



**Regular Caldwell Urban Renewal Agency Meeting
(City Hall - Chambers Room #100)
September 14, 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

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.

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. Consider Resolution approving the project reimbursement agreement with the City of Caldwell, Idaho for a water line project in Chicago Street

New Business

1. **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	\$252.00	Public Notice FY27 Budget Hearing
City of Caldwell	\$22,000.00	Reimbursement-URA Project 19 Alley Improvements

City of Caldwell	\$41,810.00	Reimbursement-URA Project 7 Arthur St. Storm Drain
Total	\$104,152.91	

2. URA Treasurer Reports
 - a. Action Item: Approve Monthly Cash Reconciliation Reports.
3. URA Executive Director report
 - a. URA Project Updates
4. Status Report on the Agency's Currently Contracted Projects
5. Attorney Reports
 - a. Site B and Central Area consolidation
 - b. City Transfer of S. 6th Ave Plaza for Main St RFP
 - c. Tilian Phase 2 Parking
 - d. Site A DDA with Zion Ventures

Commissioner Reports

Chairman Report

Executive Session

1. Pursuant to Idaho Code 74-206 1 (b): To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent

Adjourn

Next meeting date: October 12, 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.

RESOLUTION NO. 2026-_____

RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO (“AGENCY”) APPROVING THE PROJECT REIMBURSEMENT AGREEMENT WITH THE CITY OF CALDWELL, IDAHO (“CITY”) FOR A WATER LINE PROJECT IN CHICAGO STREET (“PROJECT”).

WHEREAS, Agency and City have negotiated that certain PROJECT REIMBURSEMENT AGREEMENT (“**Agreement**”) for the reimbursement of certain costs incurred in City’s construction of a water line within Chicago Street between the northerly side of the Boise River bridge and the current parking area easterly of Rotary Pond Park, a distance of approximately 992 feet; and

WHEREAS, A copy of the Agreement is attached as **Exhibit A** and incorporated by this reference; and

WHEREAS, performance of the Agreement is in the vital and best interests of the Agency and the City, and the health, safety, morals, and welfare of the City’s residents, and are in accord with the public purposes and provisions of the Urban Renewal Plan for the Caldwell North Urban Renewal Project Area (Ordinance No. 3391).

NOW, THEREFORE, BE IT RESOLVED that the Agency Chair is authorized to execute the Agreement and Agency staff is authorized to perform the Agency obligations set forth therein on condition that the City also execute and perform the Agreement.

ADOPTED AND APPROVED THIS ____ day of _____, 2026.

AGENCY CHAIR

ATTEST:

SECRETARY

PROJECT REIMBURSEMENT AGREEMENT

THIS PROJECT REIMBURSEMENT AGREEMENT (“**Agreement**”) is made and entered into effective on the latest date of the signatures of the Parties below, by and between the URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO, an urban renewal agency formed under the Idaho Urban Renewal Law of 1965 (“**Agency**”) and the CITY OF CALDWELL, IDAHO, an Idaho municipal corporation (“**City**”).

RECITALS

The Parties recite and declare:

WHEREAS, City previously created the Urban Renewal Plan for the Caldwell North Urban Renewal Project Area pursuant to Ordinance No. 3391 (“**Plan**”); and

WHEREAS, the Plan provides for infrastructure development within the rights-of-way existing in the Plan area including Chicago Street between the northerly side of the Boise River bridge and the current parking area easterly of Rotary Pond Park, a distance of approximately 992 feet (“**Site**”); and

WHEREAS, City, through its Fire and Police Departments, contemplates construction of a Public Safety Training Facility and installation of a water line at the Site is a necessary portion of such construction, and

WHEREAS, construction of a 12” water line at the Site is hereinafter referred to as the “**Project**,” and

WHEREAS, City is authorized, in general, to construct infrastructure improvements within its rights-of-way and, specifically, to construct the Project; and

WHEREAS, Agency is authorized by the Plan, the Urban Renewal Law of 1965, and the Idaho Economic Development Act to fund the Project via a reimbursement agreement; and

WHEREAS, Agency and City have negotiated this Agreement for purposes of reimbursing the estimated cost of the Project to City; and

WHEREAS, the Project, and the fulfillment generally of this Agreement, are in the vital and best interests of the Agency and the City, and the health, safety, morals, and welfare of the City’s residents, and are in accord with the public purposes and provisions of the Plan, applicable federal, state, and local laws and requirements; and

WHEREAS, it is the intention of the Parties, by entering into this Agreement, to:

1. identify estimated Project costs; and
2. provide a process for reimbursement of said costs from Agency to City; and
3. provide a timeline within which Agency shall pay appropriate reimbursement to City; and
4. to limit Agency reimbursement of Project costs to the estimate identified herein.

SECTION 1

PROJECT COST REIMBURSEMENT PROCESS

The estimated cost of the Project is \$165,852.31. All costs required for construction of the Project shall be paid by City. Upon Project completion, the City shall request, in writing, reimbursement for Project costs actually incurred by City in an amount up to, but not exceeding, \$165,852.31. Agency shall evaluate and approve or dispute such request, pursuant to the following process:

(A) Agency shall review the request of the City within thirty (30) days of receipt and approve reimbursement that complies with this Agreement or disallow the request if found by the Agency to be inconsistent with this Agreement; and

(B) Agency shall notify the City of its decision within ten (10) days after making said decision; and

(C) The Parties shall cooperate in good faith to resolve any disputes or differences concerning the amount to be reimbursed, employing non-binding mediation if informal negotiations are unsuccessful; and

(D) Reimbursement shall be paid by Agency according to the following schedule:

1. An amount not exceeding \$82,926.16 to be paid on or before October 30, 2027; and
2. An amount not exceeding \$82,926.16 to be paid on or before October 30, 2028.

SECTION 2 TERM/TERMINATION

(A) **Term:** This Agreement shall commence at such time as both Parties have each approved a resolution authorizing the execution of this Agreement and this Agreement has been so executed.

(B) **Termination:** This Agreement shall terminate as follows: (1) Upon mutual agreement of the Parties; (2) Upon completion of construction of the Project by City and the complete reimbursement of Project costs by Agency as provided herein; or (3) October 30, 2029, whichever occurs first.

SECTION 3 AMENDMENT PROVISIONS

This Agreement may only be amended by formal written agreement of the Parties, approved by a resolution of each governing board, and executed by the Agency Chair and Mayor.

SECTION 4 GENERAL PROVISIONS

(A) **No Third-Party Beneficiaries:** Each Party to this Agreement intends that this Agreement shall not benefit or create any right or cause of action in or on behalf of any person or legal entity other than the Parties hereto.

(B) **Severability:** Should any term or provision of this Agreement or the application thereof to any person, parties or circumstances, for any reason be declared illegal or invalid, such illegality or invalidity shall not affect any other provision of this Agreement, and this Agreement shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

(C) **Counterparts.** This Agreement may be executed by the Parties in counterparts, and each such counterpart shall be deemed an original.

(D) **Choice of Law:** This Agreement shall be governed and interpreted by the laws of the State of Idaho.

(E) **Time is of the Essence:** Time is of the essence in the performance of this Agreement by the Parties.

[End of text. Signature follow.]

IN WITNESS WHEREOF, the undersigned Parties have by action and/or authority of their governing Boards caused this Agreement to be executed and made it effective as hereinabove provided.

DATED AND SIGNED this _____ day of _____, 2026.

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

By: _____
Board Chair

ATTEST:

By: _____
Secretary or Deputy

DATED AND SIGNED this _____ day of _____, 2026.

CITY of CALDWELL, IDAHO

By: _____
Mayor

ATTEST:

By: _____
Clerk or Deputy Clerk

The Urban Renewal Agency of The City of Caldwell

BANK RECONCILIATION

Banner Bank

1.05%

#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	2,904.07		(112,648.15)	1,728.78		2,111,883.13
9/30/2026	2,111,883.13						2,111,883.13
Totals:		160,778.11	676.00	(992,722.86)	22,187.60	-	

Local Government Investment Pool

#2519-22072

96-10398

Local Government Investment Pool				
#2519-22072	3.81%	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	2,877.49		887,681.60
9/30/2026	887,681.60			887,681.60
Totals:		31,339.10	-	

Banner Bank	2,111,883.13
LGIP	887,681.60
Total	2,999,564.73

Cash Overview	3,028,300.88
Outstanding AP	(28,736.15)
	2,999,564.73

**URA Executive Director Report
August 2026**

URA District Updates:

North Urban Renewal Area

Established: December 20, 2021

District 26 – Brownfield Phase I Assessment:

District 26 was contacted to determine whether they were interested in participating in a Phase I Brownfield assessment utilizing funding from the Brownfield grant received by the city. District 26 has declined the opportunity at this time, as they have already completed a Phase I assessment for their property.

ITD Meeting – September 24, 2026:

A meeting is scheduled with the Idaho Transportation Department (ITD) on September 24, 2026. I will participate on behalf of the URA and provide information regarding potential future development within the North Urban Renewal Area.

Central Urban Renewal Area

Established: December 15, 2025

Main Street RFP:

The Request for Proposals (RFP) for the Main Street project was released on June 24, 2026, with proposals due August 17, 2026. Two proposals were received by the deadline.

Staff are currently reviewing the submitted proposals. To help ensure an objective and unbiased evaluation process, identifiable information has been redacted from the proposals during the initial staff review. This allows the proposals to be evaluated based on the submitted qualifications, approach, and other established criteria without consideration of the identity of the proposer.

The proposals will be presented to the URA Commission at the October 12, 2026, meeting. Prior to that meeting, staff will provide the Commission with copies of the RFP responses and the scoring information for review. This will allow Commissioners sufficient time to review the proposals and evaluation materials prior to the discussion and consideration of the item.

Frontage Improvement:

I recently met with the developer and property owner regarding their proposed multi-family project, and they are interested in seeking Frontage Improvement assistance as the project moves forward.

The project has already gone through a roundtable discussion and is still in the early stages of the development process. As it progresses, it will need to go through the City's formal review process, including a rezone and a Special Use Permit that will require consideration at the City Council level.

It is still too early in the process to bring the project before you for any formal discussion or consideration. However, I wanted to make sure you were aware of the project early on and had some background as it continues to develop.

Site A

119 S. Kimball Ave. | Established: October 14, 2024

Development Agreement:

The Development Agreement (DA) is currently under review. The project team continues to express strong interest and enthusiasm about moving the project forward. Staff will continue working through the agreement and will provide additional updates as the project progresses toward the next stage of approval.

Site B

Established: August 18, 2025

Next Steps: Mark Hilty continues to work on this item.

General Updates:

Future Airport Urban Renewal District

Staff are continuing to work with our partners to establish the proposed boundaries for a potential future Airport Urban Renewal District.

Once the boundaries have been established and agreed upon with our partners, staff will return to the Commission to request funding for a feasibility study. Following completion of the feasibility study, the URA would proceed with a Statement of Qualifications (SOQ) process to identify qualified firms and ultimately select the company best suited to assist with the proposed district.

URA Memorandum of Understanding (MOU)

The URA MOU will need to be updated in the future. I am keeping this item on the Executive Director's report as a reminder that an updated MOU will be brought before the Commission for consideration.

Brownfield Grant

Brownfield grant funding remains available. Staff will continue to monitor potential projects and properties that may benefit from the available funding and will work with eligible applicants as opportunities arise.

The City will continue to look for appropriate uses of the remaining grant funds to support redevelopment, address potential environmental concerns, and help advance eligible projects within the applicable areas.

Opportunity Zone

Governor Little's Opportunity Zone nominations were submitted to the U.S. Department of Treasury. Idaho's nomination list includes 16 urban and 9 rural U.S. Census Tracts.

Upon final approval from the U.S. Department of Treasury, Opportunity Zone nominations on this list will go into effect January 1, 2027.

Once the results are received, staff will provide an update to the Commission and share opportunities that may be available as a result of the designation.

URA CURRENT PROJECT LIST AS OF 8.31.26

URA Projects - Other Taxing Districts		Amount Budgeted	Original Budget	Obligated/In Contract	Prior Year Costs	Costs To Date	Cost to Date	Remaining	Satus
1	Ustick Road Widening Participation (Canyon Hwy Dist #4 Increment Project)	2,683,149	3,100,000	2,683,149	104,000	2,579,149	2,683,149	0	Complete
2	Indiana: Ustick to Caldwell High School (Caldwell School District Increment Project) (-	2,217,330	663,617	2,217,330	110,203	2,107,127	2,217,330	0	Complete
3	Canyon Hill to Sacajawea (Caldwell School District Increment Project) - HAWK	318,847	360,000	318,847	179,079	139,768	318,847	0	Complete
4	County Fairgrounds (Canyon County Increment Project) / Fair Expo Site Imprv	2,477,811	2,477,811	2,477,811	1,003,544	1,256,017	2,259,561	218,250	Almost Complete
URA Projects - City of Caldwell		Amount Budgeted		Approved by URA/City		Project Spending		Remaining	
5	Luby Park: Pickelball Construction / Rehab	787,569	811,350	811,350	35,143	752,426	787,569	0	Complete
6	Parking (Wildman lot across form Bldg. 621) - improvements/602 Cleveland	54,902	54,902	54,944	8,243	46,659	54,902	0	URA Portion Complete
7	Demo and cleanup/516 Main&510 Arthur	125,000	125,000	68,671	66,196	18,290	84,486	41,810	Almost Complete
8	Plaza Extension Festive Street (Arthur)- downtown - Arthur St from 5th to 6th	49,016	3,277,473	62,380	24,737	24,279	49,016	0	URA Portion Complete
9	Hotel Site Improvements - deChase	3,270,951	3,241,043	3,241,043	2,019,319	1,251,631	3,270,950	0	Complete
10	213-215-217 Kimball - Norman Complex	487,297	442,242	342,242	342,242	145,055	487,297	0	Complete
11	Ustick Bridge Eastside Extension / I-84 to Middleton (60% URA)	91,847	214,161	214,161	27,527	64,320	91,847	0	URA Portion Complete
12	Ustick Road Widening	9,673,069	6,871,182	6,871,182	1,434,166	8,238,903	9,673,069	0	Complete
13	21st Avenue Parking Lot	2,753,664	2,542,919	2,542,919	2,091,149	662,515	2,753,664	0	Complete
14	Paving — Centennial Boulevard median	426,822	426,822	426,822	6,164	420,658	426,822	0	Complete
15	Frontage Improvements - Franklin Road (Blue Bird Car Wash)	129,653	129,653	129,653		129,653	129,653	0	Complete
16	Compactor Relocation / 812 Main Street	197,218	200,000	200,000	30,806	166,412	197,218	0	Complete
17	Parking — Wolfe Field	94,862	99,106	99,106		94,862	94,862	0	Complete
18	Vineyard Public Space - Kimball and 9th Street Alley	532,710	532,710	46,920		63,086	63,086	469,624	In-Progress
19	Alley Improvements	550,000	550,000	550,000		5,157	387,451	162,550	In-Progress
20	Florida & Ustick Roundabout (~70% of project cost only)	1,841,768	1,600,000	1,841,768		1,841,768	1,841,768	0	Complete
21	6th Avenue Pedestrian Bridge Upgrades	42,547	50,000	42,547		42,547	42,547	0	Complete
22	Luby Park: Irrigation System	225,506	300,000	225,506		225,506	225,506	0	Complete
23	TVCC Remodel	34,000	34,000	34,000		34,000	34,000	0	Complete
24	Underground Power (Alley)	250,000	250,000	250,000		250,000	250,000	0	Complete
26	Downtown Signage - Wayfinding	245,000	245,000	245,000		243,704	243,704	0	Complete
27	Wolfe Field - Hitting Facility	200,000	200,000	200,000		200,000	200,000	0	Complete
28	Foundation - Rice House	312,598	154,200	312,598		312,598	312,598	0	Complete
		30,073,135	30,055,136		7,482,518	21,316,093	29,180,904	892,232	