

MINUTES
OF THE REGULAR MEETING OF THE
NAMPA DEVELOPMENT CORPORATION
OF THE CITY OF NAMPA, IDAHO
SCHEDULED FOR
March 17, 2020 at 8:00 am @
Nampa City Hall
City Council Chambers
411 3rd Street South

Call meeting to order

PRESENT: Darl Bruner, Grant Miller, David Bills, Claudia Dina, Randy Haverfield (by phone)

Minutes

Approve minutes of the February 18, 2020- **Action Item**

MOTION: Commissioner Miller moved to accept the minutes as presented. Commissioner Dina seconded the motion. The motion passed unanimously.

Agenda Items

Staff Report

Parking Garage Update – there has been a couple of instances of damage in the garage that have been submitted to insurance. Staff also reminded the commission that NDC has control of the garage and will have authority over its opening or closing as a public facility dealing with the coronavirus.

Main Street Update – Jay Snyder presented a report on the first 90 days of accomplishments for the Main St organization. Highlights include submitting the non-profit paperwork to the IRS and setting up an independent organizational structure for the program.

New Business

1. Finance Report and Payables – **Action Item** – Morgan Treasure
MOTION: Commissioner Bruner moved to accept the Finance Report and payables as presented. Commissioner Dina seconded. The motion passed unanimously.
2. Bond Fund Closing, Fund Transfer BNY, Fund Use– **Action Item** – Michael Keith, Chairman Bills. Michael Keith of Piper Sandler presented a summary of the bond closing and update the commission on the Universal Cap tax rule. The current payment plan has a very low risk of triggering the Universal Cap rule, but NDC should check the SLGS rate on February 28, 2023 and February 28, 2024 and decide which

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bonds could be paid early based on the current market conditions. The bond transfer went well and the available Revenue Allocation Funds are back in Idaho and are scheduled to be back in NDCs LGIP account as of the meeting date (3/17/20). Staff will prepare a cashflow analysis that outlines the cashflow according to the terms and revenue allocation requirements of the new bonds.

NO ACTION TAKEN

Commissioner Haverfield left the meeting.

3. City of Nampa MOU Infrastructure Update– **Action Item** –Daniel Badger
Daniel Badger gave an update on the current project that NDC has funded. 75% done on Noble Trunk design. There are a couple of property owners that need confirmed for easement purposes. \$75,000 of \$170,00 budget

90% complete on the 3rd St/11th Ave. Waiting for comment from the state because it is their road. Striping modifications are being proposed. There has been \$29,000 spent of \$36,000 budget. Signal timing is not part of this project.

NO ACTION TAKEN

4. Zoning Ordinance Discussion – **Action Item** – Beth Ineck
Beth presented a chart that shows the difference between Light Industrial and Heavy Industrial zoning.

NO ACTION TAKEN

5. Motion to adjourn into executive session under 74-206(1)(d) to consider records that are exempt from disclosure as provided in chapter 1, Title 74, Idaho Code and 74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations – **Action Item**

MOTION: Commissioner Miller moved to adjourn to executive session at 9:05am under 74-206(1)(d). Commissioner Dina seconded. The motion passed unanimously.

The regular meeting resumed at 9:20am

Commissioner Bruner left the meeting.

6. North Nampa NDC discussion– **Action Item** – Beth Ineck
Beth gave a summary of what happened at the Planning and Zoning commission. The property owners are amenable to accepting a Light Industrial zoning. P&Z is sending a recommendation for council to approve the meeting. Staff will be recommending a landscape buffer along residential uses.

MOTION: Commissioner Miller moved to authorize the Chair to prepare a letter of support for the annexation and zoning of the North Nampa properties. Commissioner To address the Nampa Development Corporation and for placement on the agenda, please contact Morgan Treasure, NDC Secretary, at 208-468-5430. Special assistance or accommodation is available to those in need upon request. Language interpretation may require advance notice.

Dina seconded the motion. Motion passed unanimously.

7. Presentation, Public Comment and Approval of Calendar Year 2019 Report – **Action Item** – Robyn

Public Hearing was opened. No comments from the public.


MOTION: Commissioner Miller moved to close the public hearing for the approval of the 2019 Calendar year report. Commissioner Dina seconded.

MOTION: Commissioner Miller moved to approve the Calendar Year 2019 report. Commissioner Dina seconded.

Adjourn

Commissioner Miller moved to adjourn the meeting. Commissioner Dina seconded.

Approved this 21ST day of April, 2020



Chairman

ATTEST: _____

Secretary

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