



MINUTES OF THE
NAMPA DEVELOPMENT CORPORATION
OF THE CITY OF NAMPA, IDAHO
SCHEDULED FOR
August 18, 2020 at 8:00 am @
Nampa City Hall
City Council Chambers
411 3rd Street South

Call meeting to order

PRESENT: David Bills, Darl Bruner, Claudia Dina (via telephone), Grant Miller, Randy Haverfield
Beth Ineck, Morgan Treasure, Bill Nichols

Call meeting to order

Minutes

Approve minutes for the July 21, 2020 meeting- **Action Item**

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

Agenda Items

Staff Report

Vacant NDC board position update – *City Council voted to expand Nampa Development Corporation to six members and appoint Wendy Rhodes and Kenton Lee to the board effective October 1, 2020.*

FY20 Budget Amendment – *by the time final calculations were put together regarding early payments and bond refinancing, the publication to amend the FY20 budget had passed. The issue will moved to the September meeting agenda*

North Nampa update – *Staff is currently waiting on Right-of-Way deeds to come back from the property owners before the next steps in the annexation process can go before council*

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.

NDC Properties-Parking lots, Library Square – City council is receptive of moving forward with a swap of the 10th & 2nd lot for the 13th & 3rd lot. Staff will be bringing a draft agreement to NDC to review at the next meeting. Regarding Library Square and the parking garage, City staff are working internally to investigate other options for parking management that don't require hardware upgrades to better understand the budgetary requirements for managing parking moving forward. The City is only interested in taking ownership of the parking structure if NDC will reimburse the cost.

Public Hearing

1. Public Comments on FY21 Proposed Budget

MOTION: Commissioner Haverfield moved to open public hearing for comments on the FY21 Proposed Budget. Commissioner Bruner seconded. All in favor.

New Business

1. Discuss and approve FY21 Proposed Budget– **Action Item** – Beth Ineck
This budget is very similar to last year's budget. Highlights include the \$170,000 for parking management hardware upgrade has been taken out and added to the Early Debt Service line item. The Vallivue reimbursement is budgeted for \$419,000. There is \$1,000,000 set aside for projects and \$3,750,000 for debt service. No planned fund balance used for expenditures. \$32,985 reimbursement for the Mercy Creek URA has been budgeted for separately. Numbers may change based on certified levy rates and rolls that we will receive in December. Commissioner Haverfield asked how proposed CARES act funding might impact urban renewal revenues. Based on what staff has heard from City Finance and at the state level, the intent is keep urban renewal whole but the details of how that would be implemented have not been discussed.
MOTION: Commissioner Haverfield moved to approve the Proposed FY21 Budget. Commissioner Miller seconded. The motion passed unanimously.
2. Finance Report and Payables– **Action Item** – Morgan Treasure
MOTION: Commissioner Bruner moved to accept the Finance Report and Payables as presented. Commissioner Haverfield seconded. The motion passed unanimously.
3. Set Officer Election date– **Action Item** – Beth Ineck
MOTION: Commissioner Haverfield moved to set the officer elections for the FY21 September meeting. Commissioner Miller seconded the motion. Commissioners Miller, Bill, Haverfield and Dina voted yes. Commissioner Bruner voted no.

Open Discussion

Commissioner Bruner shared a concern from a citizen regarding possible illegal activity at the Mercy Creek apartments and asked what level of control NDC had in regulating


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the management of the facility. Commissioner Bills and staff explained that NDC's participation was to reimburse for the water and sewer infrastructure and that there is no mechanism for requiring anything regarding the management in the agreement.

4. **Adjourn- Action Item**

***MOTION:** Commissioner Haverfield moved to adjourn the meeting. Commissioner Bruner seconded. All in favor*

Approved this 22 day of September, 2020



Chairman

ATTEST: _____

Secretary