



COLLABORATE. CREATE. **DEVELOP.** COMPLETE.

# Board of Commissioners

**Regular Meeting  
January 14, 2019**



# AGENDA

## I. Call to Order

Chair Zuckerman

## II. Agenda Changes

Chair Zuckerman

## III. Consent Agenda

### A. Expenses

1. Approval of Paid Invoice Report – December 2018

### B. Minutes & Reports

- A. Approval of December 10, 2018 Meeting Minutes

### C. Other

1. Approve Resolution #1582 – Bid Award Capitol & Main Garage – Elevator Modernization Project

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## IV. Action Item

- A. **CONSIDER: Annual Independent Audit of FY 2018 Financial Statements (10 min)** .....**Brad Berls, Eide Bailly**
- B. CONSIDER: Resolution #1583 Approval of Participation Program Update (10 min) ..... Laura Williams/Shellan Rodriguez
- C. CONSIDER: Resolution #1584 Approval of Cost Share Agreement with ACHD for Gowen Road Bridge Project (Gateway East, 10 min) .....Matt Edmond

## V. Information/Discussion Items

- A. **Alley Program, Block 7 (Capitol/Main/6<sup>th</sup>/Grove) (10 min)** .....**Matt Edmond**
- B. Operations Report (5 min) .....John Brunelle

## VI. Executive Session

*Deliberations regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1) (c), (d) and (f)].*

## IV. Adjourn

# CONSIDER: Annual Independent Audit of FY 2018 Financial Statements

Brad Berls  
Audit Partner  
Eide Bailly LLP

# CONSIDER: Annual Independent Audit of FY 2018 Financial Statements

## Suggested Motion:

I move to accept independent auditor Eide Bailly's report of Agency Fiscal Year 2018 financial statements and authorize staff to deliver the audit report to all required entities.

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## IV. Adjourn

# CONSIDER: Resolution #1583

## Approval of Participation Program Update

Laura Williams, CCDC Project Manager  
Shellan Rodriguez, CCDC Project Manager



# Participation Program



January 14, 2019

# Feedback Integration

Comment	Update
Present to City Council	Presented at 1/8 Work Session
Price Per SF – Awnings	Staff to evaluate at time of application
Public Art Eligibility	Public Art must be selected through A&H Public Art Program
For-Sale Long Term Affordability	Utilize Type 3. Leverage Future City Ownership Incentives
For-Rent Long Term Affordability	Project-by-Project, Min. for Term of Reimbursement
Income Qualified Unit Integration	Program Definition addresses “cohesive integration”





# CONSIDER: Resolution #1583 Approval of Participation Program Update

## Suggested Motion

I move to adopt Resolution #1583 approving the Participation Program Updates.

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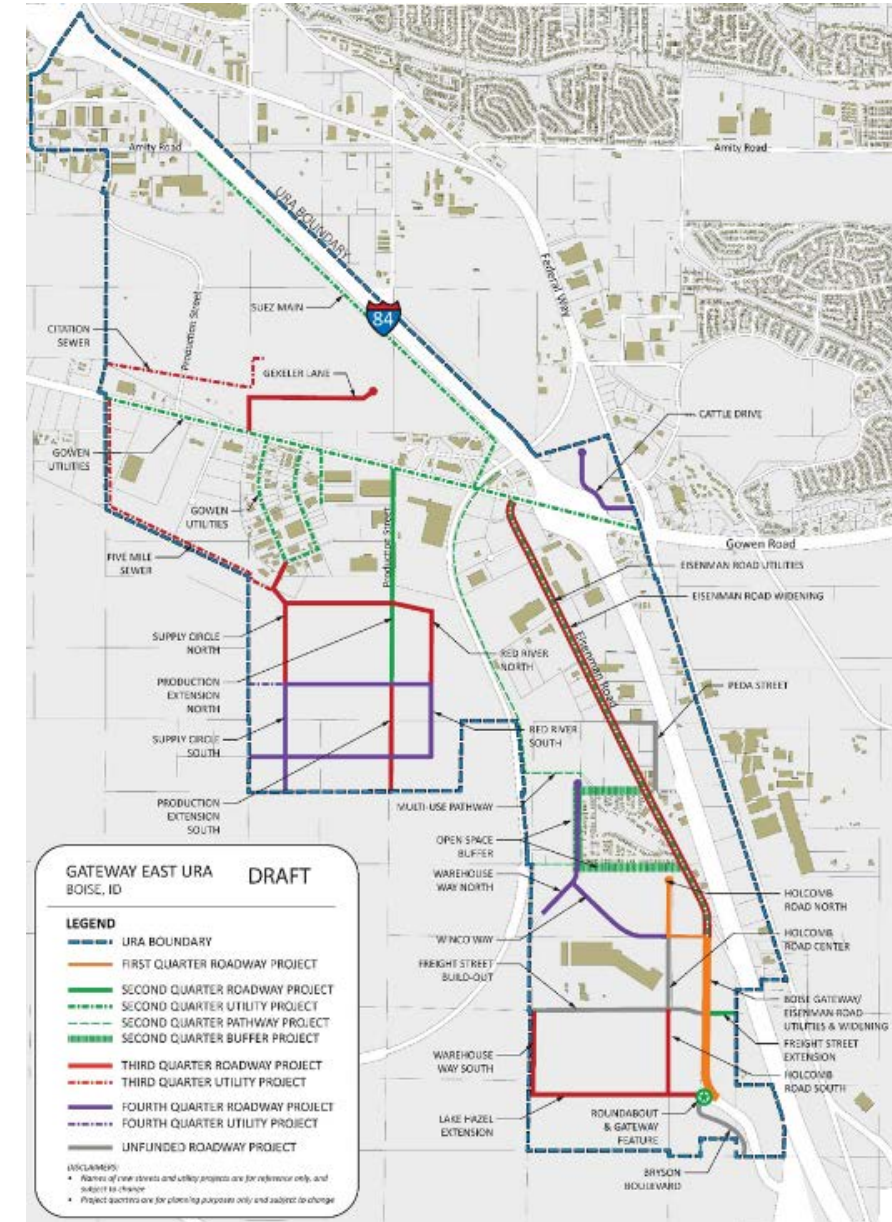
## IV. Adjourn

**CONSIDER:** Resolution #1584  
Approval of Cost Share Agreement with ACHD for Gowen  
Road Bridge Project

Matt Edmond, CCDC Project Manager

# Background: Gateway East District

- Gateway East approved December 2018
- Base value January 1, 2018
- First tax increment revenue January 2020
- Contemplates \$100M+ in infrastructure investment
  - Conduit network buildout
  - Pathway adjacent to railroad
  - Second rail line is a possibility



# Background: Gowen Road Bridge Project

- Replace existing bridge over UPRR
- Widen from 2 to 4/5 lanes from Exchange – Eisenman (~1800 feet)
- Includes bike lanes, sidewalk
- Abutments span UPRR ROW
- Design 2019-2020
- Span length is fundamental to entire design effort
- Right-of-way acquisition 2021
- Construction 2022
- Total project cost \$7.4M



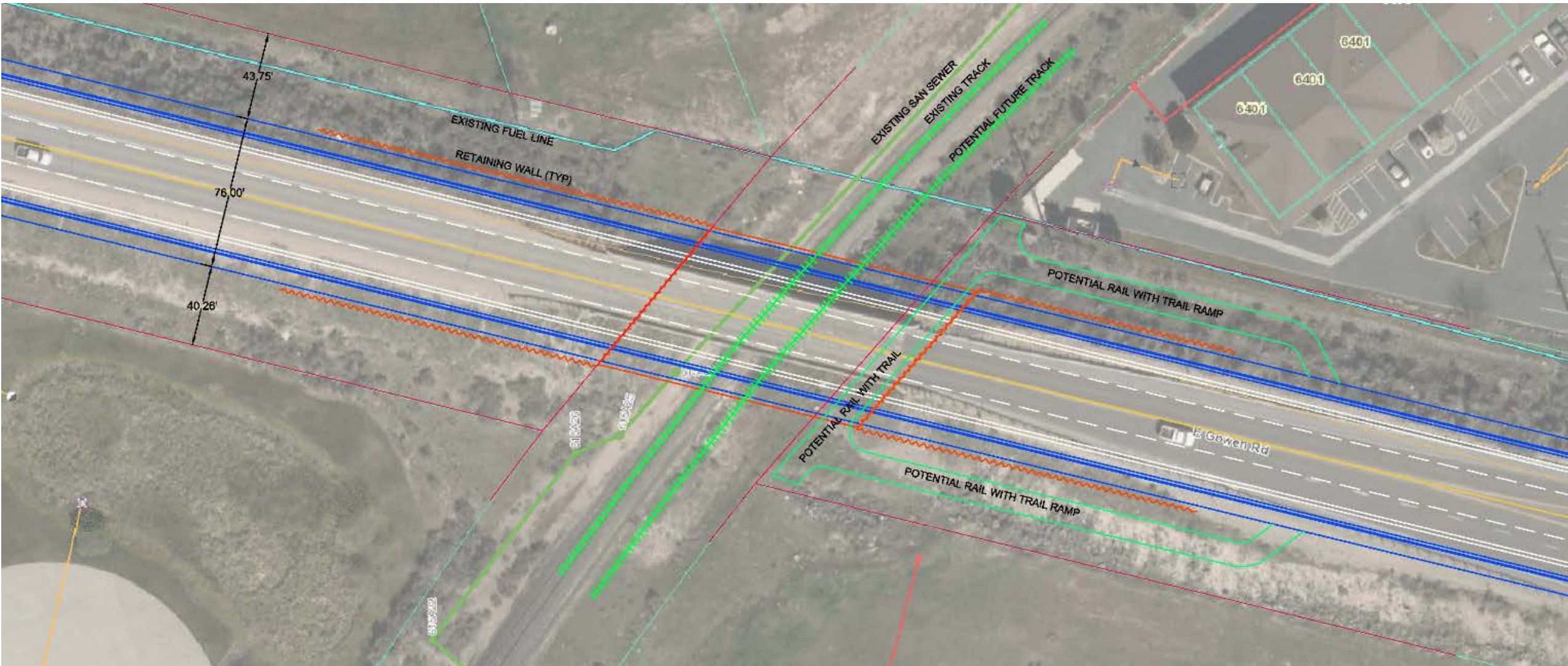


# Gowen Road Bridge Project





# Potential Future Layout





# Fiscal Notes

- Costs to CCDC
  - Longer span (14'): \$380,000
  - Conduit bank: \$65,000
  - Due upon project completion
  - Design costs incidental
- First quarter cash flow only
  - Estimated FY22 revenue: \$1.74M
- Plan estimate for this conduit segment: \$268,000



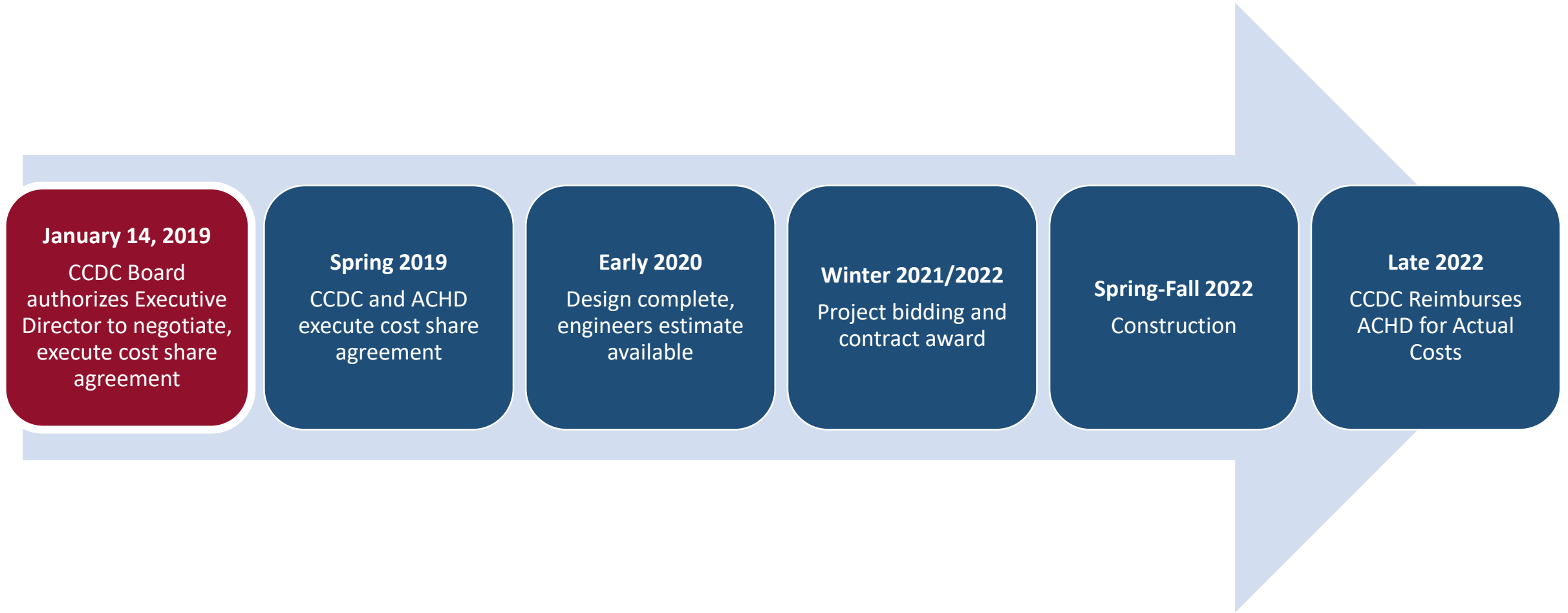
# Revenue Projections

Appx. \$95.5 M in revenues projected for the District in present value (2019\$)

				Sources of New Increment Value						Sources of Revenue		Combined Revenue				
				Value Growth of Existing Real Estate	Value Growth from Projected New Real Estate in the Gateway East URA					Revenue from Existing Value Growth	Revenue from Projected New Value Growth	Gross URA Revenue (Existing + New)	New Increment Value Revenue			
				Cumulative TV Increment on Existing Real Estate	TV Increment from 2018 Development	TV Increment from Anticipated Developments	TV Increment from Demand	TV Deductions of Existing Land/Improvements	Cumulative TV Increment on Development							
	URA Year	Assessment Year	CCDC Fiscal Year	0	2018	2019	\$7,592,550	\$14,582,323	\$0	\$0	-\$100,478	\$14,481,846				
Q1	1	2019	2020	\$15,374,914	\$21,438,000	\$7,262,512	\$25,010,953	-\$2,648,064	\$66,010,282	\$113,888	\$217,228	\$331,116	\$291,382			
	2	2020	2021	\$23,351,837	\$0	\$18,093,444	\$25,636,227	-\$2,714,265	\$108,675,944	\$230,624	\$990,154	\$1,220,778	\$1,074,285			
	3	2021	2022	\$31,528,183	\$0	\$18,545,780	\$26,277,132	-\$2,782,122	\$153,433,633	\$350,278	\$1,630,139	\$1,980,417	\$1,742,767			
	4	2022	2023	\$39,908,937	\$0	\$19,009,424	\$26,934,061	-\$2,851,675	\$200,361,283	\$472,923	\$2,301,504	\$2,774,427	\$2,441,496			
	5	2023	2024	\$48,499,210	\$0	\$19,484,660	\$27,607,412	-\$2,922,967	\$249,539,420	\$598,634	\$3,005,419	\$3,604,053	\$3,171,567			
Q2	6	2024	2025	\$57,304,241	\$0	\$19,971,776	\$28,297,597	-\$2,996,041	\$301,051,238	\$727,488	\$3,743,091	\$4,470,579	\$3,934,110			
	7	2025	2026	\$66,329,397	\$0	\$20,471,071	\$29,005,037	-\$3,070,942	\$354,982,685	\$859,564	\$4,515,769	\$5,375,332	\$4,730,292			
	8	2026	2027	\$75,580,182	\$0	\$20,982,847	\$29,730,163	-\$3,147,716	\$411,422,547	\$994,941	\$5,324,740	\$6,319,681	\$5,561,319			
	9	2027	2028	\$85,062,236	\$0	\$21,507,419	\$30,473,417	-\$3,232,688	\$470,456,259	\$1,133,703	\$6,171,338	\$7,305,041	\$6,428,436			
	10	2028	2029	\$94,781,342	\$0	\$22,045,104	\$31,235,253	-\$3,307,069	\$532,190,954	\$1,275,934	\$7,056,844	\$8,332,777	\$7,332,844			
Q3	11	2029	2030	\$104,743,426	\$0	\$13,299,602	\$32,016,134	-\$1,943,737	\$588,867,727	\$1,421,720	\$7,982,864	\$9,404,584	\$8,276,034			
	12	2030	2031	\$114,954,561	\$0	\$0	\$32,816,537	-\$1,992,330	\$634,413,627	\$1,571,151	\$8,833,016	\$10,404,167	\$9,155,667			
	13	2031	2032	\$125,420,975	\$0	\$0	\$33,636,951	-\$2,042,139	\$681,868,780	\$1,724,318	\$9,516,204	\$11,240,523	\$9,891,660			
	14	2032	2033	\$136,149,050	\$0	\$0	\$34,477,875	-\$2,093,192	\$731,300,182	\$1,881,315	\$10,228,032	\$12,109,346	\$10,656,225			
	15	2033	2034	\$147,145,326	\$0	\$0	\$35,339,822	-\$2,145,522	\$782,776,986	\$2,042,236	\$10,969,503	\$13,011,738	\$11,450,330			
Q4	16	2034	2035	\$158,416,509	\$0	\$0	\$36,223,317	-\$2,199,160	\$836,370,568	\$2,207,180	\$11,741,655	\$13,948,835	\$12,274,975			
	17	2035	2036	\$169,969,472	\$0	\$0	\$37,128,900	-\$2,254,139	\$892,154,594	\$2,376,248	\$12,545,559	\$14,921,806	\$13,131,189			
	18	2036	2037	\$181,811,259	\$0	\$0	\$38,057,123	-\$2,318,334	\$950,197,247	\$2,549,542	\$13,382,319	\$15,931,861	\$14,020,038			
	19	2037	2038	\$193,949,090	\$0	\$0	\$37,269,574	-\$2,368,255	\$1,008,853,497	\$2,727,169	\$14,252,959	\$16,980,128	\$14,942,512			
	20	2038	2039	Last Year of Collections:						\$2,909,236	\$15,132,802	\$18,042,039	\$15,876,994			
				Total Revenue, 2019-2038						\$28,168,000	\$149,541,000	\$177,709,000	\$156,384,000			
				Present Value of URA Revenue (2019\$):						\$17,247,000	\$91,309,000	\$108,556,000	\$95,529,000			



# Project & Cost Share Timeline



**CONSIDER:** Resolution #1584  
Approval of Cost Share Agreement with ACHD for Gowen  
Road Bridge Project

Suggested Motion

I move to adopt Resolution #1584 authorizing the Executive Director to submit a cost share application and execute a cost share agreement with the Ada County Highway District for shared construction costs of Gowen Road Bridge #2110 over the Boise Valley Railroad to install longer bridge span and fiber optic conduit.

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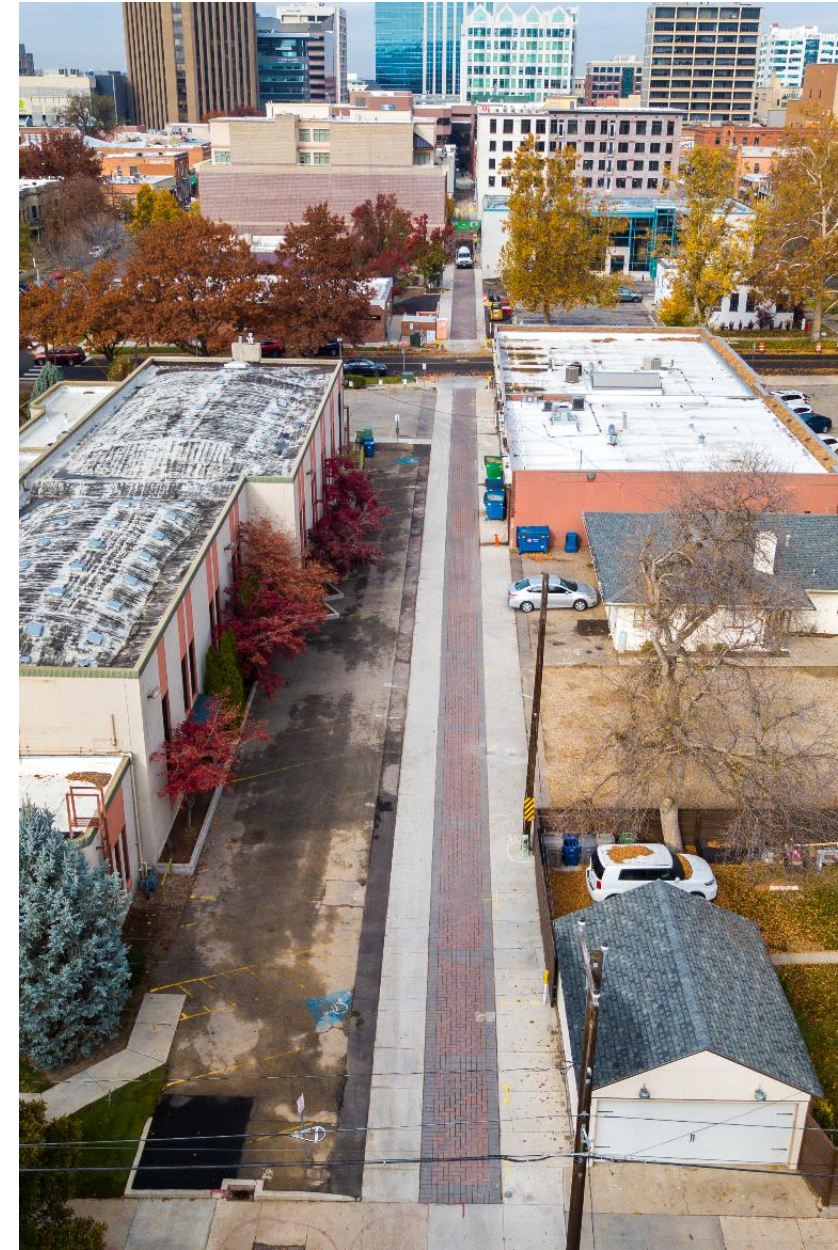
## IV. Adjourn

# Alley Program, Block 7 (Capitol/Main/6<sup>th</sup>/Grove)

Matt Edmond  
Project Manager – Capital Improvements

# CCDC Alley Program Background

- Expand public space downtown
- Leverage ACHD alley projects
- Enhance place making & aesthetics
- Improve utilities & connectivity
- Complement existing uses
- Set conditions for future development





# Freak Alley



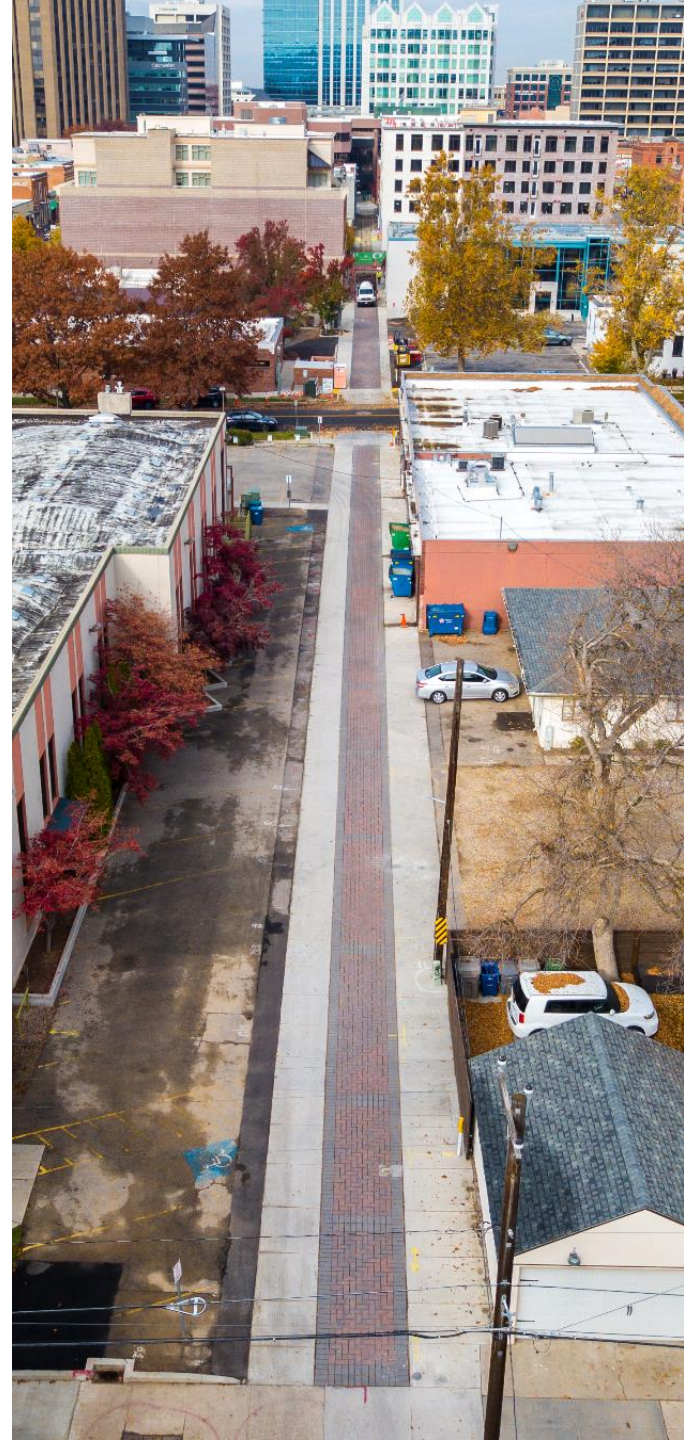


# Union Block Alley





# City Hall – Assay Office





# Block 7 Alley

- Between Basque Block & Main Street
- City priority for place making
- Not eligible for ACHD Green Alley



WEST END OF ALLEY



## Light Poles in Right-of-Way

EAST END OF ALLEY





WEST END OF ALLEY



# Light Poles in Easement (south side)

EAST END OF ALLEY



WEST END OF ALLEY



Light Poles  
North side only

EAST END OF ALLEY



Comments or questions?



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# Operations Report

John Brunelle  
CCDC Executive Director

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# 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).*