

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

None.

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

Executive Session

- 1. **Action Item:** Executive Session pursuant to Idaho Code, Section 74-206, Section (1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

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.