



Minutes of the
REGULAR MEETING OF THE
NAMPA DEVELOPMENT CORPORATION
OF THE CITY OF NAMPA, IDAHO
SCHEDULED FOR
June 15, 2021 at 8:00 am @
Nampa City Hall
Council Chambers
411 3rd Ave South
Nampa, Idaho 83651

Call meeting to order

PRESENT: Darl Bruner, Wendy Rhodes, Grant Miller, Randy Haverfield, Kenton Lee (via teleconference), Beth Ineck, Robyn Sellers, Morgan Treasure, Bill Nichols,

Minutes

Approve minutes for the May 18, 2021 meeting- **Action Item**

MOTION: *Commissioner Haverfield moved to approve the minutes as presented. Commissioner Rhodes seconded. The motion passed unanimously.*

Agenda Items

Staff Report

- Arbitrage – *NDC completed the required arbitrage review and passed without issue.*
- Parking Garage Tax Exemption – *Legal worked with the County and gave some of their new staff the background information on the last legal challenge to the tax exemption for the parking garage. The County Commissioners reconsidered their position and granted the exemption.*
- Upcoming Vacancy – *The press release has been issued for Commissioner Miller's expiring term. We will go through the normal city volunteer commission process.*
- Staff Update- *Beth has accepted a position with Boise Valley Economic Partnership. Her last day with they City is July 9th.*

New Business

1. Parking Garage Vandalism and Security – **Action Item** – Brian Foster/ Oren McGuire

Brian Foster from the Facilities Department gave recap of the vandalism issues at the garage and the security camera proposal in the meeting materials. Lt. Oren McGuire talked about the efficacy of security cameras and the difference between recording only surveillance systems and systems with motion/notification capability. He will send more information to staff to bring back to the group. NO FORMAL ACTION

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

2. Update Parking Permit – **Action Item** – Bill Nichols

Staff received a request from the public to get a parking permit with the intent of parking/sleeping in their vehicle overnight. Due to the liability concerns, we have added a line in the fee agreement that forbids overnight camping. NO FORMAL ACTION

3. Finance Report and Payables – **Action Item** – Morgan Treasure

MOTION: *Commissioner Haverfield moved to approve the financials as presented. Commissioner Rhodes seconded. The motion passed unanimously.*

- *GPSI – NDC has received the replacement dollars from the Governor’s Public Safety Initiative in the amount of \$493,377*
- *2022 Budget – Due to the uncertainty caused by HB 389, staff would like to postpone the budget presentation until August when we have more accurate information from the county which will be the end of July.*

4. Redevelopment Association of Idaho Membership– **Action Item**– Beth Ineck

The commissioners and staff discussed the benefit of joining RAI given the upcoming changes to urban renewal with HB 389 and the loss of staff. The commission would like to have the fee included in the upcoming budget process.

5. Request for Proposal Discussion – **Action Item**– Beth Ineck

Staff has communicated NDC’s proposal from the last meeting and working to connect with Todd Cooper to discuss the details. Points for the board to understand are that the project is currently considered to be 18-24 months from construction and that drive-throughs have been removed as an allowed use from proposed code changes to the Downtown Historic District.

MOTION: *Commissioner Rhodes moved to authorize the Chair to send a letter to the Planning and Zoning Department requesting the drive throughs for financial intuitions be an allowed use within the DH zone. Commissioner Haverfield seconded. The motion passed unanimously.*

Before the adjournment, Commissioner Bruner asked staff to see if we could get an update from the developer on the Karcher Mall property

6. Motion to adjourn into executive session under 74-206(1)(d) to consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code and 74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce

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in which the governing body is in competition with governing bodies in other states or nations – **Action Item**– Beth Ineck

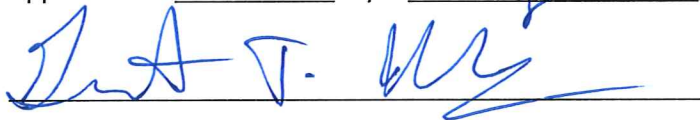
MOTION: Commissioner Rhodes moved to adjourn into executive session under 74-206(1)(d) to consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code and 74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations as presented. Commissioner Haverfield seconded. The motion passed unanimously.

The commission adjourned at 8:50

The commission reconvened at 9:22

MOTION: Commissioner Haverfield moved to adjourn. Commissioner Rhodes seconded. The motion passed unanimously.

Approved this 20 day of July, 2021



Chairman

ATTEST: 

Secretary

