



MINUTES OF THE  
REGULAR MEETING OF THE  
NAMPA DEVELOPMENT CORPORATION  
OF THE CITY OF NAMPA, IDAHO  
SCHEDULED FOR  
**May 19, 2020 at 8:00 am @**  
NEW LOCATION Library Meeting Room-1st Floor  
215 12th Ave S, Nampa, ID 83651

### **Call meeting to order**

**Present:** David Bills, Grant Miller, Darl Bruner, Randy Haverfield

**Absent:** Claudia Dina

### **Minutes**

Approve minutes of the April 21, 2020- **Action Item**

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

### **Agenda Items**

#### **Staff Report**

Parking Garage Update – Robyn Sellers

*Restroom will be closed until the Library is open. There are some final touches on the exit wall repair that should be completed soon.*

Business and Main Street COVID-19 Support Update

*Staff has worked with Main Street National to reallocate some of the façade program funds to create a zero-interest loan program for Downtown businesses to help them through the disruption caused by the pandemic.*

North Nampa Public Hearing Update -

*The Annexation application went before City Council on May 18<sup>th</sup>. There was quite a bit feedback from the neighbors. Staff will be preparing a development agreement with specifications about the landscape berm and sight-obscuring fencing requirements to help mitigate the impacts on the residential parcels adjacent to the industrial property.*

#### **New Business**

*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.*

1. Finance Report and Payables – **Action Item** – Morgan Treasure  
**MOTION:** *Commissioner Haverfield moved to accept the Financials and Payables as accepted. Commissioner Miller seconded. The motion passed unanimously.*
2. Budget Planning and Cash Flow– **Action Item** – Beth Ineck  
*Commissioner Dina joined the meeting*

*Beth presented two cash flow scenarios – one that follows the bond payment schedule as written for a 2028 payoff and an accelerated option making additional principle payments in September of each year that results in a payoff date in 2025 while maintaining a buffer of approximately two million dollars. It is important to note that this projection assumes no increase in increment*

*Commissioner Bills explained that the 2025 payoff allows for more freedom for the URA to participate in larger projects or rebate back the increment to the taxing districts, as well as saving on interest.*

*Bill Nichols clarified the different option for rebating funds back to the City and other taxing districts after the debt is paid off and what happens to the properties that are owned by NDC when the district sunsets.*

*Based on the discussion the board concurred that reviewing option to make additional payments will be reviewed on an annual basis.*

**NO FORMAL ACTION TAKEN**

3. Parking Garage transfer to the City – **Action Item** – David Bills

*Move day-to-day management to City through the MOU during the next budget cycle update.*

*The commission discussed the option of negotiating a flat-fee stipend to the City for the management of the structure, annually, semi-annually or a reimbursement model. There was also discussion of a lump-sum payment based on the current budgeted expenses and the remaining life of the RAA. The Mayor, Chairman Bills and staff have had initial about transferring the structure and the Mayor's position is that NDC would need to provide the funds for operation and maintenance of the structure as there is no line item to cover those expenditures in the current City budget.*

**MOTION:** *Commissioner Haverfield moved to authorize the Chair to write a letter requesting a meeting with Mayor and City Council President to open negotiations to transfer ownership of the Parking Garage to the City of Nampa in a format that is expense neutral to the City until the expiration of the Revenue Allocation Area or another mechanism that allows increments funds to flow back to the City and to allow the NDC Vice Chair to attend the requested meeting as the commission's*

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representative. Commissioner Miller seconded the motion. The motion passed unanimously.

4. Parking lot 10<sup>th</sup> Street discussion– **Action Item** – David Bills

Commissioner Bills has not had the opportunity to speak with any other brokers, but wanted to follow up on the status of the parcel. NDC is currently operating the parking at a loss so it would make sense to either raise the parking rates or look into disposition of the property. Commissioner Haverfield asked about whether there was still an option to trade the 10<sup>th</sup> & 2<sup>nd</sup> parcel for the 12<sup>th</sup> & 2<sup>nd</sup> parcel that is currently owned by the City. The commission discussed the different options of selling the property as-is or with a development agreement the required some kind of commercial development.

**MOTION:** Commissioner Bruner moved to explore the disposition of the 10<sup>th</sup> and 2<sup>nd</sup> Parking Lot. Commissioner Dina seconded the motion. The motion passed unanimously.

**Adjourn**

Commissioner Bruner moved to adjourn the meeting. Commissioner Haverfield seconded the motion. Motion passed unanimously.

Approved this 16<sup>th</sup> day of June, 2020



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Chairman

ATTEST: 

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Secretary