Stockton/Modesto | |
| 10. Yakima-Pasco-Richland-Kennewick, WA | |

Notable Overnight Visitor Origins to Caldwell

- 11. San Francisco-Oakland-San Jose, CA
- 12. Chicago, IL
- 13. Phoenix, AZ
- 14. Las Vegas, NV
- 16. New York, NY
- 18. Denver, CO
- 21. Dallas-Ft Worth
- 22. San Diego, CA
- 23. Houston, TX
- 24. Miami-Fort Lauderdale, FL
- 25. Philadelphia, PA

Notable Overnight Visitor Origins to Caldwell

Last 12 months



Overnight Trips by Category

Over the past 12 months

1. Retail
2. Restaurants
3. Hotels
4. Grocery/Food Stores
5. Auto Sales. Rentals, and Services
6. Health, Beauty, and Wellness
7. Recreation and Entertainment

Top 10 Cities in Idaho over the last 12 months

RANK	DESTINATION	TRIPS	VISITORS (AVG. MONTHLY)	NIGHTS
	Boise City	3.3M YoY +1.3%	249.2K YoY +9.3%	5.1M YoY +1.9%
	Meridian	1.2M YoY +1.8%	93.5K YoY +9.7%	2.0M YoY +0.2%
	Idaho Falls	1.1M YoY +3.1%	87.4K YoY +11.5%	1.5M YoY +2.9%
#4	Twin Falls	1.0M YoY +1.9%	78.5K YoY +9.4%	1.3M YoY +0.3%
#5	Coeur d'Alene	981.7K YoY +1.7%	77.7K YoY +10.1%	1.7M YoY +1.7%
#6	Nampa	957.9K YoY +0.3%	70.2K YoY +8.5%	1.5M YoY -0.1%
#7	Pocatello	812.0K YoY -0.6%	58.8K YoY +6.5%	1.1M YoY -3.7%
#8	Island Park	722.0K YoY +2.4%	55.3K YoY +9.4%	1.7M YoY +1.4%
#9	McCall	547.9K YoY -1.4%	42.6K YoY +7.7%	1.2M YoY -2.8%
#10	Caldwell Your Market	532.7K YoY +3.3%	38.9K YoY +10.4%	819.6K YoY +1.9%

Top Leakage Destinations- where leaked visitors are staying

RANK	DESTINATION CITY
1	Nampa
2	Meridian
3	Boise City
4	Eagle
5	Middleton
6	Star
7	Kuna
8	Ontario
9	Homedale
10	Parma

URA CURRENT PROJECT LIST AS OF 6.30.26

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 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	41,810	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	360,017	189,984	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	243,704	0	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	29,148,172	924,964	