

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
July 13, 2015 12:00 p.m.

A G E N D A

I. **CALL TO ORDER**.....Chairman Hale

II. **AGENDA CHANGES/ADDITIONS**.....Chairman Hale

III. **CONSENT AGENDA**

- A. Expenses
 - 1. Approval of Paid Invoice Report – June 2015
- B. Minutes and Reports
 - 1. Approval of Meeting Minutes from June 8, 2015
- C. Other
 - 1. Adopt Resolution #1393 Records Disposition

IV. **ACTION ITEM**

- A. CONSIDER: Resolution 1394 Approving Contract Award for 2015 Westside District Streetscapes Project (10 minutes).....Mary Watson
- B. CONSIDER: T2 and T4 Designation for Inn at 500 Capitol (10 minutes).....Shellan Rodriguez
- C. CONSIDER: Written application to appear as amicus curiae (friend of the court) in the Auditorium District appeal, Docket No. 43074, pending before the Idaho Supreme Court (5 minutes).....John Brunelle
- D. CONSIDER: Bank of America Term Loan (5 minutes).....Ross Borden

V. **INFORMATION/DISCUSSION ITEMS**

- A. Ada County Courthouse Bond Redemption/Pay Off (5 minutes).....Ross Borden
- B. The Roost (10 minutes).....Shellan Rodriguez
- C. Presentation of Downtown Boise Hotel Market Study(10 minutes)..Matt Brookshier, City of Boise
- D. Boise Centre Concourse Design (5 minutes)..... Pat Rice, Boise Centre
- E. Operations Report (5 minutes).....John Brunelle

VI. **EXECUTIVE SESSION** Deliberate regarding acquisition of an interest in real property which is not owned by a public agency [Idaho Code 74-206(1)(c)] Communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code 74-206(1)(f)]

VII. **ADJOURN**


This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N. 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529)

**Capital City Development Corp
ACH & Cash Disbursements Report
For the Period 06/01/2015 through 06/30/2015**


Board Officer Review

Payee	Description	ACH Date	Amount
Ampco Parking:			
Monthly Parkers ACH	Payments from Monthly Parkers	6/8/2015	(9,972.00)
Ampco	Parking Operations & Admin Exp - April	6/23/2015	137,277.47
Payroll:			
EFTPS - IRS	Federal Payroll Taxes	6/5/2015	10,866.80
Idaho State Tax Commission	State Payroll Taxes	6/5/2015	1,875.00
CCDC Employees	Direct Deposits Net Pay	6/5/2015	28,653.89
PERSI	Retirement Payment	6/5/2015	11,267.08
EFTPS - IRS	Federal Payroll Taxes	6/19/2015	11,174.04
Idaho State Tax Commission	State Payroll Taxes	6/19/2015	1,964.00
CCDC Employees	Direct Deposits Net Pay	6/19/2015	29,494.51
PERSI	Retirement Payment	6/19/2015	10,545.51
Other:			
Credit Card	Credit Card	6/8/2015	4,016.61
Paid Invoice's	Other Paid Invoice's	May 2015	151,126.38
Total Paid Invoices	Total Checks and Electronic payments		<u>155,142.99</u>
Grand Totals	Total ACH Transfer		<u>\$ 388,289.29</u>

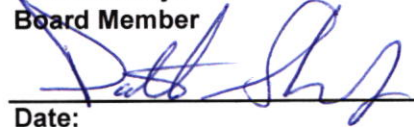
Reviewed by:
Finance Director


Date:
7/8/15

Reviewed by:
Executive Director


Date:
7/9/15

Reviewed by:
Board Member


Date:
7/9/15

Report Criteria:

Detail report type printed

[Report]. Check Issue Date = 06/01/2015-06/30/2015

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
3799	Acord, Celine	06.08.2015	Health Insurance Reimburs	06/08/2015	900.00	10132	06/09/2015
Total 3799:					900.00		
3550	Alloway Electric Co.	36775	Installation of 'No Smoking'	06/16/2015	347.90	61161	06/22/2015
		36775	Installation of 'No Smoking'	06/16/2015	142.10	61161	06/22/2015
Total 3550:					490.00		
3838	American Fire Protection L	6863	Monthly pump inspection	05/31/2015	110.00	61162	06/22/2015
Total 3838:					110.00		
3559	Aurora Technical Consultin	1906	2 HD's 16GB kit	05/31/2015	270.32	61141	06/09/2015
		1917	PC Support	05/31/2015	1,567.50	61141	06/09/2015
		1926	Cloud storage	06/01/2015	320.40	61141	06/09/2015
Total 3559:					2,158.22		
1316	Blue Cross of Idaho	1512400006	Health Insurance - June 20	06/01/2015	16,967.28	61110	06/01/2015
Total 1316:					16,967.28		
1331	Boise Centre	0008046-IN	Grove maintenance fee	06/01/2015	2,450.00	61142	06/09/2015
Total 1331:					2,450.00		
1385	Boise City Utility Billing	0077500000	611 8th Sewer #00775000	06/01/2015	295.44	61163	06/22/2015
		0126730000	620 S 9th Sewer #0126730	06/01/2015	15.57	61163	06/22/2015
		0447416001	848 Main St # 0447416001	06/01/2015	5.56	61163	06/22/2015
		0540420032	1401 W Idaho St #0584042	06/01/2015	68.68	61163	06/22/2015
		0548469002	CD 107 S 9th-Trash servic	06/01/2015	202.93	61163	06/22/2015
		0548469002	RM 107 S 9th-Trash servic	06/01/2015	137.99	61163	06/22/2015
		0548469002	WS 107 S 9th-Trash servic	06/01/2015	64.93	61163	06/22/2015
		0580228000	808 W River St #05802280	06/01/2015	112.32	61163	06/22/2015
Total 1385:					903.42		
1424	Boise Office Equip - Servic	IN477800	Copier maintenance	06/01/2015	280.00	61143	06/09/2015
		IN477800	excess Usage Fee	06/01/2015	168.83	61143	06/09/2015
Total 1424:					448.83		
3816	Capitol Landscape Inc.	MAY 2015	CD Paver Repairs	05/30/2015	3,534.00	61144	06/09/2015
Total 3816:					3,534.00		
3857	Carew Co	1616	50% Down - Grove Brick L	06/17/2015	2,362.50	61164	06/22/2015
Total 3857:					2,362.50		
1556	Caselle Inc.	JUNE 2015	Contract support - June 20	06/01/2015	787.33	61111	06/01/2015

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 1556:					787.33		
3910	Chen, Joey	06.24.2015	2015 GFOA Annual Confer	06/24/2015	1,850.01	10135	06/24/2015
Total 3910:					1,850.01		
3909	City of Many Trees LLC	JUNE 2015	Rent and NNN - June 2015	06/01/2015	1,893.00	61112	06/01/2015
Total 3909:					1,893.00		
1787	Downtown Boise Associati	1224	CD Clean Team	05/31/2015	2,193.63	61145	06/09/2015
		1224	RM Clean Team	05/31/2015	1,491.67	61145	06/09/2015
		1224	WS Clean Team	05/31/2015	701.96	61145	06/09/2015
		1225	8th St Clean Team	05/31/2015	546.00	61145	06/09/2015
Total 1787:					4,933.26		
3884	ECONorthwest	15764	Downtown Boise Housing	05/31/2015	6,535.00	61146	06/09/2015
Total 3884:					6,535.00		
1838	Elam & Burke P.A.	157333	Capital Terrace Project	04/30/2015	80.00	61147	06/09/2015
		157334	401-0 Parking - RM	04/30/2015	745.00	61147	06/09/2015
		157335	305-1 Ash Street Propertie	04/30/2015	724.00	61147	06/09/2015
		157336	Associated Warehouse - Af	04/30/2015	281.00	61147	06/09/2015
		157337	Central District Closeout	04/30/2015	1,075.00	61147	06/09/2015
		157338	Bank of America - LOC - C	04/30/2015	100.00	61147	06/09/2015
		157339	Public Records Request	04/30/2015	40.00	61147	06/09/2015
		157341	Public Records Request -	04/30/2015	80.00	61147	06/09/2015
		157342	Ada County Courthouse Bo	04/30/2015	40.00	61147	06/09/2015
		157343	Roost Development	04/30/2015	606.00	61147	06/09/2015
		157344	1401 W Idaho Property Dis	04/30/2015	220.00	61147	06/09/2015
		157345	Parking Garage Accident	04/30/2015	1,757.00	61147	06/09/2015
		157346	101-0 General	04/30/2015	1,200.00	61147	06/09/2015
		157347	305-0 Broadbent Building	04/30/2015	429.00	61147	06/09/2015
		157348	401-0 Parking	04/30/2015	886.20	61147	06/09/2015
		157349	305-1 RM Implement	04/30/2015	747.25	61147	06/09/2015
		157350	Art Projects	04/30/2015	200.00	61147	06/09/2015
		157351	305-2 Westside	04/30/2015	20.00	61147	06/09/2015
Total 1838:					9,230.45		
1898	Fiberpipe	1817-16918	E-mail hosting	06/01/2015	69.90	61148	06/09/2015
Total 1898:					69.90		
3807	FreedomVoice Systems	2015-060106	Monthly Service	05/31/2015	518.05	61149	06/09/2015
Total 3807:					518.05		
3778	Gingerich Site & Undergro	4964	FY15 Watercooler/14th Str	05/31/2015	430.00	61165	06/22/2015
		4973	9th/Fulton Tree Transplant	06/19/2015	925.00	61165	06/22/2015
Total 3778:					1,355.00		
2165	Idaho Power	2200406607	9th St outlets #220040660	05/31/2015	3.54	61166	06/22/2015

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
		2200910368	617 S Ash #2200910368	05/31/2015	11.14	61166	06/22/2015
		2201627995	9th & State # 2201627995	05/31/2015	3.54	61166	06/22/2015
		2202934903	8th St lights #2202934903	05/31/2015	45.85	61166	06/22/2015
		2203186602	611 S 8th Acct# 22031866	05/31/2015	48.98	61166	06/22/2015
		2205420140	620 S 9th # 2205420140	05/31/2015	92.60	61166	06/22/2015
		2208983212	Grove Vault #2205983212	05/31/2015	41.47	61166	06/22/2015
	Total 2165:				247.12		
3900	Idaho Records Manageme	0108899	Records Storage	06/04/2015	40.00	61167	06/22/2015
	Total 3900:				40.00		
2186	Idaho Statesman	MAY 2015	Legal Notices	05/31/2015	39.00	61168	06/22/2015
	Total 2186:				39.00		
2240	Intermountain Gas Compa	12600200-08	617 Ash St #12600200-089	05/31/2015	10.03	61150	06/09/2015
		14078200-00	611 S 8th Acct # 14078200	05/31/2015	17.93	61150	06/09/2015
		15248300-00	620 S 9th Acct # 15248300	05/31/2015	14.76	61150	06/09/2015
	Total 2240:				42.72		
2261	International Parking Institu	PRO-005538	IPI Membership	06/30/2015	595.00	61151	06/09/2015
	Total 2261:				595.00		
3808	Jed Split Creative	1549	Business Cards - Laura	06/15/2015	94.15	61169	06/22/2015
		1550	Downtown Boise SS Stand	06/15/2015	1,875.00	61169	06/22/2015
	Total 3808:				1,969.15		
2288	Jensen Belts	1501-3	2015 OB Streetscape Proje	02/28/2015	2,012.00	61152	06/09/2015
		1501-6	2015 OB Streetscape Proje	05/31/2015	1,609.60	61152	06/09/2015
		1509-3	2015 Westside Streetscap	05/31/2015	2,012.00	61152	06/09/2015
		1527-1	Update Downtown Streetsc	05/31/2015	1,006.00	61152	06/09/2015
	Total 2288:				6,639.60		
3922	Kevin Martin	06.24.2015	Spring 2015 Tuition Reimb	06/24/2015	1,655.00	10136	06/24/2015
		06.24.2015B	Helath Insurace Deductible	06/24/2015	184.20	10137	06/24/2015
	Total 3922:				1,839.20		
3439	KPFF Consulting Engineer	0615-115702	Capitol Terrace Parking Ga	05/31/2015	835.00	61170	06/22/2015
		0615-115715	City Center Elevator Pit - E	05/31/2015	520.00	61170	06/22/2015
	Total 3439:				1,355.00		
2396	Leland Consulting Group	5491.1.7	Downtown Boise Housing	05/31/2015	1,565.00	61171	06/22/2015
	Total 2396:				1,565.00		
3881	Mary E. Watson	06.08.2015	Airline Ticket for NIGP - Ka	06/08/2015	694.20	10131	06/09/2015
	Total 3881:				694.20		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
3918	Matt Edmond	06.01.2015	Health Insuranc Reimburse	06/01/2015	844.94	10130	06/09/2015
Total 3918:					844.94		
2621	Office Depot Inc.	7714865100	Misc office supplies	05/20/2015	34.99	61153	06/09/2015
		7745731380	Misc office supplies	06/15/2015	80.43	61172	06/22/2015
		7745732220	Misc office supplies	06/05/2015	11.99	61172	06/22/2015
		7747438420	Printer Ink	06/09/2015	93.98	61172	06/22/2015
		7748906250	Misc office supplies	06/09/2015	61.53	61172	06/22/2015
		7748906620	Misc office supplies	06/09/2015	4.39	61172	06/22/2015
Total 2621:					287.31		
2798	Quadrant Consulting Inc.	8351	2015 OB Streetscape-Con	05/27/2015	997.50	61154	06/09/2015
		8352	2015 Westside SS Projects	05/27/2015	5,825.93	61154	06/09/2015
		8353	RMOB - SS Projects - Con	05/27/2015	4,304.31	61154	06/09/2015
Total 2798:					11,127.74		
3896	Rim View LLC	JUNE 2015	Monthly Rent and NNN - Tr	06/01/2015	12,210.00	61113	06/01/2015
Total 3896:					12,210.00		
2888	Roper Investments	MAY 2015	Capitol Terrace Condo billi	05/31/2015	2,786.07	61155	06/09/2015
Total 2888:					2,786.07		
3891	Ross Borden	06.12.2015	Travel expense reimburse	06/12/2015	61.75	10134	06/24/2015
Total 3891:					61.75		
3542	Security LLC - Plaza 121	JUNE 2015	Office rent - June 2015	06/01/2015	13,079.93	61114	06/01/2015
Total 3542:					13,079.93		
3908	SIDEWAYZ	1777	30th Street Video and Phot	05/30/2015	17,500.00	61156	06/09/2015
Total 3908:					17,500.00		
3029	State Insurance Fund	11614394	Workers Comp	05/26/2015	710.00	61157	06/09/2015
Total 3029:					710.00		
3831	The Land Group Inc.	0134616	Pioneer Pathway - Topo S	05/31/2015	2,640.00	61173	06/22/2015
		0134625	Topographic Survey - Live	05/31/2015	1,216.00	61173	06/22/2015
		0134671	Pioneer Pathway - Phase 3	05/31/2015	8,106.00	61173	06/22/2015
Total 3831:					11,962.00		
3919	Thorton Oliver Keller	05/15 W EN	West ENd Open House - E	06/04/2015	645.95	61158	06/09/2015
Total 3919:					645.95		
3170	Treasure Valley Coffee Inc.	2160-040613	Coffee & tea	06/01/2015	136.15	61159	06/09/2015
		2160-040811	Water & Cooler Rental	06/19/2015	87.00	61174	06/22/2015

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 3170:					223.15		
3819	TW Telecom	07454227	Internet & Data	06/01/2015	669.20	61175	06/22/2015
Total 3819:					669.20		
3206	U.S. Bank	3987012	Admin fee 05 Courthouse	05/22/2015	2,100.00	61176	06/22/2015
Total 3206:					2,100.00		
3233	United Heritage	02012-001 J	Disability insurance - June	06/01/2015	555.55	61115	06/01/2015
Total 3233:					555.55		
3242	United Water	0600033719	Eastman office #06000337	05/13/2015	.00	Multiple	Multiple
		0600071423	620 S 9th Water #0600071	05/14/2015	.00	Multiple	Multiple
		0600357562	Grove & 10th #060035756	05/14/2015	.00	Multiple	Multiple
		0600383311	6th & Main St #060038331	05/14/2015	.00	Multiple	Multiple
		0600459554	1401 W Idaho St #0600459	05/13/2015	.00	Multiple	Multiple
		0600557272	503 509 Ash/Pioneer Grn 0	05/14/2015	.00	Multiple	Multiple
		0600634762	617 Ash St water #060063	05/14/2015	.00	Multiple	Multiple
		0600639143	516 S 9th St irri #06006391	05/19/2015	.00	Multiple	Multiple
		0600668823	437 S 9th St irri #06006688	05/14/2015	.00	Multiple	Multiple
		0600688451	SW 8th & Fulton #0600688	05/14/2015	.00	Multiple	Multiple
		0600721753	8th & GROVE #060072175	05/14/2015	.00	Multiple	Multiple
		0600769718	1413 w Idaho St #0600776	05/14/2015	.00	Multiple	Multiple
		0600852323	611 S 8th St Water #06008	05/14/2015	.00	Multiple	Multiple
		0600855412	400 S 15th St irrigation # 0	05/14/2015	.00	Multiple	Multiple
		0600911085	280 N 8th Sprinklers #0600	05/14/2015	.00	Multiple	Multiple
		0600911660	408 S 9th St irrigation #060	05/14/2015	.00	Multiple	Multiple
Total 3242:					.00		
3479	US Bank - Copier Lease	278900790	Copier Contr #500-026082	06/01/2015	421.88	61116	06/01/2015
Total 3479:					421.88		
3835	US Bank - Credit Cards	05.25.2015	CA - Home Depot - Coat H	05/25/2015	6.96	10133	06/15/2015
		05.25.2015	CA - Varidesk - Shellan (ret	05/25/2015	400.00	10133	06/15/2015
		05.25.2015	CA - Kitchen Supplies	05/25/2015	22.84	10133	06/15/2015
		05.25.2015	CA - Kitchen Supplies	05/25/2015	26.96	10133	06/15/2015
		05.25.2015	CA - Survey Monkey - Gro	05/25/2015	26.00	10133	06/15/2015
		05.25.2015	CA - Albertsons - Kitchen S	05/25/2015	16.41	10133	06/15/2015
		05.25.2015	CA - Bluebird Cafe - Parkin	05/25/2015	96.16	10133	06/15/2015
		05.25.2015	CA - FM Inc. - Metal Sheeti	05/25/2015	208.00	10133	06/15/2015
		05.25.2015	RB - TV CFO Forum	05/25/2015	250.00	10133	06/15/2015
		05.25.2015	JC - TV CFO Forum	05/25/2015	250.00	10133	06/15/2015
		05.25.2015	JC - State of Idaho - CPA L	05/25/2015	120.00	10133	06/15/2015
		05.25.2015	BH - USPS - Stamps	05/25/2015	147.00	10133	06/15/2015
		05.25.2015	BH - Cit of Boise - Sign Per	05/25/2015	55.00	10133	06/15/2015
		05.25.2015	BH - City of Boise - Sign P	05/25/2015	1.38	10133	06/15/2015
		05.25.2015	BH - Balwin Key - Office K	05/25/2015	3.85	10133	06/15/2015
		05.25.2015	BH - Balwin Key - T.H. Key	05/25/2015	7.71	10133	06/15/2015
		05.25.2015	BH - ULINE - Dog Wste Ba	05/25/2015	261.44	10133	06/15/2015
		05.25.2015	DL - Shore Lodge - Refund	05/25/2015	132.09-	10133	06/15/2015
		05.25.2015	DL - ULI - Dana Zucherma	05/25/2015	40.00	10133	06/15/2015

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
		05.25.2015	DL - Shore Lodge - John B/	05/25/2015	76.59	10133	06/15/2015
		05.25.2015	DL - Flower Place - Celine	05/25/2015	76.90	10133	06/15/2015
		05.25.2015	DL - Bluebird Cafe - Exec.	05/25/2015	51.64	10133	06/15/2015
		05.25.2015	DL - Lilly Janes - Employee	05/25/2015	37.50	10133	06/15/2015
		05.25.2015	DL - Idaho Bus. Review - 2	05/25/2015	14.00	10133	06/15/2015
		05.25.2015	KM - TV CFO Forum	05/25/2015	250.00	10133	06/15/2015
		05.25.2015	DW - Skype.com	05/25/2015	25.00	10133	06/15/2015
		05.25.2015	DW - Skype.com - Dispute	05/25/2015	25.00	10133	06/15/2015
		05.25.2015	MW - NGIP - Reg. Kansas	05/25/2015	890.00	10133	06/15/2015
		05.25.2015	MW - NGIP - Membership	05/25/2015	265.00	10133	06/15/2015
		05.25.2015	MW - NGIP - Local Trainin	05/25/2015	480.00	10133	06/15/2015
		05.25.2015	DW - Berryhill - Groev 2.0	05/25/2015	67.36	10133	06/15/2015
	Total 3835:				4,016.61		
3864	USI Idaho Kibble & Prentic	1638485	Crime Policy	06/16/2015	568.00	61178	06/22/2015
	Total 3864:				568.00		
3266	Valley Regional Transit	16841	Bus Passes	05/30/2015	540.00	61179	06/22/2015
	Total 3266:				540.00		
3841	VoiceText Communications	05/31/15-564	Conference calls	05/31/2015	8.72	61180	06/22/2015
		06/07/15-616	Conference calls - Broad S	06/07/2015	11.32	61180	06/22/2015
	Total 3841:				20.04		
3365	Westerberg & Associates	174	Legislative Advisement Ser	05/29/2015	2,000.00	61160	06/09/2015
	Total 3365:				2,000.00		
3374	Western States Equipment	WO0700993	Bldg 8 generator inspection	05/26/2015	290.63	61181	06/22/2015
	Total 3374:				290.63		
	Grand Totals:				155,142.99		

Report Criteria:

Detail report type printed

[Report].Check Issue Date = 06/01/2015-06/30/2015

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
June 8, 2015 12:00 p.m.

I. CALL TO ORDER: Chairman Hale convened the meeting with a quorum at 12:03 p.m.

Present were: Commissioner Dana Zuckerman, Commissioner Ryan Woodings, Commissioner John Hale, Commissioner David Bieter, Commissioner Stacy Pearson, and Commissioner David Eberle. Commissioner Lauren McLean and Commissioner Pat Shalz were absent.

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Parking and Facilities Director; Ross Borden, Finance Director; Ben Houpt, Project Coordinator; Pam Sheldon, Contracts Specialist; Joey Chen, Controller; Kevin Martin, Accountant; Mary Watson, Contracts Manager; Doug Woodruff, Project Manager; Shellan Rodriguez, Project Manager; Matt Edmond, Project Manager; Karl Woods, Project Manager; Peggy Breski, Contracts Specialist; Deah LaFollette, Executive Assistant. Also present was Agency legal counsel, Ryan Armbruster.

II. CONSIDER: Changes, Modification, or Addition to the Agenda:

There were no changes to the agenda.

III. CONSENT AGENDA:

Commissioner Zuckerman moved to approve the Consent Agenda. Commissioner Eberle seconded the motion.

Commissioner Eberle abstained from voting on the May 11, 2015 meeting minutes.

All said Aye. The motion carried 6-0.

The Consent Agenda consisted of the following actions:

- A. Expenses
 - 1. Approval of Paid Invoice Report – May 2015
- B. Minutes and Reports
 - 1. Approval of Meeting Minutes from May 11, 2015
 - 2. Approval of Meeting Minutes from May 18, 2015

IV. ACTION ITEMS:

A. CONSIDER: Approval of site preparation of CCDC owned property at 620 S. 9th Street

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to authorize staff to negotiate and finalize documents necessary to allow the developer to execute environmental assessments and remove structures

from 620 S. 9th Street, a CCDC owned property, in order to prepare the site for redevelopment
Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-1.

B. CONSIDER: 5th & Idaho Conditional Commitment Letter

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to direct staff to provide a conditional letter of commitment of financial participation for this project and to continue to negotiate the terms of Participation Agreements for future Board Approval. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-1.

C. CONSIDER: Resolution 1392 ERN with Local Construct for 1401 & 1413 W Idaho

Shellan Rodriguez, CCDC Project Manager, gave a report.

There was an edit on page 1 of resolution 1392. The address was corrected to read 1413.

Commissioner Zuckerman moved to approve Resolution No. 1392 authorizing the Executive Director to sign the Exclusive Right to Negotiate Agreement for the redevelopment of the property at 1401 and 1413 W. Idaho Street. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-1.

D. CONSIDER: Resolution 1391 approve Grove 2.0 Design Consultant Selection

Doug Woodruff, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution No. 1391 approving the selection of CSHQA to conduct The Grove Plaza 2.0 renovation design services, and authorizing the Agency's Executive Director to negotiate and execute the task order with CSHQA.
Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-1.

E. CONSIDER: Resolution 1390 approving Task Order with Kimley-Horn for a strategic parking plan

Max Clark, CCDC Parking & Facilities Director, gave a report.

Commissioner Zuckerman moved to adopt Resolution 1390 approving Task Order #15-003 with Kimley-Horn for preparation of a strategic parking plan and authorizing the Executive Director to execute the Task Order. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-1.

V. INFORMATION/DISCUSSION ITEMS

A. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

B. Downtown Streetscape Standards Update

Matt Edmund, CCDC Project Manager, gave a report.

VI. EXECUTIVE SESSION:

A motion was made by Commissioner Zuckerman to go into an executive session at 1:25 p.m. to deliberate regarding acquisition of an interest in real property which is not owned by a public agency [Idaho Code § 67-2345(1)(c)] and to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 67-2345 (1)(f)]. Commissioner Eberle seconded the motion. A roll call vote was taken;

Commissioner Eberle; Aye
Commissioner Zuckerman; Aye
Commissioner Hale; Aye
Commissioner Pearson; Aye
Commissioner Woodings; Aye
Commissioner Bieter; Aye

All said Aye. The motion carried 6-0.

Communications ensued to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Communications ensued to discuss acquisition of real property which is not owned by a public agency.

Commissioner Zuckerman left the meeting at 2:10 p.m.

EXECUTIVE SESSION ADJOURNMENT:

A motion was made by Commissioner Eberle to adjourn executive session at 2:18 p.m. and return to the public meeting. Commissioner Woodings seconded the motion. A roll call vote was taken;

Commissioner Eberle; Aye
Commissioner Hale; Aye
Commissioner Pearson; Aye
Commissioner Woodings; Aye
Commissioner Bieter; Aye

All said Aye. The motion carried 5-0.

VII. ADJOURNMENT:

There being no further business to come before the Board, a motion was made by Commissioner Eberle to adjourn the meeting. Commissioner Woodings seconded the motion.

All said Aye.

The meeting was adjourned at 2:20 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE ____ day of _____, 2015.

John Hale, Chair

Pat Shalz, Secretary

RESOLUTION NO. 1393

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE DESTRUCTION OF CERTAIN RECORDS ELIGIBLE FOR DESTRUCTION PURSUANT TO THE PUBLIC RECORDS RETENTION POLICY APPROVED ON APRIL 14, 2014, THROUGH THE ADOPTION OF RESOLUTION NUMBER 1340; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO DESTROY THOSE RECORDS CURRENTLY ELIGIBLE FOR DESTRUCTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the Agency, a public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Development Act, being Idaho Code, Title 50, Chapter 29, as amended and supplemented, for the purpose of financing the undertaking of any urban renewal project (collectively the "Act");

WHEREAS, the City Council of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the amended and restated Urban Renewal Plan for the Boise Central District Project I, Idaho R-4, and Project II, Idaho R-5 (the "Amended Urban Renewal Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 5597 on December 6, 1994, approving the Amended Urban Renewal Plan and making certain findings;

WHEREAS, following said public hearing, the City adopted its Ordinance No. 5597 on December 6, 1994, approving the Amended Urban Renewal Plan and making certain findings;

WHEREAS, the City, after notice duly published, conducted a public hearing on the 2007 Amended and Restated Urban Renewal Plan for the Boise Central District Project I, Idaho R-4, and Project II, Idaho R-5 (the "2007 Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6576 on June 26, 2007, effective upon publication on July 23, 2007, approving and making certain findings on the 2007 Plan;

WHEREAS, the City, after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the “River Street Plan”);

WHEREAS, following said public hearing, the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings;

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the “River Myrtle-Old Boise Plan”);

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings;

WHEREAS, the City, after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the “Westside Plan”);

WHEREAS, following said hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings;

WHEREAS, the City after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan (“30th Street Plan”);

WHEREAS, following said hearing, the City adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan;

WHEREAS, the 2007 Plan, the River Myrtle Old Boise Plan, the Westside Plan, and the 30th Street Plan are collectively referred to as the “Boise Urban Renewal Plans”;

WHEREAS, the Agency Board has, acting in the best public interest, adopted policies and procedures in compliance with Idaho Code Section 50-907;

WHEREAS, the Agency Board on August 9, 2007, approved Agency Resolution No. 1110, which adopted a specific policy for destruction of records, consistent with Idaho Code Section 50-907;

WHEREAS, the Agency Board on April 14, 2008, approved Agency Resolution No. 1135, which amended the specific policy for destruction of records, consistent with Idaho Code Section 50-907;

WHEREAS, the Agency Board on April 14, 2014, approved Agency Resolution No. 1340, which adopted the Agency’s Public Records Retention Policy and Email Policy (the “Public Record Retention Policy”), consistent with Idaho Code Section 50-907;

WHEREAS, Agency staff believes it to be beneficial to have the Agency Board approve the destruction of records identified on Exhibit A, attached to this Resolution and incorporated by reference as if set forth in total herein, which are currently eligible for destruction pursuant to the Public Record Retention Policy;

WHEREAS, Agency staff has notified the Boise City Clerk in writing that certain records are scheduled for destruction and has invited the City to notify the Agency within 30 days whether they wish to retain all or a portion of said records at their own expense;

WHEREAS, Agency staff recommends approval of the destruction of those records currently eligible for destruction according the Public Record Retention Policy, unless the Boise City Clerk should respond affirmatively within the given time frame that they wish the records to be retained;

WHEREAS, the Board finds it in the best interests of the Agency and the public to approve the destruction of those records currently eligible for destruction, provided that the Boise City Clerk does not indicate that the records should be retained.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

Section 1. That the above statements are true and correct.

Section 2. That the Executive Director is authorized and directed to take all action to destroy the records listed on Exhibit A, attached hereto, including providing advance notice to the Boise City Clerk.

Section 3. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of the City of Boise, Idaho, on July 13, 2015. Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 13th day of July, 2015.

APPROVED:

By _____
Chairman of the Board

ATTEST:

By _____
Secretary



RECORDS DESTRUCTION EXHIBIT SUMMARY SHEET

By my signature below, I certify the following statements.

I have reviewed the list of documents on the attached Exhibit. The listed documents are semi-permanent or temporary records as described in the Public Records Retention Policy adopted by the CCDC Board on August 9, 2007 and amended on April 14, 2014. All of the documents listed on the attached Exhibit are beyond the retention requirement and are therefore eligible for destruction.

The Boise City Clerk has been notified in writing of CCDC's intent to destroy these documents (see attached letter). CCDC will hold destruction of the documents until the date noted in the letter to provide the City Clerk an opportunity to request retention of the documents if they wish.

A handwritten signature in blue ink that reads 'Céline Acord'.

Céline Acord

7/13/15

Date

CCDC RECORDS ELIGIBLE FOR DESTRUCTION

Board Review Date: 7/13/15 - Resolution No. 1393

Date	Contents	Retention Classification	Eligible Destruction Date & Review
	Competitive Selection records (bid invitations, statements of qualification, bid responses, notice of award) for the following projects:	Semi-Permanent	
2/10/2003	Economic Feasibility Study	Semi-Permanent	2/10/2008
3/15/2005	Financial Services	Semi-Permanent	3/15/2010
4/11/2005	Debt Services Provider	Semi-Permanent	4/11/2010
4/11/2005	Transit Shelter Relocation	Semi-Permanent	4/11/2010
7/11/2005	Myrtle Street Garage - Sign	Semi-Permanent	7/11/2010
7/23/2007	CDBG (8th & Myrtle)	Semi-Permanent	7/23/2012
1/12/2009	On-Call for Transportation/Traffic Services	Semi-Permanent	1/12/2014
2/9/2009	On-Call for Engineering Services	Semi-Permanent	2/9/2014
2/9/2009	On-Call for Architectural Services	Semi-Permanent	2/9/2014
3/9/2009	On-Call for Parking Consultants	Semi-Permanent	3/9/2014
9/14/2009	Linen Block Streetscapes	Semi-Permanent	9/14/2014
3/8/2010	Capitol Terrace Garage - Lighting	Semi-Permanent	3/8/2015
6/14/2010	1401 W Idaho St (The Watercooler) Improvements	Semi-Permanent	6/14/2015
7/12/2010	9th Street Streetscape & Furnishings	Semi-Permanent	7/12/2015
7/12/2010	Capitol Terrace Garage - Exterior Painting	Semi-Permanent	7/12/2015



July 13, 2015

Jamie Heinzerling
Deputy City Clerk
PO Box 500
Boise, ID 83701

Re: Public Records Destruction

Dear Ms. Heinzerling,

Attached is Capital City Development Corporation's Resolution No. 1393 which will be presented to our Board for adoption on July 13, 2015. If adopted, this resolution authorizes the destruction of the attached temporary and semi-permanent records.

In compliance with Idaho Code Section 50-907 and the CCDC Public Records Retention Policy (approved on April 14, 2014, through the adoption of CCDC Resolution No. 1340), we are notifying you of our intent to destroy these records.

If you would like any of these documents to be retained, please notify me by August 13, 2015. If CCDC does not hear from you by that date and the Board approves Resolution No. 1393, we will proceed with the destruction of these records on August 14, 2015.

Please contact me by phone at 208-384-4264 or email at cacord@ccdcboise.com if you have any questions or require further information.

Sincerely,

A handwritten signature in blue ink that reads "Céline Acord".

Céline Acord
Administrative Project Assistant



AGENDA BILL

Agenda Subject: Contract Award for 2015 Westside District Streetscapes Project		Date: July 13, 2015
Staff Contact: Mary Watson	Attachments: 1. Vicinity Map 2. Resolution No. 1394	
Action Requested: Adopt Resolution No. 1394 awarding the contract for the 2015 Westside District Streetscapes Project to Guho Corp.		

Background:

The CCDC FY2015 streetscape program includes two major projects in the River Myrtle-Old Boise and Westside urban renewal districts. In advance of inviting bids for these projects, CCDC conducted a pre-qualification process for public works contractors in accordance with Idaho Code § 67-2805(3)(b). On February 9, 2015, the CCDC Board of Commissioners adopted Resolution No. 1376 selecting Guho Corp. and Wright Brothers, The Building Company, Eagle LLC, as prequalified public works contractors for the Agency's 2015 streetscape projects.

CCDC issued an Invitation to Bid for the Westside District Streetscapes Project on June 2, 2015 to the two prequalified contractors. Attachment 1 shows the location of the 4.5 block faces to be improved in this public works construction project. Bids were received from both prequalified contractors by the June 30 deadline, as follows:

Company	Bid Amount
Guho Corp.	\$ 696,000.00
Wright Brothers, The Building Company, Eagle LLC	\$ 922,608.00

Both bids were submitted by the due date and time and met all of the required statutory and administrative criteria for submission, and both bidders have appropriate, valid public works contractor licenses. Guho Corp. is the lowest responsive bidder.

Fiscal Notes:

CCDC's FY2015 budget includes \$1,625,000 for all costs associated with the Westside District Streetscapes Project, which include construction; consultant services for design, bidding, permitting, testing and construction administration; and contingency. Sufficient funding is available to proceed with this project.

Staff Recommendation:

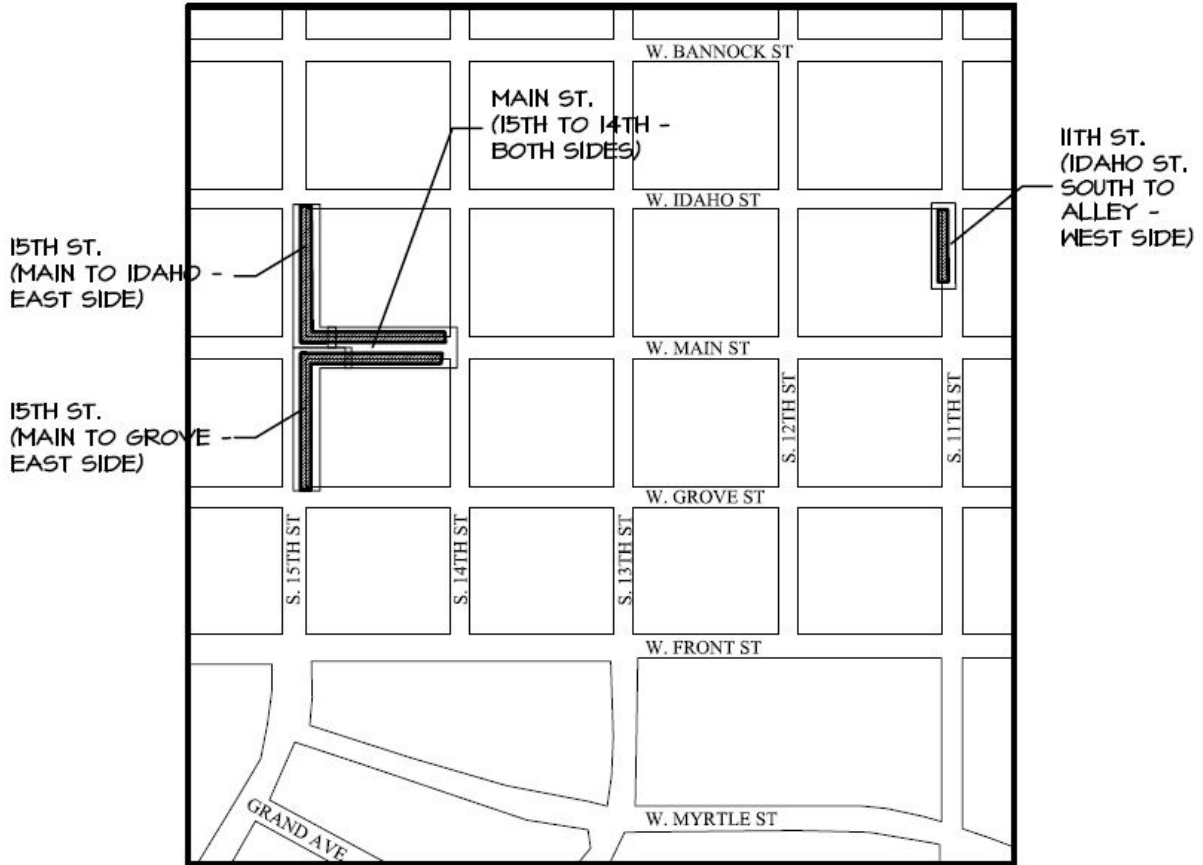
1. The Board adopt Resolution No. 1394 awarding the construction contract for the 2015 Westside District Streetscapes Project to Guho Corp. for the Bid amount.
2. The Board authorize the Executive Director to negotiate and execute the contract, and to expend funds up to the amount bid plus a 20% contingency. This percentage takes into account the uncertain nature of digging into existing streets and sidewalks first established in the late 1800s.

Suggested Motion:

I move to adopt Resolution No. 1394 awarding the construction contract for the 2015 Westside District Streetscape Project to Guho Corp. for the Bid amount of \$ 696,000.00 and authorizing the Executive Director to take all necessary steps to negotiate and execute the contract, and to expend funds as set forth in the resolution.

Attachment 1

2015 Westside District Streetscapes Project



VICINITY MAP
15th St., Main St., and 11th St.

RESOLUTION NO. 1394

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, FINDING GUHO CORP. SUBMITTED THE LOWEST RESPONSIVE BASE BID FOR 2015 WESTSIDE DISTRICT STREETSCAPES PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A PUBLIC WORKS CONSTRUCTION CONTRACT BETWEEN THE AGENCY AND GUHO CORP. TO UNDERTAKE AND COMPLETE THE 2015 WESTSIDE DISTRICT STREETSCAPES PROJECT; AND PROVIDING AN EFFECTIVE DATE

THIS RESOLUTION, is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as the "Agency."

WHEREAS, Idaho Code § 67-2805(3)(b) provides for a two-stage bidding process for procurement of public works construction which includes:

- Stage 1: Allows public agencies to establish preliminary supplemental qualifications for purposes of prequalifying licensed public works contractors prior to a competitive bidding process, and
- Stage 2: Invites competitive bids only from licensed public works contractors that have been prequalified at Stage 1; and

WHEREAS, Idaho Code § 67-2805(3)(b) allows a political jurisdiction to examine a public works contractor's qualifications related to the following:

- Demonstrated technical competence
- Experience constructing similar facilities
- Prior experience with the political subdivision
- Availability of resources, equipment, and personnel
- Overall performance history; and

WHEREAS, the Agency issued a Request for Statements of Qualifications from Licensed Public Works Contractors for the 2015 Streetscapes Projects ("RFQ") on December 9, 2014, and published notice of the RFQ on December 9 and 15, 2014; and,

WHEREAS, the Agency's Board of Commissioners ("Board") received submissions from Guho Corp. and Wright Brothers, The Building Company, Eagle LLC ("Wright Brothers"); and,

WHEREAS, the Board adopted Resolution No. 1376 prequalifying both firms as the only two companies eligible to submit competitive bids for the River Myrtle-Old Boise Streetscapes Project and the Westside District Streetscapes Project (collectively the 2015 Streetscapes Projects); and,

WHEREAS, the Agency issued a Project Manual with Invitation to Bid for the 2015 Westside District Streetscapes Project on June 2, 2015, which invited sealed bids from the prequalified companies; and,

WHEREAS, the Invitation to Bid was preceded by a prequalification process and therefore no public notice was required or published regarding this Invitation to Bid; and,

WHEREAS, the Agency received sealed bids per Idaho Code § 67-2805(3)(b) from Guho Corp. and Wright Brothers by the due date and time of 3:00 p.m. on June 30, 2015; and,

WHEREAS, both bids met all of the required statutory and administrative criteria for submission and both bidders have appropriate, valid public works contractors licenses; and,

WHEREAS, Guho Corp. submitted the lowest responsive bid; and,

WHEREAS, Agency staff is recommending to the Board that the contract award for the 2015 Westside District Streetscapes Project be made to Guho Corp. as the lowest responsive bidder.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Board hereby finds that Guho Corp. submitted the lowest responsive bid for the 2015 Westside District Streetscapes Project.

Section 3: That the Chair, Vice-Chair, or Executive Director of the Agency are hereby authorized to negotiate, sign and enter into a public works construction agreement with Guho Corp. for the bid amount of SIX HUNDRED NINETY-SIX THOUSAND DOLLARS (\$696,000.00), consistent with the Board's stated instructions at the July 13, 2015, Agency Board Meeting and further are hereby authorized to execute all necessary documents required to implement the actions contemplated by the public works construction agreement, subject to representatives by the Executive Director and Agency legal counsel that all conditions precedent to actions and the public works construction agreement or other documents are acceptable based upon advice from Agency's legal counsel that are consistent with the comments and discussions received at the July 13, 2015, Agency Board Meeting.

Section 4: That the Executive Director is further authorized to expend funds for the bid amount of \$ 696,000.00, plus up to 20% of this amount for contingencies if determined necessary in his best judgement.

Section 5: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Boise City, Idaho, on July 13, 2015. Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on July 13, 2015.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
John Hale, Chairman

Date: _____

ATTEST:

By: _____
Secretary

Date: _____



AGENDA BILL

Agenda Subject: Participation and Parking Agreement for The Inn at 500 Capitol, a proposed luxury boutique hotel located at Capitol and Myrtle in the River Myrtle URD.	Date: 7/13/2015
Staff Contact: Shellan Rodriguez	Attachments: 1) Site Map
Action Requested: Designate The Inn at 500 Capitol as a project eligible to utilize a Type 2 and Type 4 Participation Agreement and designate staff to continue negotiating a Parking Reservation Agreement.	

Background:

Obie Development based in Eugene, Oregon, and has been working on the development of a boutique style hotel with approximately 110 rooms and high end restaurant.

Obie Development initially met with both Boise City and CCDC in a pre-development meeting at City Hall. They met with CCDC staff several months later with a series of requests including participation in streetscapes and public improvements. The development team along with their Boise-based legal counsel has been in regular discussions with CCDC staff and legal counsel to determine CCDCs participation strategy.

In April 2015, the development received Design Review Approval from the City of Boise. The developer is planning groundbreaking as early as December 2015. A Type 2 Participation Program Application with a scorecard has been submitted. The project scores within the highest tier of participation, Tier 1, which allows for up to 0.8 of increment income generated by the project to be utilized for reimbursable expenses and paid as received in the first four years post completion. The remaining streetscape improvements are part of CCDCs draft CIP plan in FY 2017 and 2018.

Since discussions began, the developer has gained control of the site, completed entitlements, raised substantial equity and has obtained construction cost estimates.

Project Summary:

- Approximately \$19 million dollar development (hard costs excluding land and other soft costs)
- 110 luxury hotel rooms
- 7 stories
- Restaurant, hotel lobby, lounge will be located on the ground floor

3,597 s.f. +/- proposed perpetual public easement wrapping the corner of Capitol going east down Myrtle Street. It includes improvements such as: pavers, benches, public art.

The Developer is requesting an amount not to exceed a total combined amount of \$468,000 for approved and actual costs in the public ROW or in the proposed public easement area as well as a Parking Reservation Agreement for approximately 35 spaces reserved in a garage located near the project site with associated compensation. Staff is in discussions with tax and legal counsel to confirm terms that can be negotiated.

Fiscal Notes:

The request is for a total contribution estimated at \$468,000 for approved and actual costs in the public ROW or in the proposed public easement area. The request meets the requirements set forth in the Type 2 and Type 4 Participation Policy.

The request currently includes the following estimates:

Type 4 - \$203,000 Total

- Streetscapes & Silva Cells – \$203,000

Type 2 \$265,000 Total

- Utilities – \$150,000
- Public Easement improvements – \$115,000

The reimbursement for streetscapes as a Type 4 Public-Private Project Coordination Project is estimated to be **\$203,000** with final payments based on **actual expense and paid upon completion in FY2017**. Although this is currently within CCDCs draft CIP in FY 2017 and 2018 as part of a larger streetscape project, approval of this Agreement will require CCDC to accelerate roughly an additional \$100,000 in FY 2017 instead of in FY 2018 when Myrtle expenditures are currently planned.

The reimbursement for improvements in the public easement area along with the relocation of public utilities is estimated to be \$265,000. It will be reimbursed as per a Type 2 General Assistance Participation Agreement and will be paid back over time, the first 4 years after the project is completed and targeted for fiscal years 2019-22

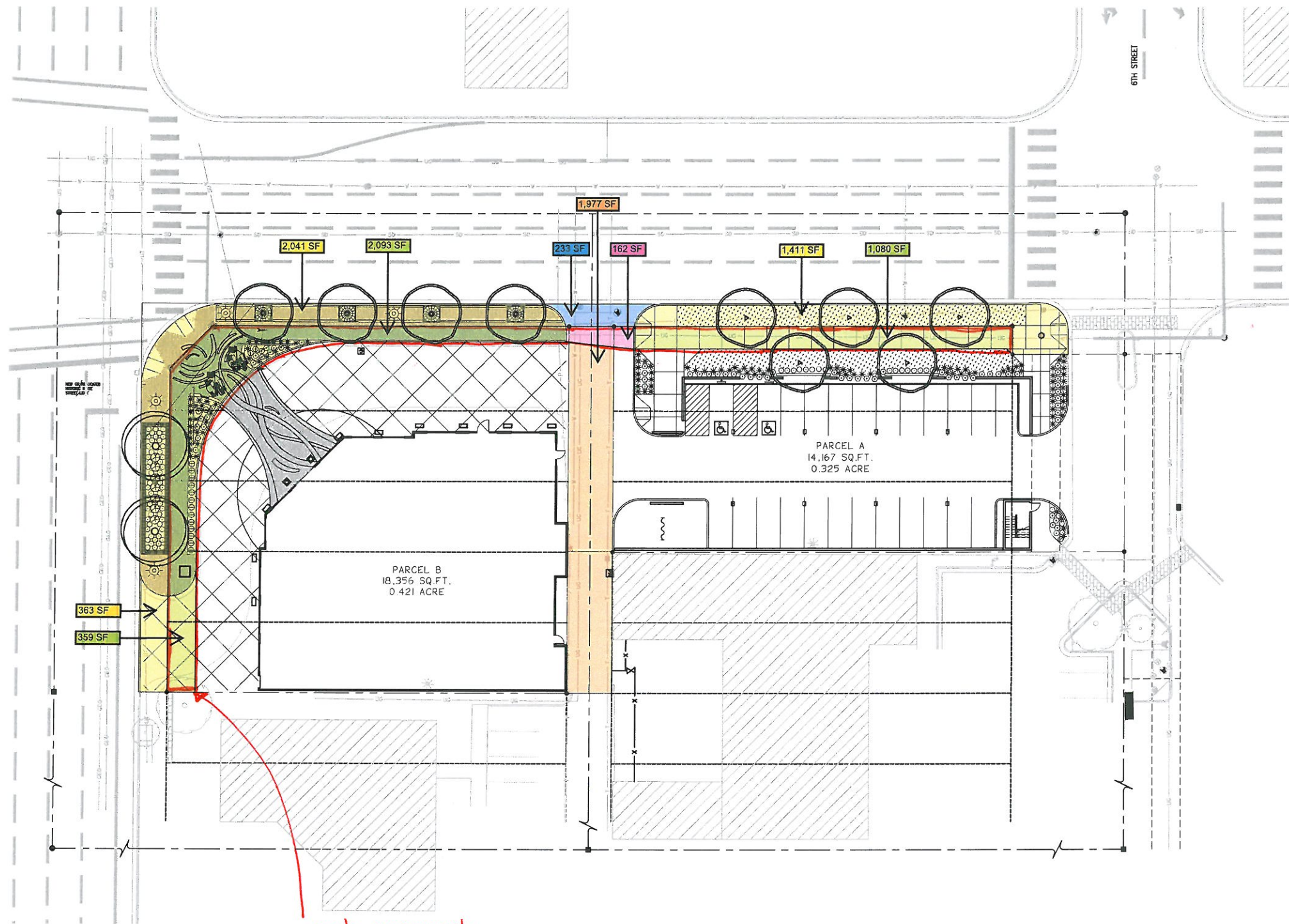
The Parking Agreement will likely have a fiscal impact as revenue will be generated. The amount is to be determined based on the terms of the Agreement however current discussion is based on general monthly parking rates which may change from time to time.

Staff Recommendation:

Agency staff recommends the Board designates the Inn at 500 as a Type 2 General Assistance Participation Project and a Type 4 Participation Agreement. Additionally, staff recommends the Board direct staff to continue negotiating and finalizing terms of the Parking Reservation Agreement.

Suggested Motion:

I move to designate this project as a Type 2 General Assistance Participation Agreement and a Type 4 Public-Private Coordination Participation Agreement and to direct staff to continue negotiations of a Parking Reservation Agreement to assist The Inn at 500 Capitol.



grant easement

1 SITE PLAN
SCALE: 1" = 20'-0"

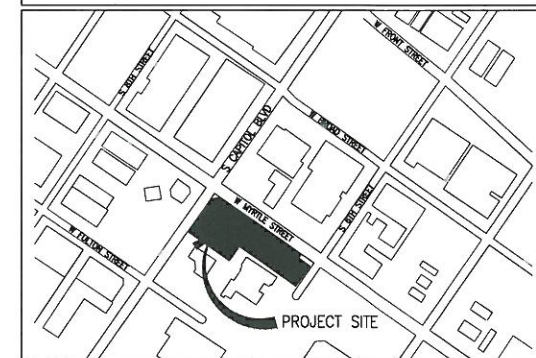
LEGEND:

- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND SANITARY SEWER LINE
- EXISTING OVERHEAD PHONE LINE
- EXISTING UNDERGROUND STORM DRAIN LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND GEOTHERMAL LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- - - PROPERTY LINE
- - - LOT LINE
- - - UTILITY EASEMENT

SITE DATA

- 3,815 SF SITE IMPROVEMENTS IN R.O.W.
- 3,532 SF SITE IMPROVEMENTS WITHIN PROPERTY LINE
- 233 SF ALLEY IMPROVEMENTS IN R.O.W.
- 162 SF ALLEY IMPROVEMENTS WITHIN PROPERTY LINE
- 1,977 SF ALLEY IMPROVEMENTS

SITE KEY PLAN



**PRELIMINARY
NOT FOR
CONSTRUCTION**

200 BROAD STREET
BOISE, IDAHO
PHONE: 208-343-4635 FAX: 208-343-1858

BOISE, IDAHO

**INN AT 500 CAPITOL
500 CAPITOL**

CSHQ

PROJECT 14215.00	DATE 4/16/15
DRAWN AMB	CHECKED JAM

REVISED

SHEET TITLE
SITE PLAN

SHEET
A2.0
ORIGINAL SHEET SIZE
24" x 36"



AGENDA BILL

Agenda Subject: Bank of America Term Loan, Not to Exceed \$5 million		Date: July 13, 2015
Staff Contact: Ross Borden, Finance Director	Attachments: None.	
Action Requested: OK to Proceed; Formal Action anticipated in August.		

Background:

The Agency solicited a Not to Exceed \$5 million Term Loan from current debt holder Bank of America to potentially address three projects in the Central URD:

1. A portion of the Agency’s 20% local match for the Multi-Modal Center (Main Street Station) \$10 million federal earmark received by VRT.
2. Funds to ensure the completion of the redesigned/refreshed Grove Plaza 2.0 to coincide with the completion of City Center Plaza in August 2016.
3. The redesign and reconstruction of City Hall Plaza and associated streetscapes on the western half of that block.

The Agency’s FY 2015/current year budget included a \$7 million Revolving Line of Credit with the expectation that the Line would be secured early in the fiscal year and available for strategic or unanticipated opportunities. Four banks were approached. Two would have required the Line to be in parity with the Agency’s existing bonded debt, which was determined to be unacceptable. The third bank has not yet provided a formal response although it would presumably have the same parity requirement. The fourth bank was not willing to take on unfunded debt due to the changing banking regulatory environment. As a result, the \$7 million RLOC will be excised in the FY15 Amended budget that will be presented to the Board at its August meeting. This three-year Term Loan is essentially a substitute for the RLOC.

Fiscal Notes:

The Agency is seeking a three year Term Loan not to exceed \$5 million to accelerate the funding for three Central District projects (cost of issuance is also an eligible expense). The exact amount of the loan will be determined as the Agency’s FY 2016 budget and Capital Improvement Plan are finalized and approved by the Board prior to September 1. Interest would be paid semi-annually with Principal paid annually on September 1, 2016 through 2018. This Term Loan would be secured by a first lien parity pledge of Available Agency Revenues consisting of Central District tax increment revenue and net Parking revenue. With the pure public uses of the funds, the Term Loan is anticipated to be Tax-Exempt, Bank-Qualified thus benefitting from lower interest rates.

While the formal Central URD termination date is December 31, 2017, which is the end of the first quarter of the Agency's Fiscal Year 2018, the Agency will continue to receive property tax increment revenue levied by the County in 2017 and paid to recipient entities in January and July 2018. From the Agency's perspective, its Central URD terminates on September 30, 2018, at the end of its FY 2018. Any unexpended tax increment revenue remaining would be rebated pro rata to the various taxing districts by that date.

Staff Recommendation:

Authorize staff, counsel and financial advisor to continue negotiations with Bank of America with the reasonable expectation that final terms can be brought to the Board for consideration in August.

Suggested Motion / Authorization to Proceed:

Based on the information just presented, staff is authorized to continue negotiating terms for a Not to Exceed \$5 million Term Loan with Bank of America for projects in the Central District. The expectation is the Board will formally consider a Resolution in August containing the final Term Loan agreement.



AGENDA BILL

Agenda Subject: Ada County Courthouse Bond Redemption		Date: July 13, 2015
Staff Contact: Ross Borden, Finance Director	Attachments: <ol style="list-style-type: none"> 1. Optional Redemption Notice from Ada County 2. Facilities Purchase Notice from Ada County 3. CCDC Notice of Redemption to Bond Trustee 4. Trustee Notice of Prior Redemption 	
Action Requested: Information Only. The Optional Bond Redemption process is prescribed in bond documents; CCDC following those documents.		

Background:

In 1999, CCDC and Ada County entered into an Amended and Restated Master Development Agreement for the Agency to construct a courthouse, related parking facilities, integrated retail space and related public improvements on a County-owned parcel in the River-Myrtle District ("Courts Complex Project") then lease those facilities back to the County. On November 18, 1999, the Board of Commissioners adopted Resolution 807 to issue Urban Renewal Lease Revenue Bonds, Series 1999, in the aggregate principal amount of \$62,620,000 to finance the Courts Complex Project consisting of the courthouse building and the associated parking garage, sometimes referred to as the Avenue A West Garage or Parcel 3A Garage.

Six years later, on March 15, 2005, in order to reduce interest costs on the debt, the Board of Commissioners adopted Resolution 1019 to refund the outstanding Series 1999 bonds with Series 2005 Lease Revenue Refunding Bonds in an aggregate principal amount of \$57,640,000.

Ada County is now ready to pay off all outstanding Series 2005 bonds and associated interest, fees, etc. and purchase the facilities from the Agency as allowed by the documents. The transaction has two components. The first is paying off the outstanding bonds, the second is modifying as necessary the associated real estate agreements.

The optional redemption process is prescribed in the bond documents and must unfold/is unfolding in this fashion:

1. On June 30, 2015, the Ada County Commission directed conduit bond issuer CCDC to call all outstanding Series 2005 Lease Revenue bonds by sending the required redemption notice to Bond Trustee US Bank. The Trustee will then notify the bondholders so that the bonds will be fully redeemed by August 17, 2015 (Attachment 1).
 - a. The Ada County Commission also formally signaled its intent to purchase the Courthouse and Garage from CCDC as allowed by the Amended and Restated Courts Complex Lease between the County and CCDC (Attachment 2).

2. Pursuant to Resolution 1019, CCDC formally notified Trustee US Bank on July 2, 2015 that the Agency is exercising its option to redeem all outstanding Series 2005 bonds (Attachment 3).
3. Trustee US Bank will notify outstanding bondholders that their bonds are being called at a redemption price of 100% of the principal amount plus the interest accrued as of the redemption date (Attachment 4).

The second component, modification of associated real estate agreements, is underway with Agency and County counsel working to determine which real estate documents need to be modified and to outline how the transfer of the Courthouse Complex from CCDC to the County must take place. The Board can expect to see those documents requiring changes on its August 10 agenda.

Fiscal Notes:

Nominal Principal and Interest amounts due are:

\$ 866,332	8/15/15 Interest Only
<u>\$35,350,000</u>	<u>Remaining Principle</u>
\$36,216,332	

The Bond Trustee will calculate final pay off amount, which must take into account Ada County ownership of a portion of the bonds. Ada County will wire that amount to US Bank on or before August 17, 2015. Bonds maturing on August 15, 2015 will be paid normally.

All applicable expenses and obligation-to-pay are being determined. The County is obligated to pay for Agency counsel (Ryan Armbruster at Elam & Burke), bond counsel (Kurt Kaufman at Sherman Howard) and Trustee (US Bank) fees as well as reasonable auditing fees the Agency may incur for the arbitrage calculation and/or other special audit requirements.

Suggested Motion:

No motion necessary; information only.

NOTICE OF DIRECTION TO EXERCISE OPTIONAL REDEMPTION

Notice is given that Ada County, Idaho (the "County") is hereby providing written direction to the Urban Renewal Agency of Boise City, Idaho (the "Agency") to call all of the Agency's Urban Renewal Lease Revenue Refunding Bonds, Series 2005 (Ada County Courts Complex Project (the "Bonds") maturing on and after August 15, 2016. In accordance with Section 2.5 of the resolution (the "Resolution") pursuant to which the Bonds were issued, the Agency shall provide written notice to redeem the Bonds to U.S. Bank as Bond Trustee (the "Trustee") of the Bonds once the County has provided this written direction to the Agency. The County will deposit funds with the Trustee to accomplish such redemption as set forth in the Resolution, Exhibit E to the Resolution, and related documents.

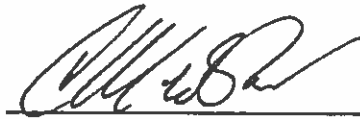
The County will concurrently be providing a separate notice to the Agency and the Trustee of the County's intent to exercise its option to purchase the Courthouse Facilities.

Dated this 30 day of June, 2015.

ADA COUNTY, STATE OF IDAHO

By: 
Chairman, County Commissioners

ATTEST:

By: 
Clerk

NOTICE OF INTENT TO EXERCISE OPTION TO PURCHASE FACILITIES

Notice is hereby given that Ada County, Idaho (the "County") intends to exercise its option to purchase the "Facilities" as defined in the Amended and Restated Courts Complex Lease (the "CCL") between the County and the Urban Renewal Agency of Boise City, Idaho (the "Agency"), pursuant to Section 11.1 of the CCL. The exercise of the option and the date of closing of such purchase shall be August 15, 2015. The County is concurrently providing a separate notice to the Agency directing the Agency, on August 15, 2015, to coordinate redemption of all of the outstanding Bonds (as defined in the CCL).


The County shall pay the purchase price for the Facilities as required under Section 11.2 in the manner and time as set forth therein.

Dated this 30th day of June, 2015.

ADA COUNTY, STATE OF IDAHO

By: 
Chairman, County Commissioners

ATTEST:

By: 
Clerk
by Phil McGrane, Chief Deputy

URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO
NOTICE PURSUANT TO SECTION 2.5 OF BOND RESOLUTION

July 2, 2015

U.S. Bank National Association,
as Trustee
15 West South Temple, Suite 200
Salt Lake City, Utah 84101
Attention: Corporate Trust Services

Ladies and Gentlemen:

Pursuant to Section 2.5 of Resolution No. 1019 adopted by the Urban Renewal Agency of Boise City, Idaho (the "Agency") on March 15, 2005 (the "Bond Resolution"), the Agency, at the direction of Ada County, Idaho (the "County"), hereby exercises its option to redeem on August 15, 2015 all of the Agency's outstanding Urban Renewal Lease Revenue Refunding Bonds, Series 2005 (Ada County Courts Complex Project) (the "Bonds") maturing on and after August 1, 2016 at the redemption price of 100% of the principal amount of such Bonds plus accrued interest to such redemption date. The County will pay such redemption price to you pursuant to Section 5.3(a) of the Amended and Restated Courts Complex Lease Agreement dated as of April 1, 2015 between the Agency and the County.

You are hereby irrevocably instructed to give notice in accordance with Section 2.5C of the Bond Resolution that all of the outstanding Bonds maturing on and after August 1, 2016 will be redeemed on August 15, 2015. A form of such notice is attached hereto.



Executive Director

NOTICE OF PRIOR REDEMPTION

URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO
URBAN RENEWAL LEASE REVENUE REFUNDING BONDS, SERIES 2005
(ADA COUNTY COURTS COMPLEX PROJECT)
CUSIP -- _____*

NOTICE IS HEREBY GIVEN that all the outstanding Urban Renewal Agency of Boise City, Idaho Urban Renewal Lease Revenue Refunding Bonds, Series 2005 (Ada County Courts Complex Project) (the "Bonds") maturing on and after August 1, 2016 will be called for redemption on August 15, 2015. On such date, the redemption price equal to 100% of the principal amount of such Bonds will become due and payable at the office of U.S. Bank National Association, as the trustee for the Bonds (the "Trustee"), located at _____, _____, and from and after such date interest on the Bonds will cease to accrue. The principal of and interest on such Bonds will be paid on such redemption date upon presentation thereof to the Trustee.

The Bonds to be redeemed should be presented for payment at the office of the Trustee on the redemption date specified above, along with a completed Form W-9 in order to avoid a 28% backup withholding as required by the Jobs and Growth Tax Relief Reconciliation Act of 2003.

Dated this _____ day of _____ 2015.

U.S. BANK NATIONAL ASSOCIATION,
as trustee

By _____
Title _____

Downtown Boise Hotel Market Study

Prepared for:
The Boise Tri-Agency Group

June 15, 2015



Scope and Methodology

In evaluating the Downtown Boise lodging market we:

Reviewed, identified, and quantified the current hotel offerings in the greater Boise downtown area and provided a survey summarizing the number and quality of rooms, broken into traditional hotel market segments;

Assessed the Downtown Boise lodging market based on the City of Boise's needs today;

Identified all lodging facilities currently under development within the downtown Boise market area;

Assessed the future Downtown Boise lodging market based on Downtown Boise's projected needs with regard to projected growth and the expansion of the downtown conference center; and

Compared Downtown Boise's hotel offerings as they exist today against the comparable cities, as specified by the Tri Agency Group.

Definitions

- **Chain Scales:** Chain Scale Segments are a method by which hotels are grouped based on the quality, and the actual average room rates achieved as defined by STR, Inc. The Chain Scale Segments used in this presentation are:

Condensed Chain Scale	Average Room Rate Position	Example
Economy	Lowest 40%	Budget Inn
Midscale (Incl. Midscale & Upper Midscale)	Lower Middle 30%	Red Lion (Midscale) or Hampton Inn & Suites (Upper Midscale)
Upscale (Incl. Upscale & Upper Upscale)	Upper Middle 30%	Residence Inn (Upscale) or The Grove (Upper Upscale)
Luxury	Top 15%	Conrad or Four Seasons

Definitions (cont.)

- **Compound Annual Growth Rate (CAGR):** The average year-over-year growth rate over a specified period of time.
- **Full-Service Hotel:** Full-service hotels are generally upper-priced, upper upscale, or luxury hotels with a restaurant, lounge facilities and meeting space, and offer extensive service levels, often including bell service and room service.
- **Limited-Service Hotel:** Limited-service hotels have rooms-only operations, (i.e. without food and beverage service) or offer a bedroom and bathroom for the night, but very few other services and amenities. These hotels are often in the budget, economy, or midscale group.
- **Average Daily Rate (ADR):** A measure of the average rate paid for rooms sold, calculated by dividing room revenue by rooms sold.
- **Occupancy:** Occupancy is the percentage of available rooms that were sold during a specified period of time. Occupancy is calculated by dividing the number of rooms sold by rooms available.
- **Flag or Brand:** The hotel company owning the rights to a given hotel chain, e.g. Marriott International, Hilton Worldwide.
- **Extended-Stay:** Extended Stay hotels are typically properties that attract 40 to 60 percent of their demand from hotel guests who stay for 5 or more nights. These properties quote weekly rates and offer fully furnished kitchenettes as part of the accommodations, e.g. Homewood Suites or Residence Inn.

City of Boise

Map of Hotels in Greater Downtown Area



Downtown Boise

Lodging Market Today

Current Lodging Inventory

Hotel	Number of Rooms	Year Opened	Affiliation	Target Market	Condensed Chain Scale/ Service	Number of Meeting Rooms	Amount of Meeting Space (SF)	Meeting Space per Guestroom (SF)
Budget Inn	44	1966	Independent	Business & leisure	Economy/ Limited Service	0	0	0
Red Lion Hotel Boise Downtowner	182	1968	Red Lion Hotels	Business, leisure & group	Midscale/ Limited Service	13	8,425	46
Safari Inn	103	1966	Independent	Business & leisure	Midscale/ Limited Service	0	0	0
Hampton Inn & Suites Downtown	186	2007	Hilton Worldwide	Business & leisure	Midscale/ Limited Service	7	2,900	16
TownePlace Suites Boise Downtown	121	2008	Marriott International	Business & leisure	Midscale/ Limited Service	1	900	7
Courtyard Boise Downtown	162	1996	Marriott International	Business & leisure	Upscale/ Limited Service	2	1,000	6
The Modern	41	1978	Independent	Leisure	Upscale/ Limited Service	0	0	0
Residence Inn Boise Downtown	104	1986	Marriott International	Business & leisure	Upscale/ Limited Service	1	460	4
Hotel 43	112	1978	Independent	Business & leisure	Upscale/ Full Service	2	1,757	16
The Grove	234	1997	Independent	Business, leisure & group/convention	Upscale/ Full Service	20	12,162	52
Total:	1,289	-	-	-	-	46	27,604	21
Average:	129	-	-	-	-	5	2,760	-

Downtown Boise

Current Lodging Market Summary

Summary of Downtown Boise Lodging Market

Number of Hotels	Total Available Guestrooms	Average Number of Guestrooms per Hotel	Largest Hotel	Hotel with Largest Meeting Capacity	Total Amount of Hotel Meeting Space (SF)	Meeting SF/ Guestroom
10	1,289	129	The Grove (234 Rooms)	The Grove (12,162 SF)	27,604	21

Number of Hotels by Chain Scale ¹

Economy	Midscale	Upscale	Luxury
1	4	5	0

¹As defined by STR, Inc.

Hotel Type

Full-Service	Limited-Service
2	8

Hotel Branding

Branded	Independent
5	5

Downtown Boise

2014 Lodging Market Performance

Boise – 2014 Downtown Lodging Market Performance – All Hotels Combined

Estimated Occupancy ¹	Total Occupied Guestrooms	Total Available Guestrooms	Estimated Average Daily Rate	Estimated RevPAR
70%	329,340	470,485	\$105	\$75

¹ Hotel demand peaks during the summer and during mid-week (Tuesday through Thursday). During those times, hotels will be unable to accommodate additional guests, creating a shortage of rooms.

² Average Daily Rate represents a blended average of the yearly average rate of all of the downtown Boise hotels.

Estimated Mix of Demand

Leisure	Corporate	Group
25%	55%	20%
82,335	181,137	65,868

National Lodging Market Statistics – 2014

Occupancy	Average Daily Rate	Revenue Per Available Room
64.4%	\$115	\$74

Mid-Week & Seasonal Demand

Performance by Day of Week (2014/2015)

Day of Week	Occupancy	ADR	RevPAR
Sunday	48%	\$101	\$48
Monday	72%	\$111	\$80
Tuesday	80%	\$115	\$93
Wednesday	82%	\$116	\$94
Thursday	73%	\$110	\$81
Friday	71%	\$102	\$72
Saturday	66%	\$101	\$67

Performance by Month (2014)

Day of Week	Occupancy	ADR	RevPAR
January	52%	\$104	\$54
February	67%	\$108	\$72
March	66%	\$106	\$70
April	68%	\$106	\$72
May	70%	\$109	\$77
June	79%	\$110	\$86
July	79%	\$111	\$87
August	79%	\$108	\$85
September	77%	\$110	\$84
October	79%	\$111	\$88
November	61%	\$107	\$66
December	57%	\$109	\$62
Total Year	70%	\$105	\$75

Downtown Boise

Assessment of Lodging Market Needs Today

Finding #1

The most recent additions to the downtown Boise lodging market were the TownePlace Suites in 2008 and the Hampton Inn & Suites in 2007

Assessment

- There have been no new hotels built in this market in the last seven years, resulting in a lack of hotel products designed to cater to the modern day traveler (e.g. lifestyle, boutique hotels and branded, full-service hotels)
- 80% of the hotel inventory in downtown Boise is more than 18 years old.

Downtown Boise

Assessment of Lodging Market Needs Today

Finding #2

The independent, upscale, Grove Hotel is Boise's largest downtown Hotel

Assessment

- The Grove is an independent hotel and the majority of business and leisure travelers typically prefer to stay at branded hotels in order to earn “rewards points.”
- The lack of a nationally brand may preclude travelers from finding the hotel.
- The Grove is of insufficient size to compete for large, in-house corporate group events or serve as the primary headquarter hotel for Boise Center convention business.

Downtown Boise

Assessment of Lodging Market Needs Today

Finding #3

Assessment

The majority of Boise's hotels (10) are economy, midscale, or upscale hotels

- Downtown Boise lacks sufficient full-service, upscale or luxury hotels to cater to executive level independent business and leisure travelers and to mid or large sized corporate groups.

Downtown Boise

Assessment of Lodging Market Needs Today

Finding #4

High mid-week business and leisure demand creates a shortage of availability for group and convention demand.

Assessment

- According to the Boise CVB, the majority of convention groups prefer room blocks (300 – 400) in one full-service, branded hotel
- Convention business is currently being lost due to the lack of available group room blocks at a single, convention headquarter hotel.
- Mid-week occupancy (Tuesday, Wednesday, and Thursday) is already at capacity (77%).

Boise Centre – Expected Completion: Summer 2016

An expansion project is underway at the Boise Centre to add the following to the facility:

- A 13,000 square foot ballroom
- 13,000 square feet of meeting space
- 8,000 square feet of pre-function space

This additional space will give the Boise Centre the capacity to:

- Host an additional 500 attendees on peak event days, for a total of 1,000 attendees.
- Host an additional 20 to 30 conventions per year, for a total of 60 to 70 events.
- Increase peak room night persons from 300 - 400 to 600 - 800.

Downtown Boise

Other Commercial Developments

Additional Developments

Jack's Urban Meeting Place (J.U.M.P.):	<ul style="list-style-type: none"> • Scheduled to open in the spring of 2016 • \$70 million development currently under construction • Includes: <ul style="list-style-type: none"> – Amphitheater for live events with 1,200 seats – Three-acre urban park – Two large meeting and performance spaces
City Center Plaza:	<ul style="list-style-type: none"> • 206,000 square foot of Class A office and retail space in a nine-story building • \$70 million development • Scheduled to open in early to mid 2016
Parcel B:	<ul style="list-style-type: none"> • +/- 300 room hotel plus possible multi-use retail and office facility
Simplot Headquarters:	<ul style="list-style-type: none"> • 9-story office building near J.U.M.P. facility • Will house 900 employees in downtown Boise • Will be an international headquarters

Downtown Boise

Other Lodging Demand Indicators

- **Boise Airport (BOI):** BOI is the busiest in the State of Idaho. Passenger levels in 2014 represented a 5.0% increase over 2013 levels.
- **Boise State University:** This campus, located adjacent to downtown, is the largest university in Idaho with approximately 22,000 students. The University is home to the Boise State Broncos football team, that play on the famous blue turf field at BSU.
- **Employment:** As of March 2015, the unemployment rate for the City of Boise was 4.1 percent, compared to 5.5 percent for the Nation as of the same time period.
- **Office Statistics:** According the 2014 Year-End Real Estate Market Review by Colliers International, the Downtown Boise submarket contained approximately 4.2M square feet of net rentable commercial office space with a vacancy rate of 14.4 percent. Net absorption was 9,771 square feet in 2014 .

Downtown Boise

Historical Lodging Market Performance

Downtown Boise Lodging Market Historical Performance of the Competitive Market

Year	Annual Supply	Occupied Rooms	Percent Change	Market Occupancy
2000	358,430	258,070	-	72%
2001	358,430	250,901	-3%	70%
2002	358,430	258,070	3%	72%
2003	358,430	243,732	-6%	68%
2004	358,430	258,070	6%	72%
2005	358,430	250,901	-3%	70%
2006	358,430	250,901	0%	70%
2007	420,845	277,758	11%	66%
2008	463,185	273,279	-2%	59%
2009	470,485	263,472	-4%	56%
2010	470,485	301,110	14%	64%
2011	470,485	315,225	5%	67%
2012	470,485	329,340	4%	70%
2013	470,485	334,044	1%	71%
2014	470,485	329,340	-1%	70%
CAGR	2.0%	1.8%	-	-

**Occupied
Rooms CAGR**

2009-2014

4.6%

Source: STR, Inc.

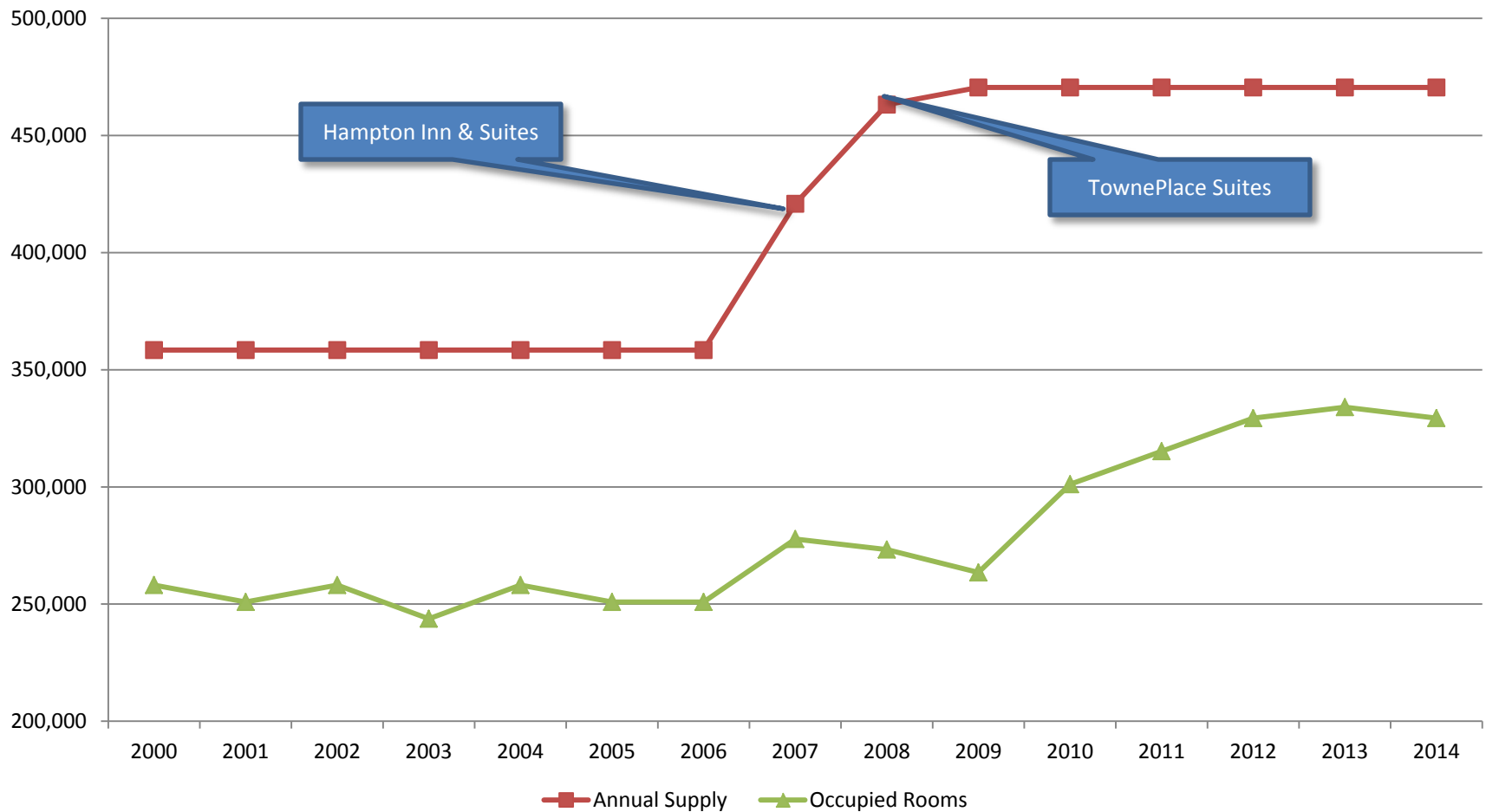
2014 Estimated Mix of Demand

Leisure	Corporate	Group	Total
25%	55%	20%	100%
82,335	181,137	65,868	329,340

Downtown Boise

Supply & Demand

Historical Supply and Demand - Downtown Boise



Downtown Boise

Estimated Hotel Market Growth

Downtown Boise Lodging Market

Projected Performance of the Competitive Market – Assuming All Demand is Accommodated

Year	Available Rooms	Hypothetical Occupied Rooms				Percent Change	Hypothetical Market Occupancy ¹	Actual Occupancy ²	Actual Occupied Rooms	Unsatisfied Demand
		Leisure	Corporate	Group	Total					
2012 Actual	470,485	82,335	181,137	65,868	329,340	-	70%	70%	329,340	-
2013	470,485	86,450	190,190	69,160	345,800	5%	73%	71%	334,044	11,800
2014	470,485	90,775	199,705	72,620	363,100	5%	77%	70%	329,340	33,800
2015	470,485	95,325	209,715	76,260	381,300	5%	81%	70%	329,340	52,000
2016	470,485	100,100	220,220	80,080	400,400	5%	85%	70%	329,340	71,100
2017	470,485	106,100	233,420	84,880	424,400	6%	90%	70%	329,340	95,100
2018	470,485	111,400	245,080	89,120	445,600	5%	95%	70%	329,340	116,300
2019	470,485	115,850	254,870	92,680	463,400	4%	98%	70%	329,340	134,100
2020	470,485	119,325	262,515	95,460	477,300	3%	100%	70%	329,340	148,000
CAGR ('14 – '20)	0%	5%	5%	5%	5%	-	-	-	0%	-

Note: Future projections do not account for any potential additions to the local market supply

¹ Assumes 5% growth in 2013 and 2014

² Estimated peak occupancy given existing inventory and demand segmentation and seasonality

Market Growth Conclusions

- We anticipate lodging demand will increase by 148,000 rooms over the next six years
- Increase in demand of 148,000 rooms / 70% occupancy = 211,430 rooms per hotel per year (assume new hotels run 70%)
- 211,430 rooms per year / 365 days per year = **approximately 580 additional guestrooms needed in the local market**
- **Assuming hotels run approximately 70% occupancy, this results in a shortage of 580 rooms.**

Downtown Boise

Projected Hotel Supply Additions as of June 15, 2015

Boise, Idaho – Proposed New Hotels

Hotel	Number of Rooms	Expected Opening Date	Brand Affiliation	Target Market	Condensed Chain Scale/ Service	Location
Proposed Limited-Service	175	Mid-2016	Branded	Business & leisure	Upscale/ Limited Service	10 th & Bannock
Proposed Extended Stay	186	Late-2016	Branded	Business & leisure	Upscale/ Limited Service	410 S. Capitol
Proposed Boutique	104	Late 2016	Independent	Business & leisure	Upscale/ Full Service	500 South Capital
Proposed Full-Service	300	Early 2017	Branded	Business, leisure, & group	Upscale/ Full Service	Parcel B
Total Additional Guestrooms:	765					

Downtown Boise

Assessment of Future Lodging Market

Finding #1

765 new guestrooms have been proposed in the downtown Boise area to be completed by early 2017.

Assessment

- As these are proposed hotels, it is unlikely that they will all be completed, thus suggesting that there may not be enough rooms to meet forecasted demand over the next six years.
- If all proposed hotels are built, the increase in hotel room inventory would be sufficient to meet the overall growth in lodging demand (765 new rooms vs. demand for 580 new rooms).
- The largest proposed hotel (300 rooms) would represent an increase of 66 guestrooms over Boise's current largest hotel and, if branded and full-service, would better meet the growing need for a full-service, convention headquarter hotel. However, a hotel with closer to 350 to 450 rooms would better serve this need.

Downtown Boise

Assessment of Future Lodging Market

Finding #2

The expansion of the Boise Centre will increase the need for hotels in downtown Boise.

Assessment

- After the expansion, the Boise Centre will have the capacity to host an additional 500 people on peak event days and would require 400 to 500 guestrooms on a peak night. In order to capture the majority of these at one hotel, and therefore not lose conventions to competing cities, a new hotel with 350 to 450 rooms would be ideal.

Downtown Boise

Assessment of Future Lodging Market

Finding #3

Boise was listed by Forbes as one of the 15 fastest growing cities in 2013, with a growth rate of 1.8%.

Assessment

- As previously mentioned, no new hotels have been built in Boise in the past seven years. The new proposed hotels will serve to address that deficiency and add new, high-quality guestrooms to the lodging market.
- With population growth, all segments of lodging demand are projected to increase, creating additional demand for guestrooms downtown.

Downtown Boise

Summary of Comparable Cities and Competing Conference Cities

Summary of Competing Conference Cities

City	Number of Downtown Hotels	Number of Rooms	Largest Hotel	Largest Hotel Number of Rooms	Condensed Chain Scale			
					Budget	Midscale	Upscale	Luxury
Boise, ID	10	1,289	The Grove Hotel	234	1	4	5	0
Competing Conference Cities								
Portland, OR	51	8,268	Hilton Portland & Executive Tower	782	8	13	24	6
Sacramento, CA	30	3,862	Sheraton/Hyatt Regency	503	7	15	6	2
Salt Lake City, UT	31	7,074	Little America at Salt Lake City	850	7	8	16	0
Spokane, WA	19	2,745	Red Lion Hotel at The Park	400 ¹	5	9	5	0
Average:	28	4,648	-	554	6	10	11	2

Note: Downtown hotels were selected based on proximity to each cities' central business district (CBD) and convention center

¹ A 716-room hotel will be opening in Spokane this summer making it the largest hotel in downtown Spokane.

Downtown Boise

Summary of Comparable Cities and Competing Conference Cities

Summary of Comparable Cities

City	Number of Downtown Hotels	Number of Rooms	Largest Hotel	Largest Hotel Number of Rooms	Condensed Chain Scale			
					Budget	Midscale	Upscale	Luxury
Boise, ID	10	1,289	The Grove Hotel	234	1	4	5	0
Comparable Cities								
Albuquerque, NM	49	5,100	Hyatt Regency Albuquerque	395	7	21	20	1
Greenville, SC	19	3,023	Hyatt Regency Greenville	327	0	8	11	0
Little Rock, AR	14	2,314	Marriott Little Rock	418	1	5	7	1
Madison, WI	18	2,547	Madison Concourse Hotel (Independent)	367	0	8	7	3
Tucson, AZ	57	6,052	JW Marriott Tucson	575	14	23	17	3
Tulsa, OK	11	1,794	Hyatt Regency Tulsa	454	1	3	7	0
Average:	25	3,160	-	396	3	10	11	1

Note: Downtown hotels were selected based on proximity to each cities' central business district (CBD) and convention center

Comparable/Competing Cities

Convention Center Data

Boise, Idaho – Comparable/Competing Cities – Convention Center Data

City	Convention Center	Exhibit Space (SF)	Meeting Space (SF)	Total Convention Center Space (SF)	Convention Center Meeting SF/ Guestroom
Sacramento, CA	Sacramento Convention Center	137,000	31,400	168,400	8
Albuquerque, NM	Albuquerque Convention Center	167,000	50,000	217,000	10
Tucson, AZ	Tucson Convention Center	113,940	60,324	174,264	10
Little Rock, AR	Statehouse Convention Center	80,000	33,400	113,400	14
Madison, WI	Monona Terrace	55,800	36,500	92,300	14
Portland, OR	Oregon Convention Center	255,000	111,732	366,732	14
Greenville, SC	TD Convention Center	280,000	60,000	340,000	20
Salt Lake City, UT	Salt Palace Convention Center	515,000	164,000	679,000	23
Boise, ID	Boise Centre (Today)	N/A	50,000	50,000	39
	Boise Centre (2016)	25,000	56,600	81,600	43
Tulsa, OK	Cox Business Center	102,600	80,000	182,600	45
Spokane, WA ¹	Spokane Convention Center	100,200	203,340	303,540	74
Average:	-	164,231	80,063	244,294	26

¹ New 716-room downtown hotel will significantly decrease Meeting SF/Guestroom statistic for Downtown Portland

Comparable/Competing Cities

Key Statistics

Comparable/Competing Cities

City	MSA Population	Rooms/1,000 Persons	Population CAGR Since 2010	Current Rentable Commercial Office Q1-2015 (SF)	Office SF/ Guestroom	Airport Passengers (2014)
Sacramento, CA	2,215,770	1.74	0.9%	10.60M	2,745	8.39M
Tulsa, OK	961,531	1.87	0.5%	8.79M ¹	4,900	2.65M
Boise, ID	650,288	1.98	1.3%	4.2M¹	2,503	2.62M
Little Rock, AR	724,385	3.19	0.6%	-	-	2.09M
Greenville, SC	850,965	3.55	1.1%	3.65M	1,207	1.90M
Madison, WI	627,431	4.06	1.3%	3.52M ¹	1,382	1.62M
Portland, OR	2,314,554	5.12	1.4%	21.81M	2,638	14.51M
Albuquerque, NM	902,797	5.65	0.6%	3.02M	592	4.87M
Tucson, AZ	996,554	6.07	0.3%	0.98M ¹	162	3.13M
Salt Lake City, UT	1,140,483	6.20	0.8%	10.63M	1,503	18.98M (Hub)
Spokane, WA	535,724	13.03	0.2%	-	-	2.84M
Average:	1,083,680	3.91	0.8%	7.47M	2,043	5.78M

¹ Reflects 2014 year-end data

Comparable/Competing Cities

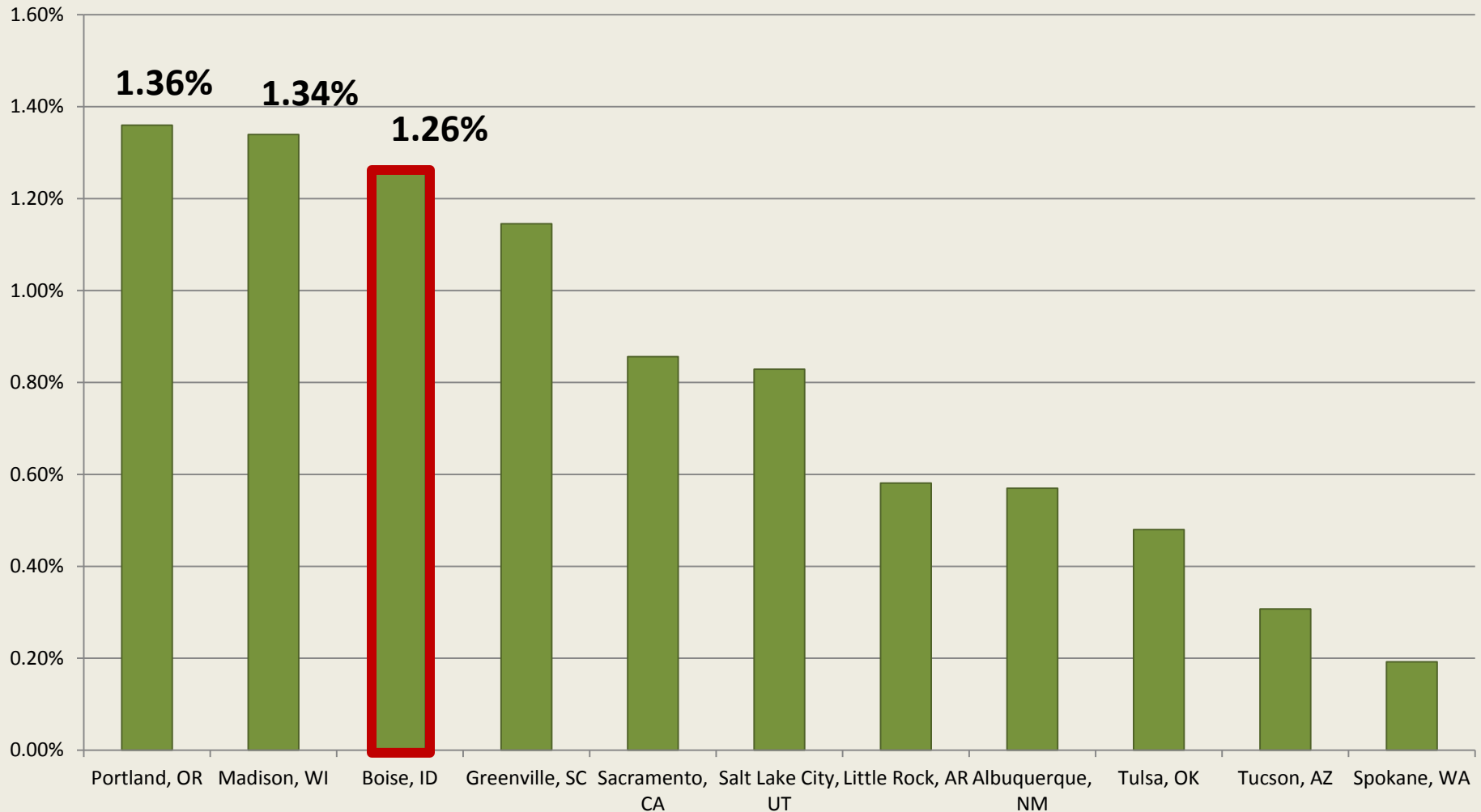
Summary

Comparable/Competing Cities					
City	MSA Population	Largest Hotel # of Rooms	Meeting SF/ Guestroom	Rooms/1,000 persons	Population Growth CAGR
Boise, ID	650,288	234	38.79	1.98	1.26%
Spokane	535,724	400	74.08	5.12	0.19%
Madison, WI	627,431	367	14.33	4.06	1.34%
Little Rock, AR	724,385	418	14.43	3.19	0.58%
Greenville, SC	850,965	327	19.85	3.55	1.15%
Albuquerque, NM	902,797	395	9.80	5.65	0.57%
Tulsa, OK	961,531	454	44.59	1.87	0.48%
Tucson, AZ	996,554	575	9.97	6.07	0.31%
Salt Lake City	1,140,483	850	23.18	6.20	0.83%
Sacramento	2,215,770	503	8.13	1.74	0.86%
Portland	2,314,554	782	13.51	3.57	1.36%
Average:	1,083,680	482	24.61	3.91	0.81%

Comparable/Competing Cities

Population Growth Since 2010

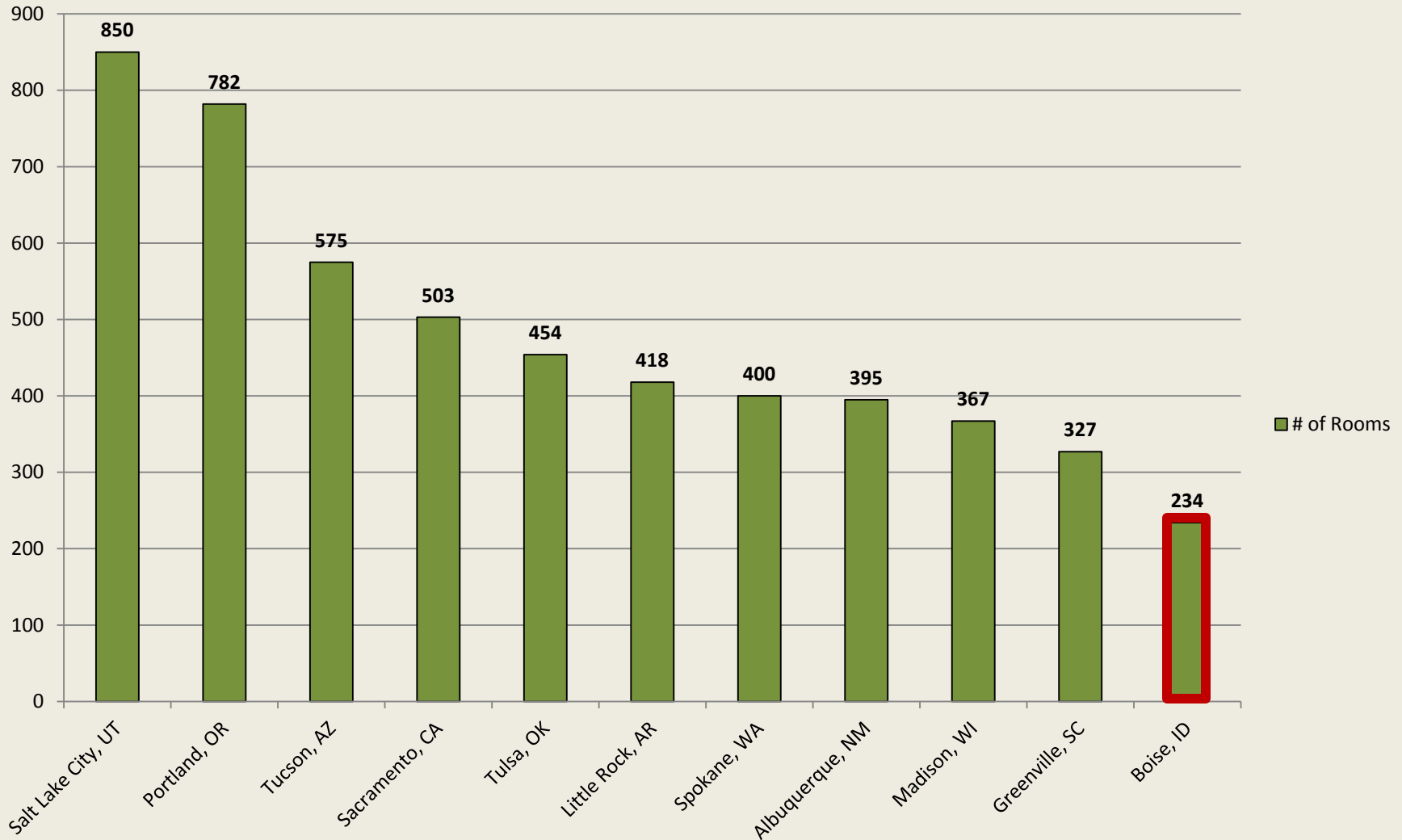
Population Compound Annual Growth Rate Since 2010



Comparable/Competing Cities

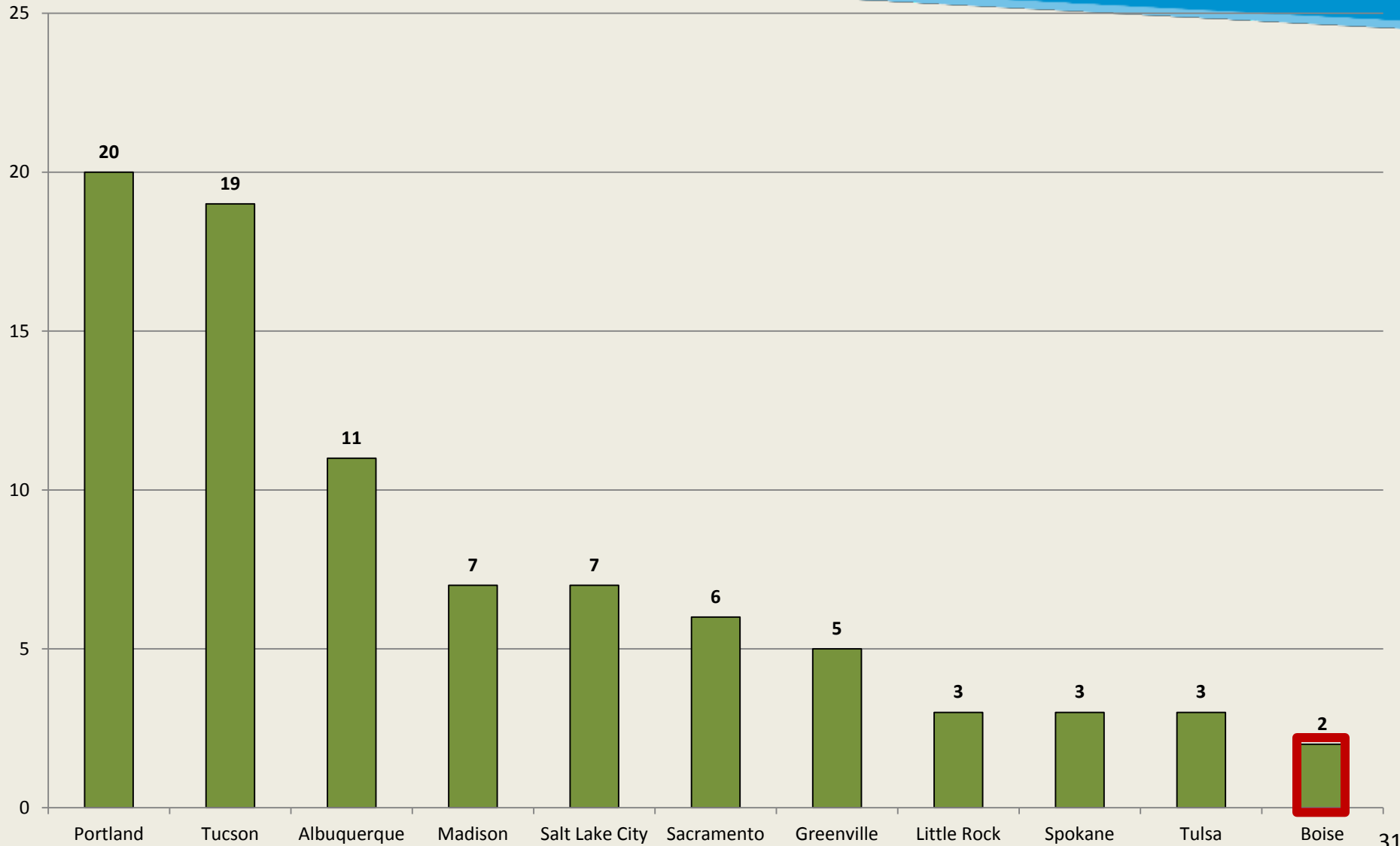
Comparison of Largest Individual Hotel Size (Guestrooms)

Largest Hotel Number of Rooms and City Population



Comparable/Competing Cities

Number of Downtown Full-Service Hotels



Comparable Market Conclusions

- Relative to the comparable markets, downtown Boise has the second fewest downtown hotels, fewest downtown guestrooms, and the fewest number of upscale/luxury hotels.
- With the exception of Spokane and Tulsa, Boise has the fewest guestrooms per square foot of convention center meeting space.
- Boise is the third fastest growing city among the surveyed cities, yet no new hotels have been built in downtown Boise since 2008.
- Boise's largest downtown hotel has fewer guestrooms than all of the comparable cities by between 93 and 616 guestrooms.
- Boise has the fewest full-service hotels and guestrooms downtown relative to all the comparable cities.

Downtown Boise

Summary of Conclusions

Final Study Conclusions

<p>Assessment of downtown Boise's current lodging market needs:</p>	<ul style="list-style-type: none"> Boise's current downtown lodging inventory consists of many older, midscale, limited-service hotels and does not fully meet the transient and group demand requirements that exist in the market today. Boise's market runs approximately 80 percent occupancy on Tuesday through Thursday. The new supply would only serve that current mid-week unsatisfied demand.
<p>Assessment of downtown Boise's projected lodging market needs:</p>	<ul style="list-style-type: none"> While the proposed new hotel rooms would be sufficient to meet projected lodging demand over the next six years, we recommend at least one, full-service, branded hotel be developed that contains between 350 and 450 hotel rooms. While there are 4 hotels proposed representing 765 rooms, they likely will not all be built thus suggesting that the Boise market will be undersupplied over the next five to six years. Furthermore, these hotels are mainly designed to cater to transient, mid-week business and leisure demand and do not satisfy the need for one large hotel to accommodate convention group demand
<p>Assessment of downtown Boise relative to selected comparable and competitive cities:</p>	<ul style="list-style-type: none"> Boise contains an older downtown lodging inventory with fewer available hotels and guestrooms when compared to all of the comparable cities. The largest hotel in Boise (The Grove) is considerably smaller than the largest hotel in other competing markets. Boise's inventory of quality, branded, full-service hotels is considerably below the average of comparable markets.

New Supply

How does the new supply address Boise's needs?

Assessment of New Supply

Hotel	Full-Service?	Over 350 Rooms?	Branded?	Downtown Location?	Chain Scale?	Target Market?
Proposed Limited-Service			✓	✓	Upscale	Transient – Business & Leisure
Proposed Extended Stay			✓	✓	Upscale	Extended Stay – Business & Leisure
Proposed Boutique	✓			✓	Upscale	Transient – Business & Leisure
Proposed Full-Service	✓		✓	✓	Upscale	Transient – Business, Leisure, & Group



MEMO

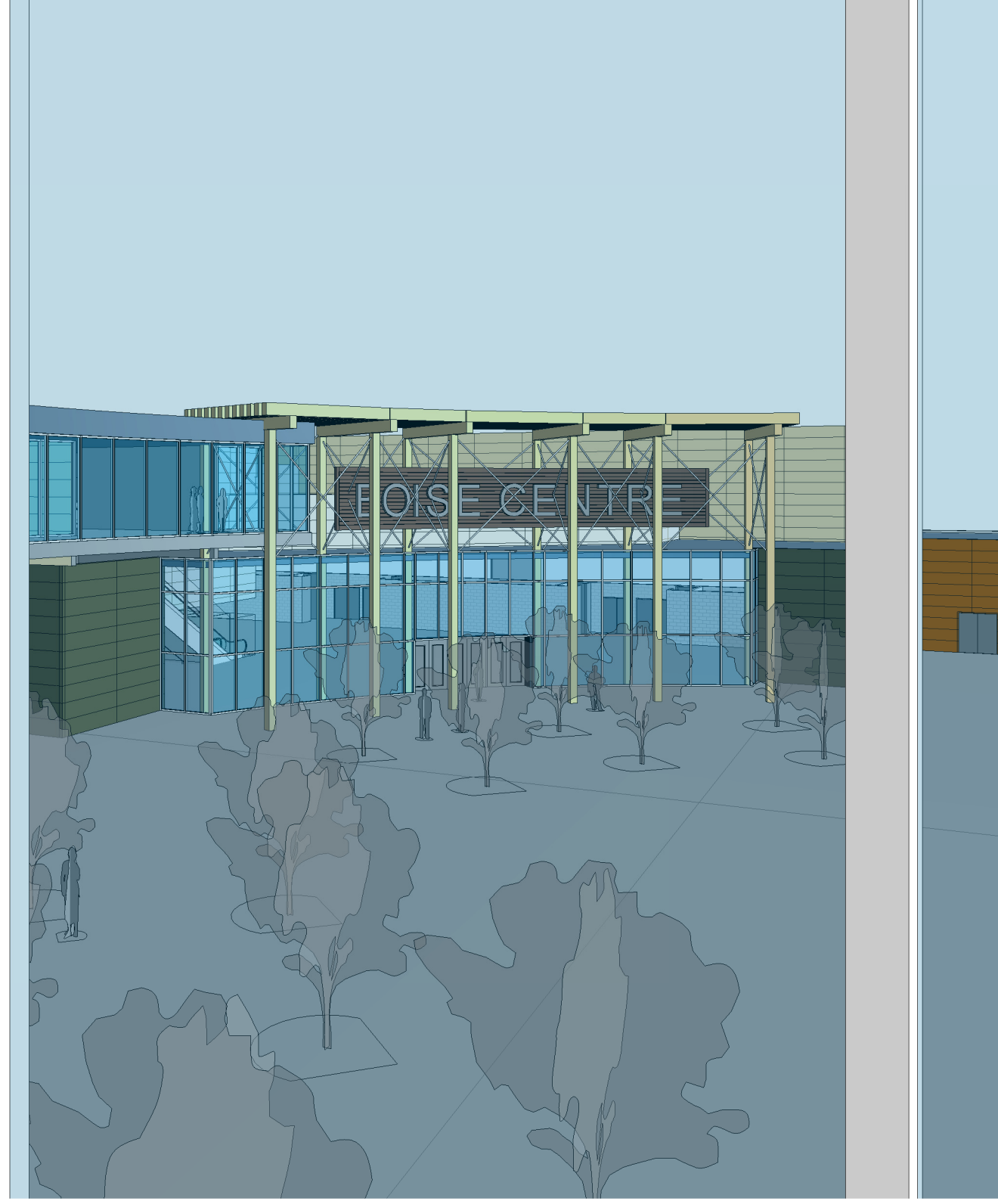
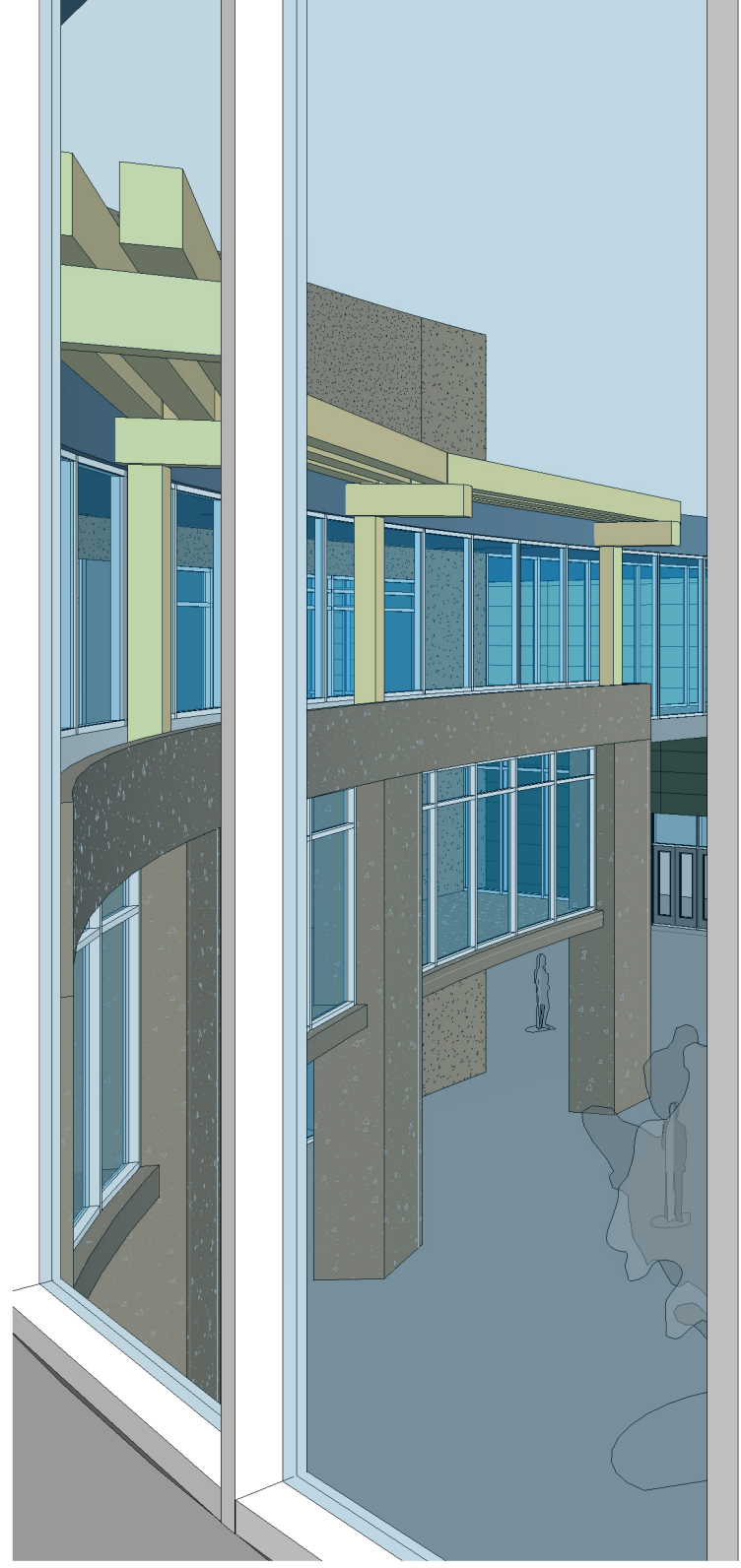
Date: July 9, 2015
To: Board of Commissioners
From: Doug Woodruff
Subject: Boise Centre Expansion Concourse Design

Several easements were granted earlier this year to The City Center Plaza project. The easements granted egress and air rights onto and over The Grove Plaza. At the time, the Boise Centre concourse design was not fully resolved which restricted our ability to craft an air right easement for this portion of the project. Presently, the design has been resolved and The District is prepared to share the design concept with the CCDC Commissioners. During the July 13th board meeting, CCDC staff and The District will be seeking feedback from the commissioners on the design of the concourse and also seeking guidance on the negotiation of the air right easement.

Included below are a few remarks about the current design:

- CCDC staff and consultants find the design to be a suitable solution that respects the basic functions of the Grove Plaza.
- Comments offered a few months ago were well received by The District and for the most part are incorporated into the enclosed design.
- The revisions incorporated into the current concourse design include:
 - narrowing the width of the concourse from 35' in width to 14' feet in width,
 - elimination of a stair tower which protruded 14' into the plaza,
 - provision of more glass to increase the concourse's transparency and reduce the visual barrier impacts,
 - fewer trees will be removed (4 trees versus 6 trees in the initial concept), and,
 - a large shade structure over the convention center's main entry has been added which will significantly contribute to the shading of the plaza.
- Additional positive attributes of the design include:
 - 24' of clear height from ground level up to the bottom of the concourse, and,
 - use of building materials which integrate the architecture of City Center Plaza, Boise Centre, and Century Link Arena

Enclosed: Boise Centre concourse design renderings and plans



PROJECT:

Boise Centre

DRAWN BY:

REFERENCE DOCUMENT:

REFERENCE DRAWING:

DATE: 06/11/15

SKETCH NUMBER:

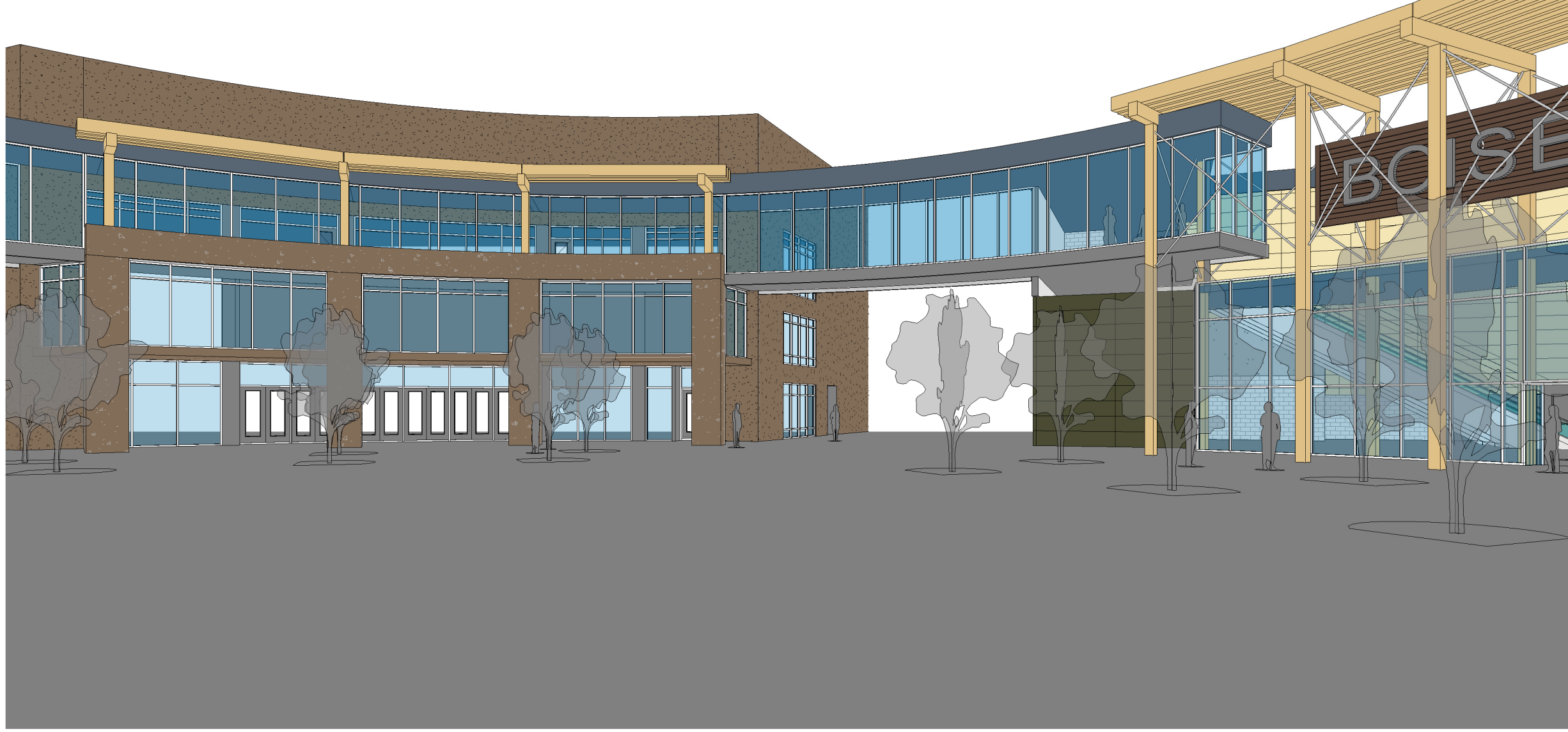
A132

tvdsdesign

TVS IDAHO, LLC, ARCHITECTURE
 2700 Promenade Two, 1230 Peachtree Street NE Atlanta Georgia 30309
 404 888 6600 Fax 404 888 6700 tvsdesign.com



Architects and Planners, Chartered
 408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706



Boise Centre

PROJECT:

DRAWN BY:

DATE: **06/11/15**

REFERENCE DOCUMENT:

A133

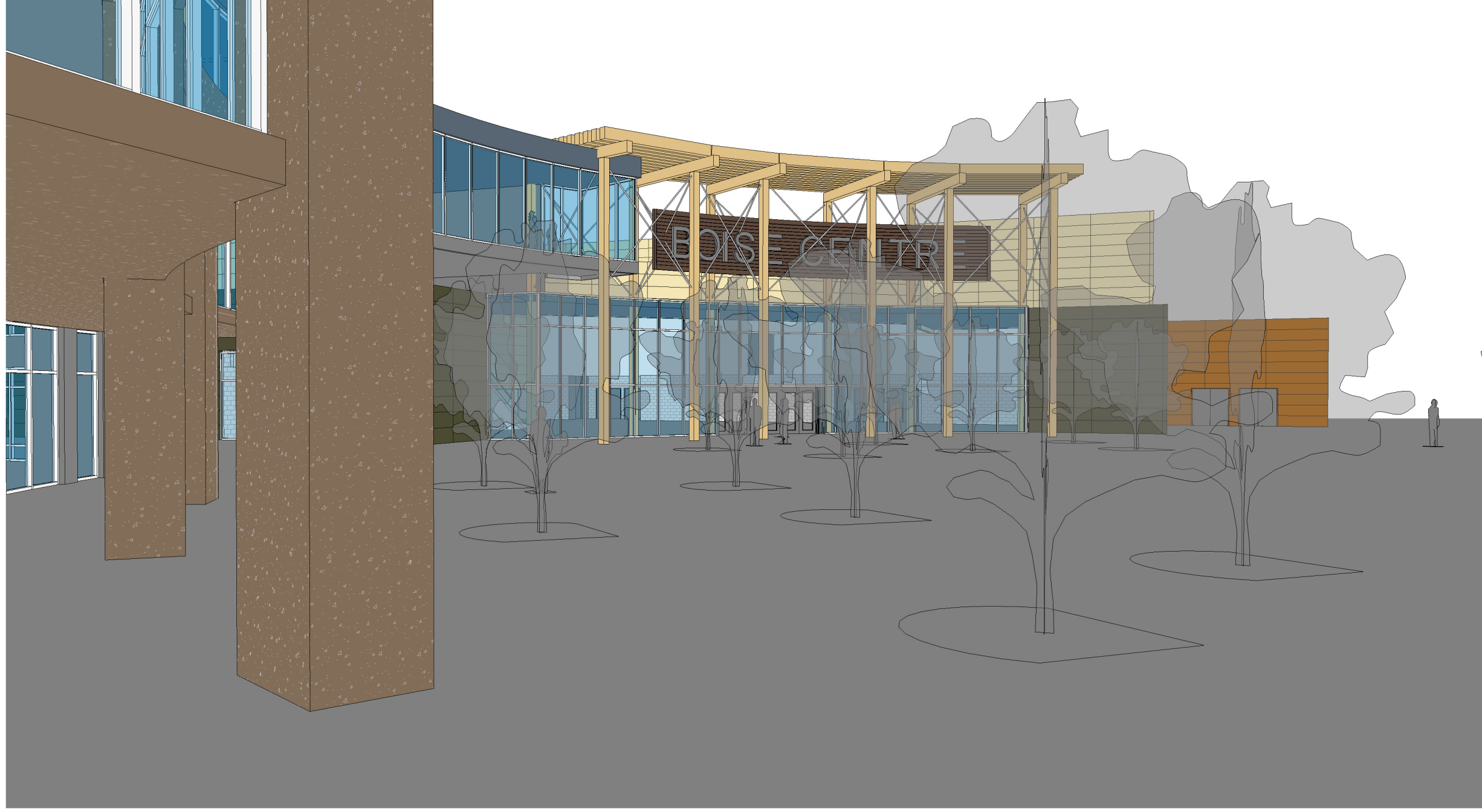
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 408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706



PROJECT:

Boise Centre

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DATE:

06/11/15

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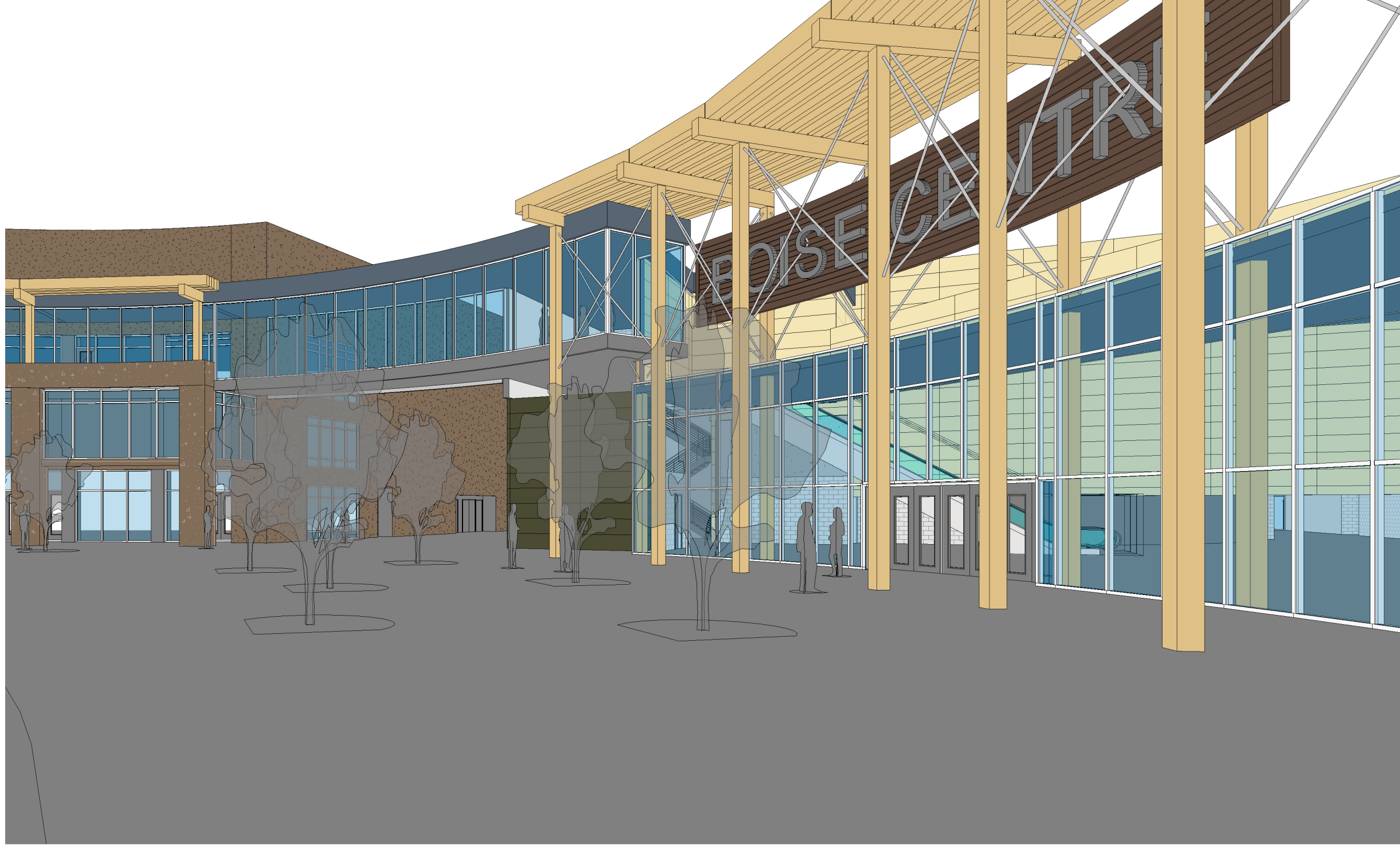
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PROJECT:

Boise Centre

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DATE:

06/11/15

SKETCH NUMBER:

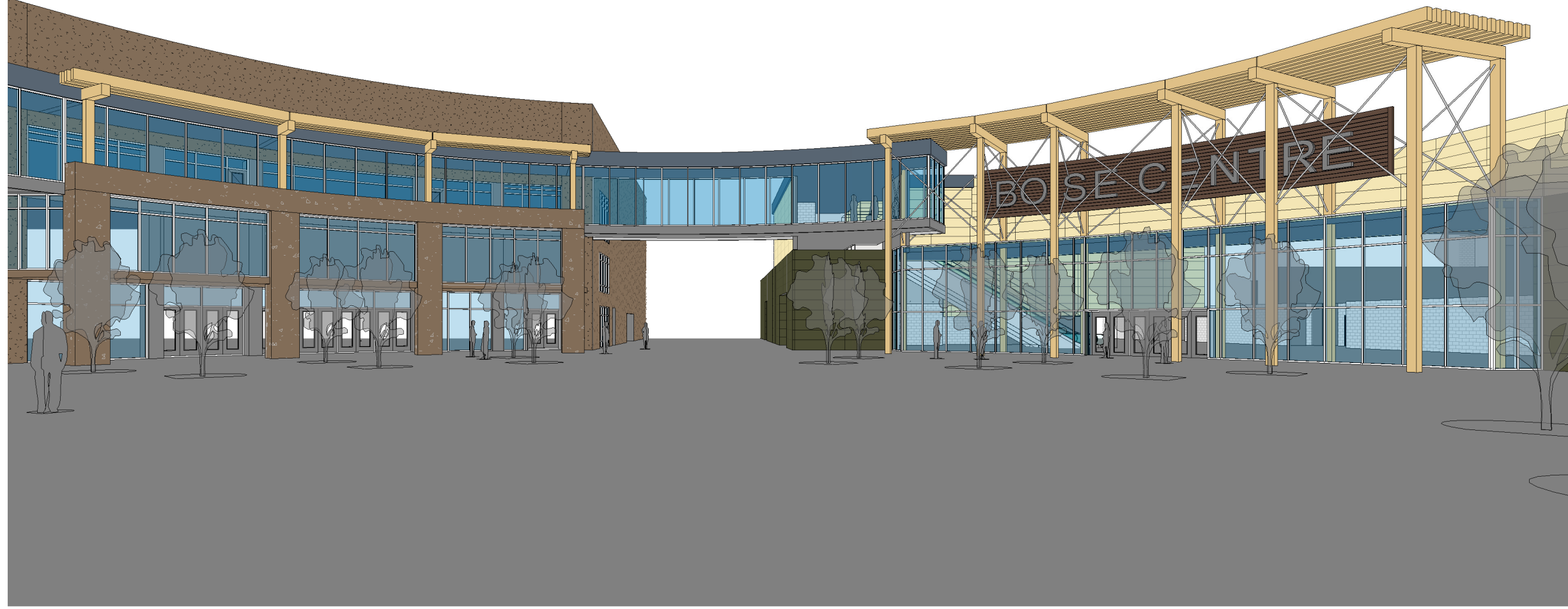
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PROJECT:

Boise Centre

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REFERENCE DOCUMENT:

REFERENCE DRAWING:

DATE: 06/11/15

SKETCH NUMBER:

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PROJECT: **Boise Centre**

DRAWN BY: REFERENCE DOCUMENT: REFERENCE DRAWING:

DATE: **06/11/15**

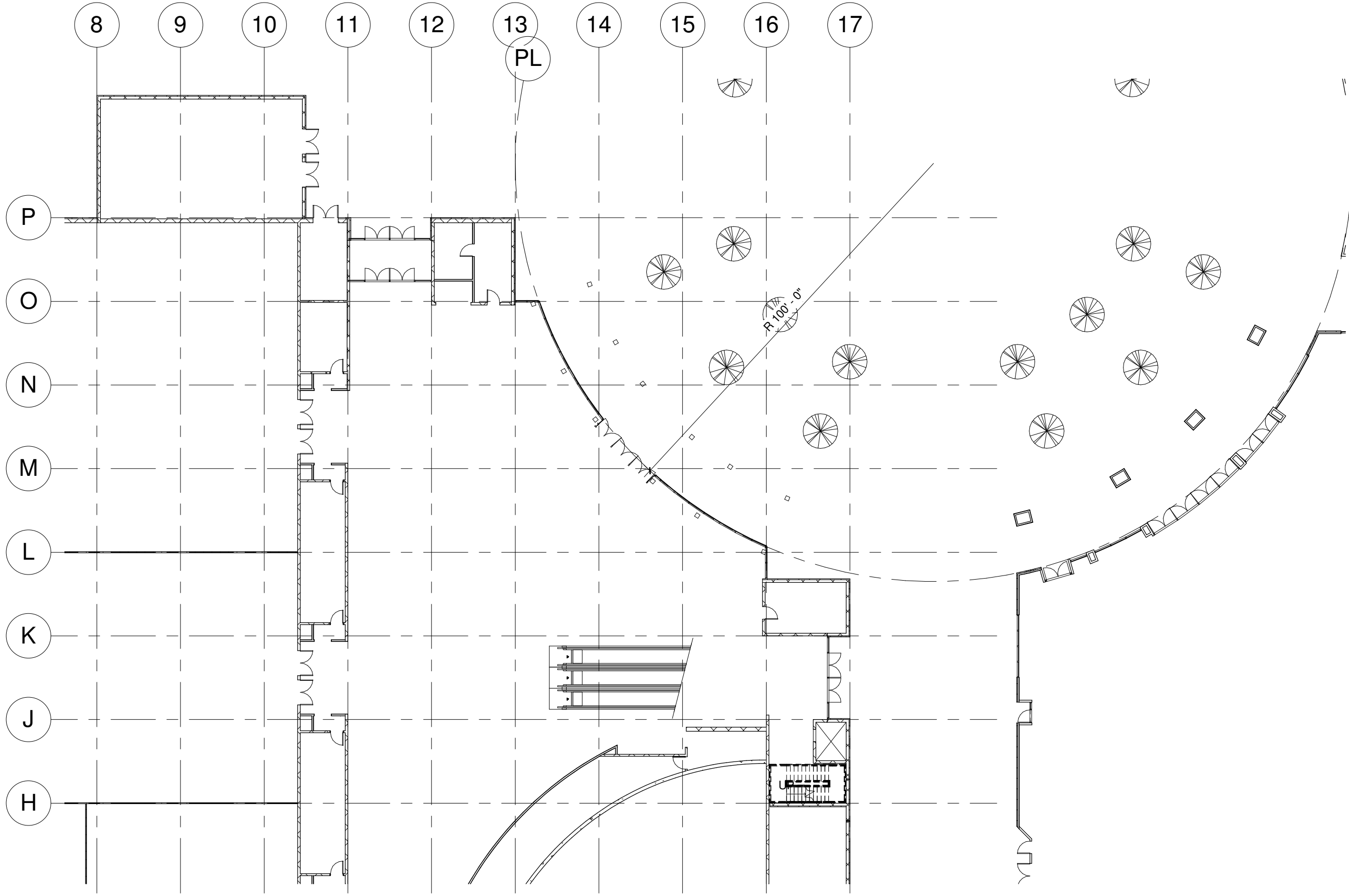
SKETCH NUMBER: **A137**

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LEVEL 1 FLOOR PLAN

PROJECT:

Boise Centre

DRAWN BY:

REFERENCE DOCUMENT:

REFERENCE DRAWING:

DATE: 06/11/15

SKETCH NUMBER:

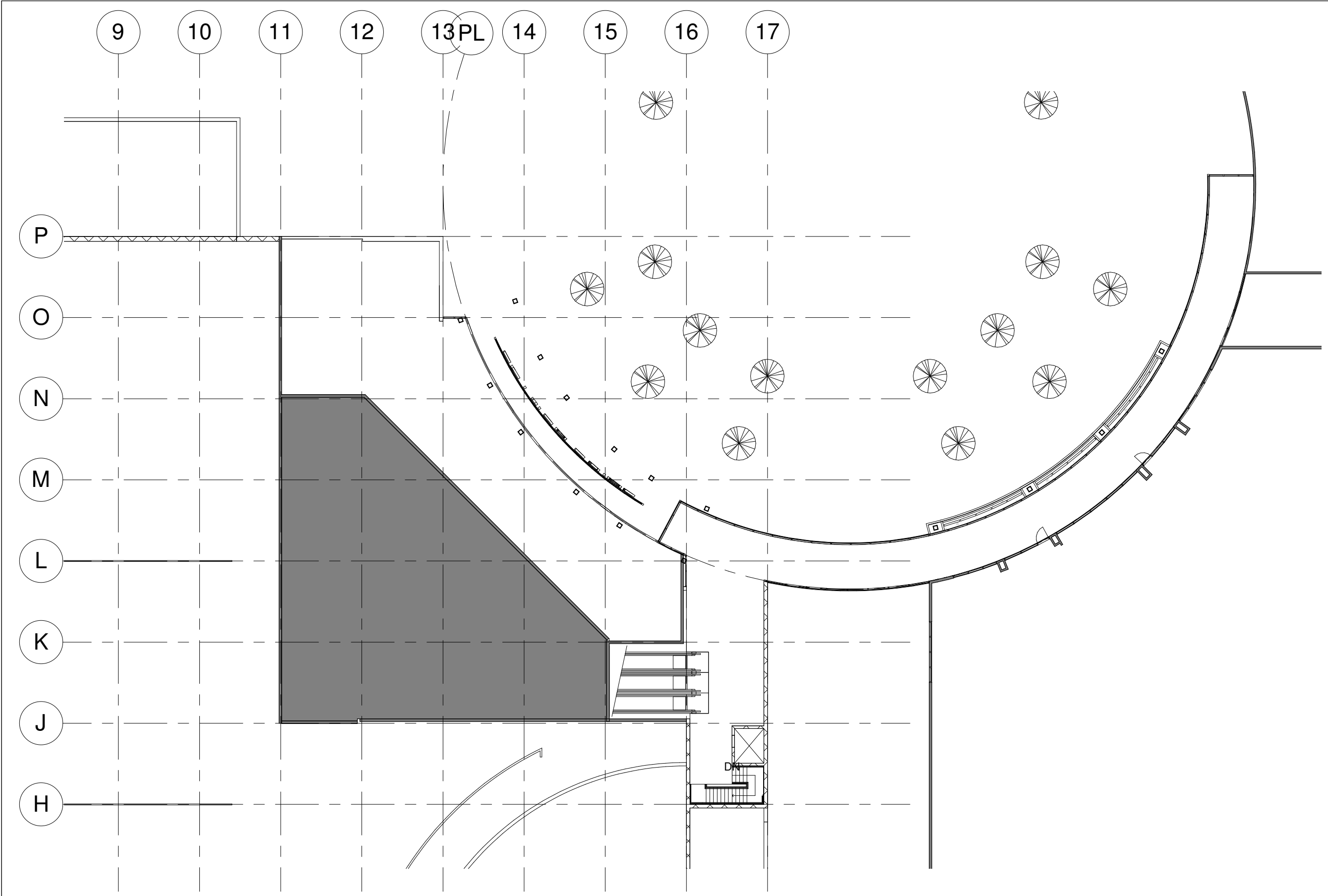
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CONCOURSE FLOOR PLAN

PROJECT: Boise Centre	
DRAWN BY:	REFERENCE DOCUMENT:
DATE: 06/11/15	SKETCH NUMBER: A139
REFERENCE DRAWING:	



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CCDC **FRIDAY UPDATE**
JULY 10, 2015

TO: John Hale, Chairman, CCDC Board Executive Committee
FM: John Brunelle, Executive Director
RE: CCDC Operations Report – June 2015

During the month of May, the CCDC team joined in for ACHD's Commuteride's [May in Motion](#). We tracked how we commuted the entire month of May, whether it was walking, biking, carpool, vanpool or driving alone. CCDC received public recognition as a Silver Level Alternative Transportation Champion. The May in Motion 2015 Award Video can be viewed [here](#).



Development Team: Todd Bunderson, Doug Woodruff, Shellan Rodriguez,
Karl Woods, Matt Edmond & Laura Williams

Live/Work Project Gains Planning and Zoning Approval

David Hale recently sold several properties in the Linen District and has his energy focused on a new housing development at 16th and Idaho (in the Westside District). This project is slated for a City Council hearing in July and he's hoping if approvals are obtained, we will see some finished product in early 2016. There will be 15 live/work units with ample off street parking and each unit will be about 1500 square feet.

Streetscape: Westside of 6th (City Hall)

The streetscape around City Hall has been completed. CCDC has reimbursed the City of Boise for the cost of the improvements.

Public Art - River Sculpture

Construction has resumed on the restoration. Construction anticipated to be completed by September 2015.

Renovation of The Grove Plaza

A task order has been issued to CSHQA and ZGF Architects to prepare renovation design concepts. In mid-July a tree assessment will be performed by Community Forestry and the design to determine if any of the existing trees are suitable to retain. Staff intends to present initial concepts to the CCDC Commissioners in August. Construction is anticipated to begin in mid-February 2016.

CWI working through due diligence.

As a part of their due diligence process, CWI is obtaining various 3rd party reports, which could include an appraisal, survey, and geotechnical reports to help determine the feasibility of a campus at this location. In addition, CWI released a RFP to solicit proposals for hiring a professional design firm to help with the master planning of their Ada County campus.

The Grove Plaza Brick Program

Staff is targeting August 15 to launch the sale of engraved bricks to help fund the renovation of The Grove Plaza. Fundraisers LTD and staff are currently building the marketing, branding and fulfillment aspects of the program.

5th & Myrtle Pedestrian Crossing

Boise Parks & Rec has budgeted \$60,000 for construction of the pathway entrance in Julia Davis (outside the RMOB district). Working on a scope of work to design the pathway/entrance between Myrtle and Julia Davis Dr. This connection is essential to meeting warrants for a signalized crossing of Myrtle at 5th.

City completing more due diligence on City owned property.

In partnership between the City of Boise and the DEQ, we've been working to gather needed environmental assessments on the City owned property. As a part of these studies, consultants are hired to perform a Phase I study, which highlights property history and prior uses. If deemed necessary, a Phase II is then performed to evaluate if any environmental risks or conditions are present that warrant further work. Doing this work now clears hurdles for developers in the future.

Removing barriers to higher density housing in the West End

Upon speaking with several developers about possible high density housing in the West End, we learned about a barrier to development of podium parking beneath residential development. After bringing stakeholders together, we're on the path to removing this development barrier over the next several months.

Front & Myrtle Redesign

Sabrina Minshall at Compass to schedule meeting with ITD, ACHD, CCDC, and Boise late July to discuss options. Will propose commissioning alternatives analysis.

Pioneer Corridor Phase 3 Construction

TLG submitted Boise River, floodway, and zoning certificate permits to Boise PDS 6/12. Staff review of plans completed and comments submitted to TLG 6/18. Final plans to be submitted to Boise PDS 7/2. On schedule for bidding in August, contract award and execution in September, with construction early October to mid December.

JUMP!/Simplot HQ

Continuing to refine T3 agreement, clarifying taxable increment value of JUMP!/Simplot offices.

JPA: Public Works Central Addition Geothermal Expansion

Federal funding has been secured for the project and Public Works has begun design of the system expansion. CCDC Staff is meeting with City staff on a routine basis to coordinate the geothermal design with the Broad Street Infrastructure Improvement project. Geothermal construction is anticipated to begin in September 2015 and conclude in October of 2015.

Streetscape: 12th & Front

A construction contract was awarded to Guho Corp. following the CCDC Board of Commissioners review of the bid results at its meeting on April 13, 2015. Construction started on May 4, 2015 as scheduled. Extensive public outreach has been conducted. Construction in this area is scheduled to start around the 1st week of August.

Streetscape: Broad Street (Capitol/2nd)

On July 7th and 8th a series of interagency coordination meetings and a public workshop were conducted to kickoff the design process for the 5 blocks of Broad Street. Emphasis was placed on green stormwater infrastructure, placemaking, and coordination with current redevelopment projects by our partner agencies and project stakeholders alike. Preliminary design concepts are anticipated in August 2015 with an anticipated construction start date in March 2016.

Streetscape: Eastside of 6th (Idaho/Alley)

Streetscape construction is substantially complete at this location.

Streetscape: Fulton Street Concept Plan

Fulton Street is central to Boise's Cultural District and is being considered for street and streetscape improvements that will prioritize pedestrians and can accommodate festivals. CCDC is seeking a consultant to prepare a conceptual master plan during the summer of 2015 in preparation for design and construction in FY2016. Consultant selection and stakeholder coordination has begun.

Streetscape: Idaho St Both Sides 5th/6th

Streetscape construction is substantially complete on the north side of Idaho and is scheduled to start the 3rd week of July on the south side.

Streetscape: S 8th St (Broad/Myrtle)

Ownership of 8th Street Marketplace and CCDC staff are negotiating a T4 reimbursement agreement for sidewalk improvements on both sides of S 8th Street from Broad to Myrtle. Upon approval of the agreement, construction would occur mid-September 2015 to late October 2015.

Streetscape: Westside of 5th (Main/Bannock)

Streetscape construction is substantially complete at this location.

Streetscape: 11th Street (Alley/Idaho)

Bid opening occurred on 6/30/2015 with Guho Corp. being the apparent responsive low bidder. The CCDC Board of Commissioners will review the bid results at its meeting on July 13, 2015. A construction start is anticipated for early August, 2015.

Streetscape: 14th Street

14th Street streetscape improvements have been pulled from project scope for the year due to property owners that are opposed to the improvements and other circumstances. CCDC is working with CoB to bring in an outside consultant to develop a strategy for maximizing return on investment within the district.

Streetscape: 15th Street

Bid opening occurred on 6/30/2015 with Guho Corp. being the apparent responsive low bidder. The CCDC Board of Commissioners will review the bid results at its meeting on July 13, 2015. A construction start is anticipated for early August, 2015.

Street Furniture - 10th Street Selection/Installation

Silver trash cans in place. Remaining item is the benches. Going to use standard benches. Spoke with stakeholders, CTY and 601 Gallery. Locations selected. Valley Landscape has placed the benches. Benches anchorage still needs to be completed.

Public Art - Whittier Fence

CCDC has paid our portion of the project to City of Boise to close out FY14 (\$10,000). Dennis & Margo Proksa of Black Rock Forge in Pocatello were selected to be the artists, and submitted schematic concepts on May 12, 2015. The artists are moving forward with more developed concepts. Concepts have not been submitted yet.

West End SS Standards

Meeting with JBA 7/14 to review proposed changes and 30th St URD typologies. Follow up meeting with project team scheduled 7/29.

ACHD Chip Seal Adjustments

ACHD is looking into employing a chip seal to add bike lanes to 11th.

Bike Rack Infill

In receipt of two new bike corrals, will install one each next to Modern Hotel and Ten Barrel Brewing upon approval of ACHD license agreement (pending). Will continue to assess need and requests for additional bike parking downtown, and accommodate immediate demand where practicable; while working with Boise PDS and ACHD to develop policies and strategies to address demand for bike parking on a more long term basis.

City of Boise Downtown Parks and Public Spaces Master Plan

CCDC staff is attending meetings and sharing information about current development projects with city planners.

Public Art - Traffic Box Artwork

Project to be rebid following appeal to City Council.

Wayfinding Project

Manufacture of prototype wayfinding sign on hold pending Federal Highway Administration ruling on compliance of proposed design and color coding scheme with Chapter 2 of the Manual on Uniform Traffic Control Devices (Community Wayfinding section), expected early July.

CCDC Capital Improvement Plan

CCDC Development staff has received input from Boise planning staff and is discussing possible adjustments and follow up based on the input.

Update CCDC Streetscape Manual

Meeting with JBA 7/14 to review proposed changes and 30th St URD typologies. Follow up meeting with project team scheduled 7/29.

Pre-Development Advisory Meetings

Staff are active in pre-development coordination of redevelopment projects in the LIV District. Collaboration with City, ACHD, and developers are resulting in stormwater solutions, license agreements, and coordinated right-of-way improvements. These discussions have helped streamline the permitting process.

Capitol Terrace Garage - Waterproofing

Garage was successfully shutdown from 7/2 - 7/5 to accommodate waterproofing. Work on top level and level 2 substantially complete. Trash room and misc. work remain to be completed.

Parking Strategic Plan

Two productive Stakeholder meetings were held last month. The PowerPoint slide presentation and notes from those meetings will soon be circulated and posted on the Parking Website. Much of the desired data from the Request for Information has been accumulated and is currently being analyzed.

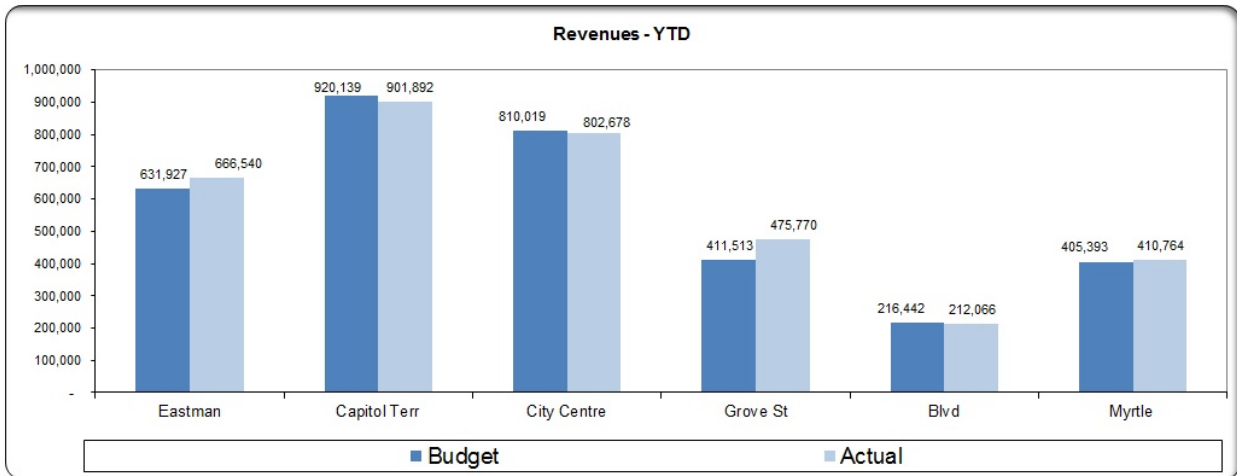
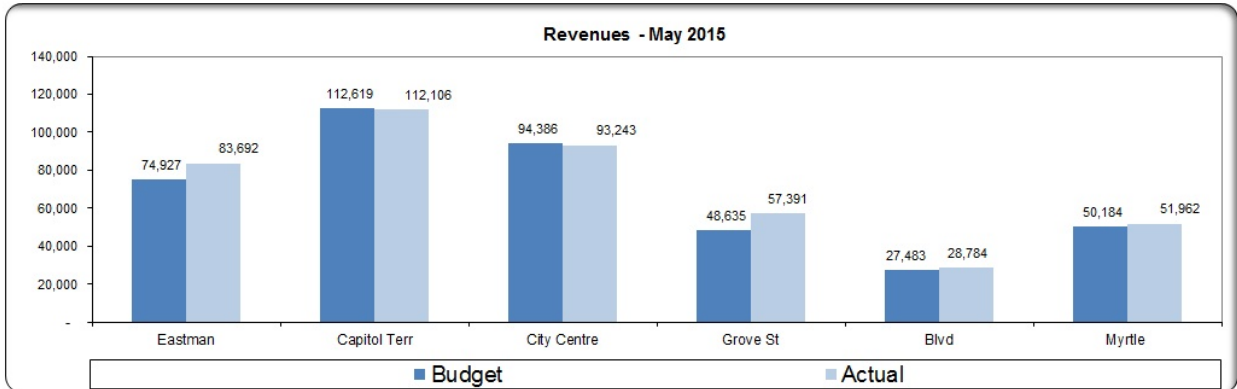
Rebranding Parking System

This project will be initiated in July or August. We are exploring co-branding our garages with the City's on-street system. Once initiated, the project should be completed within three months.

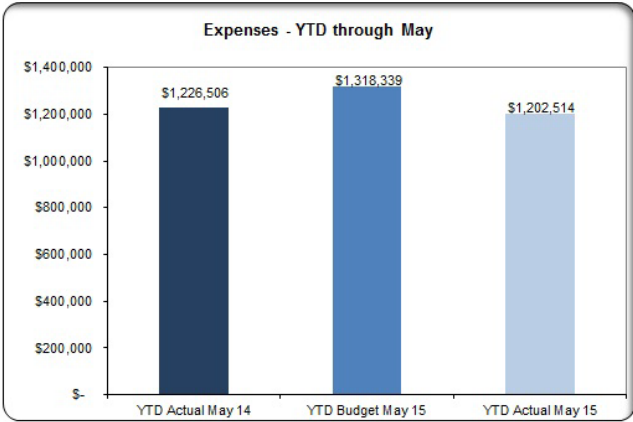
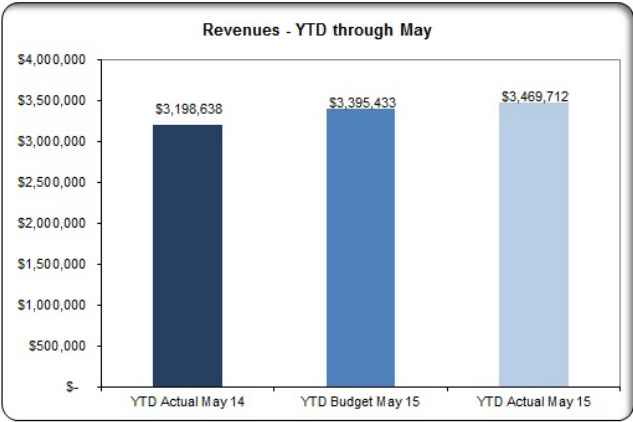
Downtown Transportation Plan

On July 7th John, Matt & Max participated in 3/4 day Transportation Action Plan session at City Hall. CCDC will continue to be an active participant in the development of this plan, scheduled to be completed by the end of calendar 2015.

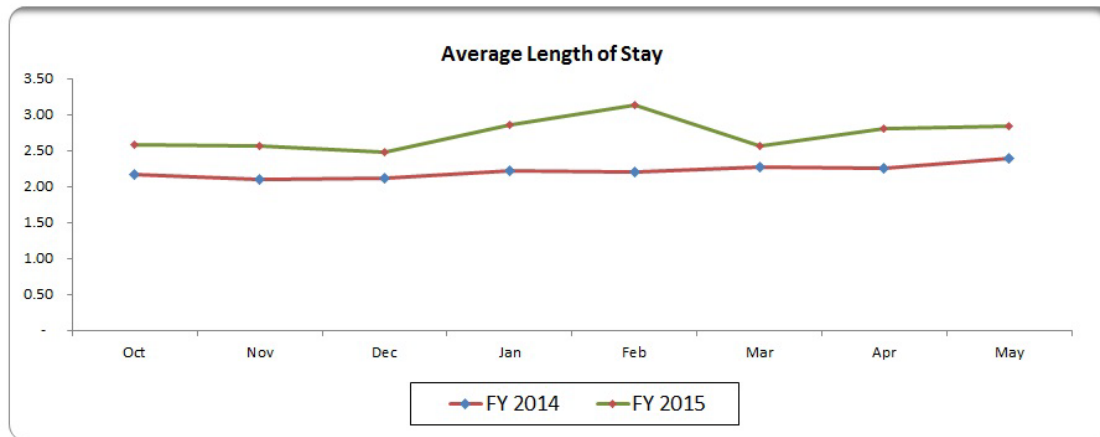
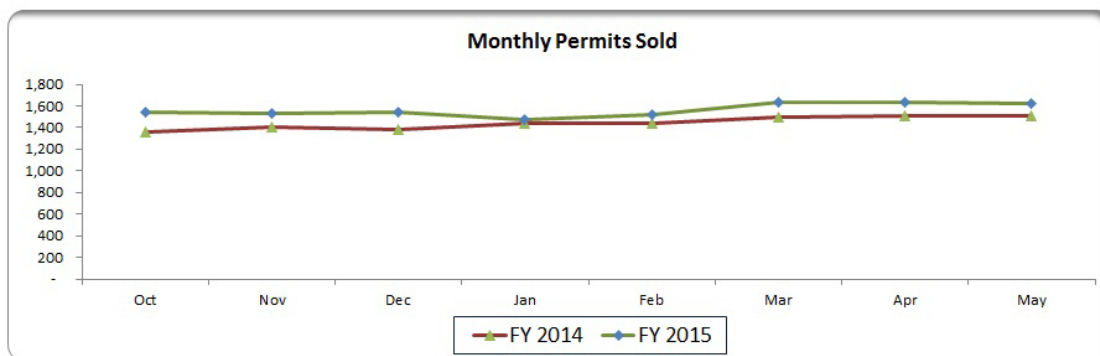
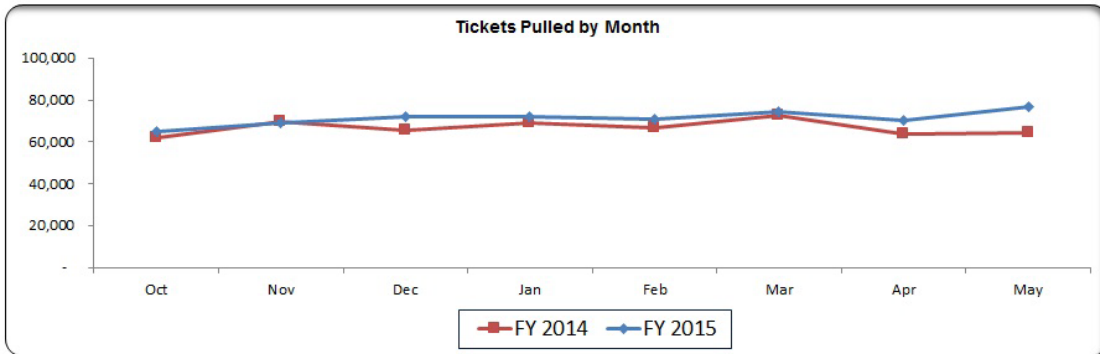
**CCDC
Parking Results by Garage
Budget v Actual - Current Month & YTD**



CCDC
System-wide Parking Operations
Comparisons with Prior Year and Budget



CCDC
System-wide Parking Results
Tickets Pulled, Permits Sold, and Average Length of Stay by Month - Prior Years v Current Year Actual



Finance Team: Ross Borden, Mary Watson, Joey Chen, Pam Sheldon, Kevin Martin & Peggy Breski

Ada County Courthouse Complex Bond Payoff

At the first available opportunity and seven years prior to maturity, Ada County is ready to pay off all outstanding Series 2005 lease revenue bonds and associated expenses then purchase the courthouse building and associated parking garage from the Agency. The transaction will consist of paying off the outstanding bonds and modifying the associated real estate agreements. The nominal FY15 Principal amount is \$35.4 million.

The optional redemption process requires the Ada County Commission to direct CCDC to call the outstanding bonds by notifying Bond Trustee US Bank. The Trustee will then notify the bondholders so that the bonds will be fully redeemed by August 17, 2015. The Ada County Commission has also formally signaled its intent to purchase the facilities from CCDC immediately thereafter.

The Bond Trustee will calculate final pay off amount, which must take into account Ada County ownership of a portion of the bonds. Ada County will wire that amount to US Bank on or before August 17, 2015. Bonds maturing on August 15, 2015 will be paid normally.

All applicable expenses and obligations-to-pay are also being determined. The County is obligated to pay for Agency counsel, bond counsel and Trustee fees as well as other fees the Agency may incur.

Agency and County counsel are in the process of determining which real estate documents need to be modified and to outline the formal transfer process. The Board can expect to see the documents requiring changes on its August 10 agenda.

Bank of America Term Loan Not-to-Exceed \$5 Million

Bank of America delivered a Term Sheet on June 26 for a Not-to-Exceed \$5 million term loan sought by the Agency to ensure cash availability for three Central District projects: a portion of the Agency's \$2.1 million local match to Valley Regional Transit's \$10 million federal earmark for construction of Main Street Station, and the redesign / reconstruction of both Grove Plaza 2.0 and City Hall plaza. The final Grove 2.0 project design will follow the currently underway stakeholder discussion / decision process and is targeted for completion coincident with the adjacent City Center Plaza project in FY16. The City Hall plaza and associated streetscapes projects have been combined and are now scheduled for FY17. The terms offered by Bank of America are generally favorable. Agency staff, counsel and financial advisor will seek authorization from the Board at its July meeting to continue negotiations with the expectation of returning with final terms in August.

FY2015 Amended and FY2016 Original Budget Development

Work is progressing on current year adjustments and preliminary revenue and expense estimates and project identification for FY 2016. Typically, some FY15 projects have been modified, postponed or canceled as they emerge from design. According to most recent indicators, upward trending tax increment and parking revenues will support the Agency's extensive FY16 work plan of capital improvements, downtown initiatives and parking system

maintenance. CCDC is excited to have the means and expertise to be an integral part of this exceptional era of growth and change in downtown Boise.

Risk-Based Cycling Review of Internal Controls

Year 1: Parking Access and Revenue Control System (PARCS)

Eide Bailly auditors have requested of the Parking Operator the information they will review and have scheduled the dates the auditors will be on-site. A draft report will be presented to the Executive Committee in September with the final report presented to the Board at its October meeting.

Competitive Procurement Activity

Old Boise Streetscapes: **6.5 block faces:**
Invitation to Bid issued: March 10
Bids Opened: April 2
Board Awards Contract: April 13
Contract Awarded to: Guho Corporation
Base Bid Amount: \$1,225,000.

Westside Streetscapes: **4.5 block faces**
Invitation to Bid Issued: June 2
Bids Opened: June 30
Board Awards Contract: July 13 (scheduled, July Board meeting)
Contract Awarded to: TBD (Guho Corp or Wright Brothers, per prequalification)
Bid Amount: TBD
Notes: Construction contract being prepared;
 Notice to Proceed anticipated week of July 27.

Capital Terrace Parking Garage Waterproofing.

Invitation to Bid Issued: March 31
Bids Opened: April 30
Board Awards Contract: May 11
Contract Awarded to: Specialty Systems Inc.
Bid Amount: \$315,600.

Pioneer Pathway, Phase 3 of 3 (River Street to Greenbelt).

Invitation to Bid Issued: TBD, projected for early August.
Bids Opened: TBD, projected early September
Board Awards Contract: TBD, projected September 14 Board meeting
Contract Awarded to: TBD
Bid Amount: TBD

Other Contracts Activity

SB Friedman Development Advisors. A Professional Services Agreement to assess and report on financial feasibility for the Roost Project, a planned 160 unit condominium development with parking decks on occupying the first two floors by Local Construct in the Central Addition. Deliverable will be a Technical Memorandum of findings, as due diligence before proceeding.

Kimley Horn & Associates. Task Order / Agenda Bill / Resolution #1390: to provide a detailed Parking Strategic Plan to address current and future strategy for the downtown parking system. With the Central District's termination in 2018, a strategic plan will consider the impacts of Central's termination, how existing parking systems will relate to each other regardless of who owns the parking assets, and larger community development as a whole.

Kimley Horn & Associates. Task Order to conduct a pedestrian safety assessment at garage exits, providing recommendations and findings.

KPFF Engineers. Task Order regarding 6th & Broad St. "FACES" building for a feasibility study / report on the addition of 400 parking spaces (floors/garage added to existing structure) and tenant improvement to convert street level space to commercial. KPFF to use data provided by Kimley Horn & Associates.

ZGF. One time service agreement for the conceptual design of Broad Street, and its relation to downtown corridor. Creating a "LIV" District master-plan to include focus on: neighborhood framework, schematic design, stormwater management and GSI streetscape. This project was included as an item, and was presented to the Board on 6/8/15.

CSHQA (with ZGF as subconsultants). Task Order on the initial design of the Grove Plaza renovation (approved by the Board at its June meeting).

Carew Co. One time service agreement to create an interim logo and web landing page for the commencement of The Grove Plaza Brick Program.

Worrell Communications. Task Order to create marketing and PR pieces/campaign to promote the Grove Plaza brick sales to include collateral materials and marketing.

620 S. 9th Street LLC. License Agreement for demolition of the old CCDC warehouses in order for the developer to complete necessary steps for environmental testing relative to construction of The Afton.

KB Welding. Work Request for two new bike corrals in the Westside District.

A-Core. One time service agreement to grind concrete sidewalk in the Basque Block to avoid potential tripping hazards.