

Workshop
CALDWELL URBAN RENEWAL AGENCY
March 25, 2010 - 12:00 noon
Caldwell Train Depot

A workshop for the Caldwell Urban Renewal Agency was held March 25, 2010 at 12:00 noon in the Caldwell Train Depot with Chairman ElJay Waite presiding. Roll was called:

Present: ElJay Waite, Garret Nancolas, Rob Hopper, Steve Rule, Amy Rojas, Leona Fouts
Guests: Rem Fox, Rob Pilote, Chris Yamamoto, Jack Counce, Jeremy Malone,
Steve Fultz, Ron Bitner, Ken Wien, Allan Bullard, Randy Million, Mrs. Rem Fox.

Chairman Waite stated the purpose of the meeting is to review, discuss, question and comment on a draft proposal for a redevelopment program geared toward job creation, business retention and business recruitment for Caldwell.

Salient points of the discussion:

- The proposal includes a variety of incentives for existing and potential businesses and provides a means to assist businesses with processes, planning and finances.
- The community need is great and timelines is an important factor in structuring and implementing this program.
- The primary goal for this plan is job creation for Caldwell.
- The incentives must be performance based and have a measurement tool/process in place for accountability.
- The small business incubator is a critical player and provides an entrepreneurial model that includes U of I, C of I and TVCC.
- Local retention of incubated businesses after one year is 95%.
- New industry is the most effective return in providing an economic engine.
- Existing businesses have been carrying the financial burden. Incentives are included that will provide assistance and those businesses must be encouraged to participate.
- We must have input from existing businesses.
- Rob Pilote estimated that the document is 80% complete and needs to be finished by the city and funding determined.
- Need to determine current constraints and move forward with what can be done now and find solutions to the constraints as we move forward.
- Suggested implementation: CEURA to consider future action at the April 6, 2010 meeting.

Chairman Waite thanked Rem Fox and Rob Pilote for their considerable time and effort in drafting the program. He further expressed gratitude to all attendees for their input, passion, and willingness to volunteer expertise and time.

Meeting adjourned at 1:20pm
Respectfully submitted,

Leona Fouts
Secretary