



MINUTES OF THE
REGULAR MEETING OF THE NAMPA
DEVELOPMENT CORPORATION OF THE
CITY OF NAMPA, IDAHO
SCHEDULED FOR
February 16, 2021 at 8:00 am @
Nampa City Hall
Council Chambers
411 3rd Ave South
Nampa, Idaho 83651

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

Call meeting to order

Minutes

Approve minutes for the January 19, 2021 meeting- Action Item

MOTION: Commissioner Haverfield moved to approve the minutes as presented. Commissioner Bruner seconded. The motion passed unanimously.

Agenda Items

Staff Report

RFP 12th ST S and 3rd AVE S – The RFP and video were released at the beginning of the month. There have been a few phone calls from developers with questions. We will evaluate the proposals after the application period closes on March 26.

Plat Short Approval of Mercy Creek – Mercy Creek Associates is applying to split their property and develop some multifamily properties.

New Business

1. Finance Report and Payables– **Action Item** – Morgan Treasure
MOTION: Commissioner Rhodes moved to approve the financials as presented. Commissioner Haverfield seconded. The motion passed unanimously.
2. Authorize Chair to sign the contract with Collin Pfeifer for Mural on Parking Garage– **Action Item** – Beth Ineck
Nampa Development Corporation was approached by Collin Pfeifer of Sector Seventeen about painting a mural on the 11th Ave side of the Downtown Parking Garage. The mural would be paid for by T-mobile as part of their community public art program. The mural has already been approved by the Arts & Historic Preservation Commission, who have sent a formal letter of support for the project. The commission discussed the different options for maintenance and upkeep, including protective coatings and plans for handling wear, damage and vandalism to the art. The artists will take responsibility for any repairs that are needed.
MOTION: Commissioner Lee moved to approve the contract for the De Le Tierra mural, including a protective clear coat, subject to final terms negotiated with staff and legal. Commissioner Haverfield seconded. The motion passed unanimously.

3. Authorize Chair to sign Affidavit of Legal Interest with Collin Pfeifer – **Action Item** – Beth Ineck
MOTION: *Commissioner Rhodes moved to sign the Affidavit of Legal Interest with Collin Pfeifer for the “De La Tierra” mural. Commissioner Bruner seconded. The motion passed unanimously.*

4. Incentive Request for Cherry Lane utility and street improvements – **Action Item** – John Rennison
Mr. Rennison presented their plans and vision for the property and how they might develop the property west of Treasure Valley Crossing and the Farmstead apartments. The city sewer and water systems are stubbed to the west side of these developments and need to be extended westerly to open development opportunities in this area. Staff were able to provide basic insight on the utility costs and the opportunity for the property owners to seek latecomer fees.
MOTION: *Commissioner Bruner moved to ask staff to proceed to with working with the property owner to develop a potential reimbursement agreement for commercial development opportunities. Commissioner Haverfield seconded. The motion passed unanimously.*

5. Zion Bank Bond Fund Options Discussion– **Action Item** – Robyn Sellers
Staff was able to reach out to Piper Sandler to be able to provide us with a summary analysis of the bond funds provided by Zions. The Morgan Stanley fund had the best rate and was the recommend in this analysis.
MOTION: *Commissioner Bruner moved to authorize the Chair to sign the investment direction letter with Morgan Stanley as the fund option. Commissioner Haverfield seconded. The motion passed unanimously.*

6. Downtown ADA improvement discussion – **Action Item** – Beth Ineck
City of Nampa Engineering Department will be seeking a Community Development Block Grant (CDBG) through the city application process this spring to replace three corners at 13th Ave S & 1st St S in Downtown Nampa to meet ADA requirements. It is anticipated the vacant lot on the northeast portion will undergo redevelopment and replace the adjacent sidewalks and corner at that time.
The estimated cost of the concrete work and associated utility work is \$295,000 for the three corners. We do not anticipate enough CDBG funding to fully fund the project. It is requested that NDC consider allocating \$100,000 as match for Engineering to include in their grant application. Construction would not take place until FY2022. NDC could designate funding from reserves or include the allocation in the budget process for FY22 if the project is awarded.
MOTION: *Commissioner Haverfield moved to authorize \$100,000 from the FY 21 budget to use for match for \$195,000 CDBG fund to complete ADA projects in Downtown Nampa. Commissioner Dina seconded. The motion passed unanimously.*

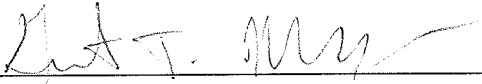
7. Motion to adjourn into executive session under 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.
MOTION: *Commissioner Rhodes moved to adjourn into executive session under 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. Commissioner Haverfield seconded. The motion passed unanimously.*

The regular meeting of the Nampa Development Corporation resumed at 10:00am

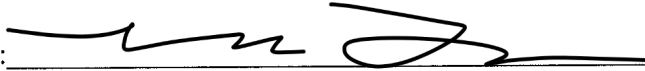
8. Adjourn- Action Item

MOTION: Commissioner Haverfield moved to adjourn the meeting. Commissioner Dina seconded. The motion passed unanimously.

Approved this 16 day of March, 2021



Chairman

ATTEST: 

Secretary

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.

