

Regular Scheduled Meeting
Caldwell URBAN RENEWAL AGENCY
October 6, 2009 6 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 October 6, 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,
Jennifer Barrus

Absent: Steve Rule

Guests: Steve Fultz, Larry Lipschultz

*Motion to **amend the agenda** to include: a) approval of the September 8, 2009 special meeting minutes, b) discussion of the Vallivue School District request during budget review in New Business item #4, and c) a correction to Old Business agenda item #4 replacing Bob Runyon with Ron Townsend; and **approve the agenda as amended**: Hopper/Fouts M/S/P*
*Motion to **approve the minutes** of the September 1, 2009 meeting and the September 8, 2009 special meeting: Fouts/Hopper M/S/P*

OLD BUSINESS

C/CEDC Activity Report presented by Steve Fultz, Executive Director:

September 2009

- Continued work with the marketing committee for the Snake River Valley Wine Region (meetings/discussions with area wineries) and meeting/discussion with Cliff Long at Nampa Economic Development on partnering in forming an Auditorium District in Canyon County
- Launching of the wine incubator (received grant funds from USDA)
- Continued working with TVCC on expansion
- Working with owner and realtor for property in Skyway Business Park (new listing in Skyway)
- Provided two leads to existing building in Sky Ranch Business park (one manufacture, one call center)
- Continued work with the downtown Steering Committee
- Meeting with City officials and developer to discuss plans/strategies for future at airport
- Meeting with Intermountain Community Bank on programs and participation with CCEDC
- Continued working with Chamber on securing ITC grant funds
- Webinar for grant administration through USDA

Ron Bitner, Bitner Vineyards LLC, provided an update on **217 S. Kimball**. Renovations are 90% complete and a tentative date of 10/31/09 is set for the grand opening. There are some minor renovations necessary to obtain the permit.



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proposal from **Freehold Development** for the cost sharing **ch Business Center**. CEURA will schedule a special October to discuss the proposal and reach a final agreement.

Agenda Item #4: Consider request from Ron Townsend will be addressed during the approval of invoices.

NEW BUSINESS

Agenda Items #1: Move to Executive Session to discuss land purchase and #2: Consider property purchase agreement, have been tabled.

Chairman Waite distributed a draft of a proposed **Lease Agreement between CEURA and CP-1 LLC (Oppenheimer Development)** and an example of the calculation methodology for the lease rate proposed for the TVCC educational building project. Larry Lipshultz, Oppenheimer Development, discussed the proposed lease agreement, stating that the agreement minimizes upfront financing costs, provides flexibility and provides the ability to cash out at anytime without penalties. Larry also noted that construction costs are down 20% making this an opportune time to begin the project. In order to meet a fall 2010 completion date, construction needs to begin immediately. Oppenheimer Development requested a letter from CEURA accepting their project and acknowledging their involvement and project costs to date. *Motion to authorize Mark Hilty, Attorney, to prepare requested letter to Oppenheimer Development: Hopper/Rojas MS/P*

Chairman Waite presented a letter from Vallivue School District requesting financial assistance to help offset the final costs of the **remodel of the Vallivue Academy**. The previous offer from CEURA, prior to knowing final construction costs, was in the range of \$400,000 payable over a five year period. Total cost is approximately \$2,000,000 which exceeds initial projections, thereby precipitating a request to CEURA for a contribution between \$400,000 and \$800,000. Chairman Waite noted that CEURA previously discussed a commitment of \$100,000 a year for five years and that a contribution of \$100,000 is included in the FY 2009-2010 budget. CEURA will consider the district's request to increase the contribution over the next four years each year during budget workshops.

Chairman Waite presented a second draft of the **FY 2009-2010 budget** for discussion and review. Several minor changes were noted. Motion to adopt the FY 2009-2010 budget: Hopper/Rojas M/S/P

Financial Report provided by Rob Hopper:

<u>Sept 30, 2009</u>	<u>Ending Balance</u>	<u>Earnings</u>
B of C Business Acct	1,747,358.74	893.67
B of C Certificate of Deposit	250,000.00	
Local Govt Investment Pool	unavailable	
Wells Fargo (debt service 6/30)	2,461,203.68	20.91

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

Commissioner Hopper presented the final invoice of \$40,253 for **fire safety and hydrant installation** at Specht Business Park. CEURA's requested contribution is \$12,720.



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Invoices for payment:

\$ 2,102.24	TV YMCA 9/30	Fire Sprinkler	Specht Business Park
\$ 30.29	Petty Cash		Gov& Partners Wellness Program
\$ 8.10	Petty Cash		Business Partners Wellness Program
\$ 292.50	Hamilton, Michaelson, Hilty		Lunch ó 10/6
\$ 85.50	Idaho Press Tribune		Sundry items for URA lunches (plates, etc.)
\$ 38.25	Idaho Press Tribune		Miscellaneous legal counsel
			Legal Hearing Notice
			Legal Hearing Notice

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

The next regularly scheduled meeting will be held on Tuesday, November 3, 2009.

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

Meeting adjourned at 1:30 p.m.

Respectfully submitted,

Leona Fouts
Secretary