

# NAMPA DEVELOPMENT CORPORATION REGULAR MEETING MINUTES

## September 17, 2024

### Call to Order/Roll Call

Present: Member Randy Haverfield, Member Jeffery Cornilles, Member Darl Bruner, Member Wendy Rhodes, Voting Member Dale Reynolds

Absent: Member Adam Hutchings, Member Claudia Dina

Staff Present: Attendee Amber Bothwell, Attendee Catherine Keys, Attendee Robyn Sellers

Chair Wendy Rhodes called the meeting to order at 8:00 AM.

### Roll Call

#### (1) Minutes

1-1. Action Item: Approve August 20, 2024 Regular Meeting Minutes

**MOVED** by Haverfield and **SECONDED** by Cornilles to Approve the August 20, 2024 Regular Meeting Minutes

**RESULT: Passed [5 TO 0]**

**AYES:** Haverfield, Cornilles, Bruner, Rhodes, Reynolds

**NOES:** None

**ABSTAIN:** None

#### (2) Staff Communications

2-1. Staff Communications Memo

Robyn Sellers and Amber Bothwell discussed items reported in the Staff Communications Memo. Sellers reported that we have several businesses and building owners interested in our downtown incentives. Staff has met with several groups and anticipates receiving several applications in the near future. Bothwell reported updates on the downtown cameras and Wall Street. Sellers reported on the Half Block and District 208. Both staff members answered questions from commissioners.

2-2. Cash Flow

Robyn Sellers shared the cash flow and NDC's financial position at the end of the fiscal year.

#### (3) New Business

3-1. Action Item: Approve or deny Memorandum of Understanding (MOU) for the Downtown Nampa Event Coordinator and Authorize Chair to sign contract for \$35,000.00 (Approved by NDC Attorney, Bill Nichols)

No action was taken on this item; it was postponed until the October regular meeting.

3-2. Action Item: Approve or deny increased amount for restaurant incentive agreement with Pub & Putt for a not to exceed (NTE) amount of \$125,000 and Authorize Chair to sign Addendum to the Participation and Reimbursement Agreement (addendum approved by NDC Attorney Bill Nichols)

**MOVED** by Reynolds and **SECONDED** by Cornilles to Approve increased amount for restaurant incentive agreement with Pub & Putt for a not to exceed (NTE) amount of \$125,000 and Authorize Chair to sign Addendum to the Participation and Reimbursement Agreement.

**RESULT: Passed [5 TO 0]**

**AYES:** Haverfield, Cornilles, Bruner, Rhodes, Reynolds

**NOES:** None

**ABSTAIN:** None

Robyn Sellers summarized the history of the agreement and the request today to raise the not to exceed amount to \$125,000 from \$100,000, due to the impact and permit fees from the City of Nampa. Commissioners asked questions and discussed the impact and permit fees. Commissioner Haverfield requested the topic of impact and permit fees be brought to Nampa City Council and that Economic Development discusses restaurant impact fees with the Impact Fee Advisory Committee. Commissioner Cornilles expressed concern that Nampa's fees should not be the highest, and that the high fees will force developers and projects out of Nampa. Commissioners agreed that the Impact Fee Advisory Board needs to reexamine impact and permit fees.

3-3. Action Item: Accept or reject Finance Report and Payables

**MOVED** by Haverfield and **SECONDED** by Reynolds to Accept the Finance Report and Payables.

**RESULT: Passed [5 TO 0]**

**AYES:** Haverfield, Cornilles, Bruner, Rhodes, Reynolds

**NOES:** None

**ABSTAIN:** None

Catherine Keys highlighted items that were out of the ordinary from the monthly financial report.

3-4. Action Item: Discuss need and possible agenda topics for upcoming NDC special meeting scheduled for October 3, 2024

**MOVED** by Reynolds and **SECONDED** by Haverfield to Cancel NDC Special Meeting scheduled for October 3, 2024.

**RESULT: Passed [5 TO 0]**

**AYES:** Haverfield, Cornilles, Bruner, Rhodes, Reynolds

**NOES:** None

**ABSTAIN:** None

3-5. Action Item: Nominate Chair for Nampa Development Corporation

**MOVED** by Reynolds and **SECONDED** by Bruner to Nominate Wendy Rhodes to Chair position.

**RESULT: Passed [5 TO 0]**

**AYES:** Haverfield, Cornilles, Bruner, Rhodes, Reynolds

**NOES:** None

**ABSTAIN:** None

Chair Rhodes confirmed she was willing to serve in the role another year. Commissioner Haverfield noted that the role should rotate and Vice Chair often transitions into the Chair position to build leadership capacity. Commissioner Bruner requested a two year term for Chair.

3-6. Action Item: Nominate Vice Chair for Nampa Development Corporation

**MOVED** by Rhodes and **SECONDED** by Reynolds to Nominate Jeff Cornilles to Vice Chair position.

**RESULT: Passed [5 TO 0]**

**AYES:** Haverfield, Cornilles, Bruner, Rhodes, Reynolds

**NOES:** None

**ABSTAIN:** None

Commissioner Cornilles confirmed he was willing to serve in the Vice Chair role. Commissioner Bruner noted the time commitment of the role and that Cornilles also serves as a state representative. Cornilles acknowledged the time commitment for NDC and confirmed he could commit the necessary time to the Vice Chair role.

**Adjournment**

**MOVED** by Reynolds and **SECONDED** by Haverfield to Adjourn the meeting at 8:42 AM.

**RESULT: Passed [5 TO 0]**

**AYES:** Haverfield, Cornilles, Bruner, Rhodes, Reynolds

**NOES:** None

**ABSTAIN:** None

Passed this 15 day of October.

ATTEST:

  
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CLERK

  
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CHAIR