



**BOARD
OF
COMMISSIONERS
MEETING
August 30, 2023**

CAPITAL CITY DEVELOPMENT CORPORATION

Special Board of Commissioners Meeting
Board Room, Fifth Floor, 121 N. 9th Street
August 30, 2023, 12 p.m.

Virtual attendance via live stream available at <https://ccdcboise.com/board-of-commissioners/>

A G E N D A

I. **CALL TO ORDER**Chair Haney Keith

II. **ACTION ITEM: AGENDA CHANGES/ADDITIONS**Chair Haney Keith

III. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report for July 2023

B. Other

1. Approve Resolution 1835: 11th Street between Jefferson and State Streets, Rebuild 11th Street Blocks. Utility Undergrounding Contract with Idaho Power

IV. ACTION ITEM

A. CONSIDER Resolution 1834: FY2024 - FY2028 Capital Improvement Plan

.....Doug Woodruff (10 minutes)

B. PUBLIC HEARING: Proposed FY 2023 Amended BudgetChair Haney Keith (10 minutes)

C. CONSIDER Resolution 1832: Adopt FY 2023 Amended Budget.....Joey Chen (5 minutes)

D. PUBLIC HEARING: Proposed FY 2024 Original BudgetChair Haney Keith (10 minutes)

E. CONSIDER Resolution 1833: Adopt FY 2024 Original BudgetJoey Chen (5 minutes)

F. CONSIDER Resolution 1836: Block 68 South Mixed Use Residential and Mobility Hub Development and Block 69 Workforce Housing Development, Memorandum of Understanding

.....Alexandra Monjar (10 minutes)

V. ADJOURN

This meeting will be conducted in compliance with the Idaho Open Meetings Law and will allow both in-person and virtual attendance. In addition, consistent with the Center for Disease Control COVID-19 guidelines, people with symptoms, a positive test, or exposure to someone with COVID-19 should stay home or wear a mask. This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



III. CONSENT AGENDA



Paid Invoice Report

For the Period: 7/1/2023 through 7/31/2023

Payee	Description	Payment Date	Amount
Debt Service:			
Payroll:			Total Debt Payments: -
457(b)	Retirement Payment	7/12/2023	2,330.04
CCDC Employees	Direct Deposits Net Pay	7/12/2023	42,196.54
EFTPS - IRS	Federal Payroll Taxes	7/12/2023	17,272.64
Idaho State Tax Commission	State Payroll Taxes	7/12/2023	2,492.00
PERSI	Retirement Payment	7/12/2023	23,492.08
Idaho Dept of Labor	Q2 2023 SUTA Correction Payment	7/25/2023	109.98
457(b)	Retirement Payment	7/26/2023	11,351.78
CCDC Employees	Direct Deposits Net Pay	7/26/2023	41,414.16
EFTPS - IRS	Federal Payroll Taxes	7/26/2023	18,696.78
Idaho State Tax Commission	State Payroll Taxes	7/26/2023	2,595.00
PERSI	Retirement Payment	7/26/2023	24,513.61
Total Payroll Payments:			186,464.61
Checks and ACH			
Various Vendors	Check and ACH Payments (See Attached)	July 2023	1,675,918.07

Total Cash Disbursements: **\$ 1,862,382.68**

I have reviewed and approved all cash disbursements in the month listed above.

Joey Chen

Finance Director

8/22/2023

Date

John Brunelle

Executive Director

8/4/23

Date

Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4136	Abbey Louie LLC	343	Management Training FY2	06/30/2023	5,000.00	12998	07/31/2023
	Total 4136:				5,000.00		
1316	Blue Cross of Idaho	2316350013	Health Insurance - July 202	07/01/2023	30,483.00	64381	07/01/2023
	Total 1316:				30,483.00		
1385	Boise City Utility Billing	X1177 JUL23	848 Main St # 0447416001	07/25/2023	9.32	13017	07/26/2023
	Total 1385:				9.32		
1448	Boise Valley Economic Prtn	5819286	BVEP 2023 Econ Summit T	05/01/2023	1,000.00	12983	07/28/2023
	Total 1448:				1,000.00		
4022	Boxcast Inc	B57F3A3-00	storage fees	05/30/2023	37.45	12984	07/28/2023
		B57F3A3-00	storage fees	06/30/2023	38.04	12984	07/28/2023
	Total 4022:				75.49		
3712	Car Park	MAY23	10th & Front - Grove	05/31/2023	25,485.87	12999	07/31/2023
		MAY23	9th & Front - City Centre	05/31/2023	34,944.88	12999	07/31/2023
		MAY23	9th & Main - Eastman	05/31/2023	27,572.68	12999	07/31/2023
		MAY23	Cap & Main - Cap Terrace	05/31/2023	30,842.84	12999	07/31/2023
		MAY23	Cap & Myrtle - Myrtle	05/31/2023	18,866.01	12999	07/31/2023
	Total 3712:				137,712.28		
1556	Caselle Inc.	125093	Contract support - Jun 202	07/01/2023	748.00	64382	07/01/2023
	Total 1556:				748.00		
1595	City of Boise	IL2101 JUN2	Downtown Core Maint - R	06/01/2023	2,088.48	64401	07/27/2023
		IL2101 JUN2	Downtown Core Maint - W	06/01/2023	1,512.35	64401	07/27/2023
		IL2121 JUL2	Downtown Core Maint - W	07/01/2023	1,512.35	64401	07/27/2023
		IL2121 JUL2	Downtown Core Maint - R	07/01/2023	2,088.48	64401	07/27/2023
		IL2130	Trash - WS	06/30/2023	180.99	64401	07/27/2023
		IL2130	Trash - RMOB	06/30/2023	367.46	64401	07/27/2023
	Total 1595:				7,750.11		
4116	Civil Survey Consultants In	22018-12	Eisenman Rd. Pedestrian	06/30/2023	8,159.00	13000	07/31/2023
	Total 4116:				8,159.00		
1643	Community Planning Assoc	223082	FY23 4th qtr Membership	07/01/2023	2,400.00	12985	07/28/2023
	Total 1643:				2,400.00		
3947	Crane Alarm Service	109862	Fire Alarm System - Inspec	06/23/2023	145.00	64402	07/27/2023
	Total 3947:				145.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
1703	CSHQA	39237	Bannock Street Streetscap	06/30/2023	51,918.00	13001	07/31/2023
	Total 1703:				51,918.00		
4151	Desman Inc	D23032	10th & Front Structural Da	05/31/2023	970.00	12986	07/28/2023
	Total 4151:				970.00		
1982	GGLO LLC	#22 2021031	Linen Blocks on Grove St -	06/30/2023	11,007.25	13002	07/31/2023
	Total 1982:				11,007.25		
4222	Gilao Consulting, LLC	6-JUN23	On-call professional servic	06/30/2023	1,700.00	12987	07/28/2023
	Total 4222:				1,700.00		
4210	Great Notion	MAR-JUL 23	First Half 2023 - Parking R	07/01/2023	6,875.00	64403	07/27/2023
	Total 4210:				6,875.00		
3853	Hawkins Companies LLC	7152023	Cap T. Condo: July - Sept 2	07/15/2023	16,353.32	64404	07/27/2023
	Total 3853:				16,353.32		
4115	HDR Engineering Inc	1200540376	Main & Fairview Transit Sta	06/30/2023	1,017.75	12988	07/28/2023
	Total 4115:				1,017.75		
2165	Idaho Power	X6607 JUN2	9th St outlets #220040660	06/30/2023	3.51	13014	07/21/2023
		X7995 JUN2	9th & State # 2201627995	06/30/2023	3.51	13013	07/21/2023
	Total 2165:				7.02		
3900	Idaho Records Manageme	0155568	Records Storage	06/30/2023	45.00	12989	07/28/2023
	Total 3900:				45.00		
4226	Idaho Site Works, LLC	230052-APP	Fulton Street Improvement	06/30/2023	454,100.00	13003	07/31/2023
	Total 4226:				454,100.00		
2288	Jensen Belts Associates	2105 CD-9	Old Boise Blocks on Grove	06/30/2023	5,771.00	13004	07/31/2023
		2114 CA-11	11th Street Bikeway & Stre	06/30/2023	880.00	13004	07/31/2023
		2114 CA-11	11th Street Bikeway & Stre	06/30/2023	880.00	13004	07/31/2023
		2114 CA-11	11th Street Bikeway & Stre	06/30/2023	15,176.00	13004	07/31/2023
		2114 CA-11	11th Street Bikeway & Stre	06/30/2023	6,407.50	13004	07/31/2023
		2244-8	521 W Grove Public Space	06/30/2023	37,764.74	13004	07/31/2023
	Total 2288:				66,879.24		
3940	John Brunelle	JUN 29 2023	IEDCC Dallas 2023 Airfare	06/29/2023	660.79	12982	07/03/2023
	Total 3940:				660.79		
3913	Kimley-Horn and Associate	25403844	Block 68 Parking Consultin	06/30/2023	1,300.00	12990	07/28/2023

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 3913:					1,300.00		
2360	Kittelson & Associates Inc.	134111	5th St. and 6th St. 2-Way C	04/28/2023	64,987.59	Multiple	Multiple
		135800-CCD	5th St. and 6th St. 2-Way C	05/31/2023	58,248.95	13005	07/31/2023
Total 2360:					123,236.54		
3881	Mary E. Watson	7-17-23	NIGP Training: Institute for	07/17/2023	385.00	13012	07/25/2023
Total 3881:					385.00		
3950	McAlvain Construction Inc.	12101022.1	11th Street Bikeway & Stre	06/30/2023	262,035.42	13006	07/31/2023
		12101022.1	11th Street Bikeway & Stre	06/30/2023	11,419.00	13006	07/31/2023
		12101022.2	11th Street Bikeway & Stre	06/30/2023	361,960.53	13006	07/31/2023
		12101022.2	11th Street Bikeway & Stre	06/30/2023	9,765.00	13006	07/31/2023
Total 3950:					645,179.95		
2186	McClatchy Company LLC	199699	Legal Notices	06/30/2023	141.39	12991	07/28/2023
Total 2186:					141.39		
4230	Palmer Backflow Inc.	23-1886	Backflow test at 421 N 10th	06/13/2023	57.00	64405	07/27/2023
Total 4230:					57.00		
2774	Pro Care Landscape Mana	49661	Landscape Maintenance -	06/30/2023	348.00	12992	07/28/2023
		49662	Landscape Maintenance -	06/30/2023	187.58	12992	07/28/2023
		49663	Landscape Maintenance -	06/30/2023	71.63	12992	07/28/2023
		49664	Landscape Maintenance -	06/30/2023	58.00	12992	07/28/2023
		49665	Landscape Maintenance -	06/30/2023	68.00	12992	07/28/2023
Total 2774:					733.21		
2801	Quality Electric Inc.	23260-2	9th & Main Garage Stairwe	07/05/2023	7,460.00	13007	07/31/2023
Total 2801:					7,460.00		
3896	Rim View LLC	JUL2023 RE	Monthly Rent - Trailhead J	07/01/2023	16,178.73	64383	07/01/2023
Total 3896:					16,178.73		
3929	SB Friedman Development	PO 230043-1	Block 68 Catalytic Redevel	05/30/2023	19,995.00	13008	07/31/2023
Total 3929:					19,995.00		
3796	Scheidt & Bachmann USA I	51176	May 2023 Merchant Fees	05/31/2023	997.22	12993	07/28/2023
Total 3796:					997.22		
3542	Security LLC - Plaza 121	JUL2023 RE	Office rent	07/01/2023	14,145.00	64384	07/01/2023
		JUL23 CAM	CAM CY23 - July	07/01/2023	375.17	64406	07/27/2023
Total 3542:					14,520.17		
3974	Stability Networks Inc.	44969	IT Services - FY23	06/01/2023	3,200.00	13009	07/31/2023

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		45293	Azure Active Directory Pre	05/31/2023	6.00	13009	07/31/2023
		45293	Cisco Subscription	05/31/2023	5.84	13009	07/31/2023
		45293	Exchange Online	05/31/2023	40.00	13009	07/31/2023
		45293	M365 Apps for Business	05/31/2023	446.30	13009	07/31/2023
		45494	Dell OptiPlex Small Desкто	06/30/2023	974.72	13009	07/31/2023
		45500	Dell 5400 Chromebook	06/29/2023	762.11	13009	07/31/2023
		45551	M365 Apps for Business	06/30/2023	475.50	13009	07/31/2023
		45551	Azure Active Directory Pre	06/30/2023	6.00	13009	07/31/2023
		45551	Cisco Subscription	06/30/2023	5.84	13009	07/31/2023
		45551	Exchange Online	06/30/2023	40.00	13009	07/31/2023
Total 3974:					5,962.31		
4109	Syringa Networks LLC	020339-JUL2	internet & data	07/01/2023	649.94	12994	07/28/2023
Total 4109:					649.94		
3831	The Land Group Inc.	0150120	Fulton Street Improvement	05/31/2023	1,597.50	13010	07/31/2023
		0150280	Fulton Street Improvement	06/30/2023	3,682.50	13010	07/31/2023
		0150385	TO 19-004 Boise Canal Mu	06/30/2023	3,833.00	13010	07/31/2023
Total 3831:					9,113.00		
4074	The Potting Shed	22184	Interior Plant Maint.	06/30/2023	65.00	64407	07/27/2023
Total 4074:					65.00		
3233	United Heritage	02014-001 J	Disability insurance - Jul 20	07/01/2023	1,781.78	64408	07/27/2023
Total 3233:					1,781.78		
3835	US Bank - Credit Cards	6.25.23	Voice, Data & Webhosting	06/25/2023	193.20	12981	07/12/2023
		6.25.23	Office supplies	06/25/2023	1,944.17	12981	07/12/2023
		6.25.23	Computer & Software	06/25/2023	657.57	12981	07/12/2023
		6.25.23	Dues & Subscriptions	06/25/2023	1,205.00-	12981	07/12/2023
		6.25.23	Personnel Training (Local)	06/25/2023	81.00	12981	07/12/2023
		6.25.23	Local meetings	06/25/2023	391.30	12981	07/12/2023
		6.25.23	Professional Services Gen	06/25/2023	274.00	12981	07/12/2023
		6.25.23	Fulton St. Wind Signs	06/25/2023	484.77	12981	07/12/2023
		6.25.23	11th Street Wind Signs	06/25/2023	228.96	12981	07/12/2023
		6.25.23	Banking & Merchant Fees	06/25/2023	89.80	12981	07/12/2023
		6.25.23	Parking Facilities Improve	06/25/2023	4,606.67	12981	07/12/2023
Total 3835:					7,746.44		
3242	Veolia (Suez Water Idaho)	0025JUL23	437 S 9th St irri #06006688	07/13/2023	481.50	13016	07/31/2023
		8504JUL23	Grove & 10th #060035756	07/12/2023	283.94	13015	07/31/2023
Total 3242:					765.44		
4068	Veritas Material Consulting	2104	10th & Front Structural Da	06/30/2023	4,020.00	12995	07/28/2023
Total 4068:					4,020.00		
4196	Visionkit Studio, LLC	BA29B9E5-0	Agency Photography 2022-	07/14/2023	8,025.00	13011	07/31/2023

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 4196:					8,025.00		
3365	Westerberg & Associates	271	Legislative Advisement Ser	06/30/2023	2,000.00	12996	07/28/2023
Total 3365:					2,000.00		
3374	Western States Equipment	IN002449552	Bldg 8 generator maintena	07/05/2023	307.75	64409	07/27/2023
Total 3374:					307.75		
3990	Xerox Corporation	019204827	Copier Lease	06/30/2023	281.63	12997	07/28/2023
Total 3990:					281.63		
Grand Totals:					1,675,918.07		

Report Criteria:

Detail report type printed



AGENDA BILL

Agenda Subject: Approve Resolution 1835: 11th Street between Jefferson and State Streets, Rebuild 11th Street Block. Utility Undergrounding Contract with Idaho Power		Date: August 30, 2023
Staff Contact: Alexandra Monjar, Project Manager	Attachments: 1) Resolution 1835	
Action Requested: Adopt Resolution 1835 approving an agreement with Idaho Power for undergrounding power facilities in 11th Street between Jefferson and State Streets.		

Background:

As part of its Rebuild 11th Street Blocks project, the Agency is undergrounding overhead utilities. The underground power infrastructure between Jefferson and State streets is being handled under a separate agreement so that it will have adequate capacity to meet demand anticipated by the Agency's Type 5 projects as part of the Block 68 Catalytic Redevelopment Project and other developments in the neighborhood.

This undergrounding work includes line installation and upgrades, installation of a vault at the alley/11th Street intersection, and offsite work required for maintaining service to existing customers. The scope of work does not include transformers or services for future buildings.

As the publicly regulated electrical utility for Boise, Idaho Power owns and operates, on an exclusive basis, all electrical transmission lines. Idaho Power is the only entity that can perform this scope of work, and Idaho Code 67-2803(16) allows the Agency to contract directly with Idaho Power. The Agency submitted a task order and payment of \$9,222 to Idaho Power to design this effort, and Idaho Power returned a quote of \$627,972 to proceed with construction. Idaho Power requires advance payment to start securing necessary equipment and to schedule resources. Construction will be coordinated to occur simultaneously with other work on 11th Street as part of the Rebuild 11th Street Blocks project.

Fiscal Notes:

The Agency's Amended FY 2023 Budget includes sufficient funding to contract with Idaho Power for \$627,972 for these infrastructure upgrades.

Staff Recommendation:

Adopt Resolution 1835 approving an agreement with Idaho Power for undergrounding power facilities in 11th Street between Jefferson and State Streets.

Suggested Motion:

I move to adopt Resolution 1835 approving an agreement with Idaho Power for undergrounding power facilities in 11th Street between Jefferson and State Streets.

RESOLUTION NO. 1835

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING AN AGREEMENT BETWEEN THE AGENCY AND IDAHO POWER COMPANY FOR PUBLIC UTILITY SERVICES; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENTS; AUTHORIZING THE EXPENDITURE OF FUNDS; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project ("First Amendment to the Westside Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance 45-20 on December 1, 2020, annexing two (2) geographical areas adjacent and contiguous to the northern boundary of the Westside Project Area into the existing revenue allocation area and making certain findings; and,

WHEREAS, the Agency seeks to encourage economic development by assisting with infrastructure and public facility improvements; and,

WHEREAS, the Idaho Power Company, with its principal office in Boise, Idaho, is a corporation that owns and operates, on an exclusive basis, all electrical transmission lines and is regulated as a public utility company by the Federal Energy Regulatory Commission and the Idaho Public Utilities Commission; and,

WHEREAS, the Agency desires for the electrical transmission lines located on 11th Street between Jefferson and State Streets (the "Project Site") to be undergrounded for both public safety and aesthetics reasons; and,

WHEREAS, the Agency has determined that it is in the public interest to contract with Idaho Power Company for the public utility services at the Project Site and to authorize the Executive Director to execute the Agreement for said public works construction services.

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

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

Section 2: That the Agreement with Idaho Power Company, a copy of which is attached hereto as EXHIBIT A and incorporated herein by reference, be and is hereby approved.

Section 3: That the Agency Executive Director is authorized to execute the Agreement with Idaho Power Company for SIX HUNDRED TWENTY-SEVEN THOUSAND NINE HUNDRED FORTY-TWO DOLLARS (\$627,942.00) and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the August 30, 2023, Agency Board meeting; the Agency is further authorized to appropriate any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

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

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on August 30, 2023. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on August 30, 2023.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: _____
Latonia Haney Keith, Chairman

ATTEST:

BY: _____
Lauren McLean, Secretary



Idaho Power Company
Service Request

Page: 1
Date: 8/10/2023

Service Request Number: 00504885

CCDC - YMCA RELOCATE ALONG 11TH & STATE FOR FUTURE DEVELOPMENT

Work Order Number:	27633551	Eng Hours:	
Request Type:	CS	Eng Fee Amount(Att98):	0.00
Rate Sch.:		Eng Fee Amount(Att16):	
Reply By:		Eng Fee Service Agreement No:	
		Eng Fee Service Agreement Date:	
		Customer No:	2270970201
Feeder:	BOIS14A		
Service Location:	N 11TH AND W JEFFERSO ST BOISE, ID 83702		
Required in Service Date:	4/7/2023		
Planning Center/Team:	EBIC		

Contact Detail:

CUST	ALEXANDRA MONJAR	208-391-7305
	121 N 9TH ST. SUITE 201, BOISE ID 83702	
CUST	CAPITAL CITY DEVELOPMENT CORP.	208-384-4264
	121 N 9TH ST. SUITE 501, BOISE ID 83702	
IPCO	SCOTT PINKSTON	(208) 388-5446
	10790 Franklin Rd, BOISE ID 83709	
RFND	CAPITAL CITY DEVELOPMENT CORP.	208-384-4264
	121 N 9TH ST. SUITE 501, BOISE ID 83702	

Attribute Information

RES/COM

Service Voltage	No. Of Meters	
Number of Phases	Meter Location	
KW Motor Load:	Ct Loc	
Largest Motor	Primary OH/UG	UG
1 Phase KW Demand	Service OH/UG	UG
3 Phase KW Demand	Srv Owner	
Vested Int. Connected Load	Panel Amp Size	
Commercial Deposit Amount	Service Pole Riser	
SIC Number		

Description



Idaho Power Company
Service Request

Page: 2
Date: 8/10/2023

Service Request Number: 00504885

CCDC - YMCA RELOCATE ALONG 11TH & STATE FOR FUTURE DEVELOPMENT

UNDERGROUND FACILITIES THAT ARE CURRENTLY OVERHEAD ALONG 11TH STREET AND INSTALL A VAULT AT THE ALLEY/11TH STREET INTERSECTION. ADDITIONAL OFFSITE WORK MAY BE REQUIRED IN ORDER FOR IDAHO POWER TO MAINTAIN SERVICE TO CURRENT CUSTOMERS. CUSTOMER WILL BE REQUIRED TO FUND RULE H COST QUOTE PRIOR TO ANY CONSTRUCTION WORK. THIS SERVICE REQUEST IS FOR IDAHO POWER FACILITIES ONLY AND THE CUSTOMER WILL NEED TO COORDINATE WITH OTHER UTILITIES FOR COSTS AND OPTIONS RELATED TO THIS PROJECT.

THIS SERVICE REQUEST DOES NOT INCLUDE TRANSFORMATION/SERVICES FOR FUTURE BUILDINGS. AN ADDITIONAL SERVICE REQUEST WILL BE REQUIRED FOR SERVICES TO BLOCK 79, 68 (NORTH AND SOUTH), 69, AND 78.

ALL UPGRADES TO IDAHO POWER'S ELECTRICAL SYSTEM WILL BE OWNED, OPERATED, AND MAINTAINED BY IDAHO POWER AND MAY BE USED TO SERVE OTHER CUSTOMERS.

ADDITIONALLY, IDAHO POWER DOES NOT INDEFINITELY RESERVE OR HOLD CAPACITY FOR ITS CUSTOMERS. IDAHO POWER MAKES CAPACITY AVAILABLE TO ITS EXISTING AND PROSPECTIVE CUSTOMERS ON A "FIRST COME, FIRST SERVED" BASIS. THIS SERVICE REQUEST DOES NOT INCLUDE ANY RESERVED CAPACITY COMMITMENTS FOR FUTURE DEVELOPMENT.

Any changes to the project including but not limited to increases in load, timing of load schedule, location of service, and requested voltage may result in additional charges and/or delay of service. It is necessary to communicate changes as soon as possible.

Client Signature

Date

Idaho Power Representative Signature

8-10-23

Date

CUSTOMER COST QUOTE FOR IDAHO POWER FACILITIES

Customer or Project Name: CCDC - YMCA RELOCATE ALONG 11TH & STATE FOR FUTURE DEVELOPMENT

Construction Costs

Line Installation Costs		
1. Line Installation/Upgrade Charge		\$363,675
2. Customer Credits (Betterment, Metering, Salvage)		\$0
3. Customer Performed Construction Work Credit		\$0
4. Net Line Installation Cost		\$363,675
Unusual Conditions		
5. Unusual Conditions		\$254,559
6. Unusual Conditions Bank Letter of Credit (Only for over \$10,000)		\$0
7. Net Unusual Conditions		\$254,559
Terminal Facilities Costs		
8. Terminal Facilities		\$1,322
9. Terminal Facilities Allowances		\$0
10. Terminal Facilities Salvage		\$0
11. Net Terminal Facilities Cost		\$1,322
12. Underground Service and Attachment Charges		\$0
13. Engineering Charge		\$0
14. Permits		\$0
15. Relocation or Removal		\$8,386
16. Miscellaneous Charges/Adjustments		\$0
17. Net Construction Costs	(Line Items 4, 7, 11, 12, 13, 14, 15, 16)	\$627,942
18. Prepaid Charges	(Engineering, Permits & Right-of-Way) \$9,222	
19. Vested Interest Charge		\$0
20. Customer Payment Due Prior to Construction Scheduling		\$627,942

This cost may not include all construction costs, see page 3 if additional service charges apply.

Notes: Due to labor shortages and pandemic-related supply chain issues, Idaho Power anticipates a possible shortage of certain materials and equipment necessary to complete the Work (as defined below) which may delay completion of the Work.

Customer understands that charges for relocation, transfer or removal of non-Idaho Power equipment attached to Idaho Power facilities are not included in this Customer Cost Quote. It is the customer's responsibility to coordinate this work with the affected utility. All charges associated with this work are the responsibility of the Customer. For utility contact information, please call 208-388-2886.

Notice: This Customer Cost Quote shall be binding on both Idaho Power Company ("Idaho Power") and Customer for a period of 60 days from the quoted date indicated below, subject to changes in information provided by the Customer or changes in Idaho Power's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission ("IPUC") and the Public Utility Commission of Oregon ("OPUC"). Customer must make payment of the quoted amount not less than (30) days prior to the start of the construction work set forth in this agreement ("Work"). However, Idaho Power does not represent or warrant that the Work will commence within 30 days of receipt of payment. The start of the Work is subject to Idaho Power's ability to obtain the necessary labor, materials and equipment.

Internal use				Page 1 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00504885	2270970201	27633551	0000164995	002

By Initialing below, Customer acknowledges and agrees to the following:

NA

Customer
initials

The Customer has received the Underground Residential Conduit Installation brochure/packet or will access the information available online at <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/UGResConduitInstall.pdf>

Customer
initials

Final Grade: Customer understands that as of [REDACTED] the above-named project will

be ready for facilities to be installed by Idaho Power. All roadways and cable routes must have all grading and sub grading completed by this date. The project must be properly referenced and have grade stakes installed at all Idaho Power device locations and as might be necessary to establish proper elevations and burial depths Idaho Power facilities. The Customer will be responsible for the total cost of damage to Idaho Power facilities resulting from any subsequent changes in property, any needed relocation, repair, or lines, lot lines, elevations, grades, excavations, or profiles causing improper locations or burial depths of above-ground equipment, below-ground equipment, cable, or conduit.

Customer
initials

Unusual Conditions: As defined in Idaho Power's line installation tariff, Rule H, Unusual Conditions are construction conditions not normally encountered, but which Idaho Power may encounter during construction which impose additional, project-specific costs. These conditions include, but are not limited to: frost, landscape replacement, road compaction, pavement replacement, chip-sealing, rock digging/trenching, boring, nonstandard facilities or construction practices, and other than available voltage requirements. The total cost for all Unusual Conditions, in connection with the work as set forth on this Customer Cost Quote will be based on the actual costs incurred by Idaho Power related to the conditions encountered during performance of the Work. Upon completion of all Work, Idaho Power will refund to Customer any Unusual Conditions amount set forth on this Customer Cost Quote sheet but, not incurred by Idaho Power.

Prior to commencement of the work, Customer shall identify for Idaho Power the location of all underground pipes, lines, and other facilities (collectively, the "Underground Lines") that may be on Customer's property where Idaho Power is working. Customer agrees to be responsible for identification and location of all Underground Lines and shall indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives and agents for, from, and against any and all claims, liabilities, losses, damages, expenses, suits, actions, proceedings, judgement and costs of any kind (collectively, "Damages"), whether actual or merely alleged and whether directly incurred or from a third party, arising out of or relating to Customer's failure to properly or adequately identify and locate the Underground Lines, except to the extent finally determined by a court of law that such Damages resulted from the gross negligence or willful misconduct of Idaho Power, its agents, subcontractors, employees, officers or directors.

Internal use				Page 2 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00504885	2270970201	27633551	0000164995	002

The Customer acknowledges Idaho Power's Rule C (Service and Limitations), Section 7 (Right of Way) on file with the IPUC OPUC: "The Customer shall, without cost to Idaho Power, grant Idaho Power a right-of-way for Idaho Power's lines and apparatus across and upon the property owned or controlled by the Customer, necessary or incidental to the supplying of Electric Service and shall permit access thereto by Idaho Power's employees at all reasonable hours." By signing this Customer Cost Quote, Customer grants to Idaho Power a perpetual right-of-way over the Customer's property for the installation, operation, replacement and maintenance of power facilities to provide electrical service to the Customer and any future owners of the Customer's property.

Construction Costs available for refund

(Vested Interest limited to 5 years or 4 additional applicants)

\$0

Customer Payment Due Prior to Scheduling Construction

\$627,942

NA

Underground Service Attachment Charges to be billed separately

Customer
initials

The Customer understands that Underground Service Attachment Charges will be billed separately on the first month's power bill after service installation has been completed. In addition, the Customer has reviewed and acknowledges their responsibility for these costs. Idaho and Oregon cost information are available online at:

ID: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/IdahoCostInfo.pdf>

OR: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/OregonCostInfo.pdf>

Please sign and return all relevant forms along with the amount stated on the Customer Cost Quote to:

IDAHO POWER COMPANY
10790 Franklin Rd
Boise, ID 83709

Customer Signature

Date

Idaho Power Representative



Quote Date 08/10/2023

Internal use

Page 3 of 3

Service Request Number:

00504885

Customer Account Number:

2270970201

Work Order Number:

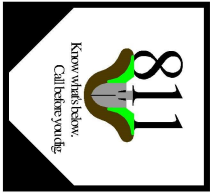
27633551

Design Number:

0000164995

Version:

002



No Avian Protection Restriction

JOINT USE ATTENTION REQUIRED!

This work involves Joint Use facilities which may include transfers, new attachments and removals. When work is completed on your portion of the project, please provide name and work order number to one of the following:

Email: JointUseDept@idhpower.com
Phone: 208-388-2886

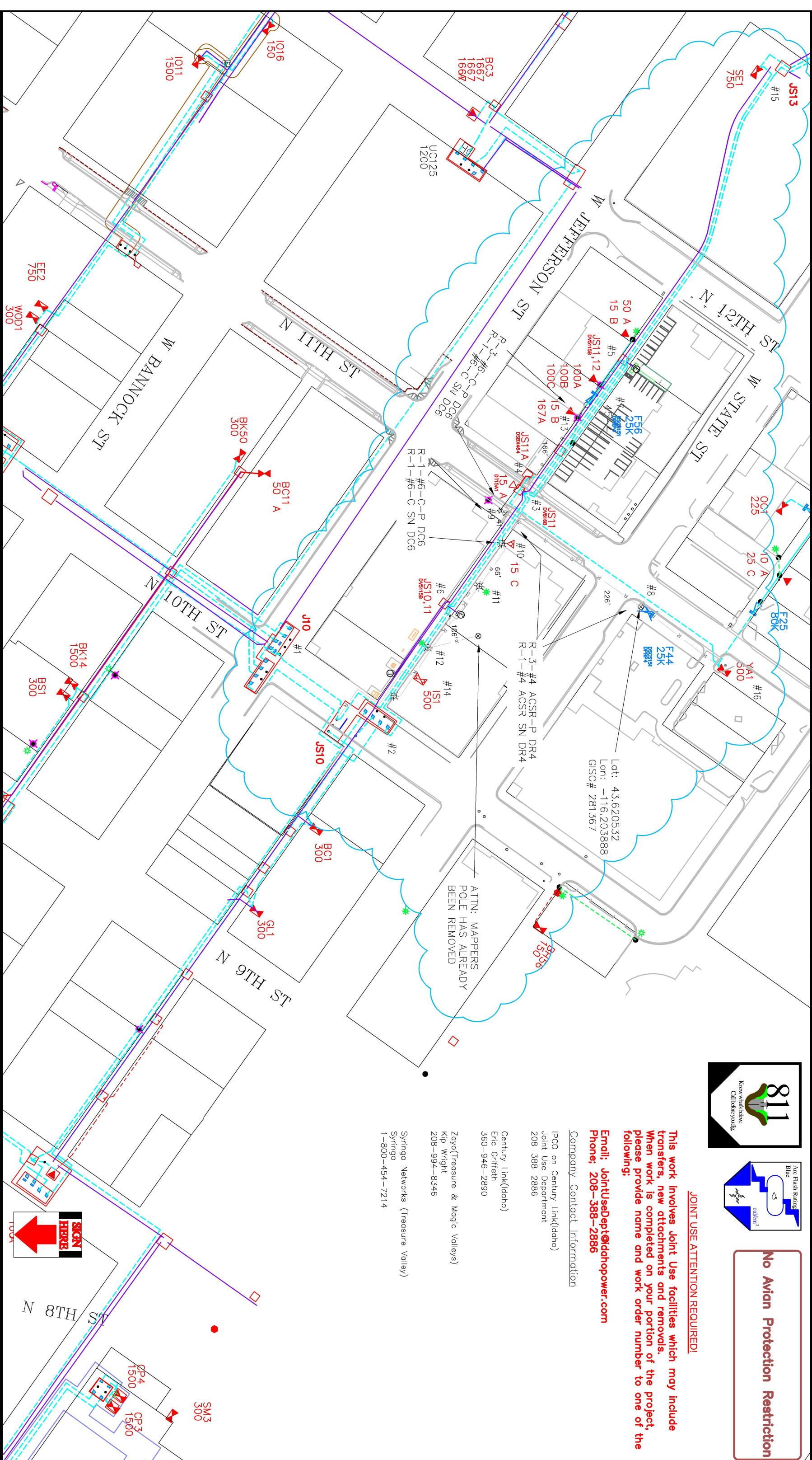
Company Contact Information

IPCO on Century Link(Idaho)
Joint Use Department
208-388-2886

Century Link(Idaho)
Eric Griffith
360-946-2890

Zayo(Treasure & Magic Valleys)
Kip Wright
208-994-8346

Syringa Networks (Treasure Valley)
Syringa
1-800-454-7214



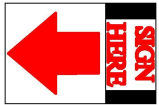
UNDERGROUND CABLE NOTES											
POINT NUMBER	FROM	TO	CONDUCTOR CU	CABLE SIZE	CABLE LENGTH	TRENCH LENGTH	CONDUIT CU	CONDUIT SIZE	CONDUIT LENGTH	COMPACTION LENGTH	BORE LENGTH
1	J10	JS10	DCP10	1/0-3	170		DDb4	4		-	-
3	JS11	JS11,12	DCP10	1/0-3	270		DDb6	6		-	-
3	JS11	JS10,11	DCP10	1/0-3	225		DDb6	6			
3	JS11	JS11,12	DCP1K3	1100-3	270		DDb6	6			
3	JS11	JS10,11	DCP1K3	1100-3	225		DDb6	6			
3	JS11	JS11,12				235	DDb6	9-6"	235	235	235
3	JS11	JS10,11				200	DDb6	9-6"	200	200	200
4	YA1	JS11A	DCP10	1/0-3	420	135	DDb4	4	160	135	80
4	JS11A	JS11/15KVA	DCP10	1/0-A	30		DDb2	2	20		
4	JS11A	JS11,12	DCP10	1/0-3	220		DDb6	6			
5	JS11,12	JS13	DCP750	750-3	490					-	-
5	JS11,12	SE1	DCP10	1/0-3	475						
5	JS11,12	STUB				20	DDb4	4	20	-	-
6	JS10,11	JS10				180	DDb6	6	180		180
6	JS10,11	JS10/UT168	DCP1K3	1100-3	220		DDb6	6			
6	JS10,11	JS10-LBC	DCP10	1/0-3	220		DDb6	6			
6	JS10,11	STUB				20	DDb4	4	20	-	-
6	JS10,11	STUB					DDb4	4	115	-	-
7	F56	JS11,12	DCP10	1/0-3	130		DDb4	4	80		

NOTES:

PT.1..INSTALL 3-LBC'S IN J10 VAULT.
PT.2..INSTALL 3-LBC'S IN JS10, PULL 3 PHASE PRIMARY FROM JS10 TO J10 TO BACKFEED TRANSFORMERS BC1 & GL1. REMOVE 1/0 PRIMARY AND 750 PRIMARY FROM JS10 TO JS13. INSTALL NEW ROUND LID ON LBC VAULT.
PT.3..REMOVE OLD DUCT VAULT TO THE EAST TO JS10 AND TO THE WEST TO NEW MID ALLEY VAULT JS11,12. INSTALL NEW 816 VAULT.
INSTALL NEW DUCT VAULT WITH 9-6" CONDUITS BOTH DIRECTIONS.
INSTALL 1100 AND 1/0 PRIMARY TO NEW MID-ALLEY VAULTS JS11,12 & JS10,11. INSTALL OH 15 KVA TRANSFORMER TO RE-FEED ACHD J-BOX EAST X 11TH ST.
PT.4..INSTALL NEW 464 LBC VAULT. INSTALL NEW 1/0 PRIMARY TO YA1 AND JS11,12.
PT.5..INSTALL NEW 5115 MID-ALLEY VAULT. INSTALL NEW 1/0 TO SE1 AND 750 TS TO JS13. INSTALL A 4" PRIMARY STUB ACROSS ALLEY FOR FUTURE TRANSFORMER LOCATION.
PT.6..INSTALL NEW 5115 MID-ALLEY VAULT. INSTALL 1100 AND 1/0 PRIMARY TO JS10. INSTALL A 4" PRIMARY STUB ACROSS ALLEY AND DOWN THE ALLEY TO THE EAST FOR FUTURE TRANSFORMER LOCATIONS.
PT.7..INSTALL 45 C4 WITH A 4" PRIMARY RISER TO RE-FEED THE EXISTING OVERHEAD. INSTALL A 4" PRIMARY CONDUIT IN NEW DUCT VAULT TO JS11,12.
PT.8..REMOVE POLE, RISER AND CONNECT CONDUIT SYSTEM TOGETHER.
PT.9-12 & 14..REMOVALS
PT.13..INSTALL DEAD-END ARM

DEVELOPER TO STAKE RUNNING LINE, FINAL GRADE AND DEVICE LOCATIONS.

ALL TRENCH SPOILS TO BE LEFT ON SITE.



Job Title:
CCDC - YMCA RELOCATE ALONG 11TH & STATE FOR FUTURE DEVELOPMENT

Additional Description:
INSTALL 816, 464, AND 2-5115 VAULTS. REMOVE AND INSTALL PRIMARY CABLE REMOVE DUCT VAULT AND INSTALL NEW DUCT VAULT WITH 9-6" CONDUITS

Additional Description:
REMOVE DUCT VAULT AND INSTALL NEW DUCT VAULT WITH 9-6" CONDUITS

SWPP:-----

TIMES SCALE
0 1 2 3 4

Customer:

Date:

Feeder Map File Name: **BOIS1101**

Qua
1

Twn
03N

Ring
02E

Sec
03

County
Ada

State
ID

Surveyed or GPS: **GPS**

Joint Use Attachment: **YES**

Pre-Built Date: -----

Built as Designed: -----

Construction Date: -----

Operating Voltage: **12.5kV**

FDR By: -----

Date: -----

ArcFM By: -----

Date: -----

Designer: **STP0802**

Design No: **0000164995**

Work Order No: **27633551**



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IV. ACTION ITEMS



AGENDA BILL

Agenda Subject: Resolution 1834 – Adopt the CCDC 5-Year Capital Improvement Plan FY2024-FY2028		Date: August 30, 2023
Staff Contact: Doug Woodruff	Attachments: Resolution #1834 5-Year Capital Improvement Plan FY2024-FY2028	
Action Requested: Approve Resolution 1834 adopting the CCDC 5-Year Capital Improvement Plan FY2024 - FY2028		

Background:

Each year, CCDC evaluates and revises a five-year, fiscally responsible Capital Improvement Plan (CIP) delineating the Agency's forthcoming initiatives. It serves as a predictable framework for coordinating capital projects with intergovernmental agencies and collaborating with private partners. The CIP stands as a cornerstone for the Agency's strategic vision and is developed in close coordination with inter-agency and community partners to achieve economic and redevelopment goals aligned with the city's long-term vision.

The CIP is built in conjunction with the one-year budget to allocate limited resources by District to various capital improvement projects and participation agreements. The 2024-2028 Capital Improvement plan is being provided for Board review and will be considered for adoption at the Special August 30 Board Meeting.

Fiscal Notes:

Projects and estimated costs are identified by project, district, and fiscal year for a total of \$171 million of planned new investment in Boise.

The table below summarizes yearly investment by district for about 124 projects:

DISTRICT TOTALS	FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
	Plan	Plan	Plan	Plan	Plan	
River Myrtle	33,150,000	17,537,000	-	-	-	50,687,000
Westside	14,025,000	11,443,000	16,309,000	-	-	41,777,000
30th Street	863,000	1,809,000	1,527,000	930,000	10,930,000	16,059,000
Shoreline	865,000	220,000	1,552,000	462,000	10,434,000	13,532,000
Gateway East	5,150,000	7,682,000	1,789,000	4,179,000	6,842,000	25,642,000
State Street	458,000	327,000	2,683,000	15,871,000	1,415,000	20,754,000
ParkBOI	105,000	362,000	520,000	1,128,000	328,000	2,443,000
	54,616,000	39,380,000	24,380,000	22,570,000	29,949,000	170,894,000

Staff Recommendation:

Adopt the CCDC 5-Year Capital Improvement Plan FY2024-FY2028

Suggested Motion:

Approve Resolution 1834 adopting the 5-Year Capital Improvement Plan FY2024-FY2028

RESOLUTION NO. 1834

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, ADOPTING THE 5-YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2024-2028; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"), and following said public hearing, the City Council adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project (the "First Amendment to the River Myrtle-Old Boise Plan"), and following said public hearing, the City Council adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

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

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project (the "First Amendment to the Westside Plan"), and following said public hearing, the City

Council adopted its Ordinance 45-20 on December 1, 2020, annexing two (2) geographical areas adjacent and contiguous to the northern boundary of the Westside Project Area into the existing revenue allocation area and making certain findings; and,

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

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

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

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

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the State Street District Urban Renewal Project (the “State Street District Plan”), and following said public hearing the City adopted its Ordinance No. 45-21 on October 26, 2021, approving the State Street District Plan and making certain findings; and,

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

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

WHEREAS, the Agency has prepared a proposed 5-Year Capital Improvement Plan for Fiscal Years 2024-2028 (the “CIP”); and,

WHEREAS, the Agency Board received a presentation about the CIP and thereafter discussed the CIP at its public Board meeting on August 14, 2023; and,

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

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

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

Section 2: That the Agency Board hereby approves and adopts the 5-Year Capital Improvement Plan for Fiscal Years 2024-2028, attached hereto as Exhibit A and incorporated herein as if set out in full, as a guide to the funding and timing of funding of the improvements identified therein; and further, authorizing the Agency Executive Director to take any appropriate action contemplated by the 5-Year Capital Improvement Plan for Fiscal Years 2024-2028.

Section 3: That the implementation of the 5-Year Capital Improvement Plan for Fiscal Years 2024-2028 will be subject to applicable requirements of the Law, the Act, the Plans, and the annual budgetary process required by the Law and Act.

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

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Boise, Idaho, on August 30, 2023. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 30, 2023.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary



CAPITAL CITY
DEVELOPMENT CORP

FIVE YEAR CAPITAL IMPROVEMENT PLAN

PROPOSED: August 30, 2023

FY2024 - FY2028





Home2Suites Public Parking Garage and Public Art – RM #02

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06	CIP CREATION	17	RIVER-MYRTLE DISTRICT PROJECTS	36	GATEWAY EAST DISTRICT
07	INVESTMENT SUMMARY	22	WESTSIDE DISTRICT	38	GATEWAY EAST DISTRICT PROJECTS
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BOARD OF COMMISSIONERS



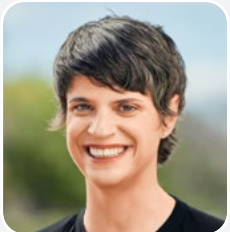
Latonia Haney Keith
BOARD CHAIR



John Stevens
VICE CHAIR



Lauren McLean
SECRETARY - TREASURER



Danielle Hurd
COMMISSIONER



Alexis Townsend
COMMISSIONER



Ryan Erstad
COMMISSIONER



Rob Perez
COMMISSIONER



Todd Cooper
COMMISSIONER

ABOUT CCDC

Boise's redevelopment agency, Capital City Development Corporation (CCDC), catalyzes investment in the city through its own capital projects and public-private partnerships. CCDC focuses its work on economic development, infrastructure, place making, and mobility in its six redevelopment districts. Agency staff work hand-in-hand with local partner organizations and companies to redevelop underutilized properties and make improvements that benefit the public.

VISION

Help the Boise community thrive in a sustainable economy where an exceptional built environment and excellent business opportunities are in perfect balance.

MISSION

CCDC ignites diverse economic growth, builds attractive urban centers, and promotes healthy community design.

AGENCY PROJECT RECOGNITION



THE AGENCY'S FOURTH INFILL HOUSING PROJECT, THE MARTHA, WAS RECOGNIZED IN 2023 FOR ITS EXCELLENCE IN REGULATORY ADVANCEMENT WITH A "BUILDING EXCELLENCE AWARD" FROM THE IDAHO CHAPTER OF THE BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA).



INTERNATIONAL
ECONOMIC DEVELOPMENT
COUNCIL

IN 2022, THE AGENCY'S PREMIER URBAN COMMUNITY SPACE, CHERIE BUCKNER-WEBB PARK, RECEIVED THE GOLD AWARD FOR NEIGHBORHOOD DEVELOPMENT FROM THE INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL.



JACK KEMP
EXCELLENCE IN
AFFORDABLE & WORKFORCE
HOUSING AWARDS

IN 2021, CCDC'S THIRD INFILL HOUSING PROJECT, ASH+RIVER TOWNHOMES, RECEIVED THE JACK KEMP EXCELLENCE IN AFFORDABLE AND WORKFORCE HOUSING AWARD FROM THE URBAN LAND INSTITUTE.



CCDC'S MULTI-AWARD WINNING PLACEMAKING PROJECT, THE GROVE PLAZA, RECEIVED THE INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL GOLD AWARD FOR TOP PUBLIC PRIVATE PARTNERSHIP IN THE UNITED STATES IN 2018.

CIP CREATION

WHY DOES CCDC CREATE A 5-YEAR CIP?

CCDC creates a five-year, fiscally responsible Capital Improvements Plan (CIP) as a predictable framework to collaborate with agency and community partners to achieve economic and redevelopment goals that align with the long-term vision for the city.

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

WHAT TYPES OF PROJECTS ARE INCLUDED IN THE CIP?

Urban renewal is a tool used to power local economies and strengthen neighborhoods by supporting community vision. It is a valuable community process used by towns of all shapes and sizes to meet their unique needs. The projects listed in the CIP are direct investments in public amenities and strategic planning efforts that benefit the public good. It's how we build thriving communities that last generations. These investments fall into two categories:

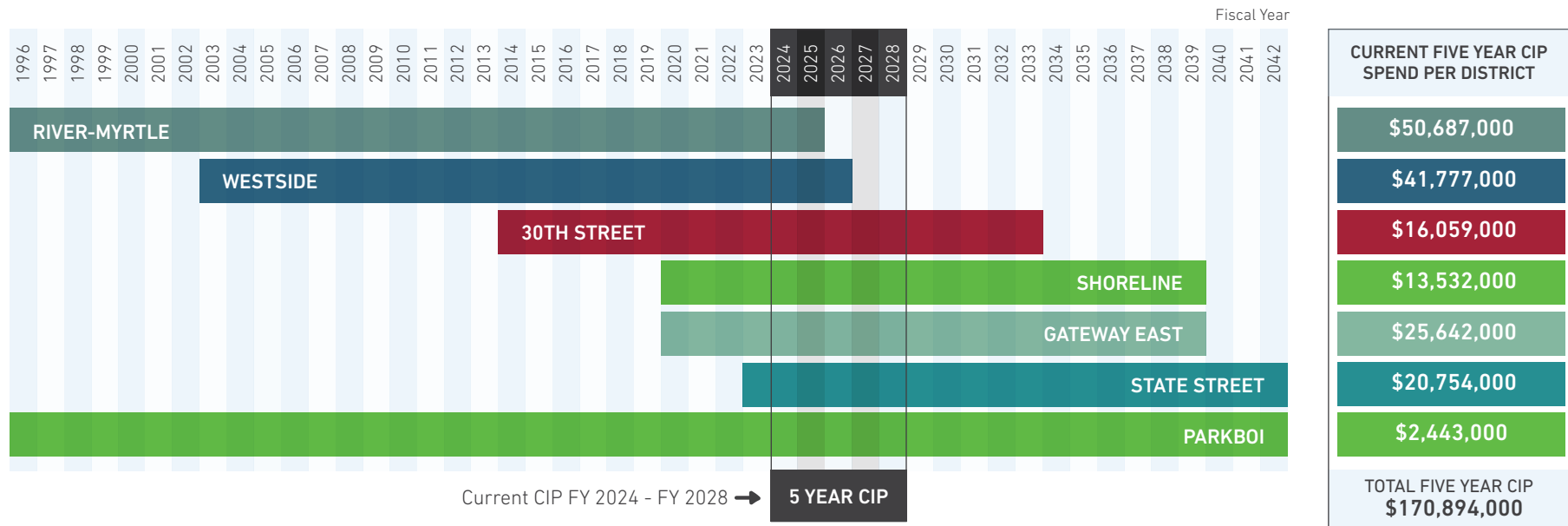
- 1. Capital Projects:** These are CCDC-led projects that have been determined through our partner collaboration process. The Agency is responsible for the planning and execution of these projects. For example: Rebuild 11th Street Blocks and Rebuild Linen Blocks on Grove Street.
- 2. Participation Program:** These projects stimulate and leverage private development to advance CCDC's mission to ignite diverse economic growth, build attractive urban centers, and promote healthy community design. Through this program, CCDC assists private developers by reimbursing eligible costs to build and improve public infrastructure.



The recently restored Averyl Tiner Building is now home to The Avery Hotel with assistance from CCDC.

INVESTMENT SUMMARY

CCDC DISTRICT LIFESPANS

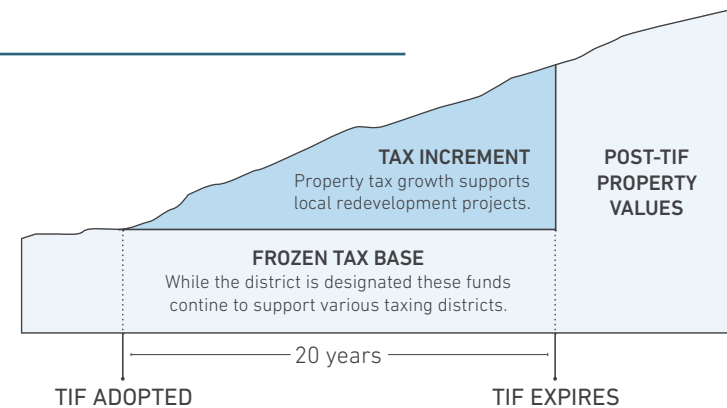


PROJECT FUNDING

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 tax 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.



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.



CCDC PARTNER AGENCIES

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

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.

PARTICIPATION PROGRAM

The Participation Program is CCDC's development assistance program designed to advance the goals of its urban renewal districts as well as common goals identified by partner agencies, such as the City of Boise, and the surrounding neighborhoods. The Program's intent is to be both structured and comprehensive, allowing for greater transparency and understanding. The program is designed to be flexible and responsive, in order to encourage high-quality private economic development through partnerships both large and small. These programs assist private and public development projects with improvements that benefit the public.

Examples of expenses eligible for reimbursement through the five program types include streetscapes and sidewalks, utility main lines and improvements, pedestrian and cyclist amenities such as streetlights, benches, bike racks and place making amenities like, public plazas, parks, and art approved and accepted by the City of Boise. The Participation Program allows CCDC to collaborate with developers to partner on projects that meet the specific needs of the community.

THE PROGRAM OFFERS 5 TYPES OF PARTNERSHIPS

TYPE 1

ONE TIME ASSISTANCE

Provides a one-time grant of up to \$200,000 for public improvements. Funding is based on a dollar for dollar match with the private developer's investment.

TYPE 2

GENERAL ASSISTANCE

Is intended to assist most projects and provides reimbursement for public improvements through the actual tax increment generated by the project. Reimbursement rates are determined by the Program Scorecard which encourages healthy community design. The program is especially tuned to assist Affordable and Workforce housing projects.

TYPE 3

TRANSFORMATIVE ASSISTANCE

Makes available a more customized partnership for projects deemed by the CCDC Board to be transformative in nature and of benefit to the community at large. Generally, these are higher value projects that may include the construction of a significant public facility and will have a high likelihood of maintaining an enduring presence in the community.

TYPE 4

CAPITAL IMPROVEMENT PROJECT COORDINATION

Allows CCDC to adjust, co-time, accelerate, or sub-contract CIP projects in coordination with private developers or other public agencies.

TYPE 5

PROPERTY DISPOSITION OF CCDC-OWNED PROPERTY

Involves a competitive process, typically a Request for Proposals and/or Qualifications (RFQ/P) which provides conditions and requirements of development. The details of each disposition differ based on the unique characteristics of the property and needs of the community.

WHAT CCDC CREATES

Urban renewal districts and projects are multi-layered and require a dedicated team with a consistent vision to execute the plan over multiple years or even decades. CCDC projects incorporate a mixture of five key strategies to help achieve an area's vision. These strategies are highlighted below in the revitalization of the 11th Street Corridor.

FIVE KEY STRATEGIES

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.

REBUILD 11TH STREET BLOCKS

ACTIVE ROADWAY RECONSTRUCTION AT THE CORNER OF 11TH AND FRONT STREETS

The revitalization of 11th Street has been a multi-year, cross agency project spanning from State Street to River Street. Current construction on improvements to the street, sidewalks and intersections will provide safer, less congested travel options for downtown customers who will enjoy expanded access to existing businesses, as well as new hotels under construction. The public investment along 11th Street embodies CCDC's commitment to creating dynamic and livable spaces that contribute to Boise's continued growth and prosperity.



ECONOMIC DEVELOPMENT

CCDC's \$20 million investment in public improvements, leveraged significant private investment along 11th Street. This includes redevelopment projects such as, 11th & Idaho office building; 12th & Idaho residential tower; 11th and Lee Apartments, and four new hotels, The Avery Hotel, Hotel Renegade, Marriot AC/Element Hotel, and The Sparrow.

INFRASTRUCTURE

The Agency's partnership with Ada County Highway District (ACHD) and other utility providers completes a full right-of-way reconstruction that includes repaving the roadway, stormwater drainage systems, upgraded geothermal main lines, extension of the public IT conduit network, and related sewer, power, and natural gas upgrades.

MOBILITY

Rebuild 11th Street Blocks enhances connectivity and contributes to a safer, more convenient and comfortable experience for visitors traveling by foot, bicycle or vehicle. Walking is enhanced by widening sidewalks, narrowing road crossings, providing shade, and adding lighting. An all-ages, all-abilities protected bikeway links with the citywide bicycle network and provides a ridge-to-river route between Camel's Back Park and the Boise River Greenbelt.

PLACE MAKING

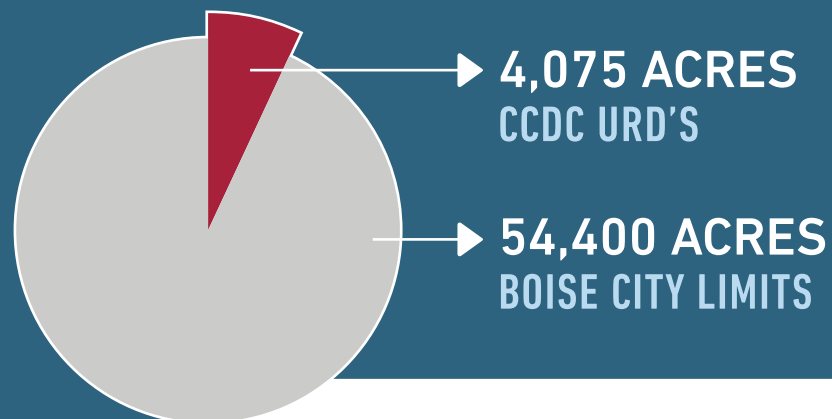
Businesses along 11th Street helped shape the street design to include loading zones, on-street parking, and furnishing and signage that support the success of dining and retail along the corridor. The design and inclusion of patio spaces also provides opportunities for on-going events and street-level activation.

SPECIAL PROJECTS

A unique project component was the reconstruction of an aging underground canal on behalf of ACHD and the Boise City Canal Company. This involved modernizing the underground structure to ensure long-term functionality and safeguards the region's vital water resources.

SMALL, TARGETED DISTRICTS WITH A BIG IMPACT ON THE WHOLE VALLEY

Capital City Development Corporation (CCDC) was formed in 1965 by the Boise City Council in response to the federal urban renewal program, which offered funding to revitalized central cities across the nation. Originally dubbed the Boise Redevelopment Agency, CCDC has evolved over the years into an agency with one goal in mind: strengthening and building vitality in Boise. CCDC is committed to building public infrastructure that supports development projects, serving as a catalyst for private development, and fostering economic growth.



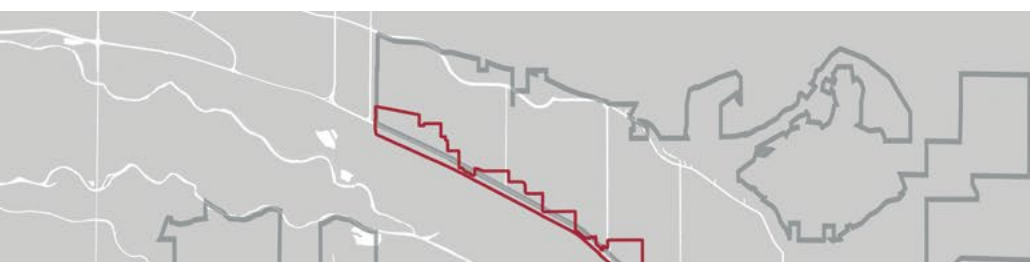
CCDC district acreage is 7.5% of Boise's total acreage

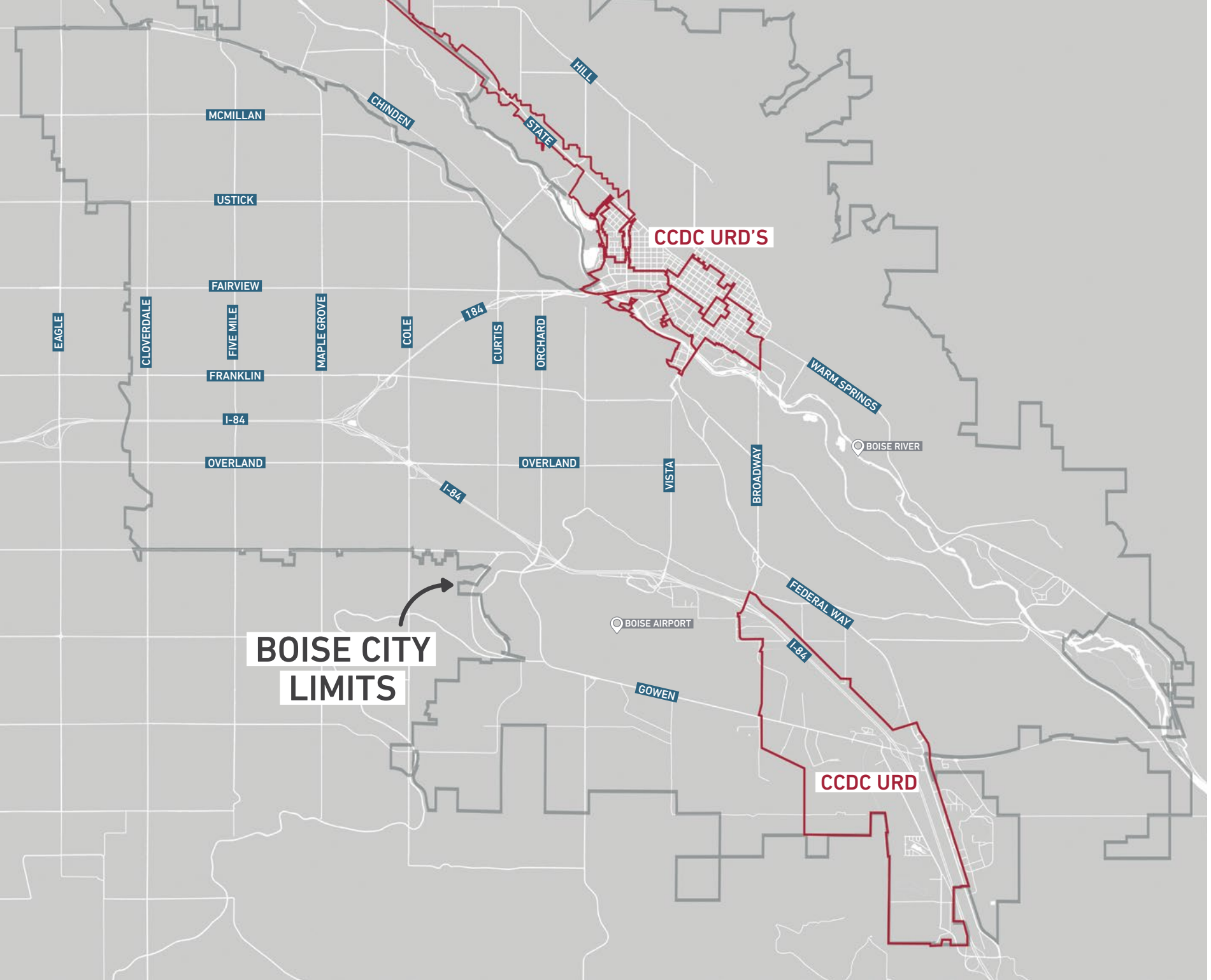


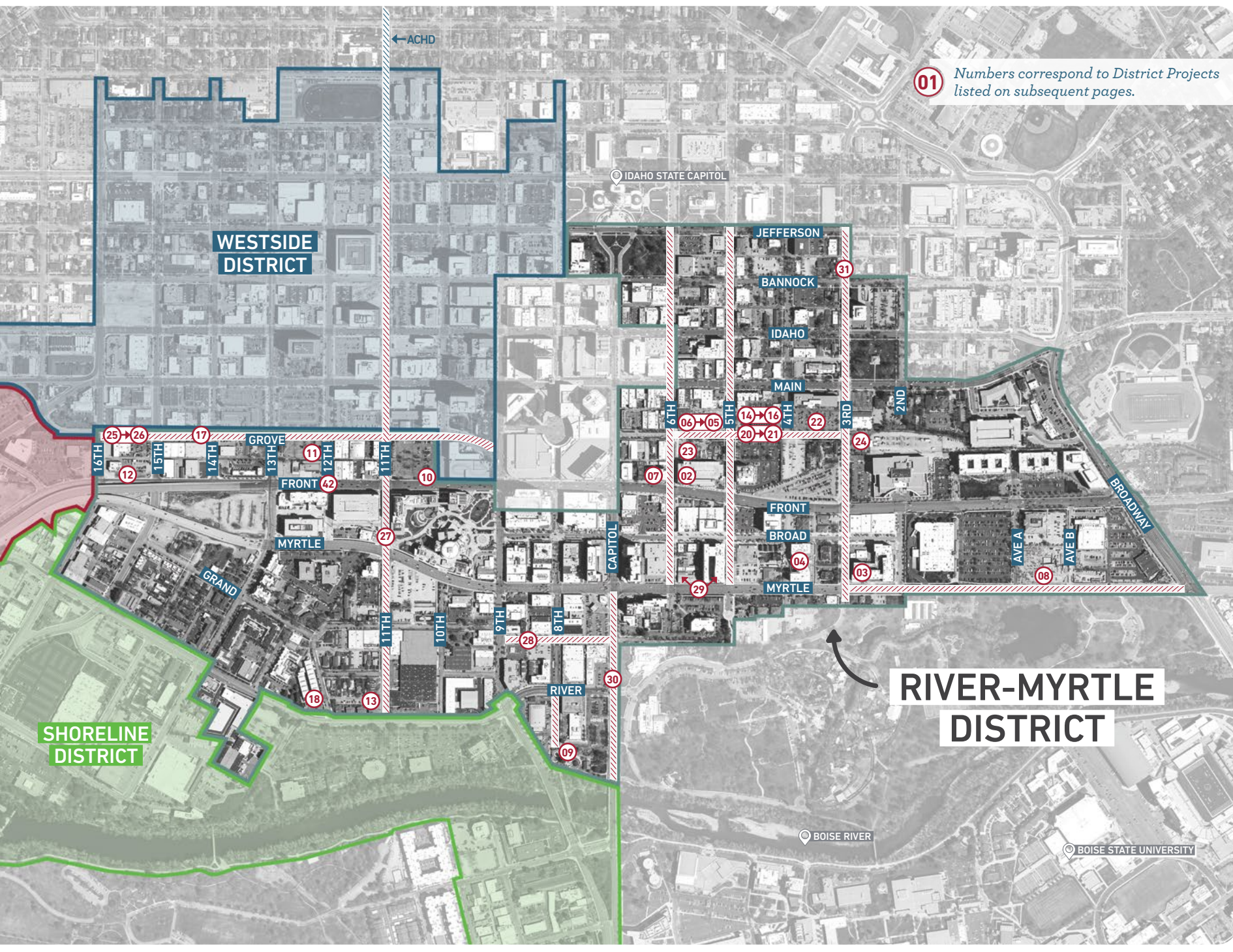
7.7% *Boise's Land Value (increment) within CCDC Districts.*

\$44.2 BILLION
BOISE CITY TOTAL
LAND VALUE

\$3.4 BILLION
TAXABLE INCREMENT VALUE
INSIDE CCDC DISTRICTS







01 Numbers correspond to District Projects listed on subsequent pages.



Home2Suites – RM #02 and the future location of 521 Grove Street Public Space – RM #23

RIVER-MYRTLE DISTRICT PROJECTS

RIVER-MYRTLE DISTRICT ("RM" or "RM District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Estimated Resources and Project Description		\$33,150	\$17,537	SUNSET	SUNSET	SUNSET	\$50,687
Participation Program							
01	One Time Assistance, Type 1 Program 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 \$200,000. Projects are awarded on a first-come, first-served basis.	400	400				\$800
02	202 S. 6th St., Home2Suites. Type 3 Agreement with Front Street Investors, LLC Home2Suites is a 138 room hotel from developers Old Boise LLC, deChase Miksis, and Raymond Hotel Group with \$49 million in total development costs. Agreement includes a reimbursement of \$1.6 million for streetscapes, utility reimbursement, public park, and public art, and a \$4.4 million lease of 200 parking spaces for seven years which Front Street Investors, LLC terminated early.	290	289				\$579
03	200 W. Myrtle St., Jules on 3rd. Type 2 Agreement with Boise Caddis, LLC Formerly Boise Caddis, Jules on 3rd is an apartment building from River Caddis Development with 160 units and a 400 stall parking garage and total development costs of \$31.3 million. CCDC estimates it will reimburse \$857,000 of the \$1.1 million Boise Caddis, LLC spent on public utility upgrades, and upgrades to the public right-of-way along 2nd, 3rd, Myrtle, Broad Streets, and the alley.	353	203				\$556
04	323 W. Broad St., Hearth on Broad. Type 2 Agreement with The Cartee Project, LLC Formerly The Cartee, Hearth on Broad is a mixed-use building that includes 161 apartments and ground floor retail with \$48 million in total development costs. The agreement includes a \$1.3 million reimbursement for streetscape and utility improvements and 17 units are dedicated to households earning 100% AMI for the life of the RM District.	553	553				\$1,106
05	512 W. Grove St., The Lucy. Type 2 Agreement with 5th and Grove Investors, LLC The Lucy is a mixed-use project that includes 114 apartments and 8,000 square feet of ground floor retail developed by Capitol Partners and deChase Miksis with \$25.5 million total development costs. The agreement includes a reimbursement of \$662,000 for streetscapes, utility undergrounding and improvements in the alley.	146	139				\$285
06	116 S. 6th St., Thomas Logan. Type 2 Agreement with 6th & Grove Limited Partnership Thomas Logan is a mixed-use building that includes 60 Low Income Housing Tax Credit funded apartments primarily serving households earning 60% AMI or less, 9,000 square feet of office space, and 5,000 square feet of ground floor retail. The project was developed by Capitol Partners, deChase Miksis, and Galena Fund with \$15 million in total development costs. Agreement includes a reimbursement of \$454,000 for streetscape, alley and utility upgrades.	33	33				\$67
07	600 W. Front St., The Vanguard. Type 2 Agreement with 600 Vanguard, LLC The Vanguard is a mixed-use building with 75 apartments, ground floor retail, and \$16.3 million in total development costs. The agreement includes a \$400,000 reimbursement for streetscapes and utility upgrades.	137	137				\$275
08	204 E. Myrtle St., LOCAL Boise. Type 2 Agreement with CDG Acquisitions, LLC Formerly the CDG Apartments, LOCAL Boise is a mixed-use building with 249 apartments, ground floor retail, and \$52 million in total development costs. The agreement includes a \$990,000 reimbursement for streetscapes and utility upgrades.	249	249				\$498
09	South 8th Street and Greenbelt Site improvements. Type 4 Agreement with Boise Public Works In partnership with Boise Public Works, the City of Boise is improving the bike and pedestrian mobility between South 8th Street and the Boise River Greenbelt, adjacent to the Wassmuth Center. Partnership is for a \$2.5 million reimbursement for actual costs associated with streetscape and public space improvements, Boise Greenbelt realignment, fiber installation, lighting, and security.		2,500				\$2,500
10	1011 W. Grove St., Marriott AC/Element. Type 4 Agreement with Pennbridge BL19, LLC Marriott AC/Element is a 296-room dual branded hotel with ground floor office space and \$120 million in total development costs. The agreement includes a \$520,000 reimbursement for streetscape improvements and utility upgrades coordinated with the Rebuild Linen Blocks on Grove Street and Rebuild 11th Street Blocks capital projects.	520					\$520
11	1201 W. Grove St., The Broadstone Saratoga. Type 4 Agreement with Alliance Realty Partners, LLC The Broadstone Saratoga is a mixed-use development with 334 apartments, 7,000 square feet of ground floor retail and \$100 million in total development costs. The agreement includes a \$1,873,289 million reimbursement for alley improvements, streetscapes, and utility upgrades and coordinates overlapping public improvements with the Rebuild Linen Blocks on Grove Street capital project.	1,873					\$1,873

*Dollars are in Thousands

RIVER-MYRTLE DISTRICT PROJECTS

RIVER-MYRTLE DISTRICT ("RM" or "RM District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Participation Program							
12	212 S. 16th Street. Boise Fire Station #5. Type 4 Agreement with Boise Public Works A partnership with Boise Public Works to reimburse for streetscape and utility improvements associated with the City of Boise's redevelopment of Fire Station #5. Streetscape improvements are planned for the property frontages along 15th, 16th, and Front streets. It also includes utility upgrades and paving the alley.	1,155					\$1,155
13	1110 W. River St., 11th & River. Type 2 Agreement with River Street BE, LLC 11th & River is a 126-unit mixed-use building with 1,000 square feet of commercial space and \$50 million in total development costs. Agreement includes a \$1.1 million reimbursement for rebuilding the public alley, undergrounding of utilities, streetscapes on Ash and River streets, and 13 dedicated workforce housing units.		1,100				\$1,100
14	CW Moore Park Improvements. Type 4 Agreement with Boise Parks and Recreation A partnership with Boise Parks and Recreation to reimburse for CW Moore Park improvements. This Boise Parks and Recreation led project includes updating and adding amenities such as restrooms and play structures to enhance visitor experience.	350					\$350
15	Old Boise's Canal and Agricultural Past. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to reimburse for the creation and installation of public within the Grove Street right-of-way art that celebrates the Boise City Canal's cultural influence in the Old Boise Neighborhood.	165					\$165
16	Celebrating the Multi-cultural History of Old Boise. Type 4 Agreement with Boise Arts & History A public art partnership with Boise City Department of Arts & History to reimburse for the creation and installation of public art that celebrates the multi-cultural history of the Old Boise Neighborhood and is the centerpiece of the 521 W. Grove St. Public Space. See also RM District Line Item #23	100	300				\$400
17	Billboard Sign, Neon Signs, and Art Ports. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History that includes the installation of two art port pedestals to host a rotation of sculpture art, the conversion of an existing empty billboard sign at the southwest corner of Grove and 15th streets into public art, the refurbishment of the existing 'Bike Trio' artwork, and the incorporation of a historic Boise neon sign gallery between 12th and 13th streets.	109	55				\$164
18	617 S. Ash St., Erma Hayman House. Type 4 Agreement with Boise Arts & History A public art partnership with Boise City Department of Arts & History to reimburse for lighting and interpretive signage about the history of the River Street Neighborhood and the cultural significance of the Erma Hayman House—a City of Boise Cultural Site.	100					\$100
19	Re-Wrap Traffic Signal Boxes. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to support its Traffic Box Program. The program installs public artwork via vinyl wrap to existing traffic signal boxes. The agreement is for a \$20,000 annual reimbursement for the actual costs of traffic box wraps throughout RM District.	20	20				\$40

*Dollars are in Thousands

RIVER-MYRTLE DISTRICT PROJECTS

RIVER-MYRTLE DISTRICT ("RM" or "RM District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Capital Improvement Projects							
20	Rebuild Old Boise Blocks on Grove Street. Streetscape Improvements, 3rd Street to 6th Street Streetscape improvements on both sides of Grove Street between 3rd Street and 6th Street that create a distinctive shared street and urban space which celebrates the historic cultures of the area, employs sustainable strategies and provides a venue for community events. Project replaces a section of the underground Boise Canal. The improvements are in accordance with the recommendations of the community-driven visioning report produced in 2020 and in collaboration with the City of Boise, ACHD, State of Idaho, and Boise Canal Company.	4,352					\$4,352
21	Rebuild Old Boise Blocks on Grove Street. Roadway Improvements, 3rd Street to 6th Street Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) to reimburse for concrete pavement and stormwater improvements. The existing pavement sections on Grove Street between 3rd and 6th streets were planned for rehabilitation by ACHD via its 2020 Downtown Boise Implementation Plan (DBIP) project. Through a multi-year planning effort between ACHD and CCDC, this pavement reconstruction is now scheduled to be completed by the Agency as part of the streetscape improvements construction to reduce disruption to downtown daily life and minimize delays.	1,398					\$1,398
22	317 W. Main St., Idaho Department of Labor Site Improvements. Type 4 Agreement with State of Idaho In coordination with the Rebuild Old Boise Blocks on Grove Street streetscape improvements, the State of Idaho reimburses the Agency for design and construction of the Idaho Department of Labor parking lot located along 3rd and Grove streets.	157					\$157
23	521 W. Grove St. Public Space The development of an Agency-owned parcel at 521 W. Grove St. into a public space that celebrates the Old Boise Neighborhood's multi-cultural history, provides additional event space to support street festivals on the adjacent Basque Block, thoughtfully interfaces with prospective adjacent private investment, and supports the overall neighborhood placemaking strategy. The development of the space is in collaboration with Boise Parks and Recreation, which will assume ownership, operation, and maintenance upon the project's completion.	360	2,783				\$3,143
24	Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue The design and construction a multi-use pathway to connect the East End Neighborhood to downtown Boise. Pathway alignment is along the Boise City Canal between the Broadway Avenue signalized pedestrian crossing and the intersection of 3rd and Grove streets. Boise's Pathway Master Plan and Old Boise Blocks Vision Report identify this as a priority connection.	1,020	1,000				\$2,020
25	Rebuild Linen Blocks on Grove Street Streetscape and Bikeway Improvements, 9th Street to 16th Street Public improvements along Grove Street from 9th to 16th streets to safely and comfortably accommodate multimodal travel. Planned upgrades include improved streetscapes, raised, protected bike lanes, public utility upgrades, placemaking and public space elements per the recommendations of the 2021 Visioning Report.	8,421					\$8,421
26	Rebuild Linen Blocks on Grove Street Roadway Improvements, 9th Street to 16th Street. Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) to reimburse for concrete pavement and stormwater improvements. The existing pavement sections on Grove Street between 9th and 16th streets were previously included for rehabilitation in the ACHD 2020 Downtown Boise Implementation Plan (DBIP) project. Through a multi-year planning effort between ACHD and CCDC, this pavement reconstruction work will happen with the Agency's planned streetscape improvements along Grove Street to reduce disruption to downtown daily life and minimize delays.	2,965					\$2,965
27	Rebuild 11th Street Blocks. 11th Street Streetscape and Bikeway Improvements, River to State Street <i>See also WS District Line Items #48 and #49, Rebuild 11th Street Blocks</i>	322					\$322
28	Fulton Street Streetscape Improvements, 9th Street to Capitol Boulevard The construction of streetscape improvements within the Fulton Street right-of-way between 9th Street and Capitol Boulevard, which includes widened sidewalks, improved lighting, an expanded tree canopy, designated cafe/retail patios, on-street accessible parking, and other amenities.	1,409					\$1,409
29	5th and 6th Streets Roadway Improvements, Myrtle Street to Jefferson Street Roadway improvements on 5th and 6th streets, between Myrtle and Jefferson streets, per Ada County Highway District's (ACHD) adopted 2017 Concept Report (ACHD Project No. 517020). This project includes partnering with ACHD on an estimated \$4.4 million of planned pavement rehabilitation and stormwater improvements (Myrtle to Fort streets), and the potential two-way conversion outside RM District boundary (Fort to Jefferson streets).	3,068	2,925				\$5,993

*Dollars are in Thousands

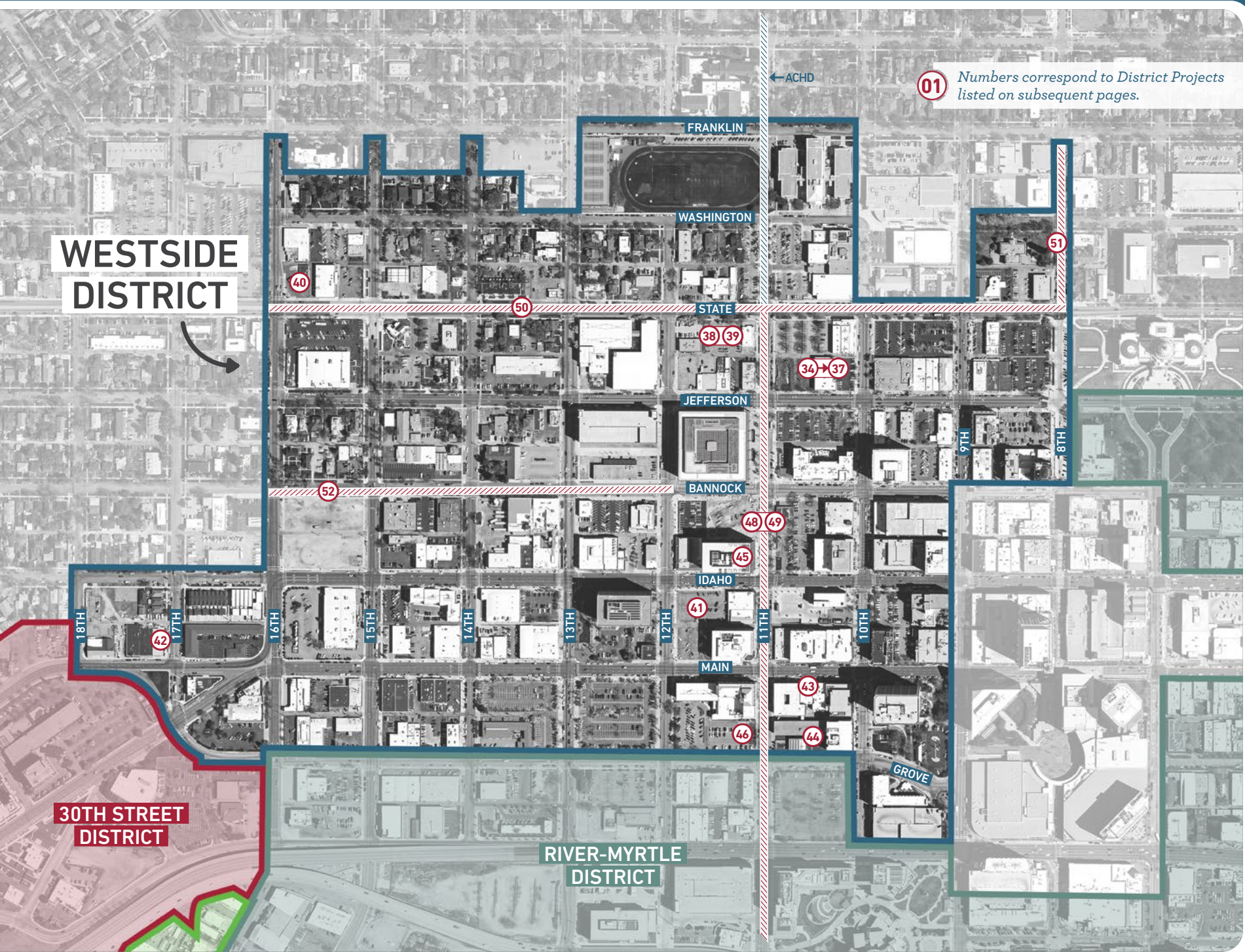
RIVER-MYRTLE DISTRICT PROJECTS

RIVER-MYRTLE DISTRICT ("RM" or "RM District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Capital Improvement Projects							
30	Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street Improvements to the Capitol Boulevard streetscapes on the west side of the Boulevard from the Boise River to Myrtle Street with minor site-specific improvements on the east side, north of Fulton Street. The project may include low-stress, protected bike facilities and expanded sidewalks to create consistent mobility infrastructure throughout this corridor, calm traffic, and improve access to local retail businesses.	1,580	1,500				\$3,080
31	3rd Street Streetscape and Mobility Improvements, Myrtle Street to Jefferson Street Streetscape improvements on both sides of 3rd Street, with minor travel lane and intersection adjustments to improve safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles. Upgrades include power line undergrounding, low-stress bike facilities, universally accessible facilities for pedestrians, and loading and parking zones for vehicles.	1,544	3,050				\$4,594
32	River-Myrtle District Closeout Projects Repair portions of streetscape with minor deficiencies, safety issues, and spot repairs that will not be addressed by private development projects, programmed streetscape improvement projects, or via upcoming ACHD or City of Boise capital projects. Minor utility upgrades may be included. In consultation with the City and ACHD, this project will develop a prioritized closeout project list, and complete closeout projects by priority before RM District terminates.		300				\$300
Total River-Myrtle Estimated Expenses		\$33,150	\$17,537	SUNSET	SUNSET	SUNSET	\$50,687

*Dollars are in Thousands



Erma Hayman House, a partnership with Boise City Department of Arts & History – RM #18



01 Numbers correspond to District Projects listed on subsequent pages.

WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT ("WS" or "WS District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Estimated Resources and Project Description		\$14,025	\$11,443	\$16,309	SUNSET	SUNSET	\$41,777
Participation Program							
33	One Time Assistance, Type 1 Program 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 \$200,000. Projects are awarded on a first-come, first-served basis.	200	200				\$400
34	421 N. 10th St., Land Exchange Agreement with the Young Men's Christian Association of Boise City, Idaho Equal value land exchange of 421 N. 10th St. and cash for 1177 W. State St., 1111 W. State St., and 419 N. 11th St. owned by the YMCA. This exchange facilitates development of the Block 69 North Workforce Housing Project. See also WS District Line Item #38	3,605					\$3,605
35	1010 W. Jefferson St., Block 68 South Mobility Hub Project. Purchase and Sale Agreement with Block 68 South Development LLC Purchase condominium in the Block 68 South Mixed Use Residential & Mobility Hub Project. Condominium to include up to 200 public parking stalls and associated common area along with BikeBOI secure bike storage located on the ground floor. See also ParkBOI Line Item #112	5,450	5,450				\$10,900
36	1010 W. Jefferson St., Block 68 South Mixed Use Residential & Mobility Hub Project. Type 5 Agreement with Block 68 South Development LLC The proposed Block 68 South project is a 14-story, mixed-use residential tower with ~190 active adult/senior residences and associated amenities, commercial space, ground floor retail, BikeBOI secure bicycle parking facility, and ParkBOI parking garage. Developed by a subsidiary of Edlen & Co. and deChase Miksis, with total development costs estimated at \$118 million. The developer will purchase 1010 W. Jefferson St. at market value for \$6.08 million, which may be reimbursed by CCDC based on a third-party reuse appraisal of the intended use.			6,075			\$6,075
37	1010 W. Jefferson St., Block 68 South Mixed Use Residential & Mobility Hub Project. Type 4 Agreement with Block 68 South Development LLC The Type 4 Agreement for the Block 68 South project will reimburse \$2.25 million in public improvements to utilities and streetscapes adjacent to the project including a portion of the Rebuild 11th Street Blocks scope of work.			2,250			\$2,250
38	1111 W. State St., Block 69 North Workforce Housing Project. Type 5 Agreement with Block 69 North Development LLC The proposed Block 69 North project is an eight-story, mid-rise, 260-unit apartment building with 155 rent-restricted apartments. 25 units will be rented at rates affordable to households earning 80% AMI or less and 130 units at rates affordable to households earning 120% AMI or less. The project includes on- and off-site parking, 10,000 square feet for the YMCA child development center, and approximately 1,200 square feet of corner retail. Developed by a subsidiary of Edlen & Co. and deChase Miksis, the project has an estimated total development cost of \$62 million. To facilitate this development, the Agency will exchange land with the YMCA (See also WS District Line Item #34), then sell these parcels to the developer at market value for \$6.73 million. A third-party reuse appraisal of the intended use will determine the residual land value for which the Agency will reimburse the developer up to \$4.46 million.			4,461			\$4,461
39	1111 W. State St., Block 69 North Workforce Housing Project. Type 4 Agreement with Block 69 North Development LLC The Type 4 Agreement for the Block 69 North project will reimburse \$1.4 million in public improvements to utilities and streetscapes adjacent to the project including a portion of the Rebuild 11th Street Blocks scope of work.			1,400			\$1,400
40	1522 W. State St., 16th & State. Type 2 Agreement with 1522 W State St, LLC 16th & State is a mixed-use building with 104 apartments, 1,600 square feet of ground floor retail, and a total development cost of \$23 million. The agreement includes a \$657,655 reimbursement for streetscapes, utility upgrades, and 11 dedicated workforce housing units.		658				\$658
41	120 N. 12th St., 12th and Idaho. Type 2 Agreement with 12th and Idaho Owner, LLC 12th and Idaho will be a 26-story, 420,000 square foot mixed-use building including 298 apartments and residential amenities, 9,000 square feet of ground floor retail, and structured parking. The project, developed by Oppenheimer Development Corp., White Oak Realty Partners, and Ponsky Capital Partners, has \$140 million in total development costs. Agreement includes a reimbursement of \$1.34 million for canal replacement, utility upgrades, and streetscape and alleyway improvements.		1,342				\$1,342

*Dollars are in Thousands

WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT ("WS" or "WS District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Participation Program							
42	1700 W Main St., 17th and Main Office. Type 1 Agreement with 17th and Main, LLC This office renovation includes 9,800 square feet of commercial/retail, with \$1 million in total development cost. The Agency will reimburse \$182,000 for streetscape and furnishing improvements.	182					\$182
43	1015 W. Main St., Smith Block Building. Type 1 Agreement with Smith Block, LLC Smith Block Building is the renovation of existing building into a cocktail bar named "The Cub Tavern" with \$1.4 million total development costs. CCDC will reimburse \$200,000 for historic façade restoration and awnings.	200					\$200
44	1070 W. Grove St., The Sparrow. Type 1 Agreement with Imperial 700, LLC Formerly Safari Inn, The Sparrow is a 68 room boutique hotel with \$10 million total development cost. CCDC will reimburse \$83,000 for alleyway improvements.	83					\$83
45	1118 W. Idaho St., 11th & Idaho. Type 2 Agreement with 11th & Idaho Partners, LLC 11th & Idaho is a 9-story, 193,000 square foot mixed use office building with first floor retail. Developed by Rafanelli & Nahas, the project's total development cost was \$29 million. The agreement includes a reimbursement of \$704,000 for streetscape improvements.	200	171				\$371
46	1110 W. Grove St., Hotel Renegade. Type 4 Agreement with Hendricks Commercial Properties, LLC Hotel Renegade is an eight-story, 122-room boutique hotel with dining and amenities including a rooftop bar. The project's total development costs are \$68 million. The agreement coordinates construction with the Rebuild 11th Street Blocks and Rebuild Linen Blocks projects and includes a reimbursement of \$250,000 for awnings enhancing the pedestrian environment.	250					\$250
47	Re-Wrap Traffic Signal Boxes. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to support its traffic Box Program. The program installs public artwork via vinyl wrap to existing traffic signal boxes throughout the District.		23	23			\$46

*Dollars are in Thousands

WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT ("WS" or "WS District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Capital Improvement Projects							
48	Rebuild 11th Street Blocks Streetscape and Bikeway Improvements, River Street to State Street Improvements along 11th Street between River and State streets to create a multi-modal corridor through downtown Boise. This project includes streetscape improvements, raised protected bike lanes, and public utility upgrades per the recommendations of the 2020 11th Street Bikeway Concept Plan.	497					\$497
49	Rebuild 11th Street blocks. 11th Street Roadway and Bridge Replacement, River Street to State Street. Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) to reimburse for pavement maintenance, stormwater improvements, and Boise City Canal bridge replacement. The existing pavement sections on 11th Street between State and River streets were previously included for rehabilitation in the ACHD 2019 Downtown Boise Implementation Plan (DBIP) project. Through a multi-year planning effort between ACHD and CCDC, this work will now happen as part of the Agency's "Rebuild 11th Street Blocks" project to reduce disruption to downtown daily life and minimize delays.	189					\$189
50	State Street Streetscape and Utility Improvements, 8th Street to 16th Street. Interagency Agreement with ACHD A partnership with Ada County Highway District's (ACHD) Roadway Improvement Project (ACHD project No. SM220) to reimburse up to \$1.7 million for actual costs to install fiber optic conduit and streetscape improvements. The fiber optic conduit bank in State Street will connect existing conduits in 8th and 15th Street with additional streetscape improvements on both sides of State Street, between 12th and 14th street, including stormwater bioretention landscaping.			2,100			\$2,100
51	8th Street Streetscape and Bikeway Improvements, State Street to Franklin Street Streetscape improvements from State Street to Franklin Street that include protected bike facilities and the undergrounding of overhead utilities, as well as improvements along frontages of 800 W. State St., 815 W. Washington St., and 622 N. 8th St. The improvements extend downtown Boise's primary north/south bicycle access two blocks further north—implementing a portion of Boise City and Ada County Highway Districts broader concept plan to ultimately extend the bikeway to Union Street.	1,818					\$1,818
52	Bannock Street Streetscape Improvements, 12th Street to 16th Street Improve streetscapes on both sides of Bannock Street, from 12th to 16th streets, while also making safety improvements at the various intersections to improve pedestrian and bike connectivity from the West Downtown Neighborhood into downtown Boise.	1,100	3,200				\$4,300
53	Westside District Streetscape Assessment and Closeout Projects Repair portions of streetscape with minor deficiencies, safety issues, and spot repairs that will not be addressed by private development projects, programmed streetscape improvement projects, or via upcoming ACHD or City of Boise capital projects. Minor utility upgrades may be included. In consultation with the City and ACHD, this project will develop a prioritized closeout project list, and complete closeout projects by priority before WS District terminates.		400				\$400
Total Westside Estimated Expenses		\$14,025	\$11,443	\$16,309	SUNSET	SUNSET	\$41,777

*Dollars are in Thousands



Hotel Renegade – WS #46 on the left with The Sparrow – WS #44 on the right, and the active construction of Rebuild Linen Blocks on Grove Street – RM #25 and #26 in the foreground

30TH STREET DISTRICT

The 30th Street district was envisioned as a premier urban place celebrating its unique location between the Boise River Corridor and downtown. Once home to many auto-oriented businesses including several car dealerships, large parcels of land were vacated when a new direct east-west route from downtown, the I-184 Connector, was opened in 1992. The reduced traffic affected the area’s commercial prospects and large tracts of empty commercial lots are still vacant today. With a focus on the surrounding neighborhoods, the 30th Street master plan seeks to enhance the area to allow for revitalization that broadens the range of housing, employment, neighborhood-oriented services and amenities, transportation options, and arts and culture in the area while honoring and strengthening the existing character of the neighborhoods.

est.
2013



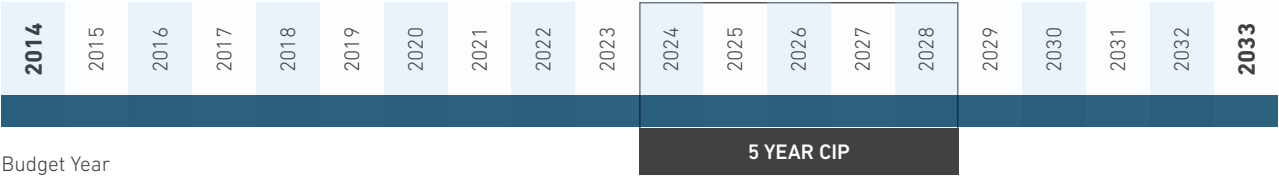
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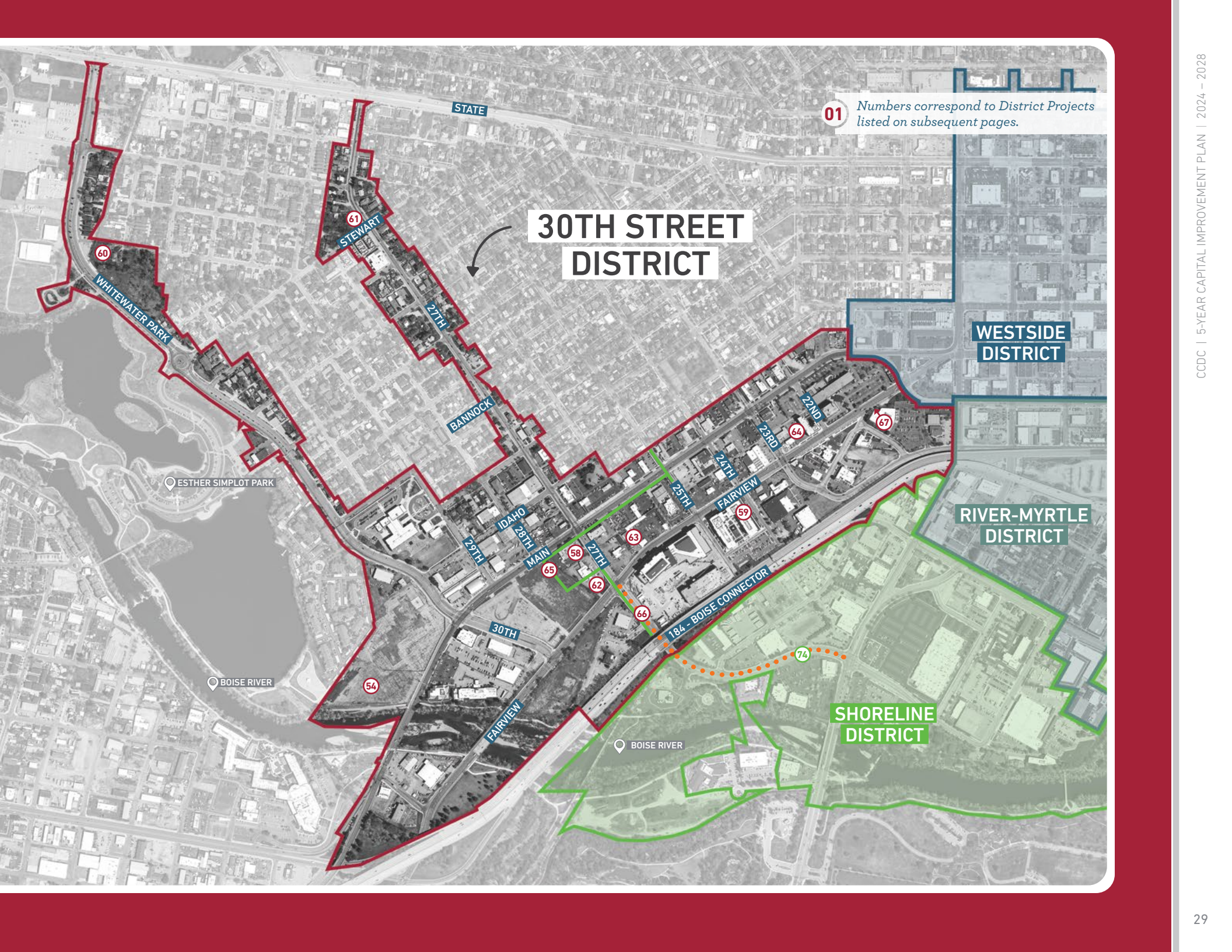
BASE VALUE:
\$60 MILLION

2024 TOTAL
INCREMENT VALUE:
\$172 MILLION

2024 ANNUAL
INCREMENT REVENUE:
\$1.5 MILLION

CURRENT 5 YEAR CIP TIMELINE





01 Numbers correspond to District Projects listed on subsequent pages.

30TH STREET DISTRICT

WESTSIDE DISTRICT

RIVER-MYRTLE DISTRICT

SHORELINE DISTRICT

30TH STREET DISTRICT PROJECTS

30TH STREET DISTRICT ("30th" or "30th District")	FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Estimated Resources and Project Description	\$863	\$1,809	\$1,527	\$930	\$10,930	\$16,059

Development Opportunities of Interest

54	College of Western Idaho (CWI), Boise Campus Development with Ball Ventures Ahlquist In April 2023, CWI selected Ball Ventures Ahlquist to develop a mixed-use campus located on its 10 acre property located at Whitewater Park Boulevard and Main Street. The new project will build state-of-the-art technology and modern classroom space for CWI in multiple phases totaling up to 150,000 square feet. It will likely include about 300 multi-family residential units, and possibly a performance space or other community focused venue. Opportunities for CCDC participation may include assisting with public infrastructure and utility upgrades, public space improvements adjacent to the river or other key locations, as well as possible public parking partnership to catalyze higher investment and more public benefit and amenities. The level of participation will be determined by the amount of incremental tax revenue generated by the project's private investment.						TBD
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Participation Program

55	One Time Assistance, Type 1 Program 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 \$200,000. Projects are awarded on a first-come, first-served basis.	200	200	200	200	200	\$1,000
56	Transformative Assistance, Type 3 Program Type 3 participation is available to assist large public or private projects that the CCDC Board deems to be transformative in nature and of benefit to the community at large. The private to public investment should generally be 6:1 or higher. CCDC bonding is a possibility and will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement or purchase upon project/ public facility completion and certificate of occupancy.	TBD	TBD	TBD	TBD	10,000	\$10,000
57	Housing Partnerships and Real Estate Acquisitions Public-Private Partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.			1,000			\$1,000
58	101 S. 27th St., KDP Corporate Headquarters. Type 1 Agreement with Westend Holdings, LLC KDP Corporate Headquarters is the renovation of 17,160 square feet into a Class A office building with \$5.8 million in total development costs. The agency will reimburse \$200,000 for streetscape improvements, which include sidewalk upgrades, trees and planters.	200					\$200
59	2419 W. Fairview Ave., Adare. Type 2 Agreement with Adare Manor, LLC Adare Apartments is a mixed-use development comprised of 134 apartments with units serving as low as 30% AMI, ground floor commercial, and \$27 million in total development costs. The agreement includes a \$285,000 reimbursement for public utility upgrades and streetscape improvements.	21					\$21
60	3205 W. Moore St., Whitewater Townhomes. Type 1 Agreement with ESP Property Investments, LLC Whitewater Townhomes is the construction of nine multilevel townhomes with \$5.3 million total development costs. The agreements includes a \$166,000 reimbursement for associated streetscapes, utility improvements and the extension of Moore Street.	167					\$167
61	901 N. 27th St., 27th Street Crossing. Type 1 Agreement with Prentiss Properties 21, LLC 27th Street Crossing includes 65 apartment units and 6,000 square feet of commercial space with \$12 million total development costs. The agreements includes a \$200,000 reimbursement for streetscape and public right of way improvements.	200					\$200
62	2742 W. Fairview Ave., The Avens. Type 2 Agreement with NW Avens, LLC The Avens is a mixed-use development with 187 apartments, a 10,000 square foot daycare, and \$80 million in total development costs. The agreement includes a reimbursement of up to \$1.6 million to assist with the developer's \$2.4 million investment in public utility and streetscape improvements.				400	400	\$800
63	2618 W. Fairview Ave., The LOCAL Fairview. Type 2 Agreement with LOCAL Acquisitions, LLC LOCAL Fairview is a mixed-use development with 271 apartments, 8,500 square feet of commercial space, and \$81 million in total development costs. The agreement includes a \$1.3 million estimated reimbursement for \$1.6 million public utility and streetscape improvements.				330	330	\$660
64	114 N. 23rd St., New Path 2. Type 3 Agreement with Pacific West Communities, Inc. New Path 2 is a 96-unit supportive housing development serving residents with incomes at 60% and below AMI. The building includes community space and offices for supportive services, and \$35 million in total development costs. The agreement includes a \$260,000 estimated reimbursement for public utility and streetscape improvements.			257			\$257

*Dollars are in Thousands

30TH STREET DISTRICT PROJECTS

30TH STREET DISTRICT ("30th" or "30th District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Capital Improvement Projects							
65	170 S. 28th St., West End Water Renewal Infrastructure. Type 4 Agreement with Boise Public Works Construct a new sewer lift station and associated force main to serve housing and mixed-use developments in the western half of the 30th Street District. Boise Public Works will design and build the \$3.2 million project with CCDC reimbursing half upon completion.		1,594				\$1,594
66	Shoreline Drive Streetscape Improvements, Fairview Avenue to Americana Boulevard. Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) to reimburse for pedestrian enhancements that include landscaping and irrigation as part of a streetscape improvement project on Shoreline Drive from Fairview Avenue to Americana Boulevard. ACHD is leading the project and conducting design in 2025 with construction in 2026. <i>See also SL District Line Item #74</i>		15	70			\$85
67	Main Street and Fairview Avenue Mobility and Streetscapes Assessment, Boise River to 16th Street Agency will conduct a concept-level analysis of the Main Street and Fairview Avenue rights-of-way to determine feasibility of converting buffered bike lanes to protected bike lanes as well as feasibility of streetscape improvements.	75					\$75
Total 30th Street Estimated Expenses		\$863	\$1,809	\$1,527	\$930	\$10,930	\$16,059

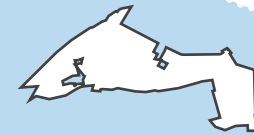


Aerial image of current College of Western Idaho (CWI) Boise Campus – 30th #54

SHORELINE DISTRICT

Shoreline is a diverse, mixed-use area tied together by the Greenbelt and defined by the Boise River. The district has abundant recreational resources with opportunities to increase connectivity and allow for safe, complete access to the natural amenities. Because of its proximity to downtown Boise and Boise State University, the district also holds great opportunity for quality infill housing options for both students and the downtown workforce. During the establishment of the district, goals and objectives were identified through community conversations, on-site tours and observations, and existing community planning documents. A desired vision for the area seeks to solve stormwater drainage and streetscape deficiencies in the Lusk Street neighborhood, revitalize the riverfront neighborhood, and enhance the district's many amenities.

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2019



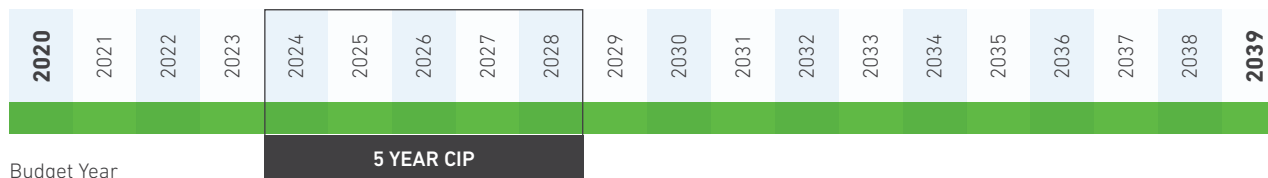
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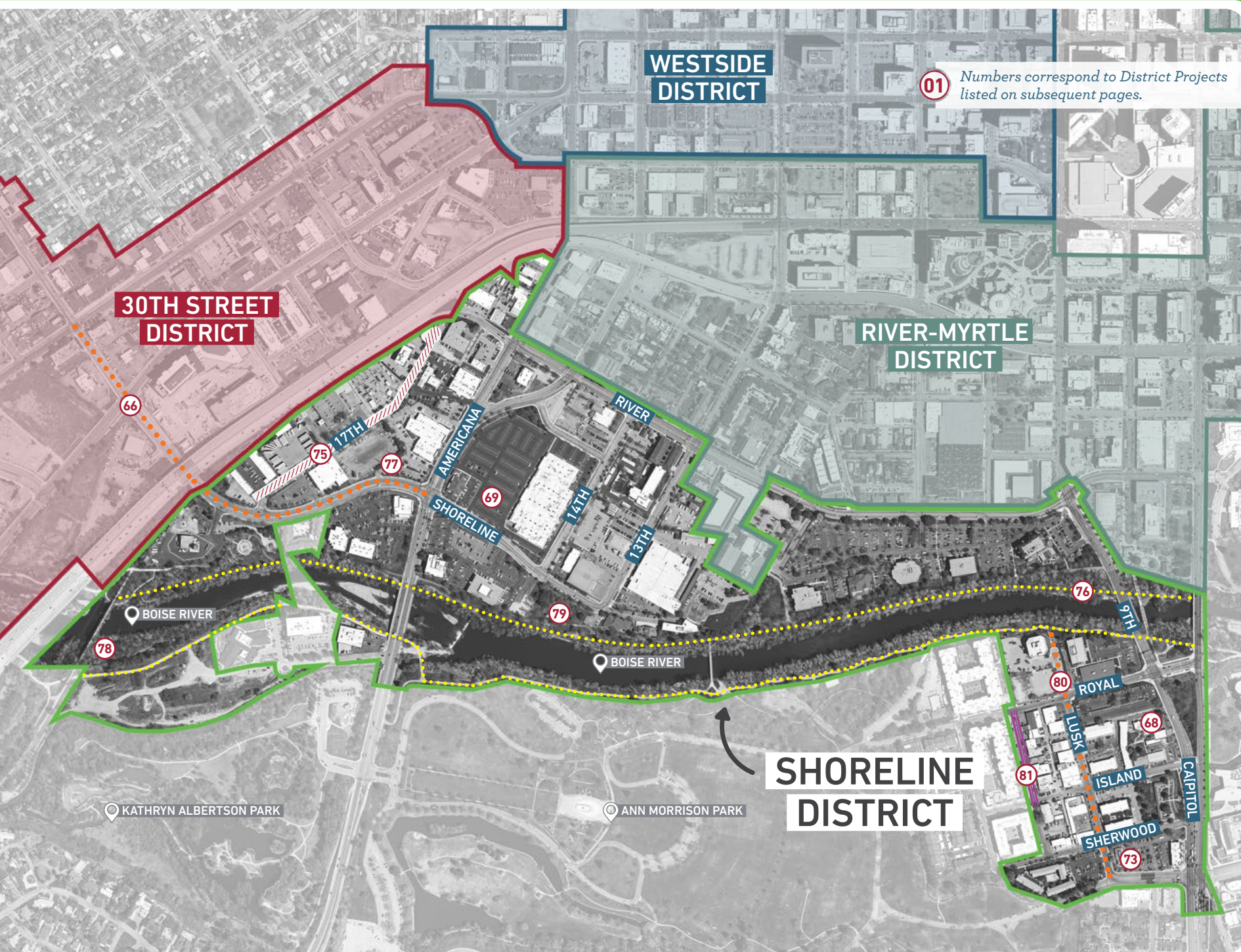
BASE VALUE:
\$118 MILLION

2024 TOTAL
INCREMENT VALUE:
\$91 MILLION

2024 ANNUAL
INCREMENT REVENUE:
\$800,000

CURRENT 5 YEAR CIP TIMELINE





SHORELINE DISTRICT PROJECTS

SHORELINE DISTRICT ("SL" or "SL District")	FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Estimated Resources and Project Description	\$865	\$220	\$1,552	\$462	\$10,434	\$13,532

Development Opportunities of Interest

68	<p>Capitol Campus, Boise City and Boise State University (BSU) Joint Venture with J Fisher Companies</p> <p>The City has partnered with BSU to build a mixed use development on 5 acres of parcels owned by both parties in the Lusk district. The joint vision is to provide housing that incorporates the unique characteristics of the Lusk District and offers homes at a variety of price-points, including deeply affordable units. The City and BSU selected J Fisher Companies in December 2022. Preliminary programming includes replacing the existing 110 affordable housing units, building more affordable and market rate housing, BSU academic space, and structured parking to serve BSU, the new housing, and surrounding neighborhood uses. Potential assistance with infrastructure such as public utilities, public parking, storm drainage, streetscapes and on-street parking may be possible. Type 3 program criteria will establish the level of Agency participation.</p>						TBD
69	<p>Midtown, Rivershore Development</p> <p>Rivershore Development has site control of numerous properties near Shoreline Drive and Americana Boulevard and is reimagining how the largest contiguous properties in the Shoreline District can be redeveloped to serve and enhance the neighborhood. The potential for CCDC to make public improvements in tandem with private redevelopment could catalyze significant private investment necessary to pay for the needed public infrastructure, which includes building streets that reestablish the downtown grid, greenbelt connections, public spaces, public parking, and public utility upgrades. Type 3 program criteria will establish the level of Agency participation.</p>						TBD

Participation Program

70	<p>One Time Assistance, Type 1 Program</p> <p>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 \$200,000. Projects are awarded on a first-come, first-served basis.</p>	200	200	200			\$600
71	<p>Transformative Assistance, Type 3 Program</p> <p>Type 3 participation is available to assist large public or private projects that the CCDC Board deems to be transformative in nature and of benefit to the community at large. The private to public investment should generally be 6:1 or higher. CCDC bonding is a possibility and will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement or purchase upon project/ public facility completion and certificate of occupancy.</p>	TBD	TBD	TBD	TBD	10,000	\$10,000
72	<p>Housing Partnerships and Real Estate Acquisitions</p> <p>Public-Private Partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.</p>			1,000			\$1,000
73	<p>818 W. Ann Morrison Park Dr., Capitol Student Housing. Type 2 Agreement with KC Gardner Company</p> <p>Capitol Student Housing is a 91-unit apartment building for university students with \$44 million in total development costs. The agreement includes a \$550,000 reimbursement for streetscape and public utility upgrades.</p>			162	162	162	\$485

*Dollars are in Thousands

SHORELINE DISTRICT PROJECTS

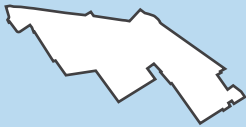
SHORELINE DISTRICT ("SL" or "SL District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Capital Improvement Projects							
74	Shoreline District Streetscape Design Standards. Type 4 Agreement with Boise Planning & Development Services Assist Boise Planning & Development Services with updates to the Downtown Boise Streetscape Standards Manual to include all streets within the Shoreline District Project Area. Establishing standards provides clarity and predictability about infrastructure requirements for private development and also helps institute the community input received during the SL District formation process.	80					\$80
75	17th Street Interim Streetscape Improvements, Shoreline Drive to Cul-de-Sac Pedestrian improvements addressing gaps in the sidewalk, ADA improvements, and installing additional overhead lighting on 17th Street between Shoreline Drive and the east end of 17th Street (cul-de-sac).	385					\$385
76	Greenbelt Separated Path Improvements, North and South Shores, Phase 1 Construct a second parallel pathway adjacent to existing greenbelt pathway, per the 2018 Shoreline Urban Framework Plan, to increase greenbelt capacity and provide separate facilities for pedestrians and cyclists.	200					\$200
77	Shoreline Drive Roadway and ADA Improvements, Fairview Avenue to Americana Boulevard. Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) project # 204299 to reimburse for pedestrian enhancements including landscaping and irrigation included in roadway and ADA improvement project on Shoreline Drive from Fairview Avenue to Americana Boulevard. ACHD is improving the roadway surface and adjacent ADA ramps, filling sidewalk gaps, bulb outs, bikeway signage, and enhanced crossings. ACHD is conducting design and right-of-way in 2024 with construction in 2025. <i>See also 30th District Line Item #66</i>		20	90			\$110
78	Boise River Greenbelt Truss Bridge Mobility Improvements Add programmable LED lighting to the Boise River Greenbelt Truss Bridge and adjacent path to improve safety of pedestrians and cyclists. Lighting will accenuate the bridges trusses as well, to illuminate this Boise landmark at nighttime. The bridge serves as a primary connection for the various Boise Bench Neighborhoods to the Greenbelt and downtown Boise. Improvements in partnership with Boise Parks and Recreation.					72	\$72
79	1375 W. Shoreline Dr., Shoreline Park Master Plan A community-driven Shoreline Park Master Plan that plans for a phased implementation of park improvements. In accordance with Shoreline District Framework Plan, the park master plan will plan for enhanced amenities, increased neighborhood connectivity and better recreational and emergency access into the Boise River. May include stabilized boat ramp, retaining walls, revised vehicular connection to Shoreline Drive and Boise Greenbelt improvements. Planning work in collaboration with Boise Parks and Recreation.			100			\$100
80	Lusk Street Streetscapes, Ann Morrison Park Drive to Boise River, Phase 1 Streetscapes and connectivity improvements to the Boise Greenbelt on the west side of Lusk Street. A future phase will address improvements on the east side of Lusk Street.					200	\$200
81	La Pointe Street Streetscape Improvements, Royal Boulevard to Island Avenue Streetscape improvements on the east side of La Pointe Street from Royal Boulevard to Island Avenue. Project addresses the existing lack of sidewalk, curb and gutter, on-street parking, stormwater drainage, and amenities such as bike racks and shade trees. Project also establishes associated on-street parking.				200		\$200
82	Lusk Area Utility Improvements Underground existing overhead utilities in priority locations within the Lusk District.				100		\$100
Total Shoreline Estimated Expenses		\$865	\$220	\$1,552	\$462	\$10,434	\$13,532

*Dollars are in Thousands

GATEWAY EAST DISTRICT

The Gateway East Urban Renewal District presents a compelling opportunity for economic development and high-quality job creation in an undeveloped area of Boise facing barriers such as lava bedrock, lack of access, and need for infrastructure. Located on the eastern outskirts of the city, this district offers vast potential for transformative investment and expansion. With its strategic location and ample available land, the Gateway East District is poised to attract businesses looking for a prime industrial hub. The district’s purpose is to capitalize on this potential by providing the necessary infrastructure and support to foster economic growth and create job opportunities. Through targeted investments and strategic planning, the Gateway East Urban Renewal District aims to unlock the area’s untapped potential, catalyzing industrial development, diversifying Boise’s economy, attracting high-quality jobs, and contributing to the overall prosperity of Boise.

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2019



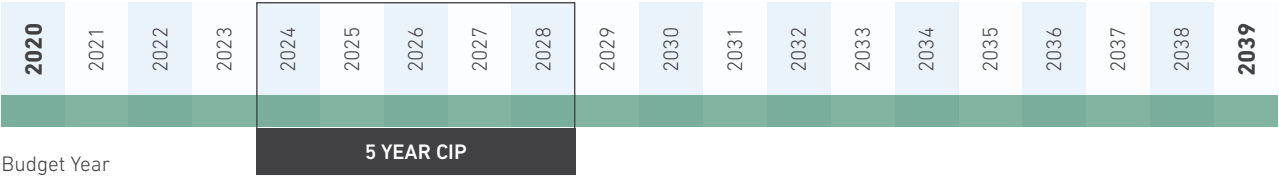
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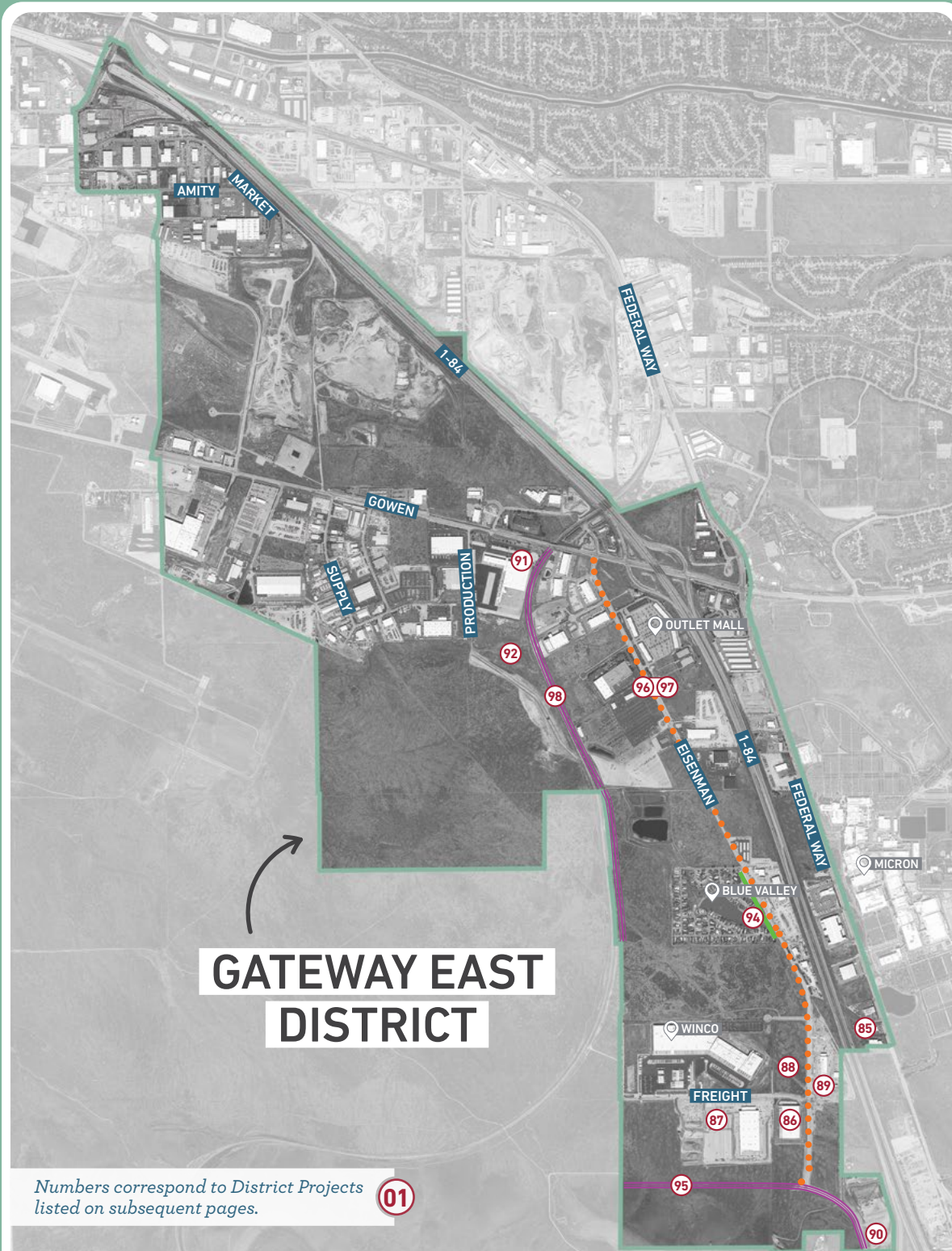
BASE VALUE:
\$385 MILLION

2024 TOTAL
INCREMENT VALUE:
\$823 MILLION

2024 ANNUAL
INCREMENT REVENUE:
\$7.4 MILLION

CURRENT 5 YEAR CIP TIMELINE





GATEWAY EAST DISTRICT

Numbers correspond to District Projects listed on subsequent pages.

01

GATEWAY EAST DISTRICT PROJECTS

GATEWAY DISTRICT ("Gateway")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Estimated Resources and Project Description		\$5,150	\$7,682	\$1,789	\$4,179	\$6,842	\$25,642
<i>Participation Program</i>							
83	One Time Assistance, Type 1 Program 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 \$200,000. Projects are awarded on a first-come, first-served basis.	200	200	200	200	200	\$1,000
84	Economic Development Opportunities and Real Estate Acquisitions Public-Private Partnerships and/or land purchase and disposition to develop quality jobs and broaden the economic opportunities in Boise's workforce and business community.					2,500	\$2,500
85	9025 S. Federal Way, Mixed-Use Office and Industrial Project. Type 2 Agreement with 9025 Federal, LLC 9025 S. Federal Way is a 11,000 square foot office and 2,500 square foot warehouse project for tech-industry support services with \$2.1 million in total development costs. The agreement includes a \$92,000 reimbursement for public utility and streetscape improvements.	15	15	15	15		\$60
86	9605 S. Eisenman Rd., Boise Gateway 1. Type 2 Agreement with Boise Gateway 1, LC Boise Gateway 1 is a 68,000 square foot industrial fulfillment building with administrative office space. Developed by Boyer Company, the project has total development costs of \$13 million. The agreement includes a reimbursement of \$406,000 for utility infrastructure and streetscape improvements.	133					\$133
87	2155 E. Freight St., Boise Gateway 2. Type 2 Agreement with Boise Gateway 2, LC Boise Gateway 2 is a 287,000 square foot industrial retail sorting center with administrative office space. Developed by Boyer Company, the project has total development costs of \$53.9 million. The agreement includes a reimbursement of \$895,000 for utility infrastructure and streetscape improvements.	386	386	123			\$895
88	2500 E. Freight St., Boise Gateway 3. Type 2 Agreement with Boise Gateway 3, LC Boise Gateway 3 is a planned 185,000 square foot warehouse building designed to accommodate up to four tenants. Developed by Boyer Company, the project has total development costs of \$26.3 million. The agreement includes reimbursement for utility infrastructure and streetscape improvements and CCDC estimates it will reimburse \$836,000 of these \$1.9 million expenses.			140	140	140	\$420
89	9100 S. Eisenman Rd., R&L Carriers. Type 2 Agreement with R.L.R. Investments, LLC R&L Carriers is a 60,000 square foot freight terminal site with a 9,000 square foot maintenance shop and on-site fueling stations. The project has total development costs of \$9.8 million. The agreement includes a reimbursement of \$385,000 for utility infrastructure and streetscape improvements.	64	64	64	64		\$256
90	10026 S. Eisenman Rd., Mr. Gas. Type 2 Agreement with Lynch Land Development, LLC (sold to Conrad & Bischoff, LLC) Mr. Gas is a 19.3-acre truck stop and retail center offering goods and services for professional drivers with \$12.9 million in total development costs. The agreement includes a \$480,000 estimated reimbursement for the \$1 million investment the developer made in public utility and streetscape improvements.	81	81	81	81	81	\$405
91	1001 E. Gowen Rd., The AZEK Company Manufacturing & Distribution Facility. Type 2 Agreement with CPG International, LLC The Azek Company adapted a 355,000 square foot distribution facility into a manufacturing facility to produce decking lumber from recycled materials and includes total development costs of \$123 million. This is AZEK's first facility located in the western United States and brings 160 manufacturing jobs to Boise. The agreement includes a reimbursement of \$1 million for public improvements including a power substation and streetlights.	215	215	85	183		\$698
92	951 E. Gowen Rd & 7031 E. Eisenman Rd., Red River Logistics and Commerce Centers. Type 2 Agreement with Red River Logistics Center, LLC and Red River Commerce Center, LLC Red River Logistics and Commerce Centers are concurrent developments of two sites with a total of 1.3 million square feet of industrial space on 120 acres with \$146.2 million in total development costs. The agreement includes a \$4.2 million reimbursement for public improvements including the extension of Production Street with associated utility infrastructure and streetscapes, construction of a multi-use pathway, and roadway and bridge construction over Five Mile Creek.		721	721	721	721	\$2,884

*Dollars are in Thousands

GATEWAY EAST DISTRICT PROJECTS

GATEWAY DISTRICT ("Gateway")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Capital Improvement Projects							
93	Power System Upgrades, Idaho Power Company A partnership with Idaho Power Company to fund critical power infrastructure upgrades, including new regional substation and distribution lines.	3,000					\$3,000
94	Eisenman Road Pedestrian Improvements, Blue Sage Lane to Blue Valley Lane Construction of a five-foot wide protected and attached asphalt pathway along Eisenman Road in front of the Blue Valley Estates Mobile Home Park.	456					\$456
95	Lake Hazel Road Extension, Gateway East URD Boundary to I-84 Eisenman Interchange Widen existing Lake Hazel Road between Eisenman Road 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 Ada County Highways Districts (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
96	South Eisenman Road Utility Upgrades, Lake Hazel Road to Gowen Road Underground utilities in Eisenman Road from Lake Hazel Road to Gowen Road. Includes replacement of aging utilities, up-sizing existing utilities to serve planned development, and installation of new utilities, as needed. Under-grounding work to occur prior to future road widening project.			360	2,400		\$2,760
97	South Eisenman Road Widening, Lake Hazel Road to Gowen Road Reconstructing and widening Eisenman Road between Gowen and Lake Hazel roads, including protected, on-street bike facilities and detached sidewalks. Includes a multi-use pathway connection to railroad multi-use pathway.				375	3,200	\$3,575
98	Railroad Multi-Use Pathway Construction of a multi-use pathway parallel to the City-owned segment of existing railroad. The pathway provide mobility alternatives in accordance with the City of Boise Pathways Master Plan.	300	3,000				\$3,300
Total Gateway Estimated Expenses		\$5,150	\$7,682	\$1,789	\$4,179	\$6,842	\$25,642

*Dollars are in Thousands

STATE STREET DISTRICT

CCDC's newest urban renewal project area, State Street District, is a six-mile stretch of roadway, which serves as the critical east/west commuter corridor connecting downtown Boise to west Ada and Canyon Counties. The district envisions transitioning from a congested auto-dominated commercial corridor into multimodal mixed-use corridor with a series of walkable activity centers supportive of high-quality transit service between Eagle and Downtown Boise. City leaders, neighbors, businesses, and commuters all expressed a desire for a safer, more livable street with housing options, a mix of services, and better access to all forms of transportation.

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2022



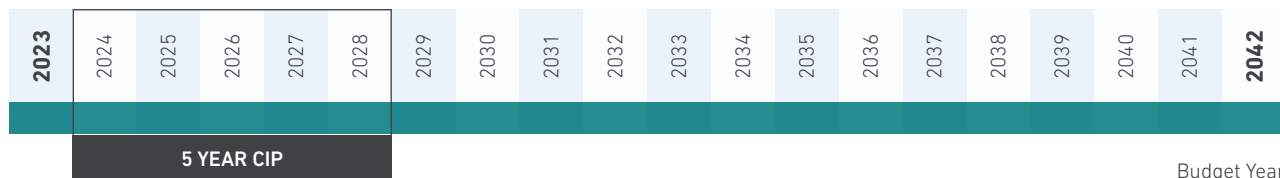
577 ACRES

BASE VALUE:
\$363 MILLION

2024 TOTAL
INCREMENT VALUE:
\$170 MILLION

2024 ANNUAL
INCREMENT REVENUE:
\$1.5 MILLION

CURRENT 5 YEAR CIP TIMELINE





WEST

STATE STREET DISTRICT

EAST

01 Numbers correspond to District Projects listed on subsequent pages.

STATE STREET DISTRICT PROJECTS

STATE STREET DISTRICT ("SS" or "SS District")	FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Estimated Resources and Project Description	\$458	\$327	\$2,683	\$15,871	\$1,415	\$20,754

Development Opportunities of Interest

99	3311 W. State St. Idaho Department of Transportation (ITD) Campus In July 2023, ITD solicited sealed bids to purchase 3311 W. State Street, a 44 acre state-owned property with 11 existing buildings. Sale of the property creates a potential opportunity for CCDC to engage with the new owners in developing the walkable, mixed-use development pattern contemplated in the State Street District plans. CCDC assistance can help achieve this vision by participating in improving infrastructure, providing public spaces, diversifying Boise's housing, leveraging and expanding recreation and transportation facilities. The level of assistance will be determined by the Type 3 program criteria, specifically the amount of incremental revenue that redevelopment generates.					TBD
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Participation Program

100	One Time Assistance, Type 1 Program 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 \$200,000. Projects are awarded on a first-come, first-served basis.	200	200	200	200	\$1,000
101	Transformative Assistance, Type 3 Program Type 3 participation is available to assist large public or private projects that the CCDC Board deems to be transformative in nature and of benefit to the community at large. The private to public investment should generally be 6:1 or higher. CCDC bonding is a possibility and will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement or purchase upon project/public facility completion and certificate of occupancy.	TBD	TBD	TBD	15,000	\$15,000
102	Housing Partnerships, Real Estate Acquisitions Public-Private Partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.			2,000		\$2,000
103	2426 N. Arthur St., State & Arthur. Type 3 Agreement with Pacific West Communities, Inc State & Arthur is a mixed-use development with 102 apartments, 1,800 square feet ground floor daycare or commercial space, and \$40 million in total development costs. The project is located on the City of Boise's Housing Land Trust land and units will be income restricted with rental rates between 30% - 80% of AMI. The agreement includes a \$860,000 reimbursement for streetscapes and public utility upgrades.			215	215	\$645

Capital Improvement Projects

104	State Street District Streetscape Design Standards, Type 4 Agreement with Boise Planning & Development Services Assist Boise Planning & Development Services with updates to the Downtown Boise Streetscape Standards Manual to include all streets within the State Street District Area. Establishing standards provides clarity and predictability about infrastructure requirements for private development and also helps institute the community input received during the SS District formation process.	200				\$200
105	Collister Drive Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, Boise city, and CCDC. Local match to fund State Street Transit upgrades.	58				\$58
106	North Whitewater Park Boulevard and State Street Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, Boise city, and CCDC. Local match to fund State Street Transit upgrades.		27			\$27
107	Local Match - Raise Grant - West Saxton Drive and State Street Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, Boise city, and CCDC. Local match to fund State Street Transit upgrades.			18		\$18
108	Local Match - Raise Grant - Gary Lane and Bunch Court Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, Boise city, and CCDC. Local match to fund State Street Transit upgrades.				106	\$106
109	State Street and Pierce Park Lane Intersection Improvement, West Ellens Ferry Drive to North Hertford Way. Interagency Agreement with ACHD Partnership with Ada County Highway District (ACHD) project # 101650 to reimburse for pedestrian enhancements, landscaping and irrigation. ACHD's intersection improvement project widens the north and south legs to four lanes and the east and west legs to seven lanes per ACHD's 2020 Capital Improvement Plan. Project includes enhanced pedestrian/bike facilities including buffered bike lane to the north, pathway to the south, center medians and bus pullouts.		100	250	350	\$700

*Dollars are in Thousands

STATE STREET DISTRICT PROJECTS

STATE STREET DISTRICT ("SS" or "SS District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Capital Improvement Projects							
110	State Street Streetscape Improvements, Willow Lane to Fargo Street Improve streetscapes on northside of State Street, from Willow Lane to Fargo Street including a multi-use pathway, street trees and other pedestrian and cyclist amenities.					500	\$500
111	Accelerated Road and Utility Infrastructure Project (Tentative Bond Issuance in FY2029) Produce a package of shovel-ready public infrastructure projects that further best-class transit and in preparation for forthcoming development. Include roadway and utility projects that advance the TTOP vision for the State Street corridor.					500	\$500
Total State Street Estimated Expenses		\$458	\$327	\$2,683	\$15,871	\$1,415	\$20,754



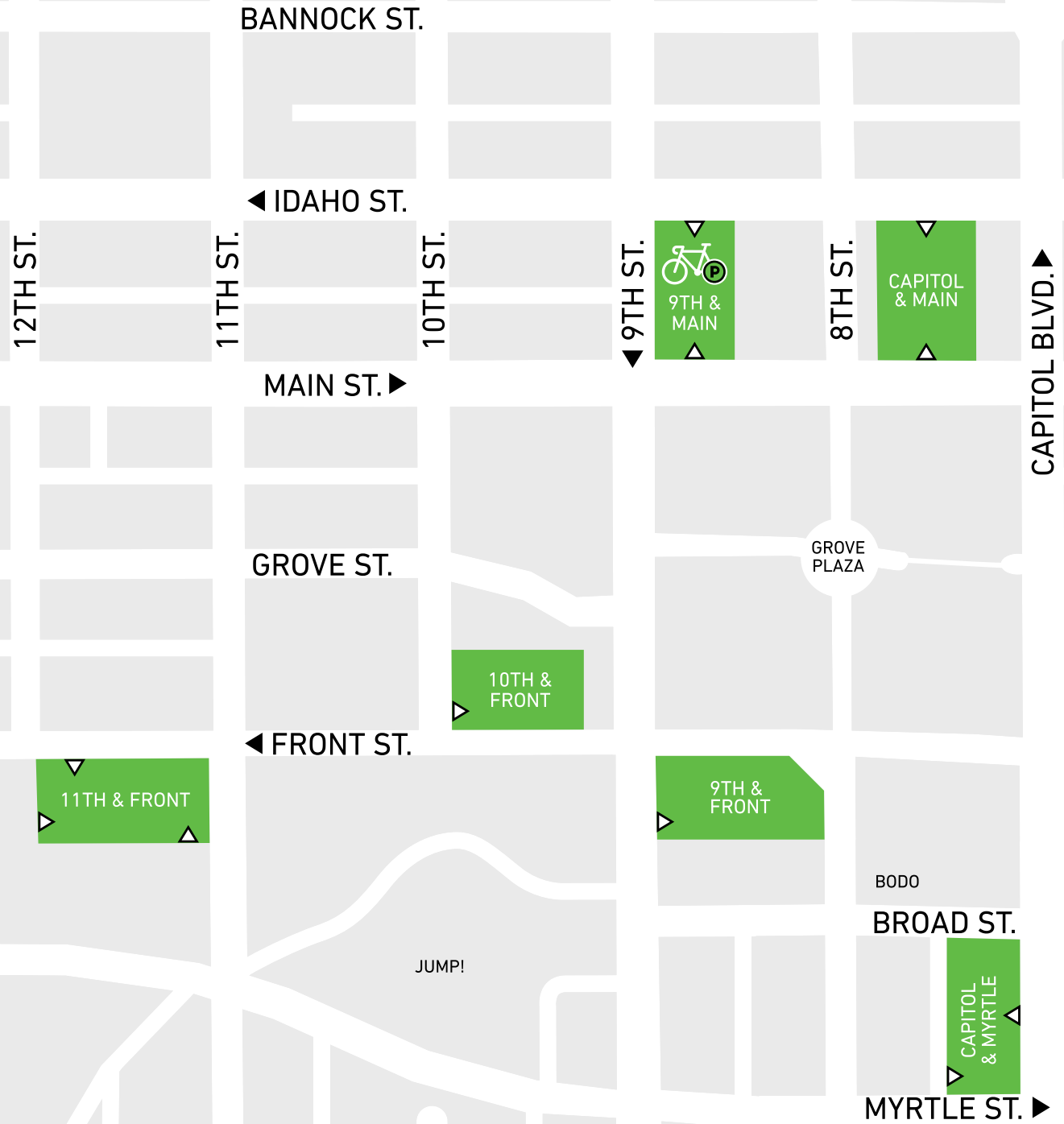
Aerial view of the current ITD Campus with state Street to the north. – State #99

CURRENT 5 YEAR CIP TIMELINE

Budget Year
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035

5 YEAR CIP

P A R K BOI





Cyclist enjoying the recently completed 11th Street Bikeway with the 11th & Front Parking Garage in the background on the left.

ParkBOI: ECONOMIC DEVELOPMENT & MOBILITY PROJECTS



ParkBOI PARKING PROJECTS ("ParkBOI")	FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
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ParkBOI Economic Development Opportunities

CCDC aims to catalyze economic development within its Districts by investing ParkBOI public parking system revenues into transformative public-private partnerships that include structured public parking facilities. Structured public parking consolidates parking into a shared, central location, creating the ability to infill underutilized land with higher-density compact development that serves a broad mix of uses. Once in operation, CCDC's public parking structures support existing businesses and neighborhoods by allowing people to park once, and walk to multiple businesses, restaurants, and community events. The Agency prioritizes partnerships making substantial private investment that significantly increases the incremental tax revenue, delivers transformative community benefits, expands local economy, creates new opportunities for our workforce, diversifies Boise's housing choices, and supports the valley's public transit system. The partnerships are administered through the Agency's Participation Program, require financial review, and Board approval.

112	1010 W. Jefferson St., Block 68 Catalytic Redevelopment Project - Parking & Mobility Hub Purchase					WS #35
113	College of Western Idaho (CWI), Boise Campus Development with Ball Ventures Ahlquist					30th #54
114	Capitol Campus, Boise City and Boise State University (BSU) Joint Venture with J Fisher Companies					SL #68
115	Midtown, Rivershore Development					SL #69
116	3311 W. State Street. Idaho Department of Transportation (ITD) Campus					SS #99

ParkBOI Mobility Initiatives

The Agency programs a portion of ParkBOI public parking system revenues to advance a variety of mobility initiatives. Both alone and in coordination with community partners, CCDC invests to reduce over-reliance on single occupant vehicle driving, parking, and ownership. Mobility initiatives include capital improvements to improve walking, biking and transit infrastructure, either as grants or local matching funds, or as Agency-led projects. Mobility initiatives also include sponsoring or underwriting alternative transportation programs and operations, such as bike share, car share, and shuttle buses. As these mobility projects and programs are dependent upon partner support, what's available in the market, and what authorities having jurisdiction will allow. Mobility initiatives beyond the next budget year are difficult forecast and subject to change.

117	BikeBOI Facilities - Block 68 Redevelopment Project Secure bike storage facility inside new ParkBOI parking facility at Block 68 Parking & Mobility Hub see also ParkBOI#1 and WS - Block 68 Catalytic Redevelopment Project - Type 5 Partnership		250				\$250
118	City GO Support City Go makes commuting in the Boise area simple. Through the use of technology, City Go makes planning and paying for public transit easy. CCDC provides funding to help make it easier to choose alternatives to single-occupancy vehicles.	65	70	75	80	80	\$370
119	VRT Transit Assessment for Improvements Transit infrastructure improvements such as transit shelters and other rider amenities located in the Downtown Improvement District and/or active CCDC URD's.	40	42	45	48	48	\$223
120	Mobility Initiatives - Business Improvement District				200	200	\$400
121	Mobility Initiatives - 30th Street URD			200			\$200
122	Mobility Initiatives - Shoreline URD			200			\$200
123	Mobility Initiatives - State Street URD				400		\$400
124	Mobility Initiatives - Gateway URD				400		\$400

Total ParkBOI Estimated Expenses	\$105	\$362	\$520	\$1,128	\$328	\$2,443
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*Dollars are in Thousands



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

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AGENDA BILL

Agenda Subject: FY2023 Amended Budget		Date: August 30, 2023
Staff Contact: Joey Chen, Finance & Administration Director Holli Klitsch, Controller	Exhibits: 1. Resolution 1832 2. Exhibit A: FY2023 Amended Budget 3. Exhibit B: Amended Annual Appropriation Resolution	
Action Requested: Adopt Resolution 1832 approving the FY2023 Amended Budget.		

Background:

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

As statutorily required, this FY2023 Amended Budget and public hearing notice was published twice in the *Idaho Statesman* newspaper, on August 21 and 28. The Board will conduct the public hearing on the FY2023 Amended Budget beginning at noon, Wednesday, August 30, 2023, at the Agency. When the hearing concludes the Board will consider the adoption of the FY2023 Amended Budget via Resolution 1832.

Fiscal Notes:

FY2023 Original Budget	\$ 60,002,995
FY2023 Amended Budget	\$ 39,566,600
<i>Change</i>	\$ 20,436,394

Exhibit A is the complete FY2023 Amended Budget with line-item detail by revenue and expense category and notable change narrative.

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

Staff Recommendation: Adopt Resolution 1832.

Suggested Motion:

I move adoption of Resolution 1832 to approve the FY2023 Amended Budget totaling **\$39,566,600** and authorize the Executive Director to file copies of the budget as required by law.

RESOLUTION NO. 1832

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, TO BE TERMED THE "AMENDED ANNUAL APPROPRIATION RESOLUTION," APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSE AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES IN AN AMENDED AMOUNT; DIRECTING THE AGENCY EXECUTIVE DIRECTOR TO SUBMIT THE RESOLUTION AND AMENDED BUDGET TO THE CITY OF BOISE AND ANY PERSON OR ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND AMENDED BUDGET; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"), and following said public hearing, the City Council adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project (the "First Amendment to the River Myrtle-Old Boise Plan"), and following said public hearing, the City Council adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

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

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project (the “First Amendment to the Westside Plan”), and following said public hearing, the City Council adopted its Ordinance 45-20 on December 1, 2020, annexing two (2) geographical areas adjacent and contiguous to the northern boundary of the Westside Project Area into the existing revenue allocation area and making certain findings; and,

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

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

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

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

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the State Street District Urban Renewal Project (the “State Street District Plan”), and following said public hearing the City adopted its Ordinance No. 45-21 on October 26, 2021, approving the State Street District Plan and making certain findings; and,

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

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5), and 50-1002, after providing notice of the meeting and consideration of the content of the proposed budget, the Agency did duly adopt its Fiscal Year 2023 budget at the Agency Board meeting of August 24, 2022, by adoption of Agency Resolution No. 1782; and,

WHEREAS, since August 24, 2022, certain circumstances have changed necessitating the revision of the Fiscal Year 2023 budget; and,

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

WHEREAS, Agency has prepared a proposed amendment for the Fiscal Year 2023 Budget, a copy of which is included within the Notice of Hearing; and,

WHEREAS, Agency Board tentatively approved the proposed amendment for the Fiscal Year 2023 Budget at its public Board meeting on August 14, 2023; and,

WHEREAS, Agency has previously published notice of a public hearing to consider the proposed FY 2023 Amendment to be conducted on Wednesday, August 30, 2023, at the offices of Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho; and,

WHEREAS, on Wednesday, August 30, 2023, pursuant to Idaho Code Section 50-1002, the Agency held a public hearing at the offices of Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho, on the proposed amended budget, a true and correct copy of which is attached hereto as Exhibit A, and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2023; and,

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

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

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

Section 2: That the total amended amount, or so much thereof as may be necessary, to defray all expenses and liabilities of the Agency as authorized by law and set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby appropriated out of any money in the Agency accounts for general, special, and corporate purposes of the Agency for the fiscal year commencing on October 1, 2022, and ending September 30, 2023.

Section 3: That the Agency Executive Director is authorized to submit a copy of this Resolution and the amended budget to the City of Boise on or before September 1, 2023, and to provide a copy of this Resolution and the amended budget to any person or entity entitled to a copy of this Resolution and amended budget.

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

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on August 30, 2023. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on this 30th day of August, 2023.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: _____
Latonia Haney Keith, Chair

ATTEST:

BY: _____
Lauren McLean, Secretary



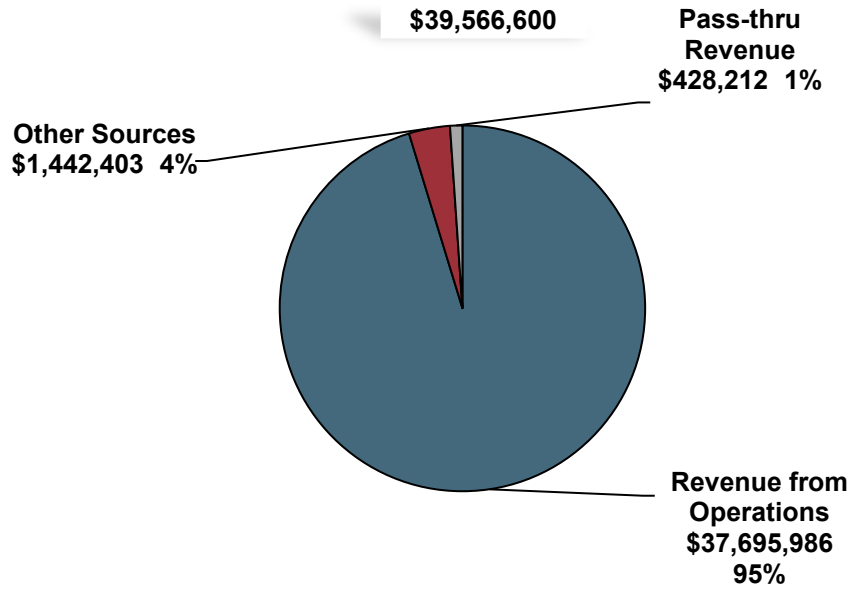
FY2023 AMENDED BUDGET

October 1, 2022 - September 30, 2023

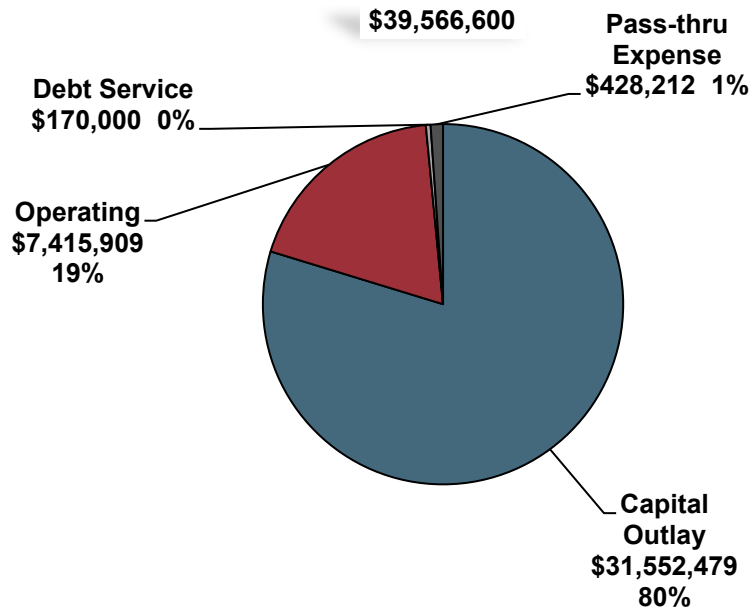


FY2023 AMENDED Budget

Sources



Uses



FY2023 AMENDED BUDGET		2023	2023	
REVENUE SUMMARY		ORIGINAL	AMENDED	Changes
Revenue from Operations				
* Revenue Allocation (Tax Increment).....	26,080,000		22,438,300	(3,641,700)
* Parking Revenue.....	8,478,132		8,846,141	368,008
Other Revenues (Various Reimbursements).....	5,671,341		6,411,545	740,204
Subtotal	\$ 40,229,473		\$ 37,695,986	\$ (2,533,488)
Other Sources				
Misc. Revenues (Grants/Leases/Property Transactions).....	184,086		1,201,085	1,016,999
Use of (Transfer to) Working Capital Fund.....	19,161,223		241,318	(18,919,906)
Subtotal	\$ 19,345,309		\$ 1,442,403	\$ (17,902,907)
Subtotal - Revenue from Operations	\$ 59,574,783		\$ 39,138,388	\$ (20,436,394)
Pass-Through Revenue				
Ada County Courthouse Corridor Leases.....	428,212		428,212	-
Subtotal	\$ 428,212		\$ 428,212	\$ -
TOTAL REVENUE	\$ 60,002,995		\$ 39,566,600	\$ (20,436,394)
EXPENSE SUMMARY		2023	2023	Changes
		ORIGINAL	AMENDED	
Operating Expense				
Services & Operations.....	2,965,569		2,884,482	(81,087)
Personnel Costs.....	2,998,000		2,982,030	(15,970)
Facilities Management.....	977,354		834,887	(142,467)
Professional Services	1,357,210		714,510	(642,700)
Subtotal	\$ 8,298,133		\$ 7,415,909	\$ (882,224)
Debt Service				
Debt Service.....	170,000		170,000	-
Subtotal	\$ 170,000		\$ 170,000	\$ -
Capital Outlay				
Office Furniture/Computer Equipment.....	45,000		41,500	(3,500)
* Capital Improvement Projects (part of CIP).....	42,593,119		24,602,523	(17,990,596)
* Contractual Obligations (part of CIP).....	5,709,031		5,553,186	(155,845)
* Parking Reinvestment Plan (PRP).....	2,520,000		1,247,830	(1,272,170)
* Mobility Projects.....	239,500		107,441	(132,059)
Subtotal	\$ 51,106,650		\$ 31,552,479	\$ (19,554,171)
Subtotal - Expenses for Operations	\$ 59,574,783		\$ 39,138,388	\$ (20,436,394)
Pass-Through Expense				
Ada County Courthouse Corridor Leases.....	428,212		428,212	-
Subtotal	\$ 428,212		\$ 428,212	\$ -
TOTAL EXPENSE	\$ 60,002,995		\$ 39,566,600	\$ (20,436,394)

* Detail Attached

FY2023 AMENDED BUDGET		2023	2023	
REVENUE DETAIL		ORIGINAL	AMENDED	Change
Revenue Allocation (Tax Increment)				
State Street District.....	1,110,000	900,100	(209,900)	
Gateway East District.....	5,210,000	4,505,800	(704,200)	
Shoreline District.....	620,000	556,300	(63,700)	
30th Street District.....	1,450,000	1,190,200	(259,800)	
Westside District.....	4,810,000	4,117,900	(692,100)	
River Myrtle-Old Boise District.....	12,880,000	11,168,000	(1,712,000)	
Subtotal	26,080,000	22,438,300	(3,641,700)	
	-	-	-	
Parking Revenue				
Hourly Parkers.....	6,214,803	6,450,541	235,738	
Monthly Parkers.....	4,041,637	4,097,721	56,084	
Validation / Special Events / Violation.....	295,653	270,711	(24,942)	
Hotel Parking Revenue.....	259,839	238,335	(21,504)	
First Hour Free Discount.....	(2,493,749)	(2,374,457)	119,292	
Other Parking Revenues.....	159,950	163,290	3,340	
Subtotal	8,478,132	8,846,141	368,008	
	-	-	-	

FY2023 AMENDED BUDGET EXPENSE DETAIL	2023 ORIGINAL	2023 AMENDED	Change
Capital Improvement Projects			
State Street District.....	200,000	-	(200,000)
Gateway East District.....	3,900,000	74,000	(3,826,000)
Shoreline District.....	425,000	42,000	(383,000)
30th Street District.....	841,583	376,155	(465,428)
Westside District.....	10,440,926	7,565,986	(2,874,940)
River Myrtle-Old Boise District.....	26,785,610	16,544,382	(10,241,228)
Subtotal	42,593,119	24,602,523	(17,990,596)
	-	-	-
Contractual Obligations			
State Street District.....	-	-	-
Gateway East District.....	301,216	292,541	(8,675)
Shoreline District.....	-	-	-
30th Street District.....	87,000	90,000	3,000
Westside District.....	2,654,613	2,556,300	(98,313)
River Myrtle-Old Boise District.....	2,666,202	2,614,345	(51,857)
Subtotal	5,709,031	5,553,186	(155,845)
	-	-	-
Parking Reinvestment Plan			
ParkBOI Handrail & Guardrail IBC Update.....	150,000	152,671	2,671
Capitol & Main Rout & Seal, Membrane Repairs.....	-	311	311
Capitol & Myrtle Waterproofing & Structural Repairs.....	450,000	55,000	(395,000)
Electric Vehicle Garage Project.....	80,000	50,000	(30,000)
10th & Front Tier 1 Structural Repairs, Phase 2.....	1,510,000	775,709	(734,291)
9th & Main Tier 1 & 2 Column Repairs.....	50,000	50,000	-
9th & Front Tier 1 Repairs.....	80,000	40,000	(40,000)
11th & Front Tier 1 Repairs.....	200,000	50,000	(150,000)
Water Ponding Project - Capitol & Myrtle.....	-	4,139	4,139
9th & Main Stairwell Lighting Upgrades.....	-	15,000	15,000
Capitol & Myrtle Elevator Modernization Project.....	-	55,000	55,000
Subtotal	2,520,000	1,247,830	(1,272,170)
	-	-	-
Mobility Projects			
VRT Transit Assessment for Improvements.....	38,000	37,796	(204)
ParkBOI Initiatives.....	25,000	-	(25,000)
11th Street Mobility.....	16,500	9,645	(6,855)
Mobility Initiatives.....	100,000	-	(100,000)
City Go Contribution.....	60,000	60,000	-
Subtotal	239,500	107,441	(132,059)
	-	-	-



FY2023 AMENDED BUDGET

Summary

REVENUE

Increment Revenue - \$3.6 million net decrease in estimated FY2023 amended revenues due to:

- The difference between projected and actual levy rates. Last summer when the FY2023 budget was developed, the assumption was the levy rate would decrease by 10 percent. In the fall, when the certified levy rate was finalized, it decreased by approximately 20 percent.
- Additionally, actual property values came in about 3 percent lower than originally projected, which also contributes to lower increment revenue.
- Despite these revenue decreases, the estimated ending fund balance for each of the Agency's six urban renewal districts is sufficient and FY2023 budgeted projects / expenditures are not impacted by this revenue change. The adjustments to project spending are due to other reasons listed in the expenditures section of this document.

Parking Revenue - \$368k increase reflects the net impact of:

- Actual parking revenues are trending slightly higher than originally budgeted for, mostly due to higher hourly parking revenue than originally anticipated.

Other Revenue (Various Reimbursements) - Increase of \$740k is the result of:

Changes in cost-share agreements with Ada County Highway District (ACHD) for road reconstruction in CCDC project areas. The Agency originally budgeted for reimbursements of \$5.3 million and is now expecting to receive \$6 million in reimbursements. Interagency agreements with ACHD include 11th Street Roadways and Linen Blocks on Grove Street.

Misc. Revenues (Grants / Leases / Property Transactions) - Increase of \$1 million due to:

Higher interest earned on investments held in the Local Government Investment Pool (LGIP) than anticipated.

Working Capital Fund - Synching with updated CIP projects, \$241k will be utilized from the working capital fund rather than \$19.2 million originally budgeted for.

The Agency's long-term business plan accounts for projected revenues and expenses and projects throughout the terms of all the Agency's urban renewal districts and is the basis for the use of the working capital fund.

EXPENDITURES

OPERATING EXPENSES

Professional Services

\$643k decrease is the result of less spending than originally projected for this expense category across all urban renewal districts, operations, and parking funds.

CAPITAL OUTLAY

Capital Improvement Projects

The \$42.6 million originally budgeted for capital projects is decreased by \$18 million in the FY2023 Amended Budget. Reductions are primarily the result of:

- \$16 million in temporary / timing changes:
 - Specifically, in River Myrtle / Old Boise District, Linen Blocks and Old Boise Blocks Improvements account for \$7.8 million of construction costs to be carried forward to FY2024. Additionally, \$2 million for South 8th Street and Greenbelt Site Improvements is passed on to FY2025 in this district. In Westside District, 8th Street Streetscapes and Bikeway Improvements represent \$1.8 million of expenditures passed on to the upcoming fiscal year. In Gateway East District, \$3 million of Power System Upgrades will be carried forward FY2024.
 - During FY2023, the Agency experienced substantial interruptions getting projects to construction due to permitting issues. Permits that could historically be acquired in two months have taken up to seven months to attain this fiscal year.
- \$2 million permanent changes / being reprogrammed:
 - In River Myrtle / Old Boise District, \$2 million in property acquisitions will be removed from the FY2023 Amended Budget. A portion of these funds will be reprogrammed to future years to cover increased construction costs caused by inflation.

Parking Reinvestment Plan (PRP) Projects

Significant adjustments made to the PRP plan include:

- Capitol & Myrtle Garage waterproofing and structural repairs will be rescheduled to FY2024. With significant construction at the 10th & Front Garage during the current year, the project at Capitol and Myrtle is reprogrammed to FY2024, to avoid multiple garages closures.
- 10th & Front Garage tier 1 structural repairs, phase 2 actual project costs came in about \$700k less than originally budget for.
- The partner lead project at the 11th & Front Garage for tier 1 repairs was originally planned for \$200k during FY2023. The majority of the work will be rescheduled for FY2024 due to scheduling issues the partnering organization experienced during the current year.

Mobility Projects

Amounts originally budgeted for ParkBOI and Mobility Initiatives will not be spent in the current year. The Agency reserves these funds for mobility projects with external partners and the use of these funds was not requested during FY2023.

###

EXHIBIT B
CAPITAL CITY DEVELOPMENT CORPORATION
FISCAL YEAR 2023 AMENDED BUDGET

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION TO BE TERMED THE "AMENDED ANNUAL APPROPRIATION RESOLUTION" APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW FOR A TWELVE MONTH PERIOD FROM THE FIRST DAY OF OCTOBER 2022 AND INCLUSIVE OF THE LAST DAY OF SEPTEMBER 2023 FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. That the following total amended amount or so much thereof as may be necessary, is hereby appropriated out of any money in the Agency accounts for general, special, and corporate activities for the Capital City Development Corporation for the fiscal year beginning the first day of October 2022 and inclusive of the last day of September 2023.

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

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

	FY 2021 ACTUAL EXPENSE	FY 2022 ACTUAL EXPENSE	ORIGINAL FY 2023 BUDGET EXPENSE	AMENDED FY 2023 BUDGET EXPENSE
FUNDS:				
GENERAL OPERATIONS FUND	3,590,512	3,461,817	4,274,894	4,248,978
RIVER MYRTLE OLD BOISE REV ALLOC FUND	6,402,090	13,510,714	30,465,984	20,090,717
WESTSIDE REVENUE ALLOCATION FUND	5,720,686	2,425,940	13,382,249	10,399,849
30TH STREET REVENUE ALLOCATION FUND	313,755	737,072	968,583	474,655
SHORELINE REVENUE ALLOCATION FUND	28,041	22,848	545,000	46,000
GATEWAY EAST REVENUE ALLOCATION FUND	149,761	981,820	4,271,216	370,041
STATE STREET REVENUE ALLOCATION FUND	-	-	400,000	2,200
PARKING FUND	6,135,918	8,013,144	5,695,069	3,934,161
DEBT SERVICE FUND	104,850	-		-
TOTAL	\$ 22,445,612	\$ 29,153,355	\$ 60,002,995	\$ 39,566,600

PASSED AND ADOPTED by the Capital City Development Corporation of the City of Boise, Idaho, on this 30th day of August, 2023.

Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 30th day of August, 2023.

Approved:

By _____
Latonia Haney Keith, Chair

Attest:

By _____
Lauren McLean, Secretary



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AGENDA BILL

Agenda Subject: FY2024 Original Budget		Date: August 30, 2023
Staff Contact: Joey Chen, Finance & Administration Director Holli Klitsch, Controller	Exhibits: 1. Resolution 1833 2. Exhibit A: FY2024 Original Budget 3. Exhibit B: Annual Appropriation Resolution	
Action Requested: Adopt Resolution 1833 approving the FY2024 Original budget.		

Background:

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

As statutorily required, the FY2024 Original Budget and public hearing notice was published twice in the *Idaho Statesman* newspaper, on August 21 and 28. The Board will conduct the public hearing on the budget beginning at noon, Wednesday, August 30, 2023, at the Agency. When the hearing concludes the Board will consider the adoption of the FY2024 Original budget via Resolution 1833.

Fiscal Notes:

<u>FY2024 Original Budget</u>	<u>\$ 67,448,720</u>
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Exhibit A is the complete FY2024 Original Budget with line-item detail by revenue and expense category and notable change narrative.

Exhibit B is the Annual Appropriation Resolution.

Staff Recommendation: Adopt Resolution 1833.

Suggested Motion:

I move adoption of Resolution 1833 to approve the FY2024 Original Budget totaling **\$67,448,720** and authorize the Executive Director to file copies of the budget as required by law.

RESOLUTION NO. 1833

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, TO BE TERMED THE "ANNUAL APPROPRIATION RESOLUTION," APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSE AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES; DIRECTING THE AGENCY EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO THE CITY OF BOISE AND ANY PERSON OR ENTITY ENTITLED TO A COPY OF THE AGENCY'S BUDGET; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"), and following said public hearing, the City Council adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project (the "First Amendment to the River Myrtle-Old Boise Plan"), and following said public hearing, the City Council adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

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

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project (the “First Amendment to the Westside Plan”), and following said public hearing, the City Council adopted its Ordinance 45-20 on December 1, 2020, annexing two (2) geographical areas adjacent and contiguous to the northern boundary of the Westside Project Area into the existing revenue allocation area and making certain findings; and,

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

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

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

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

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the State Street District Urban Renewal Project (the “State Street District Plan”), and following said public hearing the City adopted its Ordinance No. 45-21 on October 26, 2021, approving the State Street District Plan and making certain findings; and,

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

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2023, and ending September 30, 2024, by virtue of its action at the Agency’s Board meeting of August 14, 2023; and,

WHEREAS, Agency has previously published notice of a public hearing to be conducted on Wednesday, August 30, 2023, at the offices of Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho; and,

WHEREAS, on Wednesday, August 30, 2023, pursuant to Idaho Code Section 50-1002, the Agency held a public hearing at the offices of Capital City Development Corporation,

121 North 9th Street, Suite 501, Boise, Idaho, on the proposed budget, a true and correct copy of which is attached hereto as Exhibit A, and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2024; and,

WHEREAS, pursuant to Idaho Code Section 50-2006, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City of Boise on or before September 1, 2023.

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

Section 1: The above statements are true and correct.

Section 2: That the total amount, or so much thereof as may be necessary to defray all expenses and liabilities of the Agency as authorized by law and set forth in Exhibit A, attached hereto and incorporated herein by reference, and the same is hereby appropriated out of any money in the Agency accounts for general, special, and corporate purposes of the Agency for the fiscal year commencing on October 1, 2023, and ending September 30, 2024.

Section 3: That the Agency Executive Director is authorized to submit a copy of this Resolution and the budget to the City of Boise on or before September 1, 2023, and to provide a copy of this Resolution and the budget to any person or entity entitled to receive a copy of the budget.

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

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on August 30, 2023. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on this 30th day of August, 2023.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: _____
Latonia Haney Keith, Chair

ATTEST:

BY: _____
Lauren McLean, Secretary



FY2024 ORIGINAL BUDGET

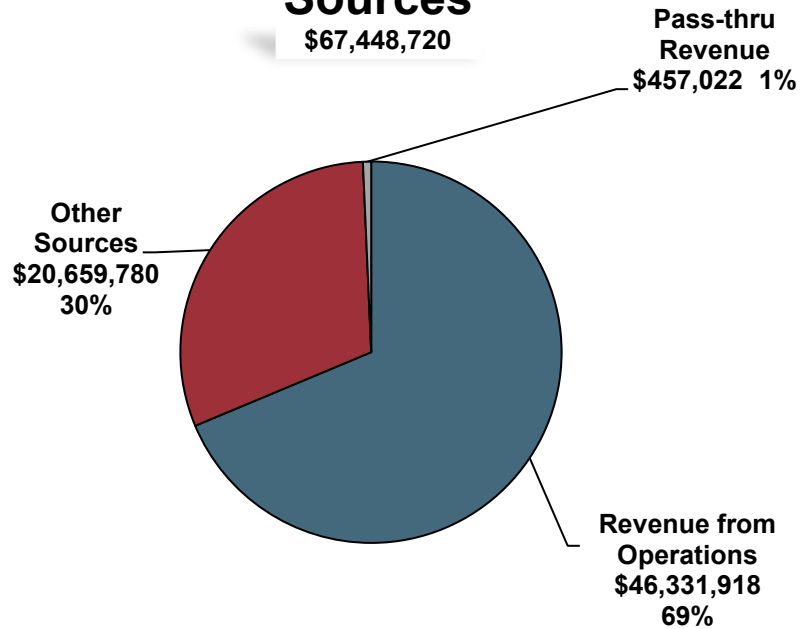
October 1, 2023 - September 30, 2024



FY2024 ORIGINAL Budget

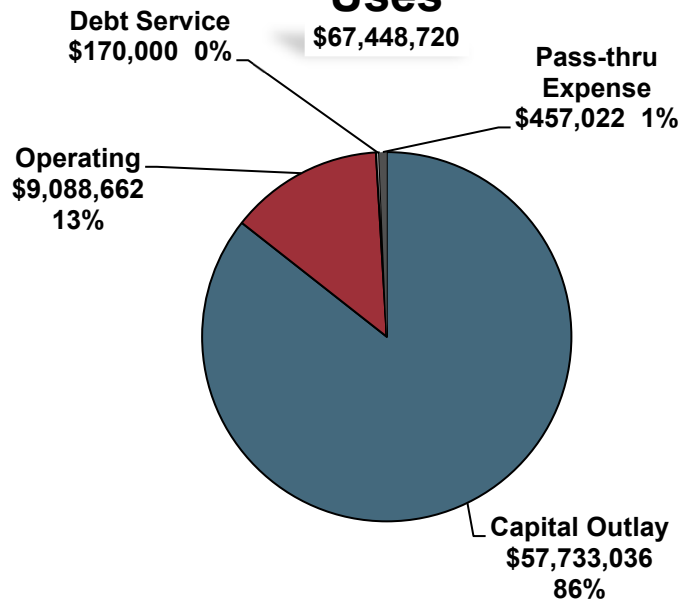
Sources

\$67,448,720



Uses

\$67,448,720



FY2024 ORIGINAL BUDGET REVENUE SUMMARY		2023 ORIGINAL	2023 AMENDED	2024 ORIGINAL
Revenue from Operations				
* Revenue Allocation (Tax Increment).....		26,080,000	22,438,300	31,300,000
* Parking Revenue.....		8,478,132	8,846,141	9,001,691
Other Revenues (Various Reimbursements).....		5,671,341	6,411,545	6,030,228
Subtotal		\$ 40,229,473	\$ 37,695,986	\$ 46,331,918
Other Sources				
Misc. Revenues (Grants/Leases/Property Transactions).....		184,086	1,201,085	786,600
Use of (Transfer to) Working Capital Fund.....		19,161,223	241,318	19,873,180
Subtotal		\$ 19,345,309	\$ 1,442,403	\$ 20,659,780
Subtotal - Revenue from Operations		\$ 59,574,782	\$ 39,138,388	\$ 66,991,698
Pass-Through Revenue				
Ada County Courthouse Corridor Leases.....		428,212	428,212	457,022
Subtotal		\$ 428,212	\$ 428,212	\$ 457,022
TOTAL REVENUE		\$ 60,002,994	\$ 39,566,600	\$ 67,448,720
EXPENSE SUMMARY				
Operating Expense				
Services & Operations.....		2,965,569	2,884,482	3,278,176
Personnel Costs.....		2,998,000	2,982,030	3,279,600
Facilities Management.....		977,354	834,887	1,106,236
Professional Services		1,357,210	714,510	1,424,650
Subtotal		\$ 8,298,133	\$ 7,415,909	\$ 9,088,662
Debt Service				
Debt Service.....		170,000	170,000	170,000
Subtotal		\$ 170,000	\$ 170,000	\$ 170,000
Capital Outlay				
Office Furniture/Computer Equipment.....		45,000	41,500	98,500
* Capital Improvement Projects (part of CIP).....		42,593,119	24,602,523	41,307,544
* Contractual Obligations (part of CIP).....		5,709,031	5,553,186	6,422,492
* Parking Reinvestment Plan (PRP).....		2,520,000	1,247,830	9,771,000
* Mobility Projects.....		239,500	107,441	133,500
Subtotal		\$ 51,106,650	\$ 31,552,479	\$ 57,733,036
Subtotal - Expenses for Operations		\$ 59,574,783	\$ 39,138,388	\$ 66,991,698
Pass-Through Expense				
Ada County Courthouse Corridor Leases.....		428,212	428,212	457,022
Subtotal		\$ 428,212	\$ 428,212	\$ 457,022
TOTAL EXPENSE		\$ 60,002,995	\$ 39,566,600	\$ 67,448,720

* Detail Attached

FY2024 ORIGINAL BUDGET REVENUE DETAIL	2023 ORIGINAL	2023 AMENDED	2024 ORIGINAL
Revenue Allocation (Tax Increment)			
State Street District.....	1,110,000	900,100	1,500,000
Gateway East District.....	5,210,000	4,505,800	7,400,000
Shoreline District.....	620,000	556,300	800,000
30th Street District.....	1,450,000	1,190,200	1,500,000
Westside District.....	4,810,000	4,117,900	5,400,000
River Myrtle-Old Boise District.....	12,880,000	11,168,000	14,700,000
Subtotal	26,080,000	22,438,300	31,300,000
	-	-	-
Parking Revenue			
Hourly Parkers.....	6,214,803	6,450,541	6,528,809
Monthly Parkers.....	4,041,637	4,097,721	4,143,586
Validation / Special Events / Violation.....	295,653	270,711	290,607
Hotel Parking Revenue.....	259,839	238,335	242,297
First Hour Free Discount.....	(2,493,749)	(2,374,457)	(2,360,608)
Other Parking Revenues.....	159,950	163,290	157,000
Subtotal	8,478,132	8,846,141	9,001,691
	-	-	-

FY2024 ORIGINAL BUDGET EXPENSE DETAIL	2023 ORIGINAL	2023 AMENDED	2024 ORIGINAL
Capital Improvement Projects			
State Street District.....	200,000	-	458,280
Gateway East District.....	3,900,000	74,000	4,256,256
Shoreline District.....	425,000	42,000	785,373
30th Street District.....	841,583	376,155	841,583
Westside District.....	10,440,926	7,565,986	8,124,970
River Myrtle-Old Boise District.....	26,785,610	16,544,382	26,841,082
Subtotal	42,593,119	24,602,523	41,307,544
	-	-	-
Contractual Obligations			
State Street District.....	-	-	-
Gateway East District.....	301,216	292,541	292,538
Shoreline District.....	-	-	-
30th Street District.....	87,000	90,000	21,000
Westside District.....	2,654,613	2,556,300	450,000
River Myrtle-Old Boise District.....	2,666,202	2,614,345	5,658,954
Subtotal	5,709,031	5,553,186	6,422,492
	-	-	-
Parking Reinvestment Plan			
ParkBOI Handrail & Guardrail IBC Update.....	150,000	152,671	-
Capitol & Main Rout & Seal, Membrane Repairs.....	-	311	-
Capitol & Myrtle Waterproofing & Structural Repairs.....	450,000	55,000	500,000
Electric Vehicle Garage Project.....	80,000	50,000	6,000
10th & Front Tier 1 Structural Repairs, Phase 2.....	1,510,000	775,709	100,000
9th & Main Tier 1 & 2 Column Repairs.....	50,000	50,000	-
9th & Front Tier 1 Repairs.....	80,000	40,000	40,000
11th & Front Tier 1 Repairs.....	200,000	50,000	100,000
Water Ponding Project - Capitol & Myrtle.....	-	4,139	-
9th & Main Stairwell Lighting Upgrades.....	-	15,000	-
Security Camera Upgrades.....	-	-	200,000
Capitol & Myrtle Elevator Modernization Project.....	-	55,000	500,000
9th & Front Tier 2 & 3 Repairs.....	-	-	75,000
10th & Front Waterproofing Repairs, Phase 2.....	-	-	300,000
Block 68 South Parking Garage	-	-	5,450,000
New PARCS Equipment Purchase & Installation.....	-	-	2,500,000
Subtotal	2,520,000	1,247,830	9,771,000
	-	-	-
Mobility Projects			
VRT Transit Assessment for Improvements.....	38,000	37,796	7,000
ParkBOI Initiatives.....	25,000	-	25,000
11th Street Mobility.....	16,500	9,645	16,500
Mobility Initiatives.....	100,000	-	25,000
City Go Contribution.....	60,000	60,000	60,000
Subtotal	239,500	107,441	133,500
	-	-	-



FY2024 ORIGINAL BUDGET

Summary

REVENUE

ASSESSED TAXABLE VALUES

The combined assessed value of taxable property in all six of the Agency's current urban renewal districts increased 26 percent since last year, from \$2.7 billion to \$3.4 billion.

ASSESSED TAXABLE VALUES		
Urban Renewal District	FY2023 Final	FY2024 Estimates
State Street	\$109,933,450	\$170,107,200
Gateway East	\$550,304,933	\$823,132,598
Shoreline	\$67,936,233	\$91,189,285
30th Street	\$145,363,385	\$172,225,000
Westside	\$492,466,680	\$579,517,851
River Myrtle / Old Boise	\$1,335,592,343	\$1,580,012,025
TOTAL	\$2,701,597,024	\$3,416,183,959

INCREMENT REVENUE

FY2023 amended to FY2024 original total increment revenue is expected to increase by 39 percent and \$8.9 million to a new total of \$31.3 million. Even though single-family homes are seeing a decline in assessed values, commercial and industrial markets continue to experience growth due to new activities and construction. The Agency's urban renewal districts are largely comprised of commercial and industrial properties—markets which continue to see escalations in assessed property values and therefore escalations in increment revenue.

INCREMENT REVENUE			
Urban Renewal District	FY2023 Amended	FY2024 Estimates	\$ Change
State Street	\$900,100	\$1,500,000	\$599,900
Gateway East	\$4,505,800	\$7,400,000	\$2,894,200
Shoreline	\$556,300	\$800,000	\$243,700
30th Street	\$1,190,200	\$1,500,000	\$309,800
Westside	\$4,117,900	\$5,400,000	\$1,282,100
River Myrtle / Old Boise	\$11,168,000	\$14,700,000	\$3,532,000
TOTAL	\$22,438,300	\$31,300,000	\$8,861,700

PARKING REVENUE

Parking revenue is budgeted at \$9 million for FY2024, increasing by \$156k in comparison to the FY2023 Amended Budget.

Hourly Parking Revenue

- Based on current trends, an increase of 1 percent is forecasted for FY2024 over the FY2023 Amended Budget. This small increase is attributed to hourly parker customers spending increased time in the facilities. Since January 2021, the average length of stay has increased on average from month to month and this slight, but steady growth is expected to continue in FY2024.

Monthly Parking Revenue

- An increase of 1 percent is also estimated for this revenue category. The majority of CCDC garages currently have a waitlist and are at, or very near, monthly parker capacity. For the upcoming fiscal year, monthly parker revenues are expected to level off due to this circumstance.

Parking Rates

- Hourly Rate: No proposed changes.
- Monthly Rate: No proposed changes.

OTHER REVENUE (Various Reimbursements) of \$6 million primarily comprised of:

Reimbursements from ACHD for road reconstruction in CCDC project areas. Specifically, these projects include:

- 11th Street Roadway, Streetscape, and Bike Lanes (Westside District)
- Grove Street – Linen Blocks (River Myrtle / Old Boise District)

- Grove Street – Old Boise Blocks (River Myrtle / Old Boise District)
- 5th & 6th Two-Way Conversion (River Myrtle / Old Boise District)

ACHD to replace current roadway surfaces while CCDC works on streetscapes and bike lanes. Through these interagency agreements, one contractor is utilized thereby reducing construction inconveniences for citizens and businesses.

WORKING CAPITAL FUND - FY2024 budget taps the working capital fund for \$19.9 million.

Integral to the Agency's long-term business plan, the working capital fund accounts for projected / estimated revenues and expenses and projects throughout the terms of all of the Agency's urban renewal districts.

EXPENDITURES

OPERATING EXPENSES

Services and Operations

Parking services and operations budget is \$2.6 million of the total \$3.3 million budgeted for this expense category.

- Due to the current labor market, payroll costs are expected to increase as the parking garage operator plans to increase hourly pay rates to attract and retain staff. Additionally, as garage usage increases, so does the need for additional staff hours and / or headcount.
- Office expenses and professional service expenses are also expected to increase in comparison to the prior year. Additionally, an increase has been applied to materials and supplies due to inflationary costs of both materials and labor.

DEBT SERVICE

As the Agency's three outstanding bonds were paid off in FY2022, the only item remaining in this expense category is the semi-annual Affordable Housing Assistance (AHA) payment to Civic Plaza for debt service coverage totaling \$170k annually. These payments will continue through the end of FY2024.

CAPITAL OUTLAY

Capital Improvement Plan (CIP) Projects

\$41.3 million + \$6.4 million contractual obligations = \$47.7 million total CIP

- The FY2024 CIP prioritizes support for housing partnerships, public infrastructure, public spaces, and construction of transformative multi-year projects.
- Project delays experienced during FY2023 are expected to be resolved as multi-year projects are far along in the design phase and partner agency approval process. The Agency is working with ACHD to achieve a faster project review timeline, reducing review time from seven months to two months.
- Additionally, significant investments are anticipated for River Myrtle / Old Boise and Westside as the sunset of the districts are quickly approaching in FY2025 and FY2026, respectively.

Parking Reinvestment Plan (PRP) Projects

- \$9.8 million. All budgeted projects and amounts are in attached detail pages. Specifically, we want to highlight the following parking projects planned for FY2024:
 - Block 68 South Parking Garage budgeted for \$5.5 million
 - PARCS Equipment Purchase and Installation budgeted for \$2.5 million

Mobility Projects

- \$134k. All budgeted projects and amounts are in attached detail pages.

Pass-Through Revenue & Expense

Ada County Courthouse Corridor Leases are comprised of two agreements:

- Lease revenue of about \$140k per year paid by Civic Plaza and passed-through to Ada County for parcels 3A and 3C (master ground lease) and condominium units 201A and 202 (supplemental ground lease).
- Parking access revenue of \$317k paid annually by the University of Idaho for access to the Idaho Water Center and passed-through to trustee US Bank.

Per independent auditor review, the debt service on the Series 2016 Lease Revenue Bonds, GBAD Expansion Project (\$23.1 million) conduit financing is shown as a note disclosure in the Agency's financial statements. That passed-through amount does not appear on CCDC's balance sheet or income statement so is not included in Agency budgets.

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EXHIBIT B
CAPITAL CITY DEVELOPMENT CORPORATION
FISCAL YEAR 2024 ORIGINAL BUDGET

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION TO BE TERMED THE "ANNUAL APPROPRIATION RESOLUTION" APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW FOR A TWELVE MONTH PERIOD FROM THE FIRST DAY OF OCTOBER 2023 AND INCLUSIVE OF THE LAST DAY OF SEPTEMBER 2024 FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. That the following total amount or so much thereof as may be necessary, is hereby appropriated out of any money in the Agency accounts for general, special, and corporate activities for the Capital City Development Corporation for the fiscal year beginning the first day of October 2023 and inclusive of the last day of September 2024.

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

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

<u>FUNDS:</u>	FY 2022 ACTUAL EXPENSE	FY 2023 BUDGET EXPENSE	FY 2024 BUDGET EXPENSE
GENERAL OPERATIONS FUND	3,461,817	4,248,978	4,740,793
RIVER MYRTLE OLD BOISE REV ALLOC FUND	13,510,714	20,090,717	33,540,789
WESTSIDE REVENUE ALLOCATION FUND	2,425,940	10,399,849	9,046,970
30TH STREET REVENUE ALLOCATION FUND	737,072	474,655	917,583
SHORELINE REVENUE ALLOCATION FUND	22,848	46,000	925,373
GATEWAY EAST REVENUE ALLOCATION FUND	981,820	370,041	4,613,794
STATE STREET REVENUE ALLOCATION FUND	-	2,200	498,280
PARKING FUND	8,013,144	3,934,161	13,165,138
DEBT SERVICE FUND	-	-	-
TOTAL	\$ 29,153,355	\$ 39,566,600	\$ 67,448,720

PASSED AND ADOPTED by the Capital City Development Corporation of the City of Boise, Idaho, on this 30th day of August, 2023.

Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 30th day of August, 2023.

Approved:

By _____
Latonia Haney Keith, Chair

Attest:

By _____
Lauren McLean, Secretary



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AGENDA BILL

Agenda Subject: CONSIDER Resolution 1836: Block 68 South Mixed Use Residential and Mobility Hub Development and Block 69 North Workforce Housing Development, Memorandum of Understanding.		Date: August 30, 2023
Staff Contact: Alexandra Monjar, Project Manager	Attachments: 1) Resolution 1836 2) Memorandum of Understanding between CCDC and Block 68 South Development LLC and Block 69 North Development LLC	
Action Requested: Approve Resolution 1836 to authorize the Agency Executive Director to execute the Memorandum of Understanding with Block 68 South Development LLC and Block 69 North Development LLC.		

Background:

CCDC published the Block 68 Catalytic Redevelopment Project Request for Proposals (“RFP”) in May 2021 to catalyze development of Workforce housing, improve mobility infrastructure, and encourage private investment in the Westside District. The RFP offered disposition of 421 N. 10th St. and 1010 W. Jefferson St., participation in public infrastructure, and purchase of public parking facilities. The Agency expected proposals to deliver a minimum of 225 units of housing with 155 rent restricted units (25 and 130 units at rates affordable to households earning 80% or 120% Area Median Income, respectively), and integrate and improve mobility plans and infrastructure, and the urban environment of the neighborhood.

In December 2021, the CCDC Board selected the proposal from a development team led by Edlen & Co. and deChase Miksis (“Developer”) and the Parties executed an Agreement to Negotiate Exclusively in March 2022. Thereafter, Agency and Developer entered into the Disposition and Development Agreements for the Workforce Housing Project proposed on Block 69 North on October 10, 2022, and for the Mixed Use Residential and Mobility Hub Project on Block 68 South on December 15, 2022 (“DDAs”).

The Developer submitted written requests for revised assistance on April 28, 2023, with its submission of Schematic Design and Unit Documentation to the Agency. These requests cited national changes in interest rates, the tightening lending market, and ongoing escalation in construction costs as threats to both projects’ financial viability. The requested revised assistance would resolve financial gaps and create viable financial proformas that can perform in the current lending environment.

On August 14, 2023, the Board authorized departure from Type 5 Participation Program policy and directed the Executive Director to respond in accordance with Agency staff recommendations to the Developer’s requests for revised Agency participation in the DDAs, as submitted in writing to the Agency on August 8, 2023. This direction from the Board included negotiating implementation agreement(s) or similar agreement(s) to guide the negotiation of amendments to

the DDAs for future Board approval. The enclosed Memorandum of Understanding (“MOU”) serves this purpose for both the Block 68 South and Block 69 North projects.

Memorandum of Understanding:

The MOU formalizes the deal points, terms, and conditions agreed to by the Parties with regard to the Developer’s requests for revised assistance and will guide the negotiation and implementation of amendments to the DDAs to affect CCDC’s response to such requests. The MOU is intended to provide assurances and mitigate risks for both Parties, allowing design and development work to continue in earnest while the DDA amendments are fully negotiated and finalized. It includes the following terms:

- The Developer is advancing design of the projects while Developer and CCDC negotiate the terms of the DDA amendments, including expeditious resubmission of the Block 69 North Schematic Design and Unit Documentation.
- The Developer expressly assumes the risk for all design and development costs incurred by Developer, including those incurred while negotiating the amended DDAs.
- The Parties agree to expeditiously negotiate a Purchase and Sale Agreement (“PSA”) regarding the “State Parcel” for \$1.7 million.
- The Parties will negotiate First Amendments to the DDAs to include upfront contribution of the full value of each half block to the respective projects, clarify the Developer’s limited remedies at termination, enhance requirements for Developer’s preliminary proof of financing, establish a reconciliation reuse appraisal process, include post-closing remedies, and adjust the schedules of performance with completion of both projects remaining within the life of the Westside District.
- The Parties will negotiate a PSA for the Agency Garage Unit to include 205 parking stalls and a BikeBOI cold shell for \$11 million.

With the exception of the Developer’s Initial Purchase Price payments, all other terms, conditions, and performance requirements of the Developer currently included in the DDAs will remain.

Next Steps:

In accordance with the MOU, the Parties will work expeditiously to bring the following documents for Agency Board approval in addition to the other deliverables currently required under the Block 68 South and Block 69 North DDAs: “State Parcel” PSA, revised Block 69 North Schematic Design and Unit Documentation, First Amendment to the Block 68 South DDA, First Amendment to the Block 69 North DDA, and Agency Garage Unit PSA.

Fiscal Notes:

The total expenses to the Agency of the contemplated amendments to the Block 68 South and Block 69 North DDAs, in addition to contributions already described therein, would be \$2,733,000. This includes \$1,700,000 to purchase the “State Parcel”, \$100,000 added to the Agency Garage Unit purchase price, and \$933,000 in land exchange expenses previously recouped by the Agency. The Agency has sufficient funds to support the increased assistance.

Staff Recommendation:

Approve Resolution 1836 authorizing the Executive Director to execute the Memorandum of Understanding with Block 68 South Development LLC and Block 69 North Development LLC.

Suggested Motion:

I move to approve Resolution 1836 authorizing the Executive Director to execute the Memorandum of Understanding with Block 68 South Development LLC and Block 69 North Development LLC.

RESOLUTION NO. 1836

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE MEMORANDUM OF UNDERSTANDING FOR NEGOTIATION OF AMENDMENTS TO THE DISPOSITION AND DEVELOPMENT AGREEMENTS BETWEEN THE AGENCY AND BLOCK 68 SOUTH DEVELOPMENT LLC AND BLOCK 69 NORTH DEVELOPMENT LLC; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING AND ANY NECESSARY DOCUMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE MEMORANDUM OF UNDERSTANDING; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the Urban Renewal Plan, Westside Downtown Urban Renewal Project (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings for the jurisdictional area of the Westside Plan Revenue Allocation Area; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan, Westside Downtown Urban Renewal Project (the "First Amendment"), which amendment added area to the Westside Plan Revenue Allocation Area, and following said public hearing, the City adopted its Ordinance No. 45-20 on December 1, 2020, approving the First Amendment and making certain findings. The Westside Plan Revenue Allocation Area, as amended, may be referred to herein as the "Project Area;" and,

WHEREAS, the Agency and Block 69 North Development LLC (the "Block 69 North Developer"), have heretofore entered into a Disposition and Development Agreement dated October 10, 2022, as approved by Agency Resolution No. 1789 (the "Block 69 North DDA"), pursuant to which the Agency agreed to convey to the Block 69 North Developer the property acquired by Agency pursuant to the Amended and Restated Real Property Exchange Agreement, dated October 10, 2022, by and between the Agency and the Young Men's Christian Alliance (the "YMCA") for the development of the Workforce Housing Development Project on Block 69 North as more fully described in the Block 69 North DDA; and,

WHEREAS, the Agency and Block 68 South Development LLC (the "Block 68 South Developer"), have heretofore entered into a Disposition and Development Agreement dated December 15, 2022, as approved by Agency Resolution No. 1799 (the "Block 68 South DDA"), pursuant to which the Agency agreed to convey to the Block 68 South Developer the Agency

owned parcel commonly referred to as 1010 W. Jefferson Street for the development of the Block 68 South Mixed-Use Housing & Mobility Hub Project on Block 68 South as more fully described in the Block 68 South DDA. Collectively, the Workforce Housing Development Project and the Mixed-Use Housing & Mobility Hub Project may be referred to as the “Projects”; and,

WHEREAS, Block 69 North Development LLC and Block 68 South Development, LLC may be referred to as the “Developer”; and,

WHEREAS, the Block 69 North DDA and the Block 68 South DDA may be collectively referred to as the DDAs; and,

WHEREAS, the Agency and the Developer have continued to work together in good faith to perform under the terms of the DDAs; and,

WHEREAS, because of several factors, including, but not limited to, challenging capital market conditions concerning financing underwriting, investor requirements, as well as the high cost of construction, supply chain issues, and labor shortages, the Developer requested revised terms of Agency participation in the Projects as set forth in the letters dated April 28, 2023, and August 8, 2023; and,

WHEREAS, the Agency Board appointed a Project Review Committee to assist Agency staff in reviewing and analyzing the Developer’s submissions and request for revised performance timelines and assistance to reach a staff recommendation concerning the Developer’s requests; and,

WHEREAS, the Agency Board, at its regularly scheduled board meeting, considered the staff recommendation and authorized departure from Agency Participation Program Type 5 policy and directed the Agency Executive Director to respond to the Developer’s requests, and to direct negotiation of implementation agreements or similar agreements to guide negotiation of amendments to the DDAs for future Board approval, and to direct negotiation of amendment to the DDAs, for future Board approval; and,

WHEREAS, based on the Developer’s requests and the Agency’s response, the Agency and the Developer have determined the DDAs will need to be substantially amended to incorporate the revised terms; and,

WHEREAS, in order to expedite the continued progress under the DDAs, including, but not limited to, Developer’s submission of revised Schematic Design Documentation and Unit Documentation, and to continue with preparation of Design Development Drawings, the Agency and the Developer deem it necessary and prudent to enter into a Memorandum of Understanding to guide the Agency and the Developer in the negotiation of those certain amendments to the DDAs and to memorialize the understanding the Agency and the Developer have reached concerning the performance under the DDAs.

WHEREAS, Agency has determined that it is in the public interest to enter into the Memorandum of Understanding with the Developer, whereby the Agency and Developer will proceed with negotiation of amendments to the DDAs; and,

WHEREAS, the Agency Board of Commissioners finds it in the best public interest and deems it appropriate to approve the Memorandum of Understanding and to authorize the Agency Executive Director to execute same.

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

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

Section 2: That the Memorandum of Understanding, a copy of which is attached hereto as EXHIBIT A and incorporated herein by reference, be and the same hereby is approved.

Section 3: That the Agency Executive Director is hereby authorized to sign and enter into the Memorandum of Understanding, and to execute all necessary documents required to implement the actions contemplated by the Memorandum of Understanding, subject to representations by the Agency staff and the Agency legal counsel that any conditions precedent to such actions have been met; and further, any necessary technical changes to the Memorandum of Understanding or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Memorandum of Understanding and the comments and discussions received at the August 30, 2023, Agency Board meeting; and further, the Agency is authorized to perform any and all other duties required pursuant to said Memorandum of Understanding.

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

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on August 30, 2023. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 30, 2023.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary

4858-5988-5434, v. 1

**MEMORANDUM OF UNDERSTANDING BETWEEN
CAPITAL CITY DEVELOPMENT CORPORATION AND
BLOCK 68 SOUTH DEVELOPMENT LLC AND BLOCK 69 NORTH DEVELOPMENT LLC**

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is entered into by and between the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation, an independent public body, corporate and politic (the "Agency"), organized pursuant to the Idaho Urban Renewal Law, title 50, chapter 20, Idaho Code, as amended (the "Law"), and undertaking projects under the authority of the Law and the Local Economic Development Act, title 50, chapter 29, Idaho Code, as amended (the "Act"), and Block 68 South Development LLC, an Idaho limited liability company, and Block 69 North Development LLC, an Idaho limited liability company, (collectively, Block 68 South Development LLC and Block 69 North Development LLC may be referred to as the "Developer"). Collectively the Agency and Developer may be referred to as the "Parties" and each individually as "Party," on the terms and provisions set forth below.

RECITALS

WHEREAS, Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of the Law and the Act;

WHEREAS, the City Council of the city of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the Urban Renewal Plan, Westside Downtown Urban Renewal Project (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings for the jurisdictional area of the Westside Plan Revenue Allocation Area;

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan, Westside Downtown Urban Renewal Project (the "First Amendment"), which amendment added area to the Westside Plan Revenue Allocation Area, and following said public hearing, the City adopted its Ordinance No. 45-20 on December 1, 2020, approving the First Amendment and making certain findings. The Westside Plan Revenue Allocation Area, as amended, may be referred to herein as the "Project Area";

WHEREAS, the Agency and Block 69 North Development LLC (the "Block 69 North Developer"), have heretofore entered into a Disposition and Development Agreement dated October 10, 2022, as approved by Agency Resolution No. 1789 (the "Block 69 North DDA"), pursuant to which the Agency agreed to convey to the Block 69 North Developer the property acquired by Agency pursuant to the Amended and Restated Real Property Exchange Agreement, dated October 10, 2022, by and between the Agency and the Young Men's Christian Alliance (the "YMCA") for the development of the Workforce Housing Development Project on Block 69 North as more fully described in the Block 69 North DDA;

WHEREAS, the Agency and Block 68 South Development LLC (the “Block 68 South Developer”), have heretofore entered into a Disposition and Development Agreement dated December 15, 2022, as approved by Agency Resolution No. 1799 (the “Block 68 South DDA”), pursuant to which the Agency agreed to convey to the Block 68 South Developer the Agency owned parcel commonly referred to as 1010 W. Jefferson Street for the development of the Block 68 South Mixed-Use Housing & Mobility Hub Project on Block 68 South as more fully described in the Block 68 South DDA. Collectively, the Workforce Housing Development Project and the Mixed-Use Housing & Mobility Hub Project may be referred to as the “Projects”;

WHEREAS, the Block 69 North DDA and the Block 68 South DDA may be collectively referred to as the DDAs;

WHEREAS, the Parties have continued to work together in good faith to perform under the terms of the DDAs;

WHEREAS, because of several factors, including, but not limited to, challenging capital market conditions concerning financing underwriting, investor requirements, as well as the high cost of construction, supply chain issues, and labor shortages, the Developer requested revised terms of Agency participation in the Projects as set forth in the letters dated April 28, 2023, and August 8, 2023;

WHEREAS, the Agency Board appointed a Project Review Committee to assist Agency staff in reviewing and analyzing the Developer’s submissions and request for revised performance timelines and assistance to reach a staff recommendation concerning the Developer’s requests;

WHEREAS, the Agency Board, at its regularly scheduled board meeting, considered the staff recommendation and authorized departure from Agency Participation Program Type 5 policy and directed the Agency Executive Director to respond to the Developer’s requests, and to direct negotiation of implementation agreements or similar agreements to guide negotiation of amendments to the DDAs for future Board approval, and to direct negotiation of amendment to the DDAs, for future Board approval;

WHEREAS, the response by the Executive Director (the “Agency Response”) is attached hereto as **Exhibit A**;

WHEREAS, based on the Developer’s requests and the Agency’s response, the Parties have determined the DDAs will need to be substantially amended to incorporate the revised terms;

WHEREAS, in order to expedite the continued progress under the DDAs, including, but not limited to, Developer’s submission of revised Schematic Design Documentation and Unit Documentation, and to continue with preparation of Design Development Drawings, the Parties deem it necessary and prudent to enter into this MOU to guide the Parties in the negotiation of

those certain amendments to the DDAs and to memorialize the understanding the Parties have reached concerning the performance under the DDAs.

AGREEMENTS

NOW, THEREFORE, the Parties hereto agree as follows:

SECTION 1.

The Parties agree the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them as may be appropriate and a portion of the consideration of the agreements contained herein.

SECTION 2.

Nothing herein shall be deemed as a formal amendment to either of the DDAs. All capitalized terms not defined herein shall have the meanings set forth in the DDAs.

SECTION 3.

The Parties agree to negotiate and execute a Purchase and Sale Agreement (the "PSA") for the Agency to acquire the "State Parcel" (Parcel No. R1013004556) 'as-is' from Developer, which is generally addressed as 1010 W. Jefferson and located on Block 68 South, adjacent to the Agency-owned parcel, for a price of \$1,700,000.00, which acquisition is not tied to performance under the DDAs. The Parties will negotiate the PSA, and Developer will deliver to Agency staff an executed PSA, no later than September 30, 2023, for Agency Board approval at its October meeting.

SECTION 4.

The Parties agree to expeditiously negotiate amended DDAs including the specific terms addressed in this MOU, recognizing this MOU is not intended to address all amendments to the DDAs.

SECTION 5.

On June 29, 2023, and after written communications dated April 28, 2023, and discussions with Agency, Developer's counsel advised the Agency, in part, that it had gone "pencils down" on incurring further design costs until the parties reached a general agreement regarding possible deviation from Agency's Type 5 Participation Program Policy and other amended terms to the DDAs. After additional discussions, Developer provided written requests for amended terms to the Agency on August 8, 2023. With the Agency direction provided at the August 14, 2023, Agency Board meeting, Developer has authorized its architects to quickly advance the preparation of revised schematic design documentation for the Projects while the Parties are negotiating the terms of the amended DDAs. Developer will provide Agency with a

copy of the authorization communication. Such design activity includes the substantial change to the Schematic Design Documentation and Unit Documentation for Block 69 North to revert the Block 69 North design to standards established in the Block 69 North DDA, specifically the reduction in total unit counts to 217, and retaining the six (6) two-bedroom 80% AMI units and the thirty (30) two-bedroom 120% AMI units. Board approval of such substantial change will be subject to its review of resubmitted Schematic Design Documentation and Unit Documentation. The revised submission will recognize the potential relocation of the YMCA childcare center to Block 68 South and restore the ground floor to the minimum 14-foot floor to ceiling height required in the DDA. The Developer will work to re-submit Block 69 North Schematic Design and Unit Documentation by October 18, 2023, for Agency Board review and consideration for approval, conditional approval, or disapproval at its November meeting. The Agency Board will direct Agency staff to set forth the Agency Board's position in writing within fifteen (15) days of the Agency Board meeting considering the revised Schematic Design Documentation. Agency's approval of the revised Schematic Design Documentation will not be unreasonably withheld, conditioned, or delayed so long as it is consistent with the intent of the RFP, Joint Proposal, and current overall Agency goals to provide Workforce Housing and the overall success of the Project. If the Agency Board conditionally approves or disapproves of any portion of the revised Schematic Design Documentation, the process to outline the specific conditions or reasons for disapproval, and the resubmission process will be consistent with the process set forth in the existing DDA. Developer will advance Design Development Drawings consistent with the process outlined in the DDAs subject to adjusted schedules of performance.

Developer will endeavor to re-submit revised Schematic Design Documentation for Block 68 South by October 18, 2023, for Agency Board review and consideration for approval, conditional approval, or disapproval at its November meeting. The process for review and submission will be consistent with the process set forth in the existing DDA.

SECTION 6.

The Parties will negotiate amended DDAs to include upfront contribution of the full land value of the subject properties subject to certain terms and conditions, including a reconciliation reuse appraisal process, review and approval of completion guarantees and the financial strength of the guarantor(s), enhanced Agency review of Developer's evidence of financing, and post-closing remedies, terms, and conditions. For the Block 68 South DDA, including the State Parcel, the land value is estimated to be \$7,775,000.00. For the Block 69 North DDA, the land value is estimated to be \$6,730,000.

Developer will provide a completion guaranty from a guarantor or guarantors with sufficient financial resources to ensure performance (or other similar vehicle to ensure performance as may be agreed to by the Parties). The Parties will negotiate commercially reasonable guaranty requirements and prepare a form guaranty to be attached to the amended DDAs. The form guaranty will also include a description of documents and information to support the evidence of financial capability of the guarantor(s). The Agency may require reasonable additional security for the guaranty depending on the financial strength of the

guarantor(s). Subject to the Idaho Public Records Law, the Agency Board will review and approve the guarantor(s).

SECTION 7.

For the Block 68 South DDA, the Parties will negotiate a Purchase and Sale Agreement for the purchase of 205 parking stalls and BikeBOI cold shell for \$11 million, subject to the Developer's performance under the Block 68 South DDA, as amended, paid in up to five (5) sequential progress payments to be further outlined in the amended Block 68 South DDA.

SECTION 8.

Developer expressly assumes the risk for all design and development costs incurred by Developer, including those incurred while negotiating the amended DDAs. Agency is not responsible for any costs incurred by Developer; provided that pursuant to the Block 69 North DDA, Developer may seek any remedy set forth in Section 13.5 relating to Agency's failure to perform under Sections 13.6.1(a) or 13.6.1(b), except if Agency's failures to perform arises as a result of action or inaction of a third party. Pursuant to the Block 68 South DDA, Developer may seek similar remedies as set forth in Section 14.5 relating to the Agency's failure to perform under Sections 14.6.1(a) or 14.6.1(b).

SECTION 9.

The Parties understand the DDAs will be amended to include the following:

- Limited developer remedies at termination, e.g., Agency is explicitly not liable for any hard or soft costs, or any lost profits incurred by Developer to date or in the future; damages limited to return of the deposit.
- The Developer will remain committed to completing the Projects before the termination of the Westside Urban Renewal District.
- Additional terms and conditions to be negotiated addressing performance deadlines, enhanced requirements for Developer's preliminary proof of financing, a reconciliation reuse appraisal to be performed within 90 days of Closing to set the final Purchase Price of land, post-closing remedies of reversion, reverter, right of entry, and specific terms and conditions related to the completion guaranty, or similar security.
- Amended Schedule of Performance for both Projects.

- Amended Depiction of Project Site and Active Ground Floor Street Frontages for Block 68 South. Conveyance of the State Parcel pursuant to the Block 68 South DDA will be 'as-is', and the Block 68 Developer will accept all liability for all existing environmental conditions present on the State Parcel and will indemnify, defend and hold CCDC harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities, or losses arising from or due to the presence of environmental contamination on the State Parcel in the event Block 68 Developer re-acquires the State Parcel as part of the amended Block 68 South DDA.

SECTION 10.

The Parties agree for the Negotiation Period, as defined below, to negotiate diligently and in good faith to prepare the amended DDAs to be considered for Board approval and execution in the manner set forth herein.

The Negotiation Period shall commence upon the execution of this MOU by both Parties (last day signed).

If Developer has not executed the amended DDAs by November 27, 2023, or Agency shall not have approved the amended DDAs by December 11, 2023, then this MOU shall terminate on December 12, 2023 (the "Termination Date"), and the Parties shall expeditiously and in good faith work to terminate the DDAs.

If the negotiations do not result in executed amended DDAs, Developer shall submit to Agency a summary of its findings and determinations regarding the proposed development for the applicable portion of the Block 69 North and the Block 68 South, excluding any confidential or privileged information. If this MOU is terminated per this Section, and the DDAs are terminated, the Developer will not seek reimbursement from Agency for hard or soft costs or any expenses and Agency will not seek reimbursement for any costs or expenses from Developer. In that instance, Developer's Deposits, as defined in the DDAs, shall be returned to the Developer.

SECTION 11.

Completion of the Land Exchange with the YMCA as described in that certain Land Exchange Agreement between Agency and the YMCA is critical to the successful development of the Workforce Housing Project. The Parties agree to continue their mutual cooperation and coordination to effectuate the Land Exchange.

SECTION 12.

This Agreement may be executed in counterparts, and each counterpart shall then be deemed for all purposes to be an original, executed agreement with respect to the Parties whose signatures appear thereon.

The DDAs remain in full force and effect and all of the terms and provisions thereof are hereby confirmed in all respects other than any adjusted schedule of performance until amended by the amended DDAs as approved by the Agency Board and executed by the Parties.

Signatures on following page.

IN WITNESS WHEREOF, the Parties hereto have executed this MOU as of the dates set forth below.

_____, 2023

AGENCY


THE URBAN RENEWAL AGENCY OF
BOISE CITY, also known as
CAPITAL CITY DEVELOPMENT CORPORATION

John Brunelle, Executive Director


8/25/2023
_____, 2023

DEVELOPER #1

Block 68 South Development LLC,
an Idaho limited liability company

DocuSigned by:


637795B9A4A848D...
J. Dean Papé, Manager


DocuSigned by:


A82B74FFDFB5411...
Jill Sherman, Manager


8/25/2023
_____, 2023

DEVELOPER #2

Block 69 North Development LLC,
an Idaho limited liability company

DocuSigned by:


637795B9A4A848D...
J. Dean Papé, Manager

DocuSigned by:


A82B74FFDFB5411...
Jill Sherman, Manager

EXHIBIT A

Executive Director Response

4885-0596-2872, v. 11



August 18, 2023

Dean Papé
deChase Miksis
dean@dechase.com

Jill Sherman
Edlen & Co.
jill.sherman@edlenandco.com

Delivered via email with a copy to: matt@dechase.com

RE: Block 68 South and Block 69 North Project Assistance Requests

Dear Mr. Papé and Ms. Sherman,

On August 14, 2023, the Capital City Development Corp. (CCDC) Board of Commissioners considered your requests for revised CCDC participation under the Block 68 South Mixed Use Residential and Mobility Hub Project and Block 69 North Workforce Housing Project Disposition and Development Agreements (DDAs) submitted to CCDC in writing on August 8, 2023. In response to these requests and the Agency staff's recommendations, the Board authorized departure from CCDC's Type 5 Participation Program Policy and directed me as the Executive Director to respond to your request as follows:

1. Negotiate a Purchase and Sale Agreement to acquire the "State Parcel" from the Developer for a price of \$1,700,000.00, which acquisition is not tied to performance under the DDAs.
2. Authorize the substantial change to the Schematic Design Documentation and Unit Documentation for Block 69 North to revert the residential units from 260 to 217 and the potential relocation of the YMCA childcare center to Block 68 South. Board approval of such substantial change is subject to its review of resubmitted Schematic Design Documentation and Unit Documentation.
3. Do not authorize the payment of eligible costs in the Type 4 Participation Agreements during the course of construction, maintaining the agreed upon payment upon completion subject to the forthcoming Type 4 Agreement(s).
4. Negotiate amendments to the DDAs that include potential land discounts for the full value of each half block (\$6,730,000.00 for Block 69 North and \$7,775,000.00 for Block 68 South) and upfront contribution of such land value subject to certain terms and conditions, including a reconciliation reuse appraisal process, Executive Director review and approval of the completion guarantees and financial strength of the guarantor(s),



August 18, 2023
Dean Papé and Jill Sherman
Revised Participation Request

enhanced CCDC review of Developer's evidence of financing, and post-closing remedies, terms and conditions.

5. Negotiate a Purchase and Sale Agreement for the purchase of 205 parking spaces and BikeBOI cold shell premises for \$11 million, paid in sequential progress payments as contemplated in the Block 68 South DDA.

The Board further directed CCDC to enter into an implementation agreement or similar agreement with Developer to guide negotiation of the DDA amendments and specifically acknowledging the terms and conditions described above, and memorializing the following terms and conditions:

- Developer will advance design of the projects while Developer and CCDC negotiate the terms of the DDA amendments.
- Developer expressly assumes the risk for all design and development costs incurred by Developer; CCDC is not liable for any hard or soft costs, or any lost profits incurred by Developer to date or in the future.
- Developer will remain committed to completing the projects before the closing of the Westside Urban Renewal District.

CCDC plans to present the forthcoming implementation agreement signed by the Developer for its Board of Commissioners' approval on August 30, 2023, and requests Developer immediately resume design work.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Brunelle', is written over a circular stamp. The stamp contains the text 'John Brunelle' and 'Executive Director' below it.

John Brunelle
Executive Director



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V.
ADJOURN



END