

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
April 11, 2016 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 – March 2016
 - B. Minutes and Reports
 - 1. Approval of Meeting Minutes from March 14, 2016
 - C. Other
 - 1. Approval of Resolution 1439 T1 Participation Agreement for The Sturiale Café, LLC
- IV. **ACTION ITEM**
 - A. CONSIDER: T1 Designation for Mixed Use Office Retail/ Dormitory at 13th and River (5 min)
.....Shellan Rodriguez
 - B. CONSIDER: T1 Designation for Idaho Self Storage at 13th and River (5 min).....Shellan Rodriguez
- V. **INFORMATION/DISCUSSION ITEMS**
 - A. Legislative Update (10 minutes).....Ryan Armbruster
 - B. 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 03/01/2016 through 03/31/2016**

Board Officer Review

Payee	Description	ACH Date	Amount
ABM/AMPCO Parking:			
Monthly Parkers ACH	Payments from Monthly Parkers	3/9/2016	(10,332.50)
ABM/AMPCO	Parking Operations & Admin Exp - FEB16	3/16/2016	115,308.09
	Total Parking		<u>104,975.59</u>
Payroll:			
EFTPS - IRS	Federal Payroll Taxes	3/2/2016	11,499.46
Idaho State Tax Commission	State Payroll Taxes	3/2/2016	2,038.00
CCDC Employees	Direct Deposits Net Pay	3/2/2016	30,572.30
PERSI	Retirement Payment	3/1/2016	9,938.38
EFTPS - IRS	Federal Payroll Taxes	3/16/2016	11,708.46
Idaho State Tax Commission	State Payroll Taxes	3/16/2016	2,033.00
CCDC Employees	Direct Deposits Net Pay	3/16/2016	31,095.72
PERSI	Retirement Payment	3/16/2016	12,373.25
EFTPS - IRS	Federal Payroll Taxes	3/30/2016	11,362.80
Idaho State Tax Commission	State Payroll Taxes	3/30/2016	2,067.00
CCDC Employees	Direct Deposits Net Pay	3/30/2016	29,970.55
PERSI	Retirement Payment	3/30/2016	10,251.32
	Total Payroll		<u>164,910.24</u>
Other:			
Idaho Power (autopayment)	February electricity bills - AutoPay	3/21/2016	141.64
Boise City Utility Bills (autopayment)	March Utilities - AutoPay	3/25/2016	505.94
Valley Regional Transit	Local Match MMC	3/25/2016	55,579.14
US Bank Credit Cards	Credit Cards	3/10/2016	4,647.48
Paid Invoice's	Other Paid Invoice's	March 2015	697,530.25
Total Paid Invoices	Total Checks and Electronic payments		<u>758,404.45</u>
Grand Totals	Total Payments		<u><u>\$ 1,028,290.28</u></u>

Reviewed by:
Finance Director

Reviewed by:
Executive Director

Reviewed by:
Board Member

Date:

Date:

Date:

4/5/2016

4/7/16

4-7-16

MARCH 2016

Report Criteria:
Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
3871	ABC Stamp Signs & Award	0488600	Employee Name Tags - Sa	03/08/2016	14.00	61737	03/22/2016
Total 3871:					14.00		
1058	Ada County Highway Distri	13693A	WS - Curb Bulb Outs - Part	02/29/2016	45,942.50	61738	03/22/2016
Total 1058:					45,942.50		
1139	American Cleaning Service	48518	Trailhead Cleaning - 12 Mo	03/01/2016	892.10	61739	03/22/2016
Total 1139:					892.10		
3559	Aurora Technical Consultin	2232	Cloud storage	03/01/2016	320.40	61710	03/09/2016
		2246	Server Power Backup & Su	03/15/2016	754.27	61740	03/22/2016
		2253	PC Support	03/21/2016	617.50	61740	03/22/2016
Total 3559:					1,692.17		
1316	Blue Cross of Idaho	1603400001	Health Insurance - March 2	03/01/2016	18,476.54	61704	03/01/2016
Total 1316:					18,476.54		
1331	Boise Centre	8124-IN	Snow/Ice Removal - DEC2	02/01/2016	1,245.15	61711	03/09/2016
		8134-IN	Grove maintenance fee - M	03/01/2016	2,458.33	61741	03/22/2016
		8140-IN	Snow/Ice Removal - FEB2	02/29/2016	664.00	61741	03/22/2016
Total 1331:					4,367.48		
1385	Boise City Utility Billing	0447416001	848 Main St # 0447416001	03/01/2016	5.78	10209	03/25/2016
		0548469002	CD 107 S 9th-Trash servic	03/01/2016	213.88	10209	03/25/2016
		0548469002	RM 107 S 9th-Trash servic	03/01/2016	145.44	10209	03/25/2016
		0548469002	WS 107 S 9th-Trash servic	03/01/2016	88.44	10209	03/25/2016
		0584042003	1401 W Idaho St #0584042	03/01/2016	72.40	10209	03/25/2016
Total 1385:					505.94		
1418	Boise Metro Chamber of C	5763321	Regional Leadership Conf	03/01/2016	1,500.00	61712	03/09/2016
		5763321	Event registration John	03/01/2016	349.00	61712	03/09/2016
Total 1418:					1,849.00		
1424	Boise Office Equip - Servic	IN758630	Copier maintenance	03/01/2016	308.00	61713	03/09/2016
Total 1424:					308.00		
1556	Caselle Inc.	70843	Contract support - March 2	03/01/2016	787.33	61705	03/01/2016
Total 1556:					787.33		
3474	Cloverdale Plumbing Comp	39514	Trailhead Plumbing Repair	03/08/2016	728.00	61714	03/09/2016
Total 3474:					728.00		
3947	Crane Alarm Service	11079	Service Call at Hampton In	02/18/2016	85.00	61715	03/09/2016

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 3947:					85.00		
1703	CSHQA	28277A	Grove Plaza Renovation D	02/22/2016	1,274.25	61716	03/09/2016
		28277A	Final Design, Construction	02/22/2016	12,161.65	61716	03/09/2016
		28306	Grove Plaza Renovation D	02/29/2016	16,390.00	61716	03/09/2016
		28306	Final Design, Construction	02/29/2016	29,204.27	61716	03/09/2016
		28306	Final Design, Construction	02/29/2016	44,274.43	61716	03/09/2016
		28306	Grove Plaza Renovation D	02/29/2016	5,480.29	61716	03/09/2016
		28323	5th Street Julia Davis Park	02/29/2016	609.61	61742	03/22/2016
Total 1703:					109,394.50		
1787	Downtown Boise Associati	101533	2016 Annual Meeting Spon	03/14/2016	2,500.00	61743	03/22/2016
		1255	CD Clean Team	02/29/2016	2,193.63	61717	03/09/2016
		1255	RM Clean Team	02/29/2016	1,491.67	61717	03/09/2016
		1255	WS Clean Team	02/29/2016	701.96	61717	03/09/2016
		1256	8th St Clean Team	02/29/2016	546.00	61717	03/09/2016
Total 1787:					7,433.26		
1838	Elam & Burke P.A.	161279	401- River Myrtle Prkg/Pro	01/31/2016	340.00	61718	03/09/2016
		161280	Multi-Modal Center	01/31/2016	40.00	61718	03/09/2016
		161282	Civic Partners Developmen	01/31/2016	1,446.10	61718	03/09/2016
		161283	The Fowler	01/31/2016	85.00	61718	03/09/2016
		161284	1401 W Idaho Property Dis	01/31/2016	620.00	61718	03/09/2016
		161286	GBAD Projects	01/31/2016	1,529.05	61718	03/09/2016
		161287	Parcel B Hotel Project	01/31/2016	400.00	61718	03/09/2016
		161288	101-0 General	01/31/2016	587.00	61718	03/09/2016
		161289	401- CD Prkg/Property Mn	01/31/2016	379.00	61718	03/09/2016
		161290	305-1 RM Implement	01/31/2016	628.00	61718	03/09/2016
		161291	101-0 - Legislation	01/31/2016	3,157.00	61718	03/09/2016
		161293	305-2 Westside - Hyatt & 1	01/31/2016	374.00	61718	03/09/2016
Total 1838:					9,585.15		
1898	Fiberpipe	1817-17192	Email, Audio, & Domain	03/01/2016	64.90	61719	03/09/2016
Total 1898:					64.90		
3807	FreedomVoice Systems	2016-030105	Monthly Service	03/01/2016	536.07	61720	03/09/2016
Total 3807:					536.07		
3916	Fund Raisers Ltd.	44891	1st Generation Brick Engra	02/29/2016	131,925.60	61721	03/09/2016
Total 3916:					131,925.60		
3961	Georges Cycles	03.14.2016	Type 1 Participation Agree	03/14/2016	.00	61744	Multiple
		03.14.2016	Type 1 Participation Agree	03/14/2016			
Total 3961:					.00		
3892	Henriksen Butler Design Gr	44719	Office Chair Repair	03/02/2016	155.76	61722	03/09/2016
Total 3892:					155.76		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
3732	Hi Tech Color LLC	80946	Utility Bill Inserts for Brick	03/04/2016	1,485.00	61745	03/22/2016
		80946	Utility Bill Inserts for Brick	03/04/2016	70.00	61745	03/22/2016
		81163	Postcards for Grove Plaza	03/15/2016	2,800.00	61745	03/22/2016
Total 3732:					4,355.00		
2165	Idaho Power	2200406607	9th St outlets #220040660	02/29/2016	3.54	10207 ✓	03/21/2016
		2200910368	617 S Ash #2200910368	02/29/2016	10.95	10207 ✓	03/21/2016
		2201627995	9th & State # 2201627995	02/29/2016	3.54	10207 ✓	03/21/2016
		2202934903	8th St lights #2202934903	02/29/2016	90.75	10207 ✓	03/21/2016
		2205983212	Grove Vault #2205983212	02/29/2016	32.86	10207 ✓	03/21/2016
		2221856442	1401 W Idaho 2221856442	02/29/2016	145.35	61723	03/09/2016
Total 2165:					286.99		
3900	Idaho Records Manageme	0113431	Records Storage	02/29/2016	80.04	61724	03/09/2016
Total 3900:					80.04		
3849	Integra Realty Resources	163-2015-01	Boulevard Garage Apprais	02/29/2016	1,500.00	61725	03/09/2016
Total 3849:					1,500.00		
2240	Intermountain Gas Compa	5563033003	Watercooler Gas Bill	02/22/2016	298.42	61726	03/09/2016
		6948213000	617 Ash St #69482130007	02/22/2016	26.28	61726	03/09/2016
Total 2240:					324.70		
3808	Jed Split Creative	1712	Business Cards - Sarah Jo	03/08/2016	94.15	61746	03/22/2016
Total 3808:					94.15		
2288	Jensen Belts	1527-9	Update Downtown Streetsc	02/29/2016	1,228.00	61747	03/22/2016
		1603-1	2016 LIV District Public Infr	02/29/2016	5,462.50	61747	03/22/2016
Total 2288:					6,690.50		
3913	Kimley-Horn and Associate	191934001-0	Strategic Parking Plan	02/29/2016	7,151.70	61748	03/22/2016
		191934012-0	Parking Resource Allocatio	02/29/2016	2,742.50	61748	03/22/2016
		7569860	Parking System Rebrandin	02/29/2016	1,845.00	61748	03/22/2016
Total 3913:					11,739.20		
3819	Level 3 Communications L	42288771	Internet & Data	02/17/2016	820.31	61727	03/09/2016
Total 3819:					820.31		
3881	Mary E. Watson	03.14.2016	Airline Ticket for NIGP - Au	03/14/2016	682.20	10204	03/16/2016
Total 3881:					682.20		
3950	McAlvain Construction Inc.	115013-05	Grove Pre Construction	02/29/2016	11,507.86	61728	03/09/2016
Total 3950:					11,507.86		
2621	Office Depot Inc.	8066531440	Misc office supplies	01/01/2016	17.99	61729	03/09/2016
		8250480110	Misc office supplies	02/19/2016	27.17	61729	03/09/2016

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
		8250480110	Stamps	02/19/2016	99.00	61729	03/09/2016
	Total 2621:				144.16		
3958	Office Savers	0010947-001	Office Supplies	03/02/2016	75.85	61730	03/09/2016
	Total 3958:				75.85		
3813	Oliver Russell	21111	Lusk Area Communication	02/29/2016	3,500.00	61731	03/09/2016
		21112	Parking Brand ID System a	02/29/2016	4,675.00	61731	03/09/2016
	Total 3813:				8,175.00		
3963	Platt and Cooley LLC	GEORGES T	Georges Cycles T1 Agree	03/14/2016	133,433.15	61764	03/29/2016
	Total 3963:				133,433.15		
2774	Pro Care Landscape Mana	6753	Dormant Oil Cleanup	02/24/2016	125.00	61732	03/09/2016
	Total 2774:				125.00		
3938	Pusher Construction Inc.	DRAW #4	Pioneer Pathway Phase 3	02/29/2016	79,715.00	61749	03/22/2016
		DRAW #4	Pioneer Pathway Phase 3	02/29/2016	605.00	61749	03/22/2016
		DRAW #4	Pioneer Pathway Phase 3	02/29/2016	500.00	61749	03/22/2016
	Total 3938:				79,610.00		
3896	Rim View LLC	MARCH 201	Monthly Rent and NNN - Tr	03/01/2016	11,691.37	61706	03/01/2016
	Total 3896:				11,691.37		
2888	Roper Investments	FEB2016	Capitol Terrace Condo billi	02/29/2016	2,811.97	61750	03/22/2016
	Total 2888:				2,811.97		
3542	Security LLC - Plaza 121	MARCH 201	Office rent - March 2016	03/01/2016	9,884.62	61707	03/01/2016
	Total 3542:				9,884.62		
3029	State Insurance Fund	13229390	Premium Adjustment	02/26/2016	1,397.00	61733	03/09/2016
	Total 3029:				1,397.00		
3242	Suez Water Idaho	0600033719	Eastman office #06000337	03/11/2016	61.37	61751	03/22/2016
		0600459554	1401 W Idaho St #0600459	03/10/2016	24.81	61751	03/22/2016
	Total 3242:				86.18		
3831	The Land Group Inc.	0135984	Pioneer Pathway - Phase 3	02/29/2016	2,198.33	61752	03/22/2016
	Total 3831:				2,198.33		
3923	Trailhead	1115	Century Link - 11/4/2015 St	02/29/2016	129.89	61753	03/22/2016
		1115	Century Link - 10/13/2015	02/29/2016	129.90	61753	03/22/2016
		1115	Century Link - 11/19/2015	02/29/2016	129.87	61753	03/22/2016
		1115	BCUB - 12/01/2015 Statem	02/29/2016	57.29	61753	03/22/2016
		1115	Idaho Power - 12/04/2015	02/29/2016	248.06	61753	03/22/2016

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
		1115	Century Link - 01/11/2016	02/29/2016	429.94	61753	03/22/2016
		1115	BCUB - 02/01/2016 Statem	02/29/2016	224.63	61753	03/22/2016
		1115	Century Link - 02/04/2016	02/29/2016	248.38	61753	03/22/2016
		1115	Century Link - 02/11/2016	02/29/2016	428.40	61753	03/22/2016
		1115	Idaho Power - 02/03/2016	02/29/2016	289.73	61753	03/22/2016
		1115	Idaho Power - 02/03/2016	02/29/2016	233.76	61753	03/22/2016
		1115	Int. Gas - 02/22/2016 State	02/29/2016	397.71	61753	03/22/2016
		1115	Int. Gas - 02/22/2016 State	02/29/2016	235.61	61753	03/22/2016
Total 3923:					3,163.17		
3170	Treasure Valley Coffee Inc.	04383199	Cooler Rental	02/23/2016	75.00	61734	03/09/2016
		04397752	Coffee & tea	03/07/2016	146.35	61734	03/09/2016
Total 3170:					221.35		
3486	ULI Idaho	HOUSING T	Sponsorship - Housing Tre	02/29/2016	750.00	61754	03/22/2016
Total 3486:					750.00		
3233	United Heritage	02014-001 M	Disability insurance - Marc	03/01/2016	591.87	61708	03/01/2016
Total 3233:					591.87		
3479	US Bank - Copier Lease	298438789	Copier Contr #500-037566	03/01/2016	421.88	61709	03/01/2016
Total 3479:					421.88		
3835	US Bank - Credit Cards	02.25.2016	RB - Yellow Cab - GFOA -	02/25/2016	37.10	10203	03/10/2016
		02.25.2016	RB - Amer. Pride Cab - GF	02/25/2016	23.60	10203	03/10/2016
		02.25.2016	RB - Yellow Cab - GFOA -	02/25/2016	35.70	10203	03/10/2016
		02.25.2016	PB - Amazon - Kitchen Sup	02/25/2016	57.19	10203	03/10/2016
		02.25.2016	PB - Off Depot - Pens and	02/25/2016	15.17	10203	03/10/2016
		02.25.2016	PB - NIGP - Local Training	02/25/2016	670.00	10203	03/10/2016
		02.25.2016	PB - Shell Oil - Kitchen Su	02/25/2016	5.92	10203	03/10/2016
		02.25.2016	PB - Fred-Meyer - Kitchen	02/25/2016	19.44	10203	03/10/2016
		02.25.2016	JB - Sticker Mule - CCDC	02/25/2016	301.50	10203	03/10/2016
		02.25.2016	JB - Emilioa - Meeting with	02/25/2016	49.40	10203	03/10/2016
		02.25.2016	JB - Cartridge World - Ink f	02/25/2016	43.45	10203	03/10/2016
		02.25.2016	JB - Emilios - Meeting with	02/25/2016	35.68	10203	03/10/2016
		02.25.2016	JB - Linked-In - Premium M	02/25/2016	29.99	10203	03/10/2016
		02.25.2016	JC - Wal-Mart - Going Awa	02/25/2016	2.09	10203	03/10/2016
		02.25.2016	JC - Boise Metro - BYOB	02/25/2016	10.00	10203	03/10/2016
		02.25.2016	JC - GFOA - Web Training	02/25/2016	170.00	10203	03/10/2016
		02.25.2016	ME - ULI Idaho - Housing T	02/25/2016	30.00	10203	03/10/2016
		02.25.2016	BH - PODS - Storage	02/25/2016	176.14	10203	03/10/2016
		02.25.2016	BH - Office Depot - Parking	02/25/2016	307.18	10203	03/10/2016
		02.25.2016	LJ - Country Donuts - LOCI	02/25/2016	17.13	10203	03/10/2016
		02.25.2016	LJ - Main Street Deli - LIV	02/25/2016	49.01	10203	03/10/2016
		02.25.2016	LJ - Fred-Meyer - Kicthen	02/25/2016	5.71	10203	03/10/2016
		02.25.2016	LJ - Bleubird - Ex. Comm.	02/25/2016	52.64	10203	03/10/2016
		02.25.2016	LJ - Bleubird - Board Meeti	02/25/2016	90.00	10203	03/10/2016
		02.25.2016	LJ - ULI Idaho - Todd Bund	02/25/2016	30.00	10203	03/10/2016
		02.25.2016	LJ - BSU _ Presentation Tr	02/25/2016	299.00	10203	03/10/2016
		02.25.2016	KM - Esmart Payroll - 1099	02/25/2016	90.40	10203	03/10/2016
		02.25.2016	KM - Staples - 1099 Forms	02/25/2016	31.78	10203	03/10/2016
		02.25.2016	SR - GBCI - Green Buildin	02/25/2016	85.00	10203	03/10/2016

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
		02.25.2016	SR - ULI Idaho - Housing T	02/25/2016	30.00	10203	03/10/2016
		02.25.2016	MW - NIGP - Public Procur	02/25/2016	700.00	10203	03/10/2016
		02.25.2016	LW - Grove Brick Program	02/25/2016	159.00	10203	03/10/2016
		02.25.2016	LW - Boise Planning & Dev	02/25/2016	23.26	10203	03/10/2016
		02.25.2016	LW - Boise Planning & Dev	02/25/2016	965.00	10203	03/10/2016
Total 3835:					4,647.48		
3864	USI Idaho Kibble & Prentic	1826053	Building 8 Commercial Pac	03/01/2016	36,631.00	61755	03/22/2016
Total 3864:					36,631.00		
3266	Valley Regional Transit	17438A	Annual Dues - Central Distr	03/01/2016	25,087.00	61756	03/22/2016
		18105	Bus Passes	02/20/2016	540.00	61735	03/09/2016
		18137	Local Capital - January - M	02/01/2016	467.52	10205	03/25/2016
		18194	Local Capital - February -	02/29/2016	54,699.12	10205	03/25/2016
		18229	Local Capital - February -	02/29/2016	412.50	10206	03/22/2016
Total 3266:					81,206.14		
3841	VoiceText Communications	02.29.16-243	Conference calls	02/29/2016	42.09	61757	03/22/2016
Total 3841:					42.09		
3365	Westerberg & Associates	183	Legislative Advisement Ser	02/29/2016	5,000.00	61758	03/22/2016
Total 3365:					5,000.00		
3374	Western States Equipment	WO0701016	Bldg 8 generator inspection	02/01/2016	290.63	61736	03/09/2016
		WO0701020	Bldg 8 generator Parts and	02/15/2016	2,721.73	61736	03/09/2016
		WO0701021	Bldg 8 generator inspection	02/26/2016	260.23	61736	03/09/2016
Total 3374:					3,272.59		
Grand Totals:					758,404.45		

Report Criteria:

Detail report type printed

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
March 14, 2016 12:00 p.m.

I. CALL TO ORDER:

Chairman Hale convened the meeting with a quorum at 12:04 p.m.

Present were: Commissioner David Eberle, Commissioner Dana Zuckerman, Commissioner Pat Shalz, Commissioner Stacy Pearson, Commissioner Ryan Woodings, Commissioner Lauren McLean, and Commissioner John Hale. Commissioner David Bieter arrived at 12:14 p.m.

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Parking and Facilities Director; Ross Borden, Finance Director; Doug Woodruff, Project Manager; Shellan Rodriguez, Project Manager; Matt Edmond, Project Manager; and Deah LaFollette, Executive Assistant. Also present was Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS:

Commissioner Eberle moved to make changes to the order of the agenda and move the Executive Session to follow Action item D. Commissioner Zuckerman seconded the motion. The reason was due to scheduling issues that arose after the agenda was published.

All said Aye. The motion carried 7-0

III. CONSENT AGENDA:

Commissioner Zuckerman moved to approve consent agenda. Commissioner Eberle seconded the motion.

The consent agenda included:

- A. Expenses
 - 1. Approval of Paid Invoice Report – February 2016
- B. Minutes and Reports
 - 1. Approval of Meeting Minutes from February 8, 2016
- C. Other
 - 1. Approval of Resolution 1426: T4 Participation Agreement, Idaho State Historical Museum Renovation (Not to Exceed \$150k, Board review on 11/9/15)
 - 2. Approval of Resolution 1432 setting May 9, 2016 as a public hearing date to adopt a revised parking structure naming policy

All said Aye. The motion carried 7-0

IV. ACTION ITEM

A. PUBLIC HEARING: 2015 Annual Report

Chair Hale opened the meeting to the public at 12:06 p.m. There was no public comment made. The public hearing was closed at 12:09 p.m.

B. CONSIDER: Approve 2015 Annual Report

John Brunelle, CCDC Executive Director, gave a report.

Commissioner Zuckerman moved to accept the 2015 Annual Report and to direct staff to deliver it to the Boise City Clerk, post it on the Agency's website, then publish notice in the Idaho Statesman that it has been filed and is available for review in the City Clerk's Office as well as at CCDC and on CCDC's website. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 7-0.

C. PUBLIC HEARING: Adjust the hourly/monthly parking ratios in some garages

Chair Hale opened the meeting to the public at 12:11 p.m. The public hearing was closed at 12:24 p.m.

Jeff Roper, 3311 Overland Ave., Burley, gave public testimony.

Geoff Wardle, 101 S. Capital Blvd, Boise, gave public testimony.

Chair Hale re-opened the meeting to the public at 12:33 p.m. The public hearing was closed at 12:38 p.m.

Ben Roper, 4313 Hillcrest Ave., Boise, gave public testimony.

Jeff Wolfe, 720 W Idaho, Boise, gave public testimony.

Commissioner Bieter arrived at 12:14 p.m.

D. CONSIDER: Resolution 1433 Adjusting the hourly/monthly parking ratios in some garages

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

Commissioner Zuckerman moved to adopt Resolution 1433 converting over time up to 400 hourly parking spaces to monthly parking spaces in select garages. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

VI. EXECUTIVE SESSION

A motion was made by Commissioner Zuckerman to go into an executive session at 12:45 p.m. to deliberate regarding acquisition of an interest in real property which is not owned by a public agency [Idaho Code 74-206(1)(c)] and to communicate with legal counsel for the agency to discuss legal ramifications of and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code 74-206(1)(f)]. Commissioner

Eberle seconded the motion. A roll call vote was taken:

Commissioner Eberle Aye
Commissioner Hale Aye
Commissioner Zuckerman Aye
Commissioner Shalz Aye
Commissioner Pearson Aye
Commissioner Woodings Aye
Commissioner McLean Aye
Commissioner Bieter Aye

The motion carried 8-0.

Discussions ensued concerning acquisition of an interest in real property not owned by a public agency and to communicate with legal counsel for the agency concerning pending litigation or controversies not yet being litigated but imminently likely to be litigated.

EXECUTIVE SESSION ADJOURNMENT

A motion was made by Commissioner Eberle to adjourn executive session at 1:32p.m. and return to the public meeting. Commissioner Zuckerman seconded the motion. A roll call vote was taken:

Commissioner Eberle Aye
Commissioner Hale Aye
Commissioner Zuckerman Aye
Commissioner Shalz Aye
Commissioner Pearson Aye
Commissioner Woodings Aye
Commissioner McLean Aye
Commissioner Bieter Aye

The motion carried 8-0.

Commissioner Bieter left the meeting at 1:33 p.m.

IV. ACTION ITEM

E. CONSIDER: Provide direction to staff on Parking Strategic Plan Outreach

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

Commissioner Eberle moved to direct staff to provide a summary of the plan, and requested that the CCDC staff engage with Boise City Council on the item. Commissioner Zuckerman seconded the motion.

All said Aye. The motion carried 7-0.

F. CONSIDER: Resolution 1434 deeming the Preliminary Official Statement for the Lease Revenue Bonds, Series 2016, for the Greater Boise Auditorium District Expansion Project in conformance with Securities Exchange Commission Rule 15c2-12.

Ross Borden, CCDC Finance Director, gave a report.
Eric Heringer, Piper Jaffray/CCDC Financial Advisor, gave a report

Nick Miller, Hawley Troxell/Bond Counsel, gave a report.

Commissioner Eberle moved to adopt Resolution 1434 deeming the Preliminary Official Statement for the Lease Revenue Bonds, Series 2016 (Greater Boise Auditorium District Expansion) to be in conformance with SEC Rule 15c2-12 and direct or ratify publication of public notices in advance of possible Board action on March 29, 2016. Commissioner Zuckerman seconded the motion.

All said Aye. The motion carried 7-0.

Commissioner Hale left the meeting at 2:01 p.m.

G. CONSIDER: Resolution 1431 Approve Type 2 Participation Agreement for the Hyatt Place at 10th and Bannock

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Eberle moved to adopt Resolution No. 1431 authorizing the execution of the Type 2 General Participation Agreement. Commissioner Woodings seconded the motion.

All said Aye. The motion carried 6-0.

V. INFORMATION/DISCUSSION ITEMS:

A. Ash Street RFP and Hayman House

Shellan Rodriguez, CCDC Project Manager, gave a report.

B. CONSIDER: T1 Designation for Sturiale Place at 15th and Jefferson

Shellan Rodriguez, CCDC Project Manager, gave a report.

C. CCDC Participation in Prospective Main/Idaho Protected Bike Lane project

Matt Edmond, CCDC Project Manager, gave a report.

D. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

VII. REGULAR MEETING ADJOURNMENT

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

All said Aye. 6-0

The meeting was adjourned at 2:43 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE ____ day of _____, 2016.

John Hale, Chair

Pat Shalz, Secretary



AGENDA BILL

Agenda Subject: Type 1 Streetscape Grant Participation Agreement for Sturiale Place. The reimbursement of public streetscape improvements for a specialty café and retail shop in a relocated historic building located at 1501 W. Jefferson Street within the Westside URD.		Date: 4/11/2016
Staff Contact: Shellan Rodriguez	Attachments: 1) Resolution No. 1439 2) Agreement	
Action Requested: Adopt Resolution No. 1439 approving and authorizing the execution of Type 1 Streetscape Grant Participation Agreement for The Sturiale Place, LLC.		

Background:

Rita Sturiale recently purchased a 3,000 +/- s.f. historic residence previously located in the Central Addition LIV District across the street from the Fowler site. The building has been relocated to a vacant parcel located at 1501 W. Jefferson Street, directly south of Rite Aid. The house was initially built in 1893 for Mary F. Wood the first librarian of the Boise Carnegie Library. In December 2015, it was relocated through a collaboration with Preservation Idaho, Local Construct, and Ms. Sturiale to 15th and Jefferson.

Ms. Sturiale's intent is to restore the building including a substantial remodel and addition for it to become Sturiale Place, a specialty Italian café and a unique gift shop. The improvements include structural improvements, the addition of a full basement, ADA restrooms, commercial kitchen and dining space, and a gift shop/ retail space. CCDC assistance for public improvements includes street lighting, brick pavers, street trees, and limited landscaping. Ms. Sturiale is requesting CCDC assistance through the Type 1 Streetscape Grant Program for streetscape improvements.

The CCDC Board approved Type 1 Streetscape Grant Program is intended to, "assist smaller projects on their own schedule, often triggered by a tenant improvement." Staff believes this project is a good fit for the program.

Ms. Sturiale aims to complete the project in in summer/ fall 2016. The project received Design Review approval in August 2015 and has received all building permits. Although the sidewalks are currently functional, the additional streetscape portion of the project will likely be completed in mid-June.

The project is requesting \$40,000 for eligible expenses.

Project Summary:

- Located 15th and Jefferson Street (Westside URA)
- Approved August 12, 2015 Design Review
- 3,000 SF of retail space
- \$500,000 estimated Total Private Development Costs

Fiscal Notes:

Preliminary information indicates the project will be requesting approximately \$40,000.

Currently the Westside district's FY 2016 budget allocates \$300,000 for Type 1 Streetscape Grants. \$109,000 was reimbursed for the Idaho Street Townhomes and \$150,000 is obligated to The One Nineteen condominiums, the remaining amount, \$40,000 has been requested by Ms. Sturiale. The Agreement has a not-to-exceed (NTE) amount of \$40,000 in order to stay within the CIP budgeted amount for Type 1 Agreements in FY 16.

Preliminary estimates indicate the project will generate approximately \$4,500 annually in tax increment revenue after completion beginning in fiscal 2018, with a total of approximately \$41,000 over the life of the district.

Staff Recommendation:

Adopt Resolution No. 1439 approving and authorizing the execution of the Type1 Streetscape Grant Participation Agreement for The Sturiale Place, LLC.

Suggested Motion:

I move to adopt Resolution No. 1439 authorizing the execution of the Type1 Streetscape Grant Participation Agreement for The Sturiale Place, LLC.

RESOLUTION NO. 1439

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 TYPE 1 PARTICIPATION AGREEMENT BETWEEN THE AGENCY AND THE STURIALE CAFE, LLC.; AUTHORIZING THE CHAIRMAN, VICE-CHAIRMAN, OR EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENTS; 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, as the duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency");

WHEREAS, the Local Economic Development Act, as amended and supplemented, Idaho Code, Title 50, Chapter 29, enables the Agency to undertake and finance urban renewal projects;

WHEREAS, the City of Boise City, Idaho ("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 STURIALE CAFÉ, LLC. ("Sturiale"), owns or controls certain real property (the "Site") located in the Westside Urban Renewal District ("Westside District"), as created by the Westside Plan;

WHEREAS, Sturiale intends on constructing a townhome residential development project on the Site (the "Project");

WHEREAS, the Agency has in place a Participation Program which includes its T-1 Assistance Program under which the Agency reimburses developers for construction of public improvements;

WHEREAS, the Agency has determined that it is in the public interest to enter into a Type-1 Participation Program Agreement ("Agreement") with Sturiale whereby Sturiale will construct the Project and the Agency will reimburse Sturiale for constructing public improvements as specified in the Agreement;

WHEREAS, attached hereto as Attachment 1, and incorporated herein as if set forth in full, is the Agreement with Sturiale and exhibits thereto;

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the Agreement and to authorize the Chairman, Vice-Chairman, or Executive Director to execute the Agreement.

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

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

Section 2: That the Agreement, which is attached hereto as Attachment 1 and incorporated herein by reference, is hereby approved.

Section 3: That the Chairman, Vice-Chairman, or Executive Director of the Agency are hereby authorized to sign and enter into the Agreement and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the April 11, 2016, Agency Board meeting; the Agency is further authorized to appropriate any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

Section 4: 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 April 11, 2016. Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners on April 11, 2016.

APPROVED:

By _____
Chairman

ATTEST:

By _____
Secretary



TYPE 1 STREETScape GRANT PARTICIPATION AGREEMENT

THIS TYPE 1 STREETScape GRANT PARTICIPATION AGREEMENT (“Agreement”) is entered into by and between the Urban Renewal Agency of the City of Boise, also known as the Capital City Development Corporation, an independent public body, corporate and politic, organized and existing under the laws of the State of Idaho and known as the urban renewal agency of the City of Boise City, Idaho (“CCDC”) and The Sturiale Place, LLC (“Participant”). CCDC and Participant may be collectively referred to as the “Parties” and individually referred to as a “Party.”

RECITALS

A. Participant owns or controls certain real property located at 1505 West Jefferson Street, Boise, Idaho (the “Project Site”) which is more accurately depicted on attached **Exhibit A**. The Project Site is undergoing redevelopment including renovation of a historic home and construction of an addition to the building to become Sturiale Place, an artisan café and retail shop (the “Participant’s Project”).

B. As part of the Participant’s Project, Participant intends to construct certain street and streetscape improvements in the public right-of way adjacent to the Project Site (the “Streetscape Project”). The Streetscape Project is more accurately depicted on attached **Exhibit B**.

C. The CCDC Board of Commissioners and the Boise City Council have adopted the Downtown Boise Streetscape Standards – 2007 (“Streetscape Standards”) and the Downtown Boise Elements of Continuity – 2007 (“Furnishings Standards”) to govern how sidewalk improvements are designed and installed in the Boise Central, River Myrtle-Old Boise, and Westside Downtown urban renewal districts.

D. The Participant’s Project and the Streetscape Project are located in the Westside Downtown Urban Renewal District (“Westside District”). The CCDC Board of Commissioners and Boise City Council have adopted the River Myrtle-Old Boise Urban Renewal Project (the “Plan”) which includes streetscape standards for the Westside District.

E. The Streetscape Project includes improvements to the public right-of-way that are consistent with the Streetscape and Furnishing Standards in the Plan. The Streetscape Project will contribute to enhancing and revitalizing the Westside District.

F. CCDC deems it appropriate to assist the development of the Streetscape Project to achieve the objectives set forth in the Plan and in accordance with CCDC’s Participation Program.

AGREEMENTS

NOW, THEREFORE, in consideration of the above recitals, which are incorporated into this Agreement; the mutual covenants contained herein; and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Effective Date.** The effective date (“Effective Date”) of this Agreement shall be the date when this Agreement has been signed by the Participant and CCDC (last date signed) and shall continue until: 1.) the completion of all obligations of each Party; or 2.) twelve (12) months from the Effective Date, whichever comes first. At CCDC’s sole discretion an extension may be granted for a period not to exceed one year.
2. **Construction of the Streetscape Project.** Participant agrees to construct the Streetscape Project consistent with the following:
 - a. The Streetscape Project shall be constructed in accordance with the overall City of Boise (“City”) infrastructure plans, policies, and design standards and with the applicable portions of the Streetscape and Furnishing Standards adopted as part of the Plan.
 - b. The Parties agree that the Streetscape Project is depicted on **Exhibit B**, with cost estimates for eligible items described in the Schedule of Eligible Streetscape and Infrastructure Costs in **Exhibit C** (“Estimated Eligible Costs”). Any other public improvements that are constructed by the Participant as part of the Participant’s Project are not eligible for reimbursement pursuant to this Agreement. Additionally, CCDC’s reimbursement obligation is limited to the amount set forth in Section 6 of this Agreement.
3. **Initial Construction Funding.** Participant shall pay for all of the costs of construction for the Streetscape Project. CCDC acknowledges that the Schedule of Eligible Streetscape and Infrastructure Costs attached as **Exhibit C** is an estimate by Contractor and that actual costs for the Streetscape Project, as well as each line item of cost, may be more or less than is shown.
4. **Notification of Completion; Inspection.** Upon completion of construction, Participant shall notify CCDC in writing and request a final construction inspection and/or a meeting with CCDC to determine if the Streetscape Project meets the requirements of this Agreement. CCDC shall provide Participant with written confirmation that the Streetscape Project has been completed in compliance with this Agreement.
5. **Determining Actual Payment after Completion of Construction.** Participant shall provide appropriate documentation (“Cost Documentation”) to CCDC that Participant has expended funds for eligible costs in order to receive payment under the terms of this Agreement. Any Cost Documentation shall be submitted within thirty (30) days of Participant’s notification to CCDC that construction of the Streetscape Project is complete and shall include:
 - a. Schedule of values that includes line items for the Streetscape Project improvements approved by CCDC for reimbursement so they are identifiable and separate from other line items (“Schedule of Values”).

- b. Invoices from Participant's general contractor, subcontractor(s), and material suppliers for each type of eligible cost item (e.g. concrete, pavers, benches, historic street lights). Invoices shall specify quantities and unit costs of installed materials and a percentage estimate of how much installed material was used for the Streetscape Project in comparison to the amount used for the remainder of Participant's project ("Invoices").
- c. Explanation of any significant deviation between the initial cost estimates in **Exhibit C** and the actual costs in the Cost Documentation as requested by CCDC.
- d. Additional documentation or clarifications may be required and requested by CCDC.

CCDC shall have the right to review the Cost Documentation and to obtain independent verification that the quantities of work claimed, the unit costs, and the total costs for eligible costs are commercially reasonable and consistent with the cost estimates provided by Participant to CCDC prior to construction. In the event Participant fails to timely deliver the Cost Documentation, CCDC may, in its discretion, elect to terminate its payment obligations under this Agreement by providing Participant with written notice of such default. Participant shall have thirty (30) days from such written notice to cure the default. In the event Participant fails to cure such a default, CCDC's payment obligations under this Agreement may be terminated in CCDC's sole discretion.

Within thirty (30) calendar days of CCDC's receipt of the Cost Documentation, CCDC will notify Participant in writing of CCDC's acceptance or rejection of the Cost Documentation and CCDC's determination of the Actual Eligible Costs to be reimbursed. CCDC shall, in its discretion, determine the Actual Eligible Costs following its review of the Cost Documentation, verification of the commercial reasonableness of the costs and expenses contained in such Cost Documentation, and comparison of the amounts in the Cost Documentation to the amounts in **Exhibit C**. IN NO EVENT SHALL THE TOTAL FOR THE ACTUAL ELIGIBLE COSTS EXCEED THE AMOUNT ALLOWED BY SECTION 6.

If Participant disagrees with CCDC's calculation of the Actual Eligible Costs, Participant must respond to CCDC in writing within three (3) business days explaining why Participant believes CCDC's calculation was in error and providing any evidence to support any such contentions Participant wants CCDC to consider. CCDC shall respond to Participant within three (3) business days with a revised amount for the Actual Eligible Costs or notifying Participant CCDC will not revise the initial amount calculated. At that point, the determination of the Actual Eligible Costs will be final. CCDC'S DETERMINATION OF THE ACTUAL ELIGIBLE COSTS IS WITHIN ITS SOLE DISCRETION.

6. CCDC's Reimbursement Payment Amount. In accordance with the Participation Program, CCDC agrees to reimburse Participant 100% of Actual Eligible Costs not to exceed \$40,000. Actual Eligible Costs do not include soft costs (e.g., architectural and engineering design, permits, traffic control, mobilization, and overhead).

7. Conditions Precedent to CCDC's Payment Obligation. CCDC agrees to reimburse Participant in the amount as determined in compliance with Sections 2.c., 5 and 6 no later than thirty (30) days after completion of all of the following:

- a. CCDC provides written confirmation to the Participant that the Streetscape Project has been constructed in compliance with this Agreement.
- d. CCDC receives Cost Documentation as described in Section 5 in a format acceptable to CCDC.

Participant's failure to comply with all Agreement provisions shall be a basis for termination of CCDC's reimbursement obligation.

8. Subordination of Reimbursement Obligations. The Parties agree this Agreement does not provide Participant with a security interest in any CCDC revenues for the River Myrtle Plan Area or any other urban renewal plan area, including but not limited to revenue from any "Revenue Allocation Area" (as defined in Title 50, Chapter 29 of the Idaho Code) or any revenue from CCDC's parking garages. Notwithstanding anything to the contrary in this Agreement, the obligation of CCDC to make the payments as specified in this Agreement shall be subordinate to all CCDC obligations that have committed or in the future commit available CCDC revenues, including but not limited to revenue from any Revenue Allocation Area or any revenue from CCDC's parking garages, and may be subject to consent and approval by CCDC lenders.

9. Default. Neither Party shall be deemed to be in default of this Agreement except upon the expiration of forty-five (45) days [ten (10) days in the event of failure to pay money] from receipt of written notice from the other Party specifying the particulars in which such Party has failed to perform its obligations under this Agreement unless such Party, prior to expiration of said 45-day period [ten (10) days in the event of failure to pay money], has rectified the particulars specified in said notice of default. In the event of a default, the nondefaulting Party may do the following:

- a. The nondefaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the nondefaulting Party.
- b. The nondefaulting Party may seek specific performance of those elements of this Agreement which can be specifically performed and recover all damages incurred by the nondefaulting Party. The Parties declare it to be their intent that elements of this Agreement requiring certain actions be taken for which there are not adequate legal remedies may be specifically enforced.
- c. The nondefaulting Party may perform or pay any obligation or encumbrance necessary to cure the default and offset the cost thereof from monies otherwise due the defaulting Party or recover said monies from the defaulting Party.
- d. The nondefaulting Party may pursue all other remedies available at law, it being the intent of the Parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the nondefaulting Party.
- e. In the event Participant defaults under this Agreement, CCDC (the nondefaulting Party) shall have the right to suspend or terminate its payment under this Agreement, as more specifically defined in this Agreement, for so long as the default continues and if not cured, CCDC's obligation for payment shall be deemed

extinguished. In addition, if CCDC funds shall have been paid, Participant shall reimburse CCDC for any such funds Participant received.

10. Captions and Headings. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

11. No Joint Venture or Partnership. CCDC and Participant agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making CCDC and Participant a joint venture or partners.

12. Successors and Assignment. This Agreement is not assignable except that the Participant may assign Participant's rights or obligations under this Agreement to a third party only with the written approval of CCDC, at CCDC's sole discretion which cannot be reasonably denied.

13. Notices and Receipt. All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express) with postage or delivery charges prepaid and return receipt requested, or by electronic mail (e-mail) addressed to the appropriate Party at the address set forth below:

If to Participant: Rita Sturiale, Owner
621 N 18th Street
Boise, Idaho 83702
208-724-1448
Collector_girl@hotmail.com

If to CCDC: John Brunelle, Executive Director
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702
208-384-4264
jbrunelle@ccdcoise.com

14. Applicable Law/Attorney Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the court.

15. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties. Exhibits to this Agreement are as follows:

Exhibit A	Project Site Map
Exhibit B	Streetscape Project Plan
Exhibit C	Schedule of Eligible Streetscape and Infrastructure Costs

16. Indemnification. Participant shall indemnify and hold CCDC and its officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable architect and attorney

fees (collectively referred to in this section as “Claim”), which may be imposed upon or incurred by or asserted against CCDC or its respective officers, agents, and employees relating to the construction or design of the Streetscape Project or otherwise arising out of Participant’s actions or inactions. In the event an action or proceeding is brought against CCDC or its respective officers, agents, and employees by reason of any such Claim, Participant, upon written notice from CCDC shall, at Participant’s expense, resist or defend such action or proceeding. Notwithstanding the foregoing, Participant shall have no obligation to indemnify, defend, or hold CCDC and its respective officers, agents, and employees harmless from and against any matter to the extent it arises from the active negligence or willful act of CCDC or its respective officers, agents, or employees.

17. Antidiscrimination During Construction. Participant, for itself and its successors and assigns, agrees that in the rehabilitation and/or construction of improvements on the Project Site provided for in this Agreement, the Participant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity/expression, national origin or ancestry, marital status, age, or physical disability.

18. Maintenance. Participant recognizes CCDC has no specific authority to accept maintenance responsibility of the Streetscape Project or any improvements constructed by Participant and that no agreement has been reached with CCDC or City to accept any maintenance obligations for such improvements.

19. Promotion of Project. Participant agrees CCDC may promote the Streetscape Project and CCDC’s involvement with the Streetscape Project. Such promotion includes reasonable signage at the Site notifying the public of CCDC’s involvement with the Streetscape Project.

End of Agreement
[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement with an Effective Date as of the last date written below.

CCDC:

CCDC: the urban renewal agency of the City of Boise, a public body, corporate and politic

John Brunelle, Executive Director

Date _____

PARTICIPANT:

The Sturiale Place, LLC



Rita Sturiale, Owner

Date 4/5/14

APPROVED AS TO FORM

Exhibits

- A: Project Site
- B: Streetscape Project
- C: Schedule of Eligible Streetscape and Infrastructure Costs

Exhibit A: Project Site Map

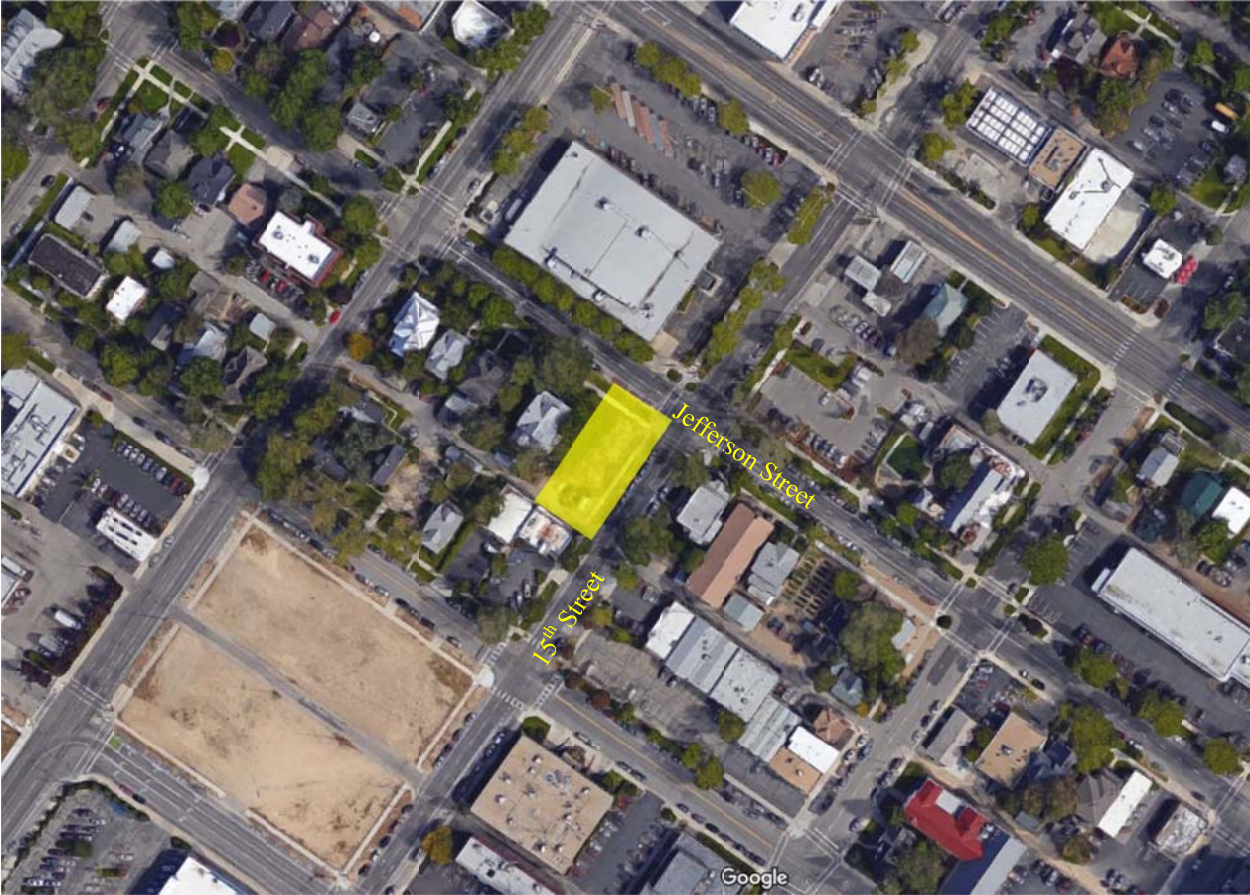


Exhibit B: Streetscape Project Plan

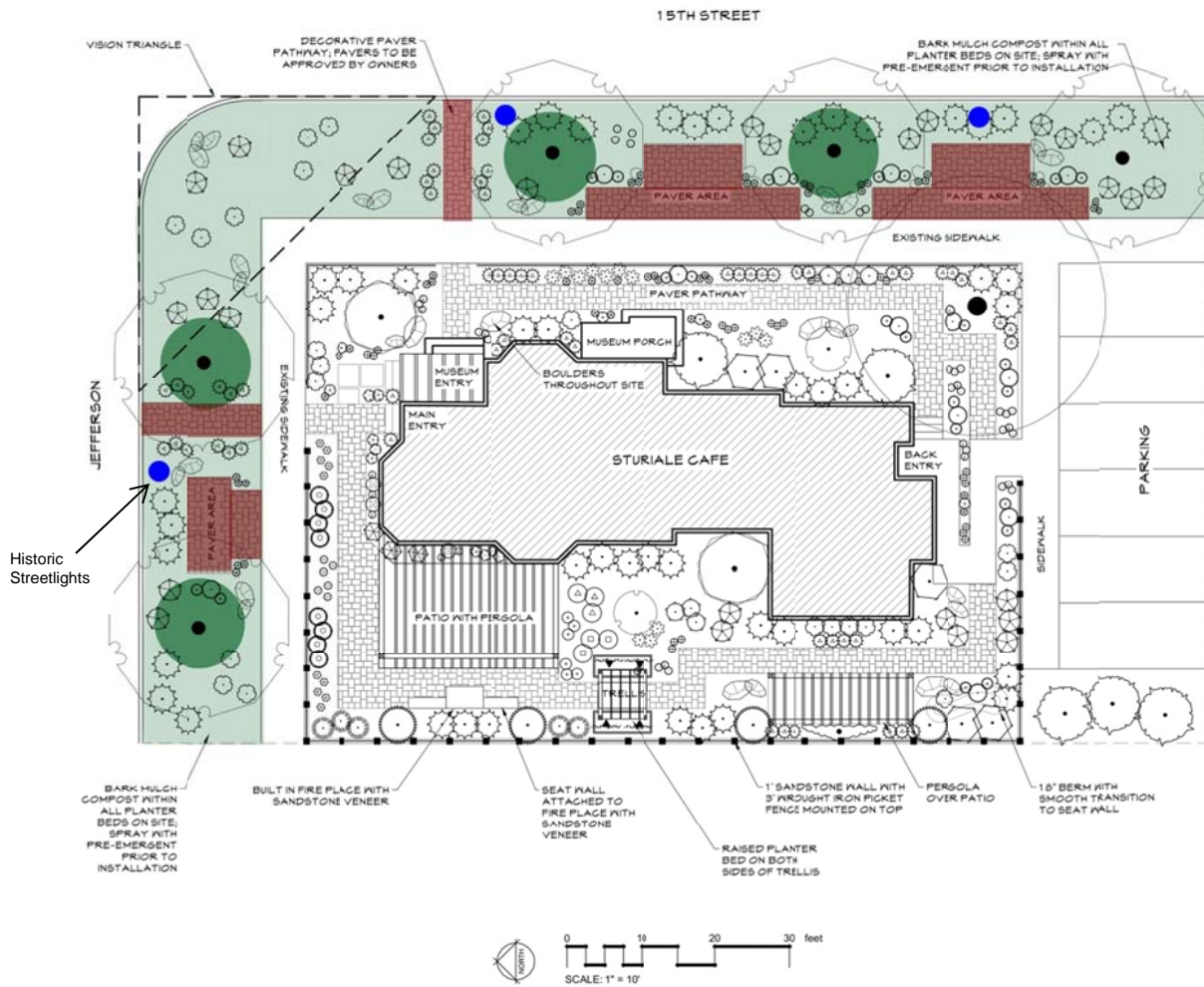


Exhibit C: Schedule of Eligible Costs

Template REV. 9-14-2015

CCDC Participation Program T1 Eligible Costs Application Form Actual Eligible Costs To Be Determined by CCDC				
Project Name: <i>The Sturiale Place</i>		Plan Date: <i>4/4/16</i>	Prepared By: <i>Joe Perkins</i>	
STREETSCAPE: (In right-of-way)				
	UNIT	UNIT PRICE	QUANTITY	TOTAL COST
SITE PREPARATION:				
Surface demolition	0	0	0	0
Asphalt demolition	0	0	0	0
Curb and dutter demolition	0	0	0	0
Saw cut	0	500	1	500
Replace subbase	0	1,000	1	1,000
Stand alone tree removal	0	0	0	0
SIDEWALK WORK:				
Scored concrete sidewalk	0	2,000	1	2,000
Dry laid brick	0	0	0	0
Pedestrian ramp	0	0	0	0
Truncated dome	0	0	0	0
Lawn parkway	0	2,000	1	2,000
Irrigation	0	2,000	1	2,000
OTHER:				
Asphalt repair	0	0	0	0
Concrete curb cut	0	0	0	0
Vertical curb and gutter (6')	0	0	0	0
Meyers cabinet	0	0	0	0
Water meter	0	0	0	0
SITUATIONAL FURNISHINGS:				
Street trees	0	500	5	2,500
Tree grates & frames	0	200	5	1,000
Trench drain cover	0	0	0	0
Historic street light	0	9,000	3	27,000
Bench	0	0	0	0
Bike rack	0	0	0	0
Litter receptacle	0	0	0	0
Pre-cast planter	0	0	0	0
OTHER:				
Utility Poles/Utility Undergrounding	0	0	0	0
Plantings	0	3,000	1	3,000
TBD	0	0	0	0
TOTAL ELIGIBLE COSTS:				41,000
Important Note: Each program where eligible costs are identified will only pay for those approved expenses not otherwise paid for by another public entity.				



AGENDA BILL

Agenda Subject: Type 1 Streetscape Grant Participation Agreement for the Riverstone Building's reimbursement of public streetscape improvements for a mixed use (office/ retail and dormitory) project located at 1257 W. River Street within the River Myrtle URD.		Date: 4/11/2016
Staff Contact: Shellan Rodriguez	Attachments: 1) Vicinity Map 2) Site Plan 3) Rendering	
Action Requested: Review and designate the Riverstone Building mixed use project as a project eligible to utilize a Type 1 Streetscape Grant and direct staff to continue negotiating a final agreement for future board approval.		

Background:

Riverstone Building is being developed by ABRI Partners, LLC. The LLC was formed for the purpose of developing and managing this particular project. Collectively the partners (including Visser Construction, WFG Investments, LLC, and Blue Rock Development) have over 85 years of combined experience in design, development, and construction of commercial and residential projects. The Riverstone Building includes four stories and nearly 18,000 s.f. of gross building area. Office and retail will be located on the first floor (apprx. 6,400 s.f.) and the dormitory will be on the 2-4th floors. The dormitory is intended to house students who attend the Riverstone International School.

ABRI Partners, LLC is requesting CCDC assistance through the Type 1 Streetscape Grant Program for public streetscape improvements on 13th Street and West River Street as well as some alley improvements not-to-exceed \$44,000. Improvements include lighting, landscaping and sidewalks. All eligible costs to be approved by CCDC staff before an Agreement is presented for CCDC Board approval. The streetscapes are designed to be consistent with the City streetscape Standards Manual.

Project Summary & Timeline:

- Located 13th and River Street (River Myrtle URA/ LIV District)
- 18,000 SF of office, retail, dormitory space
- 35 surface parking spaces
- \$3.7 Million estimated Total Development Costs with \$2.3 million building permit value
- **November 2015:** Design Review Approval

- **February 2016:** Building Permits Received
- **Late 2016:** Construction completion

CCDC Board has approved the CCDC Participation Program which includes a Type 1 Streetscape Grant Program. The Type 1 program is intended to, “assist smaller projects on their own schedule, often triggered by a tenant improvement.”

Fiscal Notes:

Preliminary information indicates the project will be requesting approximately \$44,000, well under the \$150,000 policy threshold.

This request falls within the budgeted amount for Type 1 Streetscape Grants specified in the Five Year CIP in the River Myrtle District for FY 2016.

Preliminary estimates indicate the project will generate approximately \$21,000 annually in tax increment revenue after completion beginning in fiscal 2018, with a total of approximately \$190,000 over the life of the district. This assumes the entire building remains taxable.

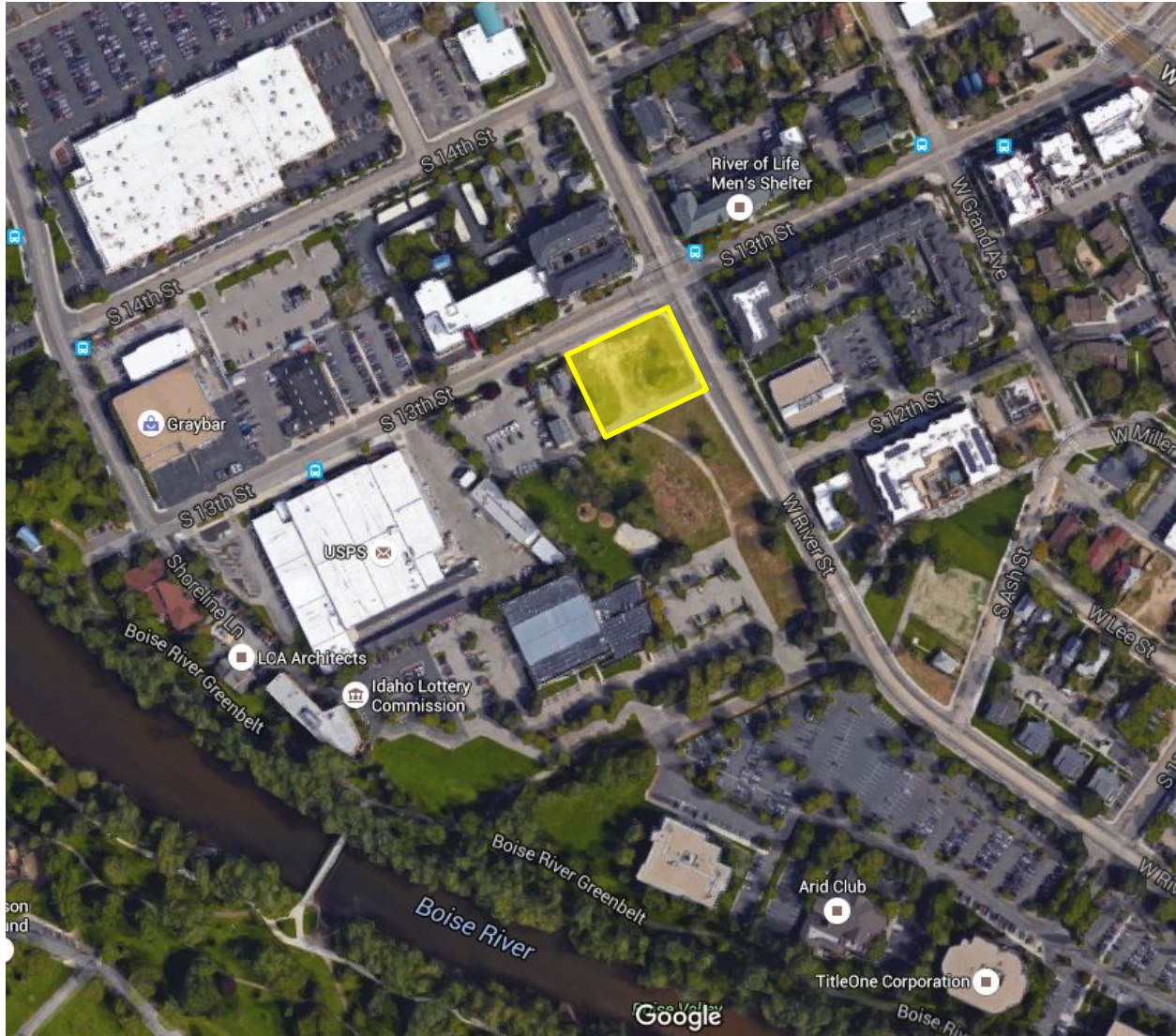
Staff Recommendation:

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 1 Participation Agreement for future Board approval.

Suggested Motion:

Motion to direct staff to negotiate a Type 1 Participation Agreement for the proposed Riverstone Building for future Board review and approval.

Attachment 1 – Vicinity Map



Attachment 3 – Rendering (13th and West River Street)





AGENDA BILL

Agenda Subject: Type 1 Streetscape Grant Participation Agreement for Idaho Self Storage's reimbursement of public streetscape improvements for a storage project located at 1201 W. River Street within the River Myrtle URD.		Date: 4/11/2016
Staff Contact: Shellan Rodriguez	Attachments: 1) Vicinity Map 2) Site Plan 3) Elevation	
Action Requested: Review and designate Idaho Self Storage project as a project eligible to utilize a Type 1 Streetscape Grant and direct staff to continue negotiating a final agreement for future board approval.		

Background:

Idaho Self Storage is being developed by ISS River Partners, LLC. The LLC was formed for the purpose of developing and managing this particular project. Collectively the partners (including Visser Construction, WFG Investments LLC, Morninstar Holdings, LLC and Blue Rock Development) have over 85 years as combined experience in design, development, and construction of commercial and residential projects including 500,000 s.f of self storage. The storage building includes 432 units and almost 45,000 of gross building square feet fronting West River Street.

ISS River Partners, LLC. is requesting CCDC assistance through the Type 1 Streetscape Grant Program for public streetscape improvements on West River Street as well as some alley improvements not too exceed \$34,000. Improvements include lighting, landscaping and sidewalks. The streetscapes are designed to be consistent with the City streetscape Standards Manual.

Project Summary & Timeline:

- Located 1201 West River Street (River Myrtle URA/ LIV District)
- 45,000 SF of storage unit space
- 5 surface parking spaces
- \$3.5 Million estimated Total Development Costs with \$2.2 million building permit value
- May 2015 Approved by City Council (Special exception)
- June 2015 Approved Design Review Committee
- August 2015 Building Permits

- May 2016 Estimated Completion

CCDC Board has approved the CCDC Participation Program which includes a Type 1 Streetscape Grant Program. The Type 1 program is intended to, “assist smaller projects on their own schedule, often triggered by a tenant improvement.”

Fiscal Notes:

Preliminary information indicates the project will be requesting approximately \$34,000, well under the \$150,000 policy threshold.

This request falls within the budgeted amount for Type 1 Streetscape Grants specified in the Five Year CIP in the River Myrtle District for FY 2016.

Preliminary estimates indicate the project will generate approximately \$20,000 annually in tax increment revenue after completion beginning in fiscal 2018, with a total of approximately \$180,000 over the life of the district.

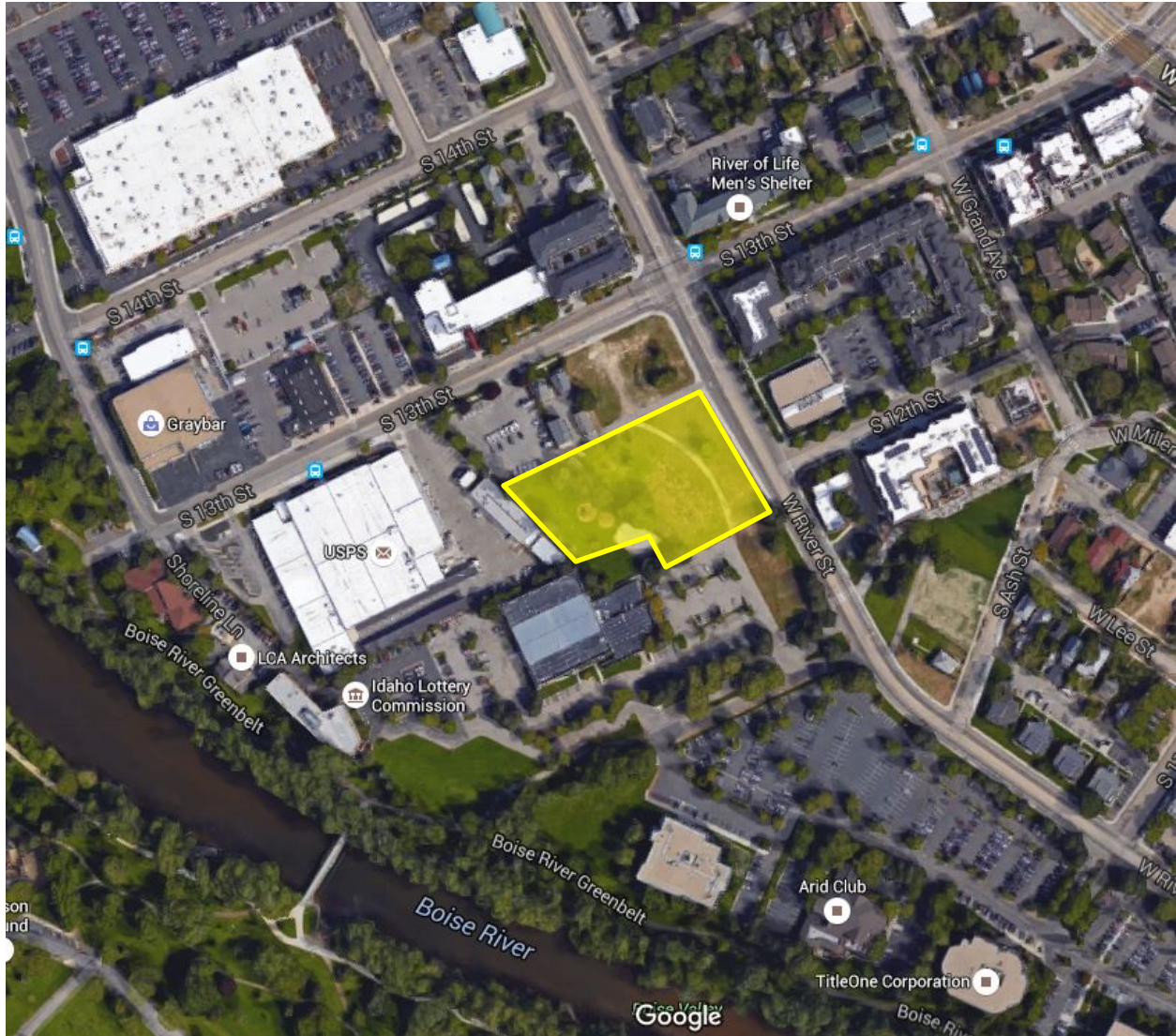
Staff Recommendation:

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 1 Participation Agreement for future Board approval.

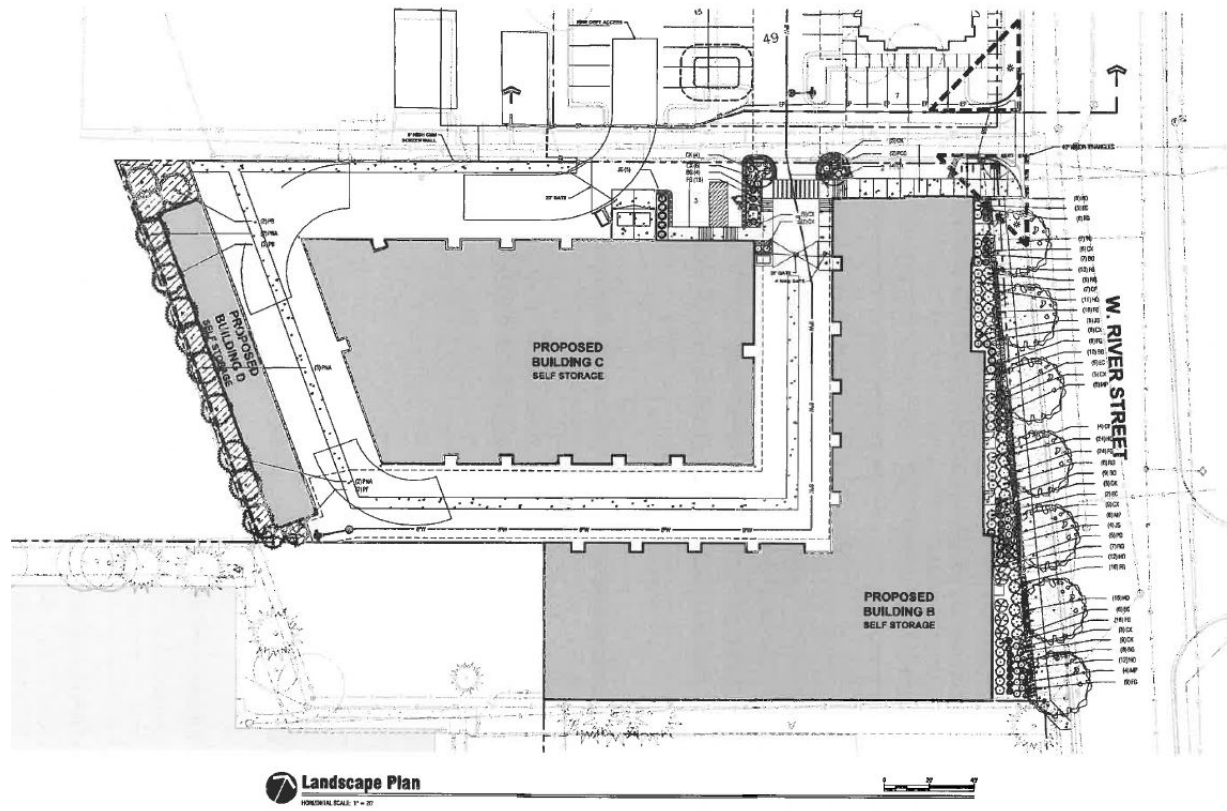
Suggested Motion:

Motion to direct staff to negotiate a Type 1 Participation Agreement for the proposed Idaho Self Storage for future Board review and approval.

Attachment 1 – Vicinity Map



Attachment 2 – Site Plan



Attachment 3 – Elevation (River Street)





FRIDAY UPDATE
APRIL 8, 2016

TO: John Hale, Chairman, CCDC Board Executive Committee
FM: John Brunelle, Executive Director
RE: CCDC Operations Report – March 2016



CCDC supported the Treefort Music Festival this past month with two of our properties serving as important venues (Watercooler and Trailhead), and with our involvement at Radio Boise’s ‘live in studio’ series. It was my honor to introduce the opening of the in-studio series and present “Edmund Wayne,” a band from the Seattle area. CCDC also provided property for an art installation that was timed during the Treefort Music Festival by Boise Arts & History, “Falling Dominoes.” Check it out on our parcel at 5th & Front.

The March 29th special board meeting was the highpoint of the month, with the approval of the conduit financing plan and bond issuance for Boise Centre East. Thanks to the board for helping us reach this important step. Hats off to employees Ross Borden and Todd Bunderson, along with counsel Ryan Armbruster, for laying the groundwork and guiding the agency through this complex process.

In March, CCDC staff, with board approval, created the potential for 480 new monthly parking passes. Our roll out is underway, and we are hoping other parking providers will ‘get off the schneid’ and follow our lead and create new weekday-daytime parking opportunities downtown. CCDC will add approximately 90 spaces in a new parking garage on Broad Street in 2017, allowing for up to 108 more weekday-daytime monthly parking passes (20% oversell). CCDC’s quick work to create 588 weekday-daytime parking spaces could be increased even more (additional 250) in 2017 if a deal under negotiation at 11th & Front comes to fruition.

Significant progress was made on the closure of the Central District in March, with a key meetings held between CCDC employees, board members, counsel, and City staff. The calendar of key dates for 2016, 2017, and 2018 has been developed, and tasks and decision points have been identified. Thanks to Chair Hale and Commissioner Eberle for assisting with this effort.

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

Boise City 6.5 Acre Development/Disposition

Staff has been working with Jay Story and Boise City legal and PDS regarding development of these properties since 2014. Development plans include contemplated participation by CCDC on key infrastructure improvements the specifics of which will be forthcoming pending final negotiations and land sale between Local Construct and the City of Boise. The ownership exchange closed on April 1, 2016 so Local Construct is now the owner of the West End property.

City Hall Plaza Design & Funding

City of Boise has decided to schedule the renovation of the City Hall plaza in FY17 to better coordinate with other downtown construction. City and CCDC staff will bring the T4 reimbursement agreement to the Board soon after the FY17 budget is adopted.

Renovation of the Grove Plaza

The renovation construction drawings are complete and the project is ready to bid. Staff is in the process of negotiating reliable construction schedule commitments with Boise Centre. Staff will bring a GMP to the board for approval to begin construction.

TheGrovePlaza.com

TheGrovePlaza.com website went live in February. The website features brick sales, construction updates, recent news, an interactive event calendar along with background and history of the plaza. Visit www.TheGrovePlaza.com to learn more.

SS: S 8th St (Broad/Myrtle)

Guho Corporation will begin construction of the S 8th Street sidewalk improvements on March 14. Construction activity is expected take approximately 7 weeks. The work will be completed on one side of the street at a time to allow for continued business access, maintain the 8th Street cyclist corridor, and accommodate limited vehicular traffic.

City of Boise Downtown Parks & Public Spaces Master Plan

City staff has compiled a draft document for internal review. They plan to conduct the next round of outreach with CCDC and other stakeholders in the next 4 to 6 weeks.

13th & River – Riverstone Building – Office/Retail/Dormitory

Staff has met with the developer and received a complete Type 1 application for streetscapes not including undergrounding utilities. It will be on April's Agenda for Board designation.

5th & Idaho Mixed Use Apartments

The CCDCs proposed participation will be for a Type 4 Participation Agreement for streetscapes and undergrounding utilities as well as a Type 2 for a public park area including land, improvements and structure associated with park in order to move forward with their financing. The developer has been reevaluating the feasibility of their project and has recently requested staff and counsel time to continue negotiations on the Type 2 and Type 4 Agreements for future Board Approval.



617 S. Ash St. (Erma Hayman House)

CCDC provided a letter of support to Preservation Idaho for a \$30,000 grant application to renovate and operate the Hayman House. Staff presented a preservation strategy to the Board in March and has had initial meetings with City Arts & History to determine how best to preserve the home including conveying ownership to the City. Staff expects to review a detailed preservation strategy with CCDC Board in coming months.

George's Cycle Streetscape

Staff received a request and has issued payment of \$133,433. The project is complete.

RMH Company DDA – 620 S 9th Street – The Afton

The development is moving forward and the developer is working through the soil remediation. Costs are higher than expected. The developer asked CCDC to consider additional assistance and has requested a meeting with CCDC leadership on the subject. Staff expects to bring forth a proposal in May or June.

Property Development: 503 – 647 S. Ash Street

CCDC is preparing to take this property to the market via RFP in the near future. Planned for earlier in 2016, the agency was asked to wait until June so COB work planning could catch up to this action. CCDC now plans a June start to the process.

Property Development: 5th & Front (Remnant)

Appraisal of the property is being obtained in anticipation of action by CCDC.

The Hyatt Place

CCDC board approved the Type 2 Participation Agreement in March 2016. Construction is well underway.

Disposition 1401/1403 W Idaho St

The project is on schedule. The lot line consolidation has been completed. ID Power will be upgrading utility lines around the site later this month. Local Construct is meeting their schedule of performance and expects to close on the property in May.

AC/BC HA 32nd St. Property Concept

CCDC Staff met with representatives from AC/BC HA design team to discuss CCDCs Participation Policy. Although timing is unknown staff expects to receive a request for Participation.

Sturiale Place

The Board approved the T1 designation in March and the agreement is ready for Board approval this month.

Clairvoyant Brewery

Staff has been discussing a potential T1 Application with this business owner. The project and application timing is TBD.

River Street – Idaho Self Storage

Staff has met with the developer and received a complete Type 1 application for streetscape improvement. It will be on April's Agenda for Board designation.

West End Properties

Staff has received various schematic design ideas from CTY Architects for the strategic parcels along 27th street and staff is working on planning the next steps for the area. Staff has also attended a pre-planning meeting with the City of Boise and a developer interested in redeveloping in the west end. CCDC hopes to participate as per our policy when project details are known.

Broad Street Improvements

CCDC issued an RFP for CMGC services on December 8, 2015. RFP proposals were submitted on January 7, 2016. An RFP for design professional services was issued on January 4, 2016. Contract complete with Jensen Belts, ongoing with Guho. Streetscape package was submitted for DR on 3/8/2016. DR hearing scheduled for April 13th.

Front & Myrtle Redesign

Sent draft RFP to Boise Elevated 3/30/2016 to discuss with ACHD and ITD officials

Historical Museum Streetscapes

Agreement for \$150k in streetscape improvements finalized 3/15/2016. Project will break ground this spring with expected completion August 2017 and reimbursement October 2017.

Pioneer Corridor Phase 3 Construction

Final walk through 4/5/2016 revealed irrigation issues that need to be addressed. Lights scheduled to go hot 4/7/2016.

PP3: JUMP!/Simplot HQ

Awaiting response from developer as to when they want to proceed with final approval of agreement.

PP4: JPA: Public Works Central Addition Geothermal Expansion

Contract negotiations with Guho ongoing. Guho is under contract and has been working with Public Works, multiple design teams and stakeholders to prepare for a mid-summer install of the geothermal expansion.

SS: Broad Street (Capitol/2nd)

Contract complete with Jensen Belts, ongoing with Guho. Streetscape package was submitted for DR on 3/8/2016. DR hearing scheduled for April 13th.

SS: Fulton Street Concept Plan

City of Boise has requested that the Fulton Streetscape efforts be postponed to allow a higher level planning effort of the overall area. Stakeholder presentation conducted and results will be compiled into prioritized list of public improvements.

“The Fowler” Local Construct Project – 5th & Broad

Staff continues to meet onsite on a regular basis to track construction progress. Condo declarations and Parking maintenance agreements will be negotiated in coming months.

West End SS Standards

City Council approved adding streetscape standards to downtown design standards and guidelines 3/15/2016. Resolution formally adopting standards pending (tentatively 4/19/2016).

DBIP (DT Boise Implementation Plan) Update

Meeting with ACHD to discuss feasibility of converting 5th & 6th streets 4/7/2016. ACHD will be converting Jefferson to 2-way summer 2016, potentially including a cost share to install a tree lawn in front of state supreme court (4th-5th). Meeting with ACHD and Boise staff 4/15/2016 to discuss DBIP/CCDC CIP updates.

Protected Bike Lanes

Alternatives analysis for downtown bike lanes is underway. Alternatives include:

- 1) No build (add bike lanes to Jefferson between Ave B and 16th)
- 2) Parking Protected Bike Lanes on Main/Idaho (preferred by Boise & CCDC)
- 3) Buffered Bike Lanes on Main/Idaho
- 4) Protected Bike Lanes on Main/Idaho, with parking removed on one side

ACHD held an open house on the alternatives 3/14/2016 with a comment period running through 3/30/2016. A summary report of comments is now available; while there is no consensus 'favorite' options 1 and 2 had the most support overall. ACHD commission is expected to make a final decision on the alternative to advance 4/27/2016.

Wayfinding Project

As of March 2, ACHD has granted permission to install wayfinding signs as designed, contingent upon execution of a license agreement. Prototype sign approved 4/1/2016; lead time 6-8 weeks. Revised schedule from Sea Reach due 4/8/2016.

Update CCDC Streetscape Manual

City Council approved adding streetscape standards to downtown design standards and guidelines 3/15/2016. Resolution formally adopting standards pending (tentatively 4/19/2016).

5th & Broad – Public Parking

CCDC is working with Local Construct and Andersen Construction to finalize desired parking equipment prior to underground rough-in to ensure utilities are installed in the correct locations. CCDC is currently working on rough-in requirements for garage signage and final approvals of parking equipment.

Parking & Facilities Team: Max Clark & Ben Houpt

Exterior Signage for All Garages

With the finalization of the brand name and logo and incorporation into the Brandbook, a local sign design company is formulating a scope of work to design the three sign types for fabrication hopefully this summer. A proposal to rename the parking garages, to be considered in May, will be the last design feature needing to be resolved. It is hoped that the new signs could be installed prior to the 2016 holiday season

Parking Rate Examination

We are waiting to begin the rate examination until the Draft Parking Strategic Plan has been digested by the various stakeholder groups. We hope to begin this work in early May for budget considerations later in the Spring.

Rebranding Parking System

ParkBOI has been approved as the brand for the on and off street parking systems. Mock ups of various signs for the garages have been created and preliminary sign design will commence soon. A tagline and key messaging as also been approved. CCDC will update its existing marketing communications tools (website, advertising etc) to reflect new brand.

COB – Downtown Transportation Plan

The draft plan was reviewed at the CCDC Board's February and March meetings. A summary plan was developed and presented to the City Council on April 5th. It is hoped that the Plan will be formally adopted in late 2016 when the multi-year workplan is approved by both CCDC and the City.

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

GBAD Expansion - Centre Building - Conduit Financing

At its March 29 Special Meeting the Board, as conduit financier, authorized the issuance of Lease Revenue Bonds, Series 2016, in the principal amount of \$22,833,000 for the Greater Boise Auditorium District's Phase 1-A expansion ("Financed Project") into the Centre building portion of the multi-structure City Centre Plaza development currently under construction adjacent to the existing US Bank tower on the northeast quadrant of the Grove Plaza superblock.

This is the Agency's first non-refinancing public bond sale (capital markets underwriting transaction) since 2004 when bonds worth \$10.8 million bonds were issued to fund primarily the Myrtle Street parking garage and streetscapes in BoDo.

These Lease Revenue Bonds will be secured by District room tax revenues, underwritten by US Bank, and sold to investors. Proceeds will be used to fund the purchase of certain built-to-suit condominium units in the Centre building for use as a new ballroom facility, related kitchen and ancillary facilities along with related soft costs, fixtures and equipment, pay cost of issuance, fund a Capitalized Interest account and fund the Debt Service Reserve Account. 100% of the project will be financed at a fixed interest rate over a 20 year bond term. A public bond sale requires preparation of an Official Statement and obtaining a bond rating. Standard & Poor's Rating Services in February assigned an investment grade "A" "stable" rating on March 2.

Closing is scheduled for April 29, after the statutorily-required 30 day comment period.

This Phase I-A of the District's three-phase plan to expand and improve its facilities is the only phase in which CCDC will be involved in financing. Phase II, estimated at \$6 million, includes an elevated skybridge spanning the south spoke of the Grove Plaza and connecting concourses constructed on the existing convention center and interposed CenturyLink Arena. Phase III, estimated at \$12.5 million, will renovate the existing convention center facility. The District intends to undertake Phases II and III in the future as reserves and cash flow allow.

Phase / Project	Gross Sq Ft	Cost	Funding Source
Phase 1-A "Financed Project" (2016)			
Level 5: enclosed storage	8,000		
Level 4: ballroom & services area	20,500		
Level 4: prefunction, lobby, restrooms	6,000		
Level 2: multipurpose & lobby space	5,500		
Level 1: kitchen, lobby	7,000		
Centre building condos	47,000		CCDC
plus TI's, fixtures, equipment, etc		\$ 22,833,000	conduit bonds
Phase 1-B (2016)			
Clearwater building Level 4 condos	12,750	\$ 6,678,205	GBAD
Phase 2 (Future)			
Skybridge, connectivity concourse	est.	\$ 6,000,000	GBAD
Phase 3 (Future)			
Boise Centre renovations	est.	\$ 12,500,000	GBAD
GBAD 3-Phase Expansion	59,750	\$ 48,011,205	

These documents comprise the complete Phase I-A conduit financing package:

MARCH 14: REGULAR BOARD MEETING

1. **Resolution 1434 and Preliminary Official Statement** (CCDC, GBAD, US Bank) deemed the Preliminary Official Statement in conformance with SEC Rule 15C2-12. This rule requires municipal securities issuers to submit continuing disclosures to the Municipal Securities Rulemaking Board (MSRB) based on contractual agreements established when a bond is issued. Along with preliminary and final Official Statements, examples of continuing disclosure documents include Annual Reports, audited financial statements and notices of the occurrence of Specified Events if material. A Preliminary Official Statement is the near-final version of a legal statement that serves as a prospectus for a municipal bond. It informs investors of all of the details regarding the bonds being issued. It describes the bonds' purpose, the issuer and the issuer's finances, the security pledged, tax status, regulatory matters, legal issues, construction plans for the project being funded by the bonds, how the bonds will be repaid, etc. All municipal issues offered through negotiated underwritings are required to provide an Official Statement.
2. **Notice of Bond Sale, Notice of Bond Purchase Agreement, Notice of Bond Resolution.** As required by statute, the Agency published these public notices of impending bond sale and the use of the proceeds. The notices invite inspection of the financing documents and publicized the Special Board Meeting on March 29 at which the Board adopted the Bond Resolution and approved the financing.

MARCH 29: SPECIAL BOARD MEETING

1. **Resolution 1435 "Bond Resolution"** authorized the issuance, sale and delivery of Lease Revenue Bonds, Series 2016 (Greater Boise Auditorium District Expansion Project) in the aggregate principal amount of \$22,833,000; authorized and directed the use of the bonds, the collection and handling of the lease revenues, tax exempt status of bond interest, established bond covenants, authorized associated agreements, etc.

Exhibits to Resolution 1435



- A. **Form of Global Bond** is the template of what the formal Lease Revenue Bonds will look like but with various information, such as amount, maturity date and interest rate, left blank.
 - B. **Bond Purchase Agreement** (CCDC, GBAD & US Bancorp Investments, Inc.) obligated US Bancorp (the underwriter) to purchase the Lease Revenue Bonds from CCDC then offer them to the public for sale and specified what must happen at closing. Cited the Lease Agreement (Annual Appropriation) between CCDC and GBAD for the Financed Project and the Purchase and Sale Agreement between GBAD and the project's developer K.C. Gardner Company, L.C. and the assignment of that agreement to CCDC. Provided for continuing disclosures and includes representations from CCDC and GBAD of their legal status and continuing responsibilities and payment of expenses. Included Bond and Disclosure Counsel Opinion and Deed of Trust Opinion by Hawley Troxell Ennis & Hawley LLP, Agency Counsel Opinion by Elam & Burke, GBAD Counsel Opinion by Givens Pursley LLP, and Letter of Representations.
 - C. **Notice of Bond Resolution 1435** is the statutorily-required public notice that the Lease Revenue Bonds, Series 2016, have been authorized by the Board and there is a 30 day comment period before closing on April 29, 2016.
 - D. **Investment Securities** provides the Trustee with direction on where idle funds can be invested until spent. Paragraph H allows the funds to be invested in suitably-rated bonds issued by the State of Idaho or other public Idaho entities.
 - E. **Maturity Schedule, Optional Redemption Prices and Mandatory Redemption Amounts.**
 - F. **Assignment of Purchase Agreement** (CCDC, GBAD) in which GBAD assigned its right to purchase the Financed Project to CCDC.
 - G. **Deed of Trust, Fixture Filing and Assignment of Leases and Rents** (CCDC - Trustor/Grantor, Zions Bank - Trustee, Beneficiary) is essentially a mortgage on the Financed Project in which legal title is transferred to Zions Bank to be held on behalf of the bond holders to secure the bonds until the debt is retired. GBAD will make lease payments to CCDC. CCDC will make principal and interest payments to Trustee Zions Bank. Zions Bank will make bond payments to the bond holders. This document will be recorded at Ada County to formally encumber the Financed Project.
 - H. **Lease Agreement (Annual Appropriation)** (CCDC - Lessor, GBAD - Lessee) established the terms under which GBAD will lease the Financed Project from CCDC. Provided formal dates, lease payment amounts and schedule, responsibility for various expenses, use requirements, special covenants and provisions, defined events of default and remedies, options to purchase, etc.
 - I. **Option to Purchase Agreement** (CCDC - Seller, GBAD - Buyer), as provided in the Lease Agreement, granted GBAD the exclusive option to purchase the Financed Project and specified the terms of that transaction. Upon proper exercise of the Option, it will become a Purchase and Sale Agreement between CCDC and GBAD.
2. **Resolution 1436 and Second Amendment to the Amended and Restated Development Agreement** (CCDC, GBAD) approved changes to the Amended and Restated Development Agreement (December 19, 2014) for the GBAD Expansion Project to capture mutually-agreed-upon reimbursable expenses that are primarily related to the Expenses Fund for unanticipated costs due to termination of the project's relationship with Wells Fargo Bank

and restarting the financing process with US Bank and the Agency's Friends of the Court expenses related to the successful appeal to the Idaho Supreme Court.

APRIL 29: EXECUTE AT CLOSING

Approved and Authorized by Bond Resolution 1435:

- Lease Agreement (Annual Appropriation) (CCDC - Lessor, GBAD - Lessee)
 - Option to Purchase (CCDC - Seller, GBAD - Buyer)
 - Deed of Trust, Fixture Filing and Assignment of Leases and Rents (CCDC - Trustor/Grantor, Zions Bank - Trustee, Beneficiary)
 - Purchase and Sale Agreement (GBAD - Buyer, KC Gardner Co., LC - Developer/Seller)
 - Assignment of Purchase and Sale Agreement (CCDC, GBAD)
1. **Official Statement** (CCDC, GBAD, US Bank) is the final version that discloses the underwriting spread, initial offering price for each maturity, any fees received from the issuer, etc.
 2. **Continuing Disclosure Undertaking** (GBAD, Zions Bank - Disclosure Agent) obligates GBAD to provide various, primarily financial, information, and notice of certain events, should they occur (e.g. payment delinquencies, adverse tax opinions) annually to the Disclosure Agent Zions Bank, and obligates Zions Bank to publically disclose that information as required by the Securities Exchange Commission.

COMPETITIVE BIDDING and QUALIFICATION-BASED SELECTIONS

Broad Street – LIV District Public Infrastructure Improvement Project

For Construction Manager / General Contractor (CM/GC) services:

Request for Qualifications Issued:	December 8
Pre-Proposal Meeting:	December 15
Submissions Due:	January 7
Interviews:	January 25
Board Decision:	February 8

Status: Contract with Guho Corp executed March 28; CM services well underway.

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

Invitation to Bid Issued:	August 24
Bids Opened:	September 10



Board Awards Contract:	September 23
Contract Awarded to:	Pusher Construction, Inc.
Bid Amount:	\$595,600

Status: Substantial Completion February 15. Final walk-thru pending. Five change orders to date; Final Completion projected to come in under bid by \$705 for a total of \$594,895.

OTHER CONTRACTS ACTIVITY

- **The Grove Plaza Renovation** – Task Order with CSHQA to provide updated 3D renderings of The Grove Plaza depicting the removal of shade-sails and the addition of umbrellas.
- **The Grove Plaza Brick Campaign** – Amendment No. 2 with Worrell Communication for Phase 2 of the Brick Media/Marketing Campaign which includes radio and print advertising for the wrap-up of brick sales.
- **The Grove Plaza Brick-by-Brick Program** – Amendment No. 1 with Fundraisers Ltd. for the addition of the North Spoke 1st Generation Bricks.
- **The Grove Plaza Signage** – Prepared specifications information and technical requirements relative to acquisition of plaza signage for a future Invitations for Bids.
- **T1 Participation Agreement - Sturiale Place** – Review, improve, process documents in preparation of Board consideration.
- **30th Street District** – 6-month extension with optional additional extensions to the Project Manager’s office lease in the 30th Street urban renewal district for revitalization efforts.
- **Capitol Terrace Garage Safety Plan** – Secured safety personnel and “Additional Insured” liability insurance from Eagle Helicopters, Inc. dba Kachina Aviation and Heli-Jet Corp, for Capitol Terrace Garage as an emergency landing site for the Kachina Aviation’s helicopter delivery of HVAC materials to the roof of the Clearwater Building on Sunday, April 3.
- **CCDC Property Repair/Transition** – Work Request with Valley Landscape to move CCDC property from Watercooler Building, replace tree grates on 8th Street, and install bike racks and a bench.
- **Bannock Street Maintenance** – Task Order with Gingerich Site & Underground for repair and replacement of irrigation lines from 8th Street to Capitol Blvd.

Public Notices

1. Public Hearing for Agency parking garage renaming
2. Negotiated Bond Sale / Bond Purchase / Bond Resolution
3. Adoption of Bond Resolution 1435