



**BOARD  
OF  
COMMISSIONERS  
MEETING  
August 12, 2024**

**CAPITAL CITY DEVELOPMENT CORPORATION**

Board of Commissioners Meeting  
Board Room, Fifth Floor, 121 N. 9th Street  
August 12, 2024, 12 p.m.

Virtual attendance via live stream available at <https://ccdcbiose.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. WORK SESSION**

A. Block 68/69 Catalytic Redevelopment Project Update  
..... Alexandra Monjar, Jill Sherman, Dean Papé (15 minutes)

B. FY2025-2029 Five Year Capital Improvement Plan..... Doug Woodruff (20 minutes)

**IV. ACTION ITEM: CONSENT AGENDA**

A. Expenses

1. Approve Paid Invoice Report for July 2024

B. Minutes and Reports

1. Approve Meeting Minutes for July 16, 2024

C. Other

1. Approve Resolution 1883: 521 W. Grove St. Public Space. First Amendment to the Type 4 Participation Agreement with Boise City Department of Arts & History

2. Approve Resolution 1888: 421 N. 10th St. First Amendment to the Second Amended and Restated Real Property Exchange Agreement with The Young Men’s Christian Association of Boise City, Idaho

**V. ACTION ITEM**

A. CONSIDER Proposed FY2024 Amended Budget .....Joey Chen (10 minutes)

B. CONSIDER Proposed FY2025 Original Budget .....Joey Chen (10 minutes)

**VI. 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).*



## **II. AGENDA CHANGES/ ADDITIONS**



# **III. WORK SESSION**



# **IV. CONSENT AGENDA**



**Paid Invoice Report**

For the Period: 7/1/2024 through 7/31/2024

Payee	Description	Payment Date	Amount
<b>Debt Service:</b>			
<b>Payroll:</b>			Total Debt Payments: -
457(b)	Retirement Payment	7/10/2024	1,430.71
CCDC Employees	Direct Deposits Net Pay	7/10/2024	44,192.93
EFTPS - IRS	Federal Payroll Taxes	7/10/2024	18,360.20
Idaho State Tax Commission	State Payroll Taxes	7/10/2024	2,717.00
PERSI	Retirement Payment	7/8/2024	22,286.66
457(b)	Retirement Payment	7/24/2024	1,430.71
CCDC Employees	Direct Deposits Net Pay	7/24/2024	43,677.04
EFTPS - IRS	Federal Payroll Taxes	7/24/2024	18,195.28
Idaho State Tax Commission	State Payroll Taxes	7/24/2024	2,682.00
PERSI	Retirement Payment	7/22/2024	23,186.65
Idaho Dept of Labor	Q2-2024 SUTA Payment	7/8/2024	2,287.40
Total Payroll Payments:			180,446.58
<b>Checks and ACH</b>			
Various Vendors	Check and ACH Payments (See Attached)	7/31/2024	2,598,250.41

**Total Cash Disbursements: \$ 2,778,696.99**

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

Joey Chen  
 Finance Director  
 8/6/2024  
 Date

*JB*  
 Executive Director  
 8-6-24  
 Date

## Report Criteria:

Summary report type printed  
Check.Voided = no

Name	Check Amount	Check Issue Date
<b>600 Vanguard LLC</b>	165,617.34	07/31/2024
Total 600 Vanguard LLC:	165,617.34	
<b>Abbey Louie LLC</b>	3,000.00	07/30/2024
Total Abbey Louie LLC:	3,000.00	
<b>Acme Fast Freight</b>	2,534.68	07/30/2024
Total Acme Fast Freight:	2,534.68	
<b>Ada County</b>	35,005.50	07/29/2024
	57,207.75	07/29/2024
Total Ada County:	92,213.25	
<b>Adare Manor LLC</b>	16,670.57	07/29/2024
Total Adare Manor LLC:	16,670.57	
<b>ALLWEST Testing &amp; Engineering Inc.</b>	5,202.90	07/29/2024
Total ALLWEST Testing & Engineering Inc.:	5,202.90	
<b>American Fire Protection LLC</b>	6,085.00	07/31/2024
	155.00	07/31/2024
Total American Fire Protection LLC:	6,240.00	
<b>Blue Cross of Idaho</b>	33,978.89	07/01/2024
Total Blue Cross of Idaho:	33,978.89	
<b>Boise City Utility Billing</b>	9.57	07/26/2024
Total Boise City Utility Billing:	9.57	
<b>Boise Valley Economic Prtnshp</b>	20,000.00	07/31/2024
Total Boise Valley Economic Prtnshp:	20,000.00	
<b>Boxcast Inc</b>	45.81	07/30/2024
Total Boxcast Inc:	45.81	
<b>Car Park</b>	180,785.62	07/31/2024

Name	Check Amount	Check Issue Date
Total Car Park:	180,785.62	
<b>Caselle Inc.</b>	778.00	07/01/2024
Total Caselle Inc.:	778.00	
<b>City of Boise</b>	15,291.34	07/29/2024
	3,716.06	07/29/2024
Total City of Boise:	19,007.40	
<b>Civil Survey Consultants Inc</b>	1,320.00	07/30/2024
Total Civil Survey Consultants Inc:	1,320.00	
<b>CMT Technical Services</b>	875.00	07/30/2024
Total CMT Technical Services:	875.00	
<b>Community Planning Assoc</b>	2,450.00	07/30/2024
Total Community Planning Assoc:	2,450.00	
<b>Consurco Inc.</b>	42,379.20	07/31/2024
Total Consurco Inc.:	42,379.20	
<b>Crane Alarm Service</b>	2,565.00	07/30/2024
	25.00	07/30/2024
	2,031.25	07/30/2024
Total Crane Alarm Service:	4,621.25	
<b>CSHQA</b>	76,241.50	07/31/2024
Total CSHQA:	76,241.50	
<b>Eide Bailly LLP</b>	1,299.38	07/30/2024
Total Eide Bailly LLP:	1,299.38	
<b>Elam &amp; Burke P.A.</b>	768.50	07/31/2024
	16,260.45	07/31/2024
	371.00	07/31/2024
	1,192.50	07/31/2024
Total Elam & Burke P.A.:	18,592.45	
<b>Elevator Consulting Services Inc.</b>	5,880.00	07/31/2024
Total Elevator Consulting Services Inc.:	5,880.00	



Name	Check Amount	Check Issue Date
<b>From Boise LLC</b>	2,500.00	07/29/2024
Total From Boise LLC:	2,500.00	
<b>GGLO LLC</b>	6,596.00	07/31/2024
Total GGLO LLC:	6,596.00	
<b>Guho Corp.</b>	536,184.12	07/31/2024
	384,969.71	07/31/2024
Total Guho Corp.:	921,153.83	
<b>Hawkins Companies LLC</b>	18,889.93	07/29/2024
Total Hawkins Companies LLC:	18,889.93	
<b>HRA VEBA Plan</b>	6,933.12	07/31/2024
Total HRA VEBA Plan:	6,933.12	
<b>Hummel Architects PLLC</b>	3,978.00	07/30/2024
Total Hummel Architects PLLC:	3,978.00	
<b>Idaho Power</b>	5.80	07/19/2024
Total Idaho Power:	5.80	
<b>Idaho Press</b>	66.82	07/29/2024
Total Idaho Press:	66.82	
<b>Idaho Records Management LLC</b>	45.00	07/30/2024
Total Idaho Records Management LLC:	45.00	
<b>Idaho Site Works LLC</b>	9,026.67	07/29/2024
Total Idaho Site Works LLC:	9,026.67	
<b>Jensen Belts Associates</b>	8,768.94	07/31/2024
	17,582.00	07/31/2024
	21,412.50	07/31/2024
Total Jensen Belts Associates:	47,763.44	
<b>Kimley-Horn and Associates Inc</b>	6,390.00	07/31/2024
	9,169.30	07/31/2024
	5,238.00	07/31/2024
	8,909.31	07/31/2024

Name	Check Amount	Check Issue Date
Total Kimley-Horn and Associates Inc:	29,706.61	
<b>Kittelson &amp; Associates Inc.</b>	997.50	07/30/2024
	2,557.50	07/30/2024
Total Kittelson & Associates Inc.:	3,555.00	
<b>LaRiviere Inc</b>	190,375.16	07/31/2024
Total LaRiviere Inc:	190,375.16	
<b>LOCAL Boise LLC</b>	497,545.39	07/31/2024
Total LOCAL Boise LLC:	497,545.39	
<b>McAlvain Construction Inc.</b>	6,580.23	07/31/2024
	8,358.40	07/02/2024
	2,064.00	07/31/2024
Total McAlvain Construction Inc.:	17,002.63	
<b>ParkBOI</b>	1,425.00	07/29/2024
	75.00	07/29/2024
	3,000.00	07/29/2024
Total ParkBOI:	4,500.00	
<b>Primary Electric Inc</b>	90.00	07/30/2024
Total Primary Electric Inc:	90.00	
<b>Pro Care Landscape Management</b>	290.00	07/30/2024
	72.18	07/30/2024
	181.00	07/30/2024
Total Pro Care Landscape Management:	543.18	
<b>QRS Consulting LLC</b>	828.00	07/29/2024
	1,977.17	07/29/2024
	1,640.00	07/29/2024
	2,277.00	07/29/2024
Total QRS Consulting LLC:	6,722.17	
<b>Rim View LLC</b>	16,664.09	07/01/2024
Total Rim View LLC:	16,664.09	
<b>Scheidt &amp; Bachmann USA Inc.</b>	917.08	07/30/2024
Total Scheidt & Bachmann USA Inc.:	917.08	

Name	Check Amount	Check Issue Date
<b>Security LLC - Plaza 121</b>	14,498.63	07/01/2024
	459.53	07/29/2024
Total Security LLC - Plaza 121:	14,958.16	
<b>Stability Networks Inc.</b>	36.45	07/30/2024
	3,200.00	07/30/2024
	527.34	07/30/2024
	31.45	07/30/2024
Total Stability Networks Inc.:	3,795.24	
<b>Sunnyridge Construction LLC</b>	64,527.44	07/29/2024
Total Sunnyridge Construction LLC:	64,527.44	
<b>Syringa Networks LLC</b>	654.16	07/30/2024
Total Syringa Networks LLC:	654.16	
<b>The Land Group Inc.</b>	1,047.50	07/31/2024
	815.00	07/31/2024
	2,150.00	07/31/2024
	13,204.85	07/31/2024
Total The Land Group Inc.:	17,217.35	
<b>The Potting Shed</b>	65.00	07/29/2024
Total The Potting Shed:	65.00	
<b>TML Heating &amp; Air Conditioning</b>	200.00	07/29/2024
Total TML Heating & Air Conditioning:	200.00	
<b>Treasure Valley Coffee Inc</b>	88.85	07/30/2024
	120.95	07/30/2024
	88.85	07/30/2024
Total Treasure Valley Coffee Inc:	298.65	
<b>United Heritage</b>	1,849.54	07/01/2024
Total United Heritage:	1,849.54	
<b>US Bank - Credit Cards</b>	7,490.57	07/12/2024
Total US Bank - Credit Cards:	7,490.57	
<b>Veolia (Suez Water Idaho)</b>	51.52	07/29/2024
	123.52	07/29/2024
	303.99	07/29/2024

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Name	Check Amount	Check Issue Date
Total Veolia (Suez Water Idaho):	479.03	
<b>Veritas Material Consulting</b>	1,070.00	07/30/2024
	720.00	07/30/2024
Total Veritas Material Consulting:	1,790.00	
<b>Western States Equipment</b>	309.23	07/29/2024
Total Western States Equipment:	309.23	
<b>Xerox Corporation</b>	293.31	07/30/2024
Total Xerox Corporation:	293.31	
Grand Totals:	<u>2,598,250.41</u>	<b>A</b>

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Report Criteria:

Summary report type printed

Check.Voided = no

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MINUTES OF MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
Board Room, Fifth Floor, 121 N. 9th Street  
Boise, ID 83702  
July 16, 2024

**I. CALL TO ORDER:**

Chair Haney Keith convened the meeting with a quorum at 12:00 p.m.

Roll Call attendance taken:

Present: Commissioner Drew Alexander, Commissioner Todd Cooper, Commissioner Ryan Erstad, Commissioner Latonia Haney Keith, Commissioner Lauren McLean, Commissioner John Stevens, and Commissioner Alexis Townsend.

Absent: Commissioner Danielle Hurd and Commissioner Rob Perez.

Agency staff members present: John Brunelle, Executive Director; Joey Chen, Finance & Administration Director; Amy Fimbel, Senior Project Manager – Capital Improvements; Lana Graybeal, Senior Communications Advisor; Zach Piepmeyer, Parking & Mobility Director; Kathy Wanner, Contracts Manager; Megan Pape, Project Manager – Capital Improvements; Mary Watson, General Counsel; Sandy Lawrence, Executive Assistant; and Agency legal counsel, Meghan Sullivan Conrad.

**II. ACTION ITEM: AGENDA CHANGES/ADDITIONS**

There were no changes or additions made to the agenda.

**III. ACTION ITEM: CONSENT AGENDA**

**A. Expenses**

1. Approve Paid Invoice Report for March 2024
2. Approve Paid Invoice Report for April 2024
3. Approve Paid Invoice Report for May 2024
4. Approve Paid Invoice Report for June 2024

**B. Minutes and Reports**

1. Approve Meeting Minutes for June 10, 2024

**C. Other**

1. Approve Resolution 1882: 705 S. 8th St., South 8th Street and Greenbelt Site Improvements. Type 4 Participation Agreement with City of Boise Public Works.
2. Approve Resolution 1880: 617 Ash St., Erma Hayman House Interpretive Signage. First Amendment to Type 4 Participation Agreement with City of Boise.
3. Approve Resolution 1881: 951 E Gowen Rd, Red River Logistics and Commerce Centers. Amendment 2 to the Type 2 Participation Agreement with Red River Logistics Center LLC and Red River Commerce Center LLC
4. FY2024 Q2 Financial Report (Unaudited)

Commissioner Cooper made a motion to approve the Consent Agenda.

Commissioner Stevens seconded the motion.

Roll Call:

Commissioner Alexander - Aye  
Commissioner Cooper - Aye  
Commissioner Erstad - Aye  
Commissioner Haney Keith - Aye  
Commissioner McLean - Aye  
Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 7 - 0.

#### **IV. ACTION ITEM**

##### **A. CONSIDER Resolution 1885: Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street, Amendment No. 1 to the CM/GC Contract with Guho Corp.**

Megan Pape, Project Manager – Capital Improvements, gave a report.

Commissioner Erstad moved to adopt Resolution 1885 approving and authorizing the execution of Amendment No. 1 to the CM/GC Contract with Guho Corp. for the Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street Project.

Commissioner Stevens seconded the motion.

Roll Call:

Commissioner Alexander - Aye  
Commissioner Cooper - Aye  
Commissioner Erstad - Aye  
Commissioner Haney Keith - Aye  
Commissioner McLean - Aye  
Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 7 - 0.

##### **B. CONSIDER Resolution 1884: Pre-Qualification of Contractors for the Boise City Canal Multi-Use Pathway Project, 3rd Street to Broadway Avenue**

Megan Pape, Project Manager – Capital Improvements, and Kathy Wanner, Contracts Manager, gave a report.

Commissioner Cooper moved to adopt Resolution 1884 prequalifying BriCon Inc., Guho Corp, Knife River Corporation – Mountain West, LaRiviere, Inc., and Wright Brothers, the Building Company Eagle LLC as eligible to submit a bid for the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Alexander - Aye  
Commissioner Cooper - Aye  
Commissioner Erstad - Aye  
Commissioner Haney Keith - Aye  
Commissioner McLean - Aye  
Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 7 - 0.

**C. CONSIDER Resolution 1887: Boise City Canal Multi-Use Pathway Project, 3rd Street to Broadway Avenue. License Agreement for Davis Family Remnant Parcel**

Mary Watson, General Counsel, gave a report.

Commissioner Erstad moved to approve the perpetual and irrevocable Pathway License Agreement between the Agency and Davis Estate, Inc., including an acknowledgment of Davis Estate's assignment of the license fee; and authorizing the Agency Executive Director to execute the same.

Commissioner Cooper seconded the motion.

Roll Call:

Commissioner Alexander - Aye  
Commissioner Cooper - Aye  
Commissioner Erstad - Aye  
Commissioner Haney Keith - Aye  
Commissioner McLean - Aye  
Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 7 - 0.

**D. CONSIDER Resolution 1886: Selected and Preapproved List of CM/GC Firms**

Kathy Wanner, Contracts Manager, gave a report.

Commissioner Erstad moved to adopt Resolution 1886 establishing a list of selected and preapproved Construction Manager/General Contractor (CM/GC) firms for a five-year term.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Alexander - Aye  
Commissioner Cooper - Aye  
Commissioner Erstad - Aye  
Commissioner Haney Keith - Aye  
Commissioner McLean - Aye

Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 7 - 0.

**V. MEETING ADJOURNMENT**

There being no further business to come before the Board, a motion was made by Commissioner Erstad to adjourn the meeting. Commissioner McLean seconded the motion.

The meeting was adjourned at 12:36 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 12th DAY OF AUGUST 2024.

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Latonia Haney Keith, Chair

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Joey Chen, Secretary Pro Tem





**AGENDA BILL**

<b>Agenda Subject:</b> 521 W. Grove St. Public Space. First Amendment to the Type 4 Participation Agreement with Boise City Department of Arts & History		<b>Date:</b> August 12, 2024
<b>Staff Contact:</b> Toby Norton Project Manager	<b>Attachments:</b> 1) Resolution 1883 which includes the First Amendment to the Agreement	
<b>Action Requested:</b> Adopt Resolution No. 1883 approving the First Amendment to 521 W. Grove St. Public Space Type 4 Agreement with Boise City Department of Arts & History.		

**Background:**

The Old Boise Blocks on Grove Street is an area of the Old Boise neighborhood in downtown Boise where focused investment—both public and private—is underway. In 2020, CCDC facilitated the creation of a community-led vision for the Old Boise Blocks. The result of this outreach is the Old Boise Blocks on Grove Street Redevelopment Strategy Vision Report. The vision represents input from the public, key stakeholders, property owners, developers, and public agencies. The report contains recommendations including investment in new public spaces and inclusion of public art that celebrates the multi-cultural aspects and history of the neighborhood.

In January 2022, CCDC purchased a .021 acre parcel located at 521 W. Grove Street to redevelop into a public space. Consistent with the neighborhood’s vision, this space will celebrate the historic culture of the neighborhood and will include Public Art to reinforce the vision.

At the April 10, 2023 the Agency’s Board approved Resolution 1812 –a Type 4 Capital Project Coordination Agreement with Boise City Department of Arts & History—to procure and install public art in coordination with the development of the public space.

In December 2023, the Boise City Department of Arts & History entered into a contract with Hua Design Studio, the artist, to design and implement integrated public art into the overall public space design. The Agency, Boise City Department of Arts & History, Hua Design Studio, the design team and CM/CG, continue to plan and coordinate the integration of public art with the park design and construction.

At its June 18, 2024 meeting, City Council approved the Hua Design's Art Proposal which defines the artwork's intent, physical design and general placement in the public space.

This amendment affirms Arts & History and its subcontractors will be responsible for managing all aspects of selection, fabrication, pre-installation coordination, delivery of the Public Art to the Project, coordinating installation, and post-installation maintenance of the Public Art. It adjusts the not to exceed reimbursement amount to \$550,850, and amends project milestone dates to align with the current project schedule.

CCDC will be responsible for the cost of site preparation, installation, lighting, and use-tax.

The Amendment will be reviewed and approved by City Council at the August 13, 2024 City Council meeting. If approved by the CCDC Board, Arts & History will advance with design, engineering, permitting and production of the public art. Installation is scheduled to occur May 2025 during the final stages of construction of the public space.

**Fiscal Notes:**

The Agency's original FY24 budget includes adequate resources to fund this amendment.

**Staff Recommendation:**

Staff recommends approval of Resolution No. 1883.

**Suggested Motion:**

I move to adopt Resolution No. 1883 approving the First Amendment to 521 W. Grove St. Public Space Type 4 Agreement with Boise City Department of Arts & History.

**ATTACHMENT 1**  
**RESOLUTION 1883**

**RESOLUTION NO. 1883**

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 A FIRST AMENDMENT TO THE TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT BETWEEN THE AGENCY AND THE CITY OF BOISE CITY, IDAHO, FOR INSTALLATION OF PUBLIC ARTWORK LOCATED AT 521 WEST GROVE STREET; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AMENDMENT AND ANY NECESSARY DOCUMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AMENDMENT; 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 River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, 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,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, 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 ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City 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, on April 11, 2023, the Agency Board adopted its Resolution 1812 approving a Type 4 Capital Improvement Reimbursement Agreement ("Agreement") with the City of Boise City for installation of public artwork located at 521 W. Grove Street in the River Myrtle-Old Boise Urban Renewal District; and,

WHEREAS, On August 6, 2024, the City of Boise City, through its Department of Arts & History, requested an amendment to the Agreement in order that certain project construction and infrastructure costs be shifted to the art budget to more accurately reflect the construction obligations of the parties.

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 First Amendment to the Type 4 Capital Improvement Reimbursement Agreement, a copy of which is attached hereto as Attachment 1 and incorporated herein by reference, be and the same hereby is approved.

Section 3: That the Executive Director of the Agency is hereby authorized to execute the First Amendment and to execute any necessary documents required to implement the Amendment, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent have been met; and further, any necessary technical corrections to the First Amendment 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 12, 2024, Agency Board meeting.

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 12, 2024. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 12, 2024.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: \_\_\_\_\_  
Latonia Haney Keith, Chair

ATTEST:

BY: \_\_\_\_\_  
Joey Chen, Secretary Pro Tem



## TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT

### PUBLIC ART: 521 W. GROVE STREET PUBLIC SPACE

#### AMENDMENT 1

This AMENDMENT 1 to the TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT (“Amendment”) is made and entered 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, 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, as a duly created and functioning urban renewal agency for Boise City, Idaho (“CCDC”), and THE CITY OF BOISE CITY, IDAHO, and Idaho municipal corporation (“City”). CCDC and City may be collectively referred to as the “Parties” and individually referred to as “Party.”

#### RECITALS

A. CCDC and City have previously entered into a Type 4 Capital Improvement Reimbursement Agreement, effective April 11, 2023 (the “Agreement”), for a project known as the Public Art: 521 W. Grove Street Public Space Project.

B. City, through its Department of Arts & History, requested an amendment to the Agreement in order to shift certain project construction and infrastructure costs to the Arts & History budget. City’s request, dated August 6, 2024, is attached hereto as Exhibit A.

C. CCDC and City have determined that it is in the best public interest to amend the Agreement as follows to achieve the objectives desired by the Parties.

#### AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and CCDC hereby make the following amendments to the Agreement:

1. Section 5, *Artwork*, of the Agreement is hereby amended to read as follows:

5. **Artwork:** The Parties have identified the Property at 521 W. Grove Street to receive the Public Art. The Project site map is depicted on the attached Exhibit B and the proposed artwork locations are depicted on the attached Exhibit C. It is understood by the Parties that the Public Art will serve to celebrate the multi-cultural history of the Old Boise neighborhood, including the architecture, history, and aesthetic improvements, and will serve as an iconic feature of the Property as well as contribute to the identity of the District. The Artwork conceptual design is comprised of four (4) elements.

2. Section 6, *Reimbursement Obligation*, of the Agreement is hereby amended to read as follows:

**6. Reimbursement Obligation.** The Parties agree this Agreement represents a sharing of costs in order to acquire and install Public Art. The total amount to be paid by CCDC to the City for the Public Art installed under this Agreement (the "Reimbursement Obligation") shall not exceed ~~FOUR HUNDRED THOUSAND DOLLARS (\$400,000)~~ FIVE HUNDRED FIFTY THOUSAND EIGHT HUNDRED FIFTY DOLLARS (\$550,850). Payment shall be on a reimbursement basis. In the event the total cost for the Public Art exceeds CCDC's Reimbursement Obligation of ~~\$400,000~~ \$550,850, the City agrees to be solely responsible for the excess amount. The amounts shown below capture the Parties' understanding of the financial commitment made for the Project. Amounts shown are subject to change but shall not exceed the total Reimbursement Obligation.

City: Public Engagement      \$50,000

City: Arts & History Cost      \$500,850 (includes artwork, admin, contingency)

CCDC: Construction Cost      \$180,472 (includes site-preparation, installation,  
lighting, contingency, use tax)

Project Total:                      \$731,322

3. Section 7, *Reimbursement*, of the Agreement is hereby amended to read as follows:

**7. Reimbursement.** The City shall pay for all costs associated with the Project. CCDC shall reimburse the City for actual costs incurred and only upon completion of the Project, with Project-related expenses being sufficiently documented, and upon sufficiently detailed invoicing having been received by CCDC from City. After installation, billing, and reimbursement for artwork, CCDC shall have no further financial obligation or maintenance responsibility under this Agreement. In order to contain all Project-related costs in any particular fiscal year, CCDC can, at its option, remit to City a lump sum amount equal to this Agreement's outstanding balance at any time.

4. Section 8, *Project Management; Project Updates*, of the Agreement is hereby amended to read as follows:

**8. Project Management; Project Updates.** The City shall be responsible for managing all aspects of selection, fabrication, pre-installation coordination, delivery of the Public Art to the Project, coordinating installation, and post-installation maintenance of the Public Art under this Agreement (the "Project Process"). CCDC shall be responsible for the cost of site-preparation, installation, lighting, and use-tax. The City shall be responsible for receipt and review of invoices from and disbursement of payments to artists and consultants. The City will provide periodic reports to CCDC staff on the progress of the Project.

The City acknowledges that integration of Public Art into the public space design requires meeting the following schedule milestones:

- Call to Artists released by April 15, 2023
- Artist selection completed by June 15, 2023
- Preliminary Artwork design submitted to CCDC by August 30, 2023, for use in CCDC's Design Review application.
- Final Artwork design and stamped engineering plans for installation submitted to CCDC ~~by February 15, 2024, for CCDC's use in applications~~ prior to artist submitting for permits to Authorities Having Jurisdiction – by September 30, 2024.
- Arts & History Commission and Boise City Council artwork design approvals by no later than ~~April 30, 2024~~ June 18, 2024.
- Art installation completed by ~~June 1~~ July 31, 2025, contemporaneous with CCDC's completion of the Project.

If the City is unable to meet the schedule milestones, CCDC, at its sole discretion, can advance with its development and construction of the public space without inclusion of the Public Art.

5. Section 9, *Art Feature Design Integration; Installation*, of the Agreement is hereby amended to read as follows:

**9. Art Feature Design Integration; Installation.** City shall be responsible for coordination of the Public Art and its necessary footings, foundations, and attachments with the overall public space conceptual design, technical drawings, construction activities, timeline, and artwork installation budget. The City will provide engineering specifications and details for the artwork's footings and attachments in order for CCDC's consultants and contractor to prepare the Project site for installation of the Public Art ~~by the City.~~ Activities performed and executed by CCDC's consultants and contractor are the financial responsibility of CCDC. It is the City's responsibility to ensure the Public Art is installed within its budget. Any cost overruns associated with artwork installation exceeding \$180,472 are the City's responsibility. CCDC's consultants and contractor will coordinate with the City in preconstruction planning and installation of the Public Art.

6. Section 19, *Notices and Receipt*, of the Agreement is hereby amended to read as follows:

**19. Notices and Receipt.** All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, addressed to the appropriate Party at the address set forth below:

**If to CCDC:** Karl Woods, Senior Project Manager  
Toby Norton, Project Manager  
 Capital City Development Corporation  
 121 N. 9th Street, Suite 501  
 Boise, Idaho 83702  
~~kwoods@ccdcboise.com~~  
tnorton@ccdcboise.com



*With a copy to:* John Brunelle, Executive Director  
Capital City Development Corporation  
121 N. 9th Street, Suite 501  
Boise, Idaho 83702  
[jbrunelle@ccdcboise.com](mailto:jbrunelle@ccdcboise.com)

**If to Boise City:** Stephanie Johnson, Public Art Program Manager  
Boise City Arts and History Department  
P.O. Box 500  
Boise, Idaho 83701-0500  
[sgjohnson@cityofboise.org](mailto:sgjohnson@cityofboise.org)

*With a copy to:* Boise City Attorney's Office  
~~Attn: Tyler Powers, Deputy City~~  
~~Attorney~~ Attn: Rob Lockward, Deputy  
City Attorney  
P.O. Box 500  
Boise, Idaho 83701-0500  
[tpowers@cityofboise.org](mailto:tpowers@cityofboise.org)  
[rlockward@cityofboise.org](mailto:rlockward@cityofboise.org)

7. All other terms and conditions of the Agreement shall remain in full force and effect. This Amendment shall control in the event of a conflict between this Amendment and the Agreement.

End of Amendment 1 | *Signatures appear on the following page.*

**IN WITNESS WHEREOF**, an authorized representative of each Party, intending to be bound by this Amendment 1, executed this Amendment 1 with an effective date last written below.

**FOR CCDC:**

By: \_\_\_\_\_  
John Brunelle, Executive Director

Date: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
Mary Watson, General Counsel

Date: \_\_\_\_\_

CCDC Budget Info / For Office Use	
Fund	302
Account	6250
Activity Code	24001
Contract Term	June 1, 2025

**FOR BOISE CITY:**

By: \_\_\_\_\_  
Lauren McLean, Mayor  
Clerk

Date: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
Rob Lockward, Deputy City Attorney

Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Lynda Lowry, *Ex-Officio* City

Date: \_\_\_\_\_

**Exhibits:**

- A: Memo dated August 6, 2024
- B: Vicinity Map
- C: Artwork Locations



BOISE CITY  
DEPT OF ARTS  
& HISTORY

## DEPARTMENT OF ARTS & HISTORY

MAYOR: Lauren McLean | DIRECTOR: Jennifer Stevens

# MEMO

**TO:** Doug Woodruff, Development Director, CCDC  
**FROM:** Stephanie Johnson, City of Boise  
**CC:** Jennifer Stevens, City of Boise  
**DATE:** 8/6/2024  
**RE:** 521 W Grove St Public Art Type 4 Agreement – Budget Change

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### 521 W GROVE STREET PUBLIC ART TYPE 4 AGREEMENT – BUDGET CHANGE

In January 2023, CCDC kicked off the 521 W. Grove Street project with a public outreach effort aimed at gathering feedback to guide the design of the public space site. In April 2023, CCDC and Boise City Council approved and executed a Type 4 Agreement with a \$400,000 budget, directing Boise Department of Arts & History staff to begin developing and guiding the artist selection and facilitating the process for early artist input and integrated design, which had been critical to the success of the project.

In December 2023, the City of Boise executed a contract with artist team Hua Design Studio to design and implement integrated public art into the overall public space design. Since then, the artists have completed extensive design work in collaboration with the public space design team.

The artists' conceptual design is comprised of four (4) individual art elements. As a result of the requirement to integrate these elements into the public space infrastructure as standalone art pieces and not additions to public space amenities, the project scope has expanded beyond the original budget of the T4 agreement.

Therefore, to accommodate these shifts, the Department of Arts & History requests a change in the original budget from \$400,000 to a total of: \$550,850 for the Public Art for 521 W. Grove Street Public Art. The installation of the art, including site preparation, footings, installation, and lighting, will be included in park construction to be coordinated and paid for by CCDC at an estimated cost of \$180,472. The public art project total shall not exceed \$732,000.

# VICINITY MAP

# EXHIBIT B

CELEBRATING THE MULTI-CULTURAL HISTORY OF OLD BOISE – PUBLIC ART



# Artwork Locations





**AGENDA BILL**

<b>Agenda Subject:</b> Approve Resolution 1888: 421 N. 10th St. First Amendment to the Second Amended and Restated Real Property Exchange Agreement with The Young Men’s Christian Association of Boise City, Idaho		<b>Date:</b> August 12, 2024
<b>Staff Contact:</b> Alexandra Monjar, Senior Project Manager	<b>Attachments:</b> 1) Resolution 1888 2) First Amendment to the Second Amended and Restated Real Property Exchange Agreement	
<b>Action:</b> Adopt Resolution 1888 authorizing the Executive Director to execute the First Amendment to the Second Amended and Restated Real Property Exchange Agreement with The Young Men’s Christian Association of Boise City, Idaho		

**Background:**

Capital City Development Corp. (“CCDC”) executed the Second Amended and Restated Real Property Exchange Agreement with The Young Men’s Christian Association of Boise City, Idaho (“YMCA”) on December 11, 2023 (“Agreement”). Through the exchange, CCDC will acquire 1111 W. State Street (currently owned by the YMCA) for a workforce housing development planned as part of its Block 68 Catalytic Redevelopment Project. And the YMCA will acquire 421 N. 10th Street (currently owned by CCDC) to develop their planned new facility. CCDC will also contribute \$3,605,000 in cash to the contribution to create an equal-value exchange. The outside closing date for the Agreement is August 15, 2024.

The YMCA has requested more time to complete demolition of its property before the exchange, which they expect to be complete on or about August 30, 2024. To allow for this and any title issues to be resolved before transacting the exchange, the First Amendment to the Land Exchange Agreement changes the closing date to September 30, 2024. The First Amendment also allows CCDC and the YMCA to mutually agree in writing to extend closing as needed up until December 31, 2024. Any such extensions would not require additional approval from the CCDC Board of Commissioners or YMCA Board.

**Fiscal Notes:**

This amendment does not change CCDC’s contribution to the exchange.

**Staff Recommendation:**

Staff recommends the Agency Board adopt Resolution 1888.

<b>Suggested Motion:</b> Adopt Resolution 1888 authorizing the Executive Director to execute the First Amendment to the Second Amended and Restated Real Property Exchange Agreement with The Young Men’s Christian Association of Boise City, Idaho.
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**RESOLUTION NO. 1888**

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 FIRST AMENDMENT TO THE SECOND AMENDED AND RESTATED REAL PROPERTY EXCHANGE AGREEMENT WITH THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF BOISE CITY, IDAHO, CONCERNING AN EXTENSION TO THE OUTSIDE CLOSING DATE FOR THE DISPOSITION OF REAL PROPERTY PURSUANT TO EXCHANGE AGREEMENT; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT AND ANY NECESSARY DOCUMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE FIRST AMENDMENT; 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 ("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 The Young Men's Christian Association of Boise City, Idaho (the "YMCA") entered into the Real Property Exchange Agreement on July 11, 2022 (the "Original Exchange Agreement") setting forth the terms and conditions related to the exchange of certain real property; and,

WHEREAS, the Original Exchange Agreement was subsequently amended by the Amended and Restated Land Exchange Agreement, dated October 10, 2022 (the "First Amended Exchange Agreement"); and,

WHEREAS, the First Amended Exchange Agreement was subsequently amended by the Second Amended and Restated Real Property Exchange Agreement, dated December 11, 2023 (the "Second Amended Exchange Agreement"); and,

WHEREAS, the parties continue to perform under the terms of the Second Amended Exchange Agreement; and,

WHEREAS, pursuant to Section 4(a)(iv)(1) of the Second Amended Exchange Agreement, the Idaho Department of Environmental Quality (DEQ), by letter dated July 17, 2024, terminated the Voluntary Remediation Agreement, dated September 25, 2023 (the "VRA") for the Agency Exchange Property, subject to reconciling the final balance for DEQ oversight costs under the VRA; and,

WHEREAS, pursuant to Section 4(d) of the Second Amended Exchange Agreement, demolition on the YMCA Exchange Property is underway and is expected to be completed on or about August 30, 2024, which is beyond the Outside Closing Date; and,

WHEREAS, the Outside Closing Date under Section 3 of the Second Amended Exchange Agreement is August 15, 2024; and,

WHEREAS, the parties desire to extend the Outside Closing Date, in part, to allow additional time for completion of demolition on the YMCA Exchange Property and to obtain and submit information to the Title Company for the parties to obtain extended coverage owners policies; and,

WHEREAS, as set forth in detail above, it is in the parties' best interests to enter into the First Amendment to the Second Amended and Restated Real Property Exchange Agreement ("First Amendment"); and,

WHEREAS, the Agency Board finds it to be in the best public interest to approve the First Amendment 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 First Amendment between the YMCA and the Agency, a copy of which is attached hereto as **EXHIBIT A** and incorporated herein by reference, is hereby approved.

Section 3: That the Agency Executive Director is hereby authorized to sign and enter into the First Amendment and to execute all necessary documents required to implement the actions contemplated by the First Amendment 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 First Amendment or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the First Amendment and the comments and discussions received at the August 12, 2024, Agency Board meeting.

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 12, 2024. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 12, 2024.



URBAN RENEWAL AGENCY OF BOISE CITY

ATTEST:

By: \_\_\_\_\_  
Latonia Haney Keith, Chair

By: \_\_\_\_\_  
Joey Chen, Secretary Pro Tem

4885-8147-4518, v. 1

**FIRST AMENDMENT  
TO  
SECOND AMENDED AND RESTATED REAL PROPERTY EXCHANGE  
AGREEMENT**

This First Amendment to Second Amended and Restated Real Property Exchange Agreement (this “First Amendment”) is entered into by and between The Urban Renewal Agency of Boise City, also known as Capital City Development Corporation, an independent public body, corporate and politic (the “Agency”), organized pursuant to the Idaho Urban Renewal Law of 1965, 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 The Young Men’s Christian Association of Boise City, Idaho, an Idaho non-profit corporation (the “YMCA”), and effective as of the date this Agreement is last signed by either of the parties (the “Effective Date”). Agency and the YMCA may each individually be referred to as a “party” or collectively as the “parties” as appropriate under the circumstances. All capitalized terms used and not defined in this First Amendment shall have the same meaning as set forth in the Second Amended and Restated Real Property Exchange Agreement.

**I. BACKGROUND**

A. The Agency and the YMCA entered into the Real Property Exchange Agreement on July 11, 2022 (the “Original Exchange Agreement”).

B. The Original Exchange Agreement was subsequently amended by the Amended and Restated Land Exchange Agreement, dated October 10, 2022 (the “First Amended Exchange Agreement”).

C. The First Amended Exchange Agreement was subsequently amended by the Second Amended and Restated Real Property Exchange Agreement, dated December 11, 2023 (the “Second Amended Exchange Agreement”).

D. The parties continue to perform under the terms of the Second Amended Exchange Agreement.

E. Pursuant to Section 4(a)(iv)(1) of the Second Amended Exchange Agreement, the Idaho Department of Environmental Quality (DEQ), by letter dated July 17, 2024, terminated the Voluntary Remediation Agreement, dated September 25, 2023 (the “VRA”) for the Agency Exchange Property, subject to reconciling the final balance for DEQ oversight costs under the VRA.

F. Pursuant to Section 4(d) of the Second Amended Exchange Agreement, demolition on the YMCA Exchange Property is underway and is expected to be completed on or about August 30, 2024, which is beyond the Outside Closing Date.

G. The Outside Closing Date under Section 3 of the Second Amended Exchange Agreement is August 15, 2024.

H. The parties desire to extend the Outside Closing Date, in part, to allow additional time for completion of demolition on the YMCA Exchange Property and to obtain and submit information to the Title Company for the parties to obtain extended coverage owners policies.

I. As set forth in detail above, it is in the parties' best interests to enter into this First Amendment.

NOW, THEREFORE, for valuable consideration, the sufficiency of which is agreed and acknowledged, 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 for the agreements contained herein, and hereby further agree as follows:

**1. Amendments:**

A. Amendment to Section 3(c): Section 3(c) of the Second Amended Exchange Agreement, shall be amended to state in its entirety as follows:

c. The Closing Date is September 30, 2024. The parties may agree to extend the Closing Date, in writing and signed by representatives of the parties, up to the outside date for the Closing Date of December 31, 2024. Extensions to the Closing Date for these purposes do not require Agency Board or YMCA Board approval.

**2. Miscellaneous.**

a. Entire Agreement. This First Amendment and the Second Amended Exchange Agreement embodies the entire agreement between the parties hereto with respect to the subject matter hereof. No extension, change, modification, or amendment to or of the Second Amended Exchange Agreement of any kind whatsoever shall be made or claimed by either party, and no notice of any extension, change, modification, or amendment made or claimed by either party shall have any force or effect whatsoever unless the same shall be endorsed in writing and be signed by the party against which the enforcement of such extension, change, modification, or amendment is sought, and then only to the extent set forth in such instrument.

b. Captions and Headings. The captions and headings in this First Amendment are for reference only and shall not be deemed to define or limit the scope or intent of any provision of this First Amendment.

c. Construction. Each party has been represented by legal counsel in drafting and negotiating this First Amendment or has had the opportunity to consult with legal counsel and has chosen not to do so. In all cases, this First Amendment shall be construed and interpreted according to its fair meaning, and not for or against either party, regardless of which party caused the drafting of this First Amendment or any of its terms.

d. Counterparts/Electronic Signatures. Signatures transmitted by counterpart via electronic mail shall be deemed original for purposes of creating a valid and binding agreement.

e. Continuation and Ratification. Except as amended hereby, the terms, conditions and covenants of the Second Amended Exchange Agreement shall remain in full force and effect and the parties hereby ratify and confirm the Agreement in all respects. In the event of any conflict between the Second Amended Exchange Agreement and this First Amendment, this First Amendment shall control.

*[signatures on the following page]*

IN WITNESS WHEREOF, the undersigned have duly executed this First Amendment.  
End of First Amendment | Signatures appear on the following page.

<p>_____, 2024</p>	<p><u>AGENCY</u> THE URBAN RENEWAL AGENCY OF BOISE CITY, also known as CAPITAL AGENCY DEVELOPMENT CORPORATION</p> <p>_____ John Brunelle, Executive Director</p>
<p>_____, 2024</p>	<p><u>YMCA</u> YOUNG MEN'S CHRISTIAN ASSOCIATION OF BOISE CITY, IDAHO</p> <p>_____ By: _____ Title: _____</p>



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**V.**  
**ACTION**  
**ITEMS**



**AGENDA BILL**

<b>Agenda Subject:</b> Proposed FY2024 Amended Budget		<b>Date:</b> August 12, 2024
<b>Staff Contact:</b> Joey Chen, Finance & Administration Director Holli Klitsch, Controller	<b>Attachments:</b> 1. <i>Proposed</i> FY2024 Amended Budget 2. <i>Proposed</i> Notice of Public Hearing	
<b>Action Requested:</b> 1. Tentatively Approve <i>Proposed</i> FY2024 Amended Budget 2. Advertise Public Hearing at August 28, 2024 Special Board Meeting		

**Background:**

The CCDC Board of Commissioners has routinely amended 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.

**Fiscal Notes:**

FY2024 Original Budget	\$ 67,448,720
<u>Proposed FY2024 Amended Budget</u>	<u>\$ 46,154,293</u>
<i>Changes</i>	<i>\$ 21,294,428</i>

The budget document illustrates the sources and uses of all budgeted funds, summarizes all revenues and expenses, and provides comprehensive expenditure detail, and a narrative of notable changes.

**Staff Recommendation:**

Tentatively approve Proposed FY2024 Amended Budget and advertise the August 28, 2024 public hearing.

**Suggested Motion:**

I move to tentatively approve the FY2024 Amended Budget to new revenue and expense totals of \$46,154,293 and set the time and date of Noon, August 28, 2024 for the statutorily-required public hearing on the Budget Amendment.



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# **FY2024 AMENDED BUDGET**

October 1, 2023 - September 30, 2024

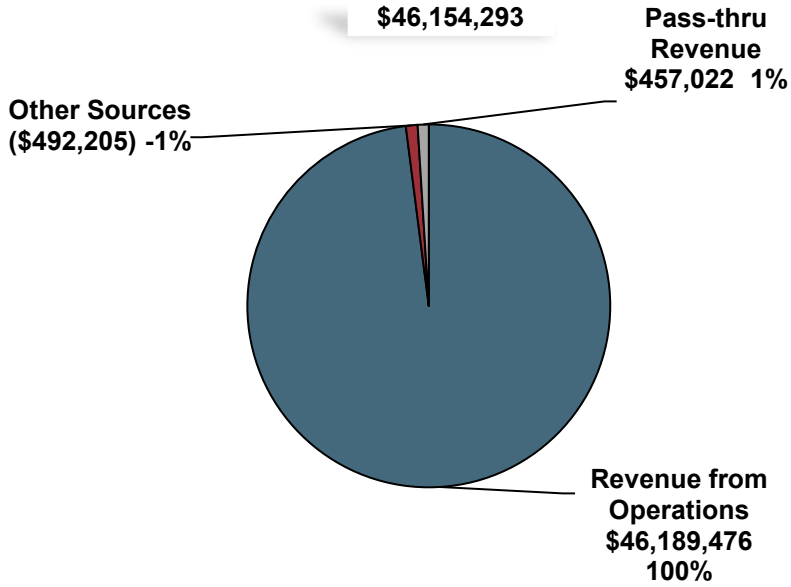
***PROPOSED***



### FY2024 AMENDED Budget

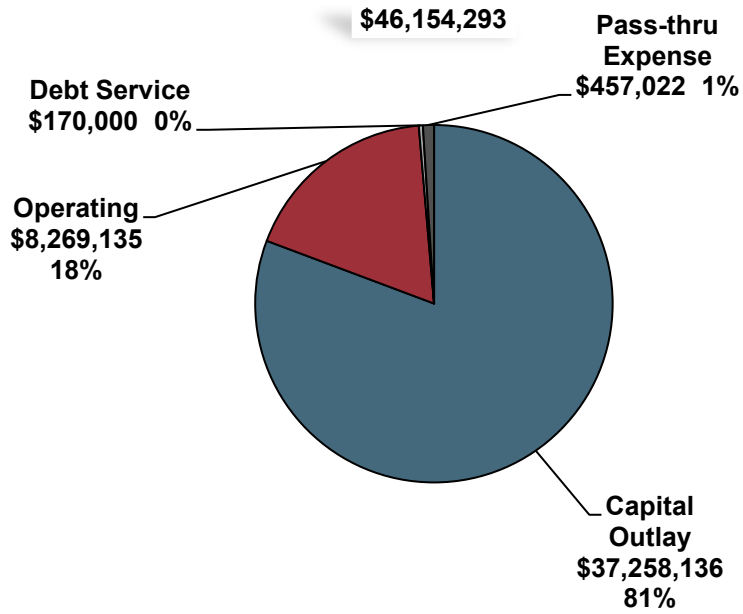
## Sources

\$46,154,293



## Uses

\$46,154,293



<b>FY2024 AMENDED BUDGET</b>		<b>2024</b>	<b>2024</b>	
<b>REVENUE SUMMARY</b>		<b>ORIGINAL</b>	<b>AMENDED</b>	<b>Changes</b>
<b>Revenue from Operations</b>				
* Revenue Allocation (Tax Increment).....		31,300,000	31,530,000	230,000
* Parking Revenue.....		9,001,691	9,078,721	77,030
Other Revenues (Various Reimbursements).....		6,030,228	5,580,755	(449,473)
Subtotal		\$ 46,331,918	\$ 46,189,476	\$ (142,443)
<b>Other Sources</b>				
Misc. Revenues (Grants/Leases/Property Transactions).....		786,600	1,389,300	602,700
Use of (Transfer to) Working Capital Fund.....		19,873,180	(1,881,505)	(21,754,685)
Subtotal		\$ 20,659,780	\$ (492,205)	\$ (21,151,985)
<b>Subtotal - Revenue from Operations</b>		<b>\$ 66,991,698</b>	<b>\$ 45,697,271</b>	<b>\$ (21,294,428)</b>
<b>Pass-Through Revenue</b>				
Ada County Courthouse Corridor Leases.....		457,022	457,022	-
Subtotal		\$ 457,022	\$ 457,022	\$ -
<b>TOTAL REVENUE</b>		<b>\$ 67,448,720</b>	<b>\$ 46,154,293</b>	<b>\$ (21,294,428)</b>
<b>EXPENSE SUMMARY</b>		<b>2024</b>	<b>2024</b>	
		<b>ORIGINAL</b>	<b>AMENDED</b>	<b>Changes</b>
<b>Operating Expense</b>				
Services & Operations.....		3,278,176	3,068,540	(209,636)
Personnel Costs.....		3,279,600	3,016,400	(263,200)
Facilities Management.....		1,106,236	939,938	(166,298)
Professional Services.....		1,424,650	1,244,257	(180,393)
Subtotal		\$ 9,088,662	\$ 8,269,135	\$ (819,527)
<b>Debt Service</b>				
Debt Service.....		170,000	170,000	-
Subtotal		\$ 170,000	\$ 170,000	\$ -
<b>Capital Outlay</b>				
Office Furniture/Computer Equipment.....		98,500	68,500	(30,000)
* Capital Improvement Projects (part of CIP).....		41,307,544	31,589,689	(9,717,855)
* Contractual Obligations (part of CIP).....		6,422,492	4,527,251	(1,895,241)
* Parking Reinvestment Plan (PRP).....		9,771,000	939,280	(8,831,720)
* Mobility Projects.....		133,500	133,416	(84)
Subtotal		\$ 57,733,036	\$ 37,258,136	\$ (20,474,901)
<b>Subtotal - Expenses for Operations</b>		<b>\$ 66,991,698</b>	<b>\$ 45,697,271</b>	<b>\$ (21,294,428)</b>
<b>Pass-Through Expense</b>				
Ada County Courthouse Corridor Leases.....		457,022	457,022	-
Subtotal		\$ 457,022	\$ 457,022	\$ -
<b>TOTAL EXPENSE</b>		<b>\$ 67,448,720</b>	<b>\$ 46,154,293</b>	<b>\$ (21,294,428)</b>

\* Detail Attached

FY2024 AMENDED BUDGET REVENUE DETAIL	2024 ORIGINAL	2024 AMENDED	<i>Changes</i>
<b>Revenue Allocation (Tax Increment)</b>			
State Street District.....	1,500,000	1,601,300	101,300
Gateway East District.....	7,400,000	7,698,600	298,600
Shoreline District.....	800,000	825,700	25,700
30th Street District.....	1,500,000	1,567,100	67,100
Westside District.....	5,400,000	5,346,400	(53,600)
River Myrtle-Old Boise District.....	14,700,000	14,490,900	(209,100)
Subtotal	31,300,000	31,530,000	230,000
	-	-	-
<b>Parking Revenue</b>			
Hourly Parkers.....	6,528,809	6,743,454	214,645
Monthly Parkers.....	4,143,586	4,136,811	(6,775)
Validation / Special Events / Violation.....	290,607	301,836	11,229
Hotel Parking Revenue.....	242,297	214,146	(28,150)
First Hour Free Discount.....	(2,360,608)	(2,475,826)	(115,218)
Other Parking Revenues.....	157,000	158,300	1,300
Subtotal	9,001,691	9,078,721	77,030
	-	-	-

<b>FY2024 AMENDED BUDGET EXPENSE DETAIL</b>	<b>2024 ORIGINAL</b>	<b>2024 AMENDED</b>	<b>Changes</b>
<b>Capital Improvement Projects</b>			
State Street District.....	458,280	58,280	(400,000)
Gateway East District.....	4,256,256	457,895	(3,798,361)
Shoreline District.....	785,373	609,211	(176,162)
30th Street District.....	841,583	576,155	(265,428)
Westside District.....	8,124,970	8,520,856	395,886
River Myrtle-Old Boise District.....	26,841,082	21,367,292	(5,473,790)
Subtotal	41,307,544	31,589,689	(9,717,855)
	-	-	-
<b>Contractual Obligations</b>			
State Street District.....	-	-	-
Gateway East District.....	292,538	905,353	612,815
Shoreline District.....	-	-	-
30th Street District.....	21,000	16,671	(4,329)
Westside District.....	450,000	549,374	99,374
River Myrtle-Old Boise District.....	5,658,954	3,055,853	(2,603,101)
Subtotal	6,422,492	4,527,251	(1,895,241)
	-	-	-
<b>Parking Reinvestment Plan</b>			
Capitol & Myrtle Waterproofing & Structural Repairs.....	500,000	212,000	(288,000)
Electric Vehicle Garage Project.....	6,000	-	(6,000)
10th & Front Tier 1 Structural Repairs, Phase 2.....	100,000	79,059	(20,941)
9th & Main Tier 1 & 2 Column Repairs.....	-	37,161	37,161
9th & Front Tier 1 Repairs.....	40,000	75,000	35,000
11th & Front Tier 1 Repairs.....	100,000	-	(100,000)
Security Camera Upgrades.....	200,000	-	(200,000)
Capitol & Myrtle Elevator Modernization Project.....	500,000	274,500	(225,500)
9th & Front Tier 2 & 3 Repairs.....	75,000	-	(75,000)
10th & Front Waterproofing Repairs, Phase 2.....	300,000	261,560	(38,440)
Block 68 South Parking Garage .....	5,450,000	-	(5,450,000)
New PARCS Equipment Purchase & Installation.....	2,500,000	-	(2,500,000)
Subtotal	9,771,000	939,280	(8,831,720)
	-	-	-
<b>Mobility Projects</b>			
VRT Transit Assessment for Improvements.....	7,000	6,916	(84)
ParkBOI Initiatives.....	25,000	25,000	-
11th Street Mobility.....	16,500	16,500	-
Mobility Initiatives.....	25,000	25,000	-
City Go Contribution.....	60,000	60,000	-
Subtotal	133,500	133,416	(84)
	-	-	-



# FY2024 AMENDED BUDGET

## Summary

### REVENUE

**Increment Revenue** - \$230k net increase in estimated FY2024 amended revenues is due to:

The true-up adjustment based on final increment value and levy information received in March 2024. It reflects that increment value and levy rate assumptions used in the FY2024 original budget came within about 1 percent of actuals.

**Parking Revenue** - \$77k increase reflects the net impact of:

Higher net hourly parking revenues than originally projected.

**Other Revenue** (Various Reimbursements) - Decrease of \$449k 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 \$6 million and is now expecting to receive \$5.6 million in reimbursements. Interagency agreements with ACHD during FY2024 include Rebuild 11<sup>th</sup> Street Blocks, Linen Blocks on Grove Street, Old Boise Blocks on Grove Street, Bannock Street Streetscape Improvements, and 5<sup>th</sup> and 6<sup>th</sup> Streets Roadway Improvements.

**Misc. Revenues** (Grants / Leases / Property Transactions) - Increase of \$603k due to:

Higher interest rate continues and more interest income earned on investments held in the Local Government Investment Pool (LGIP) than anticipated.

**Working Capital Fund** - Synching with updated CIP projects, \$1.9 million will be added to the working capital fund rather than utilizing \$19.9 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

This expense category has an \$820k decrease from original to amended. Significant contributors to this reduction include:

- Services & Operations – parking system operation costs are projected to be slightly lower than originally budgeted for.
- Professional Services – less spending than originally budgeted for this expense category across all urban renewal district and parking funds.

### CAPITAL OUTLAY

#### Capital Improvement Projects

\$41.3 million originally budgeted for capital projects is decreased by \$9.7 million in the FY2024 Amended Budget.

- River Myrtle / Old Boise – \$5.5 million net decrease is primarily the result of:
  - Rebuild Linen Blocks on Grove Street Improvements project costs of \$2.8 million are passed on to FY2025.
  - 5th and 6th Street Two-Way Conversion project is cancelled causing a \$2.7 million permanent decrease. The fund has been reprogrammed to other projects for FY2025.
- Gateway East – \$3.8 million net decrease is largely due to:
  - \$3 million of Power System Upgrades to be reprogrammed for other road improvement projects in future years.

#### Parking Reinvestment Plan (PRP) Projects

Significant adjustments made to the PRP include:

- Block 68 South Parking Garage project moved to FY2025.
- New PARCS equipment purchase and installation will now happen in FY2025. Project initiated in early FY2024. Assessment, specification development, and then procurement will carry the bulk of the project expenditures into the upcoming fiscal year.

###



**EXHIBIT A**  
**CAPITAL CITY DEVELOPMENT CORPORATION**  
***PROPOSED* FISCAL YEAR 2024 AMENDED BUDGET**

AN AMENDED ESTIMATE OF REVENUES AND EXPENSES OF THE CAPITAL CITY DEVELOPMENT CORPORATION FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2023 TO AND INCLUSIVE OF SEPTEMBER 30, 2024 (FISCAL YEAR 2024) AND NOTICE OF PUBLIC HEARING.

As required by Idaho Code, the Board of Commissioners of the Capital City Development Corporation has estimated the amount of money necessary for all purposes during Fiscal Year 2024 and prepared a proposed amended budget that includes an estimate of revenues and expenses and that reflects current Board policy on budget-related matters. As also required by Idaho Code, the amended budget will be entered into the minutes of the Agency and published in the Idaho Statesman newspaper. Citizens are invited to attend the budget hearing that begins at noon, August 28, 2024, at Capital City Development Corporation, 121 N. 9th St, Suite 501, Boise, Idaho. Citizens may submit written or oral comments concerning the Agency's proposed amended budget. A copy of the proposed amended budget is available at <https://ccdcboise.com> and also at Capital City Development Corporation (by appointment only) during regular business hours, weekdays, 8:00 a.m. to 5:00 p.m. Please notify CCDC at 208-384-4264 for any accommodations necessary for persons with disabilities.

	<u>FISCAL YEAR 2022</u>	<u>FISCAL YEAR 2023</u>	<u>ORIGINAL</u>	<u>AMENDED</u>
<u>GENERAL/SPECIAL REVENUE FUNDS:</u>	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>FISCAL YEAR 2024</u>	<u>FISCAL YEAR 2024</u>
			<u>BUDGET</u>	<u>BUDGET</u>
<b>GENERAL OPERATIONS FUND</b>				
Transfers	3,260,732	3,453,352	4,465,288	4,144,088
Other	201,085	294,765	275,505	307,561
Total Revenues	<u>3,461,817</u>	<u>3,748,117</u>	<u>4,740,793</u>	<u>4,451,649</u>
Total Expenses	3,461,817	3,748,117	4,740,793	4,451,649
<b>RIVER-MYRTLE / OLD BOISE REV ALLOC FUND</b>				
Revenue Allocation ( <i>Property Tax Increment</i> )	10,879,908	11,445,589	14,700,000	14,490,900
Transfers	940,149	27,235	12,317,190	5,099,245
Other	1,690,657	3,309,847	6,523,599	5,834,251
Total Revenues	<u>13,510,714</u>	<u>14,782,671</u>	<u>33,540,789</u>	<u>25,424,396</u>
Total Expenses	13,510,714	14,782,671	33,540,789	25,424,396
<b>WESTSIDE REVENUE ALLOCATION FUND</b>				
Revenue Allocation ( <i>Property Tax Increment</i> )	4,295,431	4,252,488	5,400,000	5,346,400
Transfers	(2,486,230)	1,780,829	3,379,949	3,432,625
Other	616,738	2,903,621	267,054	830,371
Total Revenues	<u>2,425,940</u>	<u>8,936,938</u>	<u>9,046,970</u>	<u>9,609,396</u>
Total Expenses	2,425,940	8,936,938	9,046,970	9,609,396
<b>30TH STREET REVENUE ALLOCATION FUND</b>				
Revenue Allocation ( <i>Property Tax Increment</i> )	1,050,607	1,223,825	1,500,000	1,567,100
Transfers	(318,577)	(1,154,996)	(600,417)	(1,020,274)
Other	5,042	35,416	18,000	53,000
Total Revenues	<u>737,072</u>	<u>104,245</u>	<u>917,583</u>	<u>599,826</u>
Total Expenses	737,072	104,245	917,583	599,826
<b>SHORELINE REVENUE ALLOCATION FUND</b>				
Revenue Allocation ( <i>Property Tax Increment</i> )	483,242	546,121	800,000	825,700
Transfers	(462,015)	(536,217)	118,373	(233,489)
Other	1,621	14,205	7,000	24,000
Total Revenues	<u>22,848</u>	<u>24,110</u>	<u>925,373</u>	<u>616,211</u>
Total Expenses	22,848	24,110	925,373	616,211
<b>GATEWAY EAST REVENUE ALLOCATION FUND</b>				
Revenue Allocation ( <i>Property Tax Increment</i> )	2,425,378	4,438,513	7,400,000	7,698,600
Transfers	(1,451,326)	(4,244,605)	(2,819,206)	(6,472,352)
Other	7,768	71,495	33,000	145,000
Total Revenues	<u>981,820</u>	<u>265,403</u>	<u>4,613,794</u>	<u>1,371,248</u>
Total Expenses	981,820	265,403	4,613,794	1,371,248
<b>STATE STREET REVENUE ALLOCATION FUND</b>				
Revenue Allocation ( <i>Property Tax Increment</i> )	0	872,897	1,500,000	1,601,300
Transfers	0	(877,535)	(1,003,220)	(1,552,020)
Other	0	5,116	1,500	17,000
Total Revenues	<u>0</u>	<u>478</u>	<u>498,280</u>	<u>66,280</u>
Total Expenses	0	478	498,280	66,280
<b>PARKING FUND</b>				
Parking Operation	8,208,962	8,864,682	8,898,694	8,974,421
Transfers	(449,316)	(5,527,170)	3,871,347	(5,430,434)
Other	253,498	375,970	395,100	471,300
Total Revenues	<u>8,013,144</u>	<u>3,713,483</u>	<u>13,165,138</u>	<u>4,015,287</u>
Total Expenses	8,013,144	3,713,483	13,165,138	4,015,287
<b>DEBT SERVICE FUND</b>				
Pass-through Lease	0	0	0	0
Transfers	0	0	0	0
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenses	0	0	0	0
<b>TOTAL REVENUES</b>	<b>\$ 29,153,355</b>	<b>\$ 31,575,444</b>	<b>\$ 67,448,720</b>	<b>\$ 46,154,293</b>
<b>TOTAL EXPENSES</b>	<b>\$ 29,153,355</b>	<b>\$ 31,575,444</b>	<b>\$ 67,448,720</b>	<b>\$ 46,154,293</b>

MOTION TO APPROVE THE PROPOSED AMENDED BUDGET PASSED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO, THIS 12TH DAY OF AUGUST 2024. This is an accurate statement of the proposed expenditures and revenues as presented to the Board of Commissioners for Fiscal Year 2024 as amended. APPROVED BY THE CHAIR OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 12TH DAY OF AUGUST 2024. Latonia Haney Keith, Chair. Joey Chen, Secretary Pro Tempore.



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**AGENDA BILL**

<b>Agenda Subject:</b> Proposed FY2025 Original Budget		<b>Date:</b> August 12, 2024
<b>Staff Contact:</b> Joey Chen, Finance & Administration Director Holli Klitsch, Controller	<b>Attachments:</b> 1. <i>Proposed</i> FY2025 Original Budget 2. <i>Proposed</i> Notice of Public Hearing	
<b>Action Requested:</b> 1. Tentatively Approve <i>Proposed</i> FY2025 Original Budget 2. Advertise Public Hearing at August 28, 2024 Special Board Meeting		

**Background:**

The Agency’s fiscal year runs from October 1 to 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.

**Fiscal Notes:**

*Proposed* FY2025 Original Budget                      \$ 72,872,377

The budget document illustrates the sources and uses of all budgeted funds, summarizes all revenues and expenses, and provides comprehensive expenditure detail and narrative of notable changes.

**Staff Recommendation:**

Tentatively approve FY2025 Original Budget and advertise the August 28, 2024 public hearing.

**Suggested Motion:**

I move to tentatively approve the FY2025 Original Budget totaling \$72,872,377 and set the time and date of Noon, August 28, 2024, for the statutorily-required public hearing on the Agency’s budget for the coming fiscal year.

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# **FY2025 ORIGINAL BUDGET**

October 1, 2024 - September 30, 2025

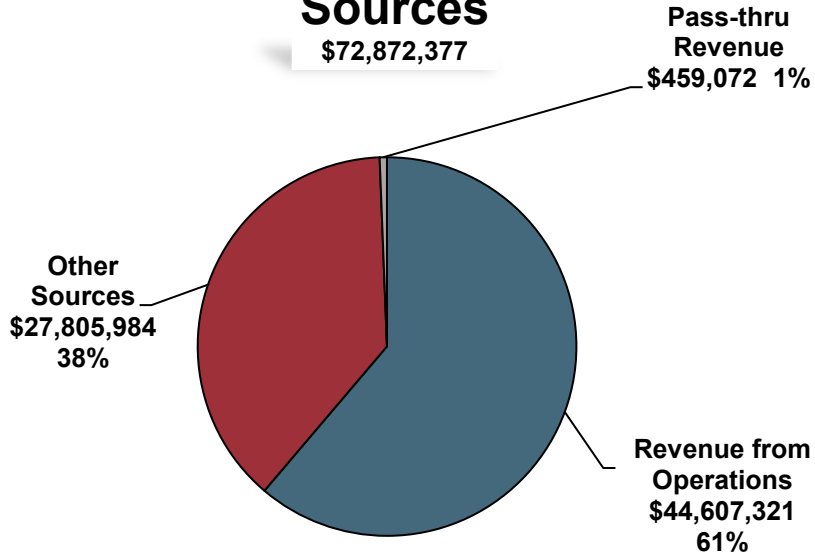
***PROPOSED***



## FY2025 ORIGINAL Budget

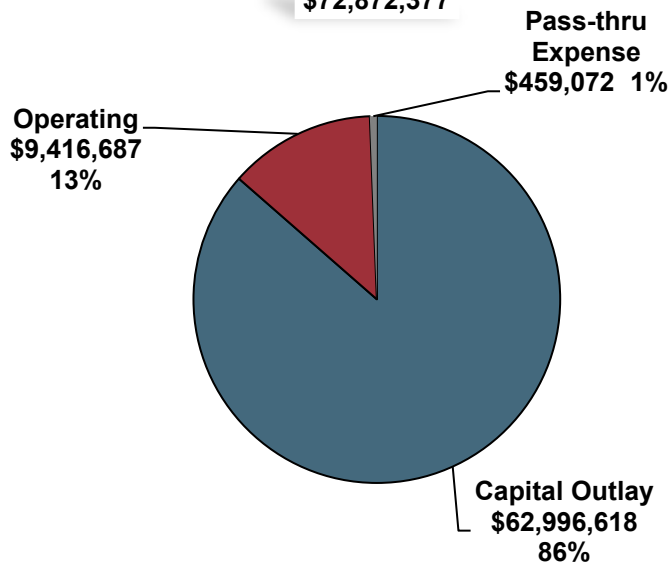
### Sources

\$72,872,377



### Uses

\$72,872,377



<b>FY2025 ORIGINAL BUDGET REVENUE SUMMARY</b>	<b>2024 ORIGINAL</b>	<b>2024 AMENDED</b>	<b>2025 ORIGINAL</b>
<b>Revenue from Operations</b>			
* Revenue Allocation (Tax Increment).....	31,300,000	31,530,000	32,100,000
* Parking Revenue.....	9,001,691	9,078,721	9,202,361
Other Revenues (Various Reimbursements).....	6,030,228	5,580,755	3,304,960
Subtotal	\$ 46,331,918	\$ 46,189,476	\$ 44,607,321
<b>Other Sources</b>			
Misc. Revenues (Grants/Leases/Property Transactions).....	786,600	1,389,300	983,500
Use of (Transfer to) Working Capital Fund.....	19,873,180	(1,881,505)	26,822,484
Subtotal	\$ 20,659,780	\$ (492,205)	\$ 27,805,984
<b>Subtotal - Revenue from Operations</b>	<b>\$ 66,991,698</b>	<b>\$ 45,697,271</b>	<b>\$ 72,413,305</b>
<b>Pass-Through Revenue</b>			
Ada County Courthouse Corridor Leases.....	457,022	457,022	459,072
Subtotal	\$ 457,022	\$ 457,022	\$ 459,072
<b>TOTAL REVENUE</b>	<b>\$ 67,448,720</b>	<b>\$ 46,154,293</b>	<b>\$ 72,872,377</b>
<b>EXPENSE SUMMARY</b>			
<b>Operating Expense</b>			
Services & Operations.....	3,278,176	3,068,540	3,441,407
Personnel Costs.....	3,279,600	3,016,400	3,470,000
Facilities Management.....	1,106,236	939,938	1,091,480
Professional Services .....	1,424,650	1,244,257	1,413,800
Subtotal	\$ 9,088,662	\$ 8,269,135	\$ 9,416,687
<b>Debt Service</b>			
Debt Service.....	170,000	170,000	-
Subtotal	\$ 170,000	\$ 170,000	\$ -
<b>Capital Outlay</b>			
Office Furniture/Computer Equipment.....	98,500	68,500	80,000
* Capital Improvement Projects (part of CIP).....	41,307,544	31,589,689	37,843,196
* Contractual Obligations (part of CIP).....	6,422,492	4,527,251	8,861,303
* Parking Reinvestment Plan (PRP).....	9,771,000	939,280	16,054,000
* Mobility Projects.....	133,500	133,416	158,119
Subtotal	\$ 57,733,036	\$ 37,258,136	\$ 62,996,618
<b>Subtotal - Expenses for Operations</b>	<b>\$ 66,991,698</b>	<b>\$ 45,697,271</b>	<b>\$ 72,413,305</b>
<b>Pass-Through Expense</b>			
Ada County Courthouse Corridor Leases.....	457,022	457,022	459,072
Subtotal	\$ 457,022	\$ 457,022	\$ 459,072
<b>TOTAL EXPENSE</b>	<b>\$ 67,448,720</b>	<b>\$ 46,154,293</b>	<b>\$ 72,872,377</b>

\* Detail Attached

<b>FY2025 ORIGINAL BUDGET REVENUE DETAIL</b>	<b>2024 ORIGINAL</b>	<b>2024 AMENDED</b>	<b>2025 ORIGINAL</b>
<b>Revenue Allocation (Tax Increment)</b>			
State Street District.....	1,500,000	1,601,300	1,700,000
Gateway East District.....	7,400,000	7,698,600	8,300,000
Shoreline District.....	800,000	825,700	1,000,000
30th Street District.....	1,500,000	1,567,100	1,500,000
Westside District.....	5,400,000	5,346,400	5,800,000
River Myrtle-Old Boise District.....	14,700,000	14,490,900	13,800,000
Subtotal	31,300,000	31,530,000	32,100,000
	-	-	-
<b>Parking Revenue</b>			
Hourly Parkers.....	6,528,809	6,743,454	6,839,431
Monthly Parkers.....	4,143,586	4,136,811	4,235,386
Validation / Special Events / Violation.....	290,607	301,836	332,621
Hotel Parking Revenue.....	242,297	214,146	203,903
First Hour Free Discount.....	(2,360,608)	(2,475,826)	(2,477,980)
Other Parking Revenues.....	157,000	158,300	69,000
Subtotal	9,001,691	9,078,721	9,202,361
	-	-	-



<b>FY2025 ORIGINAL BUDGET EXPENSE DETAIL</b>	<b>2024 ORIGINAL</b>	<b>2024 AMENDED</b>	<b>2025 ORIGINAL</b>
<b>Capital Improvement Projects</b>			
State Street District.....	458,280	58,280	625,000
Gateway East District.....	4,256,256	457,895	1,455,000
Shoreline District.....	785,373	609,211	365,000
30th Street District.....	841,583	576,155	1,975,333
Westside District.....	8,124,970	8,520,856	8,322,415
River Myrtle-Old Boise District.....	26,841,082	21,367,292	25,100,448
Subtotal	41,307,544	31,589,689	37,843,196
	-	-	-
<b>Contractual Obligations</b>			
State Street District	-	-	-
Gateway East District	292,538	905,353	536,101
Shoreline District	-	-	-
30th Street District	21,000	16,671	-
Westside District	450,000	549,374	1,342,345
River Myrtle-Old Boise District	5,658,954	3,055,853	6,982,857
Subtotal	6,422,492	4,527,251	8,861,303
	-	-	-
<b>Parking Reinvestment Plan</b>			
Capitol & Myrtle Waterproofing & Structural Repairs.....	500,000	212,000	350,000
Electric Vehicle Garage Project.....	6,000	-	-
10th & Front Tier 1 Structural Repairs, Phase 2.....	100,000	79,059	-
9th & Main Tier 1 & 2 Column Repairs.....	-	37,161	-
9th & Front Tier 1 Repairs.....	40,000	75,000	-
11th & Front Tier 1 Repairs.....	100,000	-	150,000
Security Camera Upgrades.....	200,000	-	200,000
Capitol & Myrtle Elevator Modernization Project.....	500,000	274,500	170,000
9th & Front Tier 2 & 3 Repairs.....	75,000	-	75,000
10th & Front Waterproofing Repairs, Phase 2.....	300,000	261,560	-
Block 68 South Parking Garage .....	5,450,000	-	11,000,000
New PARCS Equipment Purchase & Installation.....	2,500,000	-	2,500,000
10th & Front Tier 1 Structural Repairs, Phase 3.....	-	-	1,334,000
9th & Front Stairwell Enclosure Concept Analysis.....	-	-	75,000
9th & Front Elevator Modernization.....	-	-	100,000
Capitol & Main Exhaust Fan Replacement.....	-	-	100,000
Subtotal	9,771,000	939,280	16,054,000
	-	-	-
<b>Mobility Projects</b>			
VRT Transit Assessment for Improvements.....	7,000	6,916	6,619
ParkBOI Initiatives.....	25,000	25,000	25,000
11th Street Mobility.....	16,500	16,500	16,500
Mobility Initiatives.....	25,000	25,000	50,000
City Go Contribution.....	60,000	60,000	60,000
Subtotal	133,500	133,416	158,119
	-	-	-



# FY2025 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 7 percent since last year, from \$3.4 billion to \$3.6 billion.

<b>ASSESSED TAXABLE VALUES</b>		
<b>Urban Renewal District</b>	<b>FY2024 Final</b>	<b>FY2025 Estimates</b>
State Street	\$173,395,696	\$193,815,773
Gateway East	\$833,656,785	\$947,799,214
Shoreline	\$89,410,626	\$118,018,280
30th Street	\$169,697,549	\$180,246,494
Westside	\$578,944,998	\$657,420,517
River Myrtle / Old Boise	\$1,569,167,575	\$1,556,394,400
<b>TOTAL</b>	<b>\$3,414,273,229</b>	<b>\$3,653,694,678</b>

#### INCREMENT REVENUE

FY2024 amended to FY2025 original total increment revenue is expected to increase by 2 percent and \$570k to a new total of \$32 million. Unlike the double-digit increases over the last several years, the real estate market this year is trending steadily with smaller increases in the Treasure Valley. The increase in assessed value experienced across CCDC’s Districts is consistent with current real estate market trends in Ada County and the City of Boise. Based on estimated levy information from several taxing districts, the Agency is projecting a slight decrease of 5 percent in the levy rate assumption used in calculating increment revenue this year.

<b>INCREMENT REVENUE</b>			
<b>Urban Renewal District</b>	<b>FY2024 Amended</b>	<b>FY2025 Estimates</b>	<b>\$ Change</b>
State Street	\$1,601,300	\$1,700,000	\$98,700
Gateway East	\$7,698,600	\$8,300,000	\$601,400
Shoreline	\$825,700	\$1,000,000	\$174,300
30th Street	\$1,567,100	\$1,500,000	(\$67,100)
Westside	\$5,346,400	\$5,800,000	\$453,600
River Myrtle / Old Boise	\$14,490,900	\$13,800,000	(\$690,900)
<b>TOTAL</b>	<b>\$31,530,000</b>	<b>\$32,100,000</b>	<b>\$570,000</b>

## **PARKING REVENUE**

Parking revenue is budgeted at \$9.2 million for FY2025, increasing by \$124k in comparison to the FY2024 Amended Budget.

### Hourly Parking Revenue

- Based on current trends, an increase of 1 percent is forecasted for FY2025 over the FY2024 Amended Budget. This increase is anticipated due to additional parkers at 10<sup>th</sup> & Front and 11<sup>th</sup> & Front garages as Grove Street improvements come online.

### Monthly Parking Revenue

- An increase of 2 percent is predicted for this revenue category. All CCDC garages currently have a waitlist and are at, or very near, monthly parker capacity. For FY2025, monthly parker revenues are expected to remain stable at near capacity levels.

### Parking Rates

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

**OTHER REVENUE** (Various Reimbursements) of \$3.3 million primarily comprised of:

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

- Rebuild Linen Blocks on Grove Street – (River Myrtle / Old Boise District)
- Bannock Street Streetscape Improvements – (Westside 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** - FY2025 budget taps the working capital fund for \$26.8 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 \$2.7 million of the total \$3.4 million budgeted for this expense category.

- Payroll costs are expected to increase. As garage usage increases, so does the need for additional staff hours and / or headcount. To mitigate gate lifts, vandalism, and graffiti in the parking facilities, the Agency plans to hire additional personnel.
- An increase has been applied to materials and supplies due to inflationary costs of both materials and labor.

### DEBT SERVICE

No expenses budgeted for debt services during FY2025. The Agency's three outstanding bonds were paid off in FY2022. Additionally, the semi-annual Affordable Housing Assistance (AHA) payment to Civic Plaza for debt service coverage totaling \$170k annually will end in FY2024.

### CAPITAL OUTLAY

#### Capital Improvement Plan (CIP) Projects

\$37.8 million + \$8.9 million contractual obligations = \$46.7 million total CIP

The FY2025 CIP prioritizes completing investments in River Myrtle / Old Boise District as well as support for advancing multiple housing partnerships, support for public infrastructure, and public spaces.

Significant investments are anticipated in River Myrtle / Old Boise as the district sunsets in FY2025. Out of the total \$46.7 million CIP budgeted for FY2025, \$32 million is to be spent in River Myrtle / Old Boise during the district's final year. All projects in this district are underway and most are in the later stages. This has been a multi-year effort to be well-positioned and at this stage of project work as we go into the final year of the district.

#### Parking Reinvestment Plan (PRP) Projects

- \$16 million. All budgeted projects and amounts are in attached detail pages. Specifically, we want to highlight the following parking projects planned for FY2025:

- Block 68 South Parking Garage budgeted for \$11 million.
- PARCS Equipment Purchase and Installation budgeted for \$2.5 million.

### **Mobility Projects**

- \$158k. All budgeted projects and amounts are in attached detail pages.

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### **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 A**  
**CAPITAL CITY DEVELOPMENT CORPORATION**  
**PROPOSED FISCAL YEAR 2025 ORIGINAL BUDGET**

AN ESTIMATE OF REVENUES AND EXPENSES OF THE CAPITAL CITY DEVELOPMENT CORPORATION FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2024 TO AND INCLUSIVE OF SEPTEMBER 30, 2025 (FISCAL YEAR 2025), AND NOTICE OF PUBLIC HEARING .

As required by Idaho Code, the Board of Commissioners of the Capital City Development Corporation has estimated the amount of money necessary for all purposes during Fiscal Year 2025 and prepared a proposed budget that includes an estimate of revenues and expenses and that reflects current Board policy on budget-related matters. As also required by Idaho Code, the budget will be entered into the minutes of the Agency and published in the Idaho Statesman newspaper. Citizens are invited to attend the budget hearing that begins at noon, August 28, 2024 at Capital City Development Corporation, 121 N. 9th St, Suite 501, Boise, Idaho. Citizens may submit written or oral comments concerning the Agency's proposed budget. A copy of the proposed budget is available at <https://ccdcboise.com> and also at Capital City Development Corporation (by appointment only) during regular business hours, weekdays, 8:00 a.m. to 5:00 p.m. Please notify CCDC at 208-384-4264 for any accommodations necessary for persons with disabilities.

<u>GENERAL/SPECIAL REVENUE FUNDS:</u>	FISCAL YEAR 2023	AMENDED	ORIGINAL
	ACTUAL	FISCAL YEAR 2024 BUDGET	FISCAL YEAR 2025 BUDGET
<b>GENERAL OPERATIONS FUND</b>			
Transfers	3,453,352	4,144,088	4,746,120
Other	294,765	307,561	299,480
Total Revenues	3,748,117	4,451,649	5,045,600
Total Expenses	3,748,117	4,451,649	5,045,600
<b>RIVER-MYRTLE / OLD BOISE REV ALLOC FUND</b>			
Revenue Allocation ( <i>Property Tax Increment</i> )	11,445,589	14,490,900	13,800,000
Transfers	27,235	5,099,245	16,890,818
Other	3,309,847	5,834,251	2,359,059
Total Revenues	14,782,671	25,424,396	33,049,877
Total Expenses	14,782,671	25,424,396	33,049,877
<b>WESTSIDE REVENUE ALLOCATION FUND</b>			
Revenue Allocation ( <i>Property Tax Increment</i> )	4,252,488	5,346,400	5,800,000
Transfers	1,780,829	3,432,625	2,508,760
Other	2,903,621	830,371	1,874,000
Total Revenues	8,936,938	9,609,396	10,182,760
Total Expenses	8,936,938	9,609,396	10,182,760
<b>30TH STREET REVENUE ALLOCATION FUND</b>			
Revenue Allocation ( <i>Property Tax Increment</i> )	1,223,825	1,567,100	1,500,000
Transfers	(1,154,996)	(1,020,274)	503,833
Other	35,416	53,000	26,500
Total Revenues	104,245	599,826	2,030,333
Total Expenses	104,245	599,826	2,030,333
<b>SHORELINE REVENUE ALLOCATION FUND</b>			
Revenue Allocation ( <i>Property Tax Increment</i> )	546,121	825,700	1,000,000
Transfers	(536,217)	(233,489)	(592,000)
Other	14,205	24,000	12,000
Total Revenues	24,110	616,211	420,000
Total Expenses	24,110	616,211	420,000
<b>GATEWAY EAST REVENUE ALLOCATION FUND</b>			
Revenue Allocation ( <i>Property Tax Increment</i> )	4,438,513	7,698,600	8,300,000
Transfers	(4,244,605)	(6,472,352)	(6,326,399)
Other	71,495	145,000	72,500
Total Revenues	265,403	1,371,248	2,046,101
Total Expenses	265,403	1,371,248	2,046,101
<b>STATE STREET REVENUE ALLOCATION FUND</b>			
Revenue Allocation ( <i>Property Tax Increment</i> )	872,897	1,601,300	1,700,000
Transfers	(877,535)	(1,552,020)	(1,030,500)
Other	5,116	17,000	8,500
Total Revenues	478	66,280	678,000
Total Expenses	478	66,280	678,000
<b>PARKING FUND</b>			
Parking Operation	8,864,682	8,974,421	9,188,361
Transfers	(5,527,170)	(5,430,434)	9,951,845
Other	375,970	471,300	279,500
Total Revenues	3,713,483	4,015,287	19,419,706
Total Expenses	3,713,483	4,015,287	19,419,706
<b>DEBT SERVICE FUND</b>			
Pass-through Lease	0	0	0
Transfers	0	0	0
Total Revenues	0	0	0
Total Expenses	0	0	0
<b>TOTAL REVENUES</b>	<b>\$ 31,575,444</b>	<b>\$ 46,154,293</b>	<b>\$ 72,872,377</b>
<b>TOTAL EXPENSES</b>	<b>\$ 31,575,444</b>	<b>\$ 46,154,293</b>	<b>\$ 72,872,377</b>

MOTION TO APPROVE THE PROPOSED BUDGET PASSED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO, THIS 12TH DAY OF AUGUST 2024. This is an accurate statement of the proposed expenditures and revenues as presented to the Board of Commissioners for Fiscal Year 2025. APPROVED BY THE CHAIR OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 12TH DAY OF AUGUST 2024. Latonia Haney Keith, Chair. Joey Chen, Secretary Pro Tempore.



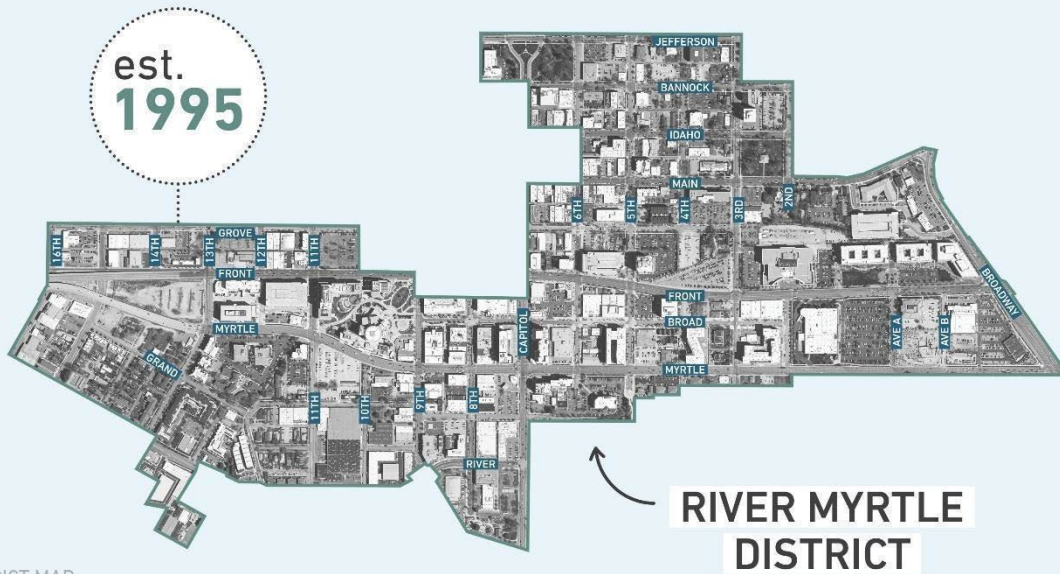
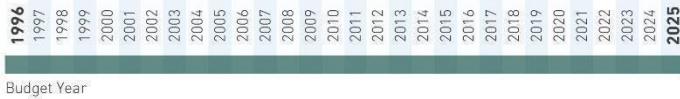
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**DATE:** August 12, 2024  
**TO:** Latonia Haney Keith, Chair  
 Board of Commissioners  
**FM:** John Brunelle, Executive Director  
**RE:** CCDC Monthly Report

# RIVER MYRTLE - OLD BOISE DISTRICT



303 ACRES



DISTRICT MAP





## Economic Development

### **150 S. 5th St. - CW Moore Park Improvements – PP Type 4**

**Partnership with Boise Parks:** A partnership with Boise Parks and Recreation to upgrade CW Moore Park. The Agency is working with the Parks department to help fund the improvements, not to exceed \$350,000. The Board approved the project in May 2022 for T4 Agreement Designation and approved the T4 Agreement in May 2024. Agency is coordinating with the City of Boise on project timelines for construction documents and beginning of construction. *Project Lead: Toby Norton*

### **210 W. Main St. - US Assay Office Pathway & Landscaping - PP Type 1:**

CCDC's longstanding dedication to historic preservation and placemaking are both in play as we help with long overdue improvements to the grounds of the US Assay Office. The 1.79-acre property at 210 W. Main first included in an urban renewal district in 1996. CCDC is dedicating over \$150,000 in Urban Renewal funds to the Foundation for Idaho History by CCDC for public space improvements and the park will take place among CCDC's placemaking portfolio that includes Cherie Buckner Webb Park, The Grove Plaza, City Hall Plaza, and the upcoming work at 521 W. Grove. *Project Lead: Kassi Brown*

### **1201 W. Grove St. - The Broadstone Saratoga - PP Type 4:**

A 334-unit, mixed-use development with 377 parking spaces and ground-floor retail. With \$100 million in total development costs, the Agency expects to reimburse \$1.9 million for alley improvements, streetscapes, and utility work. The project coordinates overlapping public improvements with the Rebuild Linen Blocks on Grove Street capital project between 12th and 13th Streets. The Board approved the Type 4 Capital Improvement Project Coordination participation agreement in June 2023, and construction is underway. *Project Lead: Corrie Brending*

**200 N. 4th St. - ICCU Plaza - PP Type 2:** BVA Development is constructing a 13-story commercial/office space tower and an 11-story residential/multi-family tower, which includes 125 apartments and 150,000 square feet of Class A office space. The public improvements eligible for CCDC reimbursement include streetscapes along 4th, Main, and Bannock streets. Utility upgrades and expansion work includes upgrading and undergrounding power lines, new underground fiber, and the sewer expansion mainline. Total development costs are estimated at \$124 million, and Eligible Expenses at \$1.7 million. The project is requesting the use of Capital Improvement Plan funds dedicated to housing developments, which will be completed before the expiration of the RMOB District. The Board designated the project for Type 2 Participation in January 2023. The Agency is negotiating a final agreement for Board approval. *Project Lead: Corrie Brending*

**1011 W. Grove St. - Marriot AC/Element Hotel - PP Type 4:** Pennbridge Lodging, a hotel developer and manager, is building a 15-story, dual-branded hotel with 296 rooms and ground-floor office space. The project has an estimated total development cost of \$100 million and has requested approximately \$500,000 in reimbursements for utility work. The project coordinates two overlapping capital projects, the Rebuild Linen Blocks on Grove Street between 10th and 11th streets and Rebuild 11th Street Blocks between Grove and Front streets. The Board approved the Type 4 Capital Improvement Project Coordination participation agreement in December 2023. Construction of the eligible public improvements is complete, and the Agency is reviewing cost documentation. *Project Lead: Amy Fimbel*

**212 S. 16th St. - Fire Station #5 - PP Type 4:** A partnership with the City of Boise to assist with streetscape, alley, and utility improvements associated with the redevelopment of Fire Station #5. The Board designated the project on May 8, 2023. The Board approved the final agreement on August 14, 2023, and a 180-day

## PARTICIPATION PROGRAM

**Type 1:** One-time assistance. Reimbursements up to \$200k for eligible expenses. Developer-matched.

**Type 2:** General assistance. Reimbursed by project-generated tax increment revenue. Scorecard dependent.

**Type 3:** Transformative Assistance. Large-scale or unproven projects. Often includes public parking. \$6 private to \$1 public minimum investment required.

**Type 4:** Capital Improvement Coordination. Most often used for public/public projects.

**Type 5:** Disposition of CCDC-owned property.



extension of the agreement term was granted on July 26, 2024. Construction of eligible public improvements is anticipated to be complete in September 2024 with a grand opening of Fire Station #5 scheduled for October 19, 2024. *Project Lead: Amy Fimbel*

**705 S. 8th St. - South 8th Street and Greenbelt Site Improvements - PP Type 4:** A partnership with the City of Boise to assist with Greenbelt realignment, public right-of-way improvements, and upgrades to optimize connectivity, circulation, and safety adjacent the Greenbelt. The Board designated the project on August 14, 2023, and approved the final Type 4 agreement on July 16, 2024. *Project Lead: Amy Fimbel*

**619 W. Main St. - Empire Theatre Building – PP Type 1:** The historic Empire Theater Building was acquired by local developer West Bannock, LLC in 2023. Reinvestment in the existing 7,724 square foot building includes structural upgrades, interior renovations, and an underground water supply line for the addition of a fire sprinkler system. Eligible improvements include streetscape preservation and repairs to bring the building into code compliance. The Board approved the final Type 1 Agreement at the April 8, 2024, meeting and interior improvements are underway. *Project Lead: Kassi Brown*

**Infrastructure**

**River Myrtle - Old Boise Closeout Inventory and Analysis:** This project identified locations where streetscape infrastructure repairs or upgrades are needed to address minor deficiencies, deterioration, or hazards within the streetscapes of existing rights-of-way. CCDC contracted with Stack Rock Group to perform the district-wide assessment of current conditions and identify locations needing improvements. Sites identified through this effort will be prioritized to inform the programming of closeout project work prior to RMOB sunset. *Project Lead: Zach Piepmeyer*

**3rd Street Streetscape Improvements - Front to Jefferson Streets:** This project will make streetscape improvements and road intersection adjustments to 3rd Street and Main Street to improve the safety and functionality of the rights-of-way for pedestrians, cyclists, and vehicles. The design will be coordinated with ACHD's Bannock Street Neighborhood Bikeway project. Jensen Belts Associates was selected through a competitive RFQ process and is under contract to provide a topographic survey, schematic sign, and design review approval. The project received Boise of City Design Review approval in March 2024 and the design team is working on construction documents with construction scheduled to start later this year. Guho Corp. has been contracted with for pre-construction services. *Project Lead: Toby Norton*

**Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street:** This project anticipates streetscape improvements that include a pedestrian crossing at Fulton Street, replacement of existing non-compliant facilities with ADA compliant ones and overall reconstruction of streetscapes that meet the City of Boise's Streetscape Standards. These improvements will advance the safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles. The Land Group has been chosen as the Design Professional and Guho Corp. is the approved CM/GC. The Board approved GMP 1 for the procurement of long lead time geothermal materials at the July 2024 Board meeting. The Agency will seek Board approval to execute a second amendment for GMP 2 which will include the remaining construction services at the August 28 Board meeting with construction anticipated to begin in September 2024. *Project Lead: Megan Pape*

**Mobility**

**Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue:** As identified in the 2022 City of Boise Pathway Master Plan and the 2020 Old Boise Blocks Visioning Report, this project anticipates constructing a non-motorized, multi-use pathway generally aligned with the Grove Street corridor, connecting 3rd Street to Broadway Avenue at the recently installed enhanced pedestrian crossing to Dona Larsen Park. Because no continuous public right-of-way exists within which to construct the pathway, close coordination and cooperation with property owners will be essential. CCDC selected The Land Group to assist with design and construction administration services through a competitive RFQ process. The consultant has completed Boise City Design Review and received City of Boise approval of the final plans on May 24, 2024. Four Permanent Easements (PE) are necessary to construct the pathway and are in progress. The Agency prepared an RFQ for pre-qualifying prospective contractors that was advertised on May 21, 2024. Statements of Qualifications were due on June 20, 2024. CCDC received seven applicants and pre-qualified BriCon Inc., Guho Corp., Knife River Corporation – Mountain West, LaRiviere Inc., and



Wright Brothers, The Building Company, Eagle LLC as eligible to submit a bid for this project. The Board approved the final list of pre-qualified applicants at the July 2024 Board Meeting, as well as the ratification of the License Agreement for the Davis Family Remnant. The invitation to bid was issued July 23, 2024, with bids due August 12, 2024. The bid is to be awarded at the August 28 Board Meeting and construction is set to begin no later than mid-October 2024. *Project Lead: Megan Pape*

### Place Making

**Rebuild Old Boise Blocks on Grove Street:** CCDC conducted an inclusive, community-driven visioning process to develop a place-making strategy for this site. The process began in June 2020 with a series of stakeholder visioning meetings to create a community-supported vision for the area. The public had multiple opportunities to engage in the visioning process through the summer and fall of 2020. Jensen Belts Associates led the design effort, and Guho Corp. is the Construction Manager/General Contractor (CM/GC). Guho started construction on October 30, 2023. *Project Lead: Amy Fimbel*

**Rebuild Linen Blocks on Grove Street:** This project will catalyze infrastructure improvements on Grove Street between 10th and 16th Streets. CCDC conducted an inclusive, community-driven visioning process for the project from September 2020 to June 2021. The process included a series of stakeholder visioning meetings and public surveys and resulted in a final visioning document. GGLO led the design effort and Guho Corp. is the Construction Manager/General Contractor (CM/GC). Guho started construction of the full improvements in June 2023. *Project Lead: Amy Fimbel*

**521 W. Grove St. - Public Space:** This project will develop an Agency-owned parcel at 521 W. Grove St. into a public space that celebrates the neighborhood's multicultural history, provides additional event space to support street festivals on the adjacent Basque Block, and catalyzes placemaking with adjacent private investment and overall neighborhood investment strategy. This project is in collaboration with Boise Parks Department, which will assume ownership, operation, and maintenance.

A design team was selected through an RFQ process. CCDC received Board approval for the selection of the design team in October 2022. A CM/GC was selected through an RFQ process, and the selection was approved by the Board in December 2022. Agency issued a public programming survey for the project on January 9. The survey ended on January 25, and the results were analyzed to prepare concepts for the design alternatives public open house, which occurred on April 6 to gather feedback on the designs. The feedback was analyzed to produce a preferred design. The project was presented to the Parks Commission in November, City Council in December and received Design Review approval in March 2024. Agency is coordinating with City of Boise Arts & History department on the art package and the design team is working on construction documents to be complete in August 2024. *Project Lead: Toby Norton*

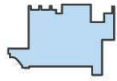
### Special Projects

**RMOB Public Art - City of Boise Broad Street Sculpture - PP Type 4:** The Arts & History Commission approved the design in October 2020. CCDC supported the project through funding and involvement in the selection process. Fabrication of the sculpture is complete, and Arts & History has decided to store the sculpture until the completion of the Ovation Apartment construction to avoid potential damage to the sculpture. *Project Lead: Megan Pape*

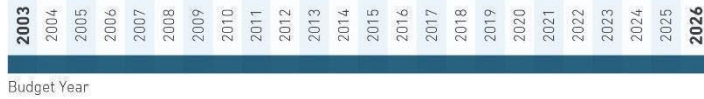
**RMOB Public Art - Downtown Traffic Box Art - PP Type 4:** Boise City Department of Arts & History has requested assistance to re-wrap traffic boxes that need replacement. There are fifteen traffic boxes in the river-Myrtle/Old Boise District that need replacement. The project was designated as eligible for Type 4 Capital Project Coordination Assistance at the October 2023 Board Meeting. The final agreement was approved by the Board in December 2023. *Project Lead: Megan Pape*

**RMOB Public Art - Deferred Maintenance - PP Type 4:** Boise City Department of Arts & History has requested assistance to repair two public art installations in the River-Myrtle/Old Boise District. The project was designated as eligible for Type 4 Capital Project Coordination Assistance at the October 2023 Board Meeting. The final agreement was approved by the Board in April 2024. *Project Lead: Megan Pape*

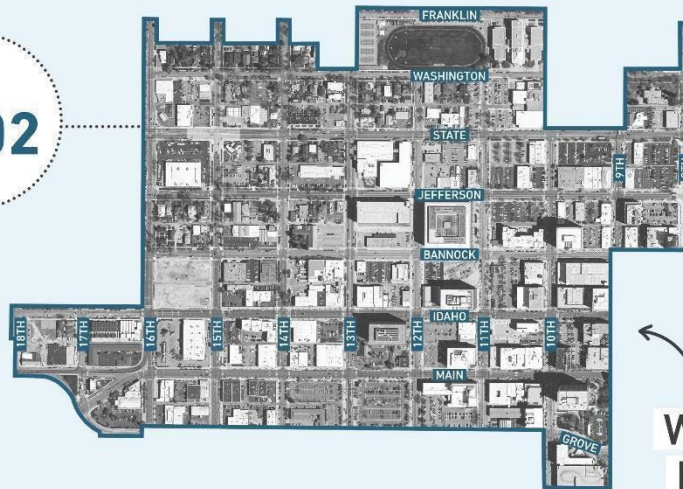
# WESTSIDE DISTRICT



157 ACRES



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**2002**



**WESTSIDE DISTRICT**

DISTRICT MAP



## Economic Development

**Block 68 Catalytic Redevelopment Project:** In December 2021, the Board selected Edlen & Company's and deChase Miksis' ("Developer") proposal for the disposition of Agency owned property at 1010 W. Jefferson St. and 421 N. 10th St. through a competitive Request for Proposals ("RFP") process. The proposal included development of two projects: a Mixed-Use Residential and Mobility Hub Project on Block 68 South (1010 W. Jefferson), and a Workforce Housing Project on Block 69 North (1111 W. State St – to be obtained by the Agency via a land exchange with the YMCA for 421 N. 10<sup>th</sup> St.). The Board approved the Amended and Restated Land Exchange with the YMCA and the Block 69 North Workforce Housing Project Disposition and Development Agreement ("DDA") with the Developer in October 2022 and approved the Block 68 South Mixed-Use Residential and Mobility Hub Project DDA with the Developer in December 2022. In April 2023, the Developer requested revised terms for CCDC assistance for both projects and in May 2023, the Board established a project review committee to assist with fact-finding and analysis. Following several discussions, the Developer submitted revised requests on August 8, 2023. The Board approved Agency recommended responses to those requests on August 14, 2023, and directed the parties to execute a Memorandum of Understanding ("MOU") which was approved by the Board on August 30, 2023. On December 11, 2023, the Board approved the Amended and Restated DDAs for both Block 69 North and Block 68 South. And the Board also approved the Second Amended and Restated Land Exchange Agreement with the YMCA. On April 30, 2024, the Developer submitted its preliminary evidence of financing for each project. On June 14, CCDC's Executive Director conditionally approved the preliminary evidence of financing for Block 68 South and disapproved the preliminary evidence of financing for Block 69 North. On July 30, 2024, the Developer notified CCDC in writing that the Block 68 South and Block 69 North projects as described in the DDAs are not feasible and requested the Board consider amending the DDAs. The Developer's requested amendments contemplate development a mixed-use Mobility Hub with active ground floor uses but no residential use on Block 68 South and a new ownership and financing



structure for the Workforce Housing Project on Block 69 North. Both projects would require new schedules of performance. The Board will receive a full update on the projects' status and the developer's requests at its August 12 work session. *Project Lead: Alexandra Monjar*

**1010 W. Jefferson St. - 10Ten Building - Agency Owned Property:** All leases expired as of May 31, 2023, and the building is now vacant other than McAlvain Construction utilizing a small office space on the second floor. The building signs are updated to show there are no tenants. The Car Park converted the lot to \$5 public parking, signage has been added to show the \$5 flat fee and a payment system through ParkMobile. The Car Park manages the lot. No significant maintenance items to report. *Project Lead: Amy Fimbel/Aaron Nelson*

**1110 W. Grove St. - Renegade Hotel - PP Type 4:** Development of this seven-story, 122-key boutique hotel by Hendricks Commercial Properties is nearly complete. The Board designated the project for Type 4 Capital Improvement Project Coordination participation in May 2022, and the agreement was approved by the Board in September 2022. An amendment to the agreement was executed in May 2023, to allow Hendricks' to install a sidewalk with a geothermal snowmelt system. This amendment does not impact the project's estimated expenses eligible for reimbursement. The hotel is now complete, and the agency is coordinating with the developer to receive and review cost documentation for reimbursement, expected to occur in this fiscal year. *Project Lead: Alexandra Monjar*

**1015 Main St. - Smith Block Building - PP Type 1:** This restoration project includes extensive facade renovation work sensitive to the historic nature of the building. The first-floor retail space will be renovated with the exterior of the building and includes replacing windows, historically accurate awnings, and new storefront display windows and entry doors. The Board approved the final Type 1 Agreement at its January 11, 2023, meeting, and construction is underway with anticipated completion later this Fall. *Project Lead: Kassi Brown*

**1522 W. State St. - 16th & State - PP Type 2:** Developer Johnson & Carr plans to construct a seven-story mixed-use building with 104 residential units and 1,600 square feet of ground-floor retail on the site of an old gas station. The project includes workforce housing with 10 percent of the units reserved for rent-restricted, income-qualified residents. Public improvements eligible for CCDC reimbursement include streetscapes along 16th and State Streets. Utility upgrades include water line relocations and stormwater management infrastructure. Total Development Costs are estimated at \$25 million, and Eligible Expenses at \$657,655. The project is requesting the use of CIP funds dedicated to housing developments that are to be completed before the expiration of the Westside District. The Board approved the final agreement in March 2023. *Project Lead: Corrie Brending*

**Infrastructure**

**Bannock Street Streetscape Improvements - 12th to 16th Streets:** This project will make streetscape improvements on both sides of Bannock Street between 12th and 16th Streets to improve connectivity for all modes of travel from the West Downtown neighborhood into downtown. The design is coordinated with ACHD's Bannock Street Neighborhood Concept. To maximize public investment, the Agency has entered into an Interagency Agreement with ACHD to include ACHD's planned pavement rehabilitation and the replacement of the underground Boise City Canal Bridge crossing on Bannock east of 14th in the project scope. CSHQA is leading the design effort and McAlvain Construction is the Construction Manager/General Contractor (CM/GC). The design is anticipated to be completed summer 2024 with construction to start November 2024. *Project Lead: Amy Fimbel*

**Mobility**

**8th Street Improvements, State to Franklin Streets:** This project will increase mobility options and improve safety for cyclists and pedestrians between the North End Neighborhood and Boise State University. The proposed 8th Street bike facilities will connect to a future east west ACHD Franklin Street Bikeway, and ACHD will extend the 8th Street bike facility improvements north of Franklin Street to Union Street under a future, separate project.

CCDC's project will underground overhead power and telecommunication lines and make streetscape and transit improvements between State and Franklin streets. Kittelson & Associates is leading the design effort and McAlvain Construction is the Construction Manager/General Contractor (CM/GC). Construction

documents were submitted in March for City of Boise approval. Work to underground overhead power and telecommunication lines began in April 2024. *Project Lead: Amy Fimbel*

**Special Projects**

**Westside Public Art – Downtown Traffic Box Art - PP Type 4:** Boise City Department of Arts & History requested assistance to re-wrap traffic boxes that need replacement. There are seventeen traffic boxes in the Westside District that need replacement. The project was designated as eligible for Type 4 Capital Project Coordination Assistance at the October 2023 Board Meeting. The final agreement was approved by the Board in December 2023. *Project Lead: Megan Pape*

**Westside Public Art – Deferred Maintenance - PP Type 4:** Boise City Department of Arts & History has requested assistance to repair two public art installations in the Westside District. The project was designated as eligible for Type 4 Capital Project Coordination Assistance at the October 2023 Board Meeting. The final agreement was approved by the Board in April 2024. *Project Lead: Megan Pape*



**Economic Development**

**2618 W. Fairview Ave. - LOCAL Fairview - BP Type 2:** Subtext plans to construct this seven-story, 271-unit, mixed-use project. The development will have approximately 8,500 square feet of ground floor commercial space with the existing Capri Restaurant retained and incorporated into the design. The public improvements eligible for CCDC reimbursement include streetscapes along Fairview Avenue and 27th Street. Utility upgrades and expansion work includes upgrading and undergrounding power, new underground fiber, and phone lines, and expanding the sewer mainline. Total Development Costs are



estimated at \$81 million, and Eligible Expenses at \$1.2 million. The Board approved a final agreement in April 2023. *Project Lead: Corrie Brending*

**114 N. 23rd St. – New Path 2 – PP Type 3:** This second phase of New Path is a permanent supportive housing development comprised of 96 multi-family units and space for ancillary support services. This Second phase of New Path 2 is a permanent supportive housing development comprised of 96 multi-family units and space for ancillary support services. This project is being developed by Pacific West Communities, Inc. with Low-Income Housing Tax Credits (LIHTC) and support from the City of Boise. This development will provide affordable housing for individuals and couples who are experiencing homelessness or facing homelessness and earning less than 60% of the area median income for Ada County, though residents will be earning substantially below this. There is an estimated \$250,000 in eligible expenses for streetscape and public utility upgrades. The Board designated the project for Type 3 Transformative Assistance participation in May 2023 and approved a final agreement in October 2023. Construction is estimated to begin in September 2023. *Project Lead: Corrie Brending*

### *Infrastructure*

**West End Water Renewal Infrastructure- PP Type 4:** The City of Boise is undertaking the construction of a new lift station and pressure discharge pipe needed to serve multiple incoming mixed-use developments in the 27th Street and Fairview Avenue area. These improvements will provide the backbone to replace miles of substandard gravity sewer lines as further development happens at the western end of the 30th Street District. The city has requested a 50/50 cost share for funding this important project and CCDC has committed approximately \$1.6 million. The Board approved the final agreement in April 2023 and construction is underway on the lift station site with an anticipated completion date of fall 2024. *Project Lead: Corrie Brending*

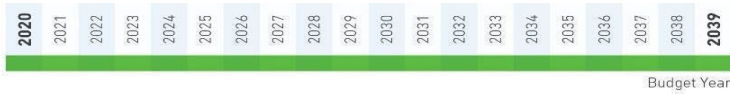
### *Mobility*

**2525 W. Fairview St. - St. Luke's Transit Station - PP Type 4:** The construction of St. Luke's project at 27th Street and Fairview Avenue overlaps with CCDC's Main and Fairview Transit Station at the intersection, and the Board approved a Type 4 Participation Agreement to subcontract for the construction of this platform in March 2022. Construction of the transit station is complete, and CCDC is working with St. Luke's to gather cost documentation. *Project Lead: Alexandra Monjar*

# SHORELINE DISTRICT



195 ACRES



est.  
**2019**



**SHORELINE DISTRICT**

DISTRICT MAP



## Economic Development

**17th Street Interim Streetscape Improvements, Shoreline Drive to Cul-de-Sac:** Pedestrian improvements to address the current gaps in the sidewalk and install additional overhead lighting on 17th Street between Shoreline Drive and the east end of 17th Street (cul-de-sac). The goal of this effort is to improve safety and mobility within the public right-of-way on 17th Street and provide the City of Boise with infrastructure to better manage on-street parking. The project is substantially complete, and crews will be completing punch list items in the following weeks. *Project Lead: Kassi Brown*

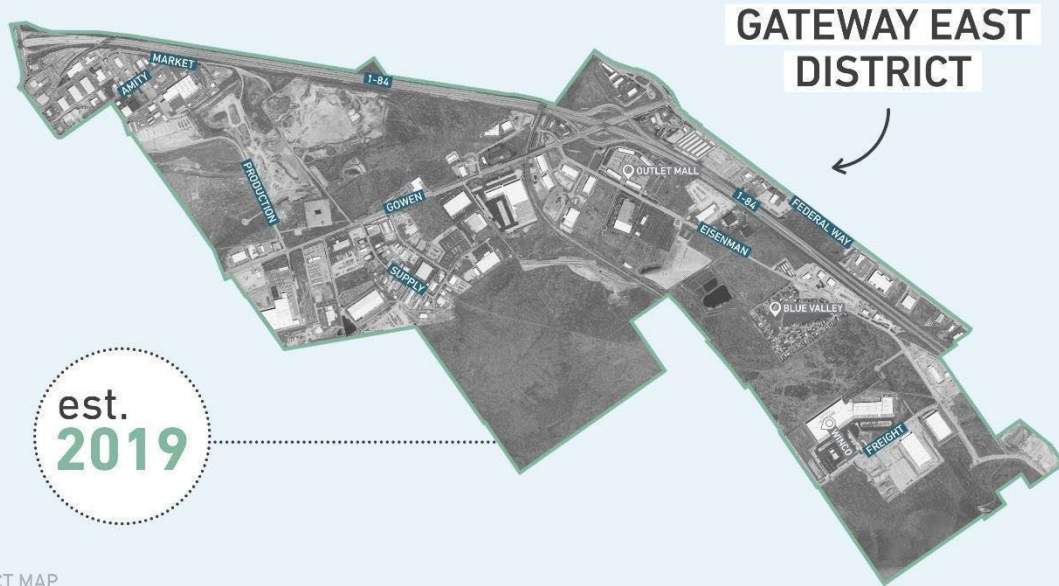
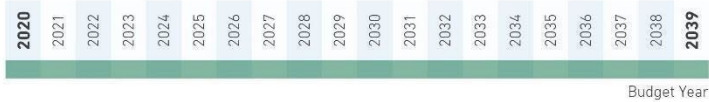
**818 W. Ann Morrison Park Dr. - Capitol Student Housing - PP Type 2:** The Gardner Company is constructing a new five-story, mixed-use residential building with 91 units (278 bedrooms) and ground-floor commercial space with associated site improvements. Public improvements eligible for CCDC reimbursement include streetscapes along Ann Morrison Park Drive, Lusk Street, and Sherwood Street. Utility upgrades and expansion work includes upgrading and undergrounding power, new underground fiber, and the expansion of the sewer and water mainlines. Total Development Costs estimated at \$44 million, and Eligible Expenses at \$600,000. The Board approved an agreement in January 2023, and work is underway with a target completion date of August 2024. *Project Lead: Corrie Brending*



# GATEWAY EAST DISTRICT



2,643 ACRES



DISTRICT MAP

## Economic Development

**951 E. Gowen Rd. - Red River Logistics and Commerce Centers - PP Type 2:** The Board approved this Agreement at its February meeting to participate in the extension and public dedication of Production Street and associated utility and streetscape improvements. This street extension is included in the Gateway East District Plan and will open opportunities for additional development on adjacent vacant parcels. Construction is underway with completion expected in November 2024. *Project Lead: Corrie Brending*

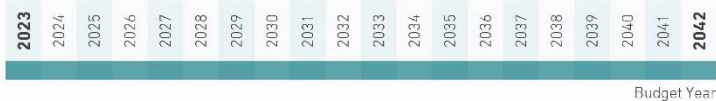
**2500 W. Freight St. - Boise Gateway 3 - PP Type 2:** In December 2022, the Board designated this Boyer Company project to receive Type 2 Participation to assist with utility and roadway improvements. The project is a 185,000 square foot speculative warehouse building designed to accommodate up to four tenants per lot bound by Eisenman Road, Winco Court, and Freight Street. The agreement was approved by the Board in February 2024 and includes the option for the developer to construct an additional building on the site within the term of the agreement to further catalyze development in Gateway East. In July 2024, CCDC received notice that the developer is proceeding with the additional building. CCDC and the developer will work to amend the agreement based on the development schedule for the additional building. *Project Lead: Alexandra Monjar*

## Mobility

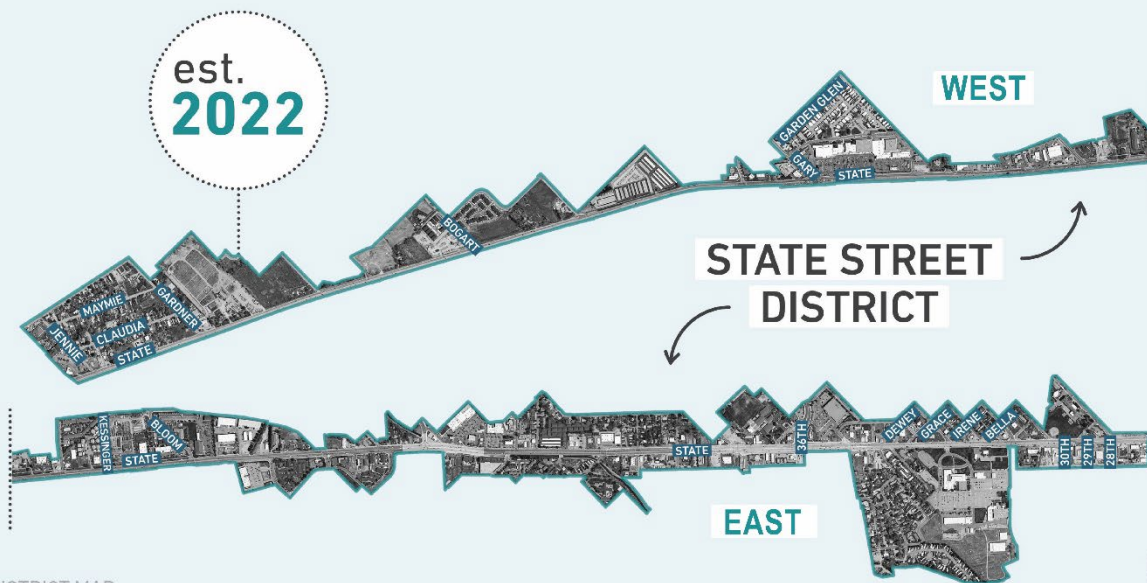
**Eisenman Road Interim Improvements, Blue Sage Lane to Blue Valley Lane:** Construction of a five-foot-wide asphalt pathway along the frontage of the Blue Valley Estates Mobile Home Park with a new retaining wall and pedestrian railing at Five Mile Creek. Sunnyridge Construction, LLC is substantially complete with the project and will be wrapping up punch list items in the next few weeks. The pathway is now open to pedestrians. *Project Lead: Kassi Brown*

# STATE STREET DISTRICT

577 ACRES



est.  
2022



DISTRICT MAP

**2426 N. Arthur St. - Wilson Station – PP Type 3:** Wilson Station is a mixed-use, affordable housing development comprised of 102 multi-family units and ground floor commercial space intended to be a day care. This project is being developed by Pacific West Communities, Inc. with Low-Income Housing Tax Credits (LIHTC) and the City of Boise’s Housing Land Trust. This unique model allows the developer to enter a below market long-term lease with the City of Boise, which owns the underlying land. With this financial structure the project can maintain affordable rental rates for residents earning 30%-80% of the Area Median Income. There is an estimated \$860,000 in eligible expenses for streetscape and public utility upgrades. The Board designated the project for Type 3 Transformative Assistance in April 2023 and approved a final agreement in October 2023. The project is currently under construction. *Project Lead: Alexandra Monjar*

**AGENCY WIDE – ALL DISTRICTS**

**Parking & Mobility**

**Capitol and Myrtle Garage Elevator Modernization:** The Agency is updating and modernizing the elevator at the Cap & Myrtle Garage. The current unit is 20+ years old and parts are no longer available. A request for bid was sent and a Pre-bid meeting was held on February 20. Final bids were due March 13 at 3pm. Four bids were received, and Barrier Building Inc was the lowest bidder (\$430,000). The board



approved the project during the April meeting and the project is now underway. The lead time to receive the necessary parts for the elevator modernization is 28 weeks (about six and a half months). Barrier will be constructing the new elevator control room first, then the project will be in a holding pattern, until the elevator parts arrive. The estimated completion date is February 2025. *Project Lead: Aaron Nelson*

**9th & Front Garage Tier 1 Repairs Project:** This repair work consists of routing and sealing exposed cracks and efflorescence on the underside of the concrete slab on Levels 1,6 and 7 as well as cleaning and sealing cracks on the non-load-bearing CMU walls. Work will start July 15 and take up no more than 30 parking stalls. Anticipated completion is August 30, 2024. Project cost is \$46,055. *Project Lead: Aaron Nelson*

**Capitol & Myrtle Structural Repairs Project:** Three areas on Levels 3 and 4 of the garages need pan deck repair due to water intrusion. The scope of work consists of cutting and removing the damaged pan deck, fixing any issues with the concrete, and placing a new pan deck. New fireproof protection spray will be applied after the repairs are made. The project was sent out to formal bid and bidding closed July 2 at 3pm. Barrier construction was the lowest bidder. Project anticipated start August 2024. Total cost will be \$193,000. *Project lead: Aaron Nelson*

**City Go:** This partnership of Valley Regional Transit, the City of Boise, ACHD Commuteride, Boise State University, St Luke's Hospital, Downtown Boise Association, and CCDC involves marketing its alternative transportation products and services to the downtown community. The CCDC Board approved a renewed Memorandum of Understanding for City Go at its October 2020 meeting. In response to a request from VRT, the Agency has included a \$60,000 contribution to City Go in the FY2025 budget for CCDC. An overview is located at [citygoboise.com](http://citygoboise.com). *Project Lead: Zach Piepmeyer*

**Rooftop Solar Feasibility Study:** In support of the City's Climate Action goals, the Agency initiated this study to determine the feasibility of installing rooftop solar arrays on each of the six current ParkBOI facilities downtown. Kimley-Horn & Associates was selected from the Agency's on-call roster to study each of the structures and their suitability for solar under current Idaho Power rate structures and various solar array ownership models. Kimley-Horn delivered a final report to the Agency in March 2024 following the Idaho Public Utilities Commission approval of requested rate changes from Idaho Power for solar providers. The consultant deliverable outlines the analysis process, findings, and recommendations on solar array implementation for each garage. Agency presented study findings to the Board at the March 2024 Board Meeting. *Project Lead: Zach Piepmeyer*

**Parking Access and Revenue Collection System (PARCS) Replacement:** The existing system for controlling public entry/exit and payment for parking within five of the six ParkBOI facilities is approaching 10 years in service in 2024. Although the existing system is still operational, its functionality is limited compared to newer technologies and industry best practice is for PARCS replacement every 10 years. Through an RFQ process, the Agency selected Kimley-Horn & Associates to assist with analyzing the current facilities and current PARCS equipment, investigate current PARCS technologies on the market that would be suitable for ParkBOI facilities, lead stakeholder outreach to define desirable PARCS characteristics, assist the Agency in developing a formal Request for Proposals (RFP) to procure the new PARCS, and manage the installation and testing phase of the project. The consultant prepared the final Existing Conditions, PARCS Assessment and Best Practices Report in late March 2024 and is developing specifications for the future PARCS system. The Agency anticipates advertising the RFP in late summer 2024. Installation of the new PARCS in the ParkBOI facilities is anticipated to begin in late 2024 and be completed in mid- to late-2025. *Project Lead: Zach Piepmeyer*

**Condominium Associations**

<b>Building Eight Condominiums Association</b>		
CCDC Contact: Aaron Nelson		
<b>Member</b>	<b>Unit</b>	<b>Percent Interest</b>



CCDC	Capitol & Myrtle Parking Garage (Unit 2)	35%
Raymond Management	Hampton Inn & Suites (Unit 1)	62.5%
Hendricks	Retail Units (Units 3 & 4)	2.5%
<b>Condo Board Meetings</b>		
<b>Last Meeting</b>	<b>Next Meeting</b>	<b>Next Report Due</b>
December 12, 2023	TBD	December 31, 2024
<b>Issues/Comments:</b>	A meeting was held, and the main topic of discussion was to update procedure in the event of another insurance claim. Power was lost to the Hotel due to an electrical issue; it has since been repaired.	

<b>Front Street Condominium Association</b>		
CCDC Contact: Aaron Nelson		
<b>Member</b>	<b>Unit</b>	<b>Percent Interest</b>
CCDC	9th & Front Parking Garage	25.76%
GBAD		2.00%
Aspen Condominiums	Aspen Lofts	52.17%
Hendricks	BoDo Retail Units	20.07%
<b>Condo Board Meetings</b>		
<b>Last Meeting/Report</b>	<b>Next Meeting</b>	<b>Next Report Due</b>
September 14, 2023	TBD 2024	November 30, 2024
<b>Issues/Comments:</b>	Pat Rice is now retired, and Cody Lund is now the Executive director.	

<b>U.S. Bank Plaza Condominium Association</b>		
CCDC Contact: Mary Watson		



Member	Unit	Percent Interest
LN City Center Plaza/ Clearwater Analytics	A, 1A, 1B, 1C, 1H, 1K, 1L, 2C, 3C, 5A, 6A, 7A, 8A, 9A	77.372%
CCDC	1F, 1G, 1J, 2B, 4B, 5B	6.861%
GBAD	4A	3.040%
Boise State University	1D, 1E, 2A, 3A, 3B	6.131%
Valley Regional Transit	B1, B2, B3	6.429%
Sawtooth Investment Mgmt.	10A	0.167%
<b>Condo Board Meetings</b>		
Last Meeting/Report	Next Meeting	Next Report Due
October 25, 2023	TBD 2024	August 2024
Issues/Comments:	Annual meeting on 10/25/2023: discussed budget for 2024.	

<b>Capitol Terrace Condominium Association</b>		
CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Main Parking Garage	50%
Hawkins Companies	Main + Marketplace	50%
<b>Condo Board Meetings</b>		
Last Meeting/Report	Next Meeting	Next Report Due
October 17, 2023	TBD	October 2024



<b>Issues/Comments:</b>	The Association will buy escalator cleaner and save on yearly service cleaning; ParkBOI is looking to add cameras to the garage.
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<b>Downtown Parking Condominiums Association</b>		
CCDC Contact: Aaron Nelson		
<b>Member</b>	<b>Unit</b>	<b>Percent Interest</b>
CCDC	9th & Main Parking Garage	93.51%
Les Bois Holdings, LLC	Commercial, Main Street side	2.03%
Eastman Building, LLC	Commercial, Idaho Street side	4.46%
<b>Condo Board Meetings</b>		
<b>Last Meeting/Report</b>	<b>Next Meeting</b>	<b>Next Report Due</b>
September 20, 2023	TBD	September 2024
<b>Issues/Comments:</b>	Annual meeting was held September 20, 2023, at 1pm. Gold Members for Idaho Steelheads now park at the 9th & Main Garage. Minor column repair at ground level to be done by Hellman in October.	

<b>ACME Fast Freight Condominium Association</b>		
CCDC Contact: Zach Piepmeyer		
<b>Member</b>	<b>Unit</b>	<b>Percent Interest</b>
CCDC	11th & Front Parking Garage, 30.1% (Units 402, 403, 501, 502)	28.485%
Ball Ventures Ahlquist	11th & Front Parking Garage, 69.9% (Units 104, 105, 201, 202, 301, 302, 401)	66.490%
Boise Metro Chamber	Boise Chamber Offices (Units 101, 102, 203)	5.025%
<b>Condo Board Meetings</b>		
<b>Last Meeting/Report</b>	<b>Next Meeting</b>	<b>Next Report Due</b>



June 22, 2023	June 2024	January 2025
<b>Issues/Comments:</b>		

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# **VI. ADJOURN**



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