

2025 ANNUAL REPORT

Nampa Development Corporation - 500 12th Ave S Nampa, ID 83651 - (208) 468-5430
https://www.cityofnampa.us/857/Nampa-Development-Corporation

ON THE COVER



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Image created by Downtown Redevelopment Services for the purpose of the feasibility study

Assessing the Feasibility of Downtown Redevelopment

NDC commissioned a feasibility study to assess the potential for catalytic redevelopment on a key downtown site. The goal is to transform underutilized land into a vibrant, economically productive anchor that strengthens the surrounding district and aligns with long-term revitalization efforts.

Investing in Positive Downtown Change

After the completion of the feasibility study, NDC matched the City of Nampa's $40,000 investment in transitioning to Form-Based Code in downtown Nampa.

ABOUT NDC

Board of Commissioners



Wendy Rhodes
Chair



Jeff Cornilles
Vice Chair



Darl Bruner
Commissioner



Mitch Minnette
Commissioner



Randy Haverfield
Commissioner
City Councilman



Adam Hutchings
Commissioner

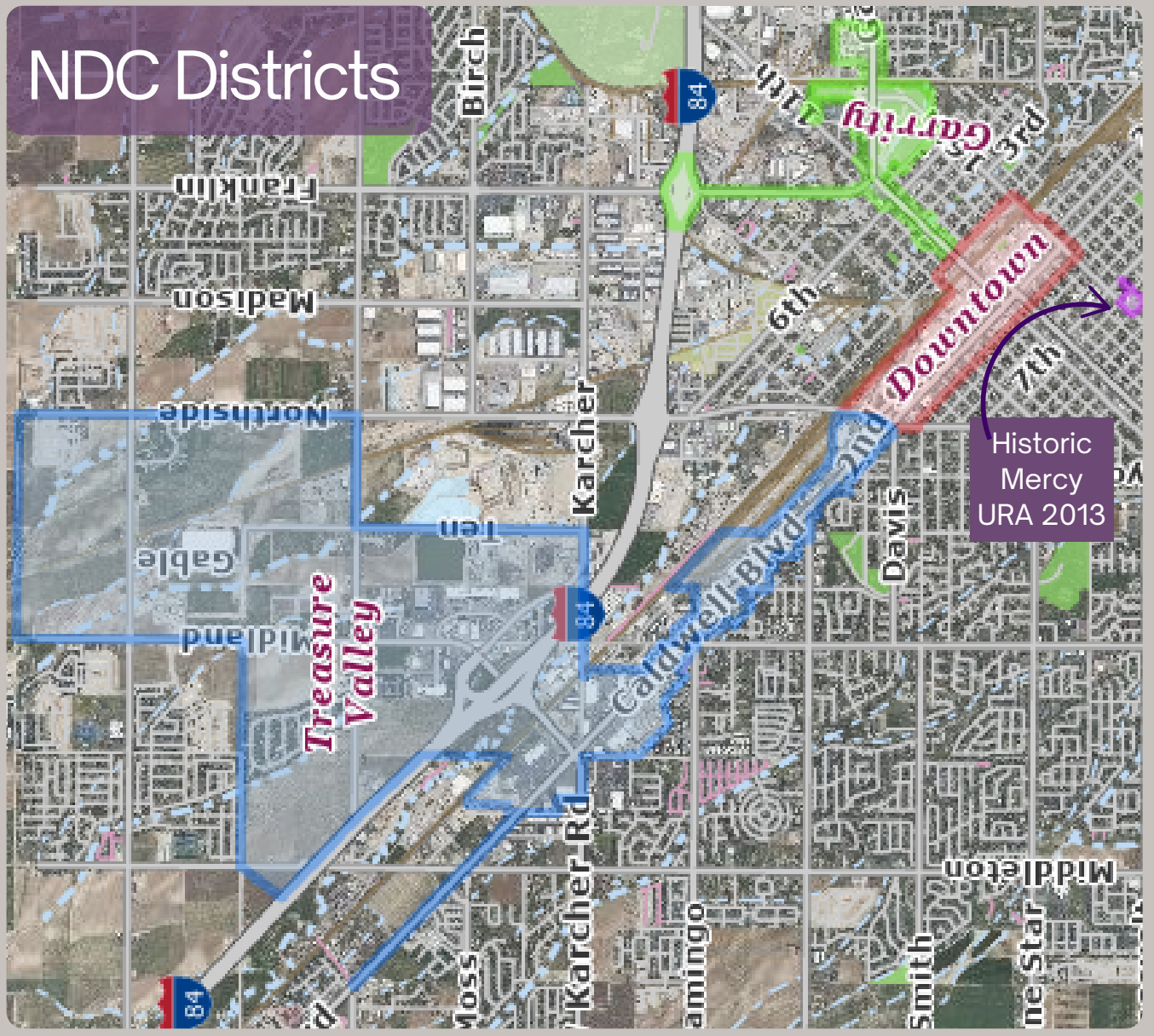


Dale Reynolds
Commissioner
City Councilman

NDC was created in 2006. NDC partners with the City of Nampa, the Business Improvement District (BID), Downtown Nampa Association (DNA), and various others organization to improve downtown infrastructure, streetscapes, and public spaces. The agency supports development through investing in public infrastructure and utility upgrades and assisting development needed to foster economic growth and vitality.

NDC guiding documents are the 2006 Nampa Economic Development Redevelopment Plan and the Historic Mercy Hospital Urban Renwal Plan.

Nampa Development Corpration or NDC is the urban renewal agency of the City of Nampa. It is charged with overseeing Nampa's redevelopment and revitalization efforts.



Agency-Wide Financial Analysis

Table 1 reflects fiscal year 2025 and fiscal year 2024 Statements of Net Position.

Statement of Net Position
As of September 30, 2025

Table 1

	FY2025	FY2024
Current & Other Assets	18,649,069	14,509,178
Capital Assets	18,542,690	13,795,212
Total Assets	**32,063,725**	**28,304,390**
Deferred Outflows of Resources		
Deferred Loss on Refunding	16,824	432,440
Current Liabilites	25,260	399,833
Noncurrent Liabilities	3,789,778	6,292,255
Total Liabilities	**3,815,038**	**6,692,088**
Deferred Inflows of Resources	7,980,628	6,783,662
Net position		
Net Investment in Capital Assets	13,414,656	11,874,796
Unrestricted	6,870,227	3,386,284
Total Net Postition	**20,284,883**	**15,261,080**

2024 Financial Statements

Table 2 provides a summary of the Agency's operation for the fiscal years 2025 and 2024.

Statements of Activites
As of September 30, 2025

Table 2

	FY2025	FY2024
Revenues		
Program Revenues		
Rents and Charges for Services	2,160	1,830
General Revenues		
Property Taxes	7,223,125	5,949,480
Interest Income	405,799	340,027
Miscellaneous	7,491	20,570
Total Revenues	**7,636,415**	**6,311,907**
Expenses		
Urban Renewal	2,042,824	1,626,994
Interest Expense	571,824	441,293
Total Expenses	**2,614,772**	**2,068,287**
Change in Net Position	**5,023,803**	**4,243,620**
Net Position, Beginning of Year	**15,261,080**	**11,017,460**
Net Postion, End of Year	**20,284,883**	**15,261,080**

Financial Highlights

- The Agency's total assets increased from $28.3 million in fiscal year 2024 to $32.0 million in fiscal year 2025, primarily due to increases in the investments.
- Total liabilities decreased from $6.7 million in fiscal year 2024 to $3.8 million in fiscal year 2025, due to payments on the Series 202A and 202B Bonds.
- Total net position increased by $5.0 million in fiscal year 2025 due to excess revenue over expenses.
- Total fund balance equals $10.5 million, of which $7.1 million is restricted for bond debt service and bond revenue allocation and $10.5 million is restricted for Urban Renewal projects.