

CAPITAL CITY DEVELOPMENT CORPORATION  
Board of Commissioners Meeting  
Conference Room, Fifth Floor, 121 N. 9th Street  
August 24, 2016 12:00 p.m.

A G E N D A

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

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

**III. ACTION ITEMS**

12:05 A. PUBLIC HEARING: Proposed FY 2016 Amended Budget (10 minutes)..... Chairman Hale

12:15 B. CONSIDER: Resolution 1458 Adopt FY 2016 Amended Budget (5 minutes)..... Ross Borden

12:20 C. PUBLIC HEARING: Proposed FY 2017 Original Budget (10 minutes)..... Chairman Hale

12:30 D. CONSIDER: Resolution 1459 Adopt FY 2017 Original Budget (5 minutes)..... Ross Borden

12:35 E. CONSIDER: Resolution 1460 Adopt FY 2017-2021 Original Capital Improvement Plan  
(5 minutes) ..... Todd Bunderson

**IV. 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)*



**AGENDA BILL**

<b>Agenda Subject:</b> FY 2016 Amended Budget		<b>Date:</b> August 24, 2016
<b>Staff Contact:</b> Ross Borden, Finance Director	<b>Attachments:</b> 1. Resolution 1458 2. FY 2016 Amended Budget 3. Exhibit A: FY 2016 Amended Budget	
<b>Action Requested:</b> Adopt Resolution 1458 to approve the FY 2016 Amended budget.		

**Background:**

The CCDC Board of Commissioners has routinely amended its current year budget one time near the end of the fiscal year to reflect updated revenues, expenses and projects as a starting place for the coming fiscal year's budget.

As statutorily required, the amended budget and notice of the hearing was published twice in the *Idaho Statesman* newspaper, on August 12 and 19. The Board will conduct the public hearing on the amended budget beginning at noon on Wednesday, August 24, 2016. When the hearing concludes the Board will consider the adoption of the FY 2016 Amended budget via Resolution 1458.

**Fiscal Notes:**

FY 2016 Original Budget	\$42,572,360	
FY 2016 Amended Budget	\$46,350,610	
Change	\$ 3,778,250	+9%

**REVENUE. Increases.** Parking revenue by \$220,310 due to an increase to the monthly rate in all garages beginning January 1, 2016 and continued demand downtown. \$500,000 reimbursement from the City of Boise for the LIV District / Central Addition / Broad Street geothermal installation co-project. \$750,000 from the Greater Boise Auditorium District (GBAD) for various expenses and projects associated with the Agency's lease revenue bond financing of the District's expansion into the City Center Plaza complex. \$180,000 for Grove Plaza Engraved Brick Program gross sales. **Decreases.** Revenue Allocation (Tax Increment) in both the Central District (\$200,000) and River-Myrtle / Old Boise (RMOB) District (\$600,000) due to tax appeals for the 8<sup>th</sup> & Main building and the JUMP project respectively. Term Loan / Bond Financing. \$13.5 million for RMOB District projects moved to FY 2017 due to project timing. Of the original \$18.5 million budgeted for FY 2016, a \$5 million bond was secured for three Central District projects: Main Street Station local match, Grove Plaza 2.0 and City Hall Plaza. Courthouse Corridor Project decreased by \$125,000 to \$392,078 due to early termination of Civic Partners agreement.

**Fund Balance / Working Capital.** Adjusted by net of \$6.9 million to synch Working Capital with projects now timed in FY 2017.

**OPERATING EXPENSES. Increases.** Interagency Partnerships by \$104,086 due primarily to an agreement with Trailhead entrepreneurship resource center for Engagement Consulting expenses of \$99,986. **Decreases.** Professional Services by \$167,230 due primarily to reallocation of Project Assessment funding to the Grove Plaza 2.0 renovation project and Pioneer Pathway Phase 3 project. The City of Boise \$70,000 contribution for parking system rebranding ameliorated the decrease. Repairs/Maintenance – Streets & Facilities by \$186,622, most of which is being reallocated to the Grove Plaza 2.0 renovation project.

**CONTRACTUAL OBLIGATIONS.** An additional \$1.5 million is budgeted for potential reimbursement of sales prices for 620 S 9<sup>th</sup> and 1401 W Idaho properties per development agreements.

**CAPITAL OUTLAY – Decreases. Obligated/Designated Projects:** Moved to FY 2017 is \$1.2 million for Wayfinding in the four URDs, \$1.4 million for 8<sup>th</sup> Street Corridor improvements, \$1.3 million for LIV District / Central Addition / Broad Street improvements, \$750,000 for Athlos Leadership Academy streetscape and façade easement and \$180,000 for Connector Analysis – Front & Myrtle streets. In the RMOB District, \$5 million for approximately 265 spaces in Parcel B parking garage to be constructed at 11<sup>th</sup> & Front streets by Gardner Company and \$3.24 million for approximately 89 spaces in Fowler apartment building parking garage being constructed at 5<sup>th</sup> & Myrtle streets moved to FY 2017. Moved to FY 2019 is \$600,000 for streetscapes in the Westside District. **Tentative Projects:** \$4 million for a to-be-determined parking garage or parking spaces in the RMOB District. **Parking Projects:** \$470,000 moved to FY 2017 for Downtown Public Parking System (DPPS) signage. **Property Development:** In the Westside District, \$2.5 million moved to future years.

**CAPITAL OUTLAY – Increases: Obligated/Designated Projects:** \$381,000 for Grove Plaza Renovation; \$120,000 for Grove Plaza 2.0 engraved bricks (cost covered by brick sales); \$100,000 for Pioneer Pathway Phase 3 (of 3); \$100,000 for LIV District / Central Addition / Broad Street fiber optic cable installation. **Tentative Projects:** \$617,000 for Participation Agreement streetscape grants including in the LIV District, West Side and 30<sup>th</sup> Street Districts.

**Pass-Through Revenue & Expense.** GBAD Expansion Financing: \$25.6 million pass-through revenue for GBAD Lease Revenue bond proceeds and lease revenue from GBAD for its convention center expansion facilities in the City Center Plaza's Centre building nearing completion on the Grove Plaza in the Central District. Related costs for bond issuance and purchase cost of Financed Project are included in the pass-through expenses. GBAD's fiscal year (Dec 1 – Nov 30) does not coincide with CCDC's fiscal year (Oct 1 – Sept 30). The bond repayment schedule is based on GBAD's fiscal year. \$2.2 million transferred into the Fund Balance due to this timing situation. CCDC will continue to have a non-zero fund balance for the debt service fund until the twenty-year bond is paid off. Courthouse Corridor Financing: \$125,077 decrease due to early termination of the Civic Partners development agreement.

**Staff Recommendation:** Adopt Resolution 1458.

**Suggested Motion:**

I move adoption of Resolution 1458 to approve the FY 2016 Amended budget and authorize the Executive Director to file copies of the budget as required by law.

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, TO BE TERMED THE “AMENDED ANNUAL APPROPRIATION RESOLUTION,” APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSE AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2015, AND ENDING SEPTEMBER 30, 2016, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES IN AN AMENDED AMOUNT; DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT THE RESOLUTION AND AMENDED BUDGET TO THE CITY OF BOISE, BANK OF AMERICA, N.A., AND ANY OTHER PERSON OR ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND AMENDED BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, 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, the Agency, an independent 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, as amended and supplemented (“Law”);

WHEREAS, the Boise City Council adopted its Ordinance No. 5597 on December 6, 1994, approving the Amended Urban Renewal Plan (hereinafter the “Amended Plan” and the Urban Renewal Area is hereinafter referred to as the “Project Area”), Boise Central District Project I and II which Amended Plan adopts by reference the Downtown Urban Design Plan, Framework Master Plan, and Design Guidelines (hereinafter the “Design Guidelines”);

WHEREAS, the City Council of the City, after notice duly published, conducted a public hearing on June 5, 2007;

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6576 on June 26, 2007, effective upon publication on July 23, 2007, approving the 2007 Plan and making certain findings 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, the City, after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the “River Street Plan”);

WHEREAS, the Boise City Council adopted its Ordinance No. 5596 on December 6, 1994, approving the Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (hereinafter the “River Street Plan” and the Urban Renewal Area referred to as the “River Street Project Area”), which River Street Plan adopted by reference the River Street-Myrtle Street Urban Design Plan (hereinafter the “Urban Design Plan”);

WHEREAS, the Boise City Council adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Urban Renewal Plan (hereinafter the “Westside Plan”) and the Urban Renewal Area referred to as the Westside Area;

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 30th Street Area Urban Renewal Project Urban Renewal Plan (“30<sup>th</sup> Street Plan”);

WHEREAS, the City, after notice duly adopted 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 30<sup>th</sup> Street Plan are collectively referred to as the “Downtown Urban Renewal Plans”;

WHEREAS, the Agency has embarked on redevelopment projects to revitalize the Project Area, the River Street Project Area, the Westside Area and the River-Myrtle/Old Boise Urban Renewal Project in compliance with the Downtown Urban Renewal Plans;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5), and 50-1002, after providing notice of the meeting and consideration of the content of the proposed budget, the Agency did duly adopt its Fiscal Year 2016 budget at the Agency Board meeting of August 26, 2015, by adoption of Agency Resolution No. 1401;

WHEREAS, since August 26, 2015, certain circumstances have changed necessitating the revision of the Fiscal Year 2016 budget;

WHEREAS, Idaho Code Sections 50-2903(5) and 50-1002 provide the procedure for amending a budget.

WHEREAS, Agency has prepared a proposed amendment for the Fiscal Year 2016 Budget, a copy of which is included within the Notice of Hearing;

WHEREAS, Agency Board tentatively approved the proposed amendment for the Fiscal Year 2016 Budget at its August 8, 2016, Board meeting;

WHEREAS, Agency has previously published notice of a public hearing to consider the proposed FY 2016 Amendment, to be conducted on Wednesday, August 24, 2016, at the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho;

WHEREAS, on Wednesday, August 24, 2016, pursuant to Section 50-1002, Idaho Code, the Agency held a public hearing at the offices of the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho, on the proposed amended budget, a true and correct copy of which is attached hereto as Exhibit A, and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2016;

WHEREAS, pursuant to Sections 50-2006, 50-2903 and 50-1002, Idaho Code, the Agency is required to pass a resolution for any amendment to the annual appropriation resolution and submit the amended resolution to the city of Boise, and to Bank of America, N.A., and any other person or entity entitled to a copy of this Resolution and amended budget.

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 total amended amount, or so much thereof as may be necessary, to defray all expenses and liabilities of the Agency as authorized by law and set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby appropriated out of any money in the Agency accounts for general, special, and corporate purposes of the Agency for the fiscal year commencing on October 1, 2015, and ending September 30, 2016.

Section 3: That the Executive Director is authorized to submit a copy of this Resolution and the amended budget to the city of Boise on or before September 1, 2016, and to provide a copy of this Resolution and the amended budget to Bank of America, N.A. and any other person or entity entitled to a copy of this Resolution and amended budget.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the city of Boise, Idaho, on August 24, 2016. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 24th day of August 2016.

APPROVED:

By \_\_\_\_\_  
Chair of the Board

ATTEST:

By \_\_\_\_\_  
Secretary



**FY 2016 AMENDED BUDGET**  
**October 1, 2015 - September 30, 2016**





## FY 2016 AMENDED BUDGET

### ----- HIGHLIGHTS -----

#### REVENUE

- **Increases.**
  - Parking revenue by \$220,310 due to an increase to the monthly rate in all garages beginning Jan 1, 2016 and continued demand downtown (permanent).
  - \$500,000 reimbursement from the City of Boise for the LIV District / Central Addition / Broad Street geothermal installation co-project (permanent).
  - \$750,000 from the Greater Boise Auditorium District (GBAD) for various expenses and projects associated with the Agency's lease revenue bond financing of the District's expansion into the City Center Plaza complex (permanent).
  - \$180,000 for Grove Plaza Engraved Brick Program gross sales.
- **Decreases.**
  - Revenue Allocation (Tax Increment) in both the Central District (\$200,000) and River-Myrtle / Old Boise (RMOB) District (\$600,000) due to tax appeals for the 8<sup>th</sup> & Main building and the JUMP project respectively (permanent).
  - Term Loan / Bond Financing. \$13.5 million for RMOB District projects moved to FY 2017 due to project timing. Of the original \$18.5 million budgeted for FY 2016, a \$5 million bond was secured for three Central District projects: Main Street Station local match, Grove Plaza 2.0 and City Hall Plaza (timing).
  - Courthouse Corridor Project decreased by \$125,000 to \$392,078 due to early termination of Civic Partners agreement (permanent).
- **Fund Balance / Working Capital.** Adjusted by net of \$6.9 million to synch Working Capital with projects now timed in FY 2017 (timing).

#### EXPENDITURES

##### OPERATING EXPENSES.

- **Increases.**
  - Interagency Partnerships by \$104,086 due primarily to an agreement with Trailhead entrepreneurship resource center for Engagement Consulting expenses of \$99,986 (permanent).

- **Decreases.**
  - Professional Services by \$167,230 due primarily to reallocation of Project Assessment funding to the Grove Plaza 2.0 renovation project and Pioneer Pathway Phase 3 project. The City of Boise \$70,000 contribution for parking system rebranding ameliorated the decrease (permanent).
  - Repairs/Maintenance – Streets & Facilities by \$186,622, most of which is being reallocated to the Grove Plaza 2.0 renovation project (permanent).

#### **CONTRACTUAL OBLIGATIONS**

- An additional \$1.5 million is budgeted for potential reimbursement of sales prices for 620 S. 9<sup>th</sup> and 1401 W. Idaho properties according to development agreements.

#### **CAPITAL OUTLAY**

- **Decreases.**

##### **Obligated/Designated Projects.**

- **Timing:** Moved to FY 2017 is \$1.2 million for Wayfinding in the four URDs, \$1.4 million for 8<sup>th</sup> Street Corridor improvements, \$1.3 million for LIV District / Central Addition / Broad Street improvements, \$750,000 for Athlos Leadership Academy streetscape and façade easement and \$180,000 for Connector Analysis re Front & Myrtle streets. In the RMOB District, \$5 million for approximately 265 spaces in Parcel B parking garage to be constructed at 11<sup>th</sup> & Front streets by Gardner Company and \$3.24 million for approximately 89 spaces in Fowler apartment building parking garage being constructed at 5<sup>th</sup> & Myrtle streets moved to FY 2017. Moved to FY 2019 is \$600,000 for streetscapes in the Westside District.

##### **Tentative Projects.**

- **Timing:** \$4 million for a to-be-determined parking garage or parking spaces in the RMOB District.

##### **Parking Projects.**

- **Timing:** \$470,000 moved to FY 2017 for Downtown Public Parking System (DPPS) signage.

##### **Property Development.**

- **Timing:** In the Westside District, \$2.5 million moved to future years.

- **Increases.**

##### **Obligated/Designated Projects.**

- **Permanent:** \$381,000 for Grove Plaza Renovation; \$120,000 for Grove Plaza 2.0 engraved bricks (cost covered by brick sales revenue); \$100,000 for Pioneer Pathway Phase 3 of 3; \$100,000 for LIV District / Central Addition / Broad Street fiber optic cable installation.

## **Tentative Projects**

- **Permanent:** \$617,000 for Participation Agreement streetscape grants including in the LIV District, West Side and 30<sup>th</sup> Street Districts.
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## **Pass-Through Revenue & Expense.**

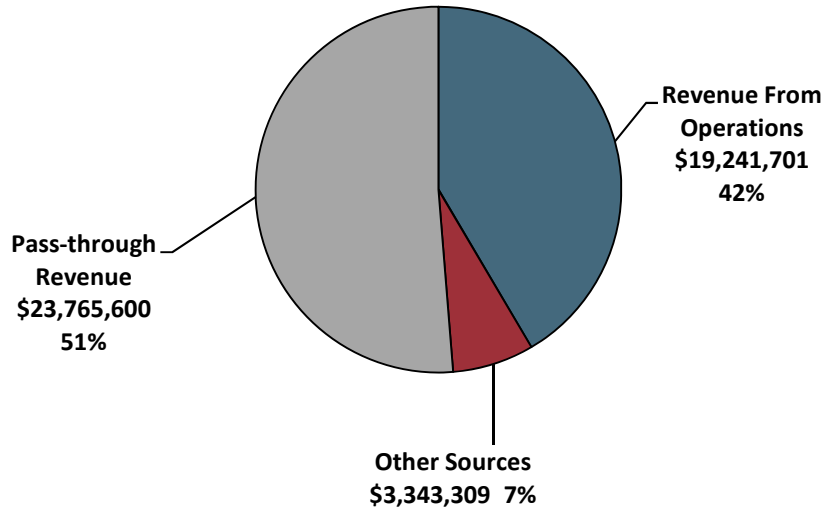
- **GBAD Expansion Financing:** \$25.6 million pass-through revenue for GBAD Lease Revenue bond proceeds and lease revenue from GBAD for its convention center expansion facilities in the City Center Plaza's Centre building nearing completion on the Grove Plaza in the Central District. Related costs for bond issuance and purchase cost of Financed Projects are included in the pass-through expenses. GBAD's fiscal year (Dec 1 – Nov 30) does not coincide with CCDC's fiscal year (Oct 1 – Sept 30). The bond repayment schedule is based on GBAD's fiscal year. \$2.2 million transferred into the Fund Balance due to this timing situation. CCDC will continue to have a non-zero fund balance for the debt service fund until the twenty-year bond is paid off.
  - **Courthouse Corridor Financing:** \$125,077 decrease due to early termination of the Civic Partners development agreement.
-



**FY 2016 AMENDED Budget**

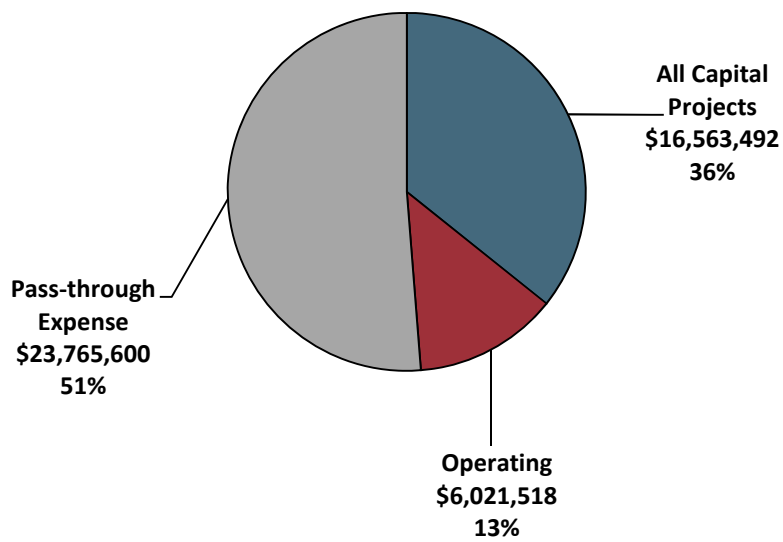
**Sources**

**\$46,350,610**



**Uses**

**\$46,350,610**

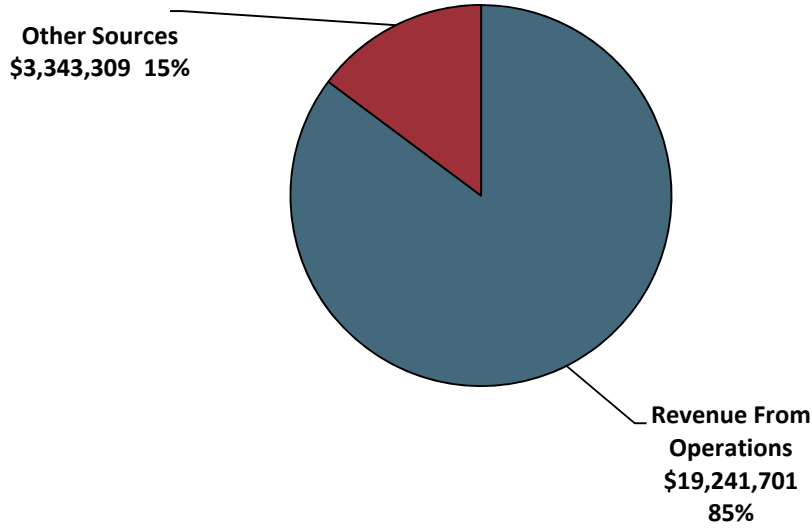




**FY 2016 AMENDED Operating Budget**

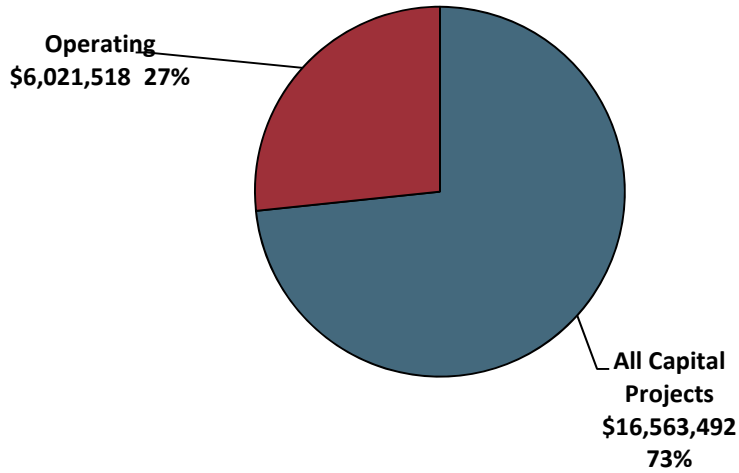
**Sources**

Less Pass-Through Revenue  
**\$22,585,010**



**Uses**

Less Pass-Through Expense  
**\$22,585,010**



CCDC FY 2016 AMENDED BUDGET REVENUE SUMMARY	2016 ORIGINAL	2016 AMENDED	Permanent Change	Timing Change
<b>Revenue from Operations</b>				
Revenue Allocation (Tax Increment).....	13,340,000	12,540,000	(800,000)	
Parking Revenue.....	5,649,908	5,870,218	220,310	
Other Revenues (Various Reimbursements).....	347,337	831,483	484,146	
Subtotal	\$ 19,337,245	19,241,701	(95,544)	-
<b>Other Sources</b>				
Misc. Revenues (Grants/Leases/Property Transactions).....	91,000	936,000	845,000	
Grove Plaza Brick Program Gross Sales.....	-	180,000	180,000	
Term Loan/Bond Financing.....	18,500,000	5,000,000		(13,500,000)
Use of (Transfer to) Fund Balance.....	4,126,960	(2,772,691)		(6,899,651)
Subtotal	\$ 22,717,960	3,343,309	1,025,000	(20,399,651)
<b>Subtotal - Revenue from Operations</b>	<b>\$ 42,055,205</b>	<b>22,585,010</b>	<b>929,456</b>	<b>(20,399,651)</b>
<b>Pass-Through Revenue</b>				
GBAD Expansion Financing.....	-	25,607,778	25,607,778	
Courthouse Corridor Financing.....	517,155	392,078	(125,077)	
Use of (Transfer to) Fund Balance for GBAD Expansion Financing.....	-	(2,234,256)		(2,234,256)
Subtotal	\$ 517,155	\$ 23,765,600	\$ 25,482,701	\$ (2,234,256)
<b>TOTAL REVENUE</b>	<b>\$ 42,572,360</b>	<b>\$ 46,350,610</b>	<b>\$ 26,412,157</b>	<b>\$ (22,633,907)</b>

CCDC FY 2016 AMENDED BUDGET EXPENSE SUMMARY	2016 ORIGINAL	2016 AMENDED	Permanent Change	Timing Change
<b>Operating Expense</b>				
* Interagency Partnerships.....	144,100	248,186	104,086	-
* Legal Services.....	218,000	211,000	(7,000)	-
Parking Operator (Contractor).....	1,665,936	1,607,973	(57,963)	
Personnel Costs.....	1,734,209	1,728,350	(5,859)	
* Professional Services.....	1,351,185	1,081,955	(167,230)	(102,000)
* Rent/Maintenance/Office.....	934,080	942,821	(9,259)	18,000
* Repairs/Maintenance: Streets & Facilities.....	387,855	201,233	(186,622)	-
Subtotal	\$ 6,435,365	6,021,518	(329,847)	(84,000)
<b>Debt Service &amp; Contractual Obligations</b>				
* Parking Garage Debt Service/Contractual Obligations.....	4,417,120	5,898,587	1,481,467	-
<b>Capital Outlay</b>				
* Obligated/Designated Capital Improvement Projects.....	22,410,720	9,125,905	668,405	(13,953,220)
* Tentative Capital Improvement Projects.....	5,470,000	1,265,000	120,000	(4,325,000)
* Parking Reinvestment Plan.....	797,000	249,000	(5,000)	(543,000)
* Property Development.....	2,525,000	25,000	-	(2,500,000)
Subtotal	\$ 31,202,720	10,664,905	783,405	(21,321,220)
<b>Subtotal - Expenses for Operations</b>	<b>\$ 42,055,205</b>	<b>22,585,010</b>	<b>1,935,025</b>	<b>(21,405,220)</b>
<b>Pass-Through Expense</b>				
GBAD Expansion Financing.....	-	23,373,522	23,373,522	
Courthouse Corridor Financing.....	517,155	392,078	(125,077)	
Subtotal	\$ 517,155	\$ 23,765,600	\$ 23,248,445	\$ -
<b>TOTAL EXPENSE</b>	<b>\$ 42,572,360</b>	<b>\$ 46,350,610</b>	<b>\$ 25,183,470</b>	<b>\$ (21,405,220)</b>

Permanent Changes - mid-year adjustments/reallocations of budgeted revenues or expenses.

Timing Changes - acceleration or delay of budgeted funds to/from projects in different fiscal years.

\* Detail Attached

CCDC FY 2016 AMENDED BUDGET		2016	2016	Permanent	Timing
EXPENSE DETAIL		ORIGINAL	AMENDED	Change	Change
<b>Interagency Partnerships</b>					
1.	Boise Valley Economic Partnership.....	20,000	20,000	-	
2.	BVEP: Dues.....	3,000	3,000	-	
3.	Building Owners and Managers Association (BOMA).....	5,000	5,000	-	
4.	Chamber of Commerce: Regional Leadership.....	1,000	1,000	-	
5.	Chamber of Commerce: State of City.....	650	650	-	
6.	Chamber of Commerce: Dues.....	400	400	-	
7.	COMPASS.....	8,100	8,440	340	
8.	DBA: Annual Membership.....	10,000	10,000	-	
9.	DBA: Public Relations: Alive After 5.....	7,500	12,500	5,000	
10.	DBA: Public Relations: Bronco Shuttle.....	2,500	5,000	2,500	
11.	DBA: Public Relations: State of Downtown.....	2,500	2,500	-	
12.	DBA: Trash Service/Clean Team.....	67,200	63,450	(3,750)	
13.	Other Sponsorships.....	5,500	5,500	-	
14.	Trailhead: Engagement Consulting.....	-	99,996	99,996	
15.	Redevelopment Association of Idaho.....	10,750	10,750	-	
	Subtotal	144,100	248,186	104,086	-
<b>Legal Services</b>					
1.	1401 W Idaho Disposition (The WaterCooler).....	5,000	6,000	1,000	
2.	620 S 9th Phase I and Phase II Disposition.....	2,000	2,000	-	
3.	8th & Main Development.....	1,000	1,500	500	
4.	Ash Street Properties Disposition.....	5,000	5,000	-	
5.	Auditorium Expansion.....	10,000	20,000	10,000	
6.	Auditorium "Friends of the District".....	10,000	-	(10,000)	
7.	Auditorium Others.....	10,000	-	(10,000)	
8.	5th & Idaho Apartment Project.....	10,000	10,000	-	
9.	Sherman & Howard - Bond Counsel.....	5,000	-	(5,000)	
10.	City Center Project.....	3,000	6,000	3,000	
11.	Central District General Including Grove Plaza.....	20,000	20,000	-	
12.	Civic Partners Issues.....	5,000	5,000	-	
13.	Future URA District Assessment.....	1,000	1,000	-	
14.	General Contracting (Parking).....	38,000	38,000	-	
15.	General Legislative Activities (Ops).....	7,000	8,000	1,000	
16.	General/Miscellaneous (Ops).....	20,000	20,000	-	
17.	Bond Financing - Central.....	1,000	500	(500)	
18.	Macy's Building (Athlos Academies).....	5,000	2,000	(3,000)	
19.	Main Street Station.....	5,000	5,000	-	
20.	Central District Termination Planning.....	7,000	7,000	-	
21.	River Myrtle/Old Boise District General.....	30,000	30,000	-	
22.	Roost Development (The Fowler).....	2,000	8,000	6,000	
23.	Stadium Assessment.....	1,000	1,000	-	
24.	30th District General.....	5,000	5,000	-	
25.	Westside District General.....	10,000	10,000	-	
	Subtotal	218,000	211,000	(7,000)	-

CCDC FY 2016 AMENDED BUDGET EXPENSE DETAIL	2016 ORIGINAL	2016 AMENDED	Permanent Change	Timing Change
<b>Professional Services</b>				
1. Boise GreenBike Station Sponsorship.....	10,000	10,000	-	
2. Central District Termination Planning.....	25,000	-		(25,000)
3. Grove Plaza 2.0 Marketing/Consultant.....	30,000	90,000	60,000	
4. Irrigation Assessment.....	5,000	-	(5,000)	
5. Parking Rate Study.....	25,000	8,000	(17,000)	
6. Project Assessment.....	700,000	380,000	(320,000)	
7. DPPS Rebranding (Parking).....	20,000	90,000	70,000	
8. Ash Street Properties RFP/Disposition.....	30,000	30,000	-	
9. Compensation Consultant (BDPA).....	7,000	7,000	-	
10. Document Management Systems/Services.....	6,500	9,500	3,000	
11. Document Shredding.....	385	385	-	
12. Education Outreach (PARCS and DPPS).....	51,000	26,000	(25,000)	
13. Financial Advisor: Credit Facility/GBAD Expansion Project.....	25,000	46,270	21,270	
14. Financial Services: Arbitrage.....	10,500	10,500	-	
15. Governmental Relations (Legislative).....	36,000	36,000	-	
16. Independent Audit Fees.....	47,000	47,000	-	
17. IT Services.....	26,800	31,800	5,000	
18. Office Update/Renovation.....	3,000	15,000	12,000	
19. Parking Consulting/General Structural Consulting.....	50,000	10,000	(40,000)	
20. Parking Comprehensive Strategic Plan.....	25,000	75,000	50,000	
21. Parking Construction Standards Updates.....	5,000	5,000	-	
22. Parking Garage Structural Evaluations.....	25,000	25,000	-	
23. Parking Mgmt Plan Update.....	10,000	-		(10,000)
24. Parking Operator RFQ.....	-	23,500	23,500	
25. PARCS Issues Consulting.....	-	10,000	10,000	
26. Professional Services (Planning, Design, Engr.).....	81,000	76,000	(5,000)	
27. Public Information Program.....	75,000	20,000		(55,000)
28. Warehouse Storage/Moving.....	10,000	-	(10,000)	
29. 8th Street Direction Analysis.....	12,000	-		(12,000)
Subtotal	1,351,185	1,081,955	(167,230)	(102,000)



CCDC FY 2016 AMENDED BUDGET EXPENSE DETAIL	2016 ORIGINAL	2016 AMENDED	Permanent Change	Timing Change
<b>Rent/Maintenance/Office</b>				
1. Advertising: Legal notices & Marketing.....	5,500	5,500	-	
2. Banking Fees.....	1,000	500	(500)	
3. Computer & Software Supplies.....	12,000	8,000	(4,000)	
4. Computer Equipment.....	35,000	53,000		18,000
5. Condominium Mgmt Expenses.....	118,300	116,200	(2,100)	
6. Data And Web Hosting Service.....	16,000	22,100	6,100	
7. Dues & Subscriptions.....	9,486	10,016	530	
8. Insurance.....	100,000	97,000	(3,000)	
9. Local Meeting Expense.....	8,000	8,000	-	
10. Merchant Fees (Parking Operations).....	220,000	245,000	25,000	
11. Miscellaneous.....	3,605	3,605	-	
12. Office & Phones.....	4,620	5,000	380	
13. Office Equipment Lease & Repairs.....	29,000	25,000	(4,000)	
14. Office Furniture & Equipment.....	15,000	9,500	(5,500)	
15. Office Rent (CCDC, West End, Trailhead).....	287,869	273,200	(14,669)	
16. Office Supplies.....	14,000	15,000	1,000	
17. Personnel Training (Local).....	12,000	13,000	1,000	
18. Postage.....	2,000	1,500	(500)	
19. Printing & Binding.....	5,000	3,000	(2,000)	
20. Professional Development (Out of State).....	33,000	26,000	(7,000)	
21. Validation Expense (Parking Operations).....	2,700	2,700	-	
Subtotal	934,080	942,821	(9,259)	18,000
<b>Repairs/Maintenance - Streets &amp; Facilities</b>				
1. 8th Street .....	30,000	18,000	(12,000)	
2. Holiday Lighting.....	14,250	11,250	(3,000)	
3. Powerwashing.....	17,300	-	(17,300)	
4. Repairs & Maintenance.....	123,205	90,183	(33,022)	
5. Street Furniture.....	105,000	9,000	(96,000)	
6. The Grove - Operations.....	55,000	40,000	(15,000)	
7. Utilities.....	43,100	32,800	(10,300)	
Subtotal	387,855	201,233	(186,622)	-
<b>Parking Garage Debt Service/Contractual Obligations</b>				
1. Parking Garage Debt Repayments.....	2,644,104	2,642,004	(2,100)	
2. CD, Bond Repayment.....	598,016	581,583	(16,433)	
3. CD, 8th & Main (Owner Participation).....	1,000,000	1,000,000	-	
4. WD, Owyhee Plaza T2 Reimbursement.....	175,000	175,000	-	
5. RD, 620 S. 9th Reimbursement (Adjusted Sales Price).....	-	765,000	765,000	
6. WD, 1401 W. Idaho Reimbursement (Adjusted Sales Price).....	-	735,000	735,000	
Subtotal	4,417,120	5,898,587	1,481,467	-

CCDC FY 2016 AMENDED BUDGET EXPENSE DETAIL	2016 ORIGINAL	2016 AMENDED	Permanent Change	Timing Change
<b>Obligated/Designated Capital Improvement Projects</b>				
1. CD, Grove Plaza Renovation.....	3,950,000	4,331,000	381,000	
2. CD, Grove Plaza Renovation - Personalized Brick Engraving.....	-	120,000	120,000	
3. CD, T3 Participation: Main Street Station (FTA 20% Local Match).....	578,000	633,000		55,000
4. CD, T3 Participation: City Center Plaza Project .....	350,000	350,000	-	
5. CD, VRT Transit Capital Improvements.....	25,000	25,000	-	
6. CD, Wayfinding Project Installation.....	400,000	-		(400,000)
7. CD, Main Street Station Interior Design/Art.....	50,000	50,000	-	
8. CD, Grove 2.0 Art Project - Boise City.....	12,000	12,000	-	
9. RD, Streetscape-T4 Participation: 8th St, Broad-Myrtle, Both Sides.....	710,000	567,405	(142,595)	
10. RD, 8th Street Corridor Improvements.....	1,500,000	75,000		(1,425,000)
11. RD, Boise City Art Project (Hayman House/Pioneer Pathway).....	25,000	-		(25,000)
12. RD, Boise City Art Project (8th Street Corridor).....	12,500	12,500	-	
13. RD, Wayfinding Project Installation.....	600,000	-		(600,000)
14. RD, Pioneer Pathway Phase 3: River St - Greenbelt.....	500,000	600,000	100,000	
15. RD, 5th & Julia Davis Park New Pedestrian Entrance.....	410,000	470,000	60,000	
16. RD, T4 Participation: Broad St Geothermal Extension & Hookups.....	500,000	500,000	-	
17. RD, Install Fiber Optic Cable to Incentivize/Service Commercial Development.....	-	100,000	100,000	
18. RD, Broad Street, Capitol-2nd, Street and Infrastructure Improvements.....	2,000,000	700,000		(1,300,000)
19. RD, Streetscape-Bannock St, 9th to Capitol Blvd, North Side (Split w/WD).....	400,000	-		(400,000)
20. RD, Connector Analysis (Front & Myrtle).....	200,000	20,000		(180,000)
21. RD, T5 Participation: Ash Street Properties RFQ/P.....	100,000	5,000		(95,000)
22. RD, CIP Ash Street Properties - Hayman House.....	-	5,000	5,000	
23. RD, 620 S 9th Phase II Site Remediation (The Afton).....	-	30,000	30,000	
24. RD, Alley Improvement (6th to 3rd between Main and Idaho) w/5th&Idaho Apts.....	-	15,000	15,000	
26. RD, T3: Parcel B Development-Parking Structure.....	5,000,000	-		(5,000,000)
27. RD, T3: 5th&Broad St Parking Deck, Fowler Apts.....	3,240,000	-		(3,240,000)
28. WD, Streetscape (2015) - 11th/15th/Main Street.....	263,220	420,000		156,780
29. WD, State Street, 16th - 8th, Both Sides (Joint Project w/ACHD).....	100,000	-		(100,000)
30. WD, Wayfinding Project Installation.....	100,000	-		(100,000)
31. WD, Streetscape-Bannock St, 9th to Capitol Blvd, North Side (Split w/RD).....	500,000	-		(500,000)
32. WD, T3 Participation: Athlos DA Streetscape & Façade Easement.....	750,000	-		(750,000)
33. 30D, CCDC/City West End Revitalization Agreement.....	85,000	85,000	-	
34. 30D, Wayfinding Project Installation.....	50,000	-		(50,000)
Subtotal	22,410,720	9,125,905	668,405	(13,953,220)

*An Obligated/Designated Capital Improvement Project has been designated by the Board of Commissioners or is the subject of an informal or formal agreement or demonstrated commitment.*

CCDC FY 2016 AMENDED BUDGET EXPENSE DETAIL	2016 ORIGINAL	2016 AMENDED	Permanent Change	Timing Change
<b>Tentative Capital Improvement Projects</b>				
1. RD, T1 Participation; Streetscape Grants .....	300,000	223,000	(77,000)	
2. RD, T1 Participation; Streetscape Grants - Central Addition LIV District.....	-	282,000	282,000	
3. RD, Parking Garage - Partial Ownership or Property Acquisition .....	4,000,000	-		(4,000,000)
4. RD, Streetscape Design Next Year's Projects.....	50,000	50,000	-	
5. RD, Central Addition Gateways.....	300,000	-		(300,000)
6. RD, Multipurpose Stadium Assessments.....	-	25,000	25,000	
7. RD, Jefferson Street, 4th - 5th (Idaho Supreme Court).....	75,000	-	(75,000)	
8. RD, Central Addition, Numbered Streets Streetscapes.....	300,000	-	(300,000)	
9. WD, T1 Participation; Streetscape Grants.....	300,000	600,000	300,000	
10. WD, Streetscape Design for Upcoming Projects.....	50,000	50,000	-	
11. 30D, Main - Fairview Right Sizing.....	35,000	-	(35,000)	
12. 30D, Multipurpose Stadium Assessments.....	35,000	-	(35,000)	
13. 30D, T1 Participation; Streetscape Grants.....	-	35,000	35,000	
14. 30D, Capital Improvement General.....	25,000	-		(25,000)
Subtotal	5,470,000	1,265,000	120,000	(4,325,000)
<b>Parking Reinvestment Plan</b>				
1. Waterproofing for Capitol Terrace (2015 Project).....	-	42,000		42,000
2. Cameras at Exits for All Garages.....	42,000	42,000	-	
3. Exit Improvements - Pedestrian Safety.....	40,000	40,000	-	
4. Downtown Public Parking Garage Signage.....	470,000	-		(470,000)
5. Exterior Signage Design.....	25,000	20,000		(5,000)
6. LED Lights for Capitol Terrace.....	75,000	-		(75,000)
7. Lobbies & Stairwells Painting.....	90,000	70,000		(20,000)
8. Relocate Grove St Signs to 9th & Front.....	5,000	-	(5,000)	
9. Parking Website Upgrades.....	50,000	35,000		(15,000)
Subtotal	797,000	249,000	(5,000)	(543,000)
<b>Property Developments</b>				
1. WD, Development Project.....	2,500,000	-		(2,500,000)
2. 30D, Development Project.....	25,000	25,000	-	
Subtotal	2,525,000	25,000	-	(2,500,000)

*Tentative Capital Improvement Projects are important projects and initiatives in the early stages of the development timeline.*

**EXHIBIT A  
CAPITAL CITY DEVELOPMENT CORPORATION  
FISCAL YEAR 2016 AMENDED BUDGET**

	FISCAL YEAR 2014 ACTUAL	FISCAL YEAR 2015 ACTUAL	ORIGINAL FISCAL YEAR 2016 BUDGET	AMENDED FISCAL YEAR 2016 BUDGET
<b>GENERAL/SPECIAL REVENUE FUNDS:</b>				
<b>GENERAL OPERATIONS FUND</b>				
Transfers	1,859,647	2,296,164	<del>2,553,900</del>	2,602,387
Other	158,678	128,847	<del>118,300</del>	116,200
Total Revenues	<u>2,018,325</u>	<u>2,425,011</u>	<u><del>2,672,200</del></u>	<u>2,718,587</u>
Total Expenses	2,018,325	2,425,011	<del>2,672,200</del>	2,718,587
<b>CENTRAL REVENUE ALLOCATION FUND</b>				
Revenue Allocation <i>(Property Tax Increment)</i>	2,851,537	4,009,084	4,300,000	4,100,000
Transfers	(2,161,789)	(325,333)	<del>(1,733,134)</del>	(2,665,680)
Other	130,510	124,699	<u>5,053,700</u>	<u>5,980,783</u>
Total Revenues	<u>820,257</u>	<u>3,808,450</u>	<u><del>7,620,566</del></u>	<u>7,415,103</u>
Total Expenses	820,257	3,808,450	<del>7,620,566</del>	7,415,103
<b>RIVER-MYRTLE / OLD BOISE REV ALLOC FUND</b>				
Revenue Allocation <i>(Property Tax Increment)</i>	4,642,958	5,405,856	6,400,000	5,800,000
Transfers	(3,188,465)	(3,575,977)	<u>984,633</u>	(1,369,849)
Other	506,245	602,785	<del>14,096,437</del>	<u>1,234,000</u>
Total Revenues	<u>1,960,738</u>	<u>2,432,664</u>	<u><del>21,481,070</del></u>	<u>5,664,151</u>
Total Expenses	1,960,738	2,432,664	<del>21,481,070</del>	5,664,151
<b>WESTSIDE REVENUE ALLOCATION FUND</b>				
Revenue Allocation <i>(Property Tax Increment)</i>	1,508,757	2,071,072	2,300,000	2,300,000
Transfers	(450,602)	(1,531,296)	<u>2,707,070</u>	(99,250)
Other	5,342	7,893	<u>4,500</u>	<u>5,000</u>
Total Revenues	<u>1,063,497</u>	<u>547,669</u>	<u><del>5,011,570</del></u>	<u>2,205,750</u>
Total Expenses	1,063,497	547,669	<del>5,011,570</del>	2,205,750
<b>30TH STREET REVENUE ALLOCATION FUND</b>				
Revenue Allocation <i>(Property Tax Increment)</i>	37,864	148,209	340,000	340,000
Transfers	35,809	(92,410)	<del>22,800</del>	-132,617
Total Revenues	<u>73,673</u>	<u>55,859</u>	<u><del>317,200</del></u>	<u>207,383</u>
Total Expenses	73,673	55,859	<del>317,200</del>	207,383
<b>PARKING FUND</b>				
Parking	4,770,533	5,176,112	<del>5,639,908</del>	5,860,218
Transfers	1,896,085	1,396,840	<del>442,409</del>	-1,183,182
Other	141,124	140,794	<u>70,000</u>	<u>70,000</u>
Total Revenues	<u>6,807,741</u>	<u>6,713,746</u>	<u><del>5,267,499</del></u>	<u>4,747,036</u>
Total Expenses	6,807,741	6,713,746	<del>5,267,499</del>	4,747,036
<b>DEBT SERVICE FUND</b>				
Lease & Bond Revenue	5,234,238	37,082,663	200,155	25,682,856
Transfers	2,100	2,100	<u>2,100</u>	-2,234,256
Total Revenues	<u>5,236,338</u>	<u>37,084,763</u>	<u><del>202,255</del></u>	<u>23,448,600</u>
Total Expenses	5,236,338	37,084,763	<del>202,255</del>	23,448,600
TOTAL REVENUES	\$ 17,980,569	\$ 53,068,162	<del>\$ 42,572,360</del>	\$ 46,406,610
TOTAL EXPENSES	\$ 17,980,569	\$ 53,068,162	<del>\$ 42,572,360</del>	\$ 46,406,610



**AGENDA BILL**

<b>Agenda Subject:</b> FY 2017 Original Budget		<b>Date:</b> August 24, 2016
<b>Staff Contact:</b> Ross Borden, Finance Director	<b>Attachments:</b> 1. Resolution 1459 2. FY 2017 Original Budget 3. Exhibit A: FY 2017 Original Budget	
<b>Action Requested:</b> Adopt Resolution 1459 to approve the FY 2017 Original budget.		

**Background:**

The Agency’s fiscal year begins each year on October 1 and concludes the following year on September 30. Each fiscal year’s Original Budget accounts for all revenues from all sources and all expenses for all Agency general operations, capital improvement projects, development contracts, parking activities, debt service and pass-through funds.

As statutorily required, the FY 2017 Original budget and public hearing notice was published twice in the *Idaho Statesman* newspaper, on August 12 and 19. The Board will conduct the public hearing on the budget beginning at noon on Wednesday, August 24, 2016. When the hearing concludes the Board will consider the adoption of the FY 2017 Original budget via Resolution 1459.

**Fiscal Notes:**

FY 2016 Amended Budget	\$46,350,610	
<u>FY 2017 Original Budget</u>	<u>\$56,541,179</u>	
Change	\$10,190,569	+22%

**REVENUE. Increases.** Revenue Allocation (Tax Increment) increase of 13% or \$1.7 million across all four URD’s to an FY 2017 total of \$14.2 million. Parking revenue increase of \$149,690. The most recent rate increase – for monthly parking permits only – took effect January 1, 2016. No rate increase is budgeted for FY 2017. Continued and substantial development downtown is expected to increase demand for and utilization of the Agency’s 2,567 parking spaces in its six parking garages. Along with a ‘new’ \$10.2 million bond financing for a potential parking garage with mixed use development in Westside District, this budget includes \$13.0 million moved from FY 2016 for these **Tentative** Capital Improvement Projects in the River-Myrtle / Old Boise (RMOB): (1) \$5.0 million to purchase 2 parking decks (approximately 265 of 650 total parking spaces) in the Gardner Company-constructed parking garage planned for the northeast corner Parcel B at 11<sup>th</sup> & Front streets. At its July meeting, the Board added \$400,000 to this project to allow additional possible future parking levels to be constructed above the currently designed four-level structure; (2) \$2.6 million to purchase one parking deck (approximately 89 of 189 total parking spaces) in the Fowler apartment building being constructed at 5<sup>th</sup> & Myrtle streets; (3) \$4.8 million for LIV District / Central District / Broad Street improvements; (4) \$200,000 estimated Cost of Issuance. The financing will be backed by district-specific increment revenue and system-wide net parking revenue. A \$5.0 million term

loan was obtained in FY 2016 for three Central District projects: Main Street Station local match, Grove Plaza 2.0 and City Hall Plaza. This three year loan will be paid-off in FY 2018, Central District's final year before termination. **Decreases.** Removal of one-time funds in the FY16 Amended budget: \$500,000 from the City of Boise for the LIV District / Central Addition / Broad Street geothermal installation co-project; \$750,000 from GBAD for expenses and projects associated with the Agency's financing of the District's expansion into the City Center Plaza complex. Engraved brick sales revenue reduced to coincide with the scheduled completion of the Grove Plaza 2.0 renovation.

**Fund Balance / Working Capital.** Net adjustment to use \$11.1 million of Working Capital for projects originally planned for FY 2016 but now programmed in FY 2017 and FY 2017 original capital projects. The FY 2016 Amended budget transferred \$6.9 million into Working Capital to reserve for the projects in FY 2017.

**OPERATING EXPENSES. Increases.** Parking Operator contract by \$118,222 to add one full-time, \$25,000 per year maintenance person and \$24,000 for twelve months rent. Another \$90,000 is budgeted in the Parking Reinvestment Plan to evenly split the cost of a potential new support agreement. The agreement being developed would pay for a full-time, on-site representative of the PARCS equipment manufacturer Scheidt & Bachmann to quickly address parking garage access / exit issues and to establish an inventory of parts and equipment for quick repair. Personnel Costs by 4% which includes funding to add life and short-term disability benefits, an estimated 15% increase health insurance premiums and funding for an average 3% performance / 2% goal pool. The employer-paid PERSI contribution rate is not expected to increase for FY 2017 but may for FY 2018. No change in the currently-budgeted 16.0 full-time equivalent positions. Professional Services by a net \$124,945 after removing \$212,000 for Grove Plaza 2.0 marketing / consulting, Parking Comprehensive Strategic Plan and DPSS rebranding expenses and adding \$220,000 for Project Assessments (\$220,000 was reallocated from Project Assessments to the Grove Plaza 2.0 project and Pioneer Pathway Phase 3 project in the FY 2016 Amended budget). Repairs / Maintenance: Streets & Facilities by \$252,517 to replace funds reallocated to the Grove Plaza 2.0 project in the FY 2016 Amended budget and add an additional \$50,000 for parking garage upkeep.

**Parking Garage Debt Service & Contractual Obligations.** The Year 2 (of 3) payment for the Central District \$5.0 million term loan increased by \$1.75 million to \$2.33 million over the Year 1 payment. Potential \$935,000 reimbursement of the sales price from the developer for Phase II of the 620 S 9<sup>th</sup> project (The Afton) after the completion of Phase I. Also included here but unchanged from the current budget is the \$1.0 million Year 2 (of 4) reimbursement to Gardner Company for the 8<sup>th</sup> & Main building Owners Participation Agreement, and the \$175,000 Year 2 (of 4) reimbursement to Local Construct for the Owyhee Plaza Participation Agreement.

**CAPITAL OUTLAY. Obligated/Designated Projects. Central District:** \$1.2 million for City Hall plaza renovation and streetscape. \$1.6 million for various Grove Plaza 2.0 renovation elements (design, chartering, construction contract, engraved bricks), down from \$4.5 million in the FY16 Amended budget. \$1.2 million for various 8th Street projects (closeout, corridor and alley improvements). **RMOB District:** \$4.9 million for LIV District / Central Addition / Broad Street initiatives (geothermal and fiber optic installation, infrastructure, crossing signalization). \$270,000 for Phase 2 site remediation at 620 S 9<sup>th</sup> Street. \$5.4 million to purchase two parking decks (approximately 265 of 650 total parking spaces) in the Gardner Company-constructed parking garage planned for the northeast corner of Parcel B at 11<sup>th</sup> & Front streets; \$2.6 million

to purchase one parking deck (approximately 89 of 189 total parking spaces) in The Fowler apartment building currently under construction by developer Local Construct at 5th & Myrtle streets. **Westside District:** \$750,000 for streetscapes and façade at the Athlos Leadership Academy at 10<sup>th</sup> and Idaho streets (formerly the CC Anderson / Macy's department store). **All Districts:** \$1.2 million for Wayfinding carried forward from the previous year again. \$1.9 million for streetscapes.

**Tentative Projects:** \$3.0 million for partial ownership or property acquisition of a yet-to-be-determined parking garage or portion of a parking garage in the RMOB District. In the Westside District \$10.2 million for a potential parking garage with mixed use development and \$1 million for a development catalyst on the half-block at 11<sup>th</sup> and Bannock streets.

**Parking Projects:** \$470,000 for new DPPS garage signage carried over from FY 2016; \$200,000 for 9th & Front garage exterior painting; \$125,000 for TDM (Transportation Demand Management) initiatives; \$90,000 for PARCS parts (50% of a conceived new agreement); \$50,000 for traffic / parking development modeling; \$70,000 for up to four electric vehicle charging stations in the Capitol & Main garage; \$50,000 for parking garage theming / inside garage wayfinding.

**Property Development:** \$1.0 million in the Westside District and an additional \$25,000 for a total of \$50,000 in the 30th Street District.

**Pass-Through Revenue & Expense.** Revenue of \$1.6 million for the first Pass-Through debt service payment from GBAD to CCDC to Trustee Zions Bank to begin paying off the twenty year lease revenue bonds for GBAD's convention center expansion facilities. The new facilities are located in the City Center Plaza's Centre building across the Grove Plaza from GBAD's existing facility in the Central District. Occupancy is scheduled for September 2016. GBAD's fiscal year (Dec 1 – Nov 30) does not coincide with CCDC's fiscal year (Oct 1 – Sept 30). The bond repayment schedule is based on GBAD's fiscal year. CCDC will continue to have a non-zero fund balance in the debt service fund until the twenty-year bond is paid off. For FY 2017, \$512,010 will be transferred to Fund Balance for the Debt Service fund.

**Staff Recommendation:** Adopt Resolution 1459.

**Suggested Motion:**

I move adoption of Resolution 1459 to approve the FY 2017 Original budget and authorize the Executive Director to file copies of the budget as required by law.

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, TO BE TERMED THE “ANNUAL APPROPRIATION RESOLUTION,” APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAID ALL EXPENSE AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO THE CITY OF BOISE, BANK OF AMERICA, N.A., AND ANY OTHER PERSON OR ENTITY ENTITLED TO A COPY OF THE AGENCY’S BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, 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, the Agency, an independent 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, as amended and supplemented (“Law”);

WHEREAS, the Boise City Council adopted its Ordinance No. 5597 on December 6, 1994, approving the Amended Urban Renewal Plan (hereinafter the “Amended Plan” and the Urban Renewal Area is hereinafter referred to as the “Project Area”), Boise Central District Project I and II which Amended Plan adopts by reference the Downtown Urban Design Plan, Framework Master Plan, and Design Guidelines (hereinafter the “Design Guidelines”);

WHEREAS, the City Council of the City, after notice duly published, conducted a public hearing on June 5, 2007;

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6576 on June 26, 2007, effective upon publication on July 23, 2007, approving the 2007 Plan and making certain findings 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, the City, after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the “River Street Plan”);

WHEREAS, the Boise City Council adopted its Ordinance No. 5596 on December 6, 1994, approving the Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (hereinafter the “River Street Plan” and the Urban Renewal Area referred to as the “River Street Project Area”), which River Street Plan adopted by reference the River Street-Myrtle Street Urban Design Plan (hereinafter the “Urban Design Plan”);

WHEREAS, the Boise City Council adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Urban Renewal Plan (hereinafter the “Westside Plan”) and the Urban Renewal Area referred to as the Westside Area;

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 30th Street Area Urban Renewal Project Urban Renewal Plan (“30<sup>th</sup> Street Plan”);

WHEREAS, the City, after notice duly adopted 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 30<sup>th</sup> Street Plan are collectively referred to as the “Downtown Urban Renewal Plans”;

WHEREAS, the Agency has embarked on redevelopment projects to revitalize the Project Area, the River Street Project Area, the Westside Area and the River-Myrtle/Old Boise Urban Renewal Project in compliance with the Downtown Urban Renewal Plans;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2016, and ending September 30, 2017, by virtue of its action at the Agency’s Board meeting of August 8, 2016;

WHEREAS, Agency has previously published notice of a public hearing to be conducted on Wednesday, August 24, 2016, at the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho;

WHEREAS, on Wednesday, August 24, 2016, pursuant to Section 50-1002, Idaho Code, the Agency held a public hearing at the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho, on the proposed budget, a true and correct copy of which is

attached hereto as Exhibit A, and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2017;

WHEREAS, pursuant to Section 50-2006, Idaho Code, the Agency is required to pass an annual appropriation resolution and submit the resolution to the city of Boise, on or before September 1, 2016.

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: The above statements are true and correct.

Section 2: That the total amount, or so much thereof as may be necessary to defray all expenses and liabilities of the Agency as authorized by law and set forth in Exhibit A attached hereto and incorporated herein by reference, and the same is hereby appropriated out of any money in the Agency accounts for general, special, and corporate purposes of the Agency for the fiscal year commencing on October 1, 2016, and ending September 30, 2017.

Section 3: That the Executive Director is authorized to submit a copy of this Resolution and the budget to the city of Boise on or before September 1, 2016, and to provide a copy of this Resolution and the budget to Bank of America, N.A., and any other person or entity entitled to receive a copy of the Agency's budget.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the city of Boise, Idaho, on August 24, 2016. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 24th day of August 2016.

*Signatures on following page.*

APPROVED:

By \_\_\_\_\_  
Chair of the Board

ATTEST:

By \_\_\_\_\_  
Secretary



**FY 2017 ORIGINAL BUDGET**  
**October 1, 2016 - September 30, 2017**



## FY 2017 ORIGINAL BUDGET

### ----- HIGHLIGHTS -----

#### REVENUE

- **Increases.**

- Revenue Allocation (Tax Increment) increase of 13% or \$1.7 million across all four URD's to an FY 2017 total of \$14.2 million.
- Parking revenue increase of \$149,690. The most recent rate increase – for monthly parking permits only – took effect January 1, 2016. No rate increase is budgeted for FY 2017. Continued and substantial development downtown is expected to increase demand for and utilization of the Agency's 2,567 parking spaces in its six parking garages.
- \$13.0 million moved from FY 2016 for these Potential Capital Improvement Projects in the River-Myrtle / Old Boise (RMOB). The financing will be backed by district-specific increment revenue and system-wide net parking revenue.
  - \$5.0 million to purchase 2 parking decks (approximately 265 of 650 total parking spaces) in the Gardner Company-constructed parking garage planned for the northeast corner Parcel B at 11<sup>th</sup> & Front streets. At its July meeting, the Board added \$400,000 to this project to allow additional possible future parking levels to be constructed above the currently designed four-level structure.
  - \$2.6 million to purchase one parking deck (approximately 89 of 189 total parking spaces) in the Fowler apartment building being constructed at 5<sup>th</sup> & Myrtle streets.
  - \$4.8 million for LIV District / Central District / Broad Street improvements.
  - \$200,000 estimated Cost of Issuance.
  - Note: a \$5.0 million term loan was obtained in FY 2016 for three Central District projects: Main Street Station local match, Grove Plaza 2.0 and City Hall Plaza. This three year loan will be paid-off in FY 2018, Central District's final year before termination.
- This FY 2017 budget includes a 'new' \$10.2 million bond financing for a potential parking garage with mixed use development in Westside District.
- **Decreases.** Removal of one-time funds in the FY16 Amended budget: \$500,000 from the City of Boise for the LIV District / Central Addition / Broad Street geothermal installation co-project; \$750,000 from GBAD for expenses and projects associated with the Agency's financing of the District's expansion into the City Center Plaza complex. Engraved brick sales revenue reduced to coincide with the scheduled completion of the Grove Plaza 2.0 renovation.

- **Fund Balance / Working Capital.** Net adjustment to use \$11.1 million of Working Capital for projects originally planned for FY 2016 but now programmed in FY 2017 and FY 2017 original capital projects. The FY 2016 Amended budget transferred \$6.9 million into Working Capital to reserve for the projects in FY 2017.

<b>EXPENDITURES</b>
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**OPERATING EXPENSES**

- **Increases.**
  - Parking Operator contract by \$118,222 to add one full-time, \$25,000 per year maintenance person and \$24,000 for twelve months rent. Another \$90,000 is budgeted in the Parking Reinvestment Plan to evenly split the cost of a potential new support agreement. The agreement being developed would pay for a full-time, on-site representative of the PARCS equipment manufacturer Scheidt & Bachmann to quickly address parking garage access / exit issues and to establish an inventory of parts and equipment for quick repair.
  - Personnel Costs by 4% which includes funding to add life and short-term disability benefits, an estimated 15% increase health insurance premiums and funding for an average 3% performance / 2% goal pool. The employer-paid PERSI contribution rate is not expected to increase for FY 2017 but may for FY 2018. No change in the currently-budgeted 16.0 full-time equivalent positions.
  - Professional Services by a net \$124,945 after removing \$212,000 for Grove Plaza 2.0 marketing / consulting, Parking Comprehensive Strategic Plan and DPPS rebranding expenses and adding \$220,000 for Project Assessments (\$220,000 was reallocated from Project Assessments to the Grove Plaza 2.0 project and Pioneer Pathway Phase 3 project in the FY 2016 Amended budget).
  - Repairs / Maintenance: Streets & Facilities by \$252,517 to replace funds reallocated to the Grove Plaza 2.0 project in the FY 2016 Amended budget and add an additional \$50,000 for parking garage upkeep.

**Parking Garage Debt Service & Contractual Obligations**

- The Year 2 (of 3) payment for the Central District \$5.0 million term loan increased by \$1.75 million to \$2.33 million over the Year 1 payment.
- Potential \$935,000 reimbursement of the sales price from the developer for Phase II of the 620 S 9<sup>th</sup> project (The Afton) after the completion of Phase I.
- Also included here but unchanged from the current budget is the \$1.0 million Year 2 (of 4) reimbursement to Gardner Company for the 8<sup>th</sup> & Main building Owners Participation Agreement, and the \$175,000 Year 2 (of 4) reimbursement to Local Construct for the Owyhee Plaza Participation Agreement.

## CAPITAL OUTLAY

- **Obligated/Designated Projects**

- **Central District.** \$1.2 million for City Hall plaza renovation and streetscape. \$1.6 million for various Grove Plaza 2.0 renovation elements (design, chartering, construction contract, engraved bricks), down from \$4.5 million in the FY16 Amended budget. \$1.2 million for various 8th Street projects (closeout, corridor and alley improvements).
- **RMOB District.** \$4.9 million for LIV District / Central Addition / Broad Street initiatives (geothermal and fiber optic installation, infrastructure, crossing signalization). \$270,000 for Phase 2 site remediation at 620 S 9<sup>th</sup> Street. \$5.4 million to purchase 2 parking decks (approximately 265 of 650 total parking spaces) in the Gardner Company-constructed parking garage planned for the northeast corner of Parcel B at 11<sup>th</sup> & Front streets; \$2.6 million to purchase one parking deck (approximately 89 of 189 total parking spaces) in The Fowler apartment building currently under construction by developer Local Construct at 5th & Myrtle streets;
- **Westside District.** \$750,000 for streetscapes and façade at the Athlos Leadership Academy at 10<sup>th</sup> and Idaho streets (formerly the CC Anderson / Macy's department store).
- **All Districts.** \$1.2 million for Wayfinding carried forward from the previous year again. \$1.9 million for streetscapes.
- **Tentative Projects:** \$3.0 million for partial ownership or property acquisition of a yet-to-be-determined parking garage or portion of a parking garage in the RMOB District. In the Westside District \$10.2 million for a potential parking garage with mixed use development. \$1 million for a development catalyst on the half-block at 11<sup>th</sup> and Bannock streets.
- **Parking Projects:** \$470,000 for new DPPS garage signage carried over from FY 2016; \$200,000 for 9th & Front garage exterior painting; \$125,000 for TDM (Transportation Demand Management) initiatives; \$90,000 for PARCS parts (50% of a conceived new agreement); \$50,000 for traffic / parking development modeling; \$70,000 for up to four electric vehicle charging stations in the Capitol & Main garage; \$50,000 for parking garage theming / inside garage wayfinding.
- **Property Development:** \$1.0 million in the Westside District and an additional \$25,000 for a total of \$50,000 in the 30th Street District.

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**Pass-Through Revenue & Expense.** Revenue of \$1.6 million for the first Pass-Through debt service payment from the GBAD to CCDC to Trustee Zions Bank to begin paying off the twenty year lease revenue bonds for the GBAD's convention center expansion facilities. The new facilities are located in the City Center Plaza's Centre building across the Grove Plaza from GBAD's existing facility in the Central District. Occupancy is scheduled for September 2016. GBAD's fiscal year (Dec 1 – Nov 30) does not coincide with CCDC's fiscal year (Oct 1 – Sept 30). The bond repayment schedule is based on GBAD's fiscal year. CCDC will continue to have a non-zero fund balance in the debt service fund until the twenty-year bond is paid off. For FY 2017, \$512,010 will be transferred to Fund Balance for the Debt Service fund.

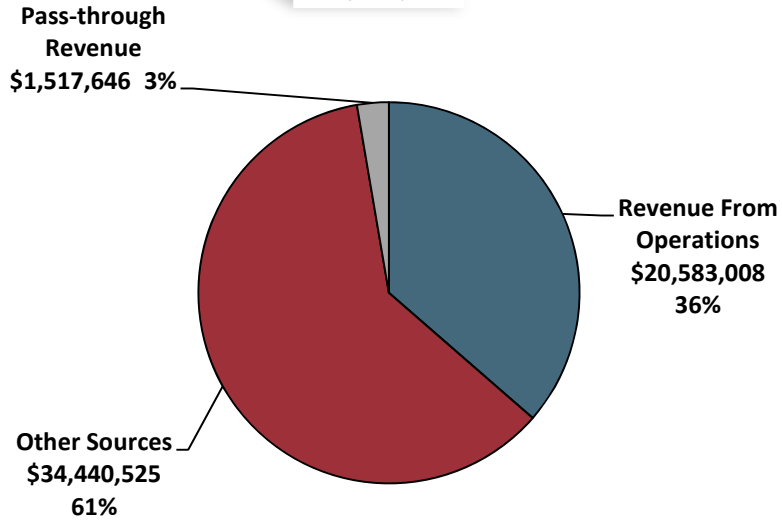
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**FY 2017 ORIGINAL Budget**

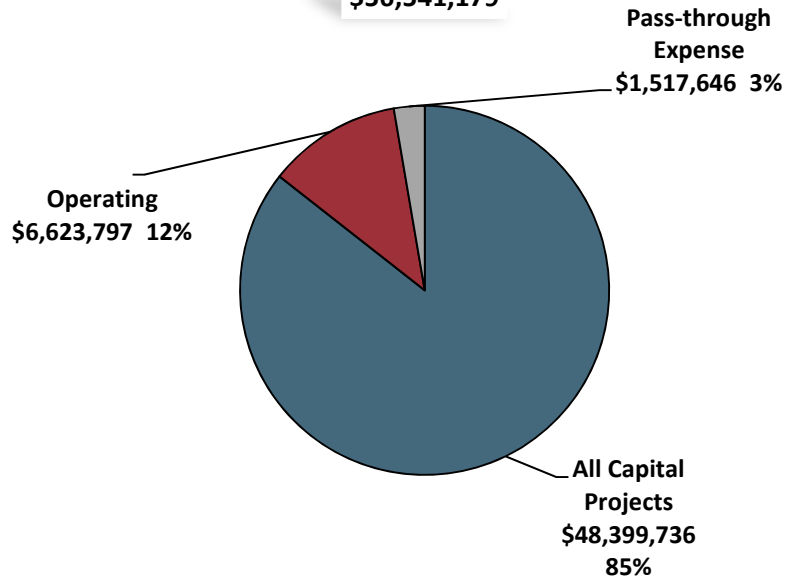
**Sources**

**\$56,541,179**



**Uses**

**\$56,541,179**



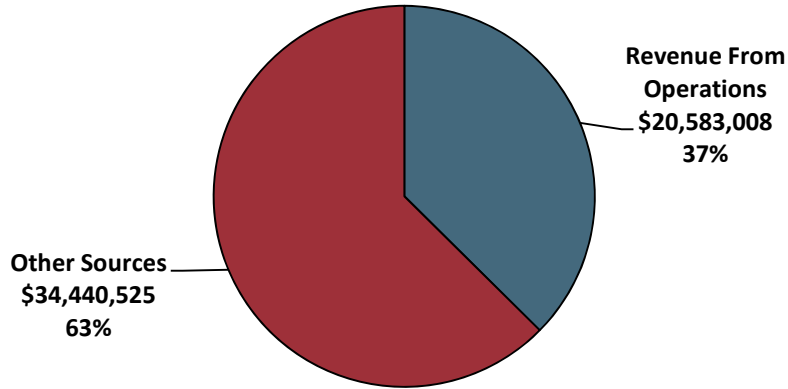




**FY 2017 ORIGINAL Operating Budget**

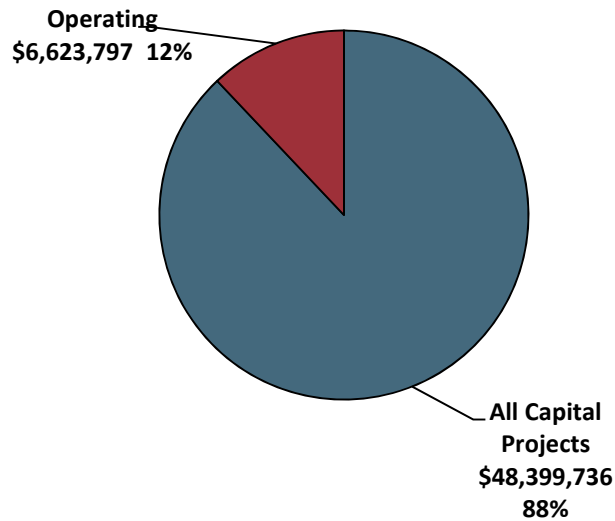
**Sources**

Less Pass-Through Revenue  
**\$55,023,533**



**Uses**

Less Pass-Through Expense  
**\$55,023,533**



<b>CCDC FY 2017 ORIGINAL BUDGET REVENUE SUMMARY</b>	<b>2016 AMENDED</b>	<b>2017 ORIGINAL</b>	<b>Change</b>
<b>Revenue from Operations</b>			
Revenue Allocation (Tax Increment).....	12,540,000	14,200,000	1,660,000
Parking Revenue.....	5,870,218	6,019,908	149,690
Other Revenues (Various Reimbursements).....	831,483	363,100	(468,383)
Subtotal	<u>19,241,701</u>	<u>20,583,008</u>	<u>1,341,307</u>
<b>Other Sources</b>			
Misc. Revenues (Grants/Leases/Property Transactions).....	936,000	257,000	(679,000)
Grove Plaza Brick Program Gross Sales.....	180,000	90,000	(90,000)
Term Loan/Bond Financing.....	5,000,000	23,000,000	18,000,000
Use of (Transfer to) Fund Balance.....	(2,772,691)	11,093,525	13,866,216
Subtotal	<u>3,343,309</u>	<u>34,440,525</u>	<u>31,097,216</u>
<b>Subtotal - Revenue from Operations</b>	<b>22,585,010</b>	<b>55,023,533</b>	<b>32,438,523</b>
<b>Pass-Through Revenue</b>			
GBAD Expansion Financing.....	25,607,778	1,624,704	(23,983,074)
Courthouse Corridor Financing.....	392,078	404,952	12,874
Use of (Transfer to) Fund Balance for GBAD Expansion Financing.....	(2,234,256)	(512,010)	1,722,246
Subtotal	<u>23,765,600</u>	<u>1,517,646</u>	<u>(22,247,954)</u>
<b>TOTAL REVENUE</b>	<b>46,350,610</b>	<b>56,541,179</b>	<b>10,190,569</b>

<b>CCDC FY 2017 ORIGINAL BUDGET EXPENSE SUMMARY</b>	<b>2016 AMENDED</b>	<b>2017 ORIGINAL</b>	<b>Change</b>
<b>Operating Expense</b>			
* Interagency Partnerships.....	248,186	253,496	5,310
* Legal Services.....	211,000	208,500	(2,500)
Parking Operator (Contractor).....	1,607,973	1,726,195	118,222
Personnel Costs.....	1,728,350	1,803,700	75,350
* Professional Services .....	1,081,955	1,206,900	124,945
* Rent/Maintenance/Office.....	942,821	971,256	28,435
* Repairs/Maintenance: Streets & Facilities.....	201,233	453,750	252,517
Subtotal	<u>6,021,518</u>	<u>6,623,797</u>	<u>602,279</u>
<b>Debt Service &amp; Contractual Obligations</b>			
* Parking Garage Debt Service/Contractual Obligations.....	5,898,587	7,276,936	1,378,349
<b>Capital Outlay</b>			
* Obligated/Designated Capital Improvement Projects.....	9,125,905	22,312,800	13,186,895
* Tentative Capital Improvement Projects.....	1,265,000	16,575,000	15,310,000
* Parking Reinvestment Plan.....	249,000	1,185,000	936,000
* Property Development.....	25,000	1,050,000	1,025,000
Subtotal	<u>10,664,905</u>	<u>41,122,800</u>	<u>30,457,895</u>
<b>Subtotal - Expenses for Operations</b>	<b>22,585,010</b>	<b>55,023,533</b>	<b>32,438,523</b>
<b>Pass-Through Expense</b>			
GBAD Expansion Financing.....	23,373,522	1,112,694	(22,260,828)
Courthouse Corridor Financing.....	392,078	404,952	12,874
Subtotal	<u>23,765,600</u>	<u>1,517,646</u>	<u>(22,247,954)</u>
<b>TOTAL EXPENSE</b>	<b>46,350,610</b>	<b>56,541,179</b>	<b>10,190,569</b>

\* Detail Attached

CCDC FY 2017 ORIGINAL BUDGET EXPENSE DETAIL	2016 AMENDED	2017 ORIGINAL	Change
<b>Interagency Partnerships</b>			
1. Boise Valley Economic Partnership.....	20,000	20,000	-
2. BVEP: Dues.....	3,000	3,000	-
3. Building Owners and Managers Association (BOMA).....	5,000	5,000	-
4. Chamber of Commerce: Regional Leadership.....	1,000	1,000	-
5. Chamber of Commerce: State of City.....	650	650	-
6. Chamber of Commerce: Dues.....	400	400	-
7. COMPASS.....	8,440	7,950	(490)
8. DBA: Annual Membership.....	10,000	10,000	-
9. DBA: Public Relations: Alive After 5.....	12,500	12,500	-
10. DBA: Public Relations: Bronco Shuttle.....	5,000	2,500	(2,500)
11. DBA: Public Relations: State of Downtown.....	2,500	2,500	-
12. DBA: Trash Service/Clean Team.....	63,450	71,750	8,300
13. Other Sponsorships.....	5,500	5,500	-
14. Trailhead: Engagement Consulting.....	99,996	99,996	-
15. Redevelopment Association of Idaho.....	10,750	10,750	-
Subtotal	248,186	253,496	5,310
<b>Legal Services</b>			
1. 1401 W Idaho Disposition (The WaterCooler).....	6,000	5,000	(1,000)
2. 620 S 9th Phase I and Phase II Disposition.....	2,000	2,000	-
3. 8th & Main Development.....	1,500	1,500	-
4. Ash Street Properties Disposition.....	5,000	5,000	-
5. Auditorium Expansion.....	20,000	25,000	5,000
6. 5th & Idaho Apartment Project.....	10,000	10,000	-
7. City Center Project.....	6,000	5,000	(1,000)
8. Central District General Including Grove Plaza.....	20,000	10,000	(10,000)
9. Civic Partners Issues.....	5,000	-	(5,000)
10. Future URA District Assessment.....	1,000	1,000	-
11. General Contracting (Parking).....	38,000	30,000	(8,000)
12. General Legislative Activities (Ops).....	8,000	9,000	1,000
13. General/Miscellaneous (Ops).....	20,000	20,000	-
14. Bond Financing - Central.....	500	-	(500)
15. Macy's Building (Athlos Academies).....	2,000	2,000	-
16. Main Street Station.....	5,000	5,000	-
17. Central District Termination Planning.....	7,000	10,000	3,000
18. Redevelopment of Civic Parcels.....	-	15,000	15,000
19. River Myrtle/Old Boise District General.....	30,000	25,000	(5,000)
20. Roost Development (The Fowler).....	8,000	8,000	-
21. Stadium Assessment.....	1,000	5,000	4,000
22. 30th District General.....	5,000	5,000	-
23. Westside District General.....	10,000	10,000	-
Subtotal	211,000	208,500	(2,500)

CCDC FY 2017 ORIGINAL BUDGET EXPENSE DETAIL	2016 AMENDED	2017 ORIGINAL	Change
<b>Professional Services</b>			
1. Boise GreenBike Station Sponsorship.....	10,000	10,000	-
2. Central District Termination Planning.....	-	25,000	25,000
3. Grove Plaza 2.0 Marketing/Consultant.....	90,000	43,000	(47,000)
4. Parking Rate Study.....	8,000	20,000	12,000
5. Project Assessment.....	380,000	600,000	220,000
6. DPPS Rebranding (Parking).....	90,000	-	(90,000)
7. Aerial Maps.....	-	12,000	12,000
8. Ash Street Properties RFP/Disposition.....	30,000	-	(30,000)
9. Compensation Consultant (BDPA).....	7,000	2,000	(5,000)
10. Document Management Systems/Services.....	9,500	4,200	(5,300)
11. Document Shredding.....	385	400	15
12. Education Outreach (PARCS and DPPS).....	26,000	51,000	25,000
13. Financial Advisor: Credit Facility/GBAD Expansion Project.....	46,270	25,000	(21,270)
14. Financial Services: Arbitrage.....	10,500	10,500	-
15. Governmental Relations (Legislative).....	36,000	36,000	-
16. Independent Audit Fees.....	47,000	47,000	-
17. IT Services.....	31,800	44,800	13,000
18. Office Update/Renovation.....	15,000	3,000	(12,000)
19. Parking Consulting/General Structural Consulting.....	10,000	-	(10,000)
20. Parking Comprehensive Strategic Plan.....	75,000	-	(75,000)
21. Parking Construction Standards Updates.....	5,000	-	(5,000)
22. Parking Garage Structural Evaluations.....	25,000	-	(25,000)
23. Parking Mgmt Plan Update.....	-	20,000	20,000
24. Parking Operator RFQ.....	23,500	-	(23,500)
25. PARCS Issues Consulting.....	10,000	-	(10,000)
26. Professional Services (Planning, Design, Engr.).....	76,000	131,000	55,000
27. Public Information Program.....	20,000	75,000	55,000
28. IPI Accredited Parking Certification.....	-	10,000	10,000
29. ParkBOI Signage&New Garage Names Outreach.....	-	25,000	25,000
30. 8th Street Direction Analysis.....	-	12,000	12,000
Subtotal	1,081,955	1,206,900	124,945

CCDC FY 2017 ORIGINAL BUDGET EXPENSE DETAIL	2016 AMENDED	2017 ORIGINAL	Change
<b>Rent/Maintenance/Office</b>			
1. Advertising: Legal notices & Marketing.....	5,500	5,500	-
2. Banking Fees.....	500	500	-
3. Computer & Software Supplies.....	8,000	13,000	5,000
4. Computer Equipment.....	53,000	10,000	(43,000)
5. Condominium Mgmt Expenses.....	116,200	116,200	-
6. Data And Web Hosting Service.....	22,100	26,500	4,400
7. Dues & Subscriptions.....	10,016	9,551	(465)
8. Insurance.....	97,000	113,000	16,000
9. Local Meeting Expense.....	8,000	8,000	-
10. Merchant Fees (Parking Operations).....	245,000	250,000	5,000
11. Miscellaneous.....	3,605	3,605	-
12. Office & Phones.....	5,000	5,000	-
13. Office Equipment Lease & Repairs.....	25,000	30,000	5,000
14. Office Furniture & Equipment.....	9,500	15,000	5,500
15. Office Rent (CCDC, West End, Trailhead).....	273,200	292,700	19,500
16. Office Supplies.....	15,000	15,000	-
17. Personnel Training (Local).....	13,000	12,000	(1,000)
18. Postage.....	1,500	2,000	500
19. Printing & Binding.....	3,000	5,000	2,000
20. Professional Development (Out of State).....	26,000	36,000	10,000
21. Validation Expense (Parking Operations).....	2,700	2,700	-
Subtotal	942,821	971,256	28,435
<b>Repairs/Maintenance - Streets &amp; Facilities</b>			
1. 8th Street .....	18,000	30,000	12,000
2. Holiday Lighting.....	11,250	14,250	3,000
3. Repairs & Maintenance.....	90,183	177,500	87,317
4. Street Furniture.....	9,000	139,000	130,000
5. The Grove - Operations.....	40,000	55,000	15,000
6. Utilities.....	32,800	38,000	5,200
Subtotal	201,233	453,750	252,517
<b>Parking Garage Debt Service/Contractual Obligations</b>			
1. Parking Garage Debt Repayments.....	2,642,004	2,836,836	194,832
2. CD, Bond Repayment.....	581,583	2,330,100	1,748,517
3. CD, 8th & Main (Owner Participation).....	1,000,000	1,000,000	-
4. WD, Owyhee Plaza T2 Reimbursement.....	175,000	175,000	-
5. RD, 620 S. 9th Reimbursement (Adjusted Sales Price).....	765,000	935,000	170,000
6. WD, 1401 W. Idaho Reimbursement (Adjusted Sales Price).....	735,000	-	(735,000)
Subtotal	5,898,587	7,276,936	1,378,349

CCDC FY 2017 ORIGINAL BUDGET EXPENSE DETAIL	2016 AMENDED	2017 ORIGINAL	Change
<b>Obligated/Designated Capital Improvement Projects</b>			
1. CD, Grove Plaza Renovation.....	4,331,000	1,668,000	(2,663,000)
2. CD, Grove Plaza Renovation - Personalized Brick Engraving.....	120,000	60,000	(60,000)
3. CD, T3 Participation: Main Street Station (FTA 20% Local Match).....	633,000	-	(633,000)
4. CD, T3 Participation: City Center Plaza Project .....	350,000	-	(350,000)
5. CD, VRT Transit Capital Improvements.....	25,000	25,000	-
6. CD, Wayfinding Project Installation.....	-	400,000	400,000
7. CD, Main Street Station Interior Design/Art.....	50,000	-	(50,000)
8. CD, Grove 2.0 Art Project - Boise City.....	12,000	-	(12,000)
9. CD, City Hall Plaza.....	-	650,000	650,000
10. CD, City Hall Streetscape West Side.....	-	575,000	575,000
11. CD, 8th Street Improvements.....	-	580,000	580,000
12. RD, Streetscape-T4 Participation: 8th St, Broad-Myrtle, Both Sides.....	567,405	59,800	(507,605)
13. RD, 8th Street Corridor Improvements.....	75,000	1,425,000	1,350,000
14. RD, Boise City Art Project (Hayman House/Pioneer Pathway).....	-	25,000	25,000
15. RD, Boise City Art Project (8th Street Corridor).....	12,500	-	(12,500)
16. RD, Wayfinding Project Installation.....	-	600,000	600,000
17. RD, Pioneer Pathway Phase 3: River St - Greenbelt.....	600,000	-	(600,000)
18. RD, 5th & Julia Davis Park New Pedestrian Entrance.....	470,000	-	(470,000)
19. RD, T4 Participation: Broad St Geothermal Extension & Hookups.....	500,000	500,000	-
20. RD, Install Fiber Optic Cable to Incentivize/Service Commercial Development.....	100,000	210,000	110,000
21. RD, Broad Street, Capitol-2nd, Street and Infrastructure Improvements.....	700,000	3,800,000	3,100,000
22. RD, Connector Analysis (Front & Myrtle).....	20,000	180,000	160,000
23. RD, T5 Participation: Ash Street Properties RFQ/P.....	5,000	45,000	40,000
24. RD, CIP Ash Street Properties - Hayman House.....	5,000	45,000	40,000
25. RD, 620 S 9th Phase II Site Remediation (The Afton).....	30,000	270,000	240,000
26. RD, 5th & Myrtle New Signalized Crossing.....	-	200,000	200,000
27. RD, Main St, Capitol-5th, South Side.....	-	1,020,000	1,020,000
28. RD, Streetscape T4: Capitol & Broad SS (Inn at 500 Hotel).....	-	200,000	200,000
29. RD, T3: SS Improvements on Capitol & Myrtle (Fowler Apts).....	-	550,000	550,000
30. RD, Alley Improvement (6th to 3rd between Main and Idaho) w/5th&Idaho Apts.....	15,000	285,000	270,000
31. RD, T3: Parcel B Development-Parking Structure.....	-	5,400,000	5,400,000
32. RD, T3: 5th&Broad St Parking Deck, Fowler Apt.....	-	2,590,000	2,590,000
33. WD, Streetscape (2015) - 11th/15th/Main Street.....	420,000	-	(420,000)
34. WD, Wayfinding Project Installation.....	-	100,000	100,000
35. WD, T3 Participation: Athlos DA Streetscape & Façade Easement.....	-	750,000	750,000
36. WD, Main St, 13th - 14th SS Infill (Hurless).....	-	50,000	50,000
37. 30D, CCDC/City West End Revitalization Agreement.....	85,000	-	(85,000)
38. 30D, Wayfinding Project Installation.....	-	50,000	50,000
 Subtotal	 <u>9,125,905</u>	 <u>22,312,800</u>	 <u>13,186,895</u>

*An Obligated/Designated Capital Improvement Project has been designated by the Board of Commissioners or is the subject of an informal or formal agreement or demonstrated commitment.*

CCDC FY 2017 ORIGINAL BUDGET EXPENSE DETAIL	2016 AMENDED	2017 ORIGINAL	Change
<b>Tentative Capital Improvement Projects</b>			
1. CD, Protective Bollards, River Sculpture.....	-	30,000	30,000
2. CD, 8th Street Event Bollards (Electric).....	-	250,000	250,000
3. CD, Alley Improvement (8th to Capitol between Idaho & Bannock).....	-	400,000	400,000
4. RD, T1 Participation; Streetscape Grants .....	223,000	450,000	227,000
5. RD, T1 Participation; Streetscape Grants - Central Addition LIV District.....	282,000	300,000	18,000
6. RD, Parking Garage - Partial Ownership or Property Acquisition TBD .....	-	3,000,000	3,000,000
7. RD, Streetscape Design Next Year's Projects.....	50,000	50,000	-
8. RD, Central Addition Gateways.....	-	75,000	75,000
9. RD, Multipurpose Stadium Assessments.....	25,000	150,000	125,000
10. RD, Traffic Box Art Wraps.....	-	30,000	30,000
11. WD, Streetscape Design for Upcoming Projects.....	50,000	50,000	-
12. WD, Parking Garage w/Mixed Use Development.....	-	10,200,000	10,200,000
13. WD, Development Catalyst - 11th & Bannock 1/2 Block.....	-	1,000,000	1,000,000
14. WD, T1 Participation; Streetscape Grants.....	600,000	300,000	(300,000)
15. 30D, T1 Participation; Streetscape Grants.....	35,000	65,000	30,000
16. 30D, T1 Participation; 32nd & Moore.....	-	150,000	150,000
17. 30D, Capital Improvement General.....	-	75,000	75,000
Subtotal	1,265,000	16,575,000	14,630,000
<b>Parking Reinvestment Plan</b>			
1. Waterproofing for Capitol Terrace (2015 Project).....	42,000	-	(42,000)
2. PARCS Equipment/Parts.....	-	90,000	90,000
3. Electric Vehicle Charging Stations (up to 4)-Cap T.....	-	70,000	70,000
4. Exterior Painting - 9th&Front/City Ctr Garage.....	-	200,000	200,000
5. TDM Support (bike facilities/carpools) All Garages.....	-	125,000	125,000
6. Smarking-Advanced Analytics Parking Software.....	-	15,000	15,000
7. Parking+ (Traffic/Parking Development Modeling).....	-	50,000	50,000
8. Garage Theming/Wayfinding inside Garages.....	-	50,000	50,000
9. Cameras at Exits for All Garages.....	42,000	-	(42,000)
10. Exit Improvements - Pedestrian Safety.....	40,000	-	(40,000)
11. Downtown Public Parking Garage Signage.....	-	470,000	470,000
12. Exterior Signage Design.....	20,000	5,000	(15,000)
13. LED Lights for Capitol Terrace.....	-	75,000	75,000
14. Lobbies & Stairwells Painting.....	70,000	20,000	(50,000)
15. Parking Website Upgrades.....	35,000	15,000	(20,000)
Subtotal	249,000	1,185,000	936,000
<b>Property Developments</b>			
1. WD, Development Project.....	-	1,000,000	1,000,000
2. 30D, Development Project.....	25,000	50,000	25,000
Subtotal	25,000	1,050,000	1,025,000

*Tentative Capital Improvement Projects are important projects and initiatives in the early stages of the development timeline.*

**EXHIBIT A**  
**CAPITAL CITY DEVELOPMENT CORPORATION**  
**FISCAL YEAR 2017 ORIGINAL BUDGET**

	FISCAL YEAR 2015 ACTUAL	AMENDED FISCAL YEAR 2016 BUDGET	FISCAL YEAR 2017 BUDGET
<u>GENERAL/SPECIAL REVENUE FUNDS:</u>			
GENERAL OPERATIONS FUND			
Transfers	2,296,164	2,602,387	2,744,897
Other	128,847	116,200	116,200
Total Revenues	<u>2,425,011</u>	<u>2,718,587</u>	<u>2,861,097</u>
Total Expenses	2,425,011	2,718,587	2,861,097
CENTRAL REVENUE ALLOCATION FUND			
Revenue Allocation ( <i>Property Tax Increment</i> )	4,009,084	4,100,000	4,700,000
Transfers	(325,333)	(2,665,680)	3,722,900
Other	124,699	5,980,783	125,700
Total Revenues	<u>3,808,450</u>	<u>7,415,103</u>	<u>8,548,600</u>
Total Expenses	3,808,450	7,415,103	8,548,600
RIVER-MYRTLE / OLD BOISE REV ALLOC FUND			
Revenue Allocation ( <i>Property Tax Increment</i> )	5,405,856	5,800,000	6,500,000
Transfers	(3,575,977)	(1,369,849)	3,573,310
Other	602,785	1,234,000	13,770,700
Total Revenues	<u>2,432,664</u>	<u>5,664,151</u>	<u>23,844,010</u>
Total Expenses	2,432,664	5,664,151	23,844,010
WESTSIDE REVENUE ALLOCATION FUND			
Revenue Allocation ( <i>Property Tax Increment</i> )	2,071,072	2,300,000	2,500,000
Transfers	(1,531,296)	(99,250)	1,389,850
Other	7,893	(51,000)	10,005,000
Total Revenues	<u>547,669</u>	<u>2,149,750</u>	<u>13,894,850</u>
Total Expenses	547,669	2,149,750	13,894,850
30TH STREET REVENUE ALLOCATION FUND			
Revenue Allocation ( <i>Property Tax Increment</i> )	148,209	340,000	500,000
Transfers	(92,410)	(132,617)	(47,800)
Total Revenues	<u>55,859</u>	<u>207,383</u>	<u>452,200</u>
Total Expenses	55,859	207,383	452,200
PARKING FUND			
Parking	5,176,112	5,860,218	6,009,908
Transfers	1,396,840	(1,183,182)	(365,132)
Other	140,794	70,000	95,000
Total Revenues	<u>6,713,746</u>	<u>4,747,036</u>	<u>5,739,776</u>
Total Expenses	6,713,746	4,747,036	5,739,776
DEBT SERVICE FUND			
Lease & Bond Revenue	37,082,663	25,682,856	1,712,656
Transfers	2,100	(2,234,256)	-512,010
Total Revenues	<u>37,084,763</u>	<u>23,448,600</u>	<u>1,200,646</u>
Total Expenses	37,084,763	23,448,600	1,200,646
TOTAL REVENUES	\$ 53,068,162	\$ 46,350,610	\$ 56,541,179
TOTAL EXPENSES	\$ 53,068,162	\$ 46,350,610	\$ 56,541,179





## AGENDA BILL

<b>Agenda Subject:</b> Original CCDC Capital Improvement Plan (CIP) 2017-2021		<b>Date:</b> August 24, 2016
<b>Staff Contact:</b> Todd Bunderson	<b>Attachments:</b> Resolution 1460 Original CCDC Capital Improvement Plan (CIP) 2017-2021	
<b>Action Requested:</b> Adopt Resolution 1460 approving the Original CCDC Original Capital Improvement Plan for Fiscal Years 2017-2021		

### Fiscal Notes:

Projects and estimated costs are identified by project description, district, and fiscal year for a total of \$72.2 million of new investment in the downtown. Fiscal Year 2017 is notably higher due to \$23.2M of planned bond sales in River-Myrtle and Westside Districts and still significant at \$16.7M without bonds due to pre-planned larger CIP projects. The table below summarizes the many capital projects and cost estimates by district and fiscal year over the 5-year cycle.

DISTRICT TOTALS	FY2017	FY2018	FY2019	FY2020	FY2021	5-Year
	Plan	Plan	Plan	Plan	Plan	Totals
Central	4,638,000	918,400	n/a	n/a	n/a	5,556,400
River	21,459,800	3,605,100	6,327,600	4,629,200	6,512,200	42,533,900
Westside	13,450,000	1,154,400	2,087,100	3,170,000	2,392,000	22,253,500
30th Street	390,000	300,000	375,000	400,000	400,000	1,865,000
<b>Total</b>	<b>39,937,800</b>	<b>5,977,900</b>	<b>8,789,700</b>	<b>8,199,200</b>	<b>9,304,200</b>	<b>72,208,800</b>

### Background:

The development of a multi-year capital improvement plan has been a valuable tool for coordinating capital improvements with intergovernmental agencies and working with private partners through the Agency's Participation Program.

In the previous planning cycle, the CCDC Board approved the original 2016-2020 Capital Improvement Plan (CIP) in August of 2015 as part of the Fiscal Year 2016 budget. This CIP was updated and approved as the amended 2016-2020 CIP by the Board in May, 2016 to reflect changes and most current information on resources and project costs.

In the current planning cycle, the established process of producing a rolling five-year CIP removes nearly-complete Fiscal Year 2016, updates Fiscal Years 2017 through 2020 based on new information and changed conditions, and adds Fiscal Year 2021. The process again anticipates a mid- Fiscal Year 2017 update of the CIP to provide flexibility and keep the CIP responsive.

Significant coordination of effort has occurred with City of Boise staff in Planning & Development Services, Parks, Public Works, and the Mayor's Office as well as with private partners.

## HIGHLIGHTS

### CENTRAL DISTRICT

- The renovation of The Grove Plaza continues with a planned finish in summer 2017 in coordination with significant adjacent development. Most of the work has been/will be completed in Fiscal Year 2016.
- Wayfinding is planned for Fiscal Year 2017 with funds identified in all districts totaling \$1.15M.
- City Hall Plaza is scheduled to begin in Fiscal Year 2017 in a cost share agreement with Boise City with total project costs estimated at \$3.7M (CCDC total for Fiscal Year 16/17 is \$1.2M).
- CCDC owns 8<sup>th</sup> Street from Bannock Street to Front Street and has identified resources for improvements to this very successful patio dining street as well as general district improvement resources to make selected improvements in this district before sunset.
- If approved by ACHD in Fiscal Year 2017, protected bike lanes are scheduled for Fiscal Year 2019 (also included in River-Myrtle & Westside). Central funds would be contracted for in Fiscal Year 2018 for Central district in advance of construction due to sunset of the district.

### RIVER-MYRTLE DISTRICT

- Total planned investment in this district is significant in part due to the planned issuance of a \$13 million dollar bond which includes: \$2.6M public parking in the Fowler housing project, \$5.4M for public parking in the Parcel B garage and mixed use development, and \$4.8M for Broad Street improvements in the LIV district, plus \$0.2M cost of issuance.
- The LIV district improvements total \$8.3M (\$10.3 including Fiscal Year 2016) which include a robust redesigned and reinvented Broad Street, geothermal and fiber installations and ped-bike friendly street and streetscape improvements.
- 8<sup>th</sup> Street corridor improvements of \$1.4M are identified and guided by significant staff/consulting work identifying cultural strategies for placemaking.
- Alley improvement projects are identified at \$1.6M which vary by location and include utility undergrounding, green storm water infrastructure (in partnership with ACHD), and placemaking through esthetic enhancements and the creation of pedestrian friendly walk ways enhancing downtown mobility.
- A significant redesign and renovation of Grove Street similar to the work being done now on Broad Street is planned with \$6.9M of resources identified in River-Myrtle and \$2.7M in the Westside District. Grove Street has potential to be a robust and exciting pedestrian street extending energy and activity in an east-west fashion similar to the north-south success of 8<sup>th</sup> Street. Recent community outreach and strategic planning updates conducted by Boise City identified strong support for this concept. Design work and community outreach would begin in Fiscal Year 2018.

## RIVER-MYRTLE DISTRICT – cont'd

- CCDC's very active Participation Program includes \$6.2M for infrastructure, utility, and streetscape improvements in partnership with private projects throughout the district.
- Additional public-private partnership in a mixed use development with public structured parking is identified at \$3 million.
- An additional \$3 million of strategic property acquisition resources to continue CCDC's successful property redevelopment is identified in Fiscal Years 2019 & 2021. CCDC's T5 property disposition program involves solicitation of development proposals through a competitive RFQ/P process.

## WESTSIDE DISTRICT

- Balancing the strategy of sustaining a robust program of annual capital improvements in the Westside District, CCDC is now able to consider a significant investment in one or more mixed use developments which include a public structured parking use in a catalyst project or projects. \$10.2 million of bond proceeds are identified in the CIP in Fiscal Year 2017; funds which can be deployed in concert with a transformational private development proposal. CCDC may conduct a competitive RFQ/P for proposals and may consider 1-3 projects with these resources. \$1M is identified for property acquisition which could be part of this effort or may be a stand-alone strategic property acquisition.
- CCDC and Boise City have identified resources of approximately \$5.2M with CCDC's cost share at \$2.3M and split between the Westside District, the River-Myrtle district, and CCDC parking as follows: Westside \$451,500; River-Myrtle \$682,000; Parking \$1,133,500. The project is planned over Fiscal Years 2018-19. The apportionment of resources is based on linear feet of a 5.3 mile route associated with the City's alternatives analysis nearing completion. City Council decisions on route and mode are forthcoming and anticipated in Fiscal Year 2017. These combined resources should allow full consideration of all alternatives and the associated pre-engineering costs.
- Boise City is nearing completion of a comprehensive downtown urban parks plan which overlaps CCDC's redevelopment districts. As a priority area for urban parks the Westside District CIP has \$1M included as a cost-share approach to the identification and improvement of a property to be converted into an urban park use then operated by Boise City.
- \$2M is included for strategic acquisition of a redevelopment property in Fiscal Year 2021.
- Conversion of the Macy's building into the HQ for Athlos Academies is substantially underway. CCDC's assistance has helped transform and reuse this dated building activating the block with new corporate office space and out-of-state teacher training which will generate overnight stays in downtown Boise. CCDC's façade improvement and streetscape enhancements will create a fresh new look and be complete in Fiscal Year 2017.

## 30<sup>TH</sup> STREET DISTRICT

- CCDC staff and Jay Story (CCDC/COB West End Coordinator) have been exceptionally active with developers regarding the development of multiple vacant land parcels in this new district. Presently the CIP map identifies some of the key parcels with significant development in planning and pre-development phases. Over 30 acres of property, over 300,000 SF of mixed uses, and over 300 for-rent housing units are in active pre-development presently. As these significant projects advance and district resources become quantifiable, additional programming of the CIP will immediately occur. Both exempt and taxable uses are forthcoming.
- Resources for targeted capital improvements, T1 Participation Program grants, and general development activities are presently included at a baseline level however CCDC anticipates upward revision in the forecast to occur over the next year.

### **Staff Recommendation:**

Adopt Resolution 1460 approving the Original CCDC Capital Improvement Plan (CIP) 2017-2021

### **Suggested Motion:**

I move to approve Resolution 1460 adopting the Original CCDC Capital Improvement Plan for Fiscal Years 2017-2021.

**RESOLUTION NO. 1460**

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, ADOPTING THE 5-YEAR CAPITAL IMPROVEMENT PLAN FISCAL YEAR 2017-2021; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, 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 (the "Law"), a duly created and functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council of the City 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, the City Council of the City, after notice duly published, conducted a public hearing on June 5, 2007;

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6576 on June 26, 2007, effective upon publication on July 23, 2007, approving the 2007 Plan and making certain findings 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, 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 public 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 Project Urban Renewal Plan (“30<sup>th</sup> Street Plan”);

WHEREAS, the City, after notice duly adopted Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan;

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

WHEREAS, the Plans contemplate the prioritization of spending of funds for infrastructure, place making, public parking, transportation and other improvements identified in the Plans, by way of a capital improvement program over a particular time line;

WHEREAS, CCDC staff has prepared a proposed 5-Year Capital Improvement Plan Fiscal Year 2017-2021 (“CIP”);

WHEREAS, the Board discussed the CIP at its Board meeting of August 8, 2016;

WHEREAS, the Board finds it in the best interests of CCDC and the public to formally approve the CIP as guidance for funding of the projects identified;

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 Board hereby approves and adopts the CIP attached hereto as Exhibit A, and incorporated herein as if set out in full, as a guide to the funding and timing of funding of the improvements identified in the CIP.

Section 3. That the implementation of the CIP will be subject to applicable requirements of the Law, the Act, the Plans, and the annual budgetary process required by the Law and Act.

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 the City of Boise, Idaho, on August 24, 2016.  
Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the  
Board of Commissioners, on this 24th day of August 2016.

APPROVED:

By \_\_\_\_\_  
Chairman of the Board

ATTEST:

By \_\_\_\_\_  
Secretary

4827-6754-5911, v. 1

# 5-YEAR CAPITAL IMPROVEMENT PLAN FISCAL YEAR 2017-2021



## INFRASTRUCTURE

## PLACEMAKING

## PUBLIC PARKING



## TRANSIT

## SPECIAL PROJECTS

PROPOSED 8-2-2016





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# ABOUT CCDC



## COLLABORATE

- With partners to achieve vitality goals
- With Boise City to realize vision of Comprehensive Plan
- With VRT/ACHD/ITD on transportation, transit and mobility goals
- With local, regional, state and federal economic development agencies to retain, develop and expand business and commercial development
- With private developers and entrepreneurial partners and find opportunities to leverage assets

## CREATE

- Create new places from disinvested spaces
- Create livable urban neighborhoods
- Create shared visions and aspirational plans to guide development
- Create high quality urban projects with synergistic mixed uses
- Create culture and livability in public realm
- Create new catalytic projects that stimulate neighborhood health

**MISSION**  
IMPROVE, DEVELOP AND GROW THE ECONOMY.

**VISION**  
CREATE VITALITY IN DOWNTOWN BOISE AND BE AMONG AMERICA'S MOST LIVABLE CITIES.

**VALUES**

COLLEGIAL	RESPONSIVE
TRANSPARENT	FAIR
RESOURCEFUL	PROFESSIONAL
EFFECTIVE	CATALYZE
RELIABLE	ACCOUNTABLE
CREATIVE	ACCESSIBLE

**OBJECTIVES**  
OPERATIONALIZE MISSION, VISION, VALUES, AND GOALS IN MULTI-YEAR CAPITAL IMPROVEMENT PLANS.

## DEVELOP

- CCDC Participation Program
- Stimulating downtown development with public infrastructure
- 1. Grants
- 2. General Assistance
- 3. Special Assistance
- 4. Public-Private Project Coordination
- 5. Property Disposition/ Redevelopment

## COMPLETE

- Build lasting public infrastructure that stimulates development
- Attract private development and grow economic base
- Attract new infill development and downtown core residents
- Fuel economic growth creating low vacancy/high occupancy buildings
- Target/promote development uses for a healthy downtown economy

## DISTRICT PROJECTS



INFRASTRUCTURE



PLACEMAKING



PUBLIC PARKING



TRANSIT

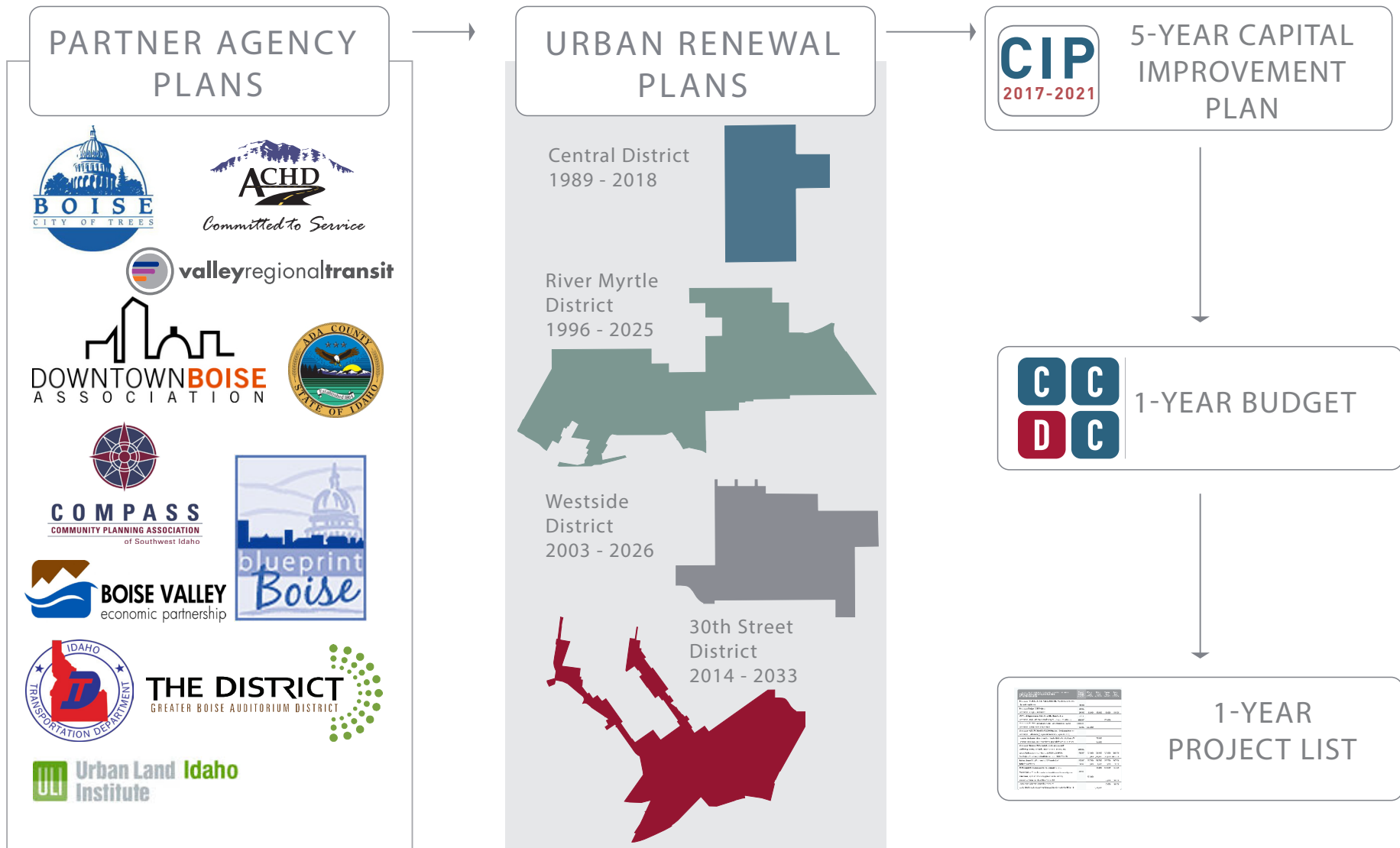


SPECIAL PROJECTS



# URBAN RENEWAL DISTRICT MAP





Partner Agency plans are used to inform the Urban Renewal Plans.

Long term Urban Renewal Plans are written when the districts are formed.



# CIP CREATION



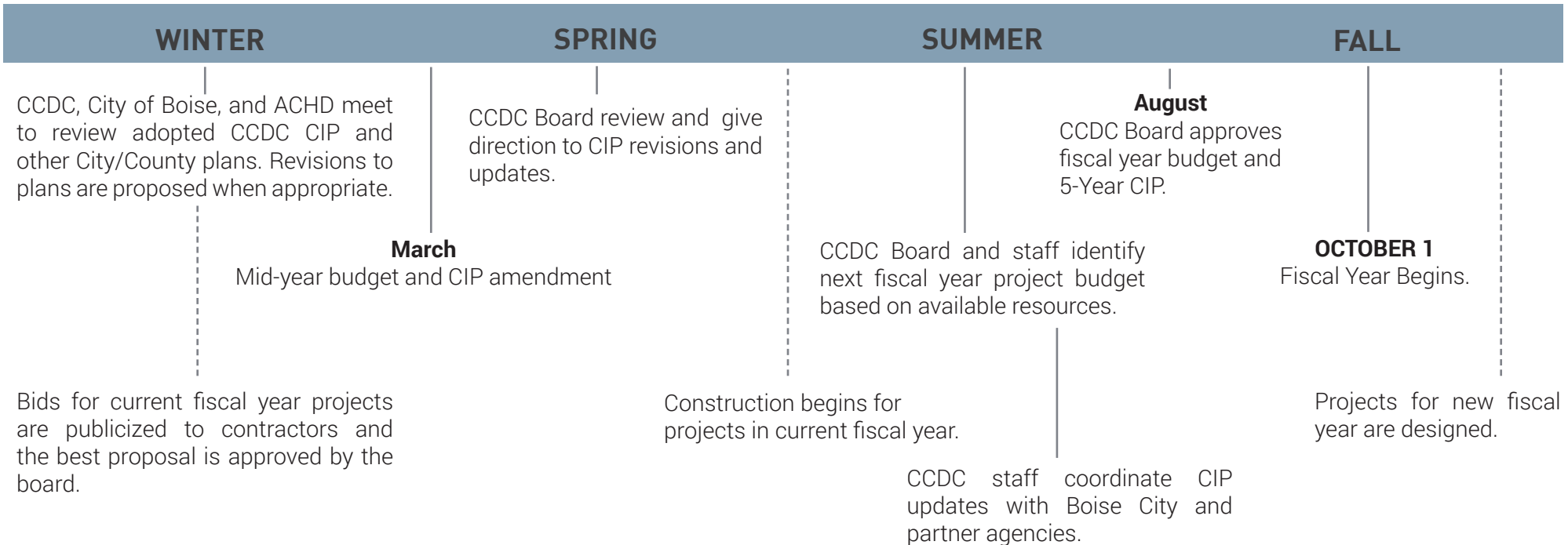
## Why does CCDC Create a 5-Year CIP?

CCDC creates a 5-year, fiscally responsible CIP as a predictable framework to collaborate with agency and community partners to achieve urban redevelopment goals and the long term vision for the city. The plan allows for flexibility to take advantage of unanticipated opportunities and changes in market conditions.

The CIP is built in conjunction with the budget to allocate limited resources by district to various capital improvement projects and participation agreements. The plan is evaluated and revised annually to make necessary adjustments as conditions change. As the CIP is updated each year, an additional year will be added so the CIP is always addressing the 5 upcoming years.

## What Types of Projects Are Included in the CIP?

CCDC is enabled by state statute to “prevent or arrest the decay of urban areas” and to “encourage private investment in urban areas.” CCDC does this through a variety of direct investments in public amenities and strategic planning efforts that benefits the public good. These investments fall into five main categories: Infrastructure, Placemaking, Parking, Transit, and Special Projects. In addition to managing our own projects, CCDC also assists the City of Boise and private developers by contributing to parts of their projects which fall under the categories previously mentioned.










# CITY GOAL IMPLEMENTATION



Blueprint Boise, the comprehensive plan for the City of Boise, was originally adopted in November 2011 and has seventeen goals for the Downtown Boise Planning Area. These goals are compatible with CCDC’s mission and vision for downtown Boise. As such, in addition to advancing the redevelopment goals of adopted urban renewal plans, the Capital Improvement Plan also seeks to advance the Blueprint Boise goals for Downtown. One or more of the five project types undertaken by CCDC support each of Blueprint Boise’s seventeen goals for Downtown, as shown below. For more information on CCDC’s project types see pages (19-23).

Blueprint Boise Downtown Goals	CCDC Project Types				
	 Infrastructure	 Parking	 Placemaking	 Transit	 Special
<b>Centers, Corridors &amp; Neighborhoods</b>					
Downtown as civic, economic, educational, social and cultural center			●		●
Create in-town residential neighborhoods on the periphery of the CBD			●		●
Encourage redevelopment of surface parking	●	●			●
<b>Parking</b>					
Implement a Downtownwide parking system		●			
<b>Connectivity</b>					
Develop a robust, multimodal transportation system	●			●	
Strengthen connections to the Boise River and Downtown subdistricts	●		●		
<b>Public Services/Facilities</b>					
Maximize the use of existing infrastructure Downtown	●	●		●	
<b>Neighborhood Character</b>					
Use Downtown development as a model for sustainable land use	●	●	●	●	●
Create a safe, clean, and enjoyable environment Downtown.		●	●		●
Recognize the role religious institutions and other service providers					●
High standard for quality design and construction Downtown		●	●		●
<b>Culture, Education &amp; Arts</b>					
Maintain Downtown as the cultural center for the community and region			●		●
Retain and expand education opportunities Downtown					●
Recognize and protect historic resources Downtown			●		●
<b>Economic Development</b>					
Create and maintain a prosperous economy Downtown	●	●			●
Strive to keep Downtown’s economy diversified	●	●			●
Balance prosperity, preservation, and design in permitting new development			●		●



INFRASTRUCTURE

### What does this type of project include?

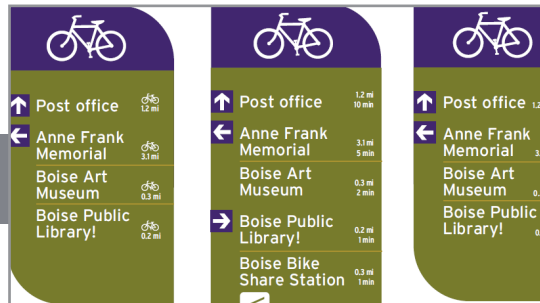
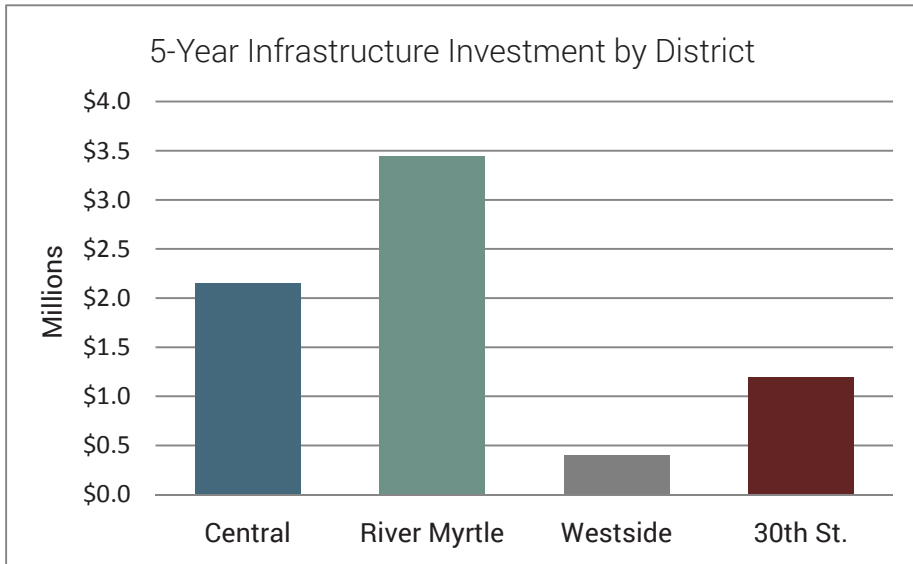
- New street construction and signal installation
- Protected bike lanes
- Utility under grounding
- Geothermal extensions
- 2- way street conversions
- Downtown wayfinding system for pedestrian, bicycle, and vehicular traffic

### Why does CCDC invest in these projects?

**Public investment fosters private investment.** Improving access, livability, and sustainability in downtown increases property values and also stimulates private developers to invest in and enhance real estate. CCDC's investments in public infrastructure encourage the highest and best use for properties downtown. By constructing infrastructure private developers can simply connect to existing utilities and amenities, which helps offset higher land and construction costs. Adding protected and clearly designated bike lanes on the roadways promotes alternative transportation options by making it easier for Boise residents and visitors to safely bicycle in and around downtown.

Another way in which CCDC **promotes sustainability** is through geothermal system expansion. CCDC's partnership with the City of Boise is essential to growing the city's robust geothermal heating system; a key goal of **Boise's Central Addition LIV District**. These extensions will make geothermal more accessible and gives real estate developers and property owners an attractive option in using this natural heating source.

Lastly, the new Wayfinding System **advances economic vitality** by clearly designating popular downtown locations and parking structures. This makes it easier and more convenient for visitors and residents to shop, dine, and enjoy our beautiful city. All of these infrastructure projects combined create an exciting city where people and business can thrive.





## PUBLIC PARKING

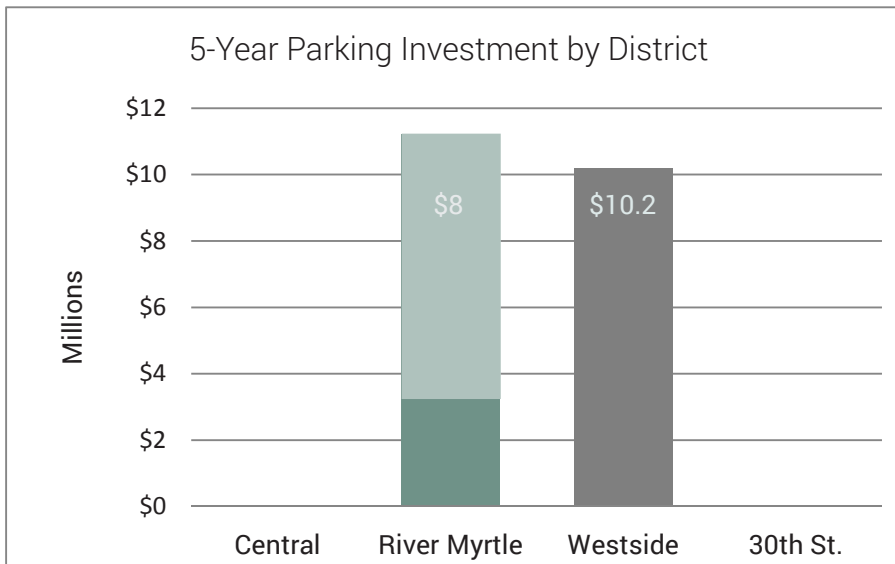
### What does this type of project include?

- Capital improvements and updates to existing parking structures
- Building new parking structures
- Contributing funds to public/private partnership parking garage projects

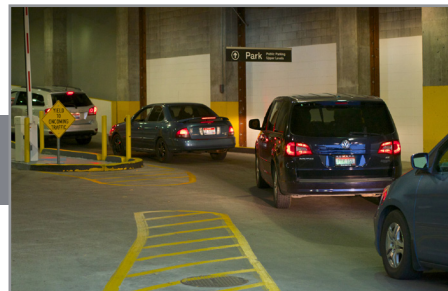
### Why does CCDC invest in these projects?

**Structured public parking contributes to a vibrant downtown** and a strong economy in many ways. Structured public parking consolidates parking facilities and **frees up land for development** that would otherwise continue to be used as uninventing, under performing, inefficient surface parking. Structured parking can also be located more conveniently to high demand areas than surface lots, and can be integrated with a mix of retail, commercial, and residential uses. Structured parking allows former surface lots to redevelop into a **variety of uses** that are more productive and appealing, including residential, commercial, or even open space.

This new development both broadens the tax base and creates a virtuous cycle allowing more people to live, work, and play downtown. Well-designed structured parking with consolidated driveways and integrated ground floor retail, office and restaurant uses enhances the street level experience by making it more safe, comfortable, useful, and interesting for all users. Structured public parking allows for more convenience for users, better flexibility for businesses and employers, and reduced parking provision and management costs overall. CCDC supports public structured parking by providing financing of new structures and management of existing structures. Public parking garages **leverage significant new private development investment.**



Note: \$8 million of River Myrtle parking investment and all \$10.2 million of Westside parking investment is from bond revenue.







PLACEMAKING

## What does this type of project include?

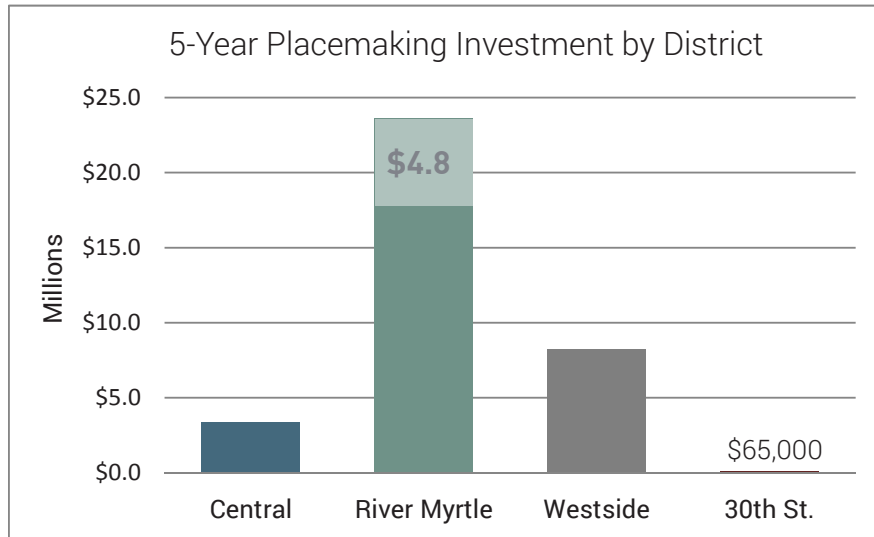
- Streetscape updates - new sidewalk paving, curb and gutter, street trees, historic streetlights, bike racks, litter receptacles, and benches
- Open space creation - public parks, plazas, sidewalk cafe seating, and pathways (e.g. Pioneer Pathway)
- Suspended paving system under sidewalks - a cell based system used under paving as a means to deliver soil to support tree growth and absorb stormwater right where it falls

## Why does CCDC invest in these projects?

Creating a **sense of place** through streetscapes and public open space is an essential part of keeping downtown Boise the regional center for business, government, tourism, and culture. There is a tangible difference between the streets which CCDC has improved with new trees, pavers, and benches and the old, cracked concrete sidewalks with no shade or interest for a pedestrian. Placemaking **contributes to the economic vitality of downtown** by making the city a place people want to spend time exploring. 8th Street and The Grove Plaza, both CCDC projects, are thriving gathering places which benefit neighboring shops and restaurants.

This energetic city center has a multiplier effect, bringing **vibrancy to the entire downtown** neighborhood. CCDC will continue to expand this energy into new neighborhoods with many upcoming streetscape improvement projects.

NOTE: Although suspended paving systems are normally installed with placemaking projects, they are an increasingly important component in stormwater management downtown.



Note: \$4.8M in bonding for Broad Street improvements included





TRANSIT

### What does this type of project include?

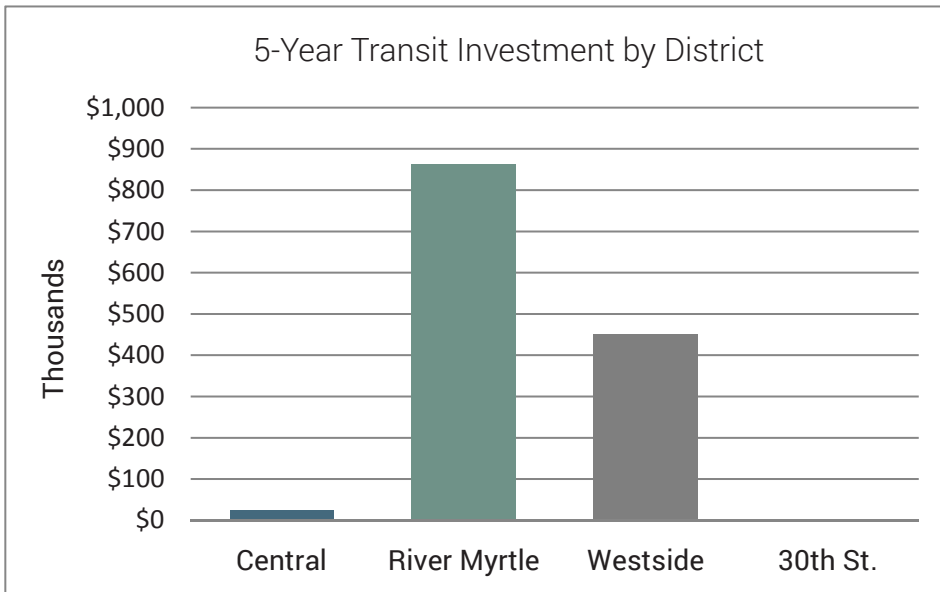
- Boise GreenBike
- Main Street Station
- Transit Shelters
- Downtown Circulator Preliminary Engineering

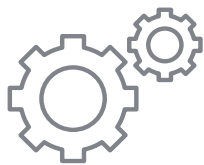
### Why does CCDC invest in these projects?

Public transit is essential to a healthy downtown. It **improves access and mobility** into and around downtown, allows downtown employers to access larger workforces, provides a transportation alternative to the privately owned automobile, increases property values, and improves the capacity and efficiency of the transportation system. Emerging transit services, such as bike share systems increase access and mobility, and in turn increase economic and tourist activity within downtown Boise.

Through providing matching funds of \$2.4 million, CCDC is **leveraging significant federal funding of \$9.6 million** to construct Main Street Station, a modernized transit hub that will allow Valley Regional Transit to effectively serve downtown Boise and the Boise metro region for years to come. CCDC is also a founding partner and station sponsor for **Boise GreenBike**, downtown Boise’s brand new bike share system. Both of these investments will not only make it easier for locals and visitors to get into and explore downtown, they will do so in a healthy and sustainable way that **promotes air quality and public health** while reducing traffic congestion.

Initial funds are programmed for an alternatives analysis and pre-engineering to advance transit with a downtown circulator system.





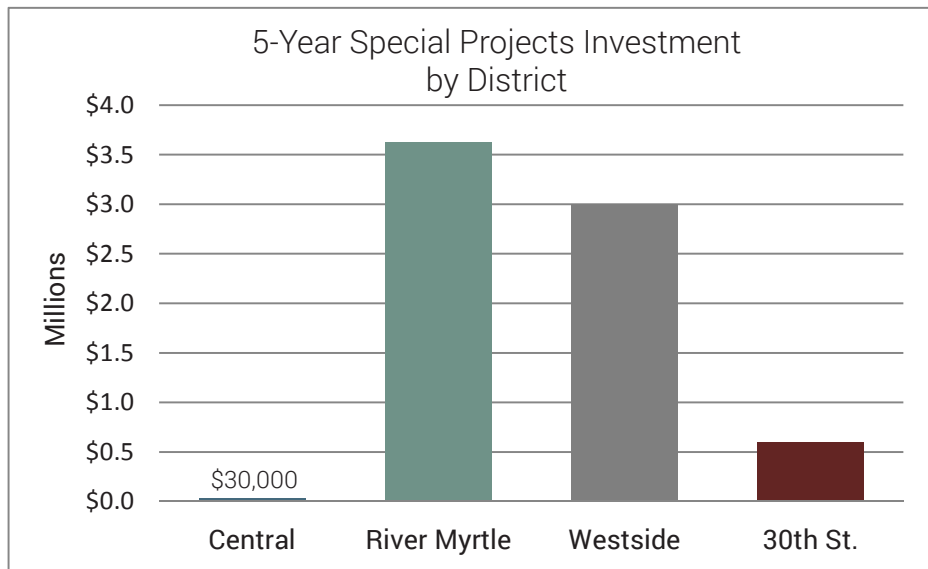
## SPECIAL PROJECTS

### What does this type of project include?

- Land acquisition for redevelopment
- Public art (e.g. sculpture in BoDo)
- Market Studies (Housing, Hotel)
- Creating business incubator office space (Trailhead and Watercooler)

### Why does CCDC invest in these projects?

Special efforts are essential to ensuring a vibrant downtown with a **world class quality of life**. Such efforts include broad investment in public arts, proactive property development and redevelopment initiatives, and strategies to attract and promote housing, hospitality, and entrepreneurship downtown.



Public art enhances the downtown environment, offers social and educational opportunities, and promotes tourism. It can also be used to **celebrate local artists** and discourage vandalism. CCDC funds public art downtown on an ongoing basis, including standalone installations, installations with streetscape improvements, and innovative programs such as the traffic box art wraps.

Commissioned studies of the condition of downtown housing and hospitality can identify shortfalls and opportunities not otherwise readily recognized by the market. These studies may in turn be used to **encourage private development** and facilitate financing. Efforts to acquire, consolidate, and remediate properties also promote redevelopment downtown (e.g. The Afton condominiums and 1401 Idaho St. apartments). Redevelopment is not the only means of revitalization. Otherwise vacant facilities can also be transitionally re-purposed into business incubators (Watercooler, Trailhead), attracting and supporting entrepreneurial talent and economic growth downtown.

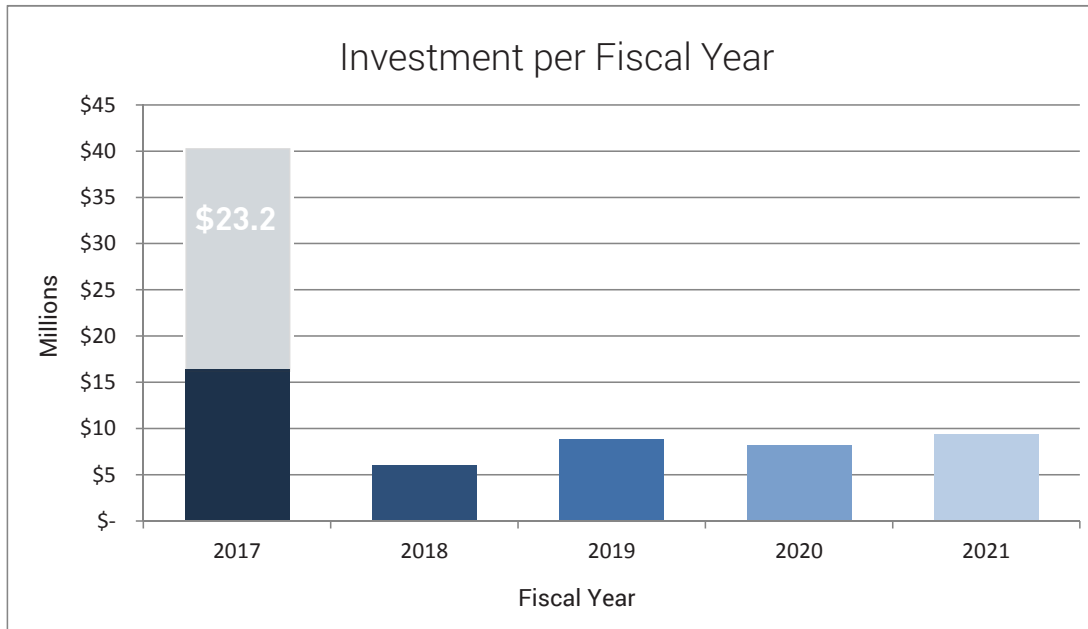




# INVESTMENT SUMMARY



	Central	River Myrtle	Westside	30th St.	Total
<b>Infrastructure</b>	\$ 2,148,400	\$ 3,445,000	\$ 400,000	\$ 1,200,000	\$ 7,193,400
<b>Parking</b>		\$ 10,990,000	\$ 10,200,000		\$ 21,190,000
<b>Placemaking</b>	\$ 3,353,000	\$ 23,611,900	\$ 8,202,000	\$ 65,000	\$ 35,231,900
<b>Transit</b>	\$ 25,000	\$ 862,000	\$ 451,500		\$ 1,338,500
<b>Special</b>	\$ 30,000	\$ 3,625,000	\$ 3,000,000	\$ 600,000	\$ 7,255,000
<b>Total</b>	\$ 5,556,400	\$ 42,533,900	\$ 22,253,500	\$ 1,865,000	\$ 72,208,800



NOTE: Bond proceeds of \$23.2 Million included in 2017 investment



# ABOUT CENTRAL DISTRICT



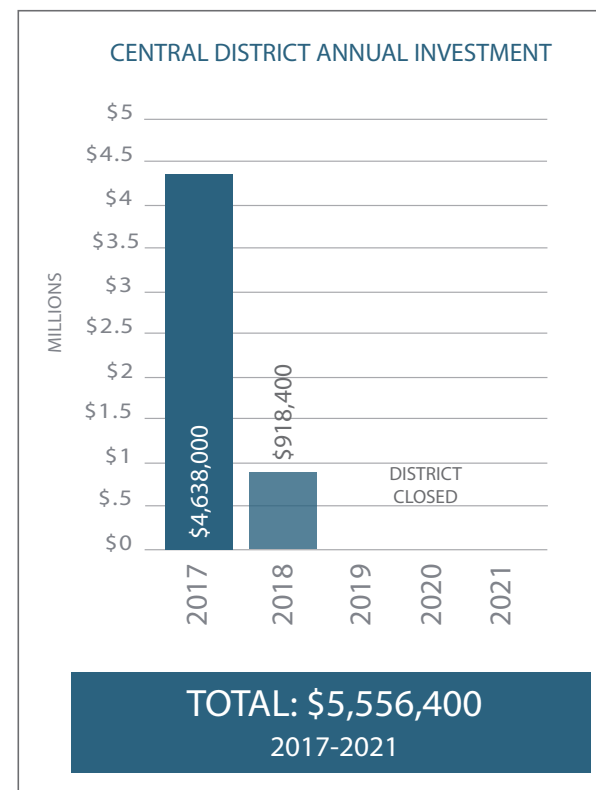
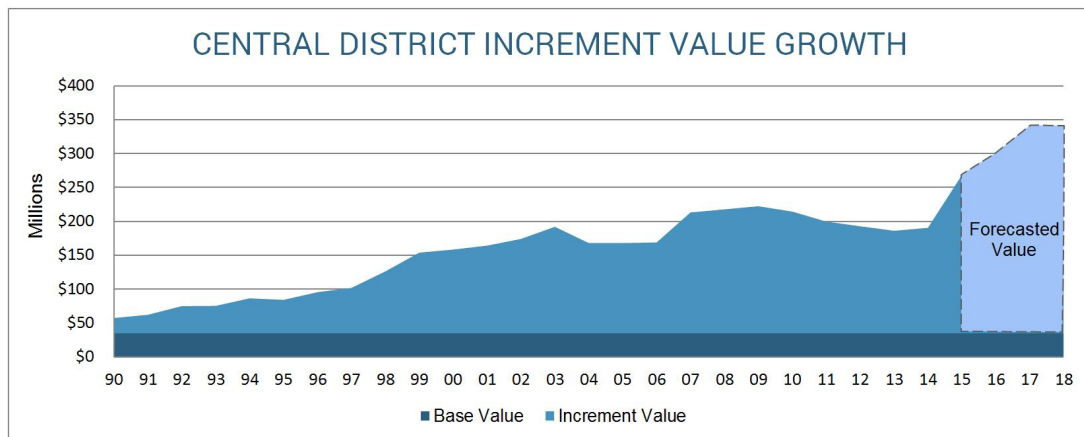
The original urban renewal district in downtown Boise, the Central District has evolved a great deal over the years. It was first established as part of the federal urban renewal program in 1965 in hopes of locating a regional shopping mall in downtown Boise. After the federal government discontinued its urban renewal program and efforts to establish a regional mall downtown were averted, the Central District was subsequently reconfigured as an urban renewal district funded by tax increment financing in 1987.

Rather than a regional mall the plan called for mixed-use, pedestrian-oriented development, including office, retail, residential and cultural uses in new structures or renovated historic buildings. As the Central District prepares to sunset, nearly all of the goals of the 1987 have been accomplished including creating lively streets lined with retail; enhancing Capitol Boulevard as a grand gateway; improving 8th Street as a principal pedestrian connection; building a major public open space - The Grove Plaza; eliminating surface parking by constructing structured public parking to allow downtown development to intensify; funding public art projects; and creating a downtown business association to manage downtown marketing and events, as well as public space operation and maintenance.

These public improvements have been joined by substantial private investments, including the 8th & Main building, Aspen Lofts, Boise Centre, Chase building, Grove Hotel & CenturyLink Arena, and Wells Fargo building. Still more public and private investments are expected before the district expires, including City Center Plaza and Main Street Station as well as City Hall Plaza and The Grove Plaza renovations.

### FAST FACTS

- 34 acres
- Established: 1989
- District Ends: 2018
- Base Value: \$35 Million
- 2016 Total Value: \$331 Million
- 2017 TIF Revenue: \$4.7 Million





# CENTRAL DISTRICT PROJECTS



CENTRAL DISTRICT		FY2017	FY2018	FY2019	FY2020	FY2021	STATUS
Estimated Resources		\$ 4,638,000	\$ 918,400	N/A	N/A	N/A	
<b>INFRASTRUCTURE</b>				DISTRICT CLOSED			
1	8th Street Improvements	580,000					Designated
3	8th Street Event Bollards (Electric)	250,000					Tentative
4	Central District Closeout Improvements		668,400				Tentative
5	Protected Bike Lanes - Idaho St, 9th - Capitol (Joint Project w/ACHD)		100,000				Designated
6	Protected Bike Lanes - Main St, 9th - Capitol (Joint Project w/ACHD)		150,000				Designated
7	Wayfinding Project Installation	400,000					Designated
<b>PLACEMAKING</b>							
8	Alley Placemaking Project (8th to Capitol between Idaho and Bannock)	400,000					Tentative
9	City Hall Plaza Improvements	650,000					Obligated
10	City Hall Streetscapes West Side	575,000					Obligated
11	The Grove Plaza Renovation	1,668,000					Obligated
12	The Grove Plaza Renovation - Personalized Brick Engraving (revenue estimated at \$270K)	60,000					
<b>TRANSIT</b>							
13	VRT Transit Improvements in District	25,000		Obligated			
<b>SPECIAL PROJECTS</b>							
14	Protective Bollards at Capitol Blvd. & Front St.	30,000		Tentative			
Estimated Expenses		\$ 4,638,000	\$ 918,400				

Status Definitions

**Obligated:** projects for which a formal agreement has been approved and/or executed. This may include an awarded contract, executed task order, or participation agreement.

**Designated:** proposed projects for which there has been a board designation, an informal agreement, or demonstrated commitment. This includes things like City Hall Plaza, participation agreements in process, or interagency coordination (Fulton, Broad, State).

**Tentative:** includes important projects and efforts that are less well defined, or projects that are less time sensitive.



# ABOUT RIVER MYRTLE DISTRICT



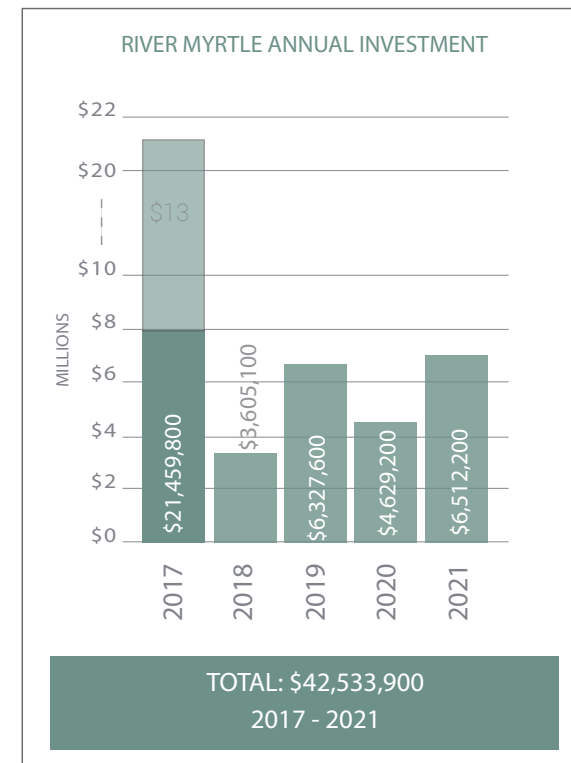
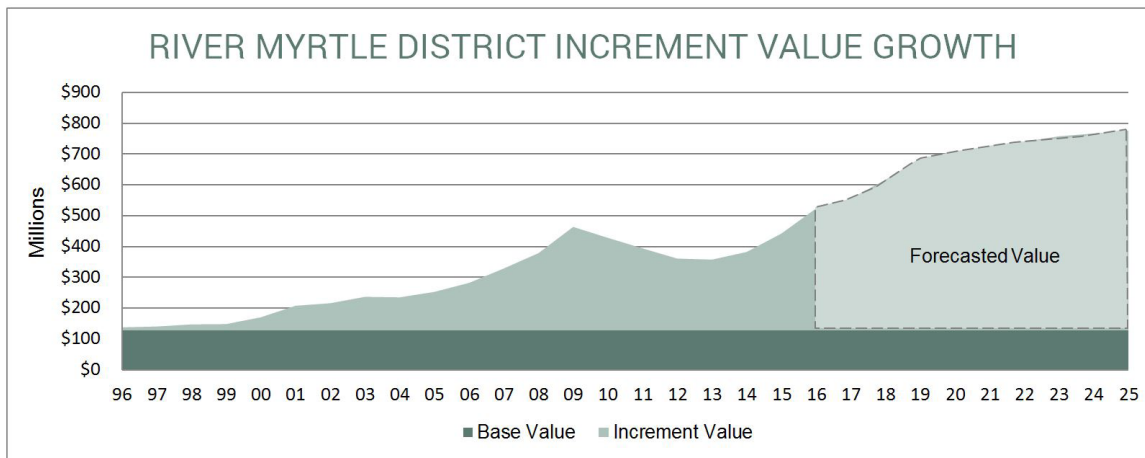
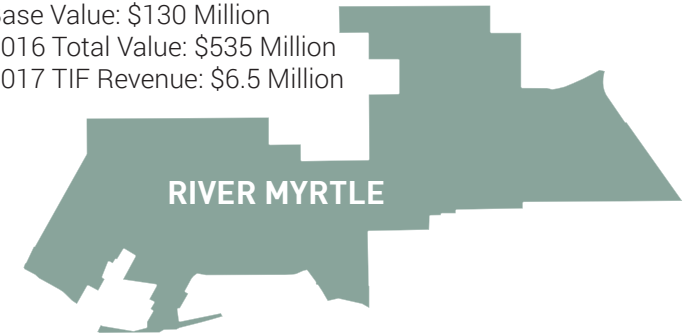
The River Myrtle District consisted of mostly vacant property, deteriorated residences and warehouses, and remnants of older industrial uses when it was first established in 1994. Redevelopment opportunities included the vacant Union Pacific switch yard properties, the 14-acre Ada County property, and the historic Eighth Street Marketplace, while assets included close access to the major employment centers in downtown (St. Luke's Medical Center), riverfront parks and the Boise River Greenbelt, and Boise State University. In 2004, the district was expanded to include Old Boise-Eastside and some additional areas between River Street and the Boise River making it the largest district. The district's urban renewal plan seeks to strengthen north-south connections between downtown and the Boise River; re-establish mixed-use, urban neighborhoods as part of an expanded downtown; extend/connect the Boise River Greenbelt and Julia Davis Park into sub-districts; and develop the Cultural District on the south end of 8th Street.

Public and private investment in the district to date includes the Ada County Courthouse Corridor, BoDo, the Downtown Connector (Front and Myrtle), Idaho Independent Bank Building, three public parking garages, numerous streetscape improvements, three prominent regional or national grocery chains, and numerous multifamily housing developments.

Still more public and private investment is underway or expected, including the Afton, Central Addition LIV District infrastructure improvements, JUMP and Simplot world headquarters, Payette Brewery, the completion of the Pioneer Pathway, 5th & Idaho, Idaho History Museum remodel, The Roost Apartment Project, and as many as three new hotels.

## FAST FACTS

- 340 acres
- Established: 1994
- District Ends: 2026
- Base Value: \$130 Million
- 2016 Total Value: \$535 Million
- 2017 TIF Revenue: \$6.5 Million



Note: FY '17 Includes \$13 million of bond proceeds



# RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT		FY2017	FY2018	FY2019	FY2020	FY2021	STATUS
Estimated Resources		\$ 21,459,800	\$ 3,605,100	\$ 6,327,600	\$ 4,629,200	\$ 6,512,200	
<b>INFRASTRUCTURE</b>							
1	Protected Bike Lanes - Idaho Street, Capitol - 2nd (Joint Project w/ACHD)			150,000			Designated
2	Protected Bike Lanes - Main Street, Capitol - Broadway (Joint Project w/ACHD)			150,000			Designated
3	Wayfinding Project Installation	600,000					Designated
4	Alley Improvement Project (11th to 12th between Grove to Front)				450,000		Tentative
5	Alley Improvement Project (6th to 3rd between Bannock and Idaho)			450,000			Tentative
6	Alley Improvement Project (6th to 3rd between Bannock and Jefferson)			450,000			Tentative
7	Alley Improvement Project (6th to 3rd between Main and Idaho)	285,000					Designated
<b>PARKING</b>							
8	RM Parking Garage - Partial Ownership Property Acquisition	3,000,000					Tentative
9	T3 Participation: 5th & Broad Streets Parking Deck, Fowler Apartments, (BOND)	2,590,000					Obligated
10	T3 Participation: Parcel B Development - Parking Structure (BOND)	5,400,000					Designated
<b>PLACEMAKING</b>							
11	8th Street Corridor Improvements	1,425,000					Designated
12	8th Street Improvements, State to Bannock (split with Westside District)			200,000			Designated
13	Bannock Street Improvements, 9th to Capitol Blvd, North side (split with Westside District)			400,000			Designated
14	Downtown Urban Parks Plan / Development Catalyst TBD						Tentative
15	Grove Street Pedestrian Street Plan (16th to 10th) per ACHD/DBIP		75,000	100,000	2,700,000		Tentative
16	Grove Street Pedestrian Street Plan (6th to 3rd) per ACHD/DBIP		75,000			3,900,000	Tentative
17	Main Street, Capitol - 5th, South Side	1,020,000					Designated
18	Streetscape - Design Next Year's Projects	50,000	50,000	50,000	50,000	50,000	Tentative
19	T1 Participation: Streetscape Grant, 515 W Idaho (Paulsen Building)	150,000					Designated
20	T1 Participation: Streetscape Grants (not yet assigned)	300,000	300,000	300,000	300,000	300,000	Tentative
21	T2 Participation: 5th & Front Mixed Use Development (TBD)						Tentative
22	T2 Participation: 5th & Idaho Streetscape Improvements (5th & Idaho Apartments)			156,000	156,000	53,000	Obligated
23	T2 Participation: Capitol & Broad Streetscape Improvements (Inn at 500 Hotel)			269,500			Obligated
24	T3 Participation: Infrastructure, Utilities, Streetscapes (Parcel B Development)			311,200	313,200	553,200	Designated
25	T3 Participation: Streetscape Improvements Front & Myrtle, 9th&11th (JUMP/Simplot HQ)		875,000				Obligated
26	T3 Participation: Streetscape Improvements on Capitol & Myrtle (Fowler Apartments)	550,000					Obligated
27	T4 Participation: Public Park (\$620K) and Undergrounding Utilities (5th & Idaho Apartments)		790,000				Designated
28	T4 Participation: Streetscape Improvements 8th Street, Broad - Myrtle, Both Sides	59,800					Obligated
29	T4 Participation: Capitol & Broad Streetscapes (Inn at 500 Hotel)	200,000					Obligated
30	T4 Participation: Idaho Historical Museum Streetscapes at Julia Davis Park		146,000				Obligated
<b>TRANSIT</b>							
31	Connector Analysis (Front & Myrtle) ITD \$3.3M Resurface Planned for FY19/Planning FY17	180,000					Designated
32	Downtown Circulator Preliminary Engineering		354,100	327,900			Designated
<b>SPECIAL PROJECTS</b>							
33	620 S 9th Street Phase II Site Remediation	270,000					Designated
34	Boise City Art Project (Hayman House/Pioneer Pathway)	25,000					Designated
35	CIP Ash Street Properties - Hayman House	45,000					Designated
36	T5 Participation: Ash Street Properties RFQ/P	45,000					Designated
37	T5 Participation: Parcel Acquisition/Redevelopment			1,500,000		1,500,000	Tentative
38	Traffic Box Art Wraps	30,000	30,000	30,000			Tentative
39	Multi-Purpose Stadium Assessment	150,000					Tentative
SUBTOTAL RIVER MYRTLE (NOT LIV DISTRICT)		16,374,800	2,695,100	4,844,600	3,969,200	6,356,200	
SUBTOTAL CENTRAL ADDITION LIV DISTRICT (listed on following page)		5,085,000	910,000	1,483,000	660,000	156,000	
Total River Myrtle Estimated Expenses		21,459,800	3,605,100	6,327,600	4,629,200	6,512,200	

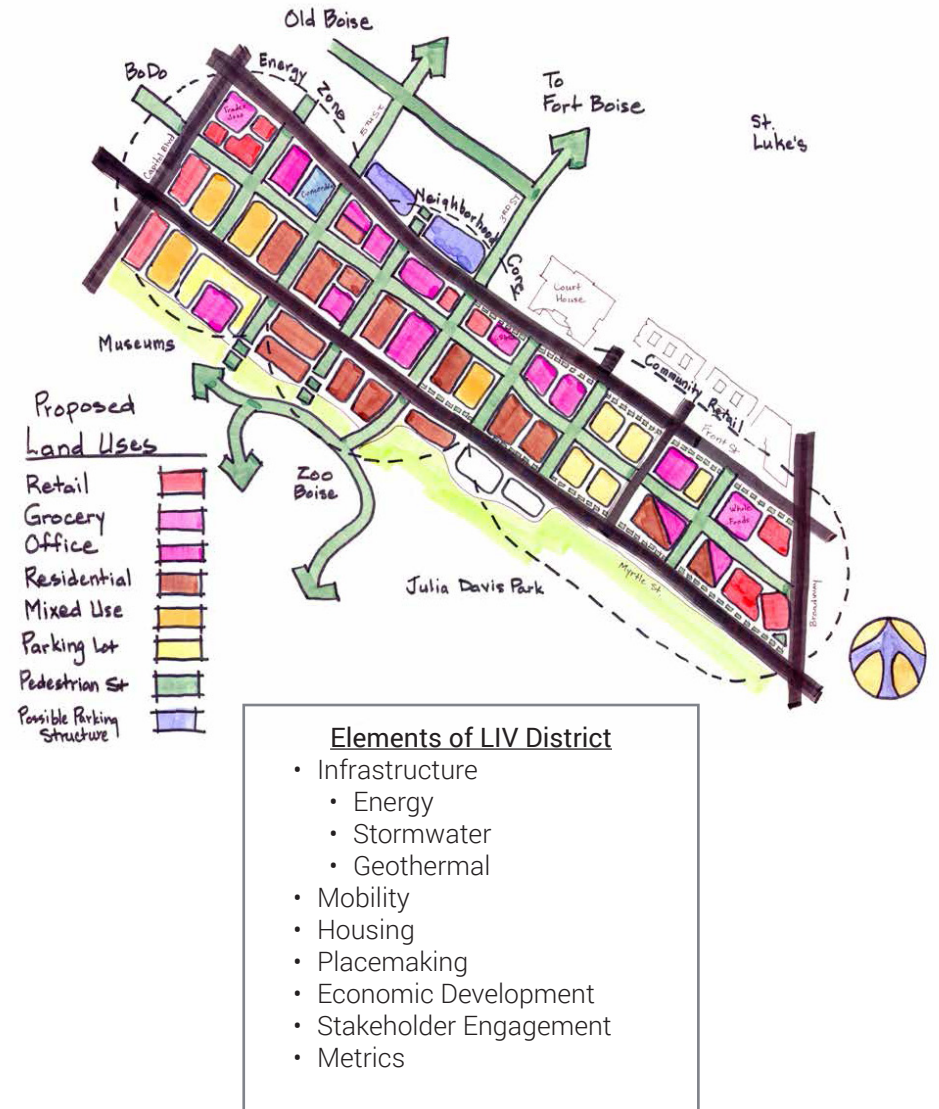


## CENTRAL ADDITION LIV DISTRICT

The Central Addition LIV District is a sub-district within the River Myrtle Urban Renewal District. The intent of this district is to create a dedicated area within Boise focused on implementing a variety of sustainability goals. Through a partnership between the City of Boise, CCDC, ACHD, and ITD a large investment in green infrastructure, geothermal expansion, placemaking, and historic preservation will occur. This investment will leverage private funds by encouraging and supporting private developers. Already, Trader Joe's, Concordia Law School, Idaho Independent Bank, Boise Brewing, George's Cycles, and CSHQA have established a presence in the district. Other planned private developments include a luxury boutique hotel and a 160-unit workforce housing apartment complex.

CCDC is leading the streetscape improvements and historic preservation activities, while also funding the geothermal system expansion, green stormwater management, and new public parking facilities. Streetscaping on Broad Street is scheduled to begin in the spring of 2016. Broad Street will become the core of the LIV District with new urban density housing and small retail services on the street level. Front and Myrtle are high volume vehicle traffic roads, however plans are being made to manage the traffic and increase pedestrian walkability.

Surrounded by the Ada County Courthouse, Julia Davis Park, Zoo Boise, and BoDo, the Central Addition is uniquely poised to exist as a vibrant and well-connected sub-district of Downtown. Signage and pathways connecting BSU to Julia Davis Park through the LIV District will be established. District policies will encourage mixed-use infill development with parking garages to promote walkability and land development. Environmental sustainability will be encouraged by establishing green infrastructure solutions including permeable pavers on sidewalks, low water usage plants, and geothermal heating systems that can easily be connected to new developments.





## CENTRAL ADDITION LIV DISTRICT

RM CONTINUED... CENTRAL ADDITION LIV DISTRICT		FY2017	FY2018	FY2019	FY2020	FY2021	STATUS
<b>INFRASTRUCTURE</b>							
1	5th & Myrtle New Signalized Crossing	200,000					Designated
2	Broad Street Geothermal Extension & Hookups (Includes \$500,000 COB/EPA Grant/BOND)	500,000					Obligated
3	Install Fiber Optic Cable to Incentivize/Service Commercial Development in LIV (BOND)	210,000					Obligated
<b>PARKING</b>							
4	Public Parking Supporting Julia Davis Park (see TBD parking garage)						Tentative
<b>PLACEMAKING</b>							
5	5th & 6th Street 2-Way Conversions; Front to Myrtle (Amount TBD)						
6	Broad Street, Capitol - 2nd, Street and Infrastructure Improvements (BOND)	3,800,000					Designated
7	Central Addition Gateways	75,000					Tentative
8	Front Street, 6th - 3rd, North Side (Pending ITD Permission)			330,000			Tentative
9	Myrtle Street, Capitol - 2nd, Both Sides (Pending ITD Permission)		610,000	493,000			Tentative
10	New Pedestrian Entrance - 5th & Julia Davis Park						Obligated
11	T1 Participation: Central Addition (Not yet awarded)	300,000	300,000	300,000	300,000		Tentative
12	T2 Participation: Capitol & Broad Streetscape Improvements (Marriott Hotel)			360,000	360,000	156,000	Designated
SUBTOTAL CENTRAL ADDITION LIV DISTRICT		5,085,000	910,000	1,483,000	660,000	156,000	
SUBTOTAL RIVER MYRTLE (NOT LIV DISTRICT)		16,374,800	2,695,100	4,844,600	3,969,200	6,356,200	
<b>Total River Myrtle Estimated Expenses</b>		<b>\$ 21,459,800</b>	<b>\$ 3,605,100</b>	<b>\$ 6,327,600</b>	<b>\$ 4,629,200</b>	<b>\$ 6,512,200</b>	

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# ABOUT WESTSIDE DISTRICT

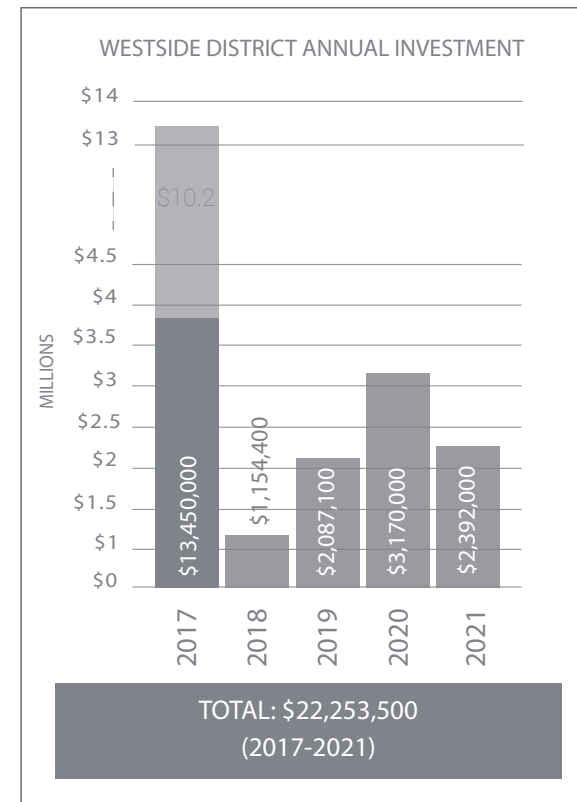
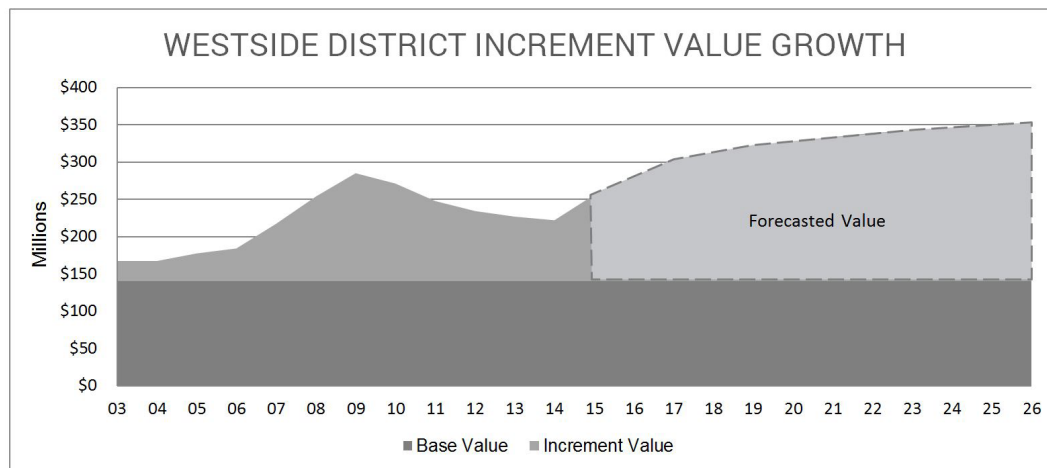


The Westside Downtown District was established in 2001, and is home to Boise Cascade, Idaho Power, Meadow Gold, One Capitol Center, and an abundance of surface parking. The Westside plan calls for a rich mixture of urban-style housing, shops, restaurants; increased downtown housing availability; an urban village centered around a plaza on 14th Street; plazas and park-like green spaces enriched with public art, concerts and cultural events; improved transit service; robust connections to other parts of downtown, the greenbelt, and the foothills; conversion of surface parking to structured parking; Main and Idaho as retail streets connecting to the downtown core; pedestrian-oriented design; and enhancement of the Boise City Canal through the district.

Public and private investment in the district to date includes the 9th & Grove Plaza, Banner Bank building, Boise Plaza remodel, Hotel 43 remodel, Linen building remodel, Owyhee hotel to apartment/office/event space conversion, Modern Hotel remodel, and numerous streetscape improvements, particularly along Main and Idaho streets. Still more investment in the district is either underway or expected in the near term, including One Nineteen, 1401 Idaho St. apartment project, CC Anderson building preservation and conversion to corporate headquarters, and a new hotel.

### FAST FACTS

- 144 acres
- Established: 2004
- District Ends: 2026
- Base Value: \$140 Million
- 2016 Total Value: \$296 Million
- 2017 TIF Revenue: \$2.5 Million



Note: FY '17 Includes \$10.2 million of bond proceeds



# WESTSIDE DISTRICT PROJECTS



WESTSIDE DISTRICT		FY2017	FY2018	FY2019	FY2020	FY2021	STATUS
Estimated Resources		\$ 13,450,000	\$ 1,154,400	\$ 2,087,100	\$ 3,170,000	\$ 2,392,000	
<b>INFRASTRUCTURE</b>							
1	Protected Bike Lanes - Idaho Street, 16th - 9th (Joint Project w/ACHD)			150,000			Designated
2	Protected Bike Lanes - Main Street, from 16th to 9th (Joint Project w/ACHD)			150,000			Designated
3	Wayfinding Project Installation	100,000					Designated
<b>PARKING</b>							
4	Parking Garage with Mixed Use Development (BOND)	10,200,000					Tentative
<b>PLACEMAKING</b>							
5	15th & 16th Streets/Grove to Idaho Rightsizing per ACHD DBIP			200,000			Tentative
6	8th Street, State - Bannock, Both Sides (Split w RM)			400,000			Tentative
7	Bannock Street, 9th - Capitol (Split with RM)			500,000			Tentative
8	Design Upcoming Streetscape Projects	50,000	50,000	50,000	50,000		Tentative
9	Downtown Urban Parks Plan / Development Catalyst	1,000,000					Tentative
10	Grove Street Pedestrian Plazas, 16th - 10th				2,700,000		Tentative
11	Main Street, 13th - 14th Streetscape Infill (Hurless)	50,000					Designated
12	State Street, 16th - 8th, Both Sides (Joint Project w/ACHD)		450,000				Designated
13	T1 Participation: Streetscape Grants (Not yet awarded)	300,000	300,000	300,000	300,000	300,000	Tentative
14	T2 Participation: 10th & Bannock Streetscape Improvements (Hyatt Place Hotel)		120,000	120,000	120,000	92,000	Designated
15	T3 Participation: Streetscape Improvements & Façade Easement (Athlos Academies)	750,000					Obligated
<b>TRANSIT</b>							
16	Downtown Circulator Preliminary Engineering		234,400	217,100			Tentative
<b>SPECIAL PROJECTS</b>							
17	T5 Parcel Acquisition for Redevelopment	1,000,000				2,000,000	Tentative
Estimated Expenses		\$ 13,450,000	\$ 1,154,400	\$ 2,087,100	\$ 3,170,000	\$ 2,392,000	

Status Definitions

**Obligated:** projects for which a formal agreement has been approved and/or executed. This may include an awarded contract, executed task order, or participation agreement.

**Designated:** proposed projects for which there has been a board designation, an informal agreement, or demonstrated commitment. This includes things like City Hall Plaza, participation agreements in process, or interagency coordination (Fulton, Broad, State).

**Tentative:** includes important projects and efforts that are less well defined, or projects that are less time sensitive.



# ABOUT 30TH STREET DISTRICT

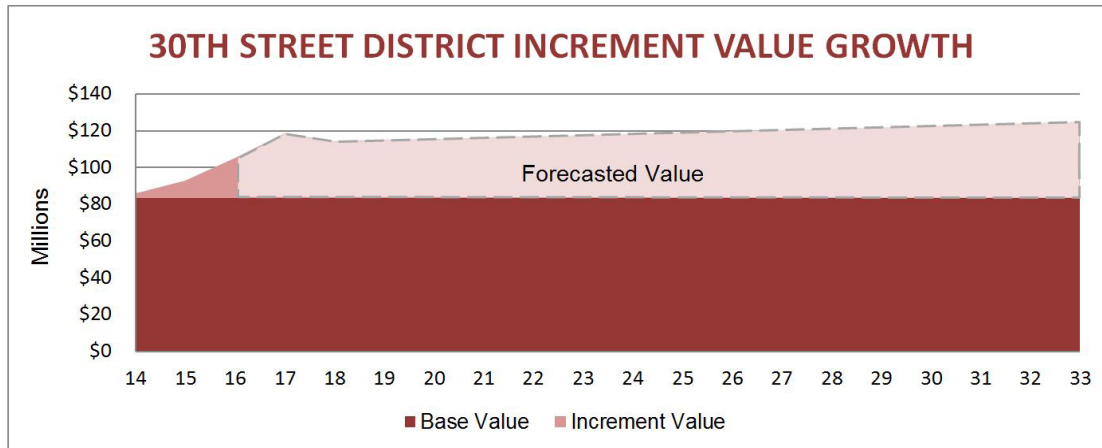


The 30th Street District, also known as the West End, established in 2014, is the newest district in downtown Boise. The 30th Street master plan envisions the district as a premiere urban place celebrating its unique location between the Boise River corridor and downtown Boise. It includes attractive neighborhoods and vibrant mixed-use activity centers serving local residents, the community and the region. The area serves as a gateway to downtown, welcomes visitors and has a unique identity and strong sense of place where people and businesses thrive.

Recent and ongoing improvements in the district include the Whitewater Park, Esther Simplot Park, Whitewater Park Boulevard, 27th Street road diet, a new surgical office building, and a proposed College of Western Idaho campus.

### FAST FACTS

- 249 acres
- Established: 2014
- District Ends: 2033
- Base Value: \$81 Million
- 2016 Total Value: \$114 Million
- 2017 TIF Revenue: \$0.5 Million



NOTE: Anticipated value growth from upcoming private development is not yet included in forecast. See 30th Street Area "Special Projects" for a list of planned future developments.





# 30TH STREET DISTRICT PROJECTS



30TH STREET DISTRICT FY		FY2017	FY2018	FY2019	FY2020	FY2021	STATUS
Estimated Resources		\$ 390,000	\$ 300,000	\$ 375,000	\$ 400,000	\$ 400,000	
<b>INFRASTRUCTURE</b>							
1	Capital Improvements General	75,000	200,000	275,000	300,000	300,000	Tentative
2	Wayfinding Project Installation	50,000					Designated
3	Main Fairview Improvements TBD						
<b>PLACEMAKING</b>							
4	Downtown Urban Parks Plan / Development Catalyst (TBD)						Tentative
5	T1 Participation: Streetscape Grants (Not yet awarded)						Tentative
6	T1 Participation: Streetscape Grants (Clairvoyant Brewing Company)	65,000					Designated
<b>TRANSIT</b>							
7	Downtown Circulator Preliminary Engineering						Tentative
<b>SPECIAL PROJECTS</b>							
9	Development Projects General	50,000	100,000	100,000	100,000	100,000	Tentative
10	T1 Participation: 32nd & Moore	150,000					Tentative
11	27th & Stewart (TBD)						Tentative
12	6.5 Acres on Whitewater Park & Main (TBD)						Tentative
13	2.5 Acres on 24th & Fairview (TBD)						Tentative
14	10.5 Acres on 27th & Fairview (TBD)						Tentative
15	10 Acres College of Western Idaho Boise Campus (TBD)						Tentative
Estimated Expenses		\$ 390,000	\$ 300,000	\$ 375,000	\$ 400,000	\$ 400,000	

Status Definitions

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- Participation Projects / Development Agreements**
- Parking Participation
  - Type 1 Participation Project: Streetscape Grant
  - Type 2 Participation Project: General Assistance
  - Type 3 Participation Project: Transformative Assistance
  - Type 4 Participation Project: Public-Private Coordination
  - Type 5 Participation Project: Property Disposition (CCDC - Owned)
  - Pending 30th Street Area (West End) Developments

- Placemaking & Streetscape Projects**
- 2017
  - 2018
  - 2019
  - 2020
  - 2021

- Infrastructure Projects**
- 2017 2-way Street Conversion (pending ACHD Approval)
  - 2017 Alley Improvements (utility undergrounding)
  - 2019 Protected Bike Lanes
  - 2019 Alley Improvements (utility undergrounding)
  - 2020 Alley Improvements (utility undergrounding)

## Project Specs:

- Total Construction Budget: \$5.9 Million
- Substantial Completion: Late 2016
- District Location: Central

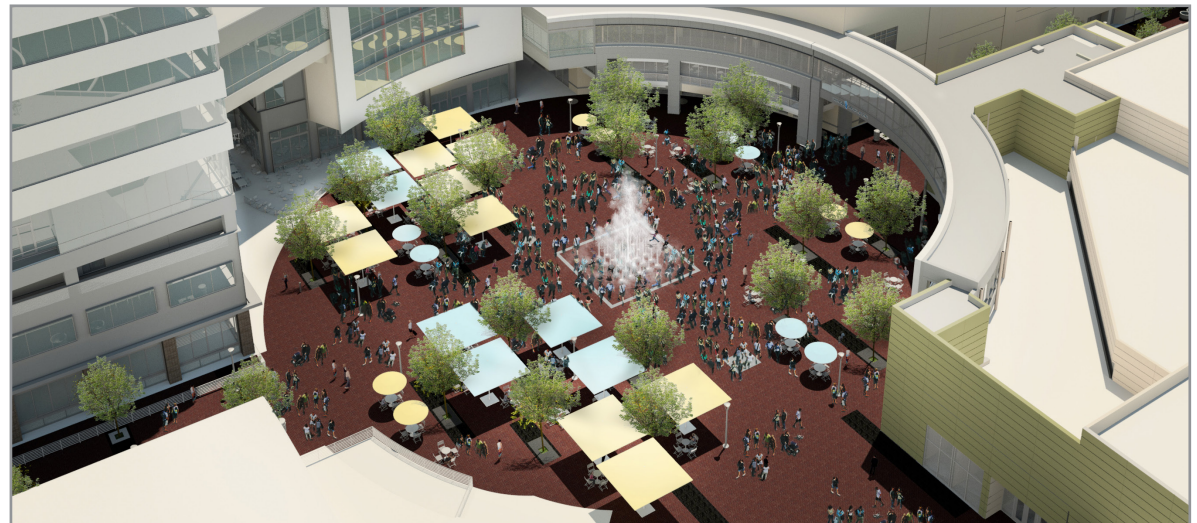
## Major Improvements:

- A new interactive fountain with more jets, added lights, and programmed features
- New brick pavers
  - Re-engraved 1986 personalized bricks
  - New personalized bricks
- New lighting and sound system
- New trees to replace trees in decline
- Green stormwater infrastructure
- Added tables and chairs
- Public restrooms with attendant booth
- Improved performance stage
- Free Wi-Fi

The Grove Plaza has become Boise's most vibrant downtown public space. During the day children play in the fountain, while adults read or enjoy lunch. Sometimes, you may find you are the only person in the whole plaza, while in the evenings you can enjoy a concert with thousands of others. The Grove Plaza hosts a variety of events including a summer concert series, Alive After Five, and the Capital City Public Market on Saturdays. This public plaza has leveraged tens of millions of dollars in private development over the years. The most recent building constructed is City Center Plaza, a mixed use development with over \$70 million of new investment.

A portion of The Grove Plaza was closed in summer 2015 to accommodate the construction of the adjacent City Center Plaza project which includes a regional transit hub below grade (Main Street Station). In November 2014, CCDC began an outreach campaign to gather input on The Grove Plaza renovation. Property owner meetings were held and a public survey was conducted to find out which kind of improvements Boise residents would like to see in the next generation of the plaza. Using this input, CCDC with design help from the local Boise firm, CSHQA, and the Portland-based firm, Zimmer Gunsel Frasca (ZGF), prepared exciting plans for the renovation.

CCDC is performing construction in conjunction with the other major construction projects on The Grove Plaza including the City Center Plaza building, Main Street Station, and the Boise Centre expansion. In May 2016, CCDC with McAlvain Construction as the construction manager / general contractor began construction. The renovation of the central plaza is scheduled to be finished by late 2016. Similar to 1986, CCDC is re-energizing The Grove Plaza: Brick by Brick program. You can buy a brick engraved with your own name or personal message to support The Grove Plaza renovations.





## Project Specs:

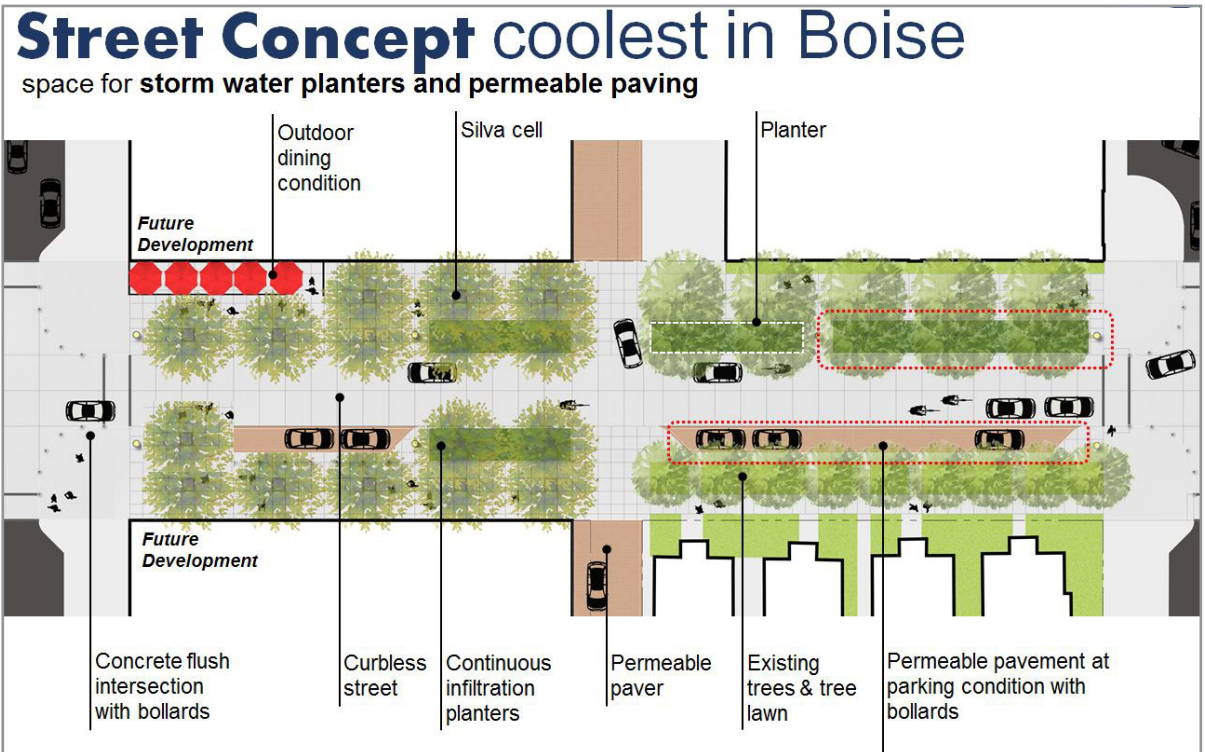
- Total Budget: \$5.8 Million (Broad Street only)
- Completion Estimate: Summer 2017
- District Location: River Myrtle
- Total LIV District Budget: \$10.3 Million

## Key Components:

- Reconstruction of Broad Street with creative design and streetscape amenities (lights, benches, trees/planters, permeable pavers, green storm water infrastructure, etc.)
- Extension of the geothermal system down Broad Street and into the injection well at Julia Davis Park
- Additional Fiber Optic resources
- Use of innovative storm water solutions
- Construct new pedestrian entrance into Julia Davis Park at 5th Street

The City of Boise has created a vision for the area which it calls “The Central Addition LIV District.” Inspired by an initiative known as ‘eco-districts,’ the LIV District is a neighborhood development strategy structured on the principals of sustainable development, operations, and Boise’s LIV culture – Lasting, Innovative, and Vibrant. The LIV District is a sub-district of the neighborhood platted as the Central Addition, and the high level view is to create an efficient, functioning, and sustainable neighborhood in Boise’s downtown.

In cooperation with the City of Boise and ACHD, CCDC will participate in the 2016 LIV District plan through a variety of place making improvements and infrastructure enhancements to Broad Street, the district’s primary arterial road. CCDC has contracted with ZGF for conceptual design work, Jensen Belts Associates for construction drawings and permitting, and Guho Corporation to be the Construction Manager/ General Contractor. CCDC looks forward to contributing to this effort, making the area a catalyst for economic development and downtown reinvestment by private entities



## Project Specs:

- Total Budget: \$6 million, leveraging approximately \$57 million in private investment
- Completion Estimate: 2019 (all phases); units are expected to become available for all three projects in 2017
- District Location: River Myrtle and Westside

## Key Components:

- Participating in 3 housing developments
  - 620 S. 9th St. - The Afton
  - 1401 W. Idaho St. - Watercooler Building
  - 5th and Broad St. - The Roost
- 620 9th St. and 1401 Idaho St. are CCDC owned properties conveyed to property owners after competitive selection
- 5th and Broad will receive funding for a parking structure built as part of the housing development

Housing brings needed vitality to downtown, supports the development of a strong and diverse retail presence, provides rental and ownership options to attract and retain downtown workers, reduces auto-dependent commute trips, and strengthens the tax base. CCDC commissioned a study in April 2015 to assist the organization and policy makers in better understanding the downtown Boise housing environment. The study identified barriers to development, best practices for encouraging development, and provided recommendations for CCDC housing initiatives over the next 5 years.

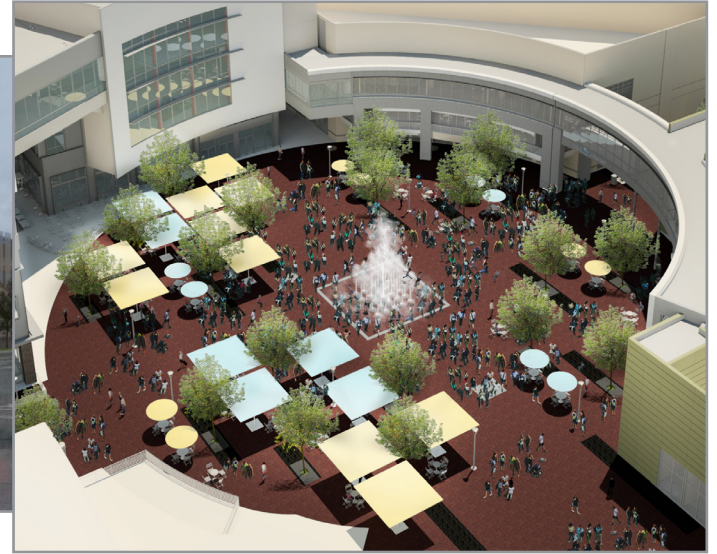
One of the ways CCDC can encourage housing development is by conveying CCDC owned properties to private developers for a price that reduces the land basis, making development more feasible for private investment. In order to receive this competitively-priced land, a private developer must comply with a stringent set of priorities CCDC establishes in the RFP. After staff and board review, CCDC awards an Exclusive Right to Negotiate (ERN) to the developer that best understands and fulfills CCDC's vision for the property.

CCDC conveyed ownership of a portion of its property located at 620 S. 9th Street in October 2015. RMH Development won the ERN by successfully including the elements CCDC proposal required. RMH plans include creating a mixed use development called The Afton, which has over 5000 square feet of retail space and 25 residential condominium units in phase one and an additional 39 residential condominiums in phase 2.

1401 West Idaho Street, commonly known as the Watercooler building, was conveyed to LocalConstruct in May 2016. An Exclusive Right to Negotiate was awarded to LocalConstruct in June 2015 after a competitive proposal process. The developer's plans for the building include 32 market rate apartments, 7 live work units, 1,450 square feet of retail space, and a pocket park.

Another crucial way in which CCDC can assist in residential development is through funding public parking, which creates shared efficiencies between private and public needs. LocalConstruct plans to build an apartment building with 152 for rent apartments in the Central Addition LIV District. CCDC will be participating in this development by purchasing and operating the parking structure built by LocalConstruct, but available to be used by the public at large.





## 5-YEAR CAPITAL IMPROVEMENT PLAN FISCAL YEAR 2017-2021

