



AGENDA BILL

Agenda Subject: FY2023 Amended Budget		Date: August 30, 2023
Staff Contact: Joey Chen, Finance & Administration Director Holli Klitsch, Controller	Exhibits: <div><div>1.</div>Resolution 1832</div> <div><div>2.</div>Exhibit A: FY2023 Amended Budget</div> <div><div>3.</div>Exhibit B: Amended Annual Appropriation Resolution</div>	
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	<u>\$ 39,566,600</u>
<i>Change</i>	<i>\$ 20,436,394</i>

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

DocuSigned by:
BY: Commissioner Latonia Haney Keith
6D1002AB0582463...
Latonia Haney Keith, Chair

ATTEST:

DocuSigned by:
BY: Lauren McLean
0E9D7224A4E0425...
Lauren McLean, Secretary

EXHIBIT A



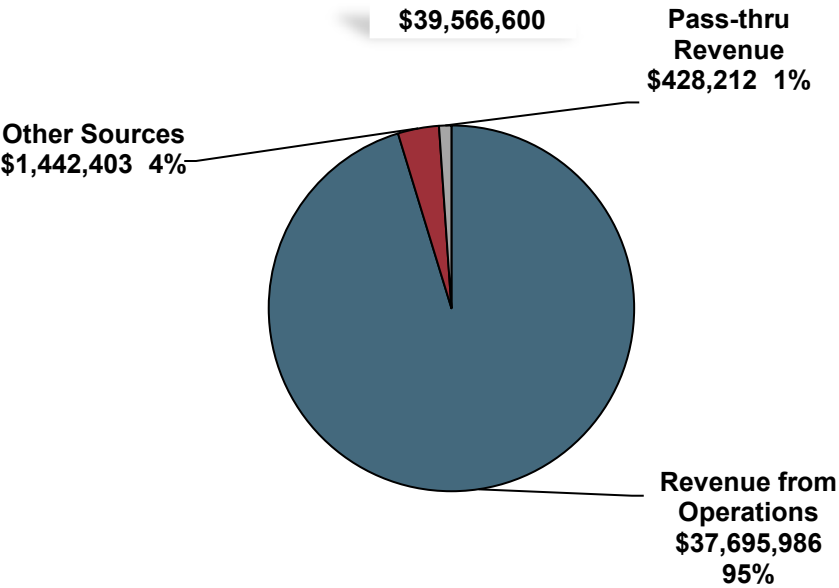
FY2023 AMENDED BUDGET

October 1, 2022 - September 30, 2023

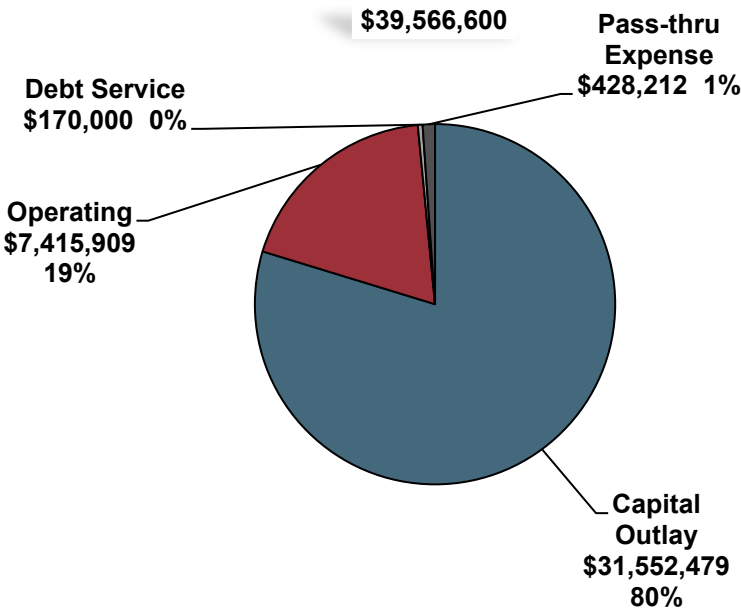


FY2023 AMENDED Budget

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				
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 reprogramed:
 - 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.

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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: DocuSigned by:

By Commissioner Latonia Haney Keith
 6D1092AB0583453
 Latonia Haney Keith, Chair

Attest: DocuSigned by:

By Lauren McLean
 0E3B7224A4E0425
 Lauren McLean, Secretary