



BOARD OF COMMISSIONERS MEETING

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Special Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
August 26, 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

I. CALL TO ORDER Chair Zuckerman

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS Chair Zuckerman

III. ACTION ITEM

A. PUBLIC HEARING: Proposed FY 2020 Amended Budget (10 minutes) Chair Zuckerman

B. CONSIDER: Resolution #1665 – Adopt FY 2020 Amended Budget (10 minutes)Joey Chen

C. PUBLIC HEARING: Proposed FY 2021 Original Budget (10 minutes) Chair Zuckerman

D. CONSIDER: Resolution #1666 – Adopt FY 2021 Original Budget (10 minutes)Joey Chen

E. CONSIDER: Resolution #1667 – Adopt FY 2021-2025 Capital Improvement Plan (10 minutes)
.....Doug Woodruff

IV. ADJOURN

This meeting will be conducted in compliance with the Idaho Open Meetings Law and will allow both in-person and virtual attendance. All CCDC Board members will attend virtually. Interested members of the public are welcome and are encouraged to attend virtually via the link above. The in-person meeting site is CCDC, 121 N 9th St, Suite 501, Boise, Idaho. All COVID-19 health safety protocols will be observed at the meeting site. 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. The in-person meeting site is accessible to those with physical disabilities. Attendees 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. ACTION ITEMS



AGENDA BILL

| | | |
|--|--|---------------------------------|
| Agenda Subject: FY2020 Amended Budget | | Date: August 26, 2020 |
| Staff Contact: Ross Borden, Finance Director | Exhibits: <div><div>1. Resolution 1665</div><div>2. Exhibit A: FY2020 Amended Budget</div><div>3. Exhibit B: Amended Annual Appropriation Resolution</div></div> | |
| Action Requested: Adopt Resolution 1665 approving the FY2020 Amended Budget. | | |

Background:

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

As statutorily required, this FY 2020 Amended Budget and public hearing notice was published twice in the *Idaho Statesman* newspaper, on August 17 and 24. The Board will conduct the public hearing on the FY2020 Amended Budget beginning at noon, Wednesday, August 26, 2020, at the Agency. When the hearing concludes the Board will consider the adoption of the FY2020 Amended Budget via Resolution 1665.

Fiscal Notes:

| | | |
|-------------------------|-----------------------|--------------|
| FY 2020 Original Budget | \$69,319,635 | |
| FY 2020 Amended Budget | <u>\$21,514,916</u> | |
| <i>Change</i> | <i>(\$47,804,719)</i> | <i>(69%)</i> |

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

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

Staff Recommendation: Adopt Resolution 1665.

Suggested Motion:

I move adoption of Resolution 1665 to approve the FY2020 Amended Budget totaling **\$21,514,916** and authorize the Executive Director to file copies of the budget as required by law.

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

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

THIS RESOLUTION 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, as a duly created
and functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as
the "Agency."

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

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

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

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

the First Amended and Restated Urban Renewal Plan River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River-Myrtle/Old Boise Urban Renewal Project (the "River-Myrtle/Old Boise Plan");

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

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

WHEREAS, following said public hearing, the City Council adopted Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings;

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

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

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

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

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

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

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

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

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

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5), and 50-1002, after providing notice of the meeting and consideration of the content of the proposed budget, the Agency did duly adopt its Fiscal Year 2020 budget at the Agency Board meeting of August 28, 2019, by adoption of Agency Resolution No. 1620;

WHEREAS, since August 28, 2019, certain circumstances have changed necessitating the revision of the Fiscal Year 2020 budget;

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

WHEREAS, Agency has prepared a proposed amendment for the Fiscal Year 2020 Budget, a copy of which is included within the Notice of Hearing;

WHEREAS, Agency Board tentatively approved the proposed amendment for the Fiscal Year 2020 Budget at its August 10, 2020, Board meeting;

WHEREAS, Agency has previously published notice of a public hearing to consider the proposed FY 2020 Amendment, to be conducted on Wednesday, August 26, 2020, at the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho;

WHEREAS, on Wednesday, August 26, 2020, pursuant to Idaho Code Section 50-1002, the Agency held a public hearing at the offices of the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho, on the proposed amended budget, a true and correct copy of which is attached hereto as Exhibit A, and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2020;

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

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

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

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

Section 3: That the Executive Director is authorized to submit a copy of this Resolution and the amended budget to the city of Boise on or before September 1, 2020, and to provide a copy of this Resolution and the amended budget to Bank of America, N.A., ZB, N.A., and any other person or entity entitled to a copy of this Resolution and amended budget.

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

PASSED AND ADOPTED by the Urban Renewal Agency of the city of Boise, Idaho, on August 26, 2020. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 26th day of August 2020.

URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO

By _____
Dana Zuckerman, Chair

ATTEST:

By _____
Lauren McLean, Secretary



FY2020 AMENDED BUDGET

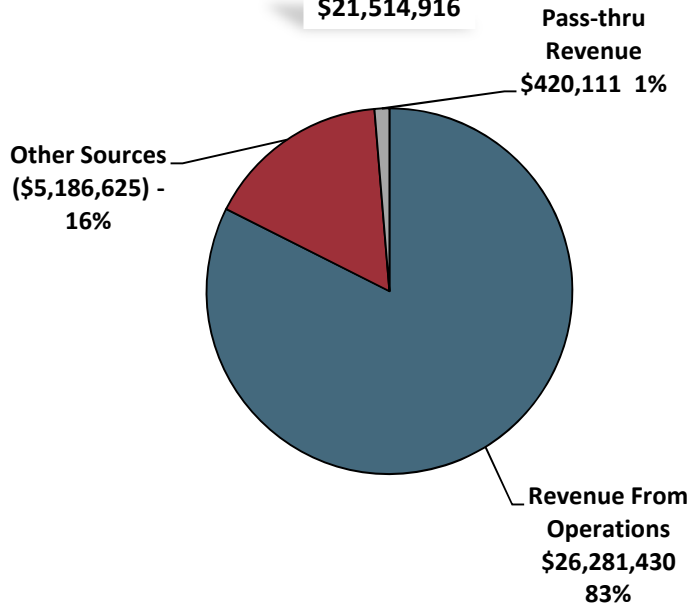
October 1, 2019 thru September 30, 2020



FY2020 AMENDED Budget

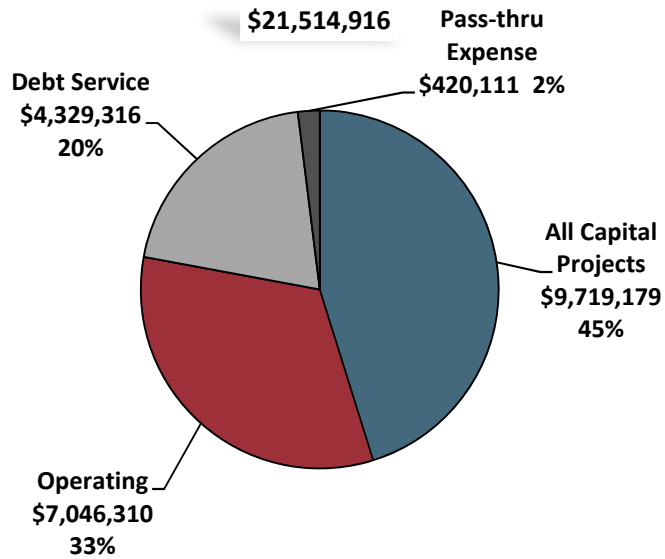
Sources

\$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 | | | |
| Downtown Mobility Infrastructure..... | 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.

- The second Secure Bike Parking Facility project is on hold from re-prioritizing due to COVID-19 impacted revenue.

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EXHIBIT B
CAPITAL CITY DEVELOPMENT CORPORATION
FISCAL YEAR 2020 AMENDED BUDGET

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

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

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

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

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

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

| | FY 2018 ACTUAL EXPENSE | FY 2019 ACTUAL EXPENSE | ORIGINAL FY 2020 BUDGET EXPENSE | AMENDED FY 2020 BUDGET EXPENSE |
|---------------------------------------|------------------------------|------------------------------|--|---|
| FUNDS: | | | | |
| GENERAL OPERATIONS FUND | 3,368,227 | 3,287,097 | 4,418,650 | 3,729,477 |
| CENTRAL REVENUE ALLOCATION FUND | 8,703,385 | - | 0 | 0 |
| RIVER MYRTLE OLD BOISE REV ALLOC FUND | 7,178,111 | 7,223,325 | 30,477,185 | 9,520,707 |
| WESTSIDE REVENUE ALLOCATION FUND | 1,188,396 | 1,406,834 | 24,779,200 | 2,074,557 |
| 30TH STREET REVENUE ALLOCATION FUND | 11,193 | 720,452 | 1,380,000 | 341,800 |
| SHORELINE REVENUE ALLOCATION FUND | 0 | 0 | 165,000 | 3,000 |
| GATEWAY EAST REVENUE ALLOCATION FUND | 0 | 0 | 350,000 | 96,300 |
| PARKING FUND | 9,836,815 | 4,935,864 | 7,646,489 | 5,645,964 |
| DEBT SERVICE FUND | 89,658 | 92,267 | 103,111 | 103,111 |
| TOTAL | \$ 30,375,785 | \$ 17,665,840 | \$ 69,319,635 | \$ 21,514,916 |

PASSED AND ADOPTED by the Capital City Development Corporation of the City of Boise, Idaho, on this 26th day of August, 2020.

Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 26th day of August, 2020.

Approved:

By _____
Dana Zuckerman, Chair

Attest:

By _____
Lauren McLean, Secretary



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AGENDA BILL

| | | |
|---|--|---------------------------------|
| Agenda Subject: FY2021 Original Budget | | Date: August 26, 2020 |
| Staff Contact: Ross Borden, Finance Director | Exhibits: <div>1. Resolution 1666</div> <div>2. Exhibit A: FY2021 Original Budget</div> <div>3. Exhibit B: Annual Appropriation Resolution</div> | |
| Action Requested: Adopt Resolution 1666 approving the FY2021 Original budget. | | |

Background:

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

As statutorily required, the FY2021 Original Budget and public hearing notice was published twice in the *Idaho Statesman* newspaper, on August 17 and 24. The Board will conduct the public hearing on the budget beginning at noon, Wednesday, August 26, 2020 at the Agency. When the hearing concludes the Board will consider the adoption of the FY2021 Original budget via Resolution 1666.

Fiscal Notes:

| | |
|------------------------|----------------------|
| FY2020 Amended Budget | \$21,514,916 |
| FY2021 Original Budget | <u>\$59,317,412</u> |
| <i>Change</i> | \$37,802,496 176% |

Exhibit A is the complete FY2021 Original Budget with line-item detail by revenue and expense category and notable change narrative.

Exhibit B is the Annual Appropriation Resolution.

Staff Recommendation: Adopt Resolution 1666.

Suggested Motion:

I move adoption of Resolution 1666 to approve the FY2021 Original Budget totaling **\$59,317,412** and authorize the Executive Director to file copies of the budget as required by law.

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, TO BE TERMED THE "ANNUAL APPROPRIATION RESOLUTION," APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSE AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO THE CITY OF BOISE, BANK OF AMERICA, N.A., ZB, N.A., AND ANY OTHER PERSON OR ENTITY ENTITLED TO A COPY OF THE AGENCY'S BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION 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, as a duly created and functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as the "Agency."

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

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

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

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

Parcels) and Renamed River-Myrtle/Old Boise Urban Renewal Project (the "River-Myrtle/Old Boise Plan");

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

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

WHEREAS, following said public hearing, the City Council adopted Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings;

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

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

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

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

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

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

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

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

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

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2020, and ending September 30, 2021, by virtue of its action at the Agency's Board meeting of August 10, 2020;

WHEREAS, Agency has previously published notice of a public hearing to be conducted on Wednesday, August 26, 2020, at the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho;

WHEREAS, on Wednesday, August 26, 2020, pursuant to Idaho Code Section 50-1002, the Agency held a public hearing at the Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho, on the proposed budget, a true and correct copy of which is attached hereto as Exhibit A, and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2021;

WHEREAS, pursuant to Idaho Code Section 50-2006, the Agency is required to pass an annual appropriation resolution and submit the resolution to the city of Boise, on or before September 1, 2020.

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

Section 1: The above statements are true and correct.

Section 2: That the total amount, or so much thereof as may be necessary to defray all expenses and liabilities of the Agency as authorized by law and set forth in Exhibit A attached hereto and incorporated herein by reference, and the same is hereby appropriated out of any money in the Agency accounts for general, special, and corporate purposes of the Agency for the fiscal year commencing on October 1, 2020, and ending September 30, 2021.

Section 3: That the Executive Director is authorized to submit a copy of this Resolution and the budget to the city of Boise on or before September 1, 2020, and to provide a copy of this Resolution and the budget to Bank of America, N.A., ZB, N.A., and any other person or entity entitled to receive a copy of the Agency's budget.

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

PASSED AND ADOPTED by the Urban Renewal Agency of the city of Boise, Idaho, on August 26, 2020. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 26th day of August 2020.

URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO

By _____
Dana Zuckerman, Chair

ATTEST:

By _____
Lauren McLean, Secretary



FY2021 ORIGINAL BUDGET

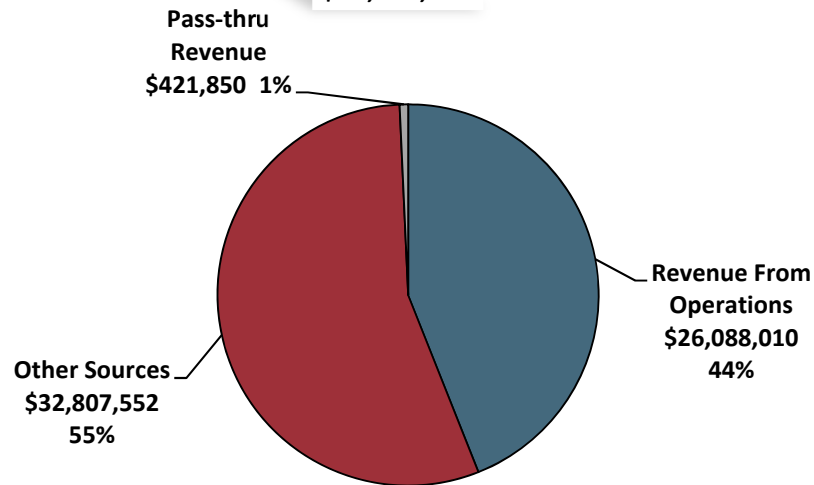
October 1, 2020 thru September 30, 2021



FY2020 ORIGINAL Budget

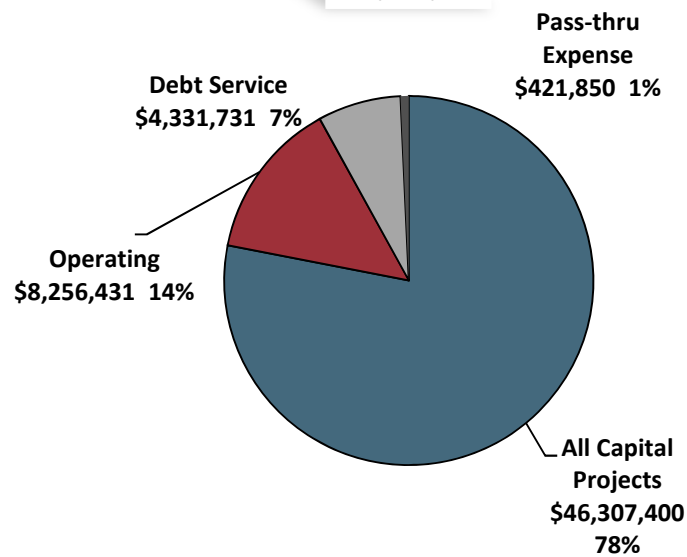
Sources

\$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) |

- - -

| FY2021 ORIGINAL BUDGET EXPENSE DETAIL | 2020 AMENDED | 2021 ORIGINAL | <i>Difference</i> |
|---|-------------------------|--------------------------|--------------------------|
| 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 | | | |
| Downtown Mobility Infrastructure..... | - | 588,500 | 588,500 |
| ParkBOI Initiatives..... | 500 | 25,000 | 24,500 |
| Parking+ Service (Traffic/Parking Development Modeling)..... | 5,000 | - | (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 | 540,500 |

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.
-

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 CCD's balance sheet or income statement so is not included in Agency budgets.
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EXHIBIT B
CAPITAL CITY DEVELOPMENT CORPORATION
FISCAL YEAR 2021 ORIGINAL BUDGET

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION TO BE TERMED THE "ANNUAL APPROPRIATION RESOLUTION" APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW FOR A TWELVE MONTH PERIOD FROM THE FIRST DAY OF OCTOBER 2020 AND INCLUSIVE OF THE LAST DAY OF SEPTEMBER 2021 FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. That the following total amount or so much thereof as may be necessary, is hereby appropriated out of any money in the Agency accounts for general, special, and corporate activities for the Capital City Development Corporation for the fiscal year beginning the first day of October 2020 and inclusive of the last day of September 2021.

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

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

| <u>FUNDS:</u> | FY 2019 ACTUAL EXPENSE | FY 2020 BUDGET EXPENSE | FY 2021 BUDGET EXPENSE |
|---------------------------------------|------------------------------|------------------------------|------------------------------|
| GENERAL OPERATIONS FUND | 3,287,097 | 3,729,477 | 4,283,000 |
| CENTRAL REVENUE ALLOCATION FUND | - | - | - |
| RIVER MYRTLE OLD BOISE REV ALLOC FUND | 7,223,325 | 9,520,707 | 22,961,578 |
| WESTSIDE REVENUE ALLOCATION FUND | 1,406,834 | 2,074,557 | 21,527,000 |
| 30TH STREET REVENUE ALLOCATION FUND | 720,452 | 341,800 | 1,990,000 |
| SHORELINE REVENUE ALLOCATION FUND | - | 3,000 | 205,000 |
| GATEWAY EAST REVENUE ALLOCATION FUND | - | 96,300 | 770,000 |
| PARKING FUND | 4,935,864 | 5,645,964 | 7,475,984 |
| DEBT SERVICE FUND | 92,267 | 103,111 | 104,850 |
| TOTAL | \$ 17,665,840 | \$ 21,514,916 | \$ 59,317,412 |

PASSED AND ADOPTED by the Capital City Development Corporation of the City of Boise, Idaho, on this 26th day of August, 2020.

Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 26th day of August, 2020.

Approved:

By _____
Dana Zuckerman, Chair

Attest:

By _____
Lauran McLean, Secretary



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AGENDA BILL

| | | |
|--|---|---------------------------------|
| Agenda Subject: Resolution #1667 – Adopt the CCDC 2021-2025 Capital Improvement Plan. | | Date: August 26, 2020 |
| Staff Contact: Doug Woodruff | Attachments: Resolution#1667 CCDC 2021-2025 Capital Improvement Plan | |
| Action Requested: Approve Resolution #1667 adopting the CCDC 2021-2025 Capital Improvement Plan. | | |

Background:

CCDC seeks to help the Boise community thrive in a sustainable economy where an exceptional built environment and excellent business opportunities are in perfect balance. The development of a multi-year Capital Improvement Plan (CIP) has been a valuable tool for coordinating capital improvements with intergovernmental agencies and private partners through the Agency's Participation Program. Over the past few years, CCDC's capital plan and participation program have helped stimulate and assist 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. On August 10th, 2020 the Board approved the proposed 2021-2025 CIP.

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:

Adopt the CCDC 2021-2025 CIP

Suggested Motion:

Approve Resolution #1667 adopting the CCDC 2021-2025 Capital Improvement Plan.

RESOLUTION NO. 1667

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, ADOPTING THE 5-YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2021-2025; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

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

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

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

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

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

WHEREAS, the City, after notice duly published, conducted a public hearing on the 30th

Street Area Urban Renewal Plan (the “30th Street Plan”), and following said public hearing, the City adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

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

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

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

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

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

WHEREAS, CCDC staff has prepared a proposed 5-Year Capital Improvement Plan Fiscal Year 2021-2025 (“CIP”); and,

WHEREAS, the Board discussed the CIP at its Board meeting on August 10, 2020; and,

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

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

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

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

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

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

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Boise, Idaho, on August 26, 2020. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 26, 2020.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
Lauren McLean, Secretary



5-YEAR CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2021-2025 (PROPOSED)

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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



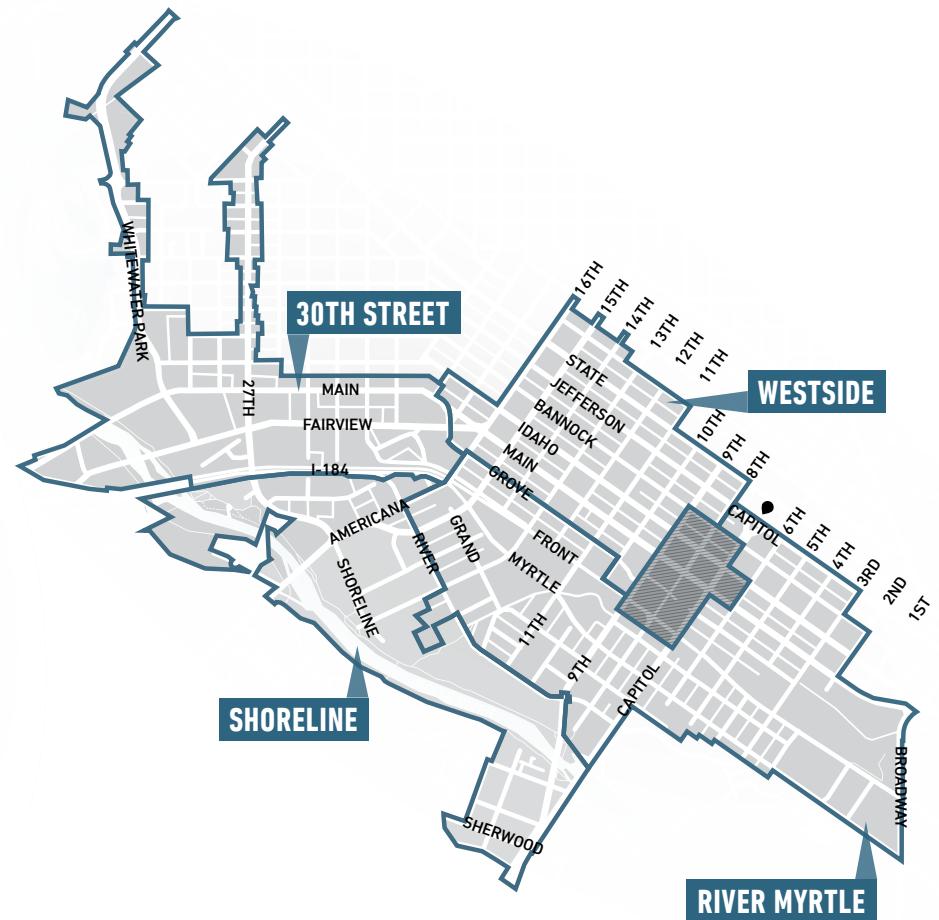
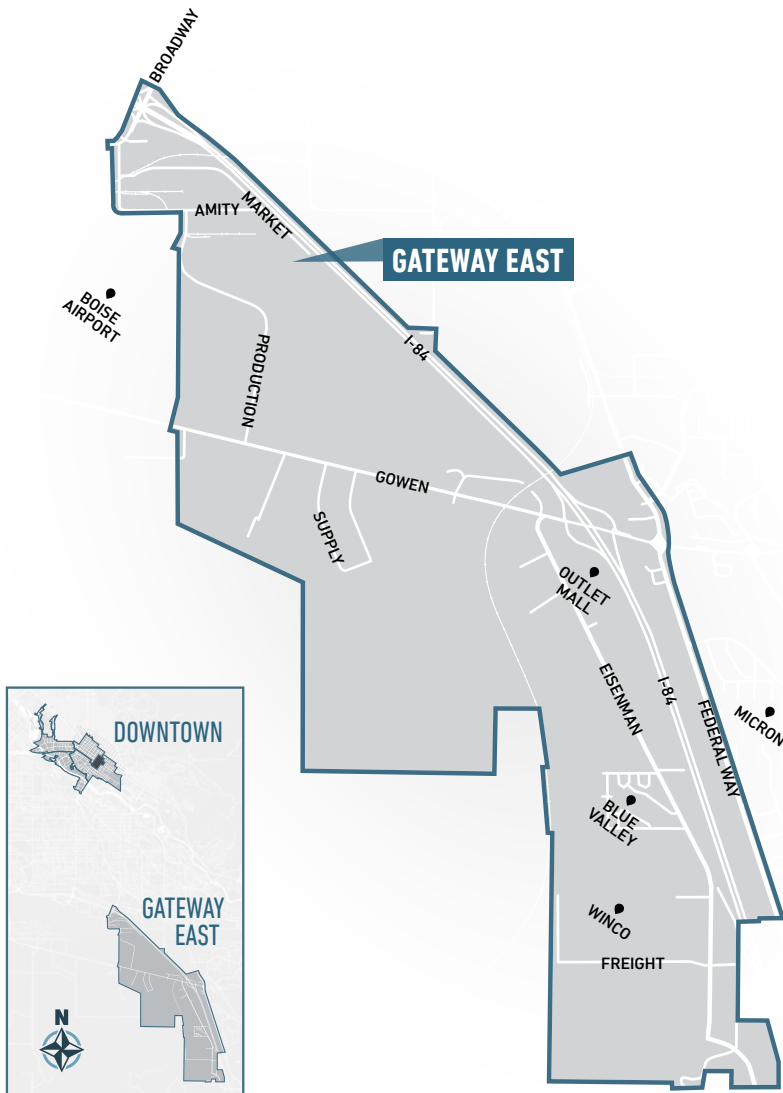
PLACE MAKING



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

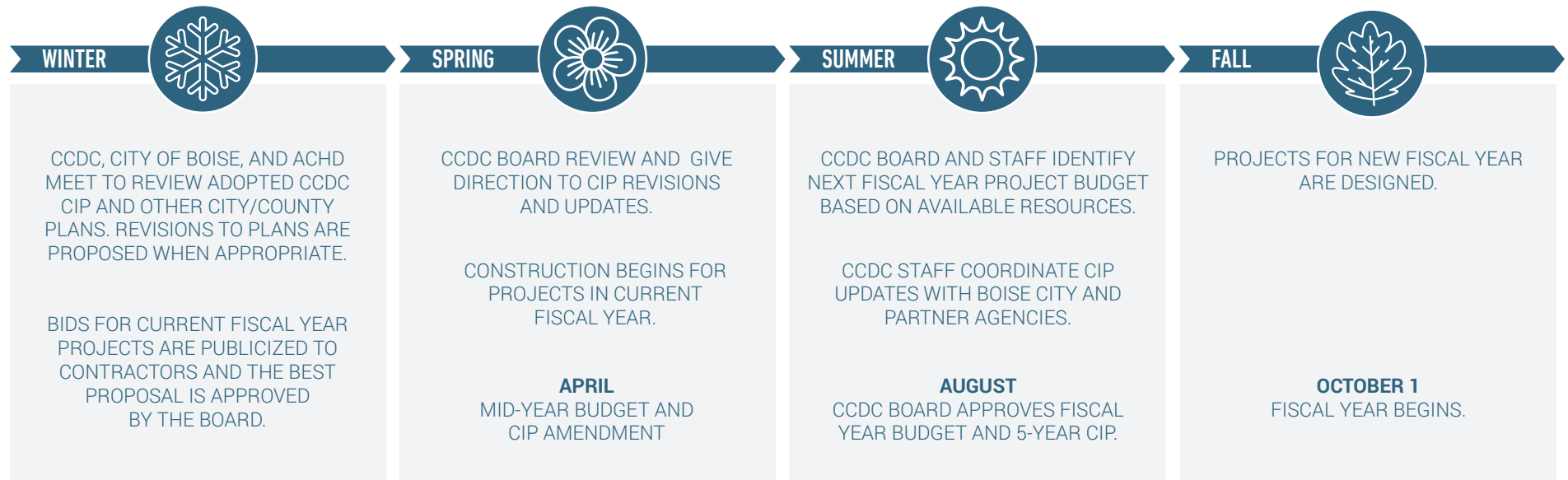
WHY DOES CCDC CREATE A 5-YEAR CIP?

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.

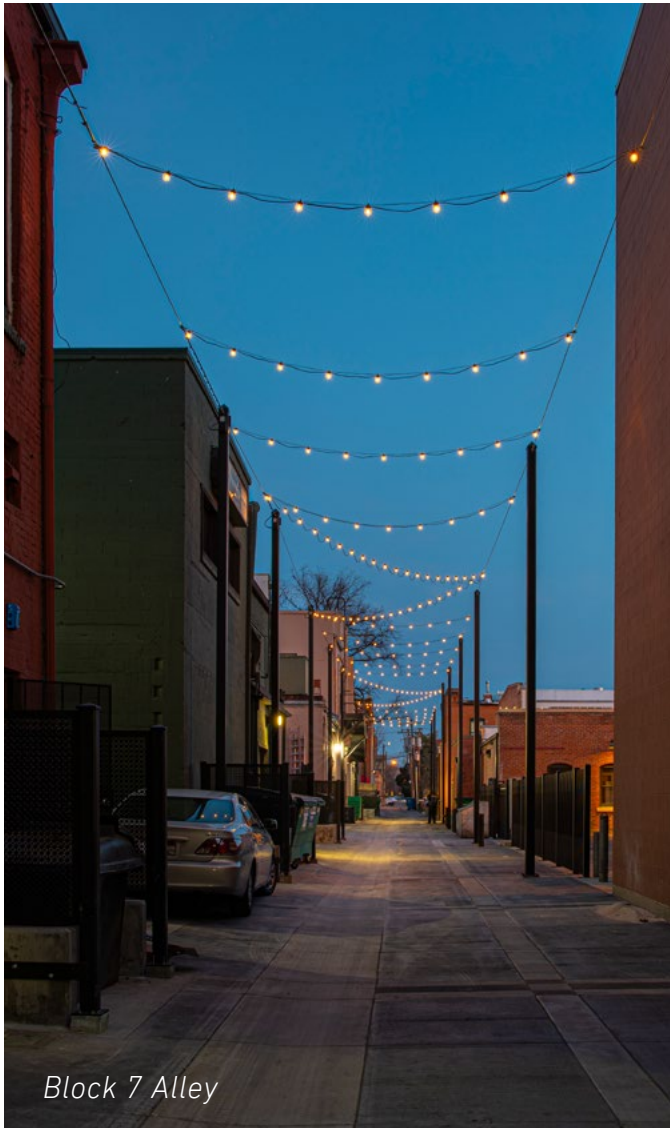
The CIP is built in conjunction with the budget to allocate limited resources by district to various capital improvement projects and participation program agreements. The plan is evaluated and revised annually and amended at the mid-year point to make necessary adjustments as conditions change.

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.



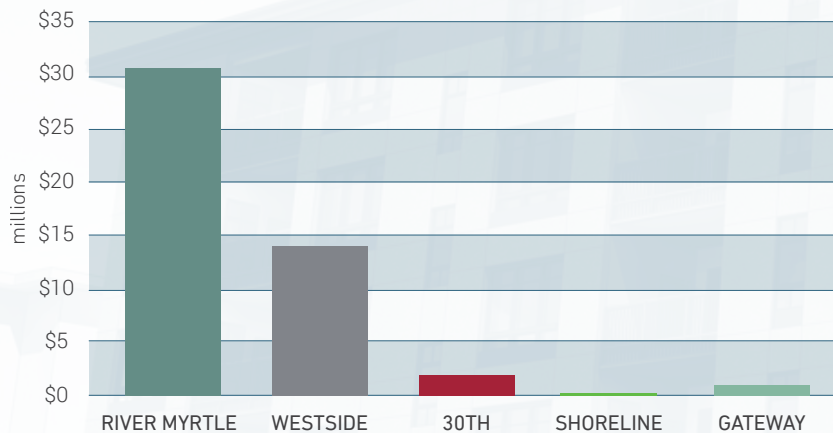


ECONOMIC DEVELOPMENT

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.

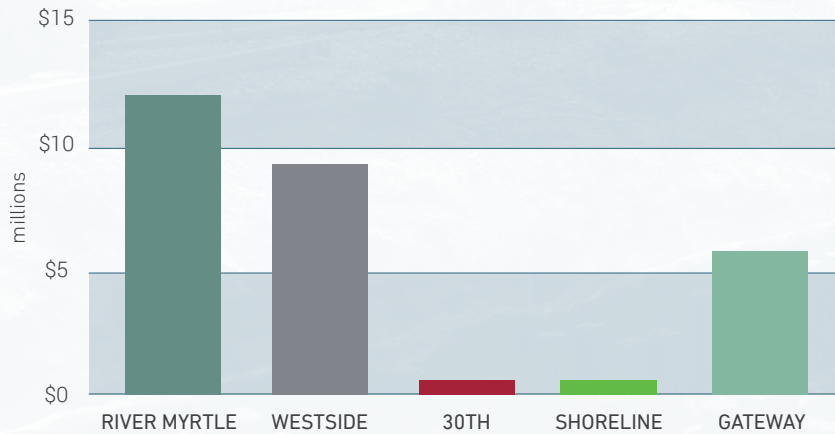


INFRASTRUCTURE

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.

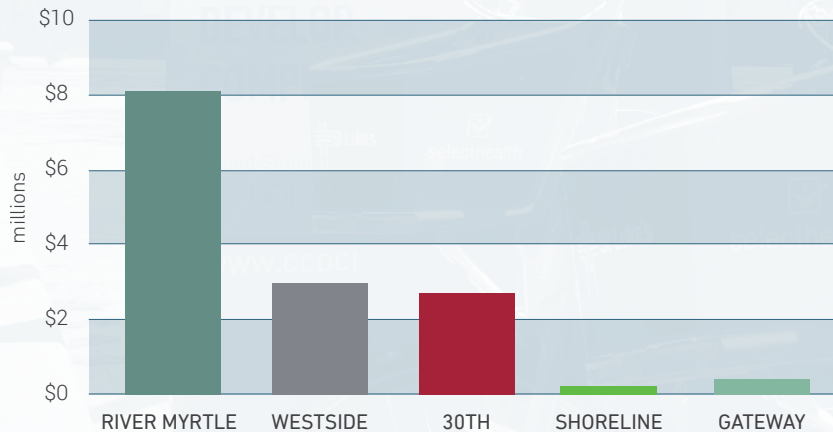


MOBILITY

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 MOBILITY INFRASTRUCTURE ENGINEERING AND CONSTRUCTION
- 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.**

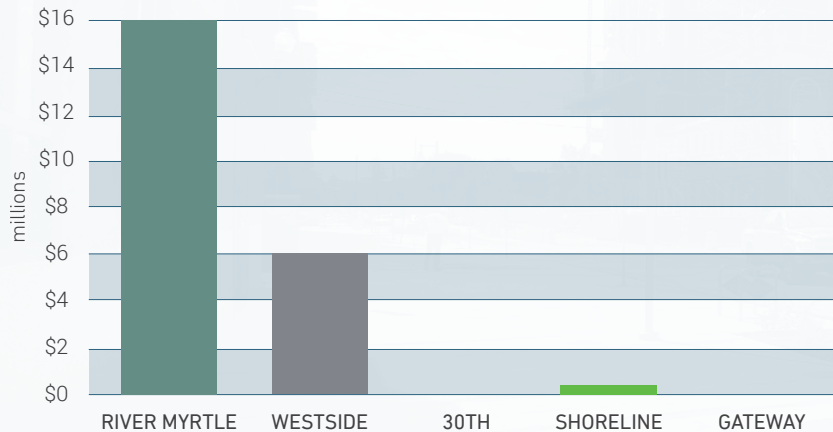


PLACEMAKING

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.

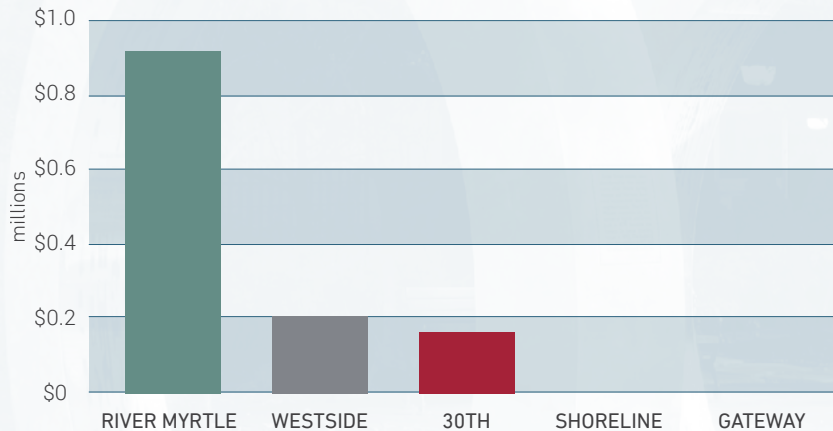


SPECIAL PROJECTS

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?

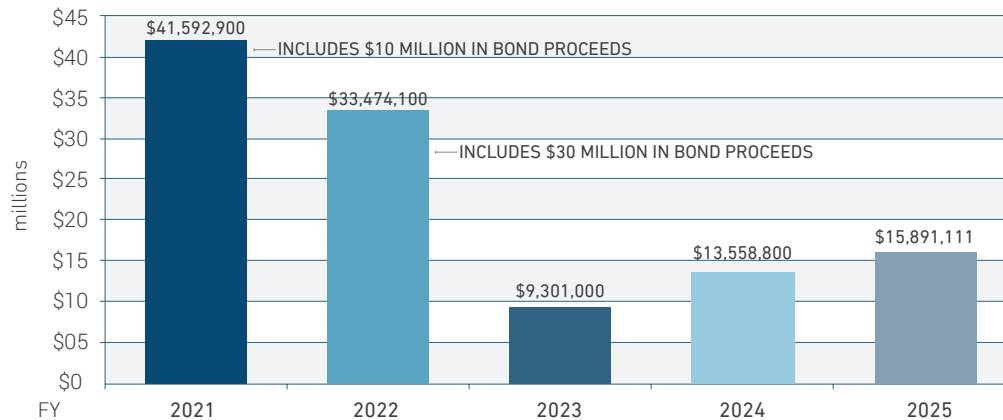
Special efforts are essential to ensuring a vibrant downtown with a **world class quality of life**. Public art enhances the downtown environment, offers social and educational opportunities, and promotes tourism. It can also be used to **celebrate local artists** and discourage vandalism. CCDC funds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

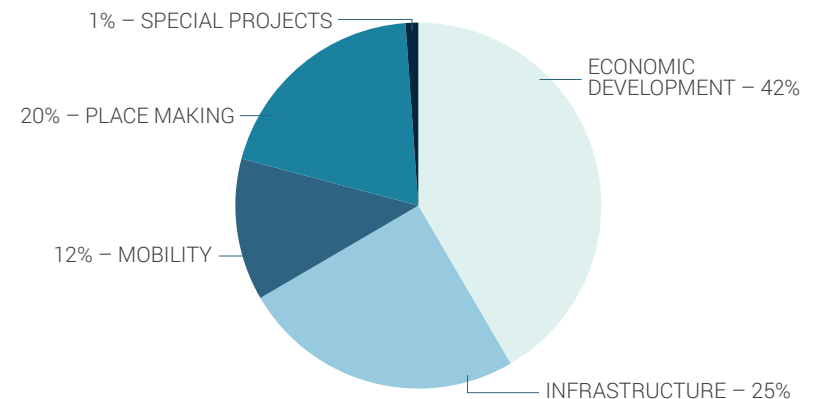
INVESTMENT SUMMARY

| 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



11th & Idaho St.

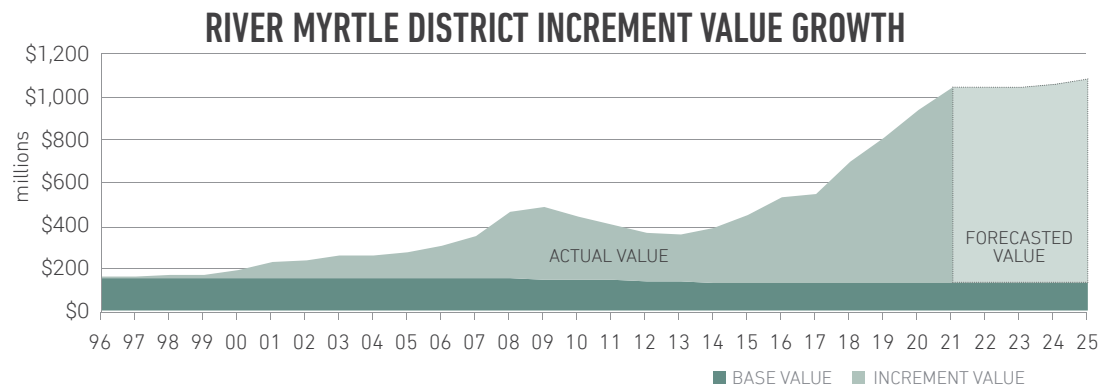


OVERVIEW OF RIVER MYRTLE DISTRICT

The River Myrtle District consisted of mostly vacant property, deteriorated residences and warehouses, and remnants of older industrial uses when it was first established. Redevelopment opportunities included the vacant Union Pacific switch yard properties, the 14-acre Ada County property, and the historic Eighth Street Marketplace, while assets included close access to the major employment centers in downtown, riverfront parks, the Boise River Greenbelt, and Boise State University. The district's plan seeks to strengthen north-south connections between downtown and the Boise River; re-establish mixed-use, urban neighborhoods; extend/connect the Boise River Greenbelt and Julia Davis Park; and develop the Cultural District on the south end of 8th Street.

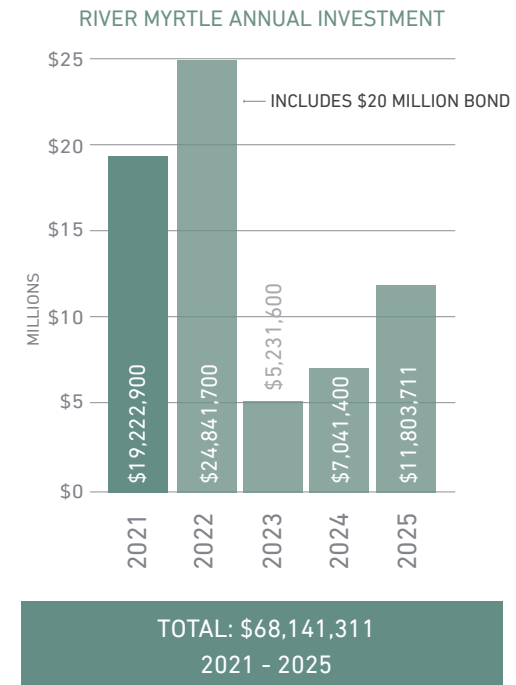
In the more recent years, the River Myrtle District has seen significant private investment in development projects that have been assisted by CCDC. The Fowler apartments were the first large-scale multifamily project to be built since the recession, and include approximately 163 rental units. CCDC partnered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

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



FAST FACTS:

- 303 ACRES
- TERM: FY1996-FY2025
- BASE VALUE: \$129 MILLION
- 2021 TOTAL PROPERTY VALUE: \$1 BILLION
- 2021 ANNUAL INCREMENT REVENUE: \$11.5 MILLION



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 | |

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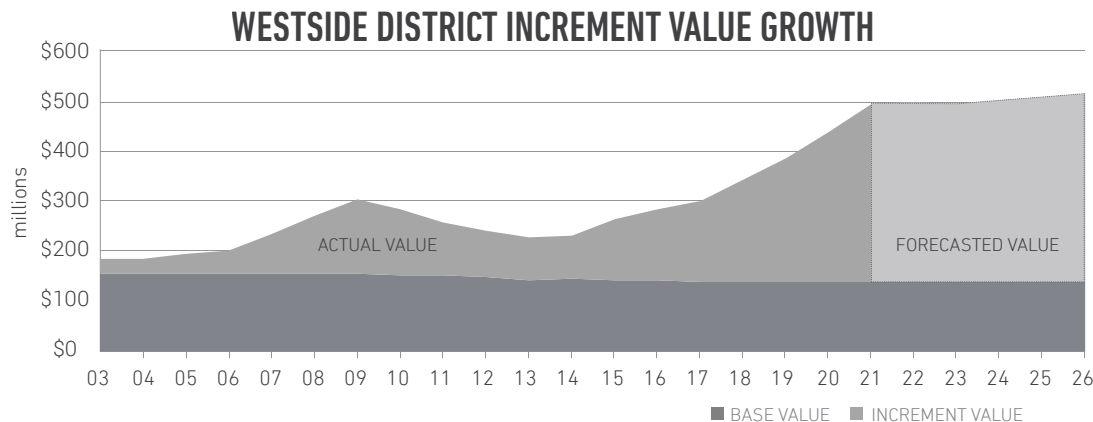
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OVERVIEW OF WESTSIDE DISTRICT

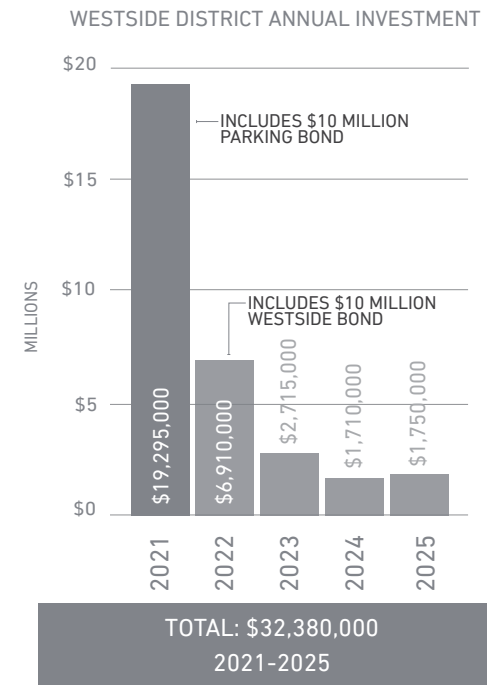
The Westside Downtown District is home to Boise Cascade, Idaho Power, Meadow Gold, One Capitol Center, and an abundance of surface parking lots. The Westside plan calls for a rich mixture of urban-style housing, shops, restaurants; increased downtown housing availability; an urban village; plazas and park-like green spaces enriched with public art, concerts and cultural events; improved transit service; robust connections to other parts of downtown, the greenbelt, and the foothills; conversion of surface parking to structured parking; Main and Idaho as retail corridors connecting to the downtown core; pedestrian-oriented design; and enhancement of the Boise City Canal through the district.

CCDC has assisted in several housing projects in the district including The Owyhee mixed use renovation, the Idaho Street Townhomes, The 119 luxury condos, and The Watercooler. The Watercooler was developed through a public land disposition at 14th and Idaho. The project netted 46 new housing units with a ground level restaurant and live/work units. Still more investment is underway including property redevelopment at 10th and State, 11th & Idaho, a public park at 11th and Bannock, and a Grove Street placemaking project.



FAST FACTS:

- 144 ACRES
- TERM: FY2003-FY2026
- BASE VALUE: \$139 MILLION
- 2021 TOTAL PROPERTY VALUE: \$493 MILLION
- 2021 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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WESTSIDE DISTRICT PROJECTS



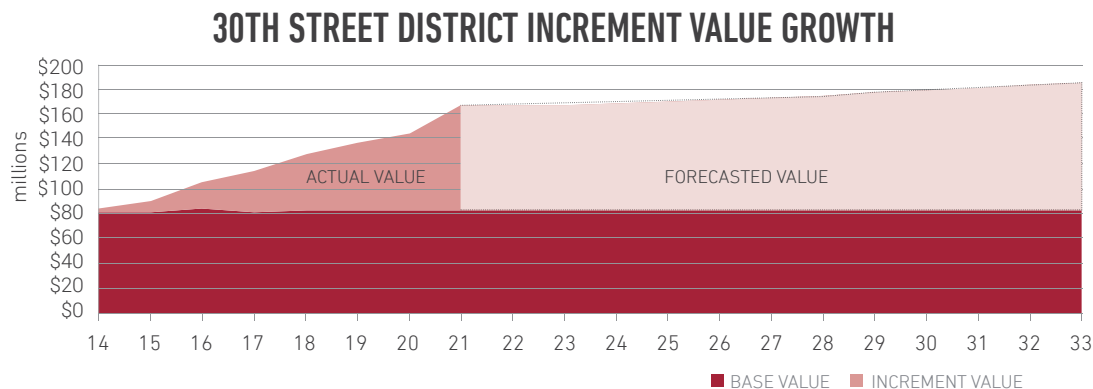
| WESTSIDE DISTRICT | | FY2021 | FY2022 | FY2023 | FY2024 | FY2025 | STATUS |
|----------------------------|--|---------------------|--------------------|--------------------|--------------------|--------------------|------------|
| Estimated Resources | | \$19,295,000 | \$6,910,000 | \$2,715,000 | \$1,710,000 | \$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.

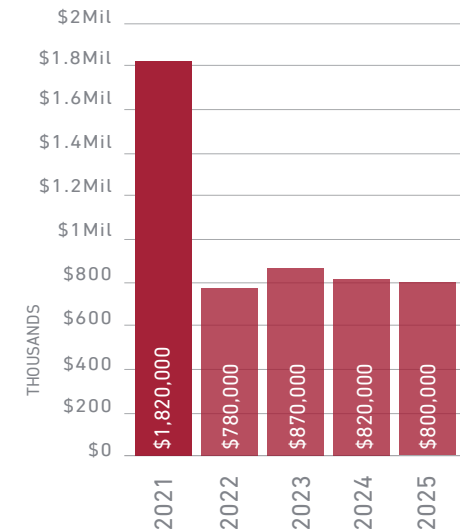


FAST FACTS:

- 213 ACRES
- TERM: FY2014-FY2033
- BASE VALUE: \$81 MILLION
- 2021 TOTAL PROPERTY VALUE: \$167 MILLION
- 2021 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.

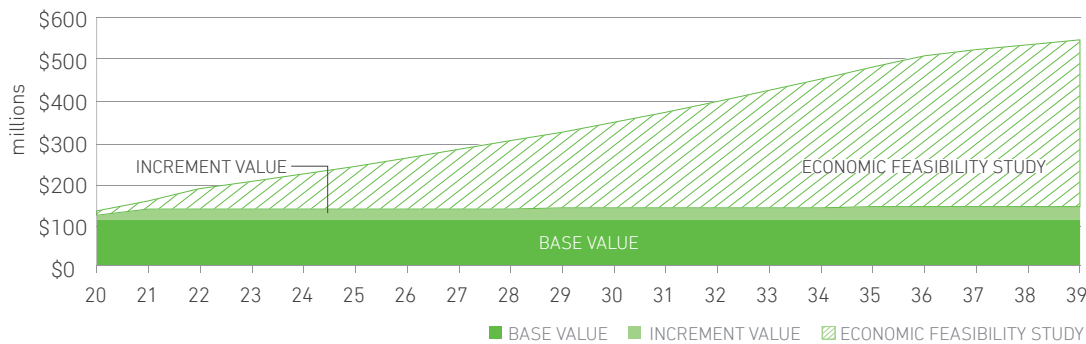
The City of Boise directed Capital City Development Corporation (CCDC), Boise's redevelopment agency, to proceed with the Shoreline District formation process. Initial investigations began in early 2017, approved of by stakeholders and partner agencies.

FAST FACTS:

- 195 ACRES
- TERM: FY2020-FY2039
- BASE VALUE: \$108 MILLION
- 2021 TOTAL PROPERTY VALUE: \$132 MILLION
- 2021 ANNUAL INCREMENT REVENUE: \$290 THOUSAND

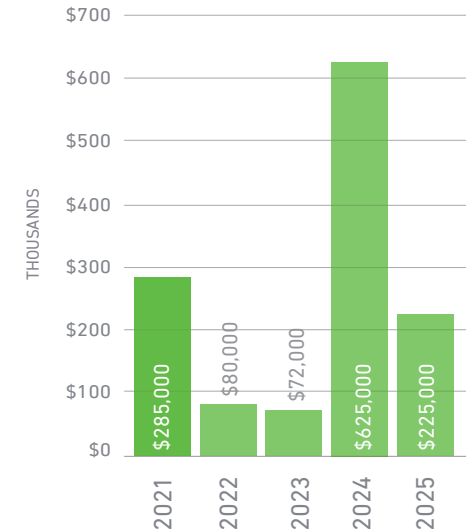


SHORELINE DISTRICT INCREMENT VALUE GROWTH



* 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: 17th Street Master Plan/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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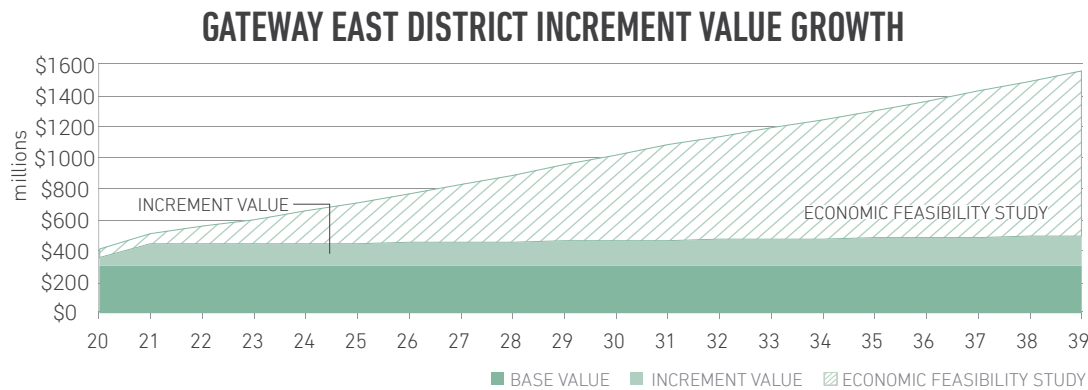
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OVERVIEW OF GATEWAY EAST DISTRICT

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.



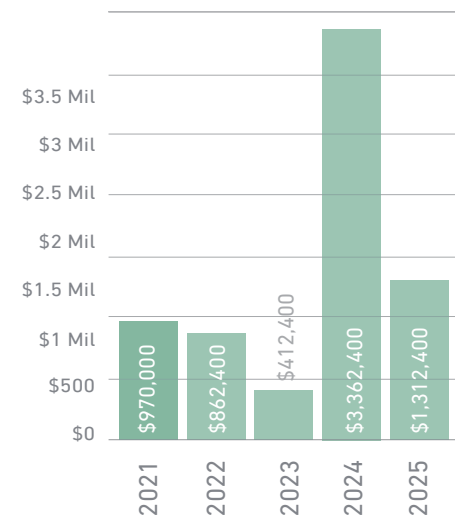
* Increment Value: Current year values plus known development.

FAST FACTS:

- 2,643 ACRES
- TERM: FY2020-FY2039
- BASE VALUE: \$303 MILLION
- 2021 TOTAL PROPERTY VALUE: \$443 MILLION
- 2021 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 | | | | | Tentative |
| 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

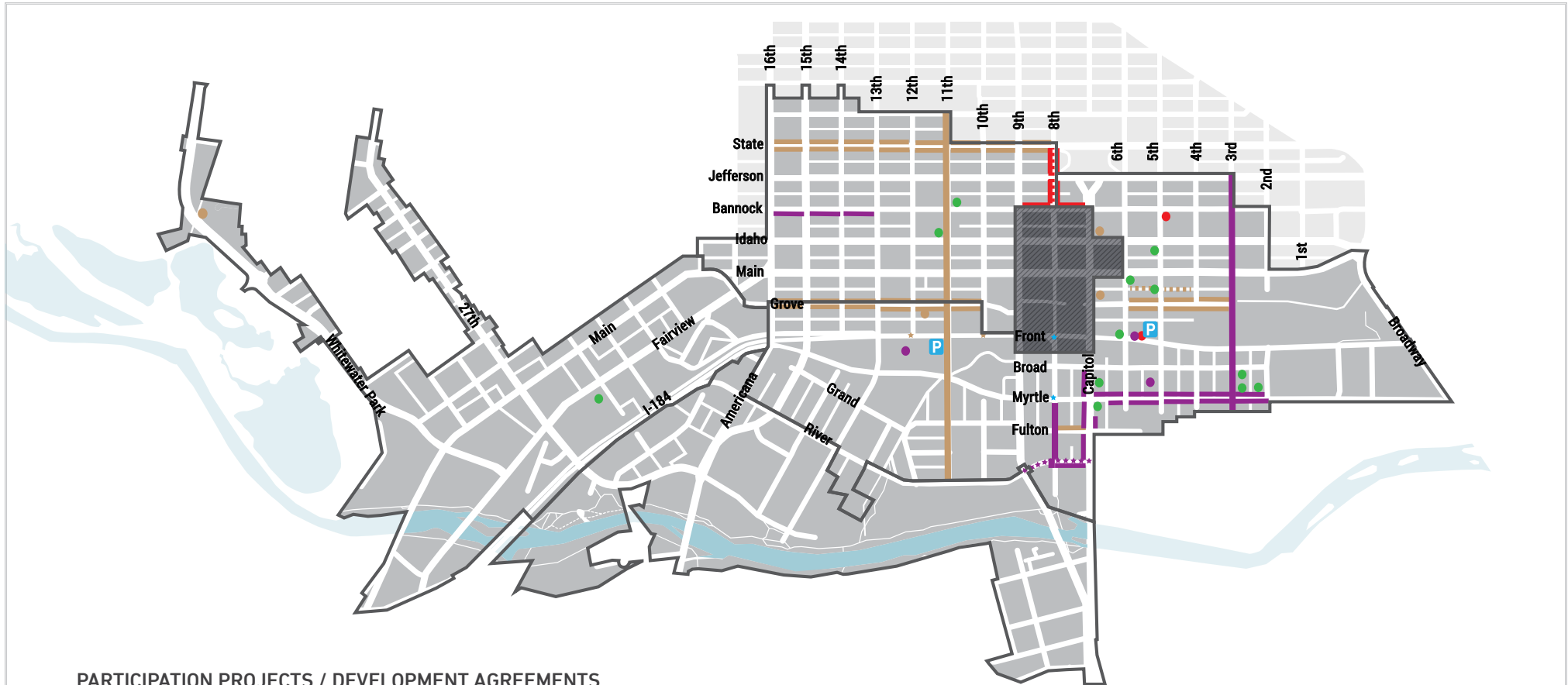


Blueprint Boise, the comprehensive plan for the City of Boise, was originally adopted in November 2011 and has seventeen goals for the Downtown Boise Planning Area. These goals are compatible with CCDC's Key Strategies used to accomplish our mission and vision for downtown Boise. CCDC values collaboration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

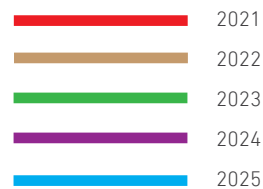
CIP PROJECT MAP



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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