



**COLLABORATE. CREATE. DEVELOP. COMPLETE.**

# Board of Commissioners

**Regular Meeting  
February 13, 2017**

# AGENDA

## I. Call to Order

Chairman Hale

## II. Agenda Changes

Chairman Hale

## III. Consent Agenda

### A. Expenses

1. Approval of Paid Invoice Report – January 2017

### B. Minutes & Reports

1. Approval of Meeting Minutes from January 9, 2016

### C. Other

1. Resolution 1479 Endorsing the State Street Transit Corridor Implementation Coordination MOU *[no fiscal obligation; Board Reviewed 01/09/2017]*
2. Resolution 1480 Approving the Amendment to Article 1, Section 1.1 of the Amended and Restated Condo Declaration for Capital Terrace Condominiums

# AGENDA

3. Resolution 1481 Approving the 2017 License Agreement with Capital City Public Market, 1 Inc.
4. Resolution 1482 Approving T4 Agreement for City of Boise City Hall Plaza Renovation *[For City Hall Renovation NTE \$1,225,000; For Capitol Blvd. Improvements NTE \$80,000, Board Reviewed 01/09/2017]*
5. Resolution 1484 Approving Termination and Release of DDA and Deed Exceptions for Capitol Terrace Condominiums

## IV. Action Items

- A. CONSIDER: Election of Officers, Approval of Executive Committee Charge, Designation of Executive Committee Members, Designation of Secretary Pro Tempore  
.....Chairman Hale (10 minutes)
- B. CONSIDER: Annual Independent Audit and Financial Report for FY 2016  
.....Kevin Smith, Eide Bailly (10 minutes)
- C. CONSIDER: Resolution 1483 Authorizing Finance Team to negotiate approximately \$13 million RMOB District Redevelopment Bonds, Series 2017, to provide for public notice, and to develop documents for April Board meeting .....Ross Borden (10 minutes)

# AGENDA

3. Resolution 1481 Approving the 2017 License Agreement with Capital City Public Market, 1 Inc.
4. Resolution 1482 Approving T4 Agreement for City of Boise City Hall Plaza Renovation *[For City Hall Renovation NTE \$1,225,000; For Capitol Blvd. Improvements NTE \$80,000, Board Reviewed 01/09/2017]*
5. Resolution 1484 Approving Termination and Release of DDA and Deed Exceptions for Capitol Terrace Condominiums

## IV. Action Items

- A. CONSIDER: Election of Officers, Approval of Executive Committee Charge, Designation of Executive Committee Members, Designation of Secretary Pro Tempore  
.....Chairman Hale (10 minutes)
- B. CONSIDER: Annual Independent Audit and Financial Report for FY 2016  
.....Kevin Smith, Eide Bailly (10 minutes)
- C. CONSIDER: Resolution 1483 Authorizing Finance Team to negotiate approximately \$13 million RMOB District Redevelopment Bonds, Series 2017, to provide for public notice, and to develop documents for April Board meeting .....Ross Borden (10 minutes)

CONSIDER: Election of Officers, Approval of Executive Committee Charge, Designation of Executive Committee members, Designation of Secretary Pro Tempore

Chairman Hale

# AGENDA

3. Resolution 1481 Approving the 2017 License Agreement with Capital City Public Market, 1 Inc.
4. Resolution 1482 Approving T4 Agreement for City of Boise City Hall Plaza Renovation *[For City Hall Renovation NTE \$1,225,000; For Capitol Blvd. Improvements NTE \$80,000, Board Reviewed 01/09/2017]*
5. Resolution 1484 Approving Termination and Release of DDA and Deed Exceptions for Capitol Terrace Condominiums

## IV. Action Items

- A. CONSIDER: Election of Officers, Approval of Executive Committee Charge, Designation of Executive Committee Members, Designation of Secretary Pro Tempore  
.....Chairman Hale (10 minutes)
- B. CONSIDER: Annual Independent Audit and Financial Report for FY 2016  
.....Kevin Smith, Eide Bailly (10 minutes)
- C. CONSIDER: Resolution 1483 Authorizing Finance Team to negotiate approximately \$13 million RMOB District Redevelopment Bonds, Series 2017, to provide for public notice, and to develop documents for April Board meeting .....Ross Borden (10 minutes)

# CONSIDER: Annual Independent Audit & Financial Report for FY2016

Kevin Smith  
Audit Partner  
Eide Bailly, LLP

# AGENDA

3. Resolution 1481 Approving the 2017 License Agreement with Capital City Public Market, 1 Inc.
4. Resolution 1482 Approving T4 Agreement for City of Boise City Hall Plaza Renovation *[For City Hall Renovation NTE \$1,225,000; For Capitol Blvd. Improvements NTE \$80,000, Board Reviewed 01/09/2017]*
5. Resolution 1484 Approving Termination and Release of DDA and Deed Exceptions for Capitol Terrace Condominiums

## IV. Action Items

- A. CONSIDER: Election of Officers, Approval of Executive Committee Charge, Designation of Executive Committee Members, Designation of Secretary Pro Tempore  
.....Chairman Hale (10 minutes)
- B. CONSIDER: Annual Independent Audit and Financial Report for FY 2016  
.....Kevin Smith, Eide Bailly (10 minutes)
- C. CONSIDER: Resolution 1483 Authorizing Finance Team to negotiate approximately \$13 million RMOB District Redevelopment Bonds, Series 2017, to provide for public notice, and to develop documents for April Board meeting .....Ross Borden (10 minutes)



# CONSIDER: Resolution 1483 – \$13M RMOB Financing

Ross Borden  
Finance Director

# Resolution 1483 – \$13M RMOB Financing

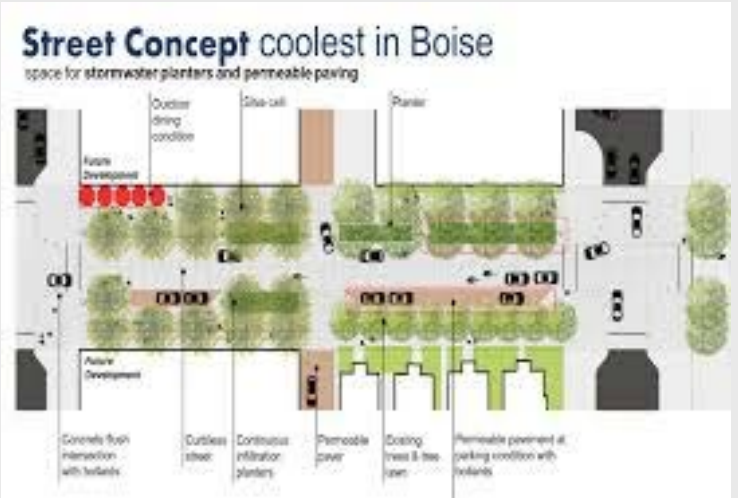
## FY 2017 Budget - Financings

PROJECT	URD	AMOUNT
1. Pioneer Crossing – Parking Condo 2. The Fowler – Parking Condo 3. Broad Street / LIV District	RMOB	\$13.0 million
Parking Garage and Mixed Use (TBD)	WESTSIDE	\$10.2 million
	Total	\$23.2 million

# Resolution 1483 – \$13M RMOB Financing

## Uses

PROJECT	AMOUNT
1. PARKING CONDO – Pioneer Crossing 250 of 650 spaces	\$5.4 million
2. PARKING CONDO – The Fowler 89 of 189 spaces	\$2.6 million
3. Broad Street / LIV District / Central Addition <ul style="list-style-type: none"><li>Streetscapes &amp; Infrastructure: \$4.2M</li><li>PP T4: Geothermal \$ 500k</li><li>Fiber Optic \$ 210K</li></ul>	\$4.9 million
Includes Cost of Issuance	<b>\$13.0 million</b>



# Resolution 1483 – \$13M RMOB Financing

## Request for Proposals

Bank	Proposal	Recommend
1. Bank of America	✓	
2. Banner Bank		
3. Bank of the Cascades	✓	
4. Columbia Bank		
5. DL Evans Bank	✓	
6. Mountain West Bank	✓	
7. US Bank	✓	
8. Washington Federal	✓	
9. Wells Fargo		
10. Zions Bank	✓	

### Evaluation Criteria

- Interest Rate
- Fees
- Callable
- Covenants
- References

**Recommended**

Alternate

# Resolution 1483 – \$13M RMOB Financing

## Source

### Zions Bank - Recommended

- Interest Rate: 2.6% (est)
  - Lockable up to 60 days prior to closing
  - **Tax Exempt / Taxable**
- No Fees
- Callable with 30 days notice
  - @ Par with accrued interest
- References
  - Twin Falls URA re Chobani
  - Boise city
- Covenants
  1. Additional Debt
  2. Sale of Assets
    - Including parking garages
  3. Amending URD Plan
- Security: Parity Pledge
  1. RMOB Tax Increment Revenue
  2. Net Parking Revenue

# Resolution 1483 – \$13M RMOB Financing

## Debt Service

### Zions Bank - Recommended

- Interest Rate: 2.6% (est)
- Term: FY 2017 – 24  
8 Principal payments
- Principal: \$13.0 million
- Interest: \$ 1.4 million
- Debt Service \$ 1.8 million

### Bank of America - Alternate

# Resolution 1483 – \$13M RMOB Financing

## Timeline

ACTION	DATE
Adopt FY 2017 Budget	August 2016
Reso 1469 – IRS Official Intent	Nov 2016
Solicit Bank Proposals	Dec 2016 – Jan 2017
Reso 1483 - Authorization to Negotiate	February 2017
Notify public and debt holders	March 2017
Adopt Bond Resolution	April 2017
Close Financing	May 2017
Broad Street	June
The Fowler – Parking Condo	July
Pioneer Crossing – Parking Condo	October

# Resolution 1483 – \$13M RMOB Financing

## Action Requested

### Adopt Resolution 1483

1. Authorize negotiations with Zions Bank (Exhibit A)
2. Designate Bank of America as alternate
3. Authorize public notices (Exhibit B)
  1. Negotiated Private Bond Sale
  2. Bond Purchase Agreement
  3. Bond Resolution

Next for Board: April - Consider Bond Resolution

## Questions?



# Resolution 1483 – \$13M RMOB Financing

## Suggested Motion

I move to...

- Adopt Resolution 1483 authorizing the Finance Director in consultation with the Agency's financial advisor, bond counsel and counsel to negotiate formal terms with Zions Bank and develop financing documents for approximately \$13 million in Redevelopment Bonds, Series 2017, for Board consideration at its April 10, 2017 Regular meeting.
- Designate Bank of America as the alternate bank.
- Authorize publication of
  - Notice of Negotiated Bond Sale
  - Notice of Bond Purchase Agreement
  - Notice of Bond Resolution.

*End*

# Resolution 1483 – \$13M RMOB Financing

## Debt Service

@ 2.6% (*estimate*):

	<u>Principal</u>	<u>Interest</u>
• FY17:	\$ 500,000	+ \$ 103,300
• FY18:	\$ 1,650,000	+ \$ 325,000
• FY19:	\$ 1,695,000	+ \$ 282,100
• FY20:	\$ 1,740,000	+ \$ 238,000
• FY21:	\$ 1,785,000	+ \$ 192,800
• FY22:	\$ 1,830,000	+ \$ 146,400
• FY23:	\$ 1,875,000	+ \$ 98,800
• <u>FY24:</u>	<u>\$ 1,925,000</u>	<u>+ \$ 50,100</u>
• Total:	\$13,000,000	+ \$1,436,400

# Resolution 1483 – \$13M RMOB Financing

## Debt Service – from October Operations Report

### Average Annual Debt Service - FY 2017 - 10/1/16

	Central District	River-Myrtle / Old Boise District				GRAND TOTAL
	Series 2015	Series 2010 B-1	Series 2010 C	Series 2011 B	Ave A AHA*	
Principal	\$ 2,250,000	\$ 698,125	\$ 206,250	\$ 1,128,125	\$ 170,000	\$ 4,452,500
Interest	\$ 60,075	\$ 140,011	\$ 41,774	\$ 254,125	\$ -	\$ 495,985
<b>Total</b>	<b>\$ 2,310,075</b>	<b>\$ 838,136</b>	<b>\$ 248,024</b>	<b>\$ 1,382,250</b>	<b>\$ 170,000</b>	<b>\$ 4,948,485</b>
Debt Retired Years Remaining	FY 2018 2	FY 2024 8	FY 2024 8	FY 2024 8	FY 2024 8	

\* Not debt; subsidized housing payment.

# Resolution 1483 – \$13M RMOB Financing

## Debt Service – from October Operations Report

	Series 2015	Series 2010 B-1	2010 C BC/ACHA Note	2011 B BC/ACHA Note	Ave A AHA Subsidized Housing Payment
URD	Central	RM/OB	RM/OB	RM/OB	RM/OB
Lender	BofA-ML	BofA-ML	BofA-ML	BofA-ML	Not Debt
Interest Rate	1.78%	4.25%	4.29%	4.75%	---
Fixed/Var	Fixed	Fixed	Fixed	Fixed	---
Tax/Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt (AMT)	---
Purpose	Portions of Grove Plaza 2.0 City Hall Plaza MMC local match	Refunding 2004A: Myrtle Street garage 86.2% public parking; misc BODO streetscapes, redeem BANS	Refunding 2002C: Civic Plaza housing, Ave A East garage 17% parking spaces & Ave A West 44 Spaces	Refunding 2002B: Civic Plaza housing, Ave A East Garage 83%. "Parking Lease & Joint Use Base Rent Payments"	Support of 2002A IHA \$170,000/yr
Source of Payment	Central tax increment revenue and net Parking revenue.	RM/OB tax increment revenue and net Parking revenue.	RM/OB tax increment revenue and net Parking revenue.	RM/OB tax increment revenue and net Parking revenue.	
Principal Date	10/1/2015	9/1/2005	9/1/2005	9/1/2012	---
Term (years)	3	19	19	12	---
Pay Off	FY18	FY24	FY24	FY24	FY24
Principal	\$ 5,000,000	\$ 7,480,000	\$ 2,540,000	\$ 12,865,000	---
Total Interest	\$ 201,733	\$ 2,891,554	\$ 878,551	\$ 4,724,558	N/A
Principal Balance (10/1/16)	\$ 4,500,000	\$ 5,585,000	\$ 1,650,000	\$ 9,025,000	\$ 1,360,000

# Resolution 1483 – \$13M RMOB Financing

## RM/OB Financing – Step 1

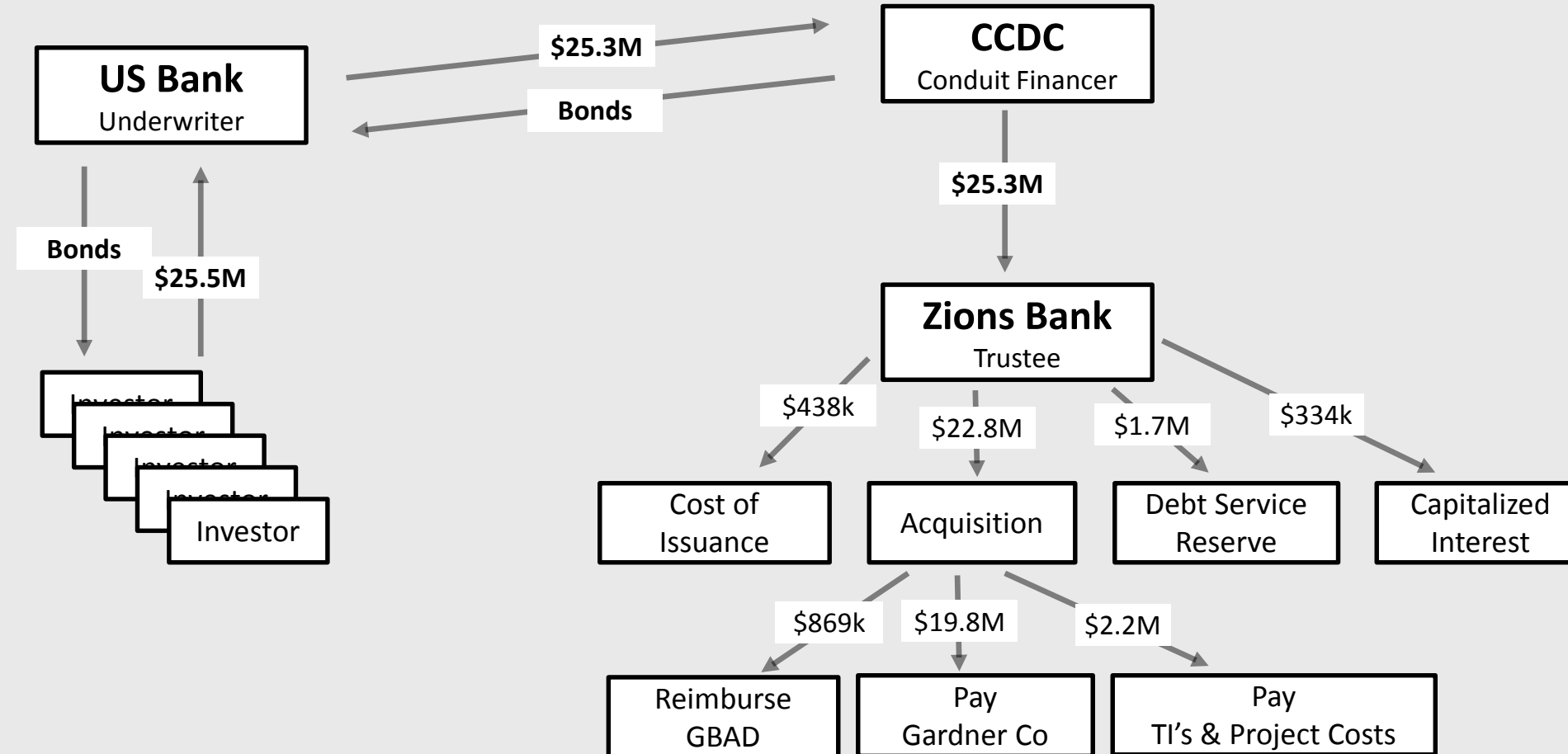
### Notify IRS of intention to reimburse from tax exempt bond proceeds

- Broad Street underway – eligible for reimbursement.
  - Expenses 60 days prior – back to Sept 15.
- Parking Condo Purchases – no expenses yet incurred.
  - The Fowler                      June 2017
  - Pioneer Crossing              Oct 2017

### Why \$15M in Resolution rather than \$13M in Budget?

- Flexibility should more RMOB projects be added to the financing package.
  - Not anticipated
- Creates no obligation to borrow \$15 million.

# Bond Funds Flow



# AGENDA

## IV. Information/Discussion Items

- A. Trailhead Report.....Raino Zoller (10 minutes)
- B. Operations Report.....John Brunelle (10 minutes)

## V. Executive Session

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

## VI. Adjourn



# Trailhead Report

## Raino Zoller Trailhead





# CCDC Annual Update

February 13, 2017

Raino Zoller  
Executive Director



START SOMETHING



# AGENDA

- About Trailhead
- 2016 Progress
- 2016 Highlights
  - Challenge Cup
  - START Series – Entrepreneurial Foundations
  - Trailhead Code School
  - Trailhead North
- Q&A



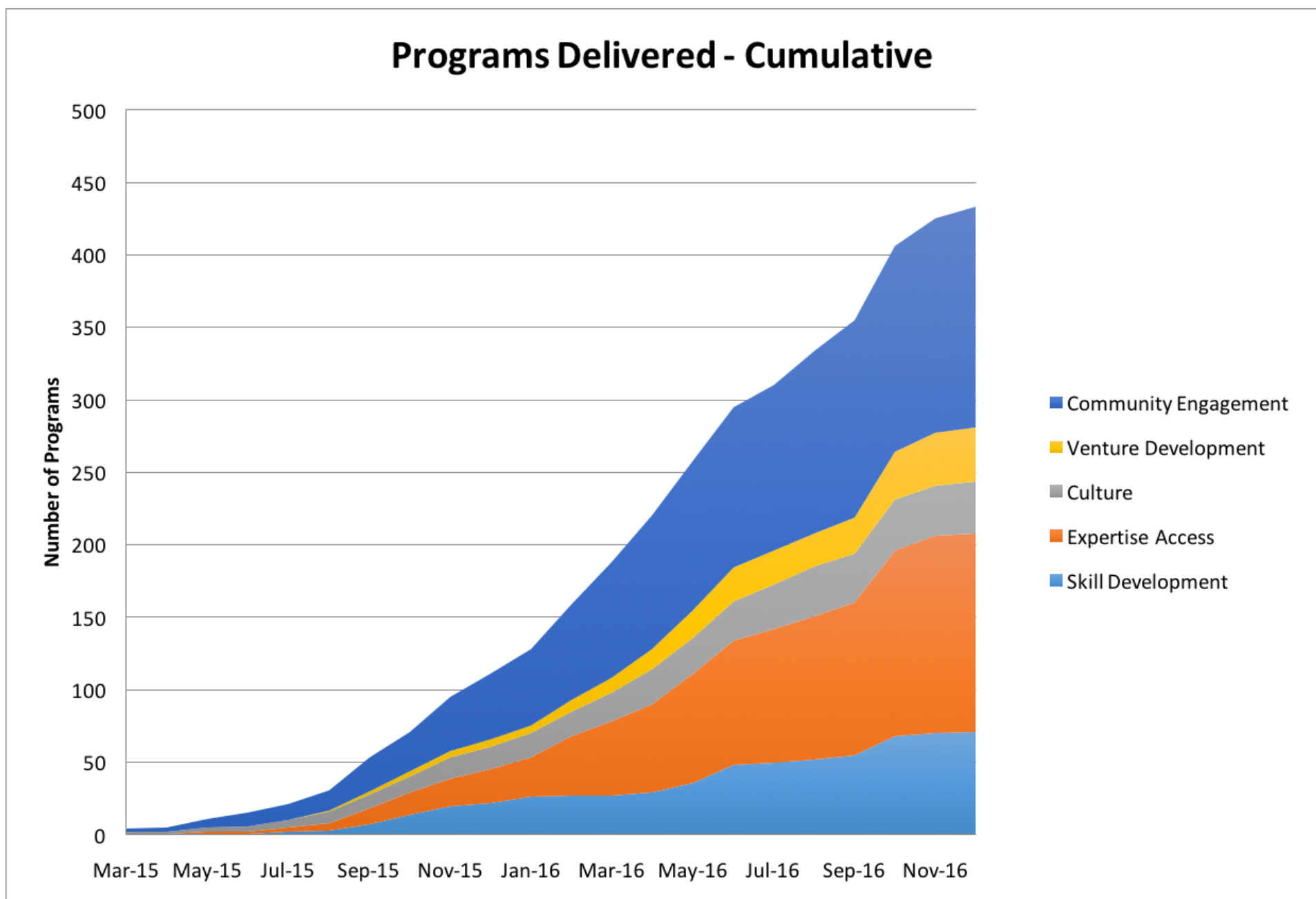
# TRAILHEAD BOISE

**Trailhead helps  
start and scale  
businesses,  
nonprofits, and  
other high-  
impact projects.**

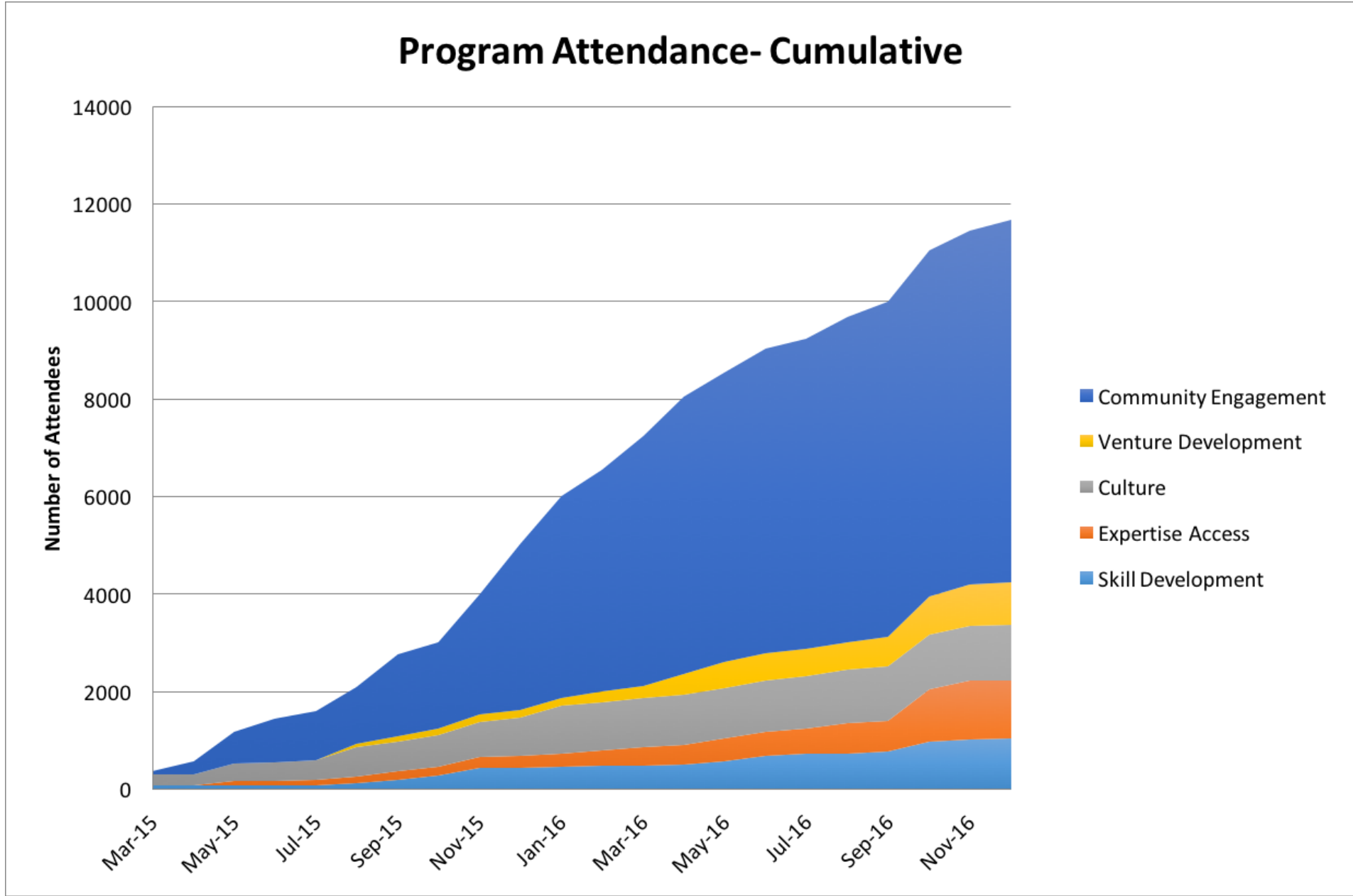
# In 2016...

- **Programming & Events**
  - Hosted *322 events (+190%)* attended by *6,600 people (+32%)*.
  - Started new Programs including Founders Forum, Million Cups, and Watch & Learn.
  - **Inaugural Startup Week** Hosted 30 events with 700+ attendees
- **Mentorship & Access to Expertise**
  - **Expertise Access:** 114 sessions vs 23 (+400%)
  - **Participants** 953 vs 250 (+280%)
- **Membership**
  - Grew membership 80% to 380 (as of January 2017)
  - Opened **Trailhead North** – providing space & resources for our faster growing startups
- **Developing Talent**
  - Initiated START Series – Trailhead's signature Entrepreneurial Foundations course
  - Launched Trailhead Code School to help fill software programming talent pipeline

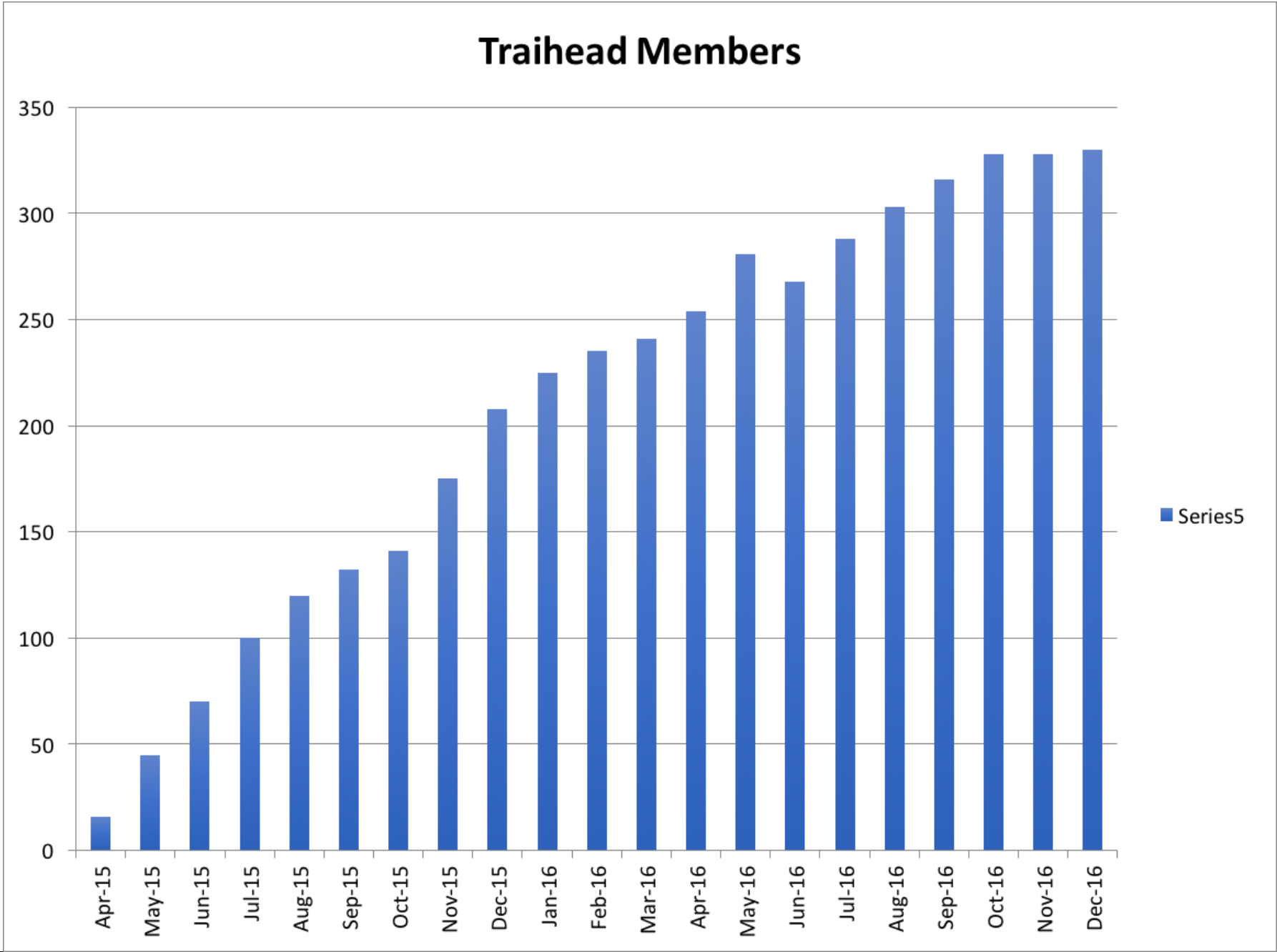
# Programs Delivered



# Program Attendance

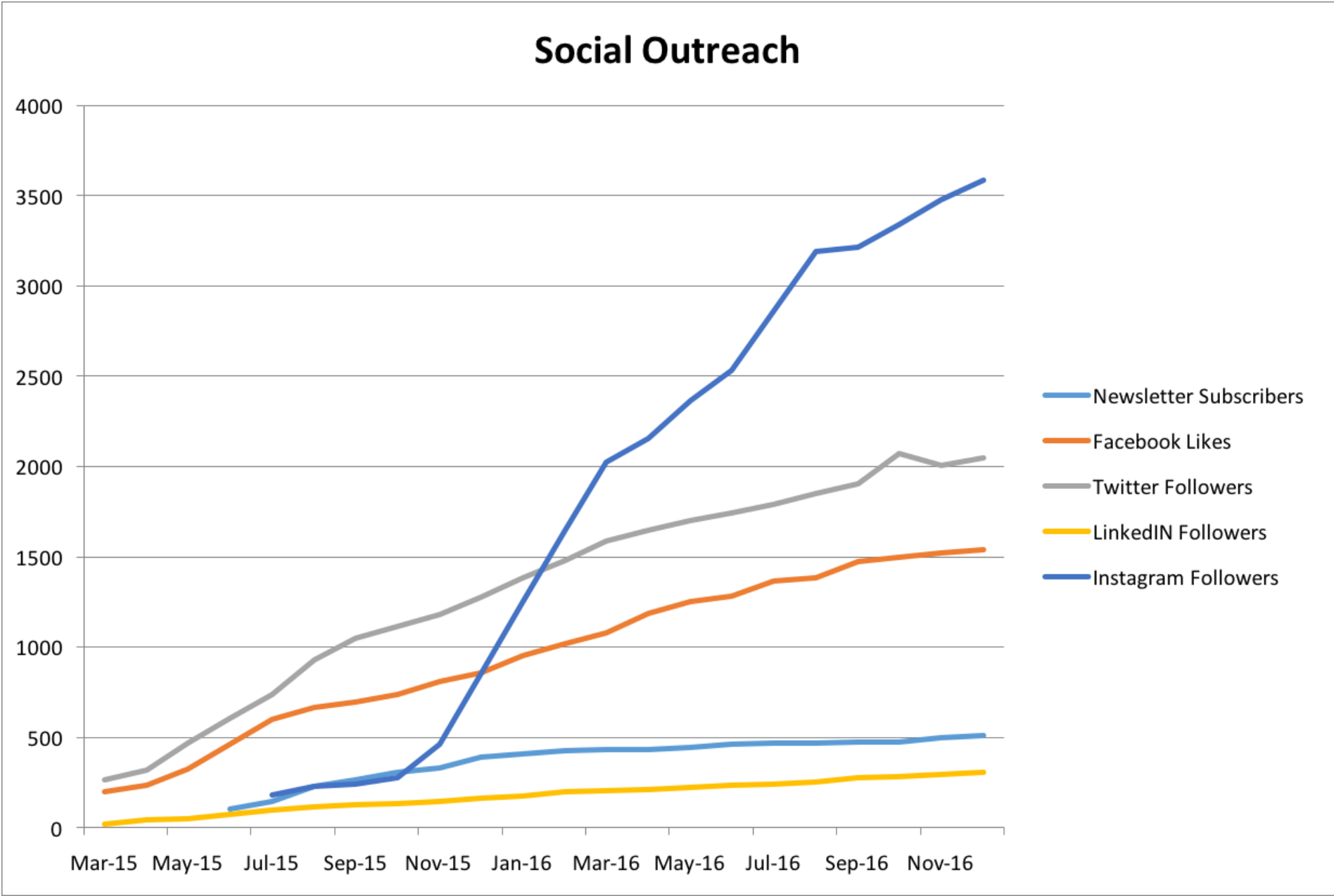


# Trailhead Membership





# Social Outreach



# 2016 Highlights

- Challenge Cup
- START Series
- Code School
- Trailhead NORTH

# Challenge Cup 2016



- Worldwide Startup Competition
- \$1 MM in prize money & investment
- Exposure to mentors, connectors & investors

## RESULTS

- 40 Statewide applicants
- 20 Competitors
- GenZ Technologies made it to Finals in Washington DC!

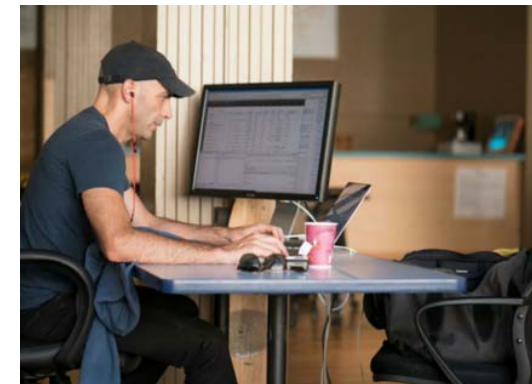
# START

## Trailhead's Entrepreneurial Foundations Series



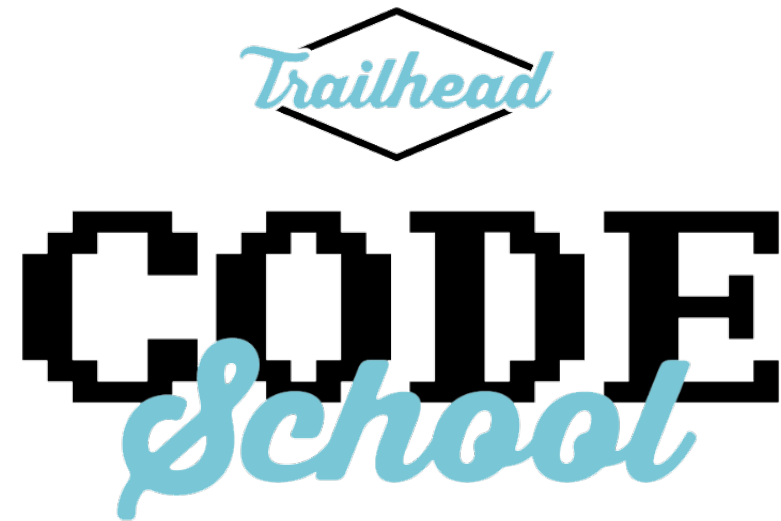
**Idea, Set, GO (3-weeks)** workshop designed to take participants through the idea validation process and entrepreneurial mindset.

**Startup Now (8 weeks)** customer discovery – define Minimum Viable Product and prepare company pitch for public presentation



**(Future)**

**START (12 weeks)** post-launch mini-accelerator program.



Opportunity: Software programming talent is one of the biggest impediments to job growth in the valley

- 1,000+ Unfilled programming jobs in Treasure Valley
- Problem for companies large & small
- **GOAL: Help grow local talent to fill these positions**

Progress to-date:

- Grants from JKAF to help launch initiative
- Piloted two 12-week bootcamps
- Launched intro Web Dev courses in January



# Trailhead NORTH



- Designed for Trailhead members who need space to focus and grow
  - Private offices and dedicated desks
  - Closed-door meeting rooms for in-person meetings or conference calls
- Startups Include:
  - **Smart Family** – Happy Family Founder
  - **Natural Intelligence** – Micron spin-off making AI semiconductors
  - **ReplyPro** – Reputation management Software company – BSU Venture College Roots
- ***Home of Trailhead Code School***

**Open House Thursday March 2!**

# Trailhead Board of Directors

- Nic Miller - Board President (City of Boise)
- John Hale - Treasurer (founder, CCDC)
- Bob Dean – Secretary (Gemstone Capital LLC)
- Karen Meyer (founder)
- Faisal Shah (founder)
- Jason Crawforth (founder)
- Gordon Jones (Boise State University – CID)
- Mike Sadler (Micron)
- Eileen Barber (Keynetics / Kount)
- Melanie Rubocki –Legal Counsel (Perkins Coie)

# Questions...



# AGENDA

## IV. Information/Discussion Items

- A. Trailhead Report.....Raino Zoller (10 minutes)
- B. Operations Report.....John Brunelle (10 minutes)

## V. Executive Session

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

## VI. Adjourn

# Operations Report

John Brunelle  
CCDC Executive Director

# Thank you Commissioner Pearson!

STACY PEARSON  
THANK YOU FOR  
LEADING CCDC!



**CAPITAL CITY**  
DEVELOPMENT CORP

# AGENDA

## IV. Information/Discussion Items

- A. Trailhead Report.....Raino Zoller (10 minutes)
- B. Operations Report.....John Brunelle (10 minutes)

## V. Executive Session

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

## VI. Adjourn

# EXECUTIVE SESSION

# ADJOURN

