

**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.



Caldwell Urban Renewal Agency

Regularly Scheduled Meeting

June 8, 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 Vice-Chair Julie Warwick presiding.

ROLL CALL

The Meeting Clerk called the roll. Present: Vice-Chair Warwick, Commissioner Stadick, Commissioner Moore, Commissioner Allgood, and Commissioner Kohl.. Absent: Chairman Porter and Commissioner Brooks.

CONFLICT OF INTEREST DECLARATION

None.

AUDIENCE PARTICIPATION

None.

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

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on May 11, 2026.

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

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

MOTION CARRIED

UPDATE REPORTS – Current Approved Developments and/or Projects

- 1) Update Development Report: RRC Contractors (Blaine & Kimball) Derek Cooper: no report
- 2) Update Development Report: TS Development (Arthur Street) Shawn Maybon. Tom Bevin reported they are waiting for City approvals and ready to start when approvals come through.
- 3) Update Development Report: Base Layer, LLC (North Caldwell – District 26). Santiago Morando provided the update via email, stating they are currently in discussions with two groups that have expressed interest in the property.
 - One group is evaluating approximately 9 acres for a manufacturing operation.
 - A second out-of-state group is evaluating approximately 70 acres for a potential project.Both groups are currently in the due diligence stage, and discussions remain preliminary. Base Layer continues to provide information related to utilities, infrastructure, and overall site development potential as they evaluate the opportunity.

As previously reported, they are currently in the process of creating and configuring commercial parcels adjacent to the new Maverik site and they are seeking guidance from the City regarding the process and next steps.

- 4) Update Development Report: 7th & Main Developer, LLC (Main Street) Dean Pape. Dean Pape reported that there are no major updates; currently waiting on the City regarding potential use of the Phase II site for parking.

- 5) Update Development Report: Wolfpack Development, LLC (905 Arthur Street) Keri Smith. Amber Dancer reported communication with the buyer has gone silent. She noted that if the buyer does not commit, Wolfpack will follow through with the original agreements in place.
- 6) Update Development Report: Canyon County Fair project (Diana Sinner): no report

OLD BUSINESS

Discussion Item: Public Safety Training Facility Waterline Project *(continued from May 11, 2026 URA Meeting)*

Action Item: Consider Resolution approving funding for the Chicago Street Waterline Extension Project supporting the Public Safety Training Building

MOVED by Stadick, SECONDED by Allgood to remove Old Business items 1 and 2, the discussion item and action item regarding the Chicago Street Waterline Extension Project, from the agenda.

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

MOTION CARRIED

Action Item: Consider Resolution approving RFP for Main St. Boutique Hotel.

Mr. Hilty reported that the agenda packet included the new RFP showing boundaries and an opportunity for the adjacent property. He noted that this has been vetted by staff; and this is the final go-ahead. It will be published once approved.

In response to a question from Commissioner Allgood regarding the property area included in the RFP, Mr. Hilty outlined the specific overall site details and also provided details for the 6th Avenue Plaza piece of property. He noted that in response to the RFP, any potential developer can respond to what the agency currently owns, with an option to respond to an additional site that may become available before the RFP closes.

MOVED by Allgood, SECONDED by Kohl to approve the RFP for the Main Street Boutique Hotel site as presented.

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

MOTION CARRIED

NEW BUSINESS

Action Item: Consider Resolution denying Middleton Rural Fire District's request to withdraw from the revenue allocation provisions of the plan for CNURA pursuant to Idaho Code 50-2906(5) and authorizing the Agency Chair to execute and deliver a letter, with attachments, explaining the denial and Agency indebtedness.

Mr. Hilty provided a summary of past legislation that provided an opt-out option for the revenue allocation provisions of the CNURA plan. Middleton Fire has asked to be exempted. Mr. Hilty explained the process for determining if they could be excluded and commented on the contractual obligations and operational costs attributable to the CNURA plan provide the basis for staff recommendation of denial of the request.

MOVED by Allgood, SECONDED by Stadick to deny Middleton Fire District's request to withdraw from the CNURA revenue allocation provisions.

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

Action Item: Consider invoices for payment from the Urban Renewal Agency Treasurer. Raelynn North, URA Treasurer, presented the invoices for payment and recommended approval. (add current invoices)

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell-Econ. Dev	\$17,812.75	June Economic Dev Contributions
City of Caldwell	\$12,891.66	2026 Monthly Admin Fees-June
Hilty, Bower, Haws, & Seable	\$7,400.00	May Attorney Services
Destination Caldwell	\$56,000.00	Wayfinding Signs – Project 26 Downtown Signage Wayfinding
City of Caldwell	\$2,850.93	Permit fees for vacation of ROW for Indian Creek Plaza/Permit # VAC26-000003
Idaho Press	\$91.86	RFP for URA parcel
Idaho Press	\$98.32	RFQ Kimball Alley Mini Plaza
Total	\$97,145.52	

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

MOTION CARRIED

Action Item: Approve Monthly Cash Reconciliation Reports.

		TOTAL: \$3,170,643.09
Banner Bank	\$2,291,436.79	
LGIP	\$ 879,206.30	

Ms. North reviewed the items in the report and recommended approval. In response to a question by Commissioner Moore, she commented that tax increments are coming in as projected, however development is not progressing as quickly as anticipated.

MOVED by Kohl, SECONDED by Allgood to approve the Cash Reconciliation Reports as presented.

MOTION CARRIED

Economic Development report from Bryan Kida (May 2026)

Business, Retention, and Expansion

Downtown:

- Downtown street overlay project is complete; compiled a debrief report suggesting improvements for future similar projects
- Some businesses have mentioned they feel parking is impacting them more than the Kimball bridge project at this time
- One business owner had a more positive perspective, stating the Kimball bridge project is forcing more traffic to Main and other streets, and is helping to provide more exposure for other businesses.

Industrial/Commercial

- Visited with a Timber product company who has 100 employees and recently expanded; they are already running out of space. They ship their products all over the country.

- Met with a windshield company who moved off the Boulevard a little while back; the space they left is already being filled with a retail store.

Prospecting

- Mr. Kida noted he has been diving into placer ai tools/data in order to better understand City demographics and psychographics for our population.
- He shared a Psychographics Report, a statistics report from the Dept of Labor, and a report showing top industries by employees and by total number of establishments of their type in the area.

In response to a question from Commissioner Allgood regarding adding different commercial businesses downtown, Mr. Kida commented that he is seeing many people coming to the Plaza looking for things to do. It would be helpful to add more things to do for young couples and families.

Commissioner Moore asked how important downtown residential housing is to the local ecosystem. Mr. Kida replied that it is very important to provide a full range of housing options, from apartments, starter homes, condos, townhomes and family homes for young adults and families, and potentially smaller spaces for retirement. He noted that people need the ability to move into larger housing as their needs grow and transition back to smaller housing later in life.

URA District Updates:

Current Projects List: Ms. North reported on the remaining outstanding projects and summarized her understanding of the next steps for each.

Attorney Reports:

Status of 6th Ave Plaza Transfer: Mr. Hilty provided this report earlier as part of the Main Street RFP agenda item.

Project Area Site B termination: Lee Geintke site. Mr. Hilty noted that Mr. Geintke is not moving forward with this project as originally intended. He has been looking into a provision that may allow for consolidation of this small site into the broader North area. He believes this to be a better option than terminating the plan; Mr. Geintke is amenable to the idea.

Tilian Phase 2 parking: Mr. Hilty reported on the negotiations between the City and the developer regarding temporary lease to use the site as parking until construction begins. He summarized the terms under discussion and noted that there is no resolution at this time; Danel Torres, Economic Development Director will be reaching out to the developer for discussions going forward.

Wolfpack Assignment Agreement: The document is with the closing agent and will be signed upon closing.

Discussion of Agency Bylaws: Staff are working on updating the agency bylaws; Mr. Hilty may have some options in the coming months as they are going through the review process.

Commissioner Reports

Commissioner Moore reported on a great time at the Prime on the Plaza event downtown and commented on how much things have changed since yesteryear when what is now the Indian Creek Plaza site was then the old Kings store.

Commissioner Warwick also provided comments on the success of the Prime on the Plaza event.

Commissioner Allgood reported that he and his wife have purchased electric bikes and commented on

how transportation options have changed.

The meeting adjourned at 6:56 pm. The next URA Meeting will be on Monday July 13, 2026 at 6:00 pm.

Approved as written this 10th day of August, 2026.

Attest:

URA Secretary

ABSENT
Commissioner Porter

Commissioner Stadick

Commissioner Warwick

ABSENT
Commissioner Brooks

Commissioner Allgood

Commissioner Moore

Commissioner Kohl



Caldwell Urban Renewal Agency

Regularly Scheduled Meeting

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

CONFLICT OF INTEREST DECLARATION

None.

AUDIENCE PARTICIPATION

None.

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

- 1) Appoint Rachelle Castleberry as Interim URA Treasurer.

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

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

MOTION CARRIED

UPDATE REPORTS – Current Approved Developments and/or Projects

Update Development Report: RRC Contractors (Blaine & Kimball) Derek Cooper. No report.

Update Development Report: TS Development (Arthur Street) Shawn Maybon. Mr. Maybon reported there is new progress on the 6th Avenue underground utility work. He will provide additional updates as they happen.

Update Development Report: Base Layer, LLC (North Caldwell – District 26). Shane Jiminez reported though there is not much new activity, there is interest for 5 to 10 acre properties. Mr. Jiminez and Mr. Bevin are encouraged by the activity and are pursuing discussions with utility providers regarding capacity for the area.

Update Development Report: 7th & Main Developer, LLC (Main Street) Dean Pape. Mr. Pape was out of the area and did not provide a report.

Ofelia Morales, URA Executive Director, stated that Mark Hilty, Agency Attorney, is working with the City and Mr. Pape regarding the details of the parking agreement for the Phase II site.

Update Development Report: Wolfpack Development, LLC (905 Arthur Street) Amber Dancer.

Amber Dancer reported that latest purchase plan has fallen through; they will move forward with developing the grass lot as quickly as possible.

Update Development Report: Canyon County Fair project (Diana Sinner): No report.

OLD BUSINESS

None

NEW BUSINESS

Action Item: Consider Resolution No. 2026-013 Revoking and rescinding the Assignment Agreement regarding the 9th and Arthur Urban Renewal Project and associated DDA dated October 17, 2026, from developer Wolfpack Development LLC to Optimum Group, Inc.

MOVED by Allgood, SECONDED by Warwick to approve Resolution No 2026-013 to revoke and rescind the assignment agreement for the 9th and Arthur Urban Renewal Project and associated DDA from Wolfpack Development LLC to Optimum Group, Inc.

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

MOTION CARRIED

Action Item: Consider invoices for payment from the Urban Renewal Agency Treasurer. Rachelle Castleberry URA Interim Treasurer, presented the invoices for payment and recommended approval.

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	\$38,104.41	

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

MOTION CARRIED

Action Item: Approve Monthly Cash Reconciliation Reports.

	TOTAL \$3,145,745.81
<i>Banner Bank</i>	\$2,263,713.96
<i>LGIP</i>	\$ 882,031.85

Ms. Castleberry reviewed the items in the report and recommended approval. In response to questions by Commissioner Moore, Ms. Castleberry clarified the amounts of a couple of items and noted that there may be an error in the report; she will bring a corrected July report back for approval at the August URA meeting.

Economic Development Report from Ofelia Morales – 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 the area and area calling it ‘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.
- Staff provided an update on the COMPASS Grant, and noted that it usually takes about a year to hear back.
- Main Street RFP is live (released 6/24/26); submissions are due 8/17/2026.

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

- The RFP is live with a due date of July 13th (today).

Site B (8/18/2025)

- Mr. Hilty will address next steps under Attorney Reports.

General Updates

- Commissioners Stadick and Brooks were reappointed to the URA by City Council on 7/6/2026
- URA Budget Workshop will be on Thursday, July 23, 2026
- In the process of updating URA By Laws
- Brownfields Grant submitted last year; the grant was awarded to Terracon, who will be helping address some of the blighted areas in our city.
- Future Urban Renewal District: Ms. Morales summarized the thought and intent behind looking at the Caldwell Airport as a potential urban renewal district, noting that there are many improvements in the area as a whole. She stated that the area is roughly from Aviation to Middleton Rd, and back to Ustick. The Economic Development team has been researching what other cities are doing, and focusing specifically on Pocatello and Hailey. Ms. Morales identified the documents they have received and noted the areas of focus that would likely be beneficial to Caldwell.

Commissioners provided comments generally favorable toward continuing to investigate what makes sense in Caldwell for a potential new URA area around the airport.

URA Project List: Ms. Morales reviewed the remaining items on the project list and reported on progress and expectations for the coming months.

Economic Development Activity Report from Bryan Kida – June 2026

Downtown

- Downtown bridge construction: shoring work is now happening.
- Extra safety measures are being installed at the railroad crossings.
- Several companies experienced water in their basements during the heavy rainstorm in June
- Theatre is enjoying the extra parking spaces on 9th adjacent to their property
- Went around to many businesses with RBCI giving updates on the Kimball bridge project. It appears that many of the businesses receive and look at the weekly bulletin email.

Industrial/Commercial

- Streets completed chip sealing in the Sky Ranch and Airport areas. A company was doing a large event at the time, and the streets department did a great job making sure there was no interference with their event. That company has since signaled they are looking to expand.
- North Ranch is full. All available commercial and industrial space is built on or owned by entities looking to build.

- The Prospector Pointe development is moving into their commercial build phase.

Prospecting

- A medium-sized cabinet business is looking to relocate to Caldwell. They employ about 60 people currently but will be able to expand to about 100 once they land in Caldwell. About 50% of their workforce lives in Canyon County

Mr. Kida also provided a slideshow reviewing specific data points for Caldwell, and general comparisons with other cities/states nationwide.

Attorney Reports:

Status of 6th Ave Plaza Transfer: Mr. Hilty reported that a vacation of the right-of-way is consistent with MOU and subject to conditions imposed by the City. A public hearing is tentatively set for a September City Council date. At the same meeting there will also be a property transfer considered for the remaining portion of the 6th Avenue Plaza property.

Project Area Site B consolidation with Central Area

This was the Lee Geitke site; direction given was to try to include it with the Caldwell North area. However, the Legislature has made it more difficult to amend an URA Plan, unless there is a consolidation of reallocation areas. This is what the intent will be moving forward with Site B. Mr. Hilty referenced ordinances from Pocatello regarding a similar situation. The process will be a notice of hearing in front of City Council; the plan is to get this underway this fall.

Tillian Phase 2 parking

Mr. Hilty commented that at this point this is a City project; the Economic Development Director is working to set up a meeting with the involved parties regarding this topic, as well as the original parking agreement with Phase I residents.

Commissioner Brooks left the meeting at 7:56 pm.

EXECUTIVE SESSION

MOVED by Warwick, SECONDED by Stadick to move into Executive Session at 7:58 pm 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.

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

MOTION CARRIED

MOVED by Allgood, SECONDED by Warwick to move back into regular session at 7:24pm.

MOTION CARRIED

Commissioner Reports

Commissioner Moore provided comments regarding a desire to continue to hear an economic development report of some kind at each meeting, as they provide a helpful overview.

Commissioner Warwick stated she appreciates the role Ms. Morales fills as the URA Executive Director and the information she resources and provides for Commissioners.

Chairman Porter thanked Commissioner Warwick for covering the meetings the last couple of months while he was out of the area.

MOVED by Warwick, SECONDED by Allgood to adjourn at 7:34pm

Approved as written this 10th day of August, 2026.

Attest:

URA Secretary

Commissioner Porter

Commissioner Stadick

Commissioner Warwick

Commissioner Brooks

Commissioner Allgood

Commissioner Moore

ABSENT
Commissioner Kohl

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



Special Meeting
Caldwell Urban Renewal Agency

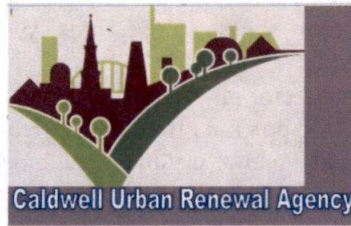
Monday
July 20, 2026
4:00 p.m.

Caldwell City Hall
Council Chambers Room #100
205 South 6th Avenue

Agenda

- 1) Discussion of Feasibility Study for the proposed Airport District

Posted: July 16, 2026



Caldwell Urban Renewal Agency

Special Meeting

July 20, 2026

4:00 P.M.

AGENDA

- 1) Discussion of Feasibility Study for a proposed Airport District

MINUTES

The special meeting/workshop of the Caldwell Urban Renewal Agency convened at 4:00p.m. in the Caldwell City Hall Council Chambers with Chairman Jim Porter presiding.

Present: Commissioners Porter, Warwick, Stadick, Moore, Allgood, and Kohl.

Absent: Commissioner Brooks

Ofelia Morales, URA Executive Director provided a summary of a proposed URA reallocation area centered around the Caldwell Executive airport. Using a PowerPoint presentation, she highlighted the different roles of those that have businesses at the airport and noted that the Airport is a strategic asset for the City.

Ms. Morales outlined the proposed boundary of a new urban renewal allocation area that includes the airport property. She stated that a feasibility study is needed to research the area potential and to finalize proposed boundaries. She also clarified that proposed project areas are in compliance with the Comprehensive Plan Map updated earlier this year.

Ms. Morales spoke on the timeline for creating the new district and provided summary information on the facts and eligibility assumptions, as well as potential risks identified. She noted that a proposed project list would be refined from the Airport Master Plan, and the team compiling/reviewing the list would include the Public Works director, the Director of Aviation, the City Engineer, and other City staff as needed.

She noted that Urban Renewal is one of several tools to accomplish the goals, as it provides a coordinated approach to community development with the Airport Board, City staff, and the Agency Attorney working together. This benefits not only the airport, but the greater public area around the airport as well.

Ms. Morales provided information on next steps, including the need for a feasibility study, with the intent to stay within a set costs for the study.

In response to questions from Commissioner Moore Ms. Morales highlighted two other Idaho cities using urban renewal tool for this purpose – Hailey, Idaho and Pocatello, Idaho and provided additional information showing what others are using urban renewal for around airports in their communities to see if it makes sense in our community.

She also explained the intent for boundaries moving out beyond the airport and provided comments regarding potential future plans for eventual freeway access along Ustick Avenue.

Dan Torres, Economic Development Director provided additional comments and explanation regarding the urban renewal process, requirements, and potential limitations. He noted that the intent is to maximize the economic element that is the airport and enhance Caldwell's competitiveness with surrounding cities.

In response to questions from Commissioner Allgood regarding the usual URA areas involving blighted areas, Mr. Torres noted that the key is undeveloped area with potential to develop. Mark Hilty, Agency Attorney, noted that this would be something the City Council has to determine, and that there are numerous situations other than slum and blight where the urban renewal tool is appropriate.

Mr. Hilty reviewed what is likely to be available in August to begin moving forward if so desired.

Commissioner Stadick provided a summary of discussions with the Airport board regarding this potential area, the Envision Caldwell proposals, tower discussions, and the fact that the airport cannot keep up with the demand for services.

In response to further questions from commissioners, Mr. Torres provided comments regarding the agricultural heritage in our community and potential positive impact there. Scott Swanson, Director of Aviation also provided comments on how URA district projects and future airport grants for projects could complement each other.

Robert Neary, Caldwell Executive Airport Board, provided comments regarding the need for a catalyst for the Airport to get where it needs to be and that he is for the growth of this amazing asset to the city.

Ms. Morales summarized the discussion thus far and reiterated the next steps in the next couple of months for City Council action and URA action.

No action was taken during this meeting.

The meeting adjourned at 5:00 pm.

Approved as written this 10th day of August, 2026.

Attest:

URA Secretary

Commissioner Porter

Commissioner Stadick

Commissioner Warwick

ABSENT

Commissioner Brooks

Commissioner Allgood

Commissioner Moore

Commissioner Kohl



Caldwell Urban Renewal Agency

Special Meeting

July 23, 2026

4:00 P.M.

AGENDA

- 1) Discussion of proposed Fiscal Year 2027 Agency Budget

MINUTES

Ofelia Morales, URA Executive Director, opened the meeting at 4:00 pm.

Rachelle Castleberry, URA Interim Treasurer, outlined the information on the projected 2027 URA Budget. She noted anticipated revenue amounts, projected expenditures related to open allocation areas, and comparisons from the last two years.

Ms. Castleberry reviewed operational costs, a plan to shift operating costs to the individual areas, and separated the 2027 overall budget amounts into specific allocation areas. She noted specific percentages of operating costs coming from each allocation area increment, and that coming from the fund balance. Ms. Castleberry commented that the intent is to eventually fully pay operational costs for each area with increment funding for that area.

In response to questions from Commissioners, she reviewed the amounts projected for the URA Executive Director position and stated she can clarify what specifically is included in the total amount projected. She also clarified the differences between the 2026 and 2027 amounts for the Administration category and what was driving the difference.

Ms. Castleberry noted she would bring back a summary of the costs for the URA Exec Director position, and what costs the Economic Development monthly fee is paying.

She noted that the final spreadsheet shows cash savings, reviewed a change needed from the last year, and stated that the CEURA balance will reduce to 0 once all projects have been completed.

In response to a question regarding potential increment from the newly approved Central Caldwell allocation area, Ms. Castleberry explained that the area was approved in December

2025, so there may be a small increment. She has reached out to the County to get additional information.

The meeting adjourned at 4:34pm.

Approved as written this 10th day of August, 2026.

Attest:

URA Secretary

Commissioner Porter

Commissioner Stadick

Commissioner Warwick

ABSENT
Commissioner Brooks

Commissioner Allgood

ABSENT
Commissioner Moore

Commissioner Kohl

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		7,400.00	7,400.00	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				(56.76)
General Operation Supplies	1,000													1,000.00
EURA Special Projects	750,000				17,448.92			5,298.00		2,850.93				724,402.15
NURA Special Projects	100,000													100,000.00
	1,331,448	32,651.91	38,104.41	49,904.41	55,818.39	38,104.41	38,104.41	64,421.49	38,104.41	41,145.52	-	-	-	935,088.64

CASH

	FY2025	Cash BegBal	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)	1,173,651.26	1,025,431.45	(29,686.11)	(37,276.49)	(47,782.35)	(32,565.16)	(32,519.10)	(32,327.36)	(52,748.85)	(32,396.71)	(32,671.59)	-	-	-	843,677.55
Surety Bonds-Reserved (21230)	40,791.00	-													40,791.00
EURA (10063)	1,025,431.45	(1,025,431.45)	1,130.89	2,501.49	1,164.79	(15,858.60)	-	-	(3,121.09)	-	(2,850.93)	-	-	-	1,008,398.00
NURA (10050)	254,782.71	-			10,828.94	93,318.14	3,304.00	(3,810.44)	8,092.56	(3,739.17)	7,799.69	-	-	-	370,576.42
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)	(31,689.15)	(32,872.76)	48,049.57	(26,402.59)	(33,601.27)	(44,997.19)	(33,322.81)	(24,897.28)	-	-	-	3,145,745.81

Notice of Public Hearing
Proposed Budget for Fiscal Year October 2026 - September 2027 (FY-2027)
Urban Renewal Agency of the City of Caldwell Idaho

A public hearing, pursuant to Idaho Code 50-1002, for consideration of the proposed budget for the fiscal year that begins October 1, 2026, and ends September 30, 2027, will be held in the Council Chambers, City Hall, 205 s 6th Ave Caldwell, ID 83605, at 6:00 p.m. on August 11, 2026. Comments, written or otherwise, about the proposed budget are welcome. Copies of the proposed FY-2027 Urban Renewal Budget (in detail) are available at City Hall from 8:00 a.m. to 5:00 p.m. weekdays. City Hall is accessible to persons with disabilities. Anyone desiring accommodations for disabilities related to the budget documents or to the hearing, please contact the Office of the City Clerk, (208) 455-3000, at least 48 hours prior to the public hearing.

FUND	FY 2024 Actual Expenditures	FY 2025 Actual Expenditures	FY 2026 Proposed Expenditures	FY 2027 Proposed Expenditures
General Fund	\$ 3,872,757	\$ 1,510,523	\$ 1,331,448	\$ 506,951
FUND	FY 2024 Actual Non- Tax Increment Revenue	FY 2025 Actual Non- Tax Increment Revenue	FY 2026 Proposed Non- Tax Increment Revenue	FY 2027 Proposed Non- Tax Increment Revenue
General Fund	\$ 159,107	\$ 239,231	\$ 35,000	\$ 22,500
FUND	FY 2024 Actual Tax Increment Revenue	FY 2025 Actual Tax Increment Revenue	FY 2026 Proposed Tax Increment Revenue	FY 2027 Proposed Tax Increment Revenue
General Fund	\$ 256,652	\$ 148,202	\$ 157,735	\$ 270,000
TOTAL All Revenue	415,759	387,433	192,735	292,500
* Use of Fund Balance, R.E. or Balance Sheet Changes	(3,456,998)	(1,123,091)	(1,138,713)	(214,451)
Revenue to meet Expenditures	\$ 3,872,757	\$ 1,510,523	\$ 1,331,448	\$ 506,951

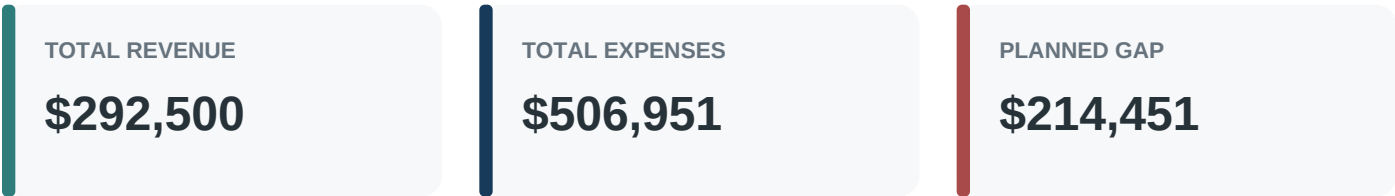
I, Kristina Buchan, City Clerk of the City of Caldwell, Idaho, do hereby certify that the above is a true and correct statement of the proposed expenditures and revenues for fiscal year 2027, all of which have been tentatively approved and entered at length in the Minutes of the Agency. I further certify that the Urban Renewal Agency of the City of Caldwell, Idaho, did give notice for said hearing with notice having been published twice at least seven days apart prior to the adoption of the budget by the Board of Commissioners. Citizens are invited to attend the budget hearing on August 11, 2026, at 6:00 p.m. and have the right to provide written or oral comments concerning the entire budget. A copy of the proposed Urban Renewal Agency budget (in detail) is available at City Hall for inspection during regular office hours, 8 a.m. to 5 p.m.

Publication Dates: August 2nd and August 9th , 2025

FY2027 BUDGET AT A GLANCE

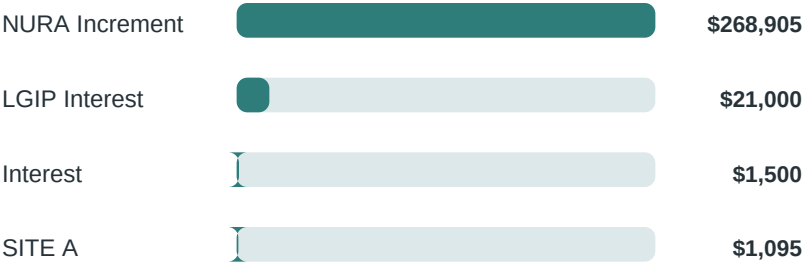
One-page summary of projected revenues and planned expenditures

FISCAL YEAR 2027



REVENUE

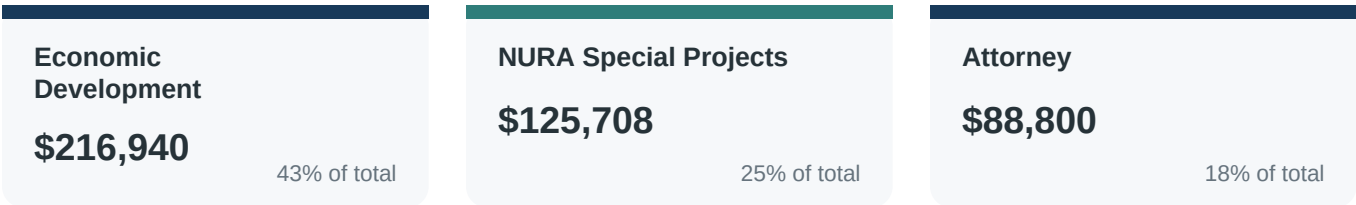
Projected sources total \$292,500



92%
of FY27 revenue
comes from the NURA Increment.

EXPENDITURES

Budgeted expenses total \$506,951



OTHER BUDGETED COSTS

Administrative Services	\$25,000	General Operation Supplies	\$1,000
Professional Services	\$25,000	Irrigation Assessment	\$500
Audit	\$19,530	Advertising	\$500
ICRMP	\$3,973		

FY27 BUDGET TAKEAWAY

The budget prioritizes economic development and NURA project activity. Planned expenses exceed annual projected revenue by \$214,451, indicating the need for available fund balance, reserves, prior-year resources, or another funding source.

RESOLUTION NO. 2026-016

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO APPROVING THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2026.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of the City of Caldwell, Idaho an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Agency Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning Urban Renewal Agency for Caldwell, Idaho, hereinafter referred to as the “Agency;” and

WHEREAS, pursuant to Idaho Code §50-1002, the Caldwell Urban Renewal Agency held a public hearing on August 10, 2026 for consideration of the FY-2027 budget; and

WHEREAS, the FY-2027 budget amounts to \$506,951 (Revenue to meet Expenditures);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO:

Section 1. To approve the FY-2027 Budget for the fiscal year beginning October 1, 2026, a copy of which is attached as **Exhibit A** and incorporated by this reference.

ADOPTED AND APPROVED THIS 10th day of August, 2026.

CHAIRMAN

ATTEST:

SECRETARY

Caldwell Urban Renewal Agency FY2027 Budget

Revenue

	FY2025 Actuals	FY2026 Budget	FY2027 Budget
NURA Increment	123,590	157,200	268,905
EURA Increment	179,475	-	
SITE A		535	1,095
MISC. Rev	-		
Interest	48,172	5,000	1,500
LGIP Interest	37,853	30,000	21,000
	389,089	192,735	292,500

Expense

	Actuals	Budget	Budget
Audit	18,165	18,600	19,530
Econ Development	226,800	213,753	216,940
Finance Admin Service	8,400	154,700	25,000
Attorney	81,600	88,800	88,800
ICRMP	15,425	3,895	3,973
Professional Svcs	64,807		25,000
Irrigation Assessment	257	500	500
Advertising	439	200	500
General Operation Supplies	713	1,000	1,000
EURA Special Projects	1,085,782	750,000	-
NURA Special Projects	8,135	100,000	125,708
	1,510,523	1,331,448	506,951

CASH REMAINING EACH PERIOD

	FY2025 9/30/25	FY2026 7/30/26	Est FY2027 10/01/2026	Est FY2027 09/30/27
Operating	1,173,651.26	811,183.58	746,195.64	510,649.84
Surety Bonds-Reserved	40,791.00	40,791.00	40,791.00	40,791.00
EURA	1,025,431.45	924,964.00	824,964.00	-
NURA	254,782.71	388,111.98	380,491.10	380,491.10
SITE A	-	270.99	270.99	1,365.99
LGIP	856,342.50	884,857.40	890,508.50	910,508.50
	3,350,998.92	3,050,178.95	2,883,221.23	1,843,806.43

RESOLUTION NO. 2026-014

RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO (“AGENCY”) APPROVING ZION VENTURES LLC AS THE PREFERRED DEVELOPER FOR THE ARTHUR STREET AND KIMBALL AVENUE REDEVELOPMENT (“PROJECT”) AND AUTHORIZING STAFF TO NEGOTIATE A DISPOSITION AND DEVELOPMENT AGREEMENT WITH ZION VENTURES LLC FOR CONSIDERATION BY THE AGENCY.

WHEREAS, pursuant to Idaho Code §50-2011(b) the Agency issued a request for proposals (“RFP”) for the redevelopment of the property generally located easterly of the intersection of Kimball Avenue and Arthur Street in downtown Caldwell, Idaho; and

WHEREAS, Zion Ventures LLC timely responded to the RFP, was the only responder, and its response was evaluated by economic development staff which presented a report on the matter at the Agency’s regular meeting on August 10, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Agency hereby designates Zion Ventures LLC as the Preferred Developer for the Project pursuant to applicable provisions of the RFP and instructs staff to negotiate and present for Agency approval a Disposition and Development Agreement for the project site that is consistent with the RFP response received from Zion Ventures LLC.

ADOPTED AND APPROVED THIS 10th day of August, 2026.

AGENCY CHAIR

ATTEST:

SECRETARY

RESOLUTION NO. 2026-015

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO, (“AGENCY”) APPROVING AND ADOPTING AGENCY BYLAWS.

WHEREAS, pursuant to Idaho Code §50-2006(1)(a) the Agency is “an independent public body corporate and politic” and, as such, it is advisable for the organized operation of the Agency to adopt certain bylaws; and

WHEREAS, the Agency has reviewed and considered the Bylaws attached to this Resolution as **Exhibit A** and finds adoption of such Bylaws to be in the best interest of the Agency and the pursuit of its purposes under the Urban Renewal Law of 1965 and the Idaho Economic Development Act as well as routine governance matters not inconsistent therewith.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO that the Bylaws attached to this Resolution as **Exhibit A**, incorporated by this reference, are hereby adopted.

ADOPTED AND APPROVED THIS 10th day of August, 2026.

AGENCY CHAIR

ATTEST:

SECRETARY

EXHIBIT A

BYLAWS OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO

ARTICLE 1

PUBLIC CORPORATION

The Urban Renewal Agency of the City of Caldwell, Idaho (the "Agency"), is an independent public body, corporate and politic created pursuant to Title 50, Chapter 20, Idaho Code, (the "Act") and Resolution No. 89 of the City of Caldwell, (the "City" or the "Municipality") passed on October 19, 1998. These Bylaws are subject to any limitations contained therein and fully replace and restate all prior Bylaws and amendments.

ARTICLE 2

NONLIABILITY OF COMMISSIONERS

The private property of the Commissioners shall be exempt from execution or other liability for any debts of the Agency and no Commissioner shall be liable or responsible for any debts or liabilities of the Agency.

ARTICLE 3

COMMISSIONERS

Section A. General Powers The property, business, powers, and affairs of the Agency shall be managed and controlled by the Board of Commissioners ("Commissioners"). The Commissioners shall be established and maintained in accordance with the requirements of Idaho law and City ordinances.

Section B. Membership. Membership on the Commission shall be established by the City of Caldwell pursuant to Idaho law.

Section C. Vacancies. Vacancies on the Commission shall be filled by the City of Caldwell pursuant to Idaho law.

Section D. Committees. The Commissioners may appoint one or more committees to investigate, and study matters of Agency business and thereafter to report on said matters assigned to the Commissioners. When possible, each of said committees shall be chaired by a Commissioner, but said committees may be comprised of persons other than Commissioners. No such committee shall have the power to make final Agency decisions and power being vested solely in the Commissioners. The terms of office, the persons serving, the matters to be studied, and all procedural decisions shall be made and decided by the Commissioners.

Section E. Compensation. A Commissioner shall receive no compensation for his services but shall be entitled to the necessary expenses, including travel expenses, incurred in the discharge of his or her duties..

Section F. Conflicts of Interest... Each Commissioner shall maintain independent judgment and objectivity and shall avoid any actual, potential, or apparent conflict of interest between such Commissioner's personal interests and the interests of the Agency. Personal interests may include, without limitation, interests in other businesses and the interests of family members, business associates, or other organizations.

Each Commissioner shall promptly disclose any actual or potential conflict of interest to legal counsel, who shall advise whether disclosure to the full Board of Commissioners is necessary and whether the Commissioner should recuse himself or herself from discussion or abstain from voting

on the matter. If a Commissioner does not follow the advice of legal counsel, the full Board of Commissioners shall be notified and shall determine the matter.

Any Commissioner may abstain from voting or request to be excused from discussion or voting even if recusal is not required by legal counsel. Disclosure of an actual or potential conflict of interest shall not affect quorum.

Section G. Neglect of Duty or Misconduct. For inefficiency or neglect of duty or misconduct in office, a Commissioner may be removed by a majority vote of the Caldwell City Council only after a hearing and only after he or she shall be given a copy of the charges at least ten (10) days prior to such hearing and shall have had an opportunity to be heard in person or by counsel.

ARTICLE 4

MEETINGS OF COMMISSIONERS

Section A. Regular Meetings. Regular meetings of the Commissioners shall be determined at the time and place that the Commission determines at the regular December Agency meeting for the following year, for the purpose of transacting such business as may come before such meetings. The Commissioners shall cause notice of the regular meeting schedule to be posted or published as required by the Idaho Open Meeting Law.

Section B. Special Meetings. A special meeting of the Commissioners may be called at any time by the Chairman and any two Commissioners by giving notice to the Secretary specifying the time, date, place and purpose of such meeting. Upon receipt of such notice the Secretary shall cause

written notice of such time, date, place and purpose of such meeting to be given to each Commissioner of the Agency as hereafter provided in this Article 4.

Section C. Notice of Special Meeting. Written notice of time, date, place and purpose of any special meeting of the Agency shall be posted or published as required by the Idaho Open Meeting Law.

Section D. Waiver of Notice. Any Commissioner may waive in writing any notice of a meeting required to be given by these Bylaws. The attendance of a Commissioner at any meeting shall constitute a waiver of notice of such meeting by such Commissioner, except in case a Commissioner shall attend a meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting has not been lawfully called or convened.

Section E. Resolutions. Resolutions adopted by the Agency in connection with the exercise of any of its powers hereunder, or under the Act, may be signed by the Chairman or Vice-Chairman and attested by the Secretary or Vice Chairman, provided that the person who attests shall not be the same person as the person who signs.

Section F. Annual Filings. The Commissioners shall file with the City Clerk, City of Caldwell, Idaho, on or before March 31st of each year, an "Annual Report" of Agency activities for the preceding calendar year which report shall include a complete financial statement setting forth the Agency's assets, liabilities, income, and operating expenses as of the end of such calendar or fiscal year. At the time of filing said report the Commissioners shall cause

to be published in newspaper of record in Canyon County, Idaho, a notice to the effect that such report is available for inspection during the regular business hours in the office of the City Clerk and in the office of the Agency.

ARTICLE 5

OFFICERS

Section A. Number and Qualifications. The officers of the Agency shall be a Chairman, a Vice-Chairman, a Secretary, a Treasurer and such other officers as may be determined by the Agency from time-to-time to perform such duties as may be designated by the Agency. The Chairman and Vice-Chairman must be elected from among the Commissioners of the Agency.

Section B. Election and Term of Office. The officers shall be elected annually by the Commissioners at the first regular annual meeting of the Agency. Each officer shall hold office until his successor shall have been elected. Any vacancy in any office shall be filled by the Commissioners by election for the unexpired portion of the term.

Section C. Chairman. The Chairman:

1. Shall be the chief presiding officer of the Agency and, unless otherwise determined by the members of the Agency, shall preside at all meetings of the Agency.
2. May execute any resolutions adopted by the Agency and any documents, certificates, deeds, mortgages, deeds of trust, notes, bonds, contracts or other instruments authorized by the Agency to be expressly delegated by the Agency or by the Bylaws to some other office or agent of the Agency, or shall be required by law to be otherwise made.

3. Shall in general perform all duties incident to the office of the Chairman and such other duties as may be prescribed by the Agency from time-to-time.

Section D. Vice-Chairman. In the absence of the Chairman or, in the event of the Chairman's inability or refusal to act, the Vice-Chairman shall perform the duties of the Chairman, and when so acting shall have all the powers of and be subject to all of the restrictions upon the Chairman. The Vice-Chairman shall also perform such other duties as from time-to-time may be prescribed by the Agency.

Section E. Secretary. The Secretary:

1. Shall be the Clerk of the City of Caldwell or such Clerk's designee approved by the Agency. If the City Clerk or an approved designee cannot or will not serve, the Commissioners shall appoint a Secretary.
2. Shall keep the minutes of the meetings of the Agency in one or more books kept for that purpose.
3. Shall see that all notices are duly given in accordance with these Bylaws and as required by law.
4. Shall be custodian of the corporate records and resolutions, documents, certificates, deeds, mortgages, deeds of trust, notes, bonds, contracts and other instruments, the execution of which on behalf of the Agency is duly authorized by resolution and in accordance with the provisions of these Bylaws.
5. Shall keep a register of the names, mailing addresses, phone numbers and emails of all Commissioners.

6. Shall keep on file at all times a complete copy of the Ordinance of the Municipality creating the Agency and the Bylaws of the Agency, containing all amendments thereto (all of which shall be open to the inspection of the members of the Agency at any time and to the public).
7. May attest any resolutions adopted by the Agency and any documents, certificates, deeds, mortgages, deeds of trust, notes, bonds, contracts or other instruments authorized by the Agency to be attested, except in cases in which the attestation thereof shall be expressly delegated by the Agency, or by the Bylaws of the Agency to some other officer or agent of the Agency, or shall be required by law to be otherwise made.
8. Shall, in general, perform all duties incident to the office of the Secretary and such other duties as, from time-to-time, may be assigned to the Secretary by the Agency.

Section F. Treasurer. The Treasurer:

1. Shall be the Chief Financial Officer (or their designee) of the City of Caldwell.
2. Shall have custody of the funds of the Agency and keep its financial records.
3. Shall keep general charge of the books of the Agency.
4. Shall be responsible for the preparation and presentation of financial reports required by law, these Bylaws, or requested by the Agency.
5. Shall in general, perform all duties incident to the office of the Treasurer and such other duties as, from time-to-time, may be assigned to the Treasurer by the Agency.

Section G. Executive Director.

The Executive Director: The Commissioners may appoint an Executive Director. The Executive Director shall be the chief administrative officer of the Agency, shall serve at the pleasure of the Commissioners, and shall have such powers and duties as may be assigned to

him or her by the Commissioners. In addition, the Commissioners may appoint such other administrative officers as it deems necessary, all whom shall serve at the pleasure of the Commissioners, and shall have such powers and duties as may be assigned to them by the Commissioners.

1. Shall be appointed by the Commissioners and shall be a member of the City of Caldwell's Economic Development Department staff.
2. Shall be the chief administrative officer of the Agency.
3. Is empowered to employ technical experts, legal counsel, and such other agents and employees, permanent and temporary, as the Board of Directors may require.
4. Shall administer and supervise the day-to-day operations of the Agency, subject to the direction of the Commissioners.
5. May, as delegated by the Board of Directors, determine the compensation of all persons employed for the Agency.
6. Shall have such powers and duties as may be assigned to him or her by the Commissioners.
7. Shall, in general, perform all duties incident to the office of Executive Director and such other duties as, from time-to-time, may be assigned by the Commissioners.
8. ARTICLE 6

QUORUM

A majority of the Commissioners shall constitute a quorum for the transaction of business.

ARTICLE 7

FINANCIAL TRANSACTIONS

Section A. Contracts. Except as otherwise provided by resolution of the Agency, the Commissioners must authorize and approve all contracts and authority granted by resolution may be general or confined to specific instances.

Section B. Checks, Drafts, etc. All checks, drafts or other orders for payment of monies, and all notes, bonds, or other evidences of indebtedness issued in the name of the Agency shall be signed by such officer or officers, agent or agents, employee or employees of the Agency and in such manner as shall from time-to-time be determined by resolution of the Commissioners.

Section C. Deposits. All funds of the Agency may be deposited from time-to-time to the credit of the Agency in such banks or other financial institutions as the Agency may select provided such institutions are approved for holding public monies under the Public Depository Law (Idaho Code 57-101 et seq.).

Section D. Loans and Indebtedness. No loans shall be contracted on behalf of the Agency and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the Commissioners and in compliance with Idaho law.

Section D. Fiscal Year. The fiscal year of the Agency shall begin on the first day of October of each and every year and shall end on the last day of September of the following calendar year.

ARTICLE 8

MISCELLANEOUS

Section A. Rules and Regulations. The Commissioners shall have the power to make and adopt such rules and regulations not inconsistent with law, or these Bylaws, as it may deem desirable for the management of the business and affairs of the Agency.

Section B. Accounting System and Reports. The Commissioners shall cause to be established and maintained, in accordance with generally-accepted principles of accounting, an appropriate accounting system.

ARTICLE 9

AMENDMENTS

These Bylaws may be altered, amended or repealed by the affirmative vote of a majority of the Commissioners then in office, at any regular or special meeting, provided the notice of such meeting shall have contained a copy of the proposed alteration, amendment or repeal.

The foregoing Bylaws were originally adopted by the Agency on the 23rd day of October, 1998, And previously amended on August 5, 2014, July 10, 2017, and August 8, 2022. All previous amendments are replaced in their entirety by these Bylaws adopted August 10, 2026.

CHAIRMAN

ATTEST:

SECRETARY

BYLAWS OF THE URBAN RENEWAL AGENCY
OF THE CITY OF CALDWELL, IDAHO

ARTICLE 1

PUBLIC CORPORATION

The Urban Renewal Agency of the City of Caldwell, Idaho (the "Agency"), is an independent public body, corporate and politic created pursuant to Title 50, Chapter 20, Idaho Code, (the "Act") and Resolution No. 89 of the City of Caldwell, (the "City" or the "Municipality") passed on October 19, 1998. These Bylaws are subject to any limitations contained therein and fully replace and restate all prior Bylaws and amendments.

ARTICLE 2

NONLIABILITY OF COMMISSIONERS

The private property of the Commissioners shall be exempt from execution or other liability for any debts of the Agency and no Commissioner shall be liable or responsible for any debts or liabilities of the Agency.

ARTICLE 3

COMMISSIONERS

Section A. General Powers The property, business, powers, and affairs of the Agency shall be managed and controlled by the Board of Commissioners ("Commissioners"). The Commissioners shall be established and maintained in accordance with the requirements of Idaho law and City ordinances.

Section B. Membership. Membership on the Commission shall be established by the City of Caldwell pursuant to Idaho law.

Section C. Vacancies. Vacancies on the Commission shall be filled by the City of Caldwell pursuant to Idaho law.

Section D. Committees. The Commissioners may appoint one or more committees to investigate, and study matters of Agency business and thereafter to report on said matters assigned to the Commissioners. When possible, each of said committees shall be chaired by a Commissioner, but said committees may be comprised of persons other than Commissioners. No such committee shall have the power to make final Agency decisions and power being vested solely in the Commissioners. The terms of office, the persons serving, the matters to be studied, and all procedural decisions shall be made and decided by the Commissioners.

Section E. Compensation. A Commissioner shall receive no compensation for his services but shall be entitled to the necessary expenses, including travel expenses, incurred in the discharge of his or her duties..

Section F. Conflicts of Interest... Each Commissioner shall maintain independent judgment and objectivity and shall avoid any actual, potential, or apparent conflict of interest between such Commissioner's personal interests and the interests of the Agency. Personal interests may include, without limitation, interests in other businesses and the interests of family members, business associates, or other organizations.

Each Commissioner shall promptly disclose any actual or potential conflict of interest to legal counsel, who shall advise whether disclosure to the full Board of Commissioners is necessary and whether the Commissioner should recuse himself or herself from discussion or abstain from voting

on the matter. If a Commissioner does not follow the advice of legal counsel, the full Board of Commissioners shall be notified and shall determine the matter.

Any Commissioner may abstain from voting or request to be excused from discussion or voting even if recusal is not required by legal counsel. Disclosure of an actual or potential conflict of interest shall not affect quorum.

Section G. Neglect of Duty or Misconduct. For inefficiency or neglect of duty or misconduct in office, a Commissioner may be removed by a majority vote of the Caldwell City Council only after a hearing and only after he or she shall be given a copy of the charges at least ten (10) days prior to such hearing and shall have had an opportunity to be heard in person or by counsel.

ARTICLE 4

MEETINGS OF COMMISSIONERS

Section A. Regular Meetings. Regular meetings of the Commissioners shall be determined at the time and place that the Commission determines at the regular December Agency meeting for the following year, for the purpose of transacting such business as may come before such meetings. The Commissioners shall cause notice of the regular meeting schedule to be posted or published as required by the Idaho Open Meeting Law.

Section B. Special Meetings. A special meeting of the Commissioners may be called at any time by the Chairman and any two Commissioners by giving notice to the Secretary specifying the time, date, place and purpose of such meeting. Upon receipt of such notice the Secretary shall cause

written notice of such time, date, place and purpose of such meeting to be given to each Commissioner of the Agency as hereafter provided in this Article 4.

Section C. Notice of Special Meeting. Written notice of time, date, place and purpose of any special meeting of the Agency shall be posted or published as required by the Idaho Open Meeting Law.

Section D. Waiver of Notice. Any Commissioner may waive in writing any notice of a meeting required to be given by these Bylaws. The attendance of a Commissioner at any meeting shall constitute a waiver of notice of such meeting by such Commissioner, except in case a Commissioner shall attend a meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting has not been lawfully called or convened.

Section E. Resolutions. Resolutions adopted by the Agency in connection with the exercise of any of its powers hereunder, or under the Act, may be signed by the Chairman or Vice-Chairman and attested by the Secretary or Vice Chairman, provided that the person who attests shall not be the same person as the person who signs.

Section F. Annual Filings. The Commissioners shall file with the City Clerk, City of Caldwell, Idaho, on or before March 31st of each year, an "Annual Report" of Agency activities for the preceding calendar year which report shall include a complete financial statement setting forth the Agency's assets, liabilities, income, and operating expenses as of the end of such calendar or fiscal year. At the time of filing said report the Commissioners shall cause

to be published in newspaper of record in Canyon County, Idaho, a notice to the effect that such report is available for inspection during the regular business hours in the office of the City Clerk and in the office of the Agency.

ARTICLE 5

OFFICERS

Section A. Number and Qualifications. The officers of the Agency shall be a Chairman, a Vice-Chairman, a Secretary, a Treasurer and such other officers as may be determined by the Agency from time-to-time to perform such duties as may be designated by the Agency. The Chairman and Vice-Chairman must be elected from among the Commissioners of the Agency.

Section B. Election and Term of Office. The officers shall be elected annually by the Commissioners at the first regular annual meeting of the Agency. Each officer shall hold office until his successor shall have been elected. Any vacancy in any office shall be filled by the Commissioners by election for the unexpired portion of the term.

Section C. Chairman. The Chairman:

1. Shall be the chief presiding officer of the Agency and, unless otherwise determined by the members of the Agency, shall preside at all meetings of the Agency.
2. May execute any resolutions adopted by the Agency and any documents, certificates, deeds, mortgages, deeds of trust, notes, bonds, contracts or other instruments authorized by the Agency to be expressly delegated by the Agency or by the Bylaws to some other office or agent of the Agency, or shall be required by law to be otherwise made.

3. Shall in general perform all duties incident to the office of the Chairman and such other duties as may be prescribed by the Agency from time-to-time.

Section D. Vice-Chairman. In the absence of the Chairman or, in the event of the Chairman's inability or refusal to act, the Vice-Chairman shall perform the duties of the Chairman, and when so acting shall have all the powers of and be subject to all of the restrictions upon the Chairman. The Vice-Chairman shall also perform such other duties as from time-to-time may be prescribed by the Agency.

Section E. Secretary. The Secretary:

1. Shall be the Clerk of the City of Caldwell or such Clerk's designee approved by the Agency. If the City Clerk or an approved designee cannot or will not serve, the Commissioners shall appoint a Secretary.
2. Shall keep the minutes of the meetings of the Agency in one or more books kept for that purpose.
3. Shall see that all notices are duly given in accordance with these Bylaws and as required by law.
4. Shall be custodian of the corporate records and resolutions, documents, certificates, deeds, mortgages, deeds of trust, notes, bonds, contracts and other instruments, the execution of which on behalf of the Agency is duly authorized by resolution and in accordance with the provisions of these Bylaws.
5. Shall keep a register of the names, mailing addresses, phone numbers and emails of all Commissioners.

6. Shall keep on file at all times a complete copy of the Ordinance of the Municipality creating the Agency and the Bylaws of the Agency, containing all amendments thereto (all of which shall be open to the inspection of the members of the Agency at any time and to the public).
7. May attest any resolutions adopted by the Agency and any documents, certificates, deeds, mortgages, deeds of trust, notes, bonds, contracts or other instruments authorized by the Agency to be attested, except in cases in which the attestation thereof shall be expressly delegated by the Agency, or by the Bylaws of the Agency to some other officer or agent of the Agency, or shall be required by law to be otherwise made.
8. Shall, in general, perform all duties incident to the office of the Secretary and such other duties as, from time-to-time, may be assigned to the Secretary by the Agency.

Section F. Treasurer. The Treasurer:

1. Shall be the Chief Financial Officer (or their designee) of the City of Caldwell.
2. Shall have custody of the funds of the Agency and keep its financial records.
3. Shall keep general charge of the books of the Agency.
4. Shall be responsible for the preparation and presentation of financial reports required by law, these Bylaws, or requested by the Agency.
5. Shall in general, perform all duties incident to the office of the Treasurer and such other duties as, from time-to-time, may be assigned to the Treasurer by the Agency.

Section G. Executive Director.

The Executive Director: The Commissioners may appoint an Executive Director. The Executive Director shall be the chief administrative officer of the Agency, shall serve at the pleasure of the Commissioners, and shall have such powers and duties as may be assigned to

him or her by the Commissioners. In addition, the Commissioners may appoint such other administrative officers as it deems necessary, all whom shall serve at the pleasure of the Commissioners, and shall have such powers and duties as may be assigned to them by the Commissioners.

1. Shall be appointed by the Commissioners and shall be a member of the City of Caldwell's Economic Development Department staff.
2. Shall be the chief administrative officer of the Agency.
3. Is empowered to employ technical experts, legal counsel, and such other agents and employees, permanent and temporary, as the Board of Directors may require.
4. Shall administer and supervise the day-to-day operations of the Agency, subject to the direction of the Commissioners.
5. May, as delegated by the Board of Directors, determine the compensation of all persons employed for the Agency.
6. Shall have such powers and duties as may be assigned to him or her by the Commissioners.
7. Shall, in general, perform all duties incident to the office of Executive Director and such other duties as, from time-to-time, may be assigned by the Commissioners.
8. ARTICLE 6

QUORUM

A majority of the Commissioners shall constitute a quorum for the transaction of business.

ARTICLE 7

FINANCIAL TRANSACTIONS

Section A. Contracts. Except as otherwise provided by resolution of the Agency, the Commissioners must authorize and approve all contracts and authority granted by resolution may be general or confined to specific instances.

Section B. Checks, Drafts, etc. All checks, drafts or other orders for payment of monies, and all notes, bonds, or other evidences of indebtedness issued in the name of the Agency shall be signed by such officer or officers, agent or agents, employee or employees of the Agency and in such manner as shall from time-to-time be determined by resolution of the Commissioners.

Section C. Deposits. All funds of the Agency may be deposited from time-to-time to the credit of the Agency in such banks or other financial institutions as the Agency may select provided such institutions are approved for holding public monies under the Public Depository Law (Idaho Code 57-101 et seq.).

Section D. Loans and Indebtedness. No loans shall be contracted on behalf of the Agency and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the Commissioners and in compliance with Idaho law.

Section D. Fiscal Year. The fiscal year of the Agency shall begin on the first day of October of each and every year and shall end on the last day of September of the following calendar year.

ARTICLE 8

MISCELLANEOUS

Section A. Rules and Regulations. The Commissioners shall have the power to make and adopt such rules and regulations not inconsistent with law, or these Bylaws, as it may deem desirable for the management of the business and affairs of the Agency.

Section B. Accounting System and Reports. The Commissioners shall cause to be established and maintained, in accordance with generally-accepted principles of accounting, an appropriate accounting system.

ARTICLE 9

AMENDMENTS

These Bylaws may be altered, amended or repealed by the affirmative vote of a majority of the Commissioners then in office, at any regular or special meeting, provided the notice of such meeting shall have contained a copy of the proposed alteration, amendment or repeal.

The foregoing Bylaws were originally adopted by the Agency on the 23rd day of October, 1998, And previously amended on August 5, 2014, July 10, 2017, and August 8, 2022. All previous amendments are replaced in their entirety by these Bylaws adopted August 10, 2026.

CHAIRMAN

ATTEST:

SECRETARY

Topics for URA council 08.10.26

- 1) ***ACTION ITEM:*** Consider invoices for payment from the Urban Renewal Agency Treasurer:

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	

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	10,382.29		(56,000.00)	1,802.18		2,219,898.43
8/31/2026	2,219,898.43						2,219,898.43
9/30/2026	2,219,898.43						2,219,898.43
Totals:		157,874.04	676.00	(880,074.71)	20,458.82	-	

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	2,772.26		884,804.11
8/31/2026	884,804.11			884,804.11
9/30/2026	884,804.11			884,804.11
Totals:		28,461.61	-	

Banner Bank	2,219,898.43
LGIP	884,804.11
Total	3,104,702.54

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	8,764.85			147,421.21
EURA Increment		1,130.89	2,501.49	1,164.79	1,590.32			2,176.91			1,374.11			9,938.51
Site A Increment	535				270.99						243.33			514.32
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	1,802.18			20,458.82
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	2,813.07	2,825.55	2,772.26			28,461.61
	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	14,956.73	-	-	207,470.47

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	17,812.75			35,625.50
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	12,891.66			25,783.40
Attorney	88,800		7,400.00	7,400.00	7,400.00	7,400.00	7,400.00	7,400.00	7,400.00	7,400.00	7,400.00			22,200.00
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				(56.76)
General Operation Supplies	1,000													1,000.00
EURA Special Projects	750,000				17,448.92			5,298.00		2,850.93	83,434.00			640,968.15
NURA Special Projects	100,000										10,863.25			89,136.75
	1,331,448	32,651.91	38,104.41	49,904.41	55,818.39	38,104.41	38,104.41	64,421.49	38,104.41	41,145.52	132,401.66	-	-	802,686.98

CASH

	FY2025	Cash BegBal	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)	1,173,651.26	1,025,431.45	(29,686.11)	(37,276.49)	(47,782.35)	(32,565.16)	(32,519.10)	(32,327.36)	(52,748.85)	(32,396.71)	(32,671.59)	(32,491.79)	-	-	811,185.76
Surety Bonds-Reserved (21230)	40,791.00	-													40,791.00
EURA (10063)	1,025,431.45	(1,025,431.45)	1,130.89	2,501.49	1,164.79	(15,858.60)	-	-	(3,121.09)	-	(2,850.93)	(82,059.89)	-	-	926,338.11
NURA (10050)	254,782.71	-			10,828.94	93,318.14	3,304.00	(3,810.44)	8,092.56	(3,739.17)	7,799.69	(5,908.84)	-	-	364,667.58
Site A	-	-				270.99						243.33			514.32
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	2,772.26	-	-	884,804.11
	3,350,998.92	-	(25,519.63)	(31,689.15)	(32,872.76)	48,049.57	(26,402.59)	(33,601.27)	(44,997.19)	(33,322.81)	(24,897.28)	(117,444.93)	-	-	3,145,745.81

URA Executive Director Report July 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. Year to date we have submitted this site for three RFI's.
- 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. We met with the property owner, and he shared his excitement with moving forward with the project soon.
- RFP for Main St. Due 8/17/2026, released on 6/24/26. There is certainly interest and we have been able to answer questions.

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

- We have received a strong proposal.

Site B (8/18/2025)

- Next Steps

General Updates

- Future Airport URD
- URA MOU needs updating
- Brownfield Grant
- Opportunity Zone
- Chicago Waterline status



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July 17, 2026

Aaron J. Bazzoli, Chief Civil Deputy
Canyon County Prosecuting Attorney's Office
1115 Albany Street
Caldwell, Idaho 83605

Via Email: aaron.bazzoli@canyoncounty.id.gov

Re: Caldwell North Urban Renewal Area; Canyon County Jail Site Development

Mr. Bazzoli:

I am writing to you on behalf of my client, the Urban Renewal Agency of the City of Caldwell, Idaho ("**Agency**"). As you know, the Agency administers the Caldwell North Urban Renewal Area ("**CNURA**") which includes approximately 24 acres owned by the County and lying southerly of Highway 20/26 between Gravel and Pond Lanes ("**Pond Lane Site**"). The Pond Lane Site has been long-designated as the site for a new County Jail and is referenced in the Urban Renewal Plan for the Caldwell North Urban Renewal Project Area ("**Plan**").

The Agency is aware that the County is moving forward with plans to commence construction of the new jail, possibly on the Pond Lane Site. In recent communications with the City of Caldwell¹, the County mentions that approximately \$1.9 million in Agency funds has been "ear marked" or "committed" to infrastructure associated with the jail project. My purpose in writing is to clarify the position of the Agency with respect to funding of infrastructure in CNURA, including in the vicinity of the Pond Lane Site, and invite more direct communication between our clients to avoid any misunderstanding as the County's plans progress.

I assume the County's sense that funds have been committed arises from the fact that road improvements, including water and sewer service extensions, adjacent to the Pond Lane Site are included among authorized projects in Attachment 4 of the Plan. Specifically, the Plan identifies

¹ In your letter to City Attorney Oscar Klaas dated October 7, 2025, you state, "City and County officials planned for jail expansion at the Pond Lane site including the ear marking of approximately \$1.9 million for infrastructure at the site. The Board and Sheriff anticipate getting that proposal before the URA Board as the project progresses." Similarly, in a July 2, 2026, letter from the Board of County Commissioners to Caldwell Mayor Eric Phillips, the County advised that "In 2021, approximately 1.9 million (\$1,900,000) from the URA was committed to address the expense [associated with extending water and sewer to Pond Lane]."

2918 linear feet of collector road frontage on Parcel Nos. 8 and 9, the Pond Lane Site. The estimated cost of such construction is \$1,882,830.93.

While road improvements and utility extensions are priority projects for the Agency in CNURA, including adjacent to the Pond Lane Site, the Agency has concerns it wants the County to keep in mind when contemplating Agency assistance. First, road improvements and utility extensions in the vicinity of the Pond Lane Site are listed among *permissible* projects in the CNURA. None of the projects are mandatory. They must be approved by the Agency prior to funding. Second, the Agency does not have sufficient cash on hand to construct any project of \$1.9 million and will not likely have such resources for several more years. If the Agency chose to proceed with road improvements and utility extensions adjacent to the Pond Lane Site, a funding source would need to be identified. Third, the project contemplated is for roadway improvements *and utility extensions*. It is my understanding that water and sewer have already been extended to Pond Lane. This will likely reduce the permissible scope of the Agency project to road improvements which will, in turn, reduce available funding. Finally, I understand the County is contemplating construction of the jail at an alternate site it recently acquired for a solid waste transfer station. The project identified in the Plan at Attachment 4 is specific to collector roads adjacent to the Pond Lane Site.

The Agency is mindful that the new jail is a needed and important project. None of the foregoing necessarily prohibits the Agency and the County from finding a way that urban renewal might facilitate the jail project. However, there are legal and practical limitations that exist. Until we can work through those limitations, the Agency must caution the County not to anticipate specific funding amounts within specific time frames.

Please share this letter with the Board of County Commissioners and let me know if you think a meeting between our clients would be helpful.

Very truly yours,

HILTY, BOWER, HAWS & SEABLE, PLLC


MARK HILTY
MH/md