



MINUTES
OF THE REGULAR MEETING OF THE
NAMPA DEVELOPMENT CORPORATION
OF THE CITY OF NAMPA, IDAHO
AS SCHEDULED FOR
November 16, 2021 at 8:00 am @
Nampa City Hall
City Council Chambers
411 3rd Street South

PRESENT: Jeff Cornilles, Adam Hutchings, Claudia Dina, Darl Bruner, Wendy Rhodes, Randy Haverfield, Kenton Lee, Amber Bothwell, Robyn Sellers, Bill Nichols, Richard Berger, and Todd Cooper.

Call meeting to order

Minutes

Approve minutes for the October 19, 2021 meeting- **Action Item**

Motion: *Commissioner Haverfield moved to approve the minutes for the October 19th, 2021 NDC meeting. Commissioner Cornilles seconded. The motion passed unanimously.*

Agenda Items

Staff Report

NDC audit is on November 29th. *Staff has begun preparing.*

District 208 update – *District 208 has situated their finances. \$3 million in steel and building supplies was ordered. A groundbreaking ceremony should be held in the first two weeks of December. The project is moving forward and final contracts have been received for the retail spaces. Sanjiv will be asked to attend the December meeting to provide another update. All retail spaces have been filled.*

Project Custom update – *Project Custom is working with Idaho Power to provide power to the site as there are a lot of power needs in North Nampa. The supply chain for new transformers is really struggling. There are only four providers in the world. In Summer 2022 Idaho Power is hoping to provide more power since needs increase in the summer. The NDC office is working with all north Nampa landowners to discuss power needs and solutions. They will meet second week of December. Idaho Power is about 2 years out from a new substation. Announcement will be made following the purchase sale agreement.*

To address the Nampa Development Corporation and for placement on the agenda, please contact Amber Bothwell, NDC Secretary, at 208-468-5430. Special assistance or accommodation is available to those in need upon request. Language interpretation may require advance notice.

Fire District Services Increment Tax – *Doug Racine, City of Nampa, CFO will attend next meeting to discuss city levy rates.*

Support Letter from Business Improvement District & Downtown Nampa Community Association – *Included in packet for review from Board.*

Parking Garage Security – *A new bid for security cameras will be available at the December NDC meeting.*

New Business

1. Neighborly Ventures RFP Corner lot 3rd St. So. and 12th Ave. So. presentation and discussion - **Action Item** – Richard Berger

Richard Berger with Neighborly Ventures and Todd Cooper with Idaho First Bank are working together to build on the corner lot of 3rd St. So and 12th Av. So. Richard Berger was present via Teams. There have been several meetings regarding parking and with Todd. More information was requested regarding the Salem project that this project is being modeled after. A PowerPoint presentation was shown illustrating the demographics of the tenants and parking statistics. Another PowerPoint presentation was shown outlining several options and plans of the project in Nampa.

Todd Cooper was present via Teams. Idaho First Bank is interested in possibly working with Neighborly ventures but there are still details to work out.

There was considerable discussion regarding the availability and security of parking.

2. Authorize Chair to sign the Bailey & Associates FY2022 Engagement Letter – **Action Item** – Robyn Sellers

Motion: *Commissioner Haverfield moved to authorize Chair to sign the Bailey & Associates FY2022 engagement letter. Commissioner Hutchings seconded. The motion passed unanimously.*

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

Important details to note are the quarterly payments for staff time to City of Nampa for staff time in Economic Development and Mainstreet, along with the quarterly payments to Facilities and Forestry/Parks and Rec. Also, items to note in the AP aging summary, is that the City of Nampa is struggling with routing money to the NDC so we are still awaiting payment on several outstanding bills.

Motion: *Commissioner Haverfield motioned to approve the financials as presented. Commissioner Cornilles seconded. The motion passed unanimously.*

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Commissioner Haverfield moved to adjourn at 8:44am. Commissioner Dina seconded. The motion passed unanimously.

Approved this _____ day of _____, 2021

Chairman

ATTEST: _____

Secretary