



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

**AGENDA BILL**

<b>Agenda Subject:</b> FY 2016 Original Budget	<b>Date:</b> August 26, 2015
<b>Staff Contact:</b> Ross Borden	<b>Attachments:</b> 1. Resolution 1402 2. FY 2016 Original Budget
<b>Action Requested:</b> Adopt Resolution 1402 to approve the FY 2016 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-thru funds.

As statutorily required, the FY 2016 Original 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 budget beginning at noon on Wednesday, August 26, 2015. When the hearing concludes the Board will consider the adoption of the FY 2016 Original budget via Resolution 1402.

**Fiscal Notes:**

FY 2015 Amended Budget	\$55,304,650
<u>FY 2016 Original Budget</u>	<u>\$42,572,360</u>
Change	- \$12,732,290

**Revenue Highlights:**

- Revenue Allocation (Tax Increment) revenues are projected to increase \$2.4 million or 22%, from \$10.9 million to \$13.3 million, for FY 2016.
- Parking revenue is estimated to increase by \$562,334 due to a projected increase in monthly rates effective January 1, 2016 (hourly rates not affected), increased demand and PARCS-related revenue collecting efficiencies.
- At its August 26, 2015 meeting, the Board of Commissioners is expected to consider a \$5 million Term Loan for three Central URD projects: Main Street Station local match, Grove Plaza 2.0 and City Hall Plaza to be repaid in fiscal years 2016-18.
- The FY 2016 budget also contains a \$13.5 million bond issue for three projects in the River-Myrtle / Old Boise URD: \$1.5 million for LIV District improvements to Broad Street, \$3 million for parking as part of The Roost apartment building development in the LIV District, and \$9 million for an as-yet-to-be-determined parking garage. Both of these borrowings are to be secured by district-specific tax increment revenue and system-wide net parking revenue.

- \$2.9 million moved from Fund Balance to the operating budget to assist with the FY 2016 work plan.

Expense Highlights:

- Personnel costs include employer-paid benefit increases, funding for an average 3% performance / 2% goal pool, and annualizing one project manager position. The change in Predevelopment Services funding removes completed FY 2015 activities and adds \$280,000 for project assessments for a new line item total of \$700,000 across all districts. Rent/ Maintenance/Office includes annualized Trailhead rent. Repairs/ Maintenance – Street Furniture restores repair & maintenance and street furniture reductions in the FY 2015 Amended budget. When combining this year’s \$129,900 reduction with the FY 2015 Amended budget reduction, the Parking Operator’s budget has been reduced by \$303,848 since PARCS garage automation system has become fully operational.
- Debt Service & Contractual Obligations shows the net decrease in Parking Garage Debt Service payments between paying off the Series 2010A-1 bonds in FY 2015 and adding the first of three payments on the \$5 million Term Loan, both in the Central URD; also the addition of the \$175,000 Owyhee Plaza Participation Agreement reimbursement that will continue for four years, until FY 2019.
- Identified Capital Improvement Projects include \$3.9 million for Grove Plaza 2.0; \$3.5 million for multiple types of LIV District improvements including Broad St Wooneref, geothermal extension and hookups, gateways and pedestrian entrances; \$1.5 million for 8<sup>th</sup> Street corridor improvements, \$2.0 million for streetscapes; \$1.2 million for Wayfinding fabrication and installation, \$750,000 for Athlos (Macy’s building) Development Agreement improvements; \$500,000 for the third and final Pioneer Pathway Phase, \$99,500 for public art.
- Potential Capital Improvement Projects include public parking associated with The Roost apartment building development in the LIV District (\$3 million) and the as-yet-to-be-determined parking garage (\$9 million) also in the River-Myrtle / Old Boise URD. Also \$600,000 for Type 1 Participation Agreements (streetscapes) in the River-Myrtle / Old Boise and Westside URDs.
- The Parking Reinvestment Plan includes the exterior signage for all DPPS garages originally planned for FY 2015.
- \$2.5 million in the Westside URD for strategic property acquisition and development.

Pass-Through Revenue & Expense. Courthouse Corridor Project remnants passed-through to Ada County include \$350,000 for Water Center access to Avenue A parking garage, and master and surplus ground lease payments from Civic Plaza and Civic Partners.

**Staff Recommendation:**

Adopt Resolution 1402.

**Suggested Motion:**

I move to adopt Resolution 1402 to approve the FY 2016 Original budget and authorize the Executive Director to file copies of the budget as required by law.

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

	FISCAL YEAR 2014 ACTUAL	AMENDED FISCAL YEAR 2015 BUDGET	FISCAL YEAR 2016 BUDGET
<u>GENERAL/SPECIAL REVENUE FUNDS:</u>			
GENERAL OPERATIONS FUND			
Transfers	1,859,647	2,555,793	2,553,900
Other	158,678	112,000	118,300
Total Revenues	<u>2,018,325</u>	<u>2,667,793</u>	<u>2,672,200</u>
Total Expenses	2,018,325	2,667,793	2,672,200
CENTRAL REVENUE ALLOCATION FUND			
Revenue Allocation ( <i>Property Tax Increment</i> )	2,851,537	3,800,000	4,300,000
Transfers	(2,161,789)	224,003	(1,733,134)
Other	130,510	134,700	5,053,700
Total Revenues	<u>820,257</u>	<u>4,158,703</u>	<u>7,620,566</u>
Total Expenses	820,257	4,158,703	7,620,566
RIVER-MYRTLE / OLD BOISE REV ALLOC FUND			
Revenue Allocation ( <i>Property Tax Increment</i> )	4,642,958	5,100,000	6,400,000
Transfers	(3,188,465)	(2,779,832)	984,633
Other	506,245	595,028	14,096,437
Total Revenues	<u>1,960,738</u>	<u>2,915,196</u>	<u>21,481,070</u>
Total Expenses	1,960,738	2,915,196	21,481,070
WESTSIDE REVENUE ALLOCATION FUND			
Revenue Allocation ( <i>Property Tax Increment</i> )	1,508,757	1,900,000	2,300,000
Transfers	(450,602)	(760,490)	2,707,070
Other	5,342	4,500	4,500
Total Revenues	<u>1,063,497</u>	<u>1,144,010</u>	<u>5,011,570</u>
Total Expenses	1,063,497	1,144,010	5,011,570
30TH STREET REVENUE ALLOCATION FUND			
Revenue Allocation ( <i>Property Tax Increment</i> )	37,864	140,000	340,000
Transfers	35,809	14,200	-22,800
Total Revenues	<u>73,673</u>	<u>154,200</u>	<u>317,200</u>
Total Expenses	73,673	154,200	317,200
PARKING FUND			
Parking	4,770,533	5,077,574	5,639,908
Transfers	1,896,085	1,839,861	-442,409
Other	141,124	70,000	70,000
Total Revenues	<u>6,807,741</u>	<u>6,987,435</u>	<u>5,267,499</u>
Total Expenses	6,807,741	6,987,435	5,267,499
DEBT SERVICE FUND			
Lease & Bond Revenue	5,234,238	37,275,213	200,155
Transfers	2,100	2,100	2,100
Total Revenues	<u>5,236,338</u>	<u>37,277,313</u>	<u>202,255</u>
Total Expenses	5,236,338	37,277,313	202,255
TOTAL REVENUES	\$ 17,980,569	\$ 55,304,650	\$ 42,572,360
TOTAL EXPENSES	\$ 17,980,569	\$ 55,304,650	\$ 42,572,360

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



# **FY 2016 ORIGINAL Budget**



## FY 2016 ORIGINAL Budget

### HIGHLIGHTS

#### REVENUE

- Increases.** Revenue Allocation (Tax Increment) revenues are projected to increase \$2.4 million or 22%, from \$10.9 million to \$13.3 million, for FY16. 30<sup>th</sup> Street URD revenue is projected to have the largest percentage increase - 143% or an additional \$200,000 for a district total of \$340,000. River-Myrtle/Old Boise URD revenue is projected to have the largest dollar increase – an additional \$1.3 million or 25% for a district total of \$6.4 million.

URD	FY16 Estimated Increment Value	FY16 Estimated Revenue
1. Central	\$273.8 million	\$4.3 million
2. River-Myrtle / Old Boise	\$416.9 million	\$6.4 million
3. Westside	\$141.3 million	\$2.3 million
4. 30 <sup>th</sup> Street	\$23.4 million	\$340,000
<b>Total</b>	<b>\$855.4 million</b>	<b>\$13.3 million</b>

- Parking revenue is estimated to increase by \$562,334 due to a projected increase in monthly rates effective January 1, 2016 (hourly rates not affected), increased demand and PARCS-related revenue collecting efficiencies.
- At its August 2015 meeting, the Board of Commissioners is expected to consider a not-to-exceed \$5 million Term Loan for three Central URD projects: Main Street Station local match, Grove Plaza 2.0 and City Hall Plaza. The FY16 budget also contains a \$13.5 million bond issue for three projects in the River-Myrtle / Old Boise URD: \$1.5 million for LIV District improvements to Broad Street, \$3 million for parking as part of The Roost apartment building development in the LIV District, and \$9 million for an as-yet-to-be-determined parking garage. Both of these borrowings are to be secured by district-specific tax increment revenue and system-wide net parking revenue.
- Decreases.** Removal of one-time reimbursements in the FY15 Amended budget.
- Fund Balance.** \$2.9 million moved to operating budget to assist with the FY16 work plan.

---

**Pass-Through Revenue & Expense.** Courthouse Corridor Project remnants passed-through to Ada County: \$350,000 for Water Center access to Avenue A parking garage; master and surplus ground lease payments from Civic Plaza and Civic Partners.

---

## EXPENSE

### Operating Expenses.

- **Increases.** Personnel costs include employer-paid benefit increases, funding for an average 3% performance / 2% goal pool, and annualizing one project manager position. The change in Predevelopment Services funding removes completed FY15 activities plus \$280,000 for project assessments. Rent/Maintenance/Office includes annualized Trailhead rent. Repairs/Maintenance – Street Furniture restores repair & maintenance and street furniture reductions in the FY15 Amended budget.
- **Decreases.** When combining this \$129,900 reduction with the FY15 Amended budget reduction, the Parking Operator's budget has been reduced by \$303,848 since PARCS garage automation system has become fully operational.

### Debt Service & Contractual Obligations

- A net decrease in Parking Garage Debt Service payments between paying off the Series 2010A-1 bonds in FY15 and adding the first of three payments on the \$5 million Term Loan, both in the Central URD; addition of \$175,000 Owyhee Plaza Participation Agreement reimbursement that will continue for four years, until FY19.

### Capital Outlay.

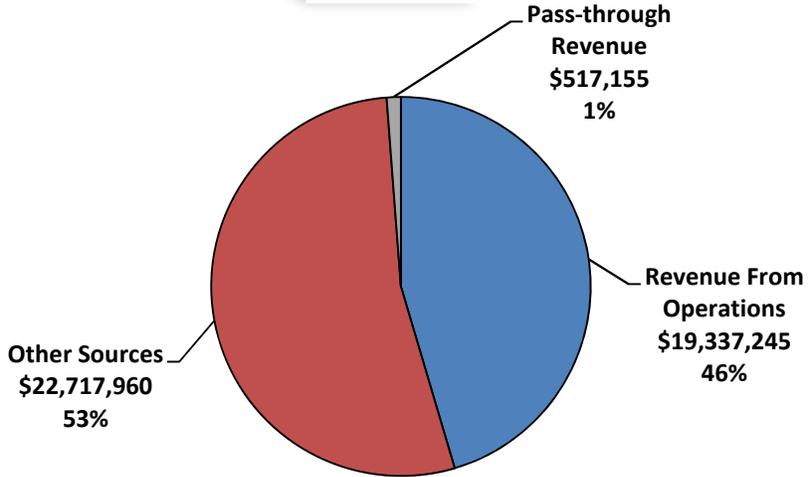
- **Identified Projects:**
  - **Increases.** \$3.9 million for Grove Plaza 2.0; \$3.5 million for multiple types of LIV District improvements including Broad St Wooneref, geothermal extension and hookups, gateways and pedestrian entrances; \$1.5 million for Fulton St festival street improvements, \$2.0 million for streetscapes; \$1.2 million for Wayfinding fabrication and installation, \$750,000 for Athlos (Macy's building) Development Agreement improvements; \$500,000 for the third and final Pioneer Pathway Phase, \$99,500 for public art.
  - **Decreases.** Completed streetscapes (\$2.9 million); final PARCS payment (\$750,000); Main Street Station local match (\$722,000); public art (\$65,000).
- **Potential Projects:** The public parking associated with The Roost apartment building development in the LIV District (\$3 million) and the as-yet-to-be-determined parking garage (\$9 million) also in the River-Myrtle / Old Boise URD are budgeted here. \$600,000 for Type 1 Participation Agreements in the River-Myrtle / Old Boise and Westside URDs.
- **Parking Reinvestment Plan:** Increased by \$298,000 to \$797,000 to accommodate the exterior signage for all DPPS garages originally planned for FY15.
- **Property Development:** \$2.5 million in the Westside URD for strategic property acquisition and development.



**FY 2016 ORIGINAL Budget**

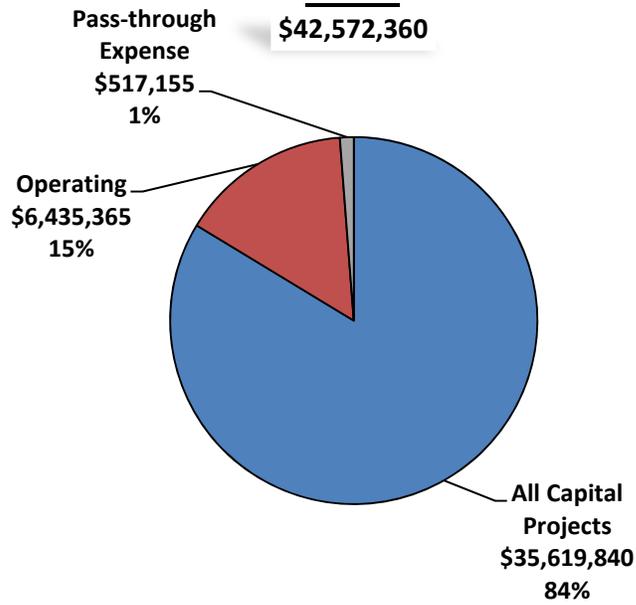
**Sources**

**\$42,572,360**



**Uses**

**\$42,572,360**



CCDC FY 2016 ORIGINAL BUDGET REVENUE SUMMARY	2015 AMENDED	2016 ORIGINAL	Change
<b>Revenue from Operations</b>			
Revenue Allocation (Tax Increment).....	10,940,000	13,340,000	2,400,000
Parking Revenue.....	5,087,574	5,649,908	562,334
Other Revenues.....	407,928	347,337	(60,591)
Subtotal	<u>16,435,502</u>	<u>19,337,245</u>	<u>2,901,743</u>
<b>Other Sources</b>			
Misc. Revenues.....	100,000	91,000	(9,000)
Term Loan/Bond Financing.....	-	18,500,000	18,500,000
Use of (Transfer to) Fund Balance.....	1,176,935	4,126,960	2,950,025
Subtotal	<u>1,276,935</u>	<u>22,717,960</u>	<u>21,441,025</u>
<b>Subtotal - Revenue from Operations</b>	<b>17,712,437</b>	<b>42,055,205</b>	<b>24,342,768</b>
<b>Pass-Through Revenue</b>			
Courthouse Corridor Project.....	37,592,213	517,155	(37,075,058)
<b>TOTAL REVENUE</b>	<b><u>55,304,650</u></b>	<b><u>42,572,360</u></b>	<b><u>(12,732,290)</u></b>

CCDC FY 2016 ORIGINAL BUDGET EXPENSE SUMMARY	2015 AMENDED	2016 ORIGINAL	Change
<b>Operating Expense</b>			
* Interagency Partnerships.....	139,900	144,100	4,200
* Legal Services.....	235,760	218,000	(17,760)
* Parking Operator (Contractor).....	1,795,836	1,665,936	(129,900)
* Personnel Costs.....	1,620,317	1,734,209	113,892
* Predevelopment Services.....	768,000	815,000	47,000
* Professional Services .....	496,520	536,185	39,665
* Rent/Maintenance/Office.....	850,286	934,080	83,794
* Repairs/Maintenance: Streets & Facilities.....	275,609	387,855	112,246
Subtotal	<u>6,182,228</u>	<u>6,435,365</u>	<u>253,137</u>
<b>Debt Service &amp; Contractual Obligations</b>			
* Parking Garage Debt Service/Contractual Obligations.....	4,833,476	4,417,120	(416,356)
<b>Capital Outlay</b>			
* Identified Capital Improvement Projects.....	5,957,733	15,015,720	9,057,987
* Potential Capital Improvement Projects.....	200,000	12,865,000	12,665,000
* Parking Reinvestment Plan.....	499,000	797,000	298,000
* Property Development.....	40,000	2,525,000	2,485,000
Subtotal	<u>6,696,733</u>	<u>31,202,720</u>	<u>24,505,987</u>
<b>Subtotal - Expenses for Operations</b>	<b><u>17,712,437</u></b>	<b><u>42,055,205</u></b>	<b><u>24,342,768</u></b>
<b>Pass-Through Expense</b>			
Courthouse Corridor Project.....	37,592,213	517,155	(37,075,058)
<b>TOTAL EXPENSE</b>	<b><u>55,304,650</u></b>	<b><u>42,572,360</u></b>	<b><u>(12,732,290)</u></b>

\* Detail Attached

**EXHIBIT B  
CAPITAL CITY DEVELOPMENT CORPORATION  
FISCAL YEAR 2016 ORIGINAL 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 "ANNUAL APPROPRIATION RESOLUTION" APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW FOR A TWELVE MONTH PERIOD FROM THE FIRST DAY OF OCTOBER 2015 AND INCLUSIVE OF THE LAST DAY OF SEPTEMBER 2016 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 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 2015 and inclusive of the last day of September 2016.

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 2014 ACTUAL EXPENSE	FY 2015 BUDGET EXPENSE	FY 2016 BUDGET EXPENSE
GENERAL OPERATIONS FUND	2,018,325	2,667,793	2,672,200
CENTRAL REVENUE ALLOCATION FUND	820,257	4,158,703	7,620,566
RIVER MYRTLE OLD BOISE REV ALLOC FUND	1,960,738	2,915,196	21,481,070
WESTSIDE REVENUE ALLOCATION FUND	1,063,497	1,144,010	5,011,570
30TH STREET REVENUE ALLOCATION FUND	73,673	154,200	317,200
PARKING FUND	6,807,741	6,987,435	5,267,499
DEBT SERVICE FUND	5,236,338	37,277,313	202,255
TOTAL	\$ 17,980,569	\$ 55,304,650	\$ 42,572,360

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