



BOARD OF COMMISSIONERS MEETING

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
August 12, 2019, 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

- A. Expenses
 - 1. Approval of Paid Invoice Report – July 2019
- B. Minutes and Reports
 - 1. Approval of July 15, 2019 Meeting Minutes
 - 2. FY2019 Q3 Financial Report (Unaudited)
- C. Other
 - 1. Approve Resolution #1612 – Amended Fund Balance Policy

IV. ACTION ITEM

- A. CONSIDER: Proposed FY 2019 Amended Budget (10 minutes) Ross Borden
- B. CONSIDER: Proposed FY 2020 Original Budget (10 minutes) Ross Borden
- C. CONSIDER: Proposed FY 2020-2024 Capital Improvement Plan (10 minutes) Todd Bunderson
- D. CONSIDER: Resolution #1617 – Awarding the PW Contract for 6th Street Streetscapes and Alley Program (10 minutes) Kathy Wanner
- E. CONSIDER: 512 W Grove Street – Mixed Use Residential - Participation Program Type 2 Designation (10 minutes) Laura Williams
- F. CONSIDER: Resolution #1615 – Approving 429 S 10th Street – Agency Owned Property – Surplus Declaration (5 minutes) Laura Williams
- G. CONSIDER: Resolution #1618 – Approving 1100 W Idaho Street - 11th & Idaho Building – Participation Program Type 2 Designation (5 minutes) Shellan Rodriguez

V. INFORMATION/DISCUSSION ITEMS

- A. CCDC Monthly Report (5 minutes) John Brunelle

VI. 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



Paid Invoice Report

For the Period: 7/1/2019 through 7/31/2019

Payee	Description	Payment Date	Amount
Debt Service:			
Payroll:			
PERSI	Retirement Payment	7/3/2019	16,860.09
EFTPS - IRS	Federal Payroll Taxes	7/3/2019	13,354.58
Idaho State Tax Commission	State Payroll Taxes	7/3/2019	2,047.00
CCDC Employees	Direct Deposits Net Pay	7/3/2019	35,620.98
Idaho Department of Labor	SUTA - Q2 2019	7/10/2019	1,272.32
PERSI	Retirement Payment	7/17/2019	17,706.94
EFTPS - IRS	Federal Payroll Taxes	7/17/2019	14,817.08
Idaho State Tax Commission	State Payroll Taxes	7/17/2019	2,348.00
CCDC Employees	Direct Deposits Net Pay	7/17/2019	38,574.02
PERSI	Retirement Payment	7/31/2019	17,407.78
EFTPS - IRS	Federal Payroll Taxes	7/31/2019	13,317.58
Idaho State Tax Commission	State Payroll Taxes	7/31/2019	2,030.00
CCDC Employees	Direct Deposits Net Pay	7/31/2019	35,470.26
Total Payroll Payments:			210,826.63
Checks and ACH			
Various Vendors	Check and ACH Payments (See Attached)	July 2019	1,086,036.74
Total Paid Invoice, Reported Payments:			1,086,036.74
Total Cash Disbursements:			\$ 1,296,863.37

I have reviewed and approved all cash disbursements in the month listed above.

Finance Director

8/5/2019

Date

Executive Director

8/6/19

Date

Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
4021	5th & Idaho Development L	PO 170127	5th & Idaho T4 Reimburse	07/15/2019	743,616.00	11293	07/30/2019
Total 4021:					743,616.00		
3659	Ada County	JUL 2019	July 2019 Master Ground	07/01/2019	26,881.00	Multiple	07/15/2019
		JUL 2019	July 2019 Surplus Ground	07/01/2019	11,274.25	Multiple	07/15/2019
		JUL 2019 #2	July 2019 Master Ground	07/15/2019	10,829.50	63367	07/26/2019
		JUL 2019 #2	July 2019 Surplus Ground	07/15/2019	12,237.25	63367	07/26/2019
Total 3659:					61,222.00		
1097	Advanced Sign Design	0066169-IN	No Parking Project in BoDo	06/28/2019	827.00	63342	07/12/2019
Total 1097:					827.00		
4126	Agnew Beck Consulting Inc	7996	Proposed New URD - Cent	06/30/2019	1,143.75	63358	07/25/2019
Total 4126:					1,143.75		
1139	American Cleaning Service	10183	Trailhead Cleaning - June c	07/01/2019	925.61	11272	07/16/2019
Total 1139:					925.61		
3838	American Fire Protection L	13385	Annual inspection 2019	06/26/2019	3,665.00	63343	07/12/2019
		13462	Service call to troubleshoot	06/20/2019	90.00	63359	07/25/2019
Total 3838:					3,755.00		
3493	Arbitrage Compliance Spec	1023498	Arbitrage Rebate Calculati	06/20/2019	700.00	11273	07/16/2019
Total 3493:					700.00		
1316	Blue Cross of Idaho	1916200000	Health Insurance - July 201	07/01/2019	24,289.53	63338	07/01/2019
Total 1316:					24,289.53		
1385	Boise City Utility Billing	1177 JUL19	848 Main St # 0447416001	07/01/2019	7.79	11297	07/26/2019
Total 1385:					7.79		
4022	Boxcast Inc	B57F3A3-00	storage fees	07/01/2019	6.48	11274	07/16/2019
Total 4022:					6.48		
4082	BVGC Parcel B LLC	60119	11th & Front garage CAM e	06/01/2019	1,340.88	63360	07/25/2019
		70119	11th & Front garage CAM e	07/01/2019	1,340.88	63360	07/25/2019
Total 4082:					2,681.76		
3712	Car Park	11TH & FRO	refund - 11th & front	06/30/2019	15,050.00	11294	07/30/2019
		JUN19	10th & Front	06/30/2019	23,596.32	11294	07/30/2019
		JUN19	9th & Front	06/30/2019	30,614.52	11294	07/30/2019
		JUN19	9th & Main	06/30/2019	25,361.37	11294	07/30/2019
		JUN19	Cap & Front - BLVD	06/30/2019	11,008.38	11294	07/30/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
		JUN19	Cap & Main (Cap T)	06/30/2019	27,895.05	11294	07/30/2019
		JUN19	Cap & Myrtle - Myrtle	06/30/2019	18,304.44	11294	07/30/2019
		JUN19	9th & Front - refunds	06/30/2019	337.00	11294	07/30/2019
		JUN19	9th & Main - refunds	06/30/2019	3.00	11294	07/30/2019
	Total 3712:				152,170.08		
1556	Caselle Inc.	95339	Contract support - July 201	07/01/2019	840.00	63339	07/01/2019
	Total 1556:				840.00		
1643	Community Planning Assoc	219122	FY19 4th qtr Membership	07/01/2019	2,125.00	11275	07/16/2019
	Total 1643:				2,125.00		
3947	Crane Alarm Service	57743	Yearly Inspection 2019	06/19/2019	2,290.00	63344	07/12/2019
		57988	Fire Alarm System - Monito	07/01/2019	25.00	63344	07/12/2019
	Total 3947:				2,315.00		
1703	CSHQA	32324	ParkBOI LED Retrofit	06/30/2019	297.91	11288	07/29/2019
	Total 1703:				297.91		
1787	Downtown Boise Associati	346	Stage Rental Storage - 2nd	06/30/2019	300.00	63361	07/25/2019
	Total 1787:				300.00		
1838	Elam & Burke P.A.	180093	Personnel Issues	06/30/2019	67.50	11295	07/30/2019
		180095	Public Records Request	06/30/2019	45.00	11295	07/30/2019
		180096	Civic Partners Developmen	06/30/2019	45.00	11295	07/30/2019
		180099	Downtown Boise Public Lib	06/30/2019	652.50	11295	07/30/2019
		180100	New URD - State STreet	06/30/2019	300.15	11295	07/30/2019
		180101	Sports Facility - 30th Street	06/30/2019	875.00	11295	07/30/2019
		180102	Hoffman v. City of Boise	06/30/2019	50.00	11295	07/30/2019
		180103	WS District Amendment	06/30/2019	2,974.65	11295	07/30/2019
		180104	101-0 General	06/30/2019	2,026.45	11295	07/30/2019
		180105	River Myrtle Implement Act	06/30/2019	540.00	11295	07/30/2019
		180107	Legislation	06/30/2019	67.50	11295	07/30/2019
		180108	Art Projects	06/30/2019	90.00	11295	07/30/2019
		180109	WS District	06/30/2019	1,620.90	11295	07/30/2019
		180110	Gateway District	06/30/2019	90.00	11295	07/30/2019
	Total 1838:				9,444.65		
3778	Gingerich Site & Undergro	19-7977	Landscape Maint. (RMOB)	07/03/2019	805.00	63345	07/12/2019
	Total 3778:				805.00		
4050	Hutchison Smith Architects	19163	ParkBOI Code Analysis an	06/30/2019	1,544.00	11289	07/29/2019
	Total 4050:				1,544.00		
2165	Idaho Power	6607 JUN19	9th St outlets #220040660	06/30/2019	3.50	11287	07/22/2019
		7995 JUN19	9th & State # 2201627995	06/30/2019	3.51	11286	07/18/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 2165:					7.01		
3900	Idaho Records Manageme	0134242	Records Storage	07/01/2019	87.35	11276	07/16/2019
Total 3900:					87.35		
2186	Idaho Statesman	0001726951	Legal Notices	06/30/2019	72.68	63346	07/12/2019
Total 2186:					72.68		
3966	Involta	0040159	Website Hosting Services	06/30/2019	1,347.90	63347	07/12/2019
Total 3966:					1,347.90		
3913	Kimley-Horn and Associate	14102336	On-Call Professional Servi	06/30/2019	660.00	63348	07/12/2019
Total 3913:					660.00		
2360	Kittelson & Associates Inc.	0103302	5th & Myrtle - Signalize Cro	05/31/2019	1,240.00	63349	07/12/2019
		0104024	Traffic Analysis - 8th Street	06/30/2019	420.00	63362	07/25/2019
Total 2360:					1,660.00		
2396	Leland Consulting Group	5937.1.7	State Street URD	05/31/2019	1,566.88	11277	07/16/2019
Total 2396:					1,566.88		
4122	Linda Whittig	111	Website assessment	06/24/2019	480.00	11278	07/16/2019
Total 4122:					480.00		
2465	Materials Testing & Inspecti	165059	BikeBOI Bike Shelter (spec	06/28/2019	85.00	11279	07/16/2019
Total 2465:					85.00		
2774	Pro Care Landscape Mana	27053	10th & Front Garage	06/30/2019	11.79	63350	07/12/2019
		27123	10th & Front Garage	06/30/2019	252.00	63350	07/12/2019
		27124	Plum Street	06/30/2019	110.00	63350	07/12/2019
Total 2774:					373.79		
2798	Quadrant Consulting Inc.	10470	Undergrounding Power - 1	05/31/2019	89.33	11285	07/17/2019
		10470	Undergrounding Power - 1	05/31/2019	21.27	11285	07/17/2019
		10471	5th St Utility Undergroundi	05/31/2019	840.00	11285	07/17/2019
		10503	Undergrounding Power - 1	06/30/2019	392.62	11285	07/17/2019
		10503	Undergrounding Power - 1	06/30/2019	50.78	11285	07/17/2019
		10503	Undergrounding Power - 1	06/30/2019	2,849.00	11285	07/17/2019
		10503	Undergrounding Power - 1	06/30/2019	721.00	11285	07/17/2019
		10504	5th St Utility Undergroundi	06/30/2019	1,335.00	11285	07/17/2019
Total 2798:					6,299.00		
2801	Quality Electric Inc.	ISV14843	board room electrical work	05/20/2019	315.09	11280	07/16/2019
Total 2801:					315.09		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
4125	Red Sky Inc	41221	Central Bench Strategic Pl	06/01/2019	1,170.00	63363	07/25/2019
		41251	Central Bench Strategic Pl	06/30/2019	2,632.50	63363	07/25/2019
Total 4125:					3,802.50		
3896	Rim View LLC	JULY19	Monthly Rent and NNN - Tr	07/01/2019	13,713.94	63340	07/01/2019
Total 3896:					13,713.94		
4079	SafeGuard Business Syste	33498311-33	Parking Deposit Slips	06/27/2019	337.25	11270	07/10/2019
Total 4079:					337.25		
3796	Scheidt & Bachmann USA I	37082	Bike Cage Card Reader	05/29/2019	5,435.39	11296	07/30/2019
		37602	June 2019 Merchant Fees	06/30/2019	869.66	11296	07/30/2019
Total 3796:					6,305.05		
3542	Security LLC - Plaza 121	JULY19	Office rent	07/01/2019	13,271.50	63341	07/01/2019
Total 3542:					13,271.50		
3974	Stability Networks Inc.	29670	IT Services 2019	06/30/2019	1,980.00	11290	07/29/2019
		29670	Phone System Support	06/30/2019	85.00	11290	07/29/2019
		29670	Azure Cloud Backup	06/30/2019	420.00	11290	07/29/2019
		29670	AppRiver SecureTide	06/30/2019	35.00	11290	07/29/2019
Total 3974:					2,520.00		
3242	Suez Water Idaho	0025 JUL19	437 S 9th St irri #06006688	07/12/2019	50.05	11300	07/29/2019
		2853 JUL19	Eastman office #06000337	07/12/2019	88.95	11298	07/29/2019
		4259 JUL19	516 S 9th St irri #06006391	07/12/2019	50.05	11299	07/29/2019
		8504 JUL19	Grove & 10th #060035756	07/12/2019	152.09	11301	07/29/2019
Total 3242:					341.14		
3815	Synoptek LLC	1160204	Domain Name Renewal	06/25/2019	26.50	63351	07/12/2019
Total 3815:					26.50		
4109	Syringa Networks	20339 JUL19	internet & data	07/01/2019	645.79	63364	07/25/2019
Total 4109:					645.79		
3831	The Land Group Inc.	0141961	RD, Alley Program - Grove	06/30/2019	31.60	11281	07/16/2019
		0141965	6th Street Streetscapes, M	06/30/2019	2,024.34	11281	07/16/2019
Total 3831:					2,055.94		
4074	The Potting Shed	16896	Interior Plant Maint.	06/30/2019	65.00	63352	07/12/2019
Total 4074:					65.00		
3923	Trailhead	56190	Intermountain Gas - 60%	06/30/2019	14.43	11282	07/16/2019
		56190	Idaho Power - 60%	06/30/2019	157.88	11282	07/16/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 3923:					172.31		
3170	Treasure Valley Coffee Inc.	06150977	Cooler Rental	06/25/2019	106.00	63353	07/12/2019
		06169269	Coffee & tea	06/24/2019	137.59	63353	07/12/2019
Total 3170:					243.59		
3233	United Heritage	02014-001 J	Disability insurance - July 2	07/01/2019	1,392.62	63354	07/12/2019
Total 3233:					1,392.62		
3835	US Bank - Credit Cards	06.25.2019	Voice, data & webhosting s	06/25/2019	127.16	11271	07/15/2019
		06.25.2019	Office Supplies	06/25/2019	506.62	11271	07/15/2019
		06.25.2019	Computer & Software Supp	06/25/2019	26.87	11271	07/15/2019
		06.25.2019	Dues & Subscriptions	06/25/2019	702.77	11271	07/15/2019
		06.25.2019	Travel & Meeting(non-local	06/25/2019	1,322.70	11271	07/15/2019
		06.25.2019	Personnel Training (Local)	06/25/2019	2,930.50	11271	07/15/2019
		06.25.2019	Local Meetings & Transport	06/25/2019	436.81	11271	07/15/2019
		06.25.2019	Office Improvements	06/25/2019	115.12	11271	07/15/2019
		06.25.2019	Banking & Merchant Fees	06/25/2019	85.20	11271	07/15/2019
		06.25.2019	R & M - Buildings & Groun	06/25/2019	35.28	11271	07/15/2019
Total 3835:					6,289.03		
3864	USI Insurance Services N	2894423	FY19 Cap. T Business Aut	07/08/2019	22.00	63365	07/25/2019
Total 3864:					22.00		
3841	VoiceText Communications	72203	Conference calls	07/22/2019	6.67	11291	07/29/2019
Total 3841:					6.67		
3997	Wash Worx	411	Trailhead rail	07/10/2019	325.00	11292	07/29/2019
		INV-000410	Bike Racks - June 2019 10	07/10/2019	2,400.00	11292	07/29/2019
		INV-000417	Brick placement 8th street	07/17/2019	185.00	11292	07/29/2019
Total 3997:					2,910.00		
3332	Watson Associates	1902A	9th & Main Pre-cast Panel	07/05/2019	7,227.00	63356	07/15/2019
Total 3332:					7,227.00		
3365	Westerberg & Associates	223	Legislative Advisement Ser	06/30/2019	2,000.00	11283	07/16/2019
Total 3365:					2,000.00		
3374	Western States Equipment	IN001027397	Bldg 8 generator maintena	07/10/2019	274.10	63366	07/25/2019
Total 3374:					274.10		
3990	Xerox Corporation	097379003	Copier Lease	06/30/2019	443.55	11284	07/16/2019
Total 3990:					443.55		
Grand Totals:					1,086,036.74		

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
July 15, 2019 12:00 p.m.

I. CALL TO ORDER:

Vice Chair Woodings convened the meeting with a quorum at 12:01 p.m.

Present: Commissioner Gordon Jones, Commissioner Maryanne Jordan, and Commissioner Ryan Woodings. Commissioner Ben Quintana participated by conference phone.

Absent: Commissioner Scot Ludwig, and Commissioner Dana Zuckerman

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

II. AGENDA CHANGES/ADDITIONS:

Consent Agenda Item B2 (Resolution #1609) was removed from the agenda, as the material was not included in the Board packet.

III. CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – June 2019

B. Minutes and Reports

1. Approval of June 10, 2019 Meeting Minutes

C. Other

1. Approve Resolution #1613 – Amend 535 S. 15th Street – River Street Lofts – Participation Program Type 1 Agreement.

Commissioner Jordan moved to approve the Consent Agenda.
Commissioner Jones seconded.
All said Aye, the motion carried 4-0.

Commissioner Bieter arrived at 12:06 p.m.

IV. ACTION ITEM

A. CONSIDER: Resolution #1604 – Approving the Gateway East Participation Program

Matt Edmond, CCDC Project Manager, gave a report.

Commissioner Jordan moved to adopt Resolution #1604, approving the Gateway East CCDC Participation Program.

Commissioner Bieter seconded.

All said Aye, the motion carried 5-0.

B. CONSIDER: Resolution #1611 – Approving 11th & Bannock – Westside Urban Park – Public Art – Type 4 Capital Improvement Reimbursement Agreement

Doug Woodruff, CCDC Senior Project Manager, gave a report.

Commissioner Jordan moved to adopt Resolution #1611, approving the Westside Urban Park Public Art Type 4 Capital Improvement Reimbursement Agreement.

Commissioner Bieter seconded.

All said Aye, the motion carried 5-0.

C. CONSIDER: Resolution #1614 – Approving the Real Property Surplus Designation and Sealed Bid Disposition Policy

Laura Williams CCDC Project Manager, gave a report.

Commissioner Jordan moved to adopt Resolution #1614, approving the Real Property Surplus Designation and Sealed Bid Disposition Policy.

Commissioner Bieter seconded.

All said Aye, the motion carried 5-0.

D. CONSIDER: 1118 W. Idaho Street – Rafanalli and Nahas – Participation Program Type 2 Agreement Designation with Rafanelli & Nahas

Shellan Rodriguez, CCDC Real Estate Development Manager, gave a report.

Commissioner Jordan moved to direct staff to negotiate a final Type 2 Participation Agreement with 11th and Idaho Partners LLC for future Board approval.

Commissioner Bieter seconded.

All said Aye, the motion carried 5-0.

Commissioner Jones left the meeting at 12:38 p.m.

V. INFORMATION/DISCUSSION ITEMS

A. Westside Amendment

Shellan Rodriguez, CCDC Real Estate Development Manager, gave a report.

B. Housing – Ash Street Townhomes Updates

Shellan Rodriguez, CCDC Real Estate Manager, gave a report.

C. CCDC Monthly Report

John Brunelle, CCDC Executive Director, gave a report.

VI. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Jordan to adjourn the meeting. Commissioner Bieter seconded the motion. All said Aye. The motion carried, 4-0. The meeting was adjourned at 12:50 p.m.

- - - -

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 12th day of AUGUST 2019.

Dana Zuckerman, Chair

David H. Bieter, Secretary



FY2019 Year-To-Date Financial Report (Unaudited)
Through THIRD QUARTER
October 1, 2018 - June 30, 2019

Prepared by: Joey Chen, Controller
August 2, 2019



FY2019 Year-to-Date Financial Report (Unaudited)
Through THIRD QUARTER
October 1, 2018 – June 30, 2019

REVENUES:

The actual tax increment revenues for the first three quarters were consistent with expectation, at 64% of the total annual budgeted amount. In July (subsequent to the 3rd quarter end), we have received approximately \$5.7 million tax increment revenue. At the end of July, we have received 100% of the budgeted tax increment revenue for FY19.

Total parking revenues were also consistent with expectation, at 77% of the total annual budget amount at the end of the second quarter.

EXPENSES:

As of June 30, 2019, Agency's operating expenses were 57% of the annual budget amount. Capital outlay expenditures for the first three quarters were below budget. Several major projects, such as Westside District's mixed-used catalyst development project (\$14.6 million) and River-Myrtle District's Infrastructure and parking project on 715 S Capitol Blvd (\$15 million), will be carried-forward to FY2020.

ABOUT THIS REPORT. This report includes all budgeted Agency funds.

Revenues

- Ada County distributes property tax revenue to local governments monthly as received; however, almost 99% of the total budgeted amount is distributed twice a year in January (about 60%) and in July (about 40%) after property tax due dates (December and June).
- Parking garage revenue is generated and received daily throughout the year.
- Fund Balance: Transfer-in if revenues exceed expenses, transfer-out if expenses exceed revenues.

Expenses

- Debt service payments are made twice per year: interest only in March; principal & interest in September.
- Capital projects are typically designed and planned during the first half of a fiscal year with construction and most expenses occurring in the second half.
- Revenues received from sub-lessee Civic Plaza are equal to the expenses distributed to Ada County for the Ada County Courthouse Master/Surplus Ground Lease. They are passed through only.

REVENUE SUMMARY	FY2019 Total (Original) Budget	FY2019 Q3 Actual	% Actual To Total Budget
Revenue from Operations			
Revenue Allocation (Tax Increment).....	14,400,000	9,145,850	64%
Parking Revenue.....	8,401,835	6,450,819	77%
Other Revenues (Various Reimbursements).....	6,647,700	310,520	5%
Subtotal	\$ 29,449,535	\$ 15,907,189	54%
Other Sources			
Misc. Revenues (Grants/Leases/Property Transactions).....	430,000	692,585	161%
Bond Financing.....	14,600,000	-	0%
Use of (Transfer to) Working Capital / Fund Balance.....	13,379,827	(9,258,085)	-69%
Subtotal	\$ 28,409,827	\$ (8,565,500)	-30%
Subtotal - Revenue from Operations	\$ 57,859,362	\$ 7,341,688	13%
Pass-Through Revenue			
Ada County Parcels Ground Leases.....	409,267	69,200	17%
Subtotal	\$ 409,267	\$ 69,200	17%
TOTAL REVENUE	\$ 58,268,629	\$ 7,410,889	13%

EXPENSE SUMMARY	FY2019 Total (Original) Budget	FY2019 Q3 Actual	% Actual To Total Budget
Operating Expense			
Interagency Partnerships.....	109,800	67,725	62%
Legal Services.....	294,000	149,863	51%
Parking Operator (Contractor).....	2,104,863	1,443,330	69%
Personnel Costs.....	2,145,000	1,601,931	75%
Professional Services	2,287,900	401,029	18%
Rent/Maintenance/Office.....	1,270,766	1,009,583	79%
Repairs/Maintenance: Streets & Facilities.....	271,000	143,625	53%
Subtotal	\$ 8,483,329	\$ 4,817,085	57%
Debt Service & Contractual Obligations			
Debt Service/Contractual Obligations.....	\$ 6,532,033	\$ 441,517	7%
Capital Outlay			
Capital Improvement Plan (CIP).....	39,755,500	1,202,146	3%
Parking Reinvestment Plan (PRP).....	2,075,000	495,258	24%
Mobility Projects.....	1,013,500	385,684	38%
Subtotal	\$ 42,844,000	\$ 2,083,087	5%
Subtotal - Expenses for Operations	\$ 57,859,362	\$ 7,341,688	13%
Pass-Through Expense			
Ada County Parcels Ground Leases.....	409,267	69,200	17%
Subtotal	\$ 409,267	\$ 69,200	17%
TOTAL EXPENSE	\$ 58,268,629	\$ 7,410,889	13%

FY2019 OPERATING REVENUES through 3rd Quarter

QUARTERLY REVENUE REPORT PROPERTY TAX REVENUE ALLOCATION DISTRICT (RAD) & PARKING SYSTEM SUMMARY Q3 (October 2018 thru June 2019)

Activity	FY 2018	FY 2019	FY 2019			
	Total Actual	Total Budget	YTD Budget	YTD Actual	YTD Variance \$	YTD Variance %
TIF BY DISTRICT						
Central	5,084,714	<i>Central District Terminated FY18</i>				
River-Myrtle / Old Boise	8,775,223	10,000,000	6,175,389	6,390,818	215,429	3%
Westside	3,250,614	3,700,000	2,263,420	2,375,738	112,318	5%
30th Street	689,034	700,000	427,605	379,294	(48,311)	-11%
TOTAL RAD	17,799,585	14,400,000	8,866,414	9,145,850	279,436	3%
PARKING BY GARAGE						
9th & Main (Eastman)	1,418,834	1,516,505	1,163,703	1,151,941	(11,762)	-1%
Capitol & Main (Cap Terrace)	1,965,571	2,186,800	1,653,064	1,651,663	(1,401)	0%
9th & Front (City Centre)	1,604,762	1,606,835	1,241,213	1,350,517	109,304	9%
10th & Front (Grove st.)	1,129,868	1,265,880	961,983	877,209	(84,774)	-9%
Capitol & Front (Boulevard)	434,625	533,683	410,033	395,515	(14,518)	-4%
Capitol & Myrtle (Myrtle st.)	945,013	941,103	715,338	744,111	28,773	4%
11th & Front (CCDC's portion 30.1%)	125,381	286,029	210,465	230,330	19,865	9%
Misc. Parking	68,638	65,000	48,750	49,533	783	2%
TOTAL PARKING	7,692,692	8,401,835	6,404,549	6,450,819	46,270	1%
Other	507,870	6,647,700	273,200	310,520	37,320	14%
TOTAL	26,000,147	29,449,535	15,544,163	15,907,189	363,026	2%

RECONCILIATION TO FY2019 BUDGETED OPERATING REVENUES

Total Revenues Approved Budget	\$58,268,629
Ada County Courthouse Master/Surplus Ground Lease (passed-through)	(409,267)
Use of Fund Balance	(13,379,827)
Bond Financing Proceeds	(14,600,000)
Miscellaneous Revenue (Lease, Property Transactions)	(430,000)
Operating Revenues	<u>\$29,449,535</u>

Capital City Development Corporation
Balance Sheet - Governmental Funds
June 30, 2019

	General Fund	River Myrtle District RA Fund	Westside District RA Fund	30th Street District RA Fund	Parking Fund	Total
ASSETS						
Cash and investments	1,400,000	22,948,655	4,398,558	1,380,221	9,071,628	39,199,062
Accounts receivable	8,185	-	75,235	-	21,942	105,362
Interest receivable	45,064	-	-	-	-	45,064
Taxes receivable	-	3,388,498	1,234,140	260,917	-	4,883,555
Prepays	-	10,792	-	-	-	10,792
Restricted cash	-	2,126,267	-	-	2,781,455	4,907,722
Property held for resale or development	-	54,490	7,129,390	-	-	7,183,880
TOTAL ASSETS	1,453,249	28,528,702	12,837,323	1,641,138	11,875,025	56,335,437
LIABILITIES AND FUND BALANCES						
LIABILITIES						
Accounts payable	41,522	7,785	8,618	876	200,472	259,273
Accrued liabilities	186,219	-	-	-	-	186,219
Refundable deposits	-	-	11,526	-	-	11,526
Total liabilities	227,741	7,785	20,144	876	200,472	457,018
DEFERRED INFLOWS OF RESOURCES						
Unavailable property tax	-	3,388,498	1,234,140	260,917	-	4,883,555
Total deferred inflows of resources	-	3,388,498	1,234,140	260,917	-	4,883,555
FUND BALANCES						
Nonspendable	-	65,282	7,129,390	-	-	7,194,672
Restricted	-	25,067,137	4,453,649	1,379,345	2,281,445	33,181,576
Committed	-	-	-	-	500,000	500,000
Assigned	-	-	-	-	8,893,108	8,893,108
Unassigned	1,225,508	-	-	-	-	1,225,508
Total fund balances	1,225,508	25,132,419	11,583,039	1,379,345	11,674,553	50,994,864
TOTAL LIABILITIES DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	1,453,249	28,528,702	12,837,323	1,641,138	11,875,025	56,335,437

FUND BALANCE DEFINITIONS

Nonspendable: cannot be spent because they are not in spendable form or are legally or contractually required to remain intact.

Restricted: can be spent for only stipulated purposes as determined by law or external resource providers.

Committed: can be spent for only specific purposes as determined by formal CCDC Board action.

Assigned: intended for specific purposes but not committed or restricted.

Unassigned: all other funds ; typically the General Fund.



AGENDA BILL

Agenda Subject: Amendment to the Board of Commissioner's Fund Balance Policy		Date: August 12, 2019
Staff Contact: Ross Borden	Attachments: 1. Resolution 1612 2. Proposed Amended Fund Balance Policy	
Action Requested: Adopt Resolution 1612 amending the Board of Commissioner's Fund Balance Policy.		

Background:

The Board of Commissioners adopted a formal Fund Balance Policy in 2011 in response to the Governmental Accounting Standards Board (GASB) Statement No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions." GASB 54 requires public entities to have a fund balance policy in-place to provide greater clarity to financial statement readers by expanding and clearly defining fund balance categories and to communicate fiscal year end balances and associated uses and obligations. Audited financial statements since FY 2011 have reported fund balances as nonspendable, restricted, committed or unassigned. Section 8.0 Working Capital Targets in the Fund Balance Policy specifies the target balance goals as of September 30 of each year. Each fiscal year's budget is planned with these targets in mind. The fund balances may drop below target levels during the fiscal year as the budgeted projects are completed.

The proposed amendment would affect only Section 8.0 Working Capital Target of the Fund Balance Policy. As the Agency budgets for large dollar projects and commitments in its various districts, Working Capital targets ensure that each district / fund has sufficient cash at the right time throughout the fiscal year to make the sometimes substantial, typically sporadic payments that are characteristic of construction and community redevelopment projects. Working Capital is not a reserve, a savings account or an investment fund. It is fund balance committed to budgeted projects and initiatives in an amount considered to be sufficient to allow effective, continuous Agency operations, management of capital projects, and debt service in the context of the Agency's unique cash flow requirements.

Proposed Amendment:

The proposed amendment would add this sentence to the existing Section 8.0 Working Capital Target policy to provide direction related to the first years of a new urban renewal district.

During an urban renewal district's first three fiscal years, the working capital target can be less than four times the average monthly revenues to allow the district time to generate sufficient increment revenue to fund district activities.

It can take some time for a new urban renewal district to generate sufficient increment revenue to fund district activities. The amended policy would allow (not require) a district's Working Capital target for its first three years to be less than the otherwise prescribed four months of average

annual revenues. The most recent amendment to this policy in 2015 added similar direction related to an urban renewal district's final years.

Fiscal Note:

No impact on Agency revenues or expenses.

Suggested Motion:

I move to adopt Resolution 1612 amending the Board's Fund Balance Policy as shown in Attachment A.

RESOLUTION NO. 1612

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 AN AMENDMENT TO THE FUND BALANCE POLICY; 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, 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").

WHEREAS, the City Council of Boise City, 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, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan de-annexing certain parcels from the existing revenue allocation area 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 City, after notice duly published, conducted a public hearing on the First

Amendment to the 30th Street Plan ("First Amendment to the 30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 26-18 on July 24, 2018, approving the First Amendment to the 30th Street Plan de-annexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Shoreline District Urban Renewal Project Area (the "Shoreline District Plan"), and following said public hearing the City adopted its Ordinance No. 55-18 on December 18, 2018, approving the Shoreline District Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway East Economic Development District Project Area (the "Gateway East District Plan"), and following said public hearing the City adopted its Ordinance No. 58-18 on December 18, 2018, approving the Gateway East District Plan and making certain findings; and,

WHEREAS, the River Myrtle-Old Boise Plan (as amended), the Westside Plan, the 30th Street Plan (as amended), the Shoreline District Plan, and the Gateway East District Plan are collectively referred to as the "Boise Urban Renewal Plans"; and,

WHEREAS, the Governmental Accounting Standards Board (GASB) issued Statement No. 54 entitled Fund Balance Reporting and Governmental Fund Type Definitions. This pronouncement was effective for fiscal year 2011 reporting and requires that public entities have a fund balance policy in place; and,

WHEREAS, the Agency approved a Fund Balance Policy on September 12, 2011, by Resolution No. 1276; and,

WHEREAS, the Agency revised the Fund Balance Policy in September 2013 to add references to the new 30th Street Plan, which action was ratified by the Agency on August 10, 2015, by Resolution No. 1395; and,

WHEREAS, the Agency revised the Fund Balance Policy in August 2015, by amending section 8.0, Working Capital Target, which was approved by Resolution No. 1395; and,

WHEREAS, Agency staff has prepared an additional amendment to the Fund Balance Policy, a copy of which is attached hereto as Exhibit A, and incorporated herein as if set forth in full, which amends section 8.0, Working Capital Target, to add policy direction related to the first years of a new urban renewal district. and,

WHEREAS, Agency staff recommends approval of the Fund Balance Policy, as amended, by the Agency Board; and,

WHEREAS, the Board finds it in the best interests of the Agency and the public to approve and adopt the Fund Balance Policy, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the Fund Balance Policy, as amended, attached hereto as Exhibit A and incorporated herein as if set out in full, is hereby approved and adopted by the Agency Board, and that the Executive Director is authorized and directed to take all action to implement the Fund Balance Policy, as amended, for all Boise Urban Renewal Plans.

Section 3. 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 Boise City, Idaho, on August 12, 2019. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 12, 2019.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
David H. Bieter, Secretary



FUND BALANCE POLICY

Effective date: September 12, 2011

Amendment #1: September 9, 2013

Amendment #2: August 10, 2015

Amendment #3: August 12, 2019

1.0 Background

In February 2009, the Governmental Accounting Standards Board (GASB) issued Statement number 54, Fund Balance Reporting and Governmental Fund Type Definitions. GASB's stated objective for Statement 54 is to improve the usefulness and understandability of governmental fund balance information. The Statement establishes clearly defined categories of fund balance. The various categories and their definitions, as established by GASB, are listed below. The categories comprise a hierarchy based on the extent to which the Agency is subject to constraints on the purposes for which the funds in that category may be spent.

Capital City Development Corporation's (CCDC's) fund balance policy specifies how the categories, definitions and other requirements of Statement 54 are applied to CCDC's fund balance.

2.0 Definitions

- 2.1 NONSPENDABLE** fund balance as defined by Statement 54 includes amounts that cannot be spent because they are not in spendable form or legally or contractually required to be maintained intact.
 - 2.1.1** Not in spendable form refers to items that are not expected to be converted to cash such as prepaid expenses, the long-term portion of notes receivable and property held for resale.
 - 2.1.2** If the use of the proceeds from the sale of property or collection of receivables would be properly classified as restricted, committed or assigned (defined below) then the property or receivables would be classified as restricted, committed or assigned rather than nonspendable, in compliance with the guidance in Statement 54.
 - 2.1.3** Amounts legally or contractually required to be maintained intact would include amounts such as the corpus of a permanent fund.
- 2.2 RESTRICTED** fund balance as defined by Statement 54 includes amounts upon which constraints have been placed by:
 - 2.2.1** Creditors (such as in the form of debt covenants), grantors, or laws or regulations of other governments
 - 2.2.2** Law, through constitutional provisions or enabling legislation. In this context, enabling legislation authorizes the Agency to charge or otherwise mandate payment of resources and includes a legally enforceable requirement that those resources be used only for the specific purpose stipulated in the legislation.
- 2.3 COMMITTED** fund balance as defined by Statement 54 includes amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision making authority. The commitment can only be

removed or changed by the governing body taking the same type of action (such as a resolution) that it took to establish the commitment.

- 2.4 **ASSIGNED** fund balance as defined by Statement 54 includes amounts that are constrained by the Agency's intent to be used for specific purposes, but are not restricted or committed. The intent may be expressed by the governing body, or by the committee or staff to which the governing body has delegated its authority for this purpose.
 - 2.4.1 Appropriations of existing fund balance in the next year's budget are considered assigned
 - 2.4.2 Assignments may not cause a deficit in unassigned fund balance (defined below) according to the guidance provided in Statement 54
- 2.5 **UNASSIGNED** fund balance as defined by Statement 54 is the residual classification for the Agency's general fund. It includes amounts that have not been assigned to other funds or properly classified as restricted, committed or assigned.

3.0 Revenue Allocation Fund Balance

- 3.1 CCDC has four revenue allocation funds, one for each of its four revenue allocation districts. Title 50, Chapter 20 of the Idaho code delineates the purposes for which revenue allocation funds may be spent by urban renewal agencies, along with the purposes set forth in the Agency's several urban renewal plans. Since the use of funds is proscribed in statute, the fund balance of the revenue allocation funds is considered **restricted** under the definitions provided in Statement 54. Therefore, fund balance in its entirety shall be reported as **restricted** on CCDC's financial statements as long as the statutory restrictions remain in place.
- 3.2 Operationally, CCDC deems it prudent to identify certain categories within the total restricted fund balance. Although the total fund balance shall properly be reported as restricted on the financial statements, CCDC will identify the following categories within that total for its own cash management purposes.
 - 3.2.1 **Bond Reserves and Payment Accounts.** The agreements related to CCDC's bonds or notes may require the establishment of reserves, bond funds or note funds, payment accounts or sinking funds. Under the definitions provided in Statement 54, these amounts are properly classified as **restricted**.
 - 3.2.2 **Project funds.** The CCDC Board of Commissioners recognizes that it is appropriate to set aside funds apart from working capital for a future project or initiative, pursuant generally to the budget and related documents such as the capital investment plan and parking reinvestment program. The CCDC Board of Commissioners shall delegate its authority to set aside funds in this manner to the Executive Director. Although these funds are set aside per the action of the Board's designee, because they are subject to the statutory requirements, they are properly classified as **restricted** under the definitions provided in Statement 54.

4.0 Parking Fund Balance

- 4.1 CCDC has a parking fund that accounts for the operations of CCDC's downtown parking garage system. Parking Funds are not required to be restricted under the definitions established in Statement 54.

- 4.1.1 **Bond Reserves and Payment Accounts.** The agreements related to CCDC's bonds may require the establishment of reserves, payment accounts or sinking funds. Under the definitions provided in Statement 54, these amounts are properly classified as **restricted**.
- 4.1.2 **Emergency Repair Reserve.** The CCDC Board of Commissioners shall establish by resolution that an emergency repair reserve in the minimum amount of \$500,000 shall be on hand as of September 30th of each fiscal year. Funds within this reserve may be used intra-fiscal year for unforeseen, non-routine repair and maintenance expenditures in the garages when failure to do such repair and maintenance could adversely affect life safety or the ability to operate the garage(s) normally in the immediate future. The CCDC Board of Commissioners will evaluate the emergency repair reserve amount as part of each fiscal year's budget process and may amend the amount by resolution as it deems appropriate. As these funds are set aside by Board resolution, they are properly classified as **committed** under the definitions provided in Statement 54.
- 4.1.3 **Project funds.** The CCDC Board of Commissioners recognizes that it is appropriate to set aside funds apart from working capital for a future project or initiative pursuant generally to the budget and related documents such as the capital investment plan and parking reinvestment program. The CCDC Board of Commissioners shall delegate its authority to set aside funds in this manner to the Executive Director. Funds may not be set aside in project accounts if such action would cause the working capital reserve to fall below the Board-established target as of September 30 of each fiscal year. As these funds are set aside by action of the Board's designee, they are properly classified as **assigned** under the definitions provided in Statement 54.

5.0 General Operations Fund

- 5.1 CCDC has a general operations fund that accounts for personnel and operational expenses and for downtown-wide initiatives. Funds for program operations are transferred proportionally from the four revenue allocation funds and from the parking fund according to CCDC's cost allocation formula. Since a substantial portion of program operations funds come from revenue allocation, the fund balance in the program operations fund is **restricted** in the same way that the revenue allocation fund balances are **restricted**, as described in Section 3.1 above.
- 5.2 The amounts transferred from the revenue allocation and parking funds shall be budgeted to be only the amount required to cover the current fiscal year's budgeted expenditures.

6.0 Debt Service

- 6.1 CCDC has a debt service account which accounts for transactions related to the Courthouse bonds and the related ground lease transaction, including the receipt and deposit of private rentals consisting of ground rent paid by the private developers. Since the revenues and expenses in this fund are covered by bond agreements and related lease agreements, the fund balance is **restricted** per the definitions provided in Statement 54.

7.0 Funds Flow

- 7.1 Certain expenditures may qualify under multiple classifications defined in this policy. To the extent that an expenditure qualifies under multiple classifications, unassigned fund balance will be used first, followed by assigned fund balance, followed by committed fund balance.

8.0 Working Capital Target

The CCDC Board of Commissioners has determined that is prudent for the Agency to have working capital on hand to fund its activities and ensure that the budgeted projects and initiatives can proceed smoothly during the year. Given that major revenue receipts and debt service payments occur semi-annually and that the Agency may undertake large construction or participation projects, the Board has determined that, beginning in Fiscal Year 2016, the appropriate working capital target as of September 30th of each fiscal year is equivalent to approximately four times the average monthly revenues in the adopted budget for the next fiscal year and will be accounted for as **unassigned** fund balance.

Accordingly, the Agency's annual budget shall be planned with the goal of achieving the working capital target by the close of each fiscal year. During an urban renewal district's first three fiscal years, the working capital target can be less than four times the average monthly revenues to allow the district time to generate sufficient increment revenue to fund district activities. ~~In~~ During an urban renewal district's final two fiscal years ~~of existence~~, the working capital target can be less than four times the average monthly revenues to facilitate using all available revenues to complete projects prior to the district's termination. General Operations Fund revenue consists of the transfers from other funds to cover general operating expenditures. The appropriate working capital target for the General Operations Fund is equivalent to approximately four times the average monthly transfers of budgeted revenues.

9.0 Reporting

- 9.1 CCDC's audited financial statements are provided to the Board annually. The audited financial statements will include information on the characteristics of fund balance, including cash and noncash elements.



IV. ACTION ITEMS



AGENDA BILL

Agenda Subject: FY 2019 Amended Budget		Date: August 12, 2019
Staff Contact: Ross Borden, Finance Director	Attachments: 1. <i>Proposed</i> FY 2019 Amended Budget 2. <i>Proposed</i> Notice of Public Hearing	
Action Requested: 1. Approve <i>proposed</i> FY 2019 Amended Budget 2. Advertise Public Hearing at August 28 Special Board Meeting		

Background:

The CCDC Board of Commissioners has routinely amended its current year budget one time near the end of the fiscal year to reflect updated revenues, expenses and projects as a starting place for the coming fiscal year's budget.

Fiscal Notes:

FY 2019 Original Budget	\$58,268,629
<u><i>Proposed</i> FY 2019 Amended Budget</u>	<u>\$21,109,804</u>
Difference	\$37,158,825

The budget document illustrates the sources and uses of all budgeted funds, and includes a one-page summary of revenues and expenses, comprehensive expenditure detail, and a narrative of notable changes.

Staff Recommendation:

Amend FY 2019 Amended Budget and advertise the August 28 public hearing.

Suggested Motion:

I move to amend the FY 2019 Amended Budget to new revenue and expense totals of \$21,109,804 and set the time and date of Noon, August 28, 2019, for the statutorily-required public hearing on the Budget Amendment.

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FY2019 AMENDED BUDGET

October 1, 2018 to September 30, 2019

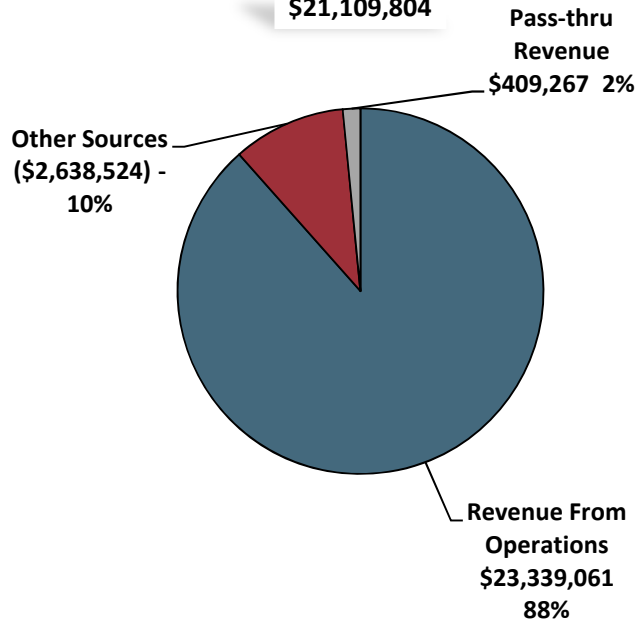
Proposed



FY 2019 AMENDED Budget

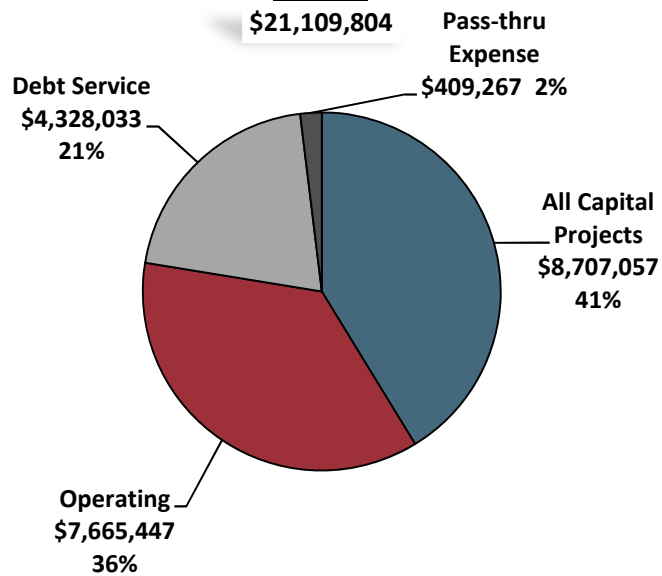
Sources

\$21,109,804



Uses

\$21,109,804





FY2019 AMENDED BUDGET REVENUE SUMMARY	2019 ORIGINAL	2019 AMENDED <i>Proposed</i>	Change
Revenue from Operations			
* Revenue Allocation (Tax Increment).....	14,400,000	14,400,000	-
* Parking Revenue.....	8,401,835	8,518,561	116,726
Other Revenues (Various Reimbursements).....	6,647,700	420,500	(6,227,200)
Subtotal	\$ 29,449,535	\$ 23,339,061	\$ (6,110,474)
Other Sources			
Misc. Revenues (Grants/Leases/Property Transactions).....	430,000	750,000	320,000
Bond Financing.....	14,600,000	-	(14,600,000)
Use of (Transfer to) Working Capital Fund.....	13,379,827	(3,388,524)	(16,768,351)
Subtotal	\$ 28,409,827	\$ (2,638,524)	\$ (31,048,351)
Subtotal - Revenue from Operations	\$ 57,859,362	\$ 20,700,537	\$ (37,158,825)
Pass-Through Revenue			
Ada County Courthouse Corridor Leases.....	409,267	409,267	-
Subtotal	\$ 409,267	\$ 409,267	\$ -
TOTAL REVENUE	\$ 58,268,629	\$ 21,109,804	\$ (37,158,825)

FY2019 AMENDED BUDGET EXPENSE SUMMARY	2019 ORIGINAL	2019 AMENDED	Change
Operating Expense			
Personnel Costs.....	2,145,000	2,135,000	(10,000)
Services & Operations.....	2,999,708	2,879,126	(120,582)
Facilities Management.....	742,721	846,721	104,000
Professional Services	2,471,900	1,804,600	(667,300)
Subtotal	\$ 8,359,329	\$ 7,665,447	\$ (693,882)
Debt Service & Contractual Obligations			
* Debt Service.....	4,428,033	4,328,033	(100,000)
+ Contractual Obligations (included in CIP).....	2,224,000	1,945,000	(279,000)
Subtotal	\$ 6,652,033	\$ 6,273,033	\$ (379,000)
Capital Outlay			
Office Furniture/Computer Equipment.....	124,000	118,000	(6,000)
+ CAPITAL IMPROVEMENT PLAN (CIP)	39,635,500	4,181,340	(35,454,160)
* Parking Reinvestment Plan (PRP).....	2,075,000	1,957,717	(117,283)
* Mobility Projects.....	1,013,500	505,000	(508,500)
Subtotal	\$ 42,848,000	\$ 6,762,057	\$ (36,085,943)
Subtotal - Expenses for Operations	\$ 57,859,362	\$ 20,700,537	\$ (37,158,825)
Pass-Through Expense			
Ada County Courthouse Corridor Leases.....	409,267	409,267	-
Subtotal	\$ 409,267	\$ 409,267	\$ -
TOTAL EXPENSE	\$ 58,268,629	\$ 21,109,804	\$ (37,158,825)

* Detail Attached

+ See "FY2020-2024 CIP" for Detail

FY2019 AMENDED BUDGET		2019	2019	
REVENUE DETAIL		ORIGINAL	AMENDED	Change
Revenue Allocation (Tax Increment)				
River Myrtle-Old Boise District.....		10,000,000	10,000,000	-
Westside District.....		3,700,000	3,700,000	-
30th Street District.....		700,000	700,000	-
Shoreline District.....		-	-	-
Gateway East District.....		-	-	-
Subtotal		14,400,000	14,400,000	-
		-	-	
Parking Revenue				
Hourly Parkers.....		6,190,558	6,401,718	211,160
Monthly Parkers.....		3,670,209	3,862,112	191,903
Validation / Special Events / Violation.....		325,829	246,064	(79,765)
Hotel Parking Revenue.....		499,385	472,906	(26,479)
First Hour Free Discount.....		(2,349,146)	(2,529,239)	(180,093)
Other Parking Revenues.....		65,000	65,000	-
Subtotal		8,401,835	8,518,561	116,726
		-	-	

FY2019 AMENDED BUDGET EXPENSE DETAIL	2019 ORIGINAL	2019 AMENDED	Change
Debt Service Payments			
River Myrtle-Old Boise District (2017 A & 2017 B Bonds).....	2,777,208	2,777,208	-
Parking (2011 B Bond).....	1,550,825	1,550,825	-
Westside Bond Fees.....	100,000	-	(100,000)
Subtotal	4,428,033	4,328,033	(100,000)
Parking Reinvestment Plan			
Website Upgrades.....	15,000	-	(15,000)
Capitol & Main Garage: Elevators Refurbish.....	250,000	300,000	50,000
PARCS Software Upgrade.....	30,000	20,000	(10,000)
10th & Front Garage: Refurbishment - Phase I	500,000	372,150	(127,850)
ParkBOI Signs Phase II.....	30,000	6,167	(23,833)
9th & Front Garage: Membrane 5-Year Warranty Extension	230,000	-	(230,000)
9th & Front Garage: Stair Structural Repairs.....	50,000	2,400	(47,600)
9th & Main Garage: Membrane 5-Year Warranty Extension.....	250,000	-	(250,000)
Capitol & Main Garage: Ramp Base Repairs.....	20,000	-	(20,000)
Capitol & Main, 9th & Main Garages: LED Light Upgrades.....	200,000	50,000	(150,000)
ParkBOI Code Analysis and Compliance.....	500,000	400,000	(100,000)
Parkconnect/ParkMobile APP Service.....	-	20,000	20,000
Smarking-Advanced Analytics Service.....	-	37,000	37,000
10th & Front Garage: Refurbishment - Phase II.....	-	750,000	750,000
Subtotal	2,075,000	1,957,717	(117,283)
Mobility Projects			
Park & Ride Support - Elder Street.....	150,000	150,000	-
Cost Share City of Boise Circulator Engineering.....	588,500	-	(588,500)
ParkBOI Initiatives.....	25,000	-	(25,000)
Parking+ Service (Traffic/Parking Development Modeling).....	50,000	45,000	(5,000)
Secure Bike Parking Facility.....	100,000	210,000	110,000
Transportation Mobility Association (TMA) formation.....	100,000	100,000	-
Subtotal	1,013,500	505,000	(508,500)



FY 2019 AMENDED BUDGET

~ SUMMARY ~

REVENUE

- No change in estimated FY2019 Revenue Allocation.
- The \$116.7k Parking revenue increase reflects the net impact of:
 - Higher hourly and monthly parking usage.
 - Lower Hotel, Validation and Special Event usage.
- Other Revenue (Various Reimbursements) decreased by \$6.2 million.
 - \$5.3 million removed from RMOB – primarily the non-sale of Capitol & Front parking garage. \$4.0 million carried forward to FY2020 reflecting updated estimated parking garage sales price.
 - \$1.0 million reimbursement from City of Boise for Westside Urban Park at 11th & Bannock streets carried forward to FY2020.
- Bond Financing. Carry forward the \$14.6 million bond budgeted in the Westside District for a transformative development project (parking garage / mixed use catalytic development) to the FY 2020 Original budget.
- Working Capital Fund. To synch with updated CIP projects, \$3.4 million added to the Working Capital Fund rather than \$13.4 million being tapped. The Agency's long-term Business Plan accounts for projected revenues and expenses and projects throughout the terms of all of the Agency's urban renewal districts and is the basis for the use of the Working Capital Fund.

EXPENDITURES

OPERATING EXPENSES.

Services & Operations.

- 5% decrease in Parking Systems Operations totaling \$110k.

Facilities Management.

- \$104k increase due primarily to the acquisition of properties in the Westside District: 1010 W Jefferson Street and 421 N 10th Street.

Professional Services.

- Updated and reduced New URD Consultant / Formation cost estimates for Shoreline and Gateway East URDs and Bench and State Street study areas.

- Legal Services decrease of 20% or \$25k to \$98k in Agency Ops due to lower-than-estimated New URD Formation hours; 64% decrease in RMOB from \$129k to \$47k due to reduced new main library and sports park hours.
- Parking: \$150k decrease to original \$200k for Materials Testing and \$50k On-Call Professional Services decrease carried forward to FY2020.

DEBT SERVICE & CONTRACTUAL OBLIGATIONS

- With no Westside District bond in FY2019 the \$100k in estimated bond expenses are removed.

CAPITAL OUTLAY

Capital Improvement Plan (CIP) Projects.

- The \$39.6 million originally budgeted for Capital Projects is decreased to \$4.2 million in the FY 2019 Amended CIP budget.
 - Notably \$29.6 million of the \$33.2 million carried forward into FY 2020 consists of only two projects: the \$15 million South 8th Street – Parking and Area Infrastructure project in the RMOB District, and \$14.6 million bond for a transformative development in the Westside District.

	Carry Forward FY2020	Reprogram	Total
RMOB	\$17.2M	\$700k	\$17.9M
Westside	\$15.7M	\$400k	\$16.1M
30 th Street	\$250k	\$230k	\$480k
Total	\$33.2M	\$1.3M	\$34.5M

Parking Reinvestment Plan (PRP) Projects.

- Phase 1 of the \$500k 10th & Front garage refurbishment project completed \$128k under budget. \$750k added for Phase 2. The need for five-year membrane warranty extensions in two garages reconsidered, \$480k removed. LED light upgrades in two garages completed for \$50k rather than \$200k estimate. \$400k ParkBOI Code Analysis and Compliance project partially carried forward to FY2020.

Mobility Projects.

- \$589k cost share with the city of Boise for Downtown Circulator Engineering carried forward to FY 2020. \$110k added to the original \$100k estimate to complete the Secure Bike Parking Facility in the 9th & Main parking garage.

EXHIBIT A
CAPITAL CITY DEVELOPMENT CORPORATION
PROPOSED FISCAL YEAR 2019 AMENDED BUDGET

AN AMENDED ESTIMATE OF REVENUES AND EXPENSES OF THE CAPITAL CITY DEVELOPMENT CORPORATION FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2018 TO AND INCLUSIVE OF SEPTEMBER 30, 2019 (FISCAL YEAR 2019) AND NOTICE OF PUBLIC HEARING.

As required by Idaho Code, the Board of Commissioners of the Capital City Development Corporation has estimated the amount of money necessary for all purposes during Fiscal Year 2019 and prepared a proposed amended budget that includes an estimate of revenues and expenses and that reflects current Board policy on budget-related matters. As also required by Idaho Code, the amended budget will be entered into the minutes of the Agency and published in the Idaho Statesman newspaper. Citizens are invited to attend the budget hearing that begins at noon, August 28, 2019, at Capital City Development Corporation, 121 N. 9th St, Suite 501, Boise, Idaho. Citizens may submit written or oral comments concerning the Agency's proposed amended budget. A copy of the proposed amended budget is available at Capital City Development Corporation during regular business hours, weekdays, 8:00 a.m. to 5:00 p.m. Please notify CCDC at 208-384-4264 for any accommodations necessary for persons with disabilities.

	<u>FISCAL YEAR 2017</u>	<u>FISCAL YEAR 2018</u>	<u>ORIGINAL</u> <u>FISCAL YEAR 2019</u>	<u>AMENDED</u> <u>FISCAL YEAR 2019</u>
<u>GENERAL/SPECIAL REVENUE FUNDS:</u>	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>BUDGET</u>
GENERAL OPERATIONS FUND				
Transfers	2,432,490	3,107,131	4,275,440	3,702,800
Other	132,552	261,095	155,100	273,100
Total Revenues	2,565,042	3,368,227	4,430,540	3,975,900
Total Expenses	2,565,042	3,368,227	4,430,540	3,975,900
CENTRAL REVENUE ALLOCATION FUND				
Revenue Allocation (<i>Property Tax Increment</i>)	5,013,082	5,084,714	0	0
Transfers	668,638	3,559,923	0	0
Other	217,852	58,747	0	0
Total Revenues	5,899,571	8,703,385	0	0
Total Expenses	5,899,571	8,703,385	0	0
RIVER-MYRTLE / OLD BOISE REV ALLOC FUND				
Revenue Allocation (<i>Property Tax Increment</i>)	6,724,200	8,775,223	10,000,000	10,000,000
Transfers	(14,656,587)	(2,367,893)	11,257,729	(2,679,931)
Other	19,710,323	770,781	5,885,700	662,500
Total Revenues	11,777,936	7,178,111	27,143,429	7,982,569
Total Expenses	11,777,936	7,178,111	27,143,429	7,982,569
WESTSIDE REVENUE ALLOCATION FUND				
Revenue Allocation (<i>Property Tax Increment</i>)	2,624,575	3,250,614	3,700,000	3,700,000
Transfers	(1,453,113)	(2,280,897)	1,967,100	(2,558,400)
Other	11,338	218,679	15,980,000	395,000
Total Revenues	1,182,800	1,188,396	17,712,900	1,536,600
Total Expenses	1,182,800	1,188,396	17,712,900	1,536,600
30TH STREET REVENUE ALLOCATION FUND				
Revenue Allocation (<i>Property Tax Increment</i>)	506,815	689,034	700,000	700,000
Transfers	(493,883)	(679,377)	542,000	75,000
Other	511	1,536	0	5,000
Total Revenues	13,443	11,193	1,242,000	780,000
Total Expenses	13,443	11,193	1,242,000	780,000
SHORELINE REVENUE ALLOCATION FUND				
Revenue Allocation (<i>Property Tax Increment</i>)	0	0	0	0
Transfers	0	0	0	0
Other	0	0	0	0
Total Revenues	0	0	0	0
Total Expenses	0	0	0	0
GATEWAY EAST REVENUE ALLOCATION FUND				
Revenue Allocation (<i>Property Tax Increment</i>)	0	0	0	0
Transfers	0	0	0	0
Other	0	0	0	0
Total Revenues	0	0	0	0
Total Expenses	0	0	0	0
PARKING FUND				
Parking Operation	6,680,754	7,669,678	8,381,835	8,498,561
Transfers	2,415,648	2,073,070	(819,342)	(2,032,093)
Other	145,593	94,068	85,000	276,000
Total Revenues	9,241,995	9,836,815	7,647,493	6,742,468
Total Expenses	9,241,995	9,836,815	7,647,493	6,742,468
DEBT SERVICE FUND				
Pass-through Lease	87,952	89,658	92,267	92,267
Transfers	0	0	0	0
Total Revenues	87,952	89,658	92,267	92,267
Total Expenses	87,952	89,658	92,267	92,267
TOTAL REVENUES	\$ 30,768,739	\$ 30,375,785	\$ 58,268,629	\$ 21,109,804
TOTAL EXPENSES	\$ 30,768,739	\$ 30,375,785	\$ 58,268,629	\$ 21,109,804

MOTION TO APPROVE THE PROPOSED AMENDED BUDGET PASSED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO, THIS 12th DAY OF AUGUST 2019. This is an accurate statement of the proposed expenditures and revenues as presented to the Board of Commissioners for Fiscal Year 2019 as amended. APPROVED BY THE CHAIR OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 12th DAY OF AUGUST 2019. Dana Zuckerman, Chair. David Blieter, Secretary.



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AGENDA BILL

Agenda Subject: FY2020 Original Budget		Date: August 12, 2019
Staff Contact: Ross Borden, Finance Director	Attachments: 1. <i>Proposed</i> FY2020 Original Budget 2. <i>Proposed</i> Notice of Public Hearing	
Action Requested: 1. Approve <i>proposed</i> FY2020 Original Budget 2. Advertise Public Hearing at August 28, 2019 Special Board Meeting		

Background:

The Agency's fiscal year runs from October 1 to 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.

Fiscal Notes:

<i>Proposed</i> FY2019 Amended Budget	\$21,109,804
<i>Proposed</i> FY2020 Original Budget	\$69,319,635
Difference	\$48,209,831

The budget document illustrates the sources and uses of all budgeted funds, summarizes all revenues and expenses, and provides comprehensive expenditure detail and narrative of notable changes.

The FY2020 budget, for the first time, includes tax increment revenue from the Agency's two new Revenue Allocation Areas: the Shoreline and Gateway East districts. Both districts have 20 year terms spanning fiscal years 2020 to 2039. Along with current districts River-Myrtle / Old Boise, Westside and 30th Street the Agency now has five active urban renewal districts. Its first URD – the Central District – sunsetted at the end of FY2018 after a 30 year term.

Staff Recommendation:

Adopt FY2020 Original Budget and advertise the August 28, 2019 public hearing.

Suggested Motion:

I move to approve the FY2020 Original Budget totaling \$69,319,635 and set the time and date of Noon, August 28, 2019, for the statutorily-required public hearing on the Agency's budget for the coming fiscal year.

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FY2020 ORIGINAL BUDGET

October 1, 2019 to September 30, 2020

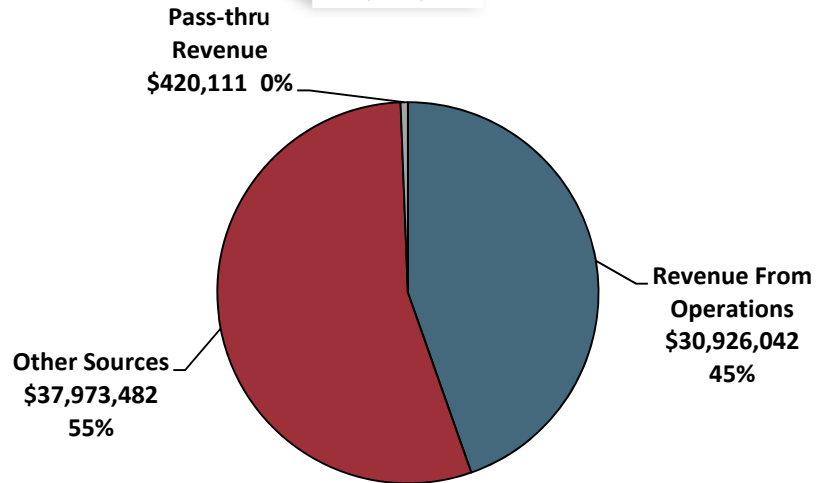
Proposed



FY 2020 ORIGINAL Budget

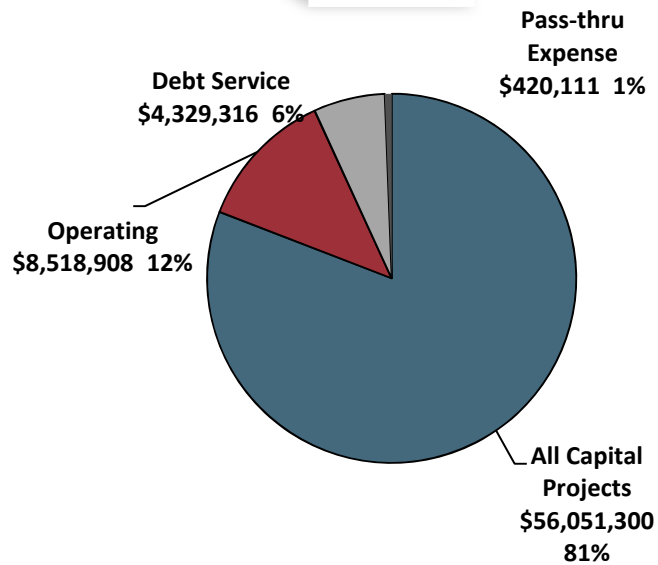
Sources

\$69,319,635



Uses

\$69,319,635





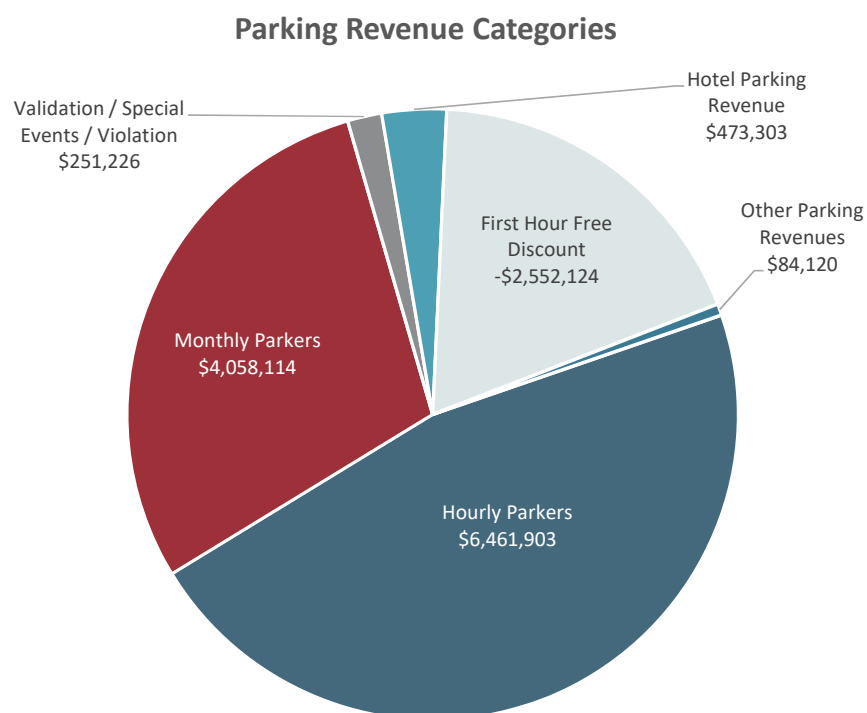
FY 2020 ORIGINAL BUDGET REVENUE SUMMARY	2019 AMENDED	FY2020 ORIGINAL <i>Proposed</i>	Difference
Revenue from Operations			
* Revenue Allocation (Tax Increment).....	14,400,000	16,830,000	2,430,000
* Parking Revenue.....	8,518,561	8,776,542	257,981
Other Revenues (Various Reimbursements).....	420,500	5,319,500	4,899,000
Subtotal	\$ 23,339,061	\$ 30,926,042	7,586,981
Other Sources			
Misc. Revenues (Grants/Leases/Property Transactions).....	750,000	579,543	(170,457)
Bond Financing.....	-	14,600,000	14,600,000
Use of (Transfer to) Working Capital Fund.....	(3,388,524)	22,793,939	26,182,463
Subtotal	\$ (2,638,524)	\$ 37,973,482	40,612,006
Subtotal - Revenue from Operations	\$ 20,700,537	\$ 68,899,524	\$ 48,198,987
Pass-Through Revenue			
Ada County Courthouse Corridor Leases.....	409,267	420,111	10,844
Subtotal	\$ 409,267	\$ 420,111	\$ 10,844
TOTAL REVENUE	\$ 21,109,804	\$ 69,319,635	\$ 48,209,831
FY 2020 ORIGINAL BUDGET EXPENSE SUMMARY	2019 AMENDED	FY2020 ORIGINAL	Difference
Operating Expense			
Personnel Costs.....	2,135,000	2,472,000	337,000
Services & Operations.....	2,879,126	2,983,851	104,725
Facilities Management.....	846,721	908,057	61,336
Professional Services	1,804,600	2,155,000	350,400
Subtotal	\$ 7,665,447	\$ 8,518,908	853,461
Debt Service & Contractual Obligations			
* Debt Service.....	4,328,033	4,329,316	1,283
+ Contractual Obligations (included in CIP).....	1,945,000	3,216,000	1,271,000
Subtotal	\$ 6,273,033	\$ 7,545,316	\$ 1,272,283
Capital Outlay			
Office Furniture/Computer Equipment.....	118,000	74,500	(43,500)
+ CAPITAL IMPROVEMENT PLAN (CIP)	4,181,340	49,442,300	45,260,960
* Parking Reinvestment Plan (PRP).....	1,957,717	2,335,000	377,283
* Mobility Projects.....	505,000	983,500	478,500
Subtotal	\$ 6,762,057	\$ 52,835,300	\$ 46,073,243
Subtotal - Expenses for Operations	\$ 20,700,537	\$ 68,899,524	\$ 48,198,987
Pass-Through Expense			
Ada County Courthouse Corridor Leases.....	409,267	420,111	10,844
Subtotal	\$ 409,267	\$ 420,111	\$ 10,844
TOTAL EXPENSE	\$ 21,109,804	\$ 69,319,635	\$ 48,209,831

* Detail Attached

+ See "FY2020-2024 CIP" for Detail

FY 2020 ORIGINAL BUDGET REVENUE DETAIL	2019 AMENDED	FY2020 ORIGINAL	Difference
Revenue Allocation (Tax Increment)			
River Myrtle-Old Boise District.....	10,000,000	11,100,000	1,100,000
Westside District.....	3,700,000	4,100,000	400,000
30th Street District.....	700,000	800,000	100,000
Shoreline District.....	-	120,000	120,000
Gateway East District.....	-	710,000	710,000
			-
Subtotal	14,400,000	16,830,000	2,430,000
	-	-	-

Parking Revenue			
Hourly Parkers.....	6,401,718	6,461,903	60,185
Monthly Parkers.....	3,862,112	4,058,114	196,002
Validation / Special Events / Violation.....	246,064	251,226	5,162
Hotel Parking Revenue.....	472,906	473,303	397
First Hour Free Discount.....	(2,529,239)	(2,552,124)	(22,885)
Other Parking Revenues.....	65,000	84,120	19,120
Subtotal	8,518,561	8,776,542	257,981
	-	-	-



FY 2020 ORIGINAL BUDGET EXPENSE DETAIL	2019 AMENDED	FY2020 ORIGINAL	Difference
Debt Service Payments			
River Myrtle-Old Boise District (2017 A & 2017 B Bonds).....	2,777,208	2,778,128	920
Parking (2011 B Bond).....	1,550,825	1,551,188	363
Subtotal	4,328,033	4,329,316	1,283
Parking Reinvestment Plan			
Capitol & Main Garage: Elevators Refurbish.....	300,000	-	(300,000)
PARCS Software Upgrade.....	20,000	-	(20,000)
10th & Front Garage: Refurbishment - Phase I	372,150	-	(372,150)
ParkBOI Signs Phase II.....	6,167	15,000	8,833
9th & Front Garage: Stair Structural Repairs.....	2,400	500,000	497,600
Capitol & Main, 9th & Main Garages: LED Light Upgrades.....	50,000	-	(50,000)
ParkBOI Code Analysis and Compliance.....	400,000	250,000	(150,000)
9th & Main Garage: Elevator Refurbish.....	-	450,000	450,000
10th & Front Garage: Structural Damage Prevention.....	-	350,000	350,000
9th & Front, Capitol & Myrtle, 10th & Front Garages: LED Light Upgrades.....	-	150,000	150,000
Parkconnect/ParkMobile APP Service.....	20,000	75,000	55,000
Smarking-Advanced Analytics Service.....	37,000	45,000	8,000
10th & Front Garage: Refurbishment - Phase II.....	750,000	-	(750,000)
All Garages: Interior Wayfinding Design.....	-	500,000	500,000
Subtotal	1,957,717	2,335,000	377,283
Mobility Projects			
Park & Ride Support - Elder Street.....	150,000	-	(150,000)
Cost Share City of Boise Circulator Engineering.....	-	588,500	588,500
ParkBOI Initiatives.....	-	25,000	
Parking+ Service (Traffic/Parking Development Modeling).....	45,000	20,000	
Secure Bike Parking Facility.....	210,000	-	
Transportation Mobility Association (TMA) formation.....	100,000	100,000	-
Park & Ride Support - Shoreline.....	-	90,000	90,000
EV Carshare - CommuterRide.....	-	10,000	10,000
Secure Bike Parking Facility II.....	-	150,000	150,000
Subtotal	505,000	983,500	688,500

Refer to companion document
5-Year CAPITAL IMPROVEMENT PLAN
FY2020 - 2024
for a complete listing of all budgeted CIP projects by district.



FY2020 ORIGINAL BUDGET

~ SUMMARY ~

REVENUE

RECENT URBAN RENEWAL DISTRICT CHANGES

FY2018	Central District (FY1989 - FY2018) sunsets.
FY2019	<p>Shoreline District created.</p> <ul style="list-style-type: none">• Includes 30 parcels deannexed from RMOB with a combined Increment Value of \$12.5 million generating \$193k of RMOB Increment Revenue that will become Base Value in Shoreline generating zero Increment Revenue.• Includes 32 parcels deannexed from 30th Street with a combined Increment Value of \$7.3 million generating \$109k of 30th Street Increment Revenue that will become Base Value in Shoreline generating zero Increment Revenue.
	<p>Gateway East District created.</p> <ul style="list-style-type: none">• CCDC's first URD outside downtown core and first industrial URD.
FY2020	<p>Shoreline District: 1st Fiscal Year</p> <ul style="list-style-type: none">• Increment Revenue received and budgeted.• 20 year district sunsets FY2039.
	<p>Gateway East District: 1st Fiscal Year</p> <ul style="list-style-type: none">• Increment Revenue received and budgeted.• 20 year district sunsets FY2039.

ASSESSED TAXABLE VALUES

- The Assessed Value of all taxable property in all of the Agency's current Urban Renewal Districts increased 28% since last year, from \$987 million to \$1.2 billion.
 - 4.5% of City of Boise's \$27.4 billion Assessed Value.
 - 2.3% of Ada County's \$54.1 billion Assessed Value.

- The new Shoreline District's Assessed Value comprises 1% of the total Assessed Value of all CCDC Urban Renewal Districts.
- The new Gateway East District's Assessed Value comprises 5% of the total Assessed Value of all CCDC Urban Renewal Districts.

	FY2019 Final	FY2020 Final	% Change
River Myrtle / Old Boise	\$684,215,775	\$800,897,539	17%
Westside	\$247,607,160	\$297,241,538	20%
30th Street	\$56,150,691	\$60,391,441	8%
Shoreline	---	\$8,743,014	100%
Gateway East	---	\$53,093,332	100%
TOTAL	\$987,973,626	\$1,220,366,864	24%

INCREMENT REVENUE

- FY2019 to FY2020 total Increment Revenue increased by 17% and \$2.4 million to a new total of \$16.8 million.
 - FY2018 Increment Revenue – including Central District's final year prior to sunset – totaled \$17,400,000.
 - Central District generated \$5.2 million in Increment Revenue its final year.
- In its first year the new Shoreline District will generate \$120,000 or 1% of the total Increment Revenue generated by all five CCDC URDs.
- In its first year, the new Gateway East District will generate \$710,000 or 4% of the total Increment Revenue generated by all five CCDC URDs.

	FY2019	FY2020	\$ Change	% Change
River Myrtle / Old Boise	\$10,000,000	\$11,100,000	\$1,100,000	11%
Westside	\$3,700,000	\$4,100,000	\$400,000	11%
30th Street	\$700,000	\$800,000	\$100,000	14%
Shoreline	---	\$120,000	\$120,000	100%
Gateway East	---	\$710,000	\$710,000	100%
TOTAL	\$14,400,000	\$16,830,000	\$2,430,000	17%

PARKING REVENUE

- Parking revenue is budgeted to increase \$258k from the FY2019 Amended Budget.
 - \$8.5 million to \$8.8 million.
 - Hourly Rate: no proposed increase. Currently 1st Hour Free then \$3 per hour; \$15 daily maximum.
 - Monthly Rate: various, demand-based, garage-specific increases proposed to take effect Feb 1, 2020. Eight months of the new rates are budgeted to generate an additional 5% and \$196k for FY2020.

	Current	Proposed	Current	Proposed
Garage	Regular Rate		Reserved Rate	
9th & Main	\$175	\$195	N/A	N/A
Capitol & Main	\$175	\$195	\$220	\$260
9th & Front	\$140	\$145	\$190	\$195
10th & Front	\$140	\$145	\$155	\$175
Capitol & Myrtle	\$140	\$145	\$155	\$175
Capitol & Front	\$140	\$145	\$190	\$195
11th & Front	\$100	\$115	\$130	\$155

BOND REVENUE

- Proposed \$14.6 million bond in the FY2019 Original budget carried forward to FY2020 Original budget.
 - \$14.6 million Westside Transformative Development Project

WORKING CAPITAL FUND

- The FY 2020 Original Budget taps the Working Capital Fund for \$22.8 million.
- Integral to the Agency's long-term Business Plan, the Working Capital Fund accounts for projected / estimated revenues and expenses and projects throughout the terms of all of the Agency's Urban Renewal Districts.

EXPENDITURES

OPERATING EXPENSES

Personnel Costs

- FY 2020: \$337k increase to \$2.5 million.
 - 11% increase in health insurance premium costs

- PERSI Base Plan contribution rate increases effective 7/1/2019
- 5% compensation adjustment pool.
- Two new FTE: Budget: Salary + Benefits = \$95.7k per FTE.
 1. Community engagement / public outreach
 2. Project manager

Services and Operations

- 4% increase to \$547.9k. Voice, Data and Webhosting services and Training, Travel and Meeting expenses.

Professional Services

- **New Urban Renewal District Consultant / Formation**

	FY2019 Original	FY2019 Amended	FY2020 Original
1. Shoreline	\$37,500	\$11,000	\$0
2. Gateway East	\$20,000	\$95,000	\$0
3. State Street	\$340,000	\$130,000	\$215,000
4. Bench	\$375,000	\$130,000	\$310,000
TOTAL	\$772,500	\$366,000	\$525,000

Office Furniture / Computer Equipment

- 37% decrease to \$74.5k due to removal of one-time expenses for telephone system replacement and Board Room A/V upgrade.

Contractual Obligations / Participation Program Reimbursements

- FY2020 Original Budget only.

URD	Project	Address	Construct Cost (est)	Agreement	Amount	Year
RMOB	Simplot HQ & JUMP	1099 W Front St	\$196M	Type 3	\$875K	1 / 1
	Pioneer Crossing	1150 W Myrtle St	\$52M	Type 3	\$745K	3 / 6
	Residence Inn Marriott	400 S Capitol Blvd	\$30M	Type 2	\$420K	2 / 3
	Ash St Apartments	503-647 Ash St	\$8M	Type 5	\$318K	1 / 1
	The Gibson	505 W Idaho St	\$13M	Type 2	\$156K	1 / 3
	The Afton, Phase 2	620 S 9 th St	\$35M	Type 5	\$935K	1 / 1

WS	Hyatt Place	1024 W Bannock	\$20M	Type 2	\$120K	2 / 4
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Bond Payments / Debt Service

Bond	River-Myrtle / Old Boise	Parking	Total
2017 A	\$1,973,788		\$1,973,788
2017 B	\$804,340		\$804,340
2011 B		\$1,381,188	\$1,381,188
AHA Payment		\$170,000	\$170,000
TOTAL	\$2,778,128	\$1,551,188	\$4,329,316

- Westside, 30th Street, Shoreline and Gateway East districts currently have no debt.

CAPITAL OUTLAY

Capital Improvement Plan (CIP) Projects.

- \$49.4 million + \$3.2 million Contractual Obligations = \$52.6 million total CIP
- FY 2020 is Year 1 of the new edition of the 5-Year CIP. Refer to that companion document for a comprehensive look at the Agency's investment plan for capital projects. .

Parking Reinvestment Plan (PRP) Projects.

- \$2.3 million. All budgeted projects and amounts in attached detail pages.

Mobility Projects.

- \$984k. All budgeted projects and amounts in attached detail pages.
-

Pass-Through Revenue & Expense.

- Ada County Courthouse Corridor Leases are comprised of two agreements:
 - Lease revenue of about \$92k per year paid by Civic Plaza and passed-through to Ada County for parcels 4 and 5 (master ground lease) and condominium units 102 and 401 (supplemental ground lease).
 - Parking access revenue of \$317k paid annually by the University of Idaho for access to the Idaho Water Center and passed-through to trustee US Bank.
 - Per independent auditor review, the debt service on the Series 2016 Lease Revenue Bonds, GBAD Expansion Project (\$23.1 million) 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.
-

EXHIBIT A
CAPITAL CITY DEVELOPMENT CORPORATION
PROPOSED FISCAL YEAR 2020 ORIGINAL BUDGET

AN ESTIMATE OF REVENUES AND EXPENSES OF THE CAPITAL CITY DEVELOPMENT CORPORATION FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2019 TO AND INCLUSIVE OF SEPTEMBER 30, 2020 (FISCAL YEAR 2020), AND NOTICE OF PUBLIC HEARING .

As required by Idaho Code, the Board of Commissioners of the Capital City Development Corporation has estimated the amount of money necessary for all purposes during Fiscal Year 2020 and prepared a proposed budget that includes an estimate of revenues and expenses and that reflects current Board policy on budget-related matters. As also required by Idaho Code, the budget will be entered into the minutes of the Agency and published in the Idaho Statesman newspaper. Citizens are invited to attend the budget hearing that begins at noon, August 28, 2019 at Capital City Development Corporation, 121 N. 9th St, Suite 501, Boise, Idaho. Citizens may submit written or oral comments concerning the Agency's proposed budget. A copy of the proposed budget is available at Capital City Development Corporation during regular business hours, weekdays, 8:00 a.m. to 5:00 p.m. Please notify CCDC at 208-384-4264 for any accommodations necessary for persons with disabilities.

	FISCAL YEAR 2018	AMENDED FISCAL YEAR 2019	ORIGINAL FISCAL YEAR 2020
<u>GENERAL/SPECIAL REVENUE FUNDS:</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>BUDGET</u>
GENERAL OPERATIONS FUND			
Transfers	3,107,131	3,702,800	4,258,550
Other	261,095	273,100	160,100
Total Revenues	3,368,227	3,975,900	4,418,650
Total Expenses	3,368,227	3,975,900	4,418,650
CENTRAL REVENUE ALLOCATION FUND			
Revenue Allocation (<i>Property Tax Increment</i>)	5,084,714	-	-
Transfers	3,559,923	-	-
Other	58,747	-	-
Total Revenues	8,703,385	-	-
Total Expenses	8,703,385	-	-
RIVER-MYRTLE / OLD BOISE REV ALLOC FUND			
Revenue Allocation (<i>Property Tax Increment</i>)	8,775,223	10,000,000	11,100,000
Transfers	(2,367,893)	(2,679,931)	14,709,685
Other	770,781	662,500	4,667,500
Total Revenues	7,178,111	7,982,569	30,477,185
Total Expenses	7,178,111	7,982,569	30,477,185
WESTSIDE REVENUE ALLOCATION FUND			
Revenue Allocation (<i>Property Tax Increment</i>)	3,250,614	3,700,000	4,100,000
Transfers	(2,280,897)	(2,558,400)	4,683,569
Other	218,679	395,000	15,995,631
Total Revenues	1,188,396	1,536,600	24,779,200
Total Expenses	1,188,396	1,536,600	24,779,200
30TH STREET REVENUE ALLOCATION FUND			
Revenue Allocation (<i>Property Tax Increment</i>)	689,034	700,000	800,000
Transfers	(679,377)	75,000	575,000
Other	1,536	5,000	5,000
Total Revenues	11,193	780,000	1,380,000
Total Expenses	11,193	780,000	1,380,000
SHORELINE REVENUE ALLOCATION FUND			
Revenue Allocation (<i>Property Tax Increment</i>)	-	-	120,000
Transfers	-	-	45,000
Other	-	-	-
Total Revenues	-	-	165,000
Total Expenses	-	-	165,000
GATEWAY EAST REVENUE ALLOCATION FUND			
Revenue Allocation (<i>Property Tax Increment</i>)	-	-	710,000
Transfers	-	-	(360,000)
Other	-	-	-
Total Revenues	-	-	350,000
Total Expenses	-	-	350,000
PARKING FUND			
Parking Operation	7,669,678	8,498,561	8,737,422
Transfers	2,073,070	(2,032,093)	(1,208,965)
Other	94,068	276,000	118,032
Total Revenues	9,836,815	6,742,468	7,646,489
Total Expenses	9,836,815	6,742,468	7,646,489
DEBT SERVICE FUND			
Pass-through Lease	89,658	92,267	103,111
Transfers	-	-	-
Total Revenues	89,658	92,267	103,111
Total Expenses	89,658	92,267	103,111
TOTAL REVENUES	\$ 30,375,785	\$ 21,109,804	\$ 69,319,635
TOTAL EXPENSES	\$ 30,375,785	\$ 21,109,804	\$ 69,319,635

MOTION TO APPROVE THE PROPOSED BUDGET PASSED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO, THIS 12th DAY OF AUGUST 2019. This is an accurate statement of the proposed expenditures and revenues as presented to the Board of Commissioners for Fiscal Year 2020. APPROVED BY THE CHAIR OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 12th DAY OF AUGUST 2019. Dana Zuckerman, Chair. David Bieter, Secretary .



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AGENDA BILL

Agenda Subject: CCDC Capital Improvement Plan (CIP) 2020-2024		Date: August 12, 2019
Staff Contact: Todd Bunderson	Attachments: CCDC CIP 2020-2024	
Action Requested: Approve Proposed CCDC CIP 2020-2024		

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 significant new private investment downtown. In April 2019 the Board approved a mid-year amendment of the 2019-2023 CIP. This has been updated based on current conditions, revenue projections, project timing and cost estimates, and coordinated with Boise City. The 2020-2024 CIP incorporates these adjustments and adds an additional planning year. The CIP now includes Shoreline and Gateway East URD's.

Fiscal Notes:

Projects and estimated costs are identified by project, district, and fiscal year for a total of \$110.1 million of planned new investment in Boise.

Fiscal Year 2020 matches the budget and is notably higher than subsequent years due to the inclusion of \$14.6M for a Westside Transformative Development Project utilizing planned bond proceeds as well as \$15M in accrued funds for 715 S. Capitol Blvd.- Area Infrastructure & Parking.

The table below summarizes yearly investment by district for about 120 capital projects.

DISTRICT TOTALS	FY2020	FY2021	FY2022	FY2023	FY2024	
	Plan	Plan	Plan	Plan	Plan	Totals
River	26,681,600	9,580,800	7,711,700	8,776,100	11,481,900	64,232,100
Westside	24,331,700	3,817,100	2,150,000	4,430,000	3,265,000	37,993,800
30th Street	1,310,000	920,000	820,000	820,000	820,000	4,690,000
Shoreline	150,000	20,000	75,000	72,000	87,000	404,000
Gateway	335,000	250,000	740,000	845,000	640,000	2,810,000
Total	52,808,300	14,587,900	11,496,700	14,943,100	16,293,900	110,129,900

Staff Recommendation:

Approve Proposed 2020-2024 CIP

Suggested Motion:

I move to approve the Proposed CIP



5-YEAR CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2020-2024 PROPOSED

TABLE OF CONTENTS

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14 DISTRICT BY DISTRICT: OVERVIEW & PROJECTS

15 RIVER MYRTLE

19 WESTSIDE

22 30TH STREET

24 SHORELINE

26 GATEWAY EAST

28 CITY GOAL IMPLEMENTATION

29 CIP PROJECT MAP





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



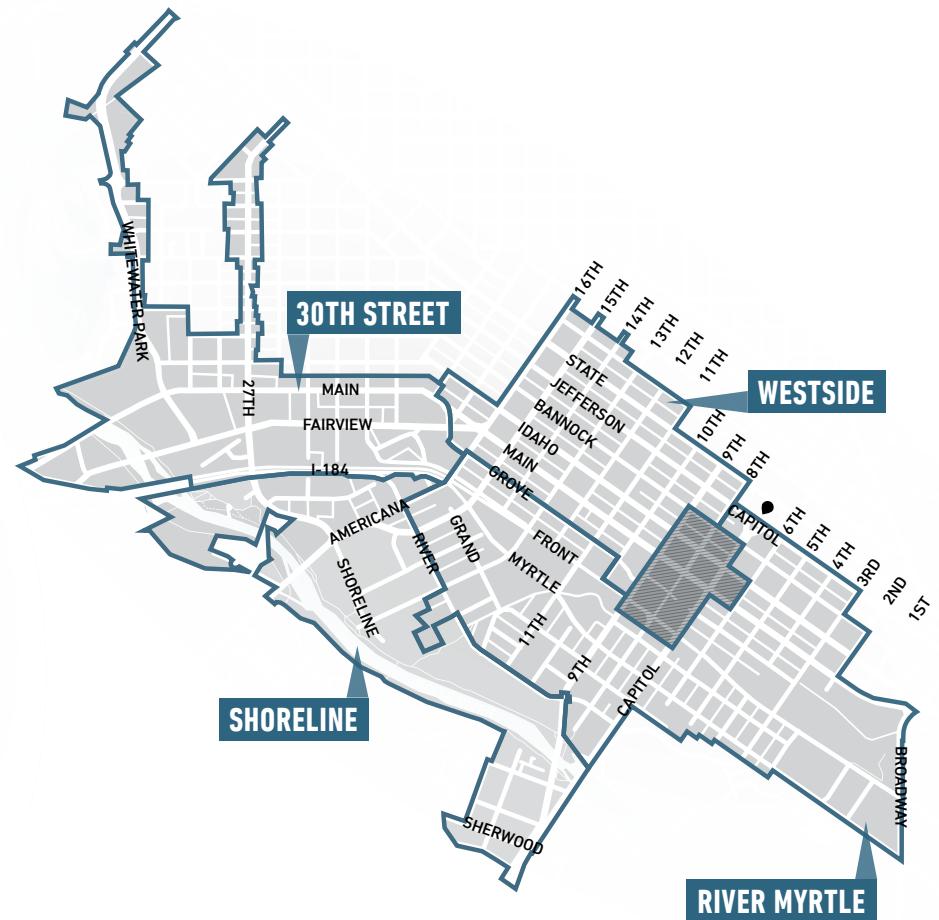
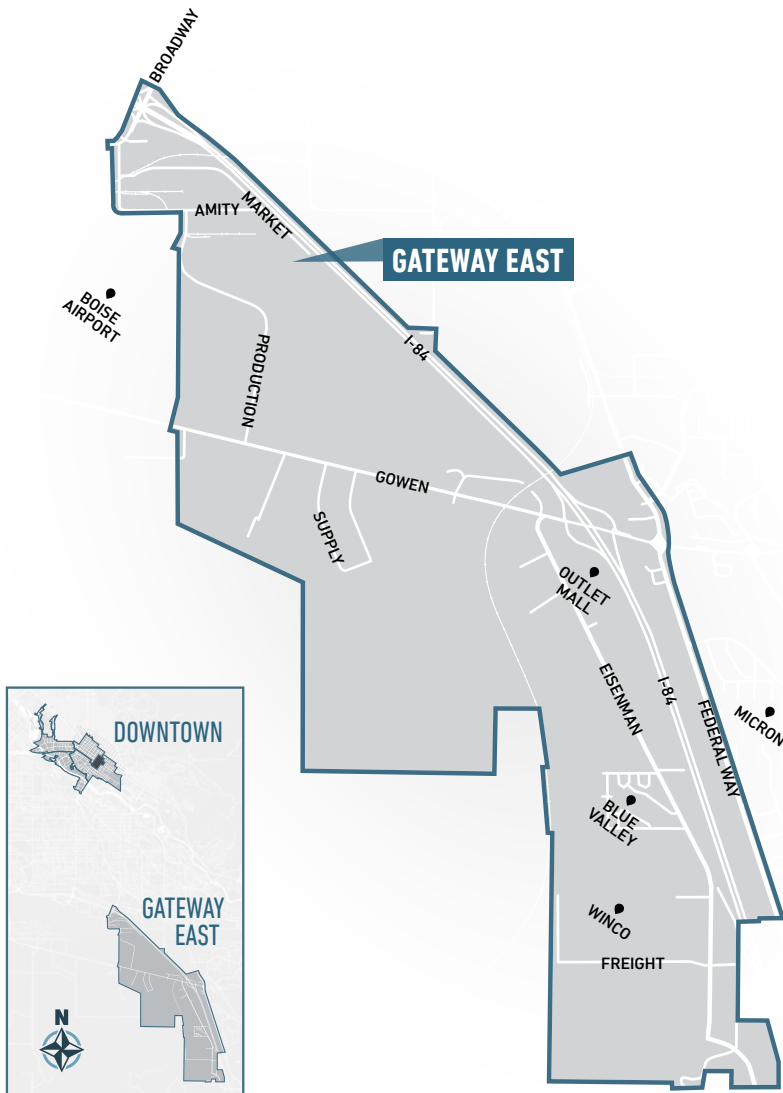
PLACE MAKING



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.



URBAN RENEWAL PLANS

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

RIVER MYRTLE DISTRICT
FY1996 - FY2025



WESTSIDE DISTRICT
FY2003 - FY2026



30TH STREET DISTRICT
FY2014 - FY2033



SHORELINE DISTRICT
FY2020 - FY2039



GATEWAY DISTRICT
FY2020 - FY2039



5-YEAR CAPITAL IMPROVEMENT PLAN



1-YEAR BUDGET



1-YEAR PROJECT LIST

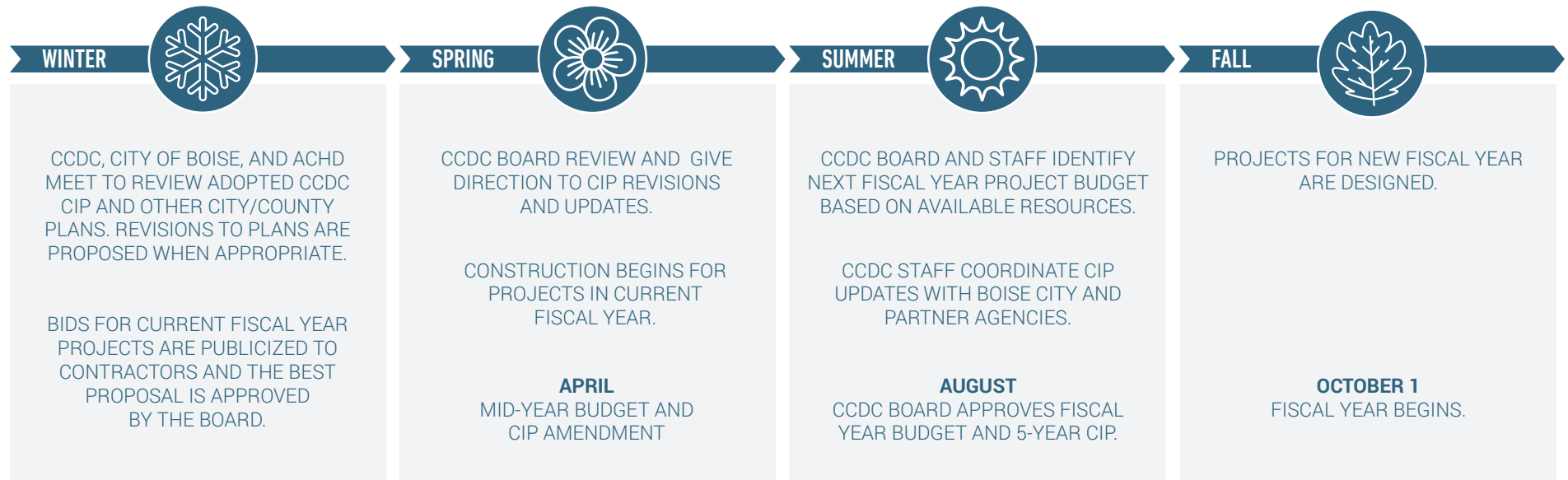
WHY DOES CCDC CREATE A 5-YEAR CIP?

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



BikeBOI @ 9th & Main Garage

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.



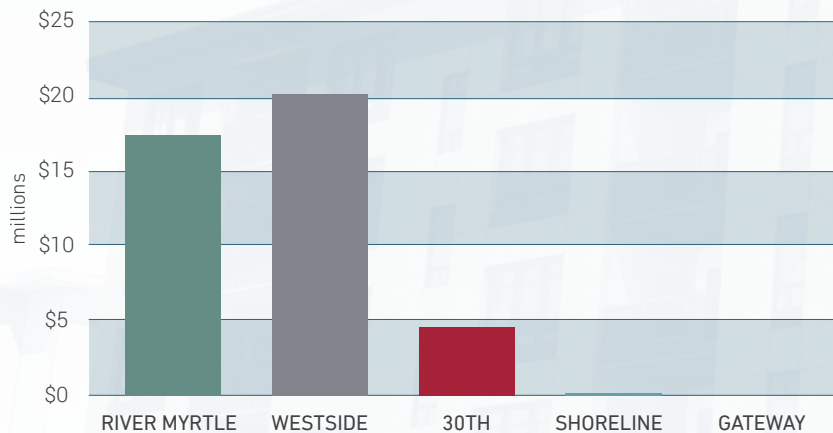


ECONOMIC DEVELOPMENT

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



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.

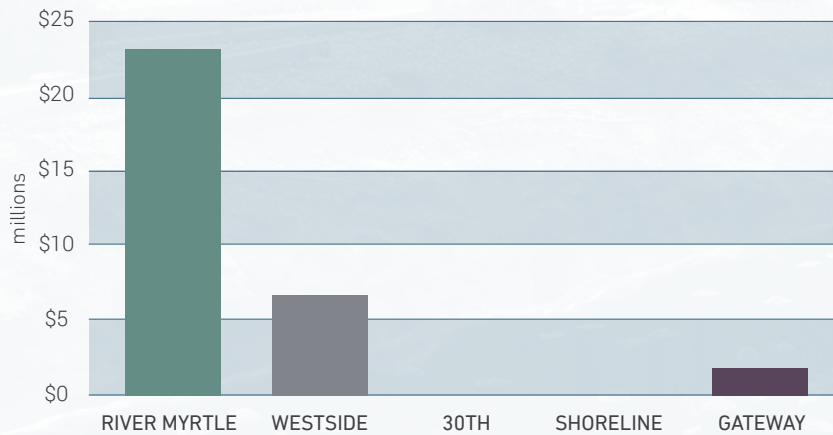


INFRASTRUCTURE

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



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.

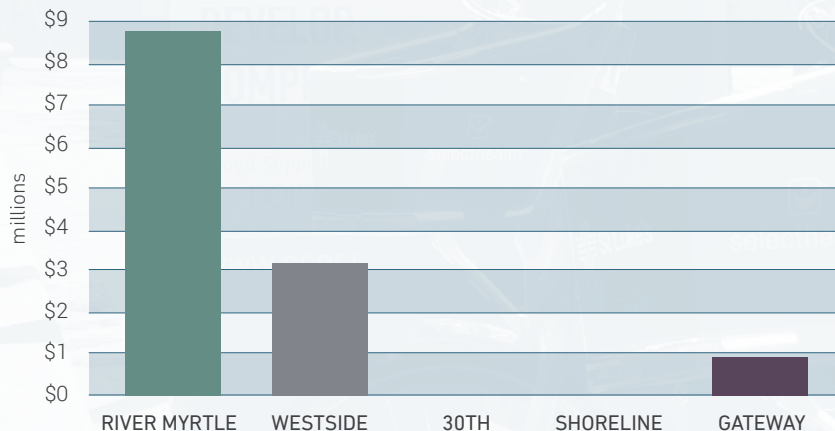


MOBILITY

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



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.**

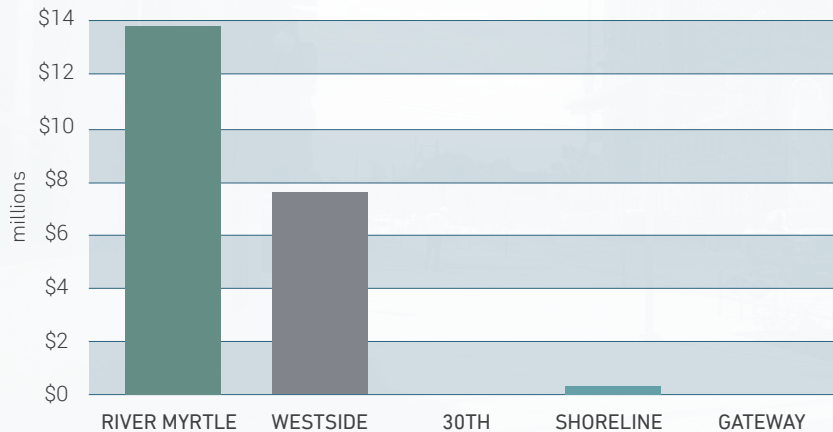


PLACEMAKING

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



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.

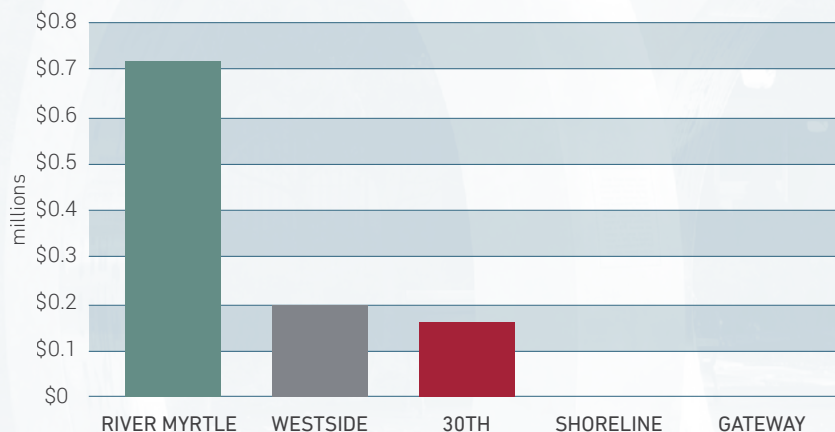


SPECIAL PROJECTS

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?

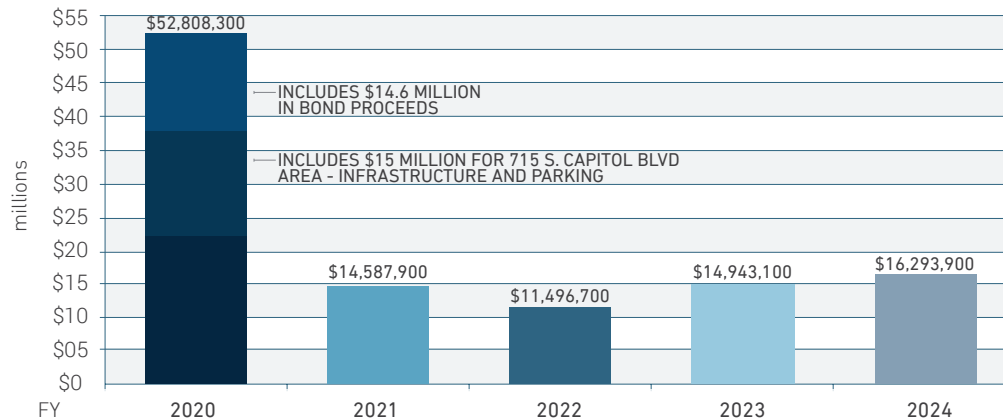
Special efforts are essential to ensuring a vibrant downtown with a **world class quality of life**. Public art enhances the downtown environment, offers social and educational opportunities, and promotes tourism. It can also be used to **celebrate local artists** and discourage vandalism. CCDC funds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

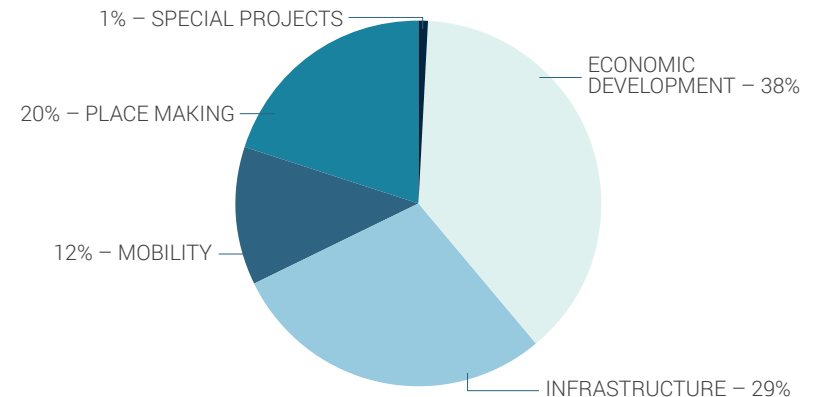
INVESTMENT SUMMARY

5 YEAR INVESTMENT SUMMARY		RIVER MYRTLE	WESTSIDE	30TH STREET	SHORELINE	GATEWAY EAST	TOTAL
	ECONOMIC DEVELOPMENT	\$17,419,600	\$20,110,000	\$4,530,000	\$170,000	–	\$42,229,600
	INFRASTRUCTURE	\$23,365,500	\$6,867,300	–	–	\$1,865,000	\$32,097,800
	MOBILITY	\$8,862,000	\$3,251,500	–	–	\$945,000	\$13,058,500
	PLACE MAKING	\$13,870,000	\$7,570,000	–	\$234,000	–	\$21,674,000
	SPECIAL PROJECTS	\$715,000	\$195,000	\$160,000	–	–	\$1,070,000
	TOTAL	\$64,232,100	\$37,993,800	\$4,690,000	\$404,000	\$2,810,000	\$110,129,900

INVESTMENT PER FISCAL YEAR



5-YEAR INVESTMENT BY PROJECT TYPE



DISTRICT BY DISTRICT: OVERVIEW & PROJECTS



Gibson 5th & Idaho

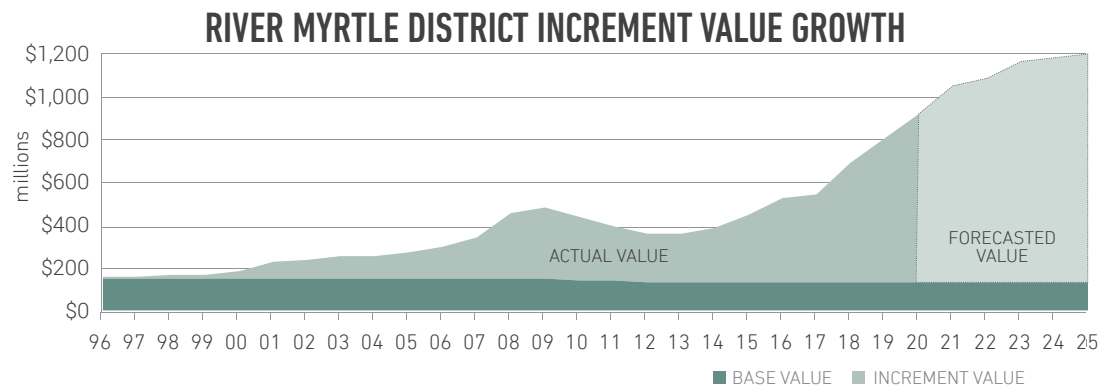


OVERVIEW OF RIVER MYRTLE DISTRICT

The River Myrtle District consisted of mostly vacant property, deteriorated residences and warehouses, and remnants of older industrial uses when it was first established. 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, riverfront parks, the Boise River Greenbelt, and Boise State University. The district's plan seeks to strengthen north-south connections between downtown and the Boise River; re-establish mixed-use, urban neighborhoods; extend/connect the Boise River Greenbelt and Julia Davis Park; and develop the Cultural District on the south end of 8th Street.

In the more recent years, the River Myrtle District has seen significant private investment in development projects that have been assisted by CCDC. The Fowler apartments were the first large-scale multifamily project to be built since the recession, and include approximately 163 rental units. CCDC partnered on this project by funding public improvements and the Broad Street project created a neighborhood feel. Building off of the success of Broad Street and The Fowler, three additional multifamily projects are planned in the Broad Street vicinity, which will bring an additional 600 units to the district.

Since 2014, two new hotels have also been built with CCDC partnerships and a third is under construction. The Hilton Home2Suites located at 5th and Front includes a 540 space parking garage, of which CCDC will lease 200 space for the general public to utilize on a monthly basis. The developer is now planning to redevelop a surface parking lot nearby to an additional multifamily project, which will bring approximately 114 rental units and 8,000 SF of retail.

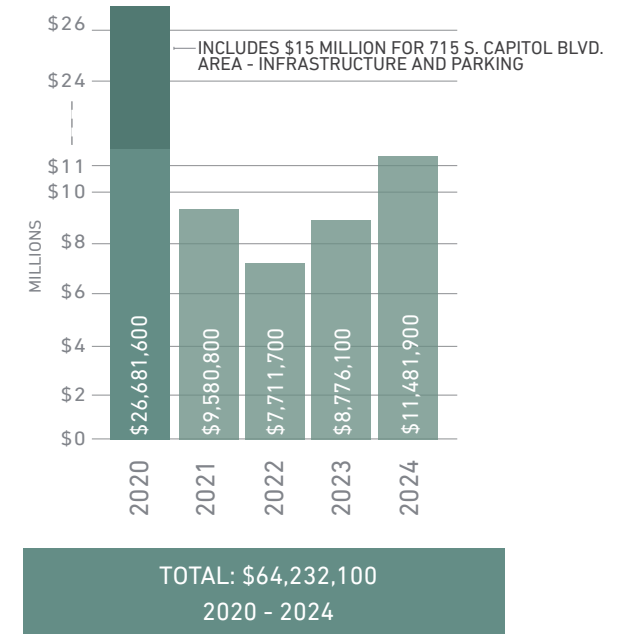


FAST FACTS:

- 303 ACRES
- TERM: FY1996-FY2025
- BASE VALUE: \$129 MILLION
- 2020 TOTAL PROPERTY VALUE: \$926 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$11.1 MILLION



RIVER MYRTLE ANNUAL INVESTMENT



RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT	FY2020	FY2021	FY2022	FY2023	FY2024	STATUS
Estimated Resources	\$26,681,600	\$9,580,800	\$7,711,700	\$8,776,100	\$11,481,900	
ECONOMIC DEVELOPMENT						
1 1099 W. Front St. - JUMP and Simplot HQ - Type 3	875,000					Obligated
2 1150 W. Myrtle St. - Pioneer Crossing - Type 3	745,000	745,000	745,000	745,000	638,600	Obligated
3 400 S. Capitol Blvd. - Residence Inn Marriott - Type 2	385,000	190,900				Obligated
4 505 W. Idaho St. - The Gibson - Public Improvements - Type 2	156,000	156,000	53,000			Obligated
5 502 W. Front St. - Home2Suites Hotel / Garage - Type 3		330,000	395,500	395,500	357,700	Designated
6 Parcel Acquisition/Redevelopment - Type 5	2,800,000					Tentative
7 Transformative Development Project (Bonding Option TBD)					4,900,000	Tentative
8 200 W. Myrtle St. - Boise Caddis - Mixed Use - Type 2			125,000	262,400	262,400	Designated
9 323 Broad St. - The Cartee - Apartments - Type 2			407,200	407,200	407,200	Designated
10 620 S. 9th St. - Afton Phase II - Land Reimbursement - Type 5	935,000					Designated
11 512 W Grove St. - Apartments/Mixed Use - Type 2 - Amount TBD						Tentative
12 Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
INFRASTRUCTURE						
13 535 S. 15th St. - River St. Lofts - Type 1	150,000					Designated
14 S. 6th St. Streetscape - Main St. to Front Street	1,450,000					Obligated
15 S. 11th St. Streetscape - W. River St. to W. Grove St. Connectivity				1,600,000		Tentative
16 N. 8th Streetscape - W. Bannock St. to W. State St.	200,000					Designated
17 Bannock Streetscape - N. 8th St. to N. 9th Street	400,000					Designated
18 W. Bannock St. Conduit Bank - N. 6th St. to N. 8th Street	150,000					Designated
19 N. Capitol Boulevard Streetscape - Westside of W. River St. to W. Fulton St. & eastside, half block, W. Fulton St. to alley				950,000		Tentative
20 S. 15th St. Streetscape- West Side - W. Front St. to W. Idaho St. - RMOB District			150,000			Tentative
21 W. Myrtle St. Streetscape - N. Capitol Blvd. to N. 2nd St. Both Sides (Pending ITD Permission)	800,000					Tentative
22 Pre Development & Community Engagement - Upcoming Projects	75,000	75,000	75,000	75,000	75,000	Tentative
23 Participation Program Streetscape Reimbursements (Not yet awarded) - Type 1	400,000	400,000	400,000	400,000	400,000	Tentative
24 390 S. Capitol - Mod Pizza - Type 1	100,000					Obligated
25 RMOB - Consolidated Newspaper Boxes	40,500					Obligated
26 715 S. Capitol Blvd. Area - Infrastructure & Parking	15,000,000					Designated

...continued on page 17

RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT		FY2020	FY2021	FY2022	FY2023	FY2024	STATUS
Estimated Resources		\$26,681,600	\$9,580,800	\$7,711,700	\$8,776,100	\$11,481,900	
MOBILITY							
27	Front St. & Myrtle St. Improvements: Enhanced Crosswalk Treatment, post micro sealing			200,000			Tentative
28	S. 10th St. & W. Front St. - Signalized Crossing			200,000			Tentative
29	S. 12th St. & W. Front St. - Signalized Crossing			200,000			Tentative
30	S. 5th St. & S. 6th St. - Traffic Configuration	250,000					Tentative
31	S. 5th St. & W. Myrtle St. - Signalized Crossing	200,000					Designated
32	RM Circulator - Preliminary Engineering	354,100	327,900	2,000,000	2,200,000		Designated
33	Neighborhood Traffic Calming - S. 8th St. & W. River St. Bike/Ped Raised Intersection	200,000					Tentative
34	N. 3rd St. Streetscape for North/South Connectivity - W. Jefferson St. to W. Myrtle St. Connectivity			50,000	50,000	2,000,000	Tentative
35	VRT Transit Improvements	26,000	26,000	26,000	26,000	26,000	Obligated
36	Downtown Mobility Study/Transportation Action Plan Projects				500,000		Tentative
PLACEMAKING							
37	S. 8th St. Corridor Improvements per 2017 Study			75,000	1,000,000		Tentative
38	W. Fulton Street Festival Improvements - S. Capitol Blvd to S. 9th St.		200,000	2,000,000			Tentative
39	CCDC Alley Program - between S. 5th St. & S. 6th St., W. Myrtle St. to W. Broad St.	30,000	250,000				Tentative
40	CCDC Alley Program - between S. 8th St. & S. 9th St., W. River St. to W. Fulton St.			200,000			Tentative
41	Block 32 - CCDC Alley Program	25,000	250,000				Tentative
42	Block 7 - CCDC Alley Program	550,000					Designated
43	Block 42 - CCDC Alley Program	30,000		250,000			Tentative
44	Downtown Urban Parks Plan / Development Catalyst TBD			50,000	50,000	2,300,000	Tentative
45	Linen Blocks, W. Grove St. Improvements (S. 13th St. to S. 10th St.)	25,000	1,325,000				Designated
46	Linen Blocks, W. Grove St. Improvements (S. 16th St. to S. 13th St.)	25,000	1,325,000				Designated
47	Old Boise, W. Grove St. Improvements (S. 4th St. to S. 3rd St.)	25,000	1,275,000				Designated
48	Old Boise, W. Grove St. Improvements (S. 6th St. to S. 4th St.)	25,000	2,575,000				Designated
49	Tree Replacement/Addition with Community Forestry	10,000					Tentative

...continued on page 18

RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT		FY2020	FY2020	FY2022	FY2023	FY2024	STATUS
Estimated Resources		\$26,681,600	\$9,580,800	\$7,711,700	\$8,776,100	\$11,481,900	
SPECIAL PROJECTS							
50	Public Art: S. 8th Street Improvements - Simplot Alley Mural	80,000					Tentative
51	Public Art: Alley 7 Improvements (Murals, Entryway/Signifiers, Street Furniture, Functional/Utilitarian)	165,000					Tentative
52	Public Art: S. 8th Street Improvements - Wall Mural		25,000				Tentative
53	Public Art: Erma Hayman House Historic Interpretive Signage		5,000				Tentative
54	Public Art: Neighborhood Signifier (Location: Ash & River or Kristen's Park)			80,000			Tentative
55	Public Art: Grove & 15th Empty Sign – 30th Street (SW corner of intersection adjacent to A'Tavola Parking)			15,000			Tentative
56	Public Art: Re-Wrap Traffic Boxes			15,000	15,000	15,000	Tentative
57	Public Art: Treefort Footprint Public Art/Artist Designed Infrastructure 12th & 13th & Grove Streets		100,000				Tentative
58	Public Art: Myrtle & Broadway Entryway				100,000		Tentative
59	Public Art: Front Street Entryway – East of Courthouse					100,000	Tentative
Estimated Expenses		\$26,681,600	\$9,580,800	\$7,711,700	\$8,776,100	\$11,481,900	

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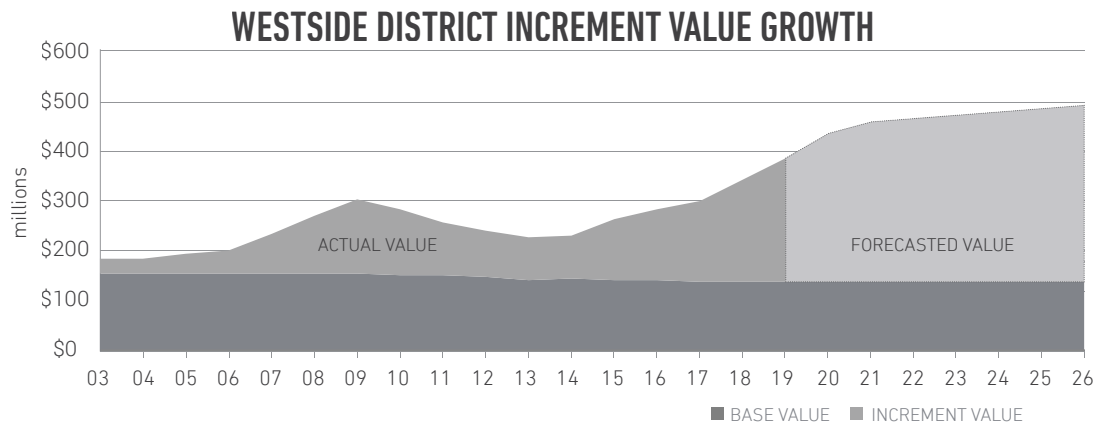
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OVERVIEW OF WESTSIDE DISTRICT

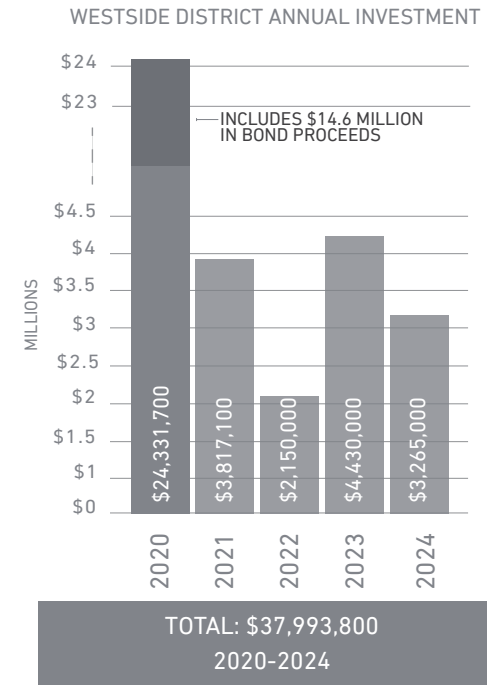
The Westside Downtown District is home to Boise Cascade, Idaho Power, Meadow Gold, One Capitol Center, and an abundance of surface parking lots. The Westside plan calls for a rich mixture of urban-style housing, shops, restaurants; increased downtown housing availability; an urban village; plazas and 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 corridors 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 public land disposition at 14th and Idaho. The project netted 46 new housing units with a ground level restaurant and live/work units. Still more investment is underway including property redevelopment at 10th and State, 11th & Idaho, a public park at 11th and Bannock, and a Grove Street placemaking project.



FAST FACTS:

- 144 ACRES
- TERM: FY2003-FY2026
- BASE VALUE: \$139 MILLION
- 2020 TOTAL PROPERTY VALUE: \$435 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$4.1 MILLION



WESTSIDE DISTRICT PROJECTS



WESTSIDE DISTRICT		FY2020	FY20210	FY2022	FY2023	FY2024	STATUS
Estimated Resources		\$24,331,700	\$3,817,100	\$2,150,000	\$4,430,000	\$3,265,000	
ECONOMIC DEVELOPMENT							
1	Transformative Development Project (BOND)	14,650,000					Tentative
2	Parcel Acquisition/Redevelopment - Type 5	4,000,000					Tentative
3	1024 W. Bannock St. - Hyatt Place - Type 2	120,000	120,000	120,000			Obligated
4	1118 W. Idaho St. - 11th & Idaho Bldg. - Type 2			400,000	400,000	300,000	Designated
5	Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
INFRASTRUCTURE							
6	N. 8th St. Streetscape - W. Bannock St. to W. State St.	400,000					Tentative
7	W. Bannock St. Streetscape - N. 9th St. to N. Capitol Blvd	475,000					Tentative
8	N. 8th St. Conduit Bank - W. Bannock St. to W. State St.	150,000					Designated
9	Pre Development & Community Engagement - Upcoming Projects	50,000	50,000	50,000	50,000	50,000	Tentative
10	N. 11th St. Streetscape - W. Grove St. to W. Washington St. Connectivity				1,600,000		Tentative
11	W. Bannock St. Streetscape - N. 13th St. to N. 16th St.					900,000	Tentative
12	S. 15th St. Streetscape - West Side of S. 15th St. - W. Front St. to W. Idaho St.		300,000				Tentative
13	W. State St. Streetscape - N. 16th St. - N. 8th St. - Both Sides (Joint Project w/ACHD)	750,000					Designated
14	Participation Program Streetscape Reimbursements (Not yet awarded) - Type 1	400,000	400,000	400,000	400,000	400,000	Tentative
15	Westside - Consolidated Newspaper Boxes	42,300					Obligated
MOBILITY							
16	Westside Circulator - Preliminary Engineering	234,400	217,100	900,000	1,900,000		Designated
17	Downtown Mobility Infrastructure/Transportation Action Plan						Tentative

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WESTSIDE DISTRICT PROJECTS



WESTSIDE DISTRICT		FY2020	FY2021	FY2022	FY2023	FY2024	STATUS
Estimated Resources		\$24,331,700	\$3,817,100	\$2,150,000	\$4,430,000	\$3,265,000	
PLACEMAKING							
18	CCDC Alley Program - Between Bannock & Jefferson, N. 8th St. to N. 9th Street		25,000	190,000			Tentative
19	N. 11th St. & N. Bannock St. – Westside Urban Park	2,800,000					Obligated
20	Public Art: N. 11th St. & N. Bannock St. – Westside Urban Park Art - Type 4	200,000					Obligated
21	Linen Blocks, W. Grove St. Improvements (S. 13th St. to S. 10th St.)	25,000	1,325,000				Tentative
22	Linen Blocks, W. Grove St. Improvements (S. 16th St. to S. 13th St.)	25,000	1,325,000				Tentative
23	Tree Replacement/Addition with Community Forestry	10,000					Tentative
24	Public Space, WS District				45,000	1,600,000	Tentative
SPECIAL PROJECTS							
25	Public Art: Treefort Footprint Public Art/Artist Designed Infrastructure, Grove Street		55,000				Tentative
26	Public Art: Eyes of the World Corner 16th & Grove in ROW			75,000			Tentative
27	Public Art: Record Exchange Mural				20,000		Tentative
28	Public Art: Re-Wrap Traffic Boxes			15,000	15,000	15,000	Tentative
Estimated Expenses		\$24,331,700	\$3,817,100	\$2,150,000	\$4,430,000	\$3,265,000	

OVERVIEW OF 30TH STREET DISTRICT

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.

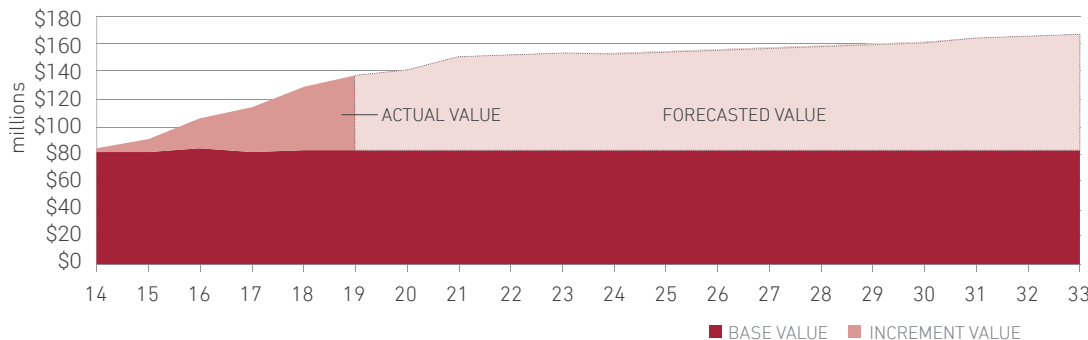
Significant new development projects, include the Adare Manor Apartments, and Saint Luke's medical facility. These projects are providing significant new mixed-use, commercial development including medical office, housing, retail, and parking to the existing uses.

FAST FACTS:

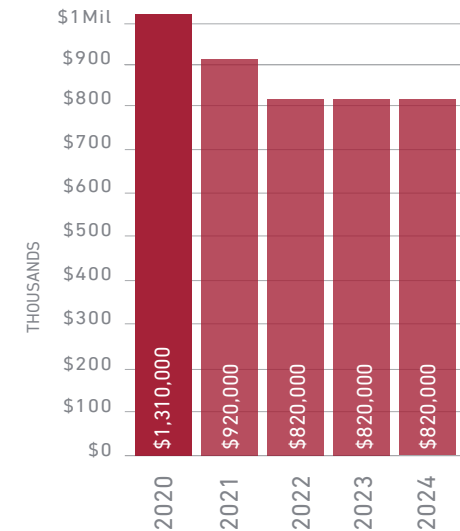
- 213 ACRES
- TERM: FY2014-FY2033
- BASE VALUE: \$81 MILLION
- 2020 TOTAL PROPERTY VALUE: \$141 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$800 THOUSAND



30TH STREET DISTRICT INCREMENT VALUE GROWTH



30TH STREET DISTRICT ANNUAL INVESTMENT



TOTAL: \$4,690,000
2020 - 2024

30TH STREET DISTRICT PROJECTS



30TH STREET DISTRICT	FY2020	FY2021	FY2022	FY2023	FY2024	STATUS
Estimated Resources	\$1,310,000	\$920,000	\$820,000	\$820,000	\$820,000	
ECONOMIC DEVELOPMENT						
1 Transformative Development Project (Bond)	700,000	700,000	700,000	700,000	700,000	Tentative
2 Transformative Development Project (Pre Development/Assessment)	300,000					Tentative
3 Parcel Acquisition/Redevelopment - Type 5						Tentative
4 N. Whitewater Blvd & W. Main St. - CWI - Boise Campus - Type TBD						Tentative
5 N. Whitewater Blvd & W. Main St. - Mixed Use Development - Type TBD						Tentative
6 N. 27th St. & W. Fairview Ave. - Medical Office Development - Type TBD						Tentative
7 2403 W. Fairview Ave. - Adare Manor - Type 2 & 4	250,000	120,000	120,000	120,000	120,000	Obligated
8 Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
INFRASTRUCTURE						
9 Participation Program Streetscape Reimbursements (Not yet awarded) - Type 1						Tentative
10 Pre Development & Community Engagement - Upcoming Projects						
11 Connectivity Improvements						Tentative
MOBILITY						
12 Main Fairview Improvements, Transit Islands, Etc...						Tentative
13 30th St. Circulator - Preliminary Engineering						Tentative
14 Downtown Mobility Infrastructure/Transportation Action Plan Projects						Tentative
PLACEMAKING						
15 Downtown Urban Parks Plan / Development Catalyst (TBD)						Tentative
SPECIAL PROJECTS						
16 Public Art: Greenbelt Underpass Murals (Main North & South Sides, Fairview, North Side)	60,000					Tentative
17 Public Art: Fairview Ave Entryway Experience - ROW between River and Whitewater		100,000				Tentative
Estimated Expenses	\$1,310,000	\$920,000	\$820,000	\$820,000	\$820,000	

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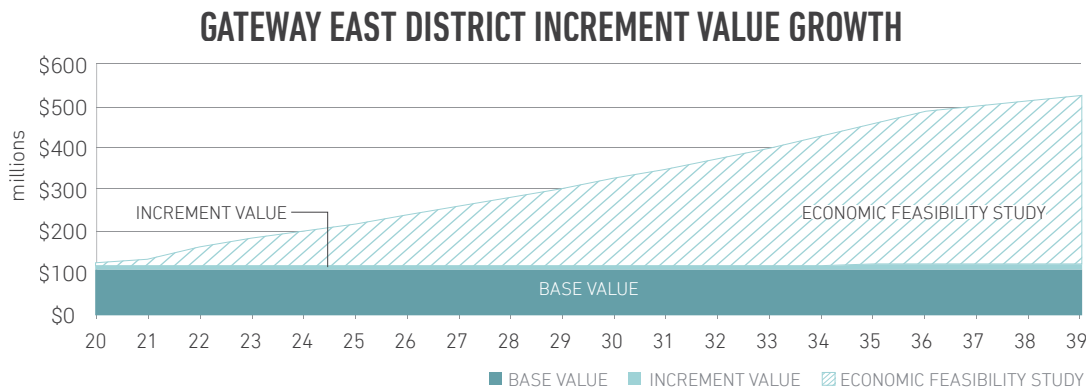
OVERVIEW OF SHORELINE DISTRICT

The Shoreline District holds opportunity to solve public infrastructure deficiencies in the Lusk Street neighborhood, revitalize the riverfront neighborhood and enhance the riverfront amenities and mobility corridor along the Boise River.

The City of Boise directed Capital City Development Corporation (CCDC), Boise's redevelopment agency, to proceed with the Shoreline District formation process. Initial investigations began in early 2017, approved of by stakeholders and partner agencies.

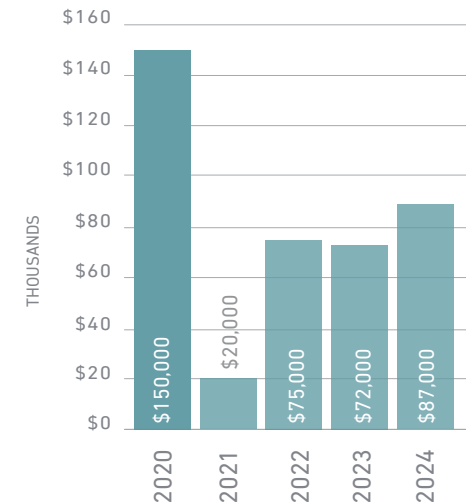
FAST FACTS:

- 195 ACRES
- TERM: FY2020-FY2039
- BASE VALUE: \$108 MILLION
- 2020 TOTAL PROPERTY VALUE: \$117 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$120 THOUSAND



* Increment Value: Current year values plus known development.

SHORELINE DISTRICT ANNUAL INVESTMENT



TOTAL: \$404,000
2020 - 2024

SHORELINE DISTRICT PROJECTS



SHORELINE DISTRICT FY	FY2020	FY2021	FY2022	FY2023	FY2024	STATUS
Estimated Resources	\$150,000	\$20,000	\$75,000	\$72,000	\$87,000	
ECONOMIC DEVELOPMENT						
1 Outreach & Design: Shoreline Streetscape Standards	40,000					Designated
2 Outreach & Design: Shoreline River Development Standards	80,000	20,000				Designated
3 Outreach & Design: Shoreline Stormwater Standards	30,000					Designated
4 Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
INFRASTRUCTURE						
5 Streetscape Improvements - S. Lusk St., Boise River to W. Ann Morrison Park Dr.						Tentative
6 Streetscape Improvements - S. La Pointe St., W. Royal Blvd to W. Sherwood St.						Tentative
7 Streetscape Improvements - W. Royal Blvd, S. La Pointe St. to 9th St.						Tentative
8 Underground Overhead Power and Telecomm - Lusk Neighborhood						Tentative
9 Pre Development & Community Engagement - Upcoming Projects						Tentative
MOBILITY						
10 Greenbelt Path Improvements - North and South shores, Phase 1						Tentative
PLACEMAKING						
15 Area Lighting - Greenbelt Bridge Adjacent to I-184 Connector				72,000		Tentative
16 Surface Improvements - 8th St Pedestrian Bridge			75,000			Tentative
17 Recreational/Emergency River Access Facility - Shoreline Park					87,000	Tentative
Estimated Expenses	\$150,000	\$20,000	\$75,000	\$72,000	\$87,000	

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OVERVIEW OF GATEWAY EAST DISTRICT

The Gateway East District holds opportunity to diversify Boise's economy, create quality jobs, and plan for industrial growth by improving infrastructure and promoting industrial development in and around Boise's Airport Planning Area. The City of Boise approved the Urban Renewal Plan for the Gateway East Economic Development Project Area in December 2018.

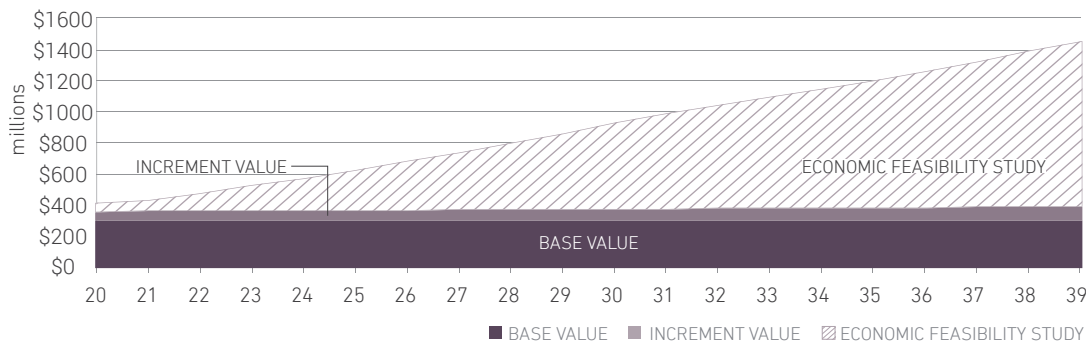
The City of Boise directed Capital City Development Corporation (CCDC), Boise's redevelopment agency, to proceed with the Gateway East District formation process. Initial investigations began in early 2018, approved of by stakeholders and partner agencies.

FAST FACTS:

- 2,643 ACRES
- TERM: FY2020-FY2039
- BASE VALUE: \$303 MILLION
- 2020 TOTAL PROPERTY VALUE: \$357 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$710 THOUSAND

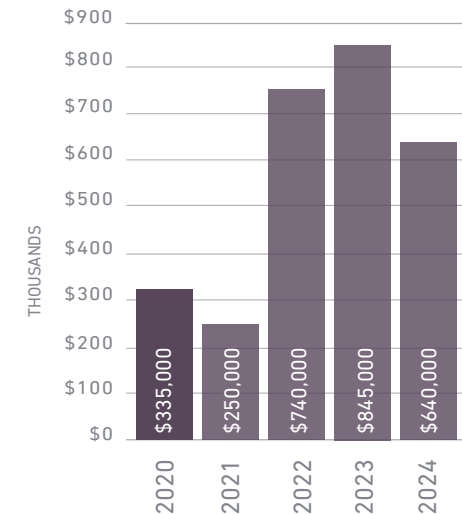


GATEWAY EAST DISTRICT INCREMENT VALUE GROWTH



* Increment Value: Current year values plus known development.

GATEWAY EAST DISTRICT ANNUAL INVESTMENT



TOTAL: \$2,810,000
2020 - 2024

GATEWAY EAST DISTRICT PROJECTS



GATEWAY EAST DISTRICT FY		FY2020	FY2021	FY2022	FY2023	FY2024	STATUS
Estimated Resources		\$335,000	\$250,000	\$740,000	\$845,000	\$640,000	
ECONOMIC DEVELOPMENT							
1	Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
INFRASTRUCTURE							
2	S. Eisenman Frontage & Utilities	260,000		240,000	400,000	640,000	Tentative
3	Pre Development & Community Engagement - Upcoming Projects	65,000					Tentative
4	Pre Development & Community Engagement - Blue Valley	10,000					Tentative
5	Blue Valley Sidewalks		250,000				Tentative
6	Holcomb Court & Utilities						Tentative
MOBILITY							
7	Gowen Bridge Work & Conduit Type 4				445,000		Obligated
8	Freight Street East			500,000			Tentative
9	Open Space						Tentative
Estimated Expenses		\$335,000	\$250,000	\$740,000	\$845,000	\$640,000	

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CITY GOAL IMPLEMENTATION

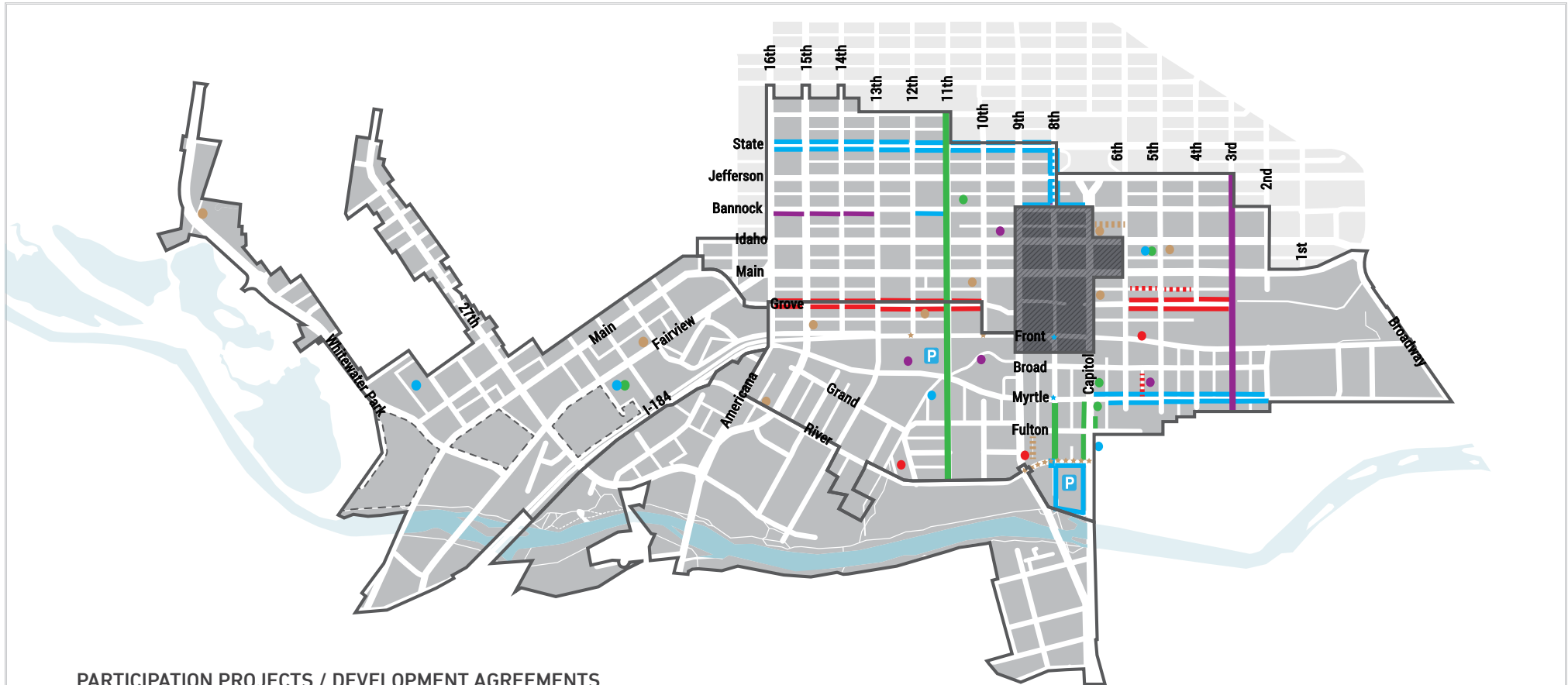


Blueprint Boise, the comprehensive plan for the City of Boise, was originally adopted in November 2011 and has seventeen goals for the Downtown Boise Planning Area. These goals are compatible with CCDC's Key Strategies used to accomplish our mission and vision for downtown Boise. CCDC values collaboration 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	●	●		●	●

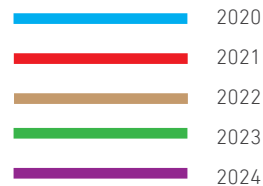
CIP PROJECT MAP



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



MOBILITY PROJECTS



INFRASTRUCTURE/ UTILITY PROJECTS



CAPITAL CITY DEVELOPMENT CORPORATION

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





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AGENDA BILL

Agenda Subject: Awarding the Public Works Contract for 2019 Streetscape Improvements: 6 th Street Streetscapes (Main to Front) and Block 7 Alley		Date: August 12, 2019
Staff Contact: Kathy Wanner Contracts Specialist	Attachments: A. Location Map – 2019 Streetscapes Improvements B. Resolution No. 1617 C. Bid Results D. Bid Received from Guho Corp	
Action Requested: Adopt Resolution No. 1617 Awarding the Public Works Contract for the 2019 Streetscapes Improvements Project to Guho Corp.		

Background:

The 2019 Streetscape Improvements Project (“Project”) involves a wide variety of infrastructure enhancements. On 6th Street between Main and Front Streets, improvements include innovative stormwater solutions, urban concrete with brick streetscapes, street trees, historic streetlights, and improved patio seating. On the Block 7 Alley (between Main Street and Grove Street, west of 6th Street), improvements include colored and textured concrete, string lighting, undergrounding of utilities, and valley gutter. The Project includes installation of a fiber optic conduit bank on 6th Street from Main Street south to Broad Street and within the Block 7 Alley. The Project locations are depicted in Attachment A.

CCDC and the Project’s landscape architect, The Land Group, worked with adjacent property and business owners to incorporate their ideas into the project.

Bidding Requirements:

State law requires a formal, sealed bid process for public works construction projects exceeding \$200,000. The Agency is required to select the qualified bidder submitting the lowest responsive bid. The Agency advertised an Invitation to Bid for the 2019 Streetscapes Improvements Project in the *Idaho Statesman* newspaper on July 8 and July 15, 2019. In an effort to receive as many competitive bids as possible, a notice also was emailed to the plan rooms at the Idaho Association of General Contractors (AGC) and Idaho Blueprint. A non-mandatory pre-bid meeting was held on July 16, 2019, at the Agency offices, and continued with a pre-bid site walk to the 6th Street

and Block 7 Alley location. Three contractors and several subcontractors attended the pre-bid meeting.

Two bids were received by the July 30 deadline:

Company	Base Bid	Bid Alts.	Total Bid Amount (Base Bid + Bid Alts.)
Guho Corp	\$1,577,000	\$365,410	\$1,942,410
Wright Brothers, The Building Company	\$1,794,691	\$326,500	\$2,121,191

Each bid was submitted in a timely manner and met all required submission criteria; each bidder has appropriate and valid public works contractor licenses. Guho Corp. submitted the lowest responsive bid.

Fiscal Notes:

The Project was separated into two components:

1. Base Bid: Agency standard streetscape work including suspended pavement systems, brick pavers, and new furnishings on 6th Street, and alley improvements including a valley gutter, colored concrete, decorative lighting, and waste consolidation and screening features.
2. Bid Alternates: installation of fiber optic conduit bank from Main Street south to Broad Street and within the Block 7 Alley; installation of waste screens; retail patio improvements on 6th Street; and a raised intersection.

The Agency's FY2019 budget includes sufficient funding to proceed with the work for both the Base Bid and Bid Alternates.

Staff Recommendation:

Adopt Resolution No. 1617 recognizing Guho Corp. as the lowest responsive bidder for the Project and awarding the 2019 Streetscapes Improvement Project to Guho Corp. for a total Base Bid plus Bid Alternates amount of \$1,942,410.

Suggested Motion:

I move to adopt Resolution No. 1617 recognizing Guho Corp. as the lowest responsive bidder, awarding the 2019 Streetscape Improvement Project contract to Guho Corp. for the total Base Bid plus Bid Alternates amount of \$1,942,410 and authorizing the Executive Director to execute the contract and expend funds.

ATTACHMENT A
Location Map
2019 Streetscape Improvements



RESOLUTION NO. 1617

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, FINDING GUHO CORP. IS THE QUALIFIED BIDDER WHICH SUBMITTED THE LOWEST RESPONSIVE BID FOR THE 2019 STREETScape IMPROVEMENTS PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A PUBLIC WORKS CONSTRUCTION CONTRACT BETWEEN THE AGENCY AND GUHO CORP. TO UNDERTAKE AND COMPLETE THE 2019 STREETScape IMPROVEMENTS PROJECT; AUTHORIZING THE EXPENDITURE OF FUNDS INCLUDING A CONTINGENCY FOR UNFORESEEN EXPENSES; 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").

WHEREAS, the City Council of 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, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, Idaho Code § 67-2805(2)(a) provides for a competitive sealed-bidding process for the procurement of public works construction valued in excess of \$200,000; and,

WHEREAS, the Agency issued an Invitation to Bid for its 2019 Streetscape Improvements Project (the "Project") on July 8, 2019, inviting property licensed construction firms to submit sealed bids for the construction; and,

WHEREAS, the Agency published the requisite public notice of the Invitation to Bid in the *Idaho Statesman* newspaper on July 8, 2019 and July 15, 2019; and,

WHEREAS, in an effort to construct as many elements of the streetscape design as possible while keeping within budget limits, the Agency requested that bidders provide a Base Bid plus eight (8) Bid Alternates for the Project; and,

WHEREAS, the Agency received two (2) sealed bids by the due date and time of 3:00 p.m. on July 30, 2019; and,

WHEREAS, the bids received met all of the required statutory and administrative criteria for submission and the bidders have appropriate and valid public works contractors licenses; and,

WHEREAS, Guho Corp. is the qualified bidder which submitted the lowest responsive bid for the Base Bid plus the addition of all eight (8) Bid Alternates, which total bid amount is within the Agency's budget limits for the Project; and,

WHEREAS, Agency staff recommends to the Board that the contract award for the Project be made to Guho Corp. as the lowest responsive bidder.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Board hereby finds that Guho Corp. submitted the lowest responsive bid for the 2019 Streetscape Improvements Project.

Section 3: That the Executive Director of the Agency is hereby authorized to negotiate and execute a public works construction agreement with Guho Corp. for the total bid amount (Base Bid plus eight (8) Bid Alternates) of ONE MILLION NINE HUNDRED FORTY-TWO THOUSAND FOUR HUNDRED TEN DOLLARS (\$1,942,410), consistent with the Board's stated instructions at the August 12, 2019, Agency Board Meeting; and further, is hereby authorized to execute all necessary documents required to implement the actions contemplated by the public works construction agreement, subject to representations by Agency legal counsel that all conditions precedent to those actions and the public works construction agreement or other documents are acceptable and consistent with the comments and discussions received at the August 12, 2019, Agency Board Meeting.

Section 4: That the Executive Director is further authorized to expend funds for the total bid amount (Base Bid plus eight (8) Bid Alternates) plus up to 20% of that amount for contingencies if determined necessary in his best judgement.

Section 5: 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 Boise City, Idaho, on August 12, 2019. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 12, 2019.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
David H. Bieter, Secretary



BID RESULTS

2019 Street Streetscape Improvement Project

BIDS DUE: July 30, 2019 - 3:00 PM

CONTRACTOR / Documents Submitted	Wright Brothers	Guho Corp
PWC License	PWC-C-12026-U-1-2-3	PWC-C-12569-U-1-2-3-5
Bid Security	yes	yes
Signed Contractor's Affidavit Concerning Taxes	yes	yes
Unit Prices Submitted	yes	yes
Addendum #1 Acknowledged	yes	yes
Addendum #2 Acknowledged	yes	yes
Subcontractor List	yes	yes
Completed Signed Bid Form	yes	yes
BASE BID AMOUNT	\$1,794,691	\$1,577,000
ALTERNATES		
Add Alternate #1A - Waste Screens	\$13,600	\$17,960
Add Alternate #1B - Waste Screens	\$18,200	\$28,433
Add Alternate #2 - Alley Branding	\$1,400	\$3,157
Add Alternate #3 - Humpin Hannah's lot paving	\$3,200	\$6,561
Add Alternate #4 - Bardenay lot paving	\$3,800	\$2,000
Add Alternate #5 - Grease Interceptor-Statesman	\$9,500	\$78,243
Add Alternate #6 - Rolling gate & utility screen	\$12,500	\$30,996
Add Alternate #7 - 6th & Grove Intersection	\$141,100	\$63,633
Add Alternate #8 - Retail Patio	\$15,900	\$8,456
Add Alternate #9 - Fiber Conduit - Alley	\$42,300	\$71,231
Add Alternate #10 - Fiber Main to Front	\$54,100	\$82,644
Add Alternate #11 - Fiber Front to Broad	\$39,900	\$89,896
Add Alternate #12-Up Lighting Main St	\$14,300	\$15,563
Add Alternates Amount	\$326,500	\$365,410
<i>Add Alternates 3, 4, 5, 6 and 12 are not included in this total)</i>		
Base Bid + Add Alternates	\$2,121,191	\$1,942,410

SECTION 00 41 13 BID FORM

BID FORM *REVISED JULY 19, 2019*

PROJECT: 2019 STREETScape IMPROVEMENTS PROJECT

THIS BID IS SUBMITTED TO:

Capital City Development Corporation
Attn: 2019 Streetscape Improvements Project - BID
121 N. 9th Street, Suite 501
Boise, Idaho 83702

- 1.01 The undersigned Bidder proposes and agrees to enter into a Contract with CCDC in the form included in the Project Manual to perform all the Work as specified or indicated in the Project Manual for the prices indicated in this Bid and in accordance with the other terms and conditions of the Project Manual.
- 1.02 Bidder accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. The Bid will remain subject to acceptance for sixty (60) days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of CCDC.
- 1.03 Within thirty (30) days from receiving a written notice of acceptance of this Bid, Bidder shall execute the Contract and shall deliver evidence of required insurance coverages and bonds in the amounts required by the Contract.
- 1.04 In submitting this Bid, Bidder represents, as set forth in the Contract and Project Manual, that:
- a. Bidder has examined and understands the Project Manual and the following Addenda:

Addendum No.

Addendum Date

1
2

JULY 19, 2019
JULY 24, 2019

- b. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- c. Bidder is familiar with and is satisfied as to all federal, state, and local laws and regulations that may affect cost, progress, and performance of the Work.
- d. Bidder has carefully studied: 1.) all reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site which have been identified in the Project Manual; and 2.) all reports and drawings of a Hazardous Environmental Condition, if any, which has been identified in the Project Manual.
- e. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Project Manual to be employed by Bidder, and safety precautions and programs incident thereto.

- f. Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Project Manual.
 - g. Bidder is aware of the general nature of work to be performed by CCDC and others at the Site that relates to the Work as indicated in the Project Manual.
 - h. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Project Manual, and all additional examinations, investigations, explorations, tests, studies, and data with the Project Manual.
 - i. Bidder has given CCDC written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder discovered in the Project Manual, and the written resolution thereof by CCDC is acceptable to Bidder.
 - j. The Project Manual is generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.
 - k. Bidder is responsible for ascertaining the existence of any addenda and the contents thereto.
- 1.5 Bidder represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any individual or entity to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over CCDC.
- 1.6 Bidder will complete the Work in accordance with the Contract Documents for the lump sum given, which includes all taxes. Unit prices have been computed in accordance with the General Conditions. Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid Items will be based on actual quantities provided, determined as provided in the Contract Documents.
- 1.7 Bidder agrees that the Work will be substantially completed and fully completed ready for final payment in accordance with General Conditions on or before the dates or within the number of calendar days indicated in the Contract Documents. Bidder accepts the provisions of the Contract as to liquidated damages in the event of failure to complete the Work within the times specified.
- 1.8 Bidder agrees to comply with Idaho Code § 44-1001 through 44-1006 regarding employment of Idaho residents.
- 1.9 The following documents are attached to and made a condition of this Bid: 1.) Required Bid security; 2.) Unit Prices Bid form; and 3.) Contractor's Affidavit Concerning Taxes.
- Bidder agrees to include with the Bid the names and addresses and Idaho Public Works Contractor License numbers of the Subcontractors who shall, in the event the Bidder secures the Contract, subcontract the plumbing, heating and air-conditioning work, and electrical work under the general Contract.
- 1.10 **WAIVER & RELEASE:** Bidder has read and fully accepts CCDC's discretion and non-liability as stipulated herein, expressly for, but not limited to, CCDC's decision to proceed with a selection process in response to the Invitation to Bid, including the right in its sole discretion and judgment for whatever reason it deems appropriate, at any time unless contrary to applicable state law, to:
- a. Modify or suspend any and all aspects of the process seeking a contractor to construct Project.
 - b. Obtain further information from any person, entity, or group, including, but not limited to, any person, entity, or group responding to CCDC's Bid Invitation (any such person, entity, or group responding is, for convenience, hereinafter referred to as "Bidder"), and to ascertain the depth of Bidder's capability and experience for construction of Project and in any and all other respects to meet with and consult with any Bidder or any other person, entity, or group.
 - c. Waive any formalities or defects as to form, procedure, or content with respect to its Bid Invitation and any responses by any Bidder thereto.

- d. Accept or reject any sealed Bid received in response to the Bid Invitation, including any sealed Bid submitted by the undersigned; or select any one submission over another.
- e. Accept or reject all or any part of any materials, plans, drawings, implementation programs, schedules, phrasings and proposals or statements, including, but not limited to, the nature and type of Bid.

Bidder agrees that CCDC shall have no liability whatsoever, of any kind or character, directly or indirectly, by reason of all or any decision made at the discretion of CCDC as identified above.

SUBCONTRACTORS

Pursuant to Idaho Code § 67-2310, commonly known as the naming law, the names and addresses of subcontractors to whom work will be awarded, subject to approval of CCDC and Architect, are as listed below. If such work is not required, Bidder will indicate "Not Applicable" in the list below. In the event that the general (Trade) contractor intends to self-perform the plumbing, HVAC, or electrical work, the general contractor must be properly licensed by the state of Idaho to perform such work. The general (Trade) contractor shall demonstrate compliance with this requirement by listing the valid contractor's license number for the plumbing, HVAC, or electrical work to be self-performed by the general contractor on the bid form.

FAILURE TO NAME SUBCONTRACTORS AS REQUIRED BY IDAHO CODE SHALL RENDER ANY BID SUBMITTED NON-RESPONSIVE AND VOID.

Plumbing

Address:

BVSS MECHANICAL SERVICES, INC.

PO BOX 190476

BOISE, IDAHO 83719

Public Works License No.

C-14908 AAA-4 (15100, 15400, 07100, 15510)

Idaho Plumbing Contractors License No.

C 10903

REL# 28998

Heating & Air Conditioning

Address:

N/A

Public Works License No.

Idaho HVAC Contractors License No.

Electrical

Address:

QUANTITY ELECTRIC, INC.

5272 IRVING STREET

BOISE, IDAHO 83706

Public Works License No.

PWC-C-10145

Idaho Electrical Contractors License No.

ELE-C-10906

BASE BID - OFFER

All the work described in the Base Bid Drawings and Specifications.

one million five hundred seventy seven thousand
(\$ 1,577,000⁰⁰) Dollars, lawful money of the United States.

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

CCDC reserves the right to include any and/or all Bid Alternates in the Contract Award. If one or more Bid Alternates are chosen for inclusion, CCDC will total the offers made by each Bidder for the Base Bid plus chosen Bid Alternates to determine the lowest responsive bid.

BID ALTERNATE INSTRUCTIONS

Submit bids for all Alternates listed below. Bid Alternates 3, 4, 5, 6 and 12 are for informational pricing for adjacent property owners and will not be included in CCDC's Contract Award.

BID ALT No. 1A - OFFER

Waste Screens at the North Side of the Alley per Specification Section 01 23 00 - ALTERNATES.

ADD: seventeen thousand nine hundred sixty 7
(\$ 17,960⁰⁰) Dollars, lawful money of the United States.

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

BID ALT No. 1B - OFFER

Waste Screens at the Parking Lot per Specification Section 01 23 00 - ALTERNATES.

ADD: twenty eight thousand four hundred thirty three 09
(\$ 28,433⁰⁰ 700) Dollars, lawful money of the United States.

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

BID ALT No. 2 - OFFER

Alley Branding per Specification Section 01 23 00 - ALTERNATES.

ADD: three thousand one hundred fifty seven 7
(\$ 3,157⁰⁰ 100) Dollars, lawful money of the United States.

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

The Bid Alternates in this section (Bid Alt 3, 4, 5, and 6) are informational pricing and will not be included in bid award.

BID ALT No. 3 - OFFER

Parking Paving at Humpin Hannah's per Specification Section 01 23 00 - ALTERNATES.

ADD: Six thousand five hundred sixty one
(\$ ~~2~~ 6,561⁰⁰) Dollars, lawful money of the United States.

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

BID ALT No. 4 - OFFER

Paving at Bardenay Service Area per Specification Section 01 23 00 - ALTERNATES.

ADD: two thousand ⁰⁰ in
(\$ 2,000⁰⁰) Dollars, lawful money of the United States.

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

BID ALT No. 5 - OFFER

Grease Interceptor at the Statesman Building per Specification Section 01 23 00 - ALTERNATES.

ADD: Seventy eight thousand two hundred forty three
(\$ 78,243⁰⁰) Dollars, lawful money of the United States.

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

BID ALT No. 6 - OFFER

Rolling Gate and Utility Screen at Parking Lot per Specification Section 01 23 00 - ALTERNATES.

ADD: thirty thousand nine hundred ninety six ⁰⁰
(\$ 30,996⁰⁰) Dollars, lawful money of the United States.

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

BID ALT No. 7 - OFFER6th & Grove Intersection per Specification Section 01 23 00 - ALTERNATES.

ADD: Sixty three thousand six hundred thirty three
(\$ 63,633⁰⁰) Dollars, lawful money of the United States.

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

BID ALT No. 8 - OFFER

Retail Patio per Specification Section 01 23 00 - ALTERNATES.

ADD: eight thousand four hundred fifty six
(\$ 8,456⁰⁰) Dollars, lawful money of the United States.

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

BID ALT No. 9 - OFFER

Fiber Conduit on Block 7 Alley per Specification Section 01 23 00 - ALTERNATES.

ADD: seventy one thousand two hundred thirty one
(\$ 71,231⁰⁰) Dollars, lawful money of the United States.

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

BID ALT No. 10 - OFFERFiber Conduit on 6th Street – Main Street to Front Street per Specification Section 01 23 00 - ALTERNATES.

ADD: eighty two thousand six hundred forty four⁰⁰
(\$ 82,644⁰⁰) Dollars, lawful money of the United States.

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

BID ALT No. 11 - OFFERFiber Conduit on 6th Street – Front Street to Broad Street per Specification Section 01 23 00 - ALTERNATES.

ADD: eighty nine thousand eight hundred ninety six
(\$ 89,896⁰⁰) Dollars, lawful money of the United States.

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

The Bid Alternate in this section (Bid Alt 12) is informational pricing and **will not** be included in bid award.

BID ALT No. 12 - OFFER

Main Street Up Lighting per Specification Section 01 23 00 - ALTERNATES.

ADD: fifteen thousand five hundred sixty three and 00/100
(\$ 15,563⁰⁰) Dollars, lawful money of the United States.

[Show amounts in both words and figures; in event of discrepancy, the amount in words shall govern.]

BID FORM SIGNATURE

SUBMITTED on JULY 30, 2019.

X [Signature]
SIGNATURE

ANTHONY GUHO, VICE PRESIDENT
Print Name and Title

GUHO CORP
Contractor / Company

3911 W. STATE ST., SUITE 611
Address

EMMER IDAHO 83616
City, State, Zip

PWC-C-12569-UNLIMITED-1-2-3-5
Idaho Public Works Contractor License No.

7/31/2020
License Expiration Date

92-0464536
Federal Tax ID #

ANTHONY@GUHO.CORP.COM
E-mail Address

(208) 939.8850
Phone No.

(208) 939.8928
Fax No.

ATTENTION:

Did you remember?

- Your Bid Security?
- Unit Prices Bid Form?
- Contractor's Affidavit Concerning Taxes?

Bid Security in the form of a bid bond, certified check, cashier's check, or cash in an amount not less than five percent (5%) of the total amount of the bid is **REQUIRED**.

Unit Prices Bid Form and Contractor's Affidavit Concerning Taxes are also **REQUIRED**.

IF BID SECURITY, UNIT PRICES BID FORM, AND CONTRACTOR'S AFFIDAVIT ARE NOT INCLUDED, YOUR BID WILL BE CONSIDERED NON-RESPONSIVE.

END OF SECTION 00 41 13

SECTION 00 43 22 UNIT PRICES BID FORM
EXECUTE AND SUBMIT WITH BID

UNIT PRICES

All Bidders must provide unit prices for the items listed below. These unit prices apply to and shall be the same for Base Bid, Alternates, and any subsequent and approved Change Orders. Change Order unit prices for quantities in excess of the ranges stated below are subject to negotiation between CCDC and Contractor.

Schedule A: Change Order Unit Prices			
Item	Amount	Unit of Measure	Basis of Amount
1. Unclassified excavation below subgrade	\$ 35 ⁰⁰	CY	10 - 20 CY
2. Concrete sidewalk, complete, including prep.	\$ 15 ⁰⁰	SF	20 - 100 SF
3. Asphalt repair paving, complete, including prep.	\$ 7 ⁰⁰	SF	20 - 100 SF
4. Install standard 6" curb and gutter, including prep.	\$ 35 ⁰⁰	LF	10 - 20 LF
5. Install rolled curb and gutter, including prep.	\$ 35 ⁰⁰	LF	10 - 20 LF
6. Saw cut asphalt / concrete paving	\$ 4 ⁰⁰	LF	10 - 50 LF
7. Sidewalk demolition and removal	\$ 3 ⁰⁰	SF	20 - 100 SF
8. Asphalt demolition and removal	\$ 2 ⁰⁰	SF	20 - 100 SF
9. Curb and gutter demolition and removal	\$ 5 ⁰⁰	LF	10 - 20 SF
10. Geotextile fabric and installation – Mirafi HP270 (for Silva Cell installation)	\$ 1 ⁰⁰	SF	100-1000 SF
11. Geotextile fabric and installation – Mirafi HP570 (for Silva Cell installation)	\$ 2 ⁰⁰	SF	100-1000 SF

SUBMITTED on JULY 30, 2019.

X [Signature]
SIGNATURE

ANTHONY GUHO, VICE PRESIDENT
Print Name and Title

GUHO CORP
Contractor / Company

391 W. STATE ST, GUTEN
Address

BOISE, IDAHO 83616
City, State, Zip

PWC-C-12569-UNLIMITED-1-2-3-5
Idaho Public Works Contractor License No.

7/31/2020
License Expiration Date

82-0464536
Federal Tax ID #

ANTHONY@GUHOCORP.COM
E-mail Address

(208) 939-9950
Phone No.

(208) 939-8928
Fax No.

END OF SECTION 00 43 22

SECTION 00 45 46 CONTRACTOR'S AFFIDAVIT CONCERNING TAXES
EXECUTE AND SUBMIT WITH BID

CONTRACTOR'S AFFIDAVIT CONCERNING TAXES

STATE OF IDAHO

COUNTY OF ADA

Pursuant to Chapter 15, Title 63, Idaho Code, the undersigned, being duly sworn, depose and certify that all taxes, excises and license fees due to the State of Idaho and its taxing units, for which I or my property is liable, then due or delinquent, have been paid, or arrangements have been made, before entering into a contract for construction of any public works in the State of Idaho.

GIVHO CORP
Contractor / Company

391 W. STATE ST. SUITE G
Address

LEDALE, IDAHO 83616
City, State, Zip

X [Signature]
Authorized Representative Signature

ANTHONY GIVHO, VICE PRESIDENT
Print Name and Title

Subscribed and sworn to before me this 30th day of JULY, 2019.

Melissa D Owen
Notary Public
Residing at: Edge, ID
Commission Expires: 7/24/21

END OF SECTION 00 45 46



THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we

Guho Corp.
391 W. State St. Ste. G
Eagle, ID. 83616

as Principal, hereinafter called the Principal, and
Western Surety Company
P.O Box 5077
Sioux Falls, SD 57117-5077

a corporation duly organized under the laws of the State of South Dakota
as Surety, hereinafter called the Surety, are held and firmly bound unto
Capital City Development Corporation
121 N 9th St. Ste. 501
Boise, ID. 83702

as Obligee, hereinafter called the Obligee, in the sum of ***5% of the total amount of the bid attached hereto******* Dollars (\$*****),
for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bond for
2019 Streetscape Improvements

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 30th day of July, 2019

Corinne Weatherman
(Witness)

{ Guho Corp.
Anthony J. Guho
(Principal)



Nick J. Guho (Title) President
ANTHONY J. GUHO
Western Surety Company

Grayson Barrutia
(Witness)

{
Mary Jaquier
(Title) Attorney-in-Fact
(Seal)

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

William F Post, Mary Jaquier, Terry S Robb, Individually

of Boise, ID, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 30th day of November, 2017.



WESTERN SURETY COMPANY

Paul T. Bruflat, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 30th day of November, 2017, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

June 23, 2021



J. Mohr, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 30 day of July, 2019.



WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Authorizing By-Law

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.



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AGENDA BILL

Agenda Subject: 512 W Grove Street– 5 th and Grove Mixed-Use Residential - Type 2 Participation Agreement Designation with 5 th and Grove Investment, LLC		Date: August 12, 2019
Staff Contact: Laura Williams	Attachments: 1) Site Map 2) Images and Rendering 3) Public Improvement Plan	
Action Requested: Review 5 th and Grove as a project eligible to utilize the Type 2 General Assistance Participation Agreement and direct staff to continue negotiating a final agreement with 5 th and Grove Investment, LLC for future board approval.		

Background:

5th and Grove is a mixed-use residential and retail project being developed by Capital Partners and deChase Miksis in the River Myrtle-Old Boise URD. The Developers, Clay Carley and Dean Papè, have worked together for over four years on projects including The Gibson and 5th and Front hotel and Parking Garage.

The project will be comprised of 114 apartment units and 8,000 SF of ground floor retail space. The residential apartments consist of studios (70%), one bedroom (15%), and two bedroom units (15%), ranging in size from 400 SF to 900 square feet. Rents will range from \$975 to \$2,200 depending on unit size. The building is six stories with a roof top community space on the seventh floor.

5th and Grove was approved by Design Review on June 13 of this year. The developer plans to begin construction in the spring of 2020 with an estimated completion in the summer of 2021. The parcel is currently used for surface parking. Parking will be available for residents in the parking garage on 5th and Front.

The public improvements that are eligible for CCDC funding include undergrounding utility lines in the alley, alley re-paving and permeable pavers installation, and the 5th street streetscapes (sidewalks, historic streetlights, and right of way landscaping). The project is considering tapping into the geothermal line to heat the commercial space and for snow/ice melt on the sidewalks. Grove Street streetscapes are also included in the cost estimation, but will likely be removed from the expenses should CCDC move forward with Grove Street improvements in Old Boise as contemplated in the 5-year CIP.

5th and Grove has requested designation for CCDC's Type 2 Participation Program, which is scored based on 10 urban design categories. Preliminary review of the project scorecard shows that it will score approximately 142 points putting it in the highest reimbursement category - Level A. Level A scoring allows the project to receive 80% of its tax increment generated for up to four years.

In May, the CCDC Board approved the Updated Participation Program which includes a Type 2 General Assistance Reimbursement. This project meets the requirements of the Type 2 Program and also promotes a CCDC and City objective to bring more housing options to downtown Boise.

Project Summary and Timeline:

- Located on 5th and Grove
- 114 for-rent units
- 8,000 SF retail
- 10 surface parking located off alley (more parking available at 5th and Front Garage)
- \$25 million Total Development Costs
- 300 construction jobs estimated
- 50 permanent jobs estimated
- June 13, 2019 – DR Approval
- September 2019 - Type 2 Agreement Finalize/Execute
- Spring 2020 - Construction Start
- Summer 2021 - Construction Complete
- Fall 2021 - Developer submits costs for reimbursement
- 2021 – Occupancy Year for Tax Assessment
- 2022 - Project is on tax rolls and pays property taxes
- 2022 - 2025 - T2 reimbursement based on actual expenses and taxes paid

Fiscal Notes:

Preliminary information shows that the project has Eligible Expenses of approximately \$1.2 million, which includes cost estimates for Grove Street improvements. CCDC is currently working on project planning for Grove Street which includes the block face between 5th and 6th. Should CCDC move forward with constructing these improvements, those costs (approximately \$270,000) would be removed from the project's Eligible Expenses and would not be included in the reimbursement.

Based on CCDC's tax increment generation equation, CCDC estimates that the project will generate approximately \$250,000 annually beginning in 2022. The reimbursement for Eligible Expenses will be 80% this number annually, approximately \$200,000. The project would receive approximately \$600,000 over the 3 remaining years of the district. CCDC will extend the option

to utilize the Occupancy Year tax increment from 2021 to increase the reimbursement for Eligible Expenses. The Occupancy Year reimbursement will not be as large as subsequent years, because the tax value is prorated based on months the project is open in that year. Adding the Occupancy Year will add approximately \$100,000 more to the total reimbursement bringing the 4 years of reimbursement to approximately \$700,000. The total reimbursement will not exceed the actual public improvement expenses as verified by CCDC at completion of the project.

Upon approval of an Agreement, staff will include the project in the upcoming 5 Year CIP amendment for FY '20 -'24 for the River Myrtle-Old Boise URD.

Staff Recommendation:

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 2 Participation Agreement for future board approval.

Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with 5th and Grove Investment, LLC for future board approval.

Attachment 1 – Site Map



Attachment 2 – Images and Rendering



SW Corner on Grove Street

Attachment 2 – Images and Rendering



SE Corner on Grove and 5th Street

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AGENDA BILL

Agenda Subject: Resolution #1615 Declaring 429 South 10 th Street Surplus Property	Date: August 12, 2019
Staff Contacts: Laura Williams, Project Manager Ryan Armbruster, Agency Legal Counsel	Attachments: 1. Resolution # 1615 2. Parcel Map
Action Requested: Adopt Resolution 1615 Approving the Real Property Surplus Declaration for Agency Owned Property at 429 South 10 th Street	

Background:

In July, the CCDC Board adopted a new policy for real property surplus declarations and a sealed-bid auction, to be used if an Agency owned property meets at least one of the below criteria.

Conditions for real property to be considered Surplus:

- 1) The Agency's Plans no longer provide a feasible method for redevelopment of the parcel
- 2) Conditions in the area have changed, resulting in unreasonable circumstances for redevelopment of the property to take place in such a way that complies with the Plans
- 3) The parcel is no longer suitable for redevelopment under the Agency's Plans because of size, configuration, or unknown pre-existing conditions of the parcel
- 4) The Agency was unsuccessful in acquiring and assembling any surrounding parcels to provide for a likely development opportunity
- 5) The Agency solicited Requests for Proposals and did not receive a proposal from a qualified developer for a development that would achieve objectives in the Plans

429 South 10th Street meets conditions #2, #3, and #4. The parcel is 0.08 acres, making it extremely difficult to redevelop on its own in such a way that meets the redevelopment goals of the River Myrtle-Old Boise Urban Renewal Plan. CCDC initially acquired the property in 2001 with the intent to assemble additional surrounding property, but subsequently the private sector has acquired all the surrounding parcels making a public partnership unnecessary. And the parcel's location between this assemblage is a barrier to future private development.

The surplus declaration for the parcel will be noticed in the Idaho Statesman, and a public hearing will be held on August 28th, 2019 at noon. Should any members of the public have comments or objections to the surplus declaration they will be heard by the Board at that time.

The surplus declaration also includes an intent to sell, convey, or exchange the property. In the case of 429 S 10th street, CCDC believes the previously approved sealed-bid auction process will be in the best interests of the agency. The bid packet will be brought before the Board for

review and approval at a subsequent Board meeting after the public hearing for the surplus declaration. The bid packet will include a minimum bid price as set by an appraisal.

During the sealed bid auction process, the Board may impose other conditions of sale as appropriate. Additionally, CCDC can reserve the right to reject all bids, if none are in the best interests of the Agency.

Fiscal Notes:

In the case that a property is sold through a Sealed-Bid Process, the Agency would take the highest offer that complies with the conditions of the bid. The proceeds from such sale can be used for purchase of a new, more appropriate parcel for redevelopment, directed to capital improvement projects, or utilized in the budget for other Agency operations as provided for in the River Myrtle-Old Boise Urban Renewal Plan.

Staff Recommendation:

Adopt Resolution 1615 approving the Real Property Surplus Declaration for Agency Owned Property at 429 South 10th Street.

Suggested Motion:

I move to adopt Resolution 1615, approving the real property surplus declaration for Agency owned property at 429 South 10th Street.

RESOLUTION NO. 1615

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, ALSO KNOWN AS CAPITAL CITY DEVELOPMENT CORPORATION, DECLARING A CERTAIN PARCEL OF REAL PROPERTY, OWNED BY THE AGENCY, SURPLUS PROPERTY AND TO DECLARE THE AGENCY'S FURTHER INTENT TO SELL, CONVEY, OR EXCHANGE SUCH PROPERTY; SCHEDULING A PUBLIC HEARING; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), a duly created and functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan");

WHEREAS, following the public hearing, the City Council adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings;

WHEREAS, the City Council, 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 the public hearing, the City Council adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street, Urban Renewal Project and Renamed River Myrtle – Old Boise Urban Renewal Project (the "First Amendment to the River Myrtle-Old Boise Plan");

WHEREAS, following the public hearing, the City Council adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area;

WHEREAS, pursuant to the Act and First Amendment to the River Myrtle-Old Boise Plan, the Agency is authorized to own real property and carry out the purposes and various projects under the First Amendment to the River Myrtle-Old Boise Plan and to enter into and carry out contracts or agreements in connection therewith;

WHEREAS, in compliance with Idaho Code § 50-2010, on or about October 2001, the Agency acquired a parcel of real property with residential improvements thereon located at 429 South 10th Street, Boise, Idaho (the “Property”), and in furtherance of the First Amendment to the River Myrtle-Old Boise Plan, the Agency intended to acquire additional adjacent parcels to create a developable potential project opportunity;

WHEREAS, on July 15, 2019, by Resolution No. 1614, the Agency adopted a policy concerning declaration of surplus real property and the process by which to dispose of such surplus real property (the “Surplus Resolution”);

WHEREAS, the Surplus Resolution grants the Agency the authority to sell, exchange, or convey real property if certain criteria are met;

WHEREAS, the Property complies with the following criteria as set forth in the Surplus Resolution:

- Conditions in the neighborhood area have changed since acquisition of the Property resulting in no reasonable development opportunity in compliance with the Act and the First Amendment to the River Myrtle Old Boise Plan.
- The Property may not be suitable for development under the First Amendment to the River Myrtle Old Boise Plan because of its size and configuration.
- The Agency has been unsuccessful in acquiring and assembling any other surrounding parcels to provide for a likely development opportunity.

WHEREAS, the Agency intends to convey, sell, or exchange the Property because of the findings previously stated;

WHEREAS, the Surplus Resolution provides that whenever the City proposes to sell, exchange, or convey real property, the Agency shall declare that the subject property will be offered for sale and establish the value of the property the Agency will receive as a result of the conveyance, sale, or exchange;

WHEREAS, at a future public hearing on August 28, 2019, the Agency will conduct a hearing to review its declaration of intent to declare the Property as surplus based on the criteria set forth in the Surplus Resolution;

WHEREAS, pursuant to Idaho Code § 50-1403, the Agency shall conduct a sealed bid public auction to sell the Property to the winning bidder (the “Auction”);

WHEREAS, pursuant to Idaho Code § 50-1403, the property may be offered for exchange;

WHEREAS, the Agency finds it in the Agency's best interest to seek exchange offers for the Property, subject to certain conditions, including such exchanged parcel having at least equal or greater appraised value of the Property.

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 recitals and statements are true and correct.

Section 2. The Agency declares the Property as surplus property, based on the criteria set forth in the Surplus Resolution as follows and hereby declares its intent to sell the Property pursuant to the Surplus Resolution:

- Conditions in the neighborhood area have changed since acquisition of the Property resulting in no reasonable development opportunity in compliance with the Act and the First Amendment to the River Myrtle Old Boise Plan.
- The Property may not be suitable for development under the First Amendment to the River Myrtle Old Boise Plan because of its size and configuration.
- The Agency has been unsuccessful in acquiring and assembling any other surrounding parcels to provide for a likely development opportunity.

Section 3. A public hearing on the Agency's proposed offer and sale of the Property shall be conducted at the Agency's special meeting on August 28, 2019, and notice of such hearing and of the Agency's intent to sell the Property shall be published in the Agency's official newspaper at least fourteen (14) days prior to the date of the public hearing in the form attached hereto as Exhibit A, which shall include a summary of the Agency's declaration of intent.

Section 4. The Agency finds it in its best interests to seek exchange offers for the Property, subject to certain conditions, including such exchanged parcel having equal or greater value to the appraised value to be established as set forth in Section 5.

Section 5. The Chair, the Vice-Chair, and the Executive Director of the Agency are each hereby authorized to take all action necessary or desirable in conformity with the Act and Surplus Resolution to carry out the purposes of this Resolution, including without limitation, notice of declaration of surplus property.

Section 6. All bylaws, orders, resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency.

Section 7. This Resolution shall take effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Boise City, Idaho, on August 12, 2019.
Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of
Commissioners, on August 12, 2019.

APPROVED:

By _____
Dana Zuckerman, Chair

ATTEST:

By _____
David H. Bieter, Secretary

4847-4367-6060, v. 4

Parcel Map





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AGENDA BILL

Agenda Subject: Resolution #1618 approval of 1100 W. Idaho - 11 th and Idaho Office Building - Type 2 Participation Agreement with 11th & Idaho Partners LLC.		Date: August 12, 2019
Staff Contact: Shellan Rodriguez	Attachments: 1) Resolution #1618 2) Type 2 Participation Agreement	
Action Requested: Adopt Resolution #1618 approving Type 2 General Assistance Participation Agreement with 11th & Idaho Partners LLC and authorizing Executive Director to execute the agreement.		

Background:

11th & Idaho is being developed by Rafanelli & Nahas, a locally based commercial developer. The company has previously developed in the Westside Urban Renewal District including the iconic Boise Plaza building and the Boise Plaza Parking Garage. The 11th and Idaho office building will be nine-stories and incorporates approximately 10,000 s.f. of lobby, retail and office space on the ground floor with floors two through nine being Class A office space (approximately 170,000 s.f.). 181 parking spaces for the building will be located off-site in the nearby Boise Plaza Parking Garage and will have ADA on-site parking.

Notably, the proposed Westside public park (construction is planned to begin in May, 2020 and known as the Westside Park) is adjacent to the north of the building. It is considered by the development team to be an important project amenity and the building is designed to look out onto the urban park as a place for tenants to get fresh air or have an outdoor meeting. The building includes awnings along Idaho and a loggia facing 11th, providing protection from the elements, shade and outdoor sitting space. The project plans were approved by Design Review on July 11, 2018 and the building permit will be issued later in July. The ground breaking ceremony was held on August 5, 2019.

Rafanelli & Nahas developed the Boise Plaza parking garage as a complement to the iconic Boise Plaza. The 11th & Idaho office building will also complement Boise Plaza and bring a cohesive "look and feel" to that area which was envisioned nearly a decade ago within the developer's master plan. One of the country's largest and most renowned architects, Perkins + Will is the architect and the general contractor is locally based ESI Construction.

The project scores 146 points, Level A, pending the Participants' submittal of a lease that confirms a portion of the Project will be used for a Targeted Use as defined in the Agency's

Participation Program Definitions. The developer intends to lease to a Technology use and or a Corporate Headquarters as per the definition. Level A is eligible to receive up to 80% of the annual project increment for up to four years but not to exceed eligible costs as described in Section E, Estimated Eligible Expenses, within the attached Participation Agreement.

Project Summary and Timeline:

- Addressed as 1100 West Idaho Street, corner of Idaho and 11th adjacent to the El Korah historic building
- 180,000 s.f. office and retail space
- Zoned C-5DD
- Primarily off-site parking at the Boise Plaza Garage, surface level visitor parking located at the corner of 12th and Bannock.
- \$40 - \$45 million total budget including estimated tenant improvements (\$30 million in hard construction costs for the shell and core)
- The tenant(s) have not been determined and/or disclosed
 - Based on experience in this market the developer expects to lease to the following sectors – legal, tech, banking, insurance.
- Estimated rents will be in the upper \$20s per s.f., full service
- July 2018 - DR Approval
- August 2019 – Ground Breaking
- October 2020 – Construction completion
- 2021- Project is on tax rolls and pays property taxes
- 2022 – 2026 (or end of District, whichever is sooner) - T2 reimbursement based on actual expenses and taxes paid

Fiscal Notes:

The project has Eligible Expenses of approximately \$740,000 which includes streetscapes demolition and rebuilding with suspended pavement systems and updated furnishings. Based on CCDC's Tax Increment generation equation, CCDC estimates that the project will generate approximately \$400,000 annually beginning in FY 2022. Assuming the project achieves the Level A scoring, the reimbursement for Eligible Expenses will be 80% of the increment generated or, approximately \$325,000. In the event the project does not meet the Type 2 point thresholds for Level A it will meet Level B, making it eligible for up to 60% of the increment generated. Assuming the project is complete in the fall of 2020, CCDC will reimburse the project for its agreed upon Eligible Expenses from 2022-2024. The increment is estimated to pay back the project's Eligible Expenses in 3 years as a Level A and within 4 years as a Level B.

Estimated Reimbursement Payments for 11th & Idaho Partners LLC. Level A.

September 2022	\$325,289
September 2023	\$325,289
September 2024	\$90,112

September 2025	\$0
Total	\$740,690

The project is included within the upcoming 5 Year CIP for the Westside District.

Staff Recommendation:

Adopt Resolution #1618

Suggested Motion:

I move to adopt Resolution #1618 approving the Type 2 General Assistance Participation Agreement with 11th & Idaho Partners LLC.

RESOLUTION NO. 1618

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 2 PARTICIPATION AGREEMENT BETWEEN THE AGENCY AND 11th & IDAHO PARTNERS, LLC; AUTHORIZING THE CHAIR, VICE-CHAIR, OR 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").

WHEREAS, the City Council of the City of Boise City, Idaho (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, 11th and Idaho Partners, LLC ("11th & Idaho Partners") owns or controls certain real property (the "Site") located in the Westside Urban Renewal District ("Westside District") as created by the Westside Plan; and,

WHEREAS, 11th & Idaho Partners intends on constructing an office building on the Site (the "Project"); and,

WHEREAS, the Agency has in place a Participation Program which includes the Type-2 Assistance Program under which the Agency reimburses developers for construction of eligible public improvements; and,

WHEREAS, the Agency has determined that it is in the public interest to enter into a Type-2 Participation Program Agreement ("Agreement") with 11th & Idaho Partners whereby 11th & Idaho Partners will construct the Project and the Agency will reimburse 11th & Idaho Partners for constructing public improvements as specified in the Agreement; and,

WHEREAS, attached hereto as Attachment 1 and incorporated herein as if set forth in full is the Type 2 Participation Agreement with 11th & Idaho Partners; and,

WHEREAS, the Agency Board finds it in the best public interest to approve the Agreement and to authorize the Chair, Vice-Chair or Executive Director to execute same.

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 Chair, Vice-Chair, or Executive Director of the Agency are 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 12, 2019, 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 AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on August 12, 2019. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 12, 2019.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
David H. Bieter, Secretary



TYPE 2 GENERAL ASSISTANCE PARTICIPATION AGREEMENT

BY AND BETWEEN

CAPITAL CITY DEVELOPMENT CORPORATION

AND

11th & Idaho Partners LLC

TYPE 2 GENERAL ASSISTANCE PARTICIPATION AGREEMENT

THIS TYPE 2 GENERAL ASSISTANCE PARTICIPATION AGREEMENT ("Agreement") is entered into by and between the Urban Renewal Agency of Boise, also known as CAPITAL CITY DEVELOPMENT CORPORATION ("CCDC"), an independent public body, corporate and politic, organized and existing under the laws of the State of Idaho, and 11th & Idaho Partners LLC, an Idaho Limited Liability Company ("Participant"), collectively referred to as the "Parties" and each individually as "Party."

RECITALS

- A. CCDC is an urban renewal agency created by and existing pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Project Act, being Idaho Code, Title 50, Chapter 29, as amended and supplemented (collectively the "Act").
- B. Participant owns or controls certain real property addressed as 1100 West Idaho Street, Boise, Idaho (the "Project Site"), which is more accurately described and depicted on attached **Exhibit A**.
- C. Participant plans to construct on the Project Site a 9-story Class A Office building project consisting of approximately 176,391 s.f. of leasable space including a lobby and small retail on the first floor (collectively, the "Project"). The Project is depicted on attached **Exhibit B**.
- D. The CCDC Board of Commissioners has adopted the CCDC Participation Program Policy wherein CCDC can assist private and public development projects by funding improvements that benefit the public and are located in the public rights-of-way or a permanent public easement area (the "Eligible Expenses").
- E. As part of the Project, Participant intends to: construct streetscapes on 11th and Idaho; underground utility lines; and perform necessary patch work on 11th Street

and Idaho Street (the “Eligible Expenses”). The Eligible Expenses are visually depicted on the Public Improvement Plans on attached **Exhibit C**.

- F. The Project is located in the Westside Urban Renewal District (“WS District”) as defined by Westside Urban Renewal Plan (the “Plan”). The Project will contribute to enhancing and revitalizing the WS District.
- G. After deeming it appropriate and in the best interest of the public to assist the development of the Project to achieve the objectives set forth in the Plan, CCDC has negotiated the terms and conditions of participation in the Project as governed by the Participation Program and the Act.
- H. Subject to the terms and conditions as set forth in this Agreement, CCDC agrees to reimburse Participant for the construction of Eligible Expenses, the cost estimates for which are attached on **Exhibit D**.

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals, 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:

I. EFFECTIVE DATE AND TERM

The “Effective Date” of this Agreement shall be the date when this Agreement has been signed by the Parties (last date signed). This Agreement shall commence on the Effective Date and shall continue until all obligations of each Party are complete or until the termination of the WS District on September 30, 2026, whichever comes first. Participant must reach Completion of the Project and the Public Improvements by August 1, 2022. If Completion has not been reached by that date, CCDC may, in its sole discretion, deem Participant to be in default and, subject to Section V below, terminate this Agreement without penalty. A single one hundred eighty (180) day extension to the August 1, 2022, construction completion deadline may be granted upon written approval by CCDC.

“Completion” shall mean that Participant has received a final Certificate of Occupancy from the City of Boise. A temporary Certificate of Completion or equivalent may be acceptable based on CCDC review and approval. Review and Approval of any documentation other than the final Certificate of Completion is at the sole discretion of CCDC Staff.

II. SUBJECT OF AGREEMENT

A. Recitals: Purpose of This Agreement

The Parties agree that the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them and forming a portion of the consideration for the agreements contained herein. CCDC’s commitment herein is designed to comply with CCDC’s authority under the Act and the Plan and is intended to constitute an

expenditure of CCDC funds for a public purpose and not be deemed a gift or donation of public funds.

B. Parties to This Agreement

1. CCDC

CCDC is an independent public body, corporate and politic, exercising governmental functions and powers and organized and existing under the Act. The office of CCDC is located at 121 N. 9th Street, Suite 501, Boise, Idaho 83702. "CCDC," as used herein, includes the Capital City Development Corporation and its successors and assigns.

2. Participant

Participant is 11th & Idaho Partners, LLC, an Idaho limited liability company. The principal address of Participant is 702 W. Idaho Street, Suite 825, Boise, Idaho 83702. "Participant," as used herein, includes any permitted nominee, assignee, or successor in interest as herein provided. Participant qualifies as an "owner participant" or "participant" as those terms are used in the Plan.

C. The Project

The term "Project" as used herein shall mean the project constructed by Participant upon the Site, as depicted in Exhibit B.

The current total assessed value of the Site, as determined by the Ada County Assessor, is Seven Hundred Twenty-Two Thousand Dollars (\$722,000.00) for tax year 2019.

For purposes of this Agreement, Participant estimates the total value of the Project upon completion will be Forty Million Dollars (\$40,000,000) (the "Estimated Value").

The Project and any construction of additional structures upon any portion of the Site shall comply with all the provisions of the Plan and all applicable building and zoning ordinances.

D. Participation Program

Based on the Participation Program Type 2 Scorecard, CCDC has determined that the Project is a Level A Project pending the Participants' submittal prior to CCDC's verification of the Cost Documentation of a lease that confirms any portion of the Project will be used for a Targeted Use as defined in the Agency's Participation Program Definitions (updated May 13, 2019). In the event the Participant does not lease to a Targeted Use the project may be considered a Level B Project unless the Participant has submitted additional proof of points. Such submittal must be completed prior of CCDC's verification of Cost Documentation. As a Level A Project, Participant is eligible to receive 80% of the tax increment the project generates as reimbursement for Eligible Expenses over a period up to four (4) years until the Actual Eligible Expenses have been repaid, limited to the not-to-exceed amount indicated in Section III E.

No payments will be made after the WS District has terminated (last payment in September 2026). The final payment will continue to be based off of the annual tax increment received for that reimbursement year.

If Participant materially changes the Project contemplated in the application submitted to CCDC on June 3, 2019 (the "Application"), and those changes produce a change to the Project's Scorecard (attached as **Exhibit E**), CCDC reserves the right to re-evaluate the Project and determine which Level the Project meets, which could impact the reimbursement. Depending on the changes made by Participant to the Project, CCDC may find the Project is no longer eligible for assistance under the Participation Program.

III. IMPROVEMENT OF THE SITE AND CCDC'S PARTICIPATION

A. Cost of Construction

The cost of the Project and the Public Improvements, defined below, shall be borne by Participant, except as otherwise set forth herein.

B. CCDC, City, and Other Governmental Entity Permits

Participant shall, at Participant's own expense, secure any and all permits and approvals for the Project (including the Public Improvements) which may be required by CCDC, City, or any other governmental entity ("Approving Entities") relative to Project construction and operation. The Public Improvements shall be designed, constructed, and installed in compliance with the requirements of all the Approving Entities.

Participant shall keep CCDC advised of the approval process for all permits and approvals and advise CCDC immediately if any action or inaction by the Approving Entities will affect the scope and purpose of this Agreement.

Any failure by Participant to secure required permits and approvals, including but not limited to compliance with any and all applicable City ordinances, not cured within applicable cure periods shall constitute a default under this Agreement, with CCDC reserving any of its rights and remedies under this Agreement concerning default.

C. Public Improvements

"Public Improvements" shall mean those improvements eligible and agreed to for funding by CCDC. The Public Improvements are set forth in **Exhibit C**.

The Public Improvements are directly related to public facilities and are: (a) critical to the redevelopment of the Site; (b) are in the best interest of the public; (c) provide for enhanced development of the Site; and (d) provide a higher quality of development that should assist CCDC in achieving redevelopment of other properties adjacent to the Site and meeting the objectives of the Plan.

D. Construction of Public Improvements

Upon CCDC's request, CCDC shall have the right and the opportunity to review Participant's construction plans, budgets, and bids for the Public Improvements (collectively the "Public Improvement Construction Documents"). Participant will utilize

commercially reasonable contracting, budgeting, and bidding practices to ensure that the Public Improvements are constructed consistent with the Public Improvement Construction Documents and are undertaken in a reasonable manner. Participant shall be presumed to have utilized commercially reasonable contracting, budgeting, and bidding practices if its general contractor solicits or solicited at least three (3) competitive bids for the Public Improvements and such work is not performed by an affiliate or subsidiary of Participant. Upon request, Participant shall provide CCDC copies of any bids received.

Participant warrants that the materials and workmanship employed in the construction of the Public Improvements shall be good and sound and shall conform to generally accepted standards within the construction industry in Boise, Idaho.

E. Estimated Eligible Expenses

Participant has estimated the cost of the Public Improvements to be Seven Hundred Forty Thousand Nine Hundred Sixty Dollars (\$740,690) (the "Estimated Eligible Expenses"). Attached hereto as **Exhibit D** is a schedule of Estimated Eligible Expenses. This Estimate of Eligible Expenses shall serve as the Not-to-Exceed amount for CCDC's reimbursement obligation.

F. Determining Actual Costs / Eligible Expenses / Reimbursement Amount

Upon Completion of the construction of the Public Improvements on the Site and City's acceptance of such improvements (as applicable), Participant will dedicate all constructed public infrastructure and utility infrastructure to City.

Participant shall provide appropriate documentation ("Cost Documentation") to CCDC that Participant has expended funds for Eligible Expenses 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:

1. Evidence of Completion such as a certificate of occupancy for the Project or other notice from City acknowledging the construction of the Project and Public Improvements are complete.
3. Schedule of values that includes line items for the Public Improvements approved by CCDC for reimbursement so they are identifiable and separate from other line items ("Schedule of Values").
4. Invoices from Participant's general contractor, subcontractor(s), and material suppliers for each type of Eligible Expense 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 Public Improvements relative to the amount used for the Project.
5. 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.

6. A signed and notarized letter from Participant attesting that all materials used for the construction of the Public Improvements have been paid for, that contractors and 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.
7. Additional documentation or clarifications may be required and requested by CCDC.
8. 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 thirty (30) days to review the Cost Documentation supplied by Participant and confirm Participant's performance of its obligations under this Agreement. During this 30-day period, CCDC shall review the Cost Documentation in order to: (1) verify the costs were incurred in constructing the Public Improvements; (2) verify the costs incurred are commercially reasonable; and (3) verify Participant has paid all contractors, subcontractors, and material suppliers that constructed or provided materials for the Public Improvements.

If CCDC disputes any portion of the Cost Documentation, CCDC shall reimburse Participant for the undisputed amount in the manner set forth below and the Parties shall amicably and in good faith work together to resolve any dispute over the Cost Documentation. Disputes shall be resolved pursuant to the procedures set forth in Section V.

Following CCDC's verification of the Cost Documentation and determination of the actual costs to construct the Public Improvements (the "Actual Costs"), CCDC shall notify Participant of the amount CCDC will reimburse Participant for the Public Improvements (the "CCDC Reimbursement"). **The CCDC Reimbursement shall be the lesser of the Actual Costs or the Estimated Eligible Expenses.**

G. Reimbursement Schedule

Upon determining the CCDC Reimbursement, CCDC shall finalize and execute the "Confirmation of Final Reimbursement Amount and Payment Schedule." A draft of the Payment Schedule is attached hereto as **Exhibit F**.

The CCDC Reimbursement is paid using actual tax increment revenue generated by the Project and received by CCDC. The Reimbursement shall be paid upon completion of the Project. **The reimbursement term will be impacted by Project's completion date.**

CCDC has no authority or control of the Ada County Assessor's property tax assessments. In general, though exceptions exist for periodic adjustments to the property tax rolls, the value of new construction activity occurring during a given calendar year and completed by December 31 of that year will be added to the property tax rolls as of January 1 of the subsequent year. Tax assessments on that value will be

paid by Participant and collected during the following fiscal year for Ada County.¹ This circumstance reflects a full-year value on the Primary Roll. Property tax payments are due in December and June for the Primary Roll.

The year in which a project is completed is called the “Occupancy Year” and reflects a prorated value on the Subsequent Roll. This value will be assessed at the end of November, and will be prorated for months of occupancy in that year. Property tax payments are due in January and June for the Subsequent Roll.

Unless this Project’s completion is substantially delayed, this Project does not qualify to receive reimbursement based upon the Occupancy Year assessment because its Eligible Expenses would otherwise be reimbursed during the remaining life of the WS District.

The reimbursement shall be issued no later than September 30 of the year in which CCDC receives tax increment for a completed project.

The anticipated timeline for this project is as follows:

Reimbursement	Project Completion	Assessment Type	Assessment	Taxes Due	Reimbursement Paid
#1	October 2020	Primary Roll	January 2021	Dec. 2021 & June 2022	September 2022
#2	NA	Primary Roll	January 2022	Dec. 2022 & June 2023	September 2023
#3	NA	Primary Roll	January 2023	Dec. 2023 & June 2024	September 2024
#4	NA	Primary Roll	January 2024	Dec. 2024 & June 2025	September 2025

The annual reimbursement payment will be determined by the actual tax increment the Project generates. *For illustration purposes only*, the Annual Payment Schedule is estimated below. This is an estimate and is in no way guaranteed.

Estimated Assessed Full Value*	\$32,000,000
2019 Assessed Value	-\$722,000
Subtotal	\$31,277,800
X Levy Rate (0.013)	\$406,611
X 80% (Level A Reimbursement Rate)	\$325,289

¹ CCDC and Ada County both operate on a fiscal year beginning on October 1 and ending September 30.

Estimated Reimbursement Payments

1) September 2022	\$325,289
2) September 2023	\$325,289
3) September 2024	\$90,112
4) September 2025	\$0
Total	\$740,690

** The Estimated Assessed Value is approximately 20% lower than the "Estimate Value" in Section II. C. to account for potential differences in the assessment.*

Participant anticipates that redevelopment of the Site shall result in sufficient increases to its assessed value to allow CCDC to reimburse Participant during the Reimbursement Period. **If the CCDC Reimbursement is not fully reimbursed by the four annual payments as further limited by the Termination Date of the Plan, CCDC will not be obligated to make any additional payments.**

It is the specific intent of the Parties that the CCDC Reimbursement shall be paid from the tax increment monies, if any, which are paid to CCDC as a direct result of the Project constructed on the Site. CCDC's payment obligations hereunder shall not constitute a general obligation or debt of CCDC, the State of Idaho, or any of its political subdivisions or give rise to a charge against their general credit or taxing powers to be payable out of any funds or properties other than the 80% of the tax increment generated by the Project during the Reimbursement Period.

Notwithstanding the above, CCDC reserves the right, in its sole discretion, to pay off the CCDC Reimbursement at any time.

H. CCDC Reimbursement Assignable

CCDC shall reimburse Participant by paying the CCDC Reimbursement to Participant or to Participant's assignee or designee. Participant shall have the right to assign its right to reimbursement to its lender, its successor, or other entity designated by Participant. CCDC and Participant agree that CCDC's obligations run only to Participant or its assignee or designee.

I. Subordination of Reimbursement Obligations

The Parties agree this Agreement does not provide Participant with a security interest in any CCDC revenues for the District 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.

J. 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 officers, agents, and employees relating to the construction or design of the Public Improvements or otherwise arising out of Participant's negligent or tortious 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.

The indemnification provisions set forth herein are intended to, and shall, survive the termination or completion of this Agreement.

K. Insurance

Participant shall, or shall through its contractor, agents, representatives, employees, or subcontractors, at no cost to CCDC, obtain and maintain in force for the duration of the construction of the Public Improvements and the Project insurance of the following types, with limits not less than those set forth below and in a form acceptable to CCDC, against claims for injuries to persons or damages to property which may arise from, or in connection with, the performance of the services hereunder by Participant, its agents, representatives, employees, or subcontractors:

1. Commercial General Liability Insurance ("Occurrence Form") with a minimum combined single limit liability of \$1,000,000 each occurrence for bodily injury and property damage; with a minimum limit of liability of \$1,000,000 each person for personal and advertising injury liability. Such policy shall have a general aggregate limit of not less than \$2,000,000, which general aggregate limit will be provided on a per project basis. The policy shall be endorsed to name CCDC as additional insured.
2. Workers' Compensation Insurance, including occupational illness or disease coverage, in accordance with the laws of the nation, state, territory, or province having jurisdiction over Participant's employees, and Employer's Liability Insurance. Participant shall **not** utilize occupational accident or health insurance policies, or the equivalent, in lieu of mandatory Workers' Compensation Insurance or otherwise attempt to opt out of the statutory Workers' Compensation system.

3. Automobile Liability Insurance covering use of all owned, non-owned, and hired automobiles with a minimum combined single limit of liability for bodily injury and property damage of \$1,000,000 per occurrence. This policy shall be endorsed to name CCDC, including its respective affiliates, directors, and employees, as additional insureds.

4. Certificates of insurance satisfactory in form to CCDC (ACORD form or equivalent) shall be supplied to CCDC evidencing that the insurance required above is in force, that, to the extent commercially reasonable, not less than thirty (30) days' written notice will be given to CCDC prior to any cancellation or restrictive modification of the policies, and that the waivers of subrogation are in force. Participant shall also provide, with its certificate of insurance, executed copies of the additional insured endorsements and dedicated limits endorsements required in this Agreement. At CCDC's request, Participant shall provide a certified copy of each insurance policy required under this Agreement.

L. Antidiscrimination During Construction

Participant, for itself and its successors and assigns, agrees that in the construction of improvements on the Site provided for in this Agreement, Participant at its agents will not discriminate against any person on the basis of race, color, religion, sex, sexual orientation, gender identity/expression, national origin or ancestry, age, or handicap. Violation of this section shall constitute a material breach of this Agreement and be deemed grounds for cancellation, termination, or suspension of the Agreement by CCDC, in whole or in part.

M. Maintenance

Participant recognizes CCDC has no specific authority to accept maintenance responsibility of the Public Improvements and that no agreement has been reached with CCDC, City, or other governmental entities to accept any maintenance obligations for the Public Improvements in the right of way or an easement area. Public improvements maintained by the property owner must be maintained to an equivalent standard as those improvements in the right-of-way. CCDC or City may enforce maintenance standards as needed.

IV. USE OF THE SITE, COMPLIANCE WITH LAW, PAYMENT OF TAXES

A. Use of the Site

Participant agrees and covenants to comply with all other provisions and conditions of the Plan for the period of time the Plan is in force and effect, which for purposes of this Agreement is deemed effective through September 30, 2026?

B. Local, State and Federal Laws

Participant covenants that it carried out the construction of the improvements in conformity with all applicable laws, including all applicable federal and state labor standards.

C. Taxes

Participant recognizes CCDC has no authority or involvement in the assessment, tax, or collection process for ad valorem taxes, including real property and personal property taxes. Participant also recognizes the ability of CCDC to reimburse Participant for the CCDC Reimbursement is dependent on the ad valorem assessment and timing of collection process as is the CCDC's ability to successfully meet long term financing and payment obligations and to continue doing business.

1. Taxes Generally

Participant shall pay when due all real estate and personal property taxes and assessments assessed and levied on Participant's ownership interest of the Site. This provision or covenant shall run with the land and be binding upon Participant's successors.

2. Tax Appeals/ Exemptions

Participant shall not appeal any assessed value or request for property tax exemption for any of the parcels within the site for an assessment of less than Thirty Million Dollars (\$30,000,000). Any appeal of the assessed value or request for any property tax exemption for any of the parcels within the site for an assessment in excess of the Estimated Value, shall require CCDC's written authorization, which shall not be unreasonably withheld, delayed, or conditioned. The foregoing shall include but is not limited to an exemption or reduction under Idaho Code § 63-602NN or Idaho Code Section 63-606A, for property taxes assessed for any property tax year up to and including property tax year 2026. The property tax year runs from January 1st to December 31st.

3. Delinquent or Reduced Taxes

Participant expressly acknowledges and understands that the CCDC Reimbursement is linked to the tax increment revenue actually generated from the Site, and in the event insufficient taxes are received by CCDC for any reason, including a reduction of the tax levy rate or assessed values less than assumed by CCDC and Participant or in the event of any tax delinquency by any owner of parcels within the Site or by any tenant related to personal property, the actual tax increment received by CCDC will be reduced, which in turn will result in lower Annual Payments by CCDC to Participant.

V. **DEFAULTS, REMEDIES, AND TERMINATION**

A. Defaults in General

In the event that a dispute arises between CCDC and Participant regarding application or interpretation of any provision of this Agreement, the aggrieved Party shall promptly notify the other Party to this Agreement of the dispute within ten (10) days after such dispute arises. If the Parties shall have failed to resolve the dispute within forty-five (45) days after delivery of such notice, the Parties may first endeavor to settle the dispute in an amicable manner by mediation. If the Parties elect to mediate their dispute, the

Parties will select a mediator by mutual agreement and agree to each pay half of the mediator's costs and fees. The mediation will take place in Boise, Idaho, unless otherwise agreed by the Parties in writing. Should the Parties be unable to resolve the dispute to their mutual satisfaction within forty-five (45) days after such completion of mediation, each Party shall have the right to pursue any rights or remedies it may have at law or in equity. If the Parties do not mutually agree to mediate the dispute, either Party may pursue any rights or remedies it may have at law.

B. Legal Actions

In addition to any other rights or remedies, any Party may institute legal action to cure, correct, or remedy any default; to recover damages for any default; or to obtain any other remedy consistent with the purpose of this Agreement. The nondefaulting Party may also, at its option, cure the default and sue to collect reasonable attorney's fees and costs incurred by virtue of curing or correcting the Party's breach.

The laws of the State of Idaho shall govern the interpretation and enforcement of this Agreement.

C. Rights and Remedies Are Cumulative

Except as otherwise expressly stated in this Agreement, the rights and remedies of the Parties are cumulative, and the exercise by any Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same time or different times, of any other rights or remedies for the same default or any other default by the other Party.

CCDC reserves the right to withhold reimbursement to Participant for any Participant default.

VI. GENERAL PROVISIONS

A. Notices, Demands, and Communications Between the Parties

Formal notices, demands, and communications between CCDC and Participant shall be sufficiently given if dispatched by registered or certified mail, postage prepaid, return receipt requested, to the principal offices of CCDC and Participant as set forth in this Agreement. Such written notices, demands, and communications may be sent in the same manner to such other addresses as either party may from time to time designate by mail.

B. Conflicts of Interest

No member, official, or employee of CCDC shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official, or employee participate in any decision relating to this Agreement which affects his/her personal interests or the interests of any corporation, partnership, or association in which he/she is directly or indirectly interested.

Participant warrants that it has not paid or given, and will not pay or give, any third party any money or other consideration for obtaining this Agreement.

C. Non-Liability of CCDC Officials and Employees

No member, official, or employee of CCDC shall be personally liable to Participant in the event of any default or breach by CCDC or for any amount which may become due to Participant or on any obligations under the terms of this Agreement.

D. Successors and Assigns

This Agreement shall, except as otherwise provided herein, be binding upon and inure to the benefit of the successors and assigns of the Parties hereto.

E. Attorney Fees and Costs

In the event that either Party to this Agreement shall enforce any of the provisions hereof in any action at law or in equity, the unsuccessful Party to such litigation agrees to pay to the prevailing Party all costs and expenses, including reasonable attorney fees incurred therein by the prevailing Party, and such may be included to the judgment entered in such action.

F. Severability

If any provisions of this Agreement shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this Agreement, and this Agreement shall be construed and enforced as if such illegal or invalid provisions had not been contained herein.

G. Headings

The section headings contained herein are for convenience and reference and are not intended to define or limit the scope of any provision of this Agreement.

H. Counterparts

This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

I. Forced Delay; Extension of Times of Performance

In addition to the specific provisions of this Agreement, performance by any Party hereunder shall not be deemed to be in default where delays or defaults are due to war; insurrection; strikes; lock-outs; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; epidemics; quarantine restrictions; freight embargoes; lack of transportation; lack of materials or labor at commercially reasonable prices or in commercially reasonable quantities; governmental restrictions or priority; litigation; unusually severe weather; acts of another party; environmental analysis, or removal of hazardous or toxic substances; acts or the failure to act of any public or governmental agency or entity (except that acts or the failure to act by CCDC shall not excuse performance by CCDC); or any other causes beyond the control or without the fault of the Party claiming an extension of time to perform. An extension of time for any such cause shall only be for the period of the forced delay, which period shall commence to run from the time of the commencement of the cause, if notice is delivered by the Party

claiming such extension no later than forty-five (45) days after the commencement of the cause. If, however, notice by the Party claiming such extension is sent to the other Party more than forty-five (45) days after the commencement of the cause, the period shall commence to run only forty-five (45) days prior to the giving of such notice. Times of performance under this Agreement may also be extended in writing by CCDC and Participant.

J. Inspection of Books and Records

CCDC has the right, upon not less than seventy-two (72) hours' notice, at all reasonable times, to inspect the books and records of Participant pertaining to the Public Improvements.

No inspection by CCDC shall, however, cause any document, information, or record of Participant to become a public record subject to public disclosure pursuant to Title 74, Chapter 1 of the Idaho Code, unless such document, information, or record is actually delivered to CCDC by Participant.

Except as set forth in this Agreement or other agreement executed by the Parties, recorded by the Parties, or made part of the records of CCDC, the Parties acknowledge that Participant's documents, records, plans, and information in any form related to the Project shall be confidential unless and until such documents are provided to CCDC, and then CCDC shall take such action as is permissible under Title 74, Chapter 1 of the Idaho Code to protect the confidentiality of documents provided by Participant that have been clearly marked as confidential with reference to the applicable section of Idaho Code under which the documents are deemed not subject to public disclosure.

K. Promotion of Project

Participant agrees CCDC may promote the Public Improvements and CCDC's involvement with the Public Improvements. Such promotion includes reasonable signage at the Site notifying the public of CCDC's involvement with the Public Improvements.

VII. AMENDMENTS TO THIS AGREEMENT; WAIVERS

CCDC and Participant agree to mutually consider reasonable requests for amendments to this Agreement and any attachments hereto which may be made by any of the Parties hereto, lending institutions, bond counsel, financial consultants, or underwriters to CCDC, provided said requests are consistent with this Agreement and would not alter the basic business purposes included herein or therein. All amendments to and waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of CCDC and Participant.

VIII. ENTIRE AGREEMENT

This Agreement, including the following listed Exhibits A through H, inclusive and incorporated herein by reference, constitutes the entire understanding and agreement of the Parties.

Exhibit A – Legal Description

Exhibit B – Project Depiction and Renderings
Exhibit C – Public Improvement Plans
Exhibit D – Schedule of Eligible Expenses Estimate
Exhibit E – Participation Program Scorecard
Exhibit F – Confirmation of Reimbursement (Draft)

This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter thereof.

End of Agreement | *Signatures appear on the following page.*

IN WITNESS WHEREOF, the Parties have signed this Agreement the day and year below written to be effective as first indicated above.

Capital City Development Corporation (“CCDC”)

Date

John Brunelle, Executive Director

11th & Idaho Partners LLC, an Idaho Limited Liability Company (“Participant”)

Date

Scott Schoenherr, _____

Exhibit A

Legal Description and Depiction of Project Site

1100 W. Idaho Street located on Lots 3 through 6, in Block 47, Boise City Original Townsite, according to the plat thereof filed in Book 1 of Plats at Pages 1, records of Ada County, Idaho.

TOGETHER WITH one-half of the vacated alley lying adjacent, as contained in Vacation of Public Right of Way, recorded October 31, 1988, as Instrument No. 8853686, Records of Ada County, Idaho

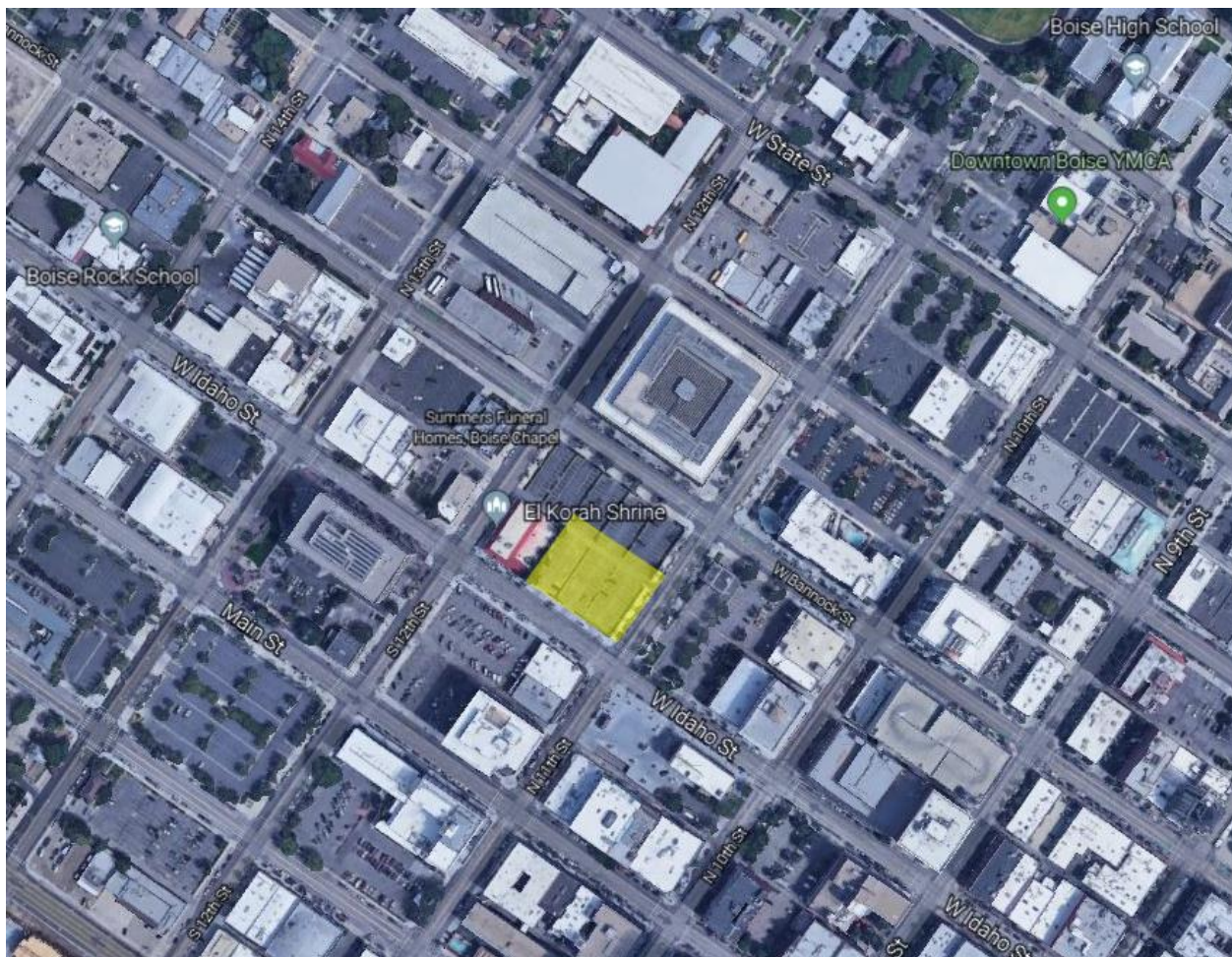


Exhibit B

Project Depiction and Renderings



Exhibit B (continued)

Project Depiction and Renderings



Public Improvement Plans and Renderings

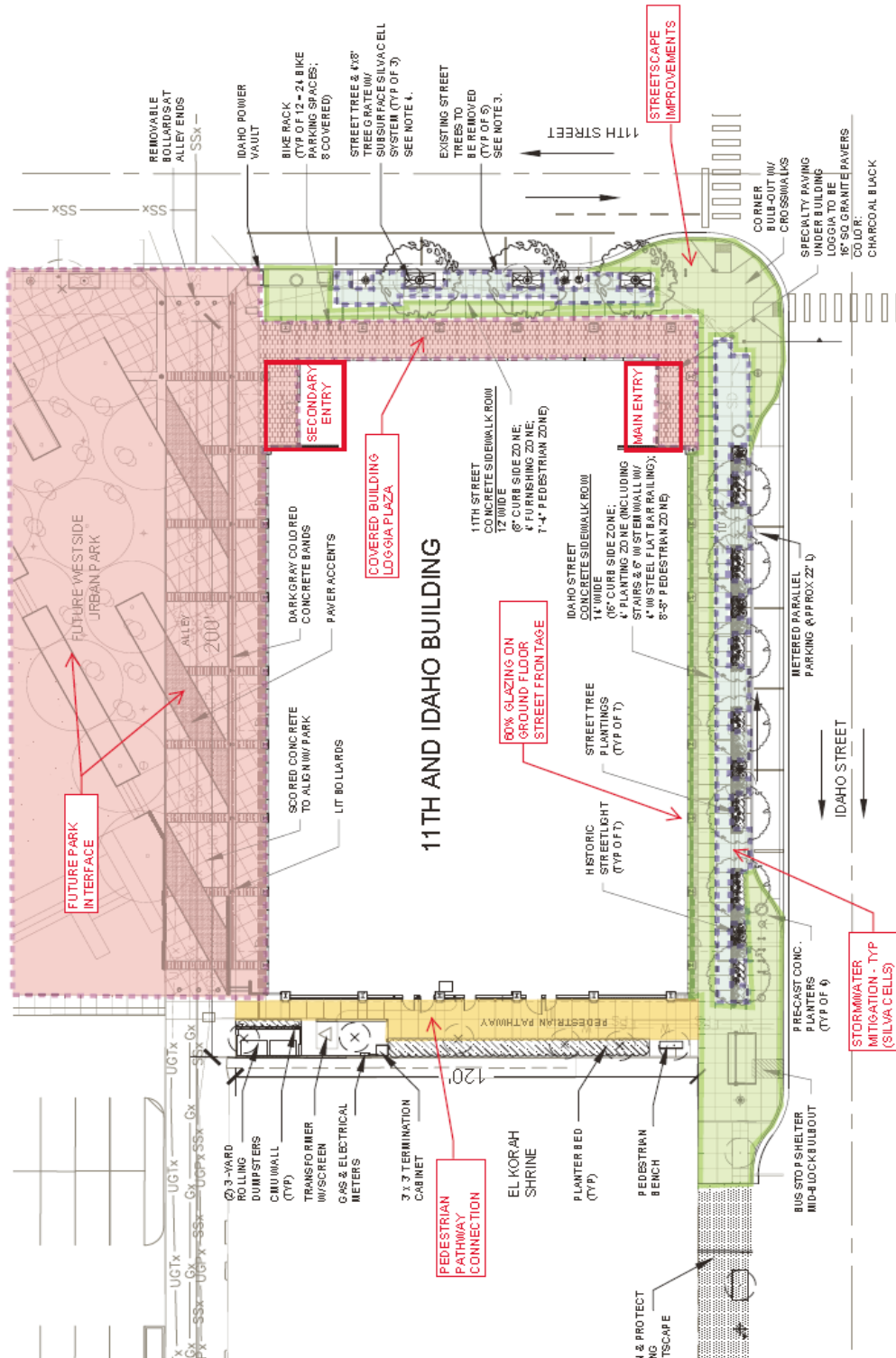


Exhibit D
Schedule of Eligible Expenses Estimate
Page 1 of 2

CCDC Participation Program Type 2 Eligible Expenses Application Form Actual Eligible Costs To Be Determined by CCDC					
Project Name: 11th & Idaho		Plan Date: June 1, 2019	By: Scott Schoenherr		
STREETSCAPE: (In right-of-way)					
#	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL COST
SITE PREPARATION:					
1	Surface demolition	LS	244,436	1	244,436
2	Asphalt demolition		0	0 w/ Surface	
3	Curb and gutter demolition		0	0 w/ Surface	
4	Saw cut		0	0 w/ Surface	
5	Replace subbase		0	0 w/ Surface	
6	Stand alone tree removal		0	0 w/ Surface	
SIDEWALK WORK:					
7	Scored concrete sidewalk	LS	131,398	1	131,398
8	Dry laid brick	LS	87,859	1	87,859
9	Pedestrian ramp		0	0 w/ Sidewalk	
10	Truncated dome		0	0 w/ Sidewalk	
11	Lawn parkway		0	0 w/ Sidewalk	
12	Irrigation	LS	20,659	1	20,659
OTHER:					
13	Asphalt repair	LS	12,500	1	12,500
14	Concrete curb cut		0	0 w/ Sidewalk	
15	Vertical curb and gutter (6")		0	0 w/ Sidewalk	
16	Meyers cabinet		0	0 w/ Sidewalk	
17	Water meter		0	0 w/ surface	
SITUATIONAL FURNISHINGS:					
18	Street trees	LS	3,148	1	3,148
19	Tree grates & frames	LS	10,663	1	10,663
20	Trench drain cover	LS	500	3	1,500
21	Historic street light	LS	4,500	5	22,500
22	Bench		0	0	0
23	Bike rack	LS	300	12	3,600
24	Litter receptacle	LS	500	1	500
25	Pre-cast planter	LS	350	4	1,400
OTHER:					
26	Site Survey	LS	16,535	1	16,535
27	Erosion Control	LS	39,768	1	39,768
Total Streetscape Costs:					596,466

Exhibit D
Schedule of Eligible Expenses Estimate
Page 2 of 2

CCDC Participation Program Eligible Costs Application Form Actual Eligible Costs To Be Determined by CCDC				
INFRASTRUCTURE & UTILITIES: (In right-of-way)				
	UNIT	UNIT PRICE	QUANTITY	TOTAL COST
STORM WATER MITIGATION:				
28 Surface demo		0	0	w/ streetscape
29 Surface prep		0	0	w/ streetscape
30 Finish materials (permeable pavers, etc.) Silva Cells	1	116,822	1	116,822
UTILITIES:				
		0	0	0
31 Power line (new/relocation/extension)		0	0	w/ site prep
32 Water line (new/relocation/extension)		0	0	w/ site prep
33 Sewer line (new/relocation/extension)		0	0	w/ site prep
34 Geothermal Line (new/relocation/extension)		0	0	n/a
STREET:				
39 Asphalt demolition		0	0	w/ streetscape
40 Road sub-base and prep		0	0	w/ streetscape
41 Asphalt paving		0	0	w/ streetscape
ALLEY:				
		0	0	0
45 Asphalt demolition		0	0	w/ streetscape
46 Alley sub-base and prep		0	0	w/ streetscape
47 Asphalt paving		0	0	w/ streetscape
OTHER:				
51 Landscaping / Screening	LS	27,672	1	27,672
52 TBD		0	0	0
Total Infrastructure & Utilities Costs:				144,494
TOTAL ELIGIBLE COSTS:				740,960
Important Note: Each program where eligible costs are identified will only pay for those approved expenses not otherwise paid for by another public entity.				

Exhibit E
Participation Program Scorecard
Page 1 of 2

5/26/2019	
CCDC PARTICIPATION PROGRAM SCORECARD	
PROJECT NAME: 11th and Idaho OFFICE	
BASED ON PLANS DATED: 5/30/2019	
SCORING	
Level A: 140+ points Level B: 120-139 points Level C: 100-119 points	
	staff score
1 Activate Dormant/Disinvested Sites (1 Only)	
a reuse of existing building	20
b conversion of surface parking	18 18
c replace dormant building	16
d reuse of vacant land	10
2 Reuse of Targeted Sites (1 Only)	
a reuse of historic register building	20
b reuse of automotive site	15
c reuse of dry cleaner site	15
3 Environmental Remediation (1 Only)	
a >\$100,001 costs	20
b \$50,001-\$100,000 costs	16
c \$10,000-\$50,000 costs	12
4 Utility Infrastructure (all that apply)	
a replace or expand geothermal	15
b stormwater mitigation	15
c replace or expand fiber	15
d replace or expand power	15
e replace or expand sewer	15
f replace or expand water	15
5 Connectivity (all that apply)	
a add a street	20
b add a ground level plaza/ park	19
c add an alley	17
d add a pathway	15 15
e add or substantially improve a sidewalk	10 10

Exhibit E
Participation Program Scorecard
Page 2 of 2

CCDC PARTNERSHIP PROGRAM SCORECARD		
PROJECT NAME: 11th & Idaho Office		
BASED ON PLANS DATED: 5/30/2019		
6 Compact Development (1 Only)		
a 4.0 to 5.0+ FAR	10	10
b 3.0 to 3.9 FAR	9	
c 2.0 to 2.9 FAR	8	
d 1.0 to 1.9 FAR	7	
e 0.5 to 0.9 FAR	6	
7 Parking Placement & Design (1 Only)		
a structured parking below grade	20	
b structured parking above grade	18	
c no surface parking	15	15
d parking location is to rear or interior of building	10	
e parking is screened by wall, fence, sunken	8	
8 Targeted Uses (1 Only)		
a Affordable Housing	10	
b Mixed-Income/Workforce housing	10	
c technology	10	10
d corporate HQ	10	
e education	10	
f artisan	10	
g light manufacturing/assembly	10	
9 Walkability (all that apply)		
a =/> 70% of sidewalk/setback is abutted by ground floor building face	20	20
b =/> 60% ground floor glazing on street frontages (30% res)	18	18
c =/> 12' ground floor height	15	15
d main entry is prominent, ground floor, and faces street/not parking	15	15
e =/> 75% ground floor frontage has functional awnings (30% res)	10	
f public art element	5	
10 Sustainable Building (1 Only)		
a Living Building Certification	10	
b LEED platinum or equivalent	8	
c LEED gold or equivalent	7	
d LEED silver or equivalent	6	
e Connect to and use of geothermal system	5	
f LEED Certified or using Boise City Green Building Code	5	
g energy star cert	4	
		146

Section 8, Points within targeted uses must be confirmed at a later date when leases are available

Exhibit F

Confirmation of Reimbursement (Draft)

CONFIRMATION OF CCDC REIMBURSEMENT AND PAYMENT SCHEDULE

This CONFIRMATION OF CCDC REIMBURSEMENT AND PAYMENT SCHEDULE ("Payment Schedule") is entered into between the CAPITAL CITY DEVELOPMENT CORPORATION, a public body, corporate and politic, organized and existing under the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act of 1988 as amended, Chapter 29, Title 50, Idaho Code ("CCDC"), and _____, an Idaho _____ ("Participant").

WITNESSETH:

1. CCDC Contribution

CCDC has, pursuant to the procedures set forth in the Type 2 General Assistance Participation Agreement by and between the Capital City Development Corporation and Participant with an effective date of _____ (the "Participation Agreement"), determined the CCDC Reimbursement for the Development, as those terms are defined in the Participation Agreement, shall be _____ and ____/100 dollars (\$_____) (the "CCDC Reimbursement").

2. Payment Schedule

CCDC agrees to reimburse Participant for the amount of the CCDC Reimbursement, or less as set forth and explained below, without interest from the Effective Date of this Payment Schedule as follows:

CCDC shall make a total of four (4) "Annual Payments". The amounts of the Annual Payments shall be determined based on the tax increment proceeds paid by Participant and received by CCDC from the value added to the Site over and above the 2018 tax year assessed value of the Site upon Final Completion of the project and starting at Occupancy valuation year. The 2018 tax year assessed value of the Site, as determined by the Ada County Assessor is \$_____.

First Annual Payment – Due on or before September 30, _____.
CCDC shall pay Participant eighty percent (80%) of the increased tax increment generated from the Development on the Site actually received by CCDC as of September 30 of _____ [insert year]

Second Annual Payment – Due on or before September 30, _____.
CCDC shall pay Participant the lesser of the remaining unpaid CCDC Reimbursement (after crediting any prior payments) OR eighty percent (80%) of the increased tax increment generated from the Development on the Site actually received by CCDC as of September 30 of _____ [insert year]

Third Annual Payment – Due on or before September 30, _____

CCDC shall pay Participant the lesser of the remaining unpaid CCDC Reimbursement (after crediting any prior payments) OR eighty percent (80%) of the increased tax increment generated from the Development on the Site actually received by CCDC as of September 30 of [insert year]

CCDC may redeem, at any time, in whole or in part, without penalty, the then principal amount outstanding.

Participant acknowledges that the sum of the four Annual Payments may be less than the CCDC Reimbursement if the tax increment generated by the Development during the Reimbursement Period is less than the CCDC Reimbursement.

If the CCDC Reimbursement is not fully reimbursed by the four Annual Payments or by the Termination Date of the Plan, CCDC will not be obligated to make any additional payments.

3. Limitation on Making Payments

It is the intention of the parties that Participant shall only be paid from the Incremental Tax Revenues, if any, which are paid or are payable to CCDC as a direct result of the Private Development constructed by the Participant on the Site. If, for any reason, the Incremental Tax Revenues anticipated to be received by CCDC as a direct result of the Private Development on the Site are reduced, curtailed, or limited in any way by enactments, initiative referendum, or judicial decree, CCDC shall have no obligation to pay the tax increment obligation to Participant as described in this Agreement from other sources or monies which CCDC has or might hereinafter receive.

4. Except as expressly modified above, the terms and conditions of the Participation Agreement are still binding on CCDC and Participant as set forth in such Participation Agreement.

IN WITNESS WHEREOF, this Payment Schedule has been entered into as of the date and year first above written.

CCDC:
CAPITAL CITY DEVELOPMENT CORPORATION

By: _____,
_____, Executive Director

Date

PARTICIPANT:

By: _____
Its: _____

Date



V. INFORMATION ITEMS



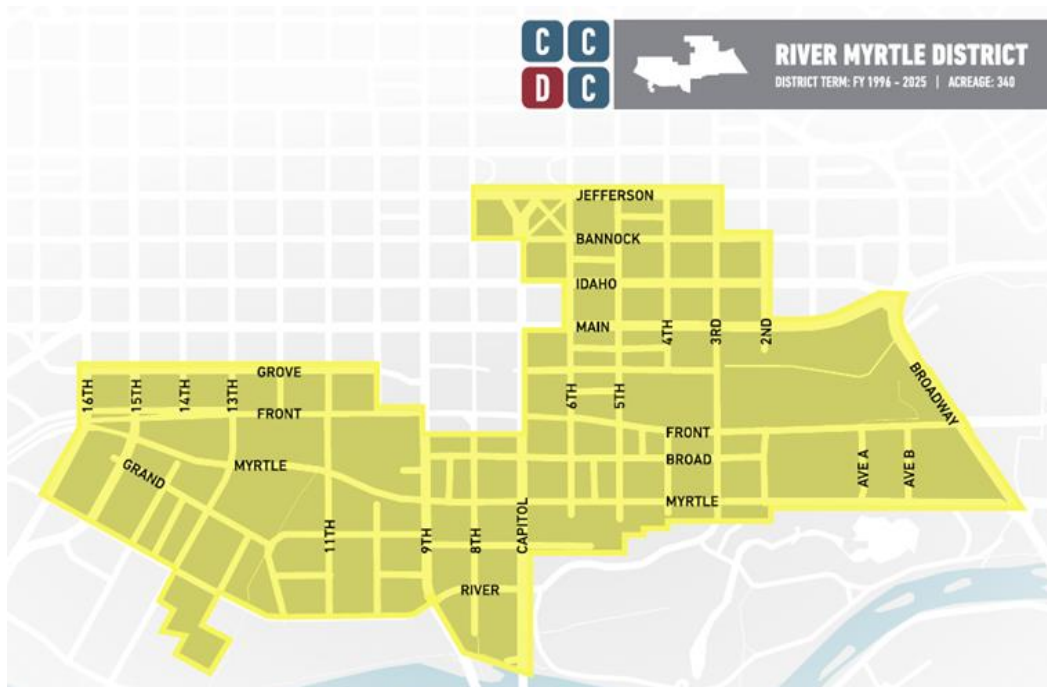
DATE: August 12, 2019

TO: Dana Zuckerman, Chair, and Board of Commissioners

FM: John Brunelle, Executive Director

RE: CCDC Monthly Report

RIVER – MYRTLE / OLD BOISE DISTRICT



Economic Development

5th & Front Streets - Hotel and Parking Garage - PP Type 3, 5: Construction continues on the 5th and Front Garage. The 540-space parking garage is scheduled to open in early 2020 with the hotel to follow in summer 2020. CCDC has committed to leasing 200 parking spaces for public use. Customers interested in leasing a space are being directed to The Car Park to reserve a monthly pass.

505 W. Idaho Street - The Gibson - PP Type 2, 4: The Gibson apartment building is complete and nearly leased up. The Agency inspected the public improvements subject to reimbursement and has received final acceptance of the “parklet” from the City’s Parks & Recreation Department. The Agency is processing reimbursement as per the existing Participation Agreements.

503-647 S. Ash Street – Ash Street Townhomes– Agency Disposition PP Type 5: In 2018, this property was sold to deChase/Miksis for the purpose of transforming this area into workforce housing. The Ash Street Townhomes are complete, and CCDC toured the development on Friday, June 12 with the development team. These 34 workforce rental housing units and a small retail space along the Pioneer Pathway will help transform this urban neighborhood. Rents will be affordable to families making less than 120% of the area median income, or less than \$2,200 per month for a 3-bedroom townhome.

611 S. 8th Street – Afton Phase I – Agency Disposition PP Type 5: In 2001, CCDC acquired this site for redevelopment then sold the site in two phases to RMH Company following a 2013 competitive RFQ/P process. Phase I with 60 condominium units is completed, sold, and occupied. A unique restaurant “*Kiwi Shake & Bake*” opened in December 2018 in the corner retail unit at 8th & River Streets.

620 S. 9th Street – Afton Phase II – Agency Disposition PP Type 5: Phase II construction is progressing and more than 50 percent of the condo units have been sold. Delivery of the finished units is scheduled for late 2019.

500 S. 8th Street – Trailhead – Agency Leased Property: This 60-month lease entered Year Five on February 1, 2019. Event and user programming by Actuate Boise remains active. Two minor restroom plumbing repairs were conducted the week of July 22.

200 Myrtle Street - Boise Caddis - PP Type 2: The Board approved the Type 2 Participation Agreement with Boise Caddis at its June 2019 Board Meeting. The Project includes 160 rental units and 400 parking stalls. Ada County will purchase the parking stalls for use by its nearby Courthouse complex workforce. The Type 2 Agreement includes approximately \$1.2 million in public improvements for 2nd, 3rd, and Myrtle Streets and a small portion of Broad Street, which will be reimbursed using tax increment revenue generated by the project. Construction is scheduled to begin this fall with final completion in Summer 2021.

406 Broad Street - Cartee Apartments - PP Type 2: The Cartee developer has submitted construction drawings to the City for permitting. The agreement between CCDC and the developer contemplates approximately \$1.3 million in Eligible Expenses to be reimbursed from the project’s tax increment revenue. The project includes approximately 160 apartments units and 176 structured parking spaces. Construction is scheduled to begin Fall 2019.

429 10th Street - Agency Owned - PP Type 5 (RFP): At the July Meeting, the Board approved a new Disposition Process and Policy. This process will require that real property meet certain criteria to qualify as “Surplus” at which time the real property can be disposed of through a sealed bid process, consistent with Title 50, Chapter 14, Idaho Code, which the City of Boise also follows. At the August Meeting, the Board will consider declaring 429 S 10th Street as Surplus with the intent to sell the property. A public hearing for the declaration will be held on August 28th at noon in the CCDC Board Room.

512 W Grove Street - 5th & Grove Mixed Use Residential - PP Type 2: The Board will review this project as eligible to receive Type 2 General Assistance funding at the August Meeting. The project includes 114 for-rent apartments and 8,000 SF of ground floor retail. Preliminary estimates show Eligible Expenses between \$900,000-\$1,200,000. Preliminary scoring shows that the project will qualify for Level A status and would receive 80% of the tax increment revenue it

generates to reimburse for Eligible Expenses. Final scoring and expenses will be verified for the Type 2 Agreement, which will be reviewed by the Board in September.

Infrastructure

535 S. 15th Street – River Street Lofts – PP Type 1: The developer has experienced delays in construction and plans to be completed in November this year. At its July meeting, the Board extended the Type 1 Agreement termination to September, 2020 to ensure that the project will be reimbursed for its public improvements upon completion.

S. 5th & Grove Streets Utilities - Underground & Conduit: This project consists of the design and construction to underground the utilities and install a conduit bank on 5th Street from Front Street to Main Street. Idaho Power's contractor, Probst, has already completed the duct bank crossing of Main Street ahead of the ACHD resurfacing project on Main later this summer. The Agency issued an informal bid for the installation of the fiber conduit banks and vault installations and awarded the contract to Guho Corp. Contracts with the various telecommunications companies for their work are also in process. Work is expected to resume on August 19 when a permit moratorium issued by ACHD is set to expire.

11th Street Streetscape - Grove Street to River Street: These streetscape improvements are planned for construction in FY2023. To maximize public investment, the Agency is working closely with ACHD on its 11th Street bikeway facilities project. To ensure that cooperative and coordinated solutions are developed by ACHD and CCDC in their respective planning processes, the Agency is conducting planning and design on a similar schedule to ACHD.

N. 6th Street Streetscape - Front Street to Main Street: Design and construction of streetscape improvements on 6th Street between Main and Front Streets. Guho Corp is the apparent responsive low bidder. Staff will seek Board approval for a construction contract at its August Board Meeting.

October 9, 2018	RFP issued to three on-call design professional firms.
November 5, 2018	The Land Group selected as design professional of record.
December 2018	Task Order with final scope of work for project design was executed.
March 2019	Design Review package submitted to City of Boise.
Late May 2019	The Land Group submitted final plans to ACHD. Final approval included several license agreements. Project includes Block 7 Alley project as the 2019 Streetscape Project.

July 8, 2019	Invitation for Bid issued.
July 30, 2019	Bid Due Date - Two bids received.
August 12, 2019	Award Contract.

RMOB - Consolidated Newspaper Boxes: CCDC and the City are coordinating purchase and installation of consolidated newspaper boxes. The Agency received approval on June 3 from the City for proposed locations and box configurations. The Agency has ordered newspaper boxes from vendor M.E.R. and anticipates delivery in early September.

390 S. Capitol Blvd - Mod Pizza - PP Type 1: The building is under construction at Capitol & Broad Streets with completion scheduled for December 2019. CCDC will reimburse the project for up to \$100,000 for awnings over the right-of-way and limited sidewalk improvements.

Mobility

S. 5th St & Myrtle St – Signalized Crossing: Kittelson & Associates is working on a preliminary warrant analysis for a new signalized crossing at 5th and Myrtle Streets.

RMOB Circulator – Preliminary Engineering: CCDC is partnering with the City to split the costs of preliminary engineering for the Downtown Circulator project. The Agency is re-budgeting preliminary engineering funds to FY2020. The Agency stands ready to assist and anticipates direction in the near future.

ParkBOI - Capitol & Myrtle Parking Garage – Agency Owned Property: Agency is currently working on contracting a vendor for spray-on fireproofing repairs.

ParkBOI - 9th & Front Parking Garage – Agency Owned Property: The site walk for the Code Analysis Project was conducted on April 17. The Draft Report was received May 31. The Final Report was received in June, and the findings are being incorporated into the Parking Reinvestment Program. Agency is currently scoping waterproofing membrane repairs, to be completed before winter.

ParkBOI - 11th & Front Parking Garage – Agency Owned Property: No significant maintenance performed in July. Data indicates fewer than 100 of the 722 spaces that were originally available for general public monthly use remain available to lease.

N. 5th & 6th Streets – City of Boise/ACHD Traffic Configuration: ACHD has this project on indefinite hold until there is programmed construction funding. The Agency stands ready to assist and anticipates direction in the near future.

Place Making

Grove Street – Multi-Block Improvement Project: CCDC solicited, received, and reviewed proposals from design professionals. CCDC and the City selected a design professional and a contract is forthcoming. A vision statement, project timeline, and community engagement plan are being developed.

Block 7 – CCDC Alley Program: Block 7 is bounded by Capitol Boulevard, Main Street, 6th Street, and Grove Street. This project is being bid with the 6th Street Streetscape Project (see

above). Contract award is currently scheduled for the August Board meeting. The project includes pavement enhancements, lighting, and improved trash facilities.

Special Projects

RMOB Public Art – City of Boise Traffic Boxes – PP Type 4: The City Arts & History Department issued the Call-To-Artists. The T4 Agreement with the City of Boise was approved by the Board on February 11, 2019. Artists were selected and traffic boxes were assigned in March. Art content has been approved and will now move into the fabrication phase for installation this summer.

S. 8th St Public Art - City of Boise Murals - PP Type 4: CCDC is working with the City Arts & History Department on a T4 Agreement for murals in Simplot Alley and on 9th Street. The City is in the process of deciding how to handle easements. The Agency stands ready to assist and anticipates direction in the near future.

RMOB Public Art – City of Boise Broad Street Sculpture – PP Type 4: The T4 Agreement was approved by the CCDC Board on February 11, 2019. In April, the City's artist selection panel selected Krivanek + Breaux. City Arts & History is working with the artist on a contract. In May, Boise City Council approved the selection panel's and Arts & History Commission's recommendation to approve working with Krivanek + Breaux.

WESTSIDE DISTRICT



Economic Development

1010 W. Jefferson St – 10Ten Building – Agency-Owned Property: A new control system for an HVAC system on the 2nd floor was installed in mid-July to replace the original, now obsolete, controls.

421 N. 10th St – ISG/BSN Building - Agency Owned Property: There were no major maintenance issues in July.

Infrastructure

11th Street Streetscape - Washington Street to Grove Street: These streetscape improvements are planned for construction in FY23. To maximize public investment, the Agency is working closely with ACHD on its 11th Street bikeway facilities project. To ensure that cooperative and coordinated solutions are developed by ACHD and the Agency in their respective planning processes, the Agency is conducting planning and design on a similar schedule to ACHD.

15th Street Utilities - Undergrounding & Conduit: This project will underground overhead power lines and install underground conduit to facilitate future redevelopment (including a new Fire Station #5), mature street trees, and an expanded telecommunications network on the west side of 15th Street. As of August 7, Anderson & Wood has installed conduit from Front to Bannock and vaults from Front to Main on the east side of the street. Further work on Idaho Power undergrounding is on hold until Probst receives primary cable, expected to arrive mid-September. This combined with other circumstances will likely push substantial completion into early October.

Westside District - Consolidated Newspaper Boxes: CCDC and the City are coordinating purchase and installation of consolidated newspaper boxes. The Agency received approval on June 3 from the City for proposed locations and box configurations. The Agency has ordered newspaper boxes from vendor M.E.R. and anticipates delivery in early September.

Bannock Streetscape – 8th to 9th Streets: Jensen Belts Associates has completed the Design Review package. The project is on a temporary hold pending the outcome of City/ACHD traffic and street configuration decision.

N. 8th Streetscapes - Bannock to State Streets: This City PDS project is on temporary hold pending outcome of City/ACHD traffic and street configuration decision. The City has met with ACHD and anticipates starting public outreach soon.

10th & State Streets – Brady Block Concepts: CCDC is working with nearby landowners around the Agency-owned sites to create transformative development in this area. CCDC hopes to incentivize the future redevelopment of underutilized sites adjacent to the Brady Block.

1010 Main St - Avery Building - PP Type: This is a privately-owned vacant building currently undergoing renovation. CCDC has remained engaged with the developer and owner who is working on overall project financing. The developer is interested in utilizing the Agency's Participation Program and hopes to work on an application submittal in summer 2019.

1111 Idaho St - 11th & Idaho Building - PP Type 2: This highly designed, 9-story, new Class A office building is being developed by Rafanelli and Nahas and is using the globally recognized architecture firm Perkins + Will. The site is adjacent to the future Westside Urban Park and is being designed to complement the existing Boise Plaza. The development was designated as a Type 2 Participation Project on July 15, 2019 and the final agreement will be presented to the Board on August 12, 2019.

1715 W. Idaho St - Odyssey Flats - PP Type 1: A Treasure Valley based development team held a neighborhood meeting and has submitted plans to the City for the development of approximately 18 residential units on this currently vacant parcel. Although the final design and eligible public expenses are not yet known, the developer suggested they would apply for Agency participation later in 2019 upon City approval.

Westside URD - Boundary Adjustment - Eligibility Study: SB Friedman Development Advisors (SBF) presented their Eligibility Report for this URD Plan Amendment to the CCDC

Board on May 13, 2019. After an Agency presentation, the Council accepted the report on June 4 and directed CCDC to move forward with the plan amendment in the coming months. Thereafter the Plan Amendment would need to be reviewed by CCDC and the City Council as well as Planning and Zoning for it to be completed. The Agency and its counsel are working on scoping the plan amendment as well as the public outreach.

Mobility

ParkBOI - 10th & Front Garage – Agency Owned Property: The Agency worked with the structural engineering firm KPFF to design the next phase of needed concrete repairs. Project scope includes repairing concrete spalling and heavy corrosion, post-tensioned tendon repairs, and installation of waterproofing membrane. A formal Invitation to Bid was issued on June 26, 2019. Nine contractors attended a non-mandatory prebid meeting July 9, 2019. Three bids were received by the July 23, 2019 due date. Hellmann Construction submitted the lowest responsive bid in the amount of \$184,732. This amount is within the signing authority of the Executive Director. Once the Agency receives the required payment and performance bonds, insurance documents, and signed contract from Hellmann Construction a Notice to Proceed will be issued. It is anticipated that construction will begin by the third week of August.

11th Street Bikeway - ACHD Collaboration - River Street to Washington Street: 11th Street has been identified in plans by the City and ACHD as an important corridor for the west side of downtown Boise. It prioritizes cyclists, pedestrians, retail business, and residents while accommodating existing vehicular use. ACHD is conducting a bikeway planning process for improvements to be made in FY2023 to prioritize 11th Street as a cycling corridor.

Westside Circulator - Preliminary Engineering: CCDC is partnering with the City to split the costs of preliminary engineering for the Downtown Circulator project. The Agency is re-budgeting preliminary engineering funds to FY2020. The Agency stands ready to assist and anticipates direction in the near future.

N. 8th Street – City/ACHD Traffic Configuration: A traffic and bike lane analysis performed by Kittleson & Associates and design package by Jensen Belts Associates were presented to the City Council on January 29, 2019. The Council has requested public outreach on the project, and the City and ACHD are working on public outreach plan. The Agency stands ready to assist and move forward with streetscape projects following a City/ACHD decision. The City anticipates starting public outreach in August.

Place Making

11th Street & Bannock Street – Westside Urban Park: City Council approved the Westside Urban Park Master Development Agreement and associated land agreement on June 4, 2019. The completion of these agreements formalizes a public-private partnership that will result in the creation of a new downtown neighborhood urban park. This public investment encourages construction of the adjacent 10-story class A office building with retail space fronting the park which is known as the 11th & Idaho Office Building. Rafanelli Nahas celebrated the start of construction with a groundbreaking ceremony on August 5, 2019. The Boise Arts & History Department Call-to-Artists is open until August 7, 2019. This Call-to-Artists will select an artist to produce an iconic and interactive artwork for the park. The Type 4 Agreement that contributes \$200,000 to public artwork was approved and executed by CCDC and the City. The design team is concurrently developing ideas for site features to be included in the park. Construction of the park is on track to happen in the 2020 construction season.

Special Projects

Westside Public Art - City of Boise Traffic Boxes - PP Type 4: The T4 Agreement between CCDC and the City was approved by the Board on February 11, 2019. Artists were selected and traffic boxes were assigned in March. Art content has been approved and will now move into the fabrication phase for installation this summer.

30TH STREET DISTRICT



Economic Development

2403 Fairview Ave - Adare Manor - PP Type 2, 4: Northwest Integrity Housing Company's affordable housing development is under construction with completion anticipated by the end of 2019. The combined participation agreement is for approximately \$730,000 for public improvements adjacent to the development including streetscapes and utility work. This development is on ground leased from the City of Boise for forty years and was awarded to the developer through a competitive process. It includes 134 apartments for rent. The majority will be for families earning less than 60% of the area median income or about \$44,000 per year for a family of four with approximately 10% serving market rate rents.

Infrastructure

301 29th St - Whittier Elementary School - PP Type 4: Construction continues on Phase 2 of the Whittier Elementary School renovation, which includes a substantial amount of the improvements being completed in the right of way (sidewalks, streets, plaza space). Construction is scheduled to be complete by mid-August 2019 at which time CCDC will process the reimbursement of approximately \$550,000.

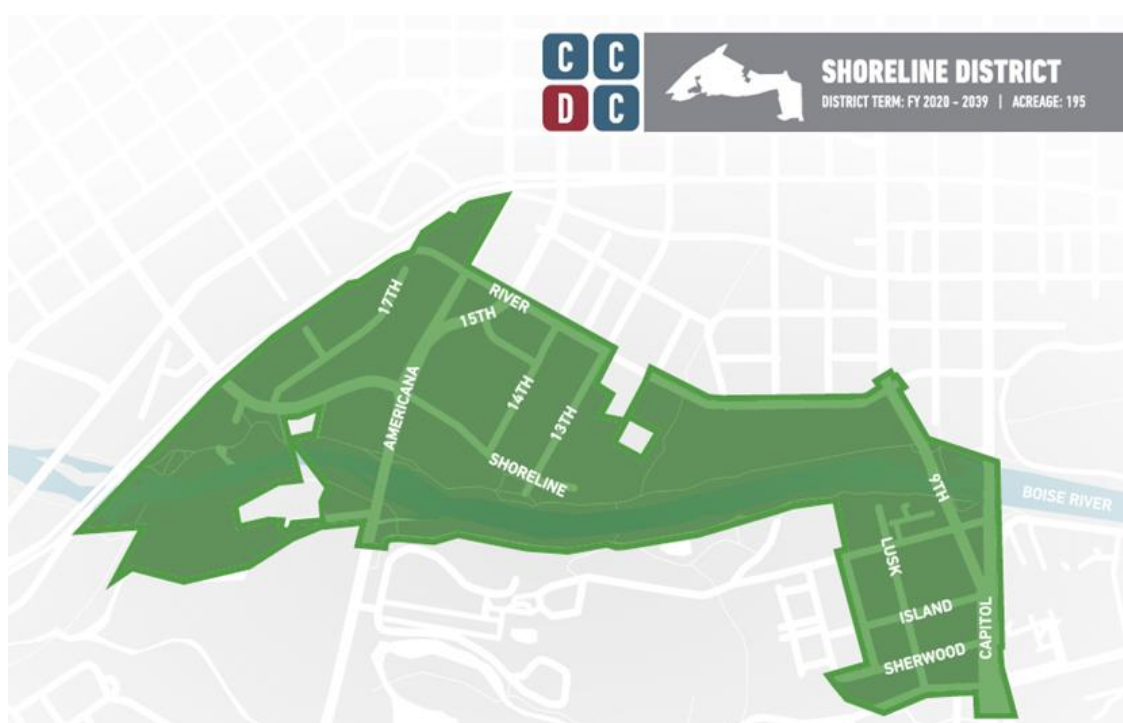
Place Making

30th Street District - Urban Renewal Plan Amendment: In the event Agency financing is involved in the development of a sports park, and it is located in the 30th Street District, it is likely that an amendment to the 30th Street Urban Renewal Plan will be necessary. The Agency is working with legal counsel and consultants to obtain appropriate scope of services and timeline.

Special Projects

30th Street District Public Art - City of Boise Traffic Boxes - PP Type 4: The T4 Agreement between CCDC and the City was approved by the Board on February 11, 2019. Artists were selected and traffic boxes were assigned in March. Art content has been approved and will now move into the fabrication phase for installation this summer.

SHORELINE



Economic Development

New Urban Renewal District – Shoreline: Creation of the new Shoreline URD was completed in December 2018. Its 20-year term runs from FY2020 to FY2039. The Shoreline District Plan was approved by City Council December 4, 2018, with final reading December 18, 2018. The plan was transmitted to State Tax Commission, Ada County, and taxing districts December 21, 2018. The Agency continues to work with stakeholders in the District to be proactive in bringing forth the Plan's stated initiatives and projects.

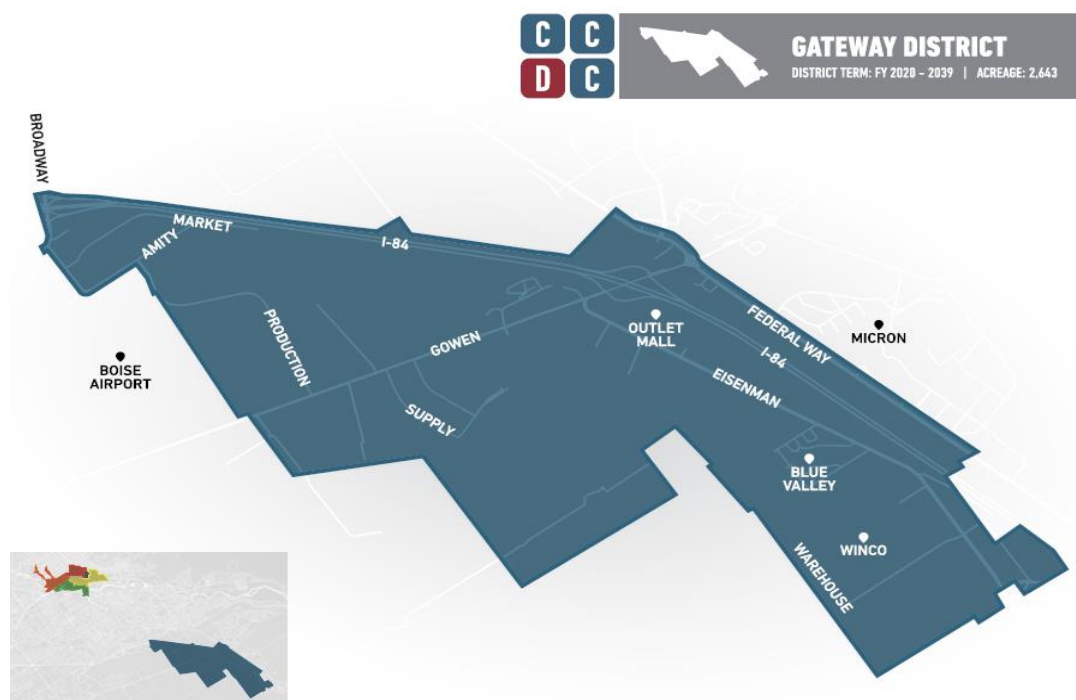
Shoreline District - Downtown Boise Streetscape Standards Update: CCDC, in collaboration with the City, is preparing to update the Downtown Boise Streetscape Standards Manual. These standards provide guidance to private development and Agency's Capital Improvement Plan

projects about streetscape improvements in the public rights-of-way within the downtown Urban Renewal Districts.

The standards currently in effect were adopted by the City in 2015 and do not include the Shoreline District project area. This update will incorporate the Shoreline District project area as well as the innovative storm water management strategies outlined in the City's Lusk Street Neighborhood Master Plan and River Street Neighborhood Master Plan.

The update will be reviewed by neighborhood stakeholders, the City, and ACHD before being presented for recommendation by the CCDC Board to City Council for approval and adoption into Blueprint Boise. This collaborative process will begin once Agency funds are allocated to the project to pay for the necessary consultant services.

GATEWAY EAST



Economic Development

New Urban Renewal District – Gateway East: Creation of the new Gateway East URD to develop east Boise industrial property was completed in December 2018. Its 20-year term runs from FY2020 to FY2039. The Gateway East Plan was approved by City Council on December 11, 2018 with final reading December 18, 2018. It was transmitted to State Tax Commission, Ada County, and taxing districts December 21, 2018.

Gateway East Participation Program: The Board adopted a standalone participation program from Gateway East at the July 15 board meeting. The Agency is in the process of revising administrative documents to conform with the new policy.

Mobility

Gowen Road – ACHD Cost Share - PP Type 4: ACHD will replace the Gowen Road Bridge over the railroad right-of-way including widening to accommodate bike lanes and sidewalks. The Agency is working on a cost share/participation agreement to install fiber optic conduit and accommodate a future pathway under the bridge consistent with the Gateway East Plan. ACHD and the Agency executed a cost share/participation agreement on May 13, 2019 to accommodate a future pathway under the bridge consistent with the Gateway East Plan. The cost share is estimated to be approximately \$380,000 due upon completion of construction, but no sooner than October 1, 2022. The Agency is working with City of Boise and ACHD to negotiate a separate cost share agreement for conduit estimated to cost approximately \$65,000.

AGENCY WIDE – ALL DISTRICTS

Economic Development

ParkBOI - Parking Garage Design Guidelines: CCDC solicited a proposal from consultant Kimley-Horn for parking garage design guidelines. Kimley-Horn has completed work on guideline updates.

ParkBOI – Parking Rates - Annual Review: Demand remains strong for spaces throughout the Agency’s downtown parking system, especially in the 9th & Main Parking Garage. The plan is to divert some of that demand to other facilities. The wait lists have been reduced from nearly 1,300 to 103 currently. Agency has included parking rate adjustments for Board consideration in its FY2020 budget.

City of Boise Park & Ride Shuttle: The Agency is actively working with its mobility partners on a Park & Ride/Shuttle lot near downtown.

ParkBOI - New Product - Nighttime Monthly: CCDC will continue to explore alternatives to 24/7 monthly parking passes. As part of the FY2020 budgeting process the Agency will revamp some of its offerings to try and attract customers to programs which reduce vehicle miles traveled by single occupied vehicles and encourage shared mobility.

Downtown Mobility Collaborative (DMC): The Downtown Mobility Collaborative is a newly formed public-private partnership headed by Program Director Kaite Justice of VRT. The DMC is a “Transportation Management Association.” It will focus on improving transportation options in downtown Boise by building partnerships and bringing key groups together to develop actionable plans that meet the needs of a growing city. This collaboration consists of CCDC, the City, VRT, ACHD, and BSU. An FAQ sheet has been developed, a work plan nearly finalized, and an outreach/messaging program is being developed. The entity’s first products will be available in October 2019.

Park+ Parking Modeling Program: Last year CCDC invested in a parking modeling program to help predict the impact of proposed developments on the parking demand and supply. The same demand/supply data that was gathered last spring was fed into the program with parcel and land use information. As additional developments are proposed, information can be fed into the program to help predict traffic and parking impacts. The program will be used to update recent development scenarios. FY2020 will be a transition year for the program/tool, as it will be transferred fully to the City in FY2021.

CCDC Parking Management Plan Update: This document serves as the legal, financial, and operational basis of the Agency's parking system. It is referred to when rates are adjusted, when garages are funded, and when a parking operator is hired. In July 2019 a panel of experts met with CCDC to provide input and ideas for how the document's content and organization might be updated. The study will be completed by mid-2020 and will involve CCDC Board input.

ParkBOI - 9th & Main Parking Garage - BikeBOI Bicycle Parking: BikeBOI, a 24-hour secure bike parking facility located in the 9th & Main garage and available to registered users, opened for operations on June 20, 2019. As of August 7, 34 individuals have signed up to use the facility, and 21 of those have picked up their access cards. Individuals can still sign up and use the facility for the remainder of 2019 with no monthly fee after paying a \$20 activation fee.

ParkBOI - 9th & Main and Capitol & Main Parking Garages – LED Lighting Project: The Agency, CSHQA, and the Parking Operator worked together to design new LED lighting in the Capitol & Main and 9th & Main Parking Garages in order to improve efficiency and decrease maintenance requirements. Final completion was achieved on May 28, 2019. The Agency has submitted documentation to Idaho Power to receive a rebate under the Energy Efficiency Incentive program. The Idaho Power rebates were received in July 2019.

ParkBOI - Capitol & Front Parking Garage - Agency Owned Property: The Agency continues to receive inquiries regarding the potential disposition of this subterranean, 207 space parking facility located below the Grove Hotel. Ongoing conversations with interested buyers continue. Timeline for potential sale remains undetermined.

ParkBOI - Capitol & Main Parking Garage: The Agency has contracted with Civil Survey Consultants to design a repair for ground level exit lanes. Preliminary geotechnical investigation is scheduled for August 8, 2019.

ParkBOI - Capitol & Main Parking Garage – Elevators: The Agency is working to design and refurbish the two elevators in the Capitol & Main Parking Garage. The contract was executed on February 12, 2019 and the Notice to Proceed issued on February 28. Actual construction and installation is expected to begin August 26, 2019.

June 2018	Task Order with Hummel Architects for design services.
October 2, 2018	Bid issued. Project estimate exceeds \$200k. Formal bidding.
October 19, 2018	Addendum No. 1 issued extending the Bid deadline to October 30, 2018.
October 30, 2018	Two sealed bids received.
December 10, 2018	Agency Board considered contract award to lowest responsive bidder Schindler Elevator Corporation – deferred to January 14, 2019.
January 14, 2019	Contract Award.

February 28, 2019	Notice to Proceed issued. Construction began on February 28, 2019.
August 26, 2019	Actual construction (one elevator down) begins.

Special Projects

Public Outreach – Websites & Social Media: New digital maps of all districts, including the new Shoreline and Gateway East districts, and additional functional upgrades and features to website are underway. Project pages have been moved from current site to new site. The new interactive map is live on the ccdcboise.com. Testing and minor changes to improve user experience are underway. ParkBOI website continues to be updated to improve the customer experience.

Proposed New URD - Central Bench District: The proposed Central Bench Urban Renewal District is in the early stages of the district formation process. In May 2019 City Council accepted an Eligibility Report from CCDC and designated the Central Bench Study Area eligible to receive urban renewal assistance. The next step is to develop an Urban Renewal Plan and determine the Plan's feasibility. CCDC has contracted with local firm Agnew Beck Consulting to develop a public engagement process to help inform the Central Bench Urban Renewal Plan formation process. Agnew Beck, the City and CCDC will reach out to leadership of all Central Bench Study Area neighborhood associations in Fall 2019 for input on the design of the public outreach process for the project. The public engagement itself will likely begin early winter 2019. There is no completion date set at this time, but formation could be complete in 2021 based on current work plan forecasts.

Proposed New URD - State Street Corridor District: CCDC and the City are collaborating on the establishment of an Urban Renewal District to support redevelopment of mixed use activity centers and a future bus rapid transit (BRT) route along the State Street corridor between 27th Street and Horseshoe Bend Road. The Eligibility Report by Leland Consulting Group was adopted by the CCDC Board on May 13, 2019 and transmitted to Boise City Council. The City Council adopted the Eligibility Report at its June 4, 2019 meeting. Agency has negotiated a scope and entered into an agreement with SB Friedman Development Advisors for an economic feasibility study. A public engagement strategy with local firm Agnew Beck is being developed.

Condominium Associations

Building Eight Condominiums Association

Members	Percent Interest
CCDC - Capitol & Myrtle Parking Garage	35%
Raymond Management (Hampton Inn & Suites)	62.5%

Hendricks (retail units represented by Colliers International)	2.5%
Annual Report Due: December 31, 2019	Next Annual Meeting: TBD.
Issues/Comments:	None.

Front Street Condominium Association

Members	Percent Interest
CCDC - 9th & Front Parking Garage	25.76%
GBAD	2.00%
Aspen Condominiums	52.17%
Hendricks (retail and office units represented by Colliers International)	20.07%
Annual Report Due: November 30, 2019	Next Annual Meeting: TBD.
Issues/Comments:	2018 Annual Meeting held on November 26, 2018.

Block 22 Condominium Association

Members	Percent Interest
CCDC - Capitol & Front Parking Garage	13.30%
Block 22 (The Grove Hotel, CenturyLink Arena)	86.7%
Annual Report Due: July 31, 2019	Next Annual Meeting: TBD.
Issues/Comments:	2019 Annual Meeting conducted August 6, 2019.

Capitol Terrace Condominium Association. The Agency is working with Hawkins Companies, owner of the Main + Marketplace commercial condominium units, to create a modern set of condominium declarations. At its May meeting, the Board approved reallocation of certain areas of common area to better address commercial needs. Agency and Hawkins Companies are currently working on calculating new assessment fees as a result of the reallocation of certain areas of common area. On July 8, Hawkins Companies began their second phase of the Main + Marketplace remodel, which will include some of the common and limited common areas.

Members	Percent Interest
CCDC - Capitol & Main Parking Garage	50%
Hawkins Companies (Main + Marketplace)	50%
Annual Report Due: February 28, 2020	Next Annual Meeting: Spring 2020.
Issues/Comments:	CCDC and Hawkins Companies calculating new assessment fees.

Downtown Parking Condominiums Association

Members	Percent Interest
CCDC - 9th & Main Parking Garage	93.51%
Les Bois Holdings, LLC (commercial unit)	2.03%
Eastman Building, LLC (commercial units)	4.46%
Annual Report Due: September 30, 2019	Next Annual Meeting: Spring 2020.
Issues/Comments:	2019 Annual Meeting conducted June 11, 2019. Annual Report filed August 2, 2019.

ACME Fast Freight Condominium Association

Members	Percent Interest
CCDC – 11th & Front	30.10%

Parking Garage	
BVA	69.90%
Issues/Comments:	<p>2019 Annual Meeting conducted February 14, 2019.</p> <p>Annual report – amended to reflect changes in ownership from Gardner Company to Ball Ventures Ahlquist – filed by BVA March 5, 2019.</p>



END