

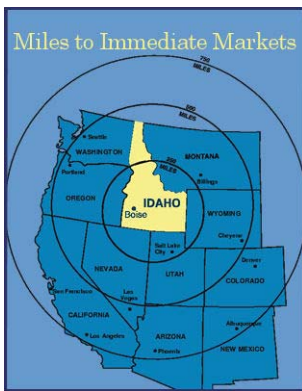
City of Caldwell Fact Sheet



Location

The City of Caldwell is situated in the Treasure Valley along the Boise River, 26 miles west of Boise, Idaho. The region is relatively flat with slopes rising to the steep mountain peaks of the Owyhee, Weiser and Boise mountain ranges that surround the valley. Caldwell is located at a crossroads of several major travel and distribution routes.

Latitude: 43.663 N Longitude: 116.686 W



Population

The U.S. Census reported the following populations in Canyon County:

	2000	2002	*2004	*2006	*2007	*2008
Caldwell	25967	29466	33059	38028	40873	42640
Greenleaf	862	878	878	912	912	920
Melba	439	500	534	561	571	570
Middleton	2978	3235	3868	4575	5151	5560
Nampa	51867	58952	67401	76436	81354	81840
Notus	458	482	506	558	588	620
Parma	1771	1792	1851	1921	1996	2030
Wilder	1462	1481	1491	1582	1682	1710
Unincorporated	45637	48240	29943	51208	51124	51280
TOTAL	131441	145026	139531	175781	184251	187170

* COMPASS Estimate

Idaho's Ten Largest Idaho Cities				
City	2000	2006	# Change	% Change
Boise	185,787	198,638	12,851	6.92%
Nampa	51,867	76,587	24,720	47.66%
Meridian	34,919	59,832	24,913	71.35%
Pocatello	51,466	53,932	2,466	4.79%
Idaho Falls	50,730	52,786	2,056	4.05%
Coeur d'Alene	34,514	41,328	6,814	19.74%
Twin Falls	34,469	40,380	5,911	17.15%
Caldwell	25,967	37,056	11,089	42.70%
Lewiston	30,904	31,293	389	1.26%
Rexburg	17,257	26,657	9,400	54.47%

Source: US Census 2000 and Estimates for July 1, 2006
Growth Rate reflects the change in population from 2000-2006

Climate

Caldwell experiences a desirable four-season climate. The skies are usually clear, sunny and dry with occasional fog in the winter. The growing season is about 150 days.

Lowest Average Daily Min Temp	20.6°
Highest Average Daily Max Temp	92.3°
Average Humidity	N/A
Average Annual Precipitation, Total	10.9 in
Average Annual Snowfall	13.1 in

The City of Caldwell continues to realize significant growth with 42.7% change in population during the 2000-2006 period versus 41.13% in the previous 10-year period. Forecasted population figures by COMPASS Idaho suggest that this trend will continue through 2015 and beyond. Visit compassidaho.org for more information on population forecasts.

Education

There are two public school districts within Caldwell. Caldwell District 132 operates 9 schools while Vallivue District 139 has 5. The Albertson College of Idaho is a private liberal arts institution and there are several other universities and extension programs available in the region.

<u>Enrollment</u>	<u>Proximity</u>	<u>Total</u>
College of Idaho	0 miles	825
Boise State University	30 miles	19,540
Idaho State University	260 miles	13,802
Northwest Nazarene	9 miles	1,469
Treasure Valley CC	30 miles	3,456
Caldwell Campus	0 miles	738
University of Idaho	430 miles	12,824

Employment

The Idaho Department of Labor estimates that 3.2% of Idaho's non-farm employment hold minimum wage jobs. The current minimum wage for the State of Idaho is \$5.85/hr. Under new legislation, the rate will increase to \$7.55/hr by July 24, 2009.

<u>Occupational Wage Levels</u>	<u>Average Wage</u>
Management Occupations	\$33.47
Business Operations Specialists	\$23.22
Engineers	\$34.80
Life, Physical & Social Science Techs	\$24.09
Lawyers, Judges & Related	\$42.57
Health Technologists & Technicians	\$17.25
Law Enforcement Workers	\$18.58
Building Cleaning & Pest Control	\$ 9.32
Supervisors, Personal Care & Service	\$13.64
Retail Sales Workers	\$10.34
Sales Reps, Wholesale & Manufacturing	\$21.50
Communications Equipment Operators	\$10.25
Exec Secretaries & Admin Assistants	\$15.51
Agricultural Workers	\$10.20
Construction Trades Workers	\$15.15
Electrical, Electronic Mechanics, Etc	\$20.26
Vehicle & Mobile Equip Mechanics	\$15.42
Assemblers & Fabricators	\$11.57
Food Processing Workers	\$11.74
Metal & Plastic Workers	\$14.59
Printing Workers	\$13.54
Textile, Apparel & Furnishings	\$ 8.98
Plant & System Operators	\$19.87
Motor Vehicle Operators	\$12.93

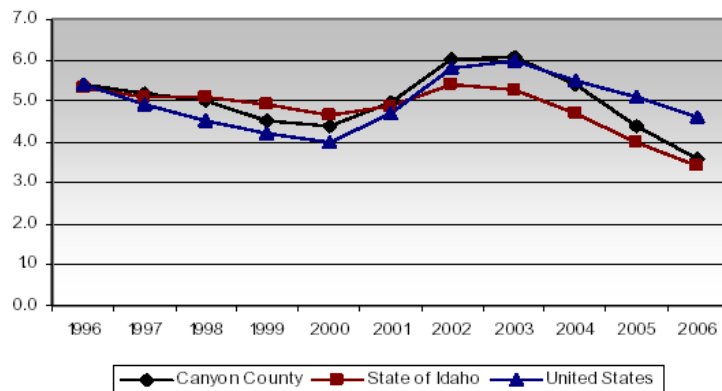
Complete List Available Upon Request

Labor Force

The civilian labor force for Canyon County has experienced strong growth over the past decade, increasing by 44.1%. The April 08 forecast unemployment rate of 3.5% is no change over March 08 and up 0.6% from this time last year. Non-farm job growth rates continue to climb.

Visit lmi.idaho.gov for more information.

Unemployment Rates



Source: Idaho Dept. of Labor, September 2007

Largest Employers

<u>Company</u>	<u># Employees</u>
Caldwell School District #132	789
West Valley Medical Center	500
College of Idaho	460
J.R. Simplot Company	300
Kit HomeBuilders West	200
Crookham Company	150
Western World, Inc.	125
Cascade Care Center	90
Larry Miller Auto Dealers	90

Source: Idaho Dept. of Commerce, Community Profile

Real Estate

Residential:

2000 Median Housing Value	\$96,300
2000 Median Rent	\$509

Source: US Census, 2000

Commercial:

Retail vacancy rate is at 7.0% with lease rates at \$9-\$30/SF NNN. The vacancy rate for office is 11.6% with lease rates at \$11-\$19/SF NNN. Industrial vacancy rate is 12.5% with lease rates ranging between \$0.44 and \$0.85/SF NNN.

Source: Gunstream Commercial RE, Real Estate Update 12-07

Building Permits:

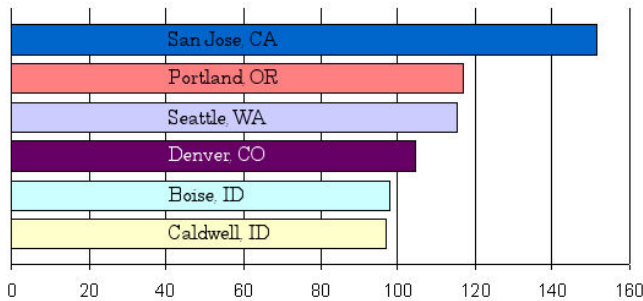
The YTD new commercial permits issued is 51 with a total valuation of over \$31 million.

Source: Caldwell Dept. of Building Safety, Sept. 2007

Cost of Living Index

The low cost of living in Idaho makes Caldwell one of the most affordable places to live, work and play. The 2006 second quarter Cost of Living Index compiled by ACCRA identifies the Boise Metropolitan area as one of the lowest living cost areas in the Northwest as compared to other Metropolitan areas in the region. The Cost of Living Index for Caldwell is extrapolated from the Boise index by correcting the index for the lower land and housing costs in Caldwell.

Cost of Living Index

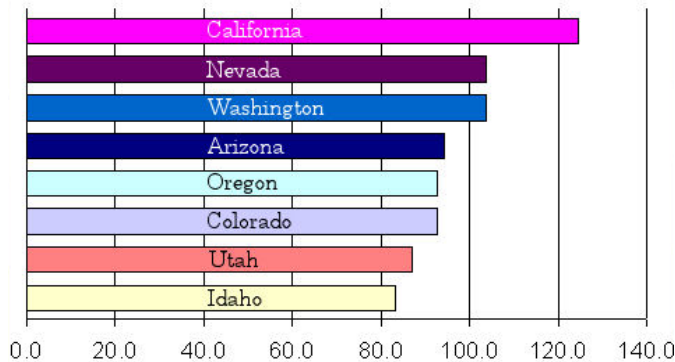


Utilities

Electricity is provided by Idaho Power Company. Intermountain Gas Co. supplies the region with natural gas. Qwest provides phone service to the region. Rates are for City of Caldwell

	Natural Gas	Electricity
Residential	\$ 67.08 (75 therms/mo)	\$ 61.32 (1,000 KWH/mo)
Commercial	\$341.69 (400 therms/mo)	\$3,909.26 (300 KW, 90,000 KWH/mo)
Industrial	\$67,611 (100,000 therms/mo direct sale)	\$15,967.70 (1 MW, 400,000 KWH/mo)

Average Industrial Cost Comparison Relative Business Cost



Taxes

State Individual Income Tax: Rates vary from 1.6 to 7.8 percent, depending on income.

Sales & Use Tax: 6%

Exempt: equipment used in manufacturing, processing, mining, farming, fabricating operations, and clean rooms (used to make semiconductors & semiconductor manufacturing equipment)

Property Tax: as a % of market value-2002

Urban: 1.67

Rural: 1.179

Exempt: inventories, livestock, property in transit, pollution control facilities, properly licensed motor vehicles, vessels, and aircraft.

Canyon County residential property tax exemption is 50% with a maximum for 2007 of \$89,325 and \$100,938 for 2008.

Transportation

Air Service: The Caldwell Industrial Airport is the 2nd busiest airport in the state, designed as a reliever to the Boise International Airport just 30 miles away. Available services include aircraft charter, rental, maintenance and flight instruction. Runways, taxiways and parking areas are lighted at night, providing 24-hour landing and takeoff capability.

Truck Service: The Caldwell area is served by five major carriers that deliver nation-wide. Salt Lake City, Seattle, Portland and numerous other major cities are within 1-day driving distance.

Highway Routes: Canyon County is intersected by several major arteries serving the entire Northwest. Interstate 84, U.S. Highway 20/26, U.S. 95 and State Highway 19 are among them.



Rail Service: The Oregon Line of the Union Pacific runs through and serves Caldwell and the surrounding communities.

Bus Service: Local bus service is provided by Treasure Valley Transit from Caldwell to Nampa. Mid-Day Shuttle into Meridian with connection to Boise and the Commuter Express to Boise.

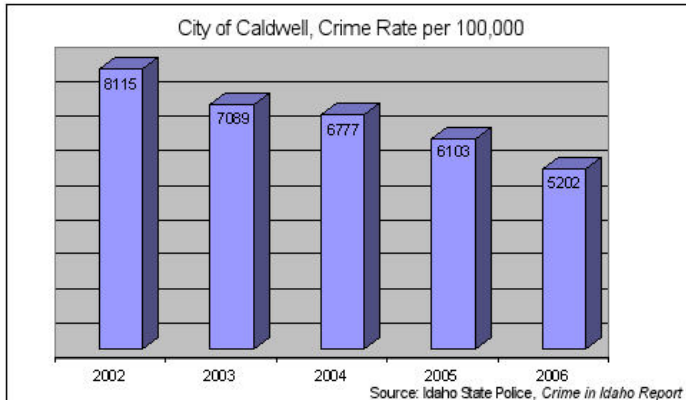
Miscellaneous

County Government: Three-member elected Board of Commissioners.

City Government: The city government is a Mayoral form with a salaried mayor and six council members, all elected by citizens of the community.

City Police Force: There are 40 full-time officers housed in state-of-the-art facility. Officers provide full service to the community including Ordinance Enforcement and DARE Student Resource officers.

Crime Rate:



Fire Department: The 33 full-time member force performs fire protection and community service programs and houses the SE Idaho Regional Haz-Mat Response vehicles and a 42' Fire Safety Education Trailer.

Municipal Services: Caldwell's sewage treatment facility is available for domestic, commercial and industrial use. Residential garbage collection is once a week. Water source is municipally owned underground wells with chlorine additive.

City Operating Budget: The City's 2008, \$59 million operating budget is funded by \$11.5 million in property tax revenue, \$18.7 million in charges for services, \$9.6 million in user fees, \$8.0 million in bonds, \$3.8 million in sales tax, \$3.0 million in grants, \$2.6 million in fund balance, \$1.8 million in other revenues.

Health Care: West Valley Medical Center is a 150-bed acute care hospital located at 1717 Arlington. The recently renovated Level III Trauma is open 24 hours a day, 7 days a week with full physician staffing and an on-site helipad for rapid transfers. West Valley also provides Medical/Surgical, Pediatric, Women's Health and Mental Health Units. It has a state-of-the-art operating room and multiple services. West Valley operates rural clinics in Wilder, Parma and Middleton. The

Caldwell Cancer Treatment Center is a joint partnership effort between West Valley and St. Alphonsus Regional Medical offering the most advanced cancer treatment techniques available.

Spiritual: Visitors and residents may attend Religious services at any one of over 40 churches representing numerous denominations.

Primary Cultural Attractions: Caldwell hosts a wide variety of cultural events. The Fine Arts Series brings national talent and theater to Jewett Auditorium at Albertson College of Idaho. Cinco de Mayo, traditional Basque Dinner & Dance and Blues in the Park are a few of the many yearly activities.

Parks and Recreation: Caldwell has 10 parks whose amenities include public pool, tennis courts, playgrounds, soccer and softball fields and rose garden. The Oregon Trail Centennial Greenway offers jogging, bicycling, fishing and sightseeing opportunities.

Golf Courses: Caldwell has two golf courses. Fairview is located in town off of 10th Avenue. Purplesage is located Northwest of town on old Hwy. 30.

Libraries: The municipal library has a 96,000 volume capacity and a variety of adult and children's services and programs.

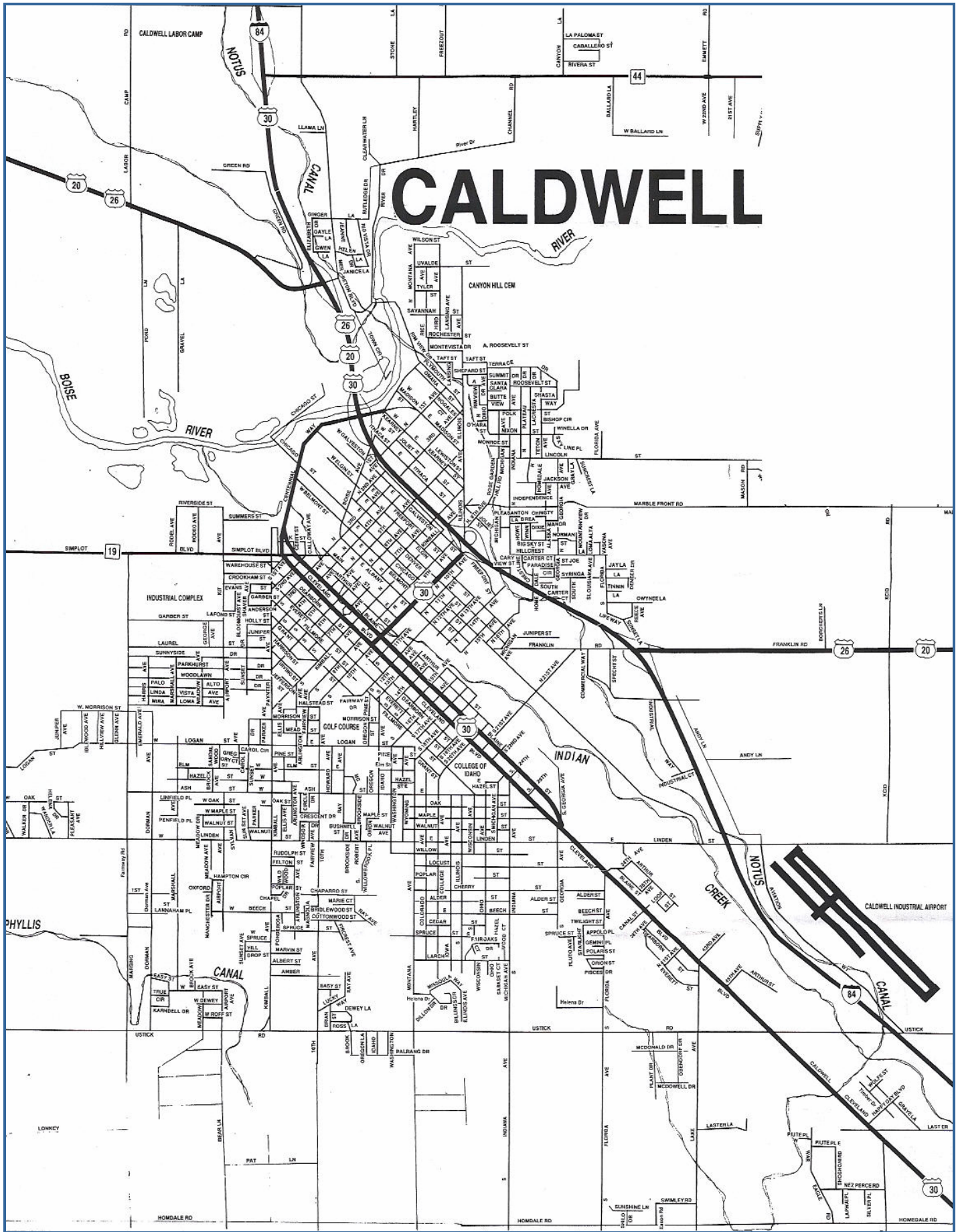
Shopping Centers/Malls: Karcher Mall is located along Nampa/Caldwell Blvd. in Nampa.

Idaho Wine Country: Caldwell is at the center of Idaho Wine Country and features the majority of wineries. The region was recently named as part of the Snake River AVA, a designation that distinguishes it from any other geographic region in the world. Visit idahowines.org for further details.

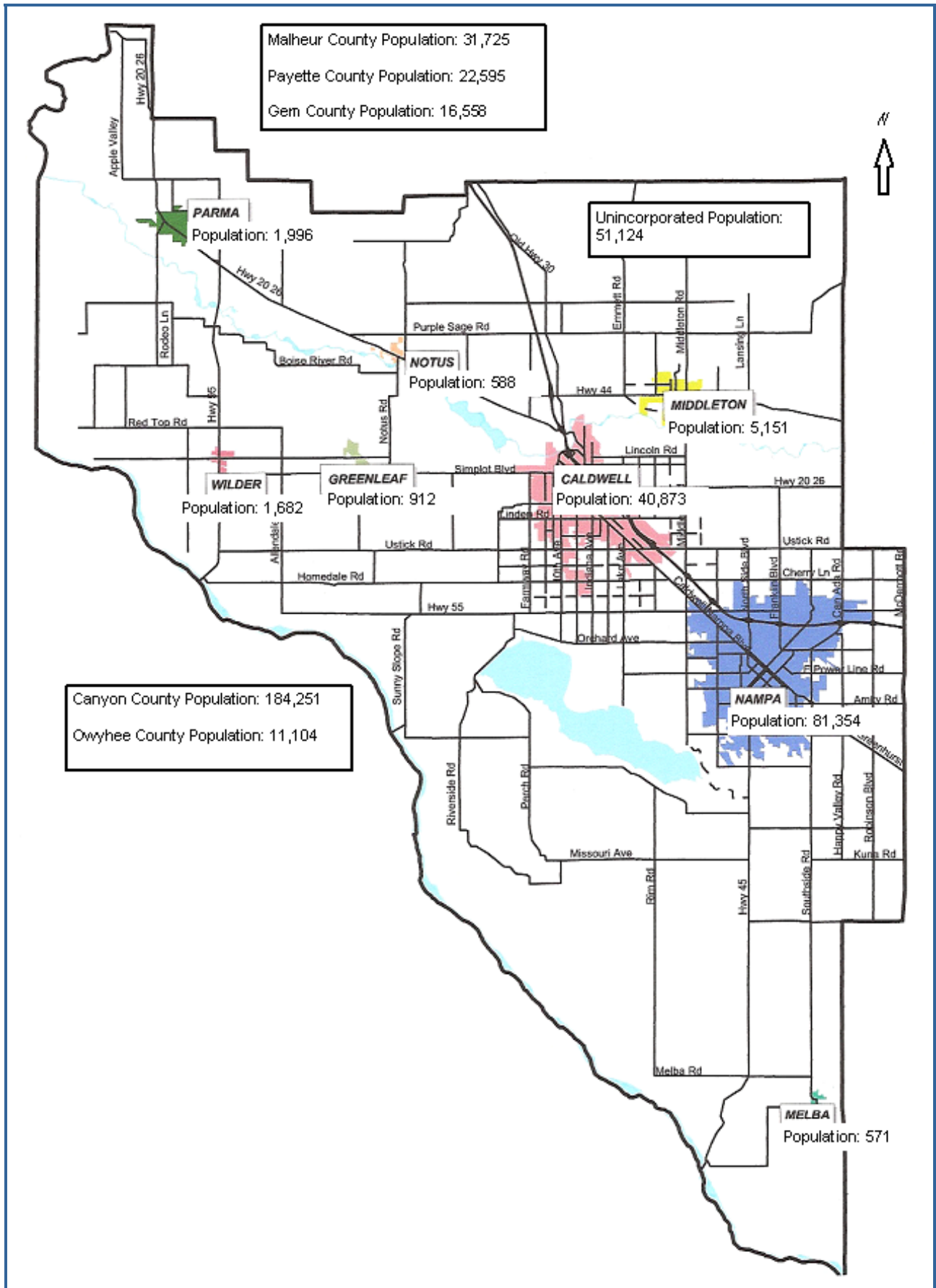
Downtown Revitalization: Caldwell is currently revitalizing the downtown core. With Indian Creek newly completed, this development along, with several events, is shifting activity to the heart of the city. Enjoy the Friday Night Express concert series, Indian Creek Festival, Treasure Valley Night Light Parade and Caldwell Farmers Market.



City of Caldwell Map



Canyon Population Map



Population Sources: Idaho Dept. of Commerce 2007, COMPASS 2007 and Malheur Co. website 2007