



Financial Statements  
September 30, 2020

# Capital City Development Corporation

# CAPITAL CITY DEVELOPMENT CORPORATION

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## Independent Auditor's Report

To the Board of Commissioners  
Capital City Development Corporation  
Boise, Idaho

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Capital City Development Corporation (the Agency), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Agency's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Capital City Development Corporation, as of September 30, 2020, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, schedule of employer's share of net pension liability, and schedule of employer contributions as listed in the Table of Contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated December 22, 2020, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Erik Sully LLP". The signature is written in a cursive, flowing style.

Boise, Idaho

December 22, 2020

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2020**

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This section of Capital City Development Corporation's (the Agency's) annual financial report is provided by the management in accordance with GASB requirements to assist the reader in identifying and reviewing key issues and financial activity for the fiscal year ending September 30, 2020. Since this discussion and analysis focuses on the current fiscal year's activities and is a summary, the reader is encouraged to review the financial statements and notes which follow this section to gain a complete understanding of the Agency's finances.

**Financial Highlights**

- The Agency's total assets and deferred outflows of resources exceeded its liabilities and deferred inflow of resources at the close of the fiscal year 2020 by \$62,726,169. Of this total, \$21,505,532 is invested in capital assets (net of debt).
- At fiscal year close, the Agency's governmental funds reported a combined ending fund balance of \$54,406,140, of which \$53,669,133 is nonspendable, restricted, committed or assigned.
- During fiscal year 2020 the Agency's expenses were \$16,047,701 compared to the \$20,769,255 reported in 2019. The change was primarily due to the decrease in community development expenses related to the decrease in capital projects in 2020.
- Total revenues decreased by \$1,137,254. The decrease is mainly due to the fact that: (1) the Agency waived monthly parking fees for the month of April and May when the pandemic began in Idaho; (2) the hourly parking revenue has been negatively impacted by the pandemic since late March.
- Interest and fees expense on long-term debt in governmental activities decreased by \$205,010 compared with fiscal year 2019. In fiscal year 2020, no refunding or early redemption occurred.
- The Agency's key revenues are parking revenues and revenue allocation district revenues (tax increment revenue). Parking revenues decreased \$2,560,801 primarily due to: 1) decreased parking activities impacted by the pandemic and 2) the Agency waived monthly parking fees for the months of April and May when the pandemic began in Idaho. Revenue allocation funds increased 9.7% or \$1,462,466 in fiscal year 2020 as compared to the prior year due to the increased property valuations and new construction in Agency urban renewal districts.

**Overview of the Financial Statements**

The format of this report allows the reader to examine combined financial statements to view the Agency as a whole (Agency-wide) as well as information on individual fund activities. This financial report consists of three parts: 1) Management Discussion and Analysis, 2) Basic Financial Statements, and 3) Required Supplementary Information. Viewing governmental activity both as a whole and by individual major fund gives the reader a broader perspective, increases the Agency's accountability and provides a more complete picture of the financial health and activities of the Agency. The Basic Financial Statements include two kinds of statements that present different views of the Agency: Government-wide Financial Statements provide both long-term and short-term information about the Agency's overall financial status. Fund Financial Statements focus on individual parts of Agency activities and report the Agency's operations in more detail than the Government-wide statements. The Governmental Funds statements show how general government services such as urban renewal and parking were financed in the short-term as well as what remains for future spending.

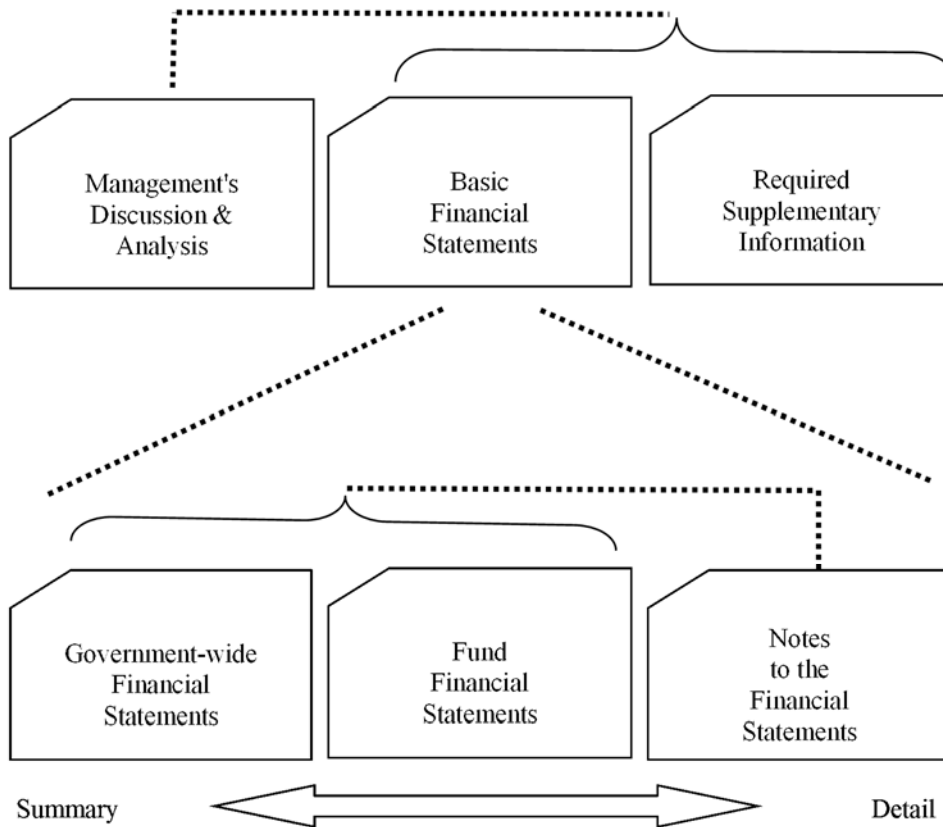
**CAPITAL CITY DEVELOPMENT CORPORATION**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2020**

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The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of Required Supplementary Information that further explains and supports the information in the financial statements.

Figure A illustrates how the required parts of this annual report are arranged and relate to one another.

**Figure A - Required Components of CCDC Annual Financial Report**



**CAPITAL CITY DEVELOPMENT CORPORATION**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2020**

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Figure B identifies the presentation of the Agency's financial statements.

**Figure B - Major Features of CCDC's Government-wide and Fund Financial Statements**

	Government-Wide Statements	Governmental Funds
Scope	Entire Agency government (except fiduciary funds) and Agency's component units	The activities of the Agency that are not proprietary such as urban renewal
Required financial statements	Statements of: Net Position Activities	Balance sheet Statement of revenues, expenditures and changes in fund balances
Accounting basis / measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus
Type of asset / liability information	All assets and liabilities, both financial and capital and short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets included
Type of inflow / outflow information	All revenues and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year, expenditures when goods or services have been received payment is due during the year or soon thereafter

The remainder of this overview section of Management's Discussion and Analysis explains the structure and content of each of the statements.

**Government-Wide Financial Statements**

Government-wide financial statements for the Agency are designed to parallel more closely the reporting used in private-sector businesses, in that all governmental activities are reported using the same basis of accounting (accrual), and that the statements include a total column to provide information on the Agency as a whole. These statements are designed to better portray the fiscal position of the Agency relative to the prior year.

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2020**

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The Statement of Net Position provides information on all of the Agency's assets and deferred outflows, and liabilities and deferred inflows, with the difference reported as net position. Historical trending of the net position can provide a useful indicator as to whether the financial position of the Agency is improving or declining. The Agency's principal physical assets are land and parking structures.

The Statement of Activities provides information showing changes made to the Agency's net position during fiscal year 2020. Financial activity shown on this statement is reported on an accrual basis (at the time the underlying event causing the change occurs, rather than at the time the cash flows happen). Thus revenue and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods. All of the year's revenues and expenses are accounted for in the Statement of Activities. The Agency's principal activities relate to planning and facilitation of quality private development, public infrastructure improvements, operation of the downtown parking system, and issuance of debt financing for larger strategic projects. The Agency's program operation, urban renewal activities and parking system operation are included in the governmental activities. The individual district activities are tracked separately and combined for reporting purposes.

**Fund Financial Statements**

The focus of the Fund Financial Statements is to provide more detailed information about the Agency's major funds rather than the previous focus on fund types or on the Agency as a whole. A fund is a self-balancing set of accounts that is used to keep track of specific revenues and expenditures related to certain activities or objectives. Some funds are required by State law and some stipulated by bond policies. Operational funds are established by the Board of Commissioners for appropriations and management purposes. All of the Agency's funds are Governmental funds.

Governmental funds use modified accrual accounting, which measures current economic resources and focuses on changes to the current financial resources. This method is useful in evaluating the Agency's short-term financial resources. Supplemental information following some of the included statements further addresses long-term issues and variances with the Government-wide statements. The Agency maintains eight Governmental funds: Debt Service Fund (Ada County Courthouse Ground Lease Agreements), Central District Revenue Allocation Fund (urban renewal activities), River-Myrtle/Old Boise District Revenue Allocation Fund (urban renewal activities), Westside District Revenue Allocation Fund (urban renewal activities), 30<sup>th</sup> Street District Revenue Allocation Fund (urban renewal activities), Shoreline District Revenue Allocation Fund (urban renewal activities), Gateway East District Revenue Allocation Fund (urban renewal activities), Parking Fund (parking system activities), and the General Fund.

**Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the information provided in the government-wide and fund financial statements.

**Agency-Wide Financial Analysis**

Table 1 reflects the condensed fiscal year 2020 and fiscal year 2019 Statement of Net Position. Increases or decreases in Net Position value may vary significantly with variations in debt service payments, the timing of large public improvement projects, or the purchase or sale of land, buildings, and parking facilities. The Agency's total Net Position increased \$8,231,382 during fiscal year 2020.



**CAPITAL CITY DEVELOPMENT CORPORATION**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2020**

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Table 1  
Statement of Net Position  
As of September 30, 2020 and 2019

	<b>2019</b>	<b>2020</b>	<b>Percent Change 2019-2020</b>
Current and Other Assets	\$ 67,081,591	\$ 71,393,640	6.4%
Capital Assets	24,636,940	24,465,970	(0.7%)
<b>Total Assets</b>	<b>91,718,531</b>	<b>95,859,610</b>	<b>4.5%</b>
Deferred Outflows of Resources	<b>222,751</b>	<b>308,161</b>	<b>38.3%</b>
Long-Term Debt Outstanding	19,422,159	16,367,123	(15.7%)
Other Liabilities	1,934,570	1,433,898	(25.9%)
<b>Total Liabilities</b>	<b>21,356,729</b>	<b>17,801,021</b>	<b>(16.6%)</b>
Deferred Inflows of Resources	<b>16,089,766</b>	<b>15,640,581</b>	<b>(2.8%)</b>
Net Position			
Net Investment in			
Capital Assets	20,995,763	21,505,532	2.4%
Restricted	32,379,190	40,483,630	25.0%
Unrestricted	1,119,834	737,007	(34.2%)
<b>Total Net Position</b>	<b>\$ 54,494,787</b>	<b>\$ 62,726,169</b>	<b>15.1%</b>

Thirty-four percent of the Agency's net position is invested in Capital Assets (i.e. land, buildings, equipment, parking facilities, and other, net of long term liabilities) with the remaining balance of net position to provide for ongoing obligations and subsequent year activities.

Table 2 provides a summary of the Agency's operations for the fiscal year ended September 30, 2020. Prior year data is presented for comparison purposes.

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2020**

Table 2  
Statement of Activities  
For Years Ended September 30, 2020 and 2019

	<u>2019</u>	<u>2020</u>	<u>Percent Change 2019-2020</u>
<b>Revenues</b>			
<b>Program Revenues</b>			
Charges for Services	\$ 704,031	\$ 733,400	4.2%
Operating Grants and Contributions	672,433	614,549	(8.6%)
Parking	8,625,213	6,064,412	(29.7%)
<b>Total Program Revenue</b>	<u><b>10,001,677</b></u>	<u><b>7,412,361</b></u>	<u><b>(25.89%)</b></u>
<b>General Revenue</b>			
Property Tax Increment	15,098,047	16,560,513	9.7%
Unrestricted Investment Earnings	316,613	306,209	(3.3%)
<b>Total Revenues</b>	<u><b>25,416,337</b></u>	<u><b>24,279,083</b></u>	<u><b>(4.47%)</b></u>
<b>Expenses</b>			
<b>Program Expenses</b>			
Community Development	16,101,774	11,647,826	(27.7%)
Interest on Long-Term Debt	819,041	614,031	(25.0%)
Parking Facilities	3,848,440	3,785,844	(1.6%)
<b>Total Program Expenses</b>	<u><b>20,769,255</b></u>	<u><b>16,047,701</b></u>	<u><b>(22.7%)</b></u>
<b>Special Item</b>			
District Termination - fund balance return to Ada County	(661,379)	-	(100.0%)
<b>Increase in Net Position</b>	<b>3,985,703</b>	<b>8,231,382</b>	106.5%
<b>Net Position - Beginning</b>	<u><b>50,509,084</b></u>	<u><b>54,494,787</b></u>	<u><b>7.9%</b></u>
<b>Net Position - Ending</b>	<u><u><b>\$ 54,494,787</b></u></u>	<u><u><b>\$ 62,726,169</b></u></u>	<u><u><b>15.1%</b></u></u>

Revenues: *Charges for Services* include lease revenues from the Ada County Courthouse Corridor Project and from properties held for redevelopment in Westside District, and from leasing activities in parking fund. *Operating Grants & Contributions* include various reimbursements. *Parking* includes proceeds generated from operating the public parking garages. *General Revenues* include earnings on investments. Overall, total Agency revenues decreased \$1,137,254 compared with the prior year. Tax increment revenues increased \$1,462,466 compared to fiscal year 2019, due to the increase in property valuations and new construction in Agency urban renewal districts. Parking revenues decreased \$2,560,801 mainly due to significantly less parking activities impacted by the pandemic.

# CAPITAL CITY DEVELOPMENT CORPORATION

## MANAGEMENT'S DISCUSSION AND ANALYSIS

SEPTEMBER 30, 2020

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Expenses: *Community Development* includes the general expenses of the Agency related to fulfilling its mission. *Interest on Long-Term Debt* includes the interest portion of payments related to long-term financing arrangements. *Parking Facilities* includes the cost of operating the public parking system. Overall, total Agency expenses in fiscal year 2020 decreased \$4,721,554. The change was primarily due to the decrease in major community development projects.

### Budgetary Highlights

The fiscal year 2020 budget was amended once during the year. The budget was decreased for amounts related to the timing of capital improvement projects that were continued into the next fiscal year or for capital improvement projects that were added, deleted or modified during the fiscal year. The budget also reflected decreased amounts for parking revenues due to the pandemic.

### Capital Assets

Tables 3 and 4 present the Agency's Capital Assets. During fiscal year 2020, the Agency started several projects in Agency-owned garages and the work continues through 2021. Therefore, a total of \$465,189 is recorded as construction in progress. These projects are: 9<sup>th</sup> & Front Garage Stairs Structural Repairs; 10<sup>th</sup> & Front Garage Structural Repairs; 9<sup>th</sup> & Main Garage Elevator Refurbishment; Door Hardware & ADA Upgrades. See additional information in Note 4.

Table 3  
Capital Assets Net of Depreciation

	<u>2019</u>	<u>2020</u>	<u>Total Dollar Change 2019-2020</u>
Land	\$ 3,943,660	\$ 3,943,660	\$ -
Construction in Progress	181,755	465,189	283,434
Building, Improvements and Equipment, net	20,511,525	20,057,121	(454,404)
<b>Total Capital Assets</b>	<b><u>\$ 24,636,940</u></b>	<b><u>\$ 24,465,970</u></b>	<b><u>\$ (170,970)</u></b>

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2020**

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Table 4  
Major Capital Additions during Fiscal 2020

<b>Beginning Balance</b>	<u>\$ 24,636,940</u>
Capital Additions:	
Construction in Progress	465,189
Buildings, Improvements and Equipment	719,728
Total Capital Additions	<u>1,184,917</u>
Capital Deletions and transfers:	
Improvements other than Buildings	-
Equipment	-
Accumulated Depreciation for deletions	-
Total Capital Deletions	<u>-</u>
Current Year Transfers of	
Construction in Progress to	
Buildings, Improvements and Equipment	(181,755)
Current Year Depreciation	<u>(1,174,132)</u>
<b>Ending Balance</b>	<u><u>\$ 24,465,970</u></u>

**Debt Amortization**

Table 5 summarizes the principal amounts of the Agency's Long-Term Debt (See also Note 5 – Long-Term Debt). The changes in Long-Term Debt represent the scheduled principal payments on that debt.

Table 5  
Long-Term Debt

<b>Activity</b>	<b>Type</b>	<b>2019</b>	<b>2020</b>	<b>Total Dollar Change 2019-2020</b>
2011 B	Note	\$ 6,025,000	\$ 4,930,000	\$ (1,095,000)
2017 A	Bond	9,215,000	7,455,000	(1,760,000)
2017 B	Bond	3,700,000	3,000,000	(700,000)
<b>Total</b>		<u><u>\$ 18,940,000</u></u>	<u><u>\$ 15,385,000</u></u>	<u><u>\$ (3,555,000)</u></u>

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2020**

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**Economic Factors**

FY2020 was comprised of two distinctly different halves.

The first half, October almost through March, extended the decade-long period of economic growth locally, regionally and nationally. CCDC, the City of Boise's redevelopment agency, guided by its Board of Commissioners, used the strong and growing tax increment revenue from its five urban renewal districts and parking revenue from its seven, in-high-demand, highly subscribed public parking garages to execute its Capital Improvement Program, partner with developers in all of the projects in its impact areas that had a public investment component, and maintain its parking infrastructure. CCDC also works closely with the City of Boise and other governmental units on public-public projects, providing funding, co-project management and co-leadership.

A change in administration at City Hall brought a change to the city's vision, from Boise becoming "the most livable city in the country" to "creating a city for all" with a focus on housing. Mayor Lauren McLean, who assumed office in January 2020, made housing her top priority. It is reasonable to conclude that the rationale for this new vision is a result of progress made toward realizing the previous vision. Boise is blessed with many attractive qualities both inherent and intentionally realized. CCDC has been an indispensable partner with the city, private developers, governmental agencies and a variety of individuals and interest groups in the city's evolution and maturation into a place people and businesses want to call home. The rush to Boise – and the greater Treasure Valley – has been building for three decades, slowed only by national economic events like the Great Recession in the late 2000's. Indeed, national economic and social turmoil has accelerated the rush to Boise and the Treasure Valley from originally West Coast cities and now from all parts of the country. The influx represents a generally good demographic mix of young singles, middle-aged families and retirees. An important attraction to go along with a strong local economy has been abundant and affordable homes. The housing situation today has evolved into one of high demand and low supply – the formula for skyrocketing home prices which puts that relative affordability, especially in Boise proper, at risk.

The second half of the fiscal year, mid-March through September, was dramatically different than the first. The COVID-19 pandemic formally arrived in Boise in mid-March when Governor Brad Little issued a statewide emergency shelter-in-place order. Similar action by Mayor McLean and the Boise City Council came shortly thereafter resulting in the temporary closure of all non-essential businesses and activities. The state adopted a metrics-based, phased approach to slow the spread of the virus so that the health care system did not get overwhelmed. CCDC was impacted although not as might have been expected considering the devastating impact the pandemic response has had on various economic sectors. The closure and then phased, gradual reopening of non-essential businesses with extensive cleanliness and social-distancing protocols continued to be a very difficult environment for downtown restaurant, bar and retail businesses through the end of FY2020 and will continue well into FY2021. As of the date of this report, a vaccine remains under development. Once formulated, it will have to be tested, manufactured and distributed world-wide. That process is likely to consume some if not most (or all) of FY2021. While the Agency's ParkBOI system of public parking garages remained open as an essential business, most downtown businesses were required to close from mid-March to mid-May, followed by a restricted capacity reopening. Parking garage utilization immediately fell 95%. The pandemic significantly, negatively impacted parking revenues the entire second half of FY2020. CCDC stepped up to help downtown businesses and parking permit holders by waiving both April and May monthly parking fees, resulting in a \$300,000 foregone revenue each month. Overall parking revenues for FY2021 are budgeted at about half of the FY2020 Original budget amount of \$8.7 million and an additional \$1.5 million less than the FY2020 Amended budget. Providing convenient and affordable structured parking is an important part of what CCDC can do to support downtown's

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
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rebound and, after the pandemic has been defeated, its continued success. One of the few positive pandemic impacts was a reduction of single occupancy vehicles downtown on workdays. During this short-term hiatus the Agency will continue to work with its partners and commit funding to plan for and provide mobility alternatives for when downtown returns to its pre-pandemic normal of bustling activity. Meanwhile, as mentioned, the real estate and development sectors locally showed no signs of being slowed by the pandemic. Housing, in particular, cannot be built fast enough to accommodate the influx of new residents drawn by Boise and the Treasure Valley's enviable mix of moderate size, strong economy, reasonable cost of living, and access to abundant outdoor opportunities. CCDC budgeted for a 19% (\$3.1 million) increase in property tax-based tax increment revenue from FY2020 to FY2021 – remarkable growth in the midst of a global pandemic that is wreaking havoc locally.

The River-Myrtle / Old Boise (RMOB) district is fast approaching its statutory termination year. CCDC's current 5-Year Capital Improvement Plan, FY2021-25, encompasses RMOB's final five years and programs all projected revenues for a variety of public investments, working with partners and independently. The current locus of development activity in the district is east of Capitol Boulevard in and around Old Boise and along east, west arterials Myrtle and Front streets where several large apartment buildings are out-of-the-ground along with another hotel that is nearing completion. The hotel and larger apartment developments include much needed, excess structured parking for public use or to provide needed parking for Courthouse complex employees under an agreement with Ada County.

The Westside district will sunset one year after RMOB, at the end of fiscal year 2026. The nine-story office tower under construction at 11<sup>th</sup> & Idaho streets will be completed in FY2021. The developers are the owners of the Boise Plaza building on the adjacent block. Two-thirds of the north half of that block, bounded on the north by Bannock Street, is becoming the Westside Urban Park, a collaborative project between CCDC (\$3.0 million) and the city (\$1.4 million and owner / operator). CCDC will use Requests for Proposals to invite developers to propose tailored projects for a small, recently acquired parcel at 1715 Idaho Street (housing infill), and for the Brady Blocks, the area around 11<sup>th</sup> & State streets, where the Agency has acquired property and has been discussing a transformative development with neighboring businesses and landowners.

Two of the three major developments in the 30<sup>th</sup> Street District occupying the long-vacant parcels in the western Fairview Avenue area are now complete and occupied: New Path Community Housing (40 permanent supportive housing units) and Adare Manor (134 market rate to affordable housing units plus some retail). Construction on the St Luke's Regional Medical Center multi-story imaging center adjacent to Adare Manor is well underway.

FY2020 marks the second year that the Agency received increment revenue from its newest urban renewal districts: Gateway East – the Agency's first industrial-focused, non-urban district – and Shoreline. Gateway East, located along I-84 between Micron and the Boise Airport, is off to a strong start due to its abundant, multi-mode transportation access and land availability. Shoreline, straddling the Boise River between Capitol Boulevard west to the Connector, is less a blank slate. Even with comparatively limited potential, it is an extraordinary location along the river and proximate to downtown that will attract high-caliber, urban development.

The Agency continues to pursue two study areas: the Central Bench and the State Street Corridor. The City Council accepted Eligibility Reports for both proposed districts in 2019. The next step for a potential Central Bench district is developing a formal Plan and determining its feasibility, along with robust public engagement. The proposed State Street Corridor District would support redevelopment of mixed use activity centers and a future bus rapid transit (BRT) route along the State Street corridor between 27<sup>th</sup> Street and Horseshoe Bend Road. Consultants have been engaged to conduct an economic feasibility study and develop a public engagement strategy.

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**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2020**

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The Agency remains actively engaged with private developers and public agencies to make judicious use of its highly sought-after, catalytic, but limited, resources. CCDC has a distinguished record of and will continue to play a supporting yet indispensable role in the viability of many of the projects that have made this the city's premier era of growth and development.

**Further Information Available**

This financial report provides citizens, its governing board, appointing and confirming authorities, public and private partners, investors, creditors and legislators with an independent review of Agency finances. Contact Capital City Development Corporation at 121 N. 9th Street, Suite 501, Boise, ID 83702, 208-384-4264 (voice), [www.ccdcboise.com](http://www.ccdcboise.com) with questions, comments or for additional information.

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2020**

	Governmental Activities
<b>ASSETS</b>	
Cash and investments	\$ 45,490,616
Receivables	
Accounts receivable	302,999
Interest receivable	9,863
Taxes receivable	15,606,677
Prepays and deposits	45,250
Restricted cash	2,144,355
Property held for resale or development	7,793,880
Capital assets	
Land, non-depreciable	3,943,660
Construction in progress, non-depreciable	465,189
Buildings, improvements, and equipment, net of accumulated depreciation	20,057,121
<b>TOTAL ASSETS</b>	<b>95,859,610</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on debt refunding	39,562
Deferred outflows related to pensions	268,599
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>308,161</b>
<b>LIABILITIES</b>	
Accounts payable	1,113,731
Accrued liabilities	175,434
Advanced revenues	80,132
Advanced lease payments	12,097
Interest payable	40,978
Refundable deposits	11,526
Long-term debt	
Current portion	3,670,000
Long-term	11,715,000
Net pension liability	982,123
<b>TOTAL LIABILITIES</b>	<b>17,801,021</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Unavailable revenue - property tax	15,606,677
Deferred inflows related to pensions	33,904
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>15,640,581</b>
<b>NET POSITION</b>	
Net investment in capital assets	21,505,532
Restricted	40,483,630
Unrestricted	737,007
<b>TOTAL NET POSITION</b>	<b>\$ 62,726,169</b>



# CAPITAL CITY DEVELOPMENT CORPORATION

## STATEMENT OF ACTIVITIES

YEAR ENDED SEPTEMBER 30, 2020

Functions / Programs	Expenses	Program Revenues			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
					Governmental Activities
Governmental activities					
Community development	\$ 11,647,826	\$ 733,400	\$ 614,549	\$ -	\$ (10,299,877)
Interest on long-term debt	614,031	-	-	-	(614,031)
Parking facilities	3,785,844	6,064,412	-	-	2,278,568
<b>Total</b>	<b>\$ 16,047,701</b>	<b>\$ 6,797,812</b>	<b>\$ 614,549</b>	<b>\$ -</b>	<b>(8,635,340)</b>

### General revenues:

Property tax increment	16,560,513
Unrestricted investment earnings	306,209
<b>Total general revenues</b>	<b>16,866,722</b>

Change in net position 8,231,382

Net position, Beginning of Year	54,494,787
Net position, End of Year	<b>\$ 62,726,169</b>

**CAPITAL CITY DEVELOPMENT CORPORATION**

**BALANCE SHEET – GOVERNMENTAL FUNDS**

**SEPTEMBER 30, 2020**

	General Fund	Debt Service Fund	River Myrtle District RA Fund	Westside District RA Fund
<b>ASSETS</b>				
Cash and investments	\$ 1,000,000	\$ -	\$ 25,089,307	\$ 7,236,955
Accounts receivable	4,470	-	87,916	99,268
Interest receivable	9,863	-	-	-
Taxes receivable	-	-	9,470,812	3,659,897
Prepays	-	-	15,250	-
Restricted cash	-	-	232,365	-
Property held for resale or development	-	-	54,490	7,739,390
	<u>\$ 1,014,333</u>	<u>\$ -</u>	<u>\$ 34,950,140</u>	<u>\$ 18,735,510</u>
<b>LIABILITIES, DEFERRED INFLOW OF RESOURCES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable	\$ 101,892	\$ -	\$ 97,393	\$ 295,224
Accrued liabilities	175,434	-	-	-
Advanced revenues	-	-	-	-
Refundable deposits	-	-	-	11,526
Total liabilities	<u>277,326</u>	<u>-</u>	<u>97,393</u>	<u>306,750</u>
<b>DEFERRED INFLOW OF RESOURCES</b>				
Unavailable- property tax	-	-	9,470,812	3,659,897
Total deferred inflows	<u>-</u>	<u>-</u>	<u>9,470,812</u>	<u>3,659,897</u>
<b>FUND BALANCES</b>				
Nonspendable	-	-	69,740	7,739,390
Restricted	-	-	25,312,195	7,029,473
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	737,007	-	-	-
Total fund balances	<u>737,007</u>	<u>-</u>	<u>25,381,935</u>	<u>14,768,863</u>
	<u>\$ 1,014,333</u>	<u>\$ -</u>	<u>\$ 34,950,140</u>	<u>\$ 18,735,510</u>

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**BALANCE SHEET – GOVERNMENTAL FUNDS**  
**SEPTEMBER 30, 2020**

30th Street District RA Fund	Shoreline District RA Fund	Gateway East District RA Fund	Parking Fund	Total Governmental Funds
\$ 1,878,918	\$ 175,423	\$ 520,895	\$ 9,589,118	\$ 45,490,616
-	-	-	111,345	302,999
-	-	-	-	9,863
853,234	235,288	1,387,446	-	15,606,677
-	-	-	30,000	45,250
-	-	-	1,911,990	2,144,355
-	-	-	-	7,793,880
<u>\$ 2,732,152</u>	<u>\$ 410,711</u>	<u>\$ 1,908,341</u>	<u>\$ 11,642,453</u>	<u>\$ 71,393,640</u>
\$ 308,045	\$ -	\$ 4,373	\$ 306,804	\$ 1,113,731
-	-	-	-	175,434
-	-	-	80,132	80,132
-	-	-	-	11,526
<u>308,045</u>	<u>-</u>	<u>4,373</u>	<u>386,936</u>	<u>1,380,823</u>
853,234	235,288	1,387,446	-	15,606,677
<u>853,234</u>	<u>235,288</u>	<u>1,387,446</u>	<u>-</u>	<u>15,606,677</u>
-	-	-	30,000	7,839,130
1,570,873	175,423	516,522	1,411,986	36,016,472
-	-	-	500,000	500,000
-	-	-	9,313,531	9,313,531
-	-	-	-	737,007
<u>1,570,873</u>	<u>175,423</u>	<u>516,522</u>	<u>11,255,517</u>	<u>54,406,140</u>
<u>\$ 2,732,152</u>	<u>\$ 410,711</u>	<u>\$ 1,908,341</u>	<u>\$ 11,642,453</u>	<u>\$ 71,393,640</u>

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**RECONCILIATION OF NET POSITION IN THE STATEMENT OF NET POSITION TO THE FUND BALANCE IN THE**  
**BALANCE SHEET**  
**SEPTEMBER 30, 2020**

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Amounts reported for *governmental activities* in the Statement of Net Position are different because:

Total fund balance		\$ 54,406,140
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Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

Cost of land	3,943,660	
Cost of construction in progress	465,189	
Cost of buildings, improvements, equipment and artwork	37,751,021	
Accumulated depreciation	<u>(17,693,900)</u>	24,465,970

Interest is expensed when paid on the Statement of Revenues, Expenditures and Changes in Fund Balances but is accrued as a payable on the Statement of Net Position.	(40,978)
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Proceeds from the theater parking validation agreement were recorded as revenue when received and available on the governmental fund statements however were amortized over the life of the agreement as advanced lease payments on the Statement of Net Position.

Theater validation proceeds	(1,741,920)	
Revenue amortized to date	<u>1,729,823</u>	(12,097)

Long-term liabilities applicable to the Agency's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities - both current and long-term - are reported in the Statement of Net Position.

Net pension liability	(982,123)	
Bonds payable - current	(3,670,000)	
Bonds payable - long-term	<u>(11,715,000)</u>	(16,367,123)

Deferred outflows and inflows of resources related to pensions are applicable to future periods and, therefore, are not reported in the funds.

Deferred outflows of resources related to pensions:

Net difference between projected and actual investment earnings on pension plan investments	112,570	
Changes of assumptions	16,610	
Contributions made subsequent to measurement date	42,910	
Changes in proportionate share	19,775	
Differences between expected and actual experience	<u>76,734</u>	268,599

**CAPITAL CITY DEVELOPMENT CORPORATION**

**RECONCILIATION OF NET POSITION IN THE STATEMENT OF NET POSITION TO THE FUND BALANCE IN THE BALANCE SHEET**

**SEPTEMBER 30, 2020**

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Deferred inflows of resources related to pensions:		
Changes in proportionate share	(1,836)	
Differences between expected and actual experience	<u>(32,068)</u>	(33,904)
Deferred charge on debt refunding		
Deferred economic loss on 2017 B Bonds	<u>39,562</u>	<u>39,562</u>
Net position for governmental activities		<u><u>\$ 62,726,169</u></u>

**CAPITAL CITY DEVELOPMENT CORPORATION**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS  
YEAR ENDED SEPTEMBER 30, 2020**

	General Fund	Debt Service Fund	River Myrtle District RA Fund	Westside District RA Fund
<b>REVENUES</b>				
Lease	\$ -	\$ 103,111	\$ -	\$ 301,660
Interest	12,427	-	169,554	41,872
Other	61,735	-	439,686	64,034
Parking	-	-	-	28,225
Revenue allocation funds	-	-	10,921,158	4,004,237
<b>Total revenues</b>	<b>74,162</b>	<b>103,111</b>	<b>11,530,398</b>	<b>4,440,028</b>
<b>EXPENDITURES</b>				
Administrative expenses	2,780,920	-	-	-
Operating expenses	642,598	103,111	410,673	348,414
Capital outlay and related expenses	121,876	-	5,878,339	794,690
Debt service - principal	-	-	2,460,000	-
Debt service - interest	-	-	317,964	-
<b>Total expenditures</b>	<b>3,545,394</b>	<b>103,111</b>	<b>9,066,976</b>	<b>1,143,104</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(3,471,232)</b>	<b>-</b>	<b>2,463,422</b>	<b>3,296,924</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund transfers	3,083,314	-	(738,097)	(754,090)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>3,083,314</b>	<b>-</b>	<b>(738,097)</b>	<b>(754,090)</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>(387,918)</b>	<b>-</b>	<b>1,725,325</b>	<b>2,542,834</b>
<b>FUND BALANCES, BEGINNING OF YEAR</b>	<b>1,124,925</b>	<b>-</b>	<b>23,656,610</b>	<b>12,226,029</b>
<b>FUND BALANCES, END OF YEAR</b>	<b>\$ 737,007</b>	<b>\$ -</b>	<b>\$ 25,381,935</b>	<b>\$ 14,768,863</b>

30th District RA Fund	Shoreline District RA Fund	Gateway East District RA Fund	Parking Fund	Total Governmental Funds
\$ -	\$ -	\$ -	\$ 328,629	\$ 733,400
11,241	770	1,406	68,939	306,209
-	-	-	49,094	614,549
-	-	-	5,891,027	5,919,252
800,108	116,217	718,793	-	16,560,513
<u>811,349</u>	<u>116,987</u>	<u>720,199</u>	<u>6,337,689</u>	<u>24,133,923</u>
-	-	-	-	2,780,920
2,195	-	18,347	2,388,730	3,914,068
309,581	-	39,856	1,219,131	8,363,473
-	-	-	1,095,000	3,555,000
-	-	-	286,188	604,152
<u>311,776</u>	<u>-</u>	<u>58,203</u>	<u>4,989,049</u>	<u>19,217,613</u>
<u>499,573</u>	<u>116,987</u>	<u>661,996</u>	<u>1,348,640</u>	<u>4,916,310</u>
<u>(172,194)</u>	<u>58,436</u>	<u>(145,474)</u>	<u>(1,331,895)</u>	<u>-</u>
<u>(172,194)</u>	<u>58,436</u>	<u>(145,474)</u>	<u>(1,331,895)</u>	<u>-</u>
327,379	175,423	516,522	16,745	4,916,310
<u>1,243,494</u>	<u>-</u>	<u>-</u>	<u>11,238,772</u>	<u>49,489,830</u>
<u>\$ 1,570,873</u>	<u>\$ 175,423</u>	<u>\$ 516,522</u>	<u>\$ 11,255,517</u>	<u>\$ 54,406,140</u>

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF**  
**GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**YEAR ENDED SEPTEMBER 30, 2020**

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Amounts reported for *governmental activities* in the Statement of Activities are different because:

Net change in fund balances - total governmental funds	\$	4,916,310
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Capital outlays are reported in governmental funds as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense.

Capital outlay	1,003,162	
Depreciation	<u>(1,174,132)</u>	(170,970)

Proceeds from the prepaid theatre validations were recorded as revenue when received on the Governmental Fund Statements but amortized over the life of the theatre validation agreement for the Statement of Activities and recorded as unavailable revenue on the Statement of Net Position.

145,160

Amortize deferred economic gain (loss) on refunded debt		
Current year loss - 2017 B Refunding	<u>(19,261)</u>	(19,261)

Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of bond principal is an expenditure in the governmental funds, but a reduction of long-term liabilities in the statement of net position. In addition, interest expense is not recognized in the governmental funds until it is due, but is recognized when payable in the Statement of Activities.

Princial payments of long-term debt	3,555,000	
Interest expense	<u>9,382</u>	3,564,382

In the Governmental funds, pension contributions are considered an expense, while on the Statement of Activities the contributions are considered a deferred outflow because they are made subsequent to the measurement date. The cost of pension benefits earned net of employee contribution is reported as pension expense.

Adjustments to pension contribution	183,265	
Pension expense related to net pension liability	<u>(387,504)</u>	<u>(204,239)</u>

Changes in net position of governmental activities		<u>\$ 8,231,382</u>
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**CAPITAL CITY DEVELOPMENT CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED SEPTEMBER 30, 2020**

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**Note 1 - Summary of Significant Accounting Policies**

**Financial Reporting Entity**

Capital City Development Corporation (the Agency) is an urban renewal agency created by the City of Boise (the City) under the Idaho Urban Renewal Law of 1965, as amended, and is an independent public body, corporate and politic. The Agency provides urban renewal services to the City of Boise and its citizens but is not a component unit of the City. The commissioners are appointed by the Mayor and approved by City Council. These statements present only the funds and account groups of the Agency in conformity with generally accepted accounting principles.

**Urban Renewal Districts**

The Agency currently has five urban renewal districts: River Myrtle/Old Boise District, Westside District, 30<sup>th</sup> Street District, Shoreline District, and Gateway East District.

River Myrtle/Old Boise District – the City’s largest district, was established in 1996 and will end in fiscal year 2025.

Westside District – was established in 2003 and will end in fiscal year 2026.

30<sup>th</sup> Street District –was established in 2014 and will end in fiscal year 2033.

Shoreline District –was established in 2019 and will end in fiscal year 2039.

Gateway East District –was established in 2019 and will end in fiscal year 2039.

**Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the Statement of Net Position) report information on all of the non-fiduciary activities of the Agency. For the most part, the effect of inter-fund activity has been removed from these statements.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use, or directly benefit from goods, service or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not properly included among program revenues are reported instead as general revenues. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

# CAPITAL CITY DEVELOPMENT CORPORATION

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2020

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Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

The Agency reports the following major governmental funds:

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest. This fund currently accounts for the activities related to the Ada County Courthouse Corridor project ground lease transactions.

River Myrtle/Old Boise District Revenue Allocation Special Revenue Fund – The River Myrtle/Old Boise District accounts for the revenues derived from the revenue allocation area within the River Myrtle/Old Boise District and was established as a funding mechanism to provide public infrastructure improvements. The revenues are first pledged to repay the Series 2017 A Redevelopment Bond, the 2017 B Refunding Redevelopment Bond and the 2011 B Revenue Refunding Note. Revenues may only be expended in accordance with the provisions of the urban renewal statutes.

Westside Revenue District Allocation Special Revenue Fund – The Westside District accounts for the revenues derived from the revenue allocation area within the Westside District and was established as a funding mechanism to provide public infrastructure improvements. Revenues may only be expended in accordance with the provisions of the urban renewal statutes.

30<sup>th</sup> Street District Revenue Allocation Special Revenue Fund - The 30<sup>th</sup> Street District accounts for the revenues derived from the revenue allocation area within the 30<sup>th</sup> Street District and was established as a funding mechanism to provide public infrastructure improvements. Revenues may only be expended in accordance with the provisions of the urban renewal statutes.

Shoreline District Revenue Allocation Special Revenue Fund - The Shoreline District accounts for the revenues derived from the revenue allocation area within the Shoreline District and was established as a funding mechanism to provide public infrastructure improvements. Revenues may only be expended in accordance with the provisions of the urban renewal statutes.

Gateway East District Revenue Allocation Special Revenue Fund - The Gateway East District accounts for the revenues derived from the revenue allocation area within the Gateway East District and was established as a funding mechanism to provide public infrastructure improvements. Revenues may only be expended in accordance with the provisions of the urban renewal statutes.

# **CAPITAL CITY DEVELOPMENT CORPORATION**

## **NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED SEPTEMBER 30, 2020**

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Parking Special Revenue Fund – This fund includes the parking activities of the Agency’s six structure public parking facilities and the 250 parking spaces acquired at 11<sup>th</sup> & Front garage in fiscal year 2018. The six structure public parking facilities are: Capitol & Front garage (formerly named Boulevard garage), Capitol & Main garage (formerly Capitol Terrace), 9th & Front garage (formerly City Centre), 9th & Main garage (formerly Eastman), 10th & Front garage (formerly Grove Street) and Capitol & Myrtle garage (formerly Myrtle Street). The revenues of the Parking Fund are pledged to support the operations of the Fund. Net parking revenues are otherwise unrestricted and are used for repayment of the Series 2011 B, 2017 A and 2017 B debt, parking system operations and maintenance and are also available for general Agency use.

General Fund – This fund includes the personnel costs for Agency staff, general office operations as well as downtown-wide activities and program delivery.

As mentioned the effect of inter-fund activity has generally been eliminated from the government-wide financial statements. Amounts reported as program revenues include: 1) charges for services, or privileges provided, 2) operating grants and contributions (which includes various reimbursements), and 3) capital grants and contributions (which includes reimbursement from Ada County for the Courthouse Corridor development project). Internally dedicated resources are reported as general revenues rather than as program revenues. When applying revenues to a program for which unrestricted and restricted revenues are used, restricted revenues are applied first.

### **Cash and Cash Equivalents**

Cash represents all cash on hand and in banks. Investments with original maturities of three months or less from the date of acquisition are also considered cash and cash equivalents.

### **Investments**

Investments are stated at fair value, as determined by quoted market prices, except for any certificates of deposit, which are non-participating contracts, and are therefore carried at amortized cost. Interest earned is allocated on a basis of average investment balance. Idaho Code provides authorization for the investment of funds as well as to what constitutes an allowable investment. The Agency policy for investment of idle funds is consistent with Section 50-1013, Idaho Code.

Idaho Code limits investments of public funds to the following general types:

Certain revenue bonds, general obligation bonds, local improvement district bonds and registered warrants of state and local governmental entities.

Time deposit accounts, tax anticipation and interest-bearing notes.

Bonds, treasury bills, debentures, or other similar obligations of the United States Government and United States Government Agencies.

Repurchase agreements secured by the above.

# CAPITAL CITY DEVELOPMENT CORPORATION

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2020

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### **Custodial Credit Risk**

For deposits and investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Agency will not be able to recover the value of its deposits, investments or collateral securities that are in the possession of an outside party. The Agency limits its investments to institutions that are registered with the State of Idaho Department of Finance that adhere to the Securities and Exchange Commission Rule 15C3-1 (uniform net capital rule). Non-bank broker/dealer firms and individuals doing business with the Agency must be registered with the National Association of Securities Dealers.

At year end, the carrying amount of the Agency's deposits was \$26,938,511 and the bank balance was \$28,289,411. Of the bank balance \$250,000 was covered by federal depository insurance; in addition Federal Home Loan Bank of Cincinnati issued a letter of credit that would allow the Agency to draw up to \$41,000,000 or the amount of the deposit balance, in the event of bank default. All cash is held in national financial institutions located in Ada County.

### **Concentration of Credit Risk**

Per GASB Statement No. 40, *Concentration of Credit Risk* is defined as the risk of loss attributed to the magnitude of a government's investment in a single issuer. The Agency's policy is to avoid concentration in securities from a specific issuer or business sector other than U.S. Securities. However, the policy does not specifically limit the concentration in any single issuer. No single issuer exceeded 5% of the Agency's total investments.

### **Interest Rate Risk**

Interest rate risk is the risk that changes in market interest rates will adversely impact the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. The weighted average maturity of the Local Government Investment Pool is 158 days as of September 30, 2020.

### **Property Taxes (Tax Increment Revenue) Receivable**

Property taxes are recognized as revenue when the amount of taxes levied is measurable, and proceeds are available to finance current period expenditures.

Available tax proceeds include property tax receivables expected to be collected within sixty days after year end. Property taxes attach as liens on properties on January 1, and are levied in September of each year. Tax notices are sent to taxpayers during November, with tax payments scheduled to be collected on or before December 20. Taxpayers may pay all or one half of their tax liability on or before December 20, and if one half of the amount is paid, they may pay the remaining balance by the following June 20. Since the Agency is on a September 30 fiscal year end, property taxes levied during September for the succeeding year's collection are recorded as unearned revenue at the Agency's year end and recognized as revenue in the following fiscal year. Ada County bills and collects taxes for the Agency.

# CAPITAL CITY DEVELOPMENT CORPORATION

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2020

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The Agency received property taxes during the current fiscal year in the amounts of \$10,921,158 from the River-Myrtle/Old Boise District, \$4,004,237 from the Westside District and \$800,108 from 30th Street District, \$116,217 from Shoreline District, and \$718,793 from Gateway East District.

### Accounts Receivable

The Agency provides credit based on contractual agreements in the normal course of business. An allowance for doubtful accounts is based on management's review of the outstanding receivables, historical collection information and existing economic conditions. Accounts receivable are past due based on the terms of the contracts and interest is charged on overdue receivables on a case-by-case basis as allowed by the contracts. Based on management's review of accounts receivable, no allowance was deemed necessary as of September 30, 2020.

### Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000. Assets are recorded at historical costs or estimated historical cost if purchased or constructed. Donated capital assets are valued at their estimated acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the assets lives are not capitalized.

Depreciation is computed using the straight-line method, over the estimated useful lives of the assets as follows:

	Estimated Useful Life (Years)
Buildings	30 - 45
Improvements	10 - 45
Parking equipment	7
Office furniture and equipment	3 - 10

### Property Held for Resale or Development

Property held for resale or development includes several properties in the River Myrtle/Old Boise and Westside Districts and reflected in the accompanying balance sheets. In furtherance of the Agency's purpose of redeveloping downtown Boise, these properties may be disposed of for consideration that is substantially less than carrying value.

### Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from Base Plan's fiduciary net position have

# CAPITAL CITY DEVELOPMENT CORPORATION

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2020

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been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

### **Deferred Outflows/Inflows of Resources and Unavailable Revenue**

In addition to assets, the Statement of Financial Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position or fund balance that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then. The Agency has two items that qualify for reporting in this category. The first item is the deferred charge on refunding reported in the Government-Wide Statement of Net Position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The second item is the deferred inflows related to pensions reported in the Government-Wide Statement of Net Position. See Note 6 for details of deferred inflows related to pensions.

In addition to liabilities, the Statement of Financial Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods, so will not be recognized as an inflow of resources (revenue) until that time. The Agency has two items that qualify for reporting in this category. The governmental funds report unavailable revenues from property taxes. This amount is deferred and recognized as an inflow of resources in the period that the amounts become available. The second item is the deferred inflows related to pensions reported in the Government-Wide Statement of Net Position. See Note 6 for details of deferred inflows related to pensions.

### **Fund Equity**

The Agency established accounting policies related to GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This statement redefines the elements of fund balance in governmental funds and more clearly describes the different types of governmental funds to make the nature and extent of the constraints placed on a government's fund balance more transparent. Accordingly, the beginning fund balance of certain government funds have been restated. The governmental fund types classify fund balances as follows:

Fund balance is reported as nonspendable when the resources cannot be spent because they are either legally or contractually required to be maintained intact, or are in a nonspendable form such as inventories, prepaid accounts, and assets held for resale.

Fund balance is reported as restricted when the constraints placed on the use of resources are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Fund balance is reported as committed when the Agency Board of Commissioners passes an ordinance or resolution that places specific constraints on how the resources may be used. The Board of Commissioners can modify or rescind the ordinance or resolution at any time through passage of an additional ordinance or resolution, respectively.

# CAPITAL CITY DEVELOPMENT CORPORATION

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2020

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Fund balance is reported as assigned when it is intended for a specific purpose and the authority to “assign” is delegated to the Agency’s Executive Director.

Unassigned fund balance is the residual classification for the General Fund. This classification represents fund balance that has not been restricted, committed, or assigned within the General Fund. This classification is also used to report any negative fund balance amounts in other governmental funds.

The Board of Commissioners is the Agency’s highest level of decision making authority. The Board adopted the Fund Balance Policy that recommends a spending order of restricted, committed, assigned and then unassigned unless the Board approves otherwise.

Per the guidance in the policy, the Board established that an emergency repair reserve in the minimum amount of \$500,000 shall be on hand as of September 30th of each fiscal year in the Parking fund. Funds within this reserve may be used intra-fiscal year for unforeseen, non-routine repair and maintenance expenditures in the garages when failure to do such repair and maintenance could adversely affect life safety or the ability to operate the garage(s) normally in the immediate future. The Board will evaluate the emergency repair reserve amount as part of each fiscal year’s budget process and may amend the amount by resolution as it deems appropriate. The balance in the Parking Emergency Repair Reserve fund as of September 30, 2020 was \$500,000.

The Board further determined that it may be appropriate to set aside funds apart from working capital for a future project or initiative pursuant generally to the budget and related documents such as the capital improvement plan and parking reinvestment program. The Board delegated its authority to assign funds in this manner to the Executive Director. As of September 30, 2020, \$9,313,531 was assigned in the Parking fund for parking reinvestment projects and commitments budgeted in fiscal year 2020.

### Estimates

The preparation of the Agency's financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates used in the report relate to the estimated net pension liability. It is reasonably possible that the significant estimates used will change within the next year.

### Note 2 - Restricted Assets

The Agency has five revenue allocation funds, one for each of its four revenue allocation districts. Title 50, Chapter 20 and Chapter 29 of Idaho Code delineates the purposes for which revenue allocation funds may be spent by urban renewal agencies, along with the purposes set forth in the Agency’s several urban renewal plans. Since the use of funds is proscribed in statute, the fund balance of the revenue allocation funds is considered restricted under the definitions provided in GASB Statement 54. Therefore, fund balance in its entirety is reported as restricted on the fund financial statements.

# CAPITAL CITY DEVELOPMENT CORPORATION

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2020

Restricted fund balances as of September 30, 2020:

River Myrtle District Revenue Allocation Fund	\$ 25,312,195
Westside District Revenue Allocation Fund	7,029,473
30th Street District Revenue Allocation Fund	1,570,873
Shoreline District Revenue Allocation Fund	175,423
Gateway East District Revenue Allocation Fund	516,522
Parking Fund	1,411,986

The restricted balance in the Parking fund is restricted for reserves on the outstanding bonds. Restricted assets consist of cash and investments held by the Agency's agent in the Agency's name. Investments are generally held until maturity. The bond resolutions limit investments to certain types of securities which meet defined standards.

### Note 3 - Interfund Transfers

Interfund transfers are made for one primary purpose. Transfers are made as a method of allocating the costs of program operations to their respective funds. The program operations costs are shown in the General Fund.

### Note 4 - Capital Assets

Capital asset activity for the year ended September 30, 2020, was as follows:

	September 30, 2019	Additions	Deletions	Transfers	September 30, 2020
<b>Governmental Activities</b>					
<i>Capital assets, not depreciated</i>					
Land	\$ 3,943,660	\$ -	\$ -	\$ -	\$ 3,943,660
Construction in progress	181,755	465,189	-	(181,755)	465,189
	<u>4,125,415</u>	<u>465,189</u>	<u>-</u>	<u>(181,755)</u>	<u>4,408,849</u>
<i>Capital assets, depreciated</i>					
Buildings	32,867,324	206,628	-	90,212	33,164,164
Improvements other than buildings	3,795,373	190,689	-	91,543	4,077,605
Equipment	368,596	140,656	-	-	509,252
Total	<u>37,031,293</u>	<u>537,973</u>	<u>-</u>	<u>181,755</u>	<u>37,751,021</u>
<i>Less accumulated depreciation</i>					
Buildings	(13,955,435)	(718,904)	-	-	(14,674,339)
Improvements other than buildings	(2,294,635)	(374,044)	-	-	(2,668,679)
Equipment	(269,698)	(81,184)	-	-	(350,882)
Total	<u>(16,519,768)</u>	<u>(1,174,132)</u>	<u>-</u>	<u>-</u>	<u>(17,693,900)</u>
<i>Total depreciated capital assets, net</i>	<u>20,511,525</u>	<u>(636,159)</u>	<u>-</u>	<u>181,755</u>	<u>20,057,121</u>
<i>Governmental activities capital assets, net</i>	<u>\$ 24,636,940</u>	<u>\$ (170,970)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 24,465,970</u>



**CAPITAL CITY DEVELOPMENT CORPORATION**

**NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED SEPTEMBER 30, 2020**

Depreciation expense was charged to functions of the primary government as follows:

Governmental Activities	
Parking	\$ 1,123,629
Community Development	50,503

**Note 5 - Long-Term Debt**

At September 30, 2020, long-term debt consists of the following:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Government activities					
2011 B	\$ 6,025,000	\$ -	\$ (1,095,000)	\$ 4,930,000	\$ 1,150,000
2017 A	9,215,000	-	(1,760,000)	7,455,000	1,800,000
2017 B	3,700,000	-	(700,000)	3,000,000	720,000
	<u>\$ 18,940,000</u>	<u>\$ -</u>	<u>\$ (3,555,000)</u>	<u>\$ 15,385,000</u>	<u>\$ 3,670,000</u>

The 2011 B Revenue Refunding Note was issued through the Boise City Housing Authority, is tax exempt but subject to the alternative minimum tax and has a fixed rate of 4.75% and matures on September 1, 2024.

The Series 2017 A Bond is tax exempt with a fixed rate of 2.32% that matures on September 1, 2024.

The Series 2017 B Bond is tax exempt with a fixed rate of 2.82% that matures on September 1, 2024.

There are certain restrictive covenants, coverage requirements and ratios associated with the Agency's bonds and notes. As of September 30, 2020, the Agency is in compliance with these requirements.

The annual requirements to retire the debt for the 2011 B Note, 2017 A Bond and 2017 B Bond as of September 30, 2020 are shown below.

	Governmental Activities	
	Principal	Interest
2021	\$ 3,670,000	\$ 491,731
2022	3,780,000	375,042
2023	3,905,000	254,486
2024	<u>4,030,000</u>	<u>129,472</u>
Total	<u>\$ 15,385,000</u>	<u>\$ 1,250,731</u>

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED SEPTEMBER 30, 2020**

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**Note 6 - Pension Plan**

**Plan Description**

The Agency contributes to the Public Employee Retirement System of Idaho (PERSI or System) Base Plan which is a cost-sharing multiple-employer defined benefit pension plan administered by the PERSI Retirement Board. The Base Plan covers substantially all employees of the State of Idaho and a variety of participating local and special district political subdivisions. As a special purpose unit of local government the Agency is an eligible public employer and Agency employees are eligible public employees. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information. That report may be obtained at [www.persi.idaho.gov](http://www.persi.idaho.gov).

Responsibility for administration of the Base Plan is assigned to the PERSI Retirement Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service and three members who are Idaho citizens, but not members of the Base Plan except by reason of having served on the Board.

**Pension Benefits**

The Base Plan provides retirement, disability, death and survivor benefits for eligible members or beneficiaries. Benefits are based on members' years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of the Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

**Member and Employer Contributions**

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees. As of June 30, 2020 it was 7.16% for general employees. The employer contribution rate as a percent of covered payroll is set by the Retirement Board and was 11.94% for general employees.

The Agency's contributions were \$184,578 for the year ended September 30, 2020.

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
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*Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions.*

At September 30, 2020, the Agency reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of July 1, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Agency's proportion of the net pension liability was based on the Agency's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. At July 1, 2020, the Agency's proportion was 0.0422940% compared with 0.0422401% at July 1, 2019.

For the year ended September 30, 2020, the Agency recognized pension expense of \$387,504. At September 30, 2020, the Agency reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 76,734	\$ 32,068
Changes in assumptions or other inputs	16,610	-
Net difference between projected and actual earnings on pension plan investments	112,570	-
Changes in the employer's proportion and differences between the employer's contributions and the employer's proportionate contributions	19,775	1,836
Agency's contributions subsequent to the measurement date	42,910	-
Total	<u>\$ 268,599</u>	<u>\$ 33,904</u>

An amount reported as deferred outflows of resources related to pensions resulting from Employer contributions subsequent to the measurement date totaling \$42,910 will be recognized as a reduction of the net pension liability in the year ending September 30, 2021.

The average of the expected remaining service lives of all employees that are provided with pensions through the Base Plan (active and inactive employees) determined at July 1, 2019 the beginning of the measurement period ended June 30, 2020 is 4.7 years.

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
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The amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (revenue) as follows:

<u>Years ended September 30,</u>	
2021	\$ 9,233
2022	48,769
2023	60,508
2024	73,275

*Actuarial Assumptions*

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of normal payroll costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year’s earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

The total pension liability in the June 30, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.00 percent
Salary increases**	3.75 percent
Salary inflation*	3.75 percent
Investment rate of return-net of investment fees	7.05 percent
Cost of living (COLA) adjustments	1.00 percent

\*3.75 percent or 1.00 percent depending on whether the member was hired on or before July 1, 2012.

\*\*There is an additional component of assumed salary grown (on top of the 3.75%) that varies for each individual member based on years of service.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. Specifically, the System uses consultants, investment managers and trustees to develop capital market assumptions in analyzing the System’s asset allocation. The assumptions and the System’s formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of System’s assets.

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
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The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation.

**Capital Market Assumptions from Callen 2020**

<b>Asset Class</b>	<b>Target Allocation</b>	<b>Long-Term Expected Nominal Rate of Return (Arithmetic)</b>	<b>Long-Term Expected Real Rate of Return (Arithmetic)</b>
Core Fixed Income	30.00%	2.80%	0.55%
Broad US Equities	55.00%	8.55%	6.30%
Developed Foreign Equities	15.00%	8.70%	6.45%
Assumed Inflation - Mean		2.25%	2.25%
Assumed Inflation - Standard Deviation		1.50%	1.50%
Portfolio Arithmetic Mean Return		6.85%	4.60%
Portfolio Standard Deviation		12.33%	12.33%
Portfolio Long-Term (Geometric) Expected Rate of Return		6.25%	3.89%
Assumed Investment Expenses		0.40%	0.40%
Portfolio Long-Term (Geometric) Expected Rate of Return, Net of Investment Expenses		5.85%	3.49%

**Investment Policy Assumptions from PERSI November 2019**

Portfolio Long-Term Expected Real Rate of Return, Net of Investment Expenses	4.14%
Portfolio Standard Deviation	14.16%

**Economic/Demographic Assumptions from Milliman 2018**

<b>Valuation Assumptions Chosen by PERSI Board</b>	
Long-Term Expected Real Rate of Return, Net of Investment Expenses	4.05%
Assumed Inflation	3.00%
<b>Long-Term Expected Geometric Rate of Return, Net of Investment Expenses</b>	<b>7.05%</b>

*Discount Rate*

The discount rate used to measure the total pension liability was 7.05%. The projection of cash flows is used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plans' net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
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*Sensitivity of the Employer's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate.*

The following presents the Employer's proportionate share of the net pension liability calculated using the discount rate of 7.05 percent, as well as what the Employer's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.05 percent) or 1-percentage-point higher (8.05 percent) than the current rate:

	1% Decrease (6.05%)	Current Discount Rate (7.05%)	1% Increase (8.05%)
Employer's proportionate share of the net pension liability (asset)	<u>\$ 2,014,064</u>	<u>\$ 982,123</u>	<u>\$ 128,875</u>

*Pension Plan Fiduciary Net Position*

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained at [www.persi.idaho.gov](http://www.persi.idaho.gov).

*Payables to the Pension Plan*

At September 30, 2020, the Agency reported payables to the defined benefit pension plan of \$5,626 for legally required employer contributions and \$0 for legally required employee contributions which had been withheld from employee wages but not yet remitted to PERSI.

*Defined Contribution – PERSI Choice 401(k)*

Employees of the Agency participating in the PERSI Base Plan may enroll in the PERSI Choice 401(k) defined contribution retirement savings plan available to active members. Participation is voluntary. The PERSI Choice 401(k) is intended to be a governmental plan within the meaning of Code Section 414 (d) and within the meaning of section 3(32) of the Employee Retirement Income Security Act (ERISA) and as such, is exempt from provisions of Title I ERISA. The Agency will match participants' contributions in the PERSI Choice 401(k) up to 4% of base annual salary. A participant shall be 100% vested in their individual account at all times. The authority of the benefit and contribution terms are established and amended by the PERSI Board. The Agency recognized \$59,012 contributions to the PERSI Choice 401(k) as benefits expense during the year ended September 30, 2020. The Agency recognized \$0 for the employer's liability outstanding for contributions for the period ended September 30, 2020.

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
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**Note 7 - Leases**

**Advance Lease Payments**

In 2008, the Agency entered into an agreement with Bodo Development, LLC to provide theatre parking validation through November 30, 2020. All funds for this agreement were received by the Agency in the initial year of the agreement. This revenue is being amortized ratably over the life of the agreement on the government-wide financial statements.

**Lease Expense**

The Agency is a party to the following operating leases:

The Agency renewed the lease for its office space on October 1, 2018. The lease term expires on September 30, 2021. Monthly rent is \$13,272 for the first year, \$13,621 for the second year and \$13,970 for the third year.

The Agency entered into the lease for Trailhead office space on February 1, 2015. Trailhead is a non-profit entrepreneurial resource center supported by the Agency, City of Boise and private sector partners. The original lease term expired on January 31, 2020 and it was renewed through January 31, 2022. Current monthly rent is \$15,250.

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
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*Lease Other*

In fiscal year 2016, the Agency entered into a Termination Agreement and Mutual Release with Civic Partners Idaho, LLC and Ada County. The Termination Agreement terminates the Sublease Agreements with Civic Partners and all interest that Civic Partners has in and to the subleased properties. In fiscal year 2020, the Agency made a total payment of \$169,457 for rent. These payments and future payments of the rent for the parcels that Civic Partners defaulted on in 2016 allow the Agency to retain full lessee authority concerning the units and parcels under the two ground leases. Total ground lease expense for the year ended September 30, 2020, was \$272,568.

	<u>Master Ground</u>	<u>Office Facility</u>
2021	\$ 276,972	\$ 350,640
2022	282,044	106,750
2023	295,672	-
2024	368,853	-
2025	374,125	-
2026-2030	1,709,141	-
2031-2035	549,105	-
2036-2040	636,569	-
2041-2045	737,954	-
2046-2050	855,480	-
2051-2055	991,746	-
2056-2060	1,149,708	-
2061-2065	1,332,826	-
2066-2070	1,545,108	-
2071-2075	1,791,205	-
2076-2080	2,076,498	-
2081-2085	2,407,235	-
2086-2090	2,790,640	-
2091-2095	3,235,120	-
2096-2098	1,809,908	-
	<hr/>	<hr/>
Total	<u>\$ 25,215,909</u>	<u>\$ 457,390</u>



## CAPITAL CITY DEVELOPMENT CORPORATION

### NOTES TO FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2020

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#### Note 8 - Commitments and Contingencies

The Agency entered into a Memorandum of Understanding (MOU) and related agreements with the City of Boise for the non-profit Trailhead Entrepreneurial Resource Center. The Agency and the City have been working together to encourage private investment within the City by facilitating business education, connecting entrepreneurs to resources, and working to increase the interaction between entrepreneurs and local businesses located in downtown Boise. Trailhead was established in February 2015 by the Agency and the City to accomplish this goal. The Agency agreed to take responsibility for the rent and maintenance of the office space occupied by Trailhead at 500 South 8th Street. See Note 7 for details of the lease for Trailhead office space. During the fiscal year 2020, a total of \$180,193 has been made for rent and maintenances. As of September 30, 2020, a total of \$971,675 has been paid to landlord and other vendors since the MOU was executed.

The Agency entered into an Owner's Participation Agreement (OPA) and related agreements with Pennbridge Bodo, LLC, the developer of the Residence Inn by Marriott – a 10-story extended stay hotel of approximately 186 hotel rooms, conference room, fitness area, pool, a third floor patio and bar, and 103 parking spaces in the River-Myrtle/Old Boise District. The project was estimated by the developer to have a total value of \$25 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$875,897 for public improvements over the course of four years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project was completed in fall 2017. Payments are expected to be made over four years from fiscal year 2019 to 2022. During the fiscal year 2020, a total of \$254,060 was paid. As of September 30, 2020, total payments of \$538,345 have been made.

The Agency entered into an OPA and related agreements with Boise Hotel Investors, LLC, the developer of the Hyatt Place – a 5-story hotel of approximately 150 hotel rooms, conference rooms, fitness area, spa, and eating area in the Westside district. The project was estimated by the developer to have a total value of \$20 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$452,463 for public improvements over the course of four years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project completed in summer 2017. Payments are expected to be made over four years from fiscal year 2019 to 2022. During the fiscal year 2020, a total of \$101,854 was paid. As of September 30, 2020, total payments of \$192,773 have been made.

The Agency entered into an OPA and related agreements with 5th and Idaho Development, LLC, the developer of the 5th and Idaho Apartments (The Gibson), a mixed-use, 5-story project consisting of approximately 81 studio one and two bedroom apartments, 82 underground parking stalls, 3,000 square feet of retail space, and a 3,600 square foot public park facing Idaho Street in the River-Myrtle/Old Boise District. The project was estimated by the developer to have a total value of \$13 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$1,155,000 for public improvements over the course of four years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project started construction in the fall of 2017 and completed in 2019. During the fiscal year 2020, a total of \$170,979 was paid. As of September 30, 2020, total payments of \$914,595 have been made.

## **CAPITAL CITY DEVELOPMENT CORPORATION**

### **NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED SEPTEMBER 30, 2020**

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The Agency entered into an OPA and related agreements with BVGC Parcel B, LLC, the developer of Pioneer Crossing (previously known as Parcel B), a completed mixed-use development consisting of retail space, office space, other commercial uses and a 839-space parking garage in the River-Myrtle/Old Boise District. The project was estimated by the developer to have a total value of \$46 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$9,688,625 for public improvements (\$4,288,625) and purchase of 250 parking spaces (\$5,400,000) to be available to the public in the 11th and Front parking garage. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. During fiscal year 2020, a payment of \$612,453 was made for the public improvements reimbursement. As of September 30, 2020, total payments of \$6,288,873 have been made.

The Agency entered into an OPA and related agreements with JRS properties III, LP, the developer of JUMP building and JR Simplot Company Offices – a mixed-use development consisting of multiple buildings and facilities to be known as “Jack’s Urban Meeting Place” and the JR Simplot Corporate Headquarters in the River-Myrtle/Old Boise District. The project was estimated by the developer to have a total value of \$215 million (JUMP \$70 million tax exempt and JR Simplot Company Offices \$145 million) upon completion. The Agency's financial participation is an anticipated amount not to exceed \$875,000 for public improvements over the course of four years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project completed in 2018. Payments are expected to be made over four years from fiscal year 2020 to 2023. During fiscal year 2020, the first and final payment of \$875,000 has been made.

The Agency entered into a Type 4 Capital Improvements Reimbursement Agreement with Northwest Integrity Housing Co., an Idaho nonprofit corporation (NIHC) and a Type 2 General Assistance Participation Agreement with Adare Manor, LLC, an Idaho Limited Liability Company. NIHC is Managing Member for the Adare Manor Apartments, a mixed-use project including retail space along Fairview Avenue and 25th Street and 134 units affordable housing in the 30<sup>th</sup> Street District. The project is estimated by the developer to have a total value of \$20.5 million upon completion. The Agency's financial participation was an anticipated amount not to exceed \$563,598 for public improvements (\$285,196) over the course of four years after the project is complete and for undergrounding utilities improvement (\$278,402). The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project completed in 2019. During fiscal year 2020, a total of \$278,402 has been paid to the developer for the undergrounding utilities improvement.

The Agency entered into a Type 3 Transformative Assistance Agreement and a parking permit purchase agreement with Front Street Investors, LLC, the developer of 6<sup>th</sup> and Front project, a mixed-use development consisting of a 7-story hotel with 138 rooms and a parking garage with 540 parking spaces in the River-Myrtle/Old Boise District. The project is estimated by the developer to have a total value of \$43 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$3,998,439 for public improvements (\$1,568,439) over the course of four years after the project is complete and purchase of 200 monthly parking permits for seven years to for public parking (\$2,520,000). The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The garage portion of the project was completed in 2020 and the hotel is expected to be completed in 2021. During fiscal year 2020, a total of \$150,000 has been made with the purchase of 200 monthly parking permits from May to September 2020.

## **CAPITAL CITY DEVELOPMENT CORPORATION**

### **NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED SEPTEMBER 30, 2020**

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The Agency entered into an OPA and related agreements in fiscal year 2019 with The Cartee Project, LLC, the developer of The Cartee – a 163-unit, 8-floor residential apartment project in the River-Myrtle/Old Boise District and the city's Central Addition area. The project is estimated by the developer to have a total value of \$48 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$1,394,035 for public improvements over the course of three years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project started construction in July 2019 and is expected to complete in 2021. Payments are expected to be made over three years from fiscal year 2023 to 2025. As of September 30, 2020, no payments have been made.

The Agency entered into an OPA and related agreements in fiscal year 2019 with Boise Caddis, LLC, the developer of Boise Caddis – a 173-unit residential apartment project with 394 structured parking spaces and 4,000 square feet of ground floor retail space in the River-Myrtle/Old Boise District and in Boise's Central Addition district. The project is estimated by the developer to have a total value of \$31 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$1,122,334 for public improvements over the course of four years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project started construction in fall 2019 and is expected to complete in summer 2021. Payments are expected to be made over four years from fiscal year 2022 to 2025. As of September 30, 2020, no payments have been made.

The Agency entered into an OPA and related agreements in fiscal year 2019 with 11<sup>th</sup> & Idaho Partners, LLC, the developer of 11<sup>th</sup> & Idaho Office Building – 9-stories with approximately 10,000 square feet of lobby, retail and office space on the ground floor, approximately 170,000 square feet of floor 2 to 9 being Class A office space in the Westside district. The project is estimated by the developer to have a total value of \$40 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$740,690 for public improvements over the course of three years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project started construction in August 2019 and is expected to complete in 2021. Payments are expected to be made over three years from fiscal year 2022 to 2024. As of September 30, 2020, no payments have been made.

The Agency entered into an OPA and related agreements in fiscal year 2020 with CDG Acquisitions, LLC, the developer of a mixed-use building on 204 and 270 E Myrtle Street consisting of approximately 249 rental apartments, indoor and outdoor community amenities, 7,800 square feet of ground floor retail and a 353 space structured parking garage. The project is in the River-Myrtle/Old Boise district. The project is estimated by the developer to have a total value of \$52 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$988,276 for public improvements over the course of three years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project is expected to start construction in November 2020 and is expected to complete in winter 2022. Payments are expected to be made over three years from fiscal year 2023 to 2025. As of September 30, 2020, no payments have been made.

The Agency entered into an OPA and related agreements in fiscal year 2020 with 600 Vanguard, LLC, the developer of a mixed-use building on 600 W. Myrtle Street consisting of approximately 75 rental apartments, indoor and outdoor community amenities and 2,600 square feet of ground floor retail. The project is in the River-Myrtle/Old Boise district. The project is estimated by the developer to have a total value of \$16 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$497,674 for public improvements over the course of four years after the project is complete. The OPA sets out conditions

## **CAPITAL CITY DEVELOPMENT CORPORATION**

### **NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED SEPTEMBER 30, 2020**

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the developer must meet to become eligible for Agency financial participation. The project is expected to complete in 2021. Payments are expected to be made over four years from fiscal year 2022 to 2025. As of September 30, 2020, no payments have been made.

The Agency entered into an OPA and related agreements in fiscal year 2020 with 9025 Federal, LLC, the developer of a mixed-use office/industrial building on 9025 S. Federal Way consisting of three office suites, two warehouse bays and 30 surface parking stalls. The project is in the Gateway East district. The project is estimated by the developer to have a total value of \$2.1 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$92,113 for public improvements over the course of six years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project is expected to complete in 2021. Payments are expected to be made over six years from fiscal year 2022 to 2027. As of September 30, 2020, no payments have been made.

The Agency entered into an OPA and related agreements in fiscal year 2020 with 6<sup>th</sup> and Grove Limited Partnership, the developer of a mixed-use building on 116 S 6<sup>th</sup> Street, a 7-story building that will house 60 income-restricted and market-rate apartments, 5,000 square feet of ground floor commercial space and 9,000 square feet of office space. The project is in the River-Myrtle/Old Boise district. The project is estimated by the developer to have a total value of \$15 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$597,848 for public improvements over the course of four years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project is expected to complete in 2021. Payments are expected to be made over four years from fiscal year 2022 to 2025. As of September 30, 2020, no payments have been made.

The Agency entered into an OPA and related agreements in fiscal year 2020 with 5<sup>th</sup> and Grove Investors, LLC, the developer of a mixed-use building on 512 W. Grove Street – 6 story building that will house 114 market-rate apartments, 8,000 square feet of ground floor retail space and amenity space including a rooftop patio. The project is in the River-Myrtle/Old Boise district. The project is estimated by the developer to have a total value of \$25.5 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$1,111,347 for public improvements over the course of four years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project is expected to complete in 2021. Payments are expected to be made over four years from fiscal year 2022 to 2025. As of September 30, 2020, no payments have been made.

The Agency entered into an OPA and related agreements in fiscal year 2020 with Boise Gateway 1, LC. The developer constructed a 168,000 square foot industrial building at 9605 S. Eisenman Road with related infrastructure and site improvement. The project is in the Gateway East district. The project was estimated by the developer to have a total value of \$12.8 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$426,144 for public improvements over the course of five years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project completed in summer 2020. Payments are expected to be made over five years from fiscal year 2022 to 2026. As of September 30, 2020, no payments have been made.

The Agency entered into an OPA and related agreements in fiscal year 2020 with Main Eleven LLC, the owner of the property on 1015 W. Main Street. The owner intends to modernize the alley drive-ramp on West 11<sup>th</sup> Street to meet ADA accessibility standards. The project is the Westside district. The Agency's financial participation is an anticipated amount not to exceed \$22,612 for public improvements after the project is complete. The OPA

# CAPITAL CITY DEVELOPMENT CORPORATION

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2020

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sets out conditions the owner must meet to become eligible for Agency financial participation. The project is expected to complete in 2021. As of September 30, 2020, no payments have been made.

The Agency entered into an OPA and related agreements in fiscal year 2020 with FireFusion Studio LLC, the owner of the property on 1322 W. Main Street. The owner is renovating public improvements on the streetscape. The project is the Westside district. The Agency's financial participation is an anticipated amount not to exceed \$54,367 for public improvements after the project is complete. The OPA sets out conditions the owner must meet to become eligible for Agency financial participation. The project is expected to complete in 2021. As of September 30, 2020, no payments have been made.

### **Note 9 - Significant Contractual Agreements**

The Agency is party to numerous agreements related to the development of the parcels in the Ada County Courthouse Corridor. In 2011, the various agreements were amended to facilitate the refunding of the 2002 B bonds with the 2011 B Revenue Refunding Note. The Business Terms Sheet/Funds Flow calculation was one of the agreements amended. Under the terms of the amended agreement, the tax increment guarantee for the Idaho Place parcels was restated as \$245,000 for fiscal year 2011, increasing 3% each year thereafter through fiscal year 2024. The developer will receive credit against the guarantee amount for any actual increment received from the subject parcels. The supplemental rent obligation on the apartment parcels in the Courthouse Corridor is stated in the Business Terms Sheet as \$289,865 for fiscal year 2011, increasing 3% each year thereafter through fiscal year 2024. The developer will receive credit against the supplemental rent amount for any actual increment received from the apartment parcels. During fiscal year 2020, the tax increment guarantee and supplemental rent obligations in the amounts of \$68,085 and \$103,493 were received in full.

As part of the Ada County Courthouse Corridor project and under the terms of the associated Second Amended and Restated Master Sublease, the Agency subleased two parcels (parcels 4 and 5) to Civic Partners Idaho, LLC. Similarly, under the terms of the Amended and Restated Parcel 1 Sublease, the Agency subleased two Courthouse Corridor project condominium units (units 401 and 102) to Civic Partners. Civic Partners failed to make the April 1, 2015 and July 1, 2015 quarterly lease payments as required by the agreements and failed to timely cure the defaults. The Agency declared the leases terminated on October 2, 2015 and initiated action to take possession of the properties as permitted under the leases. On May 10, 2016, the Agency, Civic Partners, and Ada County entered into a Termination Agreement and Mutual Release (Termination Agreement). The Termination Agreement terminates the Sublease Agreements with Civic Partners and all interest that Civic Partners has in and to the subleased properties.

### **Note 10 - Pledged Revenues**

The Agency has certain long-term debt obligations for which revenues have been pledged. The Agency issued the Series 2011 B Revenue Refunding Note to refund the 2002 B bonds. Amounts in the Series 2011 B note fund are pledged to support this debt. One twelfth of the annual debt service is to be deposited into the note fund each month. The source revenues for the deposits into the note fund are revenue allocation from the River-Myrtle/Old Boise District and net parking revenues from the parking system. The 2011 B Revenue Refunding Note matures in 2024. The bond fund is pledged until the bonds mature. For the year ended September 30, 2020, the total debt service on this note was \$1,381,188.

# **CAPITAL CITY DEVELOPMENT CORPORATION**

## **NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED SEPTEMBER 30, 2020**

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The Agency issued the Series 2017 A Redevelopment Bond in fiscal year 2017. Amounts in the Series 2017 A bond fund are pledged to support this debt. One twelfth of the annual debt service is to be deposited into the bond fund each month. The source revenues for the deposits into the bond fund are revenue allocation from the River-Myrtle/Old Boise District and net parking revenues from the parking system. The Series 2017 A bond matures in 2024. The bond fund is pledged until the bond matures. For the year ended September 30, 2020, the total debt service on this bond was \$1,973,677.

The Agency issued the Series 2017B Bond to refund the 2010B Bond. Amounts in the Series 2017B Bond fund are pledged to support this debt. One-twelfth of the annual debt service is to be deposited into the bond fund each month. The source revenues for the deposits into the bond fund are revenue allocation from the River Myrtle/Old Boise District and net parking revenues from the parking system. For the year ended September 30, 2020, the total debt service on these bonds was \$804,287.

### **Note 11 - Conduit Debt**

On April 29, 2016, the Agency authorized the issuance of its Lease Revenue Bonds, Series 2016 (Greater Boise Auditorium District Expansion Project), in the aggregate principal amount of \$23,085,000. The proceeds of the bonds were used to expand and improve the “Boise Centre”, an existing convention center and public event facility in downtown Boise operated by the Greater Boise Auditorium District (the District), to pay bond issuance costs, to fund capitalized interest and to fund a reserve fund. The Series 2016 Bonds was issued at a fixed rate range from 3.00% to 5.00%. The issuance is a conduit financing arrangement for the District. The Agency receives no benefit from the issuance of these bonds and has no liability. Therefore, the Agency has not recorded any benefit or liability. The first principal payment was scheduled and made on December 15, 2017. As of September 30, 2020, the unpaid principal balance is \$20,790,000.

### **Note 12 - Contingencies**

#### **COVID-19 Pandemic**

During 2020, the world-wide coronavirus pandemic arrived in Idaho in mid-March 2020 and will continue to negatively impact local, national, and global economies well into 2021. Agency management is closely monitoring its operations, liquidity and capital resources and is actively working to minimize the current and future impact of this unprecedented situation. As of the date of issuance of these financial statements, the current and future full impact to the funds under management is not known.

**CAPITAL CITY DEVELOPMENT CORPORATION**

*REQUIRED SUPPLEMENTARY INFORMATION*

**CAPITAL CITY DEVELOPMENT CORPORATION****STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
YEAR ENDED SEPTEMBER 30, 2020**

	General Fund			
	Original Budget	Amended Budget	Actual	Variance Favorable (Unfavorable)
REVENUES				
Interest	\$ 20,000	\$ 20,000	\$ 12,427	\$ (7,573)
Other	49,000	49,000	61,735	12,735
Total revenues	<u>69,000</u>	<u>69,000</u>	<u>74,162</u>	<u>5,162</u>
EXPENDITURES				
Operating and administrative expenses	4,344,150	3,604,477	3,423,518	180,959
Capital outlay and related expenses	74,500	125,000	121,876	3,124
Total expenditures	<u>4,418,650</u>	<u>3,729,477</u>	<u>3,545,394</u>	<u>184,083</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(4,349,650)</u>	<u>(3,660,477)</u>	<u>(3,471,232)</u>	<u>189,245</u>
OTHER FINANCING SOURCES (USES)				
Interfund transfers	<u>4,258,550</u>	<u>3,548,200</u>	<u>3,083,314</u>	<u>(464,886)</u>
NET CHANGE IN FUND BALANCES	(91,100)	(112,277)	(387,918)	(275,641)
FUND BALANCES, BEGINNING OF YEAR	<u>1,124,925</u>	<u>1,124,925</u>	<u>1,124,925</u>	<u>-</u>
FUND BALANCES, END OF YEAR	<u>\$ 1,033,825</u>	<u>\$ 1,012,648</u>	<u>\$ 737,007</u>	<u>\$ (275,641)</u>



**CAPITAL CITY DEVELOPMENT CORPORATION****STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
YEAR ENDED SEPTEMBER 30, 2020**

	River Myrtle District RA Fund			Variance
	Original Budget	Amended Budget	Actual	Favorable (Unfavorable)
REVENUES				
Interest	\$ 80,000	\$ 120,000	\$ 169,554	\$ 49,554
Other	4,437,500	436,000	439,686	3,686
Revenue allocation funds	11,250,000	10,773,078	10,921,158	148,080
Total revenues	15,767,500	11,329,078	11,530,398	201,320
EXPENDITURES				
Operating and administrative expenses	700,457	510,657	410,673	99,984
Capital outlay and related expenses	26,681,600	5,914,922	5,878,339	36,583
Debt service - principal	2,777,000	2,777,000	2,460,000	317,000
Debt service -interest	318,128	318,128	317,964	164
Total expenditures	30,477,185	9,520,707	9,066,976	453,731
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(14,709,685)	1,808,371	2,463,422	655,051
OTHER FINANCING SOURCES (USES)				
Interfund transfers	(1,352,968)	(954,915)	(738,097)	216,818
Total other financing sources (uses)	(1,352,968)	(954,915)	(738,097)	216,818
NET CHANGE IN FUND BALANCES	(16,062,653)	853,456	1,725,325	871,869
FUND BALANCES, BEGINNING OF YEAR	23,656,610	23,656,610	23,656,610	-
FUND BALANCES, END OF YEAR	\$ 7,593,957	\$ 24,510,066	\$ 25,381,935	\$ 871,869

**CAPITAL CITY DEVELOPMENT CORPORATION****STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
YEAR ENDED SEPTEMBER 30, 2020**

	Westside District RA Fund			Variance
	Original Budget	Amended Budget	Actual	Favorable (Unfavorable)
REVENUES				
Lease	\$ 341,511	\$ 341,511	\$ 301,660	\$ (39,851)
Interest	15,000	30,000	41,872	11,872
Other	1,000,000	-	64,034	64,034
Parking revenues	39,120	39,120	28,225	(10,895)
Revenue allocation funds	4,100,000	3,950,273	4,004,237	53,964
Total revenues	5,495,631	4,360,904	4,440,028	79,124
EXPENDITURES				
Operating and administrative expenses	447,500	356,300	348,414	7,886
Capital outlay and related expenses	24,331,700	1,718,257	794,690	923,567
Total expenditures	24,779,200	2,074,557	1,143,104	931,453
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(19,283,569)	2,286,347	3,296,924	1,010,577
OTHER FINANCING SOURCES (USES)				
Interfund transfers	(1,022,052)	(887,050)	(754,090)	132,960
Net proceeds and payoffs, refunded debt	14,600,000	-	-	-
Total other financing sources (uses)	13,577,948	(887,050)	(754,090)	132,960
NET CHANGE IN FUND BALANCES	(5,705,621)	1,399,297	2,542,834	1,143,537
FUND BALANCES, BEGINNING OF YEAR	12,226,029	12,226,029	12,226,029	-
FUND BALANCES, END OF YEAR	\$ 6,520,408	\$ 13,625,326	\$ 14,768,863	\$ 1,143,537

**CAPITAL CITY DEVELOPMENT CORPORATION****STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
YEAR ENDED SEPTEMBER 30, 2020**

	30th Street District RA Fund			
	Original Budget	Amended Budget	Actual	Variance Favorable (Unfavorable)
REVENUES				
Interest	\$ 5,000	\$ 9,000	\$ 11,241	\$ 2,241
Revenue allocation funds	800,000	787,908	800,108	12,200
Total revenues	805,000	796,908	811,349	14,441
EXPENDITURES				
Operating and administrative expenses	70,000	13,800	2,195	11,605
Capital outlay and related expenses	1,310,000	328,000	309,581	18,419
Total expenditures	1,380,000	341,800	311,776	30,024
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(575,000)	455,108	499,573	44,465
OTHER FINANCING SOURCES (USES)				
Interfund transfers	(85,171)	(212,892)	(172,194)	40,698
NET CHANGE IN FUND BALANCES	(660,171)	242,216	327,379	85,163
FUND BALANCES, BEGINNING OF YEAR	1,243,494	1,243,494	1,243,494	-
FUND BALANCES, END OF YEAR	\$ 583,323	\$ 1,485,710	\$ 1,570,873	\$ 85,163

**CAPITAL CITY DEVELOPMENT CORPORATION**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
YEAR ENDED SEPTEMBER 30, 2020**

	Shoreline District RA Fund			Variance Favorable (Unfavorable)
	Original Budget	Amended Budget	Actual	
REVENUES				
Interest	\$ -	\$ 500	\$ 770	\$ 270
Revenue allocation funds	120,000	115,740	116,217	477
Total revenues	120,000	116,240	116,987	747
EXPENDITURES				
Operating and administrative expenses	165,000	3,000	-	3,000
Total expenditures	165,000	3,000	-	3,000
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(45,000)	113,240	116,987	3,747
OTHER FINANCING SOURCES (USES)				
Interfund transfers	57,415	64,518	58,436	(6,082)
NET CHANGE IN FUND BALANCES	12,415	177,758	175,423	(2,335)
FUND BALANCES, BEGINNING OF YEAR	-	-	-	-
FUND BALANCES, END OF YEAR	\$ 12,415	\$ 177,758	\$ 175,423	\$ (2,335)

**CAPITAL CITY DEVELOPMENT CORPORATION****STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
YEAR ENDED SEPTEMBER 30, 2020**

	Gateway East District RA Fund			
	Original Budget	Amended Budget	Actual	Variance Favorable (Unfavorable)
REVENUES				
Interest	\$ -	\$ 700	\$ 1,406	\$ 706
Revenue allocation funds	710,000	727,159	718,793	(8,366)
Total revenues	710,000	727,859	720,199	(7,660)
EXPENDITURES				
Operating and administrative expenses	15,000	36,300	18,347	17,953
Capital outlay and related expenses	335,000	60,000	39,856	20,144
Total expenditures	350,000	96,300	58,203	38,097
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	360,000	631,559	661,996	30,437
OTHER FINANCING SOURCES (USES)				
Interfund transfers	(127,756)	(177,410)	(145,474)	31,936
NET CHANGE IN FUND BALANCES	232,244	454,149	516,522	62,373
FUND BALANCES, BEGINNING OF YEAR	-	-	-	-
FUND BALANCES, END OF YEAR	\$ 232,244	\$ 454,149	\$ 516,522	\$ 62,373

**CAPITAL CITY DEVELOPMENT CORPORATION**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
YEAR ENDED SEPTEMBER 30, 2020**

	Parking Fund			Variance Favorable (Unfavorable)
	Original Budget	Amended Budget	Actual	
<b>REVENUES</b>				
Lease	\$ 88,032	\$ 350,000	\$ 328,629	\$ (21,371)
Interest	30,000	50,000	68,939	18,939
Other	-	3,900,000	49,094	(3,850,906)
Parking revenues	8,737,422	5,670,153	5,891,027	220,874
<b>Total revenues</b>	<b>8,855,454</b>	<b>9,970,153</b>	<b>6,337,689</b>	<b>(3,632,464)</b>
<b>EXPENDITURES</b>				
Operating and administrative expenses	2,946,801	2,691,776	2,388,730	303,046
Capital outlay and related expenses	3,318,500	1,423,000	1,219,131	203,869
Debt service - principal	1,095,000	1,095,000	1,095,000	-
Debt service - interest and fees	286,188	286,188	286,188	-
<b>Total expenditures</b>	<b>7,646,489</b>	<b>5,495,964</b>	<b>4,989,049</b>	<b>506,915</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>1,208,965</b>	<b>4,474,189</b>	<b>1,348,640</b>	<b>(3,125,549)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund transfers	(1,819,118)	(1,492,728)	(1,331,895)	160,833
<b>NET CHANGE IN FUND BALANCES</b>	<b>(610,153)</b>	<b>2,981,461</b>	<b>16,745</b>	<b>(2,964,716)</b>
<b>FUND BALANCES, BEGINNING OF YEAR</b>	<b>11,238,772</b>	<b>11,238,772</b>	<b>11,238,772</b>	<b>-</b>
<b>FUND BALANCES, END OF YEAR</b>	<b>\$ 10,628,619</b>	<b>\$ 14,220,233</b>	<b>\$ 11,255,517</b>	<b>\$ (2,964,716)</b>

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**SCHEDULE OF EMPLOYER'S SHARE OF NET PENSION LIABILITY AND SCHEDULE OF EMPLOYER CONTRIBUTIONS**  
**YEAR ENDED SEPTEMBER 30, 2020**

**Schedule of Employer's Share of Net Pension Liability**  
**PERSI - Base Plan**  
**Last 10 - Fiscal Years\***

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Employer's portion of net of the pension liability	0.0422940%	0.0422401%	0.0405570%	0.0397908%	0.0403932%	0.0361820%
Employer's proportionate share of the net pension liability	\$ 982,123	\$ 482,159	\$ 598,223	\$ 625,443	\$ 818,832	\$ 476,459
Employer's covered payroll	\$ 1,506,386	\$ 1,426,600	\$ 1,309,034	\$ 1,277,551	\$ 1,194,427	\$ 1,035,703
Employer's proportionate share of the net pension liability as a percentage of its covered payroll	65.20%	33.80%	45.70%	48.96%	68.55%	46.00%
Plan fiduciary net position as a percentage of the total pension liability	82.22%	93.79%	91.69%	90.68%	87.26%	91.38%

\* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the Agency will present information for those use for which information is available.

Data reported is measured as of June 30 of each year.

**Schedule of Employer Contributions**  
**PERSI - Base Plan**  
**Last 10 - Fiscal Years\***

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Statutorily required contribution	\$ 184,578	\$ 166,029	\$ 153,809	\$ 140,234	\$ 135,975	\$ 124,326
Contributions in relation to the statutorily required contribution	\$ (189,706)	\$ (167,556)	\$ (152,231)	\$ (140,418)	\$ (133,983)	\$ (123,145)
Contribution deficiency (excess)	\$ (5,128)	\$ (1,527)	\$ 1,578	\$ (184)	\$ 1,992	\$ 1,181
Employer's covered payroll	\$ 1,567,710	\$ 1,446,855	\$ 1,346,870	\$ 1,222,892	\$ 1,202,851	\$ 1,096,499
Contributions as a percentage of covered payroll	12.10%	11.58%	11.30%	11.48%	11.14%	11.23%

\* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the Agency will present information for those use for which information is available.

Data reported is measured as of September 30 of each year.

**CAPITAL CITY DEVELOPMENT CORPORATION**  
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**  
**SEPTEMBER 30, 2020**

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**Note 1 - Summary of Significant Accounting Policies**

**Financial Reporting Entity**

The Agency follows these procedures in establishing the budget:

1. Prior to August, the preliminary budget is reviewed by the Agency’s Executive Committee.
2. The preliminary budget is revised, if necessary, prior to Board consideration.
3. The proposed budget is approved by the Board of Commissioners at its regular August meeting.
4. The proposed budget is published for public review.
5. The Board of Commissioners holds a special meeting including a public hearing on the budget in August.
6. The proposed budget is adopted by the Board of Commissioners prior to September 1.
7. The adopted budget is filed with the City of Boise.
8. October 1 begins the Agency’s fiscal year.
9. Budget amendments, if any, require formal approval of the Agency’s Board of Commissioners.

**Note 2 - Summary of Significant Accounting Policies**

The fiscal year 2020 budget was amended once during the year to reflect a restatement of appropriations in the adopted and amended budget.

**Note 3 - Actuary Assumptions**

The total pension liability in the June 30, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.00 percent
Salary increases**	3.75 percent
Salary inflation	3.75 percent
Investment rate of return-net of investment fees	7.05 percent
Cost of living (COLA) adjustments	1.00 percent

\*3.75 percent of 1.00 percent depending on whether the member was hired on or before July 1, 2012.

\*\*There is an additional component of assumed salary grown (on top of the 3.75%) that varies for each individual member based on years of service.

The Total Pension Liability as of June 30, 2020 is based on the results of an actuarial valuation date of July 1, 2020. The District’s proportionate share of changes in assumptions as of the measurement date totaled \$16,610.





**Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards***

To the Board of Commissioners  
Capital City Development Corporation  
Boise, Idaho

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of Capital City Development Corporation (the Agency), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Agency’s basic financial statements, and have issued our report thereon dated December 22, 2020.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency’s internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Boise, Idaho  
December 22, 2020