



Notice is hereby given
THAT A REGULAR MEETING OF THE
NAMP A DEVELOPMENT CORPORATION
OF THE CITY OF NAMP A, IDAHO
IS SCHEDULED FOR
January 17, 2023 at 8:00 am @
Nampa City Hall
City Council Chambers
411 3rd Street South

Call meeting to order – Roll call

Board: Jeff Cornilles, Darl Bruner, Claudia Dina, Wendy Rhodes, Adam Hutchings, Randy Haverfield (arrived 8:02 during staff report #1), and Kenton Lee.

Staff/Presenters: Robyn Sellers, Bill Nichols, Cliff Long, Amber Bothwell, Mayor Debbie Kling

Amend Agenda

Amend to remove New Business item #1.

***Motion:** Commissioner Dina motioned to amend the agenda as presented. Commissioner Hutchings seconded. The motion passed unanimously.*

Minutes

Approve minutes for the December 20, 2022 meeting - **Action Item**

***Motion:** Commissioner Bruner motioned to approve the minutes as presented. Commissioner Lee seconded. The motion passed unanimously.*

Agenda Items

Staff Report

1. District 208 update – Robyn Sellers

They are 52% done with the residential building. All 13 buildings are framed. There is sheet rock in most of the units. Completing Boot Barn is at 35%. Out to bid for TI's for Big %, DD's Discount and the Shoe Department. Extra Space Storage is scheduled for a permit for 1-31-23. We will be meeting with Rhino development next month.

2. Adler Infrastructure update – Robyn Sellers.

Infrastructure project will be completed March 2023. Spaces are completely full that are in progress. There are over 20 spaces. Bruner requested that the list of businesses be emailed to the board.

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3. Half Block update – Robyn Sellers

Old Chamber building and spa is completed. The parking lot on the corner of half block next to Taco Time will be a Jersey Mikes and next to this will be Idaho Meat and Seafood. The Church is still being planned as an event center. Their bookkeeper will be providing invoices to show the amount invested into the area according to the agreement with NDC.

4. Lloyd Square Sculpture update – Amber Bothwell

Last Monday Art's and Historic Preservation approved the final sculpture design. The design was presented at the meeting. It was requested that an 18in base be included under the sculpture which was approved. The color was switched from a bright red to a darker, rust red. The verbiage inside the sculpture has been placed in a survey for the community to provide feedback on. A list of verbiage will be compiled following the survey and presented to AHPC at their next monthly meeting.

5. Update on the Canyon County retention of penalties and interest on delinquent tax payments – Bill Nichols.

Nichols reached out for an update but has not received one at this time.

New Business

1. Authorize FY2023 NDC budget amendment – **Action Item** – Robyn Sellers

***Motion:** Commissioner Dina motioned to authorize the FY2023 NDC budget amendment as presented. Commissioner Cornilles seconded. The motioned unanimously.*

Sellers stated that the actual tax increment that will be received by the commission was provided by the county and the revenue figures came in much lower than predicted. The first change included a slight increase to the Crane Alarm service fee for the parking garage - \$5,700 to \$6,600. The next change was in the Capital Projects URA. The line items for Central Nampa Projects and Land Acquisition were grouped together as the board moves forward with discussing which projects to fund to create a more generalized bucket. The budget is balanced with a fund balance carryover from the LGIP. At the bottom of the budget is the current balance of DL Evans and in the LGIP.

Commissioner Rhodes asked if there is a dollar amount in the LGIP that is already spoken for or paid out to Adler. Sellers The \$3,000,000 to Adler will be paid out this year in one lump sum according to the schedule in the agreement with NDC. This is the only large expenditure anticipated in fiscal year 2023.

2. Approve funding in the amount of \$7,500 for Dewey Mural rehabilitation – **Action Item** – Amber Bothwell.

***Motion:** Commissioner Bruner motioned to approve the funding in the amount not to exceed \$7,000 for the Dewey Mural rehabilitation as presented. Commissioner Hutchings seconded. The*

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motioned passed 6 to 1, with Commissioner Haverfield voting no.

Bothwell stated that at the last NDC meeting it was requested that she reach out to the owner of the building where the mural is located to request participation in the funding. The owner of the Leavitt and Associates building stated that he can contribute \$500 towards the painting of the mural.

Haverfield stated that the intention of the new mural from the Art's and Historic Preservation was to whitewash the entire wall and paint a new mural. Haverfield asked if this would be allowable when utilizing the awarded Kevin Daniel's grant money for the partial funding of the project. Bothwell mentioned that she would check the grant application, but that it was her understanding that it would not interfere with the grant application to whitewash the wall and paint a new mural. Sellers mentioned that the intention of the project was to completely replace the mural. Haverfield stated that he is concerned about the dollar amount being dedicated to this project and if the mural size could be downsized and not cover the entire side of the building.

Bruner asked if there is any prevention for previous water damage and if there are safeguards in place in case of any future water damage. Bothwell mentioned that a maintenance agreement would be in place with the building owner. Haverfield mentioned his concern with painting over a stucco wall again and the loss of integrity and who is responsible for reestablishing a base material to work with. Sellers stated that we work through this with Arts and Historic Preservation. Haverfield mentioned that his concern is with the dollar amount and the possibility of more funds being needed. Rhodes asked about the specific \$7,500 dollar amount being requested. Bothwell stated that a \$10,000 matching grant was rewarded from the Kevin Daniels Grant and the request is to raise the remaining funds necessary to match. A \$2,500 grant was received from First Interstate Bank. The actual request from NDC would be for \$7,000 following the \$500 funds committed by the building owner.

Bruner asked what would happen if the bid went over the amount stated in the RFP. Bothwell stated that the RFP would state the budget as an amount not to exceed \$20,000 and will go through Art's and Historic Preservation for approval before published.

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

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

Bothwell stated there was nothing significant of note. She pointed out the AR Aging Summary and how the past due amounts have mostly been collected.

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Haverfield asked why the arms of the garage were up last week. Sellers mentioned that a part was broken. Sellers stated that there was a broken part on the equipment. Staff will follow up with Facilities Department staff.

4. Discuss upcoming NDC and City Council joint special workshop scheduled for February 2, 2023 – Action Item – Robyn Sellers

Sellers stated that the joint meeting will be a review of the projects presented at the last NDC meeting. Projects were provided in today's meeting packet in more detail. That meeting will begin at 7:00 a.m. in the City Hall Council chambers and last until 9:00 a.m.

Haverfield asked if Planning and Zoning will be in attendance. Sellers stated that they will not.

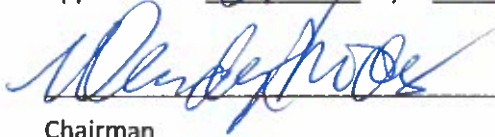
Nichols stated that Bruner and Haverfield will need to decide which board they will be representing at the joint meeting. Nichols suggested that they make this determination prior to the meeting so that they are prepared. Nichols stated that this is important as action items are likely to happen and conflicts could arise being that they sit on both NDC and City Council. Haverfield stated that it was his understanding that the joint meeting would be a discussion only with no action items being taken. Nichols stated that he has not seen an agenda yet. Haverfield asked who will be developing the agenda. Sellers stated that she would be. Mayor Kling stated in chat that no action is taken in workshops.

Bruner asked about the Wallstreet Alley beautification project and the quote for \$20,000 for an electrician for the installation of a compactor. Bothwell stated that these were estimates only and there hasn't been any official bids or RFP's at this time.

Adjourn: 8:35 a.m.

Commissioner Dina motioned to adjourn the meeting at 8:35 a.m. Commissioner Cornilles seconded. The motioned passed unanimously.

Approved this 21st day of February, 2023


Chairman

ATTEST: 
Secretary

Secretary

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