

Good afternoon,

Jeremy Hefner and I have grown up in the Nampa area for most of our lives. Jeremy was a Nampa High kid while I went to Vallivue. Post high school, we both had the privilege of attending NNU. Today, Jeremy and his family live on the south side of Nampa, while my family and I live on the east side. Nampa is home; it is the only place we know.

Jeremy and I have a very good relationship with Roger Wilson, the owner of Nampa Floors. Roger had a 20,000-square-foot retail space in downtown Nampa that he outgrew years ago, moving his business to the Franklin Business Center. He left the downtown building vacant for years, with no activity and a hollow shell occupying the main corridor.

We approached Roger and asked to buy his building with the goal of creating a space that would add value to downtown Nampa, knowing it would be a lot of work. After working with architects and engineers for eight months, we had to completely gut the building to its studs, which required asbestos remediation teams, a new roof, new HVAC, electrical work, etc.





Our goal is to have three tenants in the building. Once we had a blank space, we quickly started working with local businesses to find the right fit for downtown. We said no to well over 38 different prospective tenants that had good, going concern businesses, but we felt would not be a good fit for downtown. We are trying to create a family environment paired with good business office space. This building has two fully executed leases in place with several other LOIs in hand (we are getting picky about who we want) who are ready to occupy the rest of the space.

We appreciate NDC and their consideration to provide additional reimbursed funding, as this is a \$2.88 million build-out, over the cost of the building. This building will increase the diversity of business and retail space whose employees will frequent other business downtown Nampa. We have a real opportunity to be a catalyst to drive new business to the downtown corridor.

Thank you for your consideration,

Jim Reames

2nd Street Properties