



BOARD OF COMMISSIONERS MEETING

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
August 10, 2020, 12:00 p.m.

Virtual attendance is strongly encouraged.

Please visit: <https://ccdcboise.com/the-agency/board-of-commissioners/>

A G E N D A

Revised 08/07/2020

I. CALL TO ORDER Chair Zuckerman

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS Chair Zuckerman

III. ACTION ITEM: CONSENT AGENDA

- A. Expenses
 - 1. Approval of Paid Invoice Report - July 2020
- B. Minutes and Reports
 - 1. Approval of July 13, 2020 Meeting Minutes
 - 2. Approval of July 13, 2020 Chat Transcript - 1715 W Idaho Street
 - 3. Approval of July 27, 2020 Special Meeting Minutes

IV. ACTION ITEMS

- A. CONSIDER: Resolution #1662A - Authorizing Westside Urban Park Naming Recommendation (5 minutes) Chair Zuckerman
- B. CONSIDER: Resolution #1668 - Approving Westside Park Public Art Design Concept Recommendation (10 minutes) Karl LeClair, City of Boise Public Art
- C. CONSIDER: Proposed FY 2020 Amended Budget (10 minutes) Ross Borden, Joey Chen
- D. CONSIDER: Proposed FY 2021 Original Budget (10 minutes) Ross Borden, Joey Chen
- E. CONSIDER: Proposed FY 2021-2025 Capital Improvement Plan (20 minutes) Doug Woodruff
- F. CONSIDER: 1322 W Main Street - Fire Fusion Studio - Participation Program Type 1 Agreement with FireFusion Studio LLC (10 minutes) Brady Shinn

V. INFORMATION / DISCUSSION ITEMS

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

VI. ADJOURN

This meeting will be conducted in compliance with the Idaho Open Meetings Law. In addition, all COVID-19 health safety protocols will be observed. Face masks and social distancing will be required. Due to limited seating in-person attendees may be required to wait outside the meeting room once the maximum safe meeting room capacity is reached. All CCDC Board members will attend virtually. Interested members of the public are welcome and are encouraged to attend virtually via the link above.

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. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



III. CONSENT AGENDA



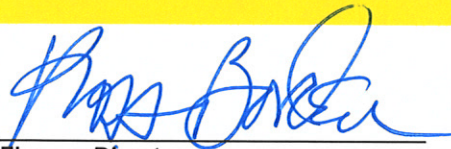
Paid Invoice Report

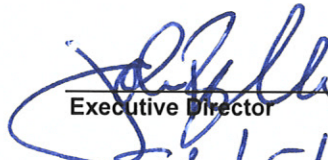
For the Period: 7/1/2020 through 7/31/2020

Payee	Description	Payment Date	Amount
Debt Service:			
Payroll:			
PERSI	Retirement Payment	7/1/2020	19,755.55
EFTPS - IRS	Federal Payroll Taxes	7/1/2020	16,101.62
Idaho State Tax Commission	State Payroll Taxes	7/1/2020	2,460.00
CCDC Employees	Direct Deposits Net Pay	7/1/2020	39,967.12
Idaho Department of Labor	SUTA - Q2 2020	7/9/2020	1,500.52
PERSI	Retirement Payment	7/15/2020	19,247.08
EFTPS - IRS	Federal Payroll Taxes	7/15/2020	15,578.28
Idaho State Tax Commission	State Payroll Taxes	7/15/2020	2,395.00
CCDC Employees	Direct Deposits Net Pay	7/15/2020	39,857.96
PERSI	Retirement Payment	7/29/2020	18,785.64
EFTPS - IRS	Federal Payroll Taxes	7/29/2020	14,879.68
Idaho State Tax Commission	State Payroll Taxes	7/29/2020	2,238.00
CCDC Employees	Direct Deposits Net Pay	7/29/2020	38,285.90
Total Payroll Payments:			301,379.53
Checks and ACH			
Various Vendors	Check and ACH Payments (See Attached)	July 2020	1,074,773.89

Total Cash Disbursements: **\$ 1,376,153.42**

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


 Finance Director
 8/3/2020
 Date


 Executive Director
 8/15/2020
 Date

Report Criteria:
Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4126	Agnew Beck Consulting Inc	8319	Old Boise Grove Street Pu	05/31/2020	589.37	63719	07/28/2020
		8319	Old Boise Grove Street Pu	05/31/2020	589.38	63719	07/28/2020
		8804	Old Boise Grove Street Pu	06/30/2020	5,900.12	63719	07/28/2020
		8804	Old Boise Grove Street Pu	06/30/2020	5,900.13	63719	07/28/2020
Total 4126:					12,979.00		
1316	Blue Cross of Idaho	2015500000	Health Insurance - July 202	07/01/2020	26,226.91	63703	07/02/2020
Total 1316:					26,226.91		
1385	Boise City Utility Billing	1177 JULY20	848 Main St # 0447416001	07/01/2020	8.17	11679	07/27/2020
Total 1385:					8.17		
1418	Boise Metro Chamber of C	5799254	Leadership Boise Participa	06/29/2020	1,950.00	11659	07/29/2020
Total 1418:					1,950.00		
4022	Boxcast Inc	B57F3A3-00	storage fees	07/01/2020	14.27	11660	07/29/2020
Total 4022:					14.27		
4082	BVGC Parcel B LLC	1600006529	11th & Front garage CAM e	07/01/2020	2,660.28	63707	07/27/2020
Total 4082:					2,660.28		
3816	Capitol Landscape Inc.	06292020	sign removal	06/29/2020	690.00	63708	07/27/2020
Total 3816:					690.00		
3712	Car Park	MAY2020	10th & Front	05/31/2020	25,852.36	11672	07/30/2020
		MAY2020	9th & Front	05/31/2020	47,673.81	11672	07/30/2020
		MAY2020	9th & Main	05/31/2020	42,329.62	11672	07/30/2020
		MAY2020	Cap & Front	05/31/2020	13,240.02	11672	07/30/2020
		MAY2020	Cap & Main	05/31/2020	28,035.05	11672	07/30/2020
		MAY2020	Cap & Myrtle	05/31/2020	18,515.55	11672	07/30/2020
Total 3712:					175,646.41		
1556	Caselle Inc.	102474	Contract support - July 202	07/01/2020	840.00	63704	07/02/2020
Total 1556:					840.00		
4116	Civil Survey Consultants In	20015-03	Production Street and Gow	06/30/2020	5,303.00	11673	07/30/2020
Total 4116:					5,303.00		
1643	Community Planning Assoc	220114	FY20 4th qtr Membership	07/01/2020	2,200.00	11661	07/29/2020
Total 1643:					2,200.00		
1787	Downtown Boise Associati	8327	Downtown Infrastructure C	06/25/2020	7,796.37	63720	07/28/2020
		8327	Downtown Infrastructure C	06/25/2020	1,962.22	63720	07/28/2020

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		8327	Downtown Infrastructure C	06/25/2020	1,962.23	63720	07/28/2020
	Total 1787:				11,720.82		
1838	Elam & Burke P.A.	186278	Parking Matters	06/30/2020	4,772.50	11674	07/30/2020
		186279	New URD - State STreet	06/30/2020	450.00	11674	07/30/2020
		186280	Hoffman v. City of Boise	06/30/2020	876.00	11674	07/30/2020
		186281	WS District Amendment	06/30/2020	45.00	11674	07/30/2020
		186282	River Myrtle Termination	06/30/2020	1,147.50	11674	07/30/2020
		186283	101-0 General	06/30/2020	433.25	11674	07/30/2020
		186284	River Myrtle Implement Act	06/30/2020	115.20	11674	07/30/2020
		186285	Legislation	06/30/2020	135.00	11674	07/30/2020
		186286	WS District	06/30/2020	112.50	11674	07/30/2020
	Total 1838:				8,086.95		
1892	FedEx	704825175	Shipment to Brian Hale	06/25/2020	33.24	63709	07/27/2020
	Total 1892:				33.24		
3853	Hawkins Companies LLC	072020	Cap T. Condo: July - Sept 2	07/01/2020	15,724.55	63721	07/28/2020
	Total 3853:				15,724.55		
3810	Hummel Architects PLLC	9529	9th & Main Elevator Refurb	05/31/2020	260.00	11662	07/29/2020
		9532	Prototype parking structure	05/31/2020	1,750.00	11662	07/29/2020
		9555	Cap & Main Elevators Refu	05/31/2020	65.00	11662	07/29/2020
		9579	Prototype parking structure	06/30/2020	957.50	11662	07/29/2020
		9580	9th & Main Elevator Refurb	06/30/2020	991.63	11662	07/29/2020
		9580	9th & Main Elevator Refurb	06/30/2020	63.37	11662	07/29/2020
		9582	Cap & Main Elevators Refu	06/30/2020	330.00	11662	07/29/2020
	Total 3810:				4,417.50		
2165	Idaho Power	6607 JUN20	9th St outlets #220040660	06/30/2020	3.90	11658	07/16/2020
		7995 JUN20	9th & State # 2201627995	06/30/2020	3.50	11657	07/15/2020
	Total 2165:				7.40		
3900	Idaho Records Manageme	0140171	Records Storage	07/01/2020	89.78	11663	07/29/2020
	Total 3900:				89.78		
3966	Involta LLC	0051129	Website Hosting Services	07/01/2020	1,347.90	63710	07/27/2020
	Total 3966:				1,347.90		
3808	Jed Split Creative	2364	State Street URD Website	06/30/2020	2,350.00	63711	07/27/2020
	Total 3808:				2,350.00		
2288	Jensen Belts Associates	1765CD-4	Westside Park DD-CD-CA	06/30/2020	9,370.67	11675	07/30/2020
		1768CD-2	8th and Bannock Streetsca	06/30/2020	21,091.96	11675	07/30/2020
		1768CD-2	8th and Bannock Streetsca	06/30/2020	23,555.28	11675	07/30/2020
	Total 2288:				54,017.91		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
3913	Kimley-Horn and Associate	16873408	On-Call Professional Servi	06/30/2020	1,675.00	11664	07/29/2020
	Total 3913:				1,675.00		
2360	Kittelson & Associates Inc.	0110736	11th Street Bikeway Conce	05/31/2020	11,552.50	11676	07/30/2020
	Total 2360:				11,552.50		
4136	Mintify LLC	156	Management Training	06/30/2020	4,000.00	11665	07/29/2020
	Total 4136:				4,000.00		
4129	Nations Roof LLC	298215-MT	parking garage roof repairs	05/18/2020	3,745.00	63712	07/27/2020
		298215-MT	parking garage roof repairs	05/18/2020	210.00	63712	07/27/2020
		298679-MT	parking garage roof repairs	06/05/2020	805.00	63712	07/27/2020
	Total 4129:				4,760.00		
3813	Oliver Russell	24742 PO 20	BikeBOI Marketing Campai	05/16/2020	4,125.00	63722	07/28/2020
		24745 PO 20	BikeBOI Marketing Plan	05/31/2020	2,000.00	63722	07/28/2020
		24845	Westside Urban Park Nami	06/24/2020	4,447.50	63722	07/28/2020
	Total 3813:				10,572.50		
2774	Pro Care Landscape Mana	33409	Landscape Maintenance -	06/30/2020	40.72	63713	07/27/2020
		33409	Landscape Maintenance -	06/30/2020	91.28	63713	07/27/2020
		33464	Landscape Maintenance -	06/30/2020	513.00	63713	07/27/2020
	Total 2774:				645.00		
2798	Quadrant Consulting Inc.	11097	State Street Infrastructure	06/30/2020	1,103.20	11666	07/29/2020
	Total 2798:				1,103.20		
3896	Rim View LLC	JULY2020	Monthly Rent and NNN - Tr	07/01/2020	15,250.00	63705	07/02/2020
		JUNE2020	Monthly Rent and NNN - Tr	06/01/2020	15,250.00	63705	07/02/2020
		MAY2020 #2	Monthly Rent and NNN - Tr	05/31/2020	4,513.46	63705	07/02/2020
	Total 3896:				35,013.46		
3796	Scheidt & Bachmann USA I	41645	June 2020 Merchant Fees	06/30/2020	351.44	11667	07/29/2020
	Total 3796:				351.44		
4076	Schindler Elevator Corpora	7401498497	capitol & main elevator proj	06/25/2020	63,477.00	11677	07/30/2020
		7401498497	capitol & main elevator proj	06/25/2020	608.80	11677	07/30/2020
	Total 4076:				64,085.80		
3542	Security LLC - Plaza 121	JULY2020	Office rent - July 2020	07/01/2020	13,620.75	63706	07/02/2020
	Total 3542:				13,620.75		
3974	Stability Networks Inc.	29905413	SSL VPN license - 5	07/16/2020	167.24	11678	07/30/2020
		31943	Microsoft Surface Pro 7 Ta	03/27/2020	2,280.05	11678	07/30/2020
		32682	Dell Latitude 5500 Laptops	06/24/2020	2,814.64	11678	07/30/2020
		32715	IT Services - FY2020	06/30/2020	2,255.00	11678	07/30/2020

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		32715	AppRiver SecureTide	06/30/2020	90.00	11678	07/30/2020
		32715	Cisco Subscription	06/30/2020	5.84	11678	07/30/2020
		32715	Cloud Backup	06/30/2020	420.00	11678	07/30/2020
		32715	Phone System Support	06/30/2020	85.00	11678	07/30/2020
Total 3974:					8,117.77		
3696	Strata	BO200216	6th Street Streetscape Imp	06/03/2020	1,311.32	63723	07/28/2020
		BO200216	6th Street Streetscape Imp	06/03/2020	3,691.93	63723	07/28/2020
		BO200220	6th Street Streetscape Imp	06/30/2020	2,582.00	63723	07/28/2020
Total 3696:					7,585.25		
3242	Suez Water Idaho	0025	437 S 9th St irri #06006688	07/10/2020	73.01	11680	07/27/2020
		2853 JULY20	Eastman office #06000337	07/10/2020	88.95	11681	07/27/2020
		4259 JULY20	516 S 9th St irri #06006391	07/10/2020	88.32	11682	07/27/2020
		8504 JULY20	Grove & 10th #060035756	07/10/2020	157.82	11683	07/27/2020
Total 3242:					408.10		
4109	Syringa Networks LLC	20339 JULY2	internet & data	07/01/2020	647.75	63714	07/27/2020
Total 4109:					647.75		
4074	The Potting Shed	18158	Interior Plant Maint.	06/30/2020	65.00	63715	07/27/2020
Total 4074:					65.00		
3146	Title One Corporation	1715 W IDA	Type 5 Parcel Acquisition f	07/01/2020	577,774.69	11655	07/01/2020
Total 3146:					577,774.69		
3923	Trailhead	131	Idaho Power - 50%	06/30/2020	129.65	11668	07/29/2020
		131	Intermountain Gas - 50%	06/30/2020	4.90	11668	07/29/2020
Total 3923:					134.55		
3170	Treasure Valley Coffee Inc.	2160059726	Coffee	06/30/2020	138.45	63716	07/27/2020
		2160067572	Water & Cooler Rental	06/30/2020	106.00	63716	07/27/2020
		2160067686	Tea	06/30/2020	30.84	63716	07/27/2020
Total 3170:					275.29		
3233	United Heritage	02014-001 J	Disability insurance - July 2	07/01/2020	1,497.75	63717	07/27/2020
Total 3233:					1,497.75		
3835	US Bank - Credit Cards	06252020	Voice, data & webhosting s	06/25/2020	141.11	11656	07/15/2020
		06252020	Office Supplies	06/25/2020	376.45	11656	07/15/2020
		06252020	Computer & Software Supp	06/25/2020	1,053.66	11656	07/15/2020
		06252020	Postage	06/25/2020	8.20	11656	07/15/2020
		06252020	Dues & Subscriptions	06/25/2020	384.17	11656	07/15/2020
		06252020	Travel & Meeting(non-local	06/25/2020	850.00-	11656	07/15/2020
		06252020	Personnel Training (Local)	06/25/2020	544.00	11656	07/15/2020
		06252020	Banking & Merchant Fees	06/25/2020	34.40	11656	07/15/2020

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 3835:					1,691.99		
3997	Wash Worx	INV-000653	10th street graffiti removal	06/27/2020	350.00	11669	07/29/2020
Total 3997:					350.00		
3365	Westerberg & Associates	235	Legislative Advisement Ser	06/30/2020	2,000.00	11670	07/29/2020
Total 3365:					2,000.00		
3374	Western States Equipment	IN001347349	Bldg 8 generator monthly i	06/30/2020	278.48	63718	07/27/2020
Total 3374:					278.48		
3990	Xerox Corporation	010716042	Copier Lease	07/01/2020	253.53	11671	07/29/2020
Total 3990:					253.53		
Grand Totals:					1,074,773.89		

Report Criteria:

Detail report type printed

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Boise, ID 83702
July 13, 2020 12:00 p.m.

I. CALL TO ORDER:

Board Members appeared remotely, as did John Brunelle, CCDC Executive Director, Brady Shinn, Project Manager – Property Development, Matt Edmond, Assistant Director – Parking & Mobility, Amy Fimbel, Project Manager – Capital Improvements, Doug Woodruff, Assistant Director - Placemaking & Infrastructure and Ryan Armbruster, CCDC Legal Counsel.

Ross Borden, Finance and Administration Director and Sarah Jones, Executive Assistant, were present at the CCDC physical office location.

Present: Chairman Dana Zuckerman, Commissioner Ryan Woodings, Commissioner Gordon Jones, Commissioner Latonia Haney Keith, Commissioner Maryanne Jordan, Commissioner Lauren McLean, Commissioner Kate Nelson and Commissioner Danielle Hurd.

Absent: Commissioner David Bieter

Roll call was taken, by Ryan Armbruster, Agency Legal Counsel confirming quorum.

Chairman Zuckerman convened the meeting with a quorum at 12:02 p.m.

II. AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – June 2020

B. Minutes and Reports

1. Approval of June 8, 2020 Meeting Minutes

C. Other

1. Approve Resolution #1661 – 1015 W. Main Street – Type 1 Streetscape Grant Participation Agreement

Commissioner Woodings made a motion to approve the Consent Agenda.

Commissioner Jordan seconded

Roll Call

Each said Aye. The motion carried. 7-0

IV. ACTION ITEMS

- A. CONSIDER:** Request by Block 22 LLC to extend the closing date for the purchase of the Capitol and Front Garage to September 30, 2020

Representatives for Block 22 LLC, John Cunningham and Christine Nicholas, appeared remotely.

Ryan Armbruster, Agency Legal Counsel, gave a report.

Commissioner Woodings moved to authorize the Executive Director and counsel to prepare an amendment to the purchase and sale agreement, extending the closing date to no later than September 16, 2020. In consideration of the extension, Block 22 LLC shall be required to make an additional non-refundable deposit of \$30,000, due upon execution of the amendment.

Commissioner Jones joined the meeting at 12:08pm and announced he would abstain from voting on Action Item A., as he missed the discussion.

Commissioner Jordan seconded.

Roll Call

Each said Aye with one abstention. The motion carried 7-0-1

- B. CONSIDER:** 505 W. Bannock Street Mixed Use Office and Retail - Type 1 Participation Agreement Designation with I M IRIE TWO LLC

Brady Shinn, Project Manager – Property Development, gave a report.

Commissioner Woodings moved to direct staff to negotiate a final Type 1 Streetscape Grant Participation Agreement with I M IRIE TWO LLC for future Board approval.

Commissioner Jordan seconded.

Roll Call

Each said Aye. The motion carried 8-0

- C. CONSIDER:** 1715 W. Idaho Street Property Disposition

Brady Shinn, Project Manager – Property Development, gave a report.

Commissioner Woodings moved to affirm direction for 1715 W. Idaho Street's disposition through a Request for Proposal process led by CCDC and developed in collaboration with other municipal stakeholders.

Commissioner Haney Keith seconded.

Roll Call

Each said Aye. The motion carried 8-0

D. CONSIDER: Resolution #1660 - Authorizing Westside Park Master Development Agreement and Sublease Agreement Amendments

Amy Fimbel, Project Manager – Capital Improvements, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1660 authorizing the Master Development Agreement Amendment No. 2 and Sublease Agreement Amendment No. 1 with Eleven Eleven West Jefferson, LLC and the City of Boise.

Commissioner Hurd seconded.

Roll Call

Each said Aye. The motion carried 8-0

E. E.CONSIDER: Resolution #1662 - Authorizing Westside Urban Park Naming Recommendation

Commissioner Zuckerman made a motion to defer this item to the August 10, 2020 CCDC Board meeting.

Commissioner Jordan seconded.

Roll Call

Each said Aye. The motion carried 8-0

V. INFORMATION/DISCUSSION ITEMS

A. Westside Urban Park Art Design Concepts

Karl LeClair, City of Boise Public Art, gave a report.

B. Westside Urban Renewal District Amendment

Doug Woodruff, Assistant Director - Placemaking & Infrastructure, gave a report.

C. Gateway East Transportation Study

Matt Edmond, Assistant Director – Parking & Mobility, gave a report

D. CCDC Monthly Report

John Brunelle, CCDC Executive Director, gave a report.

VI. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Zuckerman to adjourn the meeting. Commissioner Woodings seconded the motion. A roll call vote was taken.

Commissioner Hurd: Aye
Commissioner Haney Keith: Aye
Commissioner Jordan: Aye
Commissioner McLean: Aye
Commissioner Nelson: Aye
Commissioner Jones: Aye
Commissioner Woodings: Aye
Commissioner Zuckerman: Aye

All said Aye. 8-0. The meeting adjourned at 1:09 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 10th DAY OF AUGUST 2020.

Dana Zuckerman, Chair

Lauren McLean, Secretary

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners

Public Access at ccdcb Boise.com

July 13, 2020, 12:00 p.m.

Chat Transcript at 24:40 Concerning the 1715 W. Idaho Street Property Disposition

Commissioner Jones: Just another thought on my mind. I'll post it in the chat as well but, I'm always a fan where if it's possible to think about there may be other City initiatives that have to do with either economic growth, there's live-work proximity, there may be other initiatives. But how we might have some latitudinal awareness of other things that could allow us to make sure this affordability or owner-occupied works into a broader strategy to make sure Boise is a place of livability at scale with the affordability angle we have. So I guess, I think what I'm trying to say is that it would be strategically designed to coordinate rather than in its own isolation, affordability is good, but maybe we can even get more out of it, if you know what I mean strategically. And if that doesn't make sense I'm happy to chat at another time. I'll just post my text version of that as well here.

Chair Zuckerman: Commissioner, that made a lot of sense. I think that was a lot of Commissioner McLean's request of having no stone unturned.

MINUTES OF MEETING
SPECIAL BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Boise, ID 83702
July 27, 2020 12:00 p.m.

I. CALL TO ORDER:

Board Members appeared remotely, as did Karl Woods - Senior Project Manager Capital Improvements, Kathy Wanner - Contracts Specialist and Amy Fimbel, Project Manager - Capital Improvements

John Brunelle, Executive Director, Mary Watson, General Counsel and Contracts Manager, and Sarah Jones, Executive Assistant, were present at the CCDC physical office location.

The CCDC conference room was open for public attendance. No member of the public attended in person.

Present: Chairman Dana Zuckerman, Commissioner Ryan Woodings, Commissioner Latonia Haney Keith, Commissioner Maryanne Jordan, Commissioner Lauren McLean, Commissioner Kate Nelson and Commissioner Danielle Hurd.

Absent: Commissioner Gordon Jones and Commissioner David Bieter

Roll call was taken, by Ryan Armbruster, Agency Legal Counsel confirming quorum.

Chairman Zuckerman convened the meeting with a quorum at 12:02 p.m.

II. AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. ACTION ITEMS

- A. CONSIDER:** Resolution #1663 - 8th and Bannock Streetscape Improvement Project GMP Approval

Representative for Guho Corp., Anthony Guho, appeared remotely.

Karl Woods – Senior Project Manager Capital Improvements, Kathy Wanner – Contracts Specialist, gave a report.

Commissioner Woodings moved adopt Resolution 1663 approving the 8th and Bannock Streetscape Improvement Project GMP.

Commissioner Danielle Hurd seconded.

Roll Call

Each said Aye. The motion carried 7-0

- B. CONSIDER:** Resolution #1664 - Westside Urban Park Public Art Type 4 Capital Improvement Reimbursement Agreement Amendment No. 1 Approval
Amy Fimbel, Project Manager – Capital Improvements, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1664 approving the Westside Urban Park Public Art Type 4 Capital Improvement Reimbursement Agreement Amendment No. 1.

Commissioner Jordan seconded.

Roll Call

Each said Aye. The motion carried 7-0

IV. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Zuckerman to adjourn the meeting. Commissioner Woodings seconded the motion. A roll call vote was taken.

Commissioner Haney Keith: Aye

Commissioner Hurd: Aye

Commissioner Jordan: Aye

Commissioner Nelson: Aye

Commissioner Mclean Aye

Commissioner Woodings: Aye

Commissioner Zuckerman: Aye

All said Aye. 7-0. The meeting adjourned at 12:22 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 10th DAY OF AUGUST 2020.

Dana Zuckerman, Chair

Lauren McLean, Secretary



IV. ACTION ITEMS



AGENDA BILL

Agenda Subject: Resolution No.1662 as amended – Westside Urban Park Naming Recommendation		Date: August 10, 2020
Staff Contact: Amy Fimbel	Attachments: Resolution No.1662 as amended	
Action Requested: Adopt Resolution No.1662 as amended concluding the Westside Park Naming Committee and directing Agency staff to forward Committee information and final report to Boise City Parks and Recreation for consideration in upcoming City-led park naming processes.		

Background:

In April 2020, the Agency convened the Westside Park Naming Committee (“Committee”) to generate potential names for the Westside Park. Russ Stoddard and Fiona Gwozdz of Oliver Russell, a branding agency located near the proposed Park, facilitated the naming process. Committee members included:

- Allen Ireland, Pengilly’s and Neurolux Lounge
- Eric Gilbert, Treefort Music Fest
- Fonda Portales, Arts & History Advisory Team (AHAT) member
- Jennifer Hensley, Downtown Boise Association
- Matthew Mazzotta, selected artist for Park
- Rylee Amick, Student at Boise Rock School and Junior at Timberline High School
- Scott Schoenherr, Rafanelli & Nahas
- Tim Flaherty, Downtown Boise Neighborhood Association
- Wayne Rancourt, Boise Cascade
- Dana Zuckerman, CCDC Board of Commissioners
- Doug Woodruff, CCDC Assistant Director Placemaking & Infrastructure
- Jordyn Neerdaels, CCDC Communications Manager

Over the course of three workshops, this diverse group of community members contributed a high-level of thoughtfulness and unique perspectives to generate more than 50 potential park names. The process the Committee worked through to reach a name recommendation was thorough and resulted in a recommendation backed with research, logic and consideration. The Committee prepared a report documenting the process and name recommendation.

Boise City Parks and Recreation “Park and Facility Naming Policy” outlines the approval process necessary to officially name a public park in the City of Boise. The policy requires

consideration by the Parks Commission, time for comment by both the relevant neighborhood association(s) and the public, and then the Parks Commission recommends to the Mayor and City Council a name recommendation for approval.

With significant public outreach to be conducted by Boise City Parks and Recreation as part of the Parks Commission approval process of a park name, the Agency Board's role is now best served by transmitting to Boise City Parks and Recreation the Committee's recommendation for use in a city-led park naming public outreach process. The Committee's research, potential names, and recommendation are relevant and merit due consideration throughout the remainder of the naming process.

Resolution No. 1662 as amended would conclude the work of the Westside Park Naming Committee and direct Agency staff to forward Committee information and final report to Boise City Parks and Recreation for consideration in upcoming City-led park naming processes.

Fiscal Notes:

No fiscal impact.

Staff Recommendation:

Staff recommends concluding the Westside Park Naming Committee and forwarding Committee information and final report to Boise City Parks and Recreation for consideration in upcoming City-led park naming processes.

Suggested Motion:

I move to adopt Resolution No. 1662 as amended concluding the Westside Park Naming Committee and directing Agency staff to forward the Committee's information and final report to Boise City Parks and Recreation.

RESOLUTION NO. 1662 as amended

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, CONCLUDING THE AGENCY WESTSIDE URBAN PARK NAMING COMMITTEE AND DIRECTING AGENCY STAFF TO FORWARD ALL PARK NAMING COMMITTEE INFORMATION AND FINAL REPORT TO THE BOISE CITY PARKS AND RECREATION COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, on June 11, 2018, the Agency Board adopted its Resolution No. 1554 approving a Master Development Agreement for construction of the Westside District Urban Park with partners Eleven Eleven West Jefferson LLC and the City of Boise; and,

WHEREAS, the Agency convened the Westside Park Naming Committee ("Committee") to generate potential names for the Westside District Urban Park. Russ Stoddard and Fiona Gwozdz of Oliver Russell, a branding agency located near the proposed Park, facilitated the naming process. Over the course of three workshops, participants generated more than 50 park names for consideration; and,

WHEREAS, the Agency Board finds it in the best public interest to conclude the Westside Park Naming Committee and to direct Agency staff to forward Committee information and final report to the Boise City Parks and Recreation Commission.

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 Westside Urban Park Naming Committee is concluded; and further, Agency staff is hereby directed to forward Committee information and final report to the Boise City Parks and Recreation Commission.

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

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on August 10, 2020. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 10, 2020.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: _____
Dana Zuckerman, Chair

ATTEST:

BY: _____
Lauren McLean, Secretary



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AGENDA BILL

Agenda Subject: Resolution No. 1668 – Westside Urban Park Public Art Design Concept Recommendation		Date: August 10, 2020
Staff Contact: Amy Fimbel	Attachments: Resolution No. 1668 Boise City Arts & History Memo, dated July 31, 2020	
Action Requested: Adopt Resolution No. 1668 approving the Gentle Breeze design by artist Matthew Mazzotta as the public art component of the Westside Urban Park.		

Background:

Creation of the Westside Urban Park is a strategic public investment in the Westside Downtown's evolving neighborhood. It is a place-making effort that is catalyzing continued quality, urban, mixed-use development, such as the 11th and Idaho office building. The park is envisioned to be a distinctive urban open space, a place where people connect with the outdoors, and a hub for community events. The public park will serve as a common area for office workers, residents, shoppers and visitors of the west side of downtown.

Boise Parks and Recreation and CCDC hosted an open house and online survey in June 2018 to learn from the public what features they desired in this park. The most desired park feature of the 248 respondents was interactive public art in the park. This input supports the current park design that displays public art as a prominent feature and reinforces the park's role as an oasis amid an active, urban environment.

On July 15, 2019, the Agency Board approved Resolution No. 1611 approving the Type 4 Capital Improvement Reimbursement Agreement ("Agreement") for public art at the future Westside Urban Park. The Agreement set forth the Agency's commitment to reimburse Boise City Arts and History the actual cost—not to exceed \$200,000—for public art in the Westside Urban Park. On July 27, 2020, Agency Board subsequently approved Amendment No. 1 to the Agreement, which increased the Agency's commitment to \$350,000 for public art.

This Agreement formed a partnership with Arts and History and documented that the procurement process and art selection process be led by Arts and History and the selection

panel would include a CCDC staff member, project design team member, and other important stakeholders. Arts and History Department will assume ownership and maintenance of the artwork.

In January 2020, selected artist, Matthew Mazzotta, hosted an “outdoor living room” session to gather public input and learn more about the space and the vision residents have for it. Arts and History released a public feedback form July 17, 2020 to gather public feedback on the two art concept designs – “Night Light” and “Gentle Breeze”.

The community selection panel met on July 30, 2020 to discuss Mazzotta’s two design concepts and the public feedback received. The selection panel reached a consensus and recommended that the “Gentle Breeze” design concept be brought forward to the CCDC Board, Boise Arts and History Commission, and Boise City Council for consideration of approval. Mazzotta’s artwork will be completed in tandem with the construction of the park, which is anticipated to be complete by May 2021.

See the attached memo from Boise City Arts & History, dated July 31, 2020, for additional information.

Fiscal Notes:

The total project budget for the Westside Park is \$4,304,300. This is inclusive of dollars spent in previous fiscal years and includes all planning, design, soft costs, public art costs, and construction costs.

The Agency’s FY2021 proposed budget for the Westside Park is \$4,000,000 of which CCDC is contributing \$2,589,055 including \$350,000 to Boise Arts and History for public art. The City of Boise has agreed to contribute \$1,380,945 per the terms of a Type 4 Participation Agreement and Eleven Eleven West Jefferson, LLC has agreed to contribute \$30,000 to the project per the terms of the MDA.

Cost estimates prepared by the Agency’s Construction Manager / General Contractor (CM/GC) indicate that construction costs are within budget.

Staff Recommendation:

Staff recommends approval of Resolution No. 1668.

Suggested Motion:

I move to adopt Resolution No. 1668 approving the Gentle Breeze design by artist Matthew Mazzotta as the public art component of the Westside Urban Park.



DEPARTMENT OF ARTS & HISTORY

MAYOR: Lauren McLean | DIRECTOR: Terri Schorzman

MEMO

TO: CCDC Board of Commissioners
FROM: Karl LeClair, Public Art Program Manager
CC: Doug Woodruff, Amy Fimbel
DATE: 8/4/2020
RE: Westside Park Public Art Design Concept Recommendation

WESTSIDE PARK PUBLIC ART DESIGN CONCEPT RECOMMENDATION

On Thursday, July 30th, the Westside Park public art selection panel convened to review two design concepts which artist Matthew Mazzotta developed during the first part of calendar year 2020. The panel reviewed and discussed the designs along with over 160 public comments and have put forth a recommendation for a final design. The panel recommends the Gentle Breeze design be considered for final approval to proceed as the public art component of the Westside Park.

Gentle Breeze Design Concept

The Gentle Breeze design consists of an abstracted sculptural tree form with three double sided park benches suspended from the canopy to serve as swings. The proposed sculpture is 23 ft. tall by 30 ft. wide and sits atop a land formed berm which is proposed at 60 inches in height. The canopy of the tree form features abstracted circular leaf forms which are designed to be articulated and activated into motion by the power of the wind, so as to allow the leaf forms to rustle and the sculpture to respond to the weather in its immediate environment. The sculpture will be constructed from durable outdoor materials and features a finish of a bold pink color for the leaf forms and support structure.

The design is derived from the driving theme of celebrating the natural environment, it responds to Boise's moniker of the "City of Trees", references Boise's easy pace of life, serves to evoke a whimsical and joyful experience while inviting citizens to play and gather, provides a human-scaled experience, and serves as a juxtaposition to the immediate built environment. The sculpture will provide multiple means of accessibility and engagement from gathering around and on the swings, providing much needed shade, and additional play and seating on the berm. Not shown in the renderings, the berm will also feature a fully accessible ADA pathway which will bring park visitors from grade within the park to the top of the berm, so all may be able to enjoy the interaction.

It's prominent location within the park and within the Westside District serves as an iconic view and as a means of wayfinding while bringing a unique identity to the park. It adds additional seating, shade, and still maintains ample open space for other activities to happen within the greenspace and hardscaped areas of the park.

Next Steps

Pending a CCDC Board approval of the Gentle Breeze design on August 10th, the design recommendation will be presented to the Arts & History Commission on August 12, 2020 for feedback and approval before being presented to Boise City Council by the end of August 2020. Upon final approval, Matthew Mazzotta will work through final design revisions, responding to any feedback received through the approval phase and provide the project team with construction drawings, stamped by a structural engineer. The Design Review approval will be amended to include the new public art design, a construction permit will be secured, and work will begin on construction coordination for underground infrastructure in fall 2020. Mazzotta will begin and manage fabrication of the sculpture through winter 2020/2021 in anticipation of a spring 2021 installation to align with the park's opening and dedication.

Background

Boise City Department of Arts & History has collaborated with CCDC, Boise Parks and Rec, and other project stakeholders since late 2018 in coordinating the inclusion of a public art component for the Westside Park. In late 2019, an RFQ call-to-artists was released from which three finalist candidates were selected. The three finalists participated in an interview process with the public art selection panel which represented the CCDC Board, CCDC Staff, project stakeholders, the Arts & History Commission, the Arts & History Advisory Team, Boise Parks and Rec, and two members from the local arts community. Matthew Mazzotta, an upstate New York based artist, with extensive experience in public art, won the contract award.

In February 2020, Mazzotta visited Boise for three days to host an "Outdoor Living Room" event where he staged a living room in downtown Boise, on 8th Street, to meet with the public to gather feedback before he began the design process. During his visit, he also received a tour of the City's public art collection, downtown park system, and viewed aspects of CCDC's investment in its various districts. He also scheduled meetings with various community members and project stakeholders including members of Boise City Council, the local arts community, and downtown property owners and developers.

Mazzotta began his design process by reviewing extensive notes taken during his visit to Boise and by kicking off the process through a meeting with the project's design team to discuss the already in-process park design. It was quickly determined the northeast corner of the park, adjacent to the intersection of Bannock Street and 11th Street was the optimal location to focus the public art investment. This location provided a high visibility impact to visitors approaching from the core of downtown and those passing by the park while allowing for ample open-space within the center of the park. As well,



through the initial design concepts, it was determined that a berm, serving as an organic pedestal for the artwork, was a solid design direction to bring added scale to the artwork while serving to draw both the eye of viewers and physically drawing park visitors to the top to engage with the artwork. Furthermore, one of the major driving design principles for the artwork was to create an iconic landmark for this new park and this idea is elevated by the addition of the berm.

Through continuous collaboration with the park's design team and in multiple feedback sessions with park stakeholders, Mazzotta arrived at two design concepts, Night Light and Gentle Breeze which both drew from the following core design principles that were derived from the feedback he collected during his visit in February 2020. The design principles consist of themes relating to domesticity and nature in both responding to the change and growth that Boise is experiencing and to the ample, natural resources that are so treasured by our residents. In addition to these two prominent themes, Mazzotta was interested in exploring scale through the balance of urban growth and the human experience, livability through the balance of building density and occupiable public space, atmosphere through domestic space versus the urban fabric, and through identity by seeding nature into the built environment.

The two design concepts were prepared for a public feedback survey which went live through the Department of Arts & History's website during the Week of July 20th and closed on July 31st. In total, over 160 comments were collected which ranged from simple votes for a favorite design to in-depth analysis of both designs with detailed comments on the successes and shortcomings of each. This collection of feedback along with the two design concepts were presented to the public art selection panel on July 30th for the final design recommendation.



Gentle Breeze Renderings





RESOLUTION NO. 1668

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING "GENTLE BREEZE," DESIGNED BY ARTIST MATTHEW MAZZOTTA, AS THE PUBLIC ART DESIGN CONCEPT FOR THE WESTSIDE DISTRICT URBAN PARK; AUTHORIZING AGENCY STAFF TO FORWARD THE RECOMMENDATION TO THE CITY OF BOISE ARTS & HISTORY COMMISSION FOR ITS CONSIDERATION AND APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, on June 11, 2018, the Agency Board adopted its Resolution No. 1554 approving a Master Development Agreement for construction of the Westside District Urban Park with partners Eleven Eleven West Jefferson LLC and the City of Boise; and,

WHEREAS, representatives from the Agency Board and Agency Staff participated with project stakeholders, representatives from the City of Boise Arts & History Commission, the Arts & History Advisory Team, and others on a public art selection panel to interview artists and thereafter to generate ideas for public art to be installed at the Westside Urban Park; and,

WHEREAS, after continuous collaboration with the design team and park stakeholders, and after a public feedback survey coordinated by the City of Boise Department of Arts & History, the public art selection panel selected "Gentle Breeze" as its preferred art design for installation at the Westside District Urban Park; and,

WHEREAS, the Agency Board finds it in the best public interest to approve "Gentle Breeze," designed by artist Matthew Mazzotta, as the public art design concept for the Westside District Urban Park and to authorize Agency staff to forward the recommendation to the City of Boise Arts & History Commission for its consideration and approval.

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 "Gentle Breeze," designed by artist Matthew Mazzotta, is hereby approved as the public art design concept for the Westside District Urban Park.

Section 3: That Agency staff is hereby authorized to forward this recommendation of "Gentle Breeze" to the City of Boise Arts & History Commission for its consideration and approval.

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

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on August 10, 2020. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 10, 2020.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: _____
Dana Zuckerman, Chair

ATTEST:

BY: _____
Lauren McLean, Secretary



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AGENDA BILL

Agenda Subject: FY2020 Amended Budget		Date: August 10, 2020
Staff Contact: Ross Borden, Finance Director	Attachments: 1. <i>Proposed</i> FY2020 Amended Budget 2. <i>Proposed</i> Notice of Public Hearing	
Action Requested: 1. Approve <i>proposed</i> FY2020 Amended Budget 2. Advertise Public Hearing at August 26, 2020 Special Board Meeting		

Background:

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

Fiscal Notes:

FY2020 Original Budget	\$ 69,319,635
<u>Proposed FY2020 Amended Budget</u>	<u>\$ 21,514 916</u>
Difference	\$ 47,804,719

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

Staff Recommendation:

Approve FY2020 Amended Budget and advertise the August 26, 2020 public hearing.

Suggested Motion:

I move to approve the FY2020 Amended Budget to new revenue and expense totals of \$21,514,916 and set the time and date of Noon, August 26, 2020 for the statutorily-required public hearing on the Budget Amendment.

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FY2020 AMENDED BUDGET

October 1, 2019 thru September 30, 2020

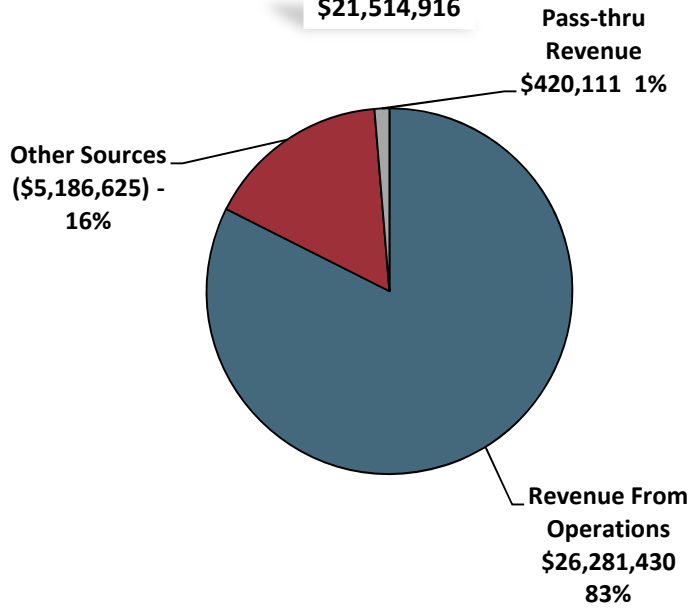
PROPOSED



FY2020 AMENDED Budget

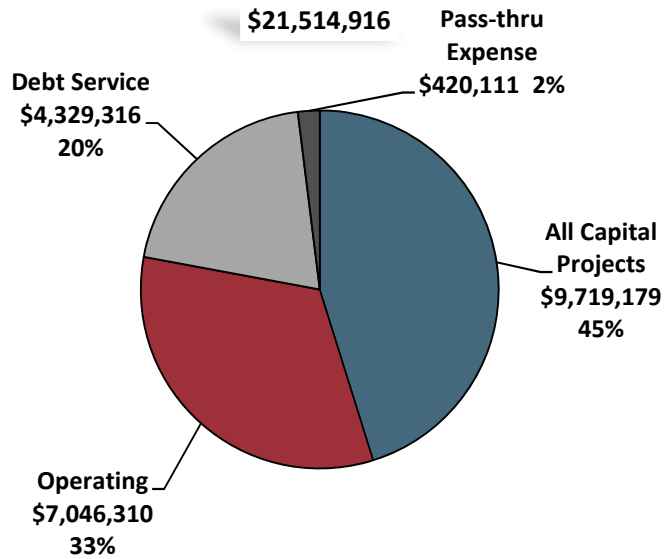
Sources

\$21,514,916



Uses

\$21,514,916



FY2020 AMENDED BUDGET REVENUE SUMMARY	2020 ORIGINAL	2020 AMENDED	Change
Revenue from Operations			
* Revenue Allocation (Tax Increment).....	16,830,000	16,204,157	(625,843)
* Parking Revenue.....	8,776,542	5,859,273	(2,917,269)
Other Revenues (Various Reimbursements).....	5,319,500	4,218,000	(1,101,500)
Subtotal	\$ 30,926,042	\$ 26,281,430	\$ (4,644,612)
Other Sources			
Misc. Revenues (Grants/Leases/Property Transactions).....	579,543	771,711	192,168
Bond Financing.....	14,600,000	-	(14,600,000)
Use of (Transfer to) Working Capital Fund.....	22,793,939	(5,958,336)	(28,752,274)
Subtotal	\$ 37,973,482	\$ (5,186,625)	\$ (43,160,106)
Subtotal - Revenue from Operations	\$ 68,899,524	\$ 21,094,805	\$ (47,804,719)
Pass-Through Revenue			
Ada County Courthouse Corridor Leases.....	420,111	420,111	-
Subtotal	\$ 420,111	\$ 420,111	\$ -
TOTAL REVENUE	\$ 69,319,635	\$ 21,514,916	\$ (47,804,719)
EXPENSE SUMMARY	2020 ORIGINAL	2020 AMENDED	Change
Operating Expense			
Personnel Costs.....	2,472,000	2,361,900	(110,100)
Services & Operations.....	2,983,851	2,578,976	(404,875)
Facilities Management.....	908,057	787,234	(120,823)
Professional Services	2,155,000	1,318,200	(836,800)
Subtotal	\$ 8,518,908	\$ 7,046,310	\$ (1,472,598)
Debt Service & Contractual Obligations			
Debt Service.....	4,329,316	4,329,316	-
Contractual Obligations (included in CIP).....	3,216,000	3,366,000	150,000
Subtotal	\$ 7,545,316	\$ 7,695,316	\$ 150,000
Capital Outlay			
Office Furniture/Computer Equipment.....	74,500	125,000	50,500
CAPITAL IMPROVEMENT PLAN (CIP).....	49,442,300	4,805,179	(44,637,121)
* Parking Reinvestment Plan (PRP).....	2,335,000	1,245,000	(1,090,000)
* Mobility Projects.....	983,500	178,000	(805,500)
Subtotal	\$ 52,835,300	\$ 6,353,179	\$ (46,482,121)
Subtotal - Expenses for Operations	\$ 68,899,524	\$ 21,094,805	\$ (47,804,719)
Pass-Through Expense			
Ada County Courthouse Corridor Leases.....	420,111	420,111	-
Subtotal	\$ 420,111	\$ 420,111	\$ -
TOTAL EXPENSE	\$ 69,319,635	\$ 21,514,916	\$ (47,804,719)

* Detail Attached

FY2020 AMENDED BUDGET	2020	2020	
REVENUE DETAIL	ORIGINAL	AMENDED	Change
Revenue Allocation (Tax Increment)			
River Myrtle-Old Boise District.....	11,100,000	10,623,078	(476,922)
Westside District.....	4,100,000	3,950,273	(149,727)
30th Street District.....	800,000	787,908	(12,092)
Shoreline District.....	120,000	115,740	(4,260)
Gateway East District.....	710,000	727,159	17,159
Subtotal	16,830,000	16,204,157	(625,843)
Parking Revenue			
Hourly Parkers.....	6,461,903	3,324,815	(3,137,088)
Monthly Parkers.....	4,058,114	3,102,962	(955,152)
Validation / Special Events / Violation.....	251,226	162,550	(88,676)
Hotel Parking Revenue.....	473,303	262,440	(210,863)
First Hour Free Discount.....	(2,552,124)	(1,227,614)	1,324,510
Other Parking Revenues.....	84,120	234,120	150,000
Subtotal	8,776,542	5,859,273	(2,917,269)

FY2020 AMENDED BUDGET EXPENSE DETAIL	2020 ORIGINAL	2020 AMENDED	Change
Parking Reinvestment Plan			
ParkBOI Server Replacement.....	-	30,000	30,000
Capitol & Main Garage: Elevators Refurbish.....	-	200,000	200,000
ParkBOI Signs Phase II.....	15,000	-	(15,000)
9th & Front Garage: Stair Structural Repairs.....	500,000	50,000	(450,000)
ParkBOI Code Analysis and Compliance.....	250,000	400,000	150,000
9th & Main Garage: Elevator Refurbish.....	450,000	300,000	(150,000)
10th & Front Garage: Structural Damage Prevention.....	350,000	30,000	(320,000)
9th & Front,Capitol & Myrtle, 10th & Front Garages: LED Light Upgrades.....	150,000	25,000	(125,000)
Parkconnect/ParkMobile APP Service.....	75,000	-	(75,000)
Smarking-Advanced Analytics Service.....	45,000	-	(45,000)
10th & Front Garage: Refurbishment - Phase II.....	-	210,000	210,000
All Garages: Interior Wayfinding Design.....	500,000	-	(500,000)
Subtotal	2,335,000	1,245,000	(1,090,000)
Mobility Projects			
Cost Share City of Boise Circulator Engineering.....	588,500	-	(588,500)
ParkBOI Initiatives.....	25,000	500	(24,500)
Parking+ Service (Traffic/Parking Development Modeling).....	20,000	5,000	(15,000)
Transportation Mobility Association (TMA) formation.....	100,000	100,000	-
Park & Ride Support - Shoreline.....	90,000	70,000	(20,000)
EV Carshare - CommuterRide.....	10,000	2,500	(7,500)
Secure Bike Parking Facility II.....	150,000	-	(150,000)
Subtotal	983,500	178,000	(805,500)



FY2020 Amended Budget

~ SUMMARY ~

REVENUE

- \$626k decrease in estimated FY2020 Revenue Allocation due to final levy rates and property values (December 2019) lower than August estimates when budget was set.
- \$2.9 million Parking revenue decrease reflects negative impacts of:
 - In response to the COVID-19 pandemic and beginning in mid-March 2020, Governor Brad Little and Mayor Lauren McLean issued emergency orders that resulted in the closure of all “non-essential” businesses, schools and government offices across the state and city and citizens quarantining at home. Reopening on a limited basis with social distancing and other health safety requirements did not begin until mid-May. ParkBOI garage usage dropped immediately by 95% and is gradually rebounding as businesses are allowed to reopen, dependent on closely-tracked coronavirus infection rate metrics. All parking revenue categories, especially hourly, have been and are expected to continue to be significantly negatively impacted into FY2021.
 - Considering that the Agency’s parking garages were essentially empty due to pandemic quarantine-at-home orders, and recognizing the financial hardships downtown businesses and workers were enduring, CCDC waived April and May fees for monthly ParkBOI customers, foregoing \$300k in revenue each month.
 - A proposed FY2020 monthly parking rate increase was not implemented.
- Other Revenue (Various Reimbursements) decreased by \$1.1 million.
 - \$1.0 million reimbursement from City of Boise for Westside Urban Park at 11th & Bannock streets carried forward to FY2021.
- Bond Financing. \$10 million of the \$14.6 million bond budgeted in the Westside District for a transformative parking garage / mixed use catalytic development is carried forward from FY2020 to the FY2021 Original budget.
- Working Capital Fund. To synch with updated CIP projects, \$5.9 million is added to the Working Capital Fund rather than \$22.8 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

CAPITAL OUTLAY

Capital Improvement Plan (CIP) Projects.

- The \$49.4 million originally budgeted for Capital Projects is decreased to \$4.8 million in the FY2020 Amended Budget.

Parking Reinvestment Plan (PRP) Projects.

- Stairway structural repairs in 9th & Front parking garage and structural damage prevention in the 10th & Front parking garage moved to FY2021.
- Interior Directional Design project is on hold from re-prioritizing due to COVID-19 impacted revenue.

Mobility Projects.

- \$589k cost share with the City of Boise for Downtown Mobility Infrastructure carried forward.
- The second Secure Bike Parking Facility project is on hold from re-prioritizing due to COVID-19 impacted revenue.

###

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

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

As required by Idaho Code, the Board of Commissioners of the Capital City Development Corporation has estimated the amount of money necessary for all purposes during Fiscal Year 2020 and prepared a proposed amended budget that includes an estimate of revenues and expenses and that reflects current Board policy on budget-related matters. As also required by Idaho Code, the amended budget will be entered into the minutes of the Agency and published in the Idaho Statesman newspaper. Citizens are invited to attend the budget hearing that begins at noon, August 26, 2020, at Capital City Development Corporation, 121 N. 9th St, Suite 501, Boise, Idaho. Citizens may submit written or oral comments concerning the Agency's proposed amended budget. A copy of the proposed amended budget is available at Capital City Development Corporation during regular business hours, weekdays, 8:00 a.m. to 5:00 p.m. Please notify CCDC at 208-384-4264 for any accommodations necessary for persons with disabilities.

	<u>FISCAL YEAR 2018</u>	<u>FISCAL YEAR 2019</u>	<u>ORIGINAL</u> <u>FISCAL YEAR 2020</u>	<u>AMENDED</u> <u>FISCAL YEAR 2020</u>
<u>GENERAL/SPECIAL REVENUE FUNDS:</u>	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>BUDGET</u>
GENERAL OPERATIONS FUND				
Transfers	3,107,131	2,992,910	4,258,550	3,548,200
Other	261,095	294,187	160,100	181,277
Total Revenues	3,368,227	3,287,097	4,418,650	3,729,477
Total Expenses	3,368,227	3,287,097	4,418,650	3,729,477
CENTRAL REVENUE ALLOCATION FUND				
Revenue Allocation (<i>Property Tax Increment</i>)	5,084,714	0	0	0
Transfers	3,559,923	0	0	0
Other	58,747	0	0	0
Total Revenues	8,703,385	0	0	0
Total Expenses	8,703,385	0	0	0
RIVER-MYRTLE / OLD BOISE REV ALLOC FUND				
Revenue Allocation (<i>Property Tax Increment</i>)	8,775,223	10,546,366	11,100,000	10,623,078
Transfers	(2,367,893)	(4,172,927)	14,709,685	(1,808,371)
Other	770,781	849,886	4,667,500	706,000
Total Revenues	7,178,111	7,223,325	30,477,185	9,520,707
Total Expenses	7,178,111	7,223,325	30,477,185	9,520,707
WESTSIDE REVENUE ALLOCATION FUND				
Revenue Allocation (<i>Property Tax Increment</i>)	3,250,614	3,723,464	4,100,000	3,950,273
Transfers	(2,280,897)	(2,763,160)	4,683,560	(2,286,347)
Other	218,679	446,530	15,995,631	410,631
Total Revenues	1,188,396	1,406,834	24,779,200	2,074,557
Total Expenses	1,188,396	1,406,834	24,779,200	2,074,557
30TH STREET REVENUE ALLOCATION FUND				
Revenue Allocation (<i>Property Tax Increment</i>)	689,034	645,687	800,000	787,908
Transfers	(679,377)	63,766	575,000	(455,108)
Other	1,536	10,999	5,000	9,000
Total Revenues	11,193	720,452	1,380,000	341,800
Total Expenses	11,193	720,452	1,380,000	341,800
SHORELINE REVENUE ALLOCATION FUND				
Revenue Allocation (<i>Property Tax Increment</i>)	0	0	120,000	115,740
Transfers	0	0	45,000	-113,240
Other	0	0	0	500
Total Revenues	0	0	165,000	3,000
Total Expenses	0	0	165,000	3,000
GATEWAY EAST REVENUE ALLOCATION FUND				
Revenue Allocation (<i>Property Tax Increment</i>)	0	0	710,000	727,159
Transfers	0	0	360,000	-631,559
Other	0	0	0	700
Total Revenues	0	0	350,000	96,300
Total Expenses	0	0	350,000	96,300
PARKING FUND				
Parking Operation	7,669,678	8,441,906	8,737,422	5,820,153
Transfers	2,073,070	(3,827,963)	(1,208,965)	(4,324,189)
Other	94,068	321,921	118,032	4,150,000
Total Revenues	9,836,815	4,935,864	7,646,489	5,645,964
Total Expenses	9,836,815	4,935,864	7,646,489	5,645,964
DEBT SERVICE FUND				
Pass-through Lease	89,658	92,267	103,111	103,111
Transfers	0	0	0	0
Total Revenues	89,658	92,267	103,111	103,111
Total Expenses	89,658	92,267	103,111	103,111
TOTAL REVENUES	\$ 30,375,785	\$ 17,665,840	\$ 69,319,635	\$ 21,514,916
TOTAL EXPENSES	\$ 30,375,785	\$ 17,665,840	\$ 69,319,635	\$ 21,514,916

MOTION TO APPROVE THE PROPOSED AMENDED BUDGET PASSED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO, THIS 10th DAY OF AUGUST 2020. This is an accurate statement of the proposed expenditures and revenues as presented to the Board of Commissioners for Fiscal Year 2020 as amended. APPROVED BY THE CHAIR OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 10th DAY OF AUGUST 2020. Dana Zuckerman, Chair, Lauren McLean, Secretary.



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AGENDA BILL

Agenda Subject: FY2021 Original Budget		Date: August 10, 2020
Staff Contact: Ross Borden, Finance Director	Attachments: 1. <i>Proposed</i> FY2021 Original Budget 2. <i>Proposed</i> Notice of Public Hearing	
Action Requested: 1. Approve <i>proposed</i> FY2021 Original Budget 2. Advertise Public Hearing at August 26, 2020 Special Board Meeting		

Background:

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

Fiscal Notes:

<i>Proposed</i> FY2020 Amended Budget	\$ 21,514,916
<i>Proposed</i> FY2021 Original Budget	<u>\$ 59,317,412</u>
<i>Change</i>	\$ 37,802,496

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

Staff Recommendation:

Approve FY2021 Original Budget and advertise the August 26, 2020 public hearing.

Suggested Motion:

I move to approve the FY2021 Original Budget totaling \$59,317,412 and set the time and date of Noon, August 26, 2020, for the statutorily-required public hearing on the Agency's budget for the coming fiscal year.

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FY2021 ORIGINAL BUDGET

October 1, 2020 thru September 30, 2021

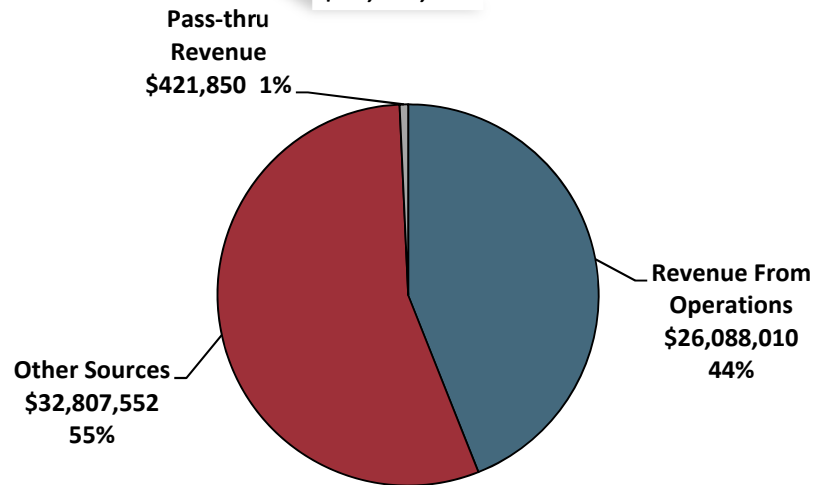
PROPOSED



FY2020 ORIGINAL Budget

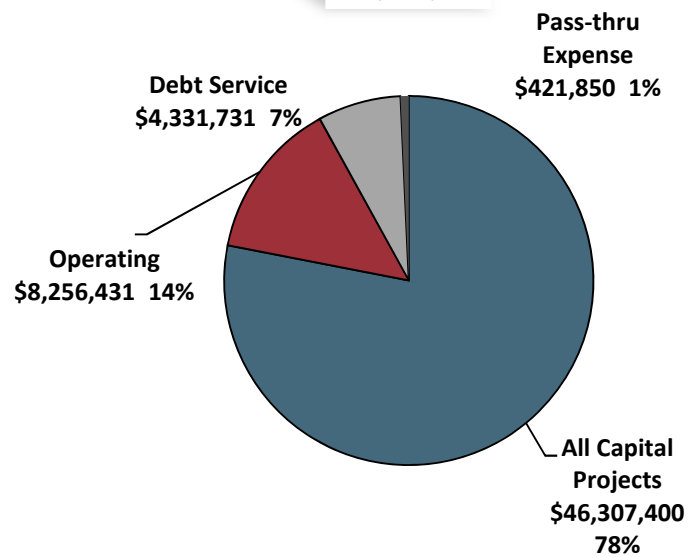
Sources

\$59,317,412



Uses

\$59,317,412



FY2021 ORIGINAL BUDGET REVENUE SUMMARY	2020 AMENDED	2021 ORIGINAL	Difference
Revenue from Operations			
* Revenue Allocation (Tax Increment).....	16,204,157	19,320,000	3,115,843
* Parking Revenue.....	5,859,273	4,582,565	(1,276,708)
Other Revenues (Various Reimbursements).....	4,218,000	2,185,445	(2,032,555)
Subtotal	\$ 26,281,430	\$ 26,088,010	(193,420)
Other Sources			
Misc. Revenues (Grants/Leases/Property Transactions).....	771,711	528,432	(243,279)
Bond Financing.....	-	10,000,000	10,000,000
Use of (Transfer to) Working Capital Fund.....	(5,958,336)	22,279,120	28,237,456
Subtotal	\$ (5,186,625)	\$ 32,807,552	37,994,177
Subtotal - Revenue from Operations	\$ 21,094,805	\$ 58,895,562	\$ 37,800,757
Pass-Through Revenue			
Ada County Courthouse Corridor Leases.....	420,111	421,850	1,739
Subtotal	\$ 420,111	\$ 421,850	1,739
TOTAL REVENUE	\$ 21,514,916	\$ 59,317,412	\$ 37,802,496
EXPENSE SUMMARY	2020 AMENDED	2021 ORIGINAL	Difference
Operating Expense			
Personnel Costs.....	2,361,900	2,612,500	250,600
Services & Operations.....	2,578,976	2,817,209	238,233
Facilities Management.....	787,234	959,122	171,888
Professional Services	1,318,200	1,867,600	549,400
Subtotal	\$ 7,046,310	\$ 8,256,431	1,210,121
Debt Service & Contractual Obligations			
Debt Service.....	4,329,316	4,331,731	2,415
+ Contractual Obligations (included in CIP).....	3,366,000	2,201,900	(1,164,100)
Subtotal	\$ 7,695,316	\$ 6,533,631	(1,161,685)
Capital Outlay			
Office Furniture/Computer Equipment.....	125,000	46,000	(79,000)
+ CAPITAL IMPROVEMENT PLAN (CIP).....	4,805,179	41,216,000	36,410,821
* Parking Reinvestment Plan (PRP).....	1,245,000	2,125,000	880,000
* Mobility Projects.....	178,000	718,500	540,500
Subtotal	\$ 6,353,179	\$ 44,105,500	\$ 37,752,321
Subtotal - Expenses for Operations	\$ 21,094,805	\$ 58,895,562	\$ 37,800,757
Pass-Through Expense			
Ada County Courthouse Corridor Leases.....	420,111	421,850	1,739
Subtotal	\$ 420,111	\$ 421,850	1,739
TOTAL EXPENSE	\$ 21,514,916	\$ 59,317,412	\$ 37,802,496

* Detail Attached

+ See "FY2021-2025 CIP" for Detail

REVENUE DETAIL	2020 AMENDED	2021 ORIGINAL	Difference
Revenue Allocation (Tax Increment)			
River Myrtle-Old Boise District.....	10,623,078	11,700,000	1,076,922
Westside District.....	3,950,273	4,500,000	549,727
30th Street District.....	787,908	1,100,000	312,092
Shoreline District.....	115,740	290,000	174,260
Gateway East District.....	727,159	1,730,000	1,002,841
Subtotal	16,204,157	19,320,000	3,115,843
Parking Revenue			
Hourly Parkers.....	3,324,815	2,326,509	(998,306)
Monthly Parkers.....	3,102,962	2,535,607	(567,355)
Validation / Special Events / Violation.....	162,550	77,209	(85,341)
Hotel Parking Revenue.....	262,440	132,760	(129,680)
First Hour Free Discount.....	(1,227,614)	(933,640)	293,974
Other Parking Revenues.....	234,120	444,120	210,000
Subtotal	5,859,273	4,582,565	(1,276,708)

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FY2021 ORIGINAL BUDGET EXPENSE DETAIL	2020 AMENDED	2021 ORIGINAL	Difference
Parking Reinvestment Plan			
ParkBOI Server Replacement.....	30,000	-	(30,000)
Capitol & Main Garage: Elevators Refurbish.....	200,000	-	(200,000)
9th & Front Garage: Stair Structural Repairs.....	50,000	500,000	450,000
ParkBOI Code Analysis and Compliance.....	400,000	-	(400,000)
9th & Main Garage: Elevator Refurbish.....	300,000	-	(300,000)
10th & Front Garage: Structural Damage Prevention.....	30,000	1,500,000	1,470,000
9th & Front, Capitol & Myrtle, 10th & Front Garages: LED Light Upgrades.....	25,000	125,000	100,000
10th & Front Garage: Refurbishment - Phase II.....	210,000	-	(210,000)
Subtotal	1,245,000	2,125,000	880,000
Mobility Projects			
Cost Share City of Boise Circulator Engineering.....	-	588,500	588,500
ParkBOI Initiatives.....	500	25,000	
Parking+ Service (Traffic/Parking Development Modeling).....	5,000	-	
Transportation Mobility Association (TMA) formation.....	100,000	100,000	-
Park & Ride Support - Shoreline.....	70,000	-	(70,000)
EV Carshare - CommuterRide.....	2,500	5,000	2,500
Subtotal	178,000	718,500	521,000

Refer to companion document
5-Year CAPITAL IMPROVEMENT PLAN
FY2021 - 2025

for a complete listing of all budgeted CIP projects by district.



FY2021 ORIGINAL BUDGET

~ SUMMARY ~

REVENUE

INCREMENT VALUE

- The Increment value of all taxable property in all of the Agency's current Urban Renewal Districts increased 23% since last year, from \$1.2 billion to \$1.5 billion.

URD	FY2020 Final	FY2021 <i>Estimates</i>	% Change
1. River Myrtle / Old Boise	\$805,957,041	\$914,435,100	13%
2. Westside	\$298,071,639	\$354,132,400	19%
3. 30th Street	\$61,770,043	\$84,583,500	37%
4. Shoreline	\$9,075,114	\$23,632,400	160%
5. Gateway East	\$57,015,930	\$139,424,400	145%
TOTAL	\$1,231,889,767	\$1,516,207,800	23%

LEVY RATES

- Levies continue to trend downward with continued upward property value assessments.
- Final levies are set in September each year.

Taxing District	FY2020 Final	FY2021 <i>Estimates</i>	% Change
1. Boise City	0.005698506	0.005376469	(6%)
2. Ada County	0.002549212	0.002409669	(5%)
3. Boise Schools	0.003867573	0.003870000	0%

4. ACHD	0.000771526	0.000750000	(3%)
5. CWI	0.000128506	0.000124577	(3%)
6. EMS	0.000121963	0.000118579	(3%)
7. Mosquito Abate	0.000021765	0.000021160	(3%)
TOTAL LEVY	0.013159051	0.012670454	(3.7%)

INCREMENT REVENUE

- FY2020 to FY2021 total Increment Revenue increased by 19% and \$3.1 million to a new total of \$19.3 million.
- In their 2nd year both the Shoreline and Gateway East districts will essentially double the amount of Increment revenue they generated in Year 1.

	FY2020 Amended	FY2021 <i>Estimates</i>	\$ Change	% Change
River Myrtle / Old Boise	\$10,623,078	\$11,700,000	\$1,076,922	10%
Westside	\$3,950,273	\$4,500,000	\$549,727	14%
30th Street	\$787,908	\$1,100,000	\$312,092	40%
Shoreline	\$115,740	\$290,000	\$174,260	151%
Gateway East	\$727,159	\$1,730,000	\$1,002,841	138%
TOTAL	\$16,204,157	\$19,320,000	\$3,115,843	19%

PARKING REVENUE

- Parking revenue is budgeted at \$4.5 million for FY2021 – this includes \$4.1 million from ParkBOI operation and \$360k from permit sales at 5th & Front parking garage.
 - A \$4.2 million reduction from the \$8.7 million FY2020 Original budget due to the continued negative impacts and projected slow recovery from the COVID-19 pandemic.
 - No changes proposed to Hourly or Monthly rates.
 - Currently 1st Hour Free then \$3 per hour; \$15 daily maximum.

	FY2020 Original	FY2020 Amended	FY2021 Original
Hourly	\$6,461,900	\$3,324,815	\$2,326,509
- 1 st Hour Free	(\$2,552,100)	(\$1,227,614)	(\$933,640)
Monthly	\$4,058,100	\$3,102,962	\$2,535,607
Events / Validation	\$251,200	\$162,550	\$77,209
Hotel	\$473,300	\$262,440	\$132,760
TOTAL	\$8,692,400	\$5,625,153	\$4,138,445
<i>\$ Change</i>		(\$3,067,269)	(\$4,553,977)
<i>% Change</i>		(35%)	(52%)

BOND REVENUE

- \$10 million for transformative project in the Brady Block area of the Westside District envisioned to be a parking garage / mixed use catalytic development.

WORKING CAPITAL FUND

- The FY 2021 Original Budget taps the Working Capital Fund for \$22.3 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 2021: Total personnel budget at \$2.6 million.
 - \$75k for the first budgeted amount for the PERSI Unused Sick Leave at Retirement benefit added effective 10/1/2018.
 - 5% increase in health insurance premium costs
 - Reduced average rate of compensation growth
 - 2 proposed new positions

Professional Services

- Study Areas Consultant / Districts Formation

	FY2020 Original	FY2021 Original
1. State Street	\$215,000	\$215,000
2. Bench	\$310,000	\$0
TOTAL	\$525,000	\$215,000

Contractual Obligations / Participation Program Reimbursements

- FY2021 Original Budget:

URD	Project	Address	Construct Cost (est)	Agreement	Amount	Year
RMOB	Home2Suites Hotel/Garage	502 W. Front Street	\$43M	Type 3	\$330K	1 / 4
RMOB	Pioneer Crossing	1150 W Myrtle St	\$52M	Type 3	\$745K	2 / 6
RMOB	Residence Inn Marriott	400 S Capitol Blvd	\$30M	Type 2	\$191K	3 / 3
RMOB	The Gibson	505 W Idaho St	\$13M	Type 2	\$156K	2 / 3
WS	N. 8 th & Washington	N. 8 th & Washington	N/A	TBD	\$300K	TBD
WS	Hyatt Place	1024 W Bannock	\$20M	Type 2	\$120K	3 / 4

Bond Payments / Debt Service

Bond	River-Myrtle / Old Boise	Parking	Total
2017 A	\$1,972,956		\$1,972,956
2017 B	\$804,600		\$804,600
2011 B		\$1,384,175	\$1,384,175
AHA Payment		\$170,000	\$170,000
TOTAL	\$2,777,556	\$1,554,175	\$4,331,731

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

CAPITAL OUTLAY

Capital Improvement Plan (CIP) Projects.

- \$41.2 million + \$2.2 million Contractual Obligations = \$43.4 million total CIP
- FY 2021 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 capital project investment plan for the next five years.

Parking Reinvestment Plan (PRP) Projects.

- \$2.1 million. All budgeted projects and amounts in attached detail pages.

Mobility Projects.

- \$718k. All budgeted projects and amounts in attached detail pages.
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Pass-Through Revenue & Expense.

- Ada County Courthouse Corridor Leases are comprised of two agreements:
 - Lease revenue of about \$105k 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, Greater Boise Auditorium District (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.
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EXHIBIT A
CAPITAL CITY DEVELOPMENT CORPORATION
PROPOSED FISCAL YEAR 2021 ORIGINAL BUDGET

AN ESTIMATE OF REVENUES AND EXPENSES OF THE CAPITAL CITY DEVELOPMENT CORPORATION FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2020 TO AND INCLUSIVE OF SEPTEMBER 30, 2021 (FISCAL YEAR 2021), AND NOTICE OF PUBLIC HEARING .

As required by Idaho Code, the Board of Commissioners of the Capital City Development Corporation has estimated the amount of money necessary for all purposes during Fiscal Year 2021 and prepared a proposed budget that includes an estimate of revenues and expenses and that reflects current Board policy on budget-related matters. As also required by Idaho Code, the budget will be entered into the minutes of the Agency and published in the Idaho Statesman newspaper. Citizens are invited to attend the budget hearing that begins at noon, August 26, 2020 at Capital City Development Corporation, 121 N. 9th St, Suite 501, Boise, Idaho. Citizens may submit written or oral comments concerning the Agency's proposed budget. A copy of the proposed budget is available at Capital City Development Corporation during regular business hours, weekdays, 8:00 a.m. to 5:00 p.m. Please notify CCDC at 208-384-4264 for any accommodations necessary for persons with disabilities.

	FISCAL YEAR 2019	AMENDED FISCAL YEAR 2020	ORIGINAL FISCAL YEAR 2021
<u>GENERAL/SPECIAL REVENUE FUNDS:</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>BUDGET</u>
GENERAL OPERATIONS FUND			
Transfers	2,992,910	3,548,200	4,085,000
Other	294,187	181,277	198,000
Total Revenues	3,287,097	3,729,477	4,283,000
Total Expenses	3,287,097	3,729,477	4,283,000
CENTRAL REVENUE ALLOCATION FUND			
Revenue Allocation <i>(Property Tax Increment)</i>	-	-	-
Transfers	-	-	-
Other	-	-	-
Total Revenues	-	-	-
Total Expenses	-	-	-
RIVER-MYRTLE / OLD BOISE REV ALLOC FUND			
Revenue Allocation <i>(Property Tax Increment)</i>	10,546,366	10,623,078	11,700,000
Transfers	(4,172,927)	(1,808,371)	10,519,078
Other	849,886	706,000	742,500
Total Revenues	7,223,325	9,520,707	22,961,578
Total Expenses	7,223,325	9,520,707	22,961,578
WESTSIDE REVENUE ALLOCATION FUND			
Revenue Allocation <i>(Property Tax Increment)</i>	3,723,464	3,950,273	4,500,000
Transfers	(2,763,160)	(2,286,347)	4,881,935
Other	446,530	410,631	12,145,065
Total Revenues	1,406,834	2,074,557	21,527,000
Total Expenses	1,406,834	2,074,557	21,527,000
30TH STREET REVENUE ALLOCATION FUND			
Revenue Allocation <i>(Property Tax Increment)</i>	645,687	787,908	1,100,000
Transfers	63,766	(455,108)	885,000
Other	10,999	9,000	5,000
Total Revenues	720,452	341,800	1,990,000
Total Expenses	720,452	341,800	1,990,000
SHORELINE REVENUE ALLOCATION FUND			
Revenue Allocation <i>(Property Tax Increment)</i>	-	115,740	290,000
Transfers	-	(113,240)	(85,100)
Other	-	500	100
Total Revenues	-	3,000	205,000
Total Expenses	-	3,000	205,000
GATEWAY EAST REVENUE ALLOCATION FUND			
Revenue Allocation <i>(Property Tax Increment)</i>	-	727,159	1,730,000
Transfers	-	(631,559)	(960,300)
Other	-	700	300
Total Revenues	-	96,300	770,000
Total Expenses	-	96,300	770,000
PARKING FUND			
Parking Operation	8,441,906	5,820,153	4,543,445
Transfers	(3,827,963)	(4,324,189)	2,814,507
Other	321,921	4,150,000	118,032
Total Revenues	4,935,864	5,645,964	7,475,984
Total Expenses	4,935,864	5,645,964	7,475,984
DEBT SERVICE FUND			
Pass-through Lease	92,267	103,111	104,850
Transfers	-	-	-
Total Revenues	92,267	103,111	104,850
Total Expenses	92,267	103,111	104,850
TOTAL REVENUES	\$ 17,665,840	\$ 21,514,916	\$ 59,317,412
TOTAL EXPENSES	\$ 17,665,840	\$ 21,514,916	\$ 59,317,412

MOTION TO APPROVE THE PROPOSED BUDGET PASSED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO, THIS 10th DAY OF AUGUST 2020. This is an accurate statement of the proposed expenditures and revenues as presented to the Board of Commissioners for Fiscal Year 2021. APPROVED BY THE CHAIR OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 10th DAY OF AUGUST 2020. Dana Zuckerman, Chair. Lauren McLean, Secretary .



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AGENDA BILL

Agenda Subject: Proposed CCDC Capital Improvement Plan (CIP) 2021-2025		Date: August 10, 2020
Staff Contact: Doug Woodruff	Attachments: CCDC CIP 2021-2025	
Action Requested: Approve the Proposed CCDC Capital Improvement Plan for 2021-2025		

Background:

CCDC seeks to help the Boise community thrive in a sustainable economy where an exceptional built environment and excellent business opportunities are in perfect balance. The development of a multi-year Capital Improvement Plan (CIP) has been a valuable tool for coordinating capital improvements with intergovernmental agencies and private partners through the Agency's Participation Program. Over the past few years, CCDC's capital plan and participation program have helped stimulate and assist significant new private investment downtown. This CIP has been updated based on current conditions, revenue projections, project timing and cost estimates, and coordinated with Boise City. The 2021-2025 CIP incorporates these adjustments and adds an additional planning year.

This action item considers approval of the proposed CIP. If approved, the Board and general public then have time to review the proposed CIP before final adoption. CCDC staff will request that the Board officially adopt the 2021-2025 CIP at the August 26, 2020 Special Board meeting.

Fiscal Notes:

Projects and estimated costs are identified by project, district, and fiscal year for a total of \$113.8 million of planned new investment in Boise.

Fiscal Year 2021 matches the FY2021 budget.

The table below summarizes yearly investment by district for about 110 capital projects:

DISTRICT TOTALS	FY2021	FY2022	FY2023	FY2024	FY2025	
	Plan	Plan	Plan	Plan	Plan	Total
River	19,222,900	24,841,700	5,231,600	7,041,400	11,803,711	68,141,311
Westside	19,295,000	6,910,000	2,715,000	1,710,000	1,750,000	32,380,000
30th Street	1,820,000	780,000	870,000	820,000	800,000	5,090,000
Shoreline	285,000	80,000	72,000	625,000	225,000	1,287,000
Gateway	970,000	862,400	412,400	3,362,400	1,312,400	6,919,600
Total	41,592,900	33,474,100	9,301,000	13,558,800	15,891,111	113,817,911

Staff Recommendation:

Approve Proposed 2021-2025 CIP

Suggested Motion:

I move to approve the Proposed CCDC Capital Improvement Plan for 2021-2025.



5-YEAR CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2021-2025 (PROPOSED)

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CAPITAL CITY
DEVELOPMENT CORP

COLLABORATE

Collaborate by bringing partners together to achieve vitality goals

Collaborate with Boise City to realize vision of Comprehensive Plan

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

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

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

CREATE

Create new places of disinvested spaces

Create livable urban neighborhoods

Create shared visions and aspirational plans to guide development

Create high quality urban projects with synergistic mixed uses

Create culture and livability in public realm

Create catalytic new projects that stimulate neighborhood health

VISION

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

MISSION

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

FIVE CORE VALUES

PROFESSIONALISM
LEADERSHIP
ACCOUNTABILITY
INTEGRITY
TRANSPARENCY

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



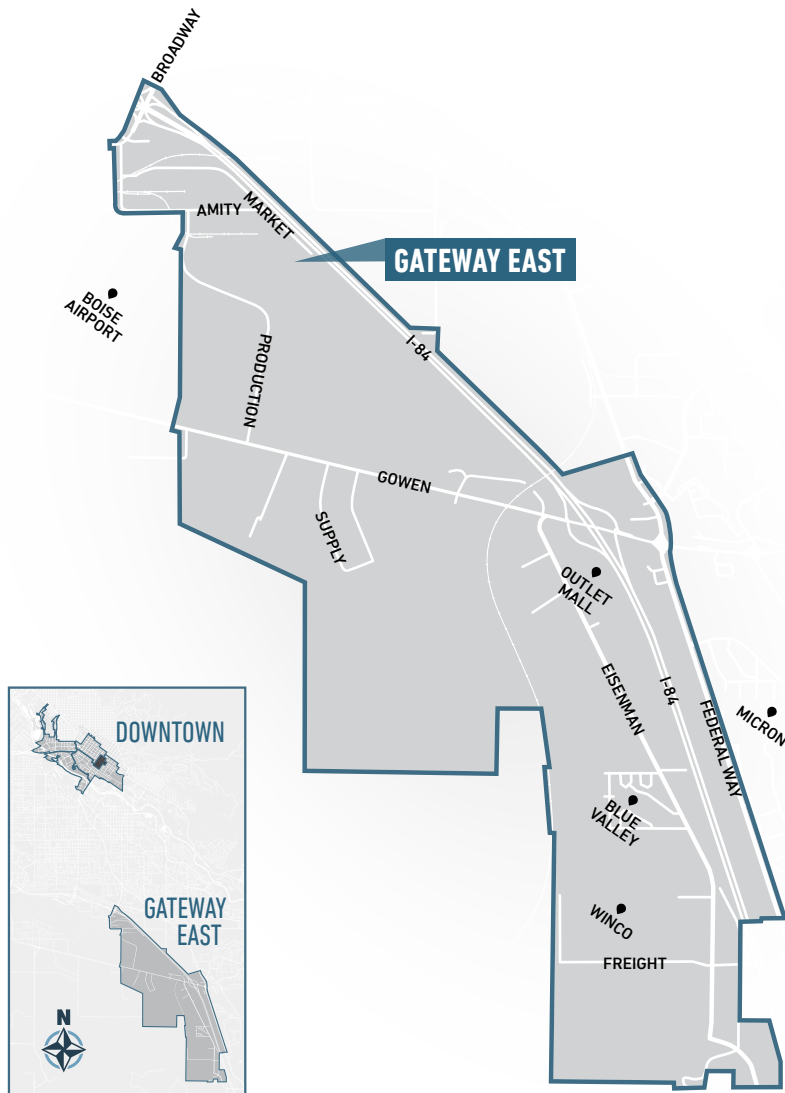
PLACE MAKING



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

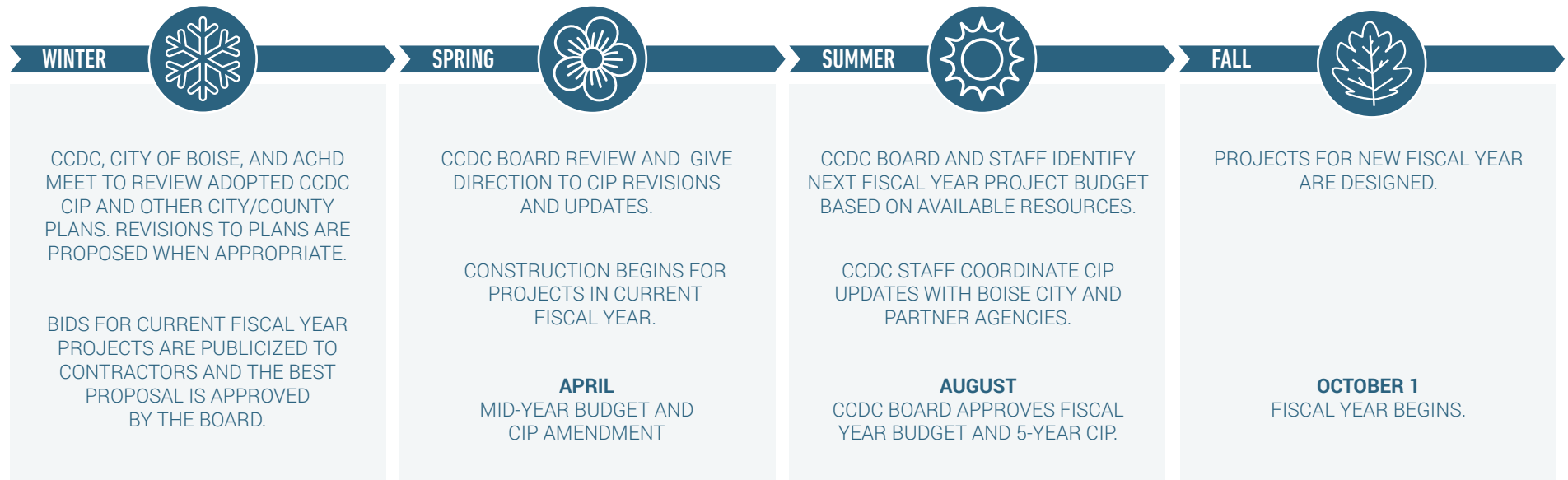
WHY DOES CCDC CREATE A 5-YEAR CIP?

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



Block 7 Alley

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.



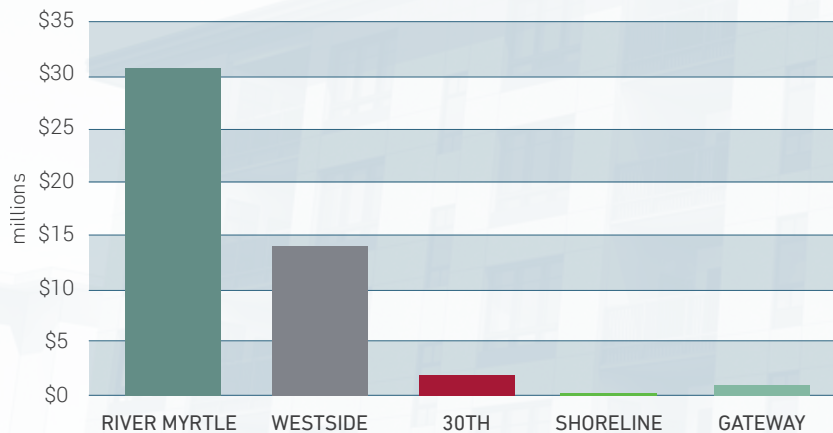


ECONOMIC DEVELOPMENT

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.

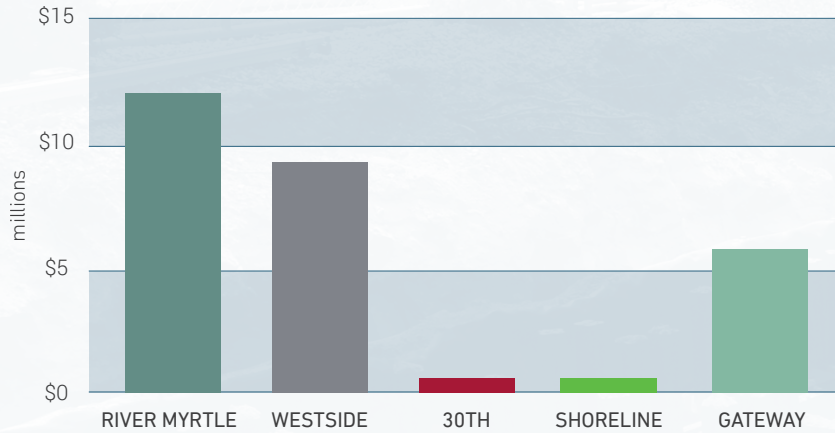


INFRASTRUCTURE

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.

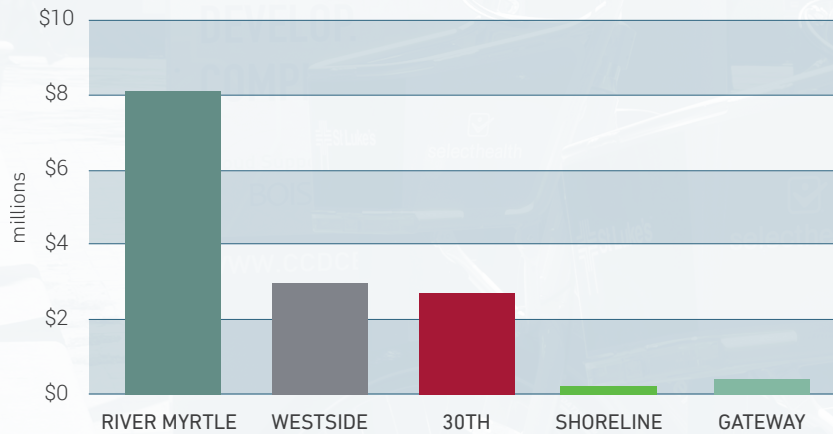


MOBILITY

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.**

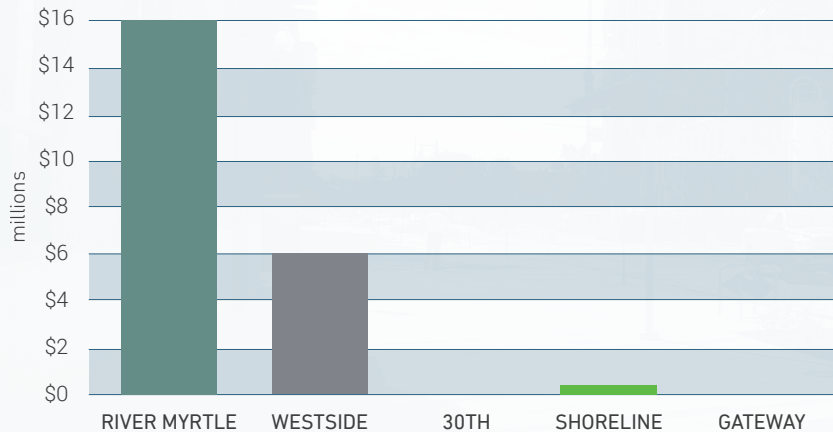


PLACEMAKING

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.

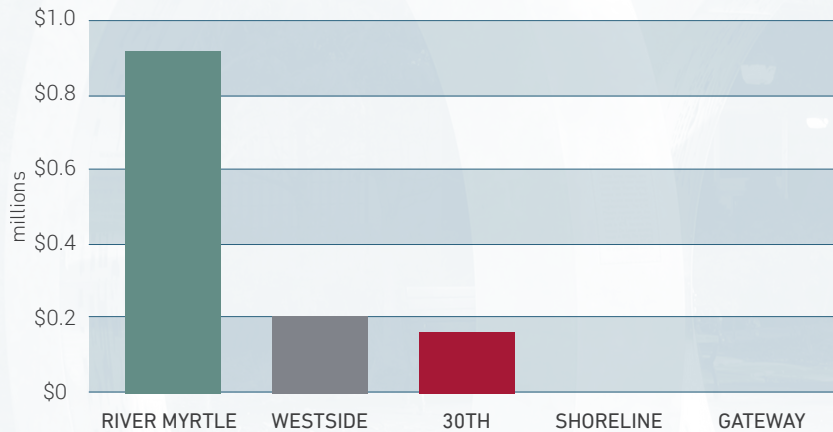


SPECIAL PROJECTS

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?

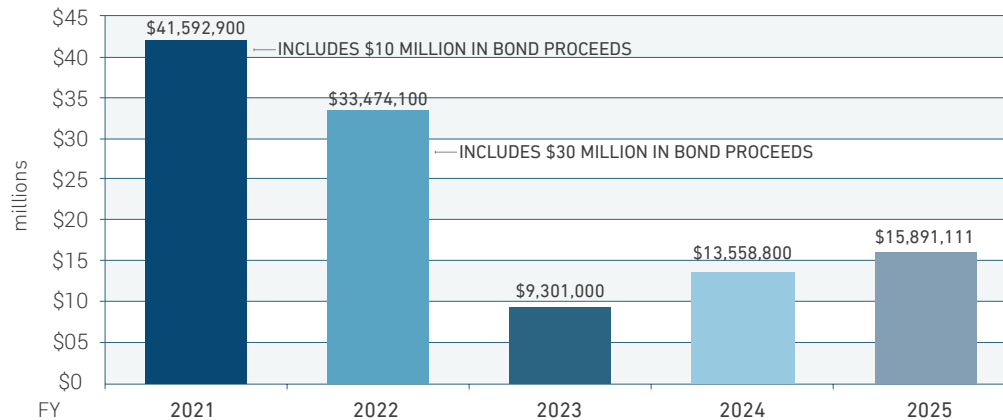
Special efforts are essential to ensuring a vibrant downtown with a **world class quality of life**. Public art enhances the downtown environment, offers social and educational opportunities, and promotes tourism. It can also be used to **celebrate local artists** and discourage vandalism. CCDC funds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

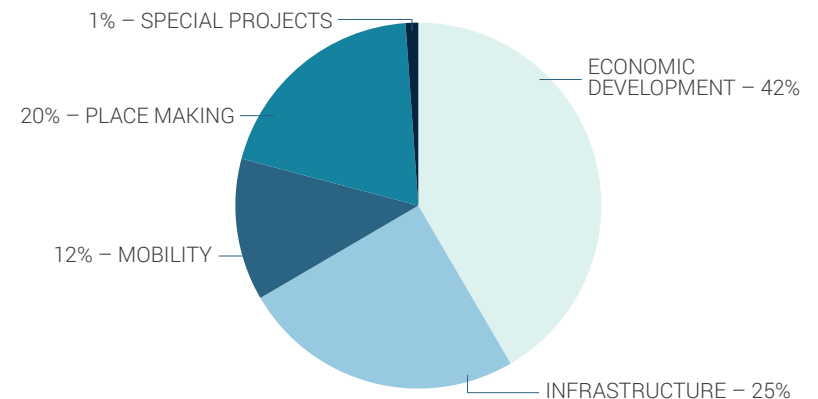
INVESTMENT SUMMARY

5 YEAR INVESTMENT SUMMARY		RIVER MYRTLE	WESTSIDE	30TH STREET	SHORELINE	GATEWAY EAST	TOTAL
	ECONOMIC DEVELOPMENT	\$ 30,830,311	\$13,840,000	\$1,730,000	\$165,000	\$759,600	\$47,324,911
	INFRASTRUCTURE	\$12,156,000	\$9,295,000	\$600,000	\$600,000	\$5,800,000	\$28,451,000
	MOBILITY	\$8,180,000	\$2,950,000	\$2,600,000	\$200,000	\$360,000	\$14,290,000
	PLACE MAKING	\$16,060,000	\$6,100,000	–	\$322,000	–	\$22,482,000
	SPECIAL PROJECTS	\$915,000	\$195,000	\$160,000	–	–	\$1,270,000
	TOTAL	\$68,141,311	\$32,380,000	\$5,090,000	\$1,287,000	\$6,919,600	\$113,817,911

INVESTMENT PER FISCAL YEAR



5-YEAR INVESTMENT BY PROJECT TYPE



DISTRICT BY DISTRICT: OVERVIEW & PROJECTS



Gibson 5th & Idaho



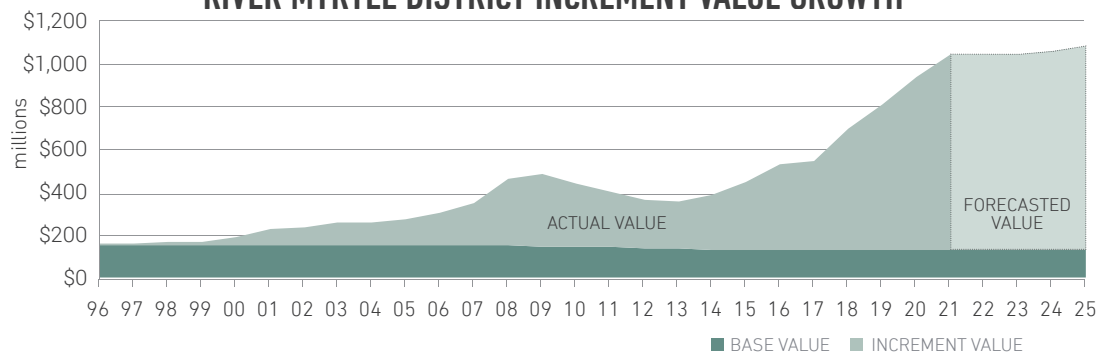
OVERVIEW OF RIVER MYRTLE DISTRICT

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

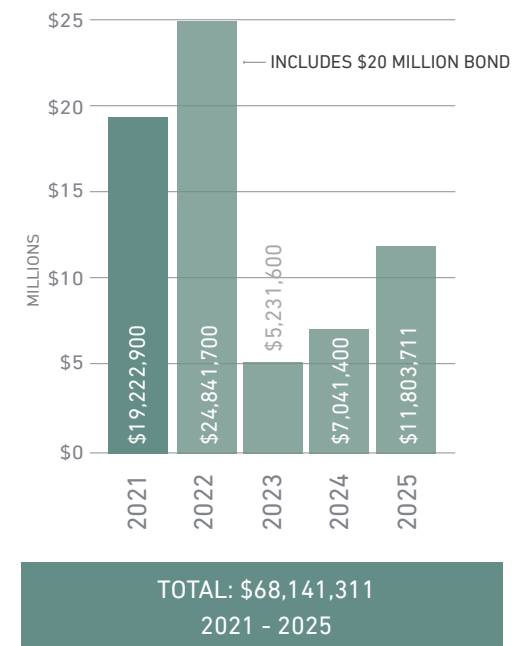


FAST FACTS:

- 303 ACRES
- TERM: FY1996-FY2025
- BASE VALUE: \$129 MILLION
- 2020 TOTAL PROPERTY VALUE: \$1 BILLION
- 2020 ANNUAL INCREMENT REVENUE: \$11.5 MILLION



RIVER MYRTLE ANNUAL INVESTMENT



RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT	FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
Estimated Resources	\$19,222,900	\$24,841,700	\$5,231,600	\$7,041,400	\$11,803,711	
ECONOMIC DEVELOPMENT						
1 1150 W. Myrtle St. - Pioneer Crossing - Type 3	745,000	745,000	745,000	638,600	638,600	Obligated
2 400 S. Capitol Blvd. - Residence Inn Marriott - Type 2	190,900					Obligated
3 505 W. Idaho St. - The Gibson - Public Improvements - Type 2	156,000	53,000				Obligated
4 502 W. Front St. - Home2Suites Hotel / Garage - Type 3	330,000	395,500	395,500	357,700		Designated
5 200 W. Myrtle St. - Boise Caddis - Mixed Use - Type 2		125,000	262,400	262,400	262,400	Designated
6 323 Broad St. - The Cartee - Apartments - Type 2		407,200	407,200	407,200	172,435	Designated
7 512 W Grove St. - Apartments/Mixed Use - Type 2		100,000	200,000	200,000	200,000	Designated
8 116 6th Street - Affordable Housing - Type 2		36,000	48,000	48,000	48,000	Designated
9 600 W Front Street - The Vanguard - T2		90,000	125,000	125,000	125,000	Designated
10 270 E. Myrtle Street - CDG - Type 2			228,500	432,500	327,276	Designated
11 S. 8th Street - Housing - Parking Infrastructure		6,500,000				Tentative
12 Parcel Acquisition - Housing - Workforce/Missing Middle	5,800,000					Tentative
13 Old Boise - Housing, Parking Infrastructure, & Parcel Acquisition	8,500,000					Tentative
INFRASTRUCTURE						
14 N. 8th St. & W. Bannock St. Streetscape - (See also Westside)	596,000					Obligated
15 W. Bannock St. Conduit Bank - N. 6th St. to N. 8th Street - (See also Westside)	25,000					Obligated
16 N. 8th St. & W. Bannock St. Repaving - Cost Share with ACHD - (See also Westside)	75,000					Obligated
17 8th & Bannock - City of Boise Geothermal Expansion - (See also Westside)	20,000					Obligated
18 5th St. & Bannock St. - Mixed Use - PP - Type 1	120,000					Designated
19 S. 6th St. Streetscape - Main St. to Front Street - 1/2 Block - 116 6th Street Project	240,000					Designated
20 S. 11th St. Streetscape - W. River St. to W. Grove St. Connectivity	180,000	1,600,000				Tentative
21 S. 11th St. Streetscape - W. River St. to W. Grove St. Protected Bike Lanes		400,000				Tentative
22 N. Capitol Boulevard Streetscape - Westside of W. River St. to W. Fulton St. & Eastside, half block, W. Fulton St. to alley				950,000		Tentative
23 S. 15th St. Streetscape- West Side - W. Front St. to W. Idaho St. - RMOB District		150,000				Tentative
24 W. Myrtle St. Streetscape - N. Capitol Blvd. to N. 2nd St. Both Sides (Pending ITD Permission)				800,000		Tentative
25 Pre Development & Community Engagement - Upcoming Projects	75,000	75,000	75,000	75,000		Tentative
26 Participation Program Streetscape Reimbursements (Not yet awarded) - Type 1	400,000	400,000	400,000	TBD	TBD	Tentative
27 RMOB - Assessment & Closeout Projects				500,000	5,000,000	Tentative

...continued on page 17

RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT	FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
Estimated Resources	\$19,222,900	\$24,841,700	\$5,231,600	\$7,041,400	\$11,803,711	
MOBILITY						
28 VRT Transit Improvements	30,000	30,000	30,000	30,000	30,000	Obligated
29 Front St. & Myrtle St. Improvements: Enhanced Crosswalk Treatment, post micro sealing		200,000				Tentative
30 S. 10th St. & W. Front St. - Signalized Crossing		200,000				Tentative
31 S. 12th St. & W. Front St. - Signalized Crossing		200,000				Tentative
32 S. 5th St. & S. 6th St. - Traffic Configuration	250,000					Tentative
33 S. 5th St. & W. Myrtle St. - Signalized Crossing	200,000					Tentative
34 Downtown Mobility Infrastructure	230,000	2,000,000	2,000,000			Tentative
35 Neighborhood Traffic Calming - S. 8th St. & W. River St. Bike/Ped Raised Intersection				600,000		Tentative
36 N. 3rd St. Streetscape for North/South Connectivity - W. Jefferson St. to W. Myrtle St. Connectivity			50,000	100,000	2,000,000	Tentative
PLACEMAKING						
37 Linen Blocks, W. Grove St. Improvements (S. 13th St. to S. 10th St.) - See Also Westside	65,000	2,385,000				Designated
38 Linen Blocks, W. Grove St. Improvements (S. 16th St. to S. 13th St.) - See Also Westside	65,000	2,385,000				Designated
39 Old Boise, W. Grove St. Improvements (S. 4th St. to S. 3rd St.)	125,000	1,150,000				Designated
40 Old Boise, W. Grove St. Improvements (S. 6th St. to S. 4th St.)	200,000	1,895,000				Designated
41 Old Boise, W. Grove St. Improvements - 116 6th/512 Grove Street (North Side S. 6th St. to S. 5th St.)	50,000	430,000				Designated
42 Grove Street Connectivity - 3rd to Donna Larsen Park	75,000	675,000				Designated
43 S. 8th St. Corridor Improvements per 2017 Study				1,000,000		Tentative
44 W. Fulton Street Festival Improvements - S. Capitol Blvd to S. 9th St.	200,000	2,000,000				Tentative
45 Downtown Urban Parks Plan / Development Catalyst TBD			50,000	300,000	3,000,000	Tentative
46 Tree Replacement/Addition with Community Forestry	10,000					Tentative

...continued on page 18

RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT		FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
Estimated Resources		\$19,222,900	\$24,841,700	\$5,231,600	\$7,041,400	\$11,803,711	
SPECIAL PROJECTS							
47	Public Art: S. 8th Street Improvements - Murals	105,000					Tentative
48	Public Art: Alley 7 Improvements (Murals, Entryway/Signifiers, Street Furniture, Functional/Utilitarian)	165,000					Tentative
49	Public Art: Neighborhood Signifier & Erma Hayman House Historic Interpretive Signage		85,000				Tentative
50	Public Art: Grove & 15th Empty Sign – 30th Street (SW corner of intersection adjacent to A'Tavola Parking)		15,000				Tentative
51	Public Art: Re-Wrap Traffic Boxes		15,000	15,000	15,000		Tentative
52	Public Art: Treefort Footprint Public Art/Artist Designed Infrastructure 12th & 13th & Grove Streets		100,000				Tentative
53	Public Art: Myrtle & Broadway Entryway			200,000			Tentative
54	Public Art: Front Street Entryway – East of Courthouse				200,000		Tentative
Estimated Expenses		\$19,222,900	\$24,841,700	\$5,231,600	\$7,041,400	\$11,803,711	

Status Definitions

Obligated: projects for which a formal agreement has been approved and/or executed. This may include an awarded contract, executed task order, or participation agreement.

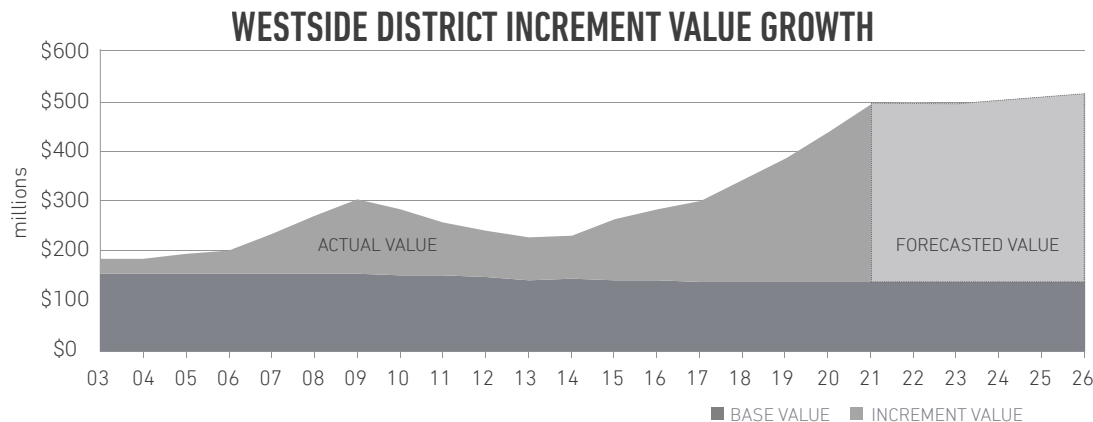
Designated: proposed projects for which there has been a board designation, an informal agreement, or demonstrated commitment. This includes things like City Hall Plaza, participation agreements in process, or interagency coordination (Fulton, Broad, State).

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

OVERVIEW OF WESTSIDE DISTRICT

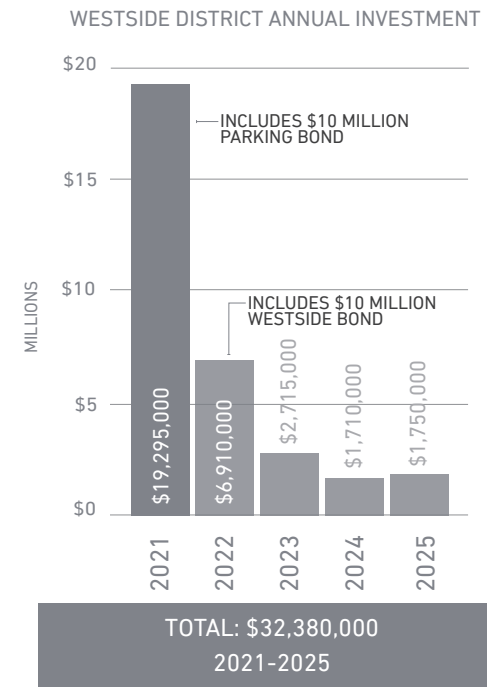
The Westside Downtown District is home to Boise Cascade, Idaho Power, Meadow Gold, One Capitol Center, and an abundance of surface parking lots. The Westside plan calls for a rich mixture of urban-style housing, shops, restaurants; increased downtown housing availability; an urban village; plazas and 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: \$493 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$4.4 MILLION



WESTSIDE DISTRICT PROJECTS



WESTSIDE DISTRICT		FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
Estimated Resources		\$19,295,000	\$6,910,000	\$2,715,000	\$1,710,000	\$1,750,000	
ECONOMIC DEVELOPMENT							
1	1024 W. Bannock St. - Hyatt Place - Type 2	120,000	120,000				Obligated
2	1118 W. Idaho St. - 11th & Idaho Bldg. - Type 2		400,000	400,000	300,000		Designated
3	Transformative Development Project (BOND)	10,000,000					Tentative
4	Parcel Acquisition - Workforce/Missing Middle Housing	2,500,000					Tentative
5	Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
INFRASTRUCTURE							
6	N. 8th St. & W. Bannock St. Streetscape - (See also RMOB)	780,000					Obligated
7	N. 8th St. & W. Bannock St. Repaving - Cost Share with ACHD (See also RMOB)	410,000					Obligated
8	N. 8th & W. Bannock St. - City of Boise Geothermal Expansion (See also RMOB)	80,000					Obligated
9	1070 W. Grove St. - Safari Inn PP - Type 1	25,000					Designated
10	W. State St. Streetscape - N. 16th St. - N. 8th St. - Both Sides (Joint Project w/ACHD) + Conduit	50,000	1,500,000				Designated
11	Pre Development & Community Engagement - Upcoming Projects	50,000	50,000	50,000	50,000	50,000	Tentative
12	N. 11th St. Streetscape - W. Grove St. to W. Washington St. Connectivity	300,000	2,000,000				Tentative
13	N. 11th St. Streetscape - W. Grove St. to W. Washington St. Connectivity - Protected Bike Lanes		500,000				Tentative
14	W. Bannock St. Streetscape - N. 13th St. to N. 16th St.				900,000		Tentative
15	S. 15th St. Streetscape - West Side of S. 15th St. - W. Front St. to W. Idaho St.		300,000				Tentative
16	Participation Program Streetscape Reimbursements (Not yet awarded) - Type 1	400,000	400,000	400,000	400,000	400,000	Tentative
17	WS Closeout - Accessments & Projects					200,000	Tentative

...continued on page 21

Status Definitions

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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



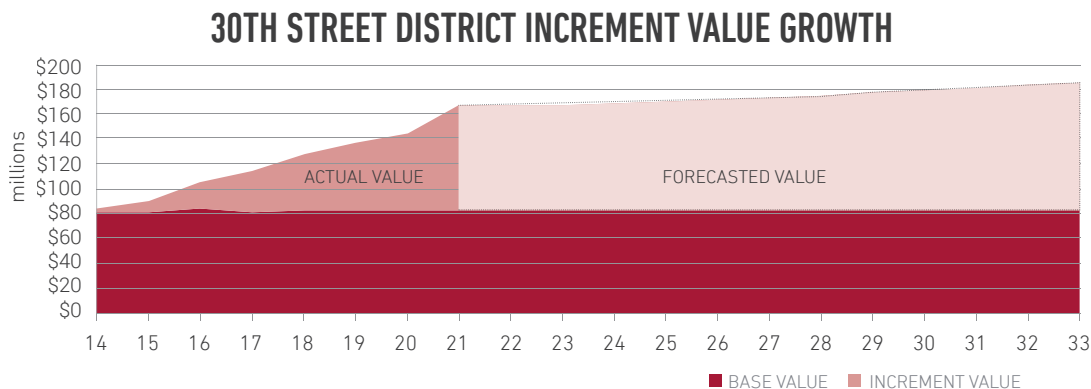
WESTSIDE DISTRICT		FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
Estimated Resources		\$19,295,000	\$6,910,000	\$2,715,000	\$1,710,000	\$1,750,000	
MOBILITY							
18	Downtown Mobility Infrastructure	200,000	1,000,000	1,750,000			Designated
PLACEMAKING							
19	N. 11th St. & N. Bannock St. – Westside Urban Park	4,000,000					Obligated
20	Public Art: N. 11th St. & N. Bannock St. – Westside Urban Park Art - Type 4	350,000					Obligated
21	Linen Blocks, W. Grove St. Improvements (S. 13th St. to S. 10th St.) - See Also RMOB	10,000	265,000				Tentative
22	Linen Blocks, W. Grove St. Improvements (S. 16th St. to S. 13th St.) - See Also RMOB	10,000	265,000				Tentative
23	Tree Replacement/Addition with Community Forestry - Type 4	10,000					Tentative
24	Public Space, WS District			45,000	45,000	1,100,000	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		\$19,295,000	\$6,910,000	\$2,715,000	\$1,710,000	\$1,750,000	

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.

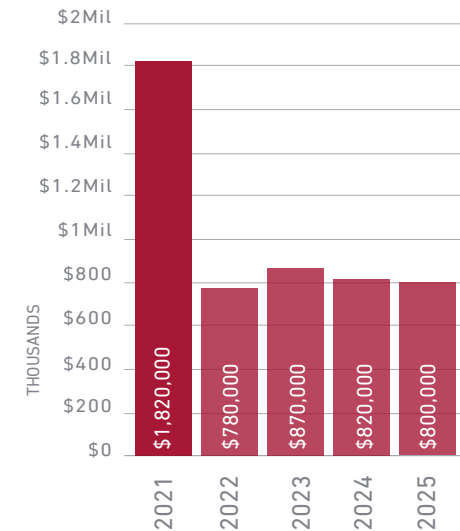


FAST FACTS:

- 213 ACRES
- TERM: FY2014-FY2033
- BASE VALUE: \$81 MILLION
- 2020 TOTAL PROPERTY VALUE: \$167 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$1 MILLION



30TH STREET DISTRICT ANNUAL INVESTMENT



TOTAL: \$5,090,000
2021 - 2025

30TH STREET DISTRICT PROJECTS



30TH STREET DISTRICT	FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
Estimated Resources	\$1,820,000	\$780,000	\$870,000	\$820,000	\$800,000	
ECONOMIC DEVELOPMENT						
1 2403 W. Fairview Ave. - Adare Manor – Type 2 & 4	120,000	120,000	120,000	120,000		Obligated
2 Parcel Acquisition - Housing - Workforce/Missing Middle	1,100,000					Tentative
3 Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
4 Engineering and Assessments for Bonding		100,000	50,000			Tentative
INFRASTRUCTURE						
5 Participation Program Streetscape Reimbursements (Not yet awarded) - Type 1			200,000	200,000	200,000	Tentative
MOBILITY						
6 Main Fairview Improvements, Transit Islands, Etc...	600,000					Tentative
7 Downtown Mobility Infrastructure		500,000	500,000	500,000	500,000	Tentative
PLACEMAKING						
8 Downtown Urban Parks Plan / Development Catalyst (TBD)						Tentative
SPECIAL PROJECTS						
9 Public Art: Greenbelt Underpass Murals (Main North & South Sides, Fairview, North Side)		60,000				Tentative
10 Public Art: Fairview Ave Entryway Experience – ROW between River and Whitewater					100,000	Tentative
Estimated Expenses	\$1,820,000	\$780,000	\$870,000	\$820,000	\$800,000	

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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.

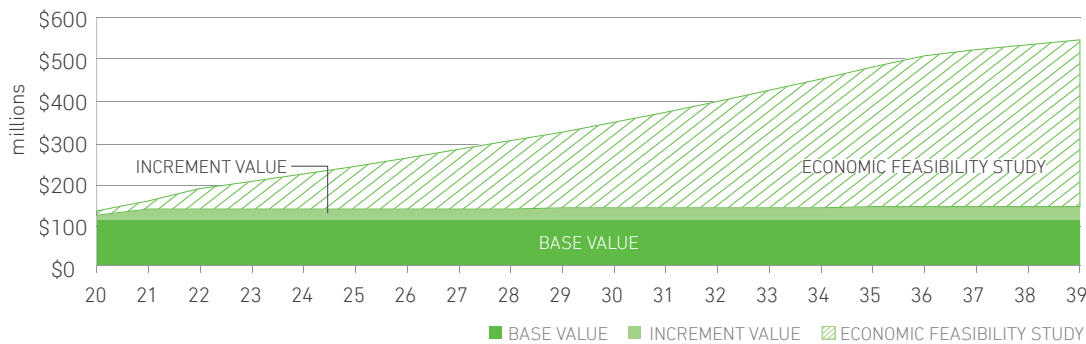
The City of Boise directed Capital City Development Corporation (CCDC), Boise's redevelopment agency, to proceed with the Shoreline District formation process. Initial investigations began in early 2017, approved of by stakeholders and partner agencies.

FAST FACTS:

- 195 ACRES
- TERM: FY2020-FY2039
- BASE VALUE: \$108 MILLION
- 2020 TOTAL PROPERTY VALUE: \$132 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$290 THOUSAND

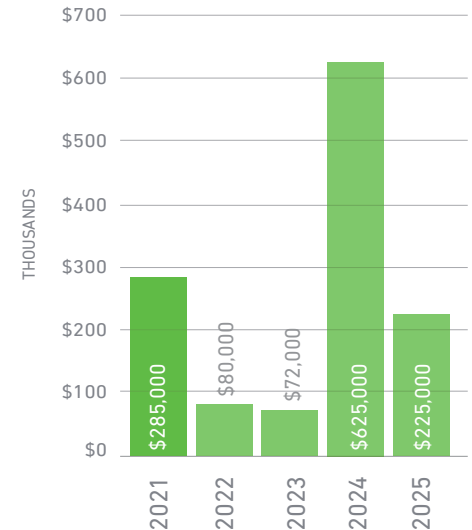


SHORELINE DISTRICT INCREMENT VALUE GROWTH



* Increment Value: Current year values plus known development.

SHORELINE DISTRICT ANNUAL INVESTMENT



TOTAL: \$1,287,000
2021 - 2025

SHORELINE DISTRICT PROJECTS



SHORELINE DISTRICT	FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
Estimated Resources	\$285,000	\$80,000	\$72,000	\$625,000	\$225,000	
ECONOMIC DEVELOPMENT						
1 Outreach & Design: Shoreline Streetscape Standards	50,000					Designated
2 Outreach & Design: Shoreline River Development Standards		80,000				Designated
3 Outreach & Design: Shoreline Stormwater Standards	35,000					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. (one side)				600,000		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
11 Temporary Public Parking Capital Improvements	200,000					Tentative
PLACEMAKING						
12 Area Lighting - Greenbelt Bridge Adjacent to I-184 Connector			72,000			Tentative
13 Surface Improvements - 8th St Pedestrian Bridge					75,000	Tentative
14 Recreational/Emergency River Access Facility - Shoreline Park				25,000	150,000	Tentative
Estimated Expenses	\$285,000	\$80,000	\$72,000	\$625,000	\$225,000	

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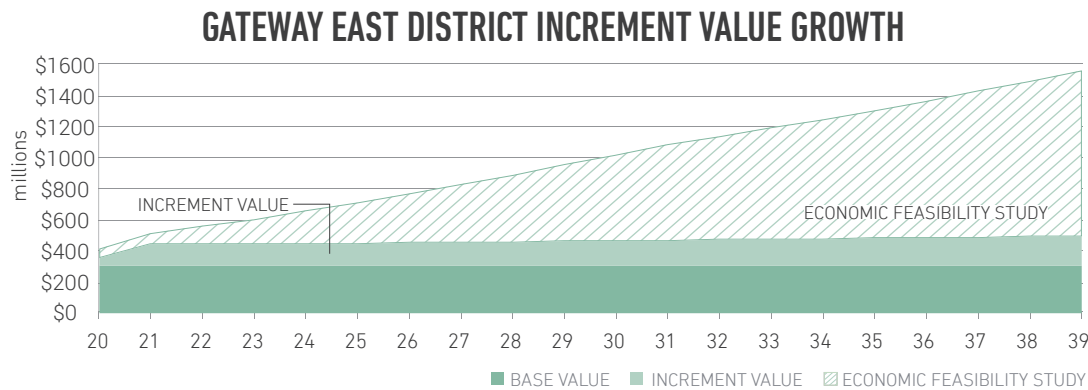
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OVERVIEW OF GATEWAY EAST DISTRICT

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.



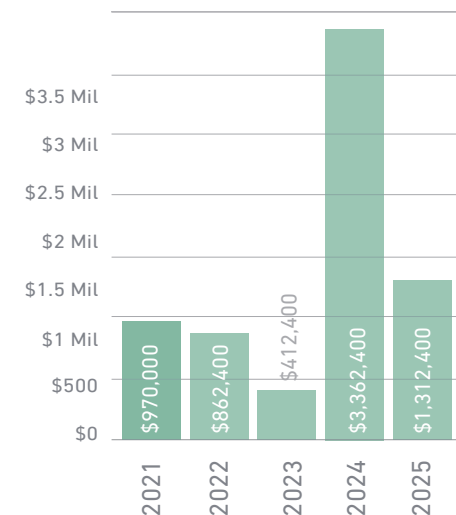
* Increment Value: Current year values plus known development.

FAST FACTS:

- 2,643 ACRES
- TERM: FY2020-FY2039
- BASE VALUE: \$303 MILLION
- 2020 TOTAL PROPERTY VALUE: \$443 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$1.7 MILLION



GATEWAY EAST DISTRICT ANNUAL INVESTMENT



TOTAL: \$6,919,600
2021 - 2025

GATEWAY EAST DISTRICT PROJECTS



SHORELINE DISTRICT	FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
Estimated Resources	\$970,000	\$862,400	\$412,400	\$3,362,400	\$1,312,400	
ECONOMIC DEVELOPMENT						
1 9025 S Federal Way - Office/Warehouse - PP Type 2		16,200	16,200	16,200	16,200	Designated
2 Boise Gateway 1 - PP Type 2		106,200	106,200	106,200	106,200	Designated
3 9100 S Eisenman Rd - R& L Carriers - PP Type 2			90,000	90,000	90,000	Designated
INFRASTRUCTURE						
4 Production Ave to Amity & Gowen - Conduit Bank (5300')	450,000					Obligated
5 Participation Program - Type 1		200,000	200,000	200,000	400,000	Tentative
6 Apple Street - Phase 1		250,000		2,700,000		Tentative
7 Eisenman Power Undergrounding	250,000					
8 Engineering and Assessments for Bonding (Q2 Bond)				250,000	700,000	Tentative
9 Blue Valley - Area Improvements		200,000				Tentative
MOBILITY						
10 Gowen Bridge Work & Conduit Type 4	270,000	90,000				Obligated
Estimated Expenses	\$970,000	\$862,400	\$412,400	\$3,362,400	\$1,312,400	

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CITY GOAL IMPLEMENTATION

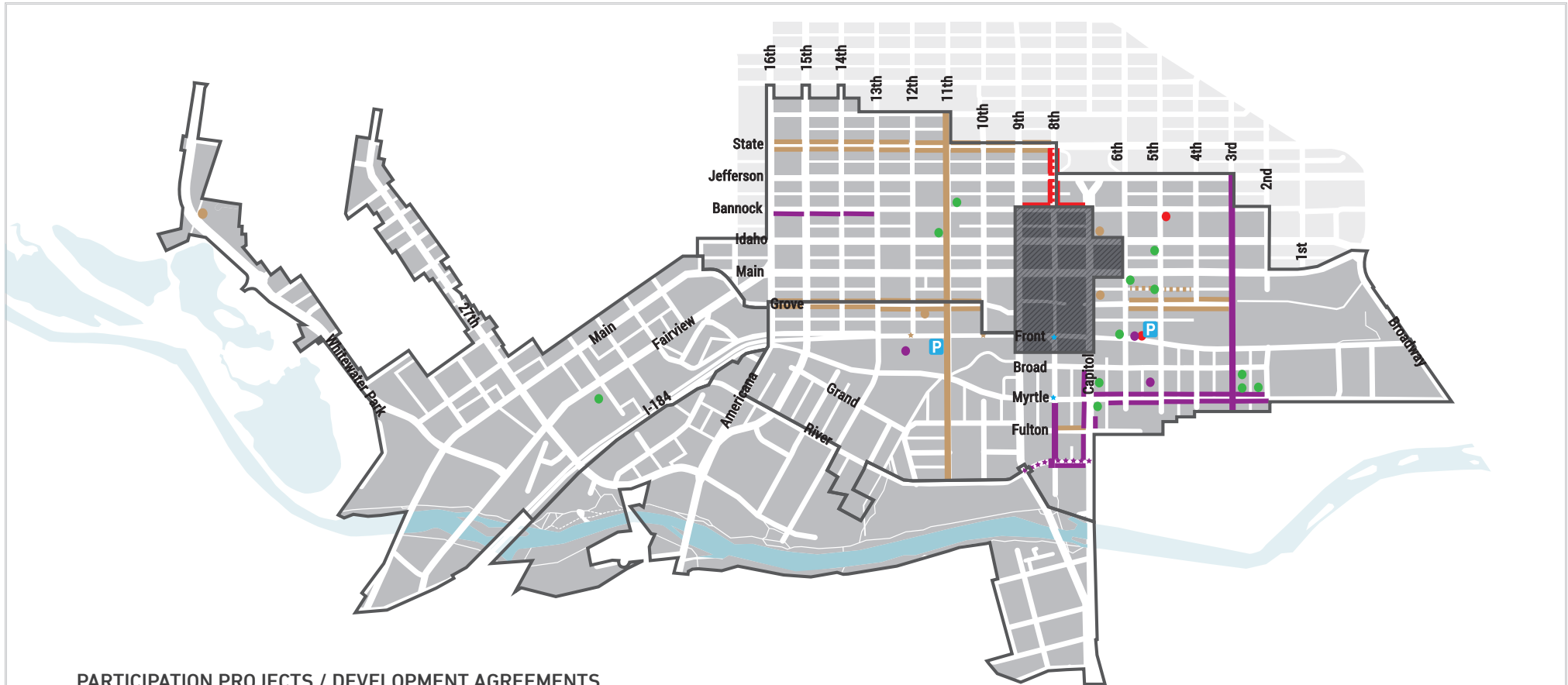


Blueprint Boise, the comprehensive plan for the City of Boise, was originally adopted in November 2011 and has seventeen goals for the Downtown Boise Planning Area. These goals are compatible with CCDC's Key Strategies used to accomplish our mission and vision for downtown Boise. CCDC values collaboration 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: 1322 W. Main Street Blvd. – Fire Fusion Studio -- Type One Participation Agreement Designation with FireFusion Studio LLC.		Date: August 10, 2020
Staff Contact: Brady Shinn	Attachments: 1) Site Map 2) Images 3) Public Improvements Plan	
Action Requested: Review Fire Fusion Studio as a project eligible to utilize the Type 1 Streetscape Grant Participation Agreement and direct staff to continue negotiating a final agreement with FireFusion Studio LLC for future board approval.		

Background:

Local artist Delia Dante owns and operates Fire Fusion Studio, an art and metalworking gallery that has recently relocated to 1322 W. Main Street (Ada County Assessor Parcel #R1013007553). Ms. Dante is renovating the existing, empty building towards the purpose of housing Fire Fusion Studio's sales, art gallery and metalworking classes. The finished project will feature a completely re-built structure and roof, new interior finishes across the multiple spaces and new public improvements reimbursed by CCDC.

The majority of public improvement costs relate to installing a new sidewalk on 14th Street and filling decommissioned vaults on both 14th and Main Streets. There are 5 vaults in total: 4 smaller 'window well' vaults on Main St., and 1 larger former coal chute vault on 14th Street. Other work includes minor landscaping and demolition. All of these public improvement costs, including decommissioning the 5 vaults, will be reimbursed by CCDC as part of the Type 1 Participation Program.

The renovation permit has been approved by the City of Boise, and the Applicant is currently in the process of adding this public improvements component to that standing permit. Once the City has reviewed and approved the public improvement scope, the Applicant will return with final costs. The interior renovation began in April 2020 and all work will conclude in Fall 2020. The site is in the Westside District.

In addition to meeting the program requirements, the project also promotes a CCDC and City objective to re-use existing buildings when possible, as re-use is the most environmentally

conscious approach. Type 1 Participation Program projects are the perfect fit for these type of renovations.

Project Summary and Timeline:

- 7,000 sq ft commercial space renovated from empty building to retail art gallery and classroom
- Located at 1322 W. Main Street, corner of 14th and Main (Westside URD)
- \$50,000 Estimated Costs for public improvements
- January 08, 2020 – Design Review approval
- April 08, 2020 – Building Permit approval from the City of Boise
- August, 2020 – Construction start on interior renovation
- August 2020 -- Type 1 Agreement Designation
- September 2020 – CCDC Board Approval of Type 1 Agreement
- Fall 2020 – Construction complete, Applicant submits reimbursement backup

Fiscal Notes:

Per the Type 1 policy, the grant can reimburse for an amount not to exceed \$200,000 of eligible expenses. FireFusion Studio LLC anticipates approximately \$50,000 in materials and labor costs.

The project meets all program requirements, and resources have been approved for this use in the FY 2021 budget.

The Type 1 reimbursement will be paid upon completion of the project, and prior to the Westside District's termination on September 30, 2026.

Staff Recommendation:

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 1 Participation Agreement for future board approval.

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Streetscape Grant Participation Agreement with FireFusion Studio LLC for future board approval.

Exhibit 1 – Site Location and Site Map

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.

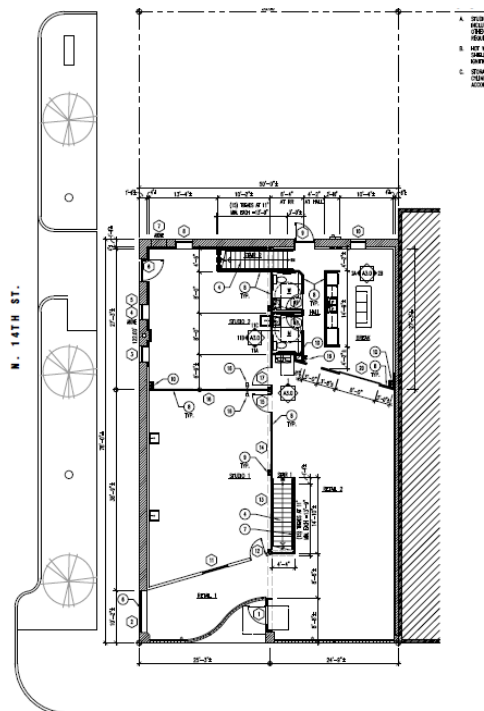
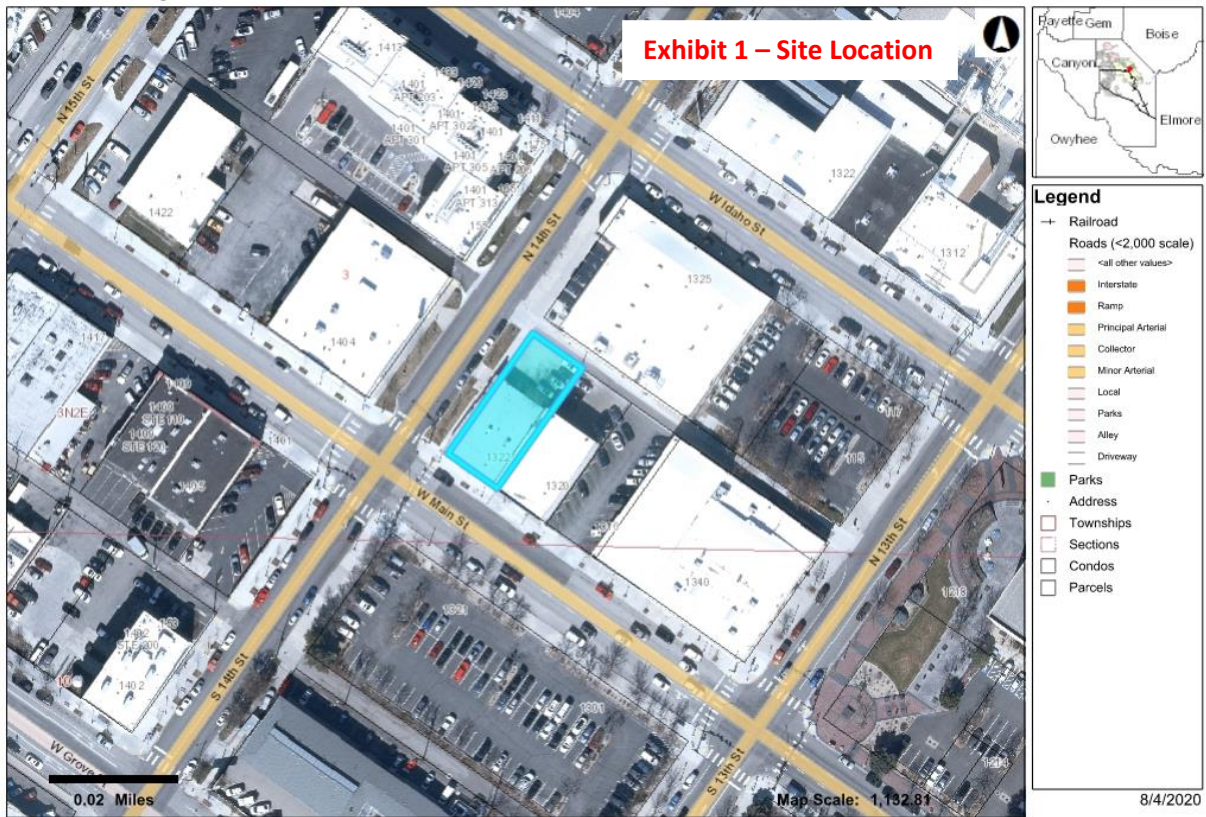


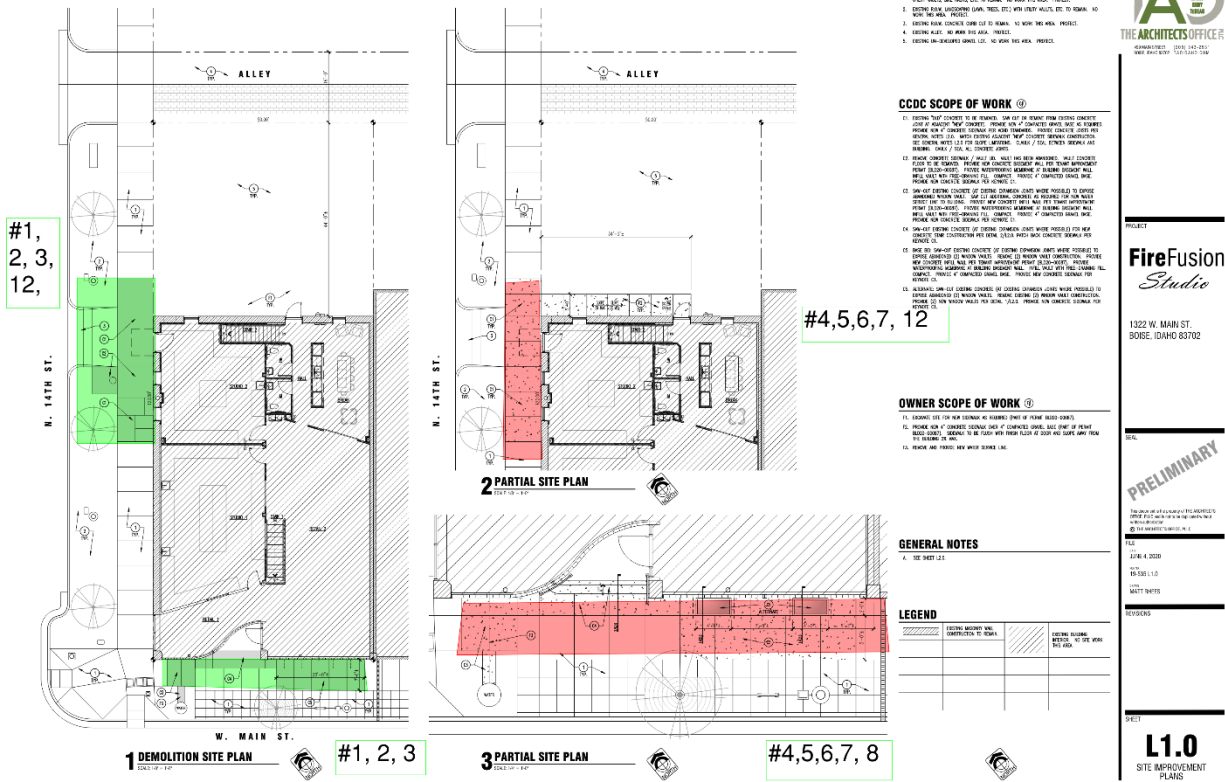
Exhibit 1 – Site Plan

Exhibit 2 – Images



Exhibit 3 – Streetscape Plan

Exhibit 3 – Streetscape Plan





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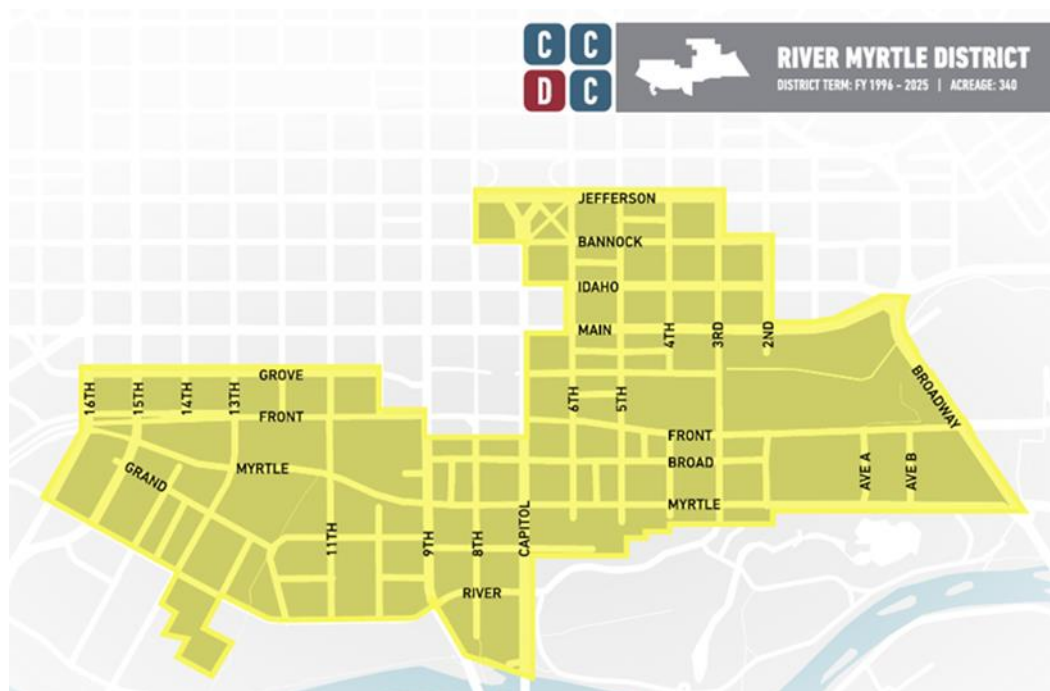


V. INFORMATION ITEMS



DATE: August 10, 2020
TO: Dana Zuckerman, Chair
Board of Commissioners
FM: John Brunelle, Executive Director
RE: CCDC Monthly Report

RIVER – MYRTLE / OLD BOISE DISTRICT



Economic Development

5th & Front Streets - Hotel and Parking Garage – Participation Program (PP) Type 3, 5: The parking garage portion of this project (540 total spaces) opened for customers in mid-March under a temporary certificate of occupancy. On May 1, CCDC began leasing 200 spaces for public use, specifically reserved monthly parkers. The hotel portion of the development is still on schedule to open Summer 2020. The developer is planning a public art element on the stairwell wall facing Front Street, and is working with the City of Boise Arts and History Department on the selection

process. The CCDC Board approved an additional \$90,000 in eligible expenses for public art at its December 2019 meeting. Chair Zuckerman represents CCDC on the selection committee. Other members represent the development group, the City Arts & History Commission, and local artists. The selection committee will review artist applications and is waiting for the developer's proposed art program.

500 S. 8th Street - Trailhead - Agency Leased Property:

The Board approved a new two-year lease of this property at its May 18, 2020 meeting for continued Trailhead occupancy.

200 Myrtle Street - Boise Caddis - PP Type 2: Construction continues on the Boise Caddis project with post-tensioned concrete work underway. Wood framing is underway. Apartment facade finishes will start in early August. The project, scheduled to open in the summer of 2021, includes 160 rental units and 400 parking spaces. Ada County will purchase a number of the parking spaces for use by its nearby Courthouse complex workforce. The Type 2 Agreement includes approximately \$1.2 million in eligible expenses for public improvements on 2nd, 3rd, and Myrtle Streets and a small portion of Broad Street. Reimbursement will come from tax increment revenue generated by the project.

204 Myrtle Street - CDG Boise - PP Type 2: The Board designated this project for Type 2 funding at its November 2019 meeting. CDG Boise is building a 249-unit apartment building with 353 parking spaces, and has requested reimbursement for approximately \$980,000 of public improvements including streetscapes and utility work. The Type 2 Agreement was approved at the December 2019 Board meeting. Construction is scheduled to begin at a later date.

406 Broad Street - Cartee Apartments - PP Type 2: This project includes 160 apartment units and 176 structured parking spaces. Construction and mobilization began in October 2019. Excavation, footings, and first floor columns are complete. Currently concrete work is being performed on the first floor slab and garage ramp. The agreement between CCDC and the developer contemplates approximately \$1.3 million in eligible expenses to be reimbursed from project-generated tax increment revenue.

512 W Grove Street - 5th & Grove Mixed Use Residential - PP Type 2: At its March 2020 meeting, the CCDC Board approved a Type 2 General Assistance Participation Agreement with 5th and Grove Investors, LLC. The project includes 114 for-rent apartments and 8,000 square feet of ground floor retail. Fifty of the apartment units will be dedicated to workforce housing, serving 120% AMI (area median income) and below. The project qualifies for Level A status and is eligible to receive 80% of the tax increment revenue it generates to reimburse Eligible Expenses. The project includes approximately \$1 million in Eligible Expenses for public improvements along 5th Street, Grove Street and alley. It is estimated that tax increment revenue can reimburse approximately \$700,000 of Eligible Expenses. CCDC will construct and pay for the already-planned Grove Street streetscape improvements currently in the Agency's 5-year Capital Improvement Plan, accounting for approximately \$347,000 in Eligible Expenses. If construction timelines do not align, CCDC will reimburse the developer for that work upon completion of the

PARTICIPATION PROGRAM

Type 1: One-time assistance. Reimbursements up to \$200k for eligible expenses. Developer-matched.

Type 2: General assistance. Reimbursed by project-generated tax increment revenue. Scorecard dependent.

Type 3: Transformative Assistance. Large-scale or unproven projects. Often includes public parking. \$6 private to \$1 public minimum investment required.

Type 4: Capital Improvement Coordination. Most often used for public/public projects.

Type 5: Disposition of CCDC-owned property.

project and not through project-generated tax increment revenue. Those two sources will reimburse the developer for all of the project's Eligible Expenses. Construction has begun, Summer 2020

116 6th Street - 6th & Grove Mixed Used, Income Restricted Residential - PP Type 2: At its March 2020 meeting, the CCDC Board approved a Type 2 General Assistance Participation Agreement with the developers of the 6th & Grove project. This is a mixed-use residential and retail project being developed by Capital Partners, Galena Fund, and deChase Miksis. It will be comprised of 60 apartment units (income restricted and market rate), 5,000 square feet of retail and 9,000 square feet of office space. The project includes approximately \$600,000 of Eligible Expenses for public improvements in the alley and streetscapes along Grove and 6th streets. CCDC will construct and pay for the already-planned Grove Street streetscape improvements currently in the Agency's 5-year Capital Improvement Plan, accounting for approximately \$130,000 in Eligible Expenses. Sixth Street improvements are included in CCDC's current year CIP and will be reimbursed upon completion. The remainder of the Eligible Expenses will be reimbursed using tax increment revenue generated by the project between 2022 and 2025. These funding sources will reimburse the developer for all Eligible Expenses. Construction has begun, Summer 2020.

600 Front Street - The Vanguard - PP Type 2: Visium Development is constructing a 75-unit multi-family apartment building on the corner of 6th and Front streets (former Biz Print location). The CCDC Board designated this project for Type 2 funding at its November 2019 meeting. Visium has requested reimbursement for approximately \$400,000 of public improvements, including streetscapes and utility work. The Type 2 Agreement was approved at the December 2019 Board meeting.

Infrastructure

N. 6th Street Streetscape - Front Street to Main Street: Design and construction of streetscape improvements on 6th Street between Main and Front streets. The Land Group is the design professional. The construction contract was awarded to Guho Corp at the Board's August 2019 meeting. Reconstruction of the 6th and Grove intersection required a full street closure and was moved to April 2020 from June 2020 to take advantage of the pandemic-caused low traffic volumes. This project is complete.

Mobility

S. 5th St & Myrtle St - Signalized Crossing: This project seeks to install signal control on Myrtle Street at the 5th Street intersection to provide a safe crossing between Julia Davis Park and the Central Addition, and to extend the signal-coordinated calming of Myrtle Street. Kittelson & Associates has completed a preliminary warrant analysis and representatives of ACHD, City of Boise, CCDC, and ITD met in March 2020 to discuss next steps. CCDC and the City are working on a request to ITD outlining the rationale for a signal and how it will not set a precedent.

ParkBOI - Capitol & Myrtle Parking Garage - Agency Owned Property: This project will apply repair patches of spray-on fire-proofing throughout this garage. The Agency has met with a contractor, looked at the repairs, and is waiting for a detailed proposal.

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

505 S. Bannock St - 505 Bannock - T1 Designation: Local general contractor Visser Construction is building a three-story mixed-use property at the site of the former Wells Fargo bank branch. The project features over 11,000 sq ft of dining space between two restaurants, and 3,700 sq ft top floor office space. The project is an estimated \$5.5 million in total development costs. The project requests reimbursement to replace the public improvements in its narrow storefront, as well as install a transformer on-site that will replace existing pole-mounted transformers in the alley right-of-way. Total anticipated reimbursement is over \$80,000. Applicant is I M IRIE TWO LLC, the site owner's controlling entity. CCDC expects the applicant to submit for approval at the September 2020 Board meeting.

ParkBOI - 11th & Front Parking Garage - Agency Owned Property: No significant maintenance performed in recent months. 160 of the Agency's 250 spaces are currently available for lease.

Place Making

Grove Street - Multi-Block Improvement Project: The Old Boise Blocks on Grove Street, between 3rd and 5th Streets downtown, is ready for a catalytic transformation. With a few nearby projects already underway, CCDC is kicking off an inclusive community-driven visioning process to develop a place-making strategy for the Old Boise Blocks on Grove Street. The process begins in June with a series of stakeholder visioning meetings to create a community-supported vision for the area. The public will have several opportunities to engage in the visioning process through summer and fall 2020. Stakeholder visioning meetings were held on June 11 and July 9 with the final meetings scheduled for August 6 and September 10.

Special Projects

RMOB Public Art - City of Boise Broad Street Sculpture - PP Type 4: Final concepts have been submitted. The City Department of Arts & History is running its process. CCDC stands ready to assist.

WESTSIDE DISTRICT



Economic Development

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

1111 Idaho St - 11th & Idaho Building - PP Type 2: This nine-story, Class A office building is being developed by Rafanelli and Nahas using the internationally recognized architecture firm Perkins + Will. The site is adjacent to the future Westside Urban Park and is being designed to complement the existing Boise Plaza office building on the adjacent block to the north. The development was designated as a Type 2 Participation Project in July 2019. The final agreement was presented to the Board in August 2019. Construction is underway. CCDC will reimburse the developers for public improvements being completed along Idaho and 11th streets. The reimbursement will be based on actual expenses and will not exceed \$740,690.

1015 W Main Street - 11th and Main Apartments - PP Type 1: Seattle's Revolve Development purchased part of the former Safari Inn, located at 1015 W. Main Street. Revolve is redeveloping the 11th and Main building, transforming it from a 43-room hotel into 41 residential apartments, mostly studio units. Additionally, a teak-wood lattice façade will be added onto the existing stucco exterior walls. The developer was approved for a Type 1 Participation Project at the Board's July 2020 meeting to reimburse expenses to replace the 11th Street alley drive-ramp. The reimbursement will be based on actual expenses and will not exceed \$23,000 pending final confirmed work scope.

1715 W. Idaho St - 17th and Idaho - Agency-Owned Property: The Board approved the purchase of this property at its June 8, 2020 meeting. The Agency closed on the property July 1, 2020 and has begun the RFP process as generally described in the property's Agenda Bill.

1010 W. Jefferson St - 10Ten Building - Agency-Owned Property: No notable maintenance issues.

1322 W. Main Street - Fire Fusion Studio - PP Type 1: Local artist Delia Dante owns and operates Fire Fusion Studio, an art and metalworking gallery that has recently relocated to 1322 W. Main Street. Ms. Dante is renovating the existing, empty building towards the purpose of housing Fire Fusion Studio's sales, art gallery and metalworking classes. The finished project will feature a completely re-built structure and roof, new interior finishes across the multiple spaces and new public improvements reimbursed by CCDC. The majority of public improvement costs relate to installing a new sidewalk on 14th Street and filling decommissioned vaults on both 14th and Main Streets. The exterior renovation will begin upon permit approval. The interior renovation is underway and permitted. The project seeks Designation at the August meeting.

421 N. 10th St - ISG/BSN Building - Agency Owned Property: No notable maintenance issues.

Infrastructure

Bannock Street Streetscape - 8th to 9th Streets: The City of Boise conducted a public meeting and an online survey to gauge public support of the proposed design. Feedback was evaluated. The City presented the project to ACHD during a Commission work session in November 2019 and to the ACHD Commission in January 2020 after which ACHD approved the design. The project received Design Review approval from the City in February 2020. The CCDC Board approved the contract for construction documents and construction administration services with Jensen Belts Associates and the ranking for CM/GC services in March 2020. The CM/GC contract

with Guho Corp was executed in April. Construction documents have been submitted to the City and ACHD for approval. At a Special Board Meeting on July 27, 2020 the GMP (guaranteed maximum price) #1 with Guho Corp. Construction was approved. Construction start date is anticipated on August 10, 2020.

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

1010 Main St - Avery Building - PP Type: This privately-owned vacant building is currently undergoing renovation. CCDC has remained engaged with the developer and owner who is working on overall project financing. The developer is interested in utilizing the Agency's Participation Program for historic preservation costs and anticipates submitting an application in 2020.

State Street Streetscape & Fiber-Optic Conduit: The Agency is negotiating a cost share agreement with ACHD to include improvements on State Street as part of a road project tentatively scheduled for 2022. Agency-funded improvements would include installation of a fiber-optic conduit bank on State between 8th and 14th, and construction of streetscape improvements to include street trees, Silva cells, and historic street lights from east of 12th to 14th streets. The Silva cells would serve a dual purpose of accommodating healthy street trees and managing stormwater from State Street. ACHD will credit CCDC for stormwater costs.

Westside URD - Boundary Adjustment: The Agency is working to adjust the Westside URD boundary to add an additional 14 acres that includes the Boise High School campus, the downtown YMCA property, as well as right of way on Franklin Street and 8th Street. The City Council accepted an eligibility report in June 2019 and directed CCDC to move forward with amending the plan. The Plan Amendment must be reviewed by CCDC and the City Council as well as Planning and Zoning prior to adoption. The Agency and counsel are working on scoping the plan amendment and are discussing potential projects with property owners.

Mobility

ParkBOI - 10th & Front Garage - Agency Owned Property: The Agency hired DESMAN to perform design services for structural damage prevention. The Agency plans to pre-qualify contractors late this summer, bid the project late fall, and award for a Spring 2021 construction start.

North 8th Street - City/ACHD Traffic Configuration: A traffic and bike lane analysis performed by Kittleson & Associates and a design package by Jensen Belts Associates were presented to the City Council in January 2019. The City Council requested public outreach on the project. The City conducted a public meeting and an online survey to gauge public support of the proposed design. Feedback was evaluated. The City presented the project to ACHD's Commission during a November 2019 work session. The Commission was receptive and asked for an interagency agreement for paving and for the project to be brought back for formal presentation. That presentation occurred in January 2020 after which ACHD approved the design. The project received Design Review approval from the City in February 2020. The CCDC Board approved the contract for construction documents and construction administration services with Jensen Belts Associates in March 2020. The Agency has been working to accelerate project timeline to complete construction in 2020. Construction documents have been submitted to the City and ACHD for permit review. At a Special Board meeting on July 27, 2020 the GMP (guaranteed maximum price) #1 with Guho Corp. Construction was approved. Construction start date is anticipated August 10, 2020.

Place Making

11th Street & Bannock Street - Westside Urban Park: The City Council approved the Westside Urban Park Master Development Agreement and associated land agreement in June 2019. The completion of these agreements formalizes a public-private partnership that will result in the creation of a new downtown neighborhood urban park. This public investment complements construction of the adjacent 11th and Idaho development, a nine-story, Class A office building with retail/restaurant space fronting the park. Construction on the office tower began in August 2019 and is expected to be complete in November 2020. Construction of the park will begin in October 2020 with ribbon cutting estimated in May 2021. CCDC convened a community naming committee to generate potential names for the park. At its July 13, 2020 meeting the Board deferred approving the recommended name “11th Street Commons” to a later date and CCDC is continuing discussions with City of Boise staff about appropriate next steps in the naming process. The public art selection panel convened to discuss artist Matthew Mazzotta’s two design concepts along with over 160 public comments and have put forth a recommendation that the “Gentle Breeze” design be considered for final approval by the CCDC Board, Boise Arts & History Commission, and Boise City Council.

30TH STREET DISTRICT



Economic Development

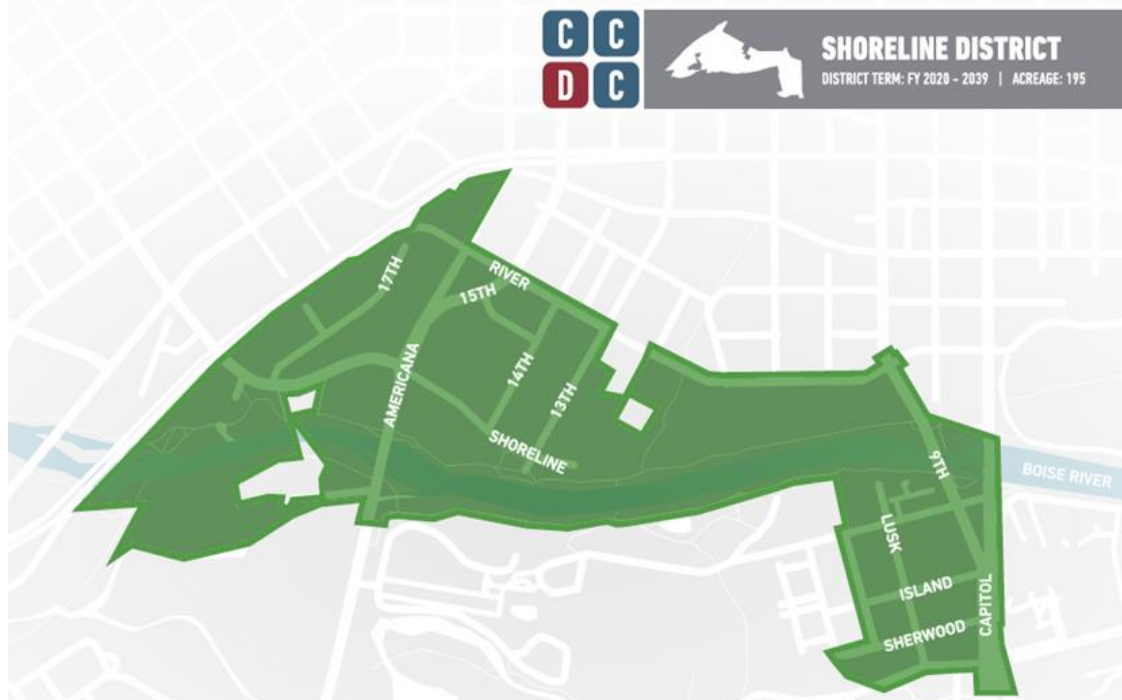
2403 Fairview Ave - Adare Manor - PP Type 2, 4: Northwest Integrity Housing Company’s affordable housing development, consisting of 134 apartments, is complete and actively leasing units. The combined participation agreement is for approximately \$730,000 for public improvements adjacent to the development including streetscapes and utility work. This development is on ground leased from the City of Boise for forty years and was awarded to the

developer through a competitive process. The majority of the apartments will be for families earning less than 60% AMI (area median income) – about \$44,000 per year for a family of four – with approximately 10% of the units offered at market rate. CCDC has received the developer’s complete cost documentation and is concluding the reimbursement phase review.

Mobility

Main and Fairview Transit Stations and Platforms: CCDC, in cooperation with the City of Boise and Valley Regional Transit, is redesigning and constructing improvements, at up to seven bus stops, along Main St. and Fairview Ave. between Whitewater Park Blvd. and N 16th St. CCDC is contracting with HDR Engineering to provide design services which will be completed in spring 2021 with construction to follow in summer 2021.

SHORELINE



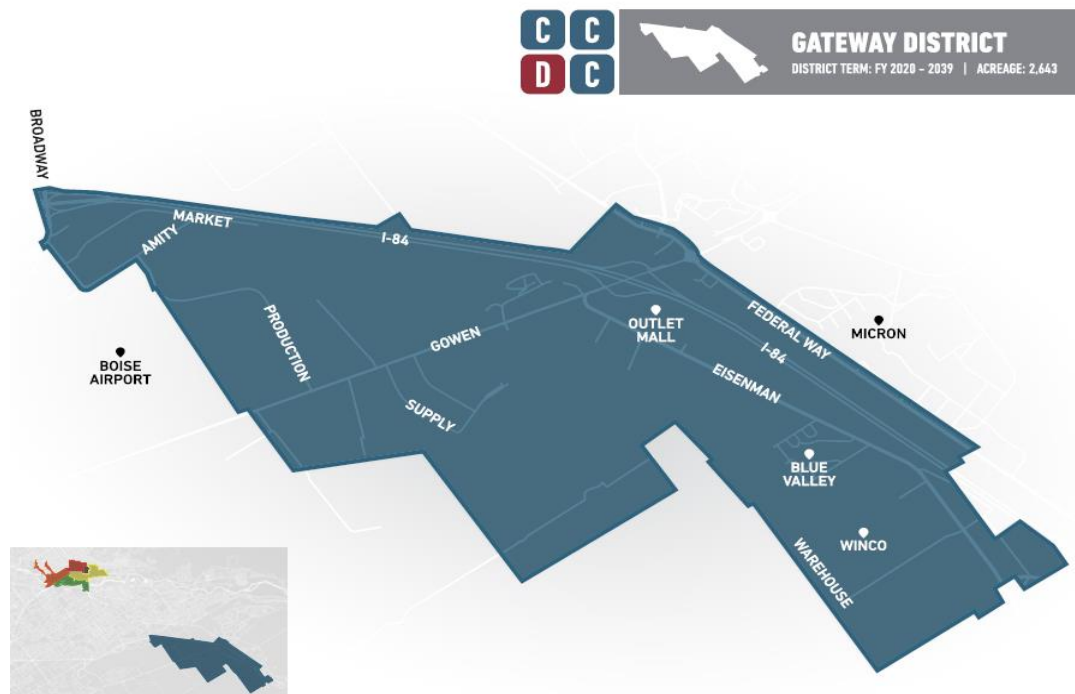
Economic Development

Shoreline District - Downtown Boise Streetscape Standards Update: CCDC, in collaboration with the City, is preparing to update the Downtown Boise Streetscape Standards Manual. These standards provide guidance to private development and Agency’s Capital Improvement Plan projects for streetscape improvements in the public rights-of-way within the downtown Urban Renewal Districts.

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

The update will be reviewed by neighborhood stakeholders, the City, and ACHD before being considered for formal approval. Once approved by the CCDC Board, the updated standards will be forwarded to the City Council and recommended for final approval and adoption into Blueprint Boise. This collaborative process will begin once Agency funds are allocated to the project to pay for the necessary consultant services.

GATEWAY EAST



Economic Development

9100 S Eisenman Road – PP Type 2: R.L.R. Investments, LLC, 9100 S. Eisenman will host a new regional industrial mixed-use facility and be a regional hub for R.L.R. Investments, LLC national operations. The project will house three structures: a 5,000 SF office joined to a 60,000 SF freight terminal, and a 9,000 SF maintenance shop. The project will also renovate the existing, dilapidated fueling canopy. Seventy parking spaces and a private green space constitute the rest of the property's development. Estimate total cost is \$9.8 million. The project anticipates \$385,000 of Eligible Expenses to be paid over the standard Gateway District six-year term. Estimated completion is summer 2021 and then fully on the tax roll by calendar year 2022. The project will generate roughly \$80,000 in added tax increment per year. Project construction is underway. The project received approval the June 2020 Board meeting.

9025 S Federal Way - PP Type 2: 9025 S. Federal Way is an 11,000 square foot mixed-use office and industrial project consisting of three office suites and two warehouse bays on a 1.4-acre lot located on the west side of Federal Way across from the Micron campus. The Board approved a Type 2 participation agreement for approximately \$94,000 of Eligible Expenses on the \$2.1 million project at its January 2020 meeting. The Applicant has contacted CCDC to start the reimbursement process and CCDC is waiting on the cost justification materials.

9605 S Eisenman Road – Boise Gateway 1 - PP Type 2: Boise Gateway 1 is a 168,000 square foot industrial building project with related site improvements located at the southwest corner of Eisenman Road and Freight Street. This is the first project/phase of the 140-acre Boise Gateway Industrial Park, on land owned by the City of Boise and ground-leased to the Boyer Company for development. Upon completion in mid-2020, the majority of the building will be leased by Verde Fulfillment, a third party logistics and e-retailer fulfillment center with a global clientele. Total project value is estimated to be \$13 million, with an estimated \$425,000 of Eligible Expenses. The project was designated for Type 2 assistance at the November 2019 Board meeting. The Board approved a Type 2 participation agreement for approximately \$426,000 of Eligible Expenses on the \$12.7 million project at its April 2020 meeting. The project has received its temporary certificate of occupancy and is expecting a final certificate of occupancy and is awaiting completing of some tenant improvements to receive a final certificate of occupancy.

Mobility

Gowen Road - ACHD Cost Share - PP Type 4: ACHD will replace the Gowen Road bridge over the railroad right-of-way including widening the bridge to accommodate bike lanes and sidewalks. ACHD and the Agency executed the pathway cost share/participation agreement in May 2019. Since then, ACHD has advanced construction from 2022 to 2021. The City has requested that gravel shoulders on the bridge approaches be replaced with wider sidewalk; necessitating amendment of the original agreement. The Agency, City and ACHD have also agreed to terms for a proposed Interagency Agreement to install fiber-optic conduit along Gowen Road as part of the project. The total of both cost share agreements is estimated to be approximately \$360,000 per the engineer's estimate based on the 99% plans. The CCDC Board approved the amended cost share agreement and the interagency agreement at its May 18, 2020 meeting.

Gateway East Transportation Study: The Agency contracted HDR to perform a transportation study of the Gateway East District to determine the necessary number of lanes on major roads, optimal secondary access points, and recommended traffic control. HDR has completed the technical report with significant input from the project team, which included representatives from the Agency, City and ACHD. Agency staff presented the findings to the CCDC Board at its July 13, 2020 meeting then transmitted those findings to ACHD for consideration in the upcoming ACHD Master Street Map and Capital Improvement Plan updates.

Infrastructure

Production Street and Gowen Road Utilities: This project will install new fiber optic conduit banks and associated vaults along Production Street and Gowen Road for the city to enhance data connectivity within city limits. CCDC is contracting with Civil Survey Consultants to provide design services which will be completed in FY2020 with construction to follow in FY2021.

AGENCY WIDE – ALL DISTRICTS

Economic Development

ParkBOI - Parking Rates - Annual Review: At its April 2020 meeting the CCDC Board suspended consideration of adjusting parking rates until FY2021 at the earliest.

ParkBOI - All Garages - Cleaning: During the months of April and May a concerted effort was made to enhance the appearance of all garages. This included scrubbing the walking surfaces of all stairwells and elevator lobbies, repainting handrails and step edges, washing windows inside and out and touch up painting wherever needed. The last major undertaking will be cleaning and painting the elevator lobbies and stairwells of the Capitol & Main Garage, which will occur when the elevator refurbishment project is completed.

ParkBOI - New Product - Nighttime Monthly: As part of the parking rate discussion at the March 2020 meeting, the Agency recommended that the 10th & Front parking garage be designated to accommodate proposed nighttime-monthly parking pass-holders, making it available to these parkers as early as 3 pm – an attractive alternative to a regular monthly pass. Agency hopes to get this program implemented this summer.

ParkBOI - New Product - Carpool Priority: A soft opening for this new product commenced July 1, 2020 via the City Go program.

CityGO: Formerly known as the Downtown Mobility Collaborative, the downtown's Transportation Management Association is up and running. A formal MOU is making its way through the review and approval process. This partnership of VRT, City of Boise, ACHD Commuteride, BSU, St Luke's, Downtown Boise Association (DBA) and CCDC, is aggressively marketing its products and services to the downtown community. An excellent overview can be found at citygoboise.com.

ParkBOI - 9th & Main Parking Garage - Elevators: The project was awarded to Schindler Elevator at the Board's March 2020 meeting and a Notice to Proceed was issued later that month. Parts are to be shipped in July. The project will start August 31 and be completed October 2, 2020.

ParkBOI - Capitol & Main Parking Garage - Elevators: This project will modernize the existing elevators in the Capitol & Main Garage with new finishes and amenities, improve efficiency, reliability and current code compliance. Schindler began work on the Idaho Street elevator in January 2020 with a planned completion date in late February. However, Schindler experienced several delays, most significantly including damage requiring replacement of a complete sling and platform assembly and delays due to the Coronavirus pandemic. Both elevators are back in service and the project is substantially complete.

ParkBOI - 9th & Front Parking Garage - Agency Owned Property: The Agency contracted for small areas of waterproofing membrane repairs and additional concrete repairs in the garage. The spall repair is complete. The membrane work was completed July 19. The Agency executed a contract with Slichter Ugrin Architects to provide design services for Stair Tower Structural Repairs in March 2020. Construction documents are expected to be complete in late spring 2020. Due to the construction schedule running into the winter months as projected by the current course, the Request for Qualifications issued in April 2020 was cancelled. The Agency will re-issue in late summer/early fall for a spring 2021 construction start date.

ParkBOI - Door Hardware & ADA Upgrades: Slichter Ugrin Architects have been hired as the design professional to develop plans and specifications for this project. Hellman Construction Company, Inc., was the responsive low bidder and is under contract. A Notice to Proceed has been issued and construction is underway.

Mobility

11th Street Bikeway - ACHD Collaboration - River Street to Washington Street: 11th Street has been identified in plans by the City and ACHD as an important corridor for the west side of downtown Boise. It prioritizes cyclists, pedestrians, retail business, and residents while accommodating existing vehicular use. ACHD is advancing with the design of bikeway facility

improvements for 11th St from Heron Street to Washington Street in preparation for installation in FY2022. CCDC is leading a public engagement process to produce a concept design for 11th Street from River Street to Washington Street. This downtown segment of the 11th Street Bikeway spans two URD's (RMOB and Westside) both of which have funding programmed in FY2022 to build the infrastructure associated with this bikeway. At its April 2020 Board meeting, the Board approved a contract with Kittelson & Associates to assist the Agency with the concept design and public engagement process. Initial interviews with property owners and businesses along 11th Street are complete and results from the online survey and comment map have been shared with the public and project stakeholders. Concept designs of the bikeway are being developed and will go out for public feedback in September.

Condominium Associations

Building Eight Condominiums Association

Members	Percent Interest
CCDC - Capitol & Myrtle Parking Garage	35%
Raymond Management (Hampton Inn & Suites)	62.5%
Hendricks (retail units represented by Colliers International)	2.5%
Annual Report Due: December 31, 2020	Next Annual Meeting: October 7, 2020
Issues/Comments:	No issues

Front Street Condominium Association: The neon street sign on the 8th Street side of the 9th & Front garage has significant rust and water damage on the metal structure and was removed by YESCO on May 10, 2020.

Members	Percent Interest
CCDC - 9th & Front Parking Garage	25.76%
GBAD	2.00%
Aspen Condominiums	52.17%
Hendricks (retail and office units represented by Colliers International)	20.07%

Annual Report Due: November 30, 2020	Next Annual Meeting: October 7, 2020
Issues/Comments:	No issues

Block 22 Condominium Association

Members	Percent Interest
CCDC - Capitol & Front Parking Garage	13.30%
Block 22 (The Grove Hotel, CenturyLink Arena)	86.7%
Annual Report Due: July 31, 2020	Next Annual Meeting: TBD.
Issues/Comments:	2019 Annual Meeting conducted August 6, 2019.

Capitol Terrace Condominium Association: The Agency is working with Hawkins Companies, owner of the Main + Marketplace commercial condominium units, to update condominium declarations. Hawkins Companies has completed the Main + Marketplace remodel.

Members	Percent Interest
CCDC - Capitol & Main Parking Garage	50%
Hawkins Companies (Main + Marketplace)	50%
Annual Report Due: February 28, 2020	Next Annual Meeting: October 7, 2020.
Issues/Comments:	CCDC and Hawkins Companies are discussing Hawkins' proposal to install security cameras in the common areas.

Downtown Parking Condominiums Association

Members	Percent Interest
CCDC - 9th & Main Parking	93.51%

Garage	
Les Bois Holdings, LLC (commercial unit)	2.03%
Eastman Building, LLC (commercial units)	4.46%
Annual Report Due: September 30, 2020	Next Annual Meeting: No later than September 30, 2020
Issues/Comments:	No issues.

ACME Fast Freight Condominium Association

Members	Percent Interest
CCDC – 11th and Front Parking Garage	30.10%
BVA	69.90%
Issues/Comments:	Appoint Agency representatives to COA board.

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VI. ADJOURN



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