



Adopted by the Board with no changes / as-is. August 26, 2015

## AGENDA BILL

<b>Agenda Subject:</b> FY 2015 Amended Budget	<b>Date:</b> 8/26/15
<b>Staff Contact:</b> Ross Borden	<b>Attachments:</b> 1. Resolution 1401 2. FY 2015 Amended Budget
<b>Action Requested:</b> Adopt Resolution 1401 to approve the FY 2015 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 17 and 24. The Board will conduct the public hearing on the amended budget beginning at noon on Wednesday, August 26, 2015. When the hearing concludes the Board will consider the adoption of the FY 2015 Amended budget via Resolution 1401.

### Fiscal Notes:

FY 2015 Original Budget	\$66,844,393
FY 2015 Amended Budget	\$55,304,650
Change	- \$11,539,743

Overall \$6,456,993 or 56% are Permanent reductions, due primarily to removing the budgeted \$7 million Revolving Line of Credit (RLOC), and \$5,082,750 or 44% was transferred to the Fund Balance to be available in FY16 for deferred capital projects.

### Revenue Highlights:

- No change in projected Revenue Allocation (Tax Increment) revenue.
- \$7 million Revolving Line of Credit (RLOC) revenue and expenses included in Original Budget has been removed from the FY15 Amended Budget.
- \$4.8 million transferred to Fund Balance due to timing changes for capital projects.

### Expense Highlights:

- Operating Expenses decreased slightly overall including a \$173,948 reduction to the Parking Operator contract due to PARCS-related efficiencies, additional Trailhead rent obligations and an increase in both the use credit/debit cards for parking transactions and associated merchant services fees.

- Debt Service & Contractual Obligations include the final Series 2010A-1 bond payment for the City Center and Eastman parking garages in the Central District and the first of four annual nominal \$1 million 8<sup>th</sup> & Main building Owner Participation Agreement reimbursements.
- Permanent changes affecting Identified Capital Projects were made to several streetscape projects in both the River-Myrtle / Old Boise and Westside districts. Timing changes include streetscapes, Wayfinding, the City Centre plaza project, and the Main Street Station local funding match.
- Potential Capital Projects were permanently reduced by \$4.65 million of budgeted RLOC funding.
- New DPPS garage signage was moved to FY16.
- \$830,000 for Property Development was permanently reallocated to FY 2015 mid-year LIV District and other projects in the River-Myrtle / Old Boise URD; \$1.1 million was moved to FY16 Westside projects.

Pass-Through Revenues and Expenses. Unchanged but notable is \$37.6 million from Ada County for the first available early pay off of the Series 2005 Courthouse Corridor bonds in August 2015.

**Staff Recommendation:**  
Adopt Resolution 1401.

**Suggested Motion:**

I move to adopt Resolution 1401 to approve the FY 2015 Amended budget and authorize the Executive Director to file copies of the budget as required by law.

**EXHIBIT A  
CAPITAL CITY DEVELOPMENT CORPORATION  
FISCAL YEAR 2015 AMENDED BUDGET**

	FISCAL YEAR 2013 ACTUAL	FISCAL YEAR 2014 ACTUAL	ORIGINAL FISCAL YEAR 2015 BUDGET	AMENDED FISCAL YEAR 2015 BUDGET
<b>GENERAL/SPECIAL REVENUE FUNDS:</b>				
<b>GENERAL OPERATIONS FUND</b>				
Transfers	1,625,486	1,859,647	<del>2,590,204</del>	2,555,793
Other	146,620	158,678	<del>112,000</del>	112,000
Total Revenues	<u>1,772,106</u>	<u>2,018,325</u>	<u><del>2,702,204</del></u>	<u>2,667,793</u>
Total Expenses	1,772,106	2,018,325	<del>2,702,204</del>	2,667,793
<b>CENTRAL REVENUE ALLOCATION FUND</b>				
Revenue Allocation <i>(Property Tax Increment)</i>	2,782,837	2,851,537	<del>3,800,000</del>	3,800,000
Transfers	(2,649,105)	(2,161,789)	<del>(26,400)</del>	224,003
Other	106,350	130,510	<del>3,035,500</del>	134,700
Total Revenues	<u>240,082</u>	<u>820,257</u>	<u><del>6,809,100</del></u>	<u>4,158,703</u>
Total Expenses	240,082	820,257	<del>6,809,100</del>	4,158,703
<b>RIVER-MYRTLE / OLD BOISE REV ALLOC FUND</b>				
Revenue Allocation <i>(Property Tax Increment)</i>	4,274,060	4,642,958	<del>5,100,000</del>	5,100,000
Transfers	(1,448,010)	(3,188,465)	<del>(376,063)</del>	(2,779,832)
Other	674,333	506,245	<del>2,459,500</del>	595,028
Total Revenues	<u>3,500,383</u>	<u>1,960,738</u>	<u><del>7,183,437</del></u>	<u>2,915,196</u>
Total Expenses	3,500,383	1,960,738	<del>7,183,437</del>	2,915,196
<b>WESTSIDE REVENUE ALLOCATION FUND</b>				
Revenue Allocation <i>(Property Tax Increment)</i>	1,701,053	1,508,757	<del>1,900,000</del>	1,900,000
Transfers	388,463	(450,602)	<del>1,445,650</del>	(760,490)
Other	77,558	5,342	<del>2,004,500</del>	4,500
Total Revenues	<u>2,167,074</u>	<u>1,063,497</u>	<u><del>5,350,150</del></u>	<u>1,144,010</u>
Total Expenses	2,167,074	1,063,497	<del>5,350,150</del>	1,144,010
<b>30TH STREET REVENUE ALLOCATION FUND</b>				
Revenue Allocation <i>(Property Tax Increment)</i>	0	37,864	<del>140,000</del>	140,000
Transfers	0	35,809	<del>101,000</del>	14,200
Total Revenues	<u>0</u>	<u>73,673</u>	<u><del>241,000</del></u>	<u>154,200</u>
Total Expenses	0	73,673	<del>241,000</del>	154,200
<b>PARKING FUND</b>				
Parking	4,303,721	4,770,533	<del>5,047,255</del>	5,077,574
Transfers	1,890,974	1,896,085	<del>2,165,934</del>	1,839,861
Other	335,372	141,124	<del>68,000</del>	70,000
Total Revenues	<u>6,530,067</u>	<u>6,807,741</u>	<u><del>7,281,189</del></u>	<u>6,987,435</u>
Total Expenses	6,530,067	6,807,741	<del>7,281,189</del>	6,987,435
<b>DEBT SERVICE FUND</b>				
Lease & Bond Revenue	5,087,738	5,234,238	<del>37,275,213</del>	37,275,213
Transfers	2,000	2,100	<del>2,100</del>	2,100
Total Revenues	<u>5,089,738</u>	<u>5,236,338</u>	<u><del>37,277,313</del></u>	<u>37,277,313</u>
Total Expenses	5,089,738	5,236,338	<del>37,277,313</del>	37,277,313
TOTAL REVENUES	\$ 19,299,450	\$ 17,980,569	<del>\$ 66,844,393</del>	\$ 55,304,650
TOTAL EXPENSES	\$ 19,299,450	\$ 17,980,569	<del>\$ 66,844,393</del>	\$ 55,304,650

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# **FY 2015 AMENDED Budget**



## FY 2015 AMENDED Budget

### HIGHLIGHTS

#### REVENUE

- **Increases.** Other Revenue includes a \$92,000 TIF guarantee increase from Civic Plaza and two reimbursements: \$72,000 from GBAD for legal expenses related to judicial confirmation of its expansion project and \$43,000 from the city for 50% of Trailhead business accelerator expenses per MOU.
- **Decreases.** The \$7 million Revolving Line of Credit (RLOC) approved in the FY15 Original budget has been excised from the Amended budget. Four banks were eager to have Agency business but three had parity lien requirements and the fourth had unfunded debt concerns in the current regulatory environment so mutually-satisfactory terms proved elusive.
- **Fund Balance.** Adjusted by net of \$4.8 million to account for the overall changes in revenue and expenses predominantly due to project year timing.

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**Pass-Through Revenue & Expense.** Unchanged but notable from the Original budget is Ada County's pay off of the remaining \$37.6 million in outstanding Series 2005 Courthouse Corridor bonds in August 2015. The County will then purchase the facilities (courthouse and Parcel 3A parking garage) from CCDC for a nominal amount including Agency expenses.

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#### EXPENSE

##### Operating Expenses.

- **Increases.** Along with other minor increases, Personnel increased by \$79,323 with the addition of one new project manager FTE and associated employer-paid costs. Rent/Maintenance/Office increased \$175,145 due to the addition of the rent obligation for the new Trailhead business accelerator at 500 S 8<sup>th</sup> Street and increased merchant service fees due to a much higher percentage of customers using debit/credit cards for automated parking system transactions.
- **Decreases.** Parking Operator expense decreased by \$173,948 due to PARCS-related efficiencies. An increase in Wayfinding was offset by a reduction in Project Assessments for a net \$47,000 decrease in Predevelopment Services. Repairs/Maintenance – Streets & Facilities project spending \$58,147 less for repairs & maintenance and \$35,000 less for street furniture than originally budgeted.

**Debt Service & Contractual Obligations.** The \$99,115 increase is part of the final Series 2010A-1 bond payment for the City Center and Eastman parking garages in the Central URD to be made

August 2015. The Westside and 30<sup>th</sup> Street URDs currently have no debt. The remaining principle on River-Myrtle / Old Boise URD's debt will be \$19.5 million in FY16. Also included here is the first of four annual, nominal \$1 million reimbursements for public improvements associated with the 8<sup>th</sup> & Main building's Owner Participation Agreement.

**Capital Outlay.**

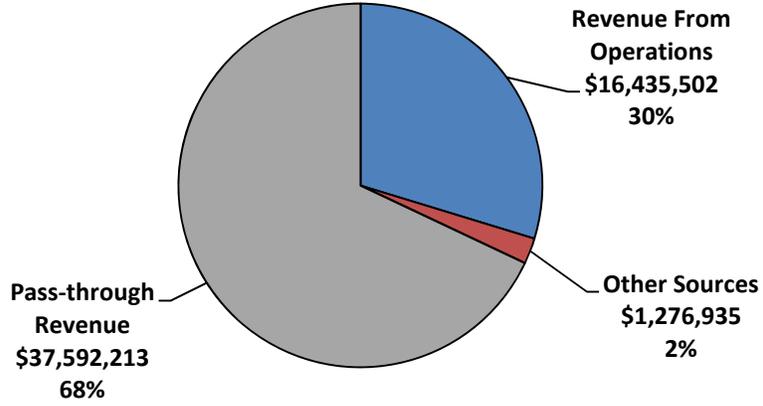
- **Identified Projects:**
  - **Decreases.** Streetscape project adjustments totaling \$2.4 million. Factors include pushing some to future years due to timing and coordination considerations (e.g. west half of City Hall block), cancelation (14<sup>th</sup> Street) or adjustments to accommodate introduction of mid-year LIV District projects. Wayfinding fabrication and installation \$500,000 also moved forward. \$800,000 of Main Street Station local match moved to FY16 to match construction timing and payment schedule.
  - **Potential Projects:** \$4.6 million RLOC-budgeted TBD acquisitions removed to correspond with rescission of budgeted RLOC revenue.
  - **Parking Reinvestment Plan:** \$454,000 for exterior signage for DPPS garages moved to FY16.
  - **Property Development:** \$830,000 reallocated in River-Myrtle / Old Boise URD for mid-year LIV District and other projects. \$1.1 million reallocated to FY16 Westside URD projects.



**FY 2015 AMENDED Budget**

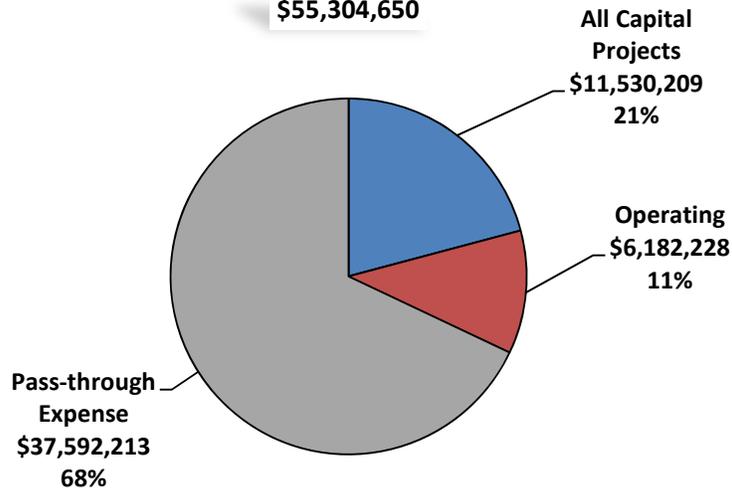
**Sources**

**\$55,304,650**



**Uses**

**\$55,304,650**

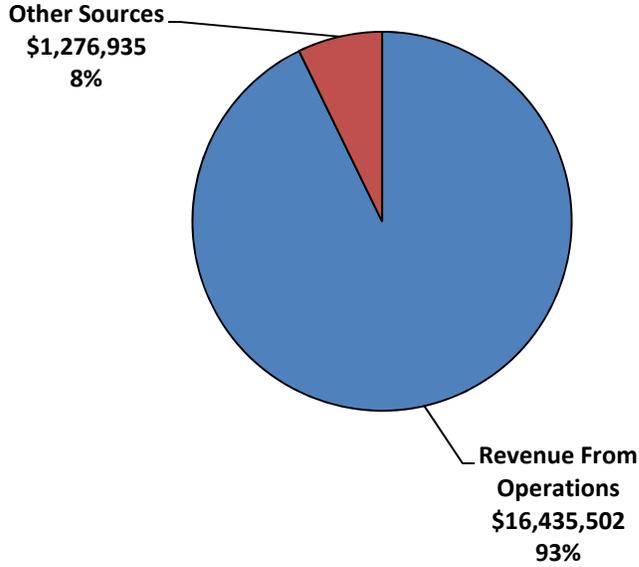




**FY 2015 AMENDED Operating Budget**

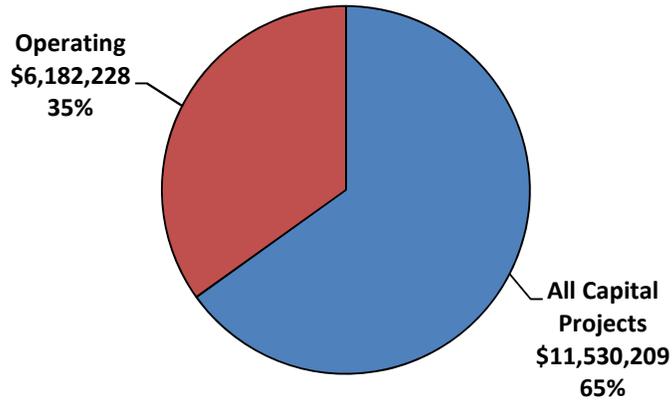
**Sources**

Less Pass-Through Revenue  
**\$17,712,437**



**Uses**

Less Pass-Through Expense  
**\$17,712,437**



CCDC FY 2015 AMENDED BUDGET REVENUE SUMMARY	2015 ORIGINAL	2015 AMENDED	Permanent Change	Timing Change
<b>Revenue from Operations</b>				
Revenue Allocation (Tax Increment).....	10,940,000	10,940,000	-	
Parking Revenue.....	5,057,255	5,087,574	30,319	
Other Revenues.....	200,200	407,928	207,728	
Subtotal	16,197,455	16,435,502	238,047	-
<b>Other Sources</b>				
Misc. Revenues.....	71,000	100,000	29,000	
Revolving Line of Credit.....	7,000,000	-	(7,000,000)	
Use of (Transfer to) Fund Balance.....	5,983,725	1,176,935	275,960	(5,082,750)
Subtotal	13,054,725	1,276,935	(6,695,040)	(5,082,750)
<b>Subtotal - Revenue from Operations</b>	<b>29,252,180</b>	<b>17,712,437</b>	<b>(6,456,993)</b>	<b>(5,082,750)</b>
<b>Pass-Through Revenue</b>				
Courthouse Corridor Project.....	37,592,213	37,592,213	-	
<b>TOTAL REVENUE</b>	<b>66,844,393</b>	<b>55,304,650</b>	<b>(6,456,993)</b>	<b>(5,082,750)</b>

CCDC FY 2015 AMENDED BUDGET EXPENSE SUMMARY	2015 ORIGINAL	2015 AMENDED	Permanent Change	Timing Change
<b>Operating Expense</b>				
* Interagency Partnerships.....	122,490	139,900	17,410	-
* Legal Services.....	229,000	235,760	6,760	-
Parking Operator (Contractor).....	1,969,784	1,795,836	(173,948)	-
Personnel Costs.....	1,540,994	1,620,317	79,323	-
* Predevelopment Services.....	795,000	768,000	(47,000)	20,000
* Professional Services .....	495,860	496,520	30,660	(30,000)
* Rent/Maintenance/Office.....	675,141	850,286	175,145	-
* Repairs/Maintenance: Streets & Facilities.....	372,250	275,609	(86,641)	(10,000)
Subtotal	6,200,519	6,182,228	1,709	(20,000)
<b>Debt Service &amp; Contractual Obligations</b>				
* Parking Garage Debt Service/Contractual Obligations.....	4,734,361	4,833,476	99,115	-
<b>Capital Outlay</b>				
* Identified Capital Improvement Projects.....	10,016,550	5,957,733	(1,111,817)	(2,947,000)
* Potential Capital Improvement Projects.....	5,450,000	200,000	(4,650,000)	(600,000)
* Parking Reinvestment Plan.....	912,000	499,000	34,000	(447,000)
* Property Development.....	1,938,750	40,000	(830,000)	(1,068,750)
Subtotal	18,317,300	6,696,733	(6,557,817)	(5,062,750)
<b>Subtotal - Expenses for Operations</b>	<b>29,252,180</b>	<b>17,712,437</b>	<b>(6,456,993)</b>	<b>(5,082,750)</b>
<b>Pass-Through Expense</b>				
Courthouse Corridor Project.....	37,592,213	37,592,213	-	
<b>TOTAL EXPENSE</b>	<b>66,844,393</b>	<b>55,304,650</b>	<b>(6,456,993)</b>	<b>(5,082,750)</b>

\* Detail Attached

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.

**EXHIBIT B  
CAPITAL CITY DEVELOPMENT CORPORATION  
FISCAL YEAR 2015 AMENDED BUDGET**

BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION TO BE TERMED THE "AMENDED ANNUAL APPROPRIATION RESOLUTION" APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW FOR A TWELVE MONTH PERIOD FROM THE FIRST DAY OF OCTOBER 2014 AND INCLUSIVE OF THE LAST DAY OF SEPTEMBER 2015 FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION, OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1. That the following total amended amount or so much thereof as may be necessary, is hereby appropriated out of any money in the Agency accounts for general, special, and corporate activities for the Capital City Development Corporation for the fiscal year beginning the first day of October 2014 and inclusive of the last day of September 2015.

Section 2. That the Executive Director shall submit said budget to the City of Boise.

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

<u>FUNDS:</u>	FY 2013 ACTUAL EXPENSE	FY 2014 ACTUAL EXPENSE	ORIGINAL FY 2015 BUDGET EXPENSE	AMENDED FY 2015 BUDGET EXPENSE
GENERAL OPERATIONS FUND	1,772,106	2,018,325	<del>2,702,204</del>	2,667,793
CENTRAL REVENUE ALLOCATION FUND	240,082	820,257	<del>6,809,100</del>	4,158,703
RIVER MYRTLE OLD BOISE REV ALLOC FUND	3,500,383	1,960,738	<del>7,183,437</del>	2,915,196
WESTSIDE REVENUE ALLOCATION FUND	2,167,074	1,063,497	<del>5,350,150</del>	1,144,010
30TH STREET REVENUE ALLOCATION FUND	-	73,673	<del>241,000</del>	154,200
PARKING FUND	6,530,067	6,807,741	<del>7,281,189</del>	6,987,435
DEBT SERVICE FUND	5,089,738	5,236,338	<del>37,277,313</del>	37,277,313
<b>TOTAL</b>	<b>\$ 19,299,450</b>	<b>\$ 17,980,569</b>	<b><del>\$ 66,844,393</del></b>	<b>\$ 55,304,650</b>

PASSED AND ADOPTED by the Capital City Development Corporation of the City of Boise, Idaho, on this 26th day of August, 2015.

Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 26th day of August, 2015.

Approved:

By \_\_\_\_\_  
Chair

Attest:

By \_\_\_\_\_  
Secretary/Treasurer to the Board