

REQUEST FOR PROPOSALS

Disposal of Downtown Nampa Land

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

The project site contains two parcels with a total of 0.466 acres. The parcels are located on a highly visible corner at 2nd Street South and 10th Avenue South, near the historic city center, and the City's new public safety building. The project site is in the midst of all the energy and growth happening in downtown Nampa, with the Downtown Historic District boundaries directly across 10th Avenue South.



Nampa Development Corporation
9 ~ 12th Avenue South
Nampa, ID 83651
(208) 468-5430



Response Deadline

September 21, 2016

Nampa - *“Top 10 Best Affordable Places to Live”*

- *Livability 2015*

About NDC

Nampa Development Corporation (NDC) is the urban renewal agency for the 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. 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 undertaken major initiatives including the downtown traffic study and improvements, Smart Growth Initiative, Bike and Walk to Downtown Project, the National Mainstreet Program, Historic façade grant program, development of Lloyd's Square, 60,000 square foot Public Safety Building and parking structure, and most recently; the construction of downtown's first public parking garage, 60,000 square foot 3-story central public library, along with a private partnership piece that contains two (2) retail/office/restaurant buildings owned by Gardner Company.

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

The Opportunity

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

In the middle of all this energy and growth, and adjacent to this property is Downtown Nampa. The Project Site is located directly across the street from the boundaries of the historical district of Downtown Nampa, and within two blocks of the Downtown Core. The Project Site is part of the Nampa Downtown urban renewal district, and is located adjacent one block east of the Hugh Nichols Public Safety Building, and two blocks west of “Library Square”, which contains a new 3-story public library, a 4-level public parking garage with 300 spaces, two retail/office buildings, and a public plaza, and directly across from the Boise Fry Company. “Library Square” is part of the overall downtown redevelopment efforts, along with a 60,000 sq. ft. public safety building, new streetscape standards, many historic building façade restorations, and park, and a new bike and walk to downtown project.



Project Site Overview

The Project Site is within walking distance to the Nampa Public Library, post office, train depot and museum, retail shops and restaurants, and many other urban amenities. Just six blocks from the project site is the Nampa Civic & Convention Center. The Civic & Convention 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 & Convention Center represents a strong demand for hospitality accommodations within the downtown area.

Project Site Overview

The site is comprised of two (2) parcels located on the northwest corner of 2nd Street South and 10th Avenue South. The project site consists of approximately 0.466 acres. The Project Site is part of the downtown village district intended to serve as a transitional district between the downtown business and the downtown historic districts. It is envisioned to provide a mixed use area of retail, office and multi-family residential services, with a presence of motels and food service establishments, and entertainment within its confines.



The Project site is bounded by Nampa Fire Station #1 to the north, the Nampa Post Office to the east, commercial to the south, and the Hugh Nichols Public Safety Building to the west.

Project Site Overview & Statistics

The project site includes:

- Two parcels with a total of 0.466 acres that is currently being utilized as a parking lot.

Addresses

920 2nd Street South, Nampa, ID

113 10th Ave. South, Nampa, ID

Ownership

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

Site Description

The Project Site is located in
Downtown Nampa, and within the
subdistrict, known as the Downtown
Village District. The property is also
located within the Nampa Urban
Renewal District.

Legal/Parcel

920 2nd St South

R1333500000

22-3N-2W SE NAMPA ORIGINAL ALL
OF LTS 21&23 BLK 22

113 10th Ave. South

R1333300000

22-3N-2W SE NAMPA ORIGINAL LT
19, BLK 22



View from 2nd Street South

Zoning and Allowed Land Use

Zoned (DV) Downtown Village District, which is intended to serve as a transitional district between the downtown Business (DB) and the downtown historic (DH) districts. It is intended to provide a mixed use area of retail, office and multi-family residential services, with a presence of motels and food service establishments, and entertainment within its confines. This zoning district includes the areas immediately adjacent to this site on the north, south, and west. The areas immediately adjacent to the site on the east are zone in the DH-District (Downtown Historic District) which 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 north and south with commercial uses, government buildings and commercial to the west, and federal buildings and commercial to the east. 2nd Street South is a one-way in a westerly direction. 10th Avenue South is a two-way running north-south. The project Site has easy access to Interstate 84, as well as 16th Avenue South and 12th Avenue South, both which are north-south main arterials.

Infrastructure

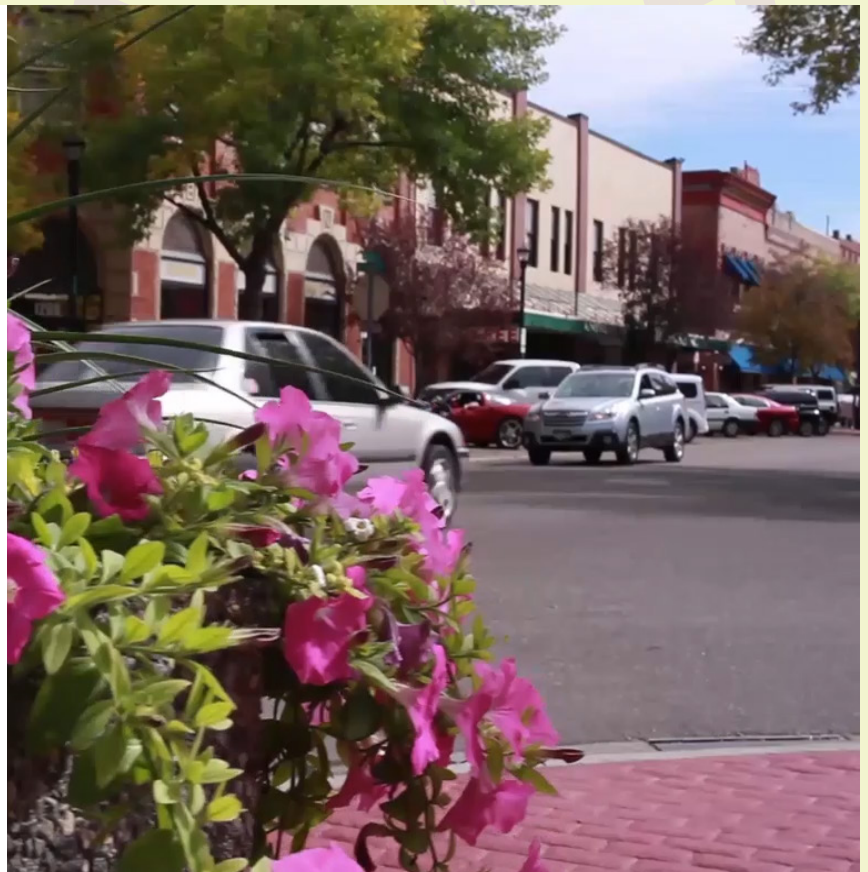
City sewer, water, pressurized irrigation, natural gas, electric, cable, and telephone are available. In addition, this parking lot was designed under the strictest of streetscape plans with 10' sidewalks on 10th and 2nd.

**Historic Downtown
Nampa**

**heart
of the
city**

**public art
historic train depot
restaurants
shopping
events**

it has it all.



General Market Conditions

Downtown Nampa is home to specialty retail, restaurants and business services. Much of the existing inventory in the downtown historic district resides in structures that pre-date 1970. The current retail vacancy rate of openly marketed space in downtown is just 3.58%, which shows the demand for quality retail space in that submarket.¹

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, Phoenix Fire Games, Rolling H Cycles, Curious Media, World of Nutrition, Destination 112, and more are currently in the planning process.

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.

Nampa Market Information

- Located approximately 12 miles west of Boise
- ³Population in the Boise/Nampa MSA exceeds 670,000
- ²Nampa is one of the fastest growing cities in Idaho, with a 2016 population estimate of 90,360
- ⁴Median age is 30.8
- 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



¹ Colliers 2015 Q4 Year-End Market Report

² U.S. Census Bureau, 2016 Compass Estimates

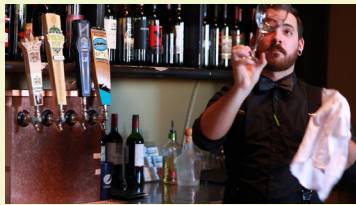
³ U.S. Census Bureau, 2015 Census Estimates

⁴ Bureau of Labor Statistics

Required Property Use & Restrictions

Nampa Development Corporation is utilizing this RFP process to solicit interested parties to submit their proposals for purchase and use of these two (2) parcels. Responders will be reviewed based on the following criteria:

- The highest and best use of the property;
- The proposer's unique vision and approach to implementation of a Development Project;
- The proposed use(s) and impact for an increased the current tax base;
- A proposed development or use that will compliment the Downtown Village and Downtown Historic District;
- Proposed purchase price. A minimum of \$400,000 has been set as the starting purchase price.
- Feasibility of implementing such proposed development project or use;
- Financial capacity to implement such proposed development project or use;
- Prior projects that the propose has developed and references;
- A restrictive covenant limiting the ability of the successful applicant or subsequent owners to seek exemption from property tax assessment may be required as a condition of any agreement for development, use or and/or purchase.



RFP Goals

- To strengthen the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Urban Renewal Area and the Area as a whole, and benefiting the various taxing districts in which the Urban Renewal Area is located;
- The re-planning, redesign, and development of undeveloped, underdeveloped, or underutilized areas which are stagnant or improperly utilized.

Required Proposal Elements



The proposal must at a minimum address the following items:

- Proposed purchaser, contact information, and key personnel in the proposed project;
- Summary overview of the proposal and the short term and long term benefits to the community and the surrounding districts;
- Proposed purchase price, including terms and conditions (A min. purchase price of \$400,000 has been set);
- Concept Plan Drawing (This does not have to be done by a professional. The concept plan can be a simple conceptual sketch to show the property, location of buildings and the proposed uses);
- Time-line for development;
- Specify the proposed uses for the property (for example; restaurant, retail, apartments, mixed-use retail/residential);
- Address the "Property Use and Restrictions" section on this page;
- Proposed project must address the overall RFP goals listed herein;

Evaluation and Selection Process

Proposals will be screened by a sub-committee for the highest and best use proposed, which meets all conditions and criteria within this request. A recommendation will be presented at the Nampa Development Corporation meeting for approval. The selection will be based on a combination of the criteria included in the Required Property Use and Restrictions, RFP Goals, and the Required Proposal Elements section of this proposal. The Nampa Development Corporation Board of Commissioners reserves the right to reject all proposals.

TENTATIVE SELECTION SCHEDULE

*Timeline is subject to change depending on responses

- Request for proposals published **August 23, 2016**
- Proposals due by 3:00 p.m. MST on September 21, 2016**
- Sub-committee reviews proposals **October 3-7, 2016**
- Nampa Development Corporation considers recommendation - **October 19, 2016**



Submission Requirements



Parties interested in submitting a proposal to acquire and develop this site shall submit a response to the proposal by **3:00p.m. MST on September 21, 2016.**

The proposals may be:

1. DELIVERED BY MAIL OR IN PERSON to the address below. **All proposals must be in a sealed envelope bearing the caption on the envelope, "NDC RFP 10th and 2nd Proposal, Submittal Deadline: September 21, 2016".**

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

Nampa Development Corporation
C/O
Robin Collins
Asst. Economic Development Director
City of Nampa
9 12th Avenue South
Nampa, ID 83651
208-468-5430 collinsrr@cityofnampa.us

If you should have questions regarding the land and request, **all questions MUST be put them in writing by September 16, 2016 and emailed to 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.



Public Notice of Submissions

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

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

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 RFQ/P agree to release and hold NDC harmless from any and all liability for disclosing any material or documents included in any proposals submitted to NDC.

NDC Terms and Conditions

- The interested party(s) shall not offer any gratuities, favors or anything of monetary value to any official or employee of the NDC or City of Nampa for the purpose of influencing consideration to this RFP.
- The NDC has no responsibility for any expenses incurred by an interested party in the course of responding and/or presenting this or subsequent proposals.
- A response will constitute a public record. If any part of the response contains “trade secrets” as defined in Idaho Code 74-107, that information must 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 accept the highest proposal purchase price and take into consideration the connected use. If NDC is unable to reach a satisfactory agreement with a selected proposer, NDC may terminate negotiations with a selected proposer and commence negotiations with the next highest ranked RFP respondent and so on or, in its sole discretion, determine not to enter into an ERN/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 equitable proposal to meet the stated duties as evaluated under the criteria set forth herein. The NDC Board will make the final selection.
- The issuance of the RFP and the receipt and evaluation of submissions does not obligate the NDC to select a proposal and/or enter into any agreement. Any submission does not constitute business terms under any eventual agreement. NDC will not pay any costs incurred in responding to this RFP.

Schedule

RESPONSE PERIOD

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

Monday, August 23, 2016 - RFP Published

Friday, September 21, 2016 @ 3:00 p.m. MST - DEADLINE FOR SUBMISSIONS

EVALUATION

Review

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

October 19, 2016 - Proposals and Recommendations Presented to Board

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

ERN (Exclusive Right to Negotiate)

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

DA (Disposition Agreement)

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