

Regular Scheduled Meeting  
CALDWELL URBAN RENEWAL AGENCY  
September 1, 2009 ó 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 September 1, 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, Rob Hopper, Amy Rojas

Absent: Steve Rule

Guests: Chris Yamamoto, Dennis Cannon

*Motion to **approve the agenda**: Fouts/Hopper M/S/P*

*Motion to **approve the minutes** of the August 19, 2009 workshop and the August 19, 2009 special meeting: Fouts/Hopper M/S/P*

### **OLD BUSINESS**

**C/CEDC Activity Report** for August was not available.

Chris Yamamoto provided an **update on the Downtown Catalyst Project**: still considering the old H&H building site for the proposed TVCC site, the downtown location is still being considered by the VA along with the Sky Ranch site, working on land acquisition for parking. Chris and team are in the process of surveying the downtown businesses as part of the downtown framework master plan committee. Business owner response has been very positive to date.

Chris Yamamoto provided an update on the **FEMA** issue and stated that it is moving forward with a few minor delays with the Bureau of Land Reclamation and final resolution of the calopy gates.

Chairman Waite presented a response to the **reimbursement request** for street improvements made to Thomas Jefferson, Apollo Way and Slipstream Way from **Freehold Development**. These streets serve urban renewal property in SkyRanch Business Park. Freehold's construction cost totaled \$1,496,750 and the adjusted amount CEURA is proposing to pay is \$356,524. *Motion to submit the adjusted costs to Freehold: Fouts/Hopper M/S/P*

Dennis Cannon updated the commission on the **bid process for asbestos removal and demolition** of three buildings on Blaine Street and 7<sup>th</sup> Avenue. Six bids have been received with the low bid at \$32,750. Several bids did not follow the required specs and several bids listed some contingencies. Dennis will carefully review the bids and resolve questions. The demolition is scheduled to commence September 21, 2009.

Agenda Items #4 and #5 are continued to the October meeting.

### **NEW BUSINESS**

*Motion to **enter Executive Session** at 12:29pm under Title 67-2345 to consider land acquisition: Fouts/Rojas M/S/P*

*Motion to **exit Executive Session** at 12:42: Fouts/Hopper M/S/P*

Scott Curtis, Director of the Caldwell YMCA, presented a **YMCA Partners report** for 2009 year-to-date to inform the commission of the financial status of the Wellness Partners Program. The program began with a 50/50 partnership between employees and URA and in the past eight months has progressed to 63% employee, 25% URA, 12% company. The ðYö has gained valuable information for effective promotion of wellness programs and the government and business partners have realized benefits from a healthier workforce such as lower absenteeism and lower work comp issues and rates. One business partner has reported significant reductions in workerø compensation claims that they attribute to the impact this partnership has had on employee fitness and wellness. This company will be picking up the urban renewal membership share next year.

Chairman Waite presented a **draft of the FY2009-2010 budget** for discussion and review. Final budget will be approved at the October meeting.

**Financial Report** provided by Rob Hopper:

<u>July 31, 2009</u>	<u>Ending Balance</u>	<u>Earnings</u>
Local Govt Investment Pool	605,208.59	261.62

<u>Aug 31, 2009</u>	<u>Ending Balance</u>	<u>Earnings</u>
B of C Money Mkt	-0-	n/a (trnsfrd to Bus. Ckg)
B of C Business Acct	2,400,190.66	877.08
B of C Certificate of Deposit	250,000.00	
Local Govt Investment Pool	605,418.87	210.28
Wells Fargo (debt service 6/30)	2,461,203.68	20.91

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

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

\$ 2,540.12	TV YMCA 7/31	Govø Partners Wellness Program
\$ 2,159.65	TV YMCA 7/31	Business Partners Wellness Program
\$ 2,587.25	TV YMCA 8/31	Govø Partners Wellness Program
\$ 2,236.74	TV YMCA 8/31	Business Partners Wellness Program
\$ 24.01	Petty Cash	Lunch ó 8/19 special mtg
\$ 31.77	Petty Cash	Lunch ó 9/1
\$ 139.50	Idaho Press Tribune	Ad for demolition bids

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

**GENERAL DISCUSSION**

Chairman Waite introduced a document written by the City of Portland providing a definition and FAQ on their Urban Renewal program. CEURA will review this publication at the October meeting and consider creating a similar document.

Chairman Waite reminded the commissioners of the Public Hearing scheduled for September 21, 2009 at 7:00pm in conjunction with the City Council meeting. The hearing is to present the proposed clarification of the URA plan with regard to educational facilities.

Chairman Waite announced that City Council has appointed Jennifer Barrus as a commissioner for CEURA. Jennifer is a trustee for the Vallivue School District and has been recommended by the Districtø Board of Trustees to serve on Urban Renewal.

The next regularly scheduled meeting will be held on Tuesday, October 6, 2009.  
*Motion to adjourn: Hopper/Fouts M/S/P*  
Meeting adjourned at 1:17 p.m.

Respectfully submitted,

Leona Fouts  
Secretary