



Notice is hereby given
THAT A REGULAR MEETING OF THE
NAMPA DEVELOPMENT CORPORATION
OF THE CITY OF NAMPA, IDAHO
IS SCHEDULED FOR
October 19, 2021 at 8:00 am @
Nampa City Hall
City Council Chambers
411 3rd Street South

Call meeting to order

Minutes

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

Agenda Items

Staff Report

Introduce New Board Members & Staff – *The two new commissioners are Adam Hutchings and Jeff Cornilles. An orientation was provided last week to provide information relating to the NDC. There is now a Director of Development Services – Cliff Long. He is a former employee of the City of Nampa, having served as the Director of Economic Development for nearly 8 years.*

District 208 update – *A monthly update was requested. They are finalizing the residential bids and will start construction November 1. Retail is almost final, and businesses should begin opening in April. Cannot disclose name of the retailers at this time.*

Project Custom update – *Opportunity Fund will be going before Council on Nov 1. October 27th a Press Release will go out announcing the name of the company.*

New Business

1. Neighborly Ventures RFP Corner lot 3rd St. So. and 12th Ave. So. presentation and discussion - **Action Item** – Robyn Sellers – *Developer of Neighborly Ventures is Richard Berger. They are interested in the lot on 3rd St So. And 12th Ave So. They have built residential in Downtowns in the past, so they have experience with this. Richard Berger presented that they are based in Salem Oregon. They are also property managers – they staff all their projects. They are proposing a mixed-use building – retail on the bottom, residential on the top. Urban concept with less available parking due to the walkability of the downtown. They believe this is an unmet demand in the area from those who want a more walkable life or from those wanting to buy a home but want to rent first. Would also be a good alternative to employees of downtown. The specifics of*

the proposal were further discussed in length and can be seen in the proposal.

2. Idaho First Bank RFP Corner lot 3rd St. So. and 12th Ave. So. presentation and discussion - **Action Item** – Robyn Sellers – *Idaho First Bank would like to move forward with their project after approval from their Board Members with previously discussed terms. Next meeting the NDC Board can decide which proposal to accept.*

3. Chairman and Vice Chairman elections – **Action Item** – Robyn Sellers.

Motion: *Commissioner Dina moved to appoint Commissioner Rhodes as Chairman of the board. Commissioner Bruner seconded. The motion passed unanimously.*

Motion: *Commissioner Haverfield moved to appoint Commissioner Dina as Vice Chairman of the board. Commissioner Lee seconded. The motion passed unanimously.*

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

The only significant note is that the bi-annual Vallivue tax increment payment was made in the amount of \$186,320.

Motion: *Commissioner Bruner moved to approve the monthly financials as presented. Commissioner Dina seconded. The motion passed unanimously.*

5. Parking garage security – **Action Item** - Alex Wade and Robyn Sellers – *Alex Wade – Facilities Analyst – manages the day-to-day operations of the Parking Garage. Wade reported multiple acts of vandalism and drug activity in the garage. There are multiple police reports open. It was reported that nearly \$2,000 will be necessary to remedy the most recent acts of vandalism. A discussion was made surrounding whether the Board wanted to install security cameras. Further discussion will ensue at future Board meetings, and it was requested that an updated estimate be provided to the board.*

6. Accept changes to the parking garage late payment policy – **Action Item** – Amber Bothwell

Motion: *Commissioner Bruner moved to approve the parking garage late payment policy. Commissioner Hutchings seconded. The motion passed unanimously.*

7. Delinquent parking permit fee collections discussion – **Action Item** – Amber Bothwell

There have been responses to the late payment letters sent to delinquent parking pass holders. Several accounts have been made current, and several have cancelled their parking passes.

8. Authorize Chair to sign engagement letter with Eide Bailly for audit – **Action Item** – Robyn Sellers

Motion: Commissioner Bruner moved to authorize chair to sign engagement letter with Eide Bailly for audit. Commissioner Hutchings seconded. The motion passed unanimously.

Commissioner Haverfield moved to adjourn at 9:29am. Commissioner Lee seconded. The motion passed unanimously.

Approved this 16th day of November, 2021

Wendy Rhode

Chairman

ATTEST: Anna Bellwell

Secretary