



ADOPTED
8/24/2016

AGENDA BILL

Agenda Subject: FY 2017 Original Budget	Date: August 24, 2016
Staff Contact: Ross Borden, Finance Director	Attachments: 1. Resolution 1459 2. FY 2017 Original Budget 3. Exhibit A: FY 2017 Original Budget
Action Requested: 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
FY 2017 Original Budget	<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 11th & 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 5th & 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 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 9th 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 8th & 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 9th 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 11th & 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 10th 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 11th 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 (“30th 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 30th 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

ADOPTED

8/24/2016



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 11th & 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 5th & 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.

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EXPENDITURES

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.
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 - 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 9th project (The Afton) after the completion of Phase I.
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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).
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- **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.

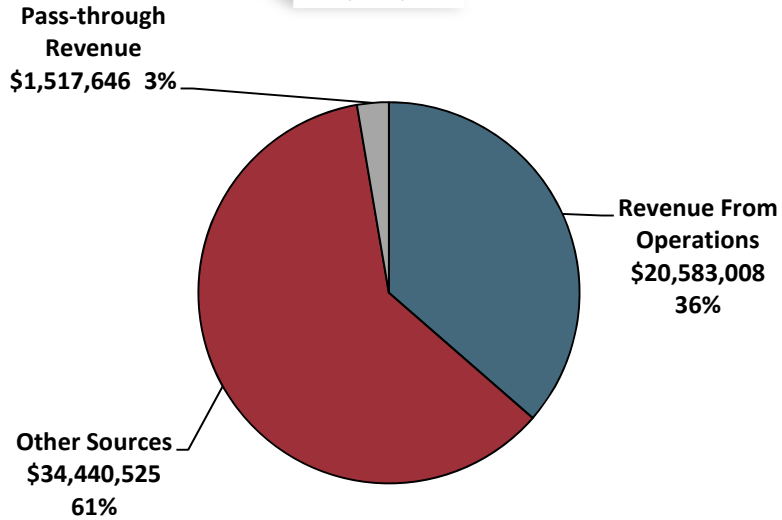
Pass-Through Revenue & Expense. Revenue of \$1.6 million for the first Pass-Through debt service payment from the GBAD to CCDC to Trustee Zions Bank to begin paying off the twenty year lease revenue bonds for the GBAD's convention center expansion facilities. The new facilities are located in the City 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.



FY 2017 ORIGINAL Budget

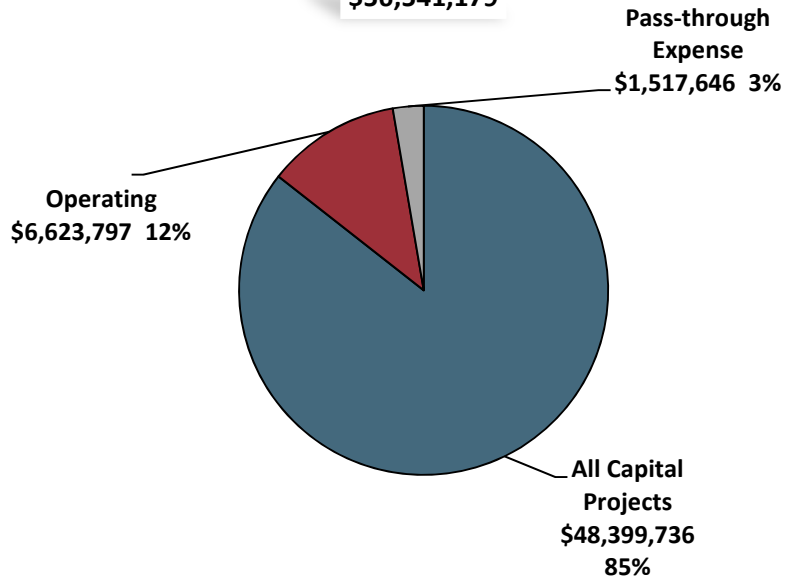
Sources

\$56,541,179



Uses

\$56,541,179

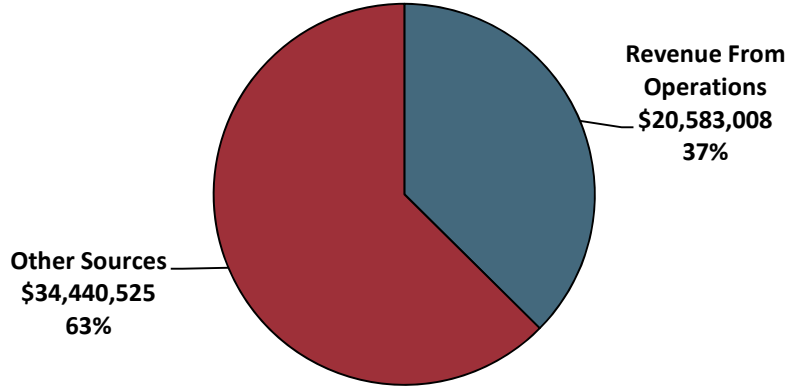




FY 2017 ORIGINAL Operating Budget

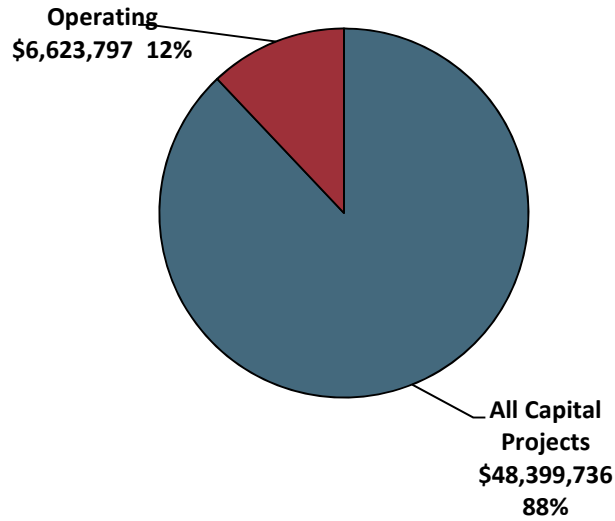
Sources

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



Uses

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



ADOPTED
8/24/2016

CCDC FY 2017 ORIGINAL BUDGET REVENUE SUMMARY	2016 AMENDED	2017 ORIGINAL	Change
Revenue from Operations			
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	19,241,701	20,583,008	1,341,307
Other Sources			
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	3,343,309	34,440,525	31,097,216
Subtotal - Revenue from Operations	22,585,010	55,023,533	32,438,523
Pass-Through Revenue			
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	23,765,600	1,517,646	(22,247,954)
TOTAL REVENUE	46,350,610	56,541,179	10,190,569

CCDC FY 2017 ORIGINAL BUDGET EXPENSE SUMMARY	2016 AMENDED	2017 ORIGINAL	Change
Operating Expense			
* 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	6,021,518	6,623,797	602,279
Debt Service & Contractual Obligations			
* Parking Garage Debt Service/Contractual Obligations.....	5,898,587	7,276,936	1,378,349
Capital Outlay			
* 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	10,664,905	41,122,800	30,457,895
Subtotal - Expenses for Operations	22,585,010	55,023,533	32,438,523
Pass-Through Expense			
GBAD Expansion Financing.....	23,373,522	1,112,694	(22,260,828)
Courthouse Corridor Financing.....	392,078	404,952	12,874
Subtotal	23,765,600	1,517,646	(22,247,954)
TOTAL EXPENSE	46,350,610	56,541,179	10,190,569

* Detail Attached

**CCDC FY 2017 ORIGINAL BUDGET
EXPENSE DETAIL**

**2016
AMENDED** **2017
ORIGINAL** **Change**

Interagency Partnerships

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	<u>248,186</u>	<u>253,496</u>	<u>5,310</u>

Legal Services

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	<u>211,000</u>	<u>208,500</u>	<u>(2,500)</u>

CCDC FY 2017 ORIGINAL BUDGET EXPENSE DETAIL	2016 AMENDED	2017 ORIGINAL	<i>Change</i>
Professional Services			
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
Rent/Maintenance/Office			
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
Repairs/Maintenance - Streets & Facilities			
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
Parking Garage Debt Service/Contractual Obligations			
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
Obligated/Designated Capital Improvement Projects			
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	9,125,905	22,312,800	13,186,895

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
Tentative Capital Improvement Projects			
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
Parking Reinvestment Plan			
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
Property Developments			
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

ADOPTED
8/24/2016

<u>GENERAL/SPECIAL REVENUE FUNDS:</u>	FISCAL YEAR 2015 ACTUAL	AMENDED FISCAL YEAR 2016 BUDGET	FISCAL YEAR 2017 BUDGET
GENERAL OPERATIONS FUND			
Transfers	2,296,164	2,602,387	2,744,897
Other	128,847	116,200	116,200
Total Revenues	2,425,011	2,718,587	2,861,097
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	3,808,450	7,415,103	8,548,600
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	2,432,664	5,664,151	23,844,010
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	547,669	2,149,750	13,894,850
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	55,859	207,383	452,200
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	6,713,746	4,747,036	5,739,776
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	37,084,763	23,448,600	1,200,646
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