

# **LIVE STREAMING & AUDIO RECORDING**

***Now In Progress***



COLLABORATE. CREATE. **DEVELOP.** COMPLETE.

# Board of Commissioners

**Regular Meeting**  
**August 9, 2021**



# AGENDA

## **I. Call to Order**

Chair Zuckerman

## **II. Action Item: Agenda Changes/Additions**

Chair Zuckerman

## **III. Work Session**

A. Proposed FY 2022 – 2026 Capital Improvement Plan

(30 minutes) ..... Doug Woodruff, Kevin Martin



CIP: 5-Year Capital Improvement Plan

FISCAL YEARS: 2022 – 2026

PROPOSED DRAFT: Work Session August 9, 2021



# 5-YEAR CAPITAL IMPROVEMENT PLAN FY2022 - FY2026

## Presented by:

Doug Woodruff  
*Development Director*

Kevin Martin  
*Sr. Business & HR Manager*

*Jules on 3rd Apartments, River Myrtle Old Boise District*

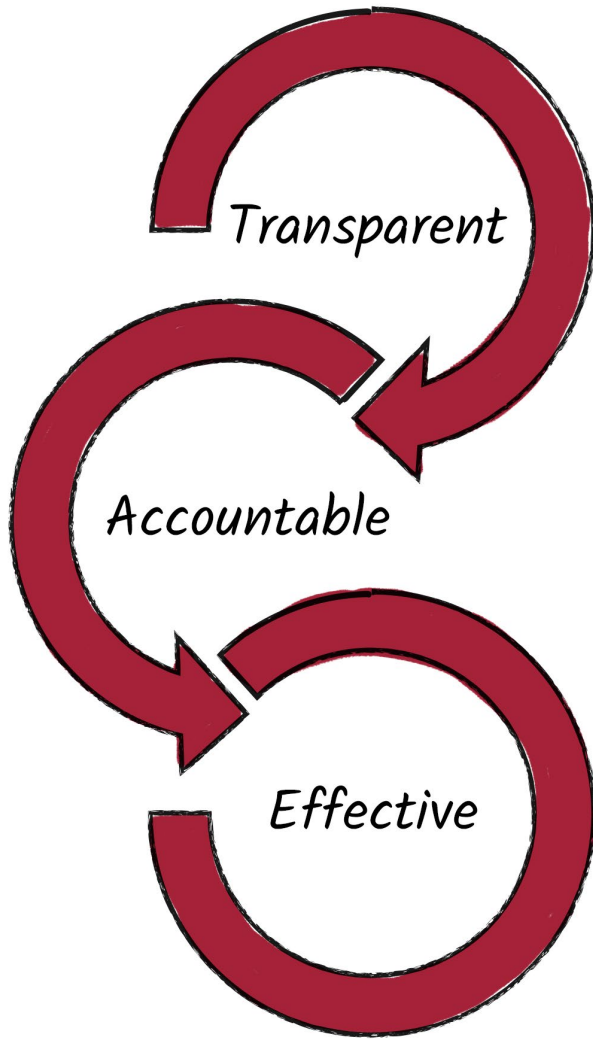
# Review and Approval Process

***TODAY:*** Introduction and Discussion

August 25, 2021: Strategic Planning Session with City of Boise

October 11, 2021: Consider Approval

# Why We Have A CIP



Catalyze private investment and align with public partners

Publicly available to promote and encourage

Accomplish long-term strategies

Align resources with high priority projects

# Urban Renewal Plans Drive CIP Projects



## URBAN RENEWAL DISTRICT FORMATION

Establishing a new, 20-year term, urban renewal district is a multi-step public process that relies on input and feedback from the general public, neighborhood associations and residents, commercial property owners and tenants, experts, consultants, and public agency partners.

## CCDC REFERENCES PARTNER AGENCY PLANS

CCDC seeks to create common goals and alignment with a vision greater than our agency.



PARTNER AGENCY PLANS ARE USED TO INFORM URBAN RENEWAL PLANS TO ENSURE THAT EVERY PROJECT WE DRIVE LEAVES THINGS BETTER THAN WE FOUND IT.

## CIP 5-YEAR CAPITAL IMPROVEMENT PLAN

CCDC creates a 5-year fiscally responsible CIP as a predictable framework to collaborate with agency and community partners to achieve urban redevelopment goals and the long term vision for the city.

THE CIP IS A WORKING DOCUMENT THAT IS REVIEWED ANNUALLY. URBAN RENEWAL PLANS ARE UTILIZED TO HELP DRIVE CIP PROJECTS FOR EACH DISTRICT.

## 1-YEAR BUDGET AND PROJECT LIST

The CIP budget and project list are evaluated and revised annually and amended to make necessary adjustments.

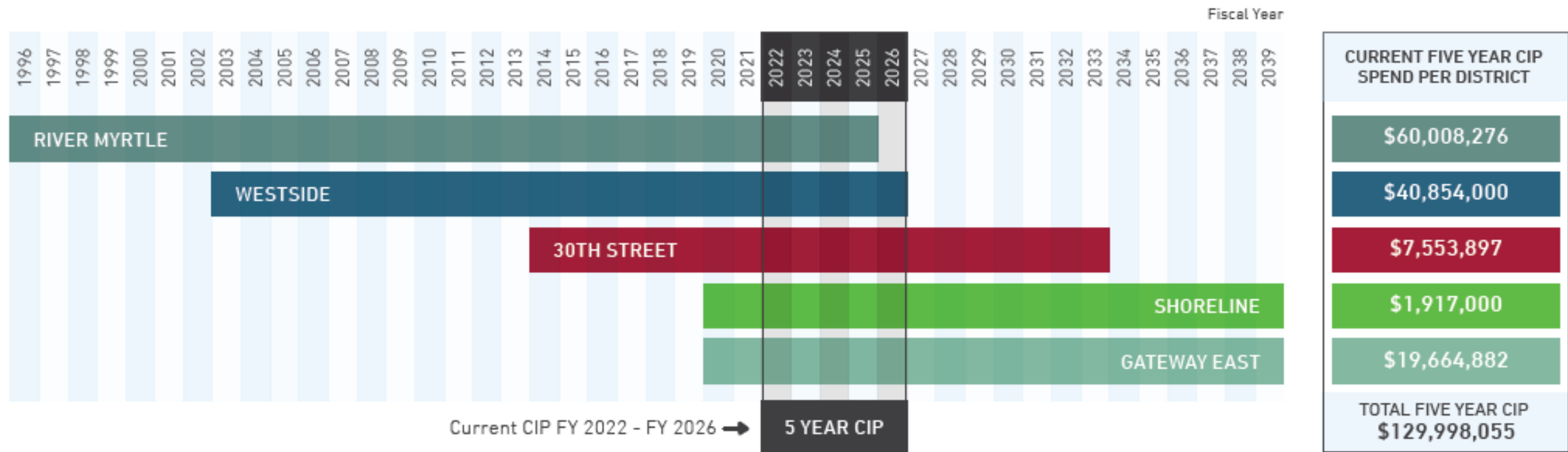
## URBAN RENEWAL PLANS

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

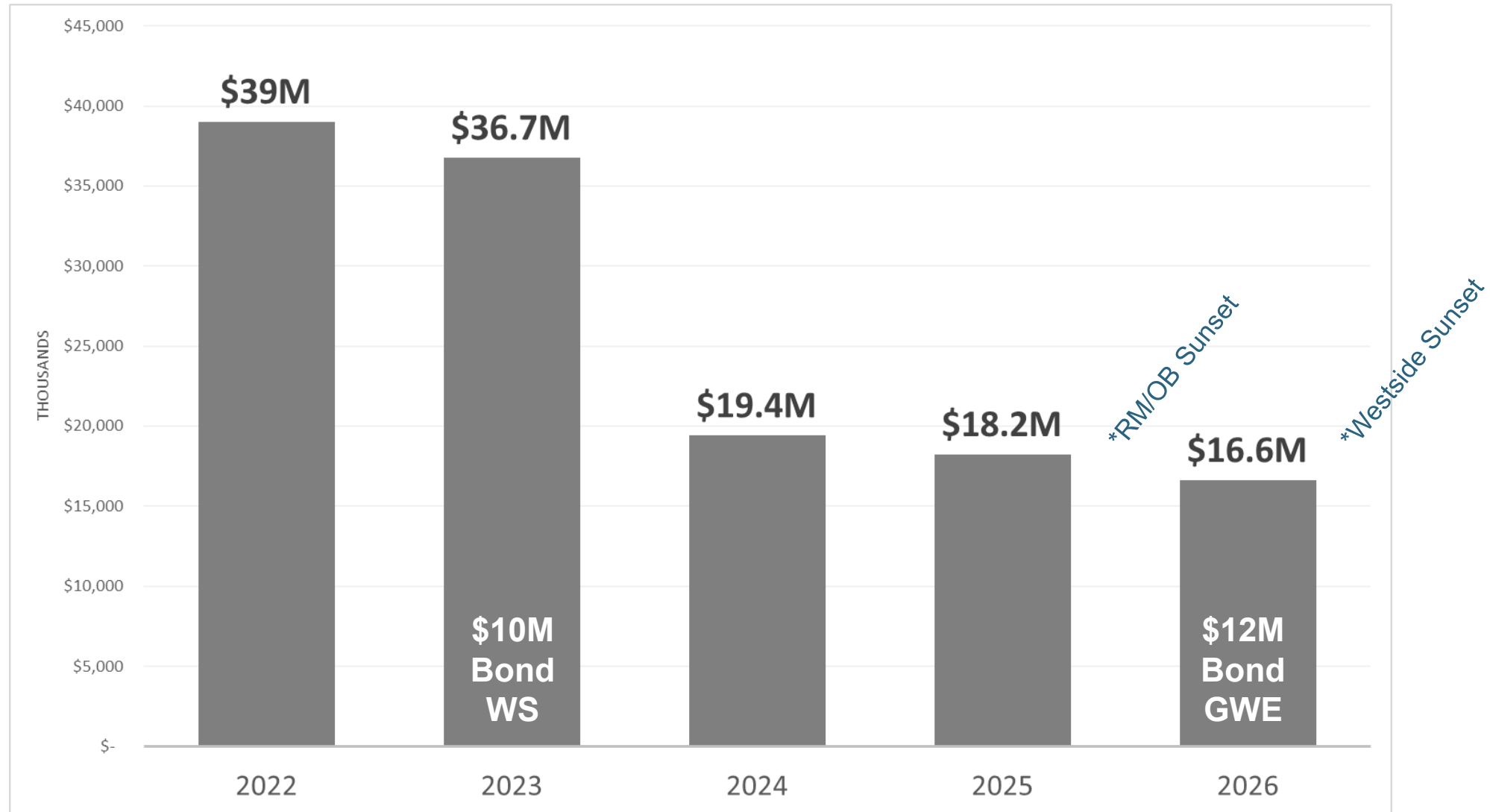
Each district has an Urban Renewal Plan that includes a list of public improvements within the Project Area. This list is intended to be a work plan for CCDC during the 20-year term of the district.

# Investment Summary

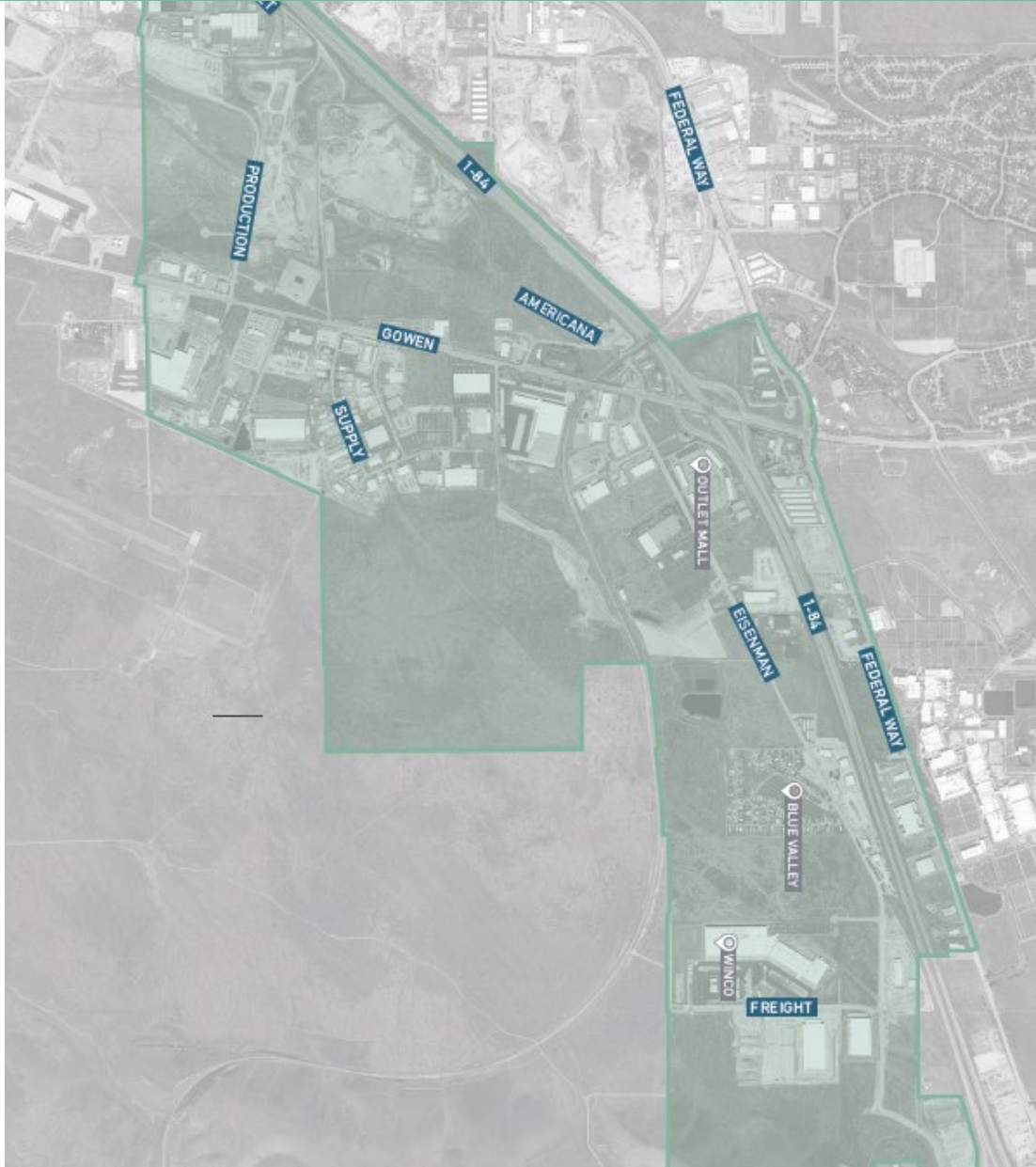
## CCDC DISTRICT LIFESPANS



# Investment Per Fiscal Year (All URD's)



# Gateway East Priorities



## Economic Development

- Bundle Incentives  
City + BVEP + CCDC
- Participation Program
- Quality Jobs

## Accelerate Infrastructure Improvements

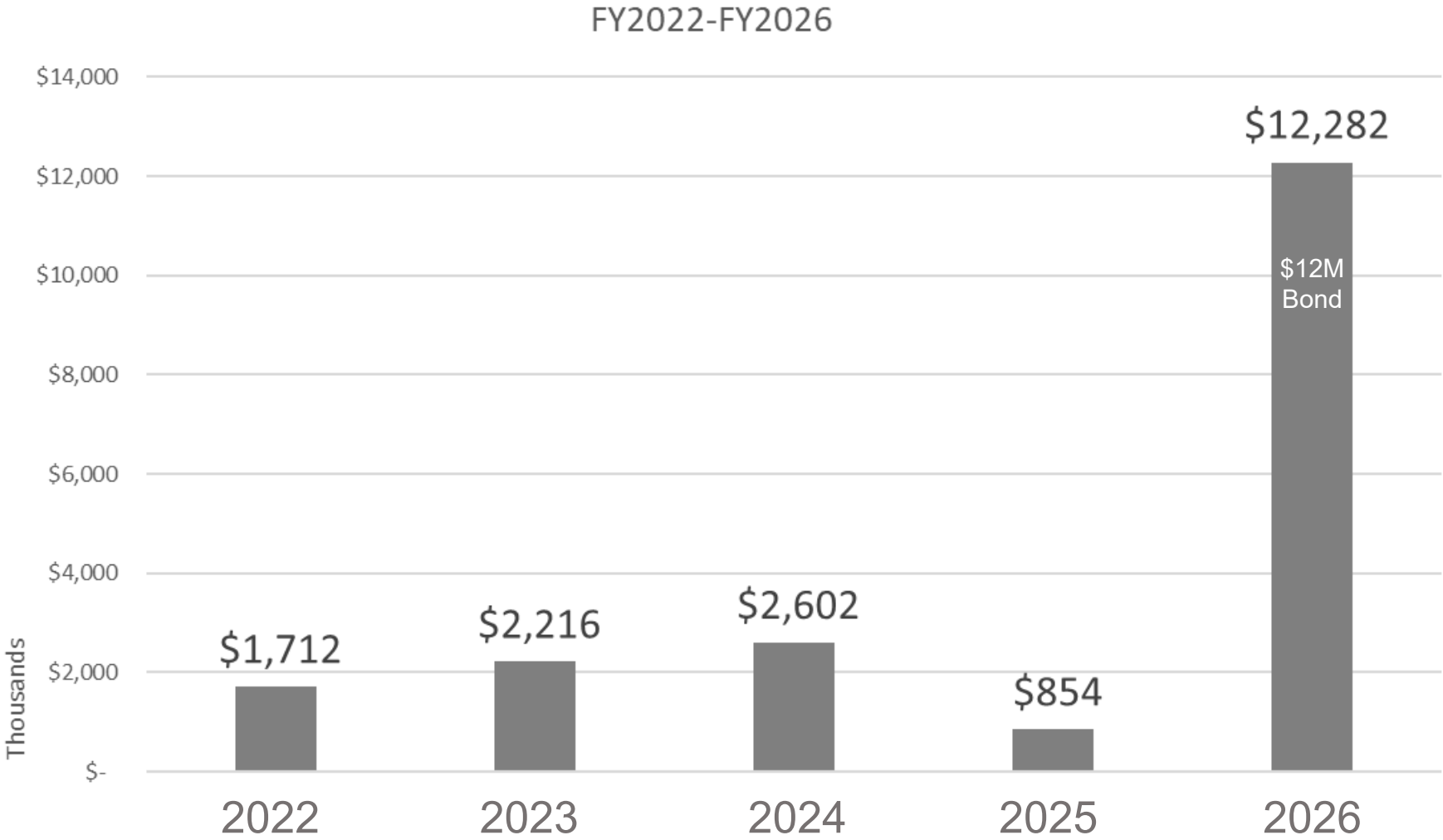
- Preliminary engineering
- Shovel ready projects
- Bonding capacity in FY2026

# Gateway East Investment Summary

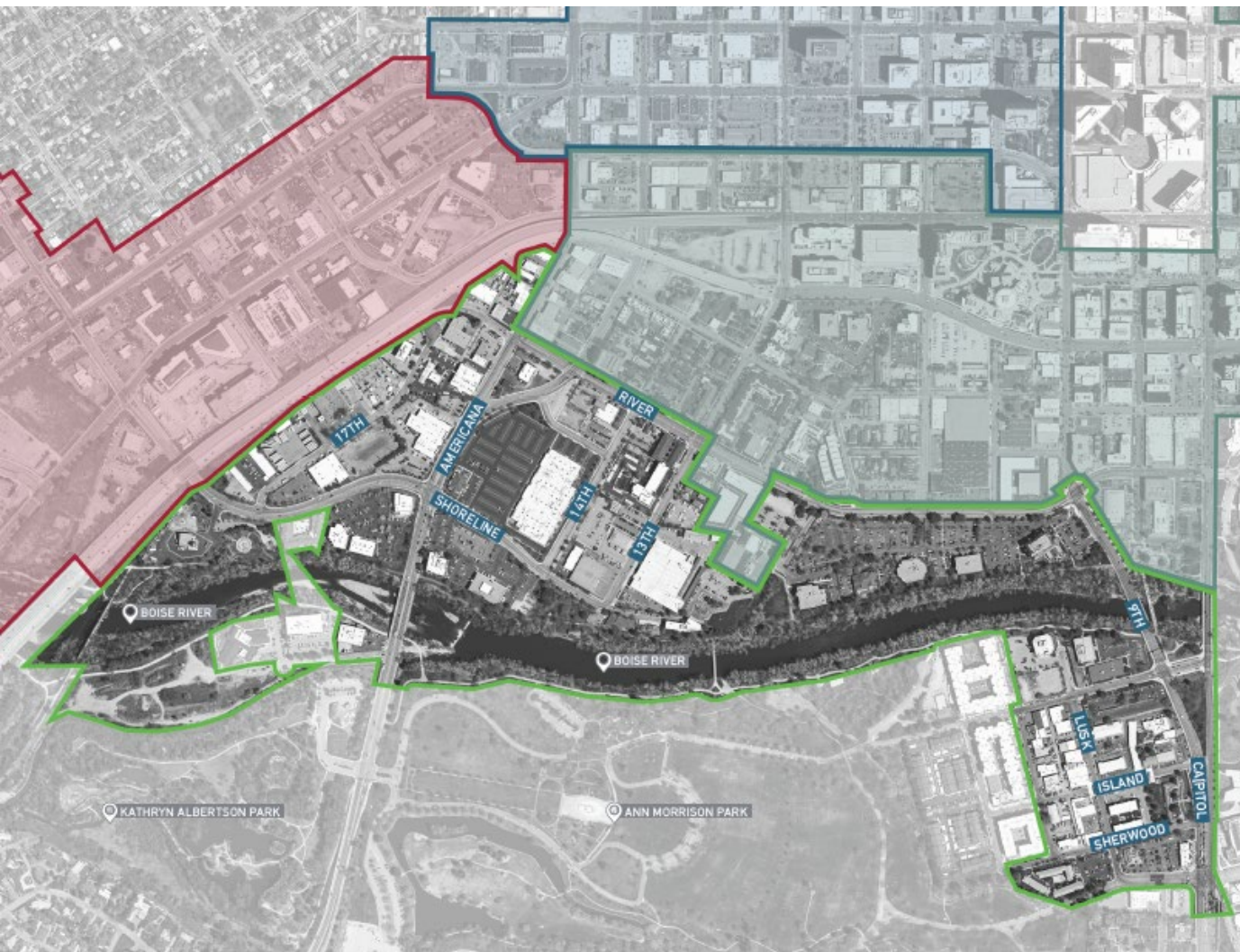


2,643 ACRES

BASE VALUE: \$376 MILLION  
2022 TOTAL PROPERTY VALUE:  
\$613 MILLION  
2022 ANNUAL INCREMENT  
REVENUE: \$2.3 MILLION



# Shoreline Priorities



## Increase Housing Supply & Diversify Options

- Partnerships
- RE Acquisition/Disposition

## Catalyze Private Investment

- Participation Program
- Streetscape Standards

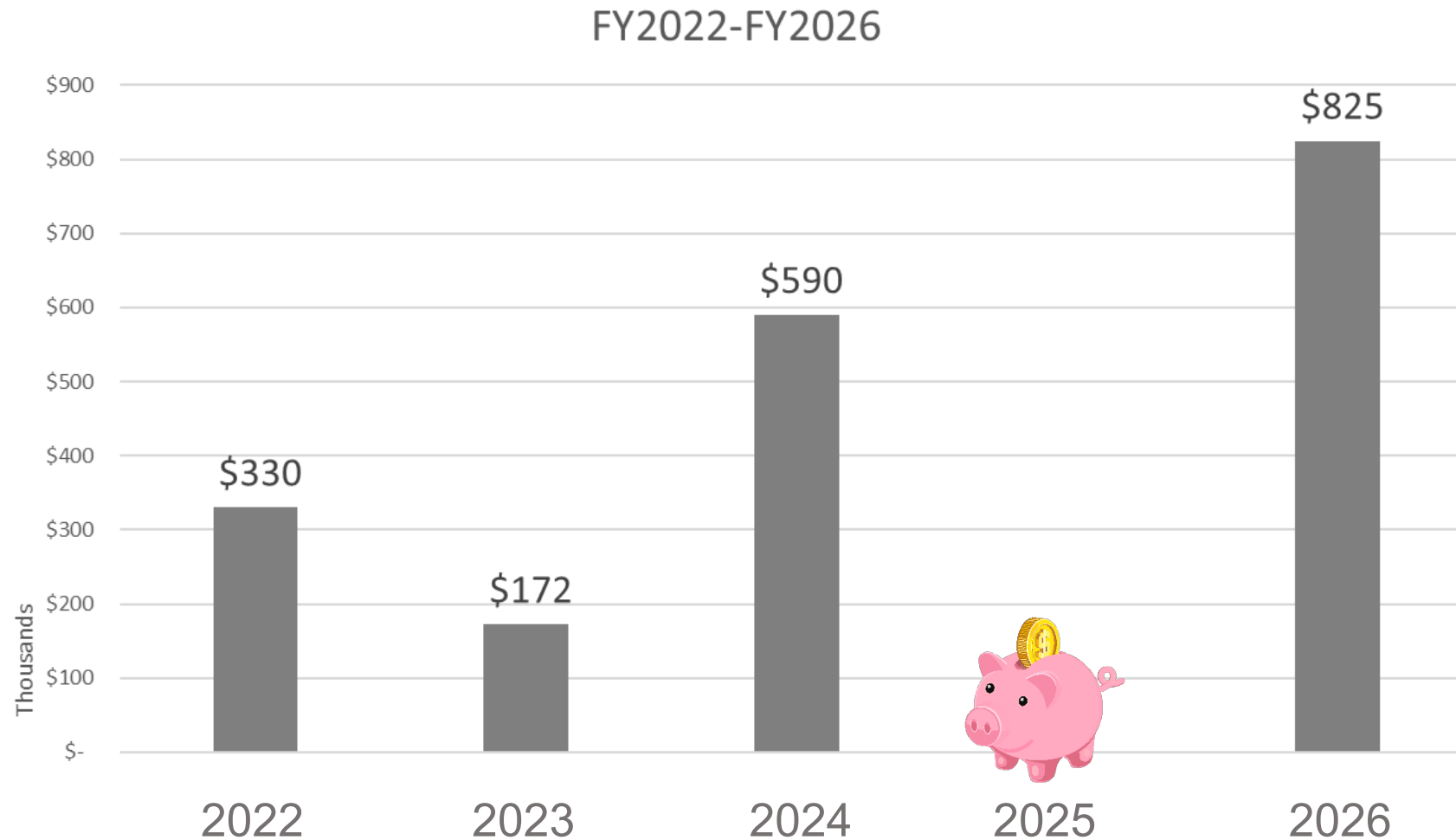
## Improve Riverfront Safety & Access

# Shoreline Investment Summary

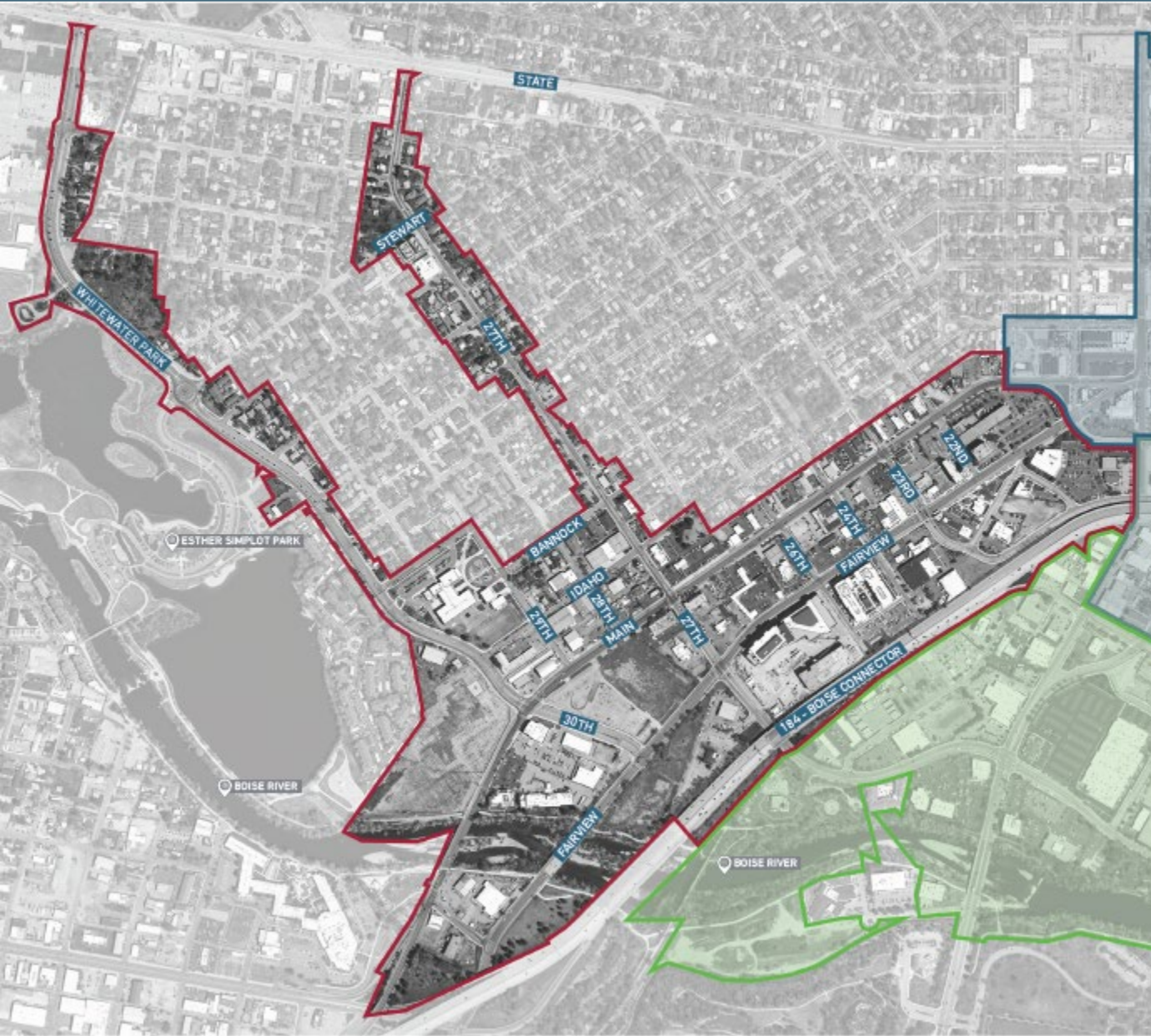


**195 ACRES**

**BASE VALUE: \$117 MILLION**  
**2022 TOTAL PROPERTY VALUE:**  
**\$163 MILLION**  
**2022 ANNUAL INCREMENT**  
**REVENUE: \$440 THOUSAND**



# 30<sup>th</sup> Street Priorities



Continue partnerships with Housing

- Increased partnerships in program
- Neighborhood services
- Connect to downtown

Improve mobility infrastructure to serve emerging neighborhood

Attract people who bring diversity & creativity

# 30<sup>th</sup> Street Investment Summary

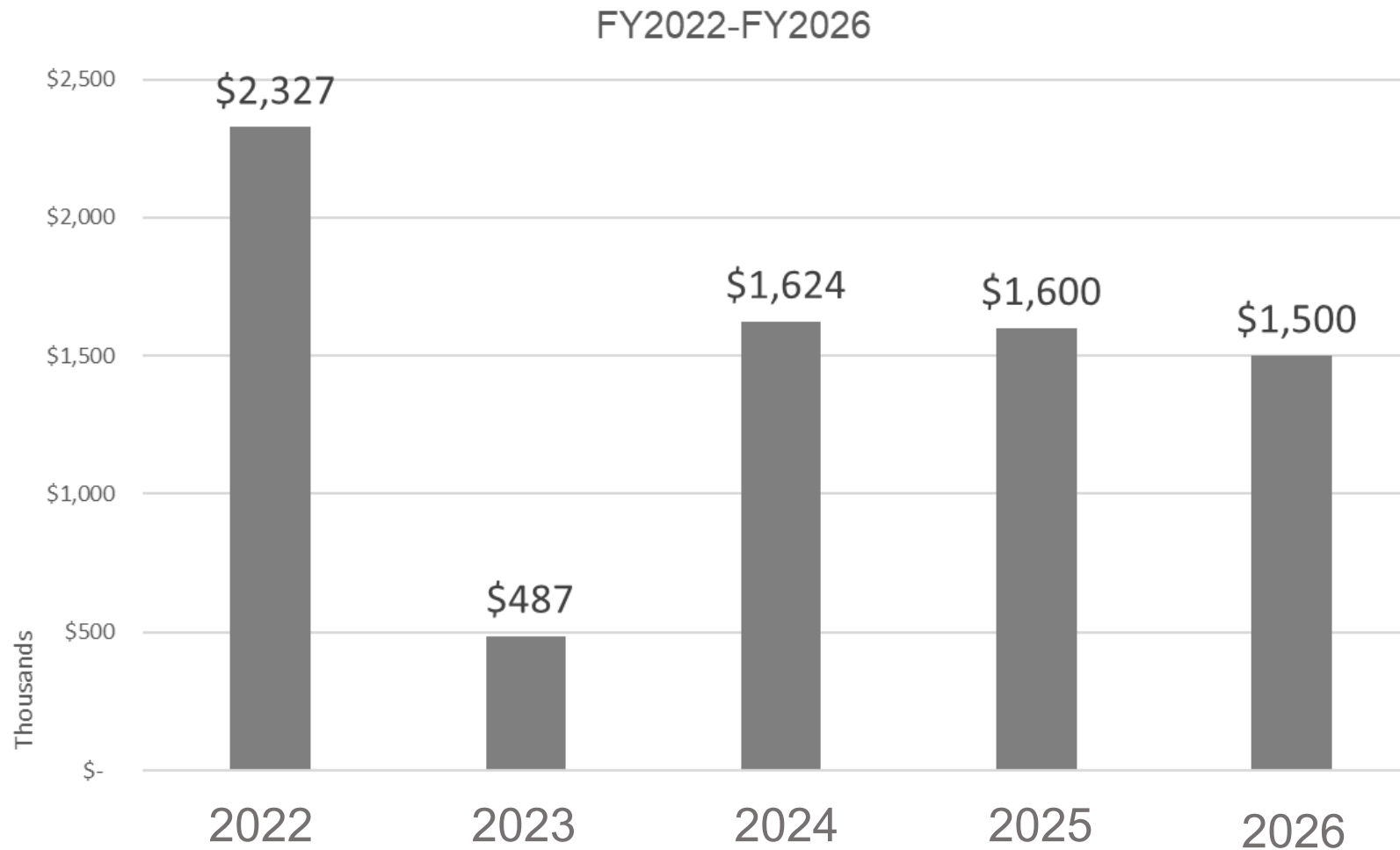


**213 ACRES**

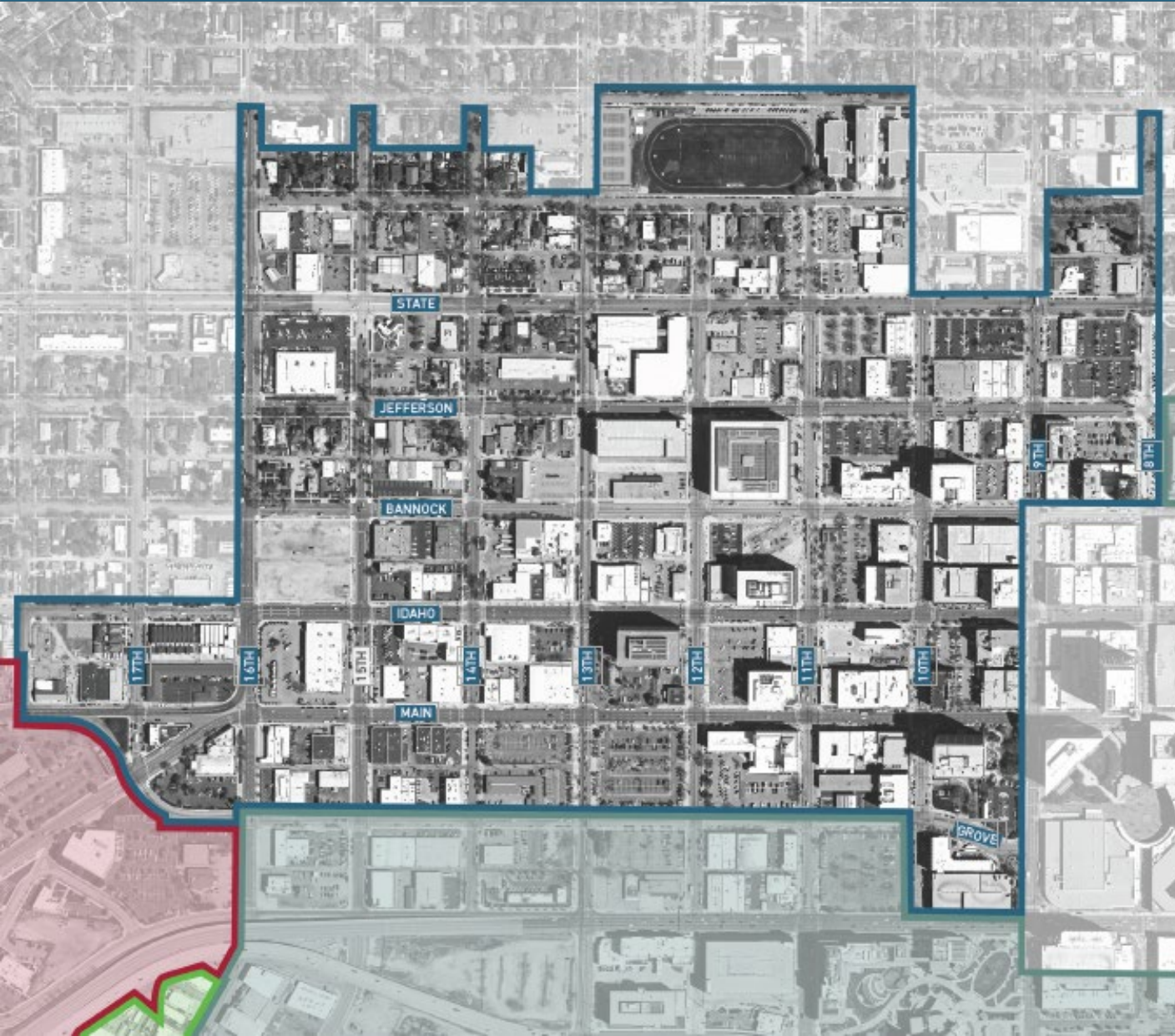
**BASE VALUE: \$64 MILLION**

**2022 TOTAL PROPERTY VALUE:  
\$236 MILLION**

**2022 ANNUAL INCREMENT  
REVENUE: \$1.6 MILLION**



# Westside Priorities



Housing partnerships that support downtown's growing workforce

Mobility Infrastructure that connects people to opportunities

Placemaking that diversifies the downtown experience

Complete infrastructure systems as part of district closeout

# Westside Investment Summary

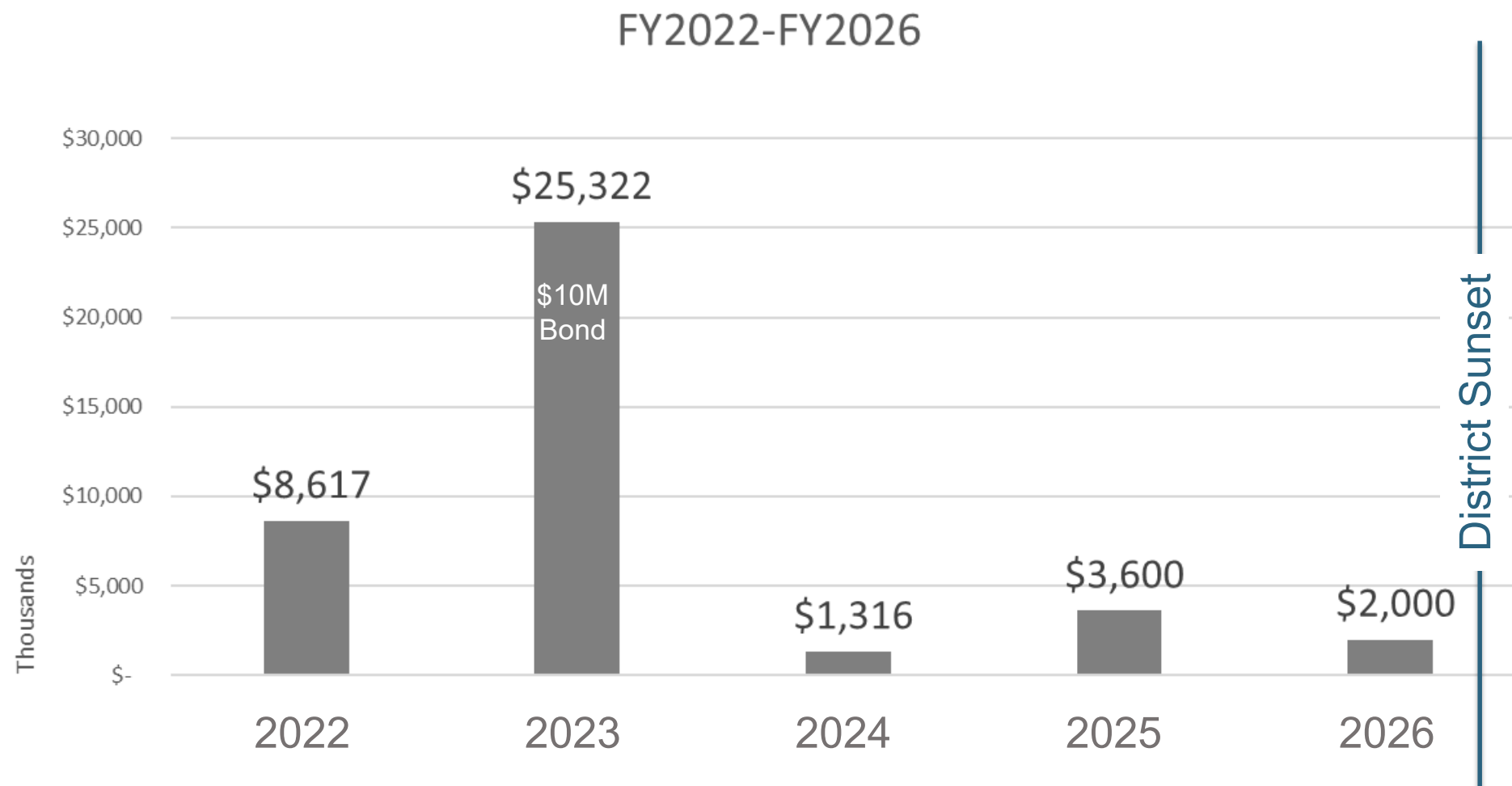


157 ACRES

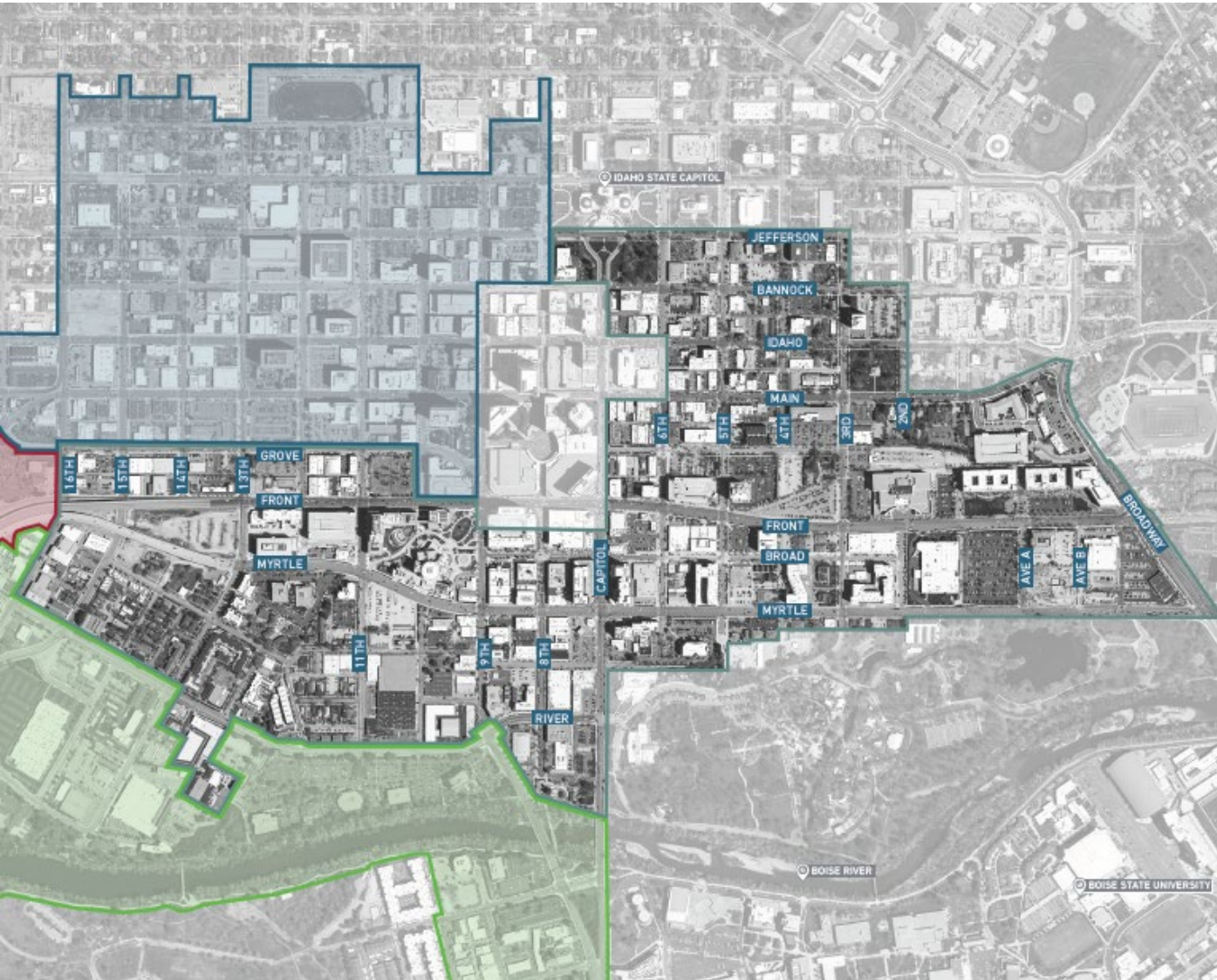
BASE VALUE: \$142 MILLION

2022 TOTAL PROPERTY VALUE:  
\$561 MILLION

2022 ANNUAL INCREMENT  
REVENUE: \$4.1 MILLION



# River-Myrtle/Old Boise Priorities



Housing partnerships that support downtown's growing workforce

Mobility Infrastructure that connects people to opportunities

Placemaking that diversifies the downtown experience

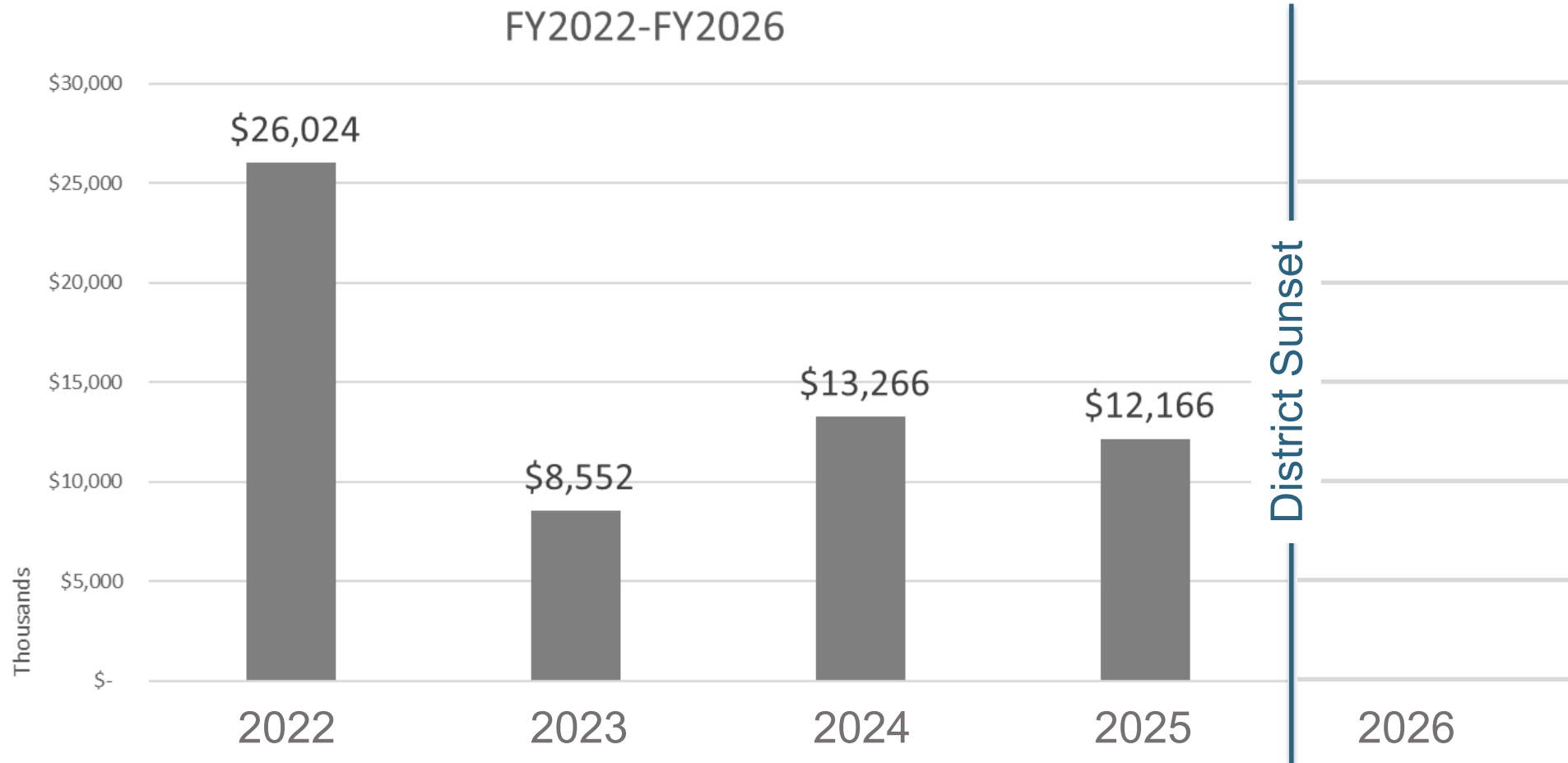
Complete infrastructure systems as part of district closeout

# RM/OB Investment Summary




**303 ACRES**


**BASE VALUE: \$121 MILLION**  
**2022 TOTAL PROPERTY VALUE:**  
**\$1.1 BILLION**  
**2022 ANNUAL INCREMENT**  
**REVENUE: \$10.1 MILLION**




# Housing Partnerships and Real Estate Acquisitions



 RIVER MYRTLE  
\$11 M

 WESTSIDE  
\$1.7 M

 30<sup>TH</sup> STREET  
\$5.4 M

 SHORELINE  
\$1.4 M

Type 5 Participation Program – 1715 W. Idaho Street Housing Infill Development



# Transformative Development & Mobility Infrastructure



RIVER MYRTLE

\$7.0 M



WESTSIDE

\$17.5 M

Type 3 & 5 Participation Program – Block 68 Catalytic Redevelopment Project



# 1001 E. Gowen Rd. – AZEK / LDK



GATEWAY EAST

\$2.9 M

Type 2 Participation Program – Family Wage Jobs, Diversifying Boise's Economy



# Jules on 3rd



RIVER MYRTLE

\$5.3 M



WESTSIDE

\$800 K



30<sup>TH</sup> STREET

\$1.0 M

Type 1 & 2 Participation Program – 1,030 new homes



# Public Art



RIVER MYRTLE

\$915,000



WESTSIDE

\$175,000



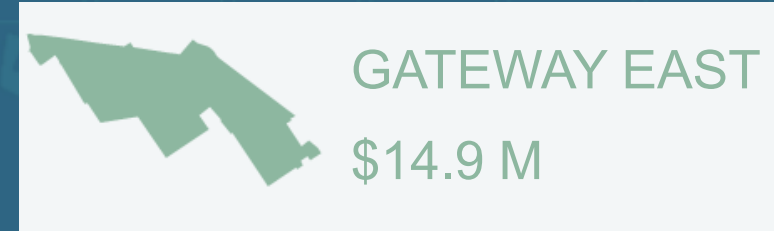
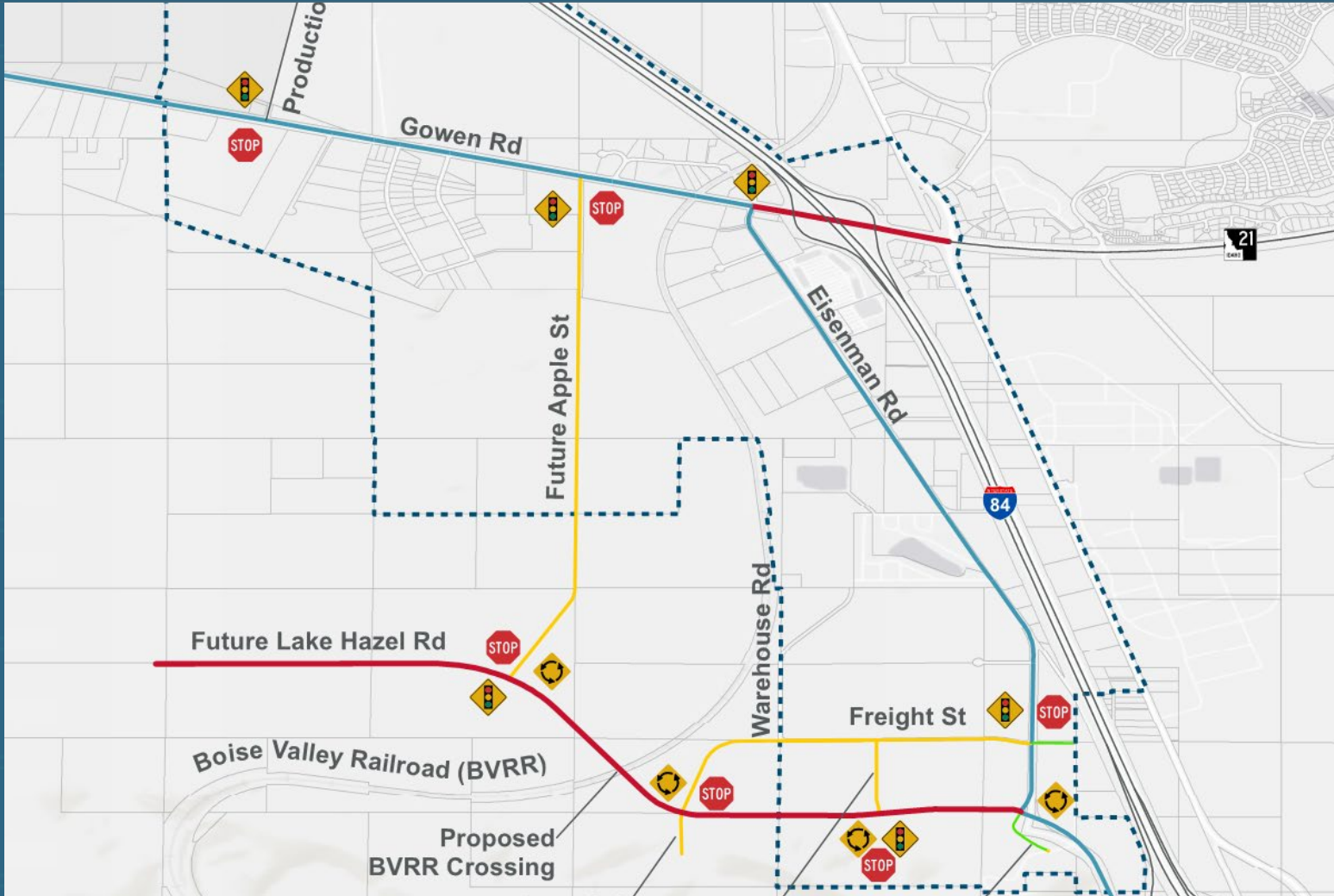
30<sup>TH</sup> STREET

\$160,000

“Gentle Breeze” installation at Cherie Buckner-Webb Park



# Roads & Infrastructure



Road Extensions to Reduce Development Barriers and Accelerate Job Growth



# Streetscape & Utility Improvements



RIVER MYRTLE

\$9.2 M



WESTSIDE

\$7.9 M



30<sup>TH</sup> STREET

\$75,000



SHORELINE

\$247,000



GATEWAY EAST

\$1.3 M

8<sup>th</sup> and Bannock Street Improvements Completed Summer 2021



# 11<sup>th</sup> Street Bikeway



RIVER MYRTLE

\$2.2 M



WESTSIDE

\$5.2 M

Ridge to River Connectivity – Business Access, Facilities for All Ages & Abilities



# Main & Fairview Transit Island Improvements



30<sup>TH</sup> STREET  
\$705,000



Creating safe bicycle and bus movements along high density residential corridors



# Parks and Public Spaces



RIVER MYRTLE  
\$4.3 M



WESTSIDE  
\$1.2 M



30<sup>TH</sup> STREET  
*(Unfunded)*

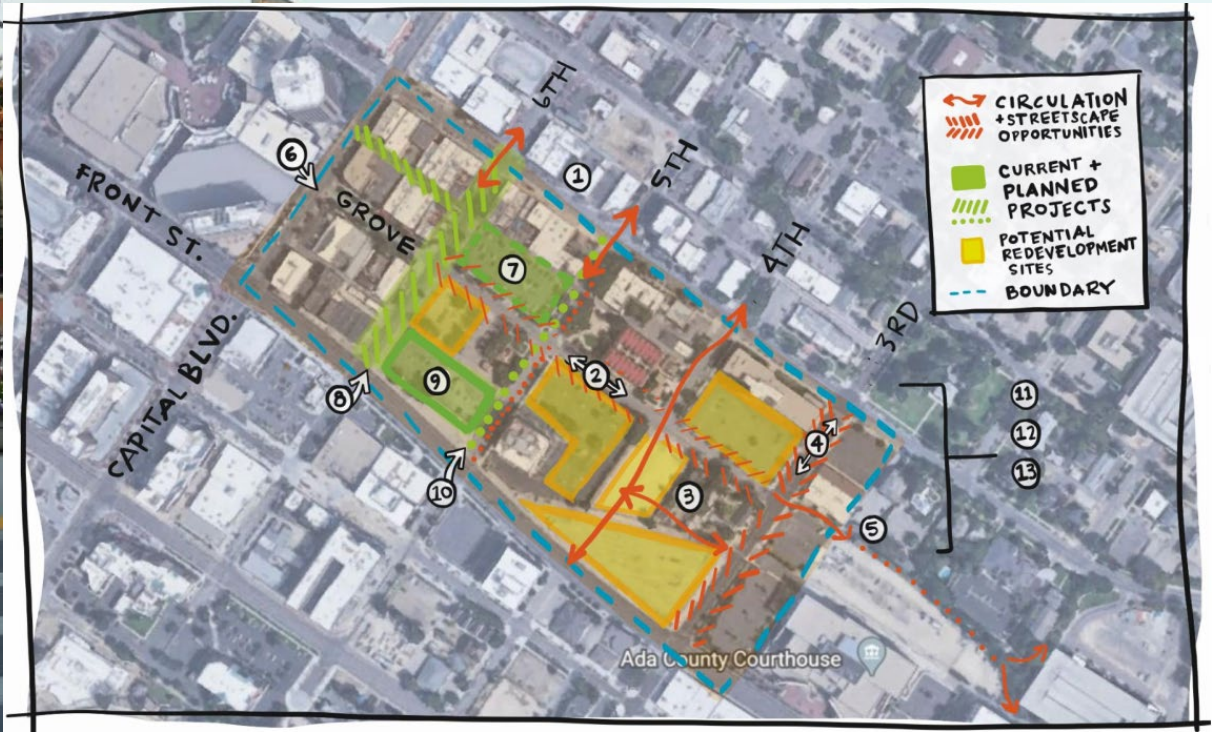


SHORELINE  
*(Unfunded)*

Cherie Buckner-Webb Park, Completed Summer 2021

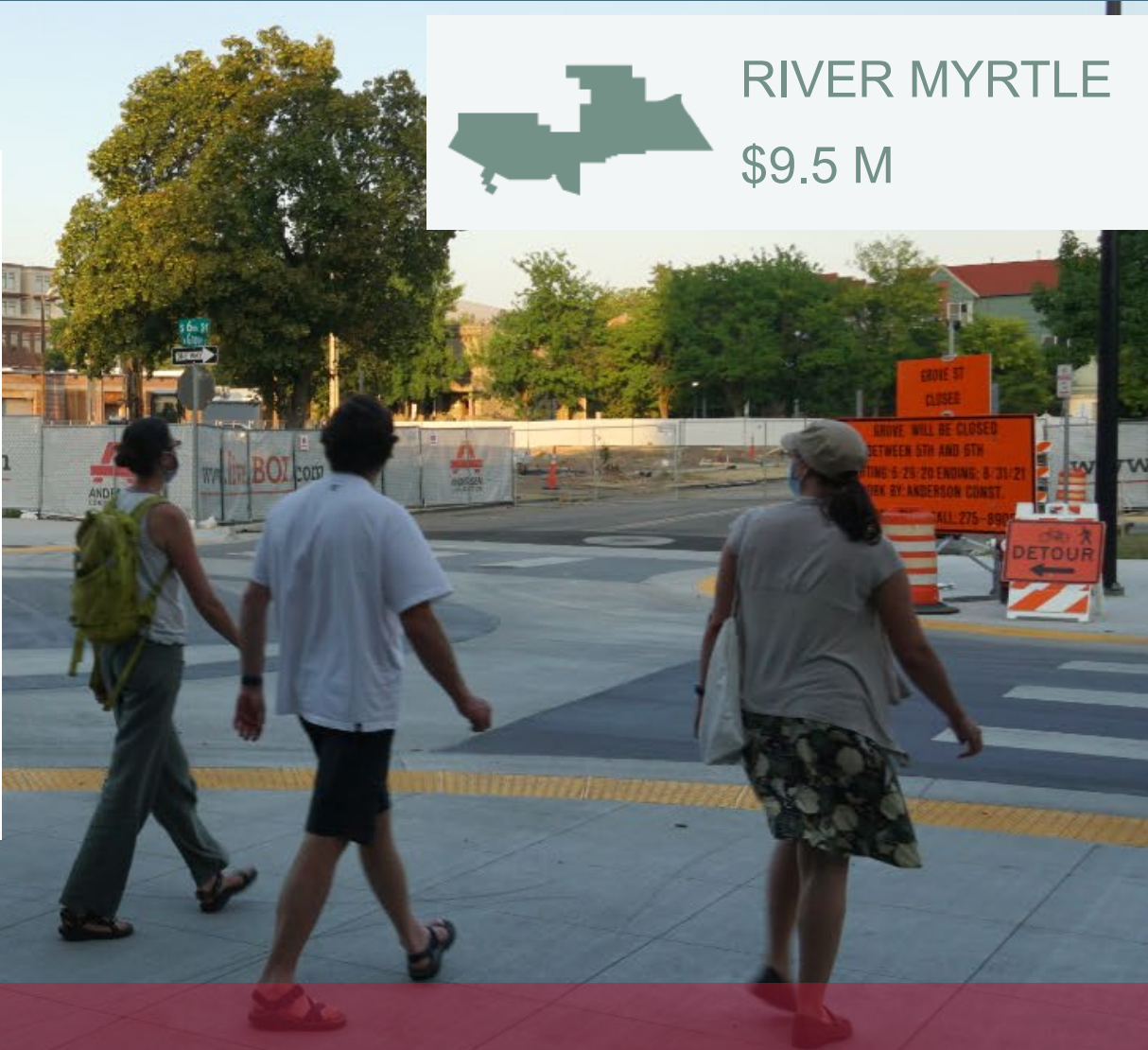


# Old Boise Blocks on Grove Street



RIVER MYRTLE

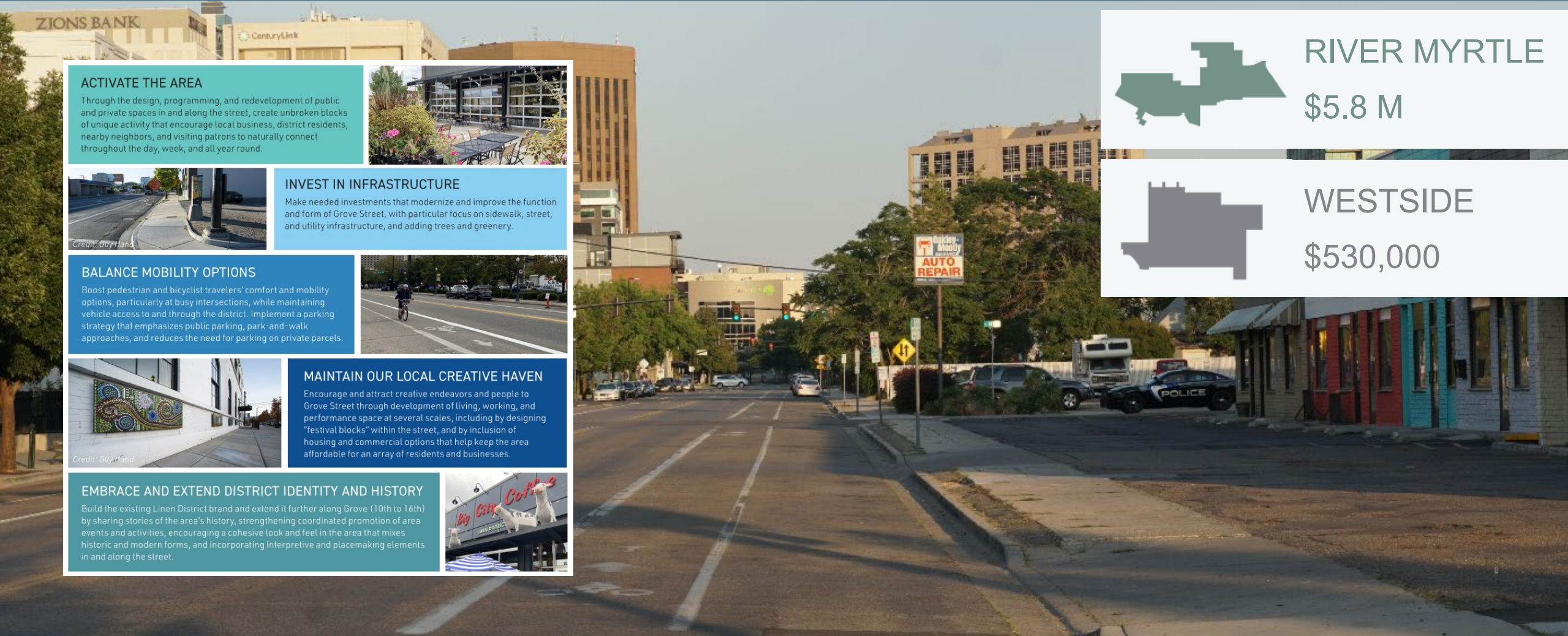
\$9.5 M



Neighborhood Placemaking and Reinvestment Strategy



# Linen Blocks on Grove Street



**ACTIVATE THE AREA**

Through the design, programming, and redevelopment of public and private spaces in and along the street, create unbroken blocks of unique activity that encourage local business, district residents, nearby neighbors, and visiting patrons to naturally connect throughout the day, week, and all year round.



Credit: Guy Hand

**INVEST IN INFRASTRUCTURE**

Make needed investments that modernize and improve the function and form of Grove Street, with particular focus on sidewalk, street, and utility infrastructure, and adding trees and greenery.

**BALANCE MOBILITY OPTIONS**

Boost pedestrian and bicyclist travelers' comfort and mobility options, particularly at busy intersections, while maintaining vehicle access to and through the district. Implement a parking strategy that emphasizes public parking, park-and-walk approaches, and reduces the need for parking on private parcels.



Credit: Guy Hand

**MAINTAIN OUR LOCAL CREATIVE HAVEN**

Encourage and attract creative endeavors and people to Grove Street through development of living, working, and performance space at several scales, including by designing "festival blocks" within the street, and by inclusion of housing and commercial options that help keep the area affordable for an array of residents and businesses.

**EMBRACE AND EXTEND DISTRICT IDENTITY AND HISTORY**

Build the existing Linen District brand and extend it further along Grove (10th to 16th) by sharing stories of the area's history, strengthening coordinated promotion of area events and activities, encouraging a cohesive look and feel in the area that mixes historic and modern forms, and incorporating interpretive and placemaking elements in and along the street.



RIVER MYRTLE  
\$5.8 M



WESTSIDE  
\$530,000

## CONTACT US

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### CAPITAL CITY DEVELOPMENT CORPORATION

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PHONE (208) 384-4264

FAX (208) 384-4267

EMAIL [info@ccdcboise.com](mailto:info@ccdcboise.com)

## STAY CONNECTED

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### Questions or Comments?

August 25, 2021

*Strategic Planning Session*

October 11, 2021

*Action Item: Consider Approval*



## PARTNER WITH US

To create a stronger and more accessible Boise  
through increased housing options for all.

# AGENDA

## IV. Consent Agenda

### A. Expenses

1. Approval of Paid Invoice Report - June 2021
2. Approval of Paid Invoice Report - July 2021

### B. Minutes & Reports

1. Approval of July 12, 2021 Meeting Minutes

### C. Other

1. Approve Resolution 1714 – 2155 E Freight Street – Type 2 Participation Agreement with Boise Gateway 2, L.C.
2. Approve Resolution 1715 – Change Order No. 2 to the CM/GC Contract with Guho Corp. for the 8<sup>th</sup> & Bannock Streetscape Improvements Project
3. Approve Office Lease Renewal

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## V. Action Items

- A. **CONSIDER:** Resolution 1716 – Approving of the State Street Corridor Framework Document (15 minutes) .....Matt Edmond
- B. **CONSIDER:** Resolution 1717 – Approval of the State Street Urban Renewal Plan (15 minutes) .....Matt Edmond
- C. **CONSIDER:** Proposed FY 2021 Amended Budget (10 minutes)  
.....Joey Chen, Holli Klitsch
- D. **CONSIDER:** Proposed FY 2022 Original Budget (10 minutes)  
.....Joey Chen, Holli Klitsch



# Resolution #1716: Approval of State Street Framework

Matt Edmond  
Director – Parking & Mobility

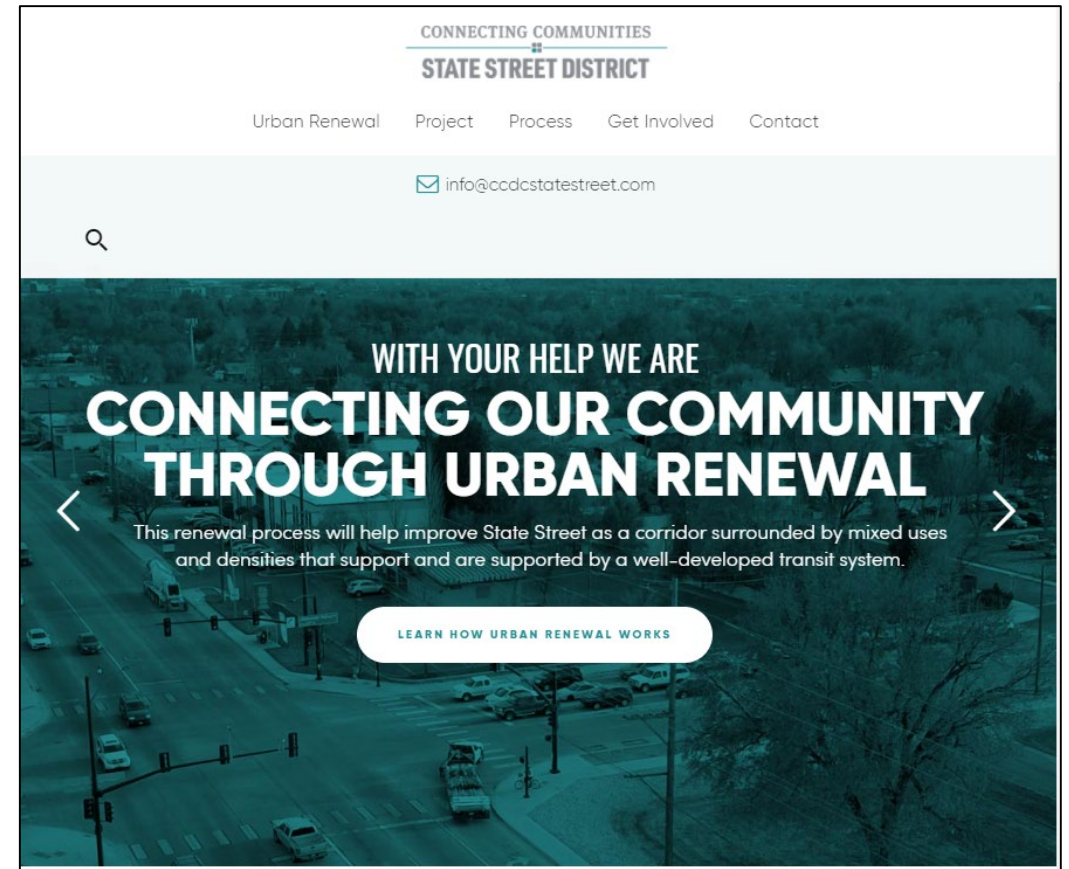
# Framework Purpose

- Inform the Urban Renewal Plan & Feasibility Study
- Create a compelling vision
- Provide guidance during the 20 year term
- Implementation guide, not a regulatory document



# Public & Stakeholder Engagement

- Website: [www.ccdcstatestreet.com](http://www.ccdcstatestreet.com)
- Fall 2020 Virtual Open House & Survey
- Spring 2021 Prioritization Survey
- June 2021 Community Forums
- Neighborhood association meetings (6)
- Boise Metro Chamber Transpo Committee



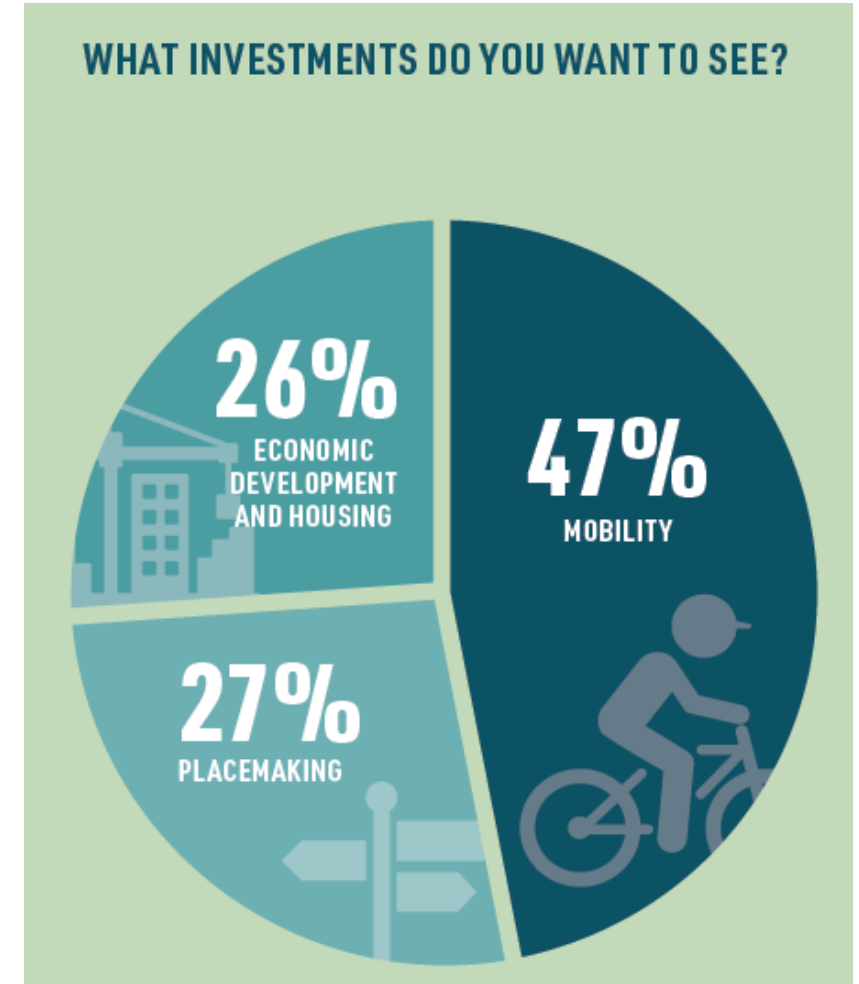
# Interagency Coordination

- Boise City Departments
- State Street MOU Partners
- ACHD Commission
- Boise School District
- Valley Regional Transit
- Preservation Idaho
- Idaho State Historical Society
- Garden City Council



# Summary of Comments

- Mixed-income, affordable housing
- Density concerns
- Active transportation amenities
- Mixed use with active ground floor
- Public space, especially green space
- Existing, neighborhood-oriented businesses
- Infrastructure ahead of development
- Desire for neighborhood involvement in CCDC policy (e.g. participation program)



# Framework Main Elements

- Existing Plan Analysis
- District Framework
- Design Guidelines
- Implementation Strategy

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# Existing Plan Analysis

## Guiding Documents

1. Blueprint Boise
2. Boise Transportation Action Plan
3. Communities in Motion 2040 2.0
4. ACHD Integrated Work Plan
5. ACHD Roadway to Bikeways Plan 2018 Addendum

## State Street Plans

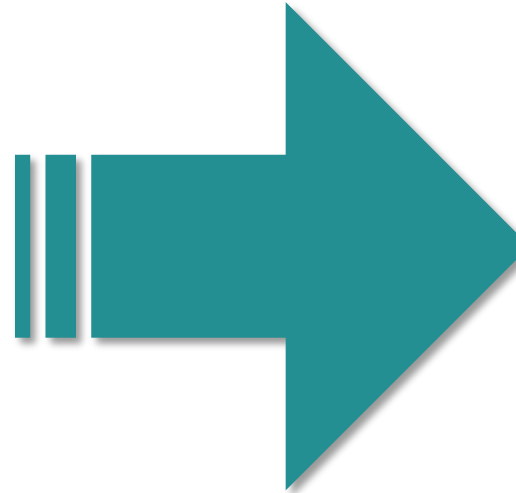
6. State Street Corridor TOD Policy Guidelines
7. Boise Downtown Circulator Alternatives Analysis
8. HOV/Park-and-Ride Study Findings and Recommendations
9. State Street Transit and Traffic Operational Plan
10. State Street TTOP Programming and Finance Plan
11. State Street Corridor TOD Plan
12. Cultural Resource Survey Report: State Street URD

## Neighborhood Plans (adjacent to study area)

13. 30th Street Area Master Plan
14. Collister Neighborhood Plan
15. Northwest Boise Neighborhood Plan
16. Veteran's Park Neighborhood Policy Guide
17. Whitewater and VMP Neighborhood Bicycle and Pedestrian Plan
18. North Boise Neighborhood Bicycle and Pedestrian Plan
19. Northwest Boise Neighborhood Walking and Biking Plan

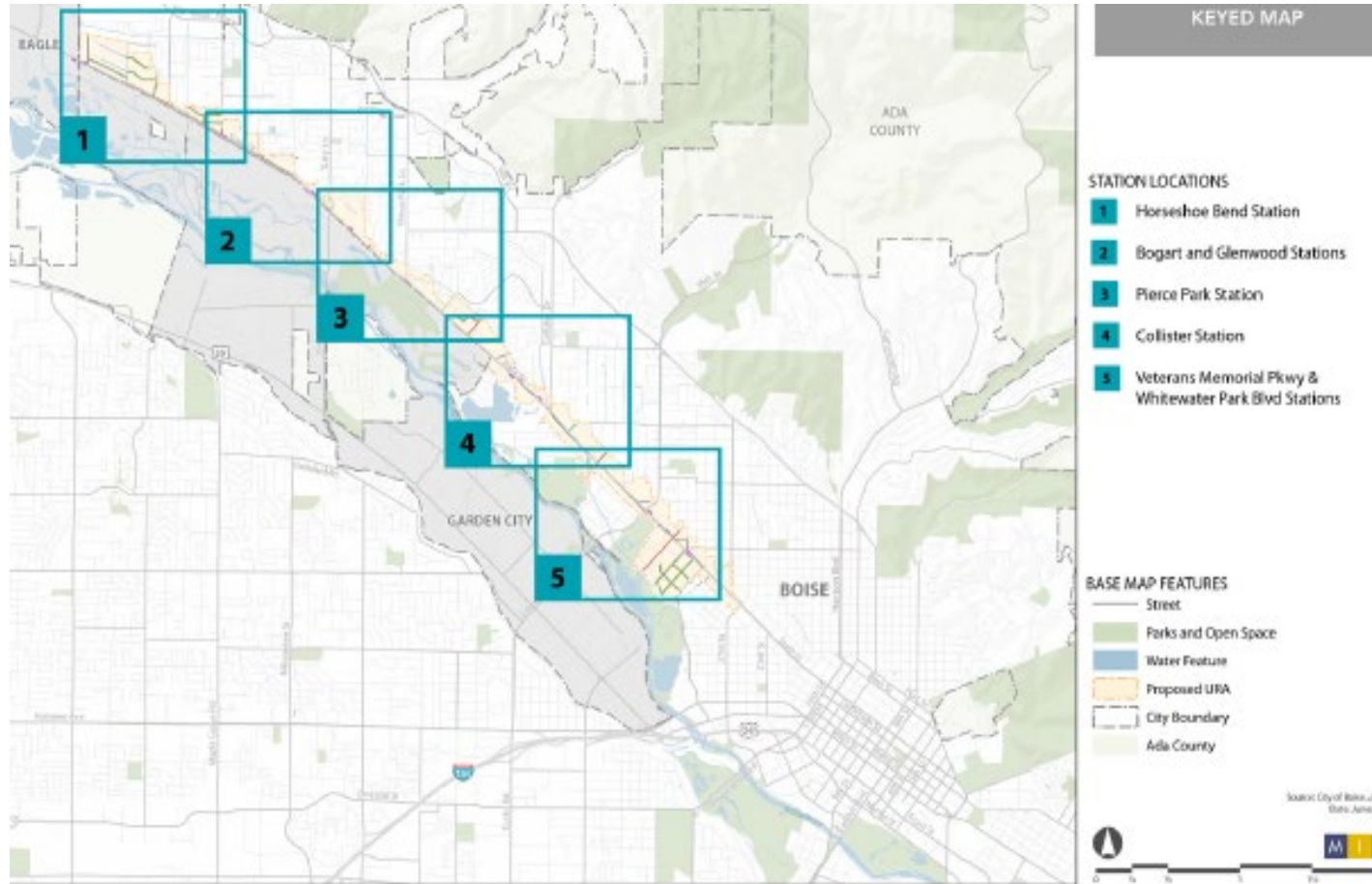
## City of Boise Plans

20. Boise City 2021 Housing Needs Analysis (Draft)



**Affirmations**  
**Discrepancies**  
**Gaps**

# District Framework



# Design Guidelines

- Update Code to Acknowledge Transit
- Building Placement & Orientation
- Existing Large Format Retail
- Landscaping & Pedestrian Connectivity
- Active Street Environments
- Diversify Parking Options
- Access Management



# Implementation

- Interagency Initiatives
- Public Improvements
- Feasibility Prioritization
- Public/Private Participation
- Interagency Participation
- Property Acquisition, Building and Site Preparation, and Disposition



# Framework Next Steps

- Urban Renewal Plan adoption
- District creation
- Interagency Initiatives
- 5-Year Capital Improvement Plan
- Public/Private Partnerships via Participation Program



## 5-YEAR CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2021-2025 (ADOPTED 8/26/2020)

# CONSIDER: Resolution #1716

Suggested Motion:

I move to adopt Resolution 1716, approving the State Street Framework Plan.

# AGENDA

## V. Action Items

- A. **CONSIDER:** Resolution 1716 – Approving of the State Street Corridor Framework Document (15 minutes) .....Matt Edmond
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.....Joey Chen, Holli Klitsch
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.....Joey Chen, Holli Klitsch



# **Resolution #1717: Approval of State Street Urban Renewal Plan**

**Matt Edmond**  
Director – Parking & Mobility

# State Street Plan Objectives

- Transit-Oriented Development
- Mixed-use development
- Open Space
- Affordable/Workforce Housing
- Preservation



# Urban Renewal Law: Idaho Code 50-2905

Plan shall include with specificity:

1. “10 Percent Valuation Test”
2. List of proposed public works or improvements
3. Economic feasibility study
4. Estimated project costs
5. Fiscal Impact Statement
6. Description of the methods of financing
7. Termination date
8. Description of asset disposition/retention



# Ten Percent Valuation Test

District	Adjusted Base Assessed Value
River-Myrtle Old Boise District	\$120,600,500
30 <sup>th</sup> Street District	\$61,462,700
Westside District, as amended by the First Amendment	\$141,723,900
Shoreline District	\$117,185,600
Gateway East District	\$375,858,900
State Street District	\$336,599,442
<b>Cumulative URD Base</b>	<b>\$1,153,431,042</b>
Boise Taxable Value	\$37,390,512,102
<b>URD Base as a Percentage of City Taxable Value</b>	<b>3.1%</b>

# Economic Feasibility Study

- Required by Idaho Code 50-2905
- Attachment 5 to UR Plan
- Development Program (Appendix II)
- Revenue Model (Appendix III)
- Project costs from Infrastructure Assessment (Appendix IV)
- Feasibility Model (Appendix V)



CAPITAL CITY DEVELOPMENT CORPORATION  
**State Street Urban Renewal District  
Feasibility Study**

DRAFT REPORT | August 2, 2021

# Economic Feasibility Study: Development Program



State Street  
URD Demand

1,100  
UNITS

SF RESIDENTIAL

2,600  
UNITS

MF RESIDENTIAL

362,000  
SF

RETAIL

50,000  
SF

OFFICE

110-130  
KEYS

HOTEL

0  
SF

INDUSTRIAL

	Residential (Units)		Office (SF)	Retail (SF)	Hotel Keys
	Single-Family	Multifamily			
First Quarter	232	797	10,484	76,211	25
Second Quarter	289	601	13,105	95,263	32
Third Quarter	289	601	13,105	95,263	32
Fourth Quarter	289	601	13,105	95,263	32
<b>Total [1]</b>	<b>1,100</b>	<b>2,600</b>	<b>49,800</b>	<b>362,000</b>	<b>120</b>

[1] Numbers may not add due to rounding

# Economic Feasibility Study: Revenue Projections

Figure 5. Projected District Revenues by Quarter

	Undiscounted	Discounted
First Quarter (2023-2027)	\$15,232,000	\$12,752,000
Second Quarter (2028-2032)	\$33,895,000	\$23,648,000
Third Quarter (2033-2037)	\$53,547,000	\$30,780,000
Fourth Quarter (2038-2042)	\$75,931,000	\$35,918,000
<b>Total [1]</b>	<b>\$178,606,000</b>	<b>\$103,098,000</b>

[1] Numbers may not add due to rounding

Source: SB Friedman

# Economic Feasibility Study: Project Costs

- Appendix IV of Feasibility Study
  - Location, Strategy, Name
  - Cost, URD Share, Timing
- \$93.6M Funded Project Costs (PV)
- \$21.5M Unfunded Project Costs (PV)

Figure 8: Summarized District Project Costs (2021\$) [1]

Feasible Capital Project Costs	77%
Economic Development	\$15,750,000
Infrastructure	\$17,234,000
Mobility	\$35,133,000
Place Making	\$23,538,000
Special Projects	\$1,900,000
Operation Costs	10%
Agency Operations	\$8,660,400
Professional Services	\$3,711,600
Other Financing Costs	13%
Bond Interest	\$16,044,000
District Project Costs	100%
	\$121,971,000

# Fiscal Impact Statement

- Section 502.8, Attachment 5
- No specific financial impact; improvements would not occur “but for” urban renewal
- Districts limited by budget/levy process (Idaho Code 63-802)
- New construction impact deferred; often offset by growth outside URD



ADA COUNTY  
MOSQUITO ABATEMENT  
DISTRICT

*DRY CREEK CEMETERY*

FLOOD CONTROL DISTRICT #10



AdaCountyParamedics  
We're in it for Life!

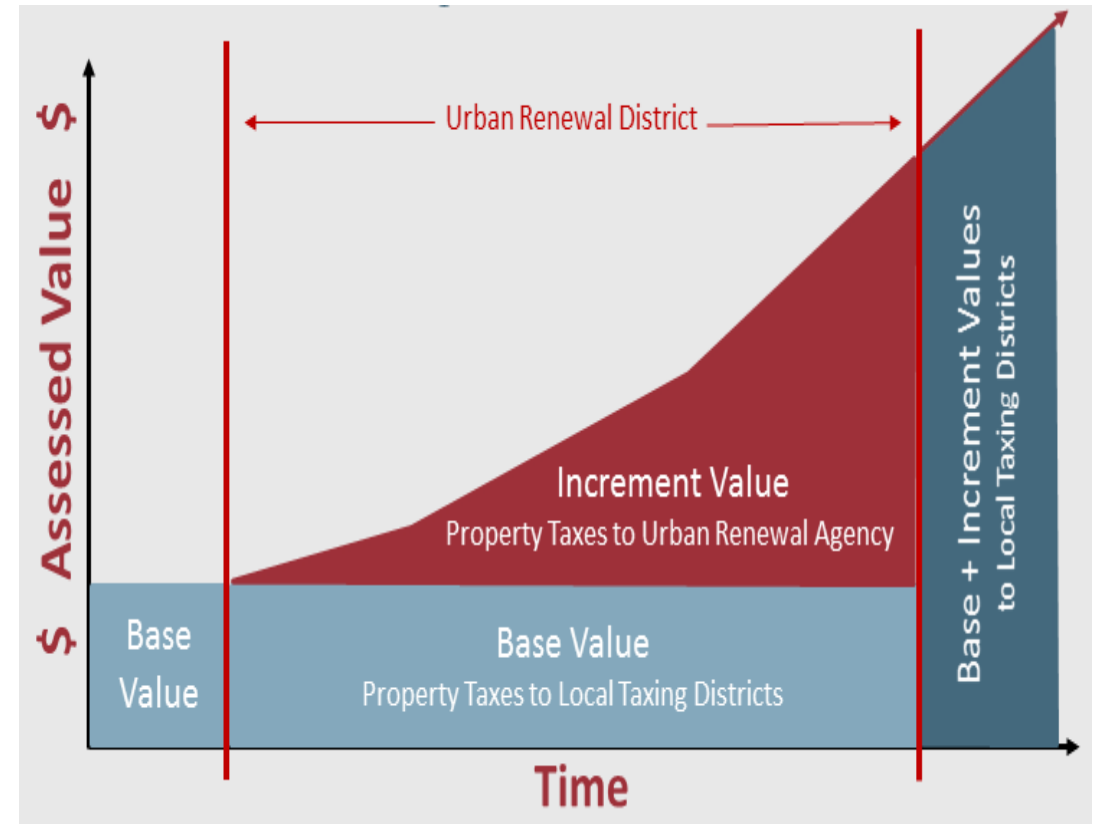
# Methods of Financing

- Section 500, Attachment 5
- Pay-as-you go
- Developer advanced financing
- Bonds
- Inter-agency initiatives



# Plan Duration & Termination

- Section 800
- Base January 1, 2021
- First Increment Year 2022
- Terminates December 31, 2041
- Revenue Allocation through 2042



# Other Plan Attachments

1. Boundary Map
2. Legal Description
3. Description of properties to be acquired by use
4. Land Use/Zoning Map
5. Economic Feasibility Study
6. Agricultural Operation Consents
7. Inter-Agency Initiatives List



# Boundaries & Land Use



State Street URD Boundary

Boise Comprehensive Plan



Community Activity Center



Neighborhood Activity Center



Regional Activity Center



Buildable



Commercial



Compact



High Density



Industrial



Large Lot/Rural



Mixed Use



Office



### Parks/Open Space



Public/Quasi-Public



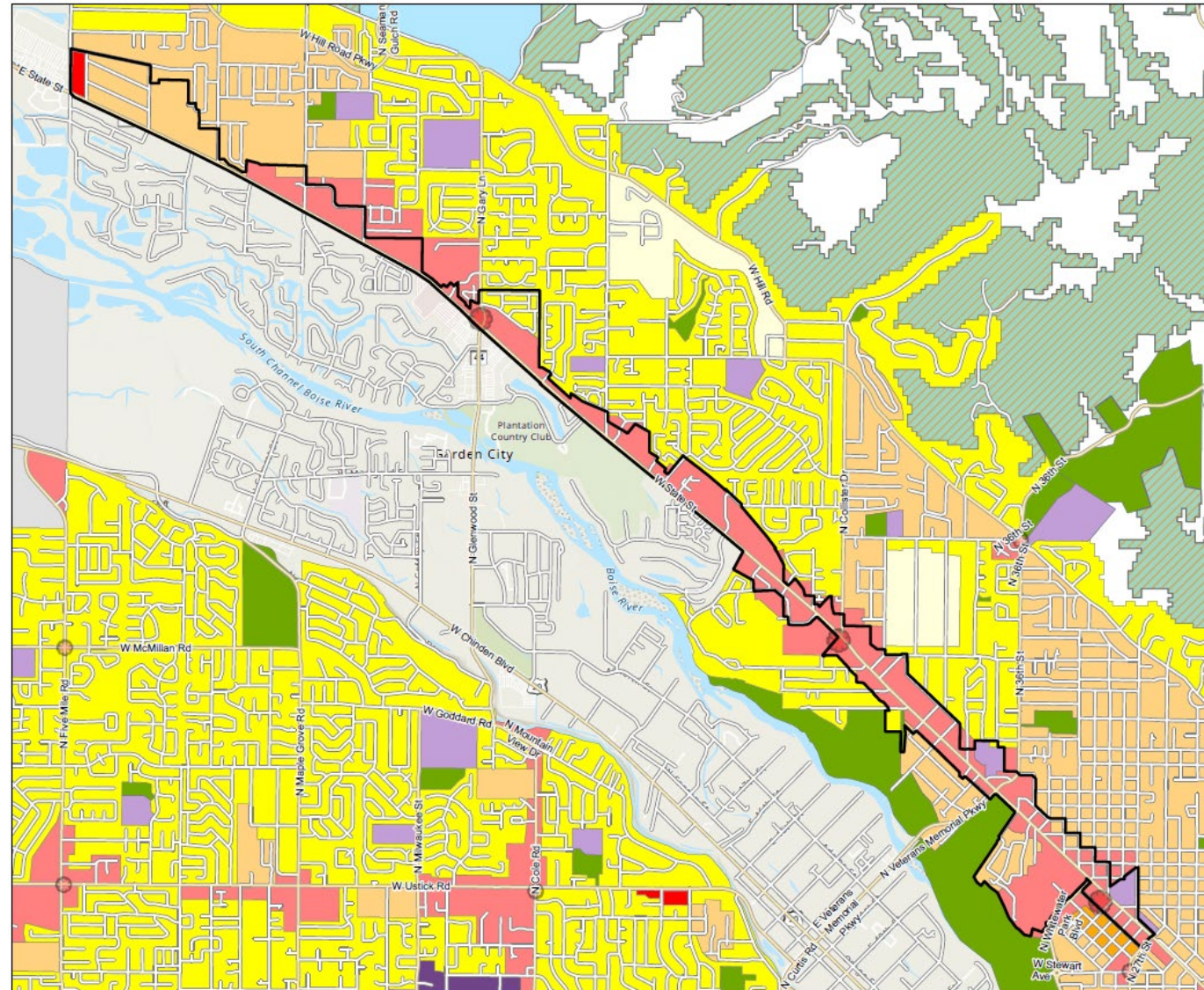
School



## Slope Protection



Suburban



# Agricultural Consents

- Idaho Code 50-2018(8), (9); 50-2903(8)(f)
- If used as an agricultural operation within last three years



# Interagency Initiatives

ITEM	INITIATIVE	PRIORITY	LEAD / PARTNER
1	Establish an inter-agency agreement between ACHD, CCDC and the City of Boise for the use of tax-increment revenue for transportation elements.	Immediate	<a href="#">CCDC</a> / ACHD / Boise City
2	Adopt streetscape standards into Boise City design guidelines and to incorporate streetscape typologies for the State Street District.	Immediate	<a href="#">PDS-PLN</a> / ACHD / ITD / CCDC
3	Establish cross section standards for State Street, including non-motorized facilities and ACHD defined non-transportation elements (subject to cost share) to be implemented through public capital projects or development along the corridor.	Immediate	<a href="#">ACHD</a> / <a href="#">ITD</a> / PDS-PLN / Garden City / CCDC
4	Update CCDC's Participation Policy and Capital Improvement Planning Process to further encourage and prioritize developments that assist affordable housing the market is not creating, and a safe and comfortable multi-modal State Street corridor.	Immediate	<a href="#">CCDC</a> / PDS-PLN
5	Develop CCDC participation program incentives for adaptive reuse, historic preservation and façade restoration to encourage the preservation and activation of National Register listed and eligible sites in the District.	Immediate	<a href="#">CCDC</a> / PDS-HP / A&H / SHPO
6	Provide support for affordable housing that is dense, serves a mix of incomes, and provides diverse housing options by funding eligible public improvements, impact fees, financing, public improvements, and utility improvements as per existing Idaho state statutes.	Immediate / Ongoing	<a href="#">PDS - HCD</a> / PDS-PLN / CCDC / Other Housing Agencies
7	Collaborate to achieve innovative, mixed use, mixed income development on existing ITD campus while respecting and preserving historic elements of the site.	Immediate / Ongoing	<a href="#">PDS-HCD</a> / <a href="#">PDS-PLN</a> / <a href="#">ITD</a> / <a href="#">CCDC</a>
8	Align partner agencies' long-range financial plans, five year capital improvement plans, and annual budgets so that the planned public improvements along State Street are coordinated and efficient with minimal disruption to the public.	Medium Priority	<a href="#">PDS</a> / <a href="#">CCDC</a> / <a href="#">ACHD</a> / <a href="#">ITD</a> / Others
9	Establish development standards that activate transit nodes with pedestrian level amenities and identify opportunities for connections to transit services that intersect State Street and other first and last mile alternatives.	High Priority	<a href="#">PDS-PLN</a> / <a href="#">VRT</a> / <a href="#">ACHD</a>
10	Pursue efforts, plans and policies that preserve or replace existing affordable housing stock and avoid displacement of residents located within the State Street District, and provide funding for resident relocation when necessary.	High Priority	<a href="#">PDS-HCD</a> / <a href="#">CCDC</a>
11	Implement strategies and regulations that bolster existing retail along State Street, as well as a mix of uses, both horizontally and vertically disbursed (E.G. neighborhood branding, update design review standards, update C-2 zoning, or form-based code specific to this area, missing middle housing types transitioning from single family to multi-family and mixed use).	High Priority	<a href="#">PDS-PLN</a> / <a href="#">CCDC</a>
12	Finalize transit branding, necessary passenger facilities and roll-out for branded transit service on State Street.	Medium Priority	<a href="#">VRT</a> / <a href="#">PDS-PLN</a> / <a href="#">CCDC</a> / <a href="#">ACHD</a>
13	Coordinate with Boise School District to incorporate public space improvements into Boise School campuses within the District as appropriate.	Medium Priority	<a href="#">BSD</a> / <a href="#">PDS-PLN</a> / <a href="#">Parks</a> / <a href="#">CCDC</a>
14	Update City-owned IT conduit network master plan to service the development forecast in the State Street District.	Medium Priority	<a href="#">II</a>
15	Pursue strategic land trades amongst public agencies as well as consider the acquisition of privately held properties to optimize development and economic development potential, provide support for development of affordable or income-restricted housing, improve the neighborhood and provide a diversity of housing options. Private properties are not currently identified but may be considered.	Medium Priority	<a href="#">PDS-PLN</a> / <a href="#">CCDC</a> / <a href="#">ACHD</a> / Others
16	Coordinate canal and other off-street pathway improvements with the Boise Pathways Plan and encourage interpretation of related National Register eligible sites.	Ongoing	<a href="#">BPR</a> / <a href="#">PDS-PLN</a> / <a href="#">A&amp;H</a> / <a href="#">SHPO</a>
17	Coordinate with Boise Parks and Arts & History to incorporate identified cultural resources into public spaces as appropriate, to provide linkages between public spaces and to identify other opportunities to enhance place making through the corridor's history.	Ongoing	<a href="#">BPR</a> / <a href="#">A&amp;H</a> / <a href="#">SHPO</a> / <a href="#">CCDC</a>
18	Expand CityGo Transportation Demand Management (TDM) efforts to include developments along State Street corridor that encourage alternative transportation uses including non-motorized, transit and carsharing or car/vanpooling	Ongoing	<a href="#">VRT</a> / <a href="#">CCDC</a> / <a href="#">PDS-PLN</a>

# Plan Adoption Next Steps

- **Aug 9: CCDC consideration of Plan**
- Aug 13: Transmittal to City
- Sept 10: 1<sup>st</sup> publication of notice of hearing
- Sept 10: Transmittal to affected taxing districts
- **Sept 13: Planning & Zoning meeting**
- Sept 24: 2<sup>nd</sup> publication of notice of hearing
- **Oct 12: City Council Public Hearing, 1<sup>st</sup> reading**
- Oct 19: 2<sup>nd</sup> reading
- Oct 26: 3<sup>rd</sup> reading
- Before Dec 31: Plan transmittal & recording



# CONSIDER: Resolution #1717

## Suggested Motion:

I move to adopt Resolution 1717, approving the Urban Renewal Plan for the State Street District Urban Renewal Project and directing Agency staff to forward to the Boise City Council for future consideration and taxing districts for review.

# AGENDA

## V. Action Items

- A. **CONSIDER:** Resolution 1716 – Approving of the State Street Corridor Framework Document (15 minutes) .....Matt Edmond
- B. **CONSIDER:** Resolution 1717 – Approval of the State Street Urban Renewal Plan (15 minutes) .....Matt Edmond
- C. **CONSIDER:** Proposed FY 2021 Amended Budget (10 minutes)  
.....Joey Chen, Holli Klitsch
- D. **CONSIDER:** Proposed FY 2022 Original Budget (10 minutes)  
.....Joey Chen, Holli Klitsch

## CONSIDER:

- Proposed FY2021 Amended Budget
- Proposed FY2022 Original Budget

Joey Chen, Director of Finance & Administration  
Holli Klitsch, Controller



# AGENDA

- Big Picture
  - Budget Timeline
  - Operating Revenue
  - Time
- FY2021 Amended Budget
- FY2022 Original Budget



# Budget Timeline



# Budget Timeline



# Operating Revenue Sources

## 1. TAX INCREMENT

PORTION of PROPERTY TAXES

Assessed Increment Value  
x Levy Rate  
Increment Revenue

## 2. PARKING

Fees - Hourly, Monthly, Event, Hotel, etc  
+ Rate Increase  
+ New Spaces  
+ Continued Demand / Utilization  
*Gross* Parking Revenue

## OTHER SOURCES (Non-Operating)

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

# Operating Revenue Sources

## 1. TAX INCREMENT

**PORTION of PROPERTY TAXES**

Assessed Increment Value  
x Levy Rate  
Increment Revenue

### Uses...

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

## 2. PARKING

Fees - Hourly, Monthly, Event, Hotel, etc  
+ Rate Increase  
+ New Spaces  
+ Continued Demand / Utilization  
*Gross* Parking Revenue

### Uses...

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

# Increment Revenue

**FY2022**

<b>Increment Value</b>	<b>×</b>	<b>Levy Rate</b>	<b>=</b>	<b>Increment Revenue</b>
<b>\$1,891,585,200</b>		<b>0.009776686</b>		<b>\$18,480,000</b>
+\$384,535,461		-15%		+\$1,390,000
+26%				+8%

## URBAN RENEWAL DISTRICTS

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

## TAXING DISTRICTS

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

# Increment Revenue

**FY2022**

## IMPORTANT TO REMEMBER

- **CCDC is not a Taxing Entity**
- CCDC receives property tax revenue
  - From 7 Taxing Districts
  - Based on **Increment Value**
  - Of taxable property
  - Within URDs



ADA COUNTY  
MOSQUITO ABATEMENT  
DISTRICT



AdaCountyParamedics  
We're in it for Life!



# Big Picture

## TIME

Tax Year	Fiscal Year	RIVER-MYRTLE / OLD BOISE	WESTSIDE	30th STREET	GATEWAY EAST	SHORELINE
1993	FY1994	30				
1994	FY1995	29				
1995	FY1996	28				
1996	FY1997	27				
1997	FY1998	26				
1998	FY1999	25				
1999	FY2000	24				
2000	FY2001	23				
2001	FY2002	22				
2002	FY2003	21				
2003	FY2004	20				
2004	FY2005	19				
2005	FY2006	18				
2006	FY2007	17				
2007	FY2008	16				
2008	FY2009	15				
2009	FY2010	14				
2010	FY2011	13				
2011	FY2012	12				
2012	FY2013	11				
2013	FY2014	10				
2014	FY2015	9				
2015	FY2016	8				
2016	FY2017	7				
2017	FY2018	6				
2018	FY2019	5				
2019	FY2020	4				
2020	FY2021	3				
2021	FY2022	4	5	12	18	18
2022	FY2023	3	4	11	17	17
2023	FY2024	2	3	10	16	16
2024	FY2025	1	2	9	15	15
2025	FY2026		1	8	14	14
2026	FY2027			7	13	13
2027	FY2028			6	12	12
2028	FY2029			5	11	11
2029	FY2030			4	10	10
2030	FY2031			3	9	9
2031	FY2032			2	8	8
2032	FY2033			1	7	7
2033	FY2034				6	6
2034	FY2035				5	5
2035	FY2036				4	4
2036	FY2037				3	3
2037	FY2038				2	2
2038	FY2039				1	1

*Proposed*  
FY 2021 Amended  
Budget


# FY2021 Amended Budget

Propose to amend 2021's budget to **\$25M** from the original \$59M

## Main Revenue Changes:

- ParkBOI Revenue:  \$1.7M
- Other Revenue:  \$4.1M
- Tax Increment Revenue:  \$2.2M

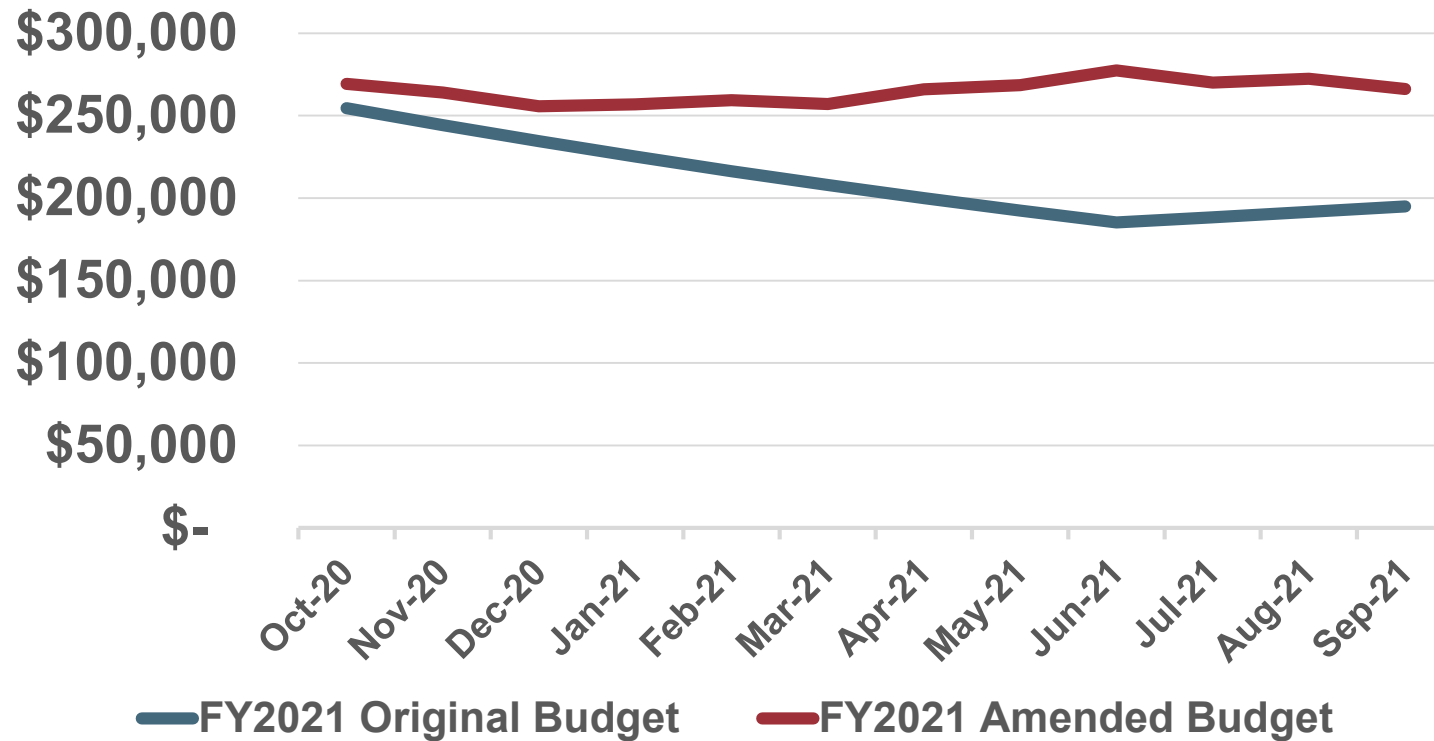
## Main Expense Changes:

- Operating Expense:  \$0.8M
- CIP Expense:  \$32.8M
  - Property Acquisition \$19.5M
  - Block 68 Transformative \$10M
  - Cherie Buckner-Webb Park \$0.75M
- Parking & Mobility:  \$0.6M

# FY2021 Amended Budget

ParkBOI Operating Revenue:

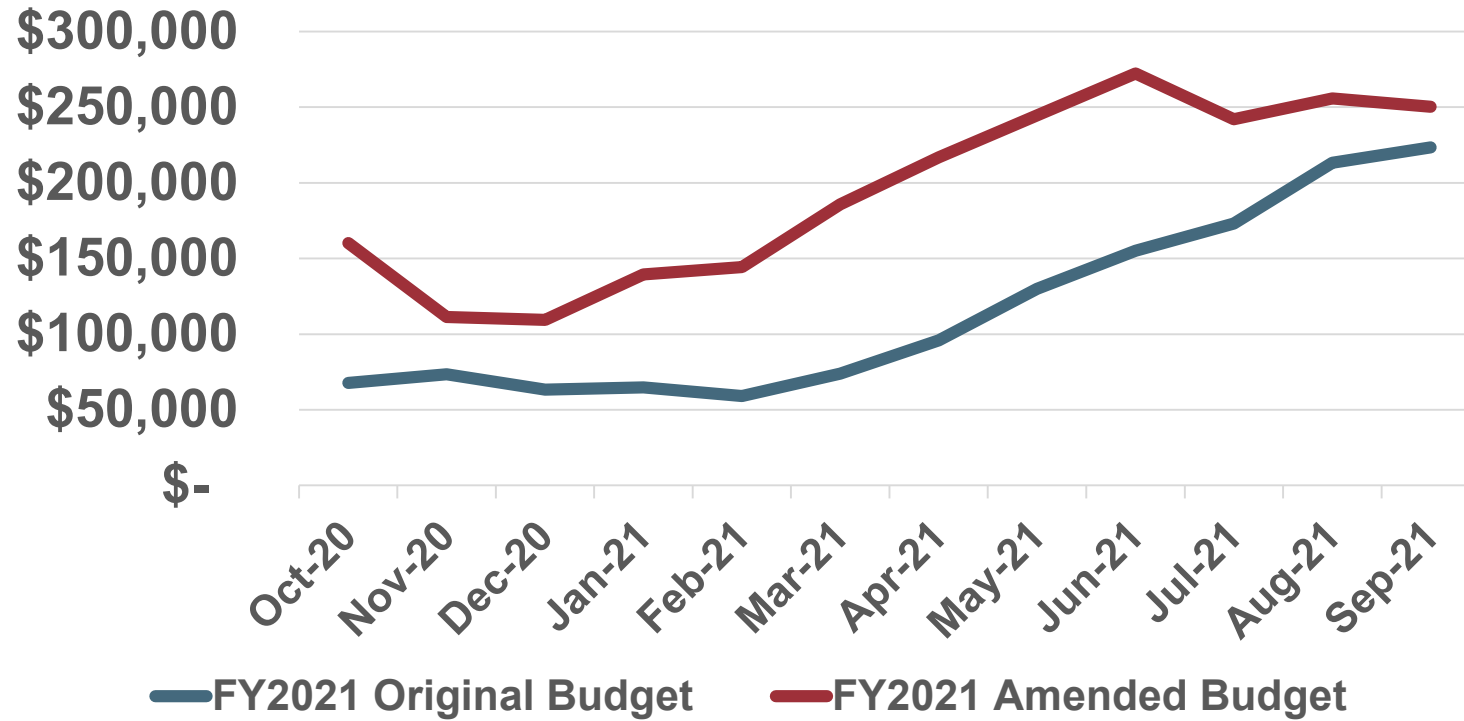
## Monthly Parker Revenue



# FY2021 Amended Budget

ParkBOI Operating Revenue:

## Net Hourly Parker Revenue



# FY2021 Amended Budget

## Action Requested

1. Approve proposed FY 2021 Amended Budget
2. Advertise Public Hearing at August 25 Special Meeting
  - Exhibit A

## Questions?

## Suggested Motion:

I move to amend the FY 2021 Original Budget to new revenue and expense totals of **\$24,986,394** and set the time and date of Noon, August 25, 2021, for the statutorily-required public hearing.

*Proposed*  
FY 2022 ORIGINAL  
Budget

# FY 2022 Original Budget

Total Proposed Budget - \$61.8M

## Revenues Summary:

- Tax Increment Revenue - \$18.5M
- Parking Revenue - \$7.6M
- Other Revenue - \$2M
- Pass-Thru - \$0.4M
- Use of Working Capital - \$33.3M



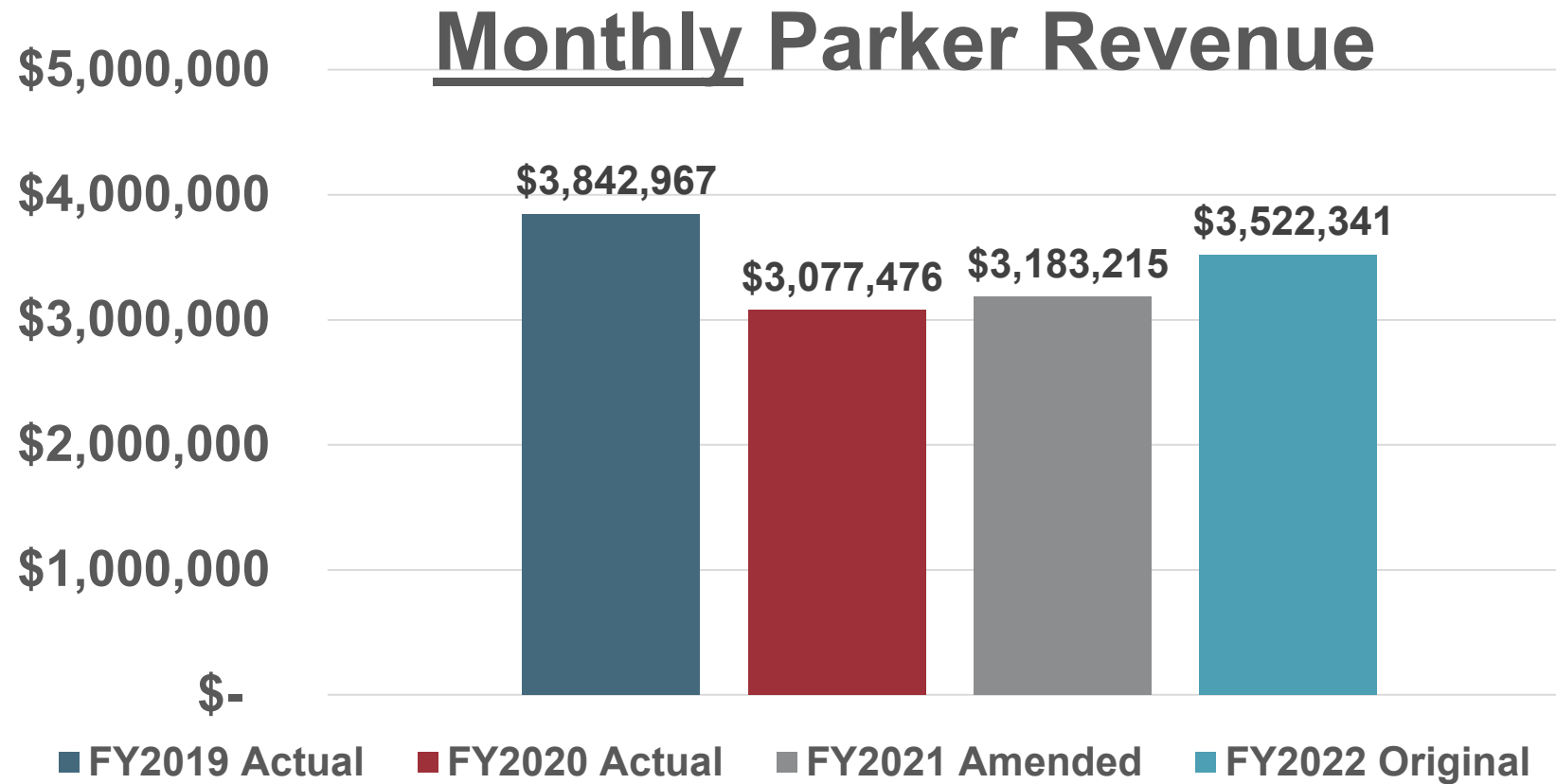
# FY 2022 Original Budget

## Tax Increment Revenue:

URD	FY2021 Amended	FY2022 Estimates	\$ Change
Gateway East	\$1.5M	\$2.3M	\$750K
Shoreline	\$206K	\$430K	\$170K
30th Street	\$930K	\$1.6M	\$670K
Westside	\$4.0M	\$4.1M	\$100K
River Myrtle / Old Boise	\$10.4M	\$10.1M	(\$300K)
<b>TOTAL</b>	<b>\$17.1M</b>	<b>\$18.5M</b>	<b>\$1.4M</b>

# FY 2022 Original Budget

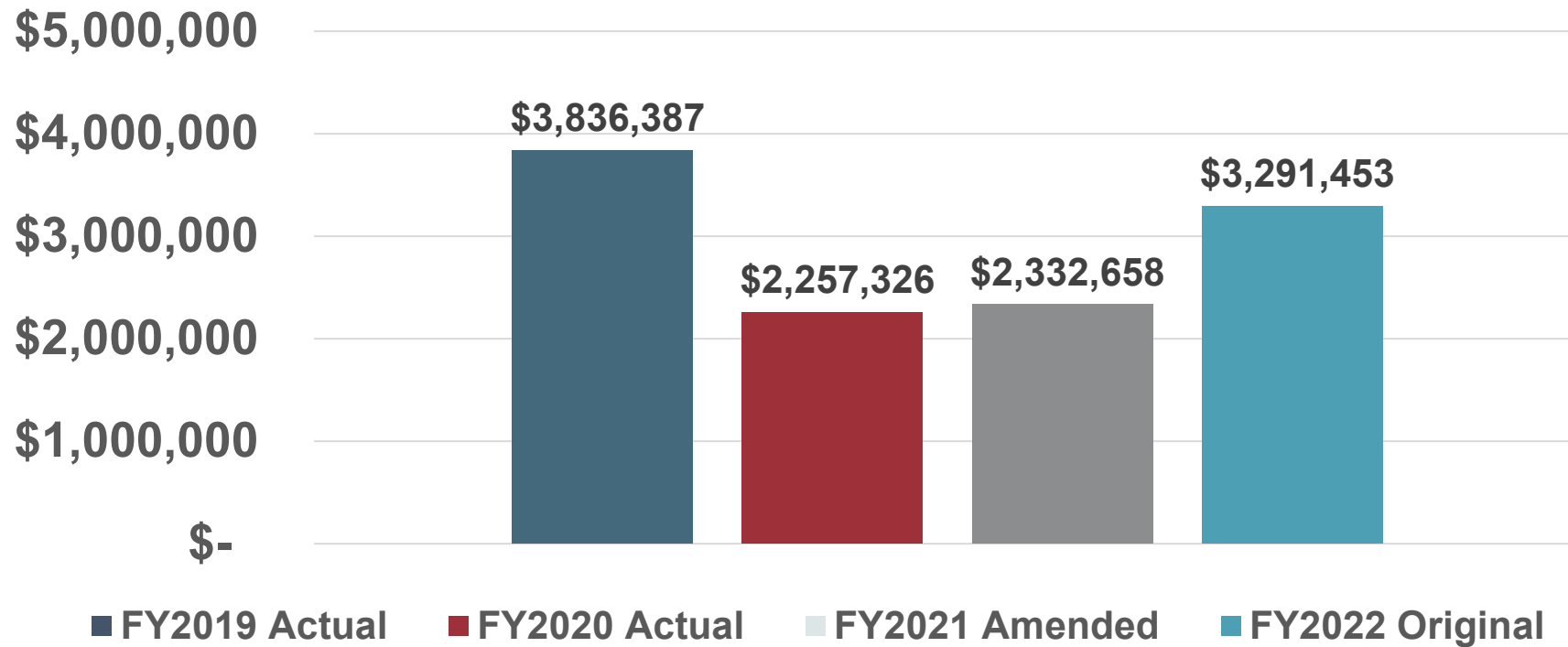
ParkBOI Operating Revenue:



# FY 2022 Original Budget

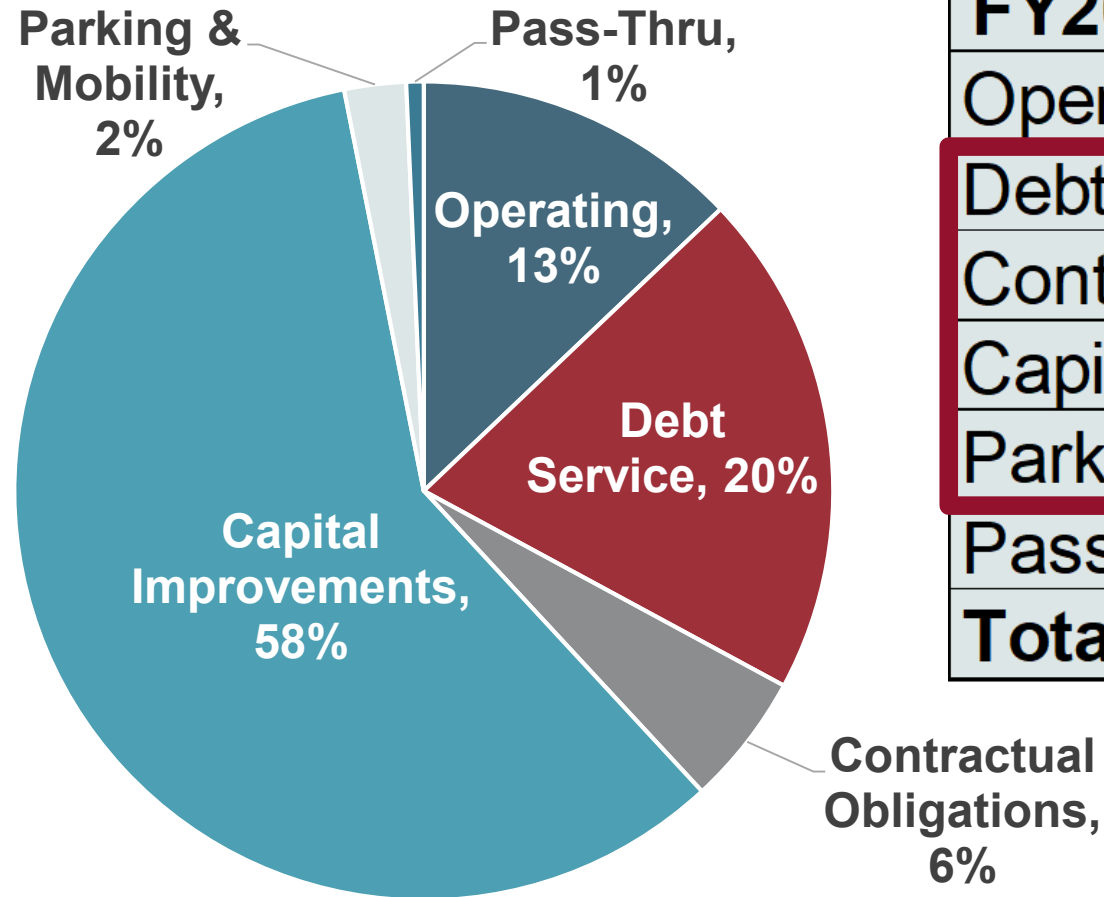
ParkBOI Operating Revenue:

## Net Hourly Parker Revenue



# FY 2022 Original Budget

## Expenditures Summary:



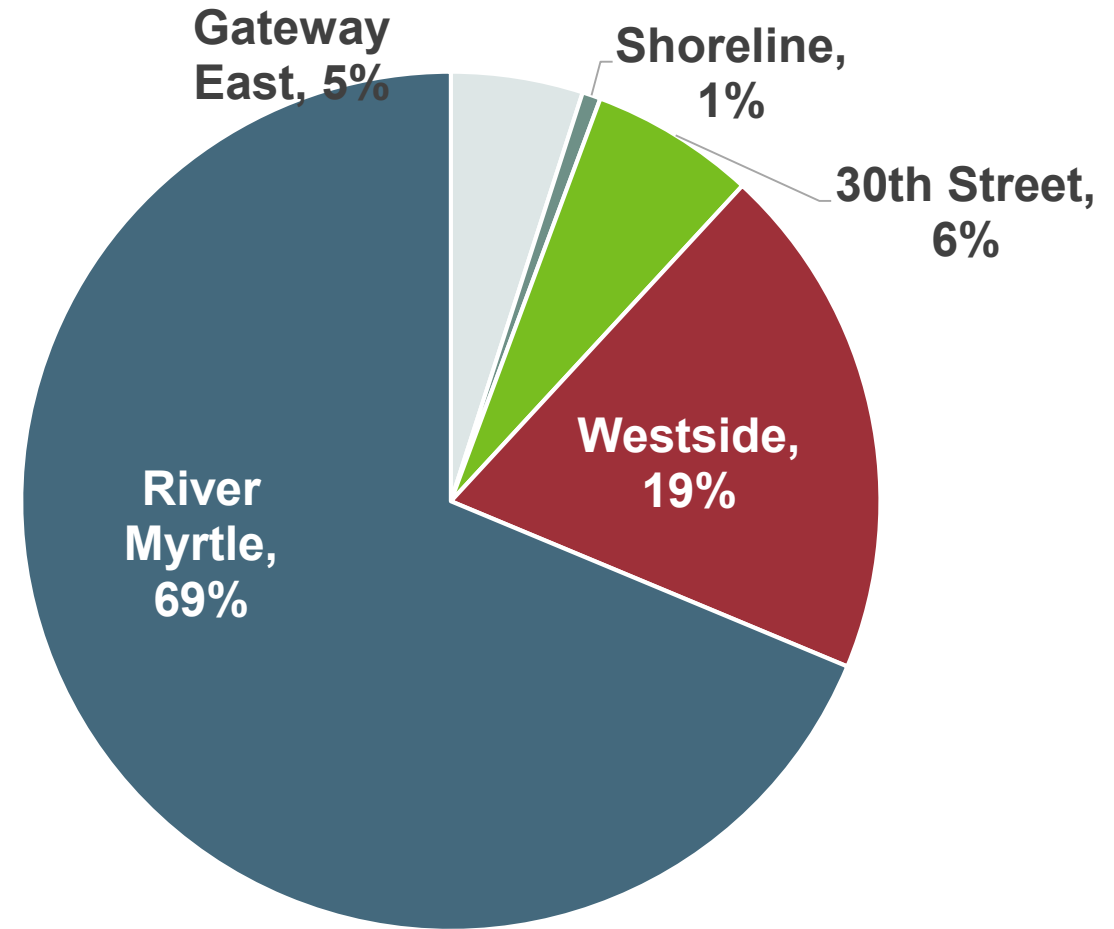
## FY2022 Expenditures Summary

Operating	\$8.0M
Debt Service	\$12.3M
Contractual Obligations	\$3.4M
Capital Improvements	\$36.1M
Parking & Mobility	\$1.6M
Pass-Thru	\$0.4M
<b>Total Expenditures</b>	<b>\$61.8M</b>

# FY 2022 Original Budget

## Capital Improvement Expenditures by District:

URD	\$
Gateway East	\$1.8M
Shoreline	\$0.3M
30th Street	\$2.2M
Westside	\$7.0M
River Myrtle Old Boise	\$24.8M
<b>Total Capital Improvements</b>	<b>\$36.1M</b>



# FY 2022 Original Budget

## Debt Service Payment – Early Bond Redemption FY 2022

### Estimated Timeline and Calculation of **12/1/2021** Redemption:

- October 11, 2021 – Board Approval
- October 15, 2021 – Notice to Zions Bank and Bank of America
- October 20, 2021 – Both banks send CCDC final redemption amount
- December 1, 2021 – CCDC wires redemption amount to both banks

	2011 B	2017 A	2017 B	TOTAL
Outstanding Balance	\$ 4,144,800	\$ 5,919,480	\$ 2,409,720	\$ <b>12,474,000</b>
Redemption Cost	\$ (3,945,000)	\$ (5,687,799)	\$ (2,296,074)	\$ <b>(11,928,873)</b>
Net Savings to CCDC	\$ 199,800	\$ 231,681	\$ 113,646	\$ <b>545,127</b>

# FY 2022 Original Budget

## Action Requested

1. Approve proposed FY 2022 Original Budget
2. Advertise Public Hearing at August 25 Special Meeting
  - Exhibit A

## Questions?

## Suggested Motion

I move to approve the FY 2022 Original Budget with revenue and expense totals of **\$61,755,759** and set the time and date of Noon, August 25, 2021, for the statutorily-required public hearing.

*End*

# AGENDA

## V. Action Items

- E. **CONSIDER:** Designate 1001 E Gowen Rd - AZEK for Type 2 Participation  
(10 minutes).....Alexandra Monjar
- F. **CONSIDER:** Resolution 1713 - Approval of RFQ Ranking for Parking Operator 2021  
Services (10 minutes).....Kathy Wanner, Matt Edmond

## VI. Adjourn

# 1001 East Gowen Road – AZEK – Type 2 Designation

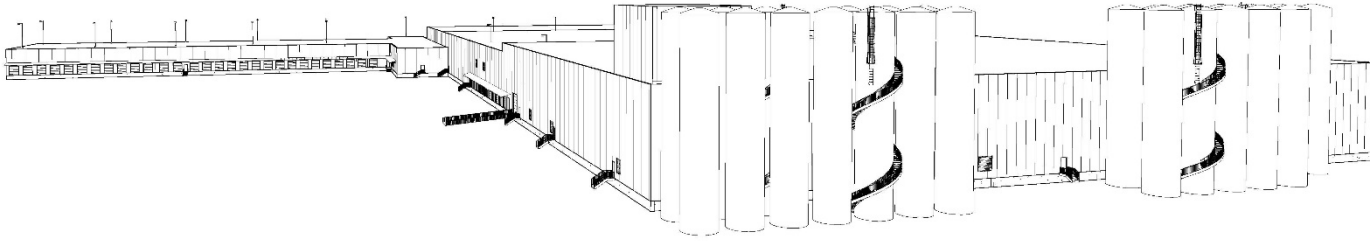
Alexandra Monjar

Project Manager – Property Development

# Project Location



# Project Background

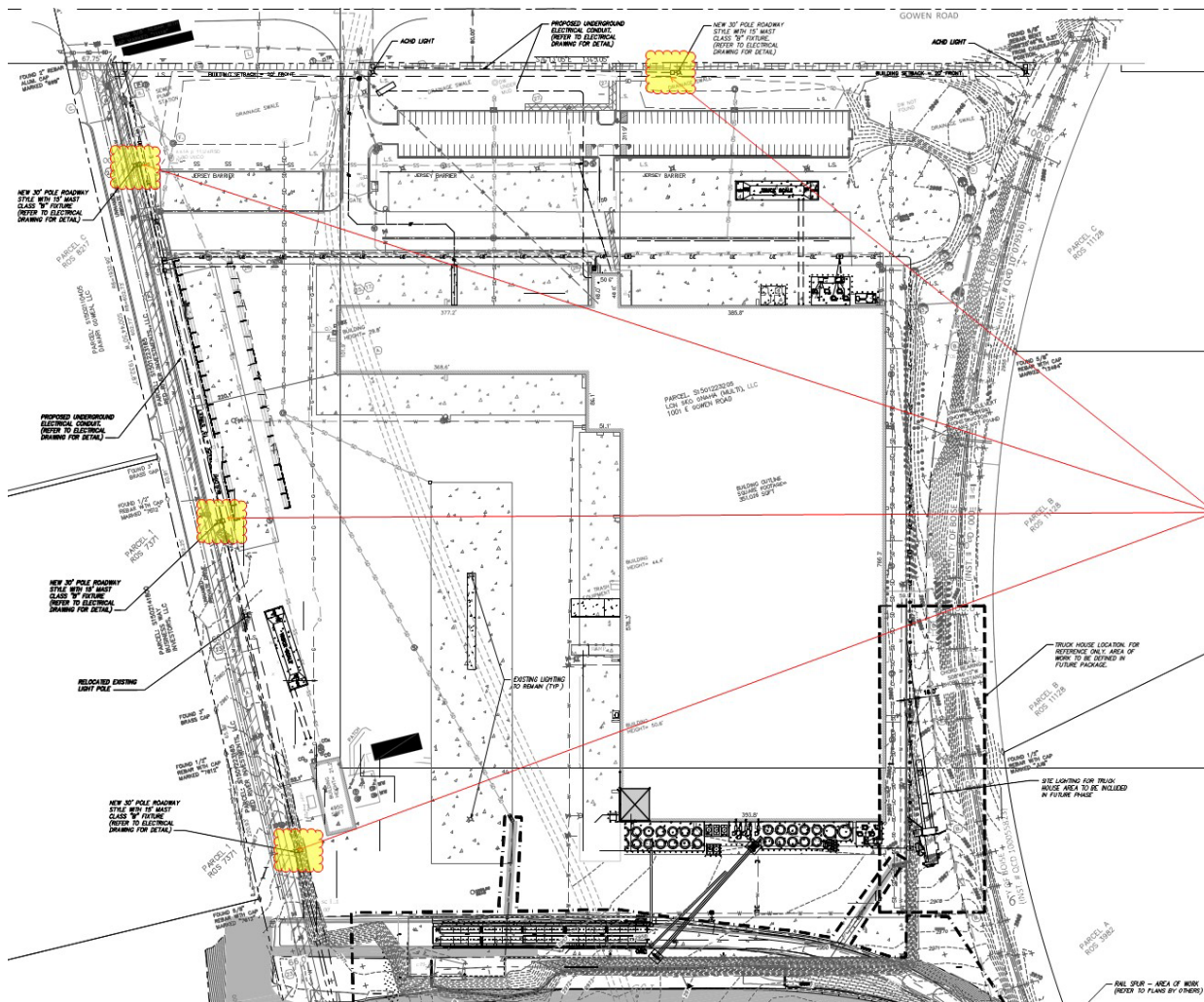


7  
A201

Perspective from South West Corner

- Flagship facility in the West
- Approx. 50 acres and 352,000 sf industrial space
- 50 construction jobs
- 160 permanent jobs, with a median salary of \$80,000
- \$123M Total Development Costs

# Project Eligible Expenses



~\$1.4M Estimated Eligible Expenses

- Increased Power Capacity
  - Substation Facilities ~\$890,000\*
  - Distribution Facilities ~\$410,000
- Streetlight installation ~\$121,700

*\*a portion of these costs will be reimbursed by Idaho Power and not by CCDC*

# Project Timeline

July 2021  
Design Review Approval



Today  
Type 2 Designation



August 2021  
Construction begins



Sept/Oct 2021  
Type 2 Approval



Early 2022  
Project complete



2023  
Increment tax collected



2024-2029  
Reimbursement Period



# CONSIDER: Designate 1001 E Gowen Rd – AZEK for Type 2 Participation

## Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with CPG International, LLC for future board approval.

# AGENDA

## V. Action Items

- E. **CONSIDER:** Designate 1001 E Gowen Rd - AZEK for Type 2 Participation  
(10 minutes).....Alexandra Monjar
- F. **CONSIDER:** Resolution 1713 - Approval of RFQ Ranking for Parking Operator 2021  
Services (10 minutes).....Kathy Wanner, Matt Edmond

## VI. Adjourn

# Parking Operator Selection 2021

Matt Edmond  
Parking & Mobility Director

Kathy Wanner  
Contracts Specialist

# Background



## Parking Management Plan

The management policy for the procurement and retention of a professional parking operator

## Agency Practice

Solicit proposals every 5 years

# RFQ Process



- ❖ RFQ issued May 20, 2021
- ❖ Six firms attended the pre-proposal conference
- ❖ Four submitted proposals
  
- ❖ Six member panel reviewed and scored proposals
  
- ❖ Panel unanimously ranked The Car Park as best qualified

# Selection Rationale



1. Great understanding of current needs and future innovations
2. Boise-based, incumbent firm: community knowledge; readily available resources
3. Demonstrated accomplishments
4. Stature in downtown business community
5. National exposure brings diversity of experience
6. Passion for mobility and downtown



# Fiscal Details



Parking Revenue FY22: \$7.6M

Parking Operations Expenses: \$1.9M

Operations Fee FY22: \$86K

*(Management fee and performance bonus)*

# Mapping Out a Transition



RFQ – included a sample contract

- One year with four one-year extensions
- Contract terms will remain unchanged

Services to begin October 1, 2021

# CONSIDER: Resolution # 1713

## Suggested Motion:

I move to adopt Resolution No. 1713 approving the Ranking for the RFQ – Parking Operator 2021 and authorizing the Executive Director to negotiate and execute a new Parking Operations Agreement for ParkBOI public parking garage management and operations.

# Adjourn