

## **NAMPA DEVELOPMENT CORPORATION REGULAR MEETING MINUTES**

### **February 18, 2025**

#### **Call to Order/Roll Call**

Present: Member Randy Haverfield, Member Adam Hutchings, Member Darl Bruner,  
Member Wendy Rhodes, Member Dale Reynolds

Absent: Member Jeffery Cornilles

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

Chair Wendy Rhodes called the meeting to order at 8:01AM.

#### **Roll Call**

Commissioner Haverfield arrived at 8:04AM.

#### **(1) Minutes**

1-1. Action Item: Approve January 21, 2025 Regular Meeting Minutes

**MOVED** by Hutchings and **SECONDED** by Bruner to Approve the January 21, 2025 Regular Meeting Minutes.

**RESULT: Passed [4 TO 0]**

**AYES:** Hutchings, Bruner, Rhodes, Reynolds

**NOES:** None

**ABSTAIN:** None

#### **Financials**

Action Item: Accept or reject Financial Report and Payables

**MOVED** by Bruner and **SECONDED** by Hutchings to Accept Financial Report and Payables.

**RESULT: [5 TO 0]**

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

**NOES:** None

**ABSTAIN:** None

#### **(2) Staff Communications**

2-1. Staff Communications

Matt Ricks, Public Works Engineering Manager, updated the commission on the 11<sup>th</sup> Avenue Reroute project that NDC funded.

2-2. Cash Flow

Robyn Sellers shared updated numbers and projections in the cash flow.

**(3) New Business**

3-1. Action Item: Accept or reject fiscal year 2024 audit report from Eide Bailey

**MOVED** by Haverfield and **SECONDED** by Reynolds to Accept fiscal year 2024 audit report from Eide Bailly

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

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

**NOES:** None

**ABSTAIN:** None

Kristen Diggs from Eide Bailly summarized the audit report and noted sections of the report for commissioners to review in more detail.

3-2. Action Item: Review and authorize the public hearing for the 2024 calendar year annual report for Nampa Development Corporation

**MOVED** by Bruner and **SECONDED** by Haverfield to Authorize the public hearing for the 2024 calendar year annual report for Nampa Development Corporation.

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

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

**NOES:** None

**ABSTAIN:** None

3-3. Action Item: Approve or deny restaurant incentive application at 112 12<sup>th</sup> Ave S for floors, paint, ceiling insulation, drywall & framing, permanent walk-in cooler, electrical, and permit fees and Authorize the Chair to sign Participation and Reimbursement Agreement with Harwest Group LLC DBA Black Pine for a not to exceed (NTE) amount of \$47,000.00 (Standard Reimbursement Agreement Template Approved by NDC Attorney, Bill Nichols)

**MOVED** by Haverfield and **SECONDED** by Hutchings to Approve restaurant incentive application at 112 12<sup>th</sup> Ave S for floors, paint, ceiling insulation, drywall & framing, permanent walk-in cooler, electrical, and permit fees and Authorize the Chair to sign Participation and Reimbursement Agreement with Harwest Group LLC DBA Black Pine for a not to exceed (NTE) amount of \$47,000

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

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

**NOES:** None

**ABSTAIN:** None

Amber Bothwell presented the incentive application. She explained the concept and plans for the project. Bothwell answered questions regarding the food service and cooking at the location.

3-4. Action Item: Discuss need and possible agenda topics for upcoming NDC Special Meeting scheduled for March 8, 2025

No action taken on this item.

3-5. Action Item: Downtown Feasibility Study forming and massing discussion

No action taken on this item. Ben Levenger, Downtown Redevelopment Services, presented forming and massing questions to the NDC and asked for their feedback. Commissioners provided feedback on the minimum and maximum amount of floors in the downtown study area. Levenger previewed next steps for the feasibility study.

**Adjournment**

**MOVED** by Haverfield and **SECONDED** by Hutchings to Adjourn the meeting at 8:58AM.

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

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

**NOES:** None

**ABSTAIN:** None

Passed this \_\_\_\_ day of \_\_\_\_.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
CLERK