



**Annual Meeting Minutes**  
**Thursday, January 22, 2026 - 12:00 Noon**  
**(lunch at 11:30 am)**  
**Alejandra's Restaurant**  
**308 A Ave.**  
**Wilder, Idaho**

**Attendance:** Lee Belt, WAED Secretary / Greenleaf City Clerk  
Kate Dahl, Valley Regional Transit  
Debbie Davis, WAED Assistant Director / Melba Chamber  
David Lincoln, WAED Executive Director  
David Moore, WAED Vice-Chair / Zion's Bank

**1. Welcome and Call to Order David Moore - Vice Chairman**  
**A. (Executive Board Session if needed, due to lack of quorum to**  
**conduct monthly organization business.)**

David Moore welcomed those in attendance and called the meeting to order at approximately 12:08 p.m. It was noted that David Lincoln is retiring, and was recognized for his service to the Western Alliance.

**2. Action items: Amendment and/or Approval of Agenda**  
**Approval of Minutes December 19, 2025**  
**Approval of the Executive Board Meeting Minutes**  
**January 15, 2026**

No changes were made to the agenda. The board paused to review 19 Dec 2025 and 15 Jan 2026 minutes. Kate Dahl moved to approve 19 Dec 2025 minute, Debbie Davis seconded, and the motion was approved by voice vote. Debbie Davis moved to approve the 15 Jan 2026 minutes, Kate Dahl seconded, and the motion was approved by voice vote.



### **3. Financial Report - -Action item: Approve Financial Report**

Please see written reports for detail. It was noted that contribution from the City of Wilder had been received, and that Canyon County had been invoices. Kate Dahl moved to approve the Financial Report, Debbie Davis seconded, and the motion was approved by voice vote. It was also noted that dues to the Idaho Economic Development Association (IEDA) needs to be paid, and that D.L. Evans Bank, as bank for the WAED's Fiscal Agent, should be approached for WAED Membership.

### **4. Executive Director's Annual Report – David Lincoln**

Please see written report for detail. Discussion followed regarding the Gem County Community Economic Development "Music Bingo Night" fundraiser upcoming on 21 Feb 2026, including opportunity for the Western Alliance to develop a similar or other event for fundraising. David Lincoln highlighted:

- Although retiring from the Western Alliance Executive Director position, David will remain active with the Snake River Canyon Scenic Byway, the Caldwell Chamber of Commerce, and the Caldwell Chamber's Agriculture Committee.
- The Idaho Dept. of Commerce "ED Professional" grant should open for application in May 2026.

### **Assistant Executive Director's Monthly Report—Debbie Davis**

Please see written report for detail. Debbie Davis highlighted:

- Met with Mary Huff, Owyhee County Planning Director
- Attended a Faire Idaho mixer event, made many contacts
- Participated in the monthly 'Ag Chat' videoconference meeting



- USDA-RD Value Added Grants are anticipated to open soon for application. At least one winery in the area is interested.

**5. Old Business:  
-EDD3 Update**

Discussion followed, including consultant contract specifics.

**-WAED Rebrand**

Discussion followed, with consensus for the rebrand effort to continue.

Debbie Davis agreed to work on a job description and plans for rebranding and outreach. Lee Belt agreed to email a copy of the latest membership brochure.

**6. New Business:  
-Election of Officers (*Action Item*)**

**Current Slate of Officers:**

**Chair- Kate Dahl - Valley Regional Transit**

**Vice Chair – David Moore - Zions Bank - Wilder**

**Secretary – Lee Belt – Clerk, City of Greenleaf**

**-Call for Officer Nominations and Election (*Action Item*)**

Lee Belt moved to approve the current slate of officers, Debbie Davis seconded, and the motion was approved by voice vote.

- Review and Decisions pertinent to the January 15, 2026  
Executive Board Meeting (*Action Item*)**
- Budget Review (*Action Item*)**

No action taken.



**7. Round-Table Announcements followed by Adjournment**

No Round-Table announcements were heard. The meeting adjourned at approximately 1:14 p.m.

Respectfully submitted,

Lee C. Belt  
WAED Secretary  
Greenleaf City Clerk

**Subject:** Western Alliance for Economic Development Meeting Information

**From:** David Lincoln <david@westernallianceed.org>

**Date:** 1/20/2026, 12:40 PM

**To:** David Lincoln <david@westernallianceed.org>

Good Afternoon,

I have attached the Agenda, Minutes of the December Meeting and the Financial Report for the Annual Meeting, Thursday, January 22, 2026 at Alejandra's at 11:30.

My Retirement-

A noteworthy item I will talk about in my report, is that I have decided to retire as Executive Director of WAED. I have made the decision for several reasons, but mainly the need for new horizons and robustness for the group. I agreed to take the position for 2-3 years, to try to maintain some cohesiveness and to see the WAED continue. It turned into much more for me and the experience has been unforgettable.

Debbie Davis will be taking the Executive Director's position. She stepped up while I dealt with some challenging medical issues last summer and fall, and helped manage operations as Assistant Executive Director. Debbie lives in Melba and was raised in Caldwell. She is a successful realtor and business owner. She recently founded the Melba Chamber of Commerce, which has brought new life to their community. Her main focus will be revitalizing the Idaho Region III Economic Development Region. This will bring a host of benefits to all the communities of Southwest Idaho, such as municipal project support. Please welcome Debbie as she makes her rounds into your counties and communities. More information will be forthcoming. Thank you for all the support you have given me during my tenure.

Also, I won't be far away!

My last day will be February 20<sup>th</sup>.

Best Regards,

David

David Lincoln  
Executive Director  
Western Alliance for Economic Development  
20523 N. Whittier Drive, Greenleaf, ID 83626  
(208) 615-6083  
[david@westernallianceed.org](mailto:david@westernallianceed.org)  
[www.westernallianceed.org](http://www.westernallianceed.org)

Attachments:

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January2026Agenda.docx	254 KB
WAED Minutesdraft20251219.docx	261 KB
January26financial.pdf	3.1 MB



**Annual Meeting**  
**Thursday, January 22, 2026 12:00 Noon**  
**(lunch at 11:30 am)**  
**Alejandra's Restaurant**  
**308 A Ave.**  
**Wilder, Idaho**

1. Welcome and Call to Order David Moore Vice Chairman  
A. (Executive Board Session if needed, due to lack of quorum to conduct monthly organization business.)
2. *Action items:* Amendment and/or Approval of Agenda  
Approval of Minutes December 19, 2025  
Approval of the Executive Board Meeting Minutes  
January 15, 2026
3. Financial Report -  
-*Action item:* Approve Financial Report
4. Executive Director's Annual Report – David Lincoln  
Assistant Executive Director's Monthly Report—Debbie Davis
5. Old Business:  
-EDD3 Update  
-WAED Rebrand
6. New Business:  
-Election of Officers (*Action Item*)  
Current Slate of Officers:  
Chair- Kate Dahl - Valley Regional Transit  
Vice Chair – David Moore - Zions Bank - Wilder  
Secretary – Lee Belt – Clerk, City of Greenleaf  
-Call for Officer Nominations and Election (*Action Item*)  
  
-Review and Decisions pertinent to the January 15, 2026  
Executive Board Meeting (*Action Item*)  
- Budget Review (*Action Item*)
7. Round-Table Announcements followed by Adjournment

Western Alliance for Economic Development  
**Meeting Attendance Sign-in Sheet**

Date: 22 January 2026 Time: 12noon

Location: Alejandra's Restaurant, 308 A Ave, Wilder, Idaho

Name	With	Est. Travel Distance (2-way)	Est. Travel Time (2-way)	Attended Virtually	Telephone	E-mail	ct
Lee C. Belt	City of Greenleaf	10 mi.	:30 min	No	208/454-0552	clerk@greenleaf-idaho.us	01
<i>Dobbie Davis</i>		<i>80.</i>	<i>50 min.</i>				02
<i>Jared Pincus</i>							03
<i>Dave Moore</i>	<i>Zions Bank</i>	<i>1 Block</i>	<i>1 min</i>		<i>208 880-9587</i>	<i>david.l.moore2@zionsbank.com</i>	04
<i>KATE OAHU</i>	<i>VRT</i>		<i>45 min</i>		<i>307-690-1764</i>	<i>KATH@RIDEURT.ORG</i>	05
							06
							07
							08
							09
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							12
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							14
							15
							16
<i>Please flip over for more sign-in spaces</i>							



**DRAFT**

**Western Alliance for Economic Development  
Monthly Meeting  
Friday, December 19, 2025  
Meeting at 12:00 Noon  
Nathan's Greenleaf Cafe  
21513 Main Street  
Greenleaf, Idaho 83626**

Attendance: Lee Belt – WAED Secretary, Greenleaf City Clerk  
Kate Dahl – Valley Regional Transit  
Debbie Davis – WAED Assistant Director, Melba Chamber of Commerce  
David Lincoln – WAED Executive Director  
David Moore – WAED Vice-Chair, Zion's Bank  
Noe Ramirez – USDA-RD  
Mike Ybarguen – Idaho Power Company  
Rick Youngblood – USDA-RD

1. Welcome and Call to Order David Moore, Vice Chair

David Moore called the meeting to order at approximately 12:00noon.

2. Action items: Amendment and/or Approval of Agenda  
Approval of Minutes -November 18, 2025 Regular Meeting

No adjustments were made to the agenda. Mike Ybarguen moved to approve the 18 November 2025 meeting minutes. Kate Dahl seconded. The motion was approved by voice vote.

3. Financial report  
-Action item: Approve Current Financial Report

Please see written reports for detail. David Moore noted that he had reviewed the financial reports without issues found. Mike Ybarguen moved to approve the financial report. Kate Dahl seconded.



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Discussion followed. It was noted that membership invoices have been sent. David Lincoln donated mileage from last year. Expenses for the Idaho Economic Development Association (IEDA) meeting at the Idaho National Laboratory (INL) reported on last month will be reflected on next month's financials. David Lincoln has registered to attend the Association of Idaho Cities (AIC) Water Conference on 28 January 2026.

The financial report was approved by voice vote.

4. Director's Report – David Lincoln Debbie Davis  
Idaho Department of Commerce Update – Jules Belyea -- IDC Staff

David Lincoln reported on the following activity:

- Gem County – No meeting this month. Chamber and Economic Development now have separate meetings.
- The Nampa and Caldwell Chambers of Commerce Agriculture Committee (David L. is a member) held a very informative agribusiness luncheon in November.
- The Caldwell Chamber intends to bring Roger Brooks (provided base concept and steps for the Caldwell Plaza) back as a presenter / consultant in 2026.
- Reviewed recent Idaho Department of Commerce (IDOC) Pro Chat discussion slide deck on Public Lands
- Met with Tobin Dixon with the Small Business Administration (SBA). Joe Herring, who wrote the Business Strategy for re-establishing Economic Development District #3 (EDD3) recently passed away.
- Met with the Snake River Canyon Scenic Byway (SRCSB), which has received some grants, including from Idaho Power, and intends to upgrade signage develop an audio tour.

David Lincoln reported on the following projects:

- Business Relocation – Agricultural Processor looking at rural area between Nampa and Sunny Slope.
- Scheduling meetings with rural communities in February and March 2026.

Jules Belyea with Idaho Department of Commerce was unable to attend, but provided a written report. Jules' office has moved to the new Chinden campus (old Hewlett-



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Packard facilities). The Rural Success Summit is upcoming this Spring, with location and dates to be announced soon. Next deadline for Gem Grant applications is 16 March.

Mike Lyons with Frontier (the agency formerly known as RIVDA) was unable to attend, but provided a snapshot with Small Business Administration (SBA) 504 loan rates available through Frontiers to small businesses.

Tobin Dixon with the SBA has provided information on a Capital Matrix “Economic Development Grant Program” which may be applicable to the Western Alliance and/or the Economic Development District #3 (EDD3) project.

Debbie Davis reported on the following:

- 20 November 2025 Ag Chat Zoom Call – Areas of Impact were discussed
- Melba Chamber – Participation in the 2C Festival of Trees
- Met with potential business start-up in Melba, referred to SBA and Frontier for additional resources
- Met with Kelly Packer, Executive Director of the Association of Idaho Cities (AIC)
- Debbie is serving on the Board for the Land Trust for the Treasure Valley
- 10 December 2025 – Met with Craig Raborn and Toni Tisdale of Compass. Both requested addition to the Western Alliance’s email list.
- Attended the Governor’s Summit on Agriculture
- Engaging with the Sunny Slope Wine Trail

It was noted that David Lincoln’s daughter may be willing to organize a fundraiser for the Western Alliance this summer.

5. Old Business: - -Action items:

- EDD3 Update from the December 18, 2025 Stakeholder Meeting
- Rebranding the Western Alliance for Economic Development
- Annual Meeting
- Vacant Chair Position

-EDD3 Update from the December 18, 2025 Stakeholder Meeting

- Taskforce Committee met yesterday



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- Discussed re-group on this effort, to get before Counties in the EDD3 region before their budget season.
- Need to re-group with federal Economic Development Agency (EDA) now that the federal shutdown has ended, and previous contact (Colleen Herring) has retired.
- A qualified individual has expressed interest in outreach and presentation to Counties and other entities to move the project forward

-Rebranding the Western Alliance for Economic Development

- Workgroup meeting needed for bylaws revision proposal before the next regular meeting.
- New name (Rural Economic Partners of Southwest Idaho) & logo has been determined.
- Email list needs to be updated.

-Annual Meeting

- Set for 12noon on Thursday 22 January, place to be determined.

-Vacant Chair Position

Discussion followed. Kate Dahl expressed willingness to serve as Chair, and David Moore expressed willingness to continue as Vice-Chair. Slate of officers will be on agenda at the 22 January 2026 meeting for approval.

6. New Business: Action Items

There was none

7. Round-Table Announcements

Noe Ramirez – USDA-RD – Recent RD financing is assisting Homedale with a new fire station, and assisting Wilder with a potable water project.



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Rick Youngblood noted that he served on the EDD3 Board for about 10 years, and is looking forward to it's re-establishment.

The meeting adjourned at approximately 1:00p

8. Executive Session per Idaho Code 74-206(1)(b) (Action Item)  
(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.

By roll call, David Moore, Kate Dahl, Debbie Davis and Lee Belt met in executive session, starting at approximately 1:00p. The executive session ended at approximately 1:47p, and the meeting adjourned without any other business.

Respectfully submitted,

Lee C. Belt  
WAED Secretary  
Greenleaf City Clerk



**DRAFT**

Western Alliance for Economic Development  
Executive Board Meeting Minutes  
Greenleaf City Hall  
Greenleaf, Idaho  
January 15, 2025

Attendance: David Moore Vice Chair  
Lee Belt Secretary  
David Lincoln Ex Director  
Debbie Davis Assit. Ex Director-  
Kate Dahl Board Member  
Tammie Holcomb Guest

The meeting was called to order at 2:50 PM by David Moore.

### **Region III**

The discussion went to the consultant position for establishing support and funding for the Region III Economic Development Project. The conversation covered any resolutions and MOUs that might be required for the organization.

A review was presented about the US Economic Development Administration Grant, and any requirements that might be required. The Seattle Office still has a record of the previous organization. The group decided to start with a completely new application to the EDA.

Funding requirement was the next item, regarding what is acceptable to the counties and other private sources that might be available. Tammie Holcomb was asked to prepare a contract proposal for the consultant position and consideration by the Executive Board.

### **Other WAED Items**

Debbie Davis expressed a desire to write a job description for her upcoming Executive Directors Position for the Executive Board.



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It is the desire of the Executive Board to postpone any further action on rebranding the WAED organization, due to priorities with the Regional Organization development.

The meeting was adjourned at approximately 3:45 PM

Respectfully submitted,  
David Lincoln, Executive Director

**City of Greenleaf**  
**Profit & Loss Budget vs. Actual**  
October through December 2025

	Western Alliance Project			
	<u>Oct - Dec 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
Pass Through Income				
WAED Grant Income	7,500.00	30,000.00	-22,500.00	25.0%
Memberships--WAED	10,841.25	20,000.00	-9,158.75	54.21%
Grant Admin Fees--WAED	0.00	12,000.00	-12,000.00	0.0%
Fundraising/ Scholarships--WAED	0.00	500.00	-500.00	0.0%
Grant & Membership EDD #3	20,000.00	60,000.00	-40,000.00	33.33%
Total Pass Through Income	38,341.25	122,500.00	-84,158.75	31.3%
Invest Pool Trans- Cash Carry	0.00			
Total Income	38,341.25	122,500.00	-84,158.75	31.3%
<b>Gross Profit</b>				
	38,341.25	122,500.00	-84,158.75	31.3%
<b>Expense</b>				
Payroll				
Wages	4,560.00	55,000.00	-50,440.00	8.29%
Payroll Expenses				
Benefits-PERSI	0.00	4,085.00	-4,085.00	0.0%
Payroll Liab. Other	0.00	9,900.00	-9,900.00	0.0%
Payroll Expenses - Other	348.84			
Total Payroll Expenses	348.84	13,985.00	-13,636.16	2.49%
Total Payroll	4,908.84	68,985.00	-64,076.16	7.12%
WAED--Expenses				
Bank & Service Charges	0.00	260.00	-260.00	0.0%
Cell Phone --WAED	116.19	1,400.00	-1,283.81	8.3%
Fuel--WAED	93.06	7,000.00	-6,906.94	1.33%
Grant Admin Exp.--WAED	0.00	12,000.00	-12,000.00	0.0%
Insurance Corp- WAED	0.00	1,500.00	-1,500.00	0.0%
Marketing--WAED	0.00	3,000.00	-3,000.00	0.0%
Meals/ Meetings--WAED	68.52	3,000.00	-2,931.48	2.28%
Office Supplies- WAED	48.47	2,000.00	-1,951.53	2.42%
Professional Membership & Dues	215.00	1,400.00	-1,185.00	15.36%
Training --WAED	299.00	6,000.00	-5,701.00	4.98%
Travel-- WAED	359.34	6,000.00	-5,640.66	5.99%
Website Exp- WAED	63.19	1,000.00	-936.81	6.32%
Reserves--WAED	0.00	8,955.00	-8,955.00	0.0%
Total WAED--Expenses	1,262.77	53,515.00	-52,252.23	2.36%
Total Expense	6,171.61	122,500.00	-116,328.39	5.04%
Net Income	32,169.64	0.00	32,169.64	100.0%

**City of Greenleaf**  
**Profit & Loss by Class**  
October through December 2025

Western Alliance Project

<b>Income</b>	
<b>Pass Through Income</b>	
WAED Grant Income	7,500.00
Memberships--WAED	10,841.25
Grant & Membership EDD #3	20,000.00
<b>Total Pass Through Income</b>	<u>38,341.25</u>
Licenses & Permits	0.00
<b>Total Income</b>	<u>38,341.25</u>
<b>Gross Profit</b>	38,341.25
<b>Expense</b>	
<b>Payroll</b>	
Wages	4,560.00
<b>Payroll Expenses</b>	
Payroll Liab. Other	0.00
Payroll Expenses - Other	348.84
<b>Total Payroll Expenses</b>	<u>348.84</u>
<b>Total Payroll</b>	4,908.84
<b>WAED--Expenses</b>	
Cell Phone --WAED	116.19
Fuel--WAED	93.06
Meals/ Meetings--WAED	68.52
Office Supplies- WAED	48.47
Professional Membership & Dues	215.00
Training --WAED	299.00
Travel-- WAED	359.34
Website Exp- WAED	63.19
<b>Total WAED--Expenses</b>	<u>1,262.77</u>
<b>Total Expense</b>	<u>6,171.61</u>
<b>Net Income</b>	<u>32,169.64</u>

**City of Greenleaf**  
**Trial Balance**  
 As of December 31, 2025

	Dec 31, 25	
	Debit	Credit
D.L. Evans Checking:WAED Project--DL Evans	30,648.16	
Accounts Rec.--WAED	26,100.00	
Accounts Payable		0.00
Payroll Liabilities		25.64
Retained Earnings		24,552.88
Pass Through Income:WAED Grant Income		7,500.00
Pass Through Income:Memberships--WAED		10,841.25
Pass Through Income:Grant & Membership EDD #3		20,000.00
Payroll:Wages	4,560.00	
Payroll:Payroll Expenses	348.84	
WAED--Expenses:Cell Phone --WAED	116.19	
WAED--Expenses:Fuel--WAED	93.06	
WAED--Expenses:Meals/ Meetings--WAED	68.52	
WAED--Expenses:Office Supplies- WAED	48.47	
WAED--Expenses:Professional Membership & Dues	215.00	
WAED--Expenses:Training --WAED	299.00	
WAED--Expenses:Travel-- WAED	359.34	
WAED--Expenses:Website Exp- WAED	63.19	
<b>TOTAL</b>	<b>62,919.77</b>	<b>62,919.77</b>

City of Greenleaf  
**A/R Aging Summary**  
As of January 16, 2026

Canyon County - Cust	\$ 20,000.00
Gem County Chamber	\$ 2,500.00
VRT- Valley Regional Transit	\$ 300.00
Wilder	\$ 2,300.00
TOTAL	<u>\$ 25,100.00</u>

\* *Balancing Accounts Rec. to 12/31/2025 Trial Balance*

12/31/2025	
Accounts Rec	\$ 26,100.00
01/05/2026 Received payment from Intermountain Gas	\$ (1,000.00)
Accounts Receivable 01/16/2026	<u>\$ 25,100.00</u>

City of Greenleaf

1/16/2026 11:23 AM

Register: D.L. Evans Checking:WAED Project--DL Evans

From 10/01/2025 through 01/16/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/10/2025	35872	David L Lincoln	-split-	Pay Period 09/...	269.40	X		24,371.06
10/10/2025	35873	Debbie A. Davis	-split-	Pay Period 09/...	332.46	X		24,038.60
10/14/2025	EFT	United States Treasury	-split-	82-0314498 pa...	216.28	X		23,822.32
10/24/2025	35904	David L Lincoln	-split-	Pay Period 10/...	269.40	X		23,552.92
10/24/2025	35905	Debbie A. Davis	-split-	Pay Period 10/...	332.46	X		23,220.46
10/28/2025	EFT	United States Treasury	-split-	82-0314498 pa...	216.28	X		23,004.18
10/30/2025	35917	VISA - LINCOLN	Accounts Payable	acct ending 1268	188.28	X		22,815.90
10/30/2025	35918	Verizon	Accounts Payable	Inv 612610576...	38.72	X		22,777.18
11/06/2025	35937	Caldwell Chamber of...	Accounts Payable	Inv 17759 WA...	215.00	X		22,562.18
11/07/2025	35945	David L Lincoln	-split-	Pay Period 10/...	269.40	X		22,292.78
11/07/2025	35946	Debbie A. Davis	-split-	Pay Period 10/...	332.46	X		21,960.32
11/12/2025	EFT	United States Treasury	-split-	82-0314498 pa...	216.28	X		21,744.04
11/20/2025		Idaho Power	Accounts Rec.--WAED	FY26 WAED		X	1,500.00	23,244.04
11/21/2025	35969	David L Lincoln	-split-	Pay Period 11/...	269.40	X		22,974.64
11/21/2025	35970	Debbie A. Davis	-split-	Pay Period 11/...	332.46	*		22,642.18
11/25/2025	EFT	United States Treasury	-split-	82-0314498 pa...	216.28	X		22,425.90
11/25/2025	35978	Verizon	Accounts Payable	Inv 612859901...	38.74	*		22,387.16
11/28/2025		City of Greenleaf-W...	Accounts Rec.--WAED	CoG membersh...		X	3,000.00	25,387.16
12/04/2025		Idaho Dept of Comm...	Accounts Rec.--WAED	auto deposit pa...		*	7,500.00	32,887.16
12/05/2025		Zions Bank	Accounts Rec.--WAED	online pymt M...		*	241.25	33,128.41
12/05/2025	36005	David L Lincoln	-split-	Pay Period 11/...	269.40	*		32,859.01
12/05/2025	36006	Debbie A. Davis	-split-	Pay Period 11/...	332.46	*		32,526.55
12/09/2025	EFT	United States Treasury	-split-	82-0314498 pa...	216.28	*		32,310.27
12/09/2025	36018	Lincoln D.	Accounts Payable	IEDA Confere...	694.92	*		31,615.35
12/19/2025	36038	David L Lincoln	-split-	Pay Period 11/...	269.40	*		31,345.95
12/19/2025	36039	Debbie A. Davis	-split-	Pay Period 11/...	332.46	*		31,013.49
12/22/2025	EFT	United States Treasury	-split-	82-0314498 pa...	216.28	*		30,797.21
12/30/2025	36058	Verizon	Accounts Payable	Inv 613111364...	38.73			30,758.48
12/30/2025	36059	VISA - LINCOLN	Accounts Payable	acct ending 1268	110.32			30,648.16
01/02/2026	36066	David L Lincoln	-split-	Pay Period 12/...	269.40			30,378.76
01/02/2026	36067	Debbie A. Davis	-split-	Pay Period 12/...	332.46			30,046.30
01/05/2026		Intermountain Gas	Accounts Rec.--WAED	WAED wrks c...			1,000.00	31,046.30
01/07/2026	EFT	United States Treasury	-split-	82-0314498 Pa...	216.28			30,830.02
01/16/2026	36098	David L Lincoln	-split-		269.40			30,560.62
01/16/2026	36099	Debbie A. Davis	-split-		332.46			30,228.16



**Western Alliance for Economic Development 2025 Annual Report to the Board  
By David Lincoln, Executive Director  
1/22/2026**

The Western Alliance for Economic Development (WAED) has had a successful year, continuing to drive economic growth and community development locally. Our organization, headquartered at the City of Greenleaf City Hall, and operating under its fiscal agency, has been a key player in fostering local economic opportunities for nearly two decades. As the Executive Director, I recently completed my third year in this role, supported by a Rural Pro Economic Development Professional Grant from the Idaho Department of Commerce, along with membership dues and donations. My year was somewhat limited due to a medical issue, but we were still successful due to the tremendous amount of support for the WAED.

**Leadership and Organizational Structure:**

- **Chair:** (Position Vacant)
- **Vice Chair:** David Moore, Zions Bank
- **Secretary:** Lee Belt, City of Greenleaf
- **Executive Director:** David Lincoln
- **Assistant Executive Director:** Debbie Davis

**Members and Associations:**

- The City of Greenleaf
- The City of Wilder
- The City of Notus
- The Idaho Department of Commerce
- Canyon County
- Gem County Economic Development Foundation
- Gem County Chamber of Commerce
- Idaho Power
- Intermountain Gas
- David Moore - Zions Bank
- Debbie Davis - Silver Creek Realty Group
- White Barn Real Estate
- Zoroco
- Valley Regional Transit
- Doug Amick Consulting
- USDA Rural Development



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- Small Business Administration
- Mike Grim – Windemere Reality
- Frontier Community Resources

**Organizational Memberships and Interests:**

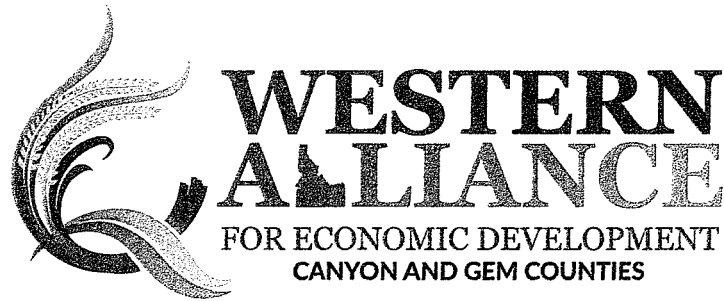
- Idaho Department of Commerce
- Caldwell Chamber of Commerce
- Caldwell-Nampa Chambers of Commerce Agri-Business Committee
- Idaho Economic Development Association
- The Sunnyslope Wine Trail
- Snake River Scenic By-Way
- National Electric Vehicle Infrastructure Advisory Committee for Idaho

**Areas of Coverage:**

- Rural Canyon and Gem Counties and Communities
- Additional areas include Homedale and Marsing in Owyhee County

**Training and Leadership Activities:** WAED participated in numerous professional development and networking events, including:

- Idaho Success Summit
- Northwest Community Development Institute
- Idaho Association of Cities and Idaho Association of Counties Activities
- Idaho Economic Development Association (IEDA) Boise Annual Meeting and Fall Training at INL in Idaho Falls
- IEDA Legislative Updates
- Nampa Economic Development Summit
- Caldwell Chamber of Commerce Monthly Luncheons
- Nampa Chamber Ag Summit



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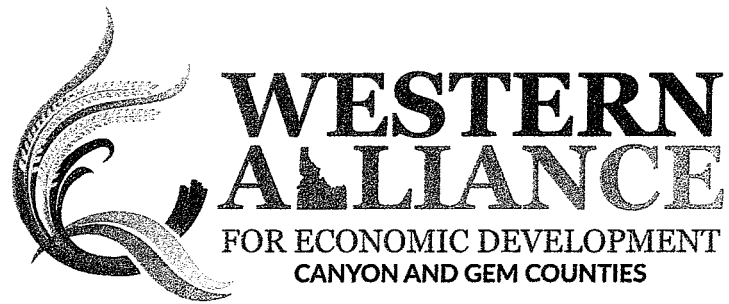
**Business and Community Activities:** This year, WAED supported various business start-ups and expansions, including:

- Agricultural Enterprises (Retail, Production, and Retail)
- Two businesses pursuing family generational succession
- Agricultural Coop Chain Retail Store
- Self-Storage Facility
- Drive Up Coffee Shop
- Emmett Downtown Destination Planning
- Frontier Community Resources- Nampa Finance Office

WAED has also played a significant role in the Link Up Idaho Broadband Project outreach and planning, as well as some various community transportation planning. Our efforts also included business visits within member communities and counties, and participation in the Caldwell-Nampa Agribusiness Committee, as the Caldwell Chamber of Commerce Liaison for the organization.

**The Idaho Department of Commerce** again has been supportive of the WAED by awarding a \$15,000 ED Pro Grant to assist with the Director's salary.

**Idaho Region III Economic Development:** A major priority has been the organization of a Region III Economic Development Association. This initiative aims to cover the ten counties of Southwest Idaho as prescribed by the US Economic Development Administration. With the City of Greenleaf acting as an agent, WAED is now in the process of bringing a consultant into the organization to expedite contacts and initial fundraising to bring the regional organization into being. Development of this Region III Organization would lead to numerous opportunities for communities and counties. This endeavor will require development of a Comprehensive Economic Development Strategy (CEDs). Further planning is on the horizon to fulfill this requirement.



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**Executive Director:** Newly hired Executive Director, Debbie Davis will start her new role on February 20, 2026. I will be retiring at that time. The best of luck to Debbie. Thank you for your support of the WAED and me over the years.

Idaho cities  
A/C water  
Summit.

WAED Assistant Directors Report  
12/19/25 - 1/22/26

12/19/25: WAED Attended monthly meeting at Alejandra's Restaurant in Wilder.

1/8/26: Attended Melba P&Z meeting.

1/12/26: Met with Mary Huff, Planning Director for Owyhee County to talk about future plans for WAED & Region 3. Attended Melba City Council Meeting.

1/14/26: Attended FARE/Idaho Veteran's Chamber Networking Mixer at CopenRoss Craft House & Grill. Met several new contacts/businesses and promoted WAED & EDD3.

1/15/26: Participated in Ag Chat forum...didn't get to talk about WAED & EDD3, they ran out of time. I will at the next meeting. Attended EDD3 Consultant Meeting at Greenleaf City Hall.

1/16/26: Presented \$1500 check to Melba Booster Club on behalf of Melba Chamber for their participation in Flags for Melba program.

Office Time: Contacted Secretary of State re: WAED filing. Emails, phone calls & discussions for EDD3 consultant. Working on WAED by-laws and re-branding plan.

1/26 zoom w/ Tammie, Jeff McCurdy, &  
Michele McFarlane. (Frontier)