



BOARD OF COMMISSIONERS MEETING

CAPITAL CITY DEVELOPMENT CORPORATION
Special Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
August 29, 2018 12:00 p.m.
A G E N D A

I. **CALL TO ORDER** Chair Zuckerman

II. **AGENDA CHANGES/ADDITIONS** Chair Zuckerman

III. **CONSENT AGENDA (Action Item)**

A. Minutes and Reports

1. Approval of August 13, 2018 Meeting Minutes

B. Other

1. Approve Resolution #1570 - 202 Capitol Boulevard – Adelman Building - Type 1 Participation Agreement with Adelman Alturas, LLC [Designation 8/14/18, NTE \$95,000]
2. Approve Resolution #1571 - Adopt CCDC 2019-2023 Capital Improvement Plan

IV. **ACTION ITEM**

A. PUBLIC HEARING: Proposed FY 2018 Amended Budget (10 minutes) Chair Zuckerman

B. CONSIDER: Resolution #1568 Adopt FY 2018 Amended Budget (5 minutes) Ross Borden

C. PUBLIC HEARING: Proposed FY 2019 Original Budget (10 minutes) Chair Zuckerman

D. CONSIDER: Resolution #1569 Adopt FY 2019 Original Budget (5 minutes) Ross Borden

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).



III. CONSENT AGENDA

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Call-in Meeting
121 N. 9th St., Conference Room
Boise, ID 83702
August 13, 2018 12:00 p.m.

I. CALL TO ORDER:

Chairman Zuckerman convened the meeting with a quorum at 12:06 p.m.

Present: Commissioner David Bieter, Commissioner Maryanne Jordan, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman.

Absent: Commissioner Scot Ludwig, Commissioner Gordon Jones, and Commissioner Ben Quintana

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Parking and Mobility Director; Ross Borden, Finance & Administration Director; Mary Watson, General Counsel & Contracts Manager; Doug Woodruff, Senior Project Manager; Karl Woods, Project Manager; Laura Williams, Project Manager; Matt Edmond, Project Manager; Shellan Rodriguez, Real Estate Development Manager; Joey Chen, Controller; Kathy Wanner, Contracts Specialist; Holli Klitsch, Accountant, and Sandy Lawrence, Administrative Assistant, Property Manager. Also present was Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS:

There were no changes/additions to the agenda.

III. CONSENT AGENDA

Commissioner Woodings made a motion to approve the Consent Agenda.

Commissioner Jordan seconded.

All said Aye, the motion carried, 4-0.

IV. ACTION ITEM

A. CONSIDER: Resolution #1561 - Relinquishment and Transfer of Interests of CCDC in River Plaza LLC

Ross Borden, CCDC Director of Finance & Administration, gave a report.

Chair Zuckerman opened the meeting to public comment at 12:09 p.m.

Fred Shoemaker (Attorney representing River Plaza LLC), 800 West Main Street Suite 1300, Boise, made a public comment in support of Resolution #1561.

Chair Zuckerman closed public comment at 12:12 p.m.

Commissioner Woodings moved to adopt Resolution #1561, relinquishing and transferring CCDC's interest in River Plaza, LLC.

Commissioner Jordan seconded.
All said Aye. Motion carried, 4-0.

B. CONSIDER: Resolution #1563 - Central District Termination Resolution Supplemental

Ross Borden, CCDC Director of Finance & Administration, gave a report.

Commissioner Woodings moved to adopt Resolution #1563, adding Supplemental Narrative and the final Termination Budget to the Central District Termination record, and directing staff to provide these materials to the seven affected taxing districts including Ada County, and the Idaho State Tax Commission.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

C. CONSIDER: Proposed FY 2018 Amended Budget

Ross Borden, CCDC Director of Finance & Administration, gave a report.

Commissioner Woodings moved to amend the FY 2018 Original Budget to new revenue and expense totals of \$39,953,693 and set the time and date of Noon, August 29, 2018, for the statutorily required public hearing on the budget.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

D. CONSIDER: Proposed FY 2019 Original Budget

Ross Borden, CCDC Director of Finance & Administration, gave a report.

Commissioner Woodings moved to approve the FY 2019 Original Budget totaling \$58,268,629 and set the time and date of Noon, August 29, 2018, for the statutorily-required public hearing on the Agency's budget for the coming fiscal year.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

E. CONSIDER: Proposed FY 2019-2023 Capital Improvement Plan

Todd Bunderson, CCDC Development Manager, gave a report.

Commissioner Woodings moved to approve the CIP as presented.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

F. CONSIDER: Resolution #1565 - Authorize Execution of Declaration of Public Space Deed Restrictions and Covenants

John Brunelle, CCDC Executive Director, and Ryan Armbruster, Agency Counsel, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1565, authorizing the execution of public space deed restrictions and covenants on The Grove Plaza.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

G. CONSIDER: Resolution #1566 - Convey Ownership of The Grove Plaza to City of Boise

John Brunelle, CCDC Executive Director, and Ryan Armbruster, Agency Counsel, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1566, to convey ownership of The Grove Plaza by special warranty deed to the City of Boise.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

H. CONSIDER: Resolution #1562 - Convey Ownership of 8th Street to City of Boise (Main Street to Idaho Street, and Idaho Street to Bannock Street)

Mary Watson, CCDC Contracts Manager & General Counsel, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1562, to convey ownership of the two 8th Street parcels to the City of Boise.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

I. CONSIDER: Resolution #1559 – Accepting Gateway East Urban Renewal Area Eligibility Study and Transmit to Boise City Council for Consideration.

Matt Edmond, CCDC Project Manager, gave a report with SB Friedman Representatives, Fran Lefor Rood, and Caren Kay.

Commissioner Woodings moved to adopt Resolution No. 1559, which accepts the Gateway East Urban Renewal Area Eligibility report and directs CCDC staff to transmit

to the Boise City Council for future consideration.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

J. CONSIDER: 204 N Capitol Blvd. – Adelman Building – Type 1 Participation Designation with Alturas Capital Partners.

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to direct staff to negotiate a final Type 1 Participation Agreement with Alturas Capital for future board approval.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

K. CONSIDER: 3200 Moore Street – Sandhill Crane Apartments – Type 2 Participation Designation with Boise City/Ada County Housing Authority.

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to designate Sandhill Crane Apartments as a project eligible for a Type 2 General Assistance Participation Agreement and direct staff to negotiate a final Type 2 Agreement with Boise City Ada County Housing Authority for future board approval.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

L. CONSIDER: Capitol & Front Garage Authorizing Negotiations for Disposition

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to authorize the Executive Director and Executive Committee to begin negotiations

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

VII. INFORMATION/ DISCUSSION ITEMS

A. Review Shoreline Urban Framework

Shellan Rodriguez, CCDC Real Estate Development Manager; and Doug Woodruff, CCDC Senior Project Manager, gave a report.

B. Shoreline Feasibility Study

Shellan Rodriguez, CCDC Real Estate Development Manager; and Doug Woodruff,

CCDC Senior Project Manager, gave a report.

C. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

VIII. ADJOURN

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

Commissioner Jordan seconded the motion.

All said Aye. 4-0. The meeting was adjourned at 2:05 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 29th DAY OF AUGUST 2018.

Dana Zuckerman, Chair

Ryan Woodings, Vice Chair



AGENDA BILL

Agenda Subject: Approve Resolution #1570 - 204 N Capitol Boulevard – Adelmann Building – Type 1 Participation Designation with Alturas Adelmann, LLC		Date: 8/29/2018
Staff Contact: Laura Williams	Attachments: 1) Resolution 1570 and Type 1 Agreement	
Action Requested: Adopt Resolution #1570 approving the Type 1 Participation Agreement with Alturas Adelmann, LLC and authorizing the Executive Director to execute the agreement.		

Background:

The Adelmann Building was built in 1902 and was originally owned by a German miner and Civil War veteran, Richard Adelmann. It originally housed Acme Plumbing and Heating owned by Adelmann and his sons. Alturas Capital purchased the building in 2017 and it is managed by TOK property management. Alturas Capital is a real estate investment company based in Eagle. Current tenants include Boise Fry Company, Waffle Me Up, Dharma Sushi, Press & Pony, Space Bar, and Capital City Event Center.

CCDC is currently rebuilding the Capitol Boulevard streetscape between Idaho and Bannock, which prompted the building owners to consider exterior enhancements to the structure. The owners plan to install awnings along the building frontages on Idaho Street and Capitol Boulevard. The building only has one small entry awning and this will significantly enhance street coverage. The awnings will be made of black metal, with steel rod suspension mounting. The new awnings are estimated to cost approximately \$100,000.

CCDC encourages owner/tenant improvements that refresh downtown buildings, strengthen occupancy, and enhance the public realm and pedestrian experience. Awnings enhance a building façade and the pedestrian experience by creating a more walkable corridor. Most importantly awnings provide shelter from rain, snow, sun not only to building tenants/visitors but also the public at large.

In 2014, the Board of Commissioners approved CCDC's Participation Program, which includes a Type 1 Streetscape Grant Reimbursement. The Type 1 program is intended to, "assist smaller projects on their own schedule, often triggered by a tenant improvement." The grant will reimburse for up to \$150,000 of eligible expenses, hard costs for streetscapes and public improvements. The Type 1 program can also include awnings located in the public right-of-way.

CCDC's Participation Program Policy stipulates several criteria that awnings must meet in order to be considered eligible expenses, and the Adelman Building awnings meet all of the specifications as follows:

1. **Awnings must be located in the right-of-way or included in a public easement:** There will be one large awning on Idaho Street in the ROW, and 6 awnings varying in size in the Capitol Boulevard ROW. The owner has received instructions on how to install the awnings without damaging the new streetscapes.
2. **Awnings must provide functional services (shelter from sun, rain, etc.) to the public sidewalks and streetscapes:** The Adelman building's awnings will be made with metal and will protect pedestrians and sidewalks from the elements.
3. **Awnings must extend at least 5 feet into the right-of-way:** The awnings extend 8 feet over ROW on both street frontages.
4. **Awnings must be made of durable material (including but not limited to metal, polycarbonate, and durable fabric):** The awnings will be fabricated out of steel and aluminum paneling.
5. **Awnings must cover over 75% of the ground-floor frontage:** The Idaho Street frontage will be covered 96% by the new awnings, the Capitol Boulevard frontage will be covered 70% by the new awnings. Total ground floor frontage comes to 83%.

Project Summary and Timeline:

- 17,000 SF Historic Building
- Located on Capitol Boulevard and Idaho Street (River Myrtle URD)
- \$120,000 estimated Total Costs
- June 7, 2018 – Historic Preservation approval (staff level)
- August 14, 2018 – CCDC Board Type 1 Agreement Designation
- August 29, 2018 – CCDC Board Approval of Type 1 Agreement
- September 2018 – Construction
- November 2018 – Construction Complete. Developer submits costs for reimbursement.

Fiscal Notes:

Preliminary information shows that the project has eligible costs will be under the \$150,000 Type 1 Participation Program threshold. The budget for the project is included in the 2019-2023 CIP. The eligible expenses are estimated to be \$95,000, reflected in the not-to-exceed amount in the agreement.

Staff Recommendation:

Adopt Resolution #1570 approving the Type 1 Participation Agreement with Alturas Adelman, LLC and authorizing the Executive Director to execute the agreement.

Suggested Motion:

I move to adopt Resolution 1570.

RESOLUTION NO. 1570

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, APPROVING THE TYPE 1 PARTICIPATION AGREEMENT BETWEEN THE AGENCY AND ALTURAS ADELMANN, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENTS; 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, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency"); and,

WHEREAS, the City of Boise, Idaho (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, Alturas Adelman, LLC ("Participant"), owns or controls certain real property at 204 N Capitol Boulevard, Boise, Idaho (the "Site"), which is located in the Boise River Myrtle-Old Boise Urban Renewal District as created by the River Myrtle-Old Boise Plan; and,

WHEREAS, Participant intends on making improvements to the building on the Site and plans to install awnings that extend over the public right-of-way (the "Project"); and,

WHEREAS, the Agency has in place a Participation Program which includes the Type 1 Assistance Program under which the Agency reimburses developers for construction of public improvements including awnings which meet Agency's requirements; and,

WHEREAS, the Agency's Participation Program stipulates several criteria for awnings to be eligible for CCDC funding, and the Participant's project meets all requirements.

WHEREAS, attached hereto as Attachment 1, and incorporated herein as if set forth in full, is the Type 1 Participation Program Agreement and exhibits thereto ("Agreement") with Participant whereby Participant will construct the Project and the Agency will reimburse Participant for constructing public improvements as specified in the Agreement; and,

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the Agreement and to authorize the Executive Director to execute the Agreement.

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 Agreement, which is attached hereto as Attachment 1 and incorporated herein by reference, is hereby approved.

Section 3: That the Executive Director of the Agency is hereby authorized to sign and enter into the Agreement and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the August 29, 2018, Agency Board meeting; the Agency is further authorized to appropriate any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

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 Boise City, Idaho, on August 29, 2018.
Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on August 29, 2018.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
David Bieter, Secretary



TYPE 1 STREETSCAPE GRANT PARTICIPATION AGREEMENT

THIS TYPE 1 STREETSCAPE GRANT PARTICIPATION AGREEMENT ("Agreement") is entered into by and between the Urban Renewal Agency of the City of Boise, also known as the Capital City Development Corporation, an independent public body, corporate and politic, organized and existing under the laws of the State of Idaho and known as the urban renewal agency of the City of Boise City, Idaho ("CCDC") and Alturas Adelman, LLC. ("Participant"). CCDC and Participant may be collectively referred to as the "Parties" and individually referred to as a "Party."

RECITALS

A. Participant owns or controls certain real property located 204 Capitol Boulevard, Boise, Idaho (the "Project Site") which is more accurately depicted on attached **Exhibit A**. The Project Site is undergoing building renovations including installing awnings in the public right-of-way on Capitol Boulevard and Idaho Street.

B. As part of the improvements to the Project Site, Participant intends to install awnings, which are in the public right-of way adjacent to the Project Site (the "Project"). The Project is more accurately depicted on attached **Exhibit B**. The Project meets the requirements of the Type One Participation Program and also promotes a CCDC objective to enhance the pedestrian environment downtown.

C. The Project is located in the Boise River Myrtle-Old Boise Urban Renewal District ("River Myrtle District"). The CCDC Board of Commissioners has adopted the CCDC Participation Program Policy which includes standards for functional awnings eligible for reimbursement through the CCDC Participation Program.

D. The Project is consistent with CCDC's Participation Policy regarding awning specifications. The project must meet the following criteria; Greater than or equal to 75% of ground floor frontage has functional awnings with a minimum depth of 5 feet. Functional awnings include awnings or canopies of a durable material including but not limited to metal, polycarbonate, and durable fabric. Awnings meeting this definition shall be located on a building plane parallel with the property line adjoining public right-of-way, have a minimum depth of five feet, and extend five feet over public right-of-way.

E. CCDC deems it appropriate to assist the development of the Project to achieve the objectives set forth in the Plan and in accordance with CCDC's Participation Program Policy.

AGREEMENTS

NOW, THEREFORE, in consideration of the above recitals, which are incorporated into this Agreement; the mutual covenants contained herein; and other good and valuable

consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Effective Date.** The effective date (“Effective Date”) of this Agreement shall be the date when this Agreement has been signed by the Participant and CCDC (last date signed) and shall continue until: 1.) the completion of all obligations of each Party; or 2.) 12 months after the Effective Date, whichever comes first.

2. **Construction of the Project.** Participant agrees to construct the Project consistent with the following:

- a. The Project shall be constructed in accordance with the overall City of Boise (“City”) infrastructure plans, policies, and design standards and with the applicable portions of the Streetscape Standards adopted as part of the Plan.
- b. The Parties agree that the Project is depicted on **Exhibit B**, with cost estimates for eligible items described in the Schedule of Eligible Streetscape and Infrastructure Costs in **Exhibit C** (“Estimated Eligible Costs”). Any other public improvements that are constructed by the Participant as part of the improvements to the Project Site are not eligible for reimbursement pursuant to this Agreement. Additionally, CCDC’s reimbursement obligation is limited to the amount set forth in Section 6 of this Agreement.

3. **Initial Construction Funding.** Participant shall pay for all of the costs of construction for the Project. CCDC acknowledges that the Schedule of Eligible Costs attached as **Exhibit C** is an estimate by Contractor and that actual costs for the Project, as well as each line item of cost, may be more or less than is shown.

4. **Notification of Completion; Inspection.** Upon completion of construction, Participant shall notify CCDC in writing and request a final construction inspection and/or a meeting with CCDC to determine if the Project meets the requirements of this Agreement. At CCDC’s sole discretion, CCDC may require proof of completion, such as a Certificate of Occupancy, before providing written confirmation of compliance. CCDC shall provide Participant with written confirmation that the Project has been completed in compliance with this Agreement.

5. **Determining Actual Payment after Completion of Construction.** Participant shall provide appropriate documentation (“Cost Documentation”) to CCDC that Participant has expended funds for eligible costs in order to receive payment under the terms of this Agreement. Any Cost Documentation shall be submitted within thirty (30) days of Participant’s notification to CCDC that construction of the Project is complete and shall include:

- a. Schedule of values that includes line items for the Project approved by CCDC for reimbursement so they are identifiable and separate from other line items (“Schedule of Values”).
- b. Invoices from Participant’s general contractor, subcontractor(s), and material suppliers for each type of eligible cost item (e.g. concrete, pavers, benches, historic street lights). Invoices shall specify quantities and unit costs of installed materials and a percentage estimate of how much installed material was used for

the Project in comparison to the amount used for the remainder of improvements to the Project Site.

- c. Explanation of any significant deviation between the initial cost estimates in **Exhibit C** and the actual costs in the Cost Documentation as requested by CCDC.
- d. A notarized affidavit by Participant that all materials have been paid for, that all subcontractors have been paid, that no liens exist on the work performed, and that the Cost Documentation is complete whereupon payment by CCDC shall constitute full accord and satisfaction of all the Agreement obligations.
- e. Additional documentation or clarifications may be required and requested by CCDC.
- f. The Participant attests that all requested reimbursement expenses are for eligible public improvements within the public right-of-way or easement area.

CCDC shall have the right to review the Cost Documentation and to obtain independent verification that the quantities of work claimed, the unit costs, and the total costs for eligible costs are commercially reasonable and consistent with the cost estimates provided by Participant to CCDC prior to construction. In the event Participant fails to timely deliver the Cost Documentation, CCDC may, in its discretion, elect to terminate its payment obligations under this Agreement by providing Participant with written notice of such default. Participant shall have thirty (30) days from such written notice to cure the default. In the event Participant fails to cure such a default, CCDC's payment obligations under this Agreement may be terminated in CCDC's sole discretion.

Within thirty (30) calendar days of CCDC's receipt of the Cost Documentation, CCDC will notify Participant in writing of CCDC's acceptance or rejection of the Cost Documentation and CCDC's determination of the Actual Eligible Costs to be reimbursed. CCDC shall, in its discretion, determine the Actual Eligible Costs following its review of the Cost Documentation, verification of the commercial reasonableness of the costs and expenses contained in such Cost Documentation, and comparison of the amounts in the Cost Documentation to the amounts in **Exhibit C**. IN NO EVENT SHALL THE TOTAL FOR THE ACTUAL ELIGIBLE COSTS EXCEED THE AMOUNT ALLOWED BY SECTION 6.

If Participant disagrees with CCDC's calculation of the Actual Eligible Costs, Participant must respond to CCDC in writing within three (3) business days explaining why Participant believes CCDC's calculation was in error and providing any evidence to support any such contentions Participant wants CCDC to consider. CCDC shall respond to Participant within three (3) business days with a revised amount for the Actual Eligible Costs or notifying Participant CCDC will not revise the initial amount calculated. At that point, the determination of the Actual Eligible Costs will be final. CCDC'S DETERMINATION OF THE ACTUAL ELIGIBLE COSTS IS WITHIN ITS SOLE DISCRETION.

6. CCDC's Reimbursement Payment Amount. In accordance with the Participation Program, CCDC agrees to reimburse Participant 100% of Actual Eligible Costs not to exceed ONE HUNDRED AND FIVE THOUSAND DOLLARS (\$105,000). Actual Eligible Costs shall not include soft costs (e.g., architectural and engineering design, permits, traffic control, mobilization, and overhead).

7. Conditions Precedent to CCDC's Payment Obligation. CCDC agrees to reimburse Participant in the amount as determined in compliance with Sections 2.c., 5 and 6 no later than thirty (30) days after completion of all of the following:

- a. CCDC provides written confirmation to the Participant that the Project has been constructed in compliance with this Agreement. CCDC may require proof of completion at CCDC's sole discretion.
- b. CCDC receives Cost Documentation from Participant as described in Section 5 in a format acceptable to CCDC.

Participant's failure to comply with all Agreement provisions shall be a basis for termination of CCDC's reimbursement obligation.

8. Subordination of Reimbursement Obligations. The Parties agree this Agreement does not provide Participant with a security interest in any CCDC revenues for the Central District Area or any other urban renewal plan area, including but not limited to revenue from any "Revenue Allocation Area" (as defined in Title 50, Chapter 29 of the Idaho Code) or any revenue from CCDC's parking garages. Notwithstanding anything to the contrary in this Agreement, the obligation of CCDC to make the payments as specified in this Agreement shall be subordinate to all CCDC obligations that have committed or in the future commit available CCDC revenues, including but not limited to revenue from any Revenue Allocation Area or any revenue from CCDC's parking garages, and may be subject to consent and approval by CCDC lenders.

9. Default. Neither Party shall be deemed to be in default of this Agreement except upon the expiration of forty-five (45) days [ten (10) days in the event of failure to pay money] from receipt of written notice from the other Party specifying the particulars in which such Party has failed to perform its obligations under this Agreement unless such Party, prior to expiration of said 45-day period [ten (10) day period in the event of failure to pay money], has rectified the particulars specified in said notice of default. In the event of a default, the nondefaulting Party may do the following:

- a. The nondefaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the nondefaulting Party.
- b. The nondefaulting Party may seek specific performance of those elements of this Agreement which can be specifically performed and recover all damages incurred by the nondefaulting Party. The Parties declare it to be their intent that elements of this Agreement requiring certain actions be taken for which there are not adequate legal remedies may be specifically enforced.
- c. The nondefaulting Party may perform or pay any obligation or encumbrance necessary to cure the default and offset the cost thereof from monies otherwise due the defaulting Party or recover said monies from the defaulting Party.
- d. The nondefaulting Party may pursue all other remedies available at law, it being the intent of the Parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the nondefaulting Party.

- e. In the event Participant defaults under this Agreement, CCDC (the nondefaulting Party) shall have the right to suspend or terminate its payment under this Agreement, as more specifically defined in this Agreement, for so long as the default continues and if not cured, CCDC's obligation for payment shall be deemed extinguished. In addition, if CCDC funds shall have been paid, Participant shall reimburse CCDC for any such funds Participant received.

10. Captions and Headings. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

11. No Joint Venture or Partnership. CCDC and Participant agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making CCDC and Participant a joint venture or partners.

12. Successors and Assignment. This Agreement is not assignable except that the Participant may assign Participant's rights or obligations under this Agreement to a third party only with the written approval of CCDC, at CCDC's sole discretion which cannot be reasonably denied.

13. Notices and Receipt. All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express) with postage or delivery charges prepaid and return receipt requested, or by electronic mail (e-mail) addressed to the appropriate Party at the address set forth below:

If to Participant:

Blake Hansen
Alturas Adelman, LLC
500 E Shore Drive, Suite 120
Eagle, Idaho 83616
208-921-5934
blakehansen@alturas.com

With copy to: Devin Morris, devinmorris@alturas.com

If to CCDC:

John Brunelle, Executive Director
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702
208-384-4264
jbrunelle@ccdcoise.com

14. Applicable Law; Attorney Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the court.

15. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties. Exhibits to this Agreement are as follows:

Exhibit A	Project Site Map
Exhibit B	Project Plan
Exhibit C	Schedule of Eligible Costs

16. Indemnification. Participant shall indemnify and hold CCDC and its officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable architect and attorney fees (collectively referred to in this section as “Claim”), which may be imposed upon or incurred by or asserted against CCDC or its respective officers, agents, and employees relating to the construction or design of the Streetscape Project or otherwise arising out of Participant’s actions or inactions. In the event an action or proceeding is brought against CCDC or its respective officers, agents, and employees by reason of any such Claim, Participant, upon written notice from CCDC shall, at Participant’s expense, resist or defend such action or proceeding. Notwithstanding the foregoing, Participant shall have no obligation to indemnify, defend, or hold CCDC and its respective officers, agents, and employees harmless from and against any matter to the extent it arises from the active negligence or willful act of CCDC or its respective officers, agents, or employees.

17. Antidiscrimination During Construction. Participant, for itself and its successors and assigns, agrees that in the rehabilitation and/or construction of improvements on the Project Site provided for in this Agreement, the Participant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity/expression, national origin or ancestry, marital status, age, or physical disability.

18. Maintenance. Participant recognizes CCDC has no specific authority to accept maintenance responsibility of the Project or any improvements constructed by Participant and that no agreement has been reached with CCDC or City to accept any maintenance obligations for such improvements.

19. Promotion of Project. Participant agrees CCDC may advertise the Project and CCDC’s involvement with the Project. Such promotion includes reasonable signage at the Site notifying the public of CCDC’s involvement with the Project.

End of Agreement
[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement with an Effective Date as of the last date written below.

CCDC:

CCDC: the urban renewal agency of the City of Boise, a public body, corporate and politic

John Brunelle, Executive Director

Date _____

APPROVED AS TO FORM:

PARTICIPANT:

Alturas Adelman, LLC



Blake Hansen, Manager

Date 8/22/18

Exhibits

- A: Project Site
- B: Project Depiction
- C: Schedule of Eligible Streetscape and Infrastructure Costs

Budget Info / For Office Use	
Fund/District	302
Account	6251
Activity Code	19017
PO #	190002
Contract Term	August 30, 2019

Exhibit A: Project Site Map

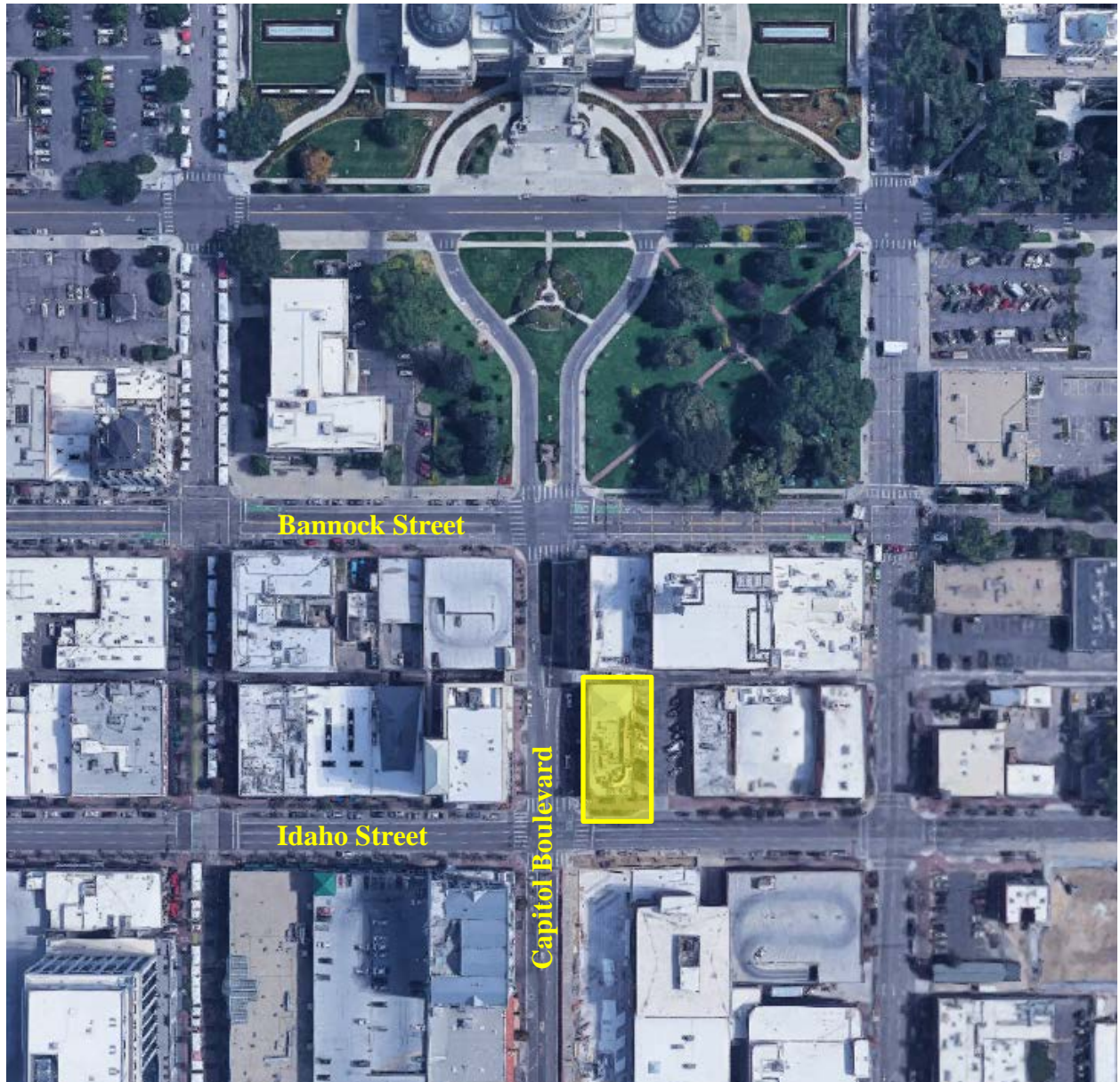
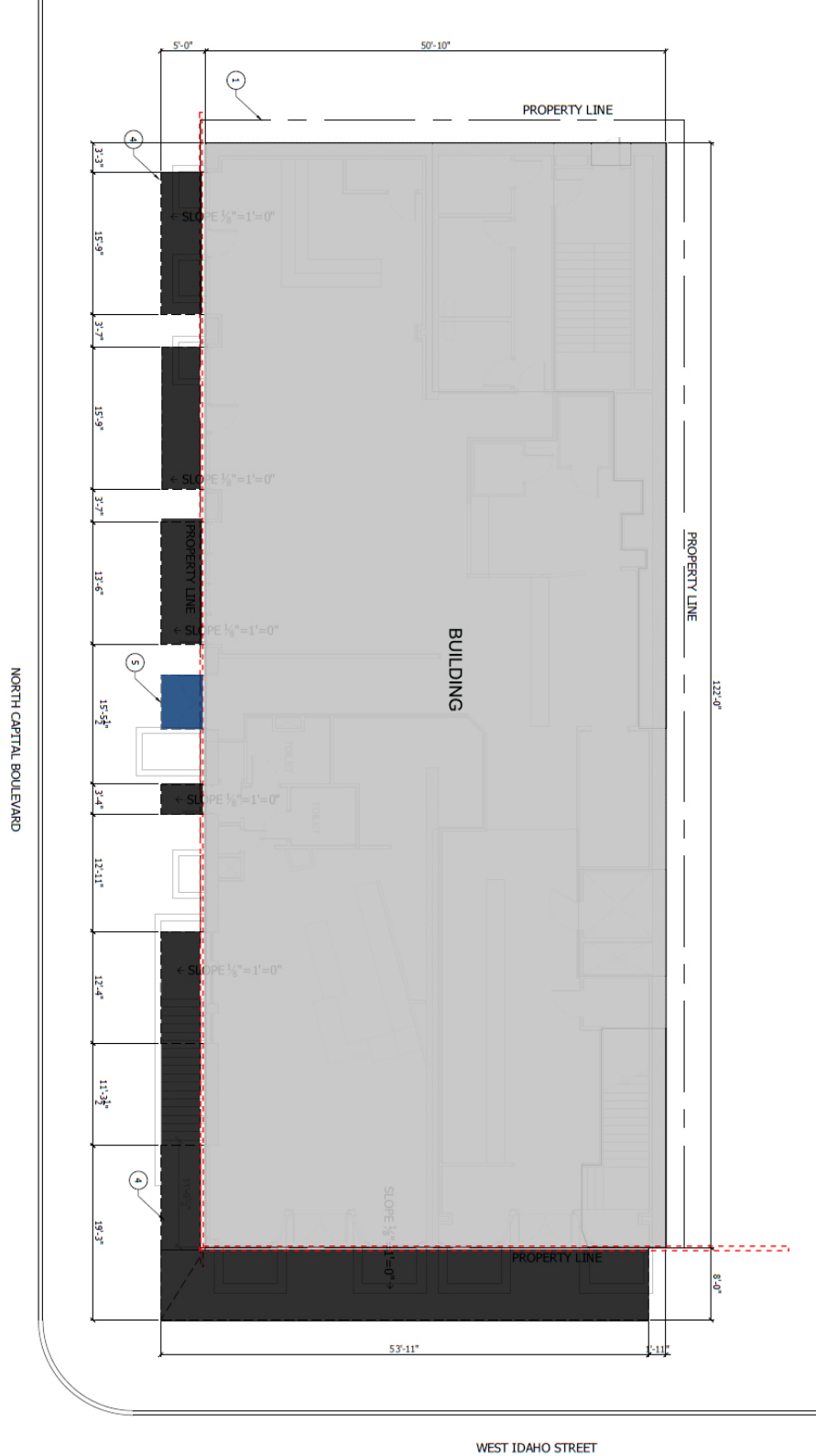


Exhibit B: Project Depiction





CAPITOL ELEVATION
SCALE: 1" = 20'-0"



IDAHO ST. ELEVATION
SCALE: 1" = 20'-0"

Exhibit C: Schedule of Eligible Costs

CCDC Participation Program T1 Eligible Costs Application Form Actual Eligible Costs To Be Determined by CCDC					
<i>Project Name: Adelmann Building</i>		<i>Date: 8/20/2018</i>		<i>Prepared By: CCDC</i>	
AWNING IMPROVEMENTS: (In right-of-way)					
#	ITEM DESCRIPTION:	UNIT (SF, LF, etc.)	UNIT PRICE (In \$)	QUANTITY	TOTAL COST
SITE PREPARATION:					
1	Supply and Install Powder Coated Awnings	Total	82,680	1	82,680
2	Supervision Labor	Total	4,264	1	4,264
3	Contractor Fee	Total	8,528	1	8,528
	Contingency				8,694
TOTAL ELIGIBLE COSTS:					104,166
AGREEMENT NOT-TO-EXCEED AMOUNT					105,000
Important Note: Each program where eligible costs are identified will only pay for those approved expenses not otherwise paid for by another public entity.					

NOTE: Total reimbursement Not-to-Exceed \$105,000.



AGENDA BILL

Agenda Subject: Resolution #1571 - adopt CCDC 2019-2023 Capital Improvement Plan		Date: August 29, 2018
Staff Contact: Todd Bunderson	Attachments: Resolution #1571 CCDC 2019-2023 Capital Improvement Plan	
Action Requested: Approve Resolution #1571 adopting the CCDC 2019-2023 Capital Improvement Plan.		

Background:

CCDC seeks to help the Boise community thrive in a sustainable economy where an exceptional built environment and excellent business opportunities are in perfect balance. The development of a multi-year Capital Improvement Plan (CIP) has been a valuable tool for coordinating capital improvements with intergovernmental agencies and private partners through the Agency's Participation Program. Over the past few years CCDC's capital plan and participation program have helped stimulate and assist a good variety of new private investment downtown. Previously the Board approved a mid-year amendment of the 2018-2022 CIP. This has been updated with more current information, revenue projections, project costs, and timing and coordinated with Boise City. The 2019-2023 CIP incorporates these adjustments and adds an additional planning year. On August 13, 2018 the Board approved the proposed CIP.

Fiscal Notes:

Projects and estimated costs are identified by project, district, and fiscal year for a total of \$83 million of planned new investment in downtown Boise.

Fiscal Year 2019 matches the budget and is notably higher due to \$17.19M of bond proceeds and \$15M in accrued funds for S 8th Street. The bond total includes: \$2.59M carried forward bond proceeds for S 8th Street Site Work in the River Myrtle District, and \$14.6M for two anticipated new projects, \$3M Westside Park and \$11.6M for a transformative project in the Westside District.

The table below summarizes yearly investment by district for 95 capital projects.

DISTRICT TOTALS	FY2019	FY2020	FY2021	FY2022	FY2023	5-Year
	Plan	Plan	Plan	Plan	Plan	Totals
River	21,724,100	6,349,100	6,226,200	6,477,700	7,274,700	48,051,800
Westside	17,159,400	3,937,100	3,095,000	2,092,000	4,250,000	30,533,500
30th Street	1,187,000	650,000	870,000	870,000	870,000	4,447,000
Total	40,070,500	10,936,200	10,191,200	9,439,700	12,394,700	83,032,300

Staff Recommendation:

Adopt the CCDC 2019-2023 CIP.

Suggested Motion: Approve Resolution #1571 adopting the CCDC 2019-2023 Capital Improvement Plan.
--

RESOLUTION NO. 1571

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 FOR FISCAL YEARS 2019-2023; 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 2019-2023 ("CIP"); and,

WHEREAS, the Board discussed the CIP at its Board meeting on August 13, 2018; 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, 2018.
Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the
Board of Commissioners, on August 29, 2018.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chairman

ATTEST:

By: _____
Dave Bieter, Secretary



5-YEAR CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2019–2023 APPROVED 8.29.2018

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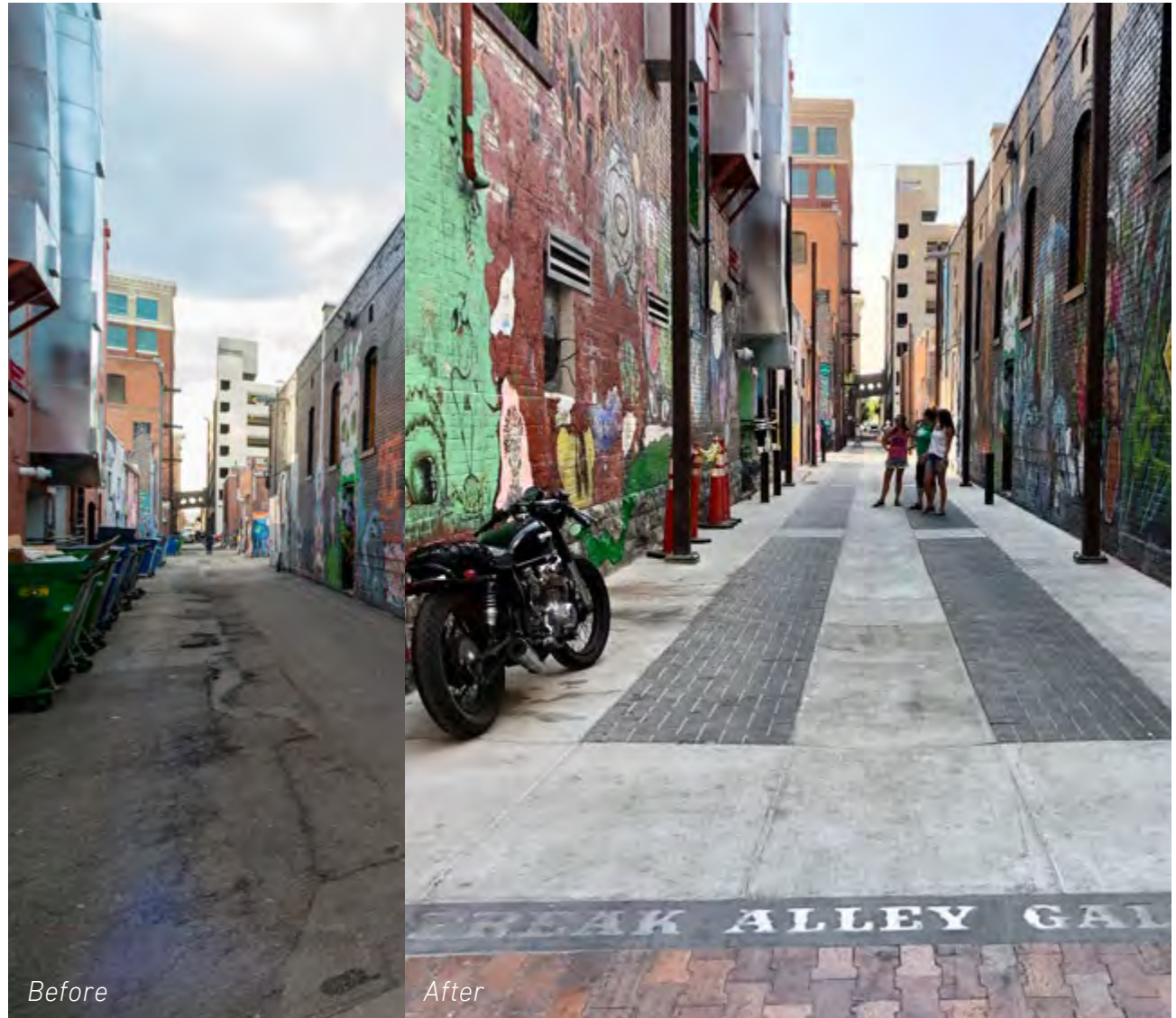
15 RIVER MYRTLE

18 WESTSIDE

20 30TH STREET

22 CITY GOAL IMPLEMENTATION

23 CIP PROJECT MAP



Before

After



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

KEY STRATEGIES

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



URBAN RENEWAL DISTRICT MAP

ABOUT THE CIP



PARTNER AGENCY PLANS

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



valley regional transit



Urban Land Institute

URBAN RENEWAL PLANS

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



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

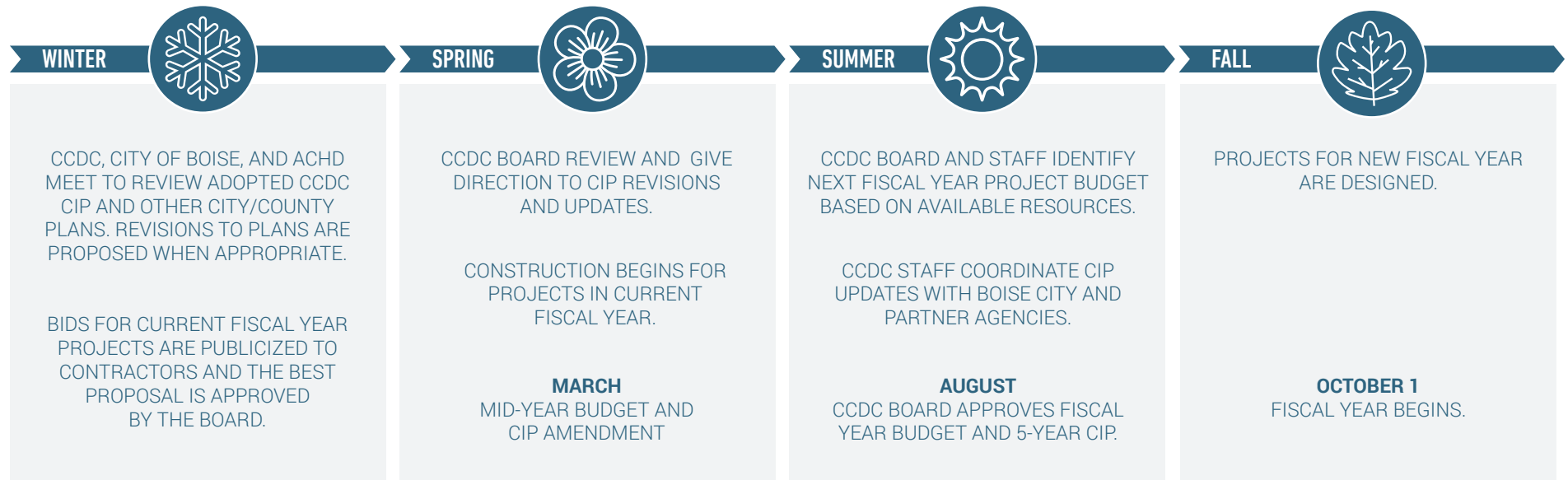
WHY DOES CCDC CREATE A 5-YEAR CIP?

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



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.



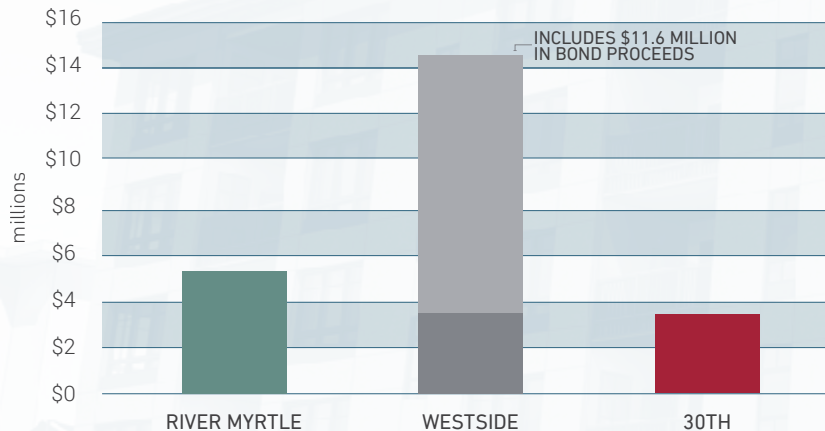


ECONOMIC DEVELOPMENT

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

CIP
2019 – 2023

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 underdeveloped 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.

Housing has become a particular concern in keeping Boise livable, and as such CCDC will continue to assist the City of Boise with its **Housing Strategy** to increase and promote affordable housing options and supportive services.

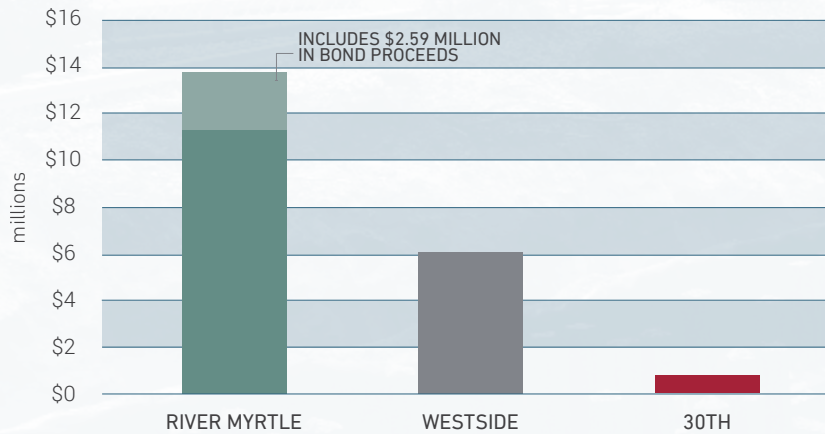


INFRASTRUCTURE

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

CIP
2019 – 2023

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)
- STREETSCAPE UPDATES

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.

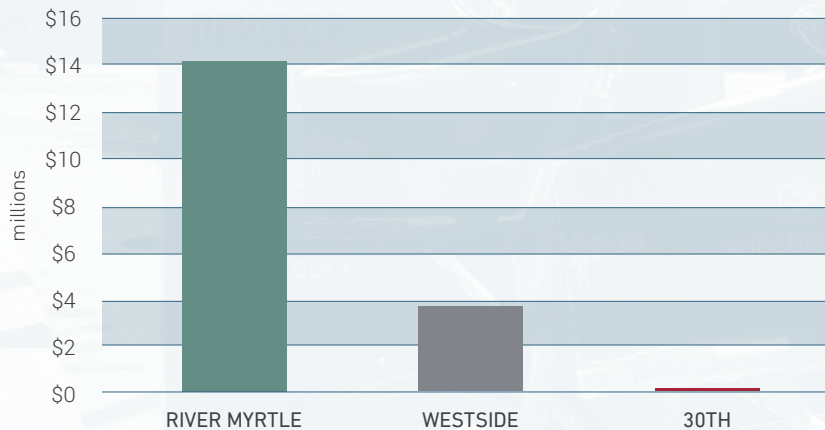


MOBILITY

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

CIP
2019 – 2023

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 CIRCULATOR PRELIMINARY ENGINEERING AND CONSTRUCTION FUNDING
- BOISE GREENBIKE
- TRANSIT SHELTERS
- PROTECTED BIKE LANES
- VRT PROJECT 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, converting streets from 1-way to 2-way advances **economic vitality** by making 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.**

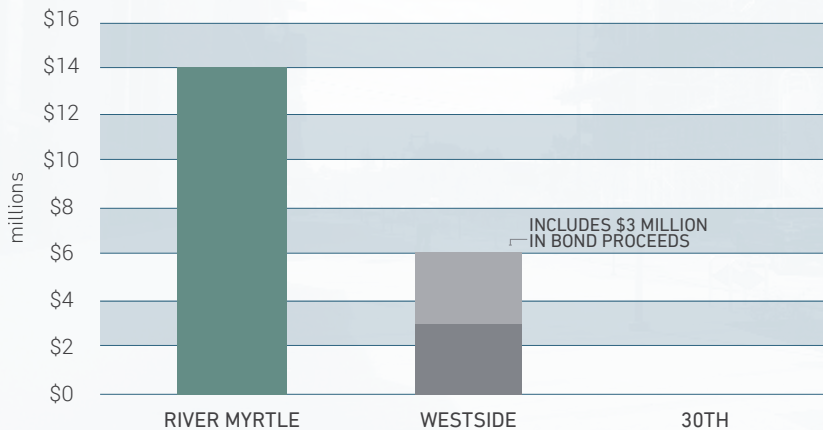


PLACEMAKING

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

CIP
2019 – 2023

5-YEAR PLACEMAKING INVESTMENT BY DISTRICT



WHAT DOES THIS TYPE OF PROJECT INCLUDE?

- NEIGHBORHOOD PLACMAKING PROJECTS (SUCH AS BROAD STREET AND 8TH STREET)
- OPEN SPACE CREATION - PUBLIC PARKS, PLAZAS, SIDEWALK CAFE SEATING, AND PATHWAYS (E.G. THE GROVE PLAZA, PIONEER PATHWAY)
- NEIGHBORHOOD STRATEGY BRANDING

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.

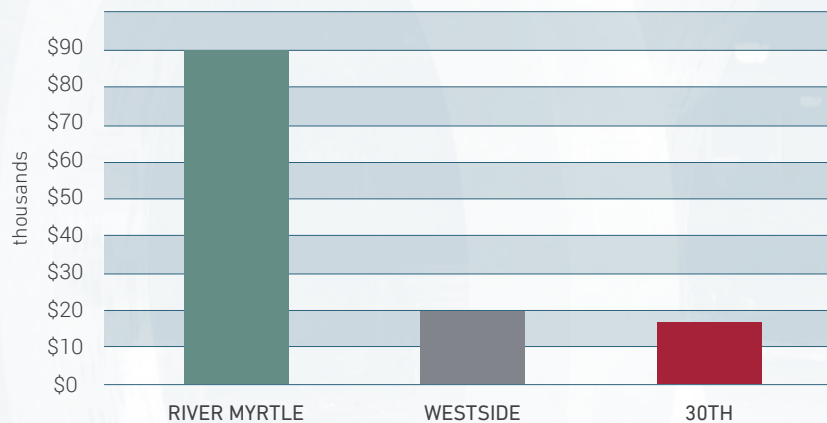


SPECIAL PROJECTS

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



5-YEAR SPECIAL PROJECTS INVESTMENT BY DISTRICT



WHAT DOES THIS TYPE OF PROJECT INCLUDE?

- PUBLIC ART (E.G. HELIOTROPE IN BODO AND "GROVE STREET ILLUMINATED)
- MARKET STUDIES (HOUSING, HOSPITALITY)
- HISTORIC PRESERVATION

WHY DOES CCDC INVEST IN THESE PROJECTS?

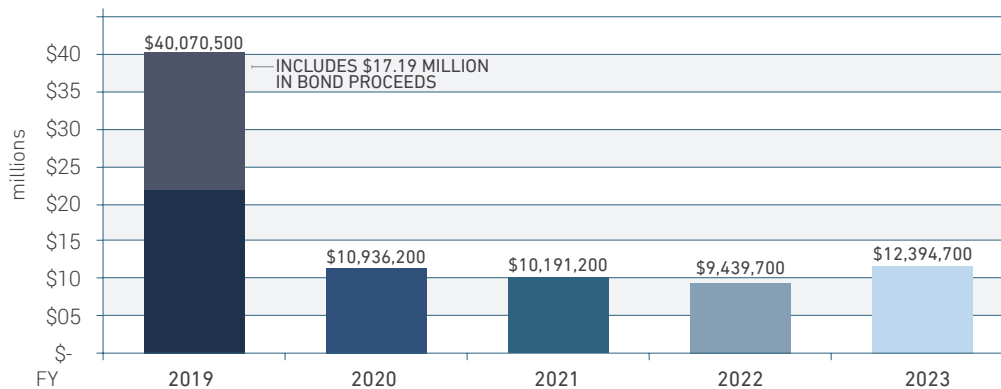
Special efforts are essential to ensuring a vibrant downtown with a **world class quality of life**. Public art enhances the downtown environment, offers social and educational opportunities, and promotes tourism. It can also be used to **celebrate local artists** and discourage vandalism. CCDC funds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

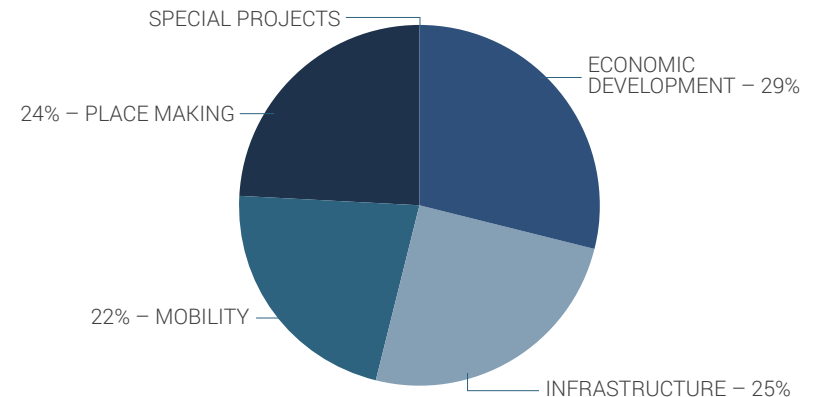
INVESTMENT SUMMARY

5 YEAR INVESTMENT SUMMARY		RIVER MYRTLE	WESTSIDE	30TH STREET	TOTAL
	ECONOMIC DEVELOPMENT	\$6,000,800	\$14,552,000	\$3,510,000	\$24,062,800
	INFRASTRUCTURE	\$13,868,000	\$6,325,000	\$690,000	\$20,883,000
	MOBILITY	\$14,112,000	\$3,701,500	\$230,000	\$18,043,500
	PLACE MAKING	\$13,981,000	\$5,935,000	–	\$19,916,000
	SPECIAL PROJECTS	\$90,000	\$20,000	\$17,000	\$127,000
	TOTAL	\$48,051,800	\$30,533,500	\$4,447,000	\$83,032,300

INVESTMENT PER FISCAL YEAR



5-YEAR INVESTMENT BY PROJECT TYPE



DISTRICT OVERVIEW & PROJECTS



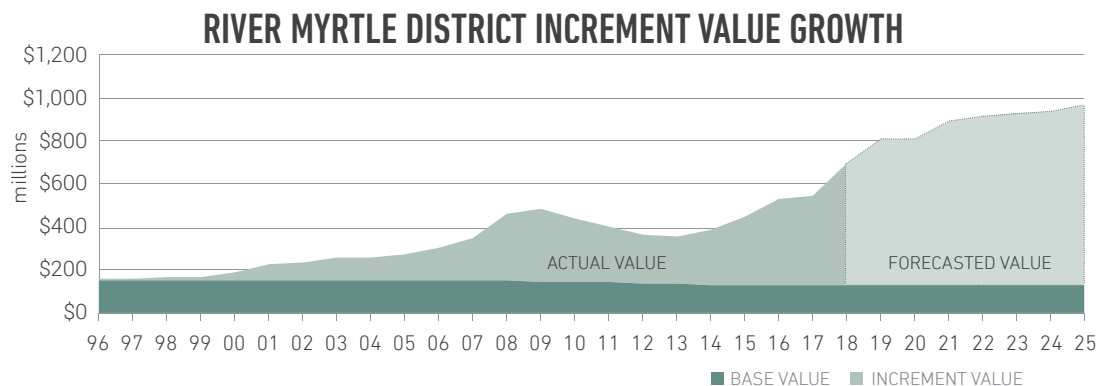
AFTON PHASE 1 IS COMPLETE AND
PHASE 2 CONSTRUCTION UNDERWAY



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.

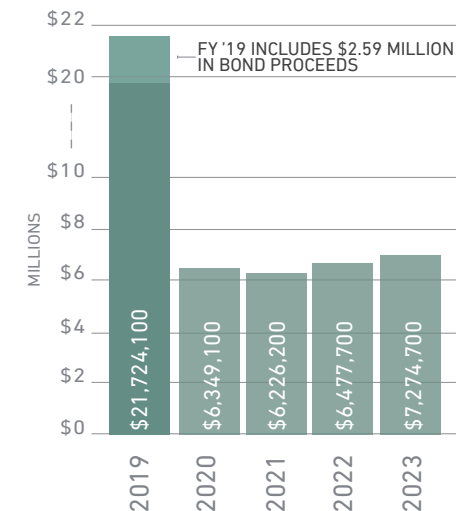
Public and private investment in the district has most recently included several housing projects - The Afton, Ash Street Townhomes, 5th and Idaho Apartments. The Afton has 60 condo units at 9th and River and was developed through CCDC's land disposition process. Ash Street Townhomes were also built through a public request for proposals process will have 23 townhomes and 8 1-bedroom apartments at the corner of River and Ash Streets.



FAST FACTS:

- 340 ACRES
- ESTABLISHED: 1994
- DISTRICT ENDS: 2026
- BASE VALUE: \$129 MILLION
- 2019 TOTAL PROPERTY VALUE: \$684 MILLION
- 2019 ANNUAL INCREMENT REVENUE: \$10 MILLION

RIVER MYRTLE ANNUAL INVESTMENT



TOTAL: \$48,051,800
2019 - 2023

RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT	FY2019	FY2020	FY2021	FY2022	FY2023	STATUS
Estimated Resources	\$21,724,100	\$6,349,100	\$6,226,200	\$6,477,700	\$7,274,700	
ECONOMIC DEVELOPMENT						
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
3 400 Capitol Blvd. - Residence Inn Marriott - Type 2 Participation Program	300,000	300,000	276,000			Obligated
4 500 Capitol Blvd. - Inn at 500 Hotel - Type 2 Participation Program	15,000					Obligated
5 503 Ash Street - Ash Street Properties - Type 5 Participation Program	318,000					Obligated
6 503 Idaho St. - 5th & Idaho Apartments - Type 2 Participation Program		156,000	156,000	53,000		Obligated
7 6th and Front - Hotel / Garage - Type 3 Participation			330,000	395,500	395,500	Obligated
8 T5 Participation: Parcel Acquisition/Redevelopment					700,000	Obligated
INFRASTRUCTURE						
9 535 15th Street - River Street Lofts - Type 1 Participation Program	150,000					Obligated
10 6th Street Streetscapes, Main to Front St	600,000					Tentative
11 11th Street Streetscapes-River Street to Grove Street Connectivity					1,600,000	Tentative
12 3rd Street Streetscapes for North/South Connectivity, Jefferson to Myrtle						
13 8th Street Improvements, State to Bannock (split with Westside District)	200,000					Designated
14 Bannock Street Improvements, 8th to Capitol Blvd, North side (split with Westside District)	400,000					Designated
15 Conduit Bank, Bannock Street (6th Street to 8th Street)	150,000					Designated
16 Conduit Bank, Capital Boulevard (Broad Street to Grove Street)	115,000					Designated
17 Capitol Boulevard Streetscape, westside River St to Fulton and eastside .5 block Fulton to alley					950,000	Tentative
18 Myrtle Street, Capitol - 2nd, Both Sides (Pending ITD Permission)	610,000	493,000				Tentative
19 Design Upcoming Streetscape Projects	50,000	50,000	50,000	50,000	50,000	Tentative
20 122 5th Street - Shops at 5th - Type 1 Participation Program	150,000					Designated
21 Adelmann Building - Type 1 Participation Program	150,000					Designated
22 Type 1 Participation Program Streetscape Reimbursements (Not yet awarded)	400,000	400,000	400,000	400,000	400,000	Tentative
23 15th Street Utility Undergrounding and Conduit Bank	300,000					Designated
24 5th Street Utility Undergrounding Front to Main and Conduit Bank	500,000					Tentative
25 Newspaper Stand Consolidation	50,000					Tentative
26 South 8th Street Sitework (\$2.59M BOND) / Streetscapes	5,200,000					Designated

Status Definitions

Obligated – \$6,324,800: 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 – \$23,704,000: 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 – \$18,023,000: important projects and efforts that are in the early planning stages, and/or projects that are less time sensitive.

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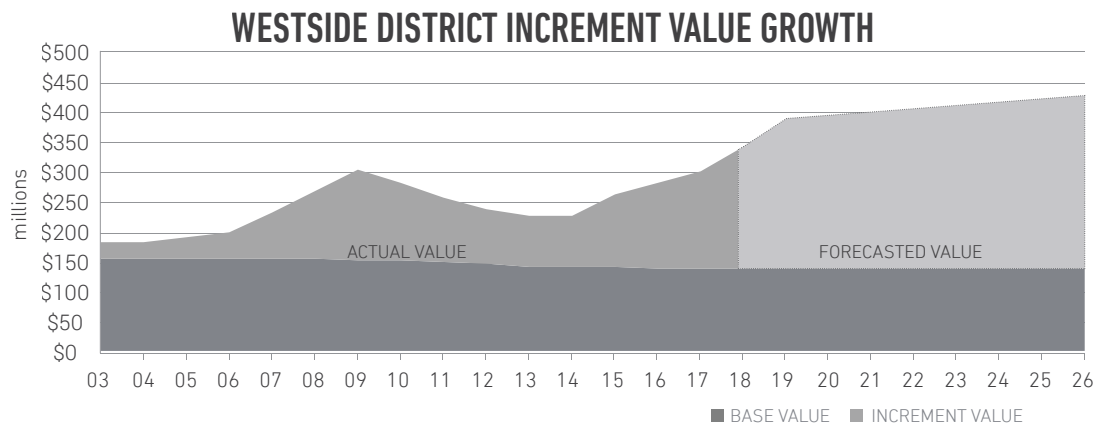
RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT	FY2019	FY2020	FY2021	FY2022	FY2023	STATUS
Estimated Resources	\$21,724,100	\$6,349,100	\$6,226,200	\$6,477,700	\$7,274,700	
MOBILITY						
27 Front & Myrtle Street Improvements: Enhanced Crosswalk Treatments Post Microsealing		200,000				Tentative
28 Front & Myrtle Street Improvements: Signalized Crossing at 10th & Front				200,000		Tentative
29 Front & Myrtle Street Improvements: Signalized Crossing at 12th & Front				200,000		Tentative
30 5th & 6th Street 2-Way Conversions Traffic Mitigation		250,000				Tentative
31 Signalized Crossing at 5th & Myrtle	200,000					Designated
32 Downtown Circulator	354,100	327,900		2,000,000	2,200,000	Designated
33 Public Parking Supporting Julia Davis Park						Tentative
34 River Street Neighborhood Traffic Calming and 8th & River Bike/Ped Raised Intersection		200,000				Tentative
35 River Street, Capitol to Americana, Traffic Calming/Medians				650,000		Tentative
36 VRT Transit Improvements	26,000	26,000	26,000	26,000	26,000	Obligated
37 Downtown Mobility Infrastructure/Transportation Action Plan					400,000	Tentative
38 South 8th Street Parking and Mobility (Est. \$5.3M from sale of Capitol & Front Garage)	6,800,000					Designated
PLACEMAKING						
39 South 8th Street Corridor Improvements Phase 1	242,000					Designated
40 South 8th Street Corridor Improvements Phase 2				1,500,000		Tentative
41 CCDC Alley Program - between 5th and 6th, Myrtle to Broad		30,000	250,000			Tentative
42 CCDC Alley Program - between 8th and 9th, River to Fulton			25,000	200,000		Tentative
43 CCDC Alley Program - between Grove and Main, 4th to 5th	25,000		250,000			Tentative
44 CCDC Alley Program - between Grove and Main, 5th to 6th	25,000		250,000			Tentative
45 CCDC Alley Program - between Grove and Main, 6th to Capitol	400,000					Designated
46 CCDC Alley Program - between Idaho and Bannock, 6th to Capitol		30,000		250,000		Tentative
47 Downtown Urban Parks Plan / Development Catalyst TBD						Tentative
48 Grove Street Pedestrian Street Plan (13th to 10th) per ACHD/DBIP	75,000	1,350,000				Designated
49 Grove Street Pedestrian Street Plan (16th to 13th) per ACHD/DBIP		1,350,000				Tentative
50 Grove Street Pedestrian Street Plan (4th to 3rd) per ACHD/DBIP			1,300,000			Tentative
51 Grove Street Pedestrian Street Plan (6th to 4th) per ACHD/DBIP			2,600,000			Tentative
52 South 8th Street Public Plaza	3,000,000					Designated
53 Pioneer Corridor Pathway Monument Signage	75,000					Tentative
54 503 Idaho St. - 5th & Idaho Public Park & Undergrounding Utilities - Type 4 Participation	744,000					Obligated
55 Tree Replacement/Addition with Community Forestry	10,000					Tentative
SPECIAL PROJECTS						
56 Traffic Box Art Wraps	15,000					Designated
57 Broad Street Central Addition Gateway Signs	75,000					Designated
Estimated Expenses	\$21,724,100	\$6,349,100	\$6,226,200	\$6,477,700	\$7,274,700	

ABOUT WESTSIDE DISTRICT

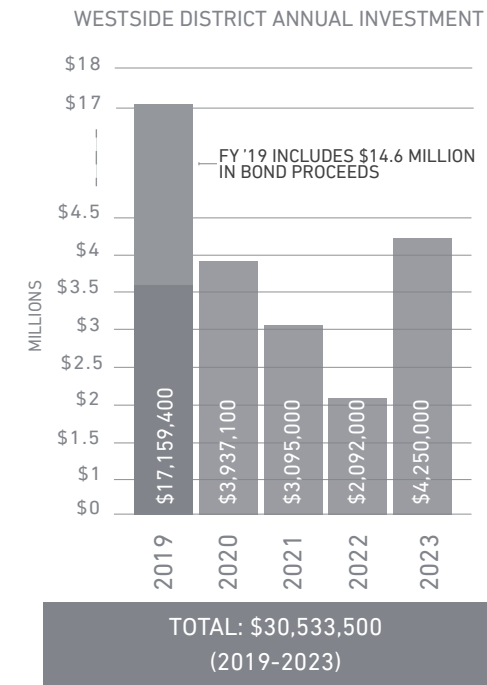
The Westside Downtown District was established in 2001, and is home to Boise Cascade, Idaho Power, Meadow Gold, One Capitol Center, and an abundance of surface parking. The Westside plan calls for a rich mixture of urban-style housing, shops, restaurants; increased downtown housing availability; an urban 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.

CCDC has assisted in several housing projects in the district including The Owyhee mixed use renovation, the Idaho Street Townhomes, The 119 luxury condos, and The Watercooler. The Watercooler was developed through a land disposition at 14th and Idaho into 46 units with a ground level restaurant and live/work units. Still more investment is underway including property redevelopment at 10th and State, a new public park at 11th and Bannock, and a Grove Street placemaking project.



FAST FACTS:

- 144 ACRES
- ESTABLISHED: 2004
- DISTRICT ENDS: 2026
- BASE VALUE: \$139 MILLION
- 2019 TOTAL PROPERTY VALUE: \$247 MILLION
- 2019 ANNUAL INCREMENT REVENUE: \$3.7 MILLION



WESTSIDE DISTRICT PROJECTS



WESTSIDE DISTRICT		FY2019	FY2020	FY2021	FY2022	FY2023	STATUS
Estimated Resources		\$17,159,400	\$3,937,100	\$3,095,000	\$2,092,000	\$4,250,000	
ECONOMIC DEVELOPMENT							
1	Westside Transformative Development Project (BOND)	11,600,000					Tentative
2	1024 Bannock Street - Hyatt Place - Type 2 Participation Program	120,000	120,000	120,000	92,000		Obligated
3	T5 Participation Program: Parcel Acquisition/Redevelopment			2,500,000			Tentative
INFRASTRUCTURE							
4	8th Street Streetscapes, State - Bannock, Both Sides (Split w RM)	400,000					Tentative
5	Bannock Street Streetscapes, 9th - Capitol (Split with RM)	475,000					Tentative
6	Design Upcoming Streetscape Projects	50,000	50,000	50,000	50,000	50,000	Tentative
7	11th Street Streetscapes-Grove Street to Washington Street Connectivity					1,900,000	Tentative
8	Conduit Bank, 8th Street (Bannock Street to State Street)	150,000					Designated
9	State Street Streetscapes, 16th - 8th, Both Sides (Joint Project w/ACHD)		450,000				Designated
10	1005 Main Street - 10th & Main - Type 1 Participation Program	150,000					Obligated
11	Type 1 Participation Program Streetscape Reimbursements (Not yet awarded)	400,000	400,000	400,000	400,000	400,000	Tentative
12	15th Street Utility Undergrounding and Conduit	500,000					Designated
13	Newspaper Stand Consolidation	50,000					Tentative
MOBILITY							
14	Downtown Circulator	234,400	217,100		900,000	1,900,000	Tentative
15	Downtown Mobility Infrastructure/Transportation Action Plan				450,000		Designated
PLACEMAKING							
16	CCDC Alley Program - Between Bannock and Jefferson, 8th to 9th			25,000	200,000		Tentative
17	Downtown Urban Parks 11th and Bannock (BOND)	3,000,000					Tentative
18	Grove Street Pedestrian Plazas, 13th - 10th		1,350,000				Tentative
19	Grove Street Pedestrian Plazas, 16th - 13th		1,350,000				Tentative
20	Tree Replacement/Addition with Community Forestry	10,000					Tentative
SPECIAL PROJECTS							
21	Traffic Box Art Wraps	20,000					Designated
Estimated Expenses		\$17,159,400	\$3,937,100	\$3,095,000	\$2,092,000	\$4,250,000	

Status Definitions

Obligated – \$602,000: 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 – \$1,570,000: 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).

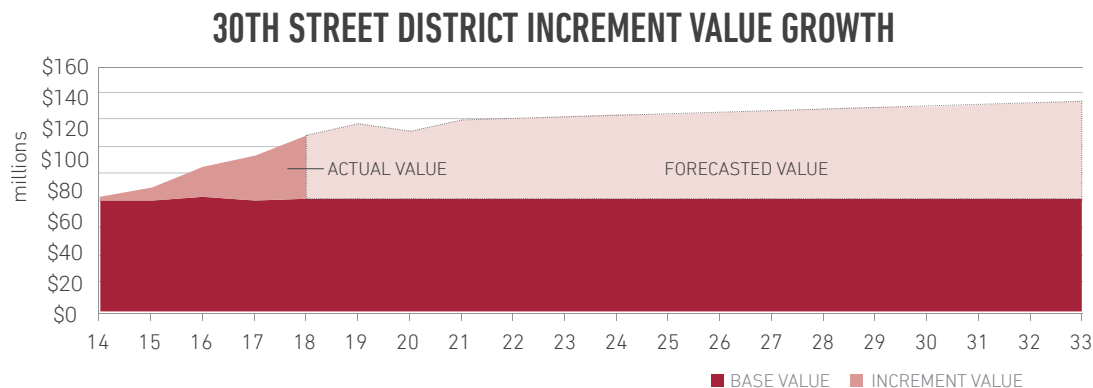
Tentative – \$28,361,500: important projects and efforts that are in the early planning stages, and/or projects that are less time sensitive.

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.

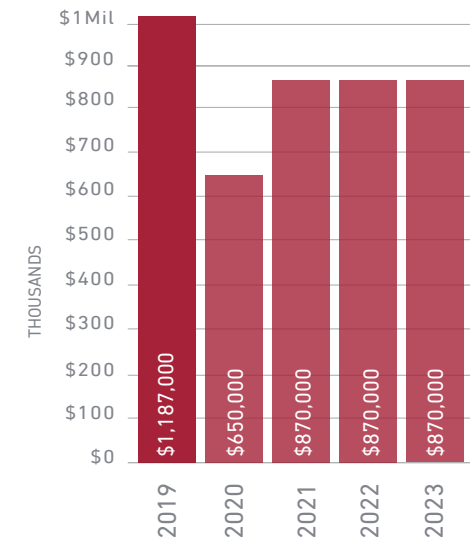


FAST FACTS:

- 249 ACRES
- ESTABLISHED: 2014
- DISTRICT ENDS: 2033
- BASE VALUE: \$82 MILLION
- 2019 TOTAL PROPERTY VALUE: \$55 MILLION
- 2019 ANNUAL INCREMENT REVENUE: \$700,000



30TH STREET DISTRICT ANNUAL INVESTMENT



TOTAL: \$4,447,000
2019 - 2023

30TH STREET DISTRICT PROJECTS



30TH STREET DISTRICT FY	FY2019	FY2020	FY2021	FY2022	FY2023	STATUS
Estimated Resources	\$1,187,000	\$650,000	\$870,000	\$870,000	\$870,000	
ECONOMIC DEVELOPMENT						
1 Transformative Development Project			700,000	700,000	700,000	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 - Adare Manor - Type 2 Participation Program			120,000	120,000	120,000	Obligated
6 24th & Fairview - Adare Manor - Type 4 Participation Program	250,000					Obligated
7 27th & Stewart - Whitewater Station - Participation Type TBD						Tentative
8 32nd & Moore - Sandhill Crane Apartments - Type 2 Participation			50,000	50,000	50,000	Designated
9 T5 Participation: Parcel Acquisition/Redevelopment		650,000				Tentative
INFRASTRUCTURE						
10 301 N 29th Street - Whittier School - Type 4 Participation Program	540,000					Obligated
11 2200 Fairview - New Path Community Housing - Type 1 Participation Program	150,000					Obligated
12 Connectivity Improvements						Tentative
MOBILITY						
13 Main Fairview Improvements, Transit Islands, Etc...	230,000					Tentative
14 Downtown Circulator Preliminary Engineering						Tentative
15 Downtown Mobility Infrastructure/Transportation Action Plan						Tentative
PLACEMAKING						
16 Downtown Urban Parks Plan / Development Catalyst (TBD)						Tentative
SPECIAL PROJECTS						
17 Traffic Box Art Wraps	17,000					Tentative
Estimated Expenses	\$1,187,000	\$650,000	\$870,000	\$870,000	\$870,000	

Status Definitions

Obligated – \$1,300,000: 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 – \$150,000: 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 – \$2,997,000: important projects and efforts that are in the early planning stages, and/or projects that are less time sensitive.

CITY GOAL IMPLEMENTATION

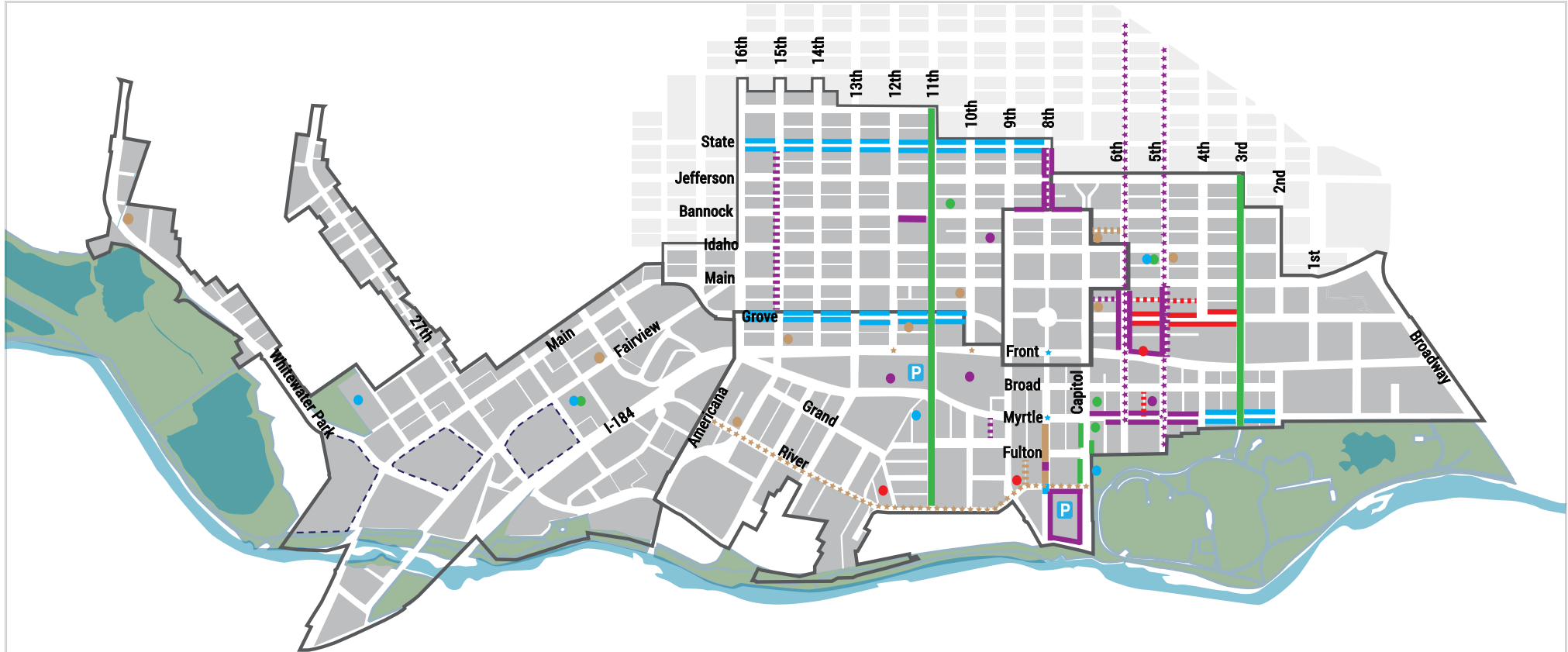
Blueprint Boise, the comprehensive plan for the City of Boise, was originally adopted in November 2011 and has seventeen goals for the Downtown Boise Planning Area. These goals are compatible with CCDC's Key Strategies used to accomplish our mission and vision for downtown Boise. CCDC values collaboration 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	 ECON. DEVELOPMENT	 INFRASTRUCTURE	 MOBILITY	 PLACE MAKING	 SPECIAL PROJECTS
CENTERS, CORRIDORS & NEIGHBORHOODS					
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	●		●	●	
PARKING					
Implement a Downtownwide parking system			●		
CONNECTIVITY					
Develop a robust, multimodal transportation system		●	●	●	
Strengthen connections to the Boise River and Downtown subdistricts	●		●	●	
PUBLIC SERVICES/FACILITIES					
Maximize the use of existing infrastructure Downtown				●	
NEIGHBORHOOD CHARACTER					
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	●			●	
CULTURE, EDUCATION & ARTS					
Maintain Downtown as the cultural center for the community and region	●	●			●
Retain and expand education opportunities Downtown					●
Recognize and protect historic resources Downtown	●				●
ECONOMIC DEVELOPMENT					
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
2019 – 2023



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

STREETSCAPE/ PLACEMAKING PROJECTS

- 2019
- 2020
- 2021
- 2022
- 2023

MOBILITY PROJECTS

- ***** 2019
- ***** 2020
- ***** 2021
- ***** 2022
- ***** 2023

INFRASTRUCTURE/ UTILITY PROJECTS

- ||||| 2019
- ||||| 2020
- ||||| 2021
- ||||| 2022
- ||||| 2023

CAPITAL CITY DEVELOPMENT CORPORATION

121 N 9TH ST, SUITE 501 BOISE, IDAHO 83702
(208) 384-4264 WWW.CCDCBOISE.COM





IV. ACTION ITEMS



AGENDA BILL

Agenda Subject:

FY 2018 Amended Budget

Date:

August 29, 2018

Staff Contact:

Ross Borden, Finance Director

Attachments:

1. Resolution 1568
2. FY 2018 Amended Budget

Action Requested:

Adopt Resolution 1568 approving the FY 2018 Amended Budget.

Background:

The CCDC Board of Commissioners typically amends 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, this FY 2018 Amended Budget and public hearing notice was published twice in the *Idaho Statesman* newspaper, on August 20 and 27. The Board will conduct the public hearing on the FY 2018 Amended Budget beginning at noon, Wednesday, August 29, 2017, at the Agency. When the hearing concludes the Board will consider the adoption of the FY 2018 Amended Budget via Resolution 1568.

Fiscal Notes:

FY 2018 Original Budget	\$66,114,567	
FY 2018 Amended Budget	<u>\$39,953,693</u>	
Change	\$26,160,874	- 39.6%

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

Staff Recommendation: Adopt Resolution 1568.

Suggested Motion:

I move adoption of Resolution 1568 to approve the FY 2018 Amended Budget totaling **\$39,953,693** and authorize the Executive Director to file copies of the budget as required by law.

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF
BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO,
TO BE TERMED THE “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, 2017, AND ENDING
SEPTEMBER 30, 2018, 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 (“30th Street Plan”);

WHEREAS, the City, after notice duly adopted Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan;

WHEREAS, the 2007 Plan, the River Myrtle-Old Boise Plan, the Westside Plan, and the 30th Street Plan are collectively referred to as the “Downtown Urban Renewal Plans”;

WHEREAS, the Agency has embarked on redevelopment projects to revitalize the Project Area, the River Street Project Area, the Westside Area and the River-Myrtle/Old Boise Urban Renewal Project in compliance with the Downtown Urban Renewal Plans;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5), and 50-1002, after providing notice of the meeting and consideration of the content of the proposed budget, the Agency did duly adopt its Fiscal Year 2018 budget at the Agency Board meeting of August 29, 2017, by adoption of Agency Resolution No. 1504;

WHEREAS, since August 29, 2017, certain circumstances have changed necessitating the revision of the Fiscal Year 2018 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 2018 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 13, 2018, Board meeting;

WHEREAS, Agency has previously published notice of a public hearing to consider the proposed FY 2018 Amendment, to be conducted on Wednesday, August 29, 2018, at the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho;

WHEREAS, on Wednesday, August 29, 2018, 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 2018;

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, 2017, and ending September 30, 2018.

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, 2018, 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, 2018. 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 2018.

Signatures on following page.

APPROVED:

By _____
Dana Zuckerman, Chair

ATTEST:

By _____
David Bieter, Secretary



FY 2018 AMENDED BUDGET

October 1, 2017 - September 30, 2018



FY 2018 AMENDED BUDGET

----- HIGHLIGHTS -----

REVENUE

- Tax Increment revenue decreased by \$119k based on actual amount received compared to originally projected FY 2017 amount. Still rounds to \$17.3 million.
- Parking revenue decreased by \$306k due to non-purchase of 5th & Broad parking garage condo in The Fowler development and delayed opening of the 11th & Front parking garage in the Pioneer Crossing development.
- Other Revenue / Various Reimbursements decreased by \$484k due to timing.
- Term Loan / Bond Financing. The \$14.6 million bond budgeted in the Westside District was moved to the FY 2019 budget.
- Working Capital / Fund Balance. \$10.9 million added to Working Capital to synch with projects now timed in FY 2019. 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 \$46.5k mostly due to reduced DBA agreement for Clean Team and garbage service as a result of Central District termination.
 - Legal Services increased by a net \$55k due to continued growth in the number and type of projects being considered and undertaken by the Agency.
 - Professional Services reduced by \$516k due to timing factors associated with the study and creation of several new urban renewal districts. The overall permanent increase of \$87k is primarily due to Central District Sunset activity and additional planning, design and engineering services.
 - In Repairs & Maintenance for Streets and Facilities increase due primarily to increased The Grove Plaza operations in this Central District sunset year that will be removed in FY 2019.
- *Find all budgeted projects and amounts in attached detail pages.*

DEBT SERVICE & CONTRACTUAL OBLIGATIONS

- \$100.4k reduction in parking garage debt service payments according to payment schedule. Year 4 of 4 8th & Main Owner's Participation reimbursement reduced \$236k from \$1.0 million due to lower assessed value of development. \$240k Type 2 Participation Agreement reimbursement to Inn at 500 Hotel development. \$915k loss on disposition of properties held for redevelopment in the RMOB District.

CAPITAL OUTLAY

Capital Improvement Plan (CIP) Projects.

- The \$47.4 million originally budgeted for FY 2018 CIP projects is decreased to \$21.9 million in the FY 2018 Amended CIP budget. Seventy four percent of that decrease is due to timing factors. Seventy seven percent of the Timing change is due to moving the projected \$14.6 million debt financing in the Westside District for a parking garage / mixed use / catalytic development to FY 2019.

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

Parking Reinvestment Plan (PRP) Projects.

- Various permanent and timing-related adjustments to budgeted projects.

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

Mobility Projects.

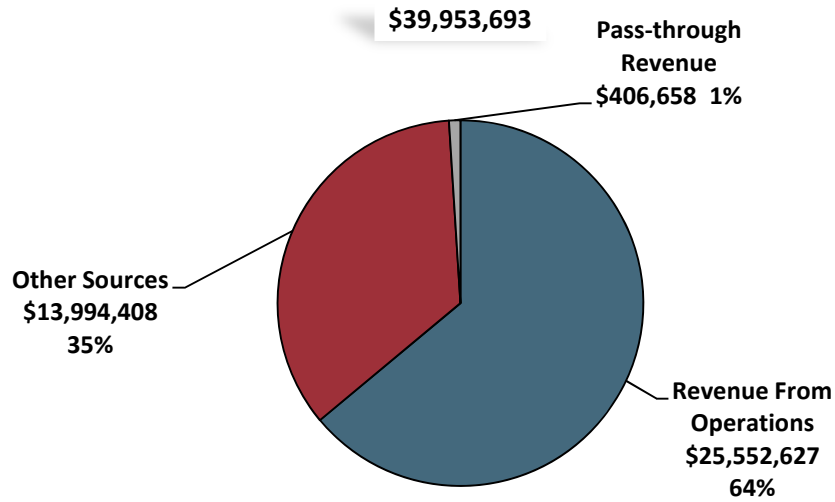
- \$589k cost share with the city of Boise for Downtown Circulation engineering moved to FY 2019. \$400k for West End Park & Ride support removed.

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

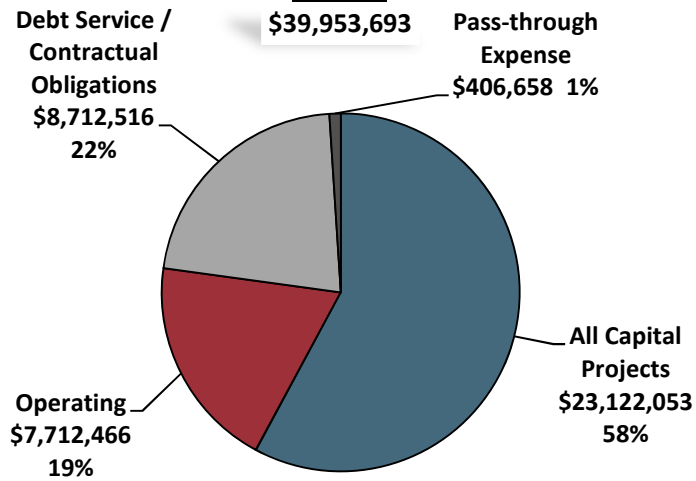


FY 2018 AMENDED Budget

Sources



Uses



CCDC FY 2018 AMENDED BUDGET REVENUE SUMMARY	2018 ORIGINAL	2018 AMENDED	Permanent Change	Timing Change
Revenue from Operations				
Revenue Allocation (Tax Increment).....	17,370,000	17,251,263	(118,737)	-
Parking Revenue.....	8,018,078	7,712,164	(305,914)	-
Other Revenues (Various Reimbursements).....	1,072,700	589,200		(483,500)
Subtotal	\$ 26,460,778	\$ 25,552,627	\$ (424,651)	\$ (483,500)
Other Sources				
Misc. Revenues (Grants/Leases/Property Transactions).....	277,000	313,150	36,150	-
Term Loan/Bond Financing.....	14,600,000	-	-	(14,600,000)
Use of (Transfer to) Working Capital / Fund Balance.....	24,370,131	13,681,258	(5,625,238)	(5,063,635)
Subtotal	\$ 39,247,131	\$ 13,994,408	\$ (5,589,088)	\$ (19,663,635)
Subtotal - Revenue from Operations	\$ 65,707,909	\$ 39,547,035	\$ (6,013,739)	\$ (20,147,135)
Pass-Through Revenue				
Ada County Parcels Ground Leases.....	406,658	406,658	-	-
Subtotal	\$ 406,658	\$ 406,658	\$ -	\$ -
TOTAL REVENUE	\$ 66,114,567	\$ 39,953,693	\$ (6,013,739)	\$ (20,147,135)
CCDC FY 2018 AMENDED BUDGET EXPENSE SUMMARY	2018 ORIGINAL	2018 AMENDED	Permanent Change	Timing Change
Operating Expense				
* Interagency Partnerships.....	159,750	113,295	(46,455)	-
* Legal Services.....	218,000	273,750	61,500	(5,750)
Parking Operator (Contractor).....	1,912,074	1,920,061	7,987	
Personnel Costs.....	1,984,300	1,982,000		(2,300)
* Professional Services	2,105,900	1,676,452	87,046	(516,494)
* Rent/Maintenance/Office.....	1,239,751	1,204,660	4,500	(39,591)
* Repairs/Maintenance: Streets & Facilities.....	497,000	542,248	45,248	-
Subtotal	\$ 8,116,775	\$ 7,712,466	\$ 159,826	\$ (564,135)
Debt Service & Contractual Obligations				
* Parking Garage Debt Service/Contractual Obligations.....	\$ 7,893,534	\$ 8,712,516	\$ 818,982	\$ -
Capital Outlay				
* Capital Improvement Plan (CIP).....	47,407,100	21,930,853	(6,541,747)	(18,934,500)
* Parking Reinvestment Plan (PRP).....	1,177,000	1,085,200	(31,800)	(60,000)
* Mobility Projects.....	1,113,500	106,000	(419,000)	(588,500)
Subtotal	\$ 49,697,600	\$ 23,122,053	\$ (6,992,547)	\$ (19,583,000)
Subtotal - Expenses for Operations	\$ 65,707,909	\$ 39,547,035	\$ (6,013,739)	\$ (20,147,135)
Pass-Through Expense				
Ada County Parcels Ground Leases.....	406,658	406,658	-	-
Subtotal	\$ 406,658	\$ 406,658	\$ -	\$ -
TOTAL EXPENSE	\$ 66,114,567	\$ 39,953,693	\$ (6,013,739)	\$ (20,147,135)

* Detail Attached

CCDC FY 2018 AMENDED BUDGET EXPENSE DETAIL		2018 ORIGINAL	2018 AMENDED	Permanent Change	Timing Change
Interagency Partnerships					
1. Boise Valley Economic Partnership.....		20,000	20,000	-	
2. BVEP: Dues.....		3,000	3,000	-	
3. Building Owners and Managers Association (BOMA).....		5,000	5,000	-	
4. Chamber of Commerce: Regional Leadership Conference.....		1,000	1,000	-	
5. Chamber of Commerce: State of City.....		650	650	-	
6. Chamber of Commerce: Dues.....		400	400	-	
7. COMPASS.....		7,950	8,000	50	
8. Downtown Boise Assoc (DBA): Annual Membership.....		30,000	24,000	(6,000)	
9. DBA: Trash Service/Clean Team.....		73,000	32,495	(40,505)	
10. Other Sponsorships.....		8,000	8,000	-	
11. Redevelopment Association of Idaho.....		10,750	10,750	-	
Subtotal		159,750	113,295	(46,455)	-
Legal Services					
1. 1401 W Idaho Disposition (The WaterCooler).....		2,000	-	(2,000)	
2. 620 S 9th Phase I and Phase II Disposition.....		5,000	3,500		(1,500)
3. 8th & Main Development.....		1,500	-		(1,500)
4. Ash Street Properties Disposition.....		5,000	25,000		20,000
5. Potential Parking Garage Disposition.....		10,000	13,750		3,750
6. 5th & Idaho Apartment Project.....		-	14,000		14,000
7. New URA District Establishment.....		25,000	41,500	16,500	
8. General Contracting (Parking).....		20,000	15,000	(5,000)	
9. General Legislative Activities (Ops).....		4,000	3,000	(1,000)	
10. General Agency Operation.....		7,000	15,000	8,000	
11. Macy's Building (Athlos Academies).....		1,000	-	(1,000)	
12. Central District Termination Planning.....		25,000	25,000	-	
13. Redevelopment of Civic Parcels.....		-	4,500	4,500	
14. River-Myrtle / Old Boise District General / Deannexation.....		30,000	4,500		(25,500)
15. The Fowler Development.....		-	3,000	3,000	
16. River-Myrtle / Old Boise Bond financing.....		-	5,000	5,000	
17. Pioneer Crossing Parking Garage.....		7,500	20,000	12,500	
18. Boise Main Library.....		20,000	5,000		(15,000)
19. Sports Park Assessment.....		45,000	59,000	14,000	
20. 30th Street District - General.....		5,000	2,000	(3,000)	
21. Westside District - General.....		5,000	15,000	10,000	
Subtotal		218,000	273,750	61,500	(5,750)

CCDC FY 2018 AMENDED BUDGET EXPENSE DETAIL	2018 ORIGINAL	2018 AMENDED	Permanent Change	Timing Change
Professional Services				
1. Boise GreenBike Station Sponsorship.....	-	10,000	10,000	
2. Central District Termination Planning.....	30,000	72,500	42,500	
3. Grove Plaza Marketing/Consultant.....	-	2,546	2,546	
4. Project Assessment.....	470,000	470,000	-	
5. Aerial Maps.....	15,000	15,000	-	
6. HR Consultant.....	5,000	5,000	-	
7. Document Management Services.....	4,000	4,000	-	
8. Document Shredding.....	500	500	-	
9. Education Outreach (PARCS and DPPS).....	51,000	50,000	(1,000)	
10. Financial Services: Arbitrage.....	4,000	4,000	-	
11. Governmental Relations (Legislative).....	36,000	36,000	-	
12. Independent Audit Fees.....	47,000	47,000	-	
13. IT Services.....	45,400	45,400	-	
14. New URD Consultant and Establishment	1,060,000	638,506		(421,494)
15. Office Update / Renovation.....	90,000	30,000		(60,000)
16. IPI Accredited Parking Certification.....	15,000	-		(15,000)
17. Professional Services (Planning, Design, Engr.).....	100,500	151,000	50,500	
18. Public Information Program.....	95,000	95,000	-	
19. Parking Garage Design Standard Update	5,000	-	(5,000)	
20. Parking Mgmt Plan Update.....	20,000	-		(20,000)
21. ParkBOI Signage & New Garage Names Outreach.....	12,500	-	(12,500)	
Subtotal	2,105,900	1,676,452	87,046	(516,494)

CCDC FY 2018 AMENDED BUDGET EXPENSE DETAIL	2018 ORIGINAL	2018 AMENDED	Permanent Change	Timing Change
Rent/Maintenance - Office				
1. Advertising: Legal notices & Marketing.....	3,000	3,000	-	
2. Banking Fees.....	500	500	-	
3. Computer & Software Supplies.....	10,000	10,000	-	
4. Computer Equipment.....	50,000	44,000	(6,000)	
5. Condominium Mgmt Expenses.....	132,000	128,000	(4,000)	
6. Data And Web Hosting Service.....	26,500	26,500	-	
7. Dues & Subscriptions.....	9,940	9,940	-	
8. Insurance.....	110,000	134,000	24,000	
9. Local Meeting Expense.....	5,000	5,000	-	
10. Merchant Fees (Parking Operations).....	300,000	300,000	-	
11. Miscellaneous.....	3,605	3,605	-	
12. Office & Phones.....	5,300	5,300	-	
13. Office Equipment Lease & Repairs.....	15,000	10,000	(5,000)	
14. Office Furniture & Equipment.....	32,000	16,000		(16,000)
15. Rent (CCDC Office, Trailhead Office, County Ground Lease).....	460,206	436,615		(23,591)
16. Office Supplies.....	15,000	12,000	(3,000)	
17. Personnel Training (Local).....	13,750	13,750	-	
18. Postage.....	1,000	1,000	-	
19. Printing & Binding.....	3,000	1,500	(1,500)	
20. Professional Development (Non-local).....	41,250	41,250	-	
21. Validation Expense (Parking Operations).....	2,700	2,700	-	
Subtotal	1,239,751	1,204,660	4,500	(39,591)
Repairs/Maintenance - Streets & Facilities				
1. 8th Street	30,000	17,448	(12,552)	
2. Holiday Lighting.....	14,000	10,800	(3,200)	
3. Repairs & Maintenance.....	260,000	269,000	9,000	
4. Street Furniture.....	35,000	9,000	(26,000)	
5. The Grove Plaza - Operations.....	120,000	200,000	80,000	
6. Utilities.....	38,000	36,000	(2,000)	
Subtotal	497,000	542,248	45,248	-
Debt Service & Contractual Obligations				
1. Parking Garage Debt Repayments.....	4,428,484	4,328,121	(100,363)	
2. CD, Bond Repayment.....	2,290,050	2,290,050	-	
3. CD, 8th & Main (Owner Participation).....	1,000,000	764,345	(235,655)	
4. WD, Owyhee Plaza T2 Reimbursement.....	175,000	175,000	-	
5. RD, 500 Capitol Blvd. - Inn at 500 Hotel - T2 Reimbursement.....	-	240,000	240,000	
6. RD, Loss on Disposition of Properties Held for Redevelopment.....	-	915,000	915,000	
Subtotal	7,893,534	8,712,516	818,982	-

CCDC FY 2018 AMENDED BUDGET EXPENSE DETAIL	2018 ORIGINAL	2018 AMENDED	Permanent Change	Timing Change
Capital Improvement Plan (CIP)				
1. CD, Central District Closeout Improvements.....	2,693,300	3,300,000	606,700	
2. CD, Main St. Ped/Bike Imp - 9th - Capitol.....	150,000	-	(150,000)	
3. CD, Wayfinding Project Installation.....	151,500	-	(151,500)	
4. CD, 8th Street Retractable Event Bollards.....	100,000	-	(100,000)	
5. CD, City Hall Plaza Improvements.....	1,442,000	1,371,352	(70,648)	
6. CD, 9th & Main Garage Secure Bike Facility.....	-	30,000	30,000	
7. CD, Newspaper Stand Consolidation.....	-	90,000	90,000	
8. CD, Capitol & Main Garage Painting.....	-	235,000	235,000	
9. CD, 176 Capitol Blvd-Business Interiors of Idaho - Type 1.....	150,000	150,000	-	
10. CD, 150 8th Street - Capitol Terrace - Type 1.....	150,000	150,000	-	
11. CD, Union Block (Diablo & Sons) - Type 1 Grant - Awnings.....	-	150,000	150,000	
12. CD, 801 Main Street (Oppenheimer Retail) - Type 1 - Awnings.....	-	150,000	150,000	
13. CD, Protective Bollards.....	30,000	-	(30,000)	
14. CD, Traffic Box Art Wrap.....	-	122,000	122,000	
15. CD, Main Street Station Public Art.....	-	83,000	83,000	
16. RD, 8th St. Corridor Improvements Phase 1.....	359,000	117,000		(242,000)
17. RD, Broad St, Capitol-2nd, Street & Infrastructure Improvements.....	240,000	240,000	-	
18. RD, 503 Ash Street - Ash Street Properties Land Dev. & Alley Purchase - Type 4.....	40,000	33,000	(7,000)	
19. RD, Hayman House Capital Projects.....	70,000	-	(70,000)	
20. RD, Extended Sidewalks, Vacated Driveways, Conduit for Signalization.....	-	17,262	17,262	
21. RD, 620 S 9th Phase II Site Remediation - The Afton.....	240,000	240,700	700	
22. RD, Main St, Capitol-5th, South Side.....	150,000	150,000	-	
23. RD, Alley Program - Main and Idaho, 3rd to 5th streets.....	250,000	328,768	78,768	
24. RD, 503 Idaho St - 5th & Idaho Public Park & Undergrounding Utilities - T4.....	744,000	-		(744,000)
25. RD, Alley Program - Front and Grove, 11th to 12th streets.....	250,000	-	(250,000)	
26. RD, 401 5th Street - Fowler Apartment - Type 3 Participation Program.....	550,000	555,000	5,000	
27. RD, 502 Front Street - Remnant Parcel - T5 (Conveyance Costs).....	5,000	10,000	5,000	
28. RD, 610 Julia Davis Drive - Idaho Historical Museum - Type 4.....	146,000	149,355	3,355	
29. RD, River Street SS, Ash to 12th streets.....	150,000	150,000	-	
30. RD, Streetscape Design Next Year's Projects.....	50,000	50,000	-	
31. RD, 1150 Myrtle 11th & Front Garage - Purchase 250 Public Parking Spaces.....	5,400,000	5,247,076	(152,924)	
32. RD, 11th & Myrtle - Pioneer Corner Improvements - Type 4.....	125,000	125,000	-	
33. RD, 401 5th Street - 5th & Broad Garage - Purchase 89 Public Parking Spaces.....	2,590,000	-	(2,590,000)	
34. RD, 5th & Myrtle New Signalized Crossing.....	200,000	-		(200,000)
35. RD, Downtown Circulator Preliminary Engineering.....	354,100	-		(354,100)
36. RD, Parking Garage - Partial Ownership Property Acquisition.....	3,000,000	-	(3,000,000)	
37. RD, River St Neighborhood Traffic Calming/8th&River Bike/Ped Raised Intersection.....	200,000	-	(200,000)	
38. RD, VRT Transit Improvements.....	26,000	26,000	-	
39. RD, Wayfinding Project Installation.....	770,100	-	(770,100)	
40. RD, Alley Program - 9th and 10th streets, Miller to Myrtle.....	15,000	-	(15,000)	
41. RD, Alley Program - Grove and Main, 6th to Capitol.....	30,000	45,000		15,000
42. RD, Grove Street Pedestrian Street Plan (13th-10th) per ACHD/DBIP.....	75,000	75,000	-	
43. RD, Grove Street Pedestrian Street Plan (4th-3rd) per ACHD/DBIP.....	75,000	75,000	-	
44. RD, Main Library Area Pre-Development Improvement.....	1,000,000	-	(1,000,000)	
45. RD, Pioneer Corridor Pathway Monument Signage.....	75,000	-		(75,000)
46. RD, 1420 Front Street - Verraso - Type 1 Participation Program.....	150,000	150,000		
47. RD, 535 15th Street - River Street Lofts - Type 1 Participation Program.....	150,000	-		(150,000)
48. RD, Type 1 Streetscape Reimbursements (Not Yet Awarded).....	300,000	-		(300,000)
49. RD, T5 Participation:Parcel Acquisition/Redevelopment.....	2,000,000	-	(2,000,000)	
50. RD, Traffic Box Art Wraps.....	10,000	10,000		

(Continued on next page)

CCDC FY 2018 AMENDED BUDGET EXPENSE DETAIL	2018 ORIGINAL	2018 AMENDED	Permanent Change	Timing Change
Capital Improvement Plan (CIP)				
51. WD, Main St, 13th - 14th streets, 1/2 block SS Infill, NW corner.....	100,000	100,000	-	
52. WD, 918 Idaho Street - Athlos Academies - Type 3.....	750,000	750,000	-	
53. WD, Parking Garage + Mixed Use Catalyst Development.....	14,600,000	-		(14,600,000)
54. WD, Streetscape Design Upcoming Projects.....	50,000	50,000	-	
55. WD, Downtown Circulator Preliminary Engineering.....	234,400	-		(234,400)
56. WD, Wayfinding Installation.....	110,500	-	(110,500)	
57. WD, 15th and Bannock - Westside Public Space.....	250,000	-	(250,000)	
58. WD, Downtown Urban Parks 11th and Bannock - BOND.....	2,000,000	100,000		(1,900,000)
59. WD, Type 1 Streetscape Reimbursements.....	300,000	150,000	(150,000)	
60. WD, Property Acquisitions.....	3,300,000	7,130,340	3,830,340	
61. WD, Traffic Box Art Wraps.....	10,000	10,000	-	
62. 30D, Capital Improvements - General.....	595,000	-	(595,000)	
63. 30D, Wayfinding Project Installations.....	61,300	-	(61,300)	
64. 30D, 3200 Moore St - Sandhill Crane Apts - Type 2.....	150,000	-	(150,000)	
65. 30D, Type 1 Participation.....	150,000	-		(150,000)
66. 30D, Development Projects.....	74,900	-	(74,900)	
67. 30D, Traffic Box Art Wraps.....	15,000	15,000	-	
Subtotal	47,407,100	21,930,853	(6,541,747)	(18,934,500)
Parking Reinvestment Plan				
1. All: Website Upgrades.....	15,000	12,000	(3,000)	
2. ParkBOI Parking Garage Signage.....	150,000	214,000	64,000	
3. Parking Garage Lobbies & Stairwells Painting.....	100,000	100,000	-	
4. Exterior Painting - 9th&Front Parking Garage.....	50,000	36,000	(14,000)	
5. PARCS System Related.....	50,000	-	(50,000)	
6. Smarking - Advanced Analytics Parking Software.....	17,000	-	(17,000)	
7. Suicide Prevention Rail 9th & Front Parking Garage.....	50,000	38,200	(11,800)	
8. Capitol & Main Parking Garage Elevators Refurbish.....	155,000	155,000	-	
9. PARCS Software Upgrade.....	40,000	-		(40,000)
10. 10th & Front Parking Garage Refurbishment.....	500,000	500,000	-	
11. ParkBOI Signs Phase II.....	50,000	30,000		(20,000)
Subtotal	1,177,000	1,085,200	(31,800)	(60,000)
Mobility Projects				
1. Park & Ride Support - Elder Street.....	125,000	106,000	(19,000)	
2. Park & Ride Support - West End.....	400,000	-	(400,000)	
3. Cost Share City of Boise Circulator Engineering.....	588,500	-		(588,500)
Subtotal	1,113,500	106,000	(419,000)	(588,500)

EXHIBIT B
CAPITAL CITY DEVELOPMENT CORPORATION
FISCAL YEAR 2018 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 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 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 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 ACTUAL EXPENSE	ORIGINAL FY 2018 BUDGET EXPENSE	AMENDED FY 2018 BUDGET EXPENSE
FUNDS:				
GENERAL OPERATIONS FUND	2,568,026	2,565,042	4,159,190	3,665,446
CENTRAL REVENUE ALLOCATION FUND	6,079,266	5,899,571	8,527,350	9,310,991
RIVER MYRTLE OLD BOISE REV ALLOC FUND	3,210,580	11,777,936	23,604,202	12,767,067
WESTSIDE REVENUE ALLOCATION FUND	777,149	1,182,800	22,183,900	8,726,840
30TH STREET REVENUE ALLOCATION FUND	23,895	13,443	1,101,200	67,000
PARKING FUND	4,582,856	9,241,995	6,449,067	5,326,691
DEBT SERVICE FUND	75,078	87,952	89,658	89,658
TOTAL	\$ 17,316,850	\$ 30,768,740	\$ 66,114,567	\$ 39,953,693

PASSED AND ADOPTED by the Capital City Development Corporation of the City of Boise, Idaho, on this 29th day of August, 2018.

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, 2018.

Approved:

By _____
Dana Zuckerman, Chair

Attest:

By _____
David Bieter, Secretary



AGENDA BILL

Agenda Subject: FY 2019 Original Budget		Date: August 29, 2018
Staff Contact: Ross Borden, Finance Director	Attachments: 1. Resolution 1569 2. FY 2019 Original Budget	
Action Requested: Adopt Resolution 1569 approving the FY 2019 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 2019 Original Budget and public hearing notice was published twice in the *Idaho Statesman* newspaper, on August 20 and 27. The Board will conduct the public hearing on the budget beginning at noon, Tuesday, August 29, 2018 at the Agency. When the hearing concludes the Board will consider the adoption of the FY 2019 Original budget via Resolution 1569.

Fiscal Notes:

FY 2018 Amended Budget	\$39,953,693	
FY 2019 Original Budget	<u>\$58,268,629</u>	
Change	\$18,314,936	+ 45.8%

See the complete FY 2019 Budget (Attachment 2) for line-item detail by revenue and expense category and notable change narrative.

Staff Recommendation: Adopt Resolution 1569.

Suggested Motion:

I move adoption of Resolution 1569 to approve the FY 2019 Original Budget totaling **\$58,268,629** and authorize the Executive Director to file copies of the budget as required by law.

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF
BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO,
TO BE TERMED THE “ANNUAL APPROPRIATION
RESOLUTION,” APPROPRIATING SUMS OF MONEY
AUTHORIZED BY LAW AND DEEMED NECESSARY TO
DEFRAY ALL EXPENSE AND LIABILITY OF THE URBAN
RENEWAL AGENCY, FOR THE FISCAL YEAR
COMMENCING OCTOBER 1, 2018, AND ENDING
SEPTEMBER 30, 2019, 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 (“30th Street Plan”);

WHEREAS, the City, after notice duly adopted Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan;

WHEREAS, the 2007 Plan, the River Myrtle-Old Boise Plan, the Westside Plan, and the 30th Street Plan are collectively referred to as the “Downtown Urban Renewal Plans”;

WHEREAS, the Agency has embarked on redevelopment projects to revitalize the Project Area, the River Street Project Area, the Westside Area and the River-Myrtle/Old Boise Urban Renewal Project in compliance with the Downtown Urban Renewal Plans;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2018, and ending September 30, 2019, by virtue of its action at the Agency’s Board meeting of August 13, 2018;

WHEREAS, Agency has previously published notice of a public hearing to be conducted on Wednesday, August 29, 2018, at the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho;

WHEREAS, on Wednesday, August 29, 2018, 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 2019;

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, 2018.

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, 2018, and ending September 30, 2019.

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, 2018, 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, 2018. 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 2018.

APPROVED:

By _____
Dana Zuckerman, Chair

ATTEST:

By _____
David Bieter, Secretary



FY 2019 ORIGINAL BUDGET

October 1, 2018 - September 30, 2019



FY 2019 ORIGINAL BUDGET

----- HIGHLIGHTS -----

- *Central District will sunset at the end of FY 2018 on September 30, 2018, after a 30-year term. 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

- The 17% decrease in total Revenue Allocation (Tax Increment) revenue is the net impact of the loss of \$5.2 million from the Central District termination and Assessed Value and Tax Increment revenue growth in the Agency's remaining three urban renewal districts. With no de-annexations, Westside District Tax Increment revenue grew 23% and \$700k. After de-annexing 30 parcels from the RMOB District for the in-the-process-of-being-created Shoreline District, the RMOB District's Tax Increment revenue increased by 16% and \$1.4 million. The impact of de-annexing 32 parcels from the 30th Street District for the new Shoreline District was much larger on the much smaller Total Assessed Value of the 30th Street District. Its Tax Increment revenue growth was only 3% and \$20k.
- Parking revenue is budgeted to increase \$690k or 9%, from \$7.7 million to \$8.4 million, based on annualizing monthly and hourly parking rate increases that took effect February 2018, and the addition of a 250-space parking condominium (of 829 total spaces) in the five-level 11th & Front parking garage that is major component of the Pioneer Crossing development.
- Other Revenues (Various Reimbursements) budgets \$5.3 million from the sale of the Agency's Capitol and Main parking garage beneath the Grove Hotel.
- Term Loan / Bond Financing shows the \$14.6 million bond for a parking garage and mixed used catalyst development in the Westside District that was moved from FY 2018.
- The FY 2019 Original Budget taps Working Capital / Fund Balance for \$13.4 million which is 2% and \$301k less than the FY 2018 Amended Budget. 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 Agency's now-three urban renewal districts.

EXPENDITURES

OPERATING EXPENSES

- Increased Parking Operator (Contractor) expenses consist of increased staffing for improved customer service and garage maintenance; garage improvements such as paint, signage, wayfinding; increased costs for maintaining aging garages; new enforcement technology; and a 27% increase in the snow removal budget due to relatively light expenses last winter.

- Personnel increases are driven by full-year costs for the new Project Manager position filled in August 2018 which also affected the health insurance cost increase of 6%. 5% salary adjustment pool. Up to a 4% employer match of an employee's first 4% contribution to a retirement savings program such as PERSI Choice 401(k).
- Professional Services increase of \$611k due primarily to expenses associated with the study and creation of new urban renewal districts, project assessments, and parking garage materials testing.
- Rent / Maintenance / Office increased to annualize increased office rent for the Agency to reoccupy the entire 5th floor at its current location and tenant improvements.
- \$271k decrease in Repairs & Maintenance due to the relief of Agency responsibilities for the Central District after its September 30, 2018, sunset and The Grove Plaza after conveyance to the city of Boise.

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

Debt Service & Contractual Obligations

- Removed for FY 2019 were the final \$2.3 million payment (Year 3 of 3) to pay off the Central District \$5.0 million term loan, the final \$764k reimbursement (Year 4 of 4) to Gardner Company for the 8th & Main building Owners Participation Agreement, and a \$915k Loss on Disposition of Properties Held for Redevelopment. Inn at 500 reimbursement reduced to \$15k from \$240k per T2 agreement. Added were \$935k Adjusted Sales Price for the 620 S. 9th Street Project Reimbursement (The Afton Phase II), \$679k Adjusted Sales Price for Ash Street Project Reimbursement, and \$300k 400 S Capitol Boulevard (Residence Inn Marriott) T2 reimbursement.

CAPITAL OUTLAY

FY 2019 is Year 1 of the new edition of the 5-Year Capital Improvement Plan (CIP). Refer to that companion document for a comprehensive look at the Agency's investment plan for capital projects.

Capital Improvement Plan (CIP) Projects.

- FY 2019 CIP projects total \$39.8 million spread across the Agency's three current districts, mostly in the River-Myrtle / Old Boise District. Notable RMOB projects include \$6.8 million for South 8th Street parking and mobility, \$5.2 million for South 8th Street sitework, \$3.0 million for a South 8th Street public plaza. Notable Westside projects include \$11.6 million for a parking garage / mixed use catalyst development, \$3.0 million for an urban park at 11th & Bannock streets.

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

Parking Reinvestment Plan (PRP) Projects.

- PRP projects are budgeted an additional \$989k over the FY 2018 Amended budget for a variety of structural and functional improvements to maintain the Agency's parking garage assets, some of which can be considered aging structures.

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

Mobility Projects.

- The budget for Mobility Projects is increased by \$907k to \$1,013,000 for, primarily, \$589k to cost-share with the city the engineering of a Downtown Circulator, and \$100k each for a secure bike parking facility and to form a TMA (transportation mobility association).

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

Pass-Through Revenue & Expense.

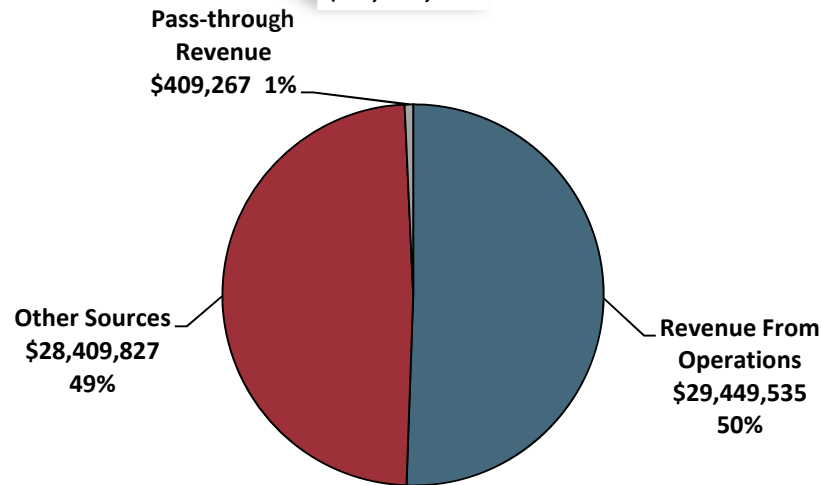
- Due to auditor determination, the debt service on the Series 2016 Lease Revenue Bonds, GBAD Expansion Project (\$23,085,000) conduit financing is shown as a note disclosure in the Agency's financial statements. That passed-through amount does not appear on CCDC's balance sheet or income statement so is not included in Agency budgets.
-



FY 2019 ORIGINAL Budget

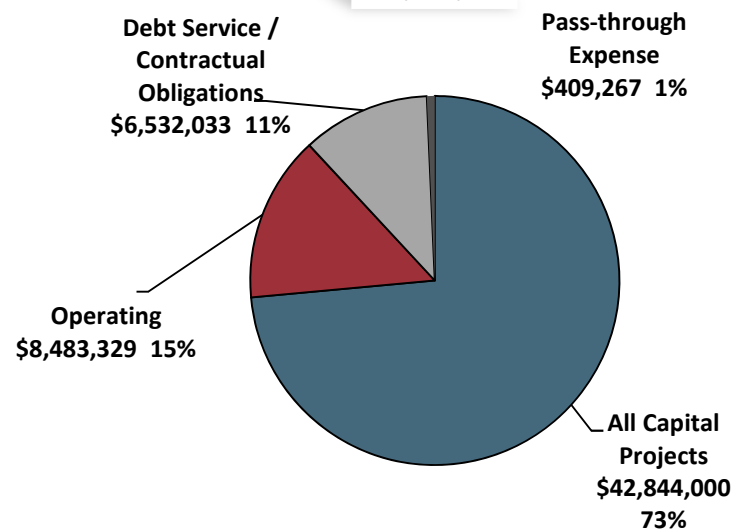
Sources

\$58,268,629



Uses

\$58,268,629



CCDC FY 2019 ORIGINAL BUDGET REVENUE SUMMARY	2018 AMENDED	2019 ORIGINAL	Difference
Revenue from Operations			
Revenue Allocation (Tax Increment).....	17,251,263	14,400,000	(2,851,263)
Parking Revenue.....	7,712,164	8,401,835	689,671
Other Revenues (Various Reimbursements).....	589,200	6,647,700	6,058,500
Subtotal	\$ 25,552,627	\$ 29,449,535	3,896,908
Other Sources			
Misc. Revenues (Grants/Leases/Property Transactions).....	313,150	430,000	116,850
Term Loan/Bond Financing.....	-	14,600,000	14,600,000
Use of (Transfer to) Working Capital / Fund Balance.....	13,681,258	13,379,827	(301,431)
Subtotal	\$ 13,994,408	\$ 28,409,827	14,415,419
Subtotal - Revenue from Operations	\$ 39,547,035	\$ 57,859,362	18,312,327
Pass-Through Revenue			
Ada County Parcels Ground Leases.....	406,658	409,267	2,609
Subtotal	\$ 406,658	\$ 409,267	2,609
TOTAL REVENUE	\$ 39,953,693	\$ 58,268,629	18,314,936
CCDC FY 2019 ORIGINAL BUDGET EXPENSE SUMMARY	2018 AMENDED	2019 ORIGINAL	Difference
Operating Expense			
* Interagency Partnerships.....	113,295	109,800	(3,495)
* Legal Services.....	273,750	294,000	20,250
Parking Operator (Contractor).....	1,920,061	2,104,863	184,802
Personnel Costs.....	1,982,000	2,145,000	163,000
* Professional Services	1,676,452	2,287,900	611,448
* Rent/Maintenance/Office.....	1,204,660	1,270,766	66,106
* Repairs/Maintenance: Streets & Facilities.....	542,248	271,000	(271,248)
Subtotal	\$ 7,712,466	\$ 8,483,329	770,863
Debt Service & Contractual Obligations			
* Parking Garage Debt Service/Contractual Obligations.....	\$ 8,712,516	\$ 6,532,033	\$ (2,180,483)
Capital Outlay			
* Capital Improvement Plan (CIP).....	21,930,853	39,755,500	17,824,647
* Parking Reinvestment Plan (PRP).....	1,085,200	2,075,000	989,800
* Mobility Projects.....	106,000	1,013,500	907,500
Subtotal	\$ 23,122,053	\$ 42,844,000	\$ 19,721,947
Subtotal - Expenses for Operations	\$ 39,547,035	\$ 57,859,362	18,312,327
Pass-Through Expense			
Ada County Parcels Ground Leases.....	406,658	409,267	2,609
Subtotal	\$ 406,658	\$ 409,267	2,609
TOTAL EXPENSE	\$ 39,953,693	\$ 58,268,629	18,314,936

* Detail Attached

CCDC FY 2019 ORIGINAL BUDGET EXPENSE DETAIL		2018 AMENDED	2019 ORIGINAL	Difference
Interagency Partnerships				
1. Boise Valley Economic Partnership.....		20,000	20,000	-
2. BVEP: Dues.....		3,000	3,000	-
3. Building Owners and Managers Association (BOMA).....		5,000	5,000	-
4. Chamber of Commerce: Regional Leadership.....		1,000	1,000	-
5. Chamber of Commerce: State of City.....		650	650	-
6. Chamber of Commerce: Dues.....		400	400	-
7. COMPASS.....		8,000	8,000	-
8. DBA: Annual Membership.....		24,000	24,000	-
9. DBA: Trash Service/Clean Team.....		32,495	19,000	(13,495)
10. Other Sponsorships.....		8,000	8,000	-
11. Idaho Smart Growth.....		-	10,000	10,000
12. Redevelopment Association of Idaho.....		10,750	10,750	-
Subtotal		113,295	109,800	(3,495)
Legal Services				
1. 620 S 9th Phase I and Phase II Disposition.....		3,500	2,000	(1,500)
2. Ash Street Properties Disposition.....		25,000	5,000	(20,000)
3. Potential Parking Garage Disposition.....		13,750	-	(13,750)
4. 5th & Idaho Apartment Project.....		14,000	10,000	(4,000)
5. New URA District Establishment.....		41,500	100,000	58,500
6. General Contracting (Parking).....		15,000	20,000	5,000
7. General Legislative Activities (Ops).....		3,000	8,000	5,000
8. General Agency Operation.....		15,000	15,000	-
9. Central District Termination Planning.....		25,000	2,000	(23,000)
10. Redevelopment of Civic Parcels.....		4,500	2,000	(2,500)
11. River Myrtle District General/Deannexation.....		4,500	10,000	5,500
12. The Fowler Development.....		3,000	-	(3,000)
13. River-Myrtle / Old Boise District Bond Financing.....		5,000	-	(5,000)
14. Pioneer Crossing Garage.....		20,000	-	(20,000)
15. Boise Main Library.....		5,000	50,000	45,000
16. Stadium Assessment.....		59,000	50,000	(9,000)
17. 30th Street District General.....		2,000	5,000	3,000
18. Westside District General.....		15,000	15,000	-
Subtotal		273,750	294,000	20,250

CCDC FY 2019 ORIGINAL BUDGET EXPENSE DETAIL		2018 AMENDED	2019 ORIGINAL	Difference
Professional Services				
1. Boise GreenBike Station Sponsorship.....		10,000	10,000	-
2. Central District Termination Planning.....		72,500	-	(72,500)
3. Grove Plaza Marketing/Consultant.....		2,546	-	(2,546)
4. Project Assessment.....		470,000	785,000	315,000
5. Aerial Maps.....		15,000	5,000	(10,000)
6. HR Consultant.....		5,000	5,000	-
7. Document Management Services.....		4,000	4,000	-
8. Document Shredding.....		500	500	-
9. Education Outreach (PARCS and DPPS).....		50,000	50,000	-
10. Financial Services: Arbitrage.....		4,000	6,500	2,500
11. Governmental Relations (Legislative).....		36,000	36,000	-
12. Independent Audit Fees.....		47,000	47,000	-
13. IT Services.....		45,400	45,400	-
14. New URD Consultant and Establishment		638,506	772,500	133,994
15. Office Update/Renovation.....		30,000	60,000	30,000
16. IPI Accredited Parking Certification.....		-	15,000	15,000
17. Professional Services (Planning, Design, Engr.).....		151,000	101,000	(50,000)
18. Public Information Program.....		95,000	95,000	-
19. Garage Design Standard Update		-	-	-
20. Parking & Mobility Sponsorships.....		-	30,000	30,000
21. Parking Garage Material Testing.....		-	200,000	200,000
22. Parking Mgmt Plan Update.....		-	20,000	20,000
Subtotal		1,676,452	2,287,900	611,448

CCDC FY 2019 ORIGINAL BUDGET		2018	2019	
EXPENSE DETAIL		AMENDED	ORIGINAL	Difference
Rent/Maintenance - Office				
1. Advertising: Legal notices & Marketing.....		3,000	3,000	-
2. Banking Fees.....		500	500	-
3. Computer & Software Supplies.....		10,000	10,000	-
4. Computer Equipment.....		44,000	32,000	(12,000)
5. Condominium Mgmt Expenses.....		128,000	135,100	7,100
6. Data And Web Hosting Service.....		26,500	26,500	-
7. Dues & Subscriptions.....		9,940	9,940	-
8. Insurance.....		134,000	140,000	6,000
9. Local Meeting Expense.....		5,000	5,000	-
10. Merchant Fees (Parking Operations).....		300,000	300,000	-
11. Miscellaneous.....		3,605	3,605	-
12. Office & Phones.....		5,300	5,300	-
13. Office Equipment Lease & Repairs.....		10,000	10,000	-
14. Office Furniture & Equipment.....		16,000	32,000	16,000
15. Rent (CCDC Office, Trailhead Office, County Ground Lease).....		436,615	477,621	41,006
16. Office Supplies.....		12,000	12,000	-
17. Personnel Training (Local).....		13,750	15,250	1,500
18. Postage.....		1,000	1,000	-
19. Printing & Binding.....		1,500	3,500	2,000
20. Professional Development (Non-local).....		41,250	45,750	4,500
21. Validation Expense (Parking Operations).....		2,700	2,700	-
Subtotal		1,204,660	1,270,766	66,106
Repairs/Maintenance - Streets & Facilities				
1. 8th Street		17,448	-	(17,448)
2. Holiday Lighting.....		10,800	12,000	1,200
3. Repairs & Maintenance.....		269,000	215,000	(54,000)
4. Street Furniture.....		9,000	15,000	6,000
5. The Grove Plaza - Operations.....		200,000	-	(200,000)
6. Utilities.....		36,000	29,000	(7,000)
Subtotal		542,248	271,000	(271,248)
Debt Service & Contractual Obligations				
1. Parking Garage Debt Repayments.....		4,328,121	4,428,033	99,912
2. CD, Bond Repayment.....		2,290,050	-	(2,290,050)
3. CD, 8th & Main (Owner Participation).....		764,345	-	(764,345)
4. WD, Owyhee Plaza T2 Reimbursement.....		175,000	175,000	-
5. RD, 620 S. 9th Phase II Reimbursement (Adjusted Sales Price).....		-	935,000	935,000
6. RD, Ash Street Project Reimbursement (Adjusted Sales Price).....		-	679,000	679,000
7. RD, 400 Capitol Blvd. - Residence Inn Marriott - T2 Reimbursement.....		-	300,000	300,000
8. RD, 500 Capitol Blvd. - Inn at 500 Hotel - T2 Reimbursement.....		240,000	15,000	(225,000)
9. RD, Loss on Disposition of Properties Held for Redevelopment.....		915,000	-	(915,000)
Subtotal		8,712,516	6,532,033	(2,180,483)

CCDC FY 2019 ORIGINAL BUDGET EXPENSE DETAIL		2018 AMENDED	2019 ORIGINAL	Difference
Capital Improvement Plan (CIP)				
1. CD, Central District Closeout Improvements.....		3,300,000	-	(3,300,000)
2. CD, City Hall Plaza Improvements.....		1,371,352	-	(1,371,352)
3. CD, 9th & Main Garage Secure Bike Facility.....		30,000	-	(30,000)
4. CD, Newspaper Stand Consolidation.....		90,000	-	(90,000)
5. CD, Capitol & Main Garage Painting.....		235,000	-	(235,000)
6. CD, 176 Capitol Blvd-Business Interiors of Idaho - Type 1.....		150,000	-	(150,000)
7. CD, 150 8th Street - Capitol Terrace - Type 1.....		150,000	-	(150,000)
8. CD, Union Block (Diablo & Sons) - Type 1 Grant - Awnings.....		150,000	-	(150,000)
9. CD, 801 Main Street (Oppenheimer Retail) - Type 1 - Awnings.....		150,000	-	(150,000)
10. CD, 801 W Bannock (Funky Taco) - Public Art - Mural.....		122,000	-	(122,000)
11. CD, Main Street Station Public Art.....		83,000	-	(83,000)
12. RD, 8th St. Corridor Improvements Phase 1.....		117,000	242,000	125,000
13. RD, Broad St, Capitol-2nd, Street&Infrastructure Improvements.....		240,000	-	(240,000)
14. RD, 503 Ash Street - Ash Street Properties Land Dev. & Alley Purchase - Type 4.....		33,000	-	(33,000)
15. RD, Extended Sidewalks, Vacated Driveways, Conduit for Signalization.....		17,262	-	(17,262)
16. RD, 620 S 9th Phase II Site Remediation (The Afton).....		240,700	-	(240,700)
17. RD, Main St, Capitol-5th, South Side.....		150,000	-	(150,000)
18. RD, Alley Program - Main and Idaho, 3rd to 5th.....		328,768	-	(328,768)
19. RD, 503 Idaho St - 5th&Idaho Public Park & Undergrounding Utilities - T4.....		-	744,000	744,000
20. RD, 401 5th Street - Fowler Apartment - Type 3 Participation Program.....		555,000	-	(555,000)
21. RD, 502 Front Street - Remnant Parcel - T5 (Conveyance Costs).....		10,000	-	(10,000)
22. RD, 610 Julia Davis Drive - Idaho Historical Museum - Type 4.....		149,355	-	(149,355)
23. RD, River Street SS, Ash to 12th St.....		150,000	-	(150,000)
24. RD, Streetscape Design Next Year's Projects.....		50,000	50,000	-
25. RD, 1150 Myrtle 11th&Front Garage - Purchase 250 Public Parking Spaces.....		5,247,076	-	(5,247,076)
26. RD, 11th & Myrtle - Pioneer Corner Improvements - Type 4.....		125,000	-	(125,000)
27. RD, 5th & Myrtle New Signalized Crossing.....		-	200,000	200,000
28. RD, Downtown Circulator Preliminary Engineering.....		-	354,100	354,100
29. RD, VRT Transit Improvements.....		26,000	26,000	-
30. RD, Alley Program - Grove and Main, 6th to Capitol.....		45,000	400,000	355,000
31. RD, Grove Street Pedestrian Street Plan (13th-10th) per ACHD/DBIP.....		75,000	75,000	-
32. RD, Grove Street Pedestrian Street Plan (4th-3rd) per ACHD/DBIP.....		75,000	-	(75,000)
33. RD, Pioneer Corridor Pathway Monument Signage.....		-	75,000	75,000
34. RD, South 8th Street Parking and Mobility.....		-	6,800,000	6,800,000
35. RD, South 8th Street Sitework (\$2.59M BOND) / Streetscapes.....		-	5,200,000	5,200,000
36. RD, South 8th Street Public Plaza.....		-	3,000,000	3,000,000
37. RD, Myrtle Street, Capitol - 2nd, Both Sides (Pending ITD Permission).....		-	610,000	610,000
38. RD, 6th Street Streetscapes, Main to Front Street.....		-	600,000	600,000
39. RD, 5th Street Utility Undergrounding Front to Main and Conduit Bank.....		-	500,000	500,000
40. RD, Bannock St. Improv, 8th to Capitol Blvd, North side (split with Westside District).....		-	400,000	400,000
41. RD, 503 Ash Street - Ash Street Properties - Type 5 Participation Program.....		-	318,000	318,000
42. RD, 15th Street Utility Undergrounding and Conduit Bank.....		-	300,000	300,000
43. RD, 8th Street Improvements, State to Bannock (split with Westside District).....		-	200,000	200,000
44. RD, Conduit Bank, Bannock Street (6th Street to 8th Street).....		-	150,000	150,000
45. RD, Conduit Bank, Capital Boulevard (Broad Street to Grove Street).....		-	115,000	115,000
46. RD, Newspaper Stand Consolidation.....		-	50,000	50,000
47. RD, Alley Program - Grove and Main, 4th - 5th.....		-	25,000	25,000
48. RD, Alley Program - Grove and Main, 5th - 6th.....		-	25,000	25,000
49. RD, Tree Replacement/Addition with Community Forestry.....		-	10,000	10,000
50. RD, 1420 Front Street - Verraso - Type 1 Participation Program.....		150,000	-	(150,000)

(Continued on next page)

CCDC FY 2019 ORIGINAL BUDGET EXPENSE DETAIL	2018 AMENDED	2019 ORIGINAL	Difference
Capital Improvement Plan (CIP)			
51. RD, 535 15th Street - River Street Lofts - Type 1 Participation Program.....	-	150,000	150,000
52. RD, Adelmann Building - Type 1 Participation Program.....	-	150,000	150,000
53. RD, 122 5th Street - Shops at 5th - Type 1 Participation Program.....	-	150,000	150,000
54. RD, Type 1 Streetscape Reimbursements (Not Yet Awarded).....	-	400,000	400,000
55. RD, Traffic Box Art Wraps.....	10,000	15,000	5,000
56. RD, Broad Street Central Addition Gateway Signs.....	-	75,000	75,000
57. WD, Main St, 13th - 14th, 1/2 block SS Infill, NW corner.....	100,000	-	(100,000)
58. WD, 918 Idaho Street - Athlos Academies - Type 3.....	750,000	-	(750,000)
59. WD, Parking Garage+Mixed Use Catalyst Development.....	-	11,600,000	11,600,000
60. WD, Streetscape Design Upcoming Projects.....	50,000	50,000	-
61. WD, Downtown Circulator Preliminary Engineering.....	-	234,400	234,400
62. WD, Downtown Urban Parks 11th and Bannock (BOND).....	100,000	3,000,000	2,900,000
63. WD, 15th Street Utility Undergrounding and Conduit.....	-	500,000	500,000
64. WD, Bannock Street Streetscapes, 9th - Capitol (Split with RM).....	-	475,000	475,000
65. WD, 8th Street Streetscapes, State - Bannock, Both Sides (Split w RM).....	-	400,000	400,000
66. WD, Conduit Bank, 8th Street (Bannock Street to State Street).....	-	150,000	150,000
67. WD, 1024 Bannock St - Hyatt Place T2.....	-	120,000	120,000
68. WD, Newspaper stand consolidation.....	-	50,000	50,000
69. WD, Tree Replacement/Addition with Community Forestry.....	-	10,000	10,000
70. WD, Type 1 Streetscape Reimbursements.....	150,000	550,000	400,000
71. WD, Property Acquisitions.....	7,130,340	-	(7,130,340)
72. WD, Traffic Box Art Wraps.....	10,000	20,000	10,000
73. 30D, 301 N 29th Whittier School T4.....	-	540,000	540,000
74. 30D, 24th & Fairview Adare Manor T4.....	-	250,000	250,000
75. 30D, Main Fairview Improvement, transit island etc.....	-	230,000	230,000
76. 30D, Type 1 Participation.....	-	150,000	150,000
77. 30D, Traffic Box Art Wraps.....	15,000	17,000	2,000
Subtotal	21,930,853	39,755,500	17,824,647
Parking Reinvestment Plan			
1. All: Website Upgrades.....	12,000	15,000	3,000
2. ParkBOI Garage Signage.....	214,000	-	(214,000)
3. Lobbies & Stairwells Painting.....	100,000	-	(100,000)
4. Exterior Painting - 9th&Front Garage.....	36,000	-	(36,000)
5. Suicide Prevention Rail 9th&Front Garage.....	38,200	-	(38,200)
6. Cap & Main Elevators Refurbish.....	155,000	250,000	95,000
7. PARCS Software Upgrade.....	-	30,000	30,000
8. 10th & Front Garage Refurbishment.....	500,000	500,000	-
9. ParkBOI Signs Phase II.....	30,000	30,000	-
10. 9th & Front Membrane 5-Year Warranty Extension	-	230,000	230,000
11. 9th & Front Stair Structural PM.....	-	50,000	50,000
12. 9th & Main Membrane 5-Year Warranty Extensinon.....	-	250,000	250,000
13. Capitol & Main Ramp Base.....	-	20,000	20,000
14. LED Lights Upgrades.....	-	200,000	200,000
15. ParkBOI Code Analysis and Compliance.....	-	500,000	500,000
Subtotal	1,085,200	2,075,000	989,800
Mobility Projects			
1. Park & Ride Support - Elder Street.....	106,000	150,000	44,000
2. Cost Share - City of Boise Circulator Engineering.....	-	588,500	588,500
3. Parking Initiatives.....	-	25,000	25,000
4. Parking+ (Traffic/Parking Development Modeling).....	-	50,000	50,000
5. Secure Bike Parking Facility.....	-	100,000	100,000
6. Transportation Mobility Assoc (TMA) formation.....	-	100,000	100,000
Subtotal	106,000	1,013,500	907,500

EXHIBIT B
CAPITAL CITY DEVELOPMENT CORPORATION
FISCAL YEAR 2019 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 2018 AND INCLUSIVE OF THE LAST DAY OF SEPTEMBER 2019 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 2018 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 2017 ACTUAL EXPENSE	FY 2018 BUDGET EXPENSE	FY 2019 BUDGET EXPENSE
<u>FUNDS:</u>			
GENERAL OPERATIONS FUND	2,565,042	3,665,446	4,428,540
CENTRAL REVENUE ALLOCATION FUND	5,899,571	9,310,991	2,000
RIVER MYRTLE OLD BOISE REV ALLOC FUND	11,777,936	12,767,067	27,143,429
WESTSIDE REVENUE ALLOCATION FUND	1,182,800	8,726,840	17,712,900
30TH STREET REVENUE ALLOCATION FUND	13,443	67,000	1,242,000
PARKING FUND	9,241,995	5,326,691	7,647,493
DEBT SERVICE FUND	87,952	89,658	92,267
TOTAL	\$ 30,768,740	\$ 39,953,693	\$ 58,268,629

PASSED AND ADOPTED by the Capital City Development Corporation of the City of Boise, Idaho, on this 29th day of August, 2018.

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, 2018.

Approved:

By _____
Dana Zuckerman, Chair

Attest:

By _____
David Bieter, Secretary