

Regular Caldwell Urban Renewal Agency Meeting
(City Hall - Chambers Room #100)
August 10, 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 action, but which are typically routine or not of great controversy. Explanatory information is included in the agenda packet regarding these items and any contingencies are part of the approval. All Consent Calendar items are considered action items.

1. Approve minutes from the URA meetings held on 6/8/2026, 7/13/2026, and the special meetings held on 7/20/26 and 7/23/26

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: Approve Monthly Cash Reconciliation Reports from June 2026 (*continued from July 13, 2026 URA meeting*)

New Business

1. Public Hearing: Fiscal Year 2027 Budget
2. Action Item: Adopting 2027 Budget
3. Action Item: Consider Resolution approving the selection of Zion Ventures LLC as the preferred developer for the Kimball/Arthur redevelopment project, and authorize staff to negotiate a Disposition and Development Agreement with Zion Ventures LLC for consideration by the Agency.

4. Action Item: Consider Resolution updating and adopting Urban Renewal Agency Bylaws

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

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell-Econ. Dev	\$17,812.75	August Economic Dev Contributions
City of Caldwell	\$12,891.66	2026 Monthly Admin Fees-August
Hilty, Bower, Haws,&Seable	\$7,400.00	July Attorney Services
Idaho Press	\$86.37	Public Notice-RFP 516 Main St Boutique Hotel
Total	\$38,190.78	

6. URA Treasurer Reports

a. Action Item: Approve Monthly Cash Reconciliation Reports.

7. URA Executive Director report

8. Attorney Reports

a. Letter to Canyon County regarding Jail funding

b. Site B/Central Area Consolidation

c. Tilian Phase 2 Site Temporary Parking

Commissioner Reports

Chairman Report

Adjourn

Next meeting date: Monday, September 14, 2026

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.