



BOARD OF COMMISSIONERS MEETING

CAPITAL CITY DEVELOPMENT CORPORATION
Special Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
August 28, 2019 12:00 p.m.
A G E N D A

I. CALL TO ORDER Chair Zuckerman

II. AGENDA CHANGES/ADDITIONS Chair Zuckerman

III. ACTION ITEM

A. PUBLIC HEARING: Proposed FY 2019 Amended Budget (10 minutes) Chair Zuckerman

B. CONSIDER: Resolution #1620 – Adopt FY 2019 Amended Budget (5 minutes) Ross Borden

C. PUBLIC HEARING: Proposed FY 2020 Original Budget (10 minutes) Chair Zuckerman

D. CONSIDER: Resolution #1621 – Adopt FY 2020 Original Budget (5 minutes) Ross Borden

E. CONSIDER: Resolution #1622 – Adopt FY 2020-2024 Capital Improvement Plan (5 minutes)
..... Todd Bunderson

F. PUBLIC HEARING: 429 S 10th Street Surplus Declaration (10 minutes) Chair Zuckerman

G. CONSIDER: 429 S 10th Street – Direct Staff to Create Bid Packet for Future Board Approval
(5 minutes) Laura Williams

IV. 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. ACTION ITEMS



AGENDA BILL

Agenda Subject: FY 2019 Amended Budget		Date: August 28, 2019
Staff Contact: Ross Borden, Finance Director	Exhibits: <div><div>1. Resolution 1620</div><div>2. Exhibit A: FY 2019 Amended Budget</div><div>3. Exhibit B: Amended Annual Appropriation Resolution</div></div>	
Action Requested: Adopt Resolution 1620 approving the FY 2019 Amended Budget.		

Background:

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

As statutorily required, this FY 2019 Amended Budget and public hearing notice was published twice in the *Idaho Statesman* newspaper, on August 19 and 26. The Board will conduct the public hearing on the FY 2019 Amended Budget beginning at noon, Wednesday, August 28, 2019, at the Agency. When the hearing concludes the Board will consider the adoption of the FY 2019 Amended Budget via Resolution 1620.

Fiscal Notes:

FY 2019 Original Budget	\$58,268,629
FY 2019 Amended Budget	<u>\$21,109,804</u>
Change	\$37,158,825 - 64%

Exhibit A is the complete FY 2019 Amended Budget with line-item detail by revenue and expense category and notable change narrative.

Exhibit B is the one-page "Amended Annual Appropriation Resolution."

Staff Recommendation: Adopt Resolution 1620.

Suggested Motion:

I move adoption of Resolution 1620 to approve the FY 2019 Amended Budget totaling **\$21,109,804** and authorize the Executive Director to file copies of the budget as required by law.

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO,
TO BE TERMED THE “AMENDED ANNUAL
APPROPRIATION RESOLUTION,” APPROPRIATING SUMS
OF MONEY AUTHORIZED BY LAW AND DEEMED
NECESSARY TO DEFRAY ALL EXPENSE AND LIABILITY
OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL
YEAR COMMENCING OCTOBER 1, 2018, AND ENDING
SEPTEMBER 30, 2019, FOR ALL GENERAL, SPECIAL AND
CORPORATE PURPOSES IN AN AMENDED AMOUNT;
DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT THE
RESOLUTION AND AMENDED BUDGET TO THE CITY OF
BOISE, BANK OF AMERICA, N.A., ZB, N.A., AND ANY
OTHER PERSON OR ENTITY ENTITLED TO A COPY OF
THE RESOLUTION AND AMENDED BUDGET; AND
PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, as amended and supplemented (“Law”);

WHEREAS, the Boise City Council adopted its Ordinance No. 5597 on December 6, 1994, approving the Amended Urban Renewal Plan (hereinafter the “Amended Plan” and the Urban Renewal Area is hereinafter referred to as the “Project Area”), Boise Central District Project I and II which Amended Plan adopts by reference the Downtown Urban Design Plan, Framework Master Plan, and Design Guidelines (hereinafter the “Design Guidelines”);

WHEREAS, the City Council of the City, after notice duly published, conducted a public hearing on June 5, 2007;

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6576 on June 26, 2007, effective upon publication on July 23, 2007, approving the 2007 Plan and making certain findings on the 2007 Amended and Restated Urban Renewal Plan, for the Boise Central District Project I, Idaho R-4 and Project II, Idaho R-5 (the “2007 Plan”);

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

WHEREAS, the Boise City Council adopted its Ordinance No. 5596 on December 6, 1994, approving the Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (hereinafter the “River Street Plan” and the Urban Renewal Area referred to as the “River Street Project Area”), which River Street Plan adopted by reference the River Street-Myrtle Street Urban Design Plan (hereinafter the “Urban Design Plan”);

WHEREAS, the Boise City Council adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Urban Renewal Plan (hereinafter the “Westside Plan”) and the Urban Renewal Area referred to as the Westside Area;

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River-Myrtle/Old Boise Urban Renewal Project (the “River-Myrtle/Old Boise Plan”);

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

WHEREAS, the City, after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Project Urban Renewal Plan (“30th Street Plan”);

WHEREAS, following said public hearing, the City Council adopted Ordinance No. 6868 on December 4, 2012, approving the 30th Street 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 ("First Amendment to the River Myrtle-Old Boise Plan");

WHEREAS, following said 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 and making certain findings;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan, 30th Street Area, Urban Renewal Project ("First Amendment to the 30th Street Plan");

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

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the proposed Urban Renewal Plan for the Shoreline District Urban Renewal Project Area ("Shoreline District Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 55-18 on December 18, 2018, approving the Shoreline District Plan and making certain findings;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the proposed Urban Renewal Plan for the Gateway East Economic Development District Project Area ("Gateway East District Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 58-18 on December 18, 2018, approving the Gateway East District Plan and making certain findings;

WHEREAS, the First Amendment to the River Myrtle-Old Boise Plan, the First Amendment to the 30th Street Plan, the Westside Plan, the Shoreline District Plan, and the Gateway East District Plan are collectively referred to herein as the "Plans";

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5), and 50-1002, after providing notice of the meeting and consideration of the content of the proposed budget, the Agency did duly adopt its Fiscal Year 2018 budget at the Agency Board meeting of August 29, 2018, by adoption of Agency Resolution No. 1569;

WHEREAS, since August 29, 2018, certain circumstances have changed necessitating the revision of the Fiscal Year 2018 budget;

WHEREAS, Idaho Code Sections 50-2903(5) and 50-1002 provide the procedure for amending a budget.

WHEREAS, Agency has prepared a proposed amendment for the Fiscal Year 2019 Budget, a copy of which is included within the Notice of Hearing;

WHEREAS, Agency Board tentatively approved the proposed amendment for the Fiscal Year 2017 Budget at its August 12, 2019, Board meeting;

WHEREAS, Agency has previously published notice of a public hearing to consider the proposed FY 2019 Amendment, to be conducted on Wednesday, August 28, 2019, at the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho;

WHEREAS, on Wednesday, August 28, 2019, pursuant to Section 50-1002, Idaho Code, the Agency held a public hearing at the offices of the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho, on the proposed amended budget, a true and correct copy of which is attached hereto as Exhibit A, and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2019;

WHEREAS, pursuant to Sections 50-2006, 50-2903 and 50-1002, Idaho Code, the Agency is required to pass a resolution for any amendment to the annual appropriation resolution and submit the amended resolution to the city of Boise, and to Bank of America, N.A., ZB, N.A., and any other person or entity entitled to a copy of this Resolution and amended budget.

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

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

Section 2: That the total amended amount, or so much thereof as may be necessary, to defray all expenses and liabilities of the Agency as authorized by law and set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby appropriated out of any money in the Agency accounts for general, special, and corporate purposes of the Agency for the fiscal year commencing on October 1, 2018, and ending September 30, 2019.

Section 3: That the Executive Director is authorized to submit a copy of this Resolution and the amended budget to the city of Boise on or before September 1, 2019, and to provide a copy of this Resolution and the amended budget to Bank of America, N.A., ZB, N.A., and any other person or entity entitled to a copy of this Resolution and amended budget.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the city of Boise, Idaho, on August 28, 2019. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 28th day of August 2019.

APPROVED:

By _____
Dana Zuckerman, Chair

ATTEST:

By _____
David Bieter, Secretary



FY2019 AMENDED BUDGET

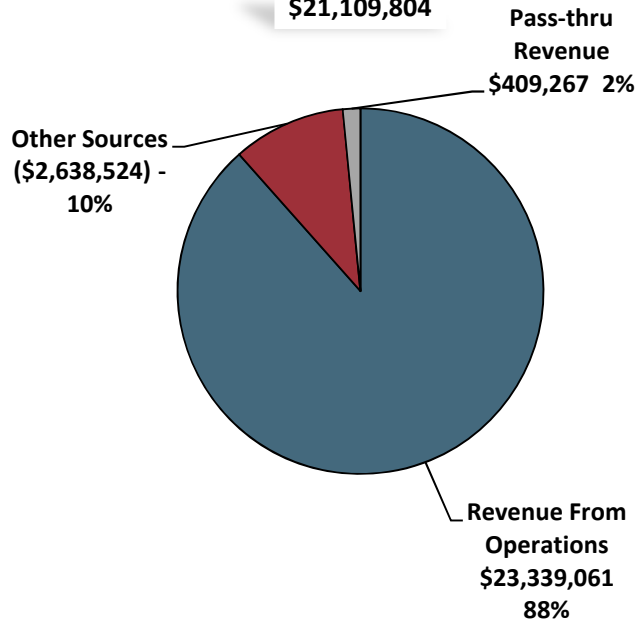
October 1, 2018 to September 30, 2019



FY 2019 AMENDED Budget

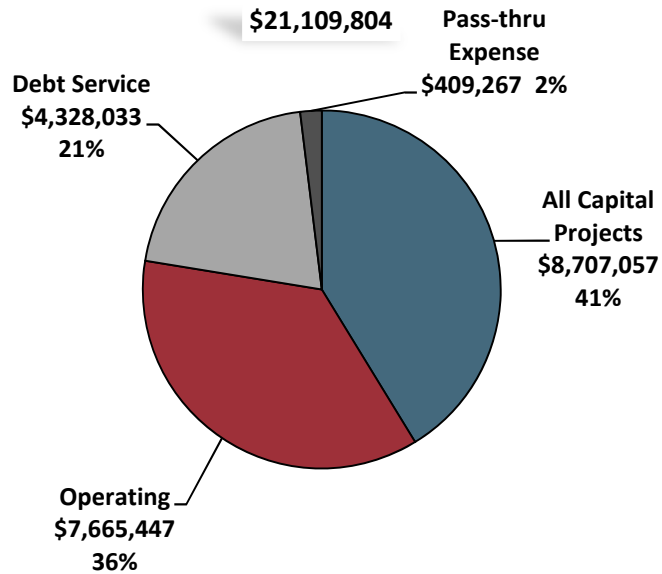
Sources

\$21,109,804



Uses

\$21,109,804





FY2019 AMENDED BUDGET		2019	2019	
REVENUE SUMMARY		ORIGINAL	AMENDED	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		2019	2019	
EXPENSE SUMMARY		ORIGINAL	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 B
CAPITAL CITY DEVELOPMENT CORPORATION
FISCAL YEAR 2019 AMENDED BUDGET**

BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION TO BE TERMED THE "AMENDED ANNUAL APPROPRIATION RESOLUTION" APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW FOR A TWELVE MONTH PERIOD FROM THE FIRST DAY OF OCTOBER 2018 AND INCLUSIVE OF THE LAST DAY OF SEPTEMBER 2019 FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION, OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1. That the following total amended amount or so much thereof as may be necessary, is hereby appropriated out of any money in the Agency accounts for general, special, and corporate activities for the Capital City Development Corporation for the fiscal year beginning the first day of October 2018 and inclusive of the last day of September 2019.

Section 2. That the Executive Director shall submit said budget to the City of Boise.

Section 3. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

	FY 2017 ACTUAL EXPENSE	FY 2018 ACTUAL EXPENSE	ORIGINAL FY 2019 BUDGET EXPENSE	AMENDED FY 2019 BUDGET EXPENSE
FUNDS:				
GENERAL OPERATIONS FUND	2,565,042	3,368,227	4,430,540	3,975,900
CENTRAL REVENUE ALLOCATION FUND	5,899,571	8,703,385	0	0
RIVER MYRTLE OLD BOISE REV ALLOC FUND	11,777,936	7,178,111	27,143,429	7,982,569
WESTSIDE REVENUE ALLOCATION FUND	1,182,800	1,188,396	17,712,900	1,536,600
30TH STREET REVENUE ALLOCATION FUND	13,443	11,193	1,242,000	780,000
SHORELINE REVENUE ALLOCATION FUND	0	0	0	0
GATEWAY EAST REVENUE ALLOCATION FUND	0	0	0	0
PARKING FUND	9,241,995	9,836,815	7,647,493	6,742,468
DEBT SERVICE FUND	87,952	89,658	92,267	92,267
TOTAL	\$ 30,768,739	\$ 30,375,785	\$ 58,268,629	\$ 21,109,804

PASSED AND ADOPTED by the Capital City Development Corporation of the City of Boise, Idaho, on this 28th day of August, 2019.

Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 28th day of August, 2019.

Approved:

By _____
Dana Zuckerman, Chair

Attest:

By _____
David Bieter, Secretary



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AGENDA BILL

Agenda Subject: FY 2020 Original Budget		Date: August 28, 2019
Staff Contact: Ross Borden, Finance Director	Exhibits: 1. Resolution 1621 2. Exhibit A: FY 2020 Original Budget 3. Exhibit B: Annual Appropriation Resolution	
Action Requested: Adopt Resolution 1621 approving the FY 2020 Original budget.		

Background:

The Agency's fiscal year begins on October 1 and concludes the following September 30. Each fiscal year's Original Budget accounts for all revenues from all sources and all expenses for all Agency general operations, capital improvement projects, development contracts, parking activities, debt service and pass-through funds.

As statutorily required, the FY 2020 Original Budget and public hearing notice was published twice in the *Idaho Statesman* newspaper, on August 19 and 26. The Board will conduct the public hearing on the budget beginning at noon, Tuesday, August 28, 2019 at the Agency. When the hearing concludes the Board will consider the adoption of the FY 2020 Original budget via Resolution 1621.

Fiscal Notes:

FY 2019 Amended Budget	\$21,109,804	
FY 2020 Original Budget	<u>\$69,319,635</u>	
Change	\$48,209,831	+ 328%

Exhibit A is the complete FY2020 Original Budget with line-item detail by revenue and expense category and notable change narrative.

Exhibit B is the one-page "Annual Appropriation Resolution."

Staff Recommendation: Adopt Resolution 1621.

Suggested Motion:

I move adoption of Resolution 1621 to approve the FY 2020 Original Budget totaling **\$69,319,635** and authorize the Executive Director to file copies of the budget as required by law.

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO,
TO BE TERMED THE “ANNUAL APPROPRIATION
RESOLUTION,” APPROPRIATING SUMS OF MONEY
AUTHORIZED BY LAW AND DEEMED NECESSARY TO
DEFRAY ALL EXPENSE AND LIABILITY OF THE URBAN
RENEWAL AGENCY, FOR THE FISCAL YEAR
COMMENCING OCTOBER 1, 2019, AND ENDING
SEPTEMBER 30, 2020, FOR ALL GENERAL, SPECIAL AND
CORPORATE PURPOSES; DIRECTING THE EXECUTIVE
DIRECTOR TO SUBMIT SAID BUDGET TO THE CITY OF
BOISE, BANK OF AMERICA, N.A., ZB, N.A., AND ANY
OTHER PERSON OR ENTITY ENTITLED TO A COPY OF
THE AGENCY’S BUDGET; AND PROVIDING AN
EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, as amended and supplemented (“Law”);

WHEREAS, the Boise City Council adopted its Ordinance No. 5597 on December 6, 1994, approving the Amended Urban Renewal Plan (hereinafter the “Amended Plan” and the Urban Renewal Area is hereinafter referred to as the “Project Area”), Boise Central District Project I and II which Amended Plan adopts by reference the Downtown Urban Design Plan, Framework Master Plan, and Design Guidelines (hereinafter the “Design Guidelines”);

WHEREAS, the City Council of the City, after notice duly published, conducted a public hearing on June 5, 2007;

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6576 on June 26, 2007, effective upon publication on July 23, 2007, approving the 2007 Plan and making certain findings on the 2007 Amended and Restated Urban Renewal Plan, for the Boise Central District Project I, Idaho R-4 and Project II, Idaho R-5 (the “2007 Plan”);

WHEREAS, the City, after notice duly published, conducted a public hearing on the

River Street-Myrtle Street Urban Renewal Plan (the “River Street Plan”);

WHEREAS, the Boise City Council adopted its Ordinance No. 5596 on December 6, 1994, approving the Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (hereinafter the “River Street Plan” and the Urban Renewal Area referred to as the “River Street Project Area”), which River Street Plan adopted by reference the River Street-Myrtle Street Urban Design Plan (hereinafter the “Urban Design Plan”);

WHEREAS, the Boise City Council adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Urban Renewal Plan (hereinafter the “Westside Plan”) and the Urban Renewal Area referred to as the Westside Area;

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River-Myrtle/Old Boise Urban Renewal Project (the “River-Myrtle/Old Boise Plan”);

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

WHEREAS, the City, after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Project Urban Renewal Plan (“30th Street Plan”);

WHEREAS, following said public hearing, the City Council adopted Ordinance No. 6868 on December 4, 2012, approving the 30th Street 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 ("First Amendment to the River Myrtle-Old Boise Plan");

WHEREAS, following said 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 and making certain findings;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan, 30th Street Area, Urban Renewal Project ("First Amendment to the 30th Street Plan");

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

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the proposed Urban Renewal Plan for the Shoreline District Urban Renewal Project Area ("Shoreline District Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 55-18 on December 18, 2018, approving the Shoreline District Plan and making certain findings;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the proposed Urban Renewal Plan for the Gateway East Economic Development District Project Area ("Gateway East District Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 58-18 on December 18, 2018, approving the Gateway East District Plan and making certain findings;

WHEREAS, the First Amendment to the River Myrtle-Old Boise Plan, the First Amendment to the 30th Street Plan, the Westside Plan, the Shoreline District Plan, and the Gateway East District Plan are collectively referred to herein as the "Plans";

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2019, and ending September 30, 2020, by virtue of its action at the Agency's Board meeting of August 12, 2019;

WHEREAS, Agency has previously published notice of a public hearing to be conducted on Wednesday, August 28, 2019, at the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho;

WHEREAS, on Wednesday, August 28, 2019, pursuant to Section 50-1002, Idaho Code, the Agency held a public hearing at the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho, on the proposed budget, a true and correct copy of which is attached hereto as Exhibit A, and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2020;

WHEREAS, pursuant to Section 50-2006, Idaho Code, the Agency is required to pass an annual appropriation resolution and submit the resolution to the city of Boise, on or before September 1, 2019.

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

Section 1: The above statements are true and correct.

Section 2: That the total amount, or so much thereof as may be necessary to defray all expenses and liabilities of the Agency as authorized by law and set forth in Exhibit A attached hereto and incorporated herein by reference, and the same is hereby appropriated out of any money in the Agency accounts for general, special, and corporate purposes of the Agency for the fiscal year commencing on October 1, 2019, and ending September 30, 2020.

Section 3: That the Executive Director is authorized to submit a copy of this

Resolution and the budget to the city of Boise on or before September 1, 2019, and to provide a copy of this Resolution and the budget to Bank of America, N.A., ZB, N.A., and any other person or entity entitled to receive a copy of the Agency's budget.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the city of Boise, Idaho, on August 28, 2019. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 28th day of August 2019.

APPROVED:

By _____
Dana Zuckerman, Chair

ATTEST:

By _____
David Bieter, Secretary



FY2020 ORIGINAL BUDGET

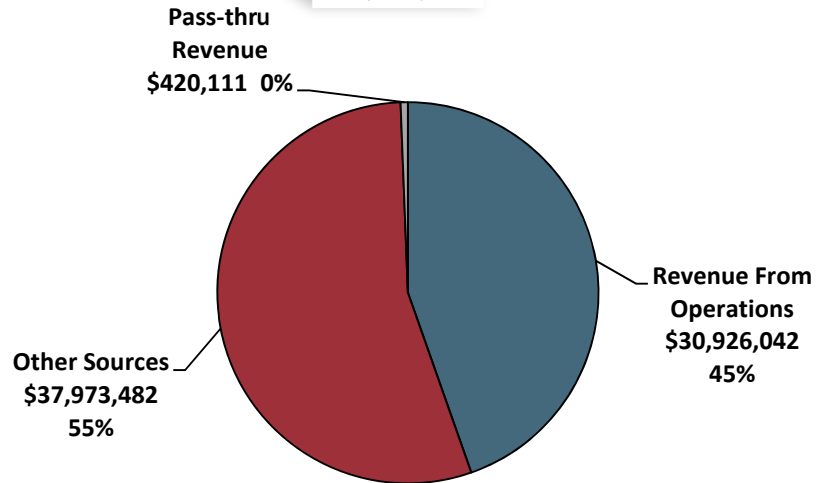
October 1, 2019 to September 30, 2020



FY 2020 ORIGINAL Budget

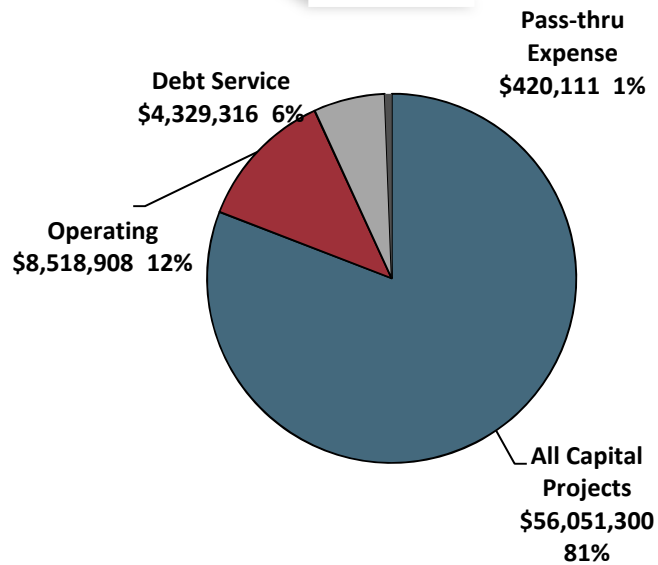
Sources

\$69,319,635



Uses

\$69,319,635





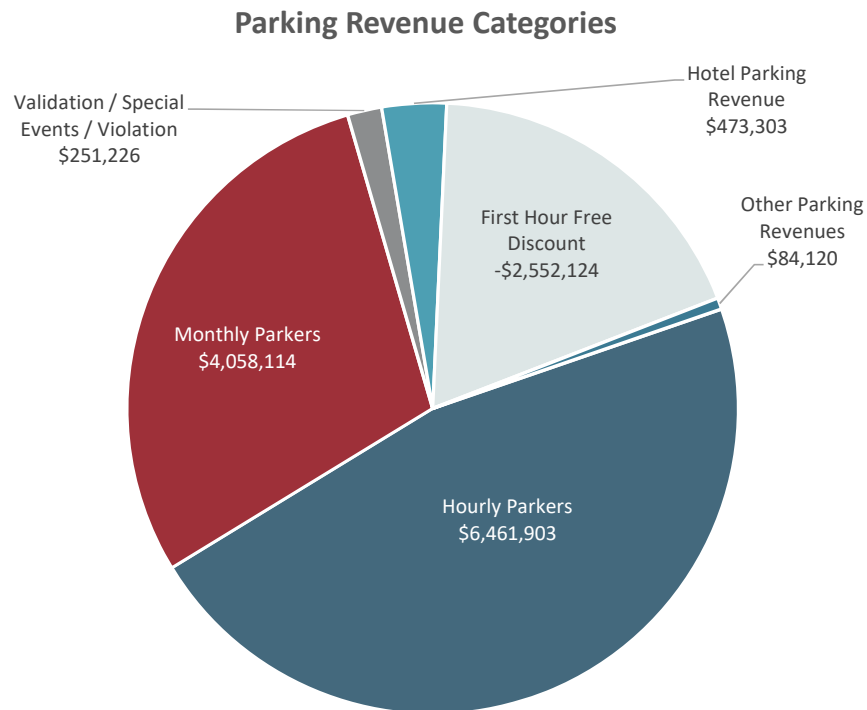
FY 2020 ORIGINAL BUDGET REVENUE SUMMARY	2019 AMENDED	FY2020 ORIGINAL	Difference
Revenue from Operations			
* Revenue Allocation (Tax Increment).....	14,400,000	16,830,000	2,430,000
* Parking Revenue.....	8,518,561	8,776,542	257,981
Other Revenues (Various Reimbursements).....	420,500	5,319,500	4,899,000
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	Shoreline District created. <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.
	Gateway East District created. <ul style="list-style-type: none"> CCDC's first URD outside downtown core and first industrial URD.
FY2020	Shoreline District: 1 st Fiscal Year <ul style="list-style-type: none"> Increment Revenue received and budgeted. 20 year district sunsets FY2039.
	Gateway East District: 1 st Fiscal Year <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 B
CAPITAL CITY DEVELOPMENT CORPORATION
FISCAL YEAR 2020 ORIGINAL BUDGET**

BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION TO BE TERMED THE "ANNUAL APPROPRIATION RESOLUTION" APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW FOR A TWELVE MONTH PERIOD FROM THE FIRST DAY OF OCTOBER 2019 AND INCLUSIVE OF THE LAST DAY OF SEPTEMBER 2020 FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION, OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1. That the following total amount or so much thereof as may be necessary, is hereby appropriated out of any money in the Agency accounts for general, special, and corporate activities for the Capital City Development Corporation for the fiscal year beginning the first day of October 2019 and inclusive of the last day of September 2020.

Section 2. That the Executive Director shall submit said budget to the City of Boise.

Section 3. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

<u>FUNDS:</u>	FY 2018 ACTUAL EXPENSE	FY 2019 BUDGET EXPENSE	FY 2020 BUDGET EXPENSE
GENERAL OPERATIONS FUND	3,368,227	3,975,900	4,418,650
CENTRAL REVENUE ALLOCATION FUND	8,703,385	-	-
RIVER MYRTLE OLD BOISE REV ALLOC FUND	7,178,111	7,982,569	30,477,185
WESTSIDE REVENUE ALLOCATION FUND	1,188,396	1,536,600	24,779,200
30TH STREET REVENUE ALLOCATION FUND	11,193	780,000	1,380,000
SHORELINE REVENUE ALLOCATION FUND	-	-	165,000
GATEWAY EAST REVENUE ALLOCATION FUND	-	-	350,000
PARKING FUND	9,836,815	6,742,468	7,646,489
DEBT SERVICE FUND	89,658	92,267	103,111
TOTAL	\$ 30,375,785	\$ 21,109,804	\$ 69,319,635

PASSED AND ADOPTED by the Capital City Development Corporation of the City of Boise, Idaho, on this 28th day of August, 2019.

Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 28th day of August, 2019.

Approved:

By _____
Dana Zuckerman, Chair

Attest:

By _____
David Bieter, Secretary



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AGENDA BILL

Agenda Subject: Resolution #1622 - adopt CCDC 2019-2023 Capital Improvement Plan		Date: August 28, 2019
Staff Contact: Todd Bunderson	Attachments: Resolution #1622 CCDC 2020-2024 Capital Improvement Plan	
Action Requested: Approve Resolution #1622 adopting the CCDC 2020-2024 Capital Improvement Plan.		

Background:

CCDC seeks to help the Boise community thrive in a sustainable economy where an exceptional built environment and excellent business opportunities are in perfect balance. The development of a multi-year Capital Improvement Plan (CIP) has been a valuable tool for coordinating capital improvements with intergovernmental agencies and private partners through the Agency's Participation Program. Over the past few years CCDC's capital plan and participation program have helped stimulate and assist a good variety of new private investment downtown. Previously the Board approved a mid-year amendment of the 2019-2023 CIP. This has been updated with more current information, revenue projections, project costs, and timing and coordinated with Boise City. The 2020-2024 CIP incorporates these adjustments and adds an additional planning year. On August 12, 2019 the Board approved the proposed CIP.

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:

Adopt the CCDC 2020-2024 CIP.

Suggested Motion:

Approve Resolution #1622 adopting the CCDC 2020-2024 Capital Improvement Plan.

RESOLUTION NO. 1622

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, ADOPTING THE 5-YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2020-2024; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the 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, 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 “Plans;” and,

WHEREAS, the Plans contemplate the prioritization of spending of funds for infrastructure, place making, public parking, transportation, and other improvements identified in the Plans, by way of a capital improvement program over a particular time line; and,

WHEREAS, CCDC staff has prepared a proposed 5-Year Capital Improvement Plan Fiscal Year 2020-2024 (“CIP”); and,

WHEREAS, the Board discussed the CIP at its Board meeting on August 12, 2019; and,

WHEREAS, the Agency Board finds it in the best interests of the Agency and the public to approve the CIP as guidance for funding of the projects identified therein and to authorize the Agency Executive Director to take any appropriate action contemplated by the CIP.

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

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

Section 2: That the Board hereby approves and adopts the CIP attached hereto as Exhibit A, and incorporated herein as if set out in full, as a guide to the funding and timing of funding of the improvements identified in the CIP; and further, authorizing the Agency Executive Director to take any appropriate action contemplated by the CIP.

Section 3: That the implementation of the CIP will be subject to applicable requirements of the Law, the Act, the Plans, and the annual budgetary process required by the Law and Act.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Boise, Idaho, on August 28, 2019. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 28, 2019.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
Dave Bieter, Secretary



5-YEAR CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2020-2024 PROPOSED

TABLE OF CONTENTS

03 ABOUT CCDC

04 DISTRICT MAP

05 ABOUT THE CIP

06 CIP CREATION

07 KEY STRATEGIES

08 ECONOMIC DEVELOPMENT

09 INFRASTRUCTURE

10 MOBILITY

11 PLACEMAKING

12 SPECIAL PROJECTS

13 INVESTMENT SUMMARY

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



ABOUT CCDC



CAPITAL CITY
DEVELOPMENT CORP

COLLABORATE

Collaborate by bringing partners together to achieve vitality goals

Collaborate with Boise City to realize vision of Comprehensive Plan

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

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

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

CREATE

Create new places of disinvested spaces

Create livable urban neighborhoods

Create shared visions and aspirational plans to guide development

Create high quality urban projects with synergistic mixed uses

Create culture and livability in public realm

Create catalytic new projects that stimulate neighborhood health

VISION

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

MISSION

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

FIVE CORE VALUES

PROFESSIONALISM
LEADERSHIP
ACCOUNTABILITY
INTEGRITY
TRANSPARENCY

KEY STRATEGIES

DEVELOP

CCDC Participation Program

Stimulating downtown development with public infrastructure

1. Grants
2. General Assistance
3. Special Assistance
4. Public-Private Project Coordination
5. Property Disposition/ Redevelopment

COMPLETE

Build lasting public infrastructure that stimulates development

Attract private development and grow economic base

Attract new infill developments and downtown core residents

Fuel economic growth creating low vacancy/high occupancy buildings

Target/promote development uses for healthy downtown economy



ECONOMIC
DEVELOPMENT



INFRASTRUCTURE



MOBILITY



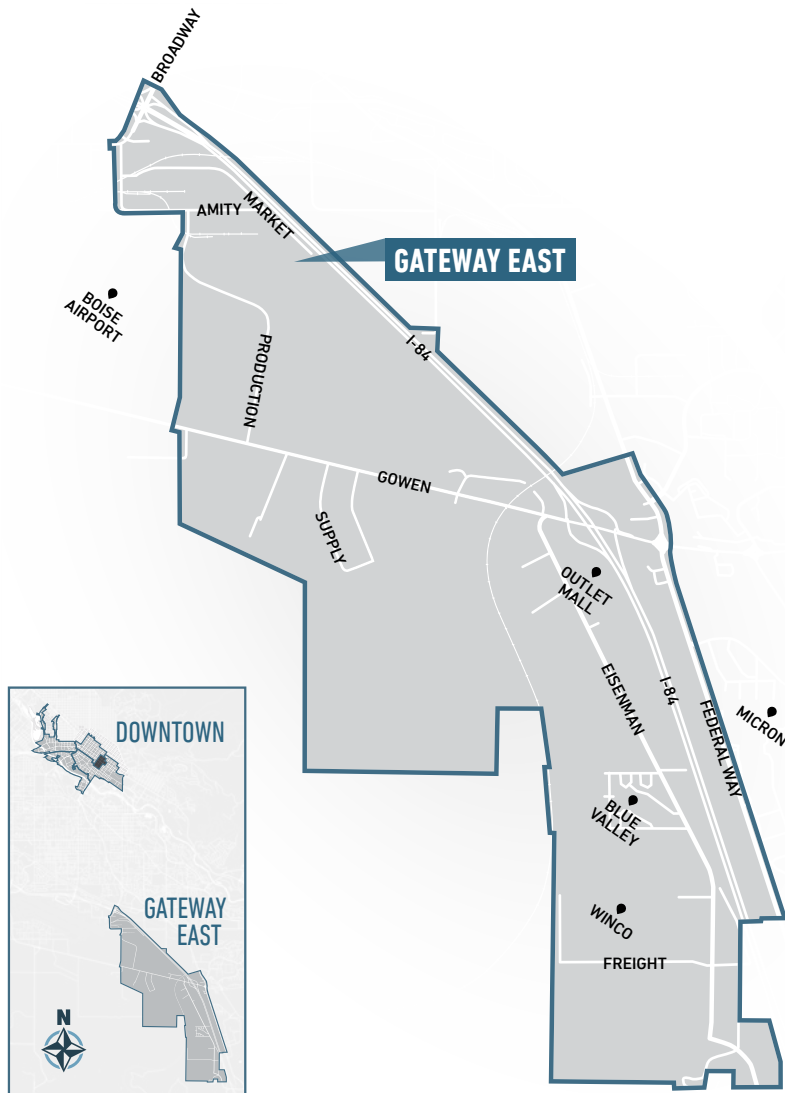
PLACE MAKING



SPECIAL PROJECTS

DISTRICT MAP

URBAN RENEWAL DISTRICT MAP



ABOUT THE CIP



PARTNER AGENCY PLANS

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



URBAN RENEWAL PLANS

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

RIVER MYRTLE DISTRICT
FY1996 - FY2025



WESTSIDE DISTRICT
FY2003 - FY2026



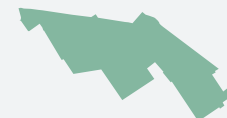
30TH STREET DISTRICT
FY2014 - FY2033



SHORELINE DISTRICT
FY2020 - FY2039



GATEWAY DISTRICT
FY2020 - FY2039



5-YEAR CAPITAL IMPROVEMENT PLAN



1-YEAR BUDGET



1-YEAR PROJECT LIST

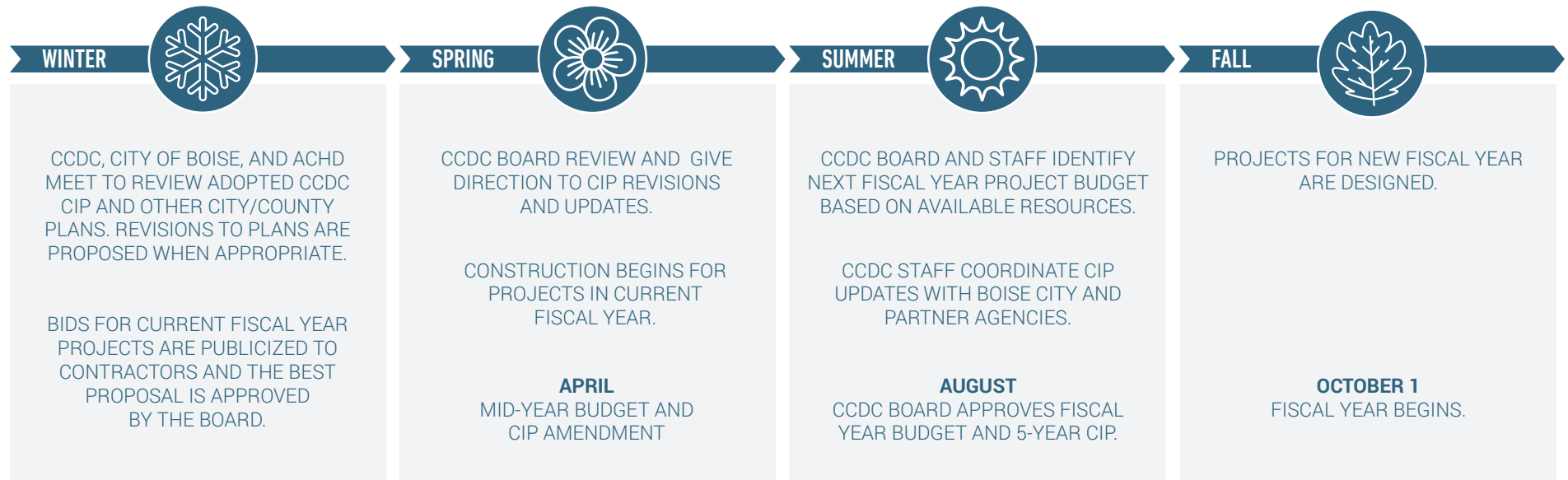
WHY DOES CCDC CREATE A 5-YEAR CIP?

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.



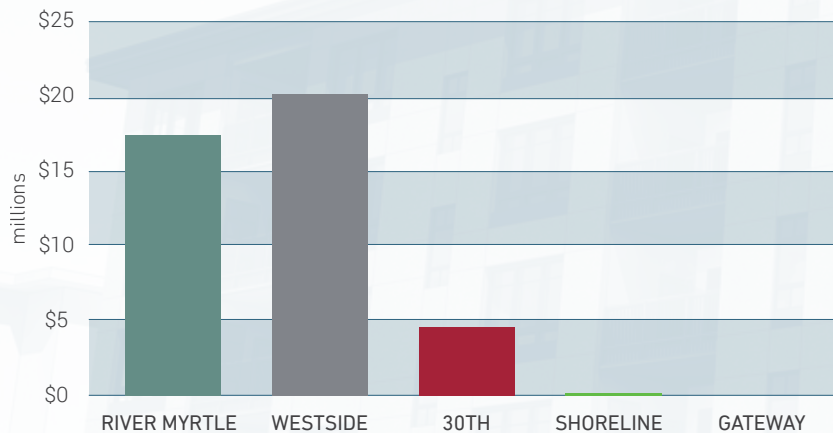


ECONOMIC DEVELOPMENT

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.

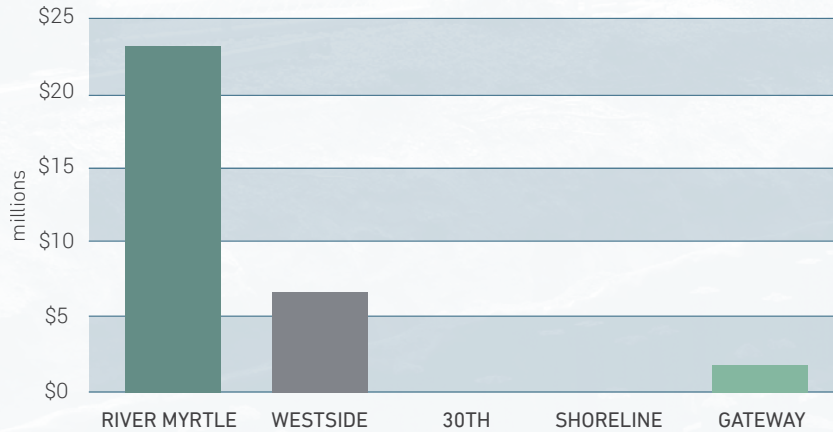


INFRASTRUCTURE

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.

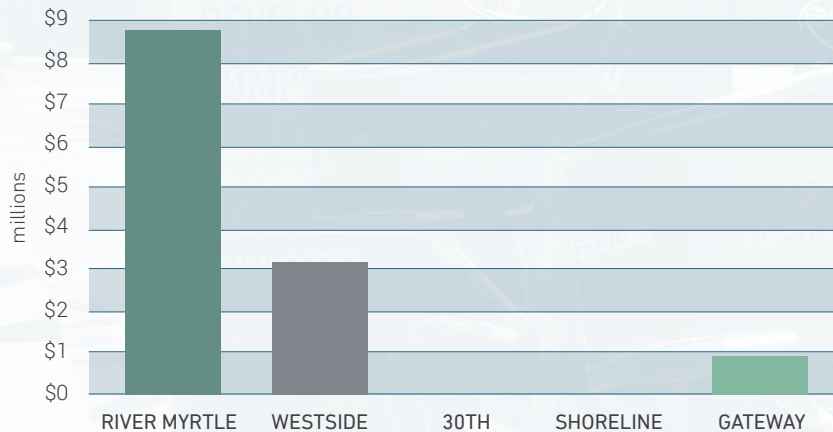


MOBILITY

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.**

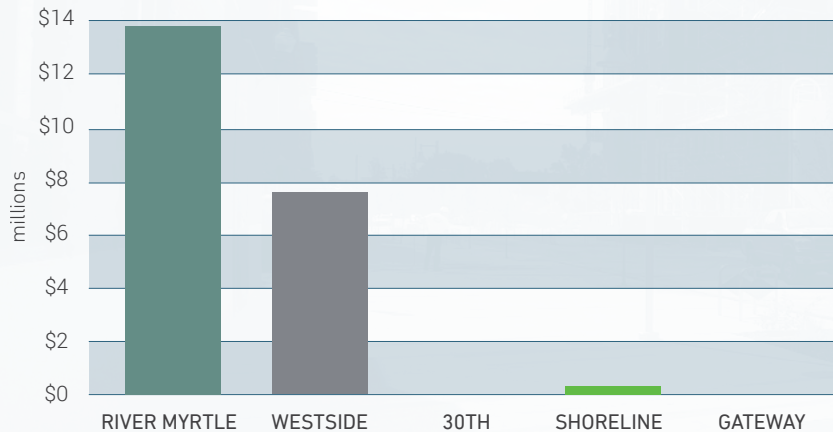


PLACEMAKING

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.

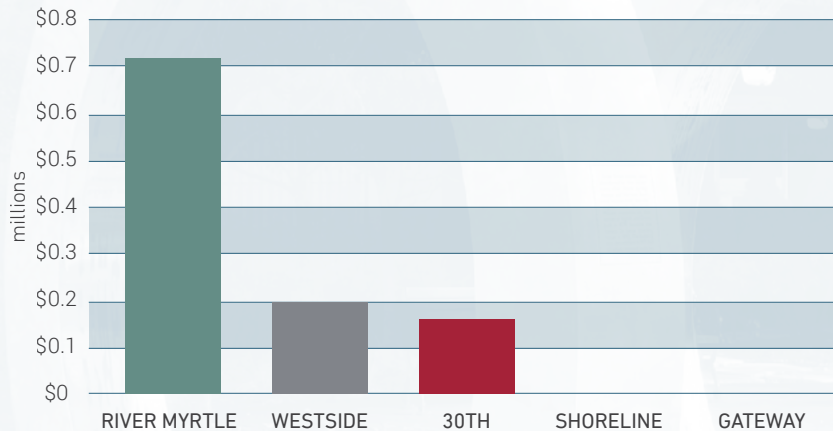


SPECIAL PROJECTS

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?

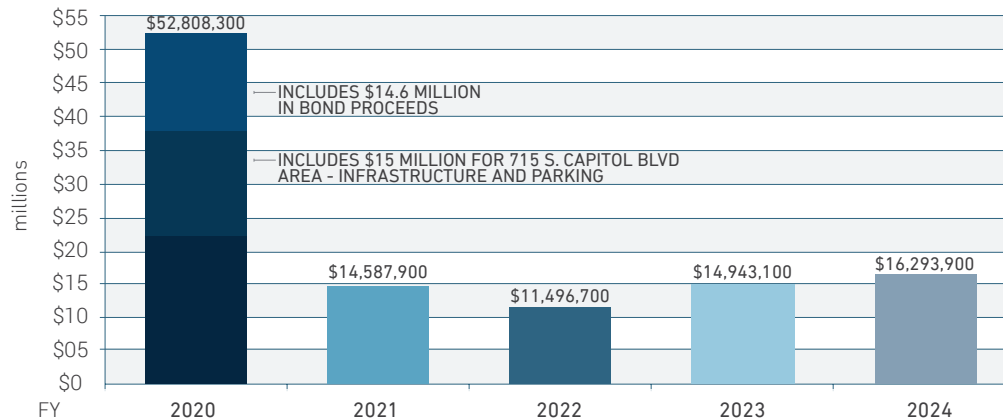
Special efforts are essential to ensuring a vibrant downtown with a **world class quality of life**. Public art enhances the downtown environment, offers social and educational opportunities, and promotes tourism. It can also be used to **celebrate local artists** and discourage vandalism. CCDC funds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

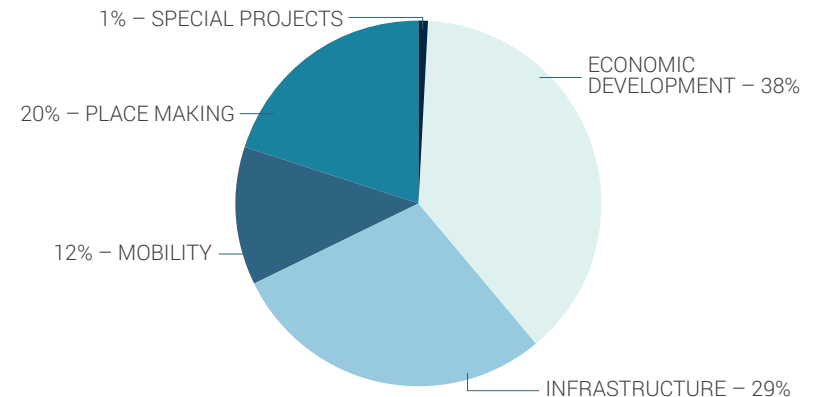
INVESTMENT SUMMARY

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

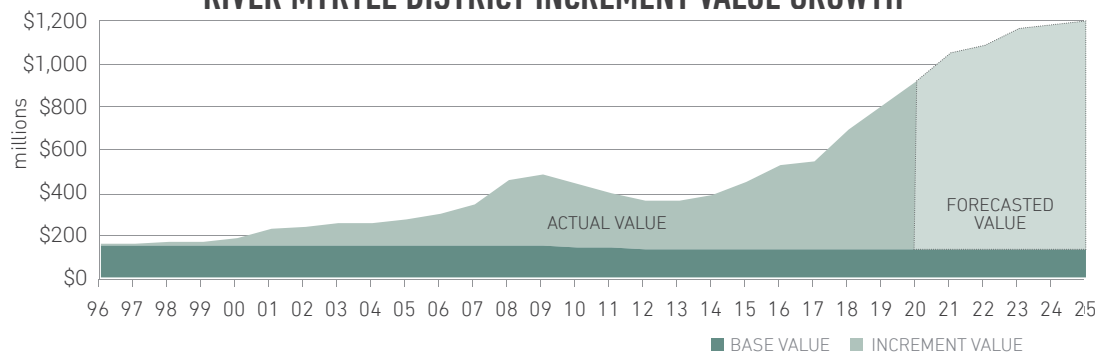


The River Myrtle District consisted of mostly vacant property, deteriorated residences and warehouses, and remnants of older industrial uses when it was first established. Redevelopment opportunities included the vacant Union Pacific switch yard properties, the 14-acre Ada County property, and the historic 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.

RIVER MYRTLE DISTRICT INCREMENT VALUE GROWTH

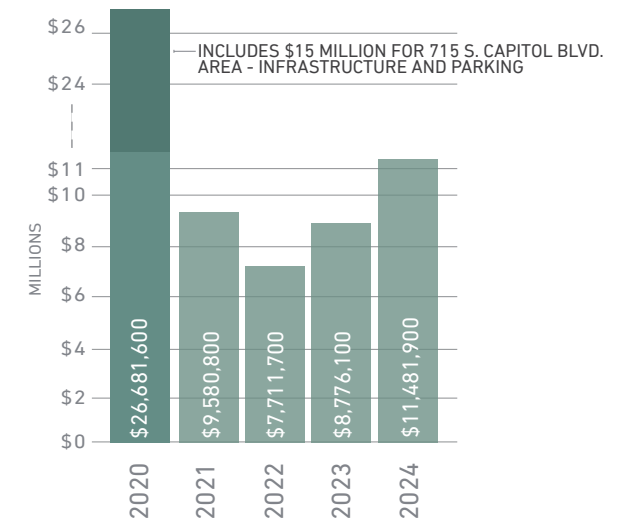


FAST FACTS:

- 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



TOTAL: \$64,232,100
2020 - 2024

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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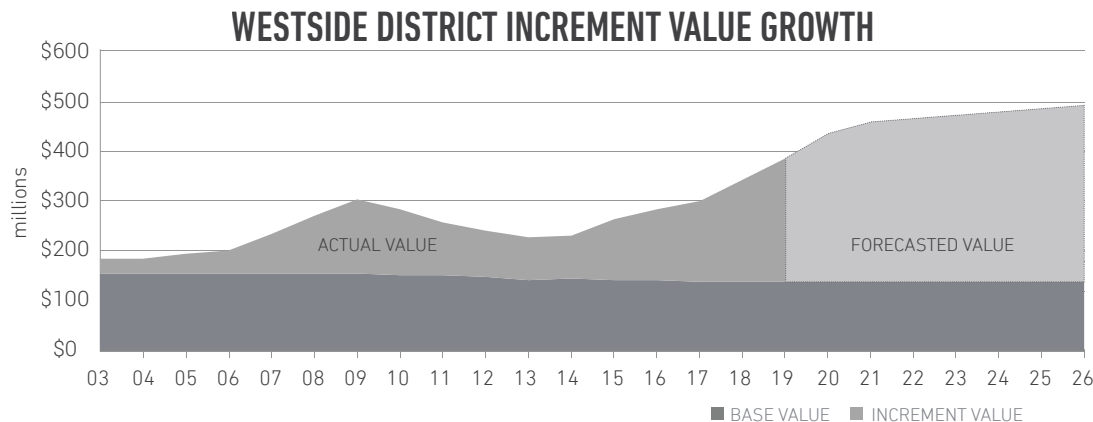
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OVERVIEW OF WESTSIDE DISTRICT

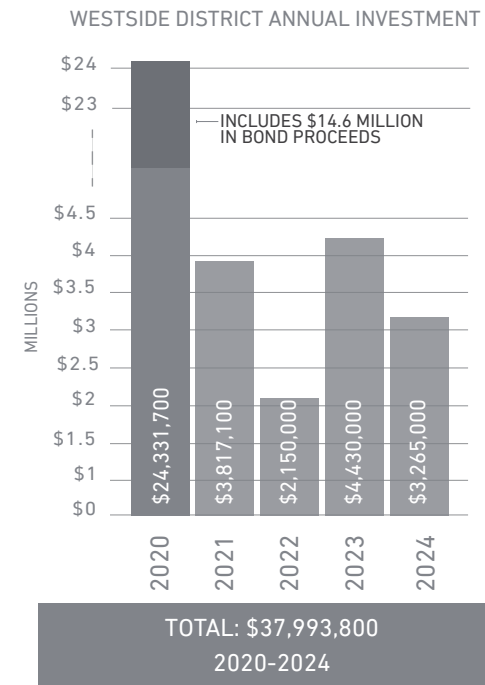
The Westside Downtown District is home to Boise Cascade, Idaho Power, Meadow Gold, One Capitol Center, and an abundance of surface parking lots. The Westside plan calls for a rich mixture of urban-style housing, shops, restaurants; increased downtown housing availability; an urban village; plazas and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

...continued on page 20

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Tentative: important projects and efforts that are in the early planning stages, and/or projects that are less time sensitive.

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.

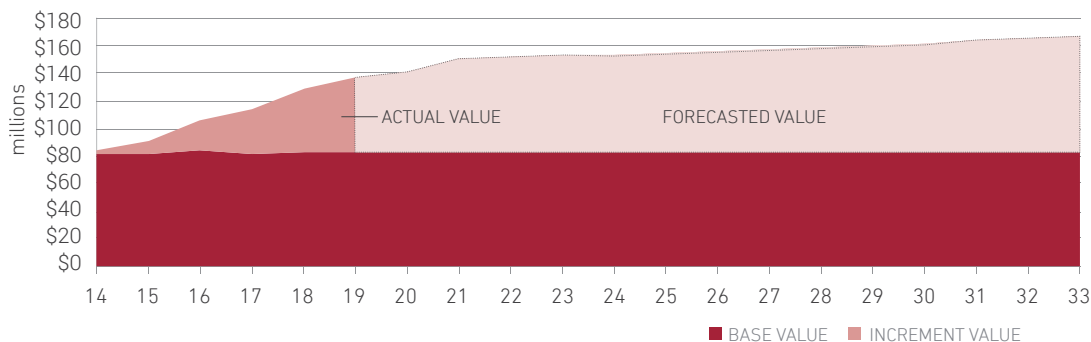
Significant new development projects, include the Adare Manor Apartments, and Saint Luke's medical facility. These projects are providing significant new mixed-use, commercial development including medical office, housing, retail, and parking to the existing uses.

FAST FACTS:

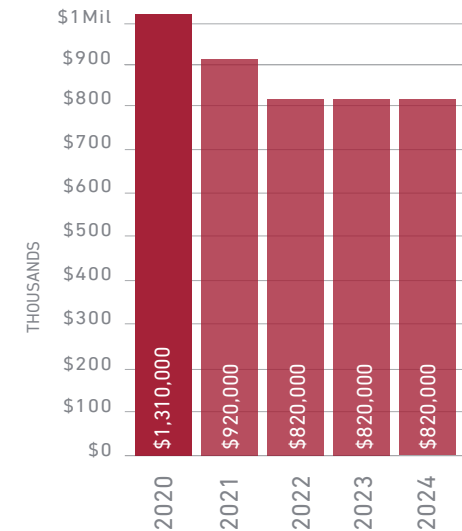
- 213 ACRES
- TERM: FY2014-FY2033
- BASE VALUE: \$81 MILLION
- 2020 TOTAL PROPERTY VALUE: \$141 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$800 THOUSAND



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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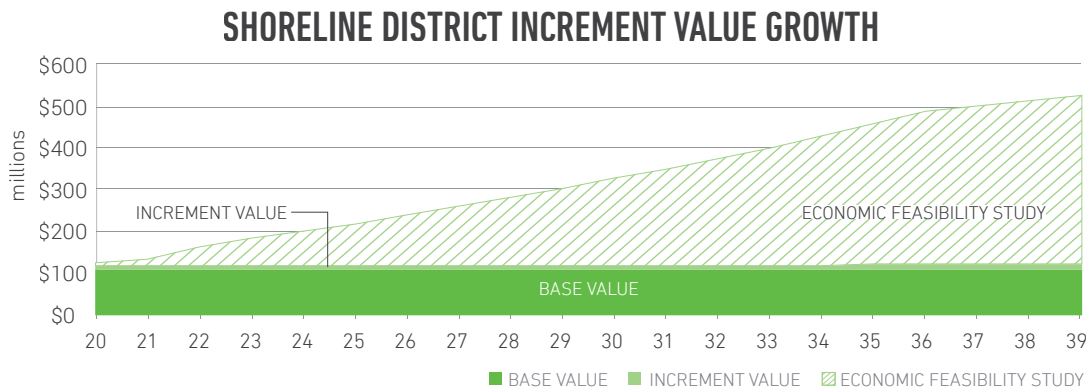
OVERVIEW OF SHORELINE DISTRICT

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.

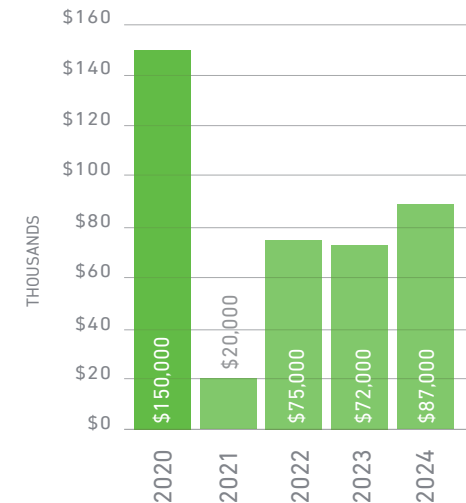
FAST FACTS:

- 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.

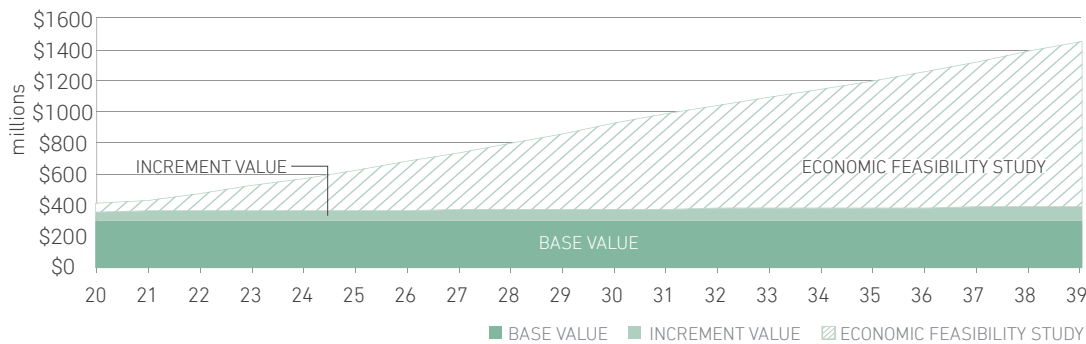
The City of Boise directed Capital City Development Corporation (CCDC), Boise's redevelopment agency, to proceed with the Gateway East District formation process. Initial investigations began in early 2018, approved of by stakeholders and partner agencies.

FAST FACTS:

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

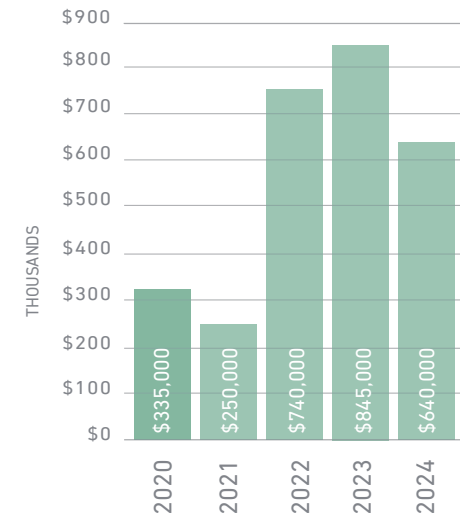


GATEWAY EAST DISTRICT INCREMENT VALUE GROWTH



* 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

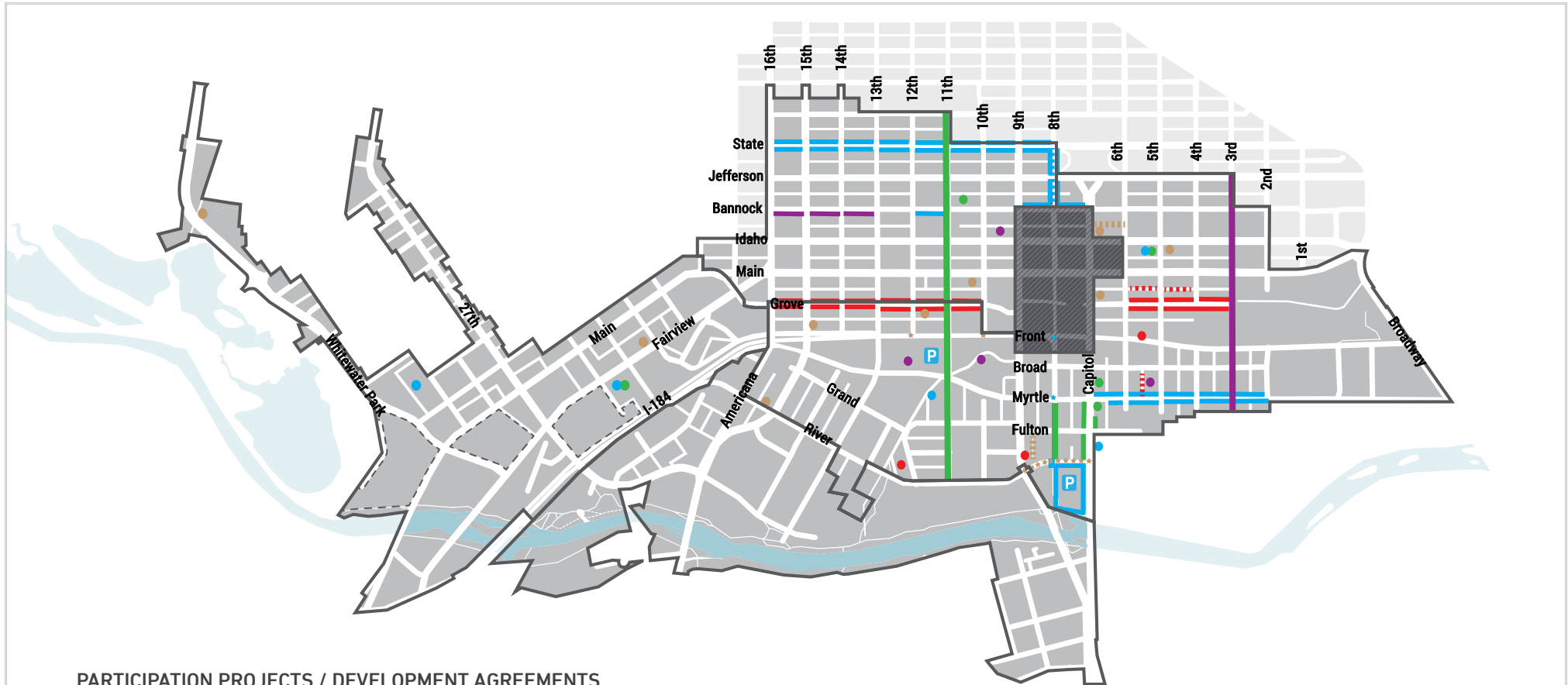


Blueprint Boise, the comprehensive plan for the City of Boise, was originally adopted in November 2011 and has seventeen goals for the Downtown Boise Planning Area. These goals are compatible with CCDC's Key Strategies used to accomplish our mission and vision for downtown Boise. CCDC values collaboration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

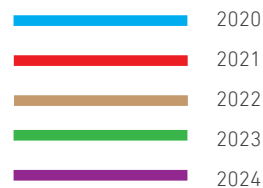
CIP PROJECT MAP



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

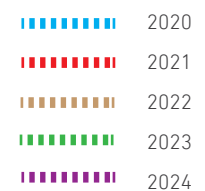
STREETSCAPE/ PLACEMAKING PROJECTS



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: 429 S 10th Street – Direct Staff to Create Bid Packet for Future Board Approval	Date: August 28, 2019
Staff Contacts: Laura Williams, Project Manager Ryan Armbruster, Agency Legal Counsel	Attachments: 1. Parcel Map
Action Requested: Direct Staff to Create Bid Packet for 429 S 10th Street for Future Board Approval	

Update:

At the August 12 Board Meeting, the Board declared 429 South 10th Street as surplus property with an intent to sell or convey the parcel. The property meets three of the five surplus criteria defined in the Surplus Policy including; conditions in the area have changed resulting in unreasonable circumstances for redevelopment, the parcel is no longer suited for redevelopment because of size, and the Agency was unsuccessful in assembling surrounding property for redevelopment.

Since the August 12 meeting, CCDC has noticed the Surplus Declaration and Intent to Sell or Convey twice in the Idaho Statesman on August 14 and 21, and invited the public to comment on the declaration at the August 28 Board Meeting. Should any members of the public have comments or objections to the surplus declaration they will be heard by the Board at that time.

If no issues arise during the Public Hearing, and at the direction of the Board, CCDC staff will prepare a bid packet for Board for review and approval at a subsequent meeting. 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 including accepting a potential land exchange equal to the minimum bid price. Additionally, CCDC can reserve the right to reject all bids, if none are in the best interests of the Agency.

Staff Recommendation:

Direct staff to create bid packet for 429 S 10th street for future board approval.

Suggested Motion:

I move to direct staff to create bid packet for 429 S 10th street for future board approval.

Parcel Map





END