



# REQUEST FOR PROPOSALS

## Downtown Library Building Re-Use Nampa, Idaho



**NAMPA**

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# INTRODUCTION



Nampa Development Corporation, hereinafter referred to as (“**NDC**”) is seeking proposals from interested parties in serving as the developer/contractor of the Nampa Public Library Historic Building Re-Use in Nampa’s Downtown Historic District. Responsive proposals to this **RFP** must demonstrate a workable planning and business framework for re-use of the building, consistent with the vision and other principles described herein.

This RFP is a competitive proposal process. After reviewing the responses to this RFP and potentially interviewing parties who have submitted responsive submittals, NDC anticipates selecting one responding team (“Preferred Developer”). The process and criteria that will be used to make the selection are described herein.

NDC and the Preferred Developer will negotiate in good faith to reach agreement on an Exclusive Negotiation Agreement (“ENA” or “Contract”) that sets out the terms for the parties to move forward. The ENA represents a first step in defining business terms as well as the process by which NDC and the Preferred Developer will work collaboratively to formulate a fully articulated development plan. The NDC will establish terms and conditions for exclusive negotiations, clarify the parties’ respective roles and responsibilities, set out pre-development activities, and provide key terms and conditions of the sale of the property. Other related development and financial considerations will be addressed in the ENA as well. During the process of discussion and negotiation, the NDC will not disclose the contents of proposals to competing Offerors.



## 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.

This urban center now includes professional offices; retail; boutiques; restaurants; art, cultural and entertainment opportunities; residential; and educational.

Along with the many thriving businesses located in downtown are the various public parking amenities, from on-street parking to off-street leased parking, to the brand new 300 space public parking garage.

NDC and the City of Nampa have continually invested in the downtown infrastructure, streets, streetscape, public spaces, public art and culture.

A six-member Board of Commissioners made up of the current City Council governs the NDC.

# PROJECT BUILDING/SITE OVERVIEW

## The Opportunity

The opportunity exists to seek out a new owner that will nourish the historic building and provide the City and downtown with an active and engaging use. It is hoped that the historic buildings would become a focal point of the downtown and showcase the city.

The Project Site is located in the historical district of Downtown Nampa and is part of the Nampa urban renewal district.

The Project Site is within walking distance to the New Nampa Public Library, post office, train depot and museum, retail shops and restaurants, and many other urban amenities. Just eight blocks from the project site is the Nampa Civic Center. The Civic Center is the second largest full-service convention center and performing arts complex in Idaho. The 42,500 sq. ft. facility includes a 640-seat auditorium, 30,000 sq. ft. of meeting space, 12,200 sq. ft. exhibit area, full service catering and an outdoor garden area. The Civic Center represents a strong demand for hospitality accommodations within the downtown area.

Downtown Nampa has become a sparkling example of mixing office, specialty retail and residential uses. The family-friendly downtown atmosphere has become a gathering place for the entire community. Regular events draw families into the historic downtown core for arts, entertainment, dining, and unique shopping and dining experiences.

## About the Building

Built in 1919, at the corner of Eleventh Avenue and First Street, the two-story sandstone structure served as a bank building until 1965 when First Security Bank donated it to the City of Nampa for use as a library. The library expanded in 1983, acquiring and remodeling the adjacent Dewey Building. Both buildings were designed by prominent Idaho Architects Tourtellotte and Hummel and are listed on the National Register of Historic Places.

The buildings are historically and architecturally significant and have been well maintained. Their excellent craftsmanship and intriguing space make them good candidates for rehabilitation and restoration.



Eleventh Ave Neo Classical Facade of former bank



Dewey Building facade built by former Mayor E.H. Dewey

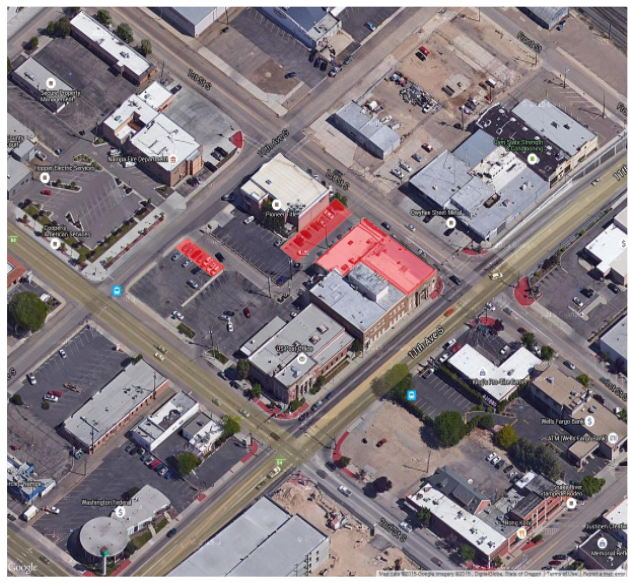


The library bank building is an example of Neo-Classical Revival style and one of the most monumental and imposing buildings in Nampa. The integrity of the exterior's materials remain intact. A triangular pediment entry portico, supported by four sandstone columns, topped with Ionic capitals, distinguishes it. The pediment contains an inset bas-relief eagle and below it the words First National Bank are inscribed. The Eleventh Avenue and First Street façades are symmetrical and divided into flat arched bays separated by sandstone pilaster piers. The sandstone parapet is carved with a balustrade and columns. Above the Eleventh Avenue entrance is a carved sandstone entablature with overlapping FNB letters. An arched eleven-pane wood sash window is located on the second floor, aligned over the entry. The foundation is poured concrete with an exterior marble base covering. The sandstone was quarried from Table Rock in Boise.

The interior of the large bank room is primarily intact with a handsome stained glass ceiling skylight lit by fluorescents. The ceiling features decorative plaster with a dentil and egg and dart design borders complemented with rosettes. The Eleventh Avenue foyer features marble wainscoting, a reflective tile ceiling and marble trim over doorway. Similar marble trim is found on the First Street entrance along with some wood wainscoting. Though covered with carpet now, it appears from the building plans that the bank room floor is marble.



# PROJECT SITE STATISTICS



## Addresses

101 11th Avenue South, Nampa, ID, and  
114 10th Avenue South, Nampa, ID

## Ownership

Nampa Development Corporation, the City's Urban  
Renewal Agency.

## Legal/Parcels

22-3N-2W SE Nampa Original All of LT13, NW 50' of LT  
15, SE 45.65' of LTS 14 & 16 all in block 21, and  
22-3N-2W SE Nampa Original NW 60' of SW 30' of LT  
20, block 21

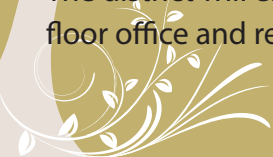
**Account #** R1332200000, and R1332700000

## Site Description

The Project Site is .33 acres and is located on Block 21 of the amended plat of the Nampa Original Town Site, at the northwestern edge of the main downtown core. Adjacent uses on the block include the Century Link Building, Pioneer Title, and the Nampa Main Post Office at 123 Eleventh Avenue South, also listed on the National Register of Historic Places. The two buildings at opposite ends of the block present a monumental character to Eleventh Avenue South. They also create a gateway entrance to the downtown as one enters from the Eleventh Avenue underpass. Pedestrian access to the library and block is provided by a signalized intersection at Eleventh Avenue and First Street, featuring an activated pedestrian crossing light.

The nearby Library Square project, which opened in March of 2015, offers a three-story 62,000 square-foot modern library, parking garage, retail, and public plaza. Other key sites near the old library, include the Rollerdrome, a family oriented facility located in a historic skate rink built in 1948. Two relatively new major Nampa public facilities exist nearby, the Nampa Fire Department at 923 First Street South, a block away, and the Nampa Police Department in the Hugh Nichols Public Safety Building, completed in 2012, at 820 Second Street South.

The old library is located in the downtown Historic District, described in the Central Nampa Revitalization Blueprint prepared in 2004. This is the center of Nampa, characterized by Victorian architectural heritage. It is the community's primary social core and business center where pedestrians have priority over vehicles. The district will encourage historic preservation, small business development, ground floor retail, upper floor office and residences, continuing education, public spaces designed for festive public use, family-



oriented entertainment and food/beverage services.



The adjacent Classic Village District has the opportunity to be developed strategically to strengthen the old library building's reuse. The Classic Village District is bound by Fourth Avenue South on the west, the railroad corridor on the north, Tenth Avenue South on the east, and Fourth Street South to the south. Future development niches could include hospitality: motels, food and beverage, and entertainment, with auto-oriented tourism. Future residential development is also encouraged. A major contribution to the district will be the Terry Reilly Center, a community based health care provider, opening at Tenth and Front streets in 2015.

## **Square Footage**

With three levels, including a basement, first floor, and mezzanine, the two rectangular shape buildings contain over 25,000 square feet of gross interior space. The first floor provides a gross building area of 9,869 square feet.

## **Parking**

The two library buildings are served by an adjacent paved off-street parking lot with 15 vehicle spaces and another eight spaces on the alley for a total of 23. Built in 2009, a city owned two-hour free, landscaped, 35-space lot is located a half block to the west behind the fire station. A block away, Library Square includes 300 parking spaces in the new parking garage. Additional parking is available at an unimproved city lot at Tenth Avenue and Front Street. On-street two-hour parking is available on the surrounding blocks. Further parking options increase on weekends and evenings. Being within the downtown Historic District, no off-street parking is required for reuse development

## **Zoning and Allowed Land Use**

Zoned (DH) Downtown Historic District. This zoning district includes the areas immediately adjacent to this site on the north, east and south sides. The zoning district to the west changes to a zoning of (DV) Downtown Village at the centerline of 10th Avenue South. The DH-District allows for residential, general commercial, neighborhood commercial, neighborhood business, and mixed uses. Industrial type uses are not permitted within this zone.

## **Access**

The Project Site is bordered on the east by 11th Avenue South, the north with 1st Street South, and to the west with a parking lot. Currently 11th Avenue South is a two-way running north-south up to the intersection of 3rd Street South, and then changes to a one-way southerly from 2nd Street South to 3rd Street South. 1st Street South is a two-way street that runs east-west. The project Site has easy access to Interstate 84, as well as 11th Avenue South, 16th Avenue South and 12th Avenue South, all of which are north-south main arterials.

## **Infrastructure and Utilities**

City sewer, water, pressurized irrigation, natural gas, electric, cable, and telephone are available. Both buildings are served by high-speed fiber optic line from city and Time Warner. Fire suppression systems, including dry and wet sprinklers were installed in the buildings in 2011. Electrical panels and circuits have been updated to serve the prior tenants needs (library). Various heating and air conditioning units were installed and reconditioned over the years to support the buildings.

# EXISTING CONDITIONS



The building is currently vacant as of March 2015. The former large bank room with its marble door surrounds, decorative ceiling, and handsome skylight is a showplace of architectural splendor. The exterior of the two historic buildings remains unaltered.

The three floors in both structures are connected by ramps and served by stairs and a three-stop elevator. A perpetual leak in the Dewey Building appears to come from the original wood skylight and patched built-up roof. A flood occurred in the Dewey Building years ago from an unseasonable rainstorm. To solve such a reoccurrence, building drain channels were installed in the basement.

The west brick exterior wall of the Dewey Building was re-pointed in 2006 by contractor Darrel Dice. In 2007, at a cost of \$60,000, the parapet of the Dewey Building facing First Street was braced and strengthened by steel brackets attached to the roof structure and through the parapet wall, connecting to tie rods with square rosettes visible on the parapet wall.

A walkthrough structural review (2014) by AHJ Engineering found the buildings to be in generally good condition. The building's primary structural system is unreinforced masonry walls. The 1919 structures were built on concrete foundations with concrete piers supporting the first floor. The first floor structure of the bank building is concrete while the Dewey Building first floor structure consists of dimensioned lumber joists (2x14 inches at 12 inches on center) as observed from the basement ceiling. The roof structures are wood.

In general, for a building of this age, the structure was found to be in satisfactory structural condition, system is unreinforced masonry walls. The 1919 structures were built on concrete foundations with concrete piers supporting the first floor. The first floor structure of the bank building is concrete while the Dewey Building first floor structure consists of dimensioned lumber joists (2x14 inches at 12 inches on center) as observed from the basement ceiling. The roof structures are wood. In general, for a building of this age, the structure was found to be in satisfactory structural condition, measured by the fact that it shows no sign of significant settlement or structural damage as a result of earthquakes or gravity forces.

The future needs of the buildings are dependent on their selected reuse and project architect. Potential needs may include a new elevator. The current elevator (44 inches by 5 feet) is small and slow with a 32" door. The building structural system would be strengthened with the floors and roof tied to the walls. The multiple roof coverings should be removed and replaced with a waterproof roof membrane. The buildings' heating and cooling system requires updating and further insulation of the building envelope for better thermal efficiency. Restrooms fixtures would need to be updated to meet ADA. New light fixtures compatible to the buildings' architecture may be appropriate. An option could be to install exterior lighting to highlight the structures' historic façade.

Attention and care of the architectural elements of the interior are prudent and desirable to enhance the quality of the building's environment. The exterior would need minor repairs and cleaning.







## **Proposed Uses from Re-Use Study**

Although the RFP does not restrict the proposer from submitting a proposal for a use that has not been identified herein, a number of uses for the former library buildings were included within the “Nampa Library Re-Use Study”. A copy of the re-use study may be requested by the proposer.

Some of those uses included: Office, Retail or Commercial, Restaurant, Event Center, Culinary Arts Institute, and a theater.



# 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. Over the last ten years Nampa has seen an increase in demand for Class A office space; much of which has been constructed off of I-84 near the Idaho Center. Office vacancy rates in downtown Nampa are at one of the lowest rates in Canyon County at 3.5%. The current retail vacancy rate of openly marketed space in downtown is just 3.7%, with a retail inventory of only 2.5%.<sup>1</sup>

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, Mustard Seed Home Decor, Vintiques, the Lookout Toy Store, Mystikal Misfits, and more are still coming.

Downtown Nampa has seen more growth in the last few years that they have experienced in a decade. We believe this growth is a direct result of the City leaders and investor's dedicated efforts of revitalization in addition to Downtown Nampa being selected as one of three (3) cities in the State of Idaho to participate as a Designated Main Street Community.

<sup>1</sup> *Colliers 2014 Year-End Real Estate Market Review*

<sup>2</sup> *U.S. Census Bureau, 2014 Census Estimates*

<sup>3</sup> *U.S. Census Bureau, 2010 Census*

## Nampa Market Information

- Located approximately 12 miles west of Boise
- <sup>3</sup>Population in the Boise/Nampa MSA exceeds 660,000
- <sup>2</sup>Nampa is the 2nd largest city in Idaho, with a 2014 population estimate of 88,211
- <sup>3</sup>Median age is 30.1
- Forbes magazine has consistently ranked this area in the "Top 10 Places to Live and Start a Business"
- Top 10 "Best Affordable Place to Live" - Livability 2015
- Project site qualifies for New Market Tax Credits
- Project site qualifies within the Community Development Block Grant Fund (CDBG) area
- Project site is located within the City's Urban Renewal District Boundaries



# POTENTIAL PROJECT TAX CREDITS



**Investment Tax Credits for Historic Rehabilitation:** Both of the old library buildings are listed on the National Register of Historic Places, making them eligible for the 20 percent tax-investment credit. The investment tax credit is intended to provide private owners a financial incentive to rehabilitate the building in a manner that retains those qualities, which identify the building as historic. The project must meet the guidelines as established in Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings. Basically, the owner describes the proposed project, which is then reviewed by the State Historic Preservation Office (SHPO) and the National Park Service (NPS). The SHPO and NPS will respond with any needed alterations to the proposed plans and, if corrected, the NPS approves the proposed plans. After the project is completed, the owner again needs SHPO and NPS review to confirm that the project was completed as approved by NPS. When the completed project is approved ("certified"), the owner is sent a letter confirming this status, and which is proof to the IRS that all historic preservation requirements for a "certified rehabilitation project" have been met.

**New Markets Tax Credits:** Another opportunity is the New Markets Tax Credits (NMTC) that can offer up to 38 percent tax credit under the right conditions. New Markets Tax Credit financing is a federal program that encourages private investment in qualified projects. Projects financed with NMTC deliver considerable community benefits, especially boosting the economy and creating high-quality jobs. Collaboration between several partners can bring such a project to reality.

Montana CDC was awarded an allocation for projects located in Idaho. This project is located in a "qualifying area".



# PROJECT GOALS, OBJECTIVES & PRIORITIES



## **GOALS AND OBJECTIVES**

**Proposals for redevelopment shall be generally consistent with the following:**

1. Redevelopment that preserves the historic character of the Subject Property;
2. Redevelopment that promotes economic development in downtown Nampa and generates real property tax revenue from Subject Property;
3. Assurance that the transferee commences and completes redevelopment within a reasonable time;
4. Assurance that the transferee has the financial ability and experience to complete its redevelopment proposal;
5. Assurance that the transferee will not sell the Subject Property prior to completion of its redevelopment proposal; and
6. Such other terms, conditions, covenants, restrictions, including covenants running with the land, as the NDC may determine are consistent with the objectives of the urban renewal plan.

## **ADDITIONAL CONSIDERATION PRIORITIES**

**Strong Financing:** Priority will be given to applicants with strong creditworthiness and with clear financial capacity to deliver the proposed project. Proposals financed by recognizable lending institutions speaking to both the applicant's creditworthiness and willingness to lend for the proposed project are preferred to those financed by speculative equity investors.

Describe how the project will be funded/financed including construction financing, permanent financing and anticipated final ownership. Letters from financial institutions which describe prior credit relationships, prior lending history/amounts/range, and anticipated parameters for lending on proposed project are desirable. A list of preliminary development financing sources and uses for the proposed development MUST BE included in your submittal.

**Quick Construction:** Priority will be given to projects proposed to be completed within a shorter time frame relative to the size of the project. Describe the timeline for the project including the design development phase, construction duration, and certificate of occupancy.



# SUBMISSION REQUIREMENTS



The following information must be included in the RFP submittal response.

## **A letter of Introduction**

A letter of introduction signed by the Lead Entity responding to the RFP.

## **Contractor/Developer/Team Information:**

- Name of the Lead Entity, address and telephone number submitting the RFP
- Name of the proposed Contractor/Developer, address and telephone number for the project
- Description of form of organization of Lead Entity (corporation, partnership, sole-proprietorship)
- Statement of years the Lead Entity has been in business under current name and a list of other names under which the Lead Entity has operated
- Webpage address, if available, of the Lead Entity
- Name, address and telephone number for Project Manager

## **Project Portfolio**

The project portfolio must include a minimum of three (3) examples from the Lead Entity of projects that have been completed within the last ten (10) years or be currently under construction. Projects should demonstrate quality of design.

## **Concept Plan: Provide the following information:**

- An overall narrative description of the project, proposed uses within the building, and development plan.
- A concept sketch of the floor plans may be submitted, but are not required.
- Photographs or perspective drawings of other projects depicting possible architectural concepts viewed as appropriate for this project are recommended, but are not required.
- Additional written or graphic materials if needed to communicate the project concept

## **Development Timeline**

A preliminary development timeline is required and must include major milestones including but not limited to: design review, planning and zoning approval, any additional entitlements, loan closing(s), land closing, construction start, construction completion and rent/lease up or sales schedule.

## **Capacity to Perform Work**

Please submit a minimum of three (3) references from public agencies, private companies, or individuals with whom respondent has had relevant experience. For references, include contact name, address, current telephone number and email address.





### **Financial Resources and Capacity**

Please submit 2-3 references from financial institutions or partners providing financial backing for past or current projects, project names and locations, and dates these projects commenced and were completed. Include contact name, address, telephone numbers, and email addresses. Include letters of interest or other evidence of ability to arrange financing.

### **Statement of Understanding and Project Approach:**

Please discuss the significance of the Project Site, the proposed approach to development, how it addressed the goals, objectives and priorities listed within this RFP, and innovative or creative aspects of the project proposal.

\*NDC reserves the right to request additional information during the review period.

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**Number of Copies:** one (1) hard copy, along with one (1) electronic copy.

**Deadline:** Responses must be received no later than **3:00 PM MDT on Friday, September 9, 2016**. It is the sole responsibility of each respondent to see that its submission is received by the date and time stated in this RFP. **NO ORAL, FACSIMILE OR EMAIL SUBMITTALS WILL BE CONSIDERED.**

Proposals must be submitted by mail or hand-delivered to:

Robin Collins  
Assistant Economic Development Director  
City of Nampa  
9 12th Avenue S.  
Nampa, ID 83651  
Phone: 208.468.5416



# PUBLIC NOTICE OF SUBMISSION

While every effort will be made to ensure accurate information in the Request for Proposals, neither NDC, the City of Nampa, any other public participant or partner, civic group or individual, nor any of their elected officials, officers, agents, employees or consultants, shall be responsible for the accuracy of any information provided to any person as part of the Request for Proposals process. All Proposers are encouraged to independently verify the accuracy of any information provided. The use of any of this information in the preparation of a response to this request is at the sole risk of the Proposer.

If you should have questions regarding the land and request, please put them in writing by DATE and email to [collinsrr@cityofnampa.us](mailto:collinsrr@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. 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:

1. Exempt: Respondent shall segregate any proprietary or confidential material and provide an explanation as to 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 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, in replying 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 Developer 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.
- All Responses submitted must be the original work product of the Developer. The copying, paraphrasing or otherwise using of substantial portions of the work product of another Developer is not permitted. Failure to adhere to this instruction will cause the Response to be rejected.
- The NDC has no responsibility for any expenses incurred by a Developer 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 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 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 consider recommendations from the review panel in selecting a respondent to advance the RFP process toward the ERN and DDA agreement steps. If NDC is unable to reach a satisfactory agreement with a selected development entity, NDC may terminate negotiations with a selected development entity 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/DDA 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, from the information submitted in the responses, the most qualified 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.
- **Bank Facade:** A deed restriction will be required to ensure that the historic bank building facade remains intact in order to maintain its architectural and historic integrity.





# SCHEDULE

## **RESPONSE PERIOD**

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

**August 10, 2016 - RFP Published**

**September 9, 2016 @ 3:00 pm MDT- Response Deadline**

## **EVALUATION**

**Panel Review- Week of September 12th, 2016**

A panel comprised of City of Nampa, NDC, and others will review. Each proposal relative to the priorities listed in the RFP.

**September 21, 2016 - Recommendations presented to the NDC Board**

## **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 2-3 months.

## **DDA (Disposition and Development Agreement)**

The schedule for the Disposition & Development Agreement (DDA) will be determined following the NDC Board of Commissioners' selection of the proposal for purposes of preparing a DDA. If the ERN advances to a DDA, an estimated 3 months is added.