

Regular Scheduled Meeting
CALDWELL URBAN RENEWAL AGENCY
January 26, 2010 – 12:00 p.m.
City Administrative Offices, Conference Room

The regular scheduled meeting of the Caldwell Urban Renewal Agency convened at 12:00 noon on January 26, 2010 in the Conference Room at Caldwell City Hall Administrative Offices with Chairman ElJay Waite presiding. Roll was called:

Present: ElJay Waite, Rob Hopper, Leona Fouts, Steve Rule
Jennifer Barrus arrived as noted in the minutes

Absent: Amy Rojas, Mayor Garret Nancolas

Guests: Duston Rose, Chris Yamamoto, Larry Lipschultz

*Motion to **amend the agenda** to include a presentation from Duston Rose, realtor, as the first order of business: Hopper/Fouts M/S/P*

*Motion to **approve the agenda as amended**: Fouts/Rule M/S/P*

*Motion to **approve the minutes** of the January 5, 2009 meeting: Fouts/Hopper M/S/P*

Duston Rose, realtor, stated that several businesses are considering relocating from the downtown area, claiming that conditions created by the Indian Creek project have had a negative effect on their business. In his capacity as realtor for these properties, Mr. Rose is making an appeal to CEURA on behalf of the property owners for assistance with moving and relocation costs. Chairman Waite stated that the properties in question were given consideration offers during the creek relocation project but owners declined and decided to stay put. Chairman Waite added that CEURA is unable to offer assurance of assistance at this time as current funds are already committed to other projects, however CEURA is willing to review funding sources in future years.

Jennifer Barrus arrived and was counted present.

OLD BUSINESS

Chairman Waite presented **Resolution No. 2010-1** for discussion and approval.

RESOLUTION NO. 2010-1

Resolution authorizing the approval of the purchase and sale agreement from CP-1 LLC for property and improvements known as Treasure Valley Community College (TVCC Parcel) as described within the attached hereto and made a part hereof.

Chairman Waite noted that Mark Hilty, attorney for CEURA, and Brian Ballard, attorney for Oppenheimer Development, have both reviewed and approved the agreement and resolution. Chairman Waite reviewed several minor changes to the Purchase and Sale Agreement. Steve Rule stated that this project is an appropriate expenditure of funds and falls within the scope and intent of the CEURA plan. *Motion to adopt Resolution 2010-1 along with the Purchase and Sale Agreement as amended: Hopper/Fouts M/S/P*

C/CEDC Activity Report for January was not available due to mid-month timing of this meeting.

Chris Yamamoto, Downtown Redevelopment Director, stated that the **TVCC project** is moving forward quickly and appears to be on schedule. Parking is a primary focus and options are being considered.

NEW BUSINESS

*Motion to enter into **Executive Session** at 12:45pm under Title 67-2345, Paragraph C, for land acquisition: Rule/Fouts M/S/P* Roll was called: Rob Hopper, Chairman Waite, Steve Rule, Jennifer Barrus and Leona Fouts were present. *Motion to exit Executive Session at 1:20pm: Fouts/Hopper M/S/P*

*Motion to exercise the **option on the Patterson parcel** pending attorney approval: Hopper/Fouts M/S/P*

Chairman Waite presented the **2009 Annual Audit** report for review. *Motion to present the audit to Caldwell City Council at their next scheduled meeting: Hopper/Fouts M/S/P*

Chairman Waite provided an updated **2010-2014 Estimated Financial Commitments** report for review.

Financial Report provided by Rob Hopper:

<u>December 31, 2009</u>	<u>Ending Balance</u>	<u>Earnings</u>
Wells Fargo (debt service 12/31)	2,982,217.07	196.73

Motion to approve the financial report: Fouts/Hopper M/S/P

Rob Hopper presented the following **invoices for payment:**

\$ 2,122.15	TV YMCA	Gov't Partners Wellness Program
\$ 1,791.75	TV YMCA	Business Partners Wellness Program
\$ 2,250.00	Wells Fargo	Trustee Fee – 2006 Rev Allocation Bond
\$ 2,178.75	Hamilton Michaelson Hilty	Review of various documents/agreements

Motion to approve the invoices for payment: Fouts/Hopper M/S/P

The **next meeting** will be held **March 2, 2010 at 12:00 noon**

Motion to adjourn: Fouts/Nancolas M/S/P

Meeting adjourned at 1:32 p.m.

Respectfully submitted,

Leona Fouts
Secretary