

**REGULAR MEETING OF THE NAMPA DEVELOPMENT CORPORATION**  
**WEDNESDAY, DECEMBER 16, 2015**  
**3:00 PM**  
**CITY OF NAMPA**  
**CITY HALL COUNCIL CHAMBERS**  
**411 3<sup>RD</sup> ST. SOUTH**

**CALL TO ORDER**

Board Chairman Randy Haverfield called the meeting to order at 3:02pm

**ROLL CALL**

The roll of the Board was taken with Commissioners David Bills, Pam White, Paul Raymond, Randy Haverfield and Bruce Skaug present.

Commissioner Steve Kren was absent.

**APPROVAL OF MINUTES**

Commissioner Skaug moved to approve the minutes of the November 2, 2015 special meeting. Commissioner Raymond seconded. A roll call vote was taken. All approved except for Commissioner Bills.

**NEW BUSINESS – ROBIN COLLINS**

Robin Collins and Patrick Sullivan discussed the library square and gave a project update. There was a final pay application that was submitted. There was talk to not pay that out until all items are completely fixed to our standards. Patrick said there are some outstanding issues and recommended that part be paid of the pay application be paid. There was discussion on the rest of the outstanding items that needed addressed. There is a proposed fix for the items that are going to be warranty issues. There was talk on getting someone designated to negotiate these problems on behalf of NDC. Commissioner Skaug moved to designate Patrick Sullivan to be the individual to sign off on all remaining construction defects or warranty items once they have been resolved and Commissioner Raymond seconded. A roll call was taken with all in favor.

Robin went on to discuss the Finance report and approval of payables. Commissioner Raymond moved to approve payables with the exception of the pay application and commissioner White seconded. A roll call was taken and all were in favor.

There was more discussion on the pay application that was submitted for Gardner. There were several suggestions and comments. Legal wanted to speak more to this in executive session.

There was discussion on the Idaho Power Sewer line issue. Robin talked to the point of the line that was run through the sewer line. It will be no cost to NDC on this but we need to invoice

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Idaho Power on behalf of Gardner. Commissioner Bills moved to have this done and Commissioner White seconded. A roll call was taken with all in favor.

There was a discussion on the NDC's FRP for the Old Library building. Commissioner Bills moved to allow NDC to move forward with negotiations with Mussell Construction and Commissioner Skaug seconded. A roll call was taken and all were in favor.

#### STAFF COMMUNICATIONS

There was an update on property listing packages

There was also an update on NDC ordinance amendment and consultants report. Commissioner Skaug moved to have staff come up with a plan on getting to the projections that need to be in place to pay off the debt and Commissioner White seconded. A roll call was taken with all in favor.

#### Legal – Bill Nichols

##### Executive Session

Motion to adjourn into Executive Session Pursuant to Idaho Statute 74-206(1)(d) to consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code, and Idaho Statute 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

Commissioner Haverfield moved to move into executive session and Commissioner White seconded. This was at 4:42.

Commissioner Haverfield moved to adjourned form executive session at 5:07 and was seconded by Commissioner Raymond. There was no action or vote taken while in executive session.

Commissioner Bills moved to withhold the payment from Gardner pending negotiations and Commissioner Raymond seconded.

#### ADJOURNMENT – 5:10

Commissioner Bills moved to adjourn and Commissioner Skaug seconded. All approved.

Approved this 20<sup>th</sup> day of JANUARY, 2016



Chairman

ATTEST: 

Secretary

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