



MINUTES
OF THE REGULAR MEETING OF THE
NAMPA DEVELOPMENT CORPORATION
OF THE CITY OF NAMPA, IDAHO
SCHEDULED FOR
January 19, 2021 at 8:00 am @
Nampa City Hall
Council Chambers
411 3rd Ave South
Nampa, Idaho 83651

*PRESENT: Claudia Dina, Darl Bruner, Randy Haverfield, Kenton Lee, Grant Miller, Wendy Rhodes
Beth Ineck, Robin Sellers, Morgan Treasure, Bill Nichols*

Call meeting to order

Minutes

Approve minutes for the December 15, 2020 meeting- **Action Item**

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

Agenda Items

Staff Report

Property Transfer – *The property transfer was funded and recorded on January 31. Staff will move forward with the RFP process which will be covered in this meeting.*

Parking Garage Update – *Based on conversations with the City, it seems like the best course of action is to move forward with garage operations as they currently are and reevaluate after usage resumes to pre-COVID levels.*

New Business

1. Finance Report and Payables– **Action Item** – Morgan Treasure

***MOTION:** Commissioner Lee moved to accept the financials as presented. Commissioner Rhodes seconded the motion. The motion passed unanimously.*

***MOTION:** Commissioner Bruner moved to approve the one-time invoice for \$4000 for trustee services on the Series 2013 escrow account. Commissioner Haverfield seconded. The motion passed unanimously.*

2. Presentation of FY2020 Audit Report– **Action Item** – Eide Bailey

Brad Berls and Morgan Browning from Eide Bailey presented their report on NDC's annual

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audit. The auditors spent quite a bit of their time confirming the details of the bond refinance and early payment. There were no findings and they are happy to report a clean audit. The board wanted to recognize the work of Bailey Company in keeping the financials in good order.

MOTION: *Commissioner Bruner moved to accept the FY2020 audit report as presented. Commissioner Haverfield seconded. The motion passed unanimously.*

3. Authorize Chair to sign annual engagement letter with Baily and Company – **Action Item** – Robyn Sellers

MOTION: *Commissioner Lee moved to authorize the Chair to sign the annual engagement letter. Commissioner Rhodes seconded. The motion passed unanimously.*

4. Investment Direction and Authorization for Bond Funds at Zions Bank – **Action Item** – Morgan Treasure

Currently, the increment funds that are in a holding account. Zions has given us several different companies who have government funds that we are allowed to invest in. The commission asked staff if there was a recommendation. Due to regulations regarding investment advice, neither staff, trustees or the consultants from Piper Sandler could recommend one over another. The commission would like staff to reach out to a qualified investment advisor to get more information and guidance.

MOTION: *Commissioner Haverfield moved to direct staff to find a qualified professional who can provide more guidance on the options presented by Zions. Commissioner Rhodes seconded. The motion passed unanimously.*

5. Presentation of 12th and 3rd RFP – **Action Item** – Robyn Sellers

Robyn presented the RFP put together by staff to market the development opportunity for the recently acquired lot at the corner of 3rd St S and 12th Ave S. The RFP would be released on February 1st and responses due on March 26. The RFP requires that all proposals be in connection with new construction.

MOTION: *Commissioner Bruner moved to authorize the RFP for publication on February 1st. Commissioner Lee seconded the motion. The motion passed unanimously.*

6. Downtown Infrastructure and Incentive Program– **Action Item** – Beth Ineck

Beth gave a presentation about the potential infrastructure needs in downtown. Of primary concern is the corners that have not yet been replaced and the sidewalk repairs that are still needed. The effort is significant and will take multiple parties coming together to accomplish. Staff proposes that NDC entertain an incentive direction to provide funding for sidewalk replacements where needed when the adjacent property owner invests at least 500,000 in either new construction or renovations of an existing building.

MOTION: *Commissioner Bruner moved to authorize staff to work with Legal Counsel to draft a contract template for a sidewalk incentive in the Downtown Historic District to allow for a cash reimbursement of \$50,000 per \$500,000 invested in a new or existing building toward the*

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actual construction costs of sidewalk improvements for any project starting construction after February 1, 2021, and to allow staff to begin marketing this new opportunity. Commissioner Dina seconded. The motion passed unanimously.

7. Adjourn- Action Item

MOTION: *Commissioner Haverfield moved to adjourn. Commissioner Dina seconded. All in favor.*

Approved this _____ day of _____, 2021



Chairman

ATTEST: 

Secretary

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