

DECEMBER 11, 2024




CITY OF CALDWELL– HOTEL LETTER OF INTENT APPROVED ON 12/02/2024
(VOTED YES – 4 / VOTED NO – 2)

CANYON COUNTY / CITY OF CALDWELL JOINT MEETING

Forming Idaho's 44 counties took more than half a century

By Arthur Hart

Special to the Idaho Statesman

May 13, 2017 5:48 PM |  Established 1864



James Blaine was one person for whom an Idaho county was named. *Provided by Arthur Hart*

ADA WAS ONE OF THE 13 ORIGINAL COUNTIES



After the Idaho Territory was created in 1863, 13 new counties were formed, and after Idaho became a state in 1890, the process continued. In 1892, the Legislature authorized a local election to see whether those affected were in favor of dividing Ada County to create a new county in the west. The desire to be as self-governing as possible would lead prominent citizens in larger Idaho towns to lobby the Legislature to allow such a vote to create a new county, with their town as county seat. Probably no new county was born with as much excitement and celebration as was Canyon County in 1892.

History of our Heritage and Traditions

Ada Established	County (Idaho) Fair Established in 1887 – (History of 4-H, FFA, Community)
	City of Caldwell Established in 1890
	College of Idaho Founded in 1891
	Canyon County Established in 1892 – Caldwell named County Seat
	Caldwell Night Rodeo Established in 1924

PARTNERSHIPS ARE ESSENTIAL AND THE COUNTY FAIR IS A PART OF OUR HERITAGE.




Commissioners' Agenda

Communication between the City of Caldwell and Canyon County

- Today, we will attempt to address some items that were discussed during the 12/2/2024 public City Council meeting.
- Timeliness of communication is key.
- County was not invited to be involved in the hotel discussions and the impacts to the Fair.
- Caldwell adopted an Event District on ground that the County has the right to use for Fair and other Public use Purposes.
- There are only two official land owners in this City Event District. City of Caldwell / Canyon County.

***CANYON COUNTY IS NOT A DECISION BODY ON THE PROPOSED HOTEL BEFORE THE CITY OF CALDWELL**


CALDWELL CITY COUNCIL MEETING – 12/2/2024

STAKEHOLDER INPUT		
<p>CALDWELL NIGHT RODEO</p> 	<ul style="list-style-type: none"> Meeting was held on 11/01/24 with the board president and one staff member Meeting was held on 11/22/24 with the board president, a CNR staff member, Mayor Wagoner, and the CEC Superintendent. CNR was helpful in investigating opportunities to provide more parking inventory and expressed an openness to work with the City to find both temporary and permanent solutions 	<p>11/06/2024 Meeting</p> <ul style="list-style-type: none"> - City of Caldwell - County - CC/COO - Rodeo - College - Faber Construction
<p>CANYON COUNTY FAIR</p> 	<ul style="list-style-type: none"> Phone call was held with the fair director on Monday, 11/04/24 regarding the project The City conducted a meeting with a CC Commissioner, COO, fair director, and Faber Construction on 11/07/24 	<p>DISCUSSION</p>
<p>COLLEGE OF IDAHO</p> 	<ul style="list-style-type: none"> Spoke with VP of Athletics on 10/31/24 The College is in favor of this project and feels a hotel could support the college and visiting teams Would like to discuss a parking plan for everyone's forward 	

Hotel Part 2

CALDWELL CITY COUNCIL MEETING – 12/2/2024

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FILLING IN GAPS

Additional details:

- KSA Investments, LLC has been developing for 25 years
- Faber Construction has done many hotel projects, and have been in business since 1987
- The project will add 198 stalls (77 above code) and 23 trailer stalls and will be landscaped and paved

2023 Oxford Economic Report:

- For each \$100 spent on lodging, hotel guests spend another \$220 during their trip
 - o Restaurants, shopping, music venues, gas, etc.
- A representative hotel with 100 occupied rooms supports 239 total jobs (135 direct and 104 indirect)
- Hotel projects pay wages & benefits, taxes (federal, state, and local) and source local products
- 2% Travel and Convention tax benefits as Destination Caldwell in the form of SWITA.



28:55 / 4:43:37 Hotel Part 2

DISCUSSION

CALDWELL CITY COUNCIL MEETING – 12/2/2024

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1) Barn Improvement

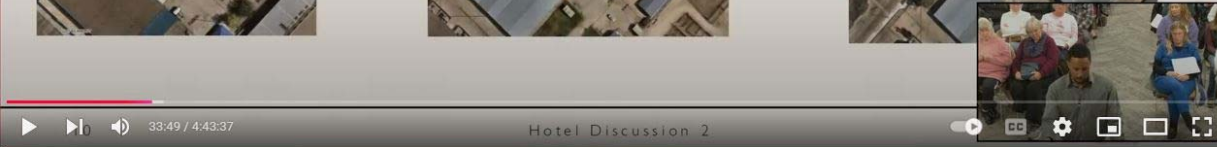
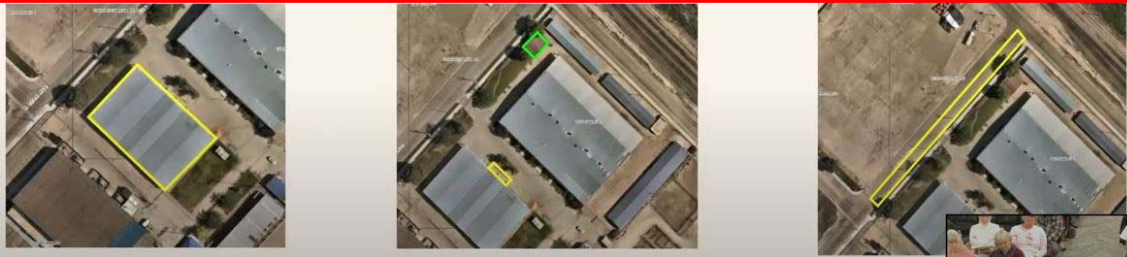
- Immediate Fix: Remove the dividers in the area and install overhead power. This will help open up the space for trailer and larger vehicle parking.
- Pave the entire area under the roof. For events involving animals or livestock, sod and shavings could be added to cover the asphalt. (The horse park in Nampa uses a similar approach with concrete and dirt covering.)
- **Grass Area:** Leave the grass area east of the catch pins as-is for use by 4H clubs. Expansion may be considered in the future when the structure is rebuilt. Small banquets and meetings could also be hosted in the area in the future.

2) Wash Station

- Remove the wash station currently located north of the catch pins and relocate it to the area near the rabbit barn.
- The rabbit barn isn't effectively used for rabbits due to extreme heat.
- This project would take about half a day to complete, and sewer and water are already available near the rabbit barn (the wash station is circled in yellow and the rabbit barn in green below).

3) 22nd Avenue Vacation

- Convert 22nd Avenue into a **one-way road** to add parallel parking, including spots designated for veterans and ADA parking.
- Gate and cap the area as part of this improvement.



Hotel Discussion 2

33:49 / 4:43:37

DISCUSSION

CALDWELL CITY COUNCIL MEETING – 12/2/2024

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4) Ride-Share Area





- Designate the area where the Buckaroo Breakfast is currently held as a **ride-share area** with a small shelter.
- This could serve as a pick-up and drop-off point for elderly attendees and those using Uber, Lyft, or other services.

5) Barn Relocation

- Relocate the portable barns currently behind the Charolais Barns.
 - Movable goat barns purchased by the county could be relocated to the east of the county fair building.
- The red barns, built with City, rodeo, and fair funding, are currently used for storage. These could be demolished to create additional space for trailer parking. The portable barns are circled in yellow, while the red barns are in maroon below:

6) Gabiola Fields

- Convert part of Gabiola Fields to **road mix** for year-round parking.
 - Add shade trees to address heat concerns.
- This would reduce maintenance challenges, such as broken sprinklers and mowing while increasing parking capacity for the CEC.



34:42 / 4:43:37 Hotel Discussion 2

DISCUSSION

CALDWELL CITY COUNCIL MEETING – 12/2/2024

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PROPOSED TIMELINE

DEC 24'	DEC 24'	JAN 25'	MAY 25'	MAY 26'
Accept LOI	Officially agree to the Development Agreement	Coordinate with stakeholders to execute parking strategy	KSA Investments, LLC commences construction	Hotel grand opening
Formalize Terms/hotel concept via Development Agreement				

202

35:59 / 4:43:37 Hotel Part 2

DISCUSSION
11/06/2024

Commissioners' Agenda

Proposed Hotel at Stock Trail Rd and S 21st Avenue

- Board has received multiple emails expressing opposition around the hotel as it relates to the Canyon County Fair.
- Concerns with reduced County Fair revenues and potential property tax increases to remediate the needs.
- Safety concerns for the Fair, exhibitors, 4-H youth, livestock and other events.
- Parking Plans for livestock shows and other events.
- On December 2nd, Caldwell City Council approved a Letter of Intent to build a hotel.
 - County interests were not considered in this decision.
 - Start date of construction presents an issue.
 - Developer committed to wait during our 11/7/24 meeting on ground breaking until after the 2025 Fair and Rodeo events.



Commissioners' Statement

Over 30 years ago, the Griffith family generously dedicated portions of what is now known as the Caldwell Events Center and Griffiths Park for the perpetual use for the County Fair. Thanks to this gift, this property has remained the home of the County Fair for generations.

The Canyon County Board of County Commissioners will vigorously defend the intent of the Griffiths family to maintain this site as the home of the County Fair against any restrictions of the County Fair's use or any attempts to convert the property to private commercial use.

Accordingly, the Board requested the Canyon County Prosecutors' Civil legal counsel to review Caldwell's proposed plans which may result in a violation of the Griffith's gift deed to the citizens of the County. Upon legal review, the County will pursue any legal options available to preserve the Griffith family's intent that the County Fair remain on this property.

Commissioner Closing Remarks

- Canyon County wants to honor the intent of the (3) Griffith gift and warranty deeds on the properties to the south east of the Center Expo building (County Fair Avenue to Linden). Legal is currently reviewing and is of the opinion that the County has jurisdiction on the use based on the Griffith family written intentions.
 - County Fair use, AG Expo and Public use purposes
- County Fair growth plan is being developed.
- Economic benefit that the Canyon County Fair brings to the city is large. We believe no other event brings in more attendance to the area than the Fair. We are concerned about the impacts to our 4-H and FFA programs in partnership with the University of Idaho County Extension.
- No Official Board letter has been sent to the City to show support or opposition of the hotel. The official response is...(discussion)

CITY/COUNTY PROPOSAL:

BEFORE HOTEL IS APPROVED, DRAFT A DEVELOPMENT AGREEMENT OR PLAN THAT ALIGNS THE CITY AND COUNTY TO REMOVE ANY CONFLICT OF INTEREST. OUR GOAL IS TO REMAIN PARTNERS FOR THE COMMUNITY.