

REGULAR MEETING OF THE NAMPA DEVELOPMENT CORPORATION
MARCH 19TH, 2019
8:00 AM
CITY OF NAMPA
CITY HALL COUNCIL CHAMBERS
411 3RD ST. SOUTH

CALL TO ORDER

Chairman Bills called the meeting to order at 8:00 am.

ROLL CALL

A roll call was taken with all commissioners in attendance.

APPROVAL OF MINUTES

There was a motion by Commissioner Haverfield to approve the minutes of the February 19th, 2019 Regular meeting. Commissioner Miller Seconded. A roll call was taken with all in favor.

Staff Communications

Robyn welcomed the guests in the audience. She also presented a tasks and duty timeline and will provide this at each meeting.

NEW BUSINESS

Morgan Browning from Eide Bailly was in attendance and provided an overview of the audit. A report was given to all the commissioners. There was a motion to approve and accept the audit report by Commissioner Bruner and seconded by Commissioner Haverfield. A roll call was taken with all in favor. Danae from Nichols accounting presented a new look of the financial packet for the NDC. There were some changes made to reflect all the assets and funds. All this was put on the balance sheet. There was talk about the re-occurring payments each month and if the commission would like these paid upon receipt. There was a list provided by Nichols accounting of these re-occurring invoices. There was a motion by Commissioner Bruner to move forward allowing staff to pay these when received with the exception of the Vallivue School District payments. Commissioner Miller seconded. A roll call was taken with all in favor. Commissioner Miller moved to approve the payables and finance report and Commissioner Haverfield seconded. A roll call was taken with all in favor.

There was a presentation of the annual report of 2018 and all of the accomplishments during the year. There was also a review of the finances for the calendar year. The floor was opened to public hearing on the 2018 year report. There was no comment. Commissioner Haverfield moved to close public hearing and Commissioner Bruner seconded. A roll call was taken with all in favor.

Beth and Daniel gave a presentation on the North Nampa Industrial Infrastructure improvements that need to be done. There was a discussion on this and Daniel gave a list of projects that the NDC could participate in. The design costs that the NDC could provide would make this area even more attractive to bring in new business. The different projects include the design and costs for 1 mile of sewer from Madison to Ustick with an estimated cost of \$1.5-\$2 million. Water would be an additional cost of \$75,000. Just the design costs would be \$300,000. North Midland could use some design work with an estimated cost of \$250,000-\$300,000. There is potential around Library square to add another turning lane from 3rd street to 12th Ave at a cost of \$200,000 for design. There is a potential at doing some planning around the timing of the signals downtown with a cost of \$50,000. Franklin and Garrity could use a round-a-bout. These would be consulting costs as City does not have the staff to do this. Commissioner Bills asked if this could fall under the late comer fees and the answer was yes. There is no expiration on the design work done on these. If the road was to be done by ITD, there would need to be some coordination to get this done at the same time. There are 2 subdivisions North of Ustick in the Nampa impact area. They are putting in an 8 inch line. This is for their project. Commissioner Haverfield asked for copies of what Daniel had. The projects looking at North Nampa could really add to the property tax and help NDC pay off bonds sooner. By doing the design work, the development would

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and could happen a lot faster. Beth said that we aren't able to compete with Caldwell and Boise because they have already done this and are better prepared for development. Mike Gable who represents 2 of the family trusts selling and Arlene Devlin a property owner both spoke about the impact having some of the work done would do to the area. They are both in support of this and would like the NDC to help move this forward. Bill Nichols reminded the commissioners that no work can be done outside of the district as one of the projects Daniel spoke about was outside the district. Commissioner Haverfield moved to allow staff to come before the commission next month to present to the NDC costs and a timeline to some of these projects. Commissioner Bruner seconded. A roll call was taken with all in favor.

Beth spoke about the past council decision on the no smoking in library square. The Library had made some no smoking signs and brought before this commission for approval. These signs were presented to be placed on A-Frames. Commissioner Haverfield made the motion to approve the design and Commissioner Miller seconded. A roll call was taken with all in favor. Chairman Bills wanted to have a memo back to the NDC of the final quantity and location of the signs.

Bill Nichols gave a brief presentation of the HB217 bill. This would require a vote if any Urban Renewal funds were expended for a public building. The language was being worked on. There will be an update at the next meeting.

There was a motion to approve the Certificate of Completion with Gardner Company based on obtaining a certificate of occupancy from the City by Commissioner Miller. This was seconded by Commissioner Haverfield. A roll call was taken with all in favor.

A parking garage upper deck policy was presented for approval and Commissioner Dina made the motion to approve and commissioner Bruner seconded. A roll call was taken with all in favor.

Robyn presented the Board with some options for investing their extra holdings. There were some questions on restrictions and the availability of the BNY and DL Evans funds. The ask is to put some of the excess money from DL Evans into the State investment pool to get a better investment from this money. The motion to approve this was made by Commissioner Bruner and seconded by Commissioner Haverfield. A roll call was taken with all in favor. Staff needs to come back before the board to provide more options for the BNY Fund that is currently not invested.

David led the discussion on NDC term Options. There were 3 options to the terms of the NDC. First would be terms expiring that calendar year with no members expiring on the Mayoral election cycle. Second would be terms expire at the fiscal year. Third would be to do nothing. Commissioner Haverfield wanted to postpone this until he has spoken with Mayor Kling. This will come back before the board at the next meeting.

Legal – Bill Nichols

ADJOURNMENT – Motion to adjourn by Commissioner Haverfield and seconded by Commissioner Bruner with all in favor.

Approved this 16th day of April, 2019



Chairman

ATTEST:



Secretary

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