

**REGULAR MEETING OF THE NAMPA DEVELOPMENT CORPORATION**  
**MAY 21<sup>ST</sup>, 2019**  
**8:00 AM**  
**CITY OF NAMPA**  
**CITY HALL COUNCIL CHAMBERS**  
**411 3<sup>RD</sup> 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 April 16<sup>th</sup>, 2019 Regular meeting. Commissioner Miller Seconded. A roll call was taken with all in favor.

**Staff Communications**

Robyn gave an update on the Karcher Mall sale. She also talked about the increase in revenue each year in the parking garage. The percentage of usage of the garage patrons is what is significant.

**NEW BUSINESS**

Jared gave a report of the payables and finances and Commissioner Haverfield moved to approve and Commissioner Bruner seconded. A roll call was taken with all in favor.

There was a motion to adjourn into executive session under 74-206(1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student;, 74-206(1)(d) to consider records that are exempt from disclosure as provided in chapter 1, and 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement. The motion was made by Commissioner Haverfield and seconded by Commissioner Bruner. NOTE: There was no action taken in executive session.

There was discussion on the MOU for the Noble Drain Trunk Sewer Design and Commissioner Haverfield made the motion to authorize Chairman Bills to sign the MOU. Commissioner Miller seconded. A roll call was taken with all in favor.

Daniel gave a presentation on what was proposed by Keller Associates for the 11<sup>th</sup> Ave, 3<sup>rd</sup> St, and 12<sup>th</sup> Ave. design modifications. The cost would be \$36,000 for the design. He provided an MOU between NDC and the City to start this work. There was some discussion about the right of way and Daniels said that it is all owned by the City and so that wouldn't be an issue. Commissioner Haverfield made the motion to approve the costs for the design and commissioner Bruner seconded. A roll call was taken with all in favor.

Connie Runia represented Mussell Construction to ask for a 90 day extension of the note stating that Mussell Construction is close to obtaining the necessary financing for this. She suggested a fee of \$2500.00 with 4% interest. The extension would be through August 31, 2019. Commissioner Haverfield asked Bill Nichols if there were any additional expenses on his end for this. He said he wasn't prepared to give an estimate at this time, but with Connie Runia preparing the documents, there would be something extra for the costs of the attorney fees for this proposal. There was some discussion on whether a 30 day extension would be more appropriate. They wanted to make sure that there was a sense of urgency on Mussell Constructions part. Commissioner Haverfield recaptured the entire thought process and proposed a \$10,000.00 fee. Mike Mussell said that on top of what he was asking that the

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board accept another \$1500.00/month and up to a 60 day extension. Ultimately there was a proposal of \$5,000 fee upfront and all attorney fees paid by Mussell Construction along with costs to file, all due June 30<sup>th</sup> and if paid by that time, \$2500 to be put toward the note. If he fails to pay by that time, that \$2500.00 would be kept by NDC with a total of 60 day extension. The current interest would need to be paid as of May 31<sup>st</sup> and the interest would go up to 6%. This motion was made by Commissioner Haverfield and Seconded by Bruner. A roll call was taken with all in favor.

Beth gave a budget overview and there were questions and discussion about the mainstreet position and what the job description would look like along with some potential candidates. The also want to see a plan to have a vision to oversee this role. Staff is to come back before the board with some of this information. There was talk about having this position temporary and not permanent. There was also question on why other entities like the Chamber and the BID aren't paying into this. Beth said that the BID has no money and the Chambers focus isn't exactly what the Mainstreet program is about. There was a motion by Commissioner Bruner to retain services from City Staff at \$28,000 and Commissioner Miller Seconded. There needs to be a follow up discussion on roles and responsibilities. A roll call was taken with all in favor.

Further dialogue will need to happen for the Mainstreet position and the financial construct.

**Legal – Bill Nichols**

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

Approved this 18<sup>th</sup> day of June, 2019



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Chairman

ATTEST:

Secretary



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