

Regular Scheduled Meeting  
CALDWELL URBAN RENEWAL AGENCY  
July 15, 2009 – 1:00 p.m.  
City Administrative Offices, Conference Room

A meeting of the Caldwell Urban Renewal Agency convened at 1:00 pm on July 15, 2009 in the Conference Room at Caldwell City Hall Administrative Offices with Chairman ElJay Waite presiding. Roll was called:

Present: ElJay Waite, Mayor Garret Nancolas, Leona Fouts, Steve Rule, Amy Rojas.  
Rob Hopper arrived as noted in the minutes  
Guests: none

*Motion to **approve the agenda** as presented at the July 7, 2009 meeting, continued to July 15, 2009 due to lack of quorum: Rule/Rojas M/S/P*

*Motion to **approve the minutes** of the June 16<sup>th</sup> and July 7, 2009 meetings: Fouts/ Nancolas M/S/P*

**OLD BUSINESS**

None

**NEW BUSINESS**

Chairman Waite informed the commissioners that CEURA has been invited to join a **class action suit** against **attorney Scott Campbell** for his alleged unethical and inappropriate actions on behalf of Pioneer Irrigation District. CEURA would be listed as a plaintiff and would benefit from any monetary settlement made in favor of the plaintiffs. CEURA has specific evidence of loss due to the actions of Scott Campbell. *Motion to participate as a plaintiff in the class action suit against Scott Campbell: Rule/Fouts*

*Rob Hopper arrived and was counted as present.*

Chairman Waite presented **Resolution 2009-2 (TVCC Funding Request)** for review and discussion. This resolution initiates the TVCC building project and allows TVCC to begin taking action to resolve the inadequate classroom space and services available to serve the much larger-than-projected increase in enrollment for summer and fall classes until the new building is available. Chairman Waite further explained that Section 3 of the resolution calls for an agreement between CEURA and TVCC to incorporate this funding request into the long-term growth plans of the Caldwell Center. Discussion ensued regarding the nature of the long-term plan and the need to consider this current funding request as a loan to TVCC, with repayment to be structured as part of the future lease payment schedule. *Motion to authorize Chairman Waite to negotiate an agreement for a zero interest loan to TVCC for the amount of this funding request, with the agreement to be incorporated into the proposed Resolution, and further require specific documentation from TVCC on their long-term growth and investment plans in Caldwell, thereby delaying funding of this specific request until a final agreement with TVCC is approved by CEURA: Hopper/Fouts Votes in favor: Hopper, Fouts, Rojas, Nancolas, Waite. Votes against: Rule*

**Financial Report** provided by Rob Hopper:

<u>June 30, 2009</u>	<u>Ending Balance</u>	<u>Earnings</u>
B of C Money Mkt	457,771.30	339.42
B of C Business Acct	73,183.59	n/a
B of C Certificate of Deposit	1,203,269.59	3,269.59
B of C Certificate of Deposit	300,616.75	616.75

Local Gov't Pool	604,946.97	403.10
Wells Fargo (debt service 5/30)	2,461,203.68	20.91

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

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

\$ 2,333.09	TV YMCA, 6/30 invoice	Business Partners Wellness Program
\$ 2,718.41	TV YMCA, 6/30	Gov't Partners Wellness Program
\$ 10,000.00	Oppenheimer	Option on the Hardy site
\$ 3,564.16	Friends of the Court	Rexburg case
\$ 1,452.00	ICRMP	2009-2010
\$ 30.48	Petty Cash	Pizza Hut – URA Lunches July 7
\$ 15,000.00	C/CEDC	3 Qtr commitment

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

**GENERAL DISCUSSION**

Chairman Waite announced that negotiations were progressing with **land purchases** for future parking. Asking prices are realistic for Colima's and the vacant lot to the west, however the asking price for Elaine's Fabrics parcel is being reviewed.

Chairman Waite informed the board that the **lease agreements for 215 & 217 So. Kimball** are complete at \$5 per square foot, for approximately 1,000 sq ft in each location, in accordance with the previously approved motion from the board.

Chairman Waite referenced a letter received from **Bank of the Cascades** offering options to ensure that CEURA is protected with **FDIC insurance** on all funds. Chairman Waite will follow-up with Bank of the Cascades and pursue moving some funds to other institutions if the situation warrants.

The next regularly scheduled meeting will be held on Tuesday, August 4, 2009.

*Motion to adjourn: Hopper/Fouts M/S/P*

Meeting adjourned at 2:03 p.m.

Respectfully submitted,

Leona Fouts  
Secretary