



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

**PRESENT:** Grant Miller, Claudia Dina, Darl Bruner, Wendy Rhodes, Randy Haverfield, Kenton Lee, Morgan Treasure, Beth Ineck, Robyn Sellers, Jay Snyder, Rick Hogaboam

### **Call meeting to order**

#### **Minutes**

Approve minutes for the February 16, 2021 meeting- **Action Item**

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

### **Agenda Items**

#### **Staff Report**

District 208 Update– Sanjiv Chopra – *Mr. Chopra gave an update on Rhino Investments' progress on the old Karcher Mall/District 208 project. While COVID has impacted the timeline, the project is still moving along through the process. Demolition is complete and the new retail pad is under construction. They should be breaking ground on the multifamily portion within the next 60 days.*

Legislative Update– Rick Hogaboam  
*Rick presented on a number of bill that are currently working their way through the process at the legislature. There has been a lot of debate regarding property tax relief but nothing has been voted on or finalized.*

Mussell Construction Response– Robyn Sellers  
*Staff received a letter from Mussell Construction confirming that they intend to make a 2.7million investment in the property within the timeline set out in the deed restrictions.*

*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.*

## Public Hearing

Public Comment on 2020 Nampa Development Corp Calendar Year Report  
*Robyn presented the 2020 NDC Calendar Year report that the agency is required to prepare by state statute. Major highlights for the year include the refinancing of the bonds, the annexation & zoning of the North Nampa Industrial property and the restructuring of the NDC Board.*

**No public testimony**

## New Business

1. Approval of Calendar Year 2020 Report – **Action Item**– Robyn Sellers  
**MOTION:** *Commission Bruner moved to accept the 2020 Calendar Year Report as presented. Commissioner Haverfield seconded. The motion passed unanimously.*
2. Finance Report and Payables– **Action Item** – Morgan Treasure  
**MOTION:** *Commissioner Rhodes moved to accept the financials and payables as presented. Commissioner Lee seconded. The motion passed unanimously.*
  - Updated increment projections – Beth Ineck

Staff has received the final property tax estimates from the county. The Vallivue rebate is less than had been forecasted and with the replacement dollars from the Governor's Public Safety Initiative.

3. Presentation of Downtown Annual Report– **Action Item**– Jay Snyder  
*Jay presented on the Downtown Annual Report prepared by the Economic Development office. It outlines how the Downtown Nampa Community Association, the Business Improvement District and the City have collaborated over the past year to improve downtown Nampa for businesses and the public as well as the support provided during the pandemic.*

**NO FORMAL ACTION**

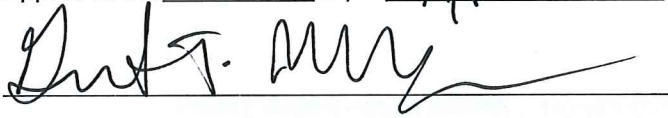
4. Motion to adjourn into executive session under 74-206(1)(d) to consider records that are exempt from disclosure as provided in chapter 1, Title 74, Idaho Code and 74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition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

**MOTION:** *Commissioner Haverfield moved to adjourn into executive session under 74-206(1)(d) to consider records that are exempt from disclosure as provided in chapter 1,*

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*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. Commissioner Rhodes seconded. The motion passed unanimously.*

Approved this 20 day of April, 2021



Chairman

ATTEST:

Secretary

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