

**Historic Mercy Hospital Plan
2013**

**Nampa Development Corporation
(NDC)**

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ATTACHMENTS

Attachment No. 1: Project Boundary Description

Attachment No. 2: Project Area Boundary Map

Attachment No. 3: Zoning Uses and Map

Attachment No. 4: Project Details and Financing

Attachment No. 4A: Financial Feasibility Assessment

Attachment No. 5: City Council Resolution No. 35-2012 Determining the Historic Mercy Hospital Area to be a Deteriorated Area, Approved Nov. 5, 2012.

Attachment No. 6: Nampa Development Corporation Resolution No. 2012-8 Proposing the Historic Mercy Hospital Plan, Approved Nov. 7, 2012.

Attachment No. 7: Report defining Deterioration within the Historic Mercy Hospital Area

Attachment No. 8: Finding of Fact, Conclusions of Law and Decision by the Planning and Zoning Commission in the Matter of the Compliance of the Historic Mercy Hospital Plan with the Nampa Comprehensive Plan approved on _____

Attachment No. 9: City Council Ordinance No _____ Approving the Historic Mercy Hospital Plan and Authorizing the City Clerk to transmit a copy of the required information to County and State officials, Approved _____

SECTION 100 INTRODUCTION

This is the Nampa Development Corporation Historic Mercy Hospital Area Plan (the “Plan”) for the development projects (the “Projects”) in the City of Nampa (the City”) County of Canyon, State of Idaho, and consists of the Text and Attachments as listed in the Table of Contents.

This Plan was prepared by the Nampa Development Corporation (the "Corporation") pursuant to the State of Idaho Urban Renewal Law (“Law”) (Chapter 20, Title 50, Idaho Code), the Local Economic Development Act (“Act”) (Chapter 29, Title 50, Idaho Code), the Idaho Constitution, and all applicable local laws and ordinances.

The proposed redevelopment of the Historic- Mercy Hospital Area (“Project Area”) as described in this Plan conforms to the City of Nampa Comprehensive Plan as amended, and adopted by the City Council.

The term “Project” is used herein to describe the overall activities defined in this Plan and conforms to the statutory definition of “urban renewal project.” Reference is specifically made to Idaho State Code Section 50-2018(j) for the various activities contemplated by the term “Project.”

This Plan provides the Corporation with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area. The specification of Corporation powers and duties in this Plan is intended to be explanatory, not limiting. The Corporation retains all powers allowed by law, whether specified herein or not. There maintains a need to retain in the Corporation flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time to time presented for redevelopment.

Specific projects known at this time, their description and costs are described below. The costs represent total project costs. The Corporation may at any time update this project information.

It is not the intention of this Plan to add projects other than those listed as follows:

Anticipated Projects and Estimated Costs

Water Line Upgrades, the water lines in the Project Area are some of the oldest lines in the city. They were not designed for the fire flow capacity required for fire sprinklers in a three story, 45,000 square foot building. To meet this need there are four inch, two inch and six inch water lines that will need to be replaced by eight inch lines. Additional fire hydrants will also be required to be installed in the project area to meet current life safety standards.

Total Project Costs: \$135,000

Streetscape and On-Street Parking, improvements to the right-of-way sidewalk and street parking will be made to create a pedestrian oriented environment and meet the parking needs of the neighborhood with re-creating designated on street parking. Additional amenities for transit stops will also be installed in coordination with Valley Regional Transit. Pedestrian amenities may include street lighting and benches.

Total Project Costs: \$105,000

Historic Façade Restoration, the historic Mercy Hospital is an architectural and cultural icon in the city. Funds will be used to rehabilitate the brick structure through re-pointing. The 234 original wood windows will be restored with new panes. The historic front entry with a grand staircase will be returned with the removal of the false entry constructed in the 1960s. All restoration will follow the National Secretary of Interior Standards for Rehabilitation.

Total Project Costs: \$110,000

The three identified projects will equate to a total of \$350,000.

The Corporation is a public body, corporate and politic, as defined and described under the Law and the Act. The Corporation is also governed by its bylaws as authorized by the Law and adopted by the Corporation. Under the Law, the Corporation is governed by the Idaho open meeting law, the Public Records Act, the Ethics in Government Act, financial reporting requirements and the competitive bidding requirements under Idaho Code Section Title 67 Chapter 28.

Generally the Corporation shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision. Whenever in the Plan it is stated that the Corporation may modify, change or adopt certain policy statements or contents of this Plan not requiring a formal amendment to the Plan as required by the Law or the Act, it shall be deemed to mean a consideration by the Board of such policy or procedure, duly noticed upon the Corporation meeting agenda and considered by the Corporation at an open public meeting and adopted by a majority of the members present, constituting a quorum, unless any provision herein provides otherwise.

Implementation of this Plan will require public co-investment to help stimulate desired private development. Typically, the public will fund right-of-way improvements, public infrastructure and capacity, and historic restoration which, in turn, stimulate private investment.

The particular projects or redevelopment projects by private entities described herein are not intended to be an exclusive or exhaustive list of potential redevelopment activity. Allowed projects are those activities which comply with the Law and the Act and meet the overall objectives of this Plan.

Goals of the Plan

The purpose of the Urban Renewal law will be attained through the major goals of the Plan which are:

- The preservation of the historic Mercy Hospital as an architectural and historical asset of the community.
- Renewed investment in a neighborhood where an abandoned structure has become a nuisance in the community and a center for criminal activity.
- Encourage the development of quality affordable senior housing to meet an identified need in the community.
- The elimination of environmental deficiencies in the Project Area including inadequate public improvements.
- The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.
- The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Project Area and the Project Area as a whole, and benefiting the various taxing districts in which the Urban Renewal Area is located.

SECTION 101: PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Section 101.1: Conformance with State of Idaho Urban Renewal Law of 1965, as Amended

- (a) The laws of the State of Idaho require that an Urban Renewal Plan be prepared by the Nampa Development Corporation for an area certified as an Urban Renewal Area by the Nampa City Council. The Historic Mercy Hospital Area was certified by the Council by Resolution on November 5, 2012.
- (b) With the adoption of Resolution No 35-2012 the City Council found the Project Area a deteriorated and deteriorating area existing in the City as defined by the Law and Act, and authorized the preparation of an urban renewal plan.
- (c) In accordance with the Idaho Urban Renewal Law of 1965 this Plan was submitted to the Planning Commission and Taxing Entities of the City of Nampa (Idaho Code 50-2008(b)). After consideration of the Plan, the Commission filed a Resolution with the City Council stating that this Plan is in conformity with the City of Nampa Comprehensive Plan.

(d) Pursuant to the Law, and Act, the City Council having published due notice thereof, a public hearing was held on this Plan. Notice of the hearing was duly published in a newspaper having general circulation. The City Council adopted this plan on _____ by Ordinance No _____.

Section 101.2: History and General Conditions

The Historic Mercy Hospital Area predominately encompasses one square city block which houses the original Mercy Hospital structure. The structure itself was constructed in 1919 and designed by Tourtellotte & Hummel. The building stands three stories tall and has a total of 45,000 square feet. This historic icon has been vacant for over ten years and now represents a safety hazard to the City of Nampa.

The Project Area was the subject of an Eligibility Report. The Historic Mercy Hospital Area is a deteriorating area because of the presence of various conditions, most of which are related to the deterioration of the structure itself and the status of the supporting public infrastructure. The fire flow capacity in the existing waterline is inadequate to meet the needs of the existing structure and the many of the streetscape improvements surrounding the site are failing or non-existent.

The preparation and approval of an urban renewal plan, including a revenue allocation financing provision, provides the City with additional resources to solve the public infrastructure problems in this area. Revenue allocation financing should help to improve the situation and stimulate private investment otherwise not realized. In effect, property taxes generated by improvements and new developments within the area may be used by the City's urban renewal agency to finance the needed public improvements.

Section 101.3: Purpose of Activities

The description of activities, public improvements, and the estimated costs of those items are intended to create an outside limit of the Corporation's activity. The Corporation reserves the right to change amounts from one category to another as long as the overall total amount estimated is not substantially exceeded. As required by the Law and Act, the Corporation will adopt more specific budgets annually.

SECTION 200 DESCRIPTION OF PROJECT AREA

The boundaries for the Revenue Allocation Area and the Historic Mercy Hospital Area are identical, and referenced in this plan as "Project Area." The boundaries of the Project Area are described in Attachment No.1, which is attached hereto and incorporated herein by reference, and are illustrated on the "Project Area Boundary Map," attached hereto as Attachment No. 2 and incorporated herein by reference. The property owners participating in the Project Area have offered their consent to be included in the district.

The area generally encompasses property located along 16th Avenue South, between 8th Street South and 9th Street South.

SECTION 300 PROPOSED DEVELOPMENT ACTIONS

SECTION 301: GENERAL

The Corporation proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. The improvements for public rights-of-way for streets, utilities, and walkways to eliminate unhealthful, unsanitary, or unsafe conditions, improve density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration;
2. The provision for participation by property owners within the Project Area;
3. The installation, construction, or reconstruction of streets, curb and gutter, sidewalks, streetscapes, design standards and utilities including development of water.
4. The rehabilitation of structures and improvements by present owners, their successors, and the Corporation;
5. To the extent allowed by law, the lending or investing of federal funds to facilitate redevelopment;
6. All other action described in this Plan.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Corporation is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

SECTION 302: HISTORIC MERCY HOSPITAL AREA PLAN OBJECTIVES

Economic Development action is necessary in the Project Area to combat problems of physical deterioration or deteriorating conditions.

The Project Area consists of approximately 6.02 acres. The area has a history of a stagnant tax base with inadequate and deteriorating public improvements and facilities, poorly maintained underutilized property, and lack of incentives to redevelop or rehabilitate. The vacancy of the historic Mercy Hospital has created a haven for criminal activity within the Project Area.

This Plan must be practical in order to succeed. Particular attention has been paid to how it can be implemented, given the changing nature of market conditions. Transforming the Project Area into a vital, thriving part of the community requires an assertive strategy. The Corporation is committed to initiating simultaneous projects designed to revitalize the Project Area. From infrastructure and streetscape

improvements the Corporation plans to play a key role in creating the necessary momentum.

In coordination with the Idaho State Historical Society and State Historic Preservation Office, consideration will be given to the preservation of structures of historic and architectural value within.

SECTION 303: PARTICIPATION OPPORTUNITIES AND AGREEMENT

Section 303.1: Participation Agreements

The Corporation may enter into an owner participation agreement with any existing or future owner of property, in the event the property owner seeks and/ or receives assistance from the Corporation in the redevelopment of the property, and the Corporation determines that such participation is in the best interests of the Corporation and the community.

Each structure and building in the Project Area to be rehabilitated or to be constructed as a condition of the owner participation agreement between the Corporation and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Corporation will so certify, if the rehabilitated or new structure meets the following standards:

- A) Executed owner participation agreement to meet conditions described below.
- B) Any such property within the Project Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. Upon completion of any rehabilitation or new development, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years.
- C) All such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated in conformity with all applicable codes and ordinances of the City of Nampa.
- D) Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan.

In such participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties.

SECTION 304: COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The

Corporation shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Corporation may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Corporation is authorized to financially (and otherwise) assist any public entity in the cost of improvements in the Project Area. The Corporation specifically intends to cooperate to the extent allowable by law with the City of Nampa for the construction of public improvements.

SECTION 305: PROPERTY ACQUISITION

Section 305.1: Real Property

Generally real property shall not be acquired. Only as specifically authorized herein, the Corporation may acquire, but is not required to acquire, real property located in the Project Area where it is determined that the property is needed for construction of public improvements and as otherwise allowed by law. The acquisition shall be by any means authorized by law (including, but not limited to, the Idaho Urban Renewal Law, the Local Economic Development Act, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970).

Section 305.2: Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, and where allowed by law, the Corporation is authorized to acquire personal property in the Project Area by any lawful means. For purposes of this Plan, acquisition of certain permanent fixtures or improvements upon real property shall be governed by this section. The Corporation retains the right to purchase those fixtures or improvements (including buildings) for the purpose of eliminating certain deteriorated or deteriorating structures to facilitate the redevelopment of the real property upon which the buildings and structures are located. Such acquisition shall be based upon appraised value of the structures and negotiation with the owner of the structures.

SECTION 306: PROPERTY MANAGEMENT

During such time as property, if any, in the Project Area is owned by the Corporation, such property shall be under the management and control of the Corporation. Such property may be rented or leased by the Corporation pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Corporation may adopt.

SECTION 307: RELOCATION OF PERSONS (INCLUDING INDIVIDUALS AND FAMILIES), BUSINESS CONCERNS, AND OTHERS DISPLACED BY THE PROJECT

If the Corporation receives federal funds for real estate acquisition and relocation, the Corporation shall comply with 24 CFR, Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The Corporation may also undertake relocation activities for those not entitled to benefit under federal law as the Corporation may deem appropriate.

SECTION 308: DEMOLITION, CLEARANCE, AND BUILDING SITE

Section 308.1: Demolition and Clearance

The Corporation is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

Section 308.2: Preparation of Building Sites

The Corporation is authorized (but not required) to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Corporation. In connection therewith, the Corporation may cause, provide for, or undertake the installation or construction of streets, utilities, parks, parking facilities, and other public improvements necessary to carry out this Plan. To the extent allowed by the Law and Act, the Nampa Development Corporation may assist in the preparation of building sites by way of reclamation, remediation, or elimination of blighted or deteriorated conditions.

SECTION 309: PROPERTY DISPOSITION AND DEVELOPMENT

Section 309.1: Real Property Disposition and Development

Section 309.1 (A): General

For the purposes of this Plan, the Corporation is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho Code Section 50-2011 and as otherwise allowed by law. To the extent permitted by law, the Corporation is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

Section 309.1(B): Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Corporation, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and non-segregation clauses as required by law.

In addition, the following requirements and obligations shall be included in the agreement:

That the Developers, their successors, agree:

- (1) That a plan and time schedule for the proposed development shall be submitted to the Nampa Development Corporation.
- (2) That the purchase or lease of the land and/or subterranean rights and/or air rights is for the purpose of redevelopment and not for speculation.
- (3) That there will be no discrimination against any person or group of persons because of race, sex, creed, color, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises or any improvements erected or to be erected thereon, therein conveyed; nor will the Developer himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, or vendees in the premises or any improvements therein conveyed. The above provision will be perpetual and will be appended to the land disposed of within the Urban Renewal Project Area by the Nampa Development Corporation.
- (4) That the site and construction plans will be submitted to the Corporation for review as to conformity with the provisions and purposes of this Plan (Development Approval Rights).
- (5) That rehabilitation of any existing structure must assure that the structure is safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition, which will continue throughout an estimated useful life for a minimum of 20 years.

All such buildings or portions of buildings which are to remain within the Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City of Nampa.

Section 309.1(C) Development Plans

All development plans (whether public or private) prepared, pursuant to disposition and development or owner participation agreements, shall be submitted to the Corporation for approval and architectural review.

SECTION 310: PERSONAL PROPERTY DISPOSITION

For the purposes of this Plan, the Corporation is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Authority.

SECTION 311: REHABILITATION AND CONSERVATION

The Corporation is authorized to rehabilitate, renovate, and conserve, or to cause to be rehabilitated, renovated, and conserved, any building or structure in the Project Area owned by the Corporation for preparation of redevelopment and disposition. The Corporation is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the Project Area not owned by the Corporation. The Corporation is also authorized to acquire, restore, rehabilitate, move, and conserve buildings of historic or architectural significance.

SECTION 312: PARTICIPATION WITH PRIVATE DEVELOPMENT OR PUBLIC DEVELOPMENT

Under the Idaho Urban Renewal Law the Corporation has the authority to lend or invest funds obtained from the federal government for the purposes of the Urban Renewal Law if allowable under federal laws or regulations. The federal funds that may be available to the Corporation are governed by regulations promulgated by the Department of Housing and Urban Development for the Community Development Block Grant Program and the Economic Development Administration, as well as other funding sources. Under those regulations the Corporation may participate with the private sector in the development and financing of those private projects which will attain certain federal objectives. The Corporation may, therefore, use the federal funds for the provision of assistance to private for profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms of support, for any other activity necessary or appropriate to carry out an economic development project.

As allowed by law, the Corporation may also use funds from any other sources for any purpose set forth under the Law or Act.

The Corporation may enter into contracts, leases, and agreements with the City, or other public body or private entity, pursuant to this Plan, and the obligations of the Corporation under such contract, lease, or agreement shall constitute an indebtedness of the Corporation as described in Idaho Code Section 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Corporation

under subdivision (2)(b) of Section 50-2908 of the Act and this Plan or out of any other available funds.

SECTION 400 USES PERMITTED IN THE PROJECT AREA

SECTION 401: REDEVELOPMENT PLAN MAP AND DEVELOPMENT STRATEGY

The "Description of Project Area" and "Project Area Boundary Map," attached hereto as Attachment Nos. 1 and 2 and incorporated by reference, describe the location of the Project Area Boundaries. The current zoning uses within the Project Area are depicted in Attachment No. 3. Any proposed land uses must conform to the Comprehensive Plan. If a proposed land use is not consistent with the Comprehensive Plan, the Corporation shall assure that an application for amendment to the Comprehensive Plan and/or zoning ordinances is completed. Authority for changes to the Comprehensive Plan shall remain the responsibility of the City of Nampa Planning & Zoning Commission and the City Council.

SECTION 402: DESIGNATED LAND USES

The Corporation intends to rely upon the overall land use designations and zoning requirements of the City of Nampa and, where applicable, Canyon County.

SECTION 403: GENERAL CONTROLS AND LIMITATIONS

All real property in the Project Area, under the provisions of either a disposition and development agreement or owner participation agreement, is made subject to the controls and requirements of this Plan. No such real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

Section 403.1: Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Corporation to control and direct redevelopment activities in the Project Area in the event of a disposition and development agreement or owner participation agreement.

Section 403.2: Minor Variations

Under exceptional circumstances, the Corporation is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation, the Corporation must determine that;

- (a) the application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- (b) permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- (c) Permitting a variation will not be contrary to the objectives of this Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan, without amendment of this Plan. In permitting any such variation, the Corporation shall impose such conditions as are necessary to protect the public safety and welfare, and to assure compliance with the purposes of this Plan. Any variation permitted by the Corporation hereunder shall not supersede any other approval required under City codes and ordinances.

SECTION 404: DESIGN FOR DEVELOPMENT

In the case of property which is the subject of a disposition and development or participation agreement with the Authority, no new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated, except in accordance with this Plan. Under those agreements the architectural, landscape, and site plans shall be submitted to the Corporation and approved in writing by the Corporation. The Corporation shall not approve any plans that do not comply with this Plan.

Absent the Corporation developing and promulgating specific design standards or controls, the Corporation shall review all projects by applying and/or deferring to the usual approval process imposed by the City.

SECTION 500 PROJECT FINANCING

SECTION 501: GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD

The intent of the Agency is to enter into a developer reimbursement contract within the first year of the life of the district with the private owner of the historic Mercy Hospital site. The developer would then pay all up front costs associated with the projects outlined in the Plan and be reimbursed by the Agency over the life of the district or until such time as the maximum contractual repayment is made to the developer reimbursing the costs of the projects of this plan.

The Corporation is authorized to finance Projects with financial assistance from the City, State of Idaho, federal government, interest income, Corporation bonds, donations, loans from private financial institutions, developer reimbursement, or any other available source, public or private, including assistance from any taxing district

or any public entity. In the event a public – private development approach is used to finance a project outlined in this Plan, all private financing must be in place prior to the issuance of bonds or other indebtedness by the Agency for that project.

The Corporation is also authorized to obtain advances, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Corporation. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Corporation in carrying out this Project. If other sources of funding become available to assist in the financing of the Projects outlined in the Plan those funds will decrease the amount of expenditures funded by the increment revenue received by the Corporation and assist in shortening the life of the Plan.

SECTION 502: OTHER LOANS AND GRANTS

Any other loans, grants, guarantees, or financial assistance from the United States, the State of Idaho, or any other public or private source will be utilized if available.

SECTION 503: REVENUE ALLOCATION FINANCING PROVISIONS

The Corporation hereby adopts revenue allocation financing provisions as authorized by Chapter 29, Title 50, Idaho Code (the "Act"), effective retroactively to January 1, 2013. These revenue allocation provisions shall apply to all taxing districts in which the Project Area is located, except that the Corporation shall take all actions necessary to assure that the revenue allocation financing provisions do not adversely affect Nampa School District 131, Canyon County Idaho. The Corporation shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Corporation specifically finds that the equalized assessed valuation of property within the Project Area is likely to increase as a result of the initiation of the Economic Development Projects.

The Corporation, acting by one or more resolutions adopted by its Board of Directors, is hereby authorized to apply all or any portion of the revenues allocated to the Corporation pursuant to the Act to pay such costs as are incurred or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or bonds issued by the Corporation to finance or to refinance the Project Costs (as defined in Idaho Code Section 50-2903[11]) of one or more urban renewal projects.

Upon enactment of an ordinance by the governing body of the City of Nampa, Idaho, finally adopting these revenue allocation financing provisions and defining the Project Area described herein as part of the Plan, there shall hereby be created a special fund of the Corporation into which the County Treasurer shall transmit allocated revenues as provided in Idaho Code Section 50-2908. The Corporation shall use such funds solely in

accordance with Idaho Code Section 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of such economic development projects as the Corporation may determine by resolution or resolutions of its Board of Directors, or for rebate payments pursuant to Sections 503.

A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code Section 50-2905 is included in Attachment No. 4 to this Plan. This statement necessarily incorporates estimates and projections based on the Corporation's present knowledge and expectations. The Corporation is hereby authorized to modify the presently anticipated economic development projects and use of revenue allocation financing of the related Project Costs if the Board of Directors of the Corporation deems such modification necessary or convenient to effectuate the general objects of the Plan.

The Corporation may provide for expenditure of revenue allocation proceeds on an annual basis without the issuance of bonds. The Corporation may also provide for obtaining advances or loans from the City, private entities, or other sources in order to immediately commence construction of certain public improvements. Revenues will continue to be allocated to the Corporation until the improvements identified in Attachment No. 4 are completely constructed or until any obligation to the City or other public entity or private entity are fulfilled. Attachment No. 4 incorporates estimates and projects based on the Corporation's present knowledge and expectations concerning the length of time to complete the improvements. The activity may take longer depending on the significance and timeliness of development. Alternatively the activity may be completed earlier if revenue allocation proceeds are greater or the Corporation obtains additional funds.

The revenue allocation proceeds will be irrevocably pledged as needed for the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness such as a developer reimbursement note or other obligations (whether funded, refunded, assumed, or otherwise) by the Corporation to finance or refinance the Projects in whole or in part, as well as payment for costs incurred for activities of the Project.

The Corporation is authorized to make such pledges as to specific advances loans, and indebtedness as appropriate in carrying out the Plan.

Section 503.1: Economic Feasibility Study

Attachment No. 4 consists of the Economic Feasibility Study ("Study") for the Historic Mercy Hospital Area. The Study constitutes the financial analysis required by the Act.

Section 503.2: Assumptions and Conditions / Economic Feasibility Study

The information contained in Attachment No. 4 assumes certain completed and projected actions. Under the provisions of the Act, the revenue allocation shall continue until any bond debt or other obligation is satisfied. All debt is projected to be repaid no later than

the duration period of the Plan. The total amount of indebtedness and the amount of revenue generated by revenue allocation is dependent upon the extent and timing of private development. Should all of the development take place as projected, indebtedness could be extinguished earlier, dependent upon the legal obligations. Should private development take longer to materialize, or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and those obligations may continue for their full term.

The Plan and Attachments incorporate estimates and projections based on the Corporation's present knowledge and expectations. The Corporation may modify the Project if the Board of Commissioners deems such modifications necessary to effectuate the Plan. The Plan proposes certain public improvements, including utility improvements and streetscape improvements which will facilitate development in the Revenue Allocation Area.

Section 503.3: Ten Percent Limitation

Under the Act the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed valuation for the entire City (Idaho Code 50-2903 (15)). The base assessment roll, not including utilities and less any homeowner's exemption, for the Project Area as of January 1, 2012 is \$361,680. The combined Project Areas for the Economic Development Redevelopment Plan Area (2006) and the Historic Mercy Hospital Area (2012) is \$264,390,667. The total assessed value for the City of Nampa as of January 1, 2012, less homeowner's exemptions is \$2,949,156,366. This results in the total base value for the two districts equal to 8.96% of the total assessed value for the City of Nampa.

Section 503.4: Financial Limitation

The Study identifies three capital improvement projects. The Corporation anticipates utilizing a developer reimbursement model to finance the projects. However, the Corporation may consider additional means of funding for the projects from other traditional funding sources as well as grants, donations, etc.

The amount of funds available to the Corporation from revenue allocation financing is directly related to the assessed value of new improvements within the Project Area. Under the Act, the Corporation is allowed the revenue allocation from inflationary increases and new development value. The Study has assumed a large new investment into the Project Area and has not taken into consideration annual increases.

The Study, with the projections, constitutes an economic feasibility study. Costs and revenues are analyzed, and the analysis shows the need for public capital funds during the Plan. This Study identifies the kind, number, and location of all proposed public works or improvements, a detailed list of estimated project costs, a description of the methods of financing illustrating project costs, and the time when related costs or monetary obligations are to be incurred as per Attachment No. 4 and Attachment No. 4A. (Idaho Code 50-2905) Based on these funding sources, the conclusion is that the Plan is feasible.

Under the provisions of the Act, the revenue allocation may continue until the end of the Plan term. Second, the total amount of indebtedness and the amount of revenue generated by revenue allocation is dependent upon the extent and timing of private development. Should all of the development take place as projected, indebtedness would be extinguished earlier. Should private development take longer to materialize or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and financing may continue for the full term.

The proposed timing for the public improvements may have to be modified depending upon the availability of some of the funds and the Corporation's ability to enter into a developer reimbursement contract.

The Plan has shown that the equalized valuation of the Revenue Allocation Area as defined in the Plan will increase substantially as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

Section 503.5: Rebate of Revenue Allocation Funds

In any year during which the Corporation receives revenue allocation proceeds, the Corporation, as allowed by law, shall return or rebate to the other taxing entities identified in Attachment No. 4 of this Plan any revenue allocation funds not previously pledged or committed for the purposes identified in the Plan. Under the Act, the Corporation must first apply all such revenues for the payment of the projected costs of the urban renewal project identified and repayment of principal and interest on any moneys borrowed, indebtedness incurred, or bonds issued by the Corporation and maintain any required reserve for payments of such obligation or indebtedness. Only to the extent revenues of the Corporation exceed these obligations shall the Corporation consider any rebate or return of revenue allocation funds to the other taxing entities. The Corporation may rebate such funds in a manner that corresponds to each taxing entity's relative share of the revenue allocation proceeds or on the basis of extraordinary service requirements generated by the Plan.

Attachment No. 4 describes the Corporation's financing plan for the Plan. The Plan will be financed, through tax increment financing, using revenue allocation funds as allowed by the Act. The Corporation anticipates that on an annual basis, tax increment, and other funds may be sufficient to satisfy the obligations projected to be incurred by the Corporation, even though the entire amount of revenue allocation funds must be pledged for the term of any debts incurred by the Corporation. Therefore, on an annual basis, the Corporation, will consider the rebate of funds, which fund, may not be revenue allocation funds, but other funds available to the Corporation.

Any increment value received from the Nampa School District 131 will be rebated back to the school district on an annual basis within thirty (30) days of the receipt of those revenues.

Section 503.6: Participation with Local Improvement Districts

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping and other like facilities. To the extent allowed by the Law and the Act, the Corporation reserves the authority to participate in the funding of local improvement district facilities. This participation may include either direct funding to reduce the overall cost of the LID or to participate as an assessed entity to finance the LID project.

Section 503.7: Issuance of Debt and Debt Limitation

Any debt incurred by the Corporation as allowed by the Law and Act shall be secured by revenues identified in the debt resolution or revenue allocation funds as allowed by the Act. All such debt shall be repaid within the duration of this Plan.

Section 503.8: Impact on Other Taxing Districts and Levy Rate

The overall impact of the revenue allocation project is shown in the Study. Since the passage of House Bill 156 in 1995, taxing entities are constrained in establishing levy rates by a function of the amount of each budget of each taxing district can increase on an annual basis. The amounts set forth in the Study would constitute the amounts distributed to other taxing entities from the Project Area if there were no urban renewal project. Each individual district's share of that amount would be determined by its particular levy rate as compared to the other districts in any given year. Therefore, the impact of revenue allocation is more of a product of the imposition of House Bill 156. In addition, without the revenue allocation district and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Project Area would be expected in the next five, ten, fifteen years, hence there would not be increases in assessed valuation to be used by the other taxing entities.

SECTION 600 ACTIONS BY THE CITY

The City shall aid and cooperate with the Corporation in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

- A) Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.
- B) Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- C) Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.

- D) Provision for administrative enforcement of this Plan by the City after development. The City and the Corporation may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- E) Preservation of historical sites.
- F) Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- G) Institution and completion of proceedings necessary for the establishment of a local improvement district under Chapter 17, Title 50, Idaho Code.
- H) The undertaking and completion of any other proceedings necessary to carry out Projects.
- I) Administration of Community Development Block Grant and other state and federal grant funds that may be made available for Projects.
- J) Appropriate agreements with the Corporation for administration, supporting services, funding sources, and the like.

The foregoing actions to be taken by the City do not constitute any commitment for financial outlays by the City.

SECTION 700 ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Corporation and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Corporation or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

SECTION 800 DURATION OF THIS PLAN

Except for the nondiscrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective for twenty (20) years from the date of adoption of this Plan by the City Council. It is the intent of this Plan for the termination of the District upon completion of the financial obligations to fund the three Projects outlined herein.

This Plan shall terminate no later than December 31, 2033. The Corporation may elect to terminate the Plan at any time based on the following:

- (a) When the Project Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the Corporation funded through revenue allocation proceeds shall be satisfied and the Corporation has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Section 50-2908, Idaho Code, shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Project Area is located in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Project Area; and the powers granted to the Nampa Development Corporation under Section 50-2909, Idaho Code, shall thereupon terminate.
- (b) In determining the termination date, the Plan shall recognize that the Corporation shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Nampa Economic Development Redevelopment Plan. For the fiscal year that immediately predates the termination date, the Corporation shall adopt and publish a budget specifically for the projected revenues and expenses of the Plan and make a determination as to whether the Project Area can be terminated prior to January 1 of the termination year pursuant to the terms of Section 50-2909(4), Idaho Code. In the event that the Corporation determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by September 1, the Corporation shall adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for

termination of the Historic Mercy Hospital Area by December 31 of the current year, and declaring a surplus to be distributed as described in Section 50-2909, Idaho Code, should a surplus be determined to exist. The Corporation shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Section 63-215, Idaho Code.

- (c) The Nampa Development Corporation will conduct an indebtedness and project completion review of the Plan in five (5) years, ten (10) years, and fifteen (15) years for the sole purpose of determining whether to terminate the Plan.

Upon termination of the Historic Mercy Hospital Area Plan to the extent that the Nampa Development Corporation owns or possesses any assets, the Corporation shall dispose of any remaining assets by granting or conveying or dedicating such assets to the City of Nampa.

SECTION 900 PROCEDURE FOR AMENDMENT OR UPDATING OF PLAN

Updating of information in the Plan may be accomplished by a resolution of the Corporation after a public hearing. Updates will be defined as adjusted project costs to accommodate market conditions, and adjusted scope of projects to accommodate current assessed needs. Where a proposed modification will substantially change the Plan, the modifications must be approved by the City Council in the following manner: review by the Planning & Zoning Commission for compliance with the City of Nampa's Comprehensive Plan, and noticed Public Hearing in front of City Council with a 30-day comment period. All modifications must be approved by a positive vote of at least one half of the full City Council, plus one. Substantial modifications will be defined as addition or deletion of projects, revisions in project boundaries and amendments to the Plan. All updates and modifications will be considered according to the goals and objectives outlined in the Plan.

The Historic Mercy Hospital Area Plan may be further modified or updated at any time by the Nampa Development Corporation provided that, if modified after disposition of real property in the Project Area, the modifications must be consented to by the Developer or Developers or his successor or successors of such real property whose interest is substantially affected by the proposed modification.

SECTION 1000 SEVERABILITY

If any one or more of the provisions contained in this Plan to be performed on the part of the Corporation shall be declared by any Court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

SECTION 1100 ANNUAL REPORT

Under the Law, the Corporation is required to file with the City, on or before March 31 of each year, a report of the Corporation's activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such calendar year.

Attachments

Attachment No. 1: PROJECT BOUNDARY DESCRIPTION

General Description of Area: The City of Nampa Historic Mercy Hospital Area consists of the city block which housed the historic Mercy Hospital located at 1615 8th Street South and the City right-of-way necessary to make infrastructure improvements.

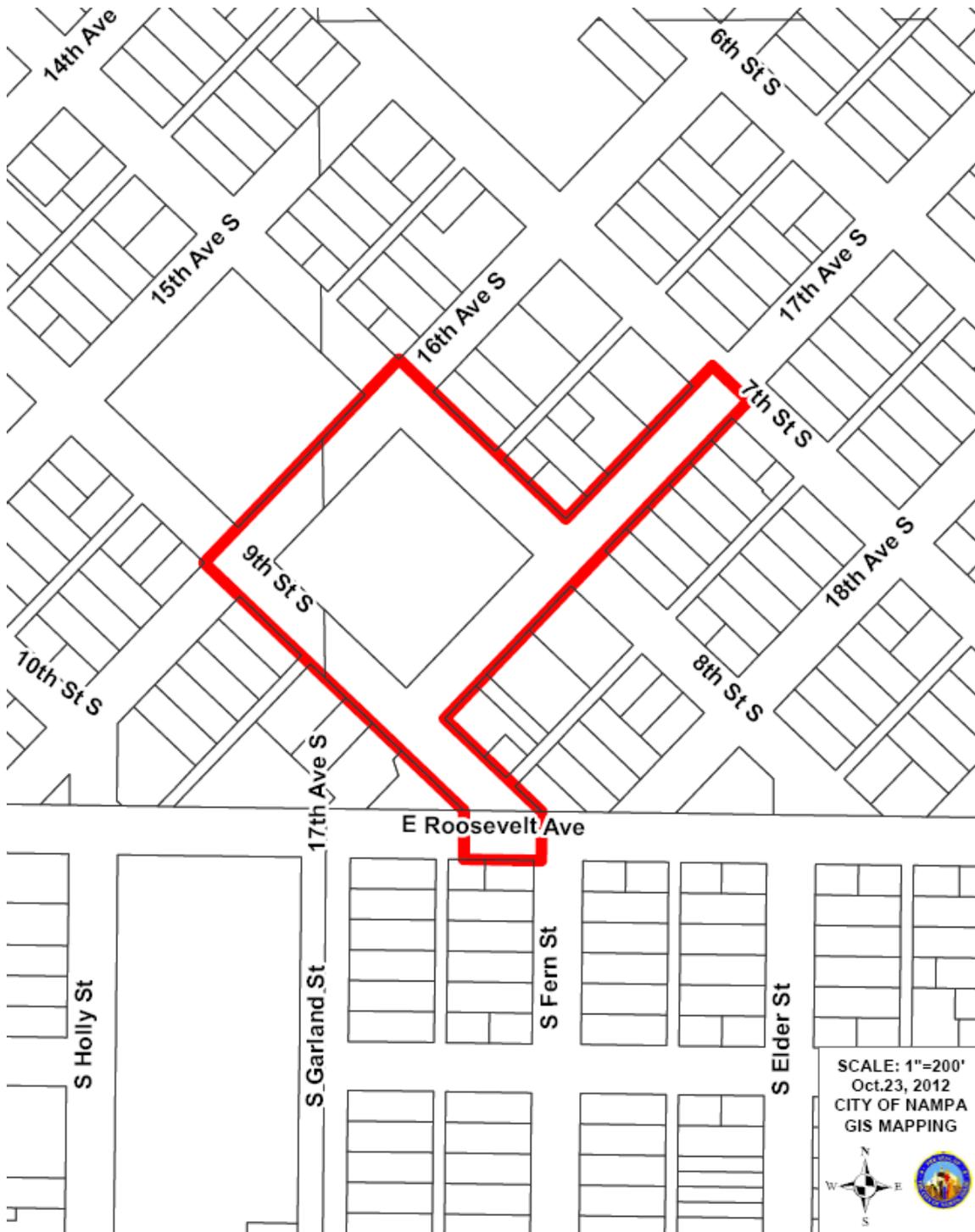
The Historic Mercy Hospital Area and Revenue Allocation Area (“Project Area”) consist of all property enclosed within the following boundaries:

LEGAL DESCRIPTION FOR HISTORIC MERCY HOSPITAL REDEVELOPMENT AREA November 2012

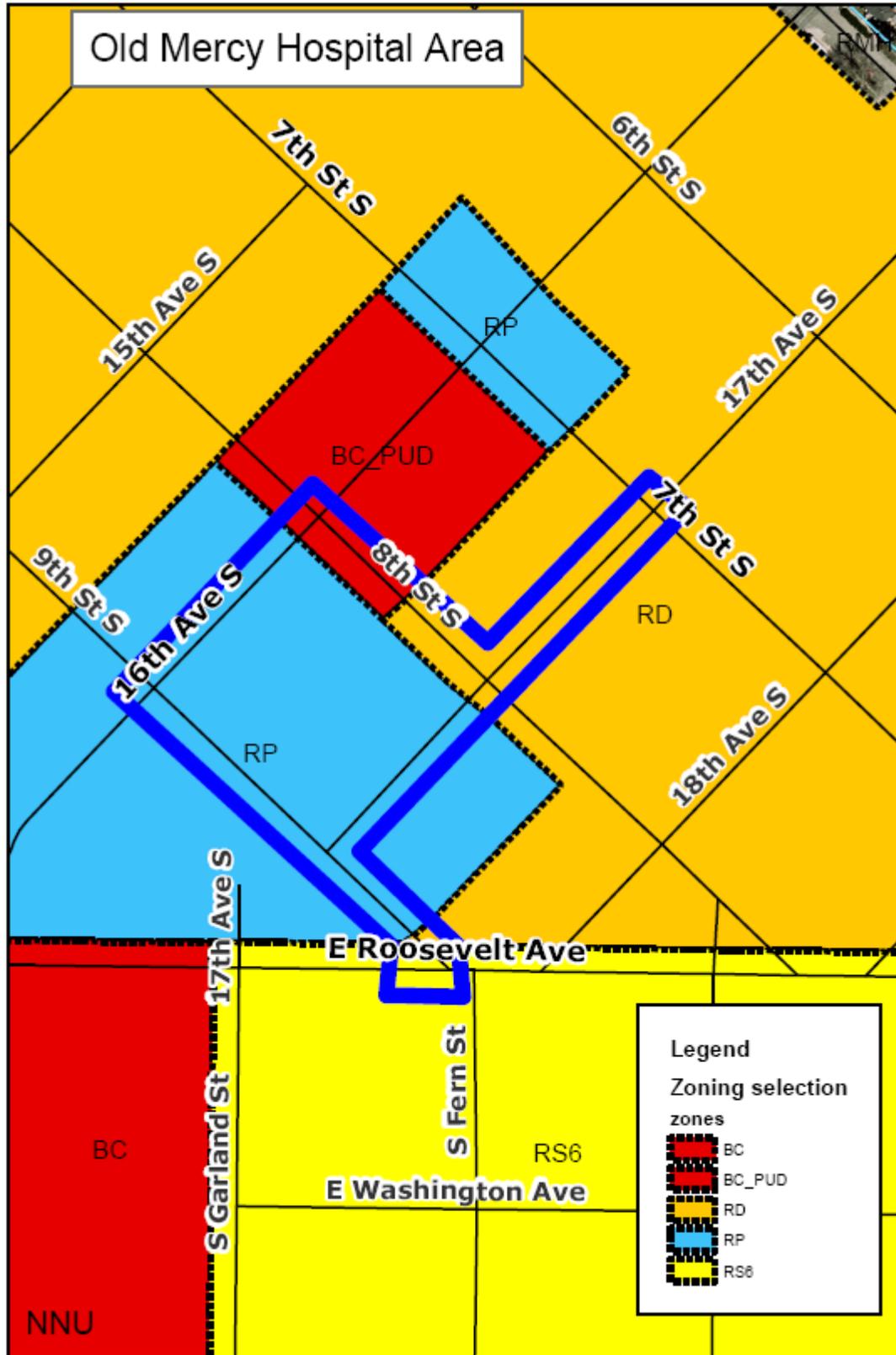
A portion Interstate Addition, and Waterhouse’s Addition within Township 3 North, Range 2 West, Section 27, Nampa, Canyon County, Idaho, more particularly described as:

Commencing at the intersection of the centerlines for 16th Avenue South (formerly K Street) and 9th Avenue South (formerly Maple Street) thence South 88° 41’ 05” West a distance of 56.56 feet to the POINT OF BEGINNING, said point being the East corner of Lot 1 Block 32 of Waterhouse’s Addition; thence

North 43° 40’ 20” East a distance of 460.00 feet to the South corner of Lot 7 Block 5 of Interstate Addition; thence
South 46° 18’ 10” East a distance of 380.00 feet to the South corner of Lot 7 Block 7 of Interstate Addition; thence
North 43° 40’ 20” East a distance of 340.00 feet to a point on the centerline of 7th Avenue South; thence
South 46° 18’ 10” East a distance of 80.00 feet to a point on the centerline of 7th Avenue South; thence
South 43° 40’ 20” West a distance of 720.00 feet to the West corner of Lot 6 Block 18 Interstate Addition; thence
South 46° 18’ 10” East a distance of 218.63 feet to the Southwest corner of Lot 7 Block 18 Interstate Addition; thence
South 00° 46’ 40” West a distance of 80.00 feet to a point on the South right of way line for Roosevelt Avenue; thence
North 89° 13’ 20” West a distance of 117.48 feet to a point on the South right of way line for Roosevelt Avenue; thence
North 00° 46’ 40” East a distance of 80.00 feet to the East corner of Block 27 Interstate Addition; thence
North 46° 18’ 10” West a distance of 592.56 feet to the POINT OF BEGINNING.



Attachment No. 3: ZONING USES AND MAP



Attachment No. 4: PROJECT DETAILS AND FINANCING

Water Line Upgrades, the water lines in the Project Area are some of the oldest lines in the city. They were not designed to service the fire flow capacity required for fire sprinklers in a three story, 45,000 square foot building. To meet this need there are four inch, two inch and six inch water lines that will need to be replaced by eight inch lines. Additional fire hydrants will also be required to be installed in the project area to meet current life safety standards. New waterlines will be installed along 9th Street South between 16th Avenue South and E Roosevelt Avenue and along 17th Ave South between 7th Street South and 9th Street South. New fire hydrants will be required to be installed on the private owned parcel at 1615 8th Street South.

Total Project Costs: \$135,000

Streetscape and On-Street Parking, improvements to the right-of-way sidewalk and street parking will be made to create a pedestrian oriented environment and meet the parking needs of the neighborhood with re-creating designated on street parking. Additional amenities for transit stops will also be installed in coordination with Valley Regional Transit along 16th Ave South, and potentially 8th or 9th Street South. Pedestrian amenities may include street lighting and benches. In general the right-of-way surrounding the block of the parcel located at 1615 8th Street South will be have new sidewalk, curb, gutter, storm water, and parking improvements constructed along 9th Street South, 17th Avenue South, and 8th Street South.

Total Project Costs: \$105,000

Historic Façade Restoration, the historic Mercy Hospital is an architectural and cultural icon in the city. Funds will be used to rehabilitate the brick structure through re-pointing. The 234 original wood windows will be restored with new panes. The historic front entry with a grand staircase will be returned with the removal of the false entry constructed in the 1960s. All restoration will follow the National Secretary of Interior Standards for Rehabilitation.

Total Project Costs: \$110,000

Water line upgrades and fire hydrants	\$135,000.00
Streetscape and On-street parking	\$105,000.00
Historic Façade Restoration of the Historic Mercy Hospital Building	\$110,000.00
Total:	\$350,000.00

It is anticipated that the NDC will enter into a developer reimbursement agreement with the owner of the historic Mercy Hospital site upon the creation of the district in 2013 to fund the projects contemplated in this Plan. The developer will then construct the necessary infrastructure and historic restoration of the building and receive payments from NDC from the increment generated through the new investment in the site. It is anticipated that all projects will be completed by 2015.

Attachment No. 4A: FINANCIAL FEASIBILITY ASSESSMENT

A. Purpose of Financial Feasibility Report

The City of Nampa is considering establishing an Economic Development Area. The purpose of this report is to: 1) provide projections of revenue allocation funds (also referred to as Tax Increment Financing (TIF)) for a maximum 20 year period beginning in 2014; 2) match those revenues against estimated costs of renewal plan actions; and 3) determine whether it is financially feasible to carry out the economic development actions in the plan using only TIF-backed financing. This analysis *does not* include other sources of funds.

B. Combined Tax Rate for the Proposed Renewal Area

Table One, following, includes the combined tax rates that will be used to calculate revenue allocation funds for the Historic Mercy Hospital Plan. The certified 2012 levy rates are used. This combined rate is used in the revenue projections made in this report.

Table 1 – Combined Tax Rate in Proposed Area (a)

	2012 Levy Rates	% of Rate
653 AMBULANCE DISTRICT	0.000281488	1.51%
668 MOSQUITO ABATEMENT	0.000152342	0.82%
676 CITY OF NAMPA	0.010635303	56.93%
690 NAMPA HWY DIST #1	0.001513095	8.10%
775 COLLEGE OF WESTERN IDAHO	0.000190431	1.02%
998 CANYON COUNTY	0.005708042	30.56%
NAMPA SCHOOL DISTRICT 131	0.000199105	1.07%
Total:	0.018679806	100.00%

C. Components of Total Assessed Value for the Proposed Renewal Area

The total assessed value for the proposed renewal area will consist of the value of all real and personal property within the renewal area boundary. Reductions to total assessed value will be in the form of Homeowner Exemptions for residential property.

Table 2 – Estimated Net Assessed Value in Proposed Renewal Area (Year 2012)*

Assessed Value, Real Property (b)	\$361,680
Personal & Utility Property (c)	\$0.00
Value added, Occupancy Roll (d)	\$0.00
Total Assessed Value	\$361,680
Less Homeowner Exemptions	\$0.00
Estimated Net Assessed Value	\$361,680

*Most recent data available at the time the plan was drafted.

D. Components of Revenue Growth for the Historic Mercy Hospital Area

The Urban Renewal Area realizes its revenue allocation funds from the growth in assessed value over the original base of assessed value in the area. This incremental growth in assessed value can be generated from three sources:

- (1) The County Assessor's annual indexing of assessed values in the area.
- (2) A County Assessor physical re-appraisal of the area, currently completed on a 4 year cycle.
- (3) Values created by new building construction in the area.

E. Assessed Value Growth Assumptions

The revenue allocation funds projections in this report are based on the following assumptions regarding the base value of the renewal area, and the annual growth in assessed values in the renewal area.

- Starting Base Value - \$361,680 (2012)
- Physical re-appraisal following the completion of construction and the occupancy of the project site.

Source: estimate based on the developer using comparison project sites within Canyon County.

The annual revenue allocation funds produced by these assumptions are illustrated in Table 3.

Table 3 – Estimated Annual Revenue

Year	Frozen Base	Physical Re-appraisal	Total Increment Value	Tax Rate for UR Revenue	Total Allocation Revenue Per Year	Cumulative Revenue
2014	\$361,680	\$361,680	\$0	0.0187	\$0	\$0
2015	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$39,987
2016	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$79,973
2017	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$119,960
2018	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$159,946
2019	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$199,933
2020	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$239,920
2021	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$279,906
2022	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$319,893
2023	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$359,879
2024	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$399,866
2025	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$439,852
2026	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$479,839
2027	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$519,826
2028	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$559,812
2029	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$599,799
2030	\$361,680	\$2,500,000	\$2,138,320	0.0187	\$39,987	\$639,785

Impact of Revenue Allocation Financing on Nampa Taxing Bodies

Carrying out the Historic Mercy Hospital Area plan will not have a significant impact on tax revenue to taxing entities within the Project Area. If the proposed Historic Mercy Hospital Area Plan is made effective, those taxing entities will continue to apply their tax rates to the base value of the Project Area. Each taxing entity would retain 100% of their tax revenue from the frozen, base value. Tables 4A and 4B illustrate the total Tax Revenue which remains with each Taxing District throughout term of the Economic Development Area Plan. The projects undertaken by the Plan will increase the assessed value and in the long term provide additional revenue to the taxing districts upon the completion of the district.

Table 4A – Annual Tax Revenue Base

Estimated Net Assessed Value (2012)	\$ 361,680.00
Total Tax Rate (2012)	0.0187
Total Base Tax Revenue	\$ 6,763.42

Table 4B – Annual Tax Revenue Base Allocation to each Taxing Entity

		Ambulance	Mosquito Abatement	City of Nampa	Nampa Highway District #1	College of Western Idaho	Canyon County	Nampa School District 131
Year	Base Tax Revenue	1.51%	0.82%	56.93%	8.10%	1.02%	30.56%	1.07%
2014	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2015	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2016	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2017	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2018	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2019	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2020	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2021	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2022	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2023	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2024	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2025	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2026	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2027	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2028	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2029	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2030	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2031	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2032	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2033	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
2034	\$6,763	\$102	\$55	\$3,850	\$548	\$69	\$2,067	\$72
Total	\$142,032	\$2,142	\$1,155	\$80,850	\$11,508	\$1,449	\$41,340	\$1,447

Table 5 below illustrates the tax increment revenue impact for each taxing entity annually during the Historic Mercy Hospital Area Plan. This additional tax revenue would be used by the Nampa Development Corporation to fund capital improvement projects and incentivize new investment within the Project Area which ultimately raises the tax revenue for all taxing entities.

Table 5 – Impact of Revenue Allocation Financing on Nampa Taxing Bodies

	Ambulance	Mosquito Abatement	City of Nampa	Nampa Highway District #1	College of Western Idaho	Canyon County	Nampa School District 131	
Year	Revenue Allocation	1.51%	0.82%	56.93%	8.10%	1.02%	30.56%	1.07%
2014	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0
2015	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2016	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2017	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2018	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2019	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2020	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2021	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2022	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2023	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2024	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2025	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2026	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2027	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2028	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2029	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2030	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2031	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2032	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2033	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
2034	\$39,943	\$603	\$328	\$22,740	\$3,235	\$407	\$12,207	\$427
Total:	\$798,860	\$12,060	\$6,560	\$454,800	\$64,700	\$8,140	\$244,140	\$8,113.00

F. Estimated Project Costs

The estimate of project costs is shown in Table 6. These costs do not take into account the operation costs of the Nampa Development Corporation. These project costs will be covered by a developer reimbursement agreement which will require the developer of the Historic Mercy Hospital site to pay for the capital improvements up front and submit to the NDC proof of payment and performance on the contract to obtain reimbursement.

Table 6 – Estimated Project Costs

Water line upgrades & Fire Hydrants	\$135,000.00
Sidewalk and on-street parking improvements	\$105,000.00
Historic Façade Restoration of the Historic Mercy Hospital Building	\$110,000.00
Total:	\$350,000.00

G. Assessment of Feasibility

Funds available from the revenue allocation are estimated at approximately \$769,000 during the 20 year plan. During that period it can be anticipated that the NDC will finance the projects listed in Table 6 through a developer reimbursement contract. The projects identified will not require the full tax increment if the growth projections used in this analysis materialize. The NDC may recommend the City terminate the district prior to the twenty year term as soon as the financing of the projects outlined are complete.

Attachment 5: City Council Resolution No. 35-2012 Determining the Historic Mercy Hospital Area to be a Deteriorated Area, Approved Nov. 5, 2012.

**Attachment No. 6: Nampa Development Corporation Resolution No. 2012-8
Proposing the Historic Mercy Hospital Plan, Approved Nov. 7, 2012.**

Attachment No. 7: Report defining Deterioration within the Historic Mercy Hospital Area

**Attachment No. 8: Finding of Fact, Conclusions of Law and Decision by the
Planning and Zoning Commission in the Matter of the Compliance of the Historic
Mercy Hospital Plan with the Nampa Comprehensive Plan approved on**

Attachment No. 9: City Council Ordinance No _____ Approving the Historic Mercy Hospital Plan and Authorizing the City Clerk to transmit a copy of the required information to County and State officials, Approved _____