

Proposed Amendments to the Downtown Business Improvement District Ordinance

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Economic Development

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ABOUT BID

- The downtown Nampa Business Improvement District was established in 1982 to provide enhanced services for the downtown area and promote businesses and activities within the district.
- The BID serves in an advocacy role for business and property owners operating in the BID district.
- The BID brings enhanced services to downtown Nampa such as beautification(seasonal plants and flowers, holiday décor, etc.), and enhanced sanitation services (weekly street trash bin service and seasonal clean up activities).
- Funds from the BID go towards improvements in the district such as seasonal decorations, art, downtown events, and funding of economic development efforts through marketing and business retention and recruitment.
- The BID is an established District bounded geographically. The BID boundaries are within the Historic District of downtown Nampa but do not include the entire Historic District.

BID Boundary



CURRENT CHALLENGES

Funding

The BID has not increased fees despite rising costs and inflation since 1993.

Competitiveness

Due to lower funding than comparable districts, BID is unable to provide competitive levels of services.

Growth

Recent growth in the district compared to a stagnant funding level has created a challenge due to limited resources available.

Administration

Due to the challenges in tracking the frequent turnover of businesses, administering the BID is quite complex. In contrast, property ownership is much more stable, with fewer owners compared to the number of businesses. This stability would facilitate more efficient billing processes.

BID ASSESSMENT RATES

CURRENT RATES

Businesses Assessed

Businesses are assessed at a rate of \$0.66/sq foot of space occupied.

Minimum: \$220/year

Maximum: \$1,650/year

PROPOSED RATES

Property Owners Assessed

Minimum: \$350/year

Maximum: \$2,500/year

TIER 1

Parcels containing only ground level businesses.

- Year 2025: 0.002
- Year 2026: 0.00226
- Year 2027: 0.00252
- Year 2028: 0.00278
- Year 2029: 0.00304
- **Year 2030: 0.0033**

TIER 2

Parcels containing a building(s) with both upper and lower story businesses.

- Year 2025: .002
- Year 2026: .0021
- Year 2027: .0022
- Year 2028: .0023
- Year 2029: .0024
- **Year 2030: .0025**

ACTIVITIES PER ORDINANCE & STATE CODE

ORDINANCE NO. 1946

“An ordinance of the City of Nampa, Idaho, creating a Business Improvement District pursuant to Idaho Code, Section 50-2601 et. seq. for the *purpose of hiring a downtown manager to promote business and events within the district and for the purpose of maintaining the public areas within the district.*”

IDAHO CODE SECTION 50-2601

The legislature hereby authorizes all incorporated cities:

- (1) To establish business improvement districts, hereafter referred to as district or districts, for the following purposes:
 - (a) The acquisition, construction or maintenance of parking facilities for the benefit of the district;
 - (b) Physical improvement and decoration of any public space in the district;
 - (c) Promotion of public events which are to take place on or in public places in the district;
 - (d) The acquisition and operation of transportation services to promote retail trade activities within the district; and
 - (e) The general promotion of retail trade activities in the district.
- (2) To levy special assessments on all businesses or business property within the district and specially benefited by a business improvement district to pay the damages or costs incurred therein as provided in this chapter.

ADDITIONAL DOWNTOWN SUPPORT

- Security cameras and additional lighting to increase safety
- Promote and advertise businesses (social media campaigns, passport program, etc.)
- Increase trash removal services
- Regular street and sidewalk cleaning
- Wayfinding and gateway monuments
- Additional flowers and beautification efforts
- Welcome packets for new businesses
- Seasonal décor (Christmas lights, wreaths, garland, etc.)
- Additional speakers for ambient music and events
- Wall Street alley beautification and pedestrian amenities
- Snow removal in front of businesses
- Window art on vacant buildings

HISTORY

August 7, 2023

- City Council chose to delay their decisions until 2024 to better communicate the changes to the downtown businesses and property owners and give property owners more time to adjust their leases.

COMMUNICATION EFFORTS

June 14, 2023: Ordinance change town hall. Presentation given to attendees on proposed changes to billing structure and fees.

June 2023: Resolution of Intention No. 19-2023 mailed to all business and property owners in the district.

July 17, 2023: Resolution of Intention No. 19-2023 presented at City Council. Council approved.

August 7, 2023: Public hearing for ordinance change. City Council motioned to delay decision until following year to allow more time for communications and give property owners time to adjust their leases.

August 9, 2024: Webpage created with proposed ordinance available to review. QR code to website was included in BID annual meeting flyer.

August 9, 2024: Annual meeting flyer sent via regular mail August 9, 2024 to 73 property owners and 247 business owners.

August 8, 2024: Resolution of Intention sent via certified mail to 73 property owners

August 14, 2024: Resolution of Intention sent via regular mail to 247 business owners.

August 28, 2024: Downtown Nampa annual meeting. 24 businesses in attendance and ordinance change presented.

October 10, 2024: Resolution of Intention once again mailed to 73 business owners and 247 business owners.

STAFF RECOMMENDATION

Staff and the BID Board of Directors recommend approval of the proposed amendments to the Downtown Business Improvement District Ordinance No. 1946, modifying the application, collection, method of calculation and rate of special assessment within the Nampa Downtown Business Improvement District.