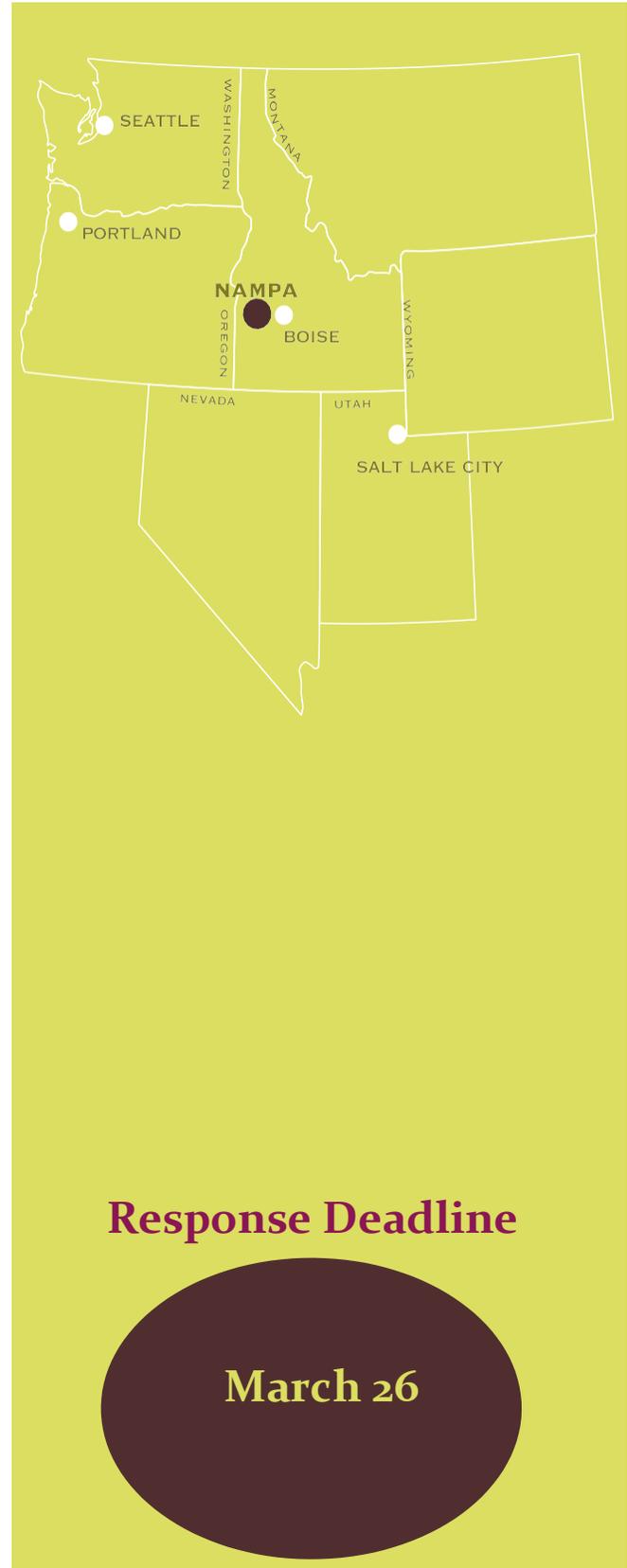


REQUEST FOR PROPOSALS

Disposal of Downtown Nampa Land

The Nampa Development Corporation (NDC) is seeking proposals for the purchase of a parking lot located within the Downtown Historic District of Nampa.

The project site contains one parcel with a total of 0.48 acres. The parcel is located on a highly visible corner at 3rd Street South and 12th Avenue South, near the historic city center, and the City's Library Square. The project site is in the midst of all the energy and growth happening in downtown Nampa.



Nampa Development Corporation
500 ~ 12th Avenue South
Nampa, ID 83651
(208) 468-5430



www.whynampa.com | www.cityofnampa.us

Response Deadline

March 26

Nampa

About NDC

Nampa Development Corporation (NDC) is the urban renewal agency for the City of Nampa, Idaho and oversees two urban renewal districts. Since 2006, NDC has focused on creating a vibrant, pedestrian-oriented mixed-use urban center in Downtown Nampa. Over the last fifteen years more than \$40 Million in public and private funding has been invested in projects within downtown. Public investments from both NDC and the City of Nampa include the Hugh Nichols Public Safety Building, Nampa Library, Parking Structure and Plaza, roadway and sidewalk improvements on 2nd and 3rd Street South, Lloyd Square park development with adjacent pathway improvements and most recently the replacement and expansion of the sidewalk on 1st Street South between 13th Avenue and Wall Street.

Private investments include:

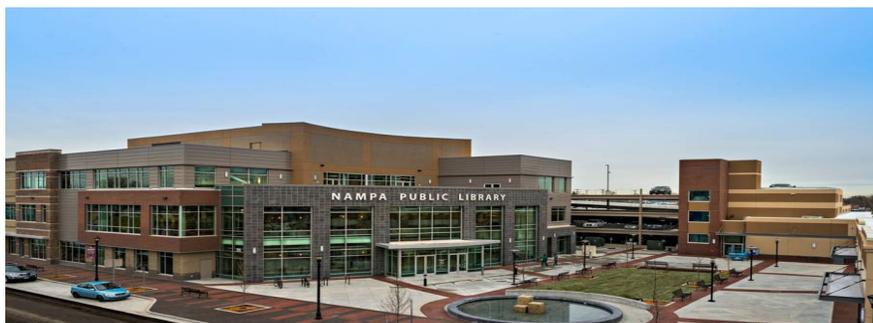
- Redevelopment of the old Nampa Library, 101 11th Avenue South
- Redevelopment of 1215 1st Street South home to Mesa Tacos and, Labyrinth Escape, 2C Brewing and Paddles Up Poke,
- Redevelopment of 215 14th Avenue South with The Block and V-Cut Lounge
- Redevelopment of 1323 2nd Street with Pantera Market
- Redevelopment of 224 12th Avenue by Boise Fry Company and Stella's Ice cream
- Nearly a dozen façade restoration projects throughout the district
- 18 new businesses downtown since 1/1/2020

A six-member Board of Commissioners comprised of 4 citizens and 2 City Council members governs the NDC with staff support provided by the Economic Development office for the City of Nampa.

The Opportunity

Nampa is part of the largest metropolitan area (Boise-Nampa MSA) in Idaho and is demographically central to the valley. It has a competitive cost of doing business, top quality services including; an airport, library (constructed in 2015), recreation center, beautiful parks, a stunning lake that provides for recreation, and is home to Northwest Nazarene University (NNU) and the College of Western Idaho (CWI).

The Project Site is located directly across the street from the Nampa Library and public parking structure. Pre-pandemic activity saw an average of nearly 1,000 patrons per day to the Library. Library activities also include hosting several community meetings and events in their large multipurpose room. In 2019 the Library hosted 28,810 people for on-site programming including outdoor events in the plaza.



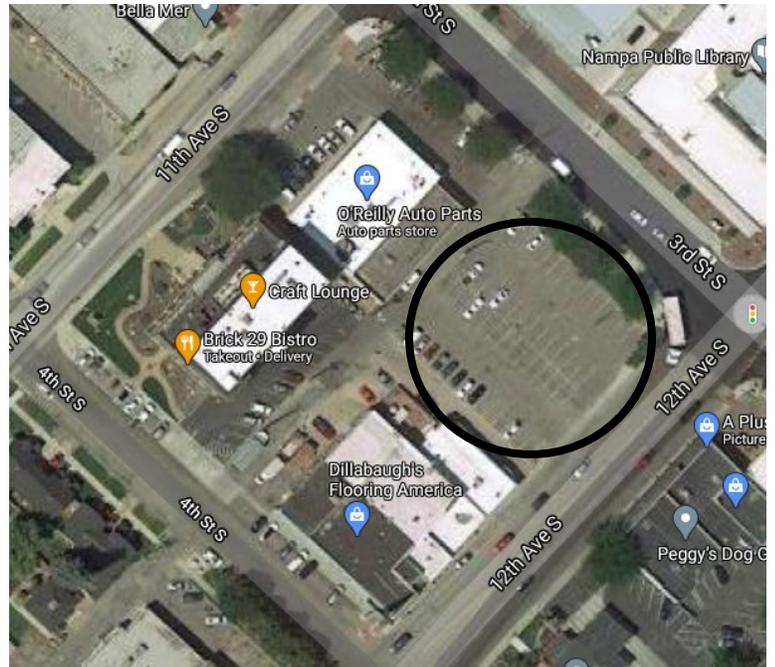
Project Site Overview

Addresses

307 12th Avenue South, Nampa ID
83651

Legal/Parcel

NOTE: The proposal to purchase the parking lot must be in connection with a new construction project that will meet the current requirements of Planning and Zoning for use and design guidelines.



The Project Site is within walking distance to the Nampa Public Library, post office, train depot and museum, retail shops and restaurants, and many other urban amenities. It is comprised of one parcel located on the southeast corner of 3rd Street South and 12th Avenue.

The Site is within the Downtown Historic District (DH) for City of Nampa Zoning. The historic one- and two-story structures in the district are comprised of ornamental brick and stone detailing, colorful awnings and large storefronts provide an important link to the past while continuing to serve as retail and restaurant space today. The City of Nampa has adopted Design Guidelines for the district to articulate the design standards required for new construction. New construction will be required to submit drawings and be approved by the Arts and Historic Preservation Commission and the Building & Site Design Standards Committee. New construction is intended to be contemporary but congruous with existing buildings in their setting within the historic district. A complete list of allowed uses is in Attachment A. The design requirements for new construction also require 0' setback to ensure the full use of the property. The district does not require parking be provided on site but will be able to take advantage of the public parking garage across 3rd Street.

Access

The Project Site is bordered on the north by Library Square. To the south, east and west are commercial uses. Travel on 3rd Street South is one-way in an easterly direction. 12th Avenue South is a two-way street running north-south, however access to the site from 12th Avenue will be limited to a right-in, right-out turning movement only due to the close proximity to the lighted intersection with 3rd Street. The project Site has easy access to Interstate 84, as well as 16th Avenue South and 12th Avenue South, both which are north-south main arterials.

Infrastructure

City sewer, water, pressurized irrigation, natural gas, electric, cable, and telephone are available. In addition, the redevelopment project will be required to upgrade the existing sidewalk to meet the current City of Nampa streetscape requirements. Improvements include: electrical upgrades, drip irrigation, dry-laid brick, street fixtures and sidewalk improvements that meet ADA requirements and are approved by the City of Nampa Public Works Department.

General Market Conditions

Downtown Nampa is home to specialty retail, restaurants and business services. Much of the existing inventory in the downtown historic district resides in structures that pre-date 1970. The current retail vacancy rate of openly marketed space in downtown is just 2.8% (Colliers Q2, 2020) which shows the demand for quality retail space in that submarket.

Over the last couple of years Downtown Nampa has seen a tremendous amount of private investment in the renovation and redevelopment of several structures with eighteen new businesses opening in 2020. While the impacts of COVID-19 have certainly slowed this momentum, many downtown businesses continue to remain optimistic for the economic vitality and future of downtown.

Factors that contribute to the attraction and create a positive environment for investors in Nampa, specifically within Downtown Nampa are; the market's growth potential, quality of life, low unemployment rate, friendly regulatory environment, and the endless opportunities.

Several innovative and dynamic entrepreneurs have initiated a boutique retail and/or restaurant environment, including; Brick 29, Flying M Coffee garage, Messenger Pizza, Mesa Tacos & Tequila, 2C Brewing, Holy Cow, Boise Fry Co, Craft Lounge, Mustard Seed Home Decor, Vintiques, Labyrinth Escape, Rolling H Cycles, Curious Media, World of Nutrition, and more are currently in the planning process.

In October 2019 the City of Nampa in partnership with the NDC hired a full-time Main Street Manager to help facilitate the continued revitalization efforts. A fulltime dedicated Manager now supports continued economic vitality, design aspects of downtown, special events and promotion activities and is building a sustainable non-profit organizational structure. More information on the Main Street program may be found at <https://www.mainstreet.org/home> Nampa is also a Certified Main Street Community with the Idaho Department of Commerce.

Nampa Market Highlights

- Located approximately 12 miles west of Boise
- Population in the Boise/Nampa MSA exceeds 700,000
- Nampa is one of the fastest growing cities in Idaho, with a 2020 population estimate of 106,860
- Median age is 33.
- Forbes magazine has consistently ranked this area in the "Top 10 Places to Live and Start a Business"
- Project site qualifies for New Market Tax Credits
- Project site is located within the City's Urban Renewal District Boundaries

Required Property Use & Restrictions

Nampa Development Corporation is utilizing this RFP process to solicit proposals to purchase the parking lot parcel to be developed with a new construction project that will enhance the economic vitality of downtown Nampa. The proposed use will need to show an increase in the tax base.

- After purchase, no change in zoning will be permitted prior to January 1, 2031 except by approval of the Nampa Development Corporation Board of Commissioners prior to application to the City of Nampa;
- If the property should become exempt from property taxes prior to the termination of the Urban Renewal Plan Revenue Allocation Area, the owner will be required to remit a payment to the Nampa Development Corporation in lieu of taxes for so long as the exemption continues or until January 1, 2031. The deed transferring the property will contain a covenant with this restriction.

RFP Goals

- The assembly of land into parcels suitable for efficient, integrated development with appropriate setbacks, parking, pedestrian and vehicular public improvements;
- The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Urban Renewal Area and the Area as a whole, and benefiting the various taxing districts in which the Urban Renewal Area is located;
- The re-planning, redesign, and development of undeveloped and underdeveloped areas which are stagnant or improperly utilized.

Required Proposal Elements

The proposal must at a minimum address the following items:

- Proposed purchaser and contact information
- Summary overview of the proposal and a concept drawing of the proposed site plan and construction including uses and the short-term and long-term benefits to the community
- Proposed purchase price, including terms and conditions

Evaluation and Selection Process

Proposals will be screened, and those which meet all conditions and criteria within this request will be presented at a Nampa Development Corporation meeting for consideration. The selection will be based on a combination of the criteria included in the City of Nampa Planning and Zoning Ordinances, RFP Goals, and the Required Proposal Elements section of this request. The Nampa Development Corporation Board of Commissioners reserves the right to reject all proposals.

TENTATIVE SELECTION SCHEDULE

- Request for proposals distributed **February 1, 2021**
- **Proposals due by 5:00 p.m. on March 26, 2021**
- Nampa Development Corporation considers proposal and approval - **April 20, 2021**

Timeline is subject to change depending on responses

Submission Requirements

Parties interested in submitting a proposal to acquire and develop this site shall submit a response to the proposal by **5:00p.m. MDT on March 26, 2021**.

The proposals may be:

1. DELIVERED BY MAIL OR IN PERSON to the address below. **All proposals must be in a sealed envelope bearing the caption on the envelope, “NDC RFP Parking Lot Proposal, Submittal Deadline: March 26, 2021”.**

All proposals shall be submitted to the contact person listed below:

Nampa Development Corporation
C/O
Robyn Sellers
Asst. Economic Development Director
City of Nampa
500 12th Avenue
South Nampa, ID
83651
208-468-5430 sellersr@cityofnampa.us

If you should have questions regarding the land and request, **all questions MUST be put them in writing by February 19, 2021 and emailed to sellersr@cityofnampa.us**. Staff will respond to them in writing as quickly as possible and post on the RFP website. Other updates will also be posted on the website and emailed, if staff have been notified of your interest in submitting a proposal and provided a contact email.

Public Notice of Submissions

This RFP is a public process therefore information and materials collected under the RFP are public records. The information that is received by NDC may be subject to disclosure under the Idaho Public Records Act, Title 74, (Idaho Code §§ 74-107). With the potential exception of some credit data, it is anticipated that submissions to this RFP will contain little or no material that is exempt from disclosure under the Idaho Public Records Act. Any questions regarding the applicability of the Public Records Law should be addressed by your own legal counsel PRIOR TO SUBMISSION. NDC will not provide any opinion or guidance on whether or not any information or materials submitted in response to this RFP would be considered exempt from disclosure under Idaho's Public Records Act. Any proprietary or otherwise sensitive information contained in or with any proposals may be subject to potential disclosure.

Accordingly, RFP Respondents should take the following steps with respect to any information believed to be exempt from disclosure or confidential:

Exempt: Respondent shall segregate any proprietary or confidential material and provide an explanation why such information should not be deemed a public record, citing the applicable portion of the Idaho Public Records Act. On any items submitted with the RFP that the Respondent believes are exempt from disclosure under the Idaho Public Records Act, clearly mark the upper right corner of each page of any such document or material with the word "Exempt". This does not mean the document qualifies under the legal definition of eligibility, but NDC will evaluate the request to make the document/page exempt if the content meets the legal requirement, otherwise the document will be considered subject to disclosure to the public.

NDC's disclosure of documents or any portion of a document submitted and marked as exempt from disclosure under the Idaho Public Records Act may depend upon official or judicial determinations made pursuant to the Idaho Public Records Act.

Respondents that reply to this RFP agree to release and hold NDC harmless from any and all liability for disclosing any material or documents included in any proposals submitted to NDC.

NDC Terms and Conditions

- The interested party(s) shall not offer any gratuities, favors or anything of monetary value to any official or employee of the NDC or City of Nampa for the purpose of influencing consideration to this RFP.
- The NDC has no responsibility for any expenses incurred by an interested party in the course of responding and/or presenting this or subsequent proposals.
- A response will constitute a public record. If any part of the response contains “trade secrets” as defined in Idaho Code 74-107, that information must comply with the requirements in the Public Notice of Submissions set out above and be identified, by highlighting or other means sufficient to permit review and possible redaction before disclosure of the Response to anyone making a proper request to inspect public records.
- NDC may terminate the RFP process at any time for any reason with no requirement to disclose its reasoning.
- NDC also reserves the right to reject any or all RFP Respondents at any time, or to terminate any negotiations implied in this RFP or initiated subsequent to it.
- NDC may change any part of the RFP process at any time for any reason.
- NDC intends to accept the highest proposal purchase price and tax increment impact taking into consideration the redevelopment use. If NDC is unable to reach a satisfactory agreement with a selected proposer, NDC may terminate negotiations with a selected proposer and commence negotiations with the next highest ranked RFP respondent and so on or, in its sole discretion, determine not to enter into an ERN/DA with any of the Respondents and terminate the process.
- NDC may accept such proposals as it deems to be in the public interest and furtherance of the purposes of the Idaho Urban Renewal Law, the Nampa Urban Renewal Plan, or it may proceed with further selection processes, or it may reject any submissions. NDC will determine, at its discretion, from the information submitted in the responses, the most equitable proposal to meet the stated duties as evaluated under the criteria set forth herein. The NDC Board will make the final selection.
- The issuance of the RFP and the receipt and evaluation of submissions does not obligate the NDC to select a proposal and/or enter into any agreement. Any submission does not constitute business terms under any eventual agreement. NDC will not pay any costs incurred in responding to this RFP.

Schedule

RESPONSE PERIOD

The schedule for each step is approximate and may be adjusted by NDC in its sole discretion.

February 1, 2021 - RFP Published

March 26, 2021 - DEADLINE FOR SUBMISSIONS

EVALUATION

Review

All proposals will be reviewed relative to the requirements listed in the RFP.

April 20, 2021 - Proposals and Recommendations Presented to Board

Respondents may be asked to present their proposal to the Board at this meeting.

ERN (Exclusive Right to Negotiate)

The schedule for the Exclusive Right to Negotiate (ERN) will be determined following the NDC Board of Commissioners' selection of the proposal for purposes of preparing an ERN agreement. Proposal refinement, agreement terms, and reuse appraisal are estimated at 1 week.

DA (Disposition Agreement)

The schedule for the Disposition Agreement (DA) and/or closing will be determined following the NDC Board of Commissioners' selection of the proposal for purposes of preparing a DA or moving forward with closing of the purchase. If the ERN advances to a DA, an estimated 1-3 weeks is added.

Attachment A

Downtown Historic (DH) District Land Uses	
Permitted Uses	Conditional Uses (CUPs)
Advertising	Automobile parking lot/garage, private ²
Agricultural Accessory use or building ¹	Bar, nightclub, tavern or cocktail lounge (stand alone, no restaurant) ²
Animals, defined as pets	Bed and breakfast
Antique store	Building material
Apparel, repair or alteration	Cabinet shop
Aquarium	Carnivals, circuses, amusement parks (over 2 weeks long)
Arboretum	Civic, social and fraternal organization
Art gallery	Clinic, small animal
Auditorium	Concession
Bakery	Convenience store
Bank/credit union	Crematorium
Bar, nightclub or cocktail lounge (associated with and accessory to a restaurant)	Dance hall
Barber or beauty shop, day spa, nail salon	Fuel sales or service station
Bicycle shop	Furniture refinishing
Blood bank	Hospital
Blueprinting, duplicating, etc.	Laboratory, biochemical and X-ray
Bookstore	Laboratory, medical and dental
Botanical garden	Lumberyard, retail
Building maintenance	Nursing home, assisted living center/home, retirement home, convalescent, geriatrics, Alzheimer's care, hospice, group care home (9+ beds) or rest home
Business association, office	Plant nurseries
Camera and supplies	School, academic/vocational, commercial (subject to chapter 1 of this title)
Catering	School, public/nonprofit (subject to chapter 1 of this title)
Church or religious facility	Shelter or temporary home for care or lodging
Civic & Cultural Accessory use or building ¹	Shopping center, neighborhood
Clothing	Swap meet facility/yard (including parking lot areas no longer in regular use as such)
Commercial Accessory use or building ¹	Treatment center - alcoholism/ chemical dependency ²
Commercial planned unit development (subject to chapter 26 of this title)	Truck and bus parking lot
Communication, Utility, Transportation Accessory use or building ¹	Utility owned building, structure or use
Community center (subject to chapter 1 of this title)	Welfare and charitable distribution
Confectionery	Zoo
Construction trade/sales office (carpet, tile, fixtures, etc.)	

Craft store	
Curio and novelty	
Data processing	
Daycare/day nursery (commercial)3	
Delicatessen	
Department store	
Drapery store	
Dress and millinery	
Drugstore or pharmacy	
Dry cleaner, coin operated, custom and self-service	
Dry cleaner, coin operated, no on site cleaning plant	
Dwelling (combined with a business)2	
Dwelling, as place of occupancy for no more than 2 registered sex offenders living therein	
Dwelling, condominium	
Dwelling, congregate residence	
Dwelling, duplex (two-family)	
Dwelling, fourplex (four-family)	
Dwelling, multiple-family	
Dwelling, single-family attached, 3 - 4 unit, zero lot line5	
Dwelling, single-family attached, multi-unit, zero lot line5	
Dwelling, single-family including legal "group residences" as defined by this title and Idaho Code (1 per lot/parcel)4	
Dwelling, triplex (three-family)	
Electrical and electronic supply	
Employment	
Entertainment and amusement, indoor	
Exhibition hall	
Fabric	
Finance and investment	
Florist	
Flower gardening	
Furniture	
Game room	
Gardening (for home consumption)	
Gift shop	
Governmental emergency building (i.e., fire or police stations, including combined stations and satellite versions)	
Governmental office building or facility	
Governmental water, pressure irrigation and/or sewer lift stations (including combined facilities and satellite versions thereof)	
Greenhouse	

Grocery	
Hardware	
Health club	
Historic site or monument	
Hobby, toy, teaching aides, games, etc.	
Home furnishing and equipment	
Home occupation (subject to chapter 1 of this title)6	
Home occupation daycare (1 - 6 children)8	
Home occupation daycare (7 - 12 children)7,8	
Horticultural services	
Hotel	
Ice cream	
Ice or roller skating, indoor public	
Ice or roller skating, outdoor public	
Import	
Industrial Accessory use or building1	
Insurance and related	
Jewelry	
Labor union organization	
Laundromat self-service cleaner	
Leather goods	
Library	
Locksmith	
Meat market	
Medical clinic and related services	
Meeting hall	
Museum or planetarium	
Park, playground or open space (subject to chapter 1 of this title)	
Pet shop	
Pharmaceutical supply business	
Photography, camera, supplies, developing	
Planned unit development (residential as subject to chapter 26 of this title)	
Planned unit development (subject to chapter 26 of this title)	
Post office	
Printing and publishing	
Professional office	
Real estate, title and related	
Recreation facility, indoor	
Residential Accessory dwelling, attached1	
Residential Accessory dwelling, detached1	
Restaurant (not drive-in, drive-through or walk-up)	
Restaurant (with drive-in, drive-through, or walk-up)	
Secondhand (if conducted within a wholly enclosed building)	

Service & Office Accessory use or building1	
Sewing machine sales and service	
Shoe repair	
Shoe store	
Sporting goods	
Sporting, Recreation, Amusement Accessory use or building1	
Studio (artist, interior decorator, photographer, etc.)	
Surgical, medical and dental supplies and equipment	
Taxicab office	
Taxidermy	
Telephone, computer store, etc.	
Telephone/telegraph center or station/call center	
Theater, movie (indoor)	
Tobacco shop	
Tourist information center	
Travel agency	
Variety store	
Wedding chapel, etc.	