

CAPITAL CITY DEVELOPMENT CORPORATION  
Board of Commissioners Meeting  
Conference Room, Fifth Floor, 121 N. 9th Street  
August 29, 2017 12:00 p.m.

A G E N D A

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

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

**III. CONSENT AGENDA**

- A. Minutes and Reports
  - 1. Approval of Meeting Minutes from August 14, 2017

**IV. ACTION ITEMS**

- A. PUBLIC HEARING: Proposed FY 2017 Amended Budget (10 minutes)..... Chairman Hale
- B. CONSIDER: Resolution 1504 Adopt FY 2017 Amended Budget (5 minutes)..... Joey Chen
- C. PUBLIC HEARING: Proposed FY 2018 Original Budget (10 minutes).....Chairman Hale
- D. CONSIDER: Resolution 1505 Adopt FY 2018 Original Budget (5 minutes)..... Joey Chen
- E. CONSIDER: Resolution 1506 Adopt FY 2018-2022 Original Capital Improvement Plan (5 minutes) .....  
.....Todd Bunderson

**V. 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)*

CAPITAL CITY DEVELOPMENT CORPORATION  
Board of Commissioners Meeting  
Conference Room, Fifth Floor, 121 N. 9th Street  
August 14, 2017 12:00 p.m.  
MINUTES

**I. CALL TO ORDER**

Chairman Hale convened the meeting with a quorum at 12:01 p.m.

Present were: Commissioner John Hale, Commissioner Gordon Jones, Commissioner Maryanne Jordan, Commissioner Ben Quintana, Commissioner Pat Shalz, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman.

Absent Were: Commissioner David Bieter, Commissioner Scot Ludwig

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Ross Borden, Finance Director, Max Clark, Parking & Facilities Director; Joey Chen, Controller, Kathy Wanner, Contracts Specialist, Shellan Rodriguez, Project Manager; Matt Edmond, Project Manager; Doug Woodruff, Project Manager; Karl Woods, Project Manager; Laura Williams, Executive Assistant/Development Specialist. Also present were Agency legal counsel, Ryan Armbruster.

**II. AGENDA CHANGES/ADDITIONS**

There were no changes/additions to the agenda.

**III. CONSENT AGENDA**

A. Expenses

1. Approval of Paid Invoice Report – July 2017

B. Minutes and Reports

1. Approval of Meeting Minutes from July 10, 2017

Commissioner Zuckerman made a motion to approve the Consent Agenda.

Commissioner Shalz seconded the motion.

All said Aye. The motion carried 7-0.

**IV. ACTION ITEMS**

**A. CONSIDER: Proposed FY 2017 Amended Budget**

Ross Borden, CCDC Director of Finance, and Joey Chen, CCDC Controller, gave a report.

Commissioner Zuckerman moved to amend the FY 2017 Original Budget to new revenue and expense totals of **\$34,017,195** and set the time and date of Noon, August 29, 2017, for the statutorily-required public hearing on the Budget Amendment.

Commissioner Shalz seconded the motion.

All said Aye. The motion carried, 7-0.

**B. CONSIDER: Proposed FY 2018 Original Budget**

Ross Borden, CCDC Director of Finance, and Joey Chen, CCDC Controller, gave a report.

Commissioner Zuckerman moved to approve the FY 2018 Original Budget totaling **\$66,114,567** and set the time and date of Noon, August 29, 2017, for the statutorily-required public hearing on the Agency's budget for the coming fiscal year.

Commissioner Shalz seconded the motion.

All said Aye. The motion carried, 7-0.

**C. CONSIDER: Proposed FY 2018-2022 Capital Improvement Plan**

Todd Bunderson, CCDC Director of Development, gave a report.

Commissioner Zuckerman moved to approve the CIP as presented.

Commissioner Shalz seconded the motion

All said Aye. The motion carried, 7-0.

**V. INFORMATION/DISCUSSION ITEMS**

John Brunelle, CCDC Executive Director, gave a report.

**VI. ADJOURNMENT**

There being no further business to come before the Board, a motion was made by Commissioner Zuckerman to adjourn the meeting.

Commissioner Shalz seconded the motion.

All said Aye. The motion carried, 7-0.

The meeting was adjourned at 1:04 p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION  
ON THE 29<sup>th</sup> DAY OF August, 2017.

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**John Hale, Chair**

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**Ryan Woodings, Secretary/Treasurer**



## AGENDA BILL

<b>Agenda Subject:</b> FY 2017 Amended Budget		<b>Date:</b> August 29, 2017
<b>Staff Contact:</b> Ross Borden, Finance Director	<b>Attachments:</b> <div>1. Resolution 1504</div> <div>2. FY 2017 Amended Budget - Detail</div> <div>3. Exhibit A: FY 2017 Amended Budget - Summary</div>	
<b>Action Requested:</b> Adopt Resolution 1504 to approve the FY 2017 Amended budget.		

### Background:

In recent years the CCDC Board of Commissioners has 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 21 and 28. The Board will conduct the public hearing on the amended budget beginning at noon, Tuesday, August 29, 2017, at the Agency. When the hearing concludes the Board will consider the adoption of the FY 2017 Amended budget via Resolution 1504.

### Fiscal Notes:

FY 2017 Original Budget	\$56,541,179	
FY 2017 Amended Budget	<u>\$34,017,195</u>	
Change	\$22,523,984	- 39.8%

See FY 2017 Amended Budget – Detail (Attachment 2) for line-item detail by revenue and expense category and notable change narrative.

**Staff Recommendation:** Adopt Resolution 1504.

### Suggested Motion:

I move adoption of Resolution 1504 to approve the FY 2017 Amended budget and authorize the Executive Director to file copies of the budget as required by law.

RESOLUTION NO. 1504

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, 2016, AND ENDING  
SEPTEMBER 30, 2017, 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., ZB, 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 2017 budget at the Agency Board meeting of August 24, 2016, by adoption of Agency Resolution No. 1459;

WHEREAS, since August 24, 2016, certain circumstances have changed necessitating the revision of the Fiscal Year 2017 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 2017 Budget, a copy of which is included within the Notice of Hearing;

WHEREAS, Agency Board tentatively approved the proposed amendment for the Fiscal Year 2017 Budget at its August 14, 2017, Board meeting;

WHEREAS, Agency has previously published notice of a public hearing to consider the proposed FY 2017 Amendment, to be conducted on Tuesday, August 29, 2017, at the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho;

WHEREAS, on Tuesday, August 29, 2017, 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 2017;

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., ZB, 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, 2016, and ending September 30, 2017.

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, 2017, and to provide a copy of this Resolution and the amended budget to Bank of America, N.A., ZB, 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 29, 2017. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 29th day of August 2017.

*Signatures on following page.*

APPROVED:

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

ATTEST:

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





## **FY 2017 AMENDED BUDGET**

October 1, 2016 - September 30, 2017



## **FY 2017 AMENDED BUDGET**

### **----- HIGHLIGHTS -----**

#### **REVENUE**

- An additional \$600k of Tax Increment revenue is added to the original FY 2017 amount of \$14.2 million.
- Parking revenue is increased by \$637k due to continued high utilization.
- Other Revenue / Various Reimbursements increased by \$1.0 million for various Agency-paid Broad Street / LIV District improvement expenses: \$560k from the city, \$490k from ACHD.
- Term Loan / Bond Financing. Of the original \$23 million budgeted for FY 2017, a \$13 million bond was secured for three River-Myrtle / Old Boise District projects (250 space 11<sup>th</sup> & Front parking garage condo, 89 space 5<sup>th</sup> & Broad parking garage condo, Broad Street / LIV District improvements) as well as a \$5.1 million bond to refinance the existing Series 2010B bond. Also as part of the financing the \$1.65 million balance of the existing 2010C bond was redeemed. No projects or partners surfaced for the \$10 million bond budgeted in the Westside District. It will appear again in the FY 2018 budget.
- Working Capital / Fund Balance. \$7.6 million added to Working Capital to synch with projects now timed in FY 2018. Working Capital is integral to the Agency's long-term Business Plan and accounts for projected / estimated revenues and expenses and projects throughout the terms of the four urban renewal districts.

#### **EXPENDITURES**

##### **OPERATING EXPENSES.**

- Interagency Partnerships reduced by \$94k due primarily to an agreement with Trailhead for Engagement Consulting expenses of \$99,986 ending (permanent).
- Legal Services reduced by \$65k. Much of this is due to project timing with estimated FY 2017 expenses being moved into FY 2018 due to shifting timelines of various projects.
- Professional Services reduced by \$197k due to reductions in project assessments and planning, design and engineering services offset by an additional \$100k for expenses associated with planning for and creating the new Shoreline urban renewal district.
- Rent / Maintenance / Office increased \$219k for parcels 401 and 102 lease payments to Ada County on the Courthouse Corridor site.

- In Repairs & Maintenance for Streets and Facilities, \$80k for street furniture was moved to The Grove Plaza 2.0 project and \$65k was added for The Grove Plaza operational activities e.g. GBAD management agreement and public wifi.

• *Find all budgeted projects and amounts in attached detail pages.*

## **DEBT SERVICE & CONTRACTUAL OBLIGATIONS**

- Along with scheduled debt service payments, reflects the refinancing of the \$5.145 million 2010B bond and redemption of the \$1.65 million 2010C bond.

## **CAPITAL OUTLAY**

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

- Of the original \$22.3 million, \$12.3 million is removed due to timing considerations. Purchase of the two new parking garage condos (11<sup>th</sup> & Front and 5<sup>th</sup> & Broad) will occur in calendar year 2018 rather than 2017 as originally planned. Phase 1 of the 8<sup>th</sup> Street Corridor project is moved to FY 2018. Wayfinding in all four districts are again moved into the coming fiscal year.

• *Find all budgeted projects and amounts in attached detail pages.*

### **Tentative CIP Projects.**

- The original \$16.6 million is reduced by \$16.0 million as the \$10.2 million parking garage / mixed used catalyst development, \$3 million parking garage partial ownership property acquisition and \$1 million downtown urban parks plan / development catalyst projects – all in the Westside District – are moved to FY 2018.

• *Find all budgeted projects and amounts in attached detail pages.*

### **Parking Reinvestment Plan.**

- ParkBOI exterior garage signage and exterior painting were split between fiscal years 2017 and 2018.

• *Find all budgeted projects and amounts in attached detail pages.*

### **Property Development.**

- \$1 million for Westside District Type 5 Participation Program parcel acquisition for redevelopment moved to FY 2018.

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## **Pass-Through Revenue & Expense.**

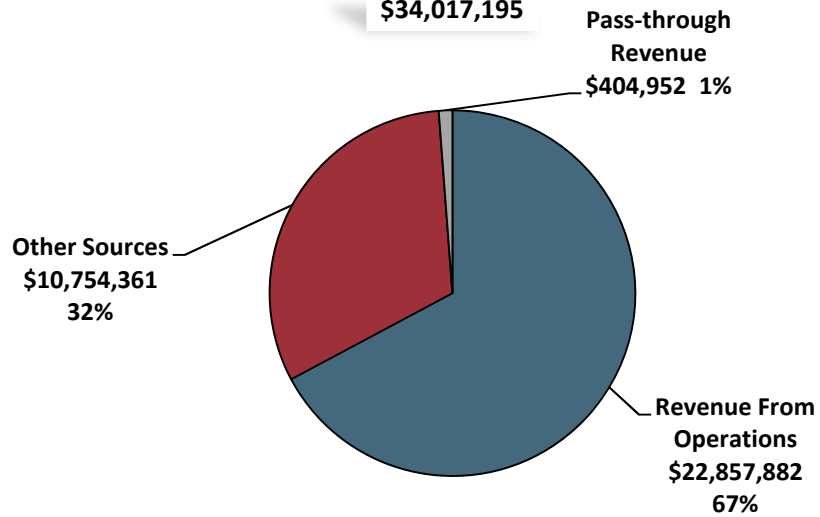
- The GBAD Expansion Financing amount was removed based on auditor determination that only note disclosure in the financial statements is needed. Pass-through amounts to service conduit debt do not appear on CCDC's balance sheet or income statement so are removed from budgets.
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## FY 2017 AMENDED Budget

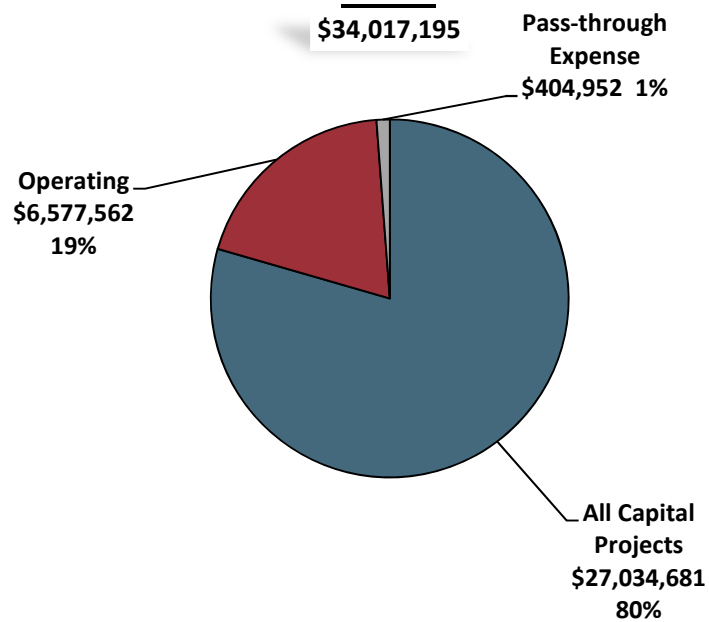
### Sources

**\$34,017,195**



### Uses

**\$34,017,195**



CCDC FY 2017 AMENDED BUDGET REVENUE SUMMARY	2017 ORIGINAL	2017 AMENDED	Permanent Change	Timing Change
<b>Revenue from Operations</b>				
Revenue Allocation (Tax Increment).....	14,200,000	14,800,000	600,000	
Parking Revenue.....	6,019,908	6,657,182	637,274	
Other Revenues (Various Reimbursements).....	363,100	1,400,700	540,000	497,600
Subtotal	\$ 20,583,008	\$ 22,857,882	1,777,274	497,600
<b>Other Sources</b>				
Misc. Revenues (Grants/Leases/Property Transactions).....	257,000	93,000	(164,000)	
Grove Plaza Brick Program Gross Sales.....	90,000	150,000	60,000	
Term Loan/Bond Financing.....	23,000,000	18,145,000	5,145,000	(10,000,000)
Use of (Transfer to) Working Capital / Fund Balance.....	11,093,525	(7,633,639)	778,936	(19,506,100)
Subtotal	\$ 34,440,525	\$ 10,754,361	5,819,936	(29,506,100)
<b>Subtotal - Revenue from Operations</b>	<b>\$ 55,023,533</b>	<b>\$ 33,612,243</b>	<b>7,597,210</b>	<b>(29,008,500)</b>
<b>Pass-Through Revenue</b>				
GBAD Expansion Financing.....	1,624,704	-	(1,624,704)	
Ada County Parcels Ground Leases.....	404,952	404,952	-	
Use of (Transfer to) Working Capital / Fund Balance GBAD Expansion Financing.....	(512,010)	-	512,010	
Subtotal	\$ 1,517,646	\$ 404,952	(1,112,694)	-
<b>TOTAL REVENUE</b>	<b>\$ 56,541,179</b>	<b>\$ 34,017,195</b>	<b>6,484,516</b>	<b>(29,008,500)</b>

CCDC FY 2017 AMENDED BUDGET EXPENSE SUMMARY	2017 ORIGINAL	2017 AMENDED	Permanent Change	Timing Change
<b>Operating Expense</b>				
* Interagency Partnerships.....	253,496	159,350	(94,146)	-
* Legal Services.....	208,500	143,500	(10,000)	(55,000)
Parking Operator (Contractor).....	1,726,195	1,866,416	140,221	
Personnel Costs.....	1,803,700	1,803,700	-	-
* Professional Services .....	1,206,900	1,010,000	(4,400)	(192,500)
* Rent/Maintenance/Office.....	971,256	1,175,196	203,940	-
* Repairs/Maintenance: Streets & Facilities.....	453,750	419,400	(34,350)	-
Subtotal	\$ 6,623,797	\$ 6,577,562	201,265	(247,500)
<b>Debt Service &amp; Contractual Obligations</b>				
* Parking Garage Debt Service/Contractual Obligations.....	\$ 7,276,936	\$ 14,896,181	\$ 7,054,245	\$ 565,000
<b>Capital Outlay</b>				
* Obligated/Designated Capital Improvement Projects.....	22,312,800	11,006,800	968,000	(12,274,000)
* Tentative Capital Improvement Projects.....	16,575,000	528,000	(300,000)	(15,747,000)
* Parking Reinvestment Plan.....	1,185,000	603,700	(326,300)	(255,000)
* Property Development.....	1,050,000	-	-	(1,050,000)
Subtotal	\$ 41,122,800	\$ 12,138,500	341,700	(29,326,000)
<b>Subtotal - Expenses for Operations</b>	<b>\$ 55,023,533</b>	<b>\$ 33,612,243</b>	<b>7,597,210</b>	<b>(29,008,500)</b>
<b>Pass-Through Expense</b>				
GBAD Expansion Financing.....	1,112,694	-	(1,112,694)	-
Ada County Parcels Ground Leases.....	404,952	404,952	-	
Subtotal	\$ 1,517,646	\$ 404,952	(1,112,694)	-
<b>TOTAL EXPENSE</b>	<b>\$ 56,541,179</b>	<b>\$ 34,017,195</b>	<b>6,484,516</b>	<b>(29,008,500)</b>

\* Detail Attached

CCDC FY 2017 AMENDED BUDGET		2017	2017	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.....	7,950	7,950	-	
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.....	2,500	5,000	2,500	
11.	DBA: Public Relations: State of Downtown.....	2,500	2,500	-	
12.	DBA: Trash Service/Clean Team.....	71,750	72,600	850	
13.	Other Sponsorships.....	5,500	8,000	2,500	
14.	Trailhead: Engagement Consulting.....	99,996	-	(99,996)	
15.	Redevelopment Association of Idaho.....	10,750	10,750	-	
	Subtotal	253,496	159,350	(94,146)	-
<b>Legal Services</b>					
1.	1401 W Idaho Disposition (The WaterCooler).....	5,000	2,000	(3,000)	
2.	620 S 9th Phase I and Phase II Disposition.....	2,000	3,000	1,000	
3.	8th & Main Development.....	1,500	1,500	-	
4.	Ash Street Properties Disposition.....	5,000	5,000	-	
5.	Potential Parking Garage Disposition.....	25,000	5,000		(20,000)
6.	5th & Idaho Apartment Project.....	10,000	3,000		(7,000)
7.	City Center Project.....	5,000	-	(5,000)	
8.	Central District General.....	10,000	1,000	(9,000)	
9.	New URA District Establishment.....	1,000	5,000	4,000	
10.	General Contracting (Parking).....	30,000	20,000	(10,000)	
11.	General Legislative Activities (Ops).....	9,000	2,000	(7,000)	
12.	General Agency Operation.....	20,000	7,000		(13,000)
13.	Macy's Building (Athlos Academies).....	2,000	1,000	(1,000)	
14.	Main Street Station.....	5,000	8,000	3,000	
15.	Central District Termination Planning.....	10,000	10,000	-	
16.	Redevelopment of Civic Parcels.....	15,000	15,000	-	
17.	River Myrtle District General/Deannexation.....	25,000	10,000		(15,000)
18.	The Fowler Development.....	8,000	10,000	2,000	
19.	Pioneer Crossing Garage.....	-	8,000	8,000	
20.	Boise Main Library.....	-	5,000	5,000	
21.	Stadium Assessment.....	5,000	15,000	10,000	
22.	30th Street District General.....	5,000	2,000	(3,000)	
23.	Westside District General.....	10,000	5,000	(5,000)	
	Subtotal	208,500	143,500	(10,000)	(55,000)

CCDC FY 2017 AMENDED BUDGET		2017	2017	Permanent	Timing
EXPENSE DETAIL		ORIGINAL	AMENDED	Change	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.....		43,000	43,000	-	
4. Parking Rate Study.....		20,000	80,000	60,000	
5. Project Assessment.....		600,000	450,000		(150,000)
6. Aerial Maps.....		12,000	12,000	-	
7. HR Consultant.....		2,000	4,000	2,000	
8. Document Management Services.....		4,200	4,000	(200)	
9. Document Shredding.....		400	500	100	
10. Education Outreach (PARCS and DPPS).....		51,000	26,000	(25,000)	
11. Financial Advisor: Credit Facility/GBAD Expansion Project.....		25,000	-	(25,000)	
12. Financial Services: Arbitrage.....		10,500	6,500	(4,000)	
13. Governmental Relations (Legislative).....		36,000	36,000	-	
14. Independent Audit Fees.....		47,000	54,000	7,000	
15. IT Services.....		44,800	38,000	(6,800)	
16. New URD Consultant and Establishment .....		-	100,000	100,000	
17. Office Update/Renovation.....		3,000	3,000	-	
18. Parking Mgmt Plan Update.....		20,000	-		(20,000)
19. Professional Services (Planning, Design, Engr.).....		131,000	30,500	(100,500)	
20. Public Information Program.....		75,000	75,000	-	
21. IPI Accredited Parking Certification.....		10,000	-		(10,000)
22. ParkBOI Signage&New Garage Names Outreach.....		25,000	12,500		(12,500)
23. 8th Street Direction Analysis.....		12,000	-	(12,000)	
Subtotal		1,206,900	1,010,000	(4,400)	(192,500)

CCDC FY 2017 AMENDED BUDGET EXPENSE DETAIL	2017 ORIGINAL	2017 AMENDED	Permanent Change	Timing Change
<b>Rent/Maintenance - Office</b>				
1. Advertising: Legal notices & Marketing.....	5,500	3,000	(2,500)	
2. Banking Fees.....	500	500	-	
3. Computer & Software Supplies.....	13,000	10,000	(3,000)	
4. Computer Equipment.....	10,000	22,000	12,000	
5. Condominium Mgmt Expenses.....	116,200	117,000	800	
6. Data And Web Hosting Service.....	26,500	26,500	-	
7. Dues & Subscriptions.....	9,551	10,000	449	
8. Insurance.....	113,000	110,000	(3,000)	
9. Local Meeting Expense.....	8,000	5,000	(3,000)	
10. Merchant Fees (Parking Operations).....	250,000	270,000	20,000	
11. Miscellaneous.....	3,605	3,605	-	
12. Office & Phones.....	5,000	5,300	300	
13. Office Equipment Lease & Repairs.....	30,000	15,000	(15,000)	
14. Office Furniture & Equipment.....	15,000	15,000	-	
15. Rent (CCDC Office, Trailhead Office, County Ground Lease).....	292,700	492,591	199,891	
16. Office Supplies.....	15,000	15,000	-	
17. Personnel Training (Local).....	12,000	12,000	-	
18. Postage.....	2,000	1,000	(1,000)	
19. Printing & Binding.....	5,000	3,000	(2,000)	
20. Professional Development (Non-local).....	36,000	36,000	-	
21. Validation Expense (Parking Operations).....	2,700	2,700	-	
Subtotal	971,256	1,175,196	203,940	-
<b>Repairs/Maintenance - Streets &amp; Facilities</b>				
1. 8th Street .....	30,000	20,000	(10,000)	
2. Holiday Lighting.....	14,250	7,900	(6,350)	
3. Repairs & Maintenance.....	177,500	183,500	6,000	
4. Street Furniture.....	139,000	59,000	(80,000)	
5. The Grove - Operations.....	55,000	120,000	65,000	
6. Utilities.....	38,000	29,000	(9,000)	
Subtotal	453,750	419,400	(34,350)	-
<b>Debt Service &amp; Contractual Obligations</b>				
1. Parking Garage Debt Repayments.....	2,836,836	9,891,081	7,054,245	
2. CD, Bond Repayment.....	2,330,100	2,330,100	-	
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).....	935,000	765,000		(170,000)
6. WD, 1401 W. Idaho Reimbursement (Adjusted Sales Price).....	-	735,000		735,000
Subtotal	7,276,936	14,896,181	7,054,245	565,000



CCDC FY 2017 AMENDED BUDGET EXPENSE DETAIL	2017 ORIGINAL	2017 AMENDED	Permanent Change	Timing Change
<b>Obligated/Designated Capital Improvement Projects</b>				
1. CD, 8th Street Streetscape Improvements-Main to Bannock.....	580,000	-		(580,000)
2. CD, VRT Transit Improvements.....	25,000	25,000		-
3. CD, Wayfinding Project Installation.....	400,000	-		(400,000)
4. CD, City Hall Plaza Improvements.....	650,000	-		(650,000)
5. CD, City Hall Streetscape West Side.....	575,000	-		(575,000)
6. CD, Grove Plaza Renovation.....	1,668,000	2,668,000	80,000	920,000
7. CD, Grove Plaza Renovation - Personalized Brick Engraving.....	60,000	87,000	27,000	
8. RD, 401 5th Street - Fowler Apartment - Type 3 Participation Program.....	550,000	-		(550,000)
9. RD, 500 Capitol Blvd. - Inn at 500 Hotel - Type 4 Participation Program.....	200,000	200,000		-
10. RD, 503 Ash Street - Ash Street Properties Land Dev. & Alley Purchase - Type 5.....	45,000	5,000		(40,000)
11. RD, 404 8th Street - 8th Street Marketplace - T4 .....	59,800	59,800		-
12. RD, Broad St: Geothermal Extension & Hookups.....	500,000	1,000,000		500,000
13. RD, Install Fiber Optic Cable to Service Commercial Development LIV.....	210,000	210,000		-
14. RD, Main St, Capitol-5th, South Side.....	1,020,000	1,000,000	(20,000)	
15. RD, 1150 Myrtle St-Pioneer Crossing - Purchase 250 Public Parking Spaces.....	5,400,000	-		(5,400,000)
16. RD, 401 5th Street - Fowler Apartment - Purchase 89 Public Parking Spaces.....	2,590,000	-		(2,590,000)
17. RD, 5th & Myrtle New Signalized Crossing.....	200,000	-		(200,000)
18. RD, Connector Analysis (Front & Myrtle).....	180,000	180,000		-
19. RD, Extended Sidewalks, Vacated Driveways, Conduit for Signalization.....	-	225,000	225,000	
20. RD, Wayfinding Project Installation.....	600,000	-		(600,000)
21. RD, 5th & Julia Davis Park New Pedestrian Entrance.....	-	410,000		410,000
22. RD, 8th St. Corridor Improvements Phase 1.....	1,425,000	66,000		(1,359,000)
23. RD, Alley Program - Front and Grove, 11th to 12th.....	-	20,000	20,000	
24. RD, Alley Program - Main and Idaho, 3rd to 4th.....	-	225,000	225,000	
25. RD, Broad St, Capitol-2nd, Street&Infrastructure Improvements.....	3,800,000	4,160,000		360,000
26. RD, T2: Alley Improvement (6th to 3rd between Main&Idaho) 5th & Idaho Apts.....	285,000	-		(285,000)
27. RD, 503 Idaho St - 5th&Idaho Public Park & Undergrounding Utilities - T4.....	-	261,000	261,000	
28. RD, 620 S 9th Phase II Site Remediation (The Afton).....	270,000	30,000		(240,000)
29. RD, Hayman House Capital Projects.....	45,000	5,000		(40,000)
30. RD, 515 Idaho - Paulsen Building - Type 1 (Utility Undergrounding).....	-	150,000	150,000	
31. RD, Boise City - Hayman House area/connect to Pioneer.....	25,000	-		(25,000)
32. WD, 918 Idaho Street - Athlos Academies - Type 3.....	750,000	-		(750,000)
33. WD, Main St, 13th - 14th, 1/2 block SS Infill, NW corner.....	50,000	20,000		(30,000)
34. WD, Wayfinding Installation.....	100,000	-		(100,000)
35. 30D, Wayfinding Project Installations.....	50,000	-		(50,000)
Subtotal	22,312,800	11,006,800	968,000	(12,274,000)

*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 AMENDED BUDGET		2017	2017	Permanent	Timing
EXPENSE DETAIL		ORIGINAL	AMENDED	Change	Change
<b>Tentative Capital Improvement Projects</b>					
1. CD, 8th Street Retractable Event Bollards.....	250,000	17,000			(233,000)
2. CD, Alley Improvement (8th to Capitol between Idaho & Bannock).....	400,000	83,000			(317,000)
3. CD, Protective Bollards at Capitol Blvd & Front St.....	30,000	-			(30,000)
4. RD, Streetscape Design Next Year's Projects.....	50,000	50,000			-
5. RD, Parking Garage - Partial Ownership Property Acquisition.....	3,000,000	-			(3,000,000)
6. RD, Central Addition Gateways.....	75,000	75,000			-
7. RD, Multipurpose Stadium Assessments.....	150,000	-	(150,000)		
8. RD, Type 1 Streetscape Reimbursements - General .....	450,000	43,000			(407,000)
9. RD, Type 1 Streetscape Reimbursements - Central Addition - General.....	300,000	-	(150,000)		(150,000)
10. RD, Traffic Box Art Wraps.....	30,000	30,000			-
11. WD, Parking Garage+Mixed Use Catalyst Development.....	10,200,000	-			(10,200,000)
12. WD, Streetscape Design Upcoming Projects.....	50,000	-			(50,000)
13. WD, Downtown Urban Parks Plan/Development Catalyst.....	1,000,000	-			(1,000,000)
14. WD, Type 1 Streetscape Reimbursements.....	300,000	225,000			(75,000)
15. 30D, Capital Improvements General.....	75,000	5,000			(70,000)
16. 30D, 3200 Moore St - Sandhill Crane Apts - Type 1.....	150,000	-			(150,000)
17. 30D, Type 1 Participation.....	65,000	-			(65,000)
Subtotal	16,575,000	528,000	(300,000)		(15,747,000)
<b>Parking Reinvestment Plan</b>					
1. ParkBOI Garage Signage Phase I.....	475,000	150,000	(175,000)		(150,000)
2. Exterior Painting - 9th & Front Garage.....	200,000	50,000	(100,000)		(50,000)
3. TDM Support (bike facilities/carpools) All Garages.....	125,000	17,000	(108,000)		
4. PARCS System Related.....	90,000	6,000	(84,000)		
5. LED Lights Upgrades.....	75,000	20,000			(55,000)
6. Electric Vehicle Charging Stations.....	70,000	42,700	(27,300)		
7. Garage Theming/Wayfinding inside Garages.....	50,000	-	(50,000)		
8. Parking+ (Traffic/Parking Development Modeling).....	50,000	-	(50,000)		
9. Lobbies & Stairwells Painting.....	20,000	100,000	80,000		
10. Parking Website Upgrades.....	15,000	20,000	5,000		
11. Smarking-Advanced Analytics Parking Software.....	15,000	-	(15,000)		
12. Trailer Stage.....	-	90,000	90,000		
13. Suicide Prevention Rail 9th & Front Garage.....	-	70,000	70,000		
14. Park & Ride Support - Elder Street.....	-	38,000	38,000		
Subtotal	1,185,000	603,700	(326,300)		(255,000)
<b>Property Developments</b>					
1. WD, Type 5 Parcel Acquisition for Redevelopment.....	1,000,000	-			(1,000,000)
2. 30D, Development Projects.....	50,000	-			(50,000)
Subtotal	1,050,000	-	-		(1,050,000)

*Tentative Capital Improvement Projects are important projects and initiatives in the early stages of the development timeline (based on FY2017 Original Budget).*

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

	FISCAL YEAR 2015 ACTUAL	FISCAL YEAR 2016 ACTUAL	ORIGINAL FISCAL YEAR 2017 BUDGET	AMENDED FISCAL YEAR 2017 BUDGET
<b>GENERAL/SPECIAL REVENUE FUNDS:</b>				
<b>GENERAL OPERATIONS FUND</b>				
Transfers	2,296,164	2,441,213	<del>2,744,897</del>	2,679,750
Other	128,847	126,813	<del>116,200</del>	117,000
Total Revenues	2,425,011	2,568,026	<del>2,861,097</del>	2,796,750
Total Expenses	2,425,011	2,568,026	<del>2,861,097</del>	2,796,750
<b>CENTRAL REVENUE ALLOCATION FUND</b>				
Revenue Allocation <i>(Property Tax Increment)</i>	4,009,084	4,398,919	<del>4,700,000</del>	5,000,000
Transfers	(325,333)	(4,383,707)	<del>3,722,900</del>	1,438,100
Other	124,699	6,064,054	<del>125,700</del>	204,500
Total Revenues	3,808,450	6,079,266	<del>8,548,600</del>	6,642,600
Total Expenses	3,808,450	6,079,266	<del>8,548,600</del>	6,642,600
<b>RIVER-MYRTLE / OLD BOISE REV ALLOC FUND</b>				
Revenue Allocation <i>(Property Tax Increment)</i>	5,405,856	6,043,720	<del>6,500,000</del>	6,700,000
Transfers	(3,575,977)	(3,752,940)	<del>3,573,310</del>	(12,774,778)
Other	602,785	919,800	<del>13,770,700</del>	19,778,500
Total Revenues	2,432,664	3,210,581	<del>23,844,010</del>	13,703,722
Total Expenses	2,432,664	3,210,580	<del>23,844,010</del>	13,703,722
<b>WESTSIDE REVENUE ALLOCATION FUND</b>				
Revenue Allocation <i>(Property Tax Increment)</i>	2,071,072	2,354,731	<del>2,500,000</del>	2,600,000
Transfers	(1,531,296)	(1,586,084)	<del>1,389,850</del>	(1,299,400)
Other	7,893	8,502	<del>10,005,000</del>	5,000
Total Revenues	547,669	777,150	<del>13,894,850</del>	1,305,600
Total Expenses	547,669	777,150	<del>13,894,850</del>	1,305,600
<b>30TH STREET REVENUE ALLOCATION FUND</b>				
Revenue Allocation <i>(Property Tax Increment)</i>	148,209	343,341	<del>500,000</del>	500,000
Transfers	(92,410)	(319,665)	<del>47,800</del>	-463,000
Total Revenues	55,859	23,894	<del>452,200</del>	37,000
Total Expenses	55,859	23,894	<del>452,200</del>	37,000
<b>PARKING FUND</b>				
Parking	5,176,112	5,920,557	<del>6,000,908</del>	6,649,182
Transfers	1,396,840	(1,430,870)	<del>365,132</del>	2,709,389
Other	140,794	93,169	<del>95,000</del>	85,000
Total Revenues	6,713,746	4,582,856	<del>5,739,776</del>	9,443,571
Total Expenses	6,713,746	4,582,856	<del>5,739,776</del>	9,443,571
<b>DEBT SERVICE FUND</b>				
Lease & Bond Revenue	37,082,663	75,078	<del>1,712,656</del>	87,952
Transfers	2,100	0	<del>512,010</del>	0
Total Revenues	37,084,763	75,078	<del>1,200,646</del>	87,952
Total Expenses	37,084,763	75,078	<del>1,200,646</del>	87,952
TOTAL REVENUES	\$ 53,068,162	\$ 17,316,850	<del>\$ 56,541,179</del>	\$ 34,017,195
TOTAL EXPENSES	\$ 53,068,162	\$ 17,316,850	<del>\$ 56,541,179</del>	\$ 34,017,195

**EXHIBIT B**  
**CAPITAL CITY DEVELOPMENT CORPORATION**  
**FISCAL YEAR 2017 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 2016 AND INCLUSIVE OF THE LAST DAY OF SEPTEMBER 2017 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 2016 and inclusive of the last day of September 2017.

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.

	FY 2015 ACTUAL EXPENSE	FY 2016 ACTUAL EXPENSE	ORIGINAL FY 2017 BUDGET EXPENSE	AMENDED FY 2017 BUDGET EXPENSE
<b>FUNDS:</b>				
GENERAL OPERATIONS FUND	2,425,011	2,568,026	<del>2,861,097</del>	2,796,750
CENTRAL REVENUE ALLOCATION FUND	3,808,450	6,079,266	<del>8,548,600</del>	6,642,600
RIVER MYRTLE OLD BOISE REV ALLOC FUND	2,432,664	3,210,580	<del>23,844,010</del>	13,703,722
WESTSIDE REVENUE ALLOCATION FUND	547,669	777,150	<del>13,894,850</del>	1,305,600
30TH STREET REVENUE ALLOCATION FUND	55,859	23,894	<del>452,200</del>	37,000
PARKING FUND	6,713,746	4,582,856	<del>5,739,776</del>	9,443,571
DEBT SERVICE FUND	37,084,763	75,078	<del>1,200,646</del>	87,952
<b>TOTAL</b>	<b>\$ 53,068,162</b>	<b>\$ 17,316,851</b>	<b><del>\$ 56,541,179</del></b>	<b>\$ 34,017,195</b>

PASSED AND ADOPTED by the Capital City Development Corporation of the City of Boise, Idaho, on this 29th day of August, 2017.

Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 29th day of August, 2017.

Approved:

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

Attest:

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



## AGENDA BILL

<b>Agenda Subject:</b> FY 2018 Original Budget		<b>Date:</b> August 29, 2017
<b>Staff Contact:</b> Ross Borden, Finance Director	<b>Attachments:</b> <div>1. Resolution 1505</div> <div>2. FY 2018 Original Budget - Detail</div> <div>3. Exhibit A: FY 2018 Original Budget - Summary</div>	
<b>Action Requested:</b> Adopt Resolution 1505 to approve the FY 2018 Original budget.		

### Background:

The Agency's fiscal year begins on October 1 and concludes the following 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 2018 Original budget and public hearing notice was published twice in the *Idaho Statesman* newspaper, on August 21 and 28. The Board will conduct the public hearing on the budget beginning at noon, Tuesday, August 29, 2017 at the Agency. When the hearing concludes the Board will consider the adoption of the FY 2018 Original budget via Resolution 1505.

### Fiscal Notes:

FY 2017 Amended Budget	\$34,017,195	
FY 2018 Original Budget	<u>\$66,114,567</u>	
Change	\$32,097,372	+ 94.4%

See FY 2018 Budget – Detail (Attachment 2) for line-item detail by revenue and expense category and notable change narrative.

**Staff Recommendation:** Adopt Resolution 1505.

### Suggested Motion:

I move adoption of Resolution 1505 to approve the FY 2018 Original budget and authorize the Executive Director to file copies of the budget as required by law.

RESOLUTION NO. 1505

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  
DEFRAY ALL EXPENSE AND LIABILITY OF THE URBAN  
RENEWAL AGENCY, FOR THE FISCAL YEAR  
COMMENCING OCTOBER 1, 2017, AND ENDING  
SEPTEMBER 30, 2018, 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., ZB, 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, 2017, and ending September 30, 2018, by virtue of its action at the Agency’s Board meeting of August 14, 2017;

WHEREAS, Agency has previously published notice of a public hearing to be conducted on Tuesday, August 29, 2017, at the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho;

WHEREAS, on Tuesday, August 29, 2017, 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 2018;

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, 2017.

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, 2017, and ending September 30, 2018.

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, 2017, and to provide a copy of this Resolution and the budget to Bank of America, N.A., ZB, 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 29, 2017. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 29th day of August 2017.

APPROVED:

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

ATTEST:

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





**FY 2018 ORIGINAL BUDGET**

October 1, 2017 - September 30, 2018



## FY 2018 ORIGINAL BUDGET

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

- *Central District will sunset at the end of FY 2018 after a 30-year term. Its budget is shown separately here. By the end of FY 2018 on September 30, 2018, CCDC will have received the district's final tax increment revenue distribution (from Tax Year / Calendar Year 2017). CCDC's goal is to invest all projected FY 2018 Central District tax increment revenue into district improvements. Any Central District tax increment funds remaining on October 1, 2018 will be distributed to the seven taxing districts on a pro rata basis.*

REVENUE
---------

- Revenue Allocation (Tax Increment) increase of 22% or \$2.6 million across all four URD's to an FY 2018 total of \$17.4 million.
- Parking revenue is budgeted to increase \$1.4 million, from \$6.7 million to \$8.0 million – a 19% increase – based on two factors.
  - The addition of 339 new spaces: a 250-space condominium (of 829 total spaces) in the five-level 11<sup>th</sup> & Front parking garage currently under construction as part of the Pioneer Crossing development, and an 89-space condominium (of 189 total spaces) in the 5<sup>th</sup> & Broad parking garage nearing completion as part of The Fowler development. When added to the Agency's current six garage, 2,567 parking space inventory the public parking system downtown will total six parking garages, two parking garage condo units and 2,906 spaces, a 13% increase in public structured parking spaces downtown.
  - The FY 2018 budget includes increases in both monthly and hourly rates effective January 1, 2018. The most recent rate increase – for monthly parking permits only – took effect January 1, 2016. The \$2.50 hourly rate / \$12.00 daily maximum has not been increased since 2008. The FY 2018 budget includes a \$3.00 hourly rate / \$18.00 daily max. Monthly rates will increase from \$135 to \$165 in Capital & Main and 9<sup>th</sup> & Front garages and from \$120 to \$150 for the other four garages. The \$2.1 million effect of First Hour Free (potential revenue not collected) remains. Projected strong and sustained demand for downtown parking is reflected in utilization and revenue.
- Other Revenues (Various Reimbursements) includes reimbursements of \$710k from the city for new urban renewal district study, planning and creation.
- Term Loan / Bond Financing removes the new \$13 million and refinanced \$5.145 million RMOB bonds completed in FY 2017 and includes a \$14.6 million bond (increased from \$10.2 million) for the parking garage and mixed used catalyst development in the Westside District moved from FY 2017.

- Working Capital / Fund Balance. \$24.4 million is pulled from Working Capital for projects originally planned for FY 2017 but now programmed in FY 2018 as well as new FY 2018 projects. The FY 2017 Amended budget transferred \$7.6 million into Working Capital in anticipation of this. Working Capital is integral to the Agency's long-term Business Plan and accounts for projected / estimated revenues and expenses and projects throughout the terms of the four urban renewal districts.

## EXPENDITURES

### OPERATING EXPENSES

- Legal Services adjusted upward after being amended downward in the FY 2017 Amended budget due to workload shifting into FY 2018.
- Increased Parking Operator (Contractor) expenses reflect additional workload associated with the new 11<sup>th</sup> & Front and 5<sup>th</sup> & Broad parking garage condos coming online.
- Personnel includes a 9% overall increase comprised of a 5% salary adjustment pool, potentially two new positions and a 10% increase in health insurance premium costs.
- Professional Services increase of \$1.1 million due primarily to an additional \$960k for expenses associated with the study and creation of the new Shoreline, Bench and Gateway East urban renewal districts. A substantial portion of those costs are potentially reimbursable by the city.
- Rent / Maintenance / Office increased to account for additional merchant fees for credit card transactions at the 339 new parking spaces coming on-line, increased office rent should the Agency occupy more of the 5th floor at its current location, and lease payments for County Courthouse parcels 401 and 102 (formerly controlled by Civic Partners).
- The Repairs & Maintenance line-item in the Repairs / Maintenance: Streets & Facilities budget doubled to address increased R&M primarily in parking garages.

• *Find all budgeted projects and amounts in attached detail pages.*

### Debt Service & Contractual Obligations

- The Year 3 (of 3) payment for the Central District \$5.0 million term loan increased by \$400k to \$2.33 million over the Year 2 payment.
- Unchanged from FY 2017 is the \$1.0 million Year 3 (of 4) reimbursement to Gardner Company for the 8th & Main building Owners Participation Agreement, and the \$175,000 Year 3 (of 4) reimbursement to Local Construct for the Owyhee Plaza Participation Agreement.

### CAPITAL OUTLAY

*FY 2018 is Year 1 of the new edition of the 5-Year Capital Improvement Plan (CIP). Refer to that document for a comprehensive look at the Agency's investment plan for capital projects.*

- **Obligated/Designated Projects**
  - Central Sunset Closeout projects are comprised of 10 projects totaling \$3.6 million including City Hall Plaza and (west side) streetscape improvements totaling \$1.4 million. With the completion of The Grove Plaza 2.0 project \$2.8 million removed.

- The River-Myrtle / Old Boise District will see most of the projects. The purchase of the 11th & Front parking garage condo (\$5.4 million, 250 spaces) and 5th & Broad parking garage condo (\$2.6 million, 89 spaces) moved from FY 2017 are included here. Also \$1 million for main Library! area improvements, \$2.0 million for Type 5 Participation Program parcel acquisition / redevelopment, \$750k for the Athlos Academies T3 reimbursement, \$530k for three Alley Program segments, and \$354k for Downtown Circulator preliminary engineering.

• *Find all budgeted projects and amounts in attached detail pages.*

- **Tentative Projects:**

- Two Westside District catalyst projects: \$14.6 million for parking garage and mixed use development, \$2 million for downtown urban parks plan / development, \$600k for general capital improvements in the 30<sup>th</sup> Street District, and \$419k for one Alley Program segment.
- \$3 million for partial ownership / property acquisition of a parking garage in RMOB.

• *Find all budgeted projects and amounts in attached detail pages.*

- **Parking Reinvestment Plan:**

- \$589k for Circulator engineering cost-share with the city. Support for two Park-and-Ride operations (Elder Street and West End / CWI) totaling \$525k. 10<sup>th</sup> & Front parking garage refurbishment \$500k and Capital & Main parking garage elevator refurbish \$155k. Matching the previous year's amounts \$150k is included for ParkBOI signage and \$100k is included for parking garage lobby and stairwell painting.

• *Find all budgeted projects and amounts in attached detail pages.*

- **Property Development:**

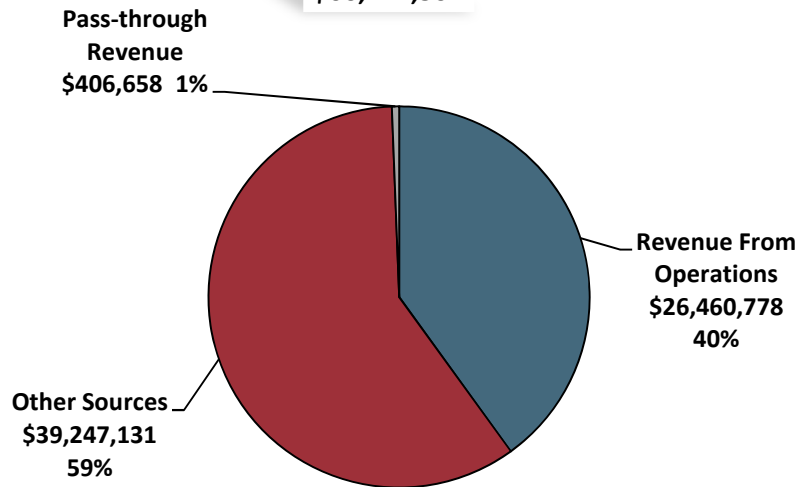
- In the Westside District, \$3.3 million for a Type 5 Participation Program acquisition of property for redevelopment.



## FY 2018 ORIGINAL Budget

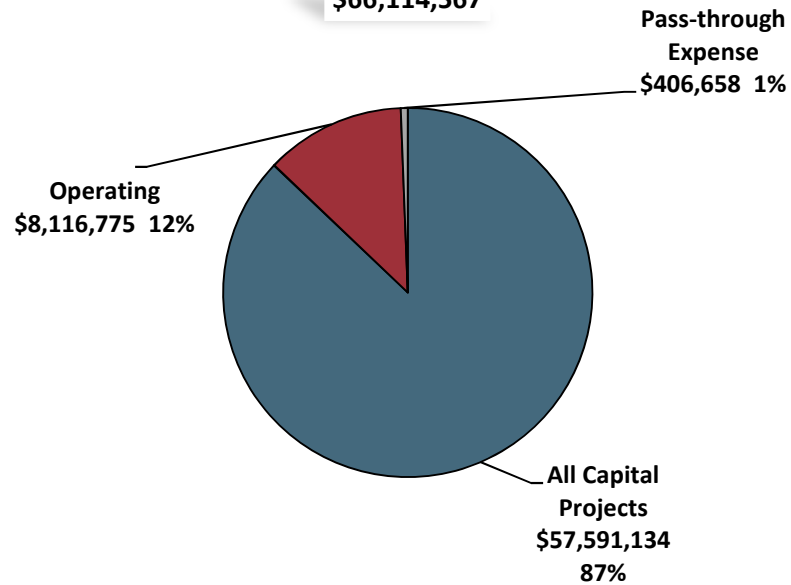
### Sources

\$66,114,567



### Uses

\$66,114,567



CCDC FY 2018 BUDGET REVENUE SUMMARY				Central Dist. 2018 ORIGINAL	All Other 2018 ORIGINAL
	2017 AMENDED	2018 ORIGINAL	Difference		
<b>Revenue from Operations</b>					
Revenue Allocation (Tax Increment).....	14,800,000	17,370,000	2,570,000	5,200,000	12,170,000
Parking Revenue.....	6,657,182	8,018,078	1,360,896	8,000	8,010,078
Other Revenues (Various Reimbursements).....	1,400,700	1,072,700	(328,000)	26,500	1,046,200
Subtotal	\$ 22,857,882	\$ 26,460,778	3,602,896	5,234,500	21,226,278
<b>Other Sources</b>					
Misc. Revenues (Grants/Leases/Property Transactions).....	93,000	277,000	184,000	23,000	254,000
Grove Plaza Brick Program Gross Sales.....	150,000	-	(150,000)	-	-
Term Loan/Bond Financing.....	18,145,000	14,600,000	(3,545,000)	-	14,600,000
Use of (Transfer to) Working Capital / Fund Balance.....	(7,633,639)	24,370,131	32,003,770	3,269,850	21,100,281
Subtotal	\$ 10,754,361	\$ 39,247,131	28,492,770	3,292,850	35,954,281
<b>Subtotal - Revenue from Operations</b>	<b>\$ 33,612,243</b>	<b>\$ 65,707,909</b>	<b>32,095,666</b>	<b>8,527,350</b>	<b>57,180,559</b>
<b>Pass-Through Revenue</b>					
Ada County Parcels Ground Leases.....	404,952	406,658	1,706	-	406,658
Subtotal	\$ 404,952	\$ 406,658	1,706	-	406,658
<b>TOTAL REVENUE</b>	<b>\$ 34,017,195</b>	<b>\$ 66,114,567</b>	<b>32,097,372</b>	<b>8,527,350</b>	<b>57,587,217</b>
<b>CCDC FY 2018 BUDGET EXPENSE SUMMARY</b>					
	2017 AMENDED	2018 ORIGINAL	Difference	Central Dist. 2018 ORIGINAL	All Other 2018 ORIGINAL
<b>Operating Expense</b>					
* Interagency Partnerships.....	159,350	159,750	400	35,000	124,750
* Legal Services.....	143,500	218,000	74,500	36,500	181,500
Parking Operator (Contractor).....	1,866,416	1,912,074	45,658	-	1,912,074
Personnel Costs.....	1,803,700	1,984,300	180,600	-	1,984,300
* Professional Services .....	1,010,000	2,105,900	1,095,900	80,000	2,025,900
* Rent/Maintenance/Office.....	1,175,196	1,239,751	64,555	1,000	1,238,751
* Repairs/Maintenance: Streets & Facilities.....	419,400	497,000	77,600	218,000	279,000
Subtotal	\$ 6,577,562	\$ 8,116,775	1,539,213	370,500	7,746,275
<b>Debt Service &amp; Contractual Obligations</b>					
* Parking Garage Debt Service/Contractual Obligations.....	14,896,181	7,893,534	(7,002,647)	3,290,050	4,603,484
<b>Capital Outlay</b>					
* Obligated/Designated Capital Improvement Projects.....	11,006,800	20,803,800	9,797,000	3,717,800	17,086,000
* Tentative Capital Improvement Projects.....	528,000	23,228,400	22,700,400	1,149,000	22,079,400
* Parking Reinvestment Plan.....	603,700	2,290,500	1,686,800	-	2,290,500
* Property Development.....	-	3,374,900	3,374,900	-	3,374,900
Subtotal	\$ 12,138,500	\$ 49,697,600	37,559,100	4,866,800	44,830,800
<b>Subtotal - Expenses for Operations</b>	<b>\$ 33,612,243</b>	<b>\$ 65,707,909</b>	<b>32,095,666</b>	<b>8,527,350</b>	<b>57,180,559</b>
<b>Pass-Through Expense</b>					
Ada County Parcels Ground Leases.....	404,952	406,658	1,706	-	406,658
Subtotal	\$ 404,952	\$ 406,658	1,706	-	406,658
<b>TOTAL EXPENSE</b>	<b>\$ 34,017,195</b>	<b>\$ 66,114,567</b>	<b>32,097,372</b>	<b>8,527,350</b>	<b>57,587,217</b>

\* Detail Attached

CCDC FY 2018 BUDGET EXPENSE DETAIL	2017 AMENDED	2018 ORIGINAL	Difference	Central Dist. 2018 ORIGINAL	All Other 2018 ORIGINAL
Interagency Partnerships					
1. Boise Valley Economic Partnership.....	20,000	20,000	-	-	20,000
2. BVEP: Dues.....	3,000	3,000	-	-	3,000
3. Building Owners and Managers Association (BOMA).....	5,000	5,000	-	-	5,000
4. Chamber of Commerce: Regional Leadership.....	1,000	1,000	-	-	1,000
5. Chamber of Commerce: State of City.....	650	650	-	-	650
6. Chamber of Commerce: Dues.....	400	400	-	-	400
7. COMPASS.....	7,950	7,950	-	-	7,950
8. DBA: Annual Membership.....	10,000	10,000	-	-	10,000
9. DBA: Public Relations: Alive After 5.....	12,500	12,500	-	-	12,500
10. DBA: Public Relations: Bronco Shuttle.....	5,000	5,000	-	-	5,000
11. DBA: Public Relations: State of Downtown.....	2,500	2,500	-	-	2,500
12. DBA: Trash Service/Clean Team.....	72,600	73,000	400	35,000	38,000
13. Other Sponsorships.....	8,000	8,000	-	-	8,000
14. Redevelopment Association of Idaho.....	10,750	10,750	-	-	10,750
Subtotal	159,350	159,750	400	35,000	124,750
Legal Services					
1. 1401 W Idaho Disposition (The WaterCooler).....	2,000	2,000	-	-	2,000
2. 620 S 9th Phase I and Phase II Disposition.....	3,000	5,000	2,000	-	5,000
3. 8th & Main Development.....	1,500	1,500	-	1,500	-
4. Ash Street Properties Disposition.....	5,000	5,000	-	-	5,000
5. Potential Parking Garage Disposition.....	5,000	10,000	5,000	10,000	-
6. 5th & Idaho Apartment Project.....	3,000	-	(3,000)	-	-
7. Central District General.....	1,000	-	(1,000)	-	-
8. New URA District Establishment.....	5,000	25,000	20,000	-	25,000
9. General Contracting (Parking).....	20,000	20,000	-	-	20,000
10. General Legislative Activities (Ops).....	2,000	4,000	2,000	-	4,000
11. General Agency Operation.....	7,000	7,000	-	-	7,000
12. Macy's Building (Athlos Academies).....	1,000	1,000	-	-	1,000
13. Main Street Station.....	8,000	-	(8,000)	-	-
14. Central District Termination Planning.....	10,000	25,000	15,000	25,000	-
15. Redevelopment of Civic Parcels.....	15,000	-	(15,000)	-	-
16. River Myrtle District General/Deannexation.....	10,000	30,000	20,000	-	30,000
17. The Fowler Development.....	10,000	-	(10,000)	-	-
18. Pioneer Crossing Garage.....	8,000	7,500	(500)	-	7,500
19. Boise Main Library.....	5,000	20,000	15,000	-	20,000
20. Stadium Assessment.....	15,000	45,000	30,000	-	45,000
21. 30th Street District General.....	2,000	5,000	3,000	-	5,000
22. Westside District General.....	5,000	5,000	-	-	5,000
Subtotal	143,500	218,000	74,500	36,500	181,500

CCDC FY 2018 BUDGET EXPENSE DETAIL	2017 AMENDED	2018 ORIGINAL	Difference	Central Dist. 2018 ORIGINAL	All Other 2018 ORIGINAL
Professional Services					
1. Boise GreenBike Station Sponsorship.....	10,000	-	(10,000)	-	-
2. Central District Termination Planning.....	25,000	30,000	5,000	30,000	-
3. Grove Plaza 2.0 Marketing/Consultant.....	43,000	-	(43,000)	-	-
4. Parking Rate Study.....	80,000	-	(80,000)	-	-
5. Project Assessment.....	450,000	470,000	20,000	50,000	420,000
6. Aerial Maps.....	12,000	15,000	3,000	-	15,000
7. HR Consultant.....	4,000	5,000	1,000	-	5,000
8. Document Management Systems/Services.....	4,000	4,000	-	-	4,000
9. Document Shredding.....	500	500	-	-	500
10. Education Outreach (PARCS and DPPS).....	26,000	51,000	25,000	-	51,000
11. Financial Services: Arbitrage.....	6,500	4,000	(2,500)	-	4,000
12. Governmental Relations (Legislative).....	36,000	36,000	-	-	36,000
13. Independent Audit Fees.....	54,000	47,000	(7,000)	-	47,000
14. IT Services.....	38,000	45,400	7,400	-	45,400
15. New URD Consultant and Establishment .....	100,000	1,060,000	960,000	-	1,060,000
16. Office Update/Renovation.....	3,000	90,000	87,000	-	90,000
17. Parking Mgmt Plan Update.....	-	20,000	20,000	-	20,000
18. Professional Services (Planning, Design, Engr.).....	30,500	100,500	70,000	-	100,500
19. Public Information Program.....	75,000	95,000	20,000	-	95,000
20. IPI Accredited Parking Certification.....	-	15,000	15,000	-	15,000
21. ParkBOI Signage&New Garage Names Outreach.....	12,500	12,500	-	-	12,500
22. Garage Design Standard Update.....	-	5,000	5,000	-	5,000
Subtotal	1,010,000	2,105,900	1,095,900	80,000	2,025,900



CCDC FY 2018 BUDGET EXPENSE DETAIL	2017 AMENDED	2018 ORIGINAL	Difference	Central Dist. 2018 ORIGINAL	All Other 2018 ORIGINAL
<b>Rent/Maintenance - Office</b>					
1. Advertising: Legal notices & Marketing.....	3,000	3,000	-	1,000	2,000
2. Banking Fees.....	500	500	-	-	500
3. Computer & Software Supplies.....	10,000	10,000	-	-	10,000
4. Computer Equipment.....	22,000	50,000	28,000	-	50,000
5. Condominium Mgmt Expenses.....	117,000	132,000	15,000	-	132,000
6. Data And Web Hosting Service.....	26,500	26,500	-	-	26,500
7. Dues & Subscriptions.....	10,000	9,940	(60)	-	9,940
8. Insurance.....	110,000	110,000	-	-	110,000
9. Local Meeting Expense.....	5,000	5,000	-	-	5,000
10. Merchant Fees (Parking Operations).....	270,000	300,000	30,000	-	300,000
11. Miscellaneous.....	3,605	3,605	-	-	3,605
12. Office & Phones.....	5,300	5,300	-	-	5,300
13. Office Equipment Lease & Repairs.....	15,000	15,000	-	-	15,000
14. Office Furniture & Equipment.....	15,000	32,000	17,000	-	32,000
15. Rent (CCDC Office, Trailhead Office, County Ground Lease).....	492,591	460,206	(32,385)	-	460,206
16. Office Supplies.....	15,000	15,000	-	-	15,000
17. Personnel Training (Local).....	12,000	13,750	1,750	-	13,750
18. Postage.....	1,000	1,000	-	-	1,000
19. Printing & Binding.....	3,000	3,000	-	-	3,000
20. Professional Development (Non-local).....	36,000	41,250	5,250	-	41,250
21. Validation Expense (Parking Operations).....	2,700	2,700	-	-	2,700
Subtotal	1,175,196	1,239,751	64,555	1,000	1,238,751
<b>Repairs/Maintenance - Streets &amp; Facilities</b>					
1. 8th Street .....	20,000	30,000	10,000	30,000	-
2. Holiday Lighting.....	7,900	14,000	6,100	-	14,000
3. Repairs & Maintenance.....	183,500	260,000	76,500	40,000	220,000
4. Street Furniture.....	59,000	35,000	(24,000)	25,000	10,000
5. The Grove - Operations.....	120,000	120,000	-	120,000	-
6. Utilities.....	29,000	38,000	9,000	3,000	35,000
Subtotal	419,400	497,000	77,600	218,000	279,000
<b>Debt Service &amp; Contractual Obligations</b>					
1. Parking Garage Debt Repayments.....	9,891,081	4,428,484	(5,462,597)	-	4,428,484
2. CD, Bond Repayment.....	2,330,100	2,290,050	(40,050)	2,290,050	-
3. CD, 8th & Main (Owner Participation).....	1,000,000	1,000,000	-	1,000,000	-
4. WD, Owyhee Plaza T2 Reimbursement.....	175,000	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	14,896,181	7,893,534	(7,002,647)	3,290,050	4,603,484

CCDC FY 2018 BUDGET EXPENSE DETAIL	2017 AMENDED	2018 ORIGINAL	Difference	Central Dist. 2018 ORIGINAL	All Other 2018 ORIGINAL
Obligated/Designated Capital Improvement Projects					
1. CD, 8th Street Streetscape Improvements-Main to Bannock.....	-	650,000	650,000	650,000	-
2. CD, Capitol Blvd. Streetscape Imp-east side, Front St to alley.....	-	450,000	450,000	450,000	-
3. CD, Capitol Blvd. Streetscape Imp-east side, Idaho to Bannock.....	-	154,800	154,800	154,800	-
4. CD, Treegrates repair/replacement - district wide.....	-	150,000	150,000	150,000	-
5. CD, Paving, furnishings, misc. spot repair/replacement - district wide.....	-	169,500	169,500	169,500	-
6. CD, Loading Zone/Sidewalk Enhancement - @ 5 locations.....	-	125,000	125,000	125,000	-
7. CD, Idaho St.Ped/Bike Imp - north side, Capitol Blvd to 9th St.....	-	275,000	275,000	275,000	-
8. CD, Main St. Ped/Bike Imp - 9th - Capitol.....	-	150,000	150,000	150,000	-
9. CD, VRT Transit Improvements.....	25,000	-	(25,000)	-	-
10. CD, Wayfinding Project Installation.....	-	151,500	151,500	151,500	-
11. CD, City Hall Plaza Improvements.....	-	787,000	787,000	787,000	-
12. CD, City Hall Streetscape West Side.....	-	655,000	655,000	655,000	-
13. CD, Grove Plaza Renovation.....	2,668,000	-	(2,668,000)	-	-
14. CD, Grove Plaza Renovation - Personalized Brick Engraving.....	87,000	-	(87,000)	-	-
15. RD, 401 5th Street - Fowler Apartment - Type 3 Participation Program.....	-	550,000	550,000	-	550,000
16. RD, 500 Capitol Blvd. - Inn at 500 Hotel - Type 4 Participation Program.....	200,000	-	(200,000)	-	-
17. RD, 503 Ash Street - Ash St Properties Land Dev. & Alley Purchase - T5.....	5,000	40,000	35,000	-	40,000
18. RD, 502 Front Street - Remnant Parcel - T5 (Conveyance Costs).....	-	5,000	5,000	-	5,000
19. RD, 404 8th Street - 8th Street Marketplace - T4 .....	59,800	-	(59,800)	-	-
20. RD, 610 Julia Davis Drive - Idaho Historical Museum - Type 4.....	-	146,000	146,000	-	146,000
21. RD, Broad St: Geothermal Extension & Hookups.....	1,000,000	-	(1,000,000)	-	-
22. RD, Install Fiber Optic Cable to Service Commercial Development LIV.....	210,000	-	(210,000)	-	-
23. RD, Main St, Capitol-5th, South Side.....	1,000,000	150,000	(850,000)	-	150,000
24. RD, 1150 Myrtle 11th&Front Garage - buy 250 Public Parking Spaces.....	-	5,400,000	5,400,000	-	5,400,000
25. RD, 11th & Myrtle - Pioneer Corner Improvements _ Type 4.....	-	125,000	125,000	-	125,000
26. RD, 401 5th Street - 5th&Broad Garage - buy 89 Public Parking Spaces.....	-	2,590,000	2,590,000	-	2,590,000
27. RD, 5th & Myrtle New Signalized Crossing.....	-	200,000	200,000	-	200,000
28. RD, Connector Analysis (Front & Myrtle).....	180,000	-	(180,000)	-	-
29. RD, Downtown Circulator Preliminary Engineering.....	-	354,100	354,100	-	354,100
30. RD, Extended Sidewalks, Vacated Driveways, Signal Conduit.....	225,000	-	(225,000)	-	-
31. RD, VRT Transit Improvements.....	-	26,000	26,000	-	26,000
32. RD, Wayfinding Project Installation.....	-	770,100	770,100	-	770,100
33. RD, 5th & Julia Davis Park New Pedestrian Entrance.....	410,000	-	(410,000)	-	-
34. RD, 8th St. Corridor Improvements Phase 1.....	66,000	359,000	293,000	-	359,000
35. RD, Alley Program - Front and Grove, 11th to 12th.....	20,000	250,000	230,000	-	250,000
36. RD, Alley Program - Grove and Main, 6th to Capitol.....	-	30,000	30,000	-	30,000
37. RD, Alley Program - Main and Idaho, 3rd to 4th.....	225,000	250,000	25,000	-	250,000
38. RD, Broad St, Capitol-2nd, Street&Infrastructure Improvements.....	4,160,000	240,000	(3,920,000)	-	240,000
39. RD, Main Library Area Pre-Development Improvement.....	-	1,000,000	1,000,000	-	1,000,000
40. RD, Pioneer Corridor Pathway Monument Signage.....	-	75,000	75,000	-	75,000
41. RD, 503 Idaho St - 5th&Idaho Public Park & Utility Undergrounding - T4.....	261,000	744,000	483,000	-	744,000
42. RD, 620 S 9th Phase II Site Remediation (The Afton).....	30,000	240,000	210,000	-	240,000
43. RD, Hayman House Capital Projects.....	5,000	70,000	65,000	-	70,000
44. RD, 515 Idaho - Paulsen Building - Type 1 (Utility Undergrounding).....	150,000	-	(150,000)	-	-
45. RD, 1420 Front Street - Verraso - Type 1 Participation Program.....	-	150,000	150,000	-	150,000
46. RD, 535 15th Street - River Street Lofts - Type 1 Participation Program.....	-	150,000	150,000	-	150,000
47. RD, T5 Participation:Parcel Acquisition/Redevelopment.....	-	2,000,000	2,000,000	-	2,000,000
48. WD, 918 Idaho Street - Athlos Acadamies - Type 3.....	-	750,000	750,000	-	750,000
49. WD, Main St, 13th - 14th, 1/2 block SS Infill, NW corner.....	20,000	100,000	80,000	-	100,000
50. WD, Wayfinding Installation.....	-	110,500	110,500	-	110,500
51. 30D, Wayfinding Project Installations.....	-	61,300	61,300	-	61,300
52. 30D, 3200 Moore St - Sandhill Crane Apts - Type 1.....	-	150,000	150,000	-	150,000
Subtotal	11,006,800	20,803,800	9,797,000	3,717,800	17,086,000

*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 2018 BUDGET EXPENSE DETAIL	2017 AMENDED	2018 ORIGINAL	Difference	Central Dist. 2018 ORIGINAL	All Other 2018 ORIGINAL
<b>Tentative Capital Improvement Projects</b>					
1. CD, 8th Street Retractable Event Bollards.....	17,000	100,000	83,000	100,000	-
2. CD, Alley Improvement (8th to Capitol between Idaho & Bannock).....	83,000	419,000	336,000	419,000	-
3. CD, Protective Bollards at Capitol Blvd & Front St.....	-	30,000	30,000	30,000	-
4. CD, Pedestrian Scramble - 8th and Bannock Street.....	-	100,000	100,000	100,000	-
5. CD, Pedestrian Scramble - 8th and Idaho Street.....	-	100,000	100,000	100,000	-
6. CD, Pedestrian Scramble - 8th and Main Street.....	-	100,000	100,000	100,000	-
7. CD, 176 Capitol Blvd-Business Interiors of Idaho - Type 1.....	-	150,000	150,000	150,000	-
8. CD, 150 8th Street - Capitol Terrace - Type 1.....	-	150,000	150,000	150,000	-
9. RD, Streetscape Design Next Year's Projects.....	50,000	50,000	-	-	50,000
10. RD, Parking Garage - Partial Ownership Property Acquisition.....	-	3,000,000	3,000,000	-	3,000,000
11. RD, Central Addition Gateways.....	75,000	-	(75,000)	-	-
12. RD, River Street SS, Ash to 12th St.....	-	150,000	150,000	-	150,000
13. RD, Traffic Calming, 8th&River Bike/Ped Raised Intersection.....	-	200,000	200,000	-	200,000
14. RD, Alley Program - 9th and 10th, Miller to Myrtle.....	-	15,000	15,000	-	15,000
15. RD, Grove Street Pedestrian Street Plan (16th-10th) per ACHD/DBIP.....	-	75,000	75,000	-	75,000
16. RD, Grove Street Pedestrian Street Plan (6th-3rd) per ACHD/DBIP.....	-	75,000	75,000	-	75,000
17. RD, Type 1 Streetscape Reimbursements - General .....	43,000	300,000	257,000	-	300,000
18. RD, Traffic Box Art Wraps.....	30,000	10,000	(20,000)	-	10,000
19. WD, Parking Garage+Mixed Use Catalyst Development.....	-	14,600,000	14,600,000	-	14,600,000
20. WD, Streetscape Design Upcoming Projects.....	-	50,000	50,000	-	50,000
21. WD, Downtown Urban Parks Plan/Development Catalyst.....	-	2,000,000	2,000,000	-	2,000,000
22. WD, Downtown Circulator Preliminary Engineering.....	-	234,400	234,400	-	234,400
23. WD, 15th and Bannock - Westside Public Space.....	-	250,000	250,000	-	250,000
24. WD, Type 1 Streetscape Reimbursements.....	225,000	300,000	75,000	-	300,000
25. WD, Traffic Box Art Wraps.....	-	10,000	10,000	-	10,000
26. 30D, Traffic Box Art Wraps.....	-	15,000	15,000	-	15,000
27. 30D, Capital Improvements General.....	5,000	595,000	590,000	-	595,000
28. 30D, Type 1 Participation.....	-	150,000	150,000	-	150,000
Subtotal	528,000	23,228,400	22,700,400	1,149,000	22,079,400

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

<b>Parking Reinvestment Plan</b>					
1. ParkBOI Garage Signage Phase I .....	150,000	150,000	-	-	150,000
2. Exterior Painting - 9th & Front Garage.....	50,000	50,000	-	-	50,000
3. TDM Support (bike facilities/carpools) All Garages.....	17,000	-	(17,000)	-	-
4. PARCS System Related.....	6,000	50,000	44,000	-	50,000
5. LED Lights Upgrades.....	20,000	-	(20,000)	-	-
6. Electric Vehicle Charging Stations.....	42,700	-	(42,700)	-	-
7. Lobbies & Stairwells Painting.....	100,000	100,000	-	-	100,000
8. Parking Website Upgrades.....	20,000	15,000	(5,000)	-	15,000
9. Smarking-Advanced Analytics Parking Software.....	-	17,000	17,000	-	17,000
10. Trailer Stage.....	90,000	-	(90,000)	-	-
11. Suicide Prevention Rail 9th & Front Garage.....	70,000	50,000	(20,000)	-	50,000
12. Park & Ride Support - Elder Street.....	38,000	125,000	87,000	-	125,000
13. Park & Ride Support - West End.....	-	400,000	400,000	-	400,000
14. Cap & Main Garage Elevators Refurbish.....	-	155,000	155,000	-	155,000
15. PARCS Software Upgrade.....	-	40,000	40,000	-	40,000
16. Cost-Share City of Boise Circulator Engineering.....	-	588,500	588,500	-	588,500
17. 10th & Front Garage Refurbishment.....	-	500,000	500,000	-	500,000
18. ParkBOI Garage Signage Phase II.....	-	50,000	50,000	-	50,000
Subtotal	603,700	2,290,500	1,686,800	-	2,290,500

<b>Property Developments</b>					
1. WD, Type 5 Parcel Acquisition for Redevelopment.....	-	3,300,000	3,300,000	-	3,300,000
2. 30D, Development Projects.....	-	74,900	74,900	-	74,900
Subtotal	-	3,374,900	3,374,900	-	3,374,900

**EXHIBIT A**  
**CAPITAL CITY DEVELOPMENT CORPORATION**  
**FISCAL YEAR 2018 ORIGINAL BUDGET**

**ATTACHMENT 3**

	FISCAL YEAR 2016 ACTUAL	AMENDED FISCAL YEAR 2017 BUDGET	FISCAL YEAR 2018 BUDGET
<u>GENERAL/SPECIAL REVENUE FUNDS:</u>			
GENERAL OPERATIONS FUND			
Transfers	2,441,213	2,679,750	3,317,190
Other	126,813	117,000	842,000
Total Revenues	2,568,026	2,796,750	4,159,190
Total Expenses	2,568,026	2,796,750	4,159,190
CENTRAL REVENUE ALLOCATION FUND			
Revenue Allocation ( <i>Property Tax Increment</i> )	4,398,919	5,000,000	5,200,000
Transfers	(4,383,707)	1,438,100	3,269,850
Other	6,064,054	204,500	57,500
Total Revenues	6,079,266	6,642,600	8,527,350
Total Expenses	6,079,266	6,642,600	8,527,350
RIVER-MYRTLE / OLD BOISE REV ALLOC FUND			
Revenue Allocation ( <i>Property Tax Increment</i> )	6,043,720	6,700,000	8,500,000
Transfers	(3,752,940)	(12,774,778)	14,331,002
Other	919,800	19,778,500	773,200
Total Revenues	3,210,581	13,703,722	23,604,202
Total Expenses	3,210,580	13,703,722	23,604,202
WESTSIDE REVENUE ALLOCATION FUND			
Revenue Allocation ( <i>Property Tax Increment</i> )	2,354,731	2,600,000	3,000,000
Transfers	(1,586,084)	(1,299,400)	4,578,900
Other	8,502	5,000	14,605,000
Total Revenues	777,150	1,305,600	22,183,900
Total Expenses	777,150	1,305,600	22,183,900
30TH STREET REVENUE ALLOCATION FUND			
Revenue Allocation ( <i>Property Tax Increment</i> )	343,341	500,000	670,000
Transfers	(319,665)	(463,000)	431,200
Total Revenues	23,894	37,000	1,101,200
Total Expenses	23,894	37,000	1,101,200
PARKING FUND			
Parking	5,920,557	6,649,182	8,010,078
Transfers	(1,430,870)	2,709,389	(1,646,011)
Other	93,169	85,000	85,000
Total Revenues	4,582,856	9,443,571	6,449,067
Total Expenses	4,582,856	9,443,571	6,449,067
DEBT SERVICE FUND			
Lease & Bond Revenue	75,078	87,952	89,658
Transfers	0	0	0
Total Revenues	75,078	87,952	89,658
Total Expenses	75,078	87,952	89,658
TOTAL REVENUES	\$ 17,316,850	\$ 34,017,195	\$ 66,114,567
TOTAL EXPENSES	\$ 17,316,850	\$ 34,017,195	\$ 66,114,567

**EXHIBIT B**  
**CAPITAL CITY DEVELOPMENT CORPORATION**  
**FISCAL YEAR 2018 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 2017 AND INCLUSIVE OF THE LAST DAY OF SEPTEMBER 2018 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 2017 and inclusive of the last day of September 2018.

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.

	FY 2016 ACTUAL EXPENSE	FY 2017 BUDGET EXPENSE	FY 2018 BUDGET EXPENSE
<b><u>FUNDS:</u></b>			
GENERAL OPERATIONS FUND	2,568,026	2,796,750	4,159,190
CENTRAL REVENUE ALLOCATION FUND	6,079,266	6,642,600	8,527,350
RIVER MYRTLE OLD BOISE REV ALLOC FUND	3,210,580	13,703,722	23,604,202
WESTSIDE REVENUE ALLOCATION FUND	777,150	1,305,600	22,183,900
30TH STREET REVENUE ALLOCATION FUND	23,894	37,000	1,101,200
PARKING FUND	4,582,856	9,443,571	6,449,067
DEBT SERVICE FUND	75,078	87,952	89,658
TOTAL	\$ 17,316,851	\$ 34,017,195	\$ 66,114,567

PASSED AND ADOPTED by the Capital City Development Corporation of the City of Boise, Idaho, on this 29th day of August, 2017.

Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 29th day of August, 2017.

Approved:

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

Attest:

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



## AGENDA BILL

<b>Agenda Subject:</b> CCDC Capital Improvement Plan (CIP) 2018-2022 original plan		<b>Date:</b> August 29, 2017
<b>Staff Contact:</b> Todd Bunderson	<b>Attachments:</b> Resolution 1506 CCDC CIP 2018-2022 original plan	
<b>Action Requested:</b> Approve CCDC CIP 2018-2022 original plan		

### Fiscal Notes:

Projects and estimated costs are identified by project description, district, and fiscal year for a total of \$87.7 million of new investment in downtown Boise. This year CCDC realigned the project types of Infrastructure, Mobility, Placemaking, and Special Projects to match the Strategic Plan. The document was redesigned to fit with the Agency's colors, logo, and style like the Annual Report offering a consistent recognizable look for publicly distributed materials.

Fiscal Year 2018 is notably higher due to \$8M of bond proceeds for previously approved bond-financed projects (11th & Front/Pioneer Crossing Garage & 5<sup>th</sup> & Broad/Fowler Garage) as well as \$14.4 M of planned bond sale proceeds for a new catalyst project in the Westside District.

The table below summarizes yearly investment for over 100 capital projects over the rolling 5-year capital planning cycle.

DISTRICT TOTALS	FY2018	FY2019	FY2020	FY2021	FY2022	5-Year
	Plan	Plan	Plan	Plan	Plan	Totals
Central	4,866,800	n/a	n/a	n/a	n/a	4,866,800
River	19,789,200	6,907,600	6,332,200	5,837,200	7,403,200	46,269,400
Westside	21,704,900	3,037,100	3,620,000	2,395,000	2,592,000	33,349,000
30th Street	1,046,200	520,000	540,000	550,000	550,000	3,206,200
<b>Total</b>	<b>47,407,100</b>	<b>10,464,700</b>	<b>10,492,200</b>	<b>8,782,200</b>	<b>10,545,200</b>	<b>87,691,400</b>

### Background:

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

In the previous planning cycle, the CCDC Board approved the original 2017-2021 CIP in August of 2016 as part of the Fiscal Year 2017 budget. This CIP was updated and approved by the Board in March, 2017 as the amended 2017-2021 CIP reflecting changes and the most current information on available resources and project costs.

In the current planning cycle, the established process of producing a rolling five-year CIP removes completed Fiscal Year 2017 projects, updates projects in Fiscal Years 2018 through 2021, and adds Fiscal Year 2022. The process again anticipates a mid-Fiscal Year 2018 amendment/update of the CIP to provide flexibility and keep the CIP current with a dynamic economic climate.

Significant coordination of effort occurs with City of Boise Planning & Development Services, Finance, Parks, Public Works, and the Office of the Mayor as well as with numerous private development partners.

## **HIGHLIGHTS**

### CENTRAL DISTRICT

- With the renovation of The Grove Plaza now complete, the final year of the Central District focuses on improvements to the section of 8<sup>th</sup> Street owned by CCDC (Bannock to Main) as well as general fix-it improvements.
- Two T1 grants are budgeted for anticipated improvements associated with private development activities.
- Wayfinding is planned for Fiscal Year 2018 in all Districts
- City Hall Plaza redesign construction commenced in Fiscal Year 2017 and will complete in Fiscal Year 2018 accomplished by a cost share agreement with Boise City with total project costs estimated at \$3.7M. CCDC total for all phases including streetscape is \$1.4M.
- 3 scramble intersections are contemplated pending traffic engineering reviews. Intersection treatments may also be viable alternatives with or without new signalization.
- Pedestrian/bike improvements on Idaho/Main Streets are planned pending decisions on configuration and design in coordination with ACHD and the City of Boise.

### RIVER-MYRTLE DISTRICT

- Fiscal Year 2018 includes the planned expenditure of bond proceeds of \$2.6M public parking in the Fowler housing project, and \$5.4M for public parking in the 11<sup>th</sup> & Front/Pioneer Crossing garage under construction on Parcel B when completed.
- \$2M is included in Fiscal Year 2018 for a strategic property acquisition to continue CCDC's successful property redevelopment efforts as well as \$3.3M in Fiscal Year 2022. CCDC's T5 property disposition program typically involves solicitation of development proposals through a competitive RFQ/P process.
- CCDC's very active Participation Program includes several projects in the economic development category funding infrastructure, utility, and streetscape improvements in partnership with private projects throughout this district.
- S. 8<sup>th</sup> Street corridor improvements are identified in two phases guided by significant conceptual design work for the section of 8<sup>th</sup> street between Front Street and the Boise River utilizing an initial "lighter, quicker, faster" phase one strategy followed by phase two which looks to more permanent physical improvements advised by strategies for cultural placemaking.
- Wayfinding is planned for Fiscal Year 2018 in all Districts

- CCDC initiated capital projects—alley program, Grove Street—are included where improvements are designed, bid and built by the Agency further enhancing the balance between functional infrastructure and enhancement of the public realm. Alley improvements to be made vary by location and may include utility undergrounding, green storm water infrastructure and placemaking treatments for esthetic enhancement and the creation of pedestrian friendly walk ways.
- Several mobility initiatives are included: Front/Myrtle improvements, one-way street conversions, bike/pedestrian improvements on Main/Idaho Streets, and traffic calming efforts planned for key streets and intersections with lots of vehicle/bike/pedestrian activity.
- Additional public-private partnership in a mixed use development with public structured parking is identified at \$3M.
- Site/area improvements in concert with the Main Library Renovation are identified at \$1M

## 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 may include one or more public structured parking uses in a catalyst project or projects. \$14.6M of bond proceeds are identified in the CIP in Fiscal Year 2018; 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. \$3.3M is identified for property acquisition which may combined with this effort or may be a stand-alone strategic property acquisition.
- A significant redesign and renovation of Grove Street similar to the work being done now on Broad Street is planned with \$6.8M of resources identified in River-Myrtle and \$2.7M in the Westside District. Grove Street has 20 block faces within these two districts and the 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 or the newly revamped Broad Street. Recent community outreach and strategic planning updates conducted by Boise City identified strong support for this concept. Conceptual design work and community outreach would begin in Fiscal Year 2018.
- In a significant mobility initiative for downtown CCDC has included \$2.3M, together with \$2.9M from Boise City, totaling \$5.2M for circulator engineering. CCDC's share is apportioned by District as follows: Westside \$451,500; River-Myrtle \$682,000; Parking \$1,133,500. This engineering work will occur during Fiscal Years 2018-19. The apportionment of resources is based on linear feet of a 5.3 mile route as approved by Boise City Council.
- Boise City has completed a comprehensive downtown urban parks plan which overlaps CCDC's redevelopment districts. As a priority area for urban parks the Westside District CIP has \$2M included in a cost-share approach with the City of Boise for the identification and improvement of a property to be converted into an urban park use then operated by Boise City. The preferred goal would to make these improvements in concert with significant private development though an urban park serves as its own amenity and attractor.



- Wayfinding is planned for Fiscal Year 2018 in all Districts
- With CCDC's strong success in redeveloping properties through its RFQ/P process via the Agency's Participation Program, two strategic land acquisitions are planned when resources become available in Fiscal Years 2021/2022.
- Conversion of the Macy's building into the corporate headquarters for Athlos Academies is substantially complete with final review of eligible expenses and reimbursement expected to occur during Q1 of Fiscal Year 2018. CCDC's assistance has helped transform and reuse this dated building which is reactivating the block. CCDC's façade improvement and streetscape enhancements have created a fresh new look for this impressive adaptive reuse project.
- A 2016 review of opportunities in the Westside District with Boise City produced concepts on canal daylighting as a public amenity which could be expected to stimulate interest in new development and district investment. Additional work in identifying the best opportunity location for this goal would commence in 2018, followed by conceptual design, engineering and construction.

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

- Wayfinding is planned for Fiscal Year 2018 in all Districts
- Traffic art wraps are included in this district as well as in RM and Westside Districts.
- CCDC staff have been working with developers regarding the development of multiple vacant land parcels in this new district. Presently the CIP list identifies 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 presently in various stages of pre-development. 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.
- The opportunity for either one more notable capital improvements and/or additional T1 Participation Program grants would be available for Fiscal Year 2018.
- Resources for capital improvements and general development activities are presently included at a baseline levels however CCDC anticipates upward revision in the forecast to occur over the next year.

#### **Staff Recommendation:**

Approve proposed 2018-2022 CIP.

#### **Suggested Motion:**

I move to adopt Resolution # 1506.

## RESOLUTION NO. 1506

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 2018-2022; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, is 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"), and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (the "Act"), as 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 1987 Amended and Restated Urban Renewal Plan for the Boise Central District Project I, Idaho R-4, and Project II, Idaho R-5 (the "Boise Central District Urban Renewal Plan") and, following said public hearing, the City adopted its Ordinance No. 5026 on August 19, 1987, approving the Boise Central District Urban Renewal Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the 1994 Amended and Restated Urban Renewal Plan for the Boise Central District Project I, Idaho R-4, and Project II, Idaho R-5 (the "1994 Amended Urban Renewal Plan") and, following said public hearing, the City adopted its Ordinance No. 5597 on December 6, 1994, approving the 1994 Amended Urban Renewal Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing 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 "Central District Plan") and, following said public hearing, the City adopted its Ordinance No. 6576 on June 26, 2007, effective upon publication on July 23, 2007, approving the Central District Plan; and,

WHEREAS, the City after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

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"); and,

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; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan (the "30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

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;" and,

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; and,

WHEREAS, CCDC staff has prepared a proposed 5-Year Capital Improvement Plan Fiscal Year 2018-2022 ("CIP"); and,

WHEREAS, the Board discussed the CIP at its Board meeting of August 14, 2017; and,

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

NOW, THEREFORE, BE IT RESOLVED BY 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 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 29, 2017.  
Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the  
Board of Commissioners, on August 29, 2017.

URBAN RENEWAL AGENCY OF BOISE CITY

By: \_\_\_\_\_  
John Hale, Chairman

ATTEST:

By: \_\_\_\_\_  
Ryan Woodings, Secretary

# 5-YEAR CAPITAL IMPROVEMENT PLAN



**CAPITAL CITY**  
DEVELOPMENT CORP

**FISCAL YEAR 2018-2022**  
PROPOSED 8.14.2017





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**CAPITAL CITY**  
DEVELOPMENT CORP

## COLLABORATE

Collaborate by bringing partners together to achieve vitality goals

Collaborate with Boise City to realize vision of Comprehensive Plan

Collaborate with VRT/ACHD/ITD on transportation, transit and mobility goals

Collaborate with local, regional, state and federal economic development agencies to retain, develop and expand the business of commercial development

Collaborate with private developers and entrepreneur partners to find opportunities to leverage assets

## CREATE

Create new places of 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 catalytic new projects that stimulate neighborhood health

## VISION

HELP THE BOISE COMMUNITY THRIVE IN A SUSTAINABLE ECONOMY WHERE AN EXCEPTIONAL BUILT ENVIRONMENT AND EXCELLENT BUSINESS OPPORTUNITIES ARE IN PERFECT BALANCE.

## MISSION

CCDC IGNITES DIVERSE ECONOMIC GROWTH, BUILDS VIBRANT URBAN CENTERS, AND PROMOTES HEALTHY COMMUNITY DESIGN.

## FIVE CORE VALUES

PROFESSIONALISM  
LEADERSHIP  
ACCOUNTABILITY  
INTEGRITY  
TRANSPARENCY

## DISTRICT PROJECTS

## 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 developments and downtown core residents

Fuel economic growth creating low vacancy/high occupancy buildings

Target/promote development uses for healthy downtown economy



ECONOMIC  
DEVELOPMENT



INFRASTRUCTURE



MOBILITY



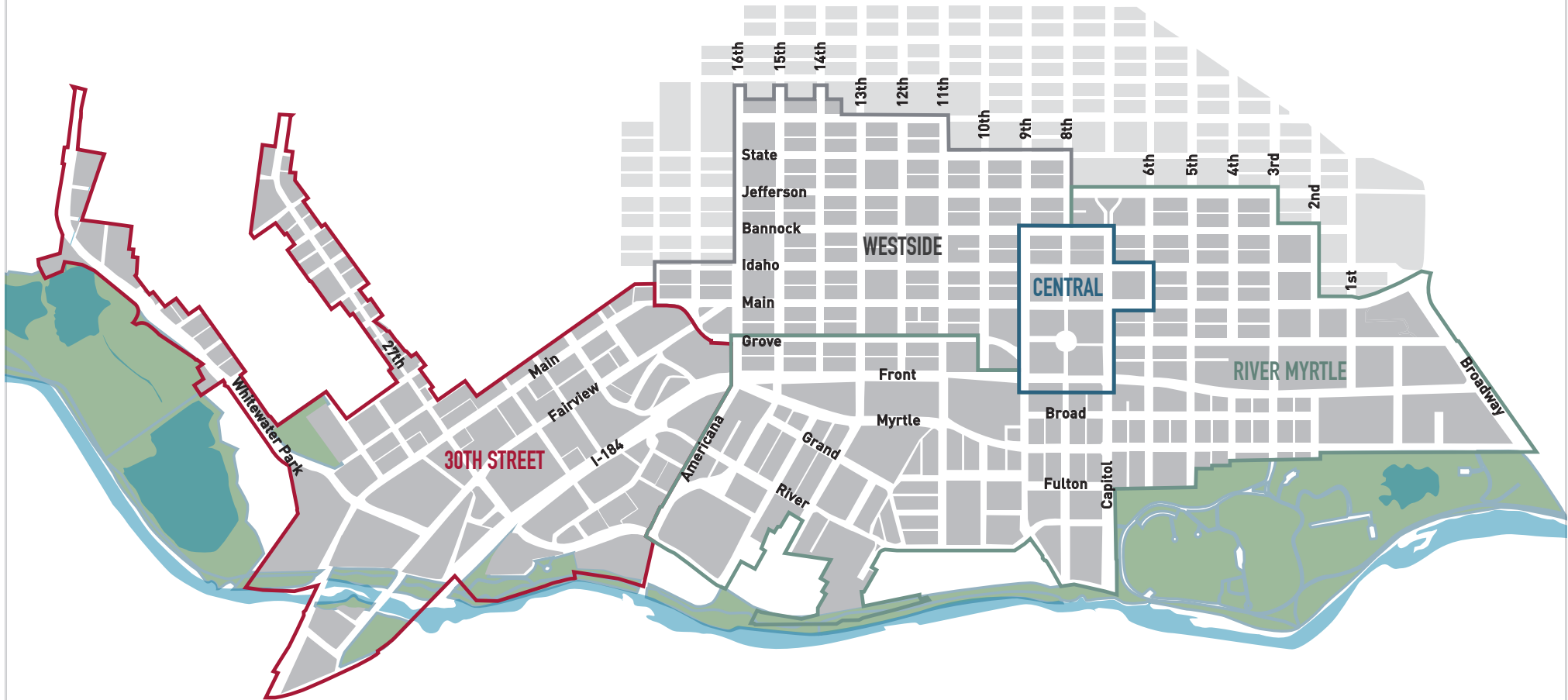
PLACE MAKING



SPECIAL PROJECTS

# DISTRICT MAP

CIP  
2018 – 2022



## URBAN RENEWAL DISTRICT MAP



# ABOUT THE CIP



## PARTNER AGENCY PLANS

PARTNER AGENCY PLANS ARE USED TO INFORM THE URBAN RENEWAL PLANS.



## URBAN RENEWAL PLANS

LONG TERM URBAN RENEWAL PLANS ARE WRITTEN WHEN THE DISTRICTS ARE FORMED.



CENTRAL DISTRICT  
1989 - 2018

RIVER MYRTLE DISTRICT  
1996 - 2025



WESTSIDE DISTRICT  
2003 - 2026

30TH STREET DISTRICT  
2014 - 2033



## 5-YEAR CAPITAL IMPROVEMENT PLAN



1-YEAR BUDGET



1-YEAR  
PROJECT LIST

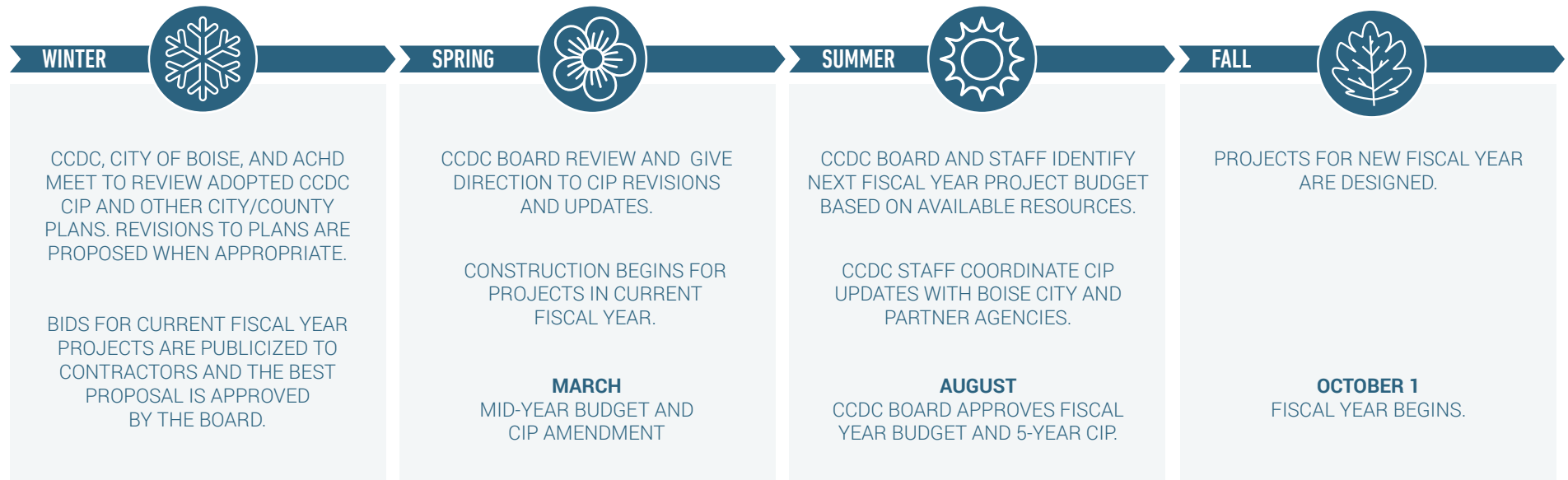
## WHY DOES CCDC CREATE A 5-YEAR CIP?

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 program agreements. The plan is evaluated and revised annually and amended at the mid-year point to make necessary adjustments as conditions change.

## 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 benefit the public good. These investments fall into five main categories: Economic Development, Infrastructure, Mobility, Place Making, and Special Projects. In addition to managing our own projects, CCDC also assists the City of Boise and private developers by contributing to components of their projects which benefit the public.









# KEY STRATEGIES

**CIP**  
2018 – 2022



1

## ECONOMIC DEVELOPMENT

CULTIVATE COMMERCE AND GROW RESILIENT, DIVERSIFIED, AND PROSPEROUS LOCAL ECONOMIES.



2

## INFRASTRUCTURE

IMPROVE PUBLIC INFRASTRUCTURE TO ATTRACT NEW INVESTMENT AND ENCOURAGE BEST USE OF PROPERTY.



3

## MOBILITY

EXPAND MOBILITY CHOICES THAT INCLUDE PARKING AND MULTIPLE TRANSIT MODES TO ENABLE UNIVERSALLY ACCESSIBLE URBAN DISTRICTS.



4

## PLACE MAKING

DEVELOP PUBLIC SPACES AND ENERGIZED ENVIRONMENTS WHERE A BLEND OF CULTURES AND CONCENTRATED MIX OF USES CREATE A VALUED SENSE OF PLACE.



5

## SPECIAL PROJECTS

INVEST IN PROJECTS THAT RESPOND TO EMERGING REVITALIZATION OPPORTUNITIES INCLUDING PUBLIC AMENITIES, HISTORIC PRESERVATION, AND SUPPORT OF LOCAL ARTS AND CULTURE.



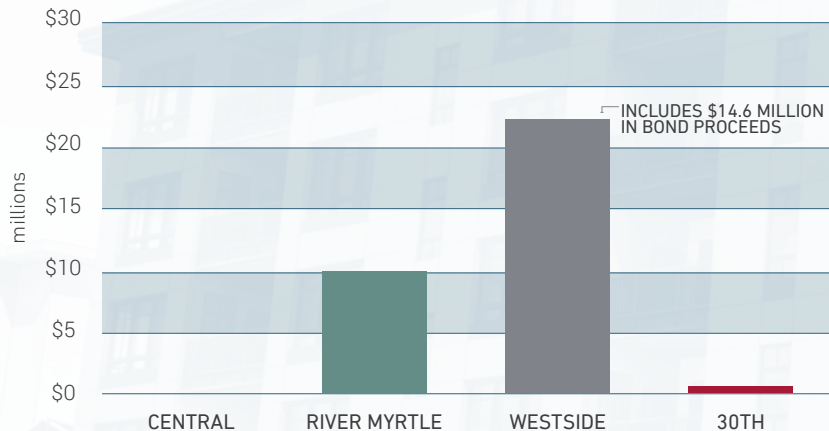


# ECONOMIC DEVELOPMENT

CULTIVATE COMMERCE AND GROW RESILIENT, DIVERSIFIED, AND PROSPEROUS LOCAL ECONOMIES.

**CIP**  
2018 – 2022

## 5-YEAR ECON. DEVELOPMENT INVESTMENT BY DISTRICT



## WHAT DOES THIS TYPE OF PROJECT INCLUDE?

- PUBLIC PRIVATE PARTNERSHIPS THROUGH OUR PARTICIPATION PROGRAM AGREEMENTS
- CREATING BUSINESS INCUBATOR OFFICE SPACES (I.E. TRAILHEAD)
- LAND ACQUISITION FOR REDEVELOPMENT
- PROPERTY DISPOSITION FOR REDEVELOPMENT THROUGH PUBLIC REQUEST FOR PROPOSAL PROCESS

## WHY DOES CCDC INVEST IN THESE PROJECTS?

Boise's redevelopment agency exists for the purpose of economic development and everything we do is to drive more investment in our district and to help the local economy thrive. Fostering the expansion of local enterprise and career opportunity creates economic energy in our districts and beyond. CCDC's Participation Program is a policy created to leverage private investment with public investment by funding public improvements with the tax increment the project will generate.

**Redeveloping properties within our districts enhances the urban environment and fuels economic growth.** When CCDC acquires a property it is for the specific purpose of redevelopment. Often the properties are under-utilized and the agency issues a public call for proposals, to see what the development community will create within the parameters CCDC sets. This gives the agency the ability to request and promote particular strategies, such as housing and mixed use development.



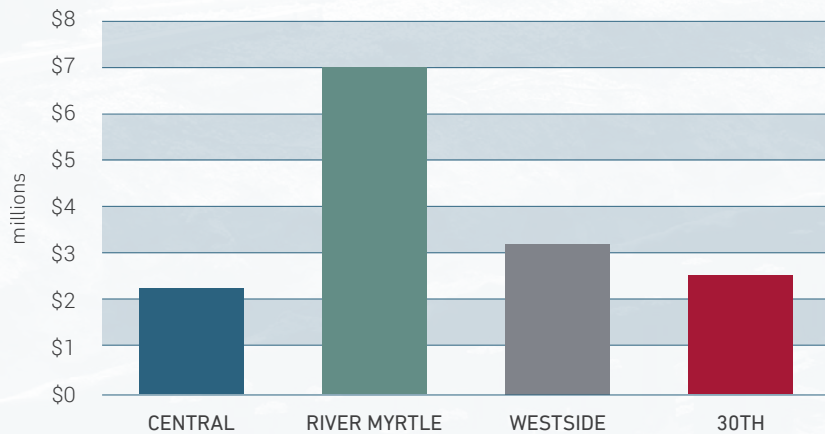


# INFRASTRUCTURE

IMPROVE PUBLIC INFRASTRUCTURE TO ATTRACT NEW INVESTMENT AND ENCOURAGE BEST USE OF PROPERTY.

**CIP**  
2018 – 2022

## 5-YEAR INFRASTRUCTURE INVESTMENT BY DISTRICT



## WHAT DOES THIS TYPE OF PROJECT INCLUDE?

- FIBER-OPTIC CABLES
- PUBLIC WI-FI
- GEOTHERMAL EXTENSIONS
- NEW STREET CONSTRUCTION AND SIGNAL INSTALLATION
- UTILITY UNDER GROUNDING AND EXTENSION
- GREEN STORM WATER INFRASTRUCTURE (SUSPENDED PAVING SYSTEMS)

## WHY DOES CCDC INVEST IN THESE PROJECTS?

The agency focuses on infrastructure as a means to attract more 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.

Another way in which CCDC promotes sustainability is through environmentally friendly infrastructure such as geothermal system expansion, and green storm water infrastructure which limits water runoff. 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 first Eco-District in the Central Addition Neighborhood**. These infrastructure advancements will make geothermal more accessible and gives real estate developers and property owners an attractive option in using this natural heating source.

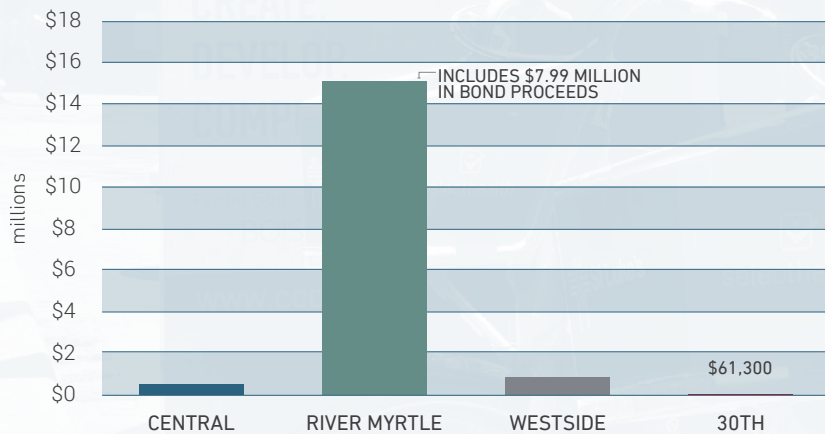


# MOBILITY

EXPAND MOBILITY CHOICES THAT INCLUDE PARKING AND MULTIPLE TRANSIT MODES TO ENABLE UNIVERSALLY ACCESSIBLE URBAN DISTRICTS.

**CIP**  
2018 – 2022

## 5-YEAR MOBILITY INVESTMENT BY DISTRICT



## WHAT DOES THIS TYPE OF PROJECT INCLUDE?

- CAPITAL IMPROVEMENTS AND UPDATES TO EXISTING PARKING STRUCTURES
- CONTRIBUTING FUNDS TO PUBLIC/ PRIVATE PARTNERSHIP PARKING GARAGE PROJECTS
- DOWNTOWN WAYFINDING SYSTEM FOR PEDESTRIAN, BICYCLE, AND VEHICULAR TRAFFIC
- DOWNTOWN CIRCULATOR PRELIMINARY ENGINEERING
- BOISE GREENBIKE
- TRANSIT SHELTERS
- PROTECTED BIKE LANES
- MAIN STREET STATION FUNDING
- BUILDING NEW PARKING STRUCTURES
- 2- WAY STREET CONVERSIONS

## WHY DOES CCDC INVEST IN THESE PROJECTS?

Expanding mobility choices and access to public transit is essential to a healthy downtown. Alternative transportation options increase property values and improve the capacity and efficiency of the street system. Through support of public transit, protected bike lanes, Boise GreenBike, a car-share program, and park and ride systems – CCDC improves access and mobility options in and around downtown. This in turn promotes economic and tourist activity as well as public health through active transportation options and reduced carbon emissions from traffic congestion. Additionally, a new Wayfinding System will **advance 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.

**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 uninviting, 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. 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.**



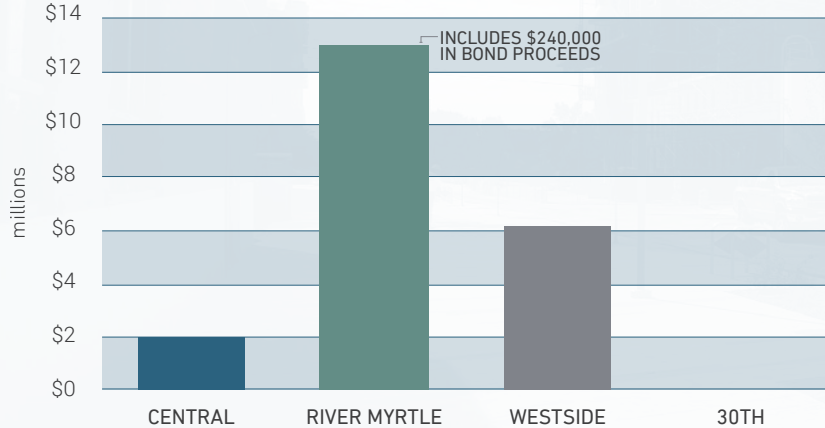


# PLACE MAKING

DEVELOP PUBLIC SPACES AND ENERGIZED ENVIRONMENTS WHERE A BLEND OF CULTURES AND CONCENTRATED MIX OF USES CREATE A VALUED SENSE OF PLACE.

**CIP**  
2018 – 2022

## 5-YEAR PLACEMAKING INVESTMENT BY DISTRICT



## 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. THE GROVE PLAZA, PIONEER PATHWAY)

## WHY DOES CCDC INVEST IN THESE PROJECTS?

Creating places and neighborhoods people love is a key element in making a city desirable for residents, visitors, and investors. 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. Place making **contributes to the economic vitality of downtown** by making the city a place people want to spend time exploring. The Grove Plaza and 8th Street, 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, and public improvement projects.



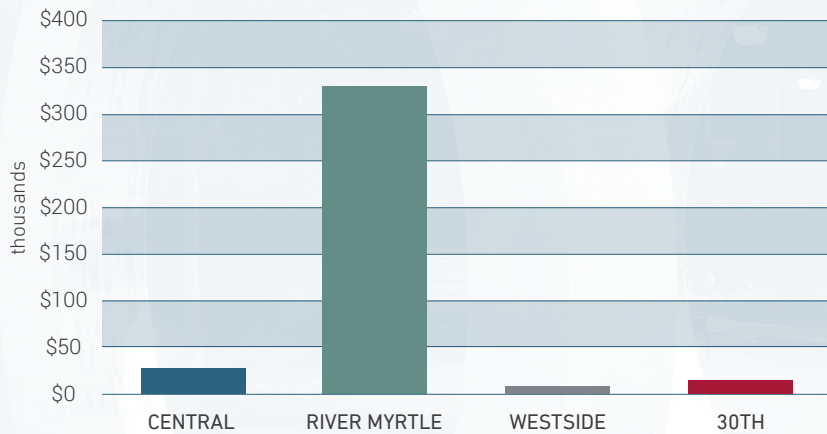


# SPECIAL PROJECTS

INVEST IN PROJECTS THAT RESPOND TO EMERGING REVITALIZATION OPPORTUNITIES INCLUDING PUBLIC AMENITIES, HISTORIC PRESERVATION, AND SUPPORT OF LOCAL ARTS AND CULTURE.

**CIP**  
2018 – 2022

## 5-YEAR SPECIAL PROJECTS INVESTMENT BY DISTRICT



## WHAT DOES THIS TYPE OF PROJECT INCLUDE?






- PUBLIC ART (E.G. SCULPTURE IN BODO)
- MARKET STUDIES (HOUSING, HOTEL)
- HISTORIC PRESERVATION

## WHY DOES CCDC INVEST IN THESE PROJECTS?

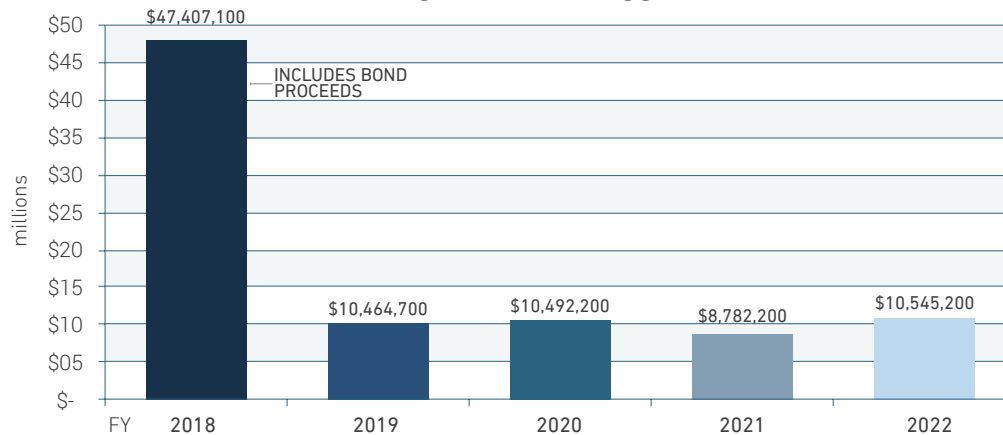
Special efforts are essential to ensuring a vibrant downtown with a **world class quality of life**. Public art enhances the downtown environment, offers social and educational opportunities, and promotes tourism. It can also be used to **celebrate local artists** and discourage vandalism. CCDC funds 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 on various development topics such as downtown housing and parking 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.

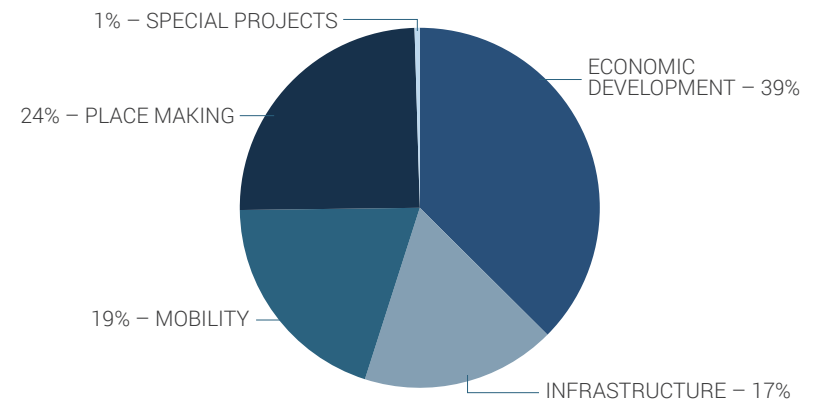
# INVESTMENT SUMMARY

FY '18 INVESTMENT SUMMARY		CENTRAL	RIVER MYRTLE	WESTSIDE	30TH STREET	TOTAL
	ECONOMIC DEVELOPMENT		\$10,379,300	\$22,952,000	\$439,900	\$33,771,200
	INFRASTRUCTURE	\$2,274,300	\$7,029,000	\$3,200,000	\$2,690,000	\$15,193,300
	MOBILITY	\$601,500	\$15,293,100	\$1,062,000	\$61,300	\$17,017,900
	PLACE MAKING	\$1,961,000	\$13,248,000	\$6,125,000		\$21,334,000
	SPECIAL PROJECTS	\$30,000	\$320,000	\$10,000	\$15,000	\$375,000
	TOTAL	\$4,866,800	\$46,269,400	\$33,349,000	\$3,206,200	\$87,691,400

INVESTMENT PER FISCAL YEAR



5-YEAR INVESTMENT BY PROJECT TYPE





# DISTRICT OVERVIEW AND PROJECTS



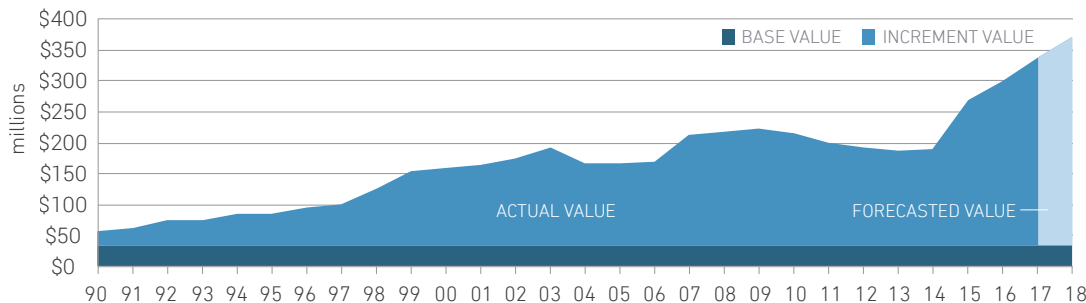
# ABOUT CENTRAL DISTRICT

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.

## CENTRAL DISTRICT INCREMENT VALUE GROWTH

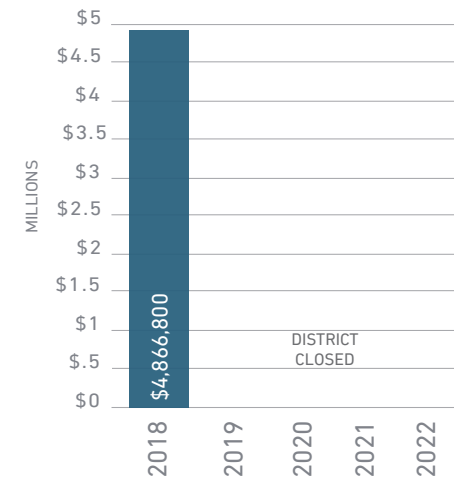


## FAST FACTS:

- 34 ACRES
- ESTABLISHED: 1989
- DISTRICT ENDS: 2018
- BASE VALUE: \$31 MILLION
- 2017 TOTAL VALUE: \$353 MILLION
- 2018 TIF REVENUE: \$5.2 MILLION



## CENTRAL DISTRICT ANNUAL INVESTMENT



**TOTAL: \$4,866,800**  
2018-2022

# CENTRAL DISTRICT PROJECTS



CENTRAL DISTRICT	FY2018	FY2019	FY2020	FY2021	FY2022	STATUS
<b>Estimated Resources</b>	<b>\$4,866,800</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>INFRASTRUCTURE</b>						
1 176 Capitol Blvd - Business Interiors of Idaho - Type 1 Participation Program	150,000					Tentative
2 150 8th Street - Capitol Terrace - Type 1 Participation Program	150,000					Tentative
3 8th Street Streetscape Improvements - Main to Bannock	650,000					Designated
4 Capitol Blvd. Streetscape Imp - east side, Front St to alley between Grove and Main St.	450,000					Designated
5 Capitol Blvd. Streetscape Imp - east side, Idaho to Bannock	154,800					Designated
6 Treegrates repair/replacement - district wide	150,000					Designated
7 Paving, furnishings, misc. spot repair/replacement - district wide	169,500					Designated
8 Loading Zone/Sidewalk Enhancement - @ 5 locations	125,000					Designated
9 Idaho Street Pedestrian/Bike Improvements - North side, Capitol BLVD to 9th St	275,000					Designated
<b>MOBILITY</b>						
10 Idaho Street Pedestrian/Bike Improvements - 9th - Capitol, see #9						Designated
11 Main Street Pedestrian/Bike Improvements - 9th - Capitol	150,000					Designated
12 Wayfinding Project Installation	151,500					Designated
13 Pedestrian Scramble - 8th and Main Intersection	100,000					Tentative
14 Pedestrian Scramble - 8th and Idaho Intersection	100,000					Tentative
15 Pedestrian Scramble - 8th and Bannock Intersection	100,000					Tentative
<b>PLACEMAKING</b>						
16 8th Street Retractable Event Bollards	100,000					Obligated
17 Alley Placemaking Project (8th to Capitol between Idaho and Bannock)	419,000					Obligated
18 City Hall Plaza Improvements	787,000					Obligated
19 City Hall Streetscapes West Side	655,000					Obligated
<b>SPECIAL PROJECTS</b>						
20 Protective Bollards at Capitol Blvd. & Front St.	30,000					Designated
<b>Estimated Expenses</b>	<b>\$4,866,800</b>					

## 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).

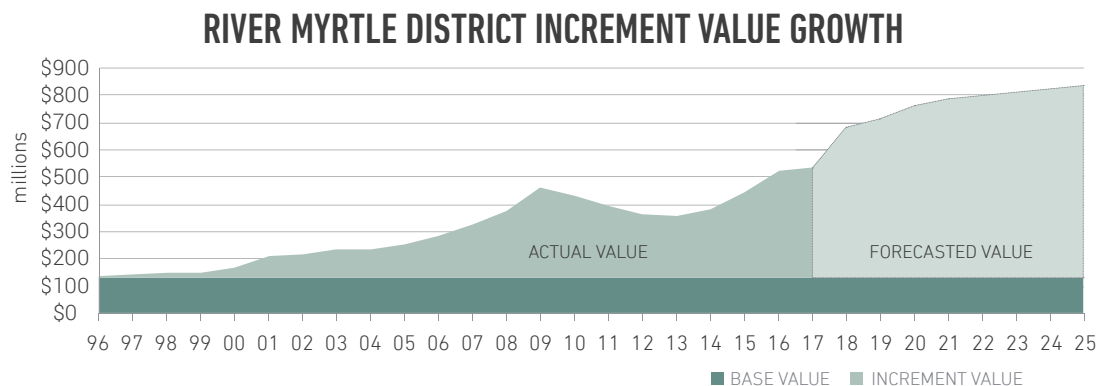
**Tentative:** includes important projects and efforts that are less well defined, or projects that are less time sensitive.

# 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 Fowler Apartments, and four new hotels.

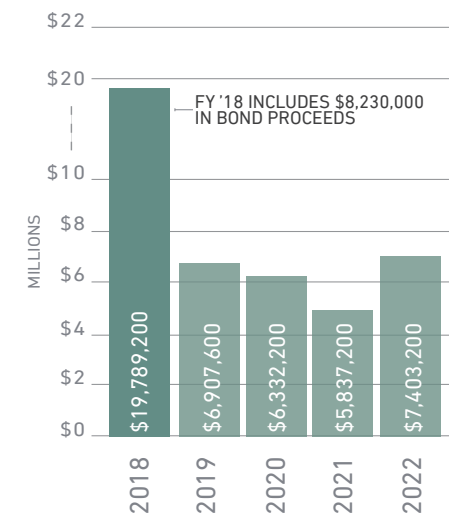


## FAST FACTS:

- 340 ACRES
- ESTABLISHED: 1994
- DISTRICT ENDS: 2026
- BASE VALUE: \$129 MILLION
- 2017 TOTAL VALUE: \$673 MILLION
- 2018 TIF REVENUE: \$8.5 MILLION



RIVER MYRTLE ANNUAL INVESTMENT



**TOTAL: \$46,269,400**  
2018 - 2022

# RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT	FY2018	FY2019	FY2020	FY2021	FY2022	STATUS
<b>Estimated Resources</b>	<b>\$19,789,200</b>	<b>\$6,907,600</b>	<b>\$6,332,200</b>	<b>\$5,837,200</b>	<b>\$7,403,200</b>	
<b>ECONOMIC DEVELOPMENT</b>						
1 1099 Front Street - JUMP and Simplot HQ - Type 3 Participation Program		875,000				Obligated
2 1150 Myrtle Street - Pioneer Crossing - Type 3 Participation Program		311,200	313,200	553,200	553,200	Obligated
3 401 5th Street - Fowler Apartment - Type 3 Participation Program	550,000					Obligated
4 410 Capitol Blvd. - Residence Inn Marriott - Type 2 Participation Program		360,000	360,000	156,000		Obligated
5 500 Capitol Blvd. - Inn at 500 Hotel - Type 2 Participation Program		269,500				Obligated
6 502 Front Street - Remnant Parcel - Type 5 Participation Program (Conveyance Costs)	5,000					Obligated
7 503 - 647 Ash Street - Ash Street Properties - Type 5 Participation Program (Land Development, Alley Purchase, Public Improvements)	40,000	318,000				Obligated
8 503 Idaho St. - 5th & Idaho Apartments - Type 2 Participation Program		156,000	156,000	53,000		Obligated
9 T5 Participation: Parcel Acquisition/Redevelopment	2,000,000				3,350,000	Tentative
<b>INFRASTRUCTURE</b>						
10 1420 Front Street - Verraso - Type 1 Participation Program	150,000					Obligated
11 535 15th Street - River Street Lofts - Type 1 Participation Program	150,000					Obligated
12 610 Julia Davis Drive - Idaho Historical Museum - Type 4 Participation Program	146,000					Obligated
13 6th Street Streetscapes, Main to Front St		600,000			950,000	Tentative
14 8th Street Improvements, State to Bannock (split with Westside District)		200,000				Designated
15 Bannock Street Improvements, 8th to Capitol Blvd, North side (split with Westside District)		400,000				Designated
16 Capitol Boulevard Streetscape, Boise River to Fulton St 2.5 blocks					950,000	Tentative
17 Front Street, Capitol Blvd. to 5th Street, North Side (Pending ITD Permission)		330,000				Tentative
18 Main Street, Capitol - 5th, South Side	150,000					Obligated
19 Myrtle Street, Capitol - 2nd, Both Sides (Pending ITD Permission)		610,000	493,000			Tentative
20 River Street Streetscapes, Ash to 12th St.	150,000					Tentative
21 Streetscape - Design Next Year's Projects	50,000	50,000	50,000	50,000	50,000	Tentative
22 Type 1 Participation Program Streetscape Reimbursements (Not yet awarded)	300,000	300,000	300,000	300,000	300,000	Tentative
<b>MOBILITY</b>						
23 Front & Myrtle Street Improvements: Enhanced Crosswalk Treatments Post Microsealing			200,000			Tentative
24 Front & Myrtle Street Improvements: Signalized Crossing at 10th & Front					200,000	Tentative
25 Front & Myrtle Street Improvements: Signalized Crossing at 12th & Front					200,000	Tentative
26 5th & 6th Street 2-Way Conversions; Front to Myrtle 50:50 Cost Share w/ ACHD		750,000				Tentative
27 Signalized Crossing at 5th & Myrtle	200,000					Designated
28 11th & Myrtle - Pioneer Corner Improvements - Type 4 Participation Program	125,000					Obligated
29 Downtown Circulator Preliminary Engineering	354,100	327,900				Designated
30 Idaho Street Pedestrian/Bike Improvements, Capitol Blvd - 2nd St.		150,000				Designated

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# RIVER MYRTLE DISTRICT PROJECTS CONTINUED



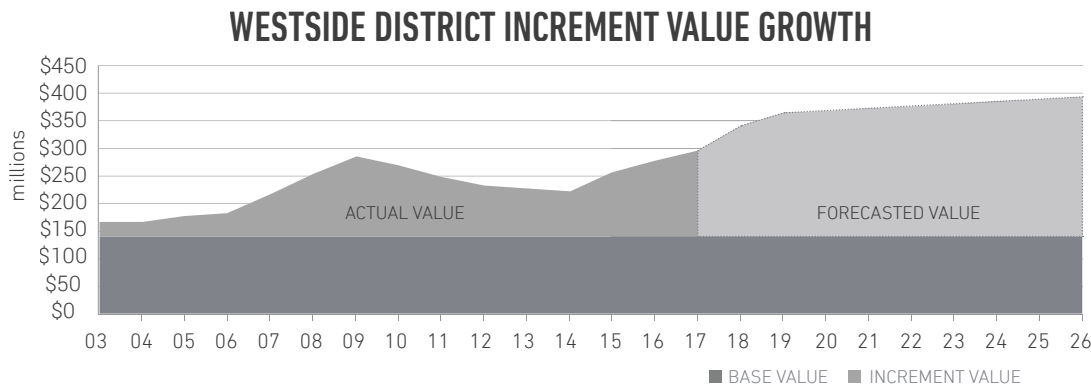
RIVER MYRTLE DISTRICT CONTINUED....		FY2018	FY2019	FY2020	FY2021	FY2022	STATUS
<b>MOBILITY</b>							
31	Main Street Pedestrian/Bike Improvements, Capitol Blvd. - Broadway St.		150,000				Designated
32	Public Parking Supporting Julia Davis Park (see TBD parking garage)						Tentative
33	River Street Neighborhood Traffic Calming and 8th & River Bike/Ped Raised Intersection	200,000					Tentative
34	River Street Traffic Calming, Medians					650,000	Tentative
35	RM Parking Garage - Partial Ownership Property Acquisition	3,000,000					Tentative
36	401 5th Street - 5th & Broad Garage- Purchase 89 Public Parking Spaces (BOND)	2,590,000					Obligated
37	1150 Myrtle Street - 11th & Front Garage - Purchase of 250 Public Parking Spaces (BOND)	5,400,000					Obligated
38	Wayfinding Project Installation	770,100					Designated
39	VRT Transit Improvements	26,000					Obligated
<b>PLACEMAKING</b>							
40	8th Street Corridor Improvements Phase 1	359,000					Designated
41	8th Street Corridor Improvements Phase 2			1,200,000	300,000		Tentative
42	Broad Street, Capitol - 2nd, Street and Infrastructure Improvements	240,000					Obligated
43	CCDC Alley Program - between 5th and 6th, Myrtle to Broad			30,000	250,000		Tentative
44	CCDC Alley Program - between 8th and 9th, River to Fulton				25,000	200,000	Tentative
45	CCDC Alley Program - between 9th and 10th, Miller to Myrtle	15,000	150,000				Tentative
46	CCDC Alley Program - between Front and Grove, 11th to 12th	250,000					Designated
47	CCDC Alley Program - between Front and Grove, 15th to 16th		200,000				Tentative
48	CCDC Alley Program - between Grove and Main, 4th to 5th		25,000	250,000			Tentative
49	CCDC Alley Program - between Grove and Main, 5th to 6th		25,000	250,000			Tentative
50	CCDC Alley Program - between Grove and Main, 6th to Capitol	30,000	250,000				Designated
51	CCDC Alley Program - between Idaho and Bannock, 6th to Capitol			30,000	250,000		Tentative
52	CCDC Alley Program - between Main and Idaho, 3rd to 5th	250,000					Obligated
53	Downtown Urban Parks Plan / Development Catalyst TBD						Tentative
54	Grove Street Pedestrian Street Plan (16th to 10th) per ACHD/DBIP	75,000	100,000	2,700,000			Tentative
55	Grove Street Pedestrian Street Plan (6th to 3rd) per ACHD/DBIP	75,000			3,900,000		Tentative
56	Main Library Area Pre-Development Improvements	1,000,000					Designated
57	Pioneer Corridor Pathway Monument Signage	75,000					Designated
58	503 Idaho St. - 5th & Idaho Public Park and Undergrounding Utilities - Type 4 Participation	744,000					Designated
<b>SPECIAL PROJECTS</b>							
59	620 S 9th Street Phase II Site Remediation	240,000					Obligated
60	Hayman House Capital Projects	70,000					Designated
61	Traffic Box Art Wraps	10,000					Tentative
<b>Total River Myrtle Estimated Expenses</b>		<b>\$19,789,200</b>	<b>\$6,907,600</b>	<b>\$6,332,200</b>	<b>\$5,837,200</b>	<b>\$7,403,200</b>	



# ABOUT WESTSIDE DISTRICT

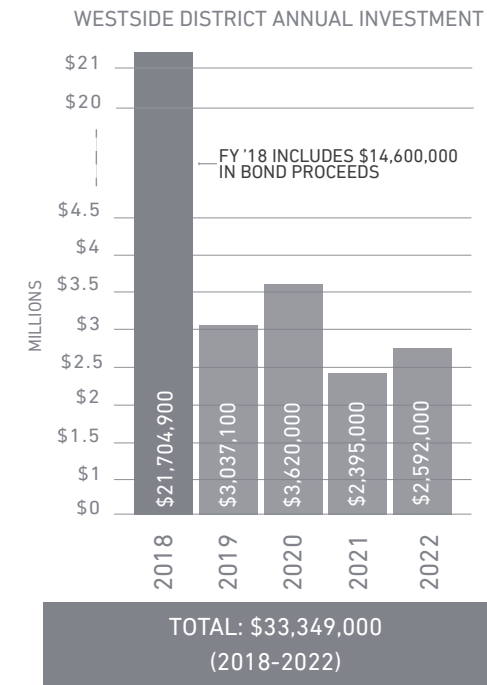
The Westside Downtown District was established in 2001, and is home to Boise Cascade, Idaho Power, Meadow Gold, One Capitol Center, and an abundance of surface parking. The Westside plan calls for a rich mixture of urban-style housing, shops, restaurants; increased downtown housing availability; an urban village; 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 underway 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: \$139 MILLION
- 2017 TOTAL VALUE: \$331 MILLION
- 2018 TIF REVENUE: \$3.0 MILLION



# WESTSIDE DISTRICT PROJECTS



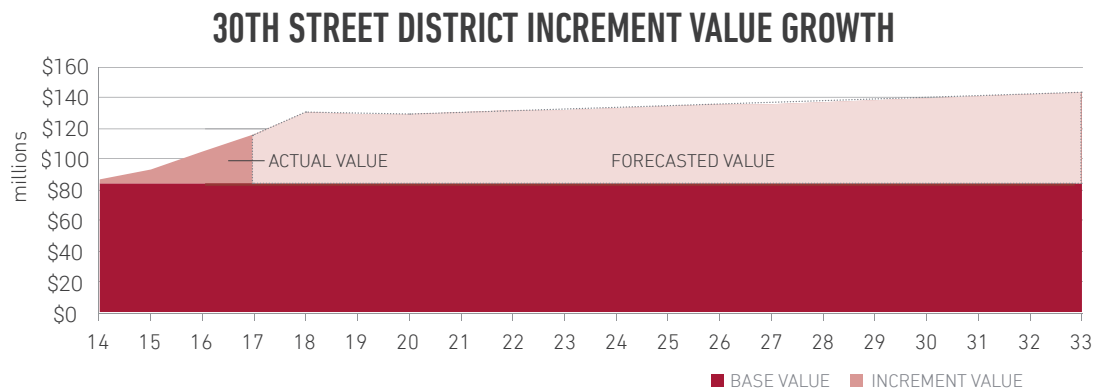
WESTSIDE DISTRICT	FY2018	FY2019	FY2020	FY2021	FY2022	STATUS
<b>Estimated Resources</b>	<b>\$21,704,900</b>	<b>\$3,037,100</b>	<b>\$3,620,000</b>	<b>\$2,395,000</b>	<b>\$2,592,000</b>	
<b>ECONOMIC DEVELOPMENT</b>						
1 Parking Garage + Mixed Use Catalyst Development, e.g. Public Market (BOND)	14,600,000					Tentative
2 1024 Bannock Street - Hyatt Place - Type 2 Participation Program		120,000	120,000	120,000	92,000	Obligated
3 918 Idaho Street - Athlos Acadamies - Type 3 Participation Program	750,000					Obligated
4 Type 5 Participation Program - Parcel Acquisition for Redevelopment	3,300,000			1,900,000	1,950,000	Tentative
<b>INFRASTRUCTURE</b>						
5 8th Street Streetscapes, State - Bannock, Both Sides (Split w RM)		400,000				Tentative
6 Bannock Street Streetscapes, 9th - Capitol (Split with RM)		500,000				Tentative
7 Design Upcoming Streetscape Projects	50,000	50,000	50,000	50,000	50,000	Tentative
8 Main Street Streetscapes, 13th - 14th, 1/2 block Streetscape Infill, NW corner	100,000					Designated
9 State Street Streetscapes, 16th - 8th, Both Sides (Joint Project w/ACHD)			450,000			Designated
10 Type 1 Participation Program Streetscape Reimbursements (Not yet awarded)	300,000	300,000	300,000	300,000	300,000	Tentative
<b>MOBILITY</b>						
11 Rightsizing per ACHD DBIP 15th & 16th Streets, Grove to Idaho		200,000				Tentative
12 Downtown Circulator Preliminary Engineering	234,400	217,100				Tentative
13 Idaho Street Pedestrian/Bike Improvements, 16th St - 9th St.		150,000				Designated
14 Main Street Pedestrian/Bike Improvements, 16th St. to 9th St.		150,000				Designated
15 Wayfinding Project Installation	110,500					Designated
<b>PLACEMAKING</b>						
16 Canal Daylighting / Development Catalyst		950,000				Tentative
17 CCDC Alley Program - Between Bannock and Jefferson, 8th to 9th				25,000	200,000	Tentative
18 Downtown Urban Parks Plan / Development Catalyst	2,000,000					Tentative
19 Grove Street Pedestrian Plazas, 16th - 10th			2,700,000			Tentative
20 Westside Public Space	250,000					Tentative
<b>SPECIAL PROJECTS</b>						
21 Traffic Box Art Wraps	10,000					
<b>Estimated Expenses</b>	<b>\$21,704,900</b>	<b>\$3,037,100</b>	<b>\$3,620,000</b>	<b>\$2,395,000</b>	<b>\$2,592,000</b>	

# 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.

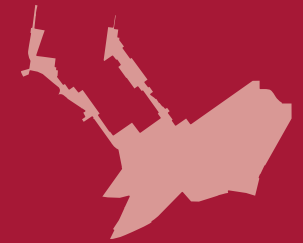
Recent and ongoing improvements in the district include the Whitewater Park, Esther Simplot Park, Whitewater Park Boulevard, 27th Street road upgrades, a new surgical office building, and a proposed College of Western Idaho campus.

Significant new development projects on several large parcels are in various stages of pre-development and are expected to advance in the next 1-2 years. These projects may add significant new mixed-use, commercial development including medical office, housing, retail, and parking to the existing uses.



## FAST FACTS:

- 249 ACRES
- ESTABLISHED: 2014
- DISTRICT ENDS: 2033
- BASE VALUE: \$81 MILLION
- 2017 TOTAL VALUE: \$128 MILLION
- 2018 TIF REVENUE: \$0.7 MILLION



### 30TH STREET DISTRICT ANNUAL INVESTMENT



**TOTAL: \$3,206,200**  
2018 - 2022

# 30TH STREET DISTRICT PROJECTS

30TH STREET DISTRICT FY	FY2018	FY2019	FY2020	FY2021	FY2022	STATUS
<b>Estimated Resources</b>	<b>\$1,046,200</b>	<b>\$520,000</b>	<b>\$540,000</b>	<b>\$550,000</b>	<b>\$550,000</b>	
<b>ECONOMIC DEVELOPMENT</b>						
1 Development Projects General	74,900	100,000	90,000	85,000	90,000	Tentative
2 Whitewater and Main - College of Western Idaho Boise Campus - Participation Type TBD						Tentative
3 Whitewater and Main - Mixed Use Development - Participation Type TBD						Tentative
4 27th & Fairview - Medical Office Development - Participation Type TBD						Tentative
5 24th & Fairview - Housing First Development - Participation Type TBD						Tentative
8 27th & Stewart - Whitewater Station - Participation Type TBD						Tentative
<b>INFRASTRUCTURE</b>						
7 3200 Moore Street - Sandhill Crane Apartments - Type 1 Participation Program	150,000					Designated
8 Capital Improvements General	595,000	420,000	450,000	465,000	460,000	Tentative
9 301 N 29th Street - Whittier School - Type 1 Participation Program						Tentative
10 Type 1 Participation Program Streetscape Reimbursements (Not yet awarded)	150,000					Tentative
<b>MOBILITY</b>						
11 Downtown Circulator Preliminary Engineering						Tentative
12 Main Fairview Improvements TBD						Tentative
13 Shared Parking and Transit Improvements (Park and Ride)						Tentative
14 Wayfinding Project Installation	61,300					Designated
<b>PLACEMAKING</b>						
15 Downtown Urban Parks Plan / Development Catalyst (TBD)						Tentative
<b>SPECIAL PROJECTS</b>						
16 Traffic Box Art Wraps	15,000					
<b>Estimated Expenses</b>	<b>\$1,046,200</b>	<b>\$520,000</b>	<b>\$540,000</b>	<b>\$550,000</b>	<b>\$550,000</b>	

# 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 Key Strategies used to accomplish our mission and vision for downtown Boise. CCDC values collaboration with the City and works to advance both

the redevelopment goals of each urban renewal plan as well as the City's Blueprint Boise goals for Downtown. All of CCDC's projects fall under one of the five key strategies identified below, and each key strategy works in unison with at least one of Blueprint Boise's goals.

BLUEPRINT BOISE DOWNTOWN GOALS	 INFRASTRUCTURE	 PLACE MAKING	 MOBILITY	 ECON. DEVELOPMENT	 SPECIAL PROJECTS
<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	●	●		●	●

# CIP PROJECT MAP

**CIP**  
2018 – 2022



## PARTICIPATION PROJECTS / DEVELOPMENT AGREEMENTS

- P 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

## INFRASTRUCTURE PROJECTS

- 2018
- 2019
- 2020
- 2021
- 2022

## MOBILITY AND PLACEMAKING PROJECTS

- ↔ 2019 2-WAY STREET CONVERSION (PENDING ACHD APPROVAL)
- - - 2019 PROTECTED BIKE LANES
- - - 2018 ALLEY IMPROVEMENTS
- - - 2019 ALLEY IMPROVEMENTS
- - - 2020 ALLEY IMPROVEMENTS
- - - 2021 ALLEY IMPROVEMENTS
- - - 2022 ALLEY IMPROVEMENTS



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