



Notice is hereby given
THAT THE REGULAR MEETING OF THE
NAMPA DEVELOPMENT CORPORATION
OF THE CITY OF NAMPA, IDAHO
IS SCHEDULED FOR
August 17, 2021 at 8:00 am @

Nampa City Hall
Council Chambers
411 3rd Ave South
Nampa, Idaho 83651

Call meeting to order

PRESENT: Darl Bruner, Grant Miller, Claudia Dina, Randy Haverfield, Kenton Lee (arrived 8:26am), Robyn Sellers, Amber Bothwell, Bill Nichols, Sanjiv Chora (*via Teams*).

Minutes

Approve minutes for the July 20, 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

- Open commission position update – *There are five applicants for the open commission position. The selection committee will be meeting August 24th to interview the applicants. Afterwards a recommendation will be made to the mayor and City Council will deliberate.*

Robyn updated the Commission on the Third Thursday event happening the following Thursday, on August 19th. The parking garage is going to be free to the public during the event due to the street closures downtown.

New Business

1. District 208 Update – **Action Item** – Sanjiv Chopra

Due to COVID, timelines have been affected. During the pandemic, it was difficult finding contractors able/willing to work and the cost of materials has risen significantly. Construction on the residential units is expected to begin in September. The storage and retail units are currently being worked on. Most of the retail units are already in the process of being leased. Construction on the retail units should begin in

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December or January. The cost of the residential portion of the project has increased by \$14 million dollars due to lack of labor and materials cost.

The 250 unit housing units will be geared more towards families, with 25% one bedrooms, 50% two bedrooms, and 25% three bedrooms. There will not be any low-income or senior housing available due to the increased in project costs. There will be a club house with a kids library, a pool and a playground.

2. Finance Report and Payables– **Action Item**– Amber Bothwell

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

The increment check has been received in the amount of \$1.7 million and deposited to D.L. Evans. On the payables side, we are only missing the bill for White Peterson which will be paid next month. We need to clean up the A/R Aging Summary by end of the fiscal year.

3. Authorize access to the Local Government Investment Pool for Amber Bothwell – **Action Item** – Robyn Sellers

MOTION: *Commissioner Bruner moved to approve authorizing access to the Local Government Investment Pool for Amber Bothwell. Commissioner Haverfield seconded. The motion passed unanimously.*

Commissioner Haverfield seconded the motion with a comment of whether Commissioner Dina’s signature has been added to the LGIP. It has not and will be addressed at the next board meeting.

4. Discuss replacing the card reader in the parking garage – **Action Item** - Robyn Sellers

MOTION: *Commissioner Haverfield moved to repair the card reader in the parking garage. Commissioner Dina seconded. The motion passed 4 – 1, with a no from Commissioner Bruner.*

Two weeks ago, the card reader for credit cards stopped working and the gate has been opened. The replacement part will cost \$441 and will arrive 3-4 days after ordering. There are two options – fixing the card reader or allow the gate to remain open. It was requested that a barrier be placed in front of the open gate to prevent cars from leaving the parking garage without paying.

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It was suggested that the parking garage become free parking due to the large amount of money being spent on upkeep and repair. A lengthy discussion ensued surrounding what to do about the parking garage. No decisions were made.

5. RFP discussion – **Action Item** – Robyn Sellers

MOTION: *Commissioner Bruner motioned that they communicate to Idaho First Bank that the offer still stands and that the \$100,000 would be in increment financing and would only exist through the end of the life of the district. Motion was amended to add the request of a 15-month timeline, and they submit a firm response by October 1st. Seconded by Commissioner Haverfield. Motion passed unanimously.*

Commissioner Miller and Robyn met with the President of Idaho First Bank regarding the lot on the corner of 12th and 3rd St. Lot was listed for \$300,000. Idaho First offered \$100,000 with a \$100,000 rebate and it was declined. The City countered with \$250,000 with a \$100,000 rebate and there is no desire to lower the price.

6. Authorize a Public Hearing for FY20 Budget Amendment– **Action Item** – Robyn Sellers

MOTION: *Commissioner Haverfield motioned to authorize a Public Hearing for FY20 Budget Amendment. Commissioner Lee seconded. The motion passed unanimously.*

No significant changes were made to the parking garage. A new line item was added at \$100,000 for the Downtown Sidewalk Incentive Fund. No maximum use was defined when this fund was created so this is an educated guess. Debt services reflect the agreement with Wells Fargo. The Mainstreet position will be transferring to the Chamber of Commerce, funded through the City at \$35,000. It has been recommended that money be set aside for a Central Nampa Project Fund under Capital & URA Projects for around \$50,000, adjusting the Early Debt Payment to access these funds.

MOTION: *Commissioner Bruner motioned that the Board consider moving \$50,000 from Early Debt Payment to create a Central Nampa Project Fund. Commissioner Haverfield seconded. The motion passes unanimously.*

7. Review and authorize the process for public engagement for FY21 budget– **Action Item** –Robyn Sellers

MOTION: *Commissioner Bruner motioned to review and authorize the process for public engagement for FY21 budget. Commissioner Dina seconded. The motion passes unanimously.*

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8. 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**– Robyn Sellers

The commission adjourned at 9:29

The commission reconvened at 9:55

MOTION: Commissioner Bruner moved to adjourn. Commissioner Dina seconded. The motion passed unanimously.

Approved this 21 day of September, 2021



Chairman

ATTEST: Amber Bothwell

Secretary

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