

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

**Regular Meeting
August 8, 2022**



AGENDA

I. Call to Order

Chair Zuckerman

II. Action Item: Agenda Changes/Additions

Chair Zuckerman

III. Work Session

- A. Proposed FY 2023 Five Year Capital Improvement Plan (20 minutes)
.....Doug Woodruff/Kevin Martin

MOTION TO AMEND THE AGENDA

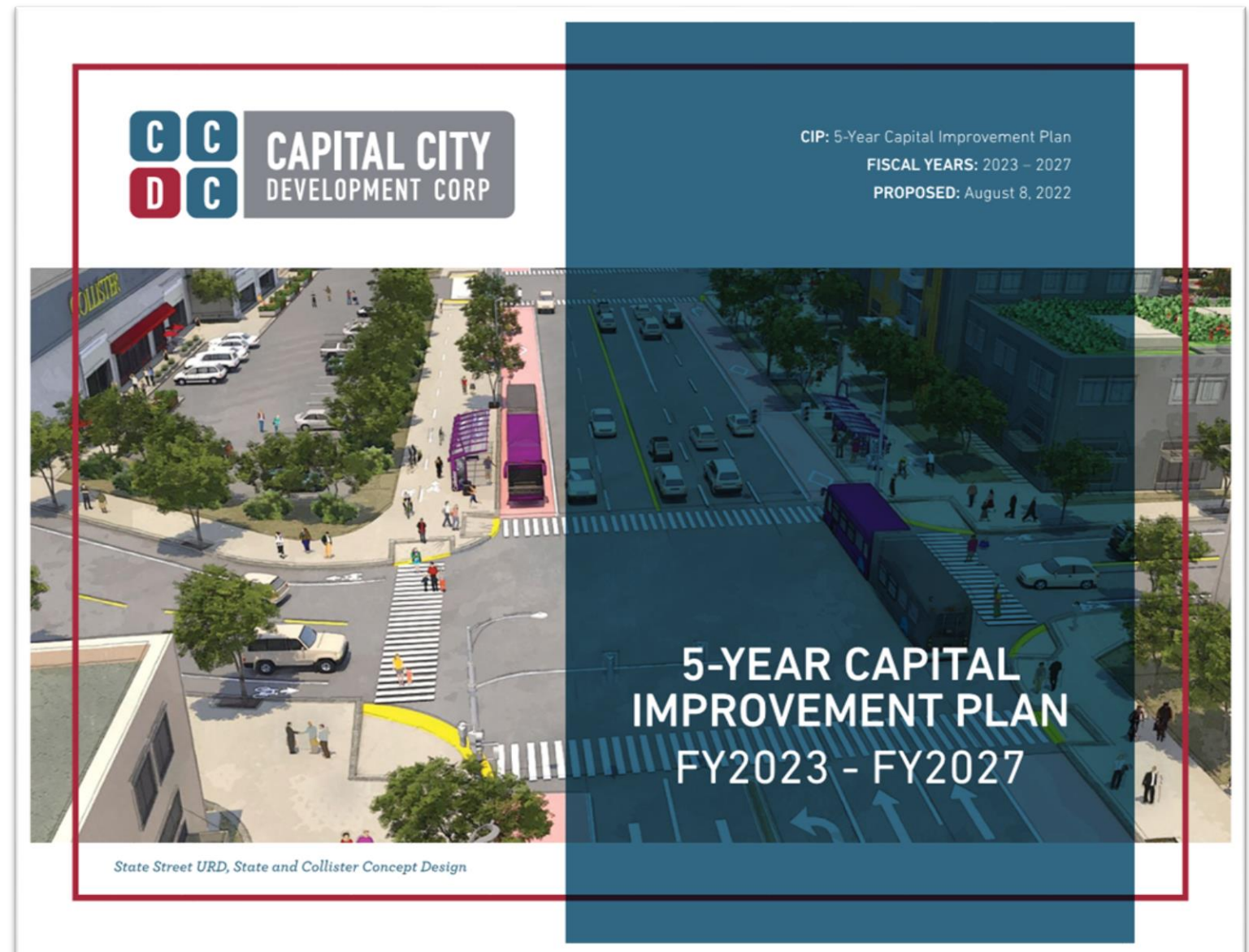
Suggested Motion:

I move to adopt the agenda as amended.

FY2023 – 2027 CAPITAL IMPROVEMENT PLAN

Doug Woodruff
Development Director

Kevin Martin
Sr. Business & HR Manager



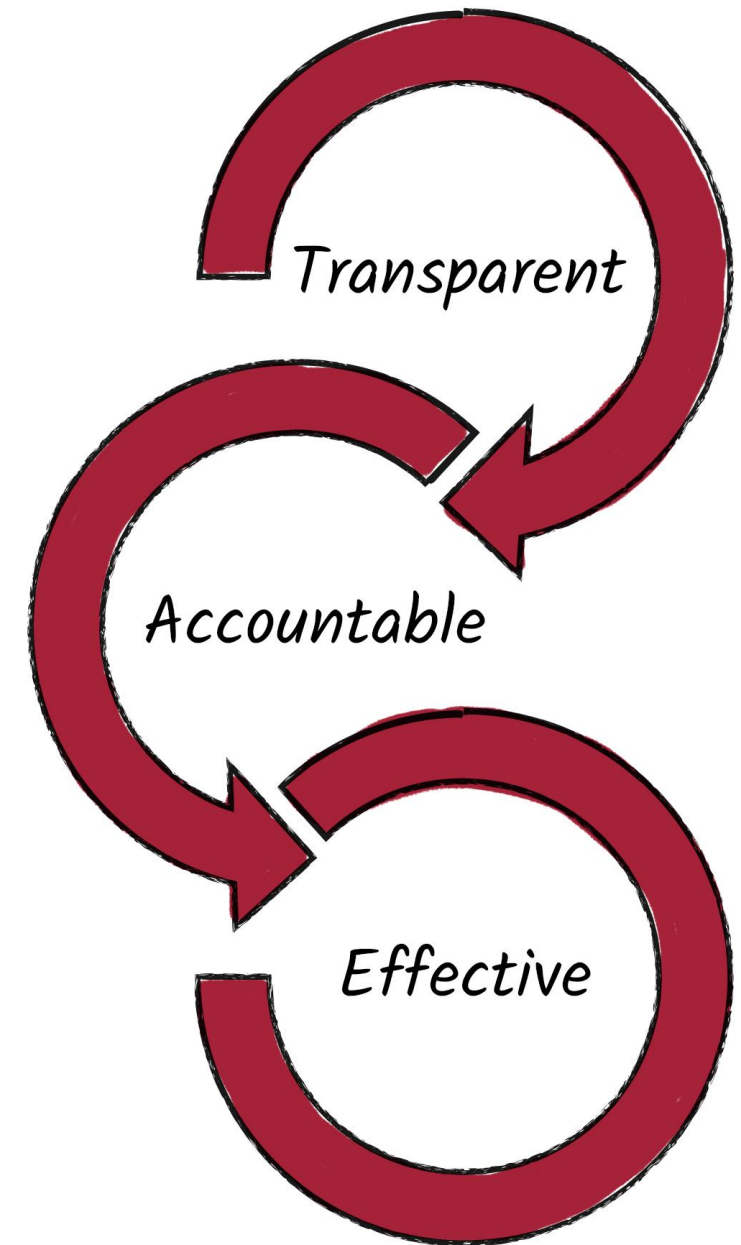
FIVE YEAR PLAN WITH PURPOSE

Catalyze private investment and align with public partners

Publicly available to promote and encourage collaboration

Accomplish long-term strategies

Align resources with high priority projects



ABOUT THE CIP

STATE STREET DISTRICT PROJECTS

STATE STREET DISTRICT

RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT

THE DISTRICT

estrians and cyclists
as such as new
neighborhoods, and

tions for Boiseans
development that
vels.

es and public
reenbelt, Willow Lane
ark to attract infill

FY2026	FY2027	TOTAL
TBD	TBD	TBD
5,000		\$15,000
400	400	\$1,800
2,000		\$2,000
		\$200
		\$200
500	500	\$1,000
\$7,900	\$900	\$20,200

Dollars are in Thousands

CCDC | 5-YEAR CAPITAL IMPROVEMENT PLAN | 2023 - 2027

CCDC | 5-YEAR CAPITAL IMPROVEMENT PLAN | 2023 - 2027

CCDC | 5-YEAR CAPITAL IMPROVEMENT PLAN | 2023 - 2027

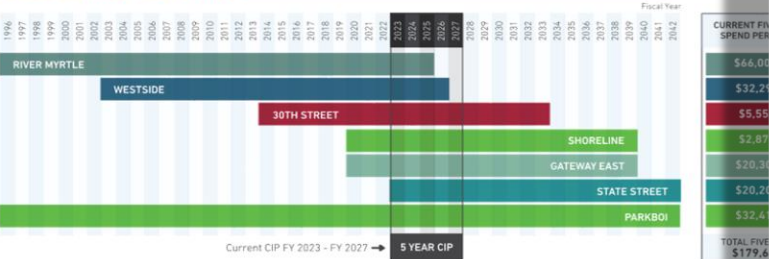
CCDC | 5-YEAR CAPITAL IMPROVEMENT PLAN | 2023 - 2027

CCDC | 5-YEAR CAPITAL IMPROVEMENT PLAN | 2023 - 2027

CCDC | 5-YEAR CAPITAL IMPROVEMENT PLAN | 2023 - 2027

INVESTMENT SUMMARY

CCDC DISTRICT LIFESPANS



PROJECT FUNDING

Capital Improvement Projects and Participation Program Projects are funded by Tax Increment Financing (TIF). TIF is tax revenue generated above the base value set at formation of an urban renewal district. TIF revenue generated in an urban renewal District must be spent in that district. These direct investments are made in an effort to meet the goals and objectives of the individual districts. At the end of a districts term, the added value from these strategic investments is returned to the other taxing entities.

Urban renewal means neighborhood improvements are controlled locally, letting communities decide which development is best for them. But how is it funded?

Urban renewal projects are funded by tax increment financing (TIF) and revenue from public parking garages. When a district is formed, a base value is set for all property within the district's boundaries. Taxes generated from property values, primarily due to new construction, that improve to rise above the base value are used to fund urban renewal projects. TIF does not create a new property tax within the district, and tax revenue generated by higher property values must be spent within the same district it was generated from.

6	1001 E. Gowen Rd. - The AZEK Company Manufacturing & Distribution Facility - Type 2 Agreement with CPG International, LLC The Azek Company; 355,426 SF manufacturing facility that produces decking lumber from recycled materials, adaptive reuse of the old ShopKo distribution facility; \$123M total development costs; \$1M reimbursement for public improvements including a power substation and streetlights.	215	215	85	183	\$698
7	951 E. Gowen Rd & 7031 E. Eisenman Rd. - Red River Logistics and Commerce Centers - Type 2 Agreement with Flint Development Flint Development; Concurrent development of two sites with a total of 1.3M SF of industrial space on 120 acres; \$146.2M total development costs; \$4.2M reimbursement for public improvements including the extension of Apple Ave., which includes building out utility infrastructure and streetscapes with a multi-use pathway, along with road construction and a bridge over Five Mile Creek.		721	721	721	\$2,163
8	Streetscape Grant - One Time Assistance - Type 1 Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200K; projects are awarded on a first-come, first-served basis.	400	400	400	400	\$2,000

Capital Improvement Projects

9	Power System Upgrades - Idaho Power Company Partnership with Idaho Power Company to fund critical power infrastructure upgrades, including new regional substation and distribution lines.	3,000				\$3,000
10	Eisenman Rd. Pedestrian Improvements, Blue Sage Ln. to Blue Valley Ln. Construct a five-foot wide asphalt pathway along the frontage of the Blue Valley Estates Mobile Home Park. Through discussions with the City, Boise School District, and ACHD, CCDC has selected preferred alternative that best improves pedestrian safety.	300				\$300
11	Lake Hazel Rd. Extension, Gateway East URD Boundary to I-84 Eisenman Interchange Widen existing Lake Hazel Rd. between Eisenman Rd. and the I-84 Eisenman Interchange. Construct extension of new Lake Hazel corridor from Eisenman Rd. west to the Gateway URD Boundary. Anticipates ultimate four-lane cross section of Lake Hazel Rd. as identified in the ACHD Master Street Map as a key east-west Mobility Arterial. Includes detached multi-use pathways on both sides of the corridor.	300	3,000			\$3,300

WELL-INFORMED UPDATES

Interagency collaboration with City & ACHD

Review district plans

Conversations with development community

Business and financial planning

Review proposed draft with City



KEY STRATEGIES

Cherie Buckner-Webb Park



ECONOMIC DEVELOPMENT

Cultivate commerce and grow resilient, diversified, and prosperous local economies.

INFRASTRUCTURE

Improve public infrastructure to attract new investment and encourage best use of property.

MOBILITY

Expand mobility choices that include parking and multiple modes to enable universally accessible urban districts.

PLACE MAKING

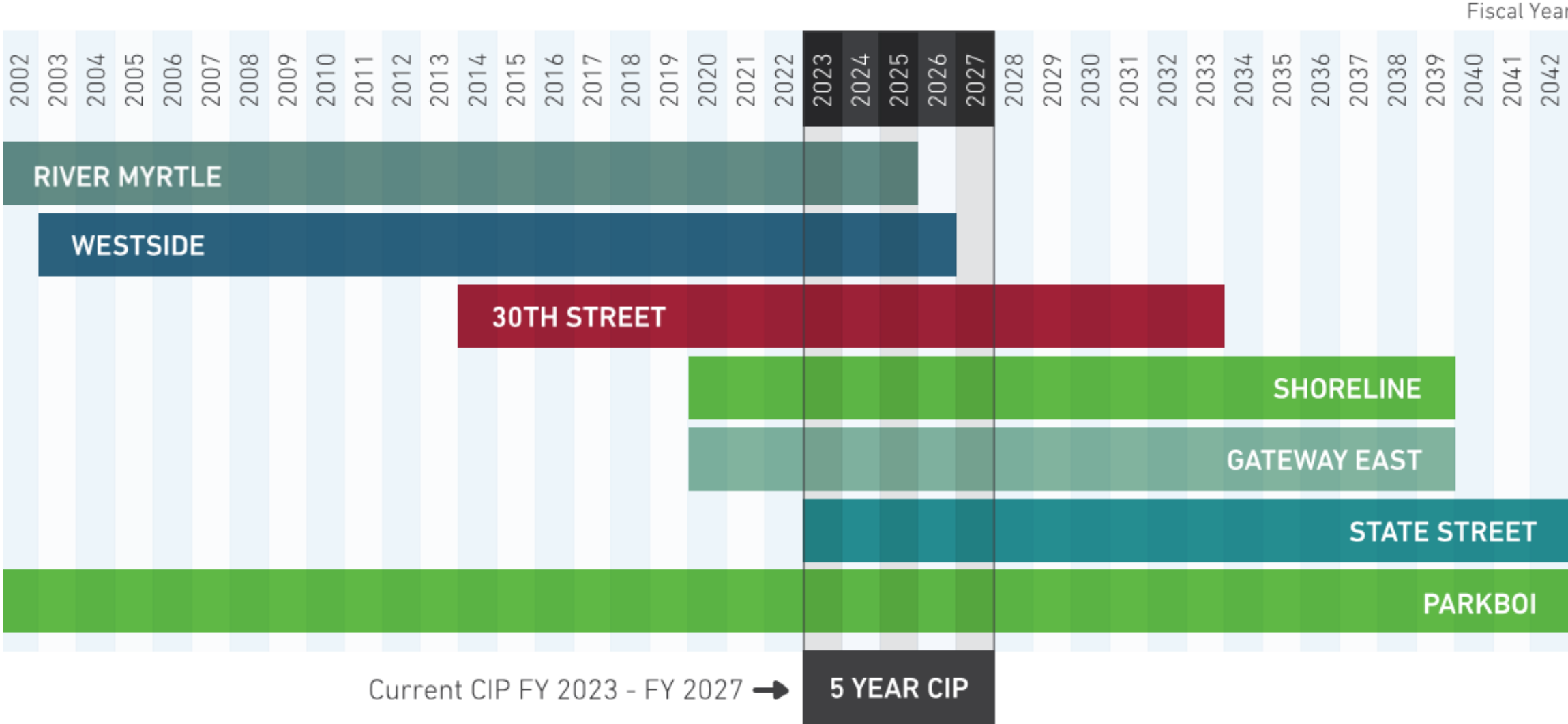
Develop public spaces and energized environments where a blend of cultures and concentrated mix of uses create a valued sense of place.

SPECIAL PROJECTS

Invest in projects that respond to emerging revitalization opportunities including public amenities, historic preservation, and support of local arts and culture.

INVESTMENT SUMMARY

CCDC DISTRICT LIFESPANS



CURRENT FIVE YEAR CIP SPEND PER DISTRICT
\$66,000,479
\$32,296,098
\$5,552,583
\$2,877,000
\$20,304,024
\$20,200,000
\$32,413,000
TOTAL FIVE YEAR CIP \$179,643,184

ParkBOI: ECON DEV & MOBILITY INITIATIVES

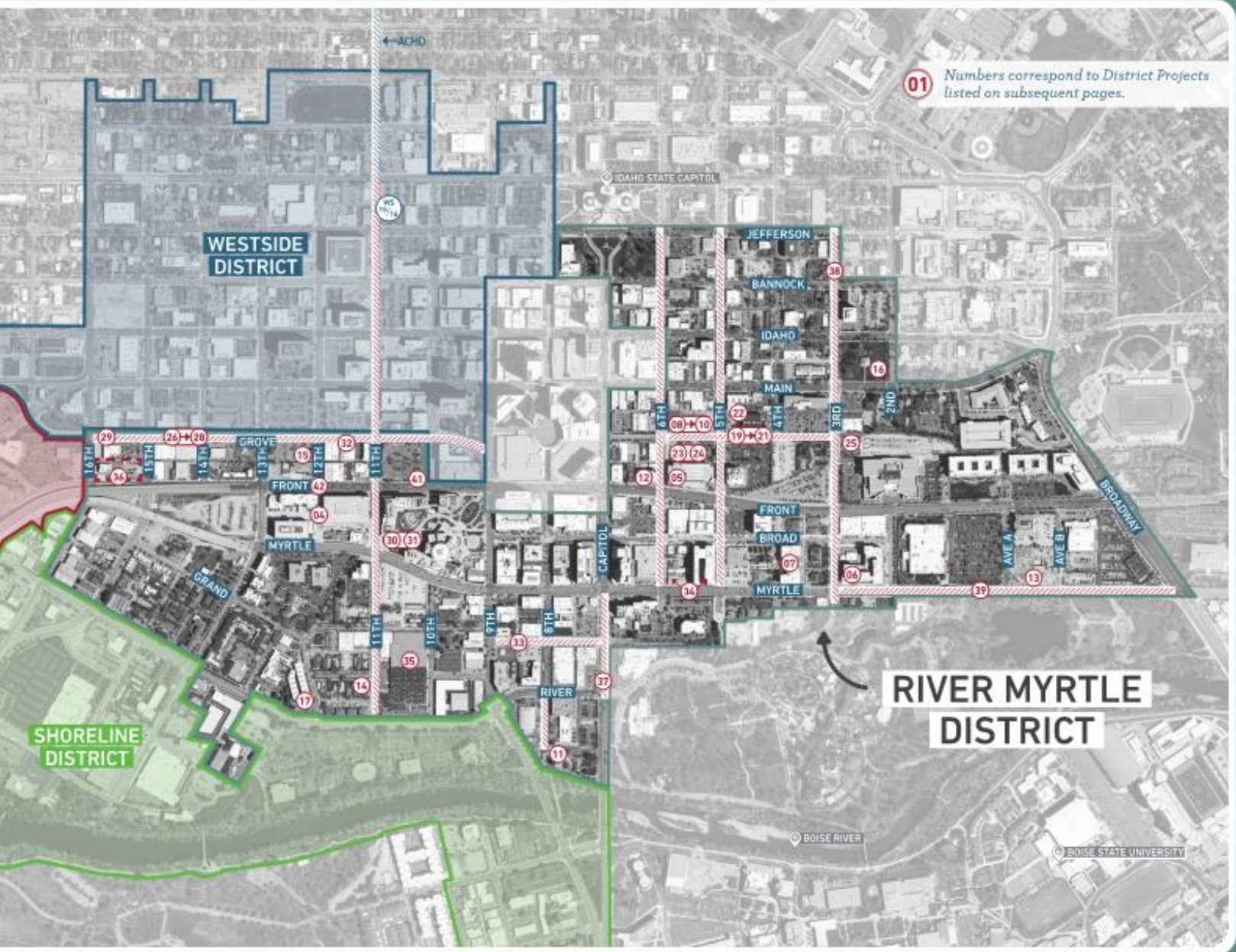


PRIMARY INITIATIVES

- Block 68 Mobility and Parking Structure
\$10M
- Transformative Development – Shoreline District
\$20M (bond)
- \$200K Vall-eBike, Bike Share
- \$350K City GO
- \$250K BikeBOI secure storage facilities
- \$213K VRT rider amenities and system improvements
- \$1.4M Local match or grants for mobility initiatives

RIVER MYRTLE DISTRICT

FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
\$29,719	\$25,894	\$10,387	SUNSET	SUNSET	\$66,000



PRIMARY STRATEGIES FOR THE DISTRICT

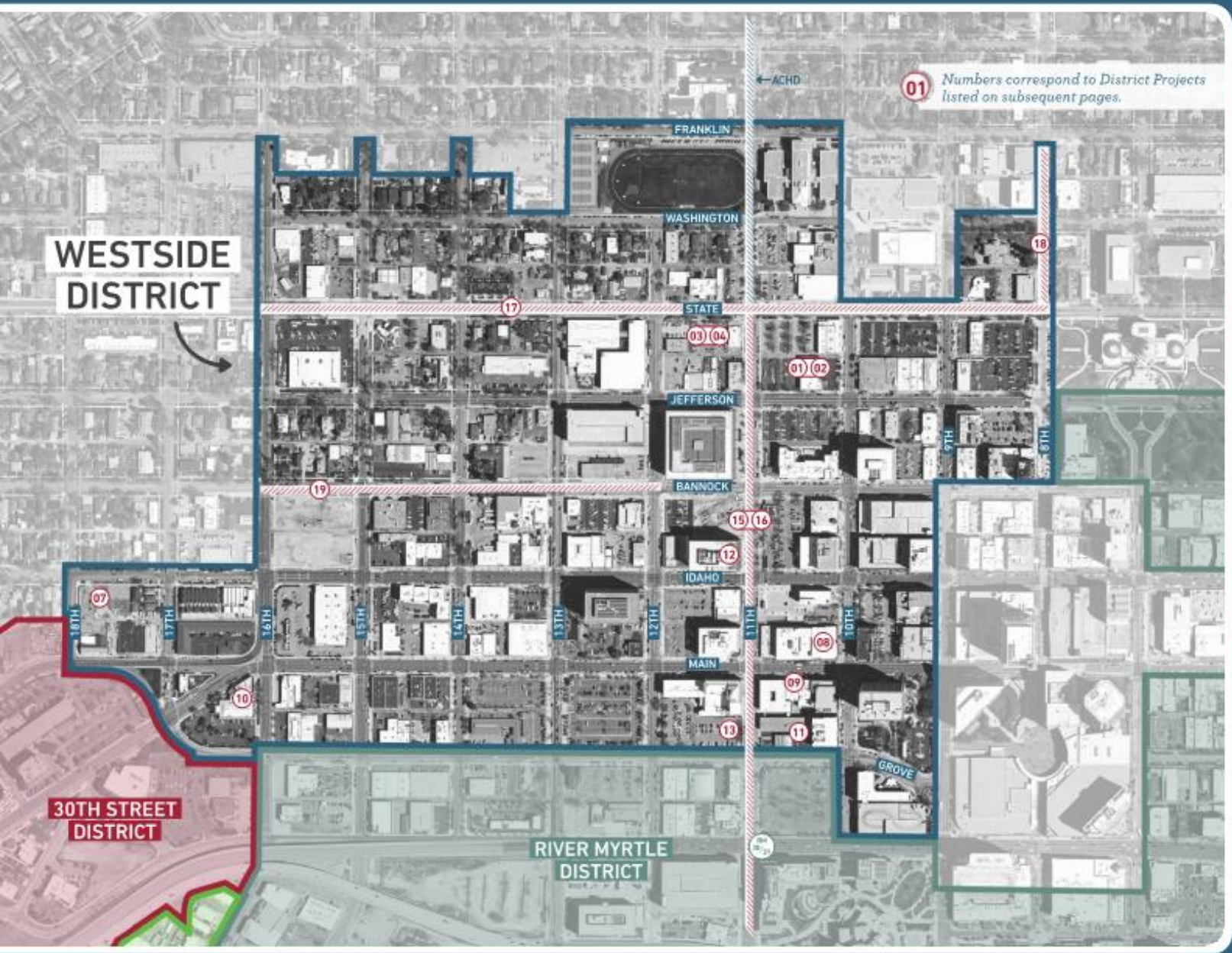
- Increase the number of downtown residents with housing opportunities at all levels
- Recruit hotels, retail and other services to attract visitors, conferences, and employers
- Improve streets to serve local commerce and a welcoming pedestrian environment
- Create a system of parks and public spaces, act as a catalyst for private investment that creates a city for everyone
- Reduce reliance on surface parking lots through mobility options, sustainable development and increased connectivity

GROVE STREET – Old Boise Blocks & Linen Blocks



WESTSIDE DISTRICT

FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
\$11,576	\$3,490	\$13,016	\$4,215	SUNSET	\$32,296



PRIMARY STRATEGIES FOR THE DISTRICT

- Increase the number of downtown residents with housing opportunities at all levels
- Recruit hotels, retail and other services to attract visitors, conferences, and employers
- Improve streets to serve local commerce and a welcoming pedestrian environment
- Create a system of parks and public spaces, act as a catalyst for private investment that creates a city for everyone
- Reduce reliance on surface parking lots through mobility options, sustainable development and increased connectivity



HOUSING PARTNERSHIPS



Type 5 Participation Program – Block 68 Catalytic Redevelopment Project

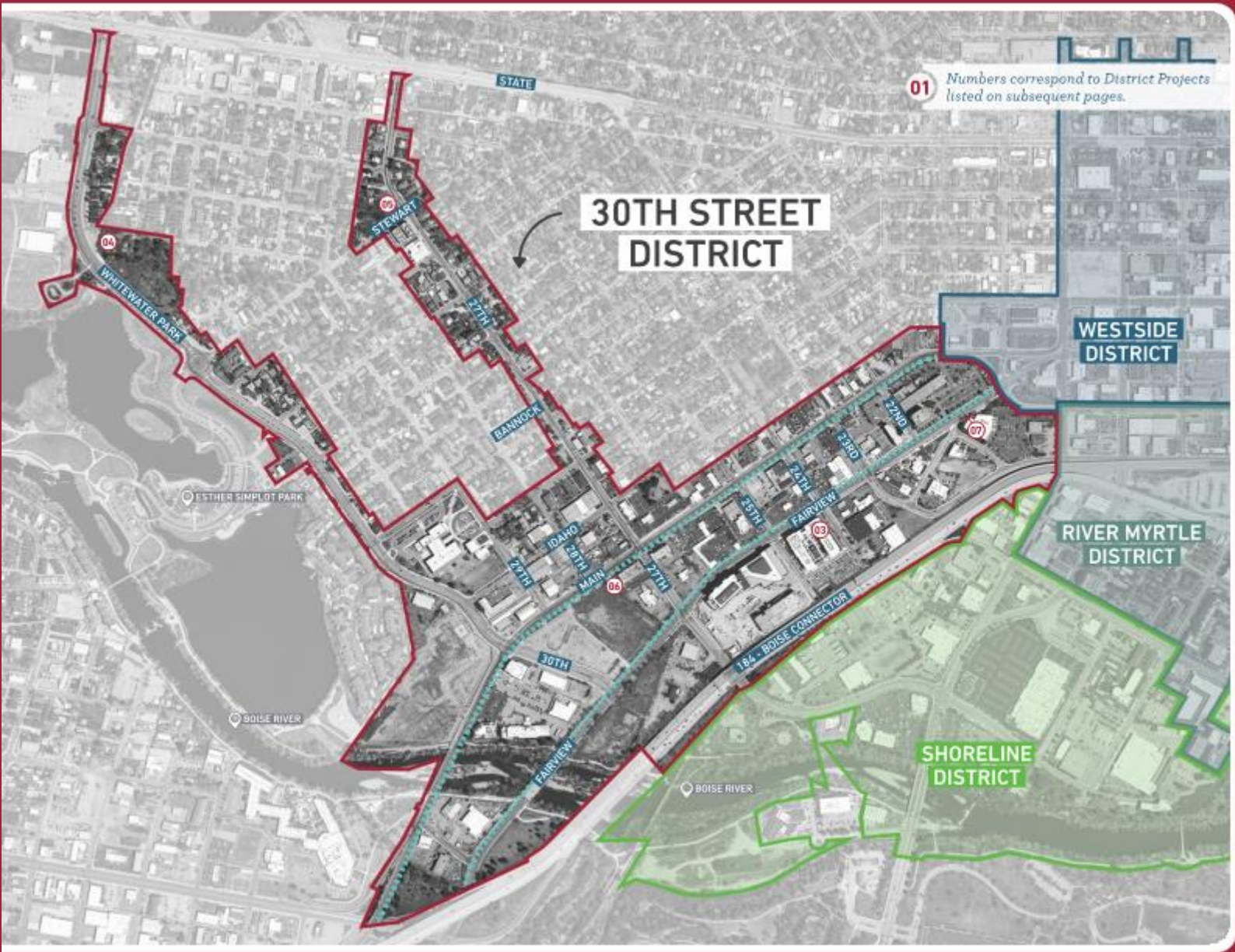


REBUILD 11TH STREET BLOCKS



30TH STREET DISTRICT

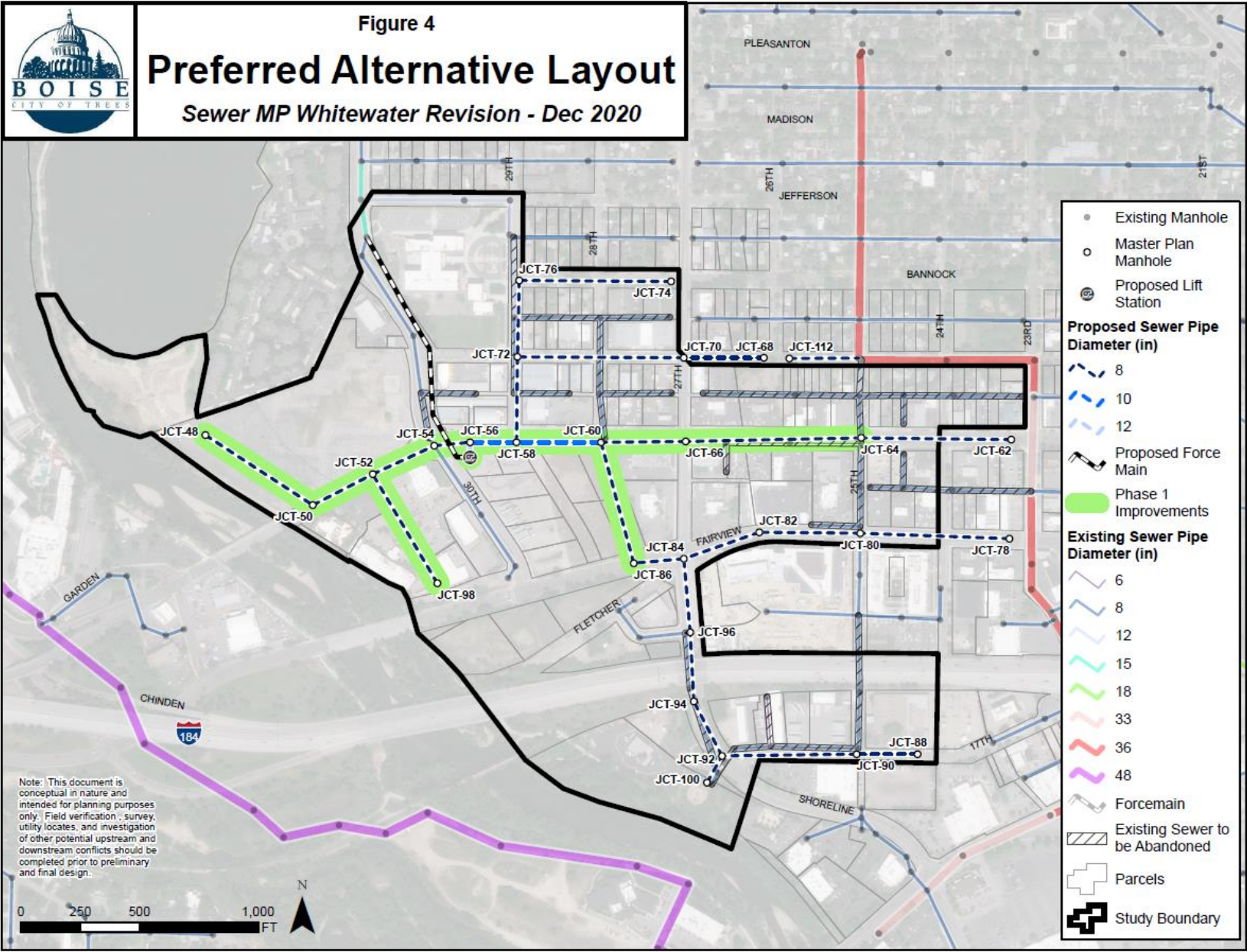
FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
\$929	\$2,424	\$400	\$1,400	\$400	\$5,553



PRIMARY STRATEGIES FOR THE DISTRICT

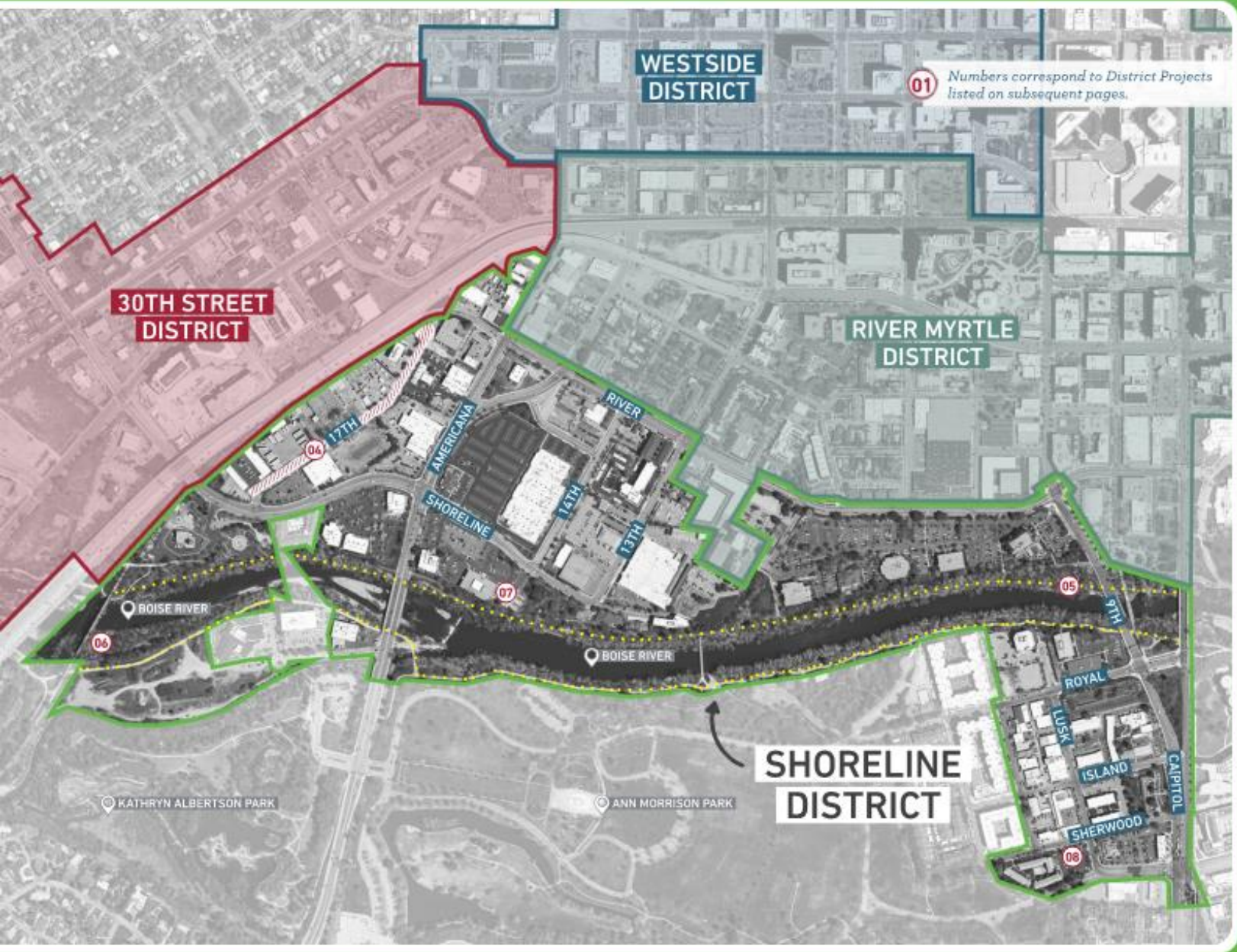
- Create an authentic sense of place by drawing on the natural setting, emerging community, and history of area
- Focus on the neighborhood and Boise River Corridor's exceptional value by encouraging redevelopment that positively interfaces with existing neighborhood fabric
- Expand workforce housing options and support multi-modal transportation
- Invest resources into improving aging infrastructure to reduce barriers to redevelopment
- Attract people who bring diversity and creativity through placemaking that supports arts, culture, and history

WESTEND – WATER RENEWAL



SHORELINE DISTRICT

FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
\$505	\$472	\$200	\$1,400	\$300	\$2,877



PRIMARY STRATEGIES FOR THE DISTRICT

- With limited resources available, participate on a revenue reimbursement basis to increase the supply of housing
- Leverage ParkBOI system to catalyze transformative investment that advances the District’s objectives
- Assist the City with design parameters that offer a more predictable development process, and in turn, high quality congruent public improvements
- Implement sustainable and ecologically sensitive infrastructure that activates the riverfront, protects the river and improves access into the river

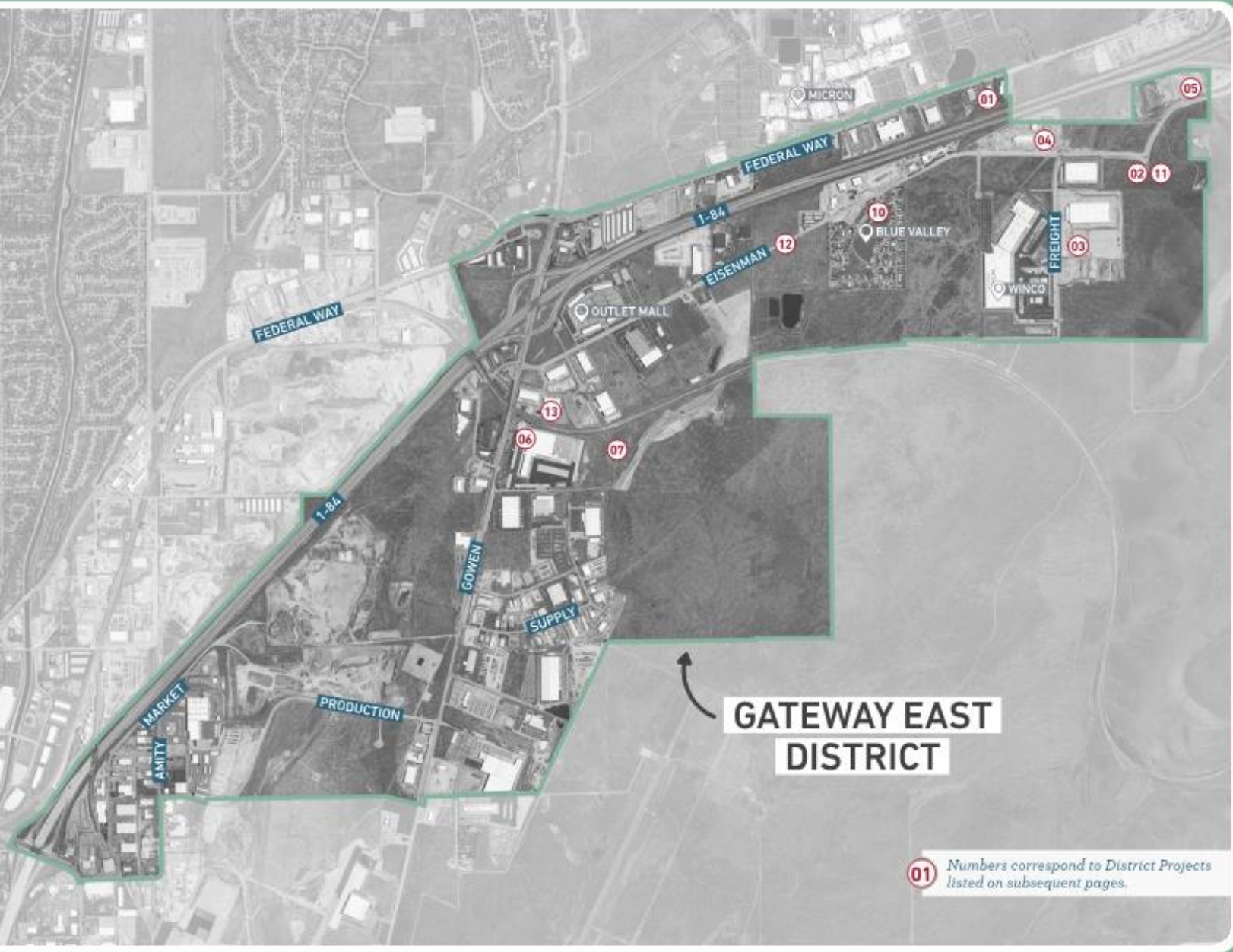
TRANSFORMATIVE DEVELOPMENT – SHORELINE



Park BOI system bond - \$15M mobility & public parking \$5M infrastructure

GATEWAY EAST DISTRICT

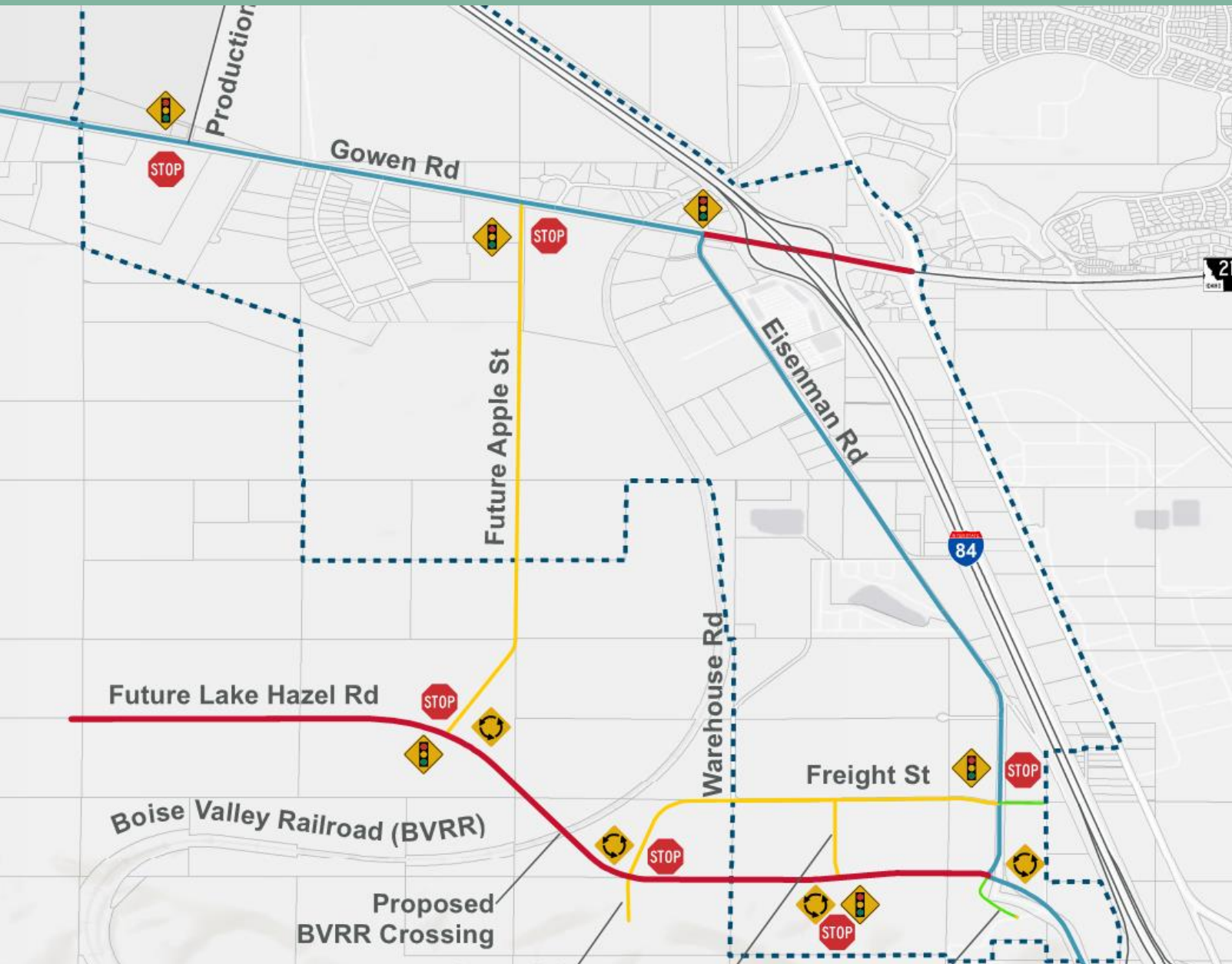
FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
\$4,000	\$1,594	\$5,182	\$4,864	\$4,664	\$20,304



PRIMARY STRATEGIES FOR THE DISTRICT

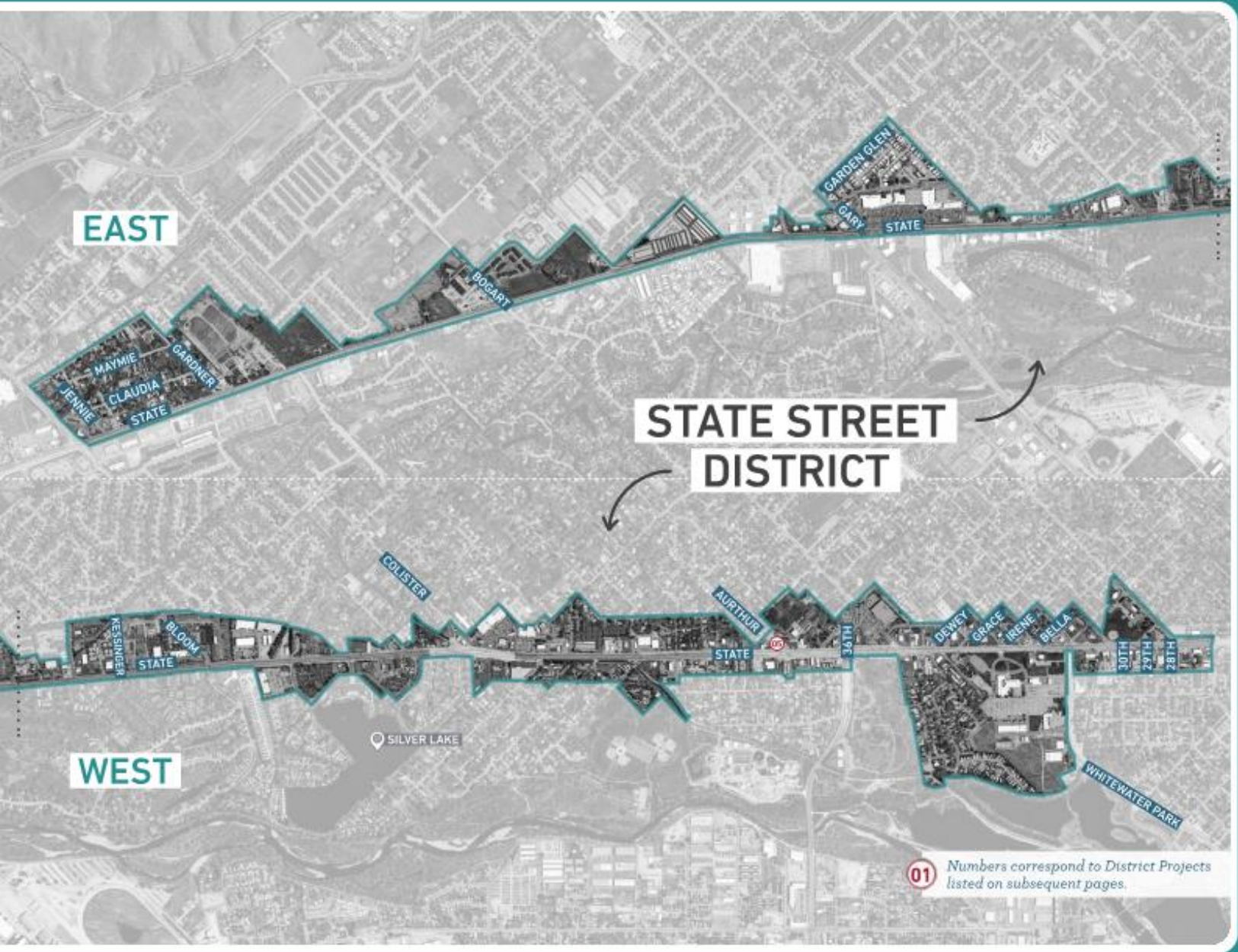
- Diversify Boise’s economy with industrial development that can help local businesses expand and attract new businesses
- Build infrastructure that supports sustainable manufacturing enterprises
- Initiate projects designed to increase transportation and mobility options for the area’s workforce
- Secure and improve certain public space in critical areas

TRANSPORTATION NETWORK



STATE STREET DISTRICT

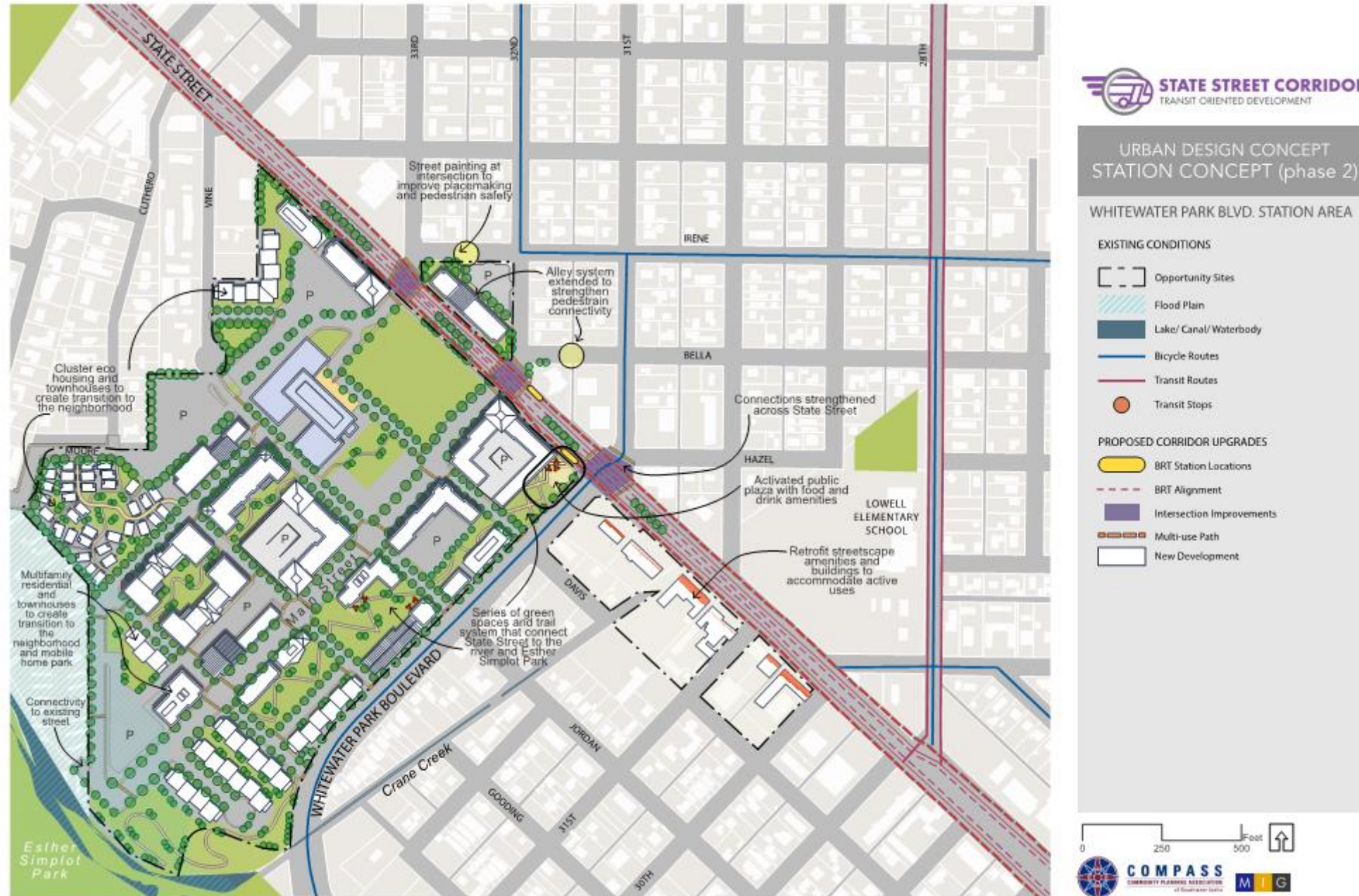
FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
\$400	\$600	\$400	\$17,900	\$900	\$20,200



PRIMARY STRATEGIES FOR THE DISTRICT

- Increase the use of the best-in-class State Street transit system by participating in transit oriented redevelopment
- Improve transportation infrastructure and commuter experience by investing in safety measures and amenities such as multi-use pathways, bike share facilities, transit stops and improved highway crossings
- Leverage existing recreational assets—Greenbelt, Willow Lane complex, and Whitewater Park—to attract infill development of a variety of housing choices

TRANSFORMATIVE TRANSIT-ORIENTED DEVELOPMENT



District revenue bond - \$15M mobility & public parking

NEXT STEPS & DISCUSSION

Next Steps:

August 24, 2022

Action Item: Consider Approval

CONTACT US

CAPITAL CITY DEVELOPMENT CORPORATION

121 N. 9th St. Suite 501 | Boise, Idaho 83702

PHONE (208) 384-4264

FAX (208) 384-4267

EMAIL info@ccdcboise.com

STAY CONNECTED



PARTNER WITH US

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

AGENDA

IV. Action Item: Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – July 2022

B. Minutes & Reports

1. Approval of July 11, 2022 Meeting Minutes

C. Other

- C. Approve Resolution 1780 – 210 W. Min St. – US Assay Office - T1 Participation Agreement

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

V. Action Items

- A. **CONSIDER:** Proposed FY 2022 Amended Budget (10 minutes)
.....Joey Chen/Holli Klitsch
- B. **CONSIDER:** Proposed FY 2023 Original Budget(10 minutes)
.....Joey Chen/Holli Klitsch
- C. **CONSIDER:** Approve Proposed Mural for 17th and Idaho Investment LLC (1721 W. Idaho Street – The Martha) Type 5 Project (10 minutes).....Alexandra Monjar
- D. **CONSIDER:** 1201 W. Grove St – The Broadstone Saratoga – T4 Participation Designation (10 minutes).....Kevin Holmes

VI. Adjourn

Consider

- Proposed FY2022 Amended Budget
- Proposed FY2023 Original Budget

Joey Chen, Finance & Administration Director
Holli Klitsch, Controller

August 8, 2022

Agenda

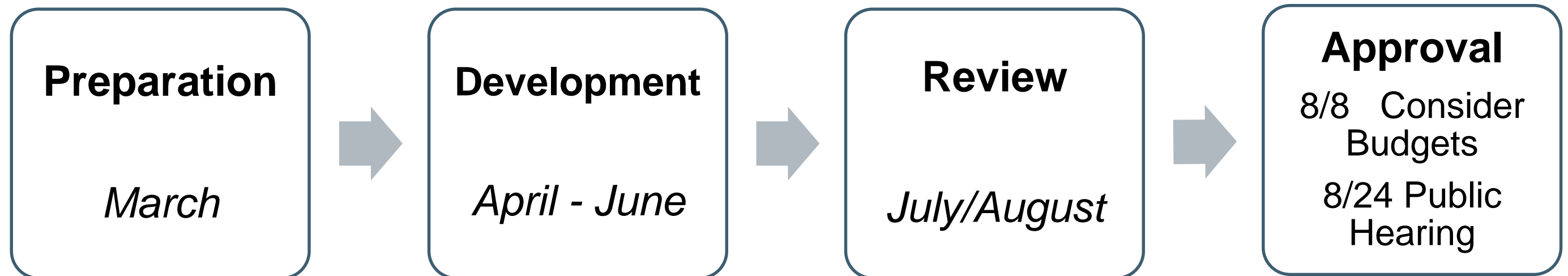
- Big Picture
- FY2022 Amended Budget
- FY2023 Original Budget



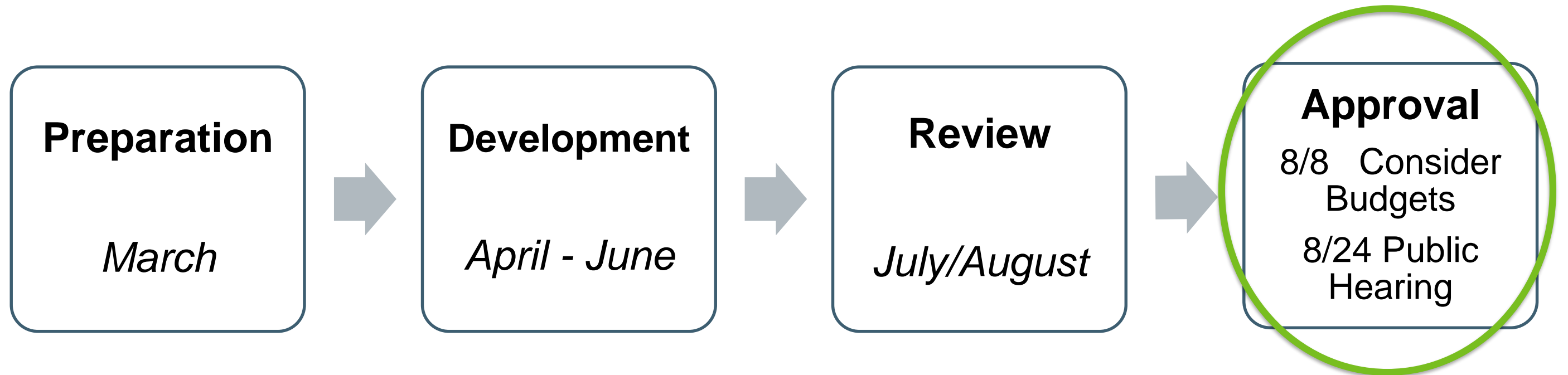
FY2022 Major Milestones Accomplished

- Completed disposition of 1721 W Idaho
- State Street District established
- Early redemption of bonds
- Block 68 Catalytic Redevelopment Project
- Acquired 521 W Grove Street property
- Rebuild 11th Street Blocks Project

Budget Timeline



Budget Timeline



High Level Themes

- Fiscal responsibility
 - Business Plan
 - 5-Year Capital Improvement Plan
 - Annual Budget
- State Street District – first budget year in FY23
- River Myrtle/Old Boise & Westside – sunset in FY25, FY26

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

3. REIMBURSEMENTS – Intergovernmental

Other Sources

4. BONDS

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
- Participation Programs - 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 Operations
- Parking Garage Repair & Maintenance
- Parking Garage Capital Projects / Reinvestment
- Bond payments
- Mobility Initiatives, Partnerships, Studies
- Agency Operations

Increment Revenue

Increment Value

\$2,741,337,400

+\$931,066,951

+51%

×

Avg. Levy Rate

0.009514553

-10%

=

Increment Revenue

\$26,080,000

+\$7,200,000

+38%

URBAN RENEWAL DISTRICTS

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

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
- 8. Dry Creek Cemetery (State Street District Only)
- 9. Flood Control District #10 (State Street District Only)

Increment Revenue

IMPORTANT TO REMEMBER

- **CCDC is not a Taxing Entity**
- CCDC receives property tax revenue
 - From **9** Taxing Districts
 - Based on **Increment Value**
 - Of taxable property
 - Within URDs



DRY CREEK CEMETERY



We're in it for Life!

. FLOOD CONTROL DISTRICT #10

TIME

Tax Year	Fiscal Year	RIVER-MYRTLE / OLD BOISE		WESTSIDE		30th STREET	GATEWAY EAST	SHORELINE	STATE STREET
1993	FY1994	30		24					
1994	FY1995	29		23					
1995	FY1996	28		22					
1996	FY1997	27		21					
1997	FY1998	26		20					
1998	FY1999	25		19					
1999	FY2000	24		18					
2000	FY2001	23		17					
2001	FY2002	22		16					
2002	FY2003	21		15					
2003	FY2004	20		14					
2004	FY2005	19		13					
2005	FY2006	18		12					
2006	FY2007	17		11					
2007	FY2008	16		10					
2008	FY2009	15		9					
2009	FY2010	14		8					
2010	FY2011	13		7					
2011	FY2012	12		6					
2012	FY2013	11		5					
2013	FY2014	10		4					
2014	FY2015	9		3					
2015	FY2016	8		2					
2016	FY2017	7		1					
2017	FY2018	6							
2018	FY2019	5							
2019	FY2020	4							
2020	FY2021	3							
2021	FY2022	2							
2022	FY2023	1							
2023	FY2024								
2024	FY2025								
2025	FY2026								
2026	FY2027								
2027	FY2028								
2028	FY2029								
2029	FY2030								
2030	FY2031								
2031	FY2032								
2032	FY2033								
2033	FY2034								
2034	FY2035								
2035	FY2036								
2036	FY2037								
2037	FY2038								
2038	FY2039								
2039	FY2040								
2040	FY2041								
2041	FY2042								



Proposed **FY 2022 Amended Budget**

FY 2022 Amended Budget

Propose to Amend from \$61.8M to \$40.7M

Revenue Changes:

↑ Tax Increment	\$0.4M
↑ Parking	\$0.5M
↑ Other	\$2.6M

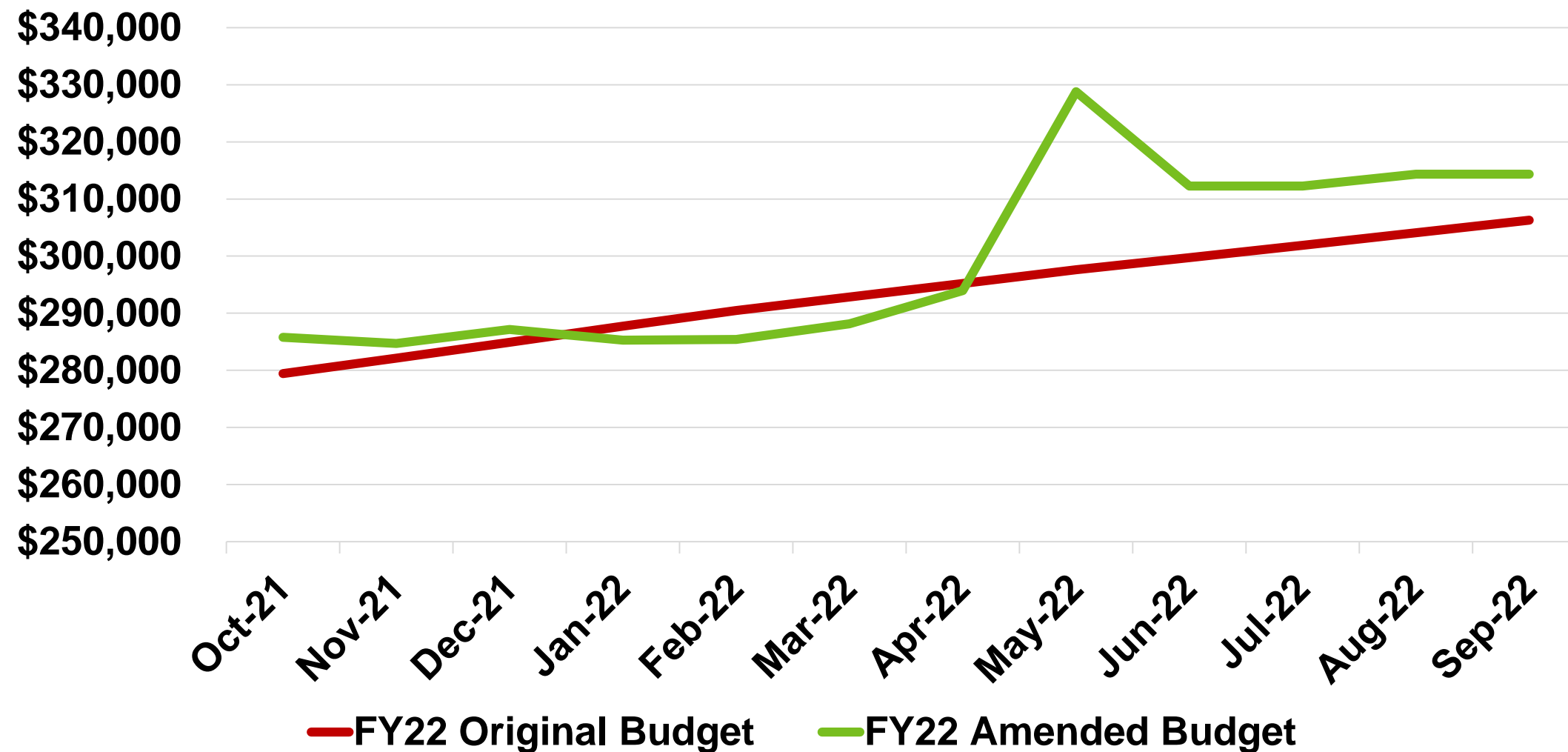
Expense Changes:

↓ Operating	\$ 1.1M
↓ Debt/Contractual Obligations	\$ 1.1M
↓ Capital Outlay	\$18.8M
↓ Timing/Temp Changes	\$12M
↓ Permanent Changes	\$7M

FY2022 Amended Budget

ParkBOI Operating Revenue

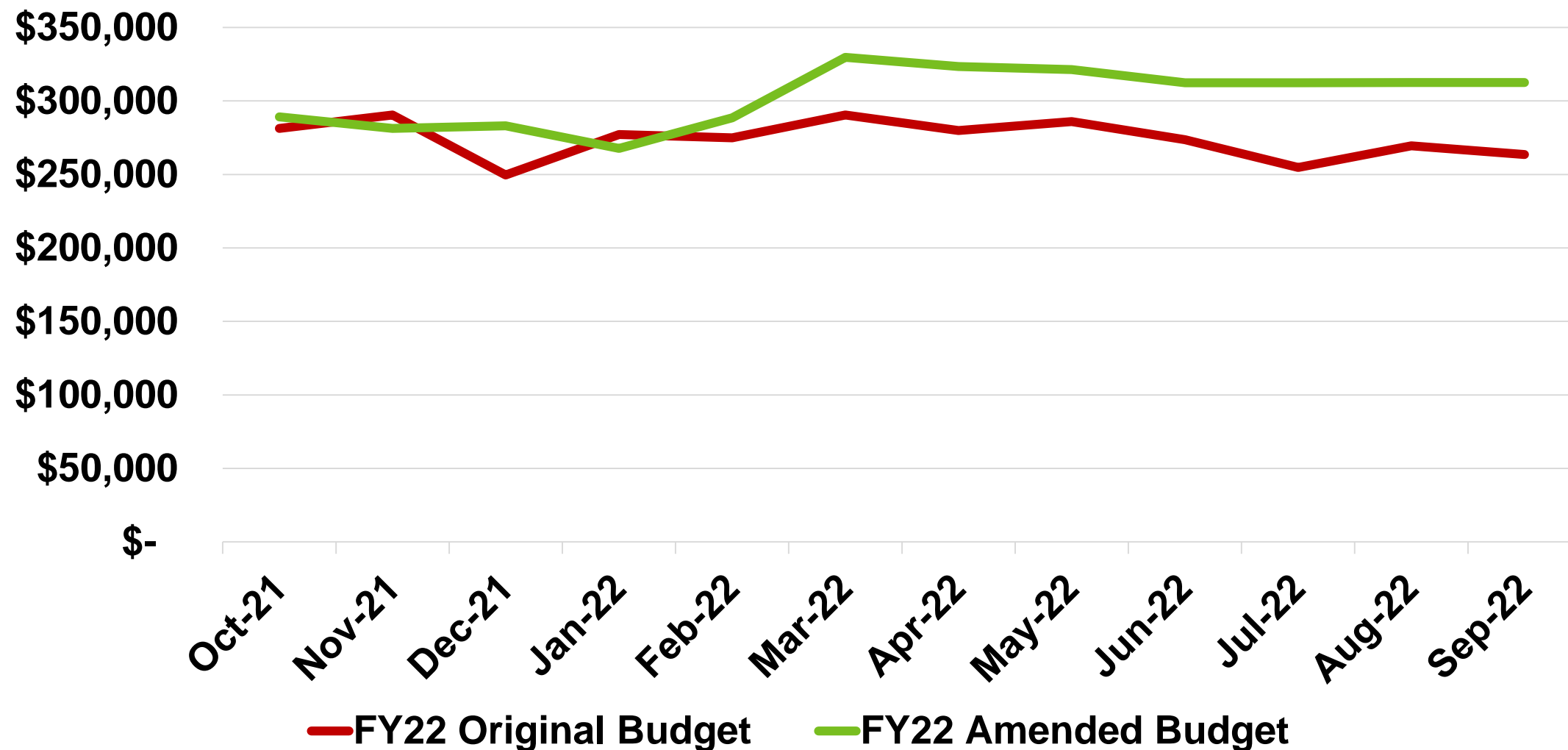
Monthly Parking Revenue



FY2022 Amended Budget

ParkBOI Operating Revenue

Net Hourly Parking Revenue



FY2022 Amended Budget

Action Requested

1. Tentatively approve proposed FY 2022 Amended Budget
2. Advertise Public Hearing at August 24 Special Meeting
 - Exhibit A

Questions?

Suggested Motion:

I move to tentatively approve the FY 2022 Original Budget to new revenue and expense totals of **\$40,701,391** and set the time and date of Noon, August 24, 2022, for the statutorily-required public hearing.



Proposed
FY 2023 Original
Budget

FY 2023 Original Budget

Total Proposed Budget - \$60.0M

Revenues Summary

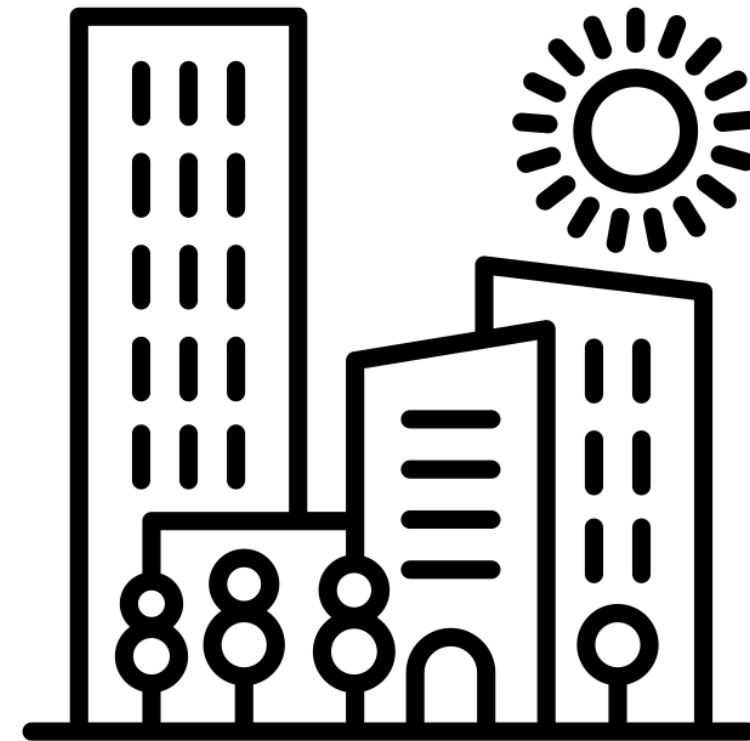
Tax Increment Revenue - \$26.1M

Parking Revenue - \$8.5M

Other Revenue - \$5.8M

Pass-Thru - \$0.4M

Use of Working Capital - \$19.2M



FY 2023 Original Budget

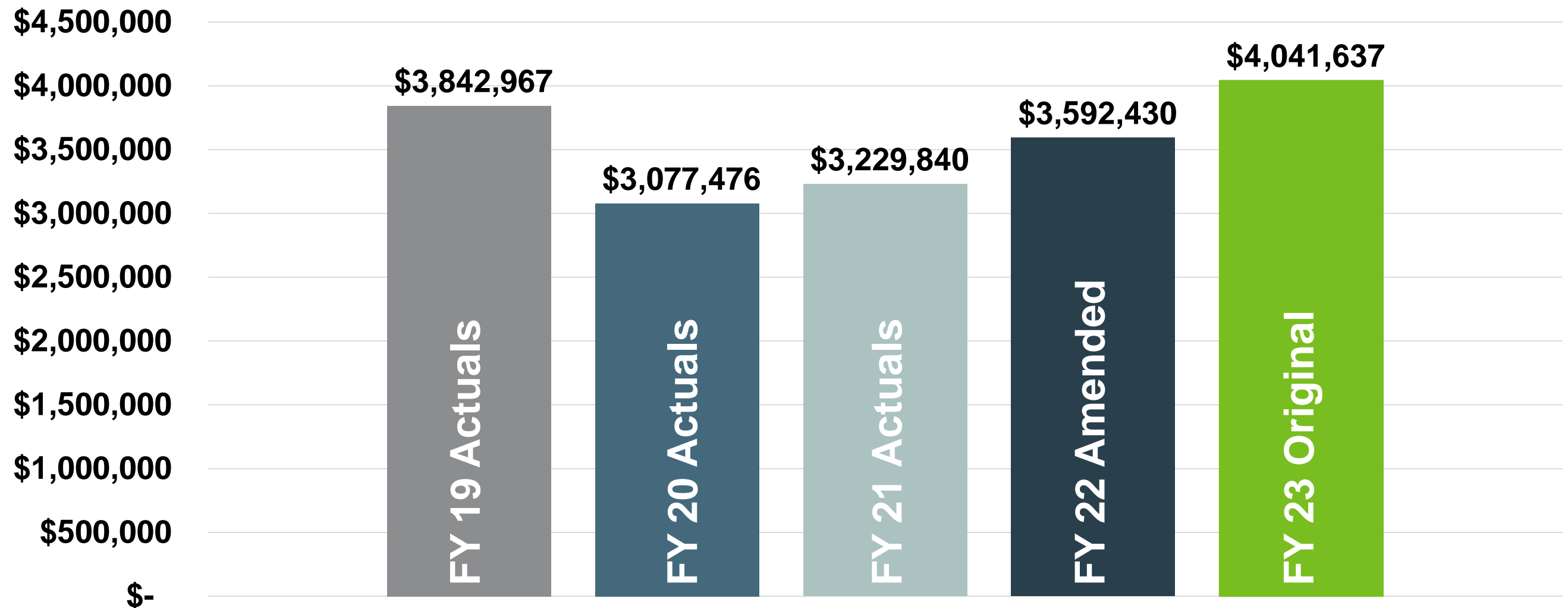
Tax Increment Revenue

URD	FY2022 Amended	FY2023 Estimates	\$ Change
State Street	--	\$1.1M	\$1.1M
Gateway East	\$2.5M	\$5.2M	\$2.7M
Shoreline	\$470K	\$620K	\$150K
30th Street	\$1.1M	\$1.5M	\$400K
Westside	\$4.2M	\$4.8M	\$600K
River Myrtle / Old Boise	\$10.6M	\$12.9M	\$2.3M
TOTAL	\$18.9M	\$26.1M	\$7.2M

FY 2023 Original Budget

ParkBOI Operating Revenue

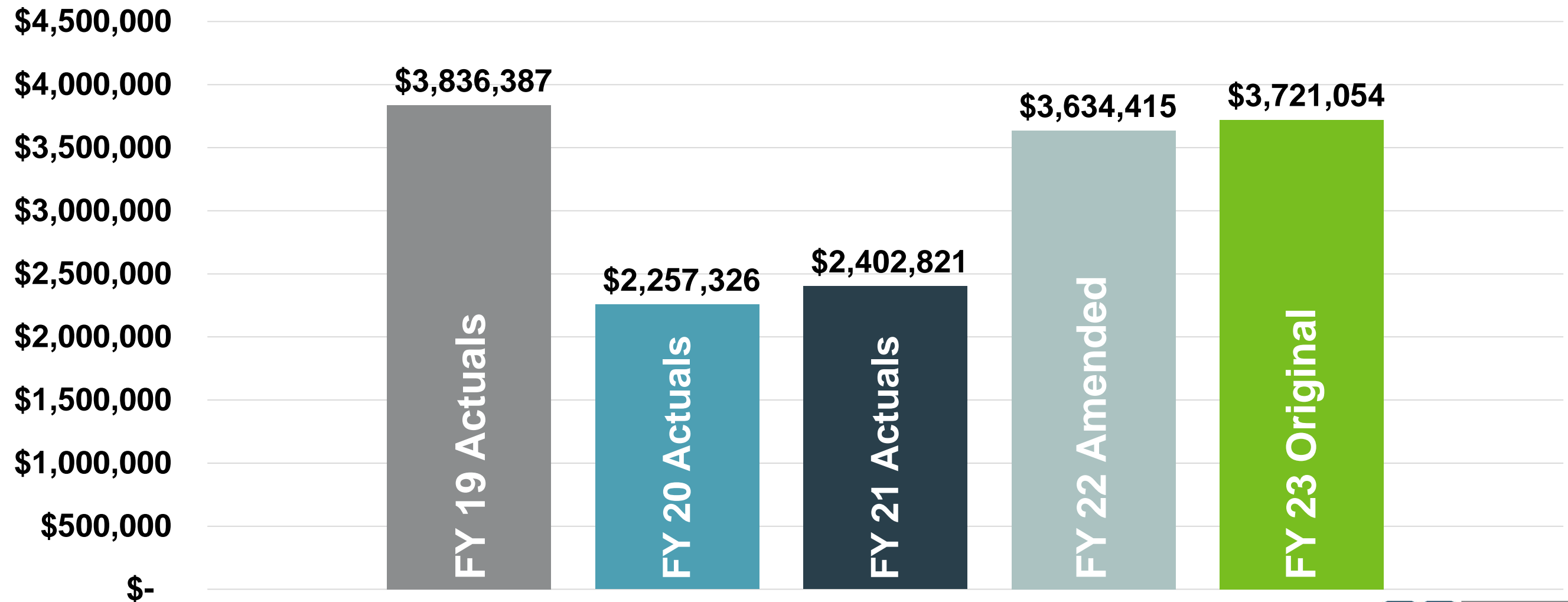
Monthly Parker Revenue



FY 2023 Original Budget

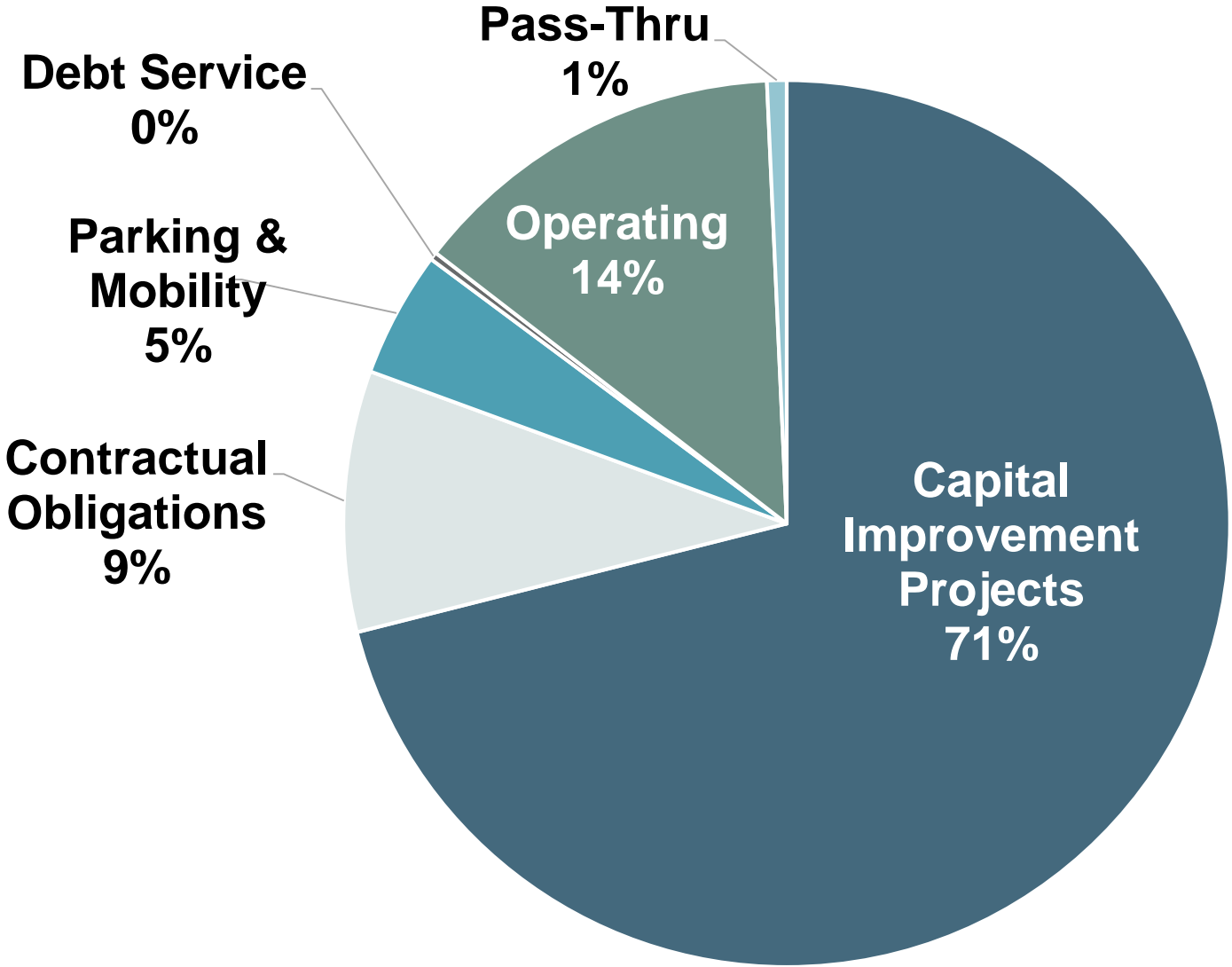
ParkBOI Operating Revenue

Net Hourly Parker Revenue



FY 2023 Original Budget

Expenditures Summary

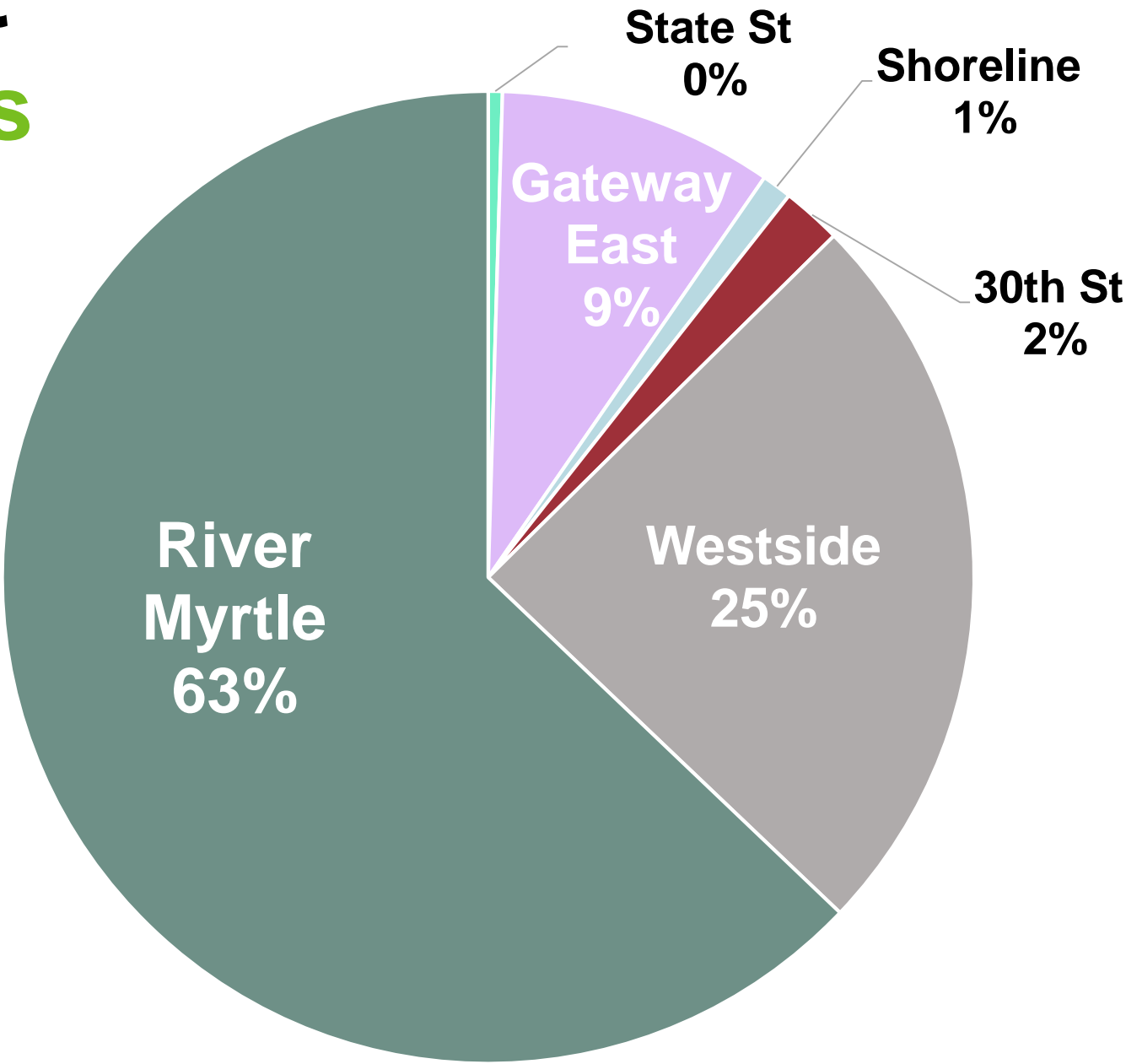


FY2023 Expenditures Summary	
Capital Improvement Projects	\$42.6M
Contractual Obligations	\$5.7M
Parking & Mobility	\$2.8M
Debt Service	\$0.2M
Operating	\$8.3M
Pass-Thru	\$0.4M
Total Expenditures	\$60.0M

FY 2023 Original Budget

Capital Improvement Projects by District

URD	\$
State Street	\$0.2M
Gateway East	\$3.9M
Shoreline	\$0.4M
30th Street	\$0.8M
Westside	\$10.5M
River Myrtle-Old Boise	\$26.8M
Total Capital Improvements	\$42.6M



FY 2023 Original Budget

Action Requested

1. Tentatively approve proposed FY 2023 Original Budget
2. Advertise Public Hearing at August 24 Special Meeting
 - Exhibit A

Questions?

Suggested Motion

I move to tentatively approve the FY 2023 Original Budget with revenue and expense totals of **\$60,002,995** and set the time and date of Noon, August 24, 2022, for the statutorily-required public hearing.

AGENDA

V. Action Items

- A. **CONSIDER:** Proposed FY 2022 Amended Budget (10 minutes)
.....Joey Chen/Holli Klitsch
- B. **CONSIDER:** Proposed FY 2023 Original Budget(10 minutes)
.....Joey Chen/Holli Klitsch
- C. **CONSIDER:** Approve Proposed Mural for 17th and Idaho Investment LLC (1721 W. Idaho Street – The Martha) Type 5 Project (10 minutes).....Alexandra Monjar
- D. **CONSIDER:** 1201 W. Grove St – The Broadstone Saratoga – T4 Participation Designation (10 minutes).....Kevin Holmes

VI. Adjourn

CONSIDER: Approve Proposed Mural for 17th and Idaho Investment LLC (1721 W Idaho St – The Martha) Type 5 Project

Alexandra Monjar

Project Manager - Property Development



Above: Design Development Plan rendering w/ placeholder mural
 Right: Proposed mural color palate and artist Lorelle Rau



Current photo with mural concept overlaid

CONSIDER: Approve Proposed Mural for 17th and Idaho Investment LLC Type 5 Project

Suggested Motion: I move to approve the mural concept as
proposed for The Martha Type 5 Project

AGENDA

V. Action Items

- A. **CONSIDER:** Proposed FY 2022 Amended Budget (10 minutes)
.....Joey Chen/Holli Klitsch
- B. **CONSIDER:** Proposed FY 2023 Original Budget(10 minutes)
.....Joey Chen/Holli Klitsch
- C. **CONSIDER:** Approve Proposed Mural for 17th and Idaho Investment LLC (1721 W. Idaho Street – The Martha) Type 5 Project (10 minutes).....Alexandra Monjar
- D. **CONSIDER:** 1201 W. Grove St – The Broadstone Saratoga – T4 Participation Designation (10 minutes).....Kevin Holmes

VI. Adjourn

1210 W Grove St. – Broadstone Saratoga

Type 4 Participation Designation



Rendering: Urbal Architecture

Kevin Holmes
Project Manager – Property
Development

Project Location



Linen Blocks on Grove Street



Project Summary and Timeline



Saratoga Broadstone

- 334 units
- Studio, 1-, & 2-bedroom units
- 377 parking spaces
- Seven stories
- 7,000 sq. ft. ground-floor commercial
- \$100M Total Development Costs
- ~\$1,326,000 Eligible Expenses



May 2022
DR approval



June 2022
Application submitted



TODAY
Type 4 Designation



Fall 2022
Type 4 Approval



November 2022
Construction begins



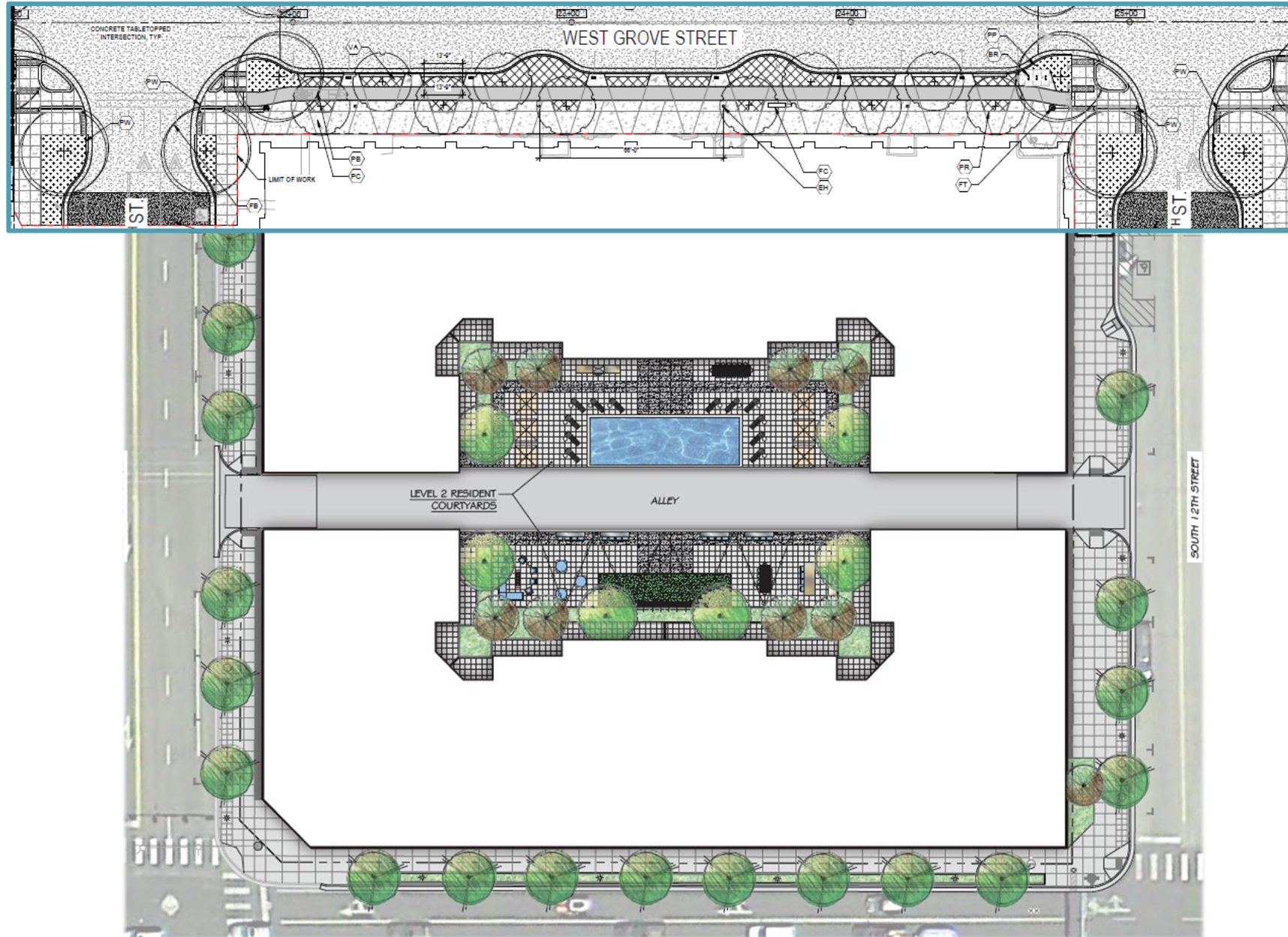
Q4 2024
Hotel complete, reimbursement



CIP Construction

- Q4 2022-Q4 2023
Linen Blocks on Grove Street

Eligible Expenses

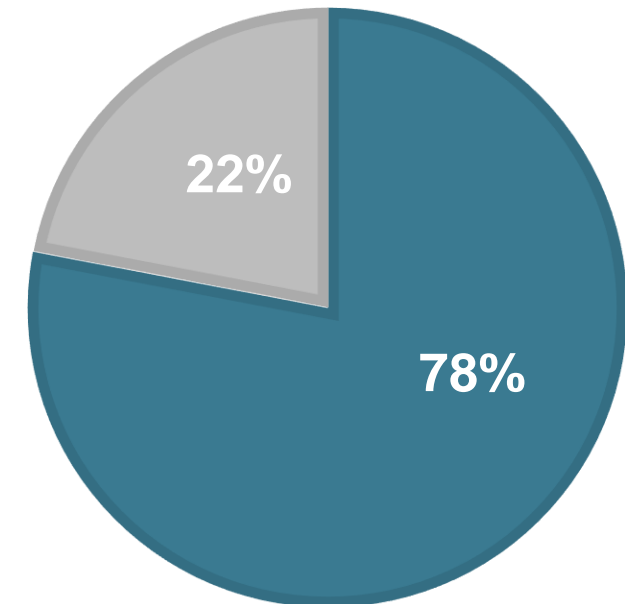


Total Public Improvements	\$ 1,289,000
----------------------------------	---------------------

Streetscapes	\$ 997,500
--------------	------------

Utilities	\$ 291,500
-----------	------------

■ Streetscapes ■ Utilities



CONSIDER: 1210 W Grove St – Broadstone Saratoga

Type 4 Participation Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 4 Participation Agreement with Alliance Realty Partners, LLC for future Board approval.

Adjourn