## **CCDC Board of Commissioners Meeting**

August 10, 2020 Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.





### COLLABORATE. CREATE. DEVELOP. COMPLETE.

## **Board of Commissioners**

Regular Meeting August 10, 2020



## **AGENDA**

#### I. Call to Order

Chair Zuckerman

## II. Agenda Changes/Additions

Chair Zuckerman

### III. Consent Agenda

#### A. Expenses

1. Approval of Paid Invoice Report – July 2020

#### B. Minutes & 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



## **CONSENT AGENDA**

Motion to Approve Consent Agenda



## **AGENDA**

#### **IV. Action Items**

A.	CONSIDER: Resolution #1662A – Authorizing Westside Urban Park Naming Recommendation (5 minutes)
B.	CONSIDER: Resolution #1668 – Approving Westside Park Art Design Concept Recommendation (10 minutes)
C.	CONSIDER: Proposed FY 2020 Amended Budget (10 minutes)
D.	CONSIDER: Proposed FY 2021 Original Budget (10 minutes
E.	CONSIDER: Proposed FY 2021-2025 Capital Improvement Plan (20 minutes)
F.	CONSIDER: 1322 W Main Street – Fire Fusion Studio – Participation Program Type 1 Agreement with FireFusion Studio LLC (10 minutes)



## Resolution #1662 as amended Westside Urban Park Naming Recommendation

Chair Zuckerman



## CONSIDER: Resolution #1662 as amended

## 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.



## **AGENDA**

#### **IV. Action Items**

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B.	CONSIDER: Resolution #1668 – Approving Westside Park Art Design Concept Reco (10 minutes)	
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 FireFusion Studio LLC (10 minutes)	



## Resolution #1668

## Westside Park Public Art Design Concept Recommendation

Karl LeClair
Public Art Program Manager
Boise City Department of Arts & History



### DESIGN CONCEPT RECOMMENDATION BACKGROUND

Design Process
Public Feedback Process
Public Art Selection Panel Process





#### **DESIGN CONCEPT RECOMMENDATION: GENTLE BREEZE**





















#### **NEXT STEPS**

August 12, 2020: Arts & History Commission

August 2020: Boise City Council Work Session Presentation

September - October 2020: Design Development, Structural Engineering, Permits

October 2020: Construction Coordination, Fabrication

Winter 2020/2021: Construction Coordination, Fabrication

Spring 2021: Artwork Installation



## CONSIDER: Resolution # 1668

## Suggested Motion:

I move to adopt Resolution #1668 approving the Gentle Breeze design by artist Matthew Mazzotta as the public art component of the Westside Urban Park.



## **AGENDA**

#### **IV. Action Items**

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August 10, 2020

#### **BUDGET PRESENTATION**

FY 2020 Amended FY 2021 Original

Big Picture

Proposed Budgets

Ross

Joey





#### MULTIPLE FISCAL YEARS

Can be confusing...

#### Budgets

• FY 2020 Original Current Year

FY 2020 Amended Current Year

FY 2021 Original Next Year

#### 5 Year CIP

FY2021 to FY2025 Next 5 Years





#### **AGENDA**

- 1. Big Picture
  - Budget Calendar
  - COVID-19 Impacts
    - Operating Revenue
    - Agency Operations
  - Increment Revenue
  - Parking Garage Revenue
  - Debt
  - Bottom Line
  - Time

#### Ross



## **Budget Calendar**





## **Operating Revenue Sources**

#### 1. TAX INCREMENT

#### **PORTION of PROPERTY TAXES**

Assessed Increment Value x Levy Rate Increment Revenue

#### 2. PARKING

Fees - Hourly, Monthly, Event, Hotel, etc.

- + Rate Increase
- + New Spaces
- + Continued Demand / Utilization

  Gross Parking Revenue

#### **OTHER SOURCES (Non-Operating)**

- 3. BONDS Security: Tax Increment & Parking Revenue
- 4. REIMBURSEMENTS Intergovernmental
- 5. LEASES / PROPERTY TRANSACTIONS
- 6. WORKING CAPITAL



## **Operating Revenue Sources**

#### 1. TAX INCREMENT

#### **PORTION of PROPERTY TAXES**

Assessed Increment Value x Levy Rate Increment Revenue

#### Uses...

- Capital Projects District Restricted
- Repair & Maintenance
- Bond payments
- Initiatives, Partnerships, Studies
- Agency Operations

#### 2. PARKING

Fees (Hourly, Monthly, Event, Hotel, etc)

- + Rate Increase
- + New Spaces
- + Continued Demand / Utilization

  Gross Parking Revenue

#### Uses...

- Parking Operator (contracted)
- Parking Operations
- Parking Garage Repair & Maintenance
- Parking Garage Capital Projects / Reinvestment
- Bond payments
- Mobility Initiatives, Partnerships, Studies
- Agency Operations



## **COVID-19 IMPACTS**

#### 1. TAX INCREMENT

- Current Year / FY2020
  - HOLDING STEADY
  - 2020 Assessments 1/1/2020 Lien Date
- Next Year / FY2021
  - 2020 PROPERTY VALUES STRONG
  - +\$3.1M +19%
  - \$16.2M to \$19.3M
- FY2022 and beyond...
  - PROPERTY VALUES STAY STRONG?

#### 2. PARKING

- Current Year / FY2020
  - SIGNIFICANT LOSSES
  - -\$3.0M -34% less than Current Year Original
- Next Year / FY2021
  - SLOW REBOUND
  - -\$4.2M -48% less than Current Year Original
    - Or another -\$1.2M -22%
- FY2022 and beyond...
  - BACK TO 'NORMAL?'



## **COVID-19 IMPACTS**

#### **AGENCY OPERATIONS**

- Current Year / FY2020
  - BOND PAYMENTS SECURE
  - REDUCTIONS:
    - Professional Services, Training, Travel, General Operations
  - CCDC budget 85% Capital Projects / Investments
    - So…biggest reductions to Projects
- Next Year / FY2021
  - MORE BUT SMALLER REDUCTIONS
    - Due to reduced Parking revenue
- FY2022 and beyond...
  - BACK TO 'NORMAL?'



### Increment Revenue

#### FY2020 to FY2021 estimates

#### **Increment Value**



\$1,500,548,600

+\$268,658,833 +22%

#### **URBAN RENEWAL DISTRICTS**

- 1. River-Myrtle / Old Boise
- 2. Westside
- 3. 30th Street
- 4. Shoreline
- 5. Gateway East

**Levy Rate** 0.012691980

-4%

#### **TAXING DISTRICTS**

- 1. Ada County
- 2. Boise City
- 3. Boise School District
- 4. Ada County Highway District
- 5. College of Western Idaho
- 6. Emergency Medical Services
- 7. Mosquito Abatement



\$19,320,000

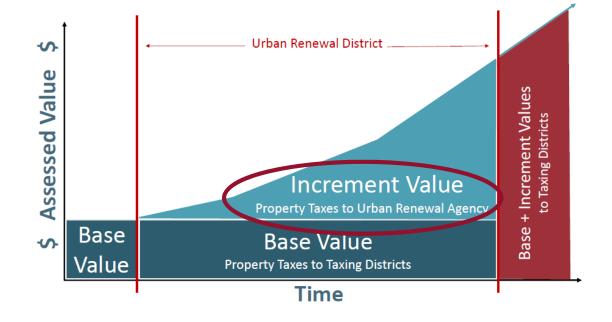
+\$3,158,000 +19%



## Increment Revenue ccdc is not a taxing entity

#### IMPORTANT TO REMEMBER

- CCDC receives property tax revenue
  - From 7 Taxing Districts
  - Based on Increment Value
  - Of taxable property
  - Within URDs





## Parking Garage Revenue

#### FY2020 to FY2021 estimates

	FY2020 Original	FY2020 Amended	FY2021 Original
TOTAL	\$8,776,500	\$5,859,300	\$4,582,600
\$ Change		(\$2,917,300)	(\$4,194,000)
% Change		(33%)	(48%)
\$ Change			(\$1,276,708)
% Change			(22%)



## Big Picture

#### **DEBT and BOND PAYMENTS**

Issue	Original Principal	Remaining Principal
2011 B	\$12.97M	\$4.9M
2017 A	\$13.0M	\$7.4M
2017 B	\$5.15M	\$3.0M
AHA	not debt	\$850k
	\$31.1M	\$16.2M

Retired prior to FY2025 RMOB Sunset

FY 2021 Debt Service (P&I)				
RMOB	Westside	30th St	Shoreline	Gateway East
\$1.39M				
\$1.97M				
\$805k				
\$170k				
\$4.33M	\$0	\$0	\$0	\$0
		_		

\$10 million

Westside

financing

FY2021 Original



## Big Picture BOTTOM LINE

	FY2020 Original	FY2020 Amended
TOTAL	\$69,319,635	\$21,514,916
\$ Change		(\$47,804,719)
% Change		(69%)

- \$28.3M Working Capital

- \$14.6M Westside Bond
- \$2.9M Parking
- \$1.1M Reimbursements
- \$0.6M Increment



## Big Picture BOTTOM LINE

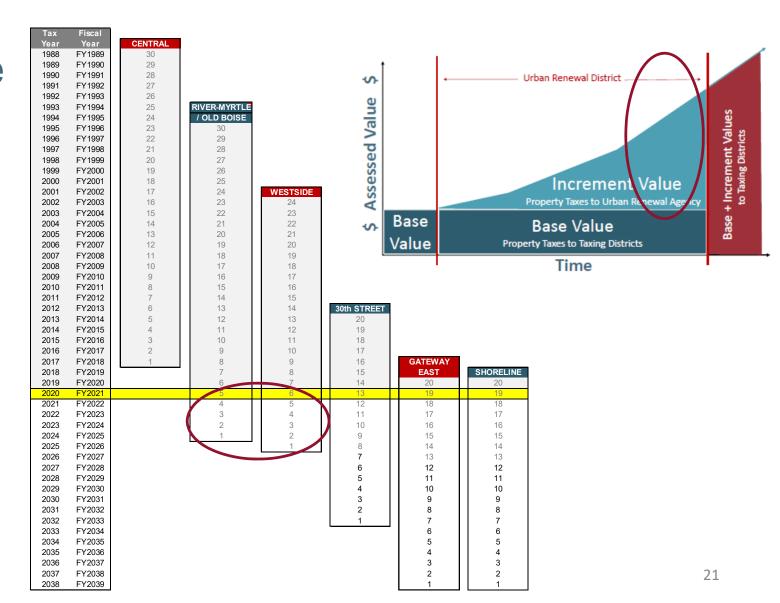
	FY2020 Original	FY2020 Amended	FY2021 Original
TOTAL	\$69,319,635	\$21,514,916	\$59,317,412
\$ Change		(\$47,804,719)	(\$10,002,223)
% Change		(69%)	(14%)

- \$2.0M Working Capital
- \$4.6M Westside Bond
- \$4.2M Parking
- \$2.0M Reimbursements
- +\$3.1M Increment



## Big Picture

**TIME** 







## Proposed Budgets:

- FY2020 Amended
- FY2021 Original

# Proposed FY 2020 AMENDED Budget



## FY2020 Amended Budget

#### Propose to amend 2020's budget to \$21.5M from the original \$69.3M

#### Main Revenue Changes:

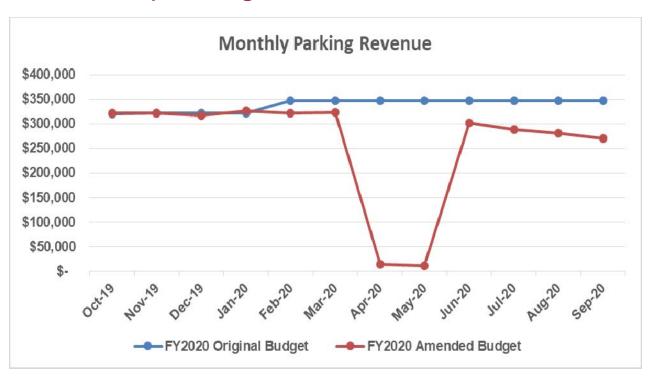
#### Main Expense Changes:

- CIP Expense: ↓ \$44.6M
  - Library Area Project \$15M
  - WS Transformative \$14.6M
  - WS Urban Park \$2.6M
- Parking & Mobility: **↓** \$1.8M



#### FY2020 Amended Budget

#### ParkBOI Operating Revenue:

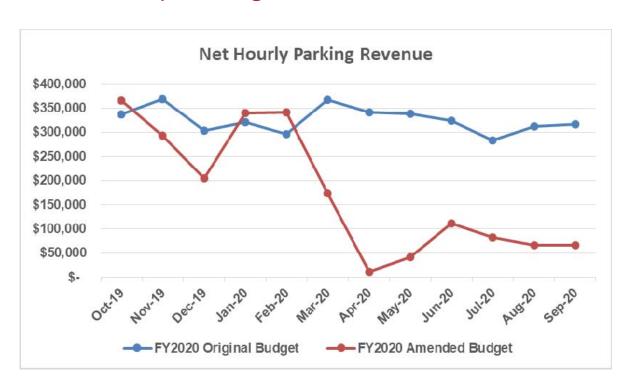






#### FY2020 Amended Budget

#### ParkBOI Operating Revenue:







#### FY2020 Amended Budget

#### **Action Requested**

- Approve proposed FY 2020 Amended Budget
- 2. Advertise Public Hearing at August 26 Special Meeting
  - Exhibit A

#### **Questions?**

#### **Suggested Motion**

I move to amend the FY 2020 Original Budget to new revenue and expense totals of **\$21,514,916**, authorize staff to make technical corrections, and set the time and date of Noon, August 26, 2020, for the statutorily-required public hearing.



# Proposed FY 2021 ORIGINAL Budget



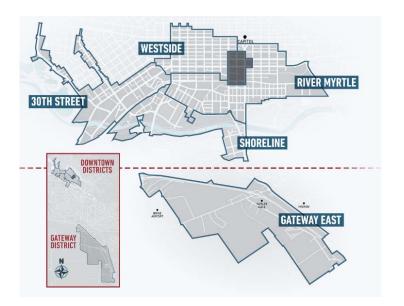
#### Total Proposed Budget: \$59.3M

#### Projected Revenues:

Tax Increment Revenue: \$19.3M

ParkBOI Revenue: \$4.1M

Westside Bond: \$10M



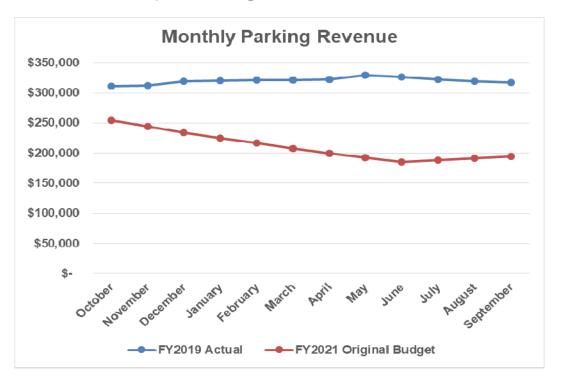


#### Tax Increment Revenue:

URD	FY2020 Amended	FY2021 Estimates	% Change	\$ Change	
River Myrtle / Old Boise	\$10.6M	\$11.7M	10%	\$1.1M	
Westside	\$3.9M	\$4.5M	14%	\$549k	
30th Street	\$788k	\$1.1M	40%	\$312k	
Shoreline	\$115k	\$290k	151%	\$174k	
Gateway East	\$727k	\$1.7M	138%	\$1M	
TOTAL	\$16.2M	\$19.3M	19%	\$3.1M	



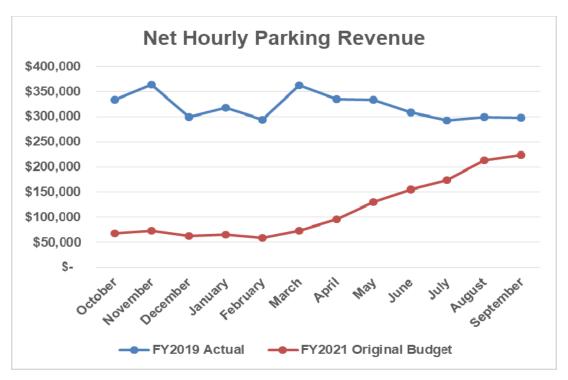
#### ParkBOI Operating Revenue:







#### ParkBOI Operating Revenue:







#### Expenditures:

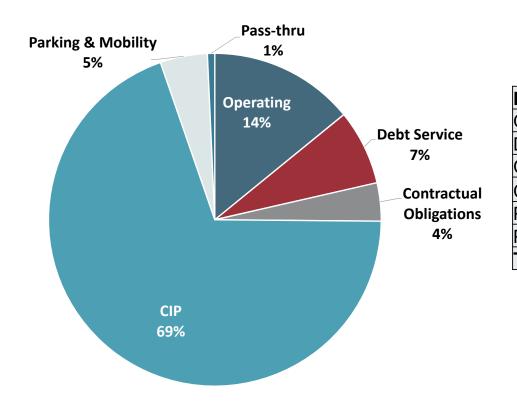
#### **Personnel Costs:**

- Health Insurance Premiums Increase of 5%
- Reduced Average Rate of Compensation Growth
- 2 Proposed New Positions





#### Expenditures:



FY2021 Expenditures by Type:	
Operating	\$8.3M
Debt Service	\$4.3M
Contractual Obligations	\$2.2M
CIP	\$41.2M
Parking & Mobility	\$2.8M
Pass-thru	\$0.4M
Total Expenditure	\$59.3M



#### **Action Requested**

- 1. Approve proposed FY 2021 Original Budget
- 2. Advertise Public Hearing at August 26 Special Meeting
  - Exhibit A

#### **Questions?**

#### **Suggested Motion**

I move to approve the FY 2021 Original Budget with revenue and expense totals of \$59,317,412, authorize staff to make technical corrections, and set the time and date of Noon, August 26, 2020, for the statutorily-required public hearing.



#### Next up...

#### 5-Year CIP

FY2021 to 2025



#### **AGENDA**

#### **IV. Action Items**

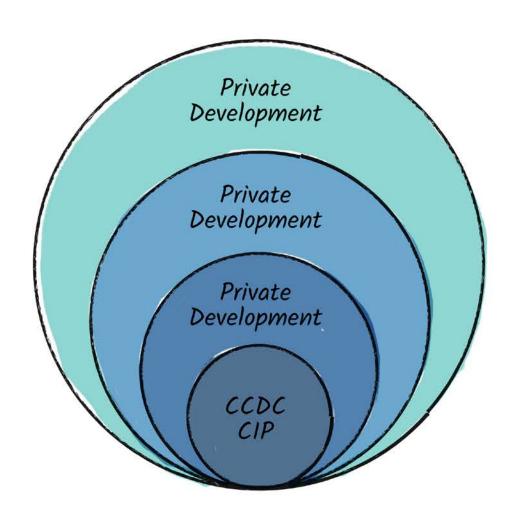
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## Capital Improvement Plan FY 2021 – FY 2025

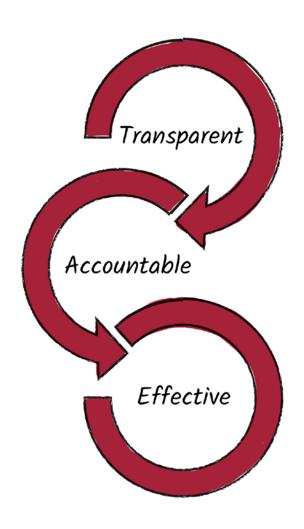


#### **CIP Goal**



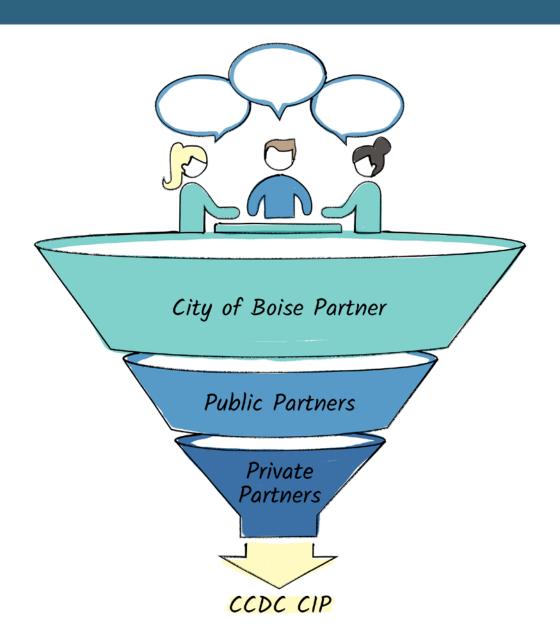
Stimulate development with public infrastructure investment

## CIP Purpose



Collaborate, Create, Develop, Complete

#### **CIP Process**



## **City Goal Implementation**

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 Integration**

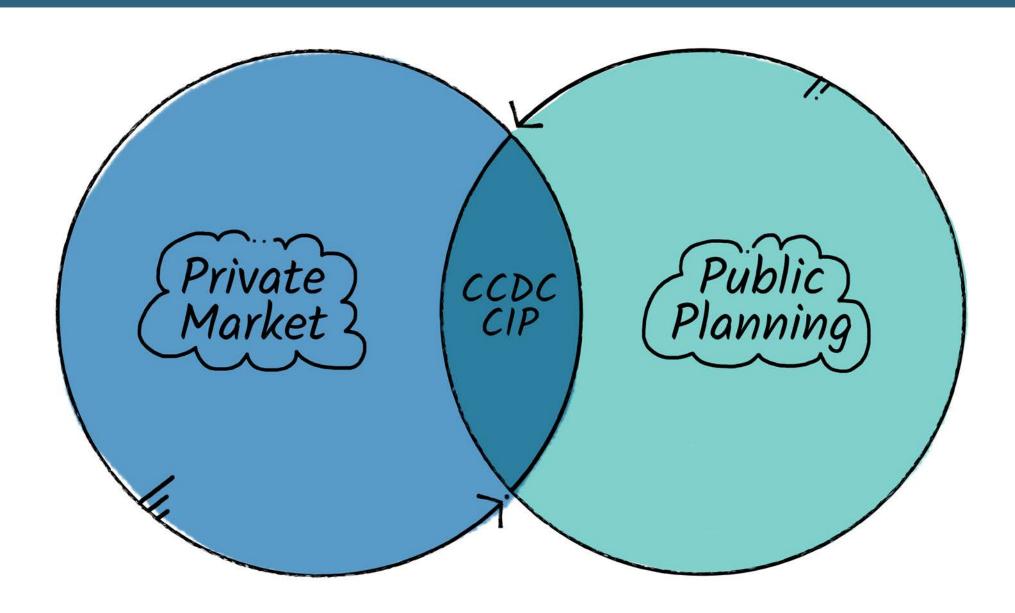




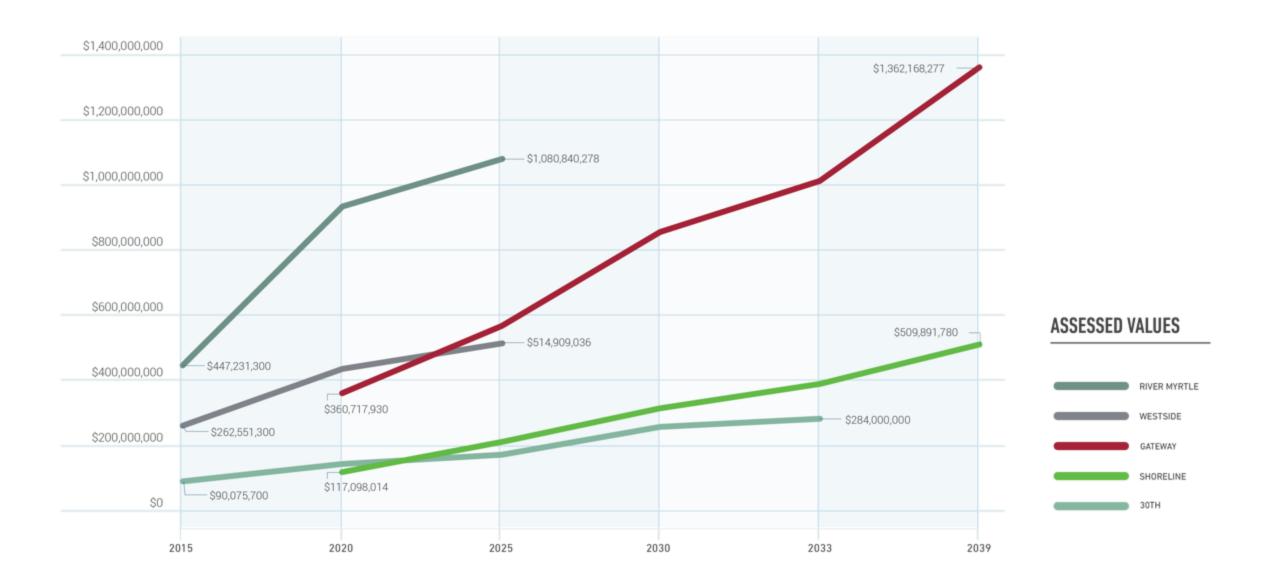


COB South 8th Street Corridor Plan

## **CIP Participation Program**



#### **Economic Growth**



#### **CIP Key Strategies**



## **ECONOMIC DEVELOPMENT**

## 5-YEAR INVESTMENT BY PROJECT TYPE

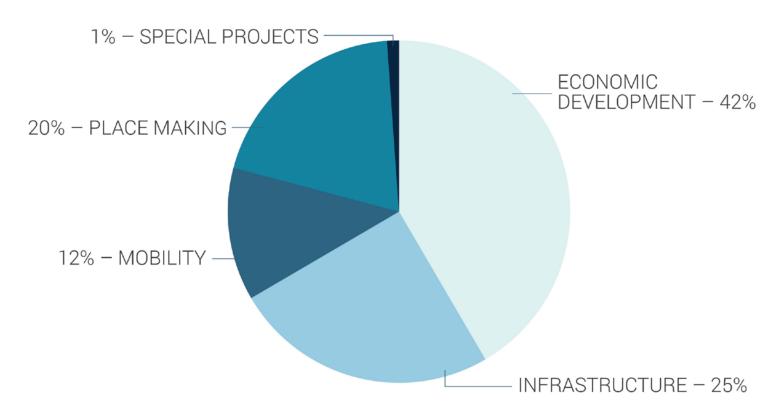


#### **INFRASTRUCTURE**







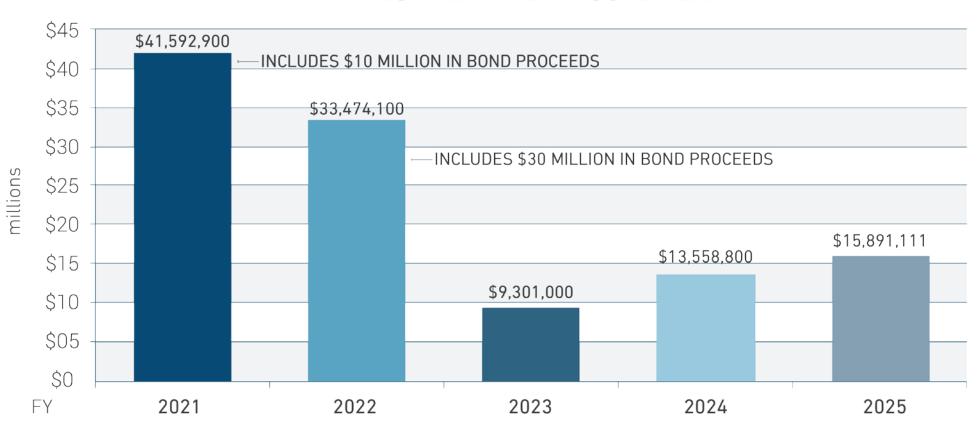


## CIP Five Year Investment \$114 M

				A DE LOS			AHI		
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	5 YEAR I	NVESTMENT SUMMARY	RIVER MYRTLE	WESTSIDE	30TH STREET	SHORELINE	GATEWAY EAST	TOTAL	Dill 3
一个一		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	
1.11		MOBILITY	\$8,180,000	\$2,950,000	\$2,600,000	\$200,000	\$360,000	\$14,290,000	400
The same of	4	PLACE MAKING	\$16,060,000	\$6,100,000	-	\$322,000		\$22,482,000	
		SPECIAL PROJECTS	\$915,000	\$195,000	\$160,000			\$1,270,000	26
	\$	TOTAL	\$68,141,311	\$32,380,000	\$5,090,000	\$1,287,000	\$6,919,600	\$113,817,911	
	1								
				V	AN				

## Investment by Fiscal Year

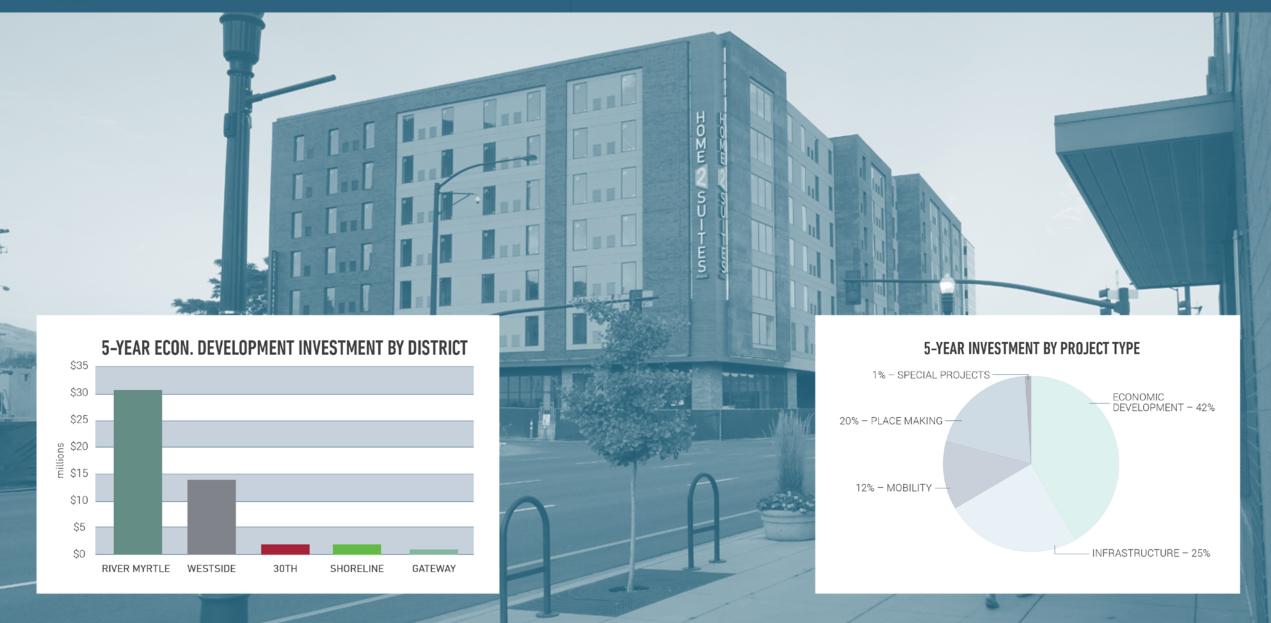
#### INVESTMENT PER FISCAL YEAR



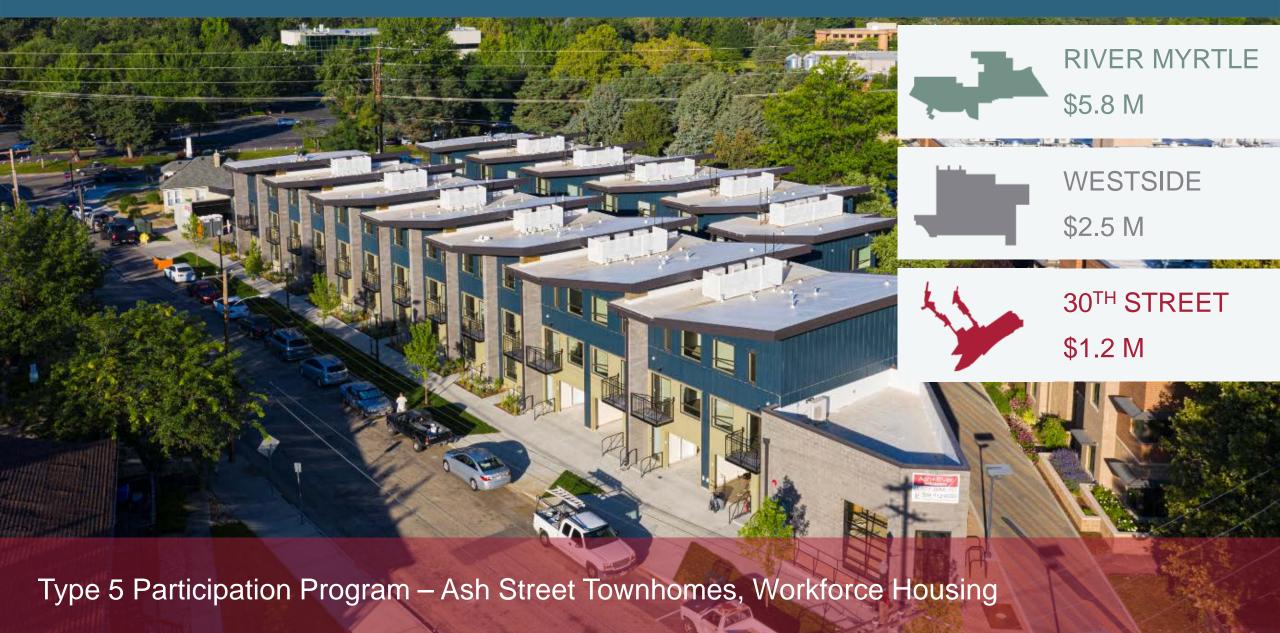


## **ECONOMIC DEVELOPMENT**

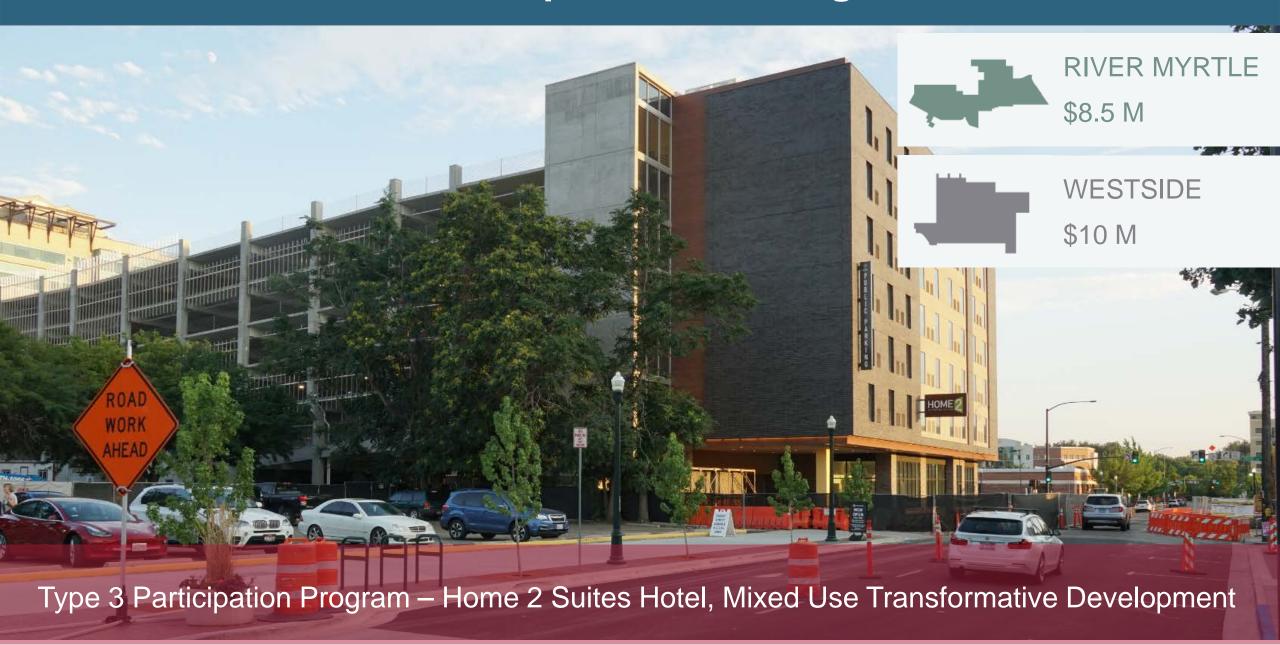
### \$47.4 Million



## **Property Acquisition / Redevelopment**



#### Transformative Development – Parking Infrastructure



## **Boise Gateway One**



## 11th and Idaho Mixed Use Office Building



## **Development Standards**



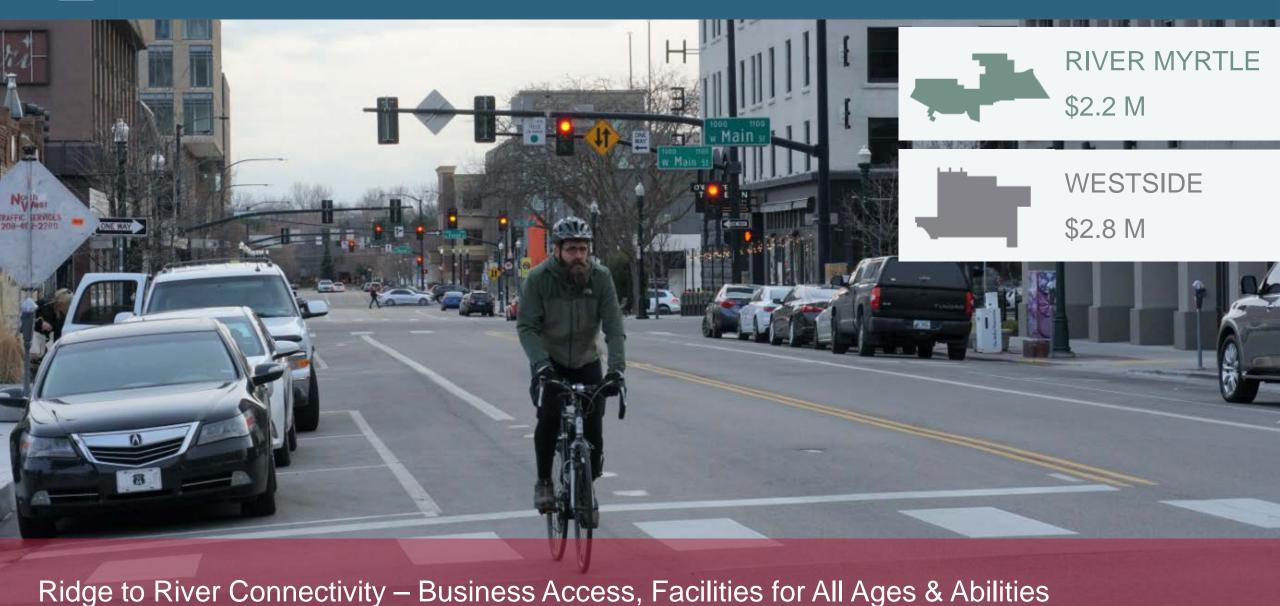
Streetscape, Green Infrastructure, Riverfront Interface

## **INFRASTRUCTURE**

## \$27.3 M

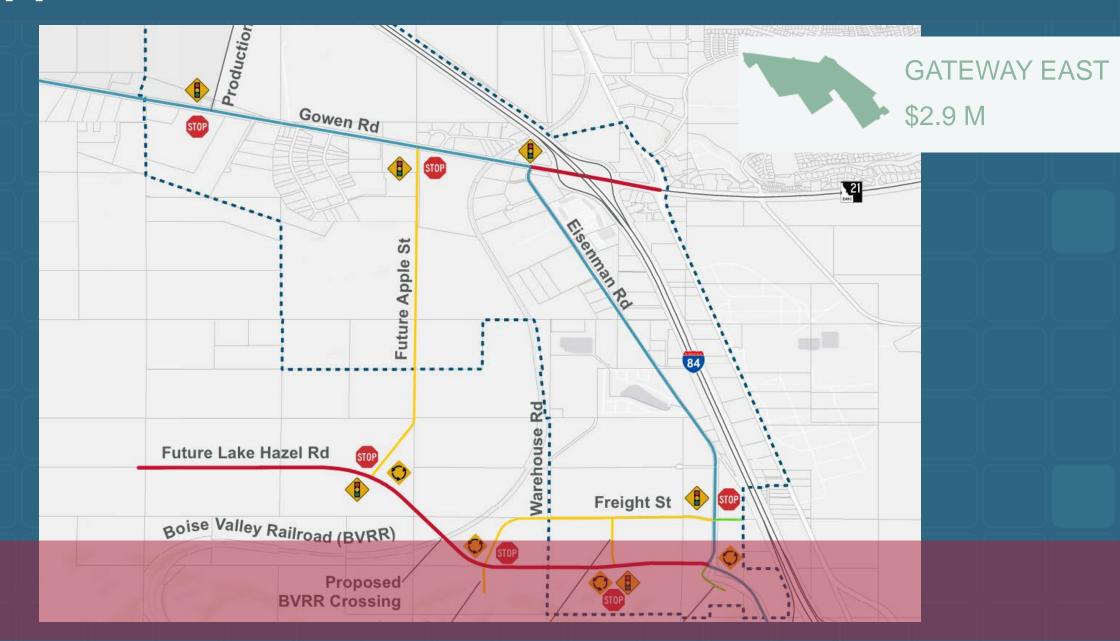


## 11th Street Bikeway





## Apple Street Extension

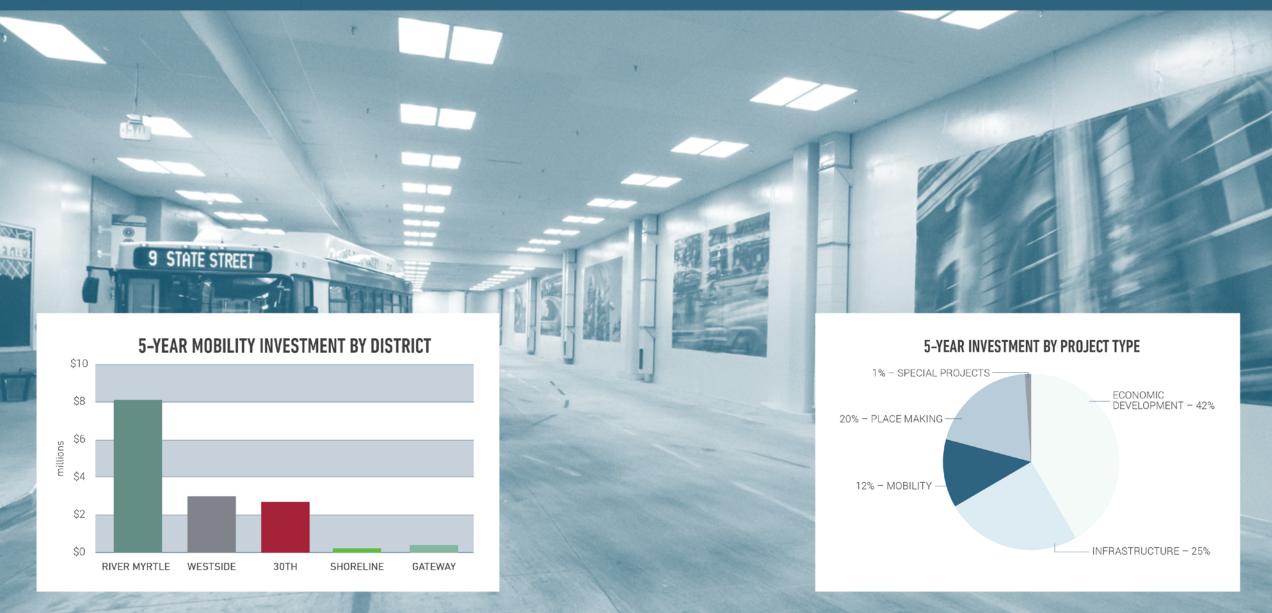




## **Streetscape Improvements**



## \$14.2 M





## **Downtown Mobility Infrastructure**





RIVER MYRTLE \$4.2 M



WESTSIDE \$3 M



30<sup>TH</sup> STREET \$2 M



SHORELINE (FUTURE)

Assist with City-led Mobility Initiatives



## Main & Fairview Transit Island Improvements

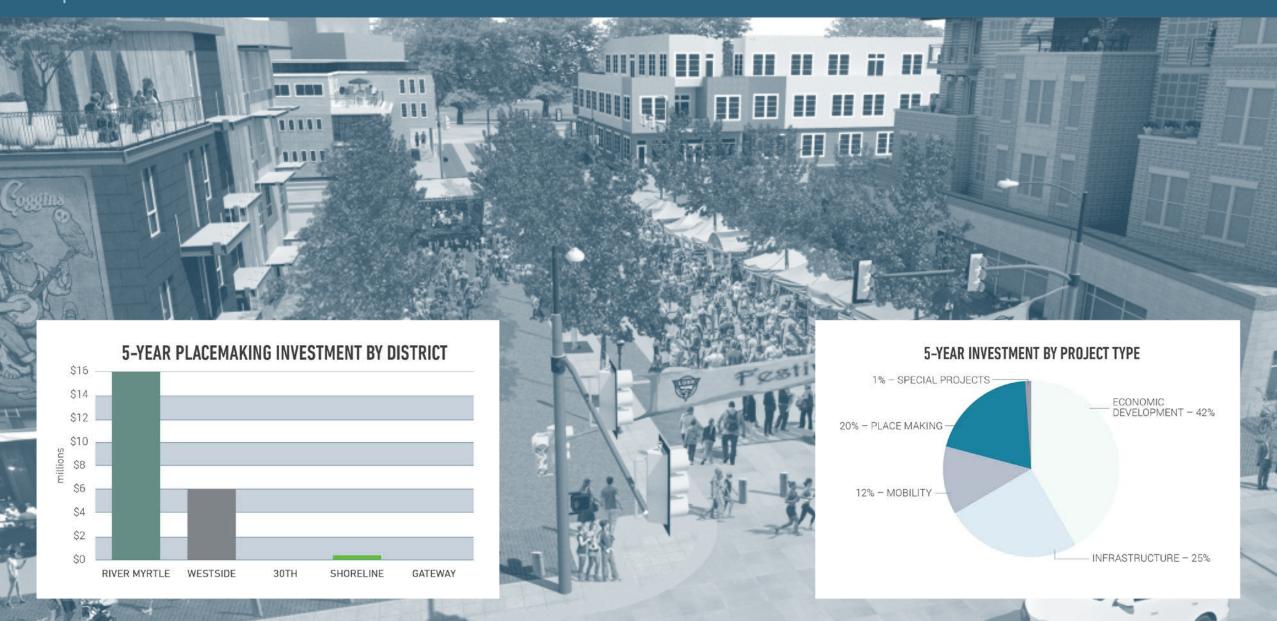




## **Gowen Road Bridge with ACHD**



# PLACEMAKING



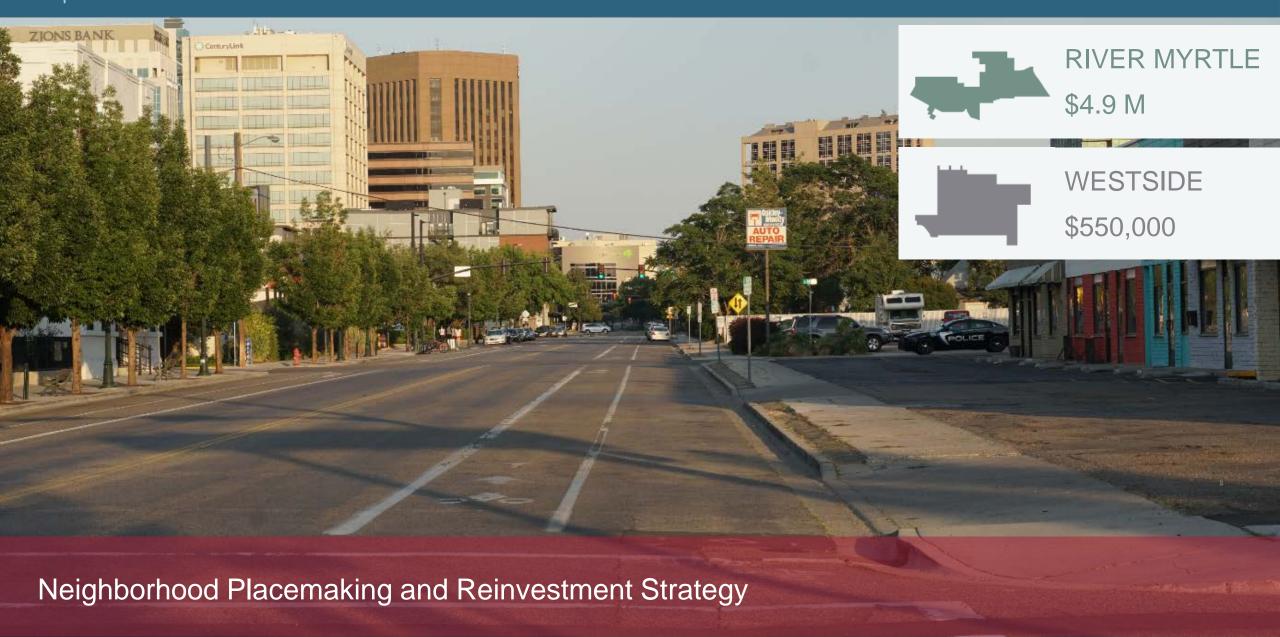


### **Old Boise Blocks on Grove Street**





### **Linen Blocks on Grove Street**

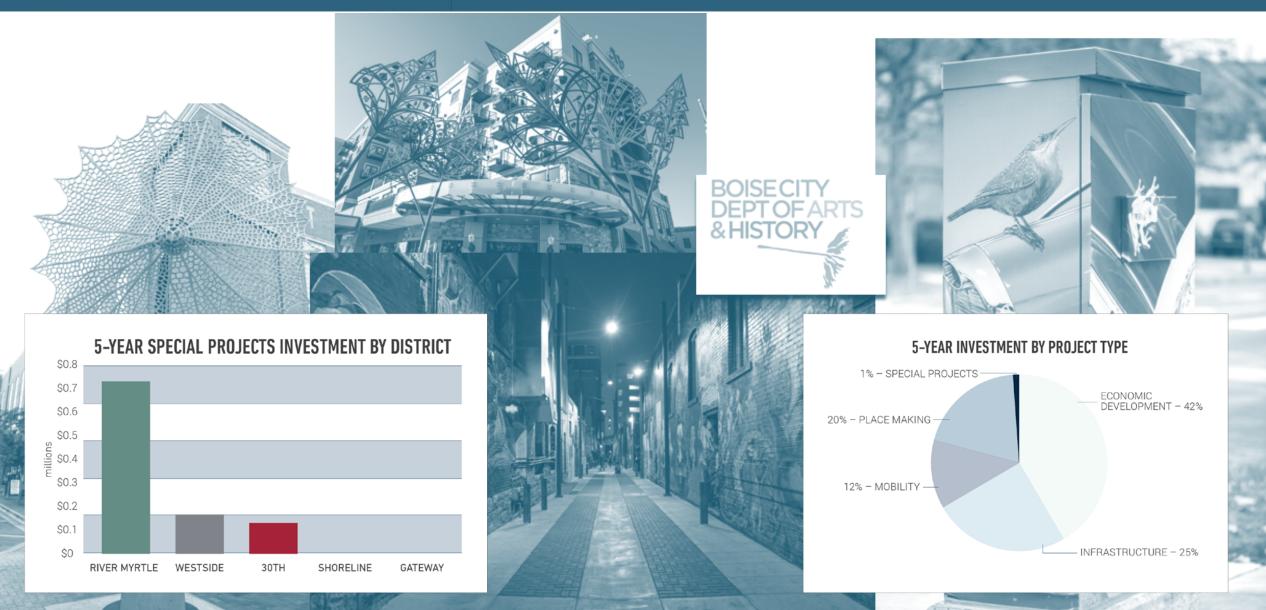




### **Westside Urban Park**







# Public Art





### Proposed FY 2021-2025 Capital Improvement Plan

### Suggested Motion:

I move to approve the proposed CCDC Capital Improvement Plan for 2021-2025, and any technical changes which may be required.



### **AGENDA**

#### **IV. Action Items**

F.	CONSIDER: 1322 W Main Street – Fire Fusion Studio – Participation Program Type 1 Agreement with FireFusion Studio LLC (10 minutes)
E.	CONSIDER: Proposed FY 2021-2025 Capital Improvement Plan (20 minutes)
D.	CONSIDER: Proposed FY 2021 Original Budget (10 minutes
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B.	CONSIDER: Resolution #1668 – Approving Westside Park Art Design Concept Recommendation (10 minutes)
A.	CONSIDER: Resolution #1662A – Authorizing Westside Urban Park Naming Recommendation (5 minutes)



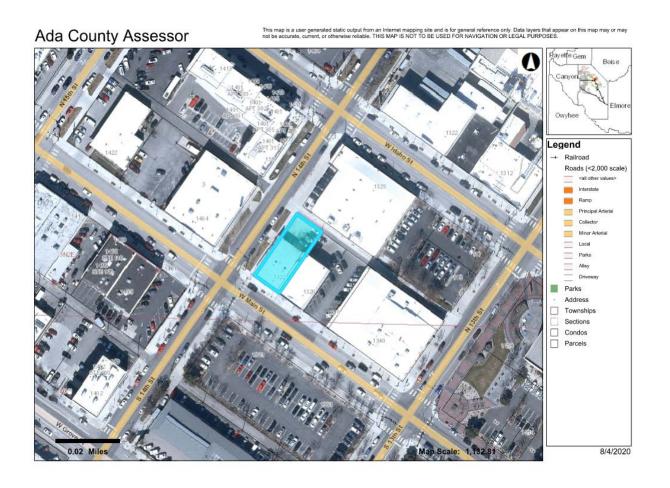
### Fire Fusion Studio Type 1 Streetscape Grant Designation

Brady Shinn
Project Manager – Property Development





#### Fire Fusion Studio Location





### Fire Fusion Studio Project Information

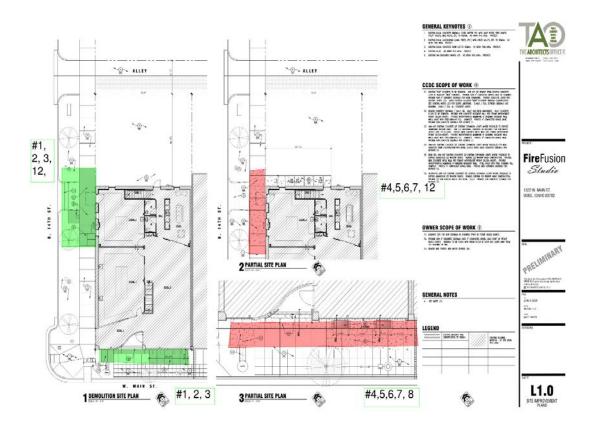


#### Purchase and Renovation

- Renovation of empty 7,000 sq ft building, totaling \$700,000
- Local artist gallery and classroom space
- Requesting funding to decommission underground sidewalk vaults
- Total Development Cost of \$1.8 million
- Construction began in April on interior portion, exterior awaiting permitting approval. All work complete by Fall 2020



### Eligible Expenses



#### Public Improvement Cost Estimates:

- Totals \$50,000
- Underground Vaults in-fill: \$15,000
- Sidewalk and Landscaping: \$10,000
- Demolition and Misc.: \$25,000



### Fire Fusion Studio - Type 1 Streetscape Grant Designation

### 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.



### **AGENDA**

#### V. Information/Discussion Items

### VI. Adjourn



### **INFORMATION:** CCDC Monthly Report

John Brunelle
CCDC Executive Director



### **Adjourn**

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting.

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

