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 **Nampa Business Improvement District #2 (BID)**

 **Special Meeting**

 **March 14th, 2022**

BID Special Meeting Minutes- March 14th, 2022 at 2C Family Brewing- Nampa

Members in Attendance: Chelsea Johnson, Melinda Romayor, Mark Schiebout, Matthew Lind, Adam Hutchings, Max Chavez, Julie Vincent, Andrew Medina, Oscar Diaz, Alvin Mullins.

Others in Attendance: None

Lind started the meeting at 7:06 pm.

**Overview of BID Tasks:**

Lind talks about motions coming up to vote. Since the last annual meeting, the BID board has completed membership verification and is about 95% complete and accurate. Big project the board is working with several entities to hire a downtown manager, events coordinator, and a book keeper. Dues are coming in a lot stronger so we can actually move forward with projects in our downtown core. We are actively working with stakeholders to incentivize buildings to be occupied. We are voting to increase the fees to normal dues for vacant buildings, instead of half rate. Then for buildings vacant 6 months or more to be assessed at 110% of current rate. We are also working on wayfinding signage at pivot corners to help direct people where to park and when, and also businesses as well. We are investing in additional seasonal décor with the City, about $20,000 from BID and $63,000 from the City, to help decorate downtown. We need 2-3 additional board members, a secretary position, and several committees we could use some help with. Spring cleanup and flowers are coming up soon. Watch your emails for that info. And finally, the BID is covering the online fees for businesses that pay their dues online with Growth Zone.

**Vacant Building Ordinance:**

1. Motion to request the City of Nampa amend ordinance 2647 (an amendment to ordinance

1946) to reflect the following changes:

a. For the purposes of assessing rates within Business Improvement District #2 Vacant

Buildings and Lots shall be defined as any lots or buildings remaining unoccupied after a

period of 6 months and for which there are no current building or development permits

in application or in progress.

b. For the purposes of assessing rates within Business Improvement District #2 Parking

Lots shall be defined as any improved parking lots featuring a paved parking area or

parking payment system.

c. Section 5 d to be changed to strike “ground level vacant structures and lots” and insert

the language “Parking Lots”.

Lind stresses that vacant buildings are assessed at half the due rate, in consideration of trying to help those building owners who were struggling to finds tenants for their buildings when the code was written. Our market is very different today with the substantial growth. Routinely the BID and the Economic Development department gets inquiries about vacant buildings in downtown. The assessed rates have not changed since the 1980’s. Doubling the vacant rate goes from $55 to $110 for most buildings.

We do have a quorum and can take action to vote on the first motion.

Lind motions, Schiebout seconds- ***to approve the motion to request the City of Nampa amend the above ordinance to bill vacant buildings at the full assessed rate-*** motion passes.

2. Motion to request the City of Nampa amend ordinance 2647 (an amendment to ordinance

1946) to reflect the following changes:

a. Additional language insertion “Vacant Buildings and Lots, as defined above, shall be

assessed at a rate of 110% of the standard assessment rate. Partially vacant buildings

shall be prorated”.

Lind opens discussion for 2nd motion. Mullins asks if we can increase further. Hutchings responds that per our bylaws we can only increase 10% per year. Chavez says he would like to see all assessments raise per the bylaws every year since they have not been raised since the 1980’s. Lind agrees, but says we need to talk about the value and service the BID brings to membership before we ask for more money.

No further discussion.

Lind calls for vote.

Lind reports that both votes carry. Hutchings reports that it will go before City Council for them to approve.

Open discussion follows from membership about things the BID can change or help with. The following are areas of concern for the represented membership:

1. Chavez asks to change the monthly board meetings from a 7:30am meeting to more of a 5:30pm meeting. Feels like there would be more participation on those meetings. Lind will bring to board.

2. Chavez offers his expertise in any large scale purchases for the downtown.

3. Chavez reports concerns of parking and how some businesses take up quite a bit of on street parking instead of using lease lots that are close to them. The diagonal parking around 1st St. and 11th St. really jams things up during rush hour and causes lots of problems. He would like to see parallel parking there.

4. Mullins would like to see free parking in downtown for business owners.

5. Membership would be open to designating a couple Food pick up spots. Chavez says he can donate a couple spaces in his parking lot for that need.

6. Diaz brought up the current events that are scheduled and received lots of feed back that people were frustrated that they couldn’t go back and forth from Llyod Square to the band stage on 1st with their drinks.

7. Mullins states we need to make it easier for the businesses on 1st to do business during those events.

8. Membership says they would like to see the event perimeters expand so that it’s not all on 1st St. and does not see any reason to not expand down 13th Ave.

Hutchings motions to end meeting, Romayor seconds. Motion passes. Meeting adjourned at 7:56.