

Regular Scheduled Meeting
CALDWELL URBAN RENEWAL AGENCY
November 17, 2009 – 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 November 17, 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, Jennifer Barrus
Absent: Steve Rule, Amy Rojas
Guests: Chris Yamamoto

*Motion to **amend the agenda** to include consideration of Home Federal as a depository option under New Business item #7; and **approve the agenda as amended**: Fouts/Nancolas M/S/P
Motion to **approve the minutes** of the October 6, 2009 meeting and the October 27, 2009 workshop: Nancolas/Fouts M/S/P*

OLD BUSINESS

C/CEDC Activity Report was not available.

Chris Yamamoto, Downtown Redevelopment Director, provided an update on the **downtown catalyst project**. The project is on schedule; concrete will be poured this week, the steel is on order, and visible structure will be in place by the first of the year or sooner. Preliminary plans indicate the potential for a Gold LEEDS Certification. Chris raised the subject of a parking permit process to protect parking for downtown businesses. Ample parking will be available within three blocks of the TVCC building. Street patrols, downtown signage and student parking permits are several options being discussed.

Mayor Nancolas informed the board that during his recent national conference, the message heard repeatedly from big developers is that they are looking for three things when considering communities for development projects: 1) a community college, 2) an Urban Renewal Agency and 3) an active downtown revitalization plan. Caldwell is on the right track for downtown success.

NEW BUSINESS

Chairman Waite presented the **Oppenheimer project letter** prepared by Mark Hilty, Attorney, for review and approval. The letter establishes CEURA's acceptance of the TVCC project and acknowledges CEURA's involvement and project costs to date. The project budget is estimated at \$7,000,000. Attorneys for Oppenheimer and urban renewal are working on the building lease agreement. *Motion to accept the letter of agreement between Oppenheimer and CEURA: Hopper/Fouts M/S/P*

Chairman Waite presented the final worksheet for **street improvement reimbursements to Freehold Development** for the project at Thomas Jefferson & Adam Smith, and Slipstream Way. Rob Hopper stated that CEURA's concerns regarding the concrete and electrical have been resolved and confirmation received that there was no duplication of costs. The questions regarding sewer and water were satisfied by the cost effectiveness of the shared expense and 30% was deemed a reasonable share. *Motion to approve the exchange agreement at a cost of \$411,924.33 and authorize payment: Nancolas/Hopper M/S/P*

Chairman Waite stated that the terms of the **education building lease agreement** were being drafted. TVCC will lease the entire building. The question was raised regarding the management of the common areas and Chairman Waite noted that the main floor restrooms located outside will be accessible to the public and will also serve Indian Creek patrons, and therefore will be paid for and maintained by the City. Chairman Waite further noted that TVCC's tenant improvements will become a permanent part of the building. A joint meeting of TVCC Board of Directors and CEURA commissioners is scheduled for 12/15/09 at 6:00pm at the Ontario Campus. Commissioners are encouraged to attend.

Mayor Nancolas presented a request from the City for holiday lighting at **215 and 217 S. Kimball**. Downtown merchants are hoping to carry the Indian Creek light show throughout downtown.
Motion to allow lights to be hung at 215 and 217 S. Kimball and to contribute up to \$150 towards the project: Nancolas/Fouts M/S/P

Chairman Waite presented a letter from **Capital City Development Corporation (CCDC)** encouraging participation in an upcoming work session (date and time to be determined) to discuss the Idaho Urban Renewal Law (1965) and the Idaho Economic Development Act (1988) in an effort to draft legislation for a complete overhaul of both the Law and Act. The purpose of the legislation is to reform and modernize the Law and the Act to improve these economic tools, and also directly respond to the criticisms of the Law and Act made over the past few legislative sessions and impose a number of limitations. A more dramatic modernization or reform of both chapters will serve to lessen the single issue reforms that respond to a specific concern, complaint or criticism, and provide a better vision for the use of these tools in the future.

Chairman Waite presented artist renderings of **building façade improvements** for 215 and 217 Kimball prepared by Butch Gilliland as a potential demonstration project for downtown Caldwell. The commissioners agreed that CEURA can set the example and named the existing Downtown Framework Committee as the appropriate body to review and recommend. Chris Yamamoto will monitor the project.

Financial Report provided by Rob Hopper:

<u>August 31, 2009</u>	<u>Ending Balance</u>	<u>Earnings</u>
Wells Fargo (Fund 96 Debt Service)	3,553,907.50	17.74
<u>September 30, 2009</u>	<u>Ending Balance</u>	<u>Earnings</u>
Local Gov't Investment Pool	605,610.19	
Wells Fargo (Fund 96 Debt Service)	2,981,970.51	29.26
<u>October 31, 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 Gov't Investment Pool	605,734.30	

Motion to transfer the majority of funds held by Bank of the Cascades checking account funds and money market funds to Home Federal and allow Time Certificates of Deposit to remain with Bank of the Cascades until maturity, at which time they will be moved to Home Federal:
Nancolas/Hopper M/S/P

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

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

\$ 15,000.00	C/CEDC	Quarterly Contribution
\$ 32,750.00	Qualitree	Demolition
\$ 2,000.00	Qualitree	Demolition change order from \$32,750 to \$34,750
\$ 1,452.00	ICRMP	Insurance – membership renewal
\$ 43.84	Petty Cash	Lunch – 11/17
\$ 30.29	Petty Cash	Lunch – 10/27
\$ 982.28	Pioneer Irr.	URA park site @ Pipedream park
\$ 647.00	Pioneer Irr.	URA park site @ Van Buren School
\$ 86.00	Pioneer Irr.	URA park site @ Indian Creek

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

The next regularly scheduled meeting will be held on Tuesday, December 1, 2009.

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

Meeting adjourned at 1:10 p.m.

Respectfully submitted,

Leona Fouts
Secretary