

Live Streaming and Audio Recording Now in Progress



Board of Commissioners

August 11, 2025

Agenda

- I. **Call to Order** **Chair Haney Keith**
- II. **Action Item: Agenda Changes/Additions** **Chair Haney Keith**
- III. **Work Session**
 - A. **College of Western Idaho River District Project Introduction**
.....**Alexandra Monjar/Ryan Cleverley, Ahlquist Development (10 mins)**
 - B. **FY2026-2030 Five Year Capital Improvement Plan**.....**Doug Woodruff (20 mins)**
- IV. **Action Item: Consent Agenda**
 - A. **Expenses**
 - 1. Approve Paid Invoice Report for June 2025
 - 2. Approve Paid Invoice Report for July 2025
 - B. **Minutes and Reports**
 - 1. Approve Meeting Minutes for June 9, 2025
 - C. **Other**
 - 1. Approve Resolution 1937: 821 W. State Street, Idaho Wheat Commission. Type 1 Participation Agreement with Idaho State Building Authority
 - 2. Approve Resolution 1938: 9th & Front ParkBOI Parking Garage, Stair Tower Enclosure & Elevator Modernization. Amendment 1 to Task Order 24-002 with Cushing Terrell for Professional Design Services



Work Session:

3150 W. Main Street – CWI River District

Alexandra Monjar – Senior Project Manager

Ryan Cleverley – Ahlquist Development

Unique Project and Participation Approach



- Public-private partnership between CWI and Ahlquist
- Master plan with multiple buildings and shared site improvements
- Includes taxable and tax-exempt improvements

Drawing: AO



Unique Project and Participation Approach



1. **Consider the “Project” to include all improvements**
2. **Require full Project completion prior to reimbursement**
3. **Collectively fund reimbursements from increment generated by taxable improvements**

Agency Next Steps



Coordination
through
entitlements



Designation



Agreement

AHLQUIST.

Project Summary



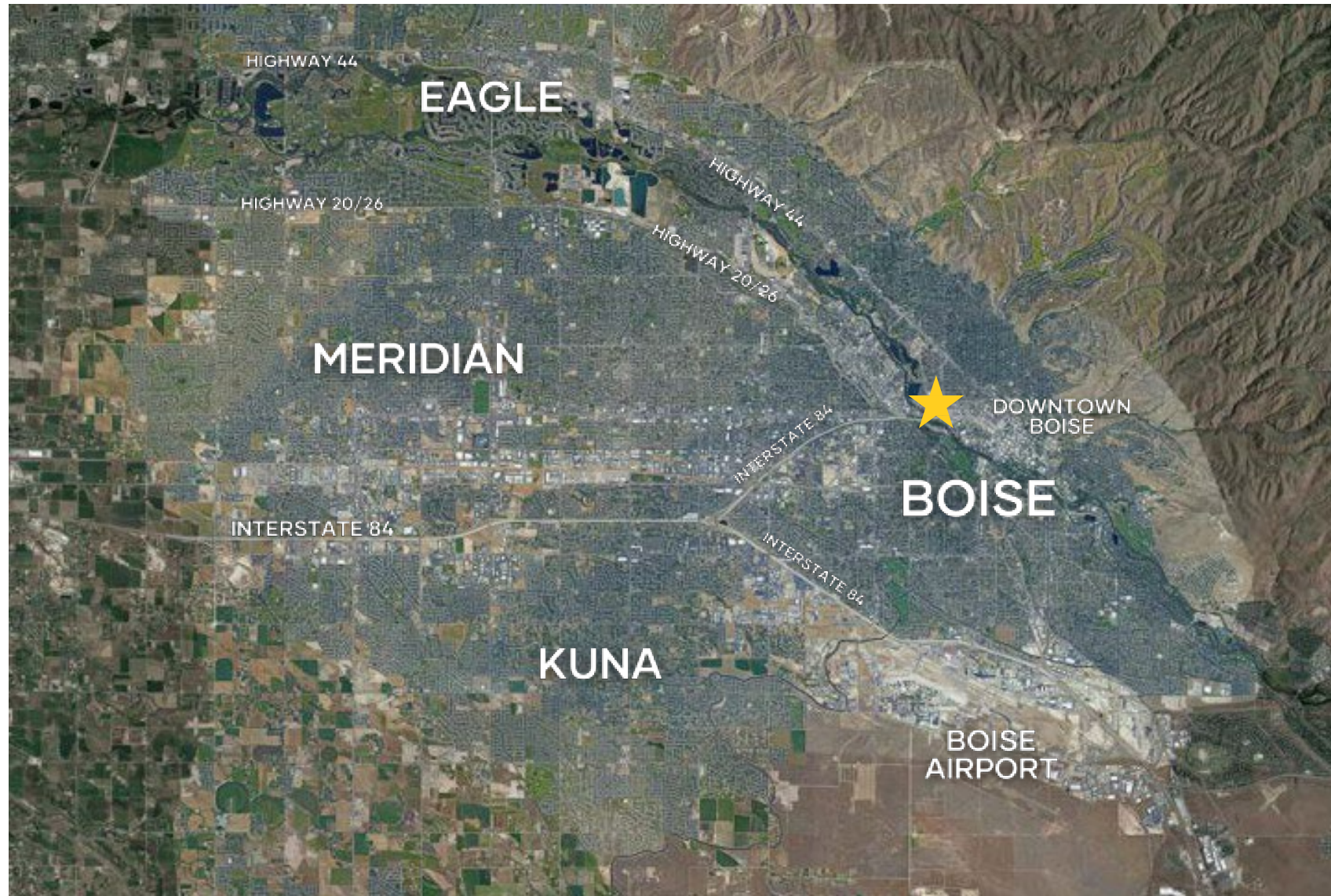
AHLQUIST.



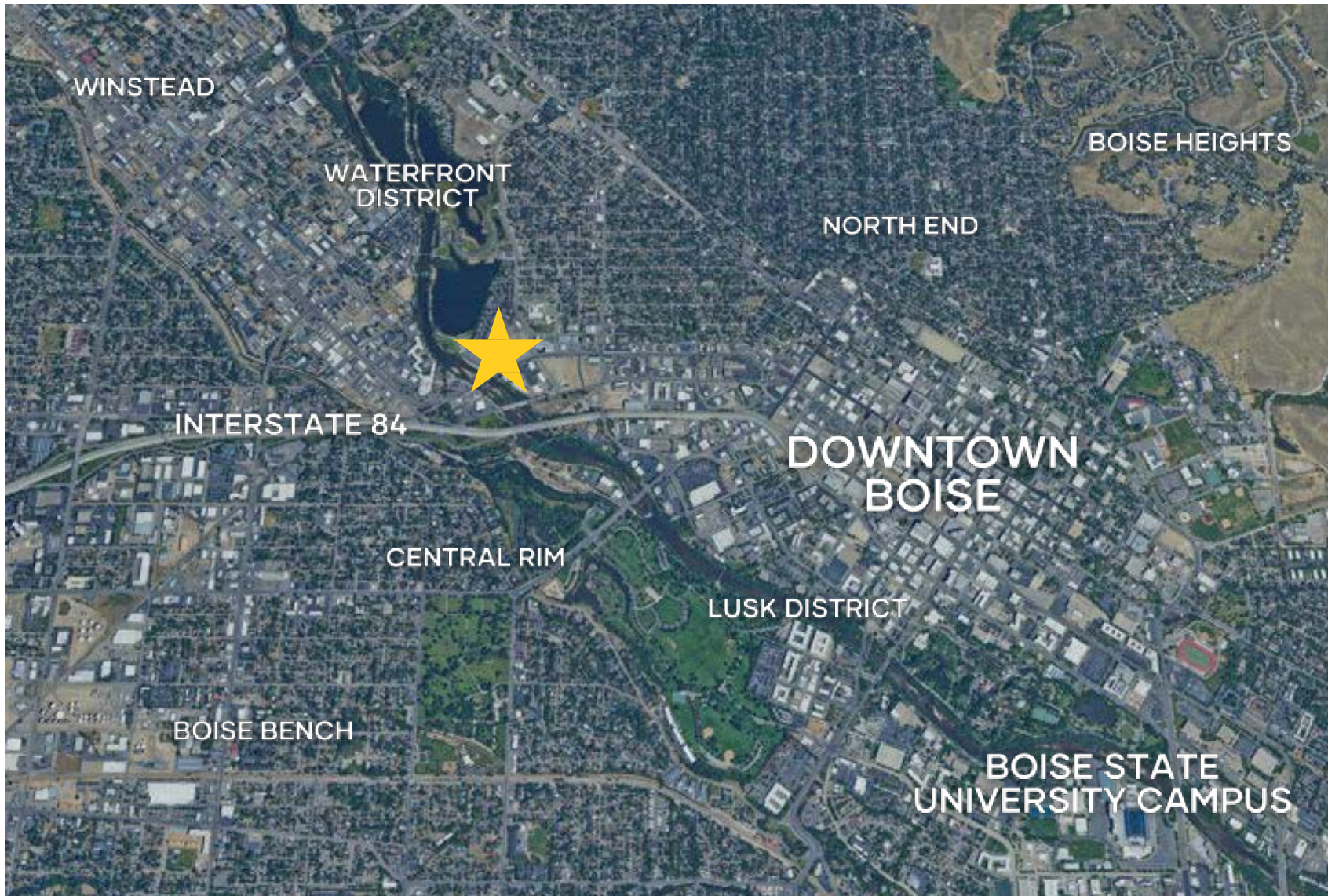
HUMMEL
ARCHITECTS

The River District project will transform 10 acres near Main Street and Whitewater Park Boulevard into a dynamic mixed-use development featuring housing, education, retail, and wellness space. Anchored by the College of Western Idaho's first Ada County campus, the site will include a 101,000-square-foot academic facility set to open in fall 2027, along with 220 residential units, a 640-stall parking garage, 20,000 square feet of retail, a 127 room hotel, and additional medical/retail space. Located adjacent to the Boise River and Greenbelt, the River District will bring new energy to the west side of downtown and is being developed through a collaboration between CWI, AHLQUIST, Hummel Architects, Paradigm, and ESI Construction.

Project Location



Project Location



Project Location



Site Details - Site Map



GENERAL DESIGN NOTES	
1. THIS LANDSCAPE PLAN SHALL BE ACCORDANT WITH THE CITY OF BOISE DESIGN STANDARDS AND SPECIFICATIONS.	
2. LANDSCAPE ARCHITECTURE SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE, INCLUDING THE DESIGN OF THE PLANTING, LIGHTING, AND IRRIGATION.	
3. ALL PLANTING SHALL BE ACCORDANT WITH THE CITY OF BOISE DESIGN STANDARDS AND SPECIFICATIONS.	
4. ALL IRRIGATION SHALL BE ACCORDANT WITH THE CITY OF BOISE DESIGN STANDARDS AND SPECIFICATIONS.	
5. ALL LIGHTING SHALL BE ACCORDANT WITH THE CITY OF BOISE DESIGN STANDARDS AND SPECIFICATIONS.	
IRRIGATION DESIGN NOTES	
1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES.	
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES.	
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES.	
PLANTING DESIGN NOTES	
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3. THE PLANTING SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES.	
PROJECT SUMMARY	
OVERALL SITE AREA	440,134 SF
OVERALL LANDSCAPE AREA	65,844 SF
LANDSCAPE COVERAGE	15 %



Site Details - Landscape Plan



Site Details - Mobility Plan



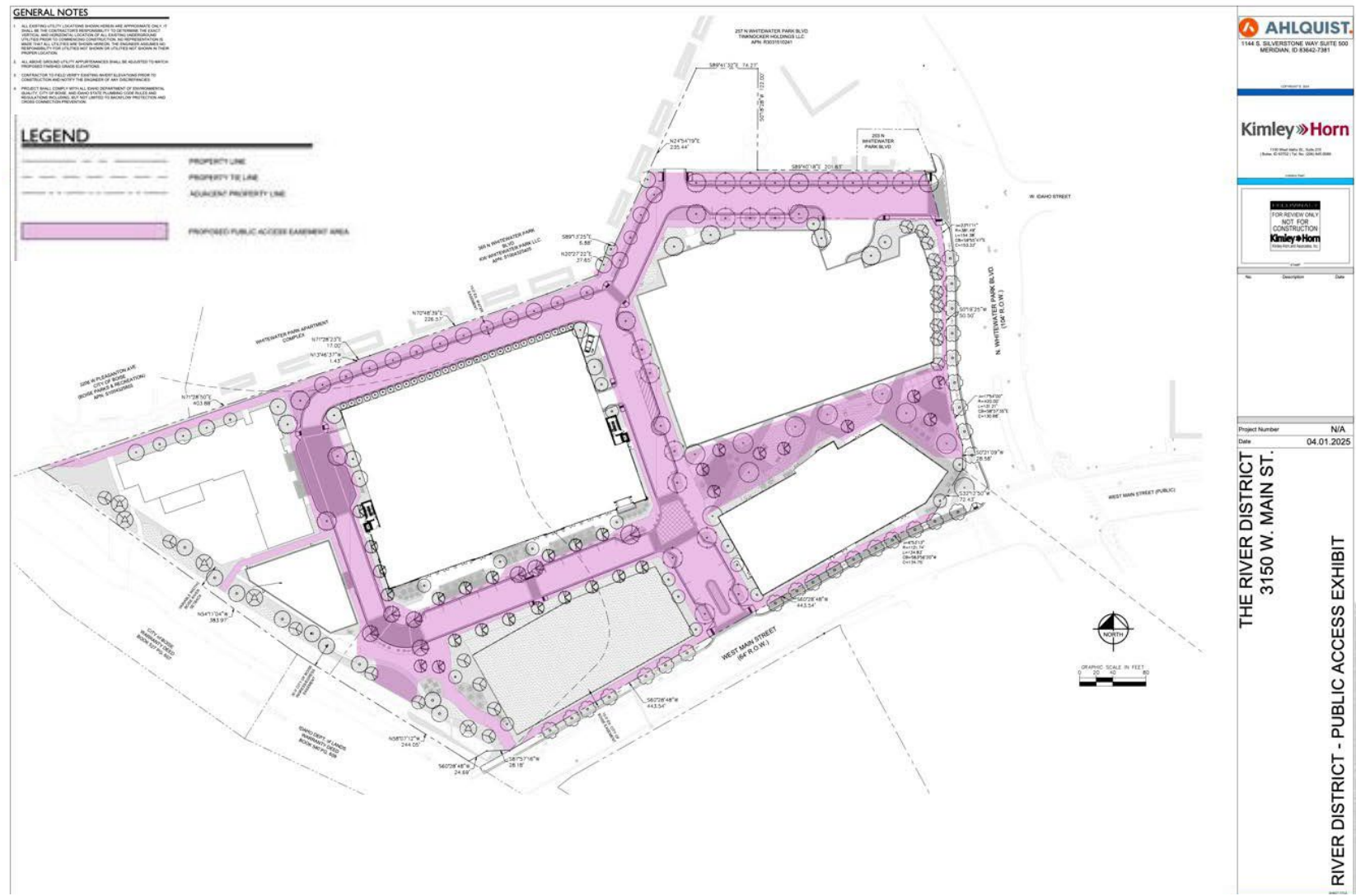
CWI WHITEWATER VILLAGE
BOISE, ID



L05Scale



Site Details - Public Access Easement Area



Site Rendering



Site Rendering



Building Details - CWI Building



REDUCED + SIMPLIFIED MASSING

- UNIFORM LANGUAGE OF GROUPED OPENINGS AT UPPER LEVELS

- VERTICAL BREAK AT ENTRY AND CIRCULATION

- 2 STORY MASS HOLDS CORNER AND ALLOWS VISUAL TO PLAZA + ADDITIONAL SITE RETAIL

QUALITY BUILDING MATERIALS

- EXPRESSIVE BASE OF MASONRY, STOREFRONT AND METAL PANEL

- UPPER LEVEL STOREFRONT FRAMED IN EIFS, BRANDED ACCENT COLOR

Building Details - CWI Building



ENHANCED FEATURES ON MAIN + WHITEWATER

- ACTIVATION AND
TRANSPARENCY ALONG MAIN
STREET
- INVITING BUILDING
ENTRANCE WITH GLASS AND
CWI GREEN FIN
- USING CWI COLORS FOR
PLACE MAKING AND IDENTITY

Building Details - CWI Building



CWI CAMPUS
BUILDING
DRH25-0008 11

Building Details - CWI Building



CWI CAMPUS
BUILDING
DRH25-00081

Building Details - Retail Buildings



Building Details - Garage/Retail



1144 S SILVERSTONE WAY SUITE 400
REVISION: 02.08.2023
JAN. 2023

REVISION 1

REVISION 2

REVISION 3

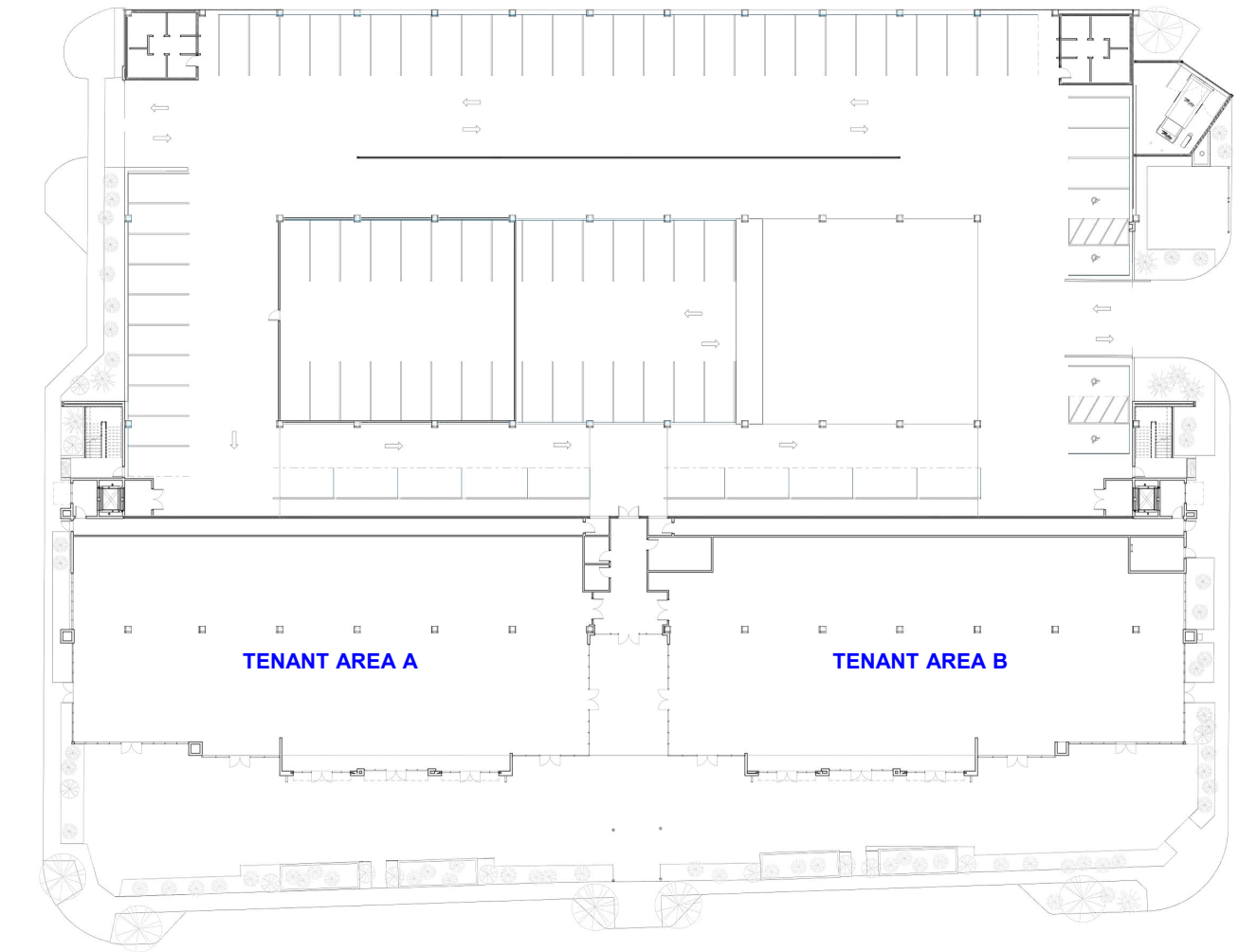
Project Number: 06.10.25
Date: 06.10.25

RIVER DISTRICT RETAIL
MAIN STREET

DATE: 06.10.25

1.5

CONCEPT DRAWINGS



LEVEL ONE GARAGE(1)
300' x 10'

Building Details - Garage/Retail



AHLQUIST.

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FY2026 – 2030 CAPITAL IMPROVEMENT PLAN

Proposed: August 11, 2025

Doug Woodruff – Development Director

Five Year Plan With Purpose

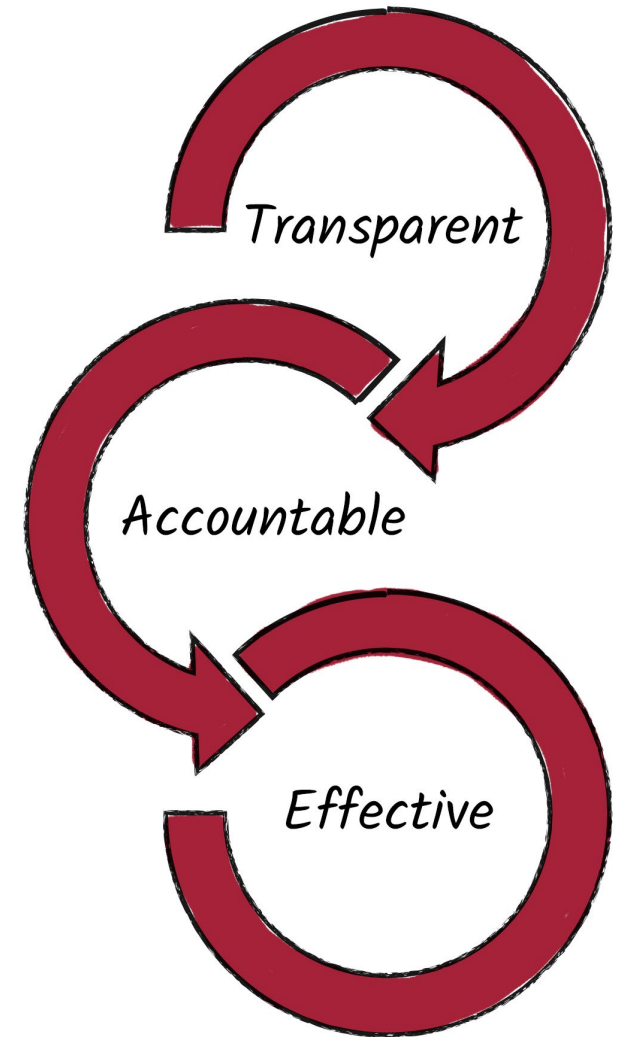


Catalyze private investment and align with public partners

Publicly available to promote and encourage collaboration

Accomplish long-term strategies

Align resources with high priority projects



About The CIP



STATE STREET DISTRICT PROJECTS

STATE STREET DISTRICT

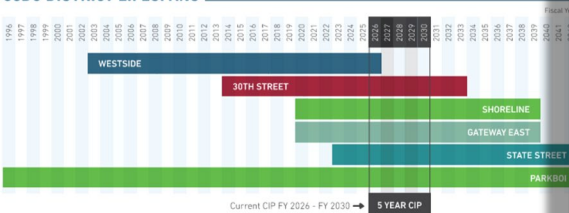
WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT

est.
2002

INVESTMENT SUMMARY

CCDC DISTRICT LIFESPANS



PROJECT FUNDING

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

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

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

WESTSIDE DISTRICT ("WS" or "WS District")

Estimated Resources and Project Description

Participation Program

	FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
1 821 W. State St., Idaho Wheat Commission. Type 1 Agreement with Idaho State Building Authority The Idaho Wheat Commission project is a proposed four-story mixed-use building with \$14.5 million total development costs. The Idaho Wheat Commission has partnered with the Idaho State Building Authority to develop the project. The agreement includes a \$200,000 reimbursement for streetscape improvements.	200					\$200
2 1522 W. State St., 16th & State. Type 2 Agreement with 1522 W. State St., LLC 16th & State is a mixed-use building with 104 apartments, 1,600 square feet of ground floor retail, and a total development cost of \$23 million. The agreement includes a \$657,655 reimbursement for streetscapes, utility upgrades, and 11 dedicated workforce housing units.	658					\$658
3 Traffic Signal Box Art Program. Type 4 Agreement with Boise City Department of Arts & History A partnership with Boise City Department of Arts & History to support its Traffic Box Art Program. The program installs public artwork via vinyl wrap to existing traffic signal boxes. CCDC will reimburse \$42,500 for the actual costs of traffic box wraps located throughout the district.	43					\$43

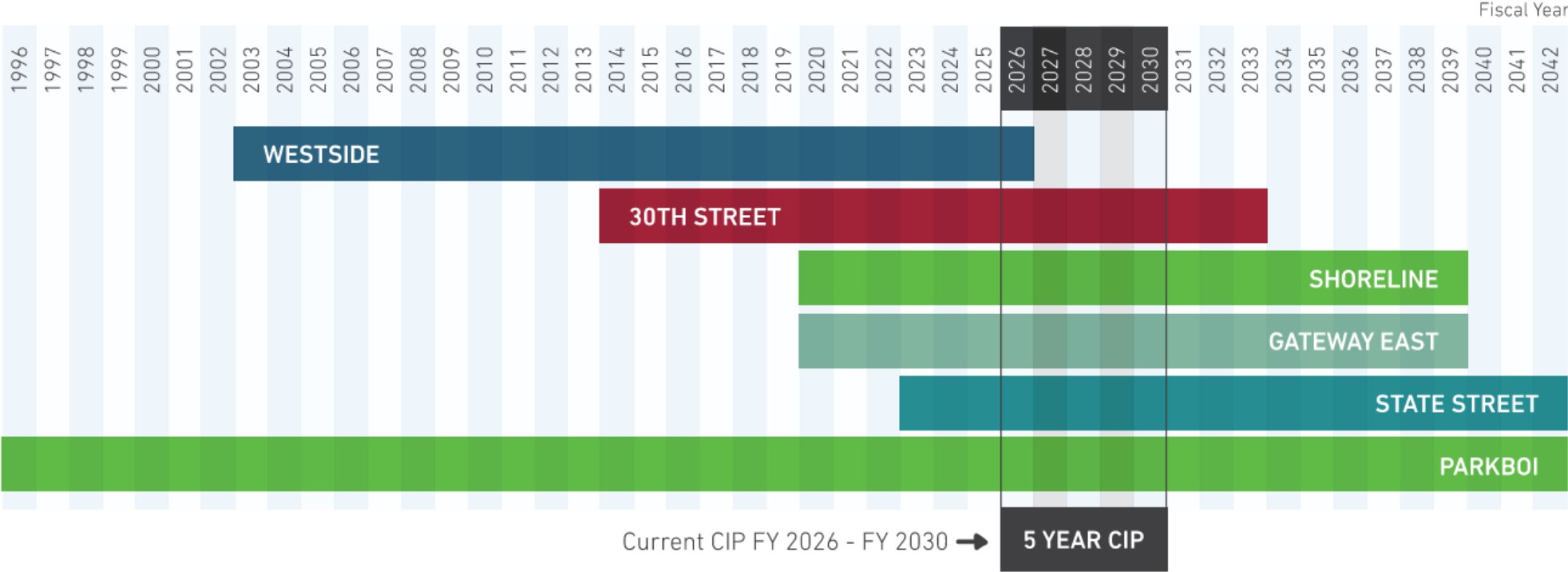
Capital Improvement Projects

	FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
4 1010 W. Jefferson St., Public Parking Facility and Commercial Space Develop a public parking facility on Agency-owned parcel located at 1010 W. Jefferson St. The multi-story mixed-use building aims to catalyze urban redevelopment while also supporting existing neighborhood uses with a welcoming mobility hub. The development includes approximately 400 to 450 parking stalls, ground-floor commercial spaces, childcare facility, BikeBOI secure bicycle storage, electric vehicle charging, rooftop photovoltaic energy production, and a family-focused retail plaza along 11th Street. Total development costs are estimated to be \$37 million. Construction is anticipated to begin in early fall 2026 with completion in 2028.	2,847	See ParkBOI #82 23,690	See ParkBOI #82 50			\$2,847
5 Bannock Street Streetscape Improvements, 13th Street to 14th Street						

Investment Summary



CCDC DISTRICT LIFESPANS



CURRENT FIVE YEAR CIP SPEND PER DISTRICT
\$6,782,200
\$11,129,234
\$10,707,000
\$66,931,668
\$10,512,909
\$46,554,042
TOTAL FIVE YEAR CIP \$152,617,053

Key Strategies



ECONOMIC DEVELOPMENT

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

INFRASTRUCTURE

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

MOBILITY

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

PLACE MAKING

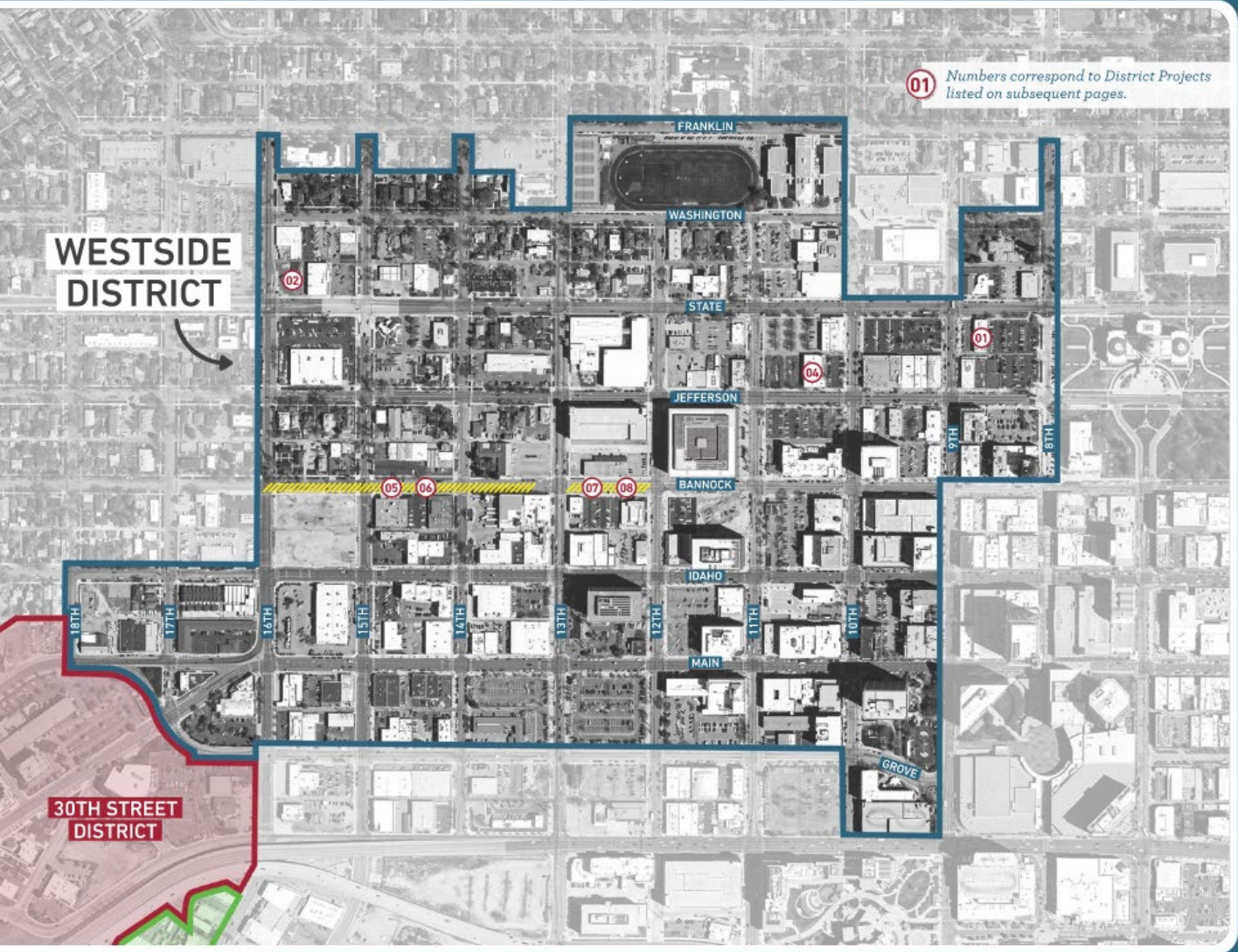
Develop public spaces and energized environments where a blend of cultures and concentrated mix of uses create a valued sense of place.

SPECIAL PROJECTS

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

Westside District

FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
\$6,782	SUNSET	SUNSET	SUNSET	SUNSET	\$6,782



Key Priorities and Highlights

Last Year of 24-Year Term

\$6.8 Million Public Investment

1010 W. Jefferson St Commercial
Space and Public Parking Facility

Bannock Street Improvements

1010 W. Jefferson Street



Commercial Space and Public Parking Development

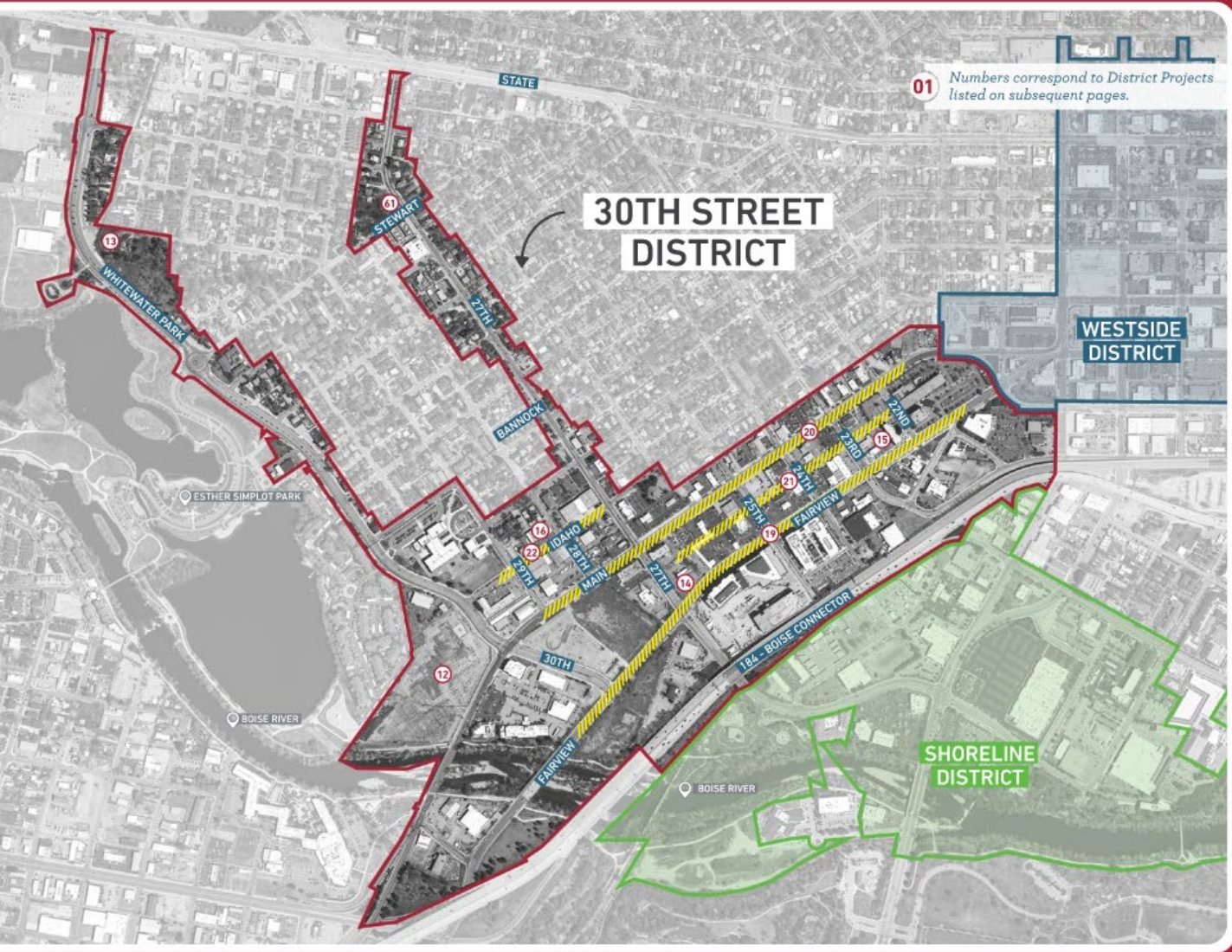
Bannock Street Improvements



12th Street to 16th Street

30th Street District

FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
\$1,819	\$2,480	\$2,770	\$1,080	\$2,980	\$11,129



Key Priorities and Highlights

Housing Partnerships and Acquisitions

Mobility Initiatives, Interagency Coordination

Main and Fairview Corridors

Housing Partnerships



27th Street Crossing

New Path 2

Whitewater Townhomes

Finch

CWI River District

Real Estate Acquisition



Capital Projects



Fairview Ave Improvements

Main Street Improvements

Alleyway Improvements

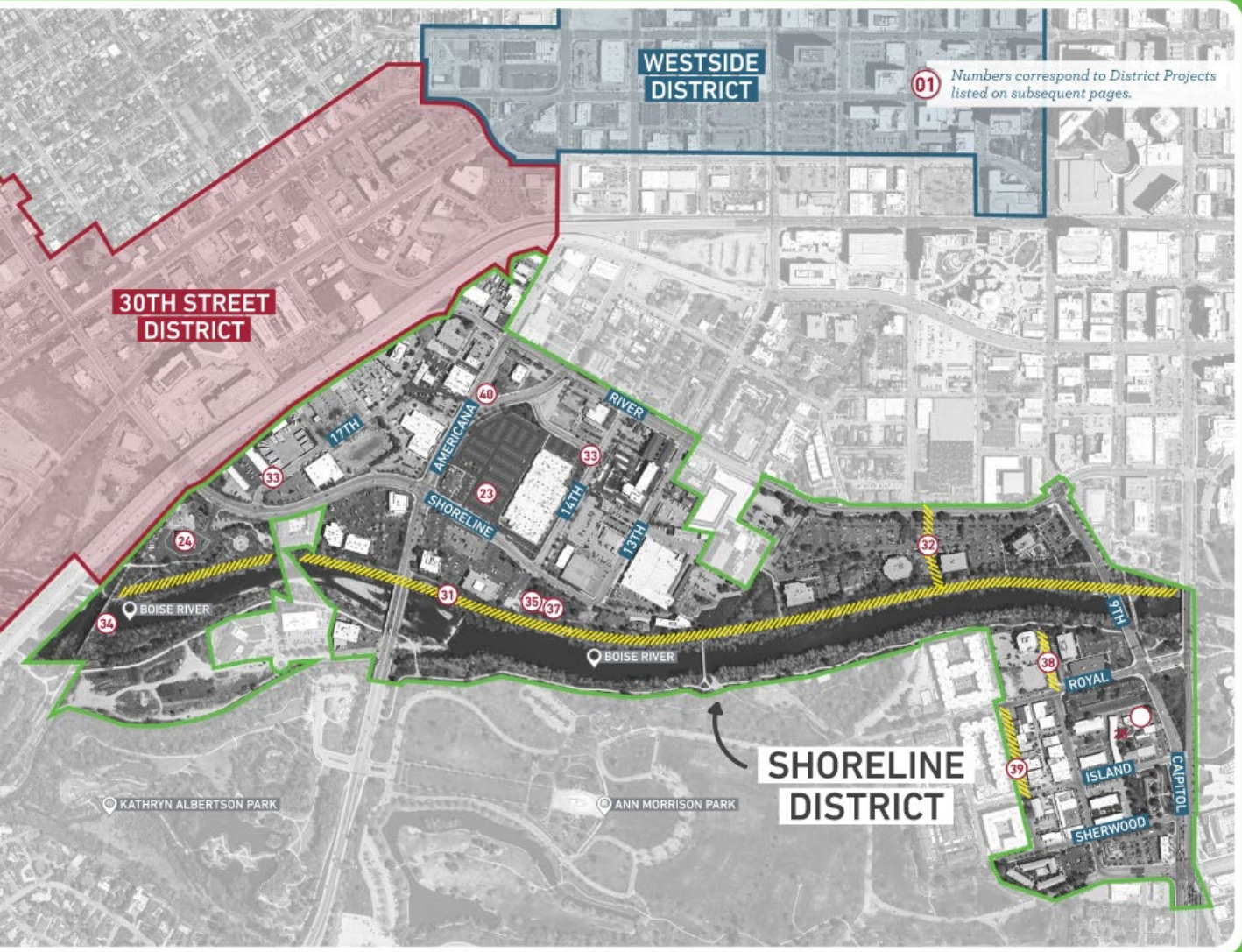
Utility Undergrounding

Idaho Street, Placemaking
Improvements



Shoreline District

FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
\$1,825	\$1,897	\$1,735	\$1,920	\$3,330	\$10,707



Key Priorities and Highlights

Transformative Investment Leveraging TIF and ParkBOI System

Riverfront Activation and Amenities

Lusk District Infrastructure

Assist with City Streetscape Standards

1025 S. Capitol Boulevard



Mixed-Use Affordable Housing Development by J. Fisher Companies

Capital Projects



11th Street Bikeway Connection

Separated Pathway Greenbelt
Expansion

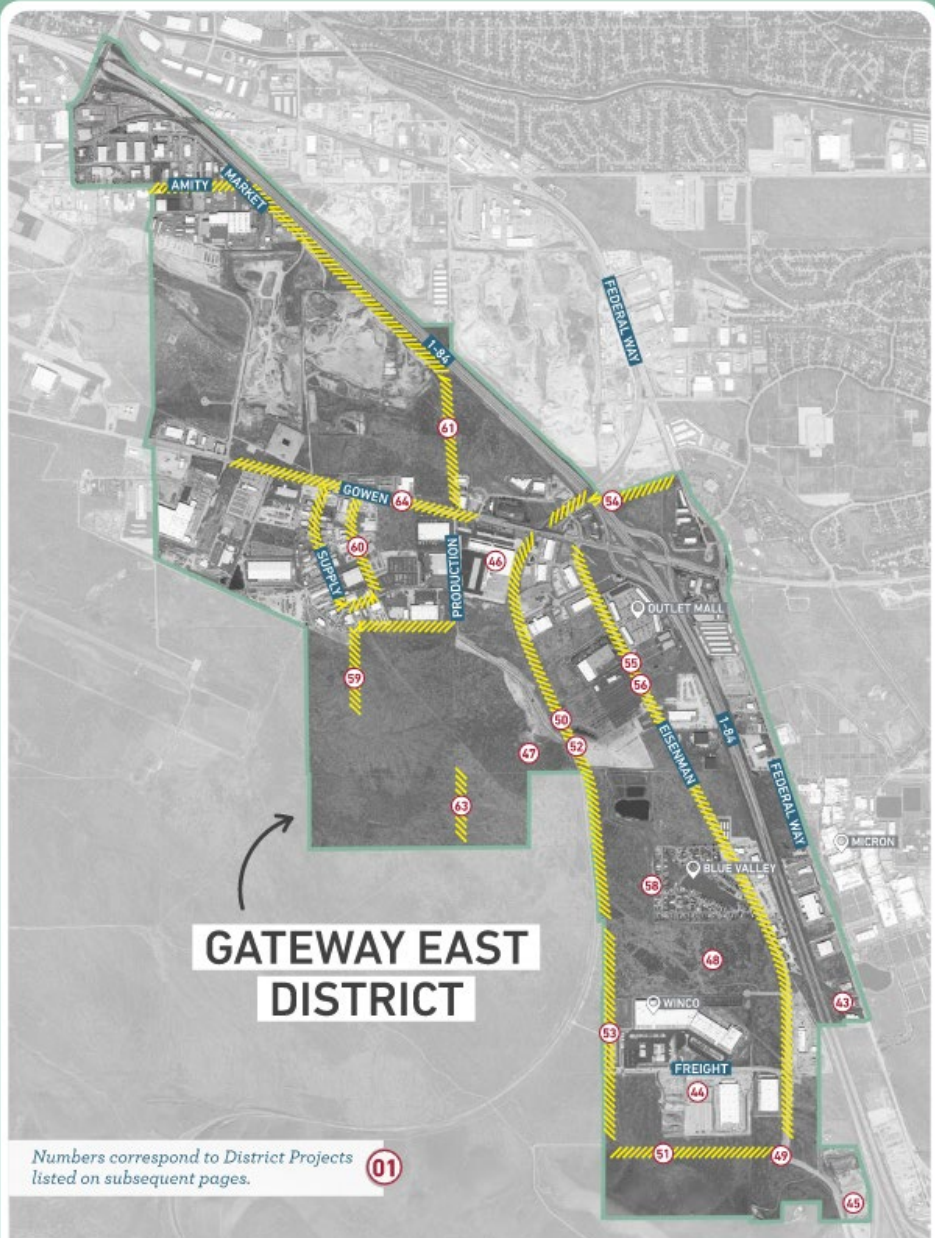
Shoreline Park Master Plan and
Phased Improvements

Truss Bridge Mobility
Enhancements

Lusk Street Improvements and
Greenbelt Connection



Gateway East District



FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
\$9,649	\$21,899	\$13,036	\$11,244	\$11,104	\$66,932

Key Priorities and Highlights

Diversify Boise’s Economy with Industrial Development

Build Infrastructure that Supports Manufacturing Enterprises

Provide Mobility Choices for the Workforce

Diversifying Boise's Economy



AZEK Manufacturing

Boise Gateway 3 Warehouses

Federal Way Office & Light Industrial

Red River Logistics

East Port Logistics

On The Run Travel Center



Building Infrastructure



Lake Hazel Road Extension

S. Apple Avenue, South Extension

Eisenmann Road

- Utility Upgrades
- Road Widening

Power System Upgrades

Sanitary Sewer Mainline Upgrades

Railroad Multi-Use Pathway



State Street District

FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
\$1,527	\$2,282	\$2,883	\$521	\$3,300	\$10,513



Key Priorities and Highlights

Support Best-in-Class Transit via Transit-Oriented Development

Improve Commuter Experience with Mobility Infrastructure

Catalyze Infill Development with Agency-Owned Property

Implement Capital Projects via Interagency Partnerships

Participation Program



One-Time Assistance

1711 N. 31st Street Residential
Infill Development

Capital Project Coordination

Wilson Station

8306 W. State Street



Capital Projects



Boise Valley Canal Pathway, Saxton Drive to Bogart Lane

ACHD State Street Concept Design, 27th Street to Glenwood Street

State Street Streetscape Improvements, Willow Lane to Fargo Street



Discussion

Next Step, Consider Approval: August 27, 2025

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Consent Agenda

Motion to Approve Consent Agenda

Agenda

IV. Action Item

- A. **CONSIDER Proposed FY2025 Amended BudgetJoey Chen (10 mins)**
- B. **CONSIDER Proposed FY2026 Original BudgetJoey Chen (10 mins)**
- C. **CONSIDER Resolution 1935: River Myrtle-Old Boise District Supplemental Termination Resolution.....Joey Chen (5 mins)**
- D. **CONSIDER Designation: 170 S. 28th Street, Finch. Type 1 Participation Agreement for One-Time Assistance with Finch I, LLC.....Corrie Brending (5 mins)**

V. Adjourn

Consider:



- Proposed FY2025 Amended Budget
- Proposed FY2026 Original Budget

Joey Chen – Finance & Administration Director

Agenda



Rebuild Linen Blocks on Grove Street (Completion Fall 2025)

- Budget Timeline
- FY2025 Accomplishments
- FY2025 Amended Budget
- FY2026 Original Budget

Budget Timeline



Budget Timeline



Statutory deadline to adopt a new budget:

September 1

FY2025 Accomplishment Highlights



Bannock Street Improvements



Property Acquisition of
8306 W. State Street



Rebuild Linen Blocks on
Grove Street



West End Water Renewal



Kaixo Corner Public Park
521 W. Grove Street

FY2025 Accomplishment Highlights



- Parking System/PARCS Replacement
- Capitol & Myrtle Garage Elevator Modernization
- Agency Operations:
 - Server Replacement
 - Phone System Upgrade
 - IT Service Upgrade



Proposed FY2025 Amended Budget

FY2025 Amended Budget



Propose to Amend from \$75M to \$63M

Revenue Changes	
Tax Increment	\$2.1M increase
Parking	\$282K increase
Reimbursement	\$1.2M increase
Misc.	\$441K increase

FY2025 Amended Budget



Propose to Amend from \$75M to \$63M

Revenue Changes		Expense Changes	
Tax Increment	\$2.1M increase	Operating	\$1.2M decrease
Parking	\$282K increase	Capital Outlay <ul style="list-style-type: none">• CIP• Parking	\$10.6M decrease
Reimbursement	\$1.2M increase		\$2.7M increase
Misc.	\$441K increase		\$13.3M decrease

FY2025 Amended Budget



Propose to Amend from \$75M to \$63M

CIP Changes Highlight	Parking Changes Highlight
3rd Street Streetscapes & Mobility Improvements \$1.3M increase	Block 68 South Parking Garage \$11M decrease
Rebuild Linen Blocks on Grove Street \$1.1M increase	New PARCS Equipment Purchase/Installation \$1.7M decrease
Bannock Streetscapes: 13th-16th Street \$1.1M increase	

Consider: FY2025 Amended Budget



Action Requested:

1. Tentatively approve proposed FY2025 Amended Budget
2. Advertise Public Hearing at August 27 Special Meeting

Suggested Motion:

I move to tentatively approve the FY2025 Amended Budget to new revenue and expense totals of \$62,904,595 and set the time and date of Noon, August 27, 2025, for the statutorily-required public hearing.

The background of the slide is a photograph of a modern, multi-story building with a light-colored facade and large windows. In the foreground, there are several yellow sunflowers and green foliage. The text 'Proposed FY2026 Original Budget' is overlaid in a large, bold, dark blue font.

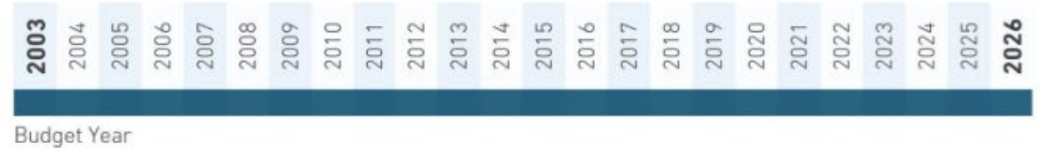
Proposed FY2026 Original Budget

FY2026 Original Budget

Westside District Sunset



157 ACRES



Final
Budget
Year

FY2026

est.
2002



**WESTSIDE
DISTRICT**

FY2026 Original Budget

Total Proposed Budget \$50M



Revenue Summary:

• Tax Increment	\$23.9M
• Parking	\$ 9.7M
• Reimb. & Misc.	\$ 1.2M
• Bond Financing	\$23.0M
• (Transfer to) Working Capital	(\$ 8.2M)
• Pass-Thru	\$ 0.5M



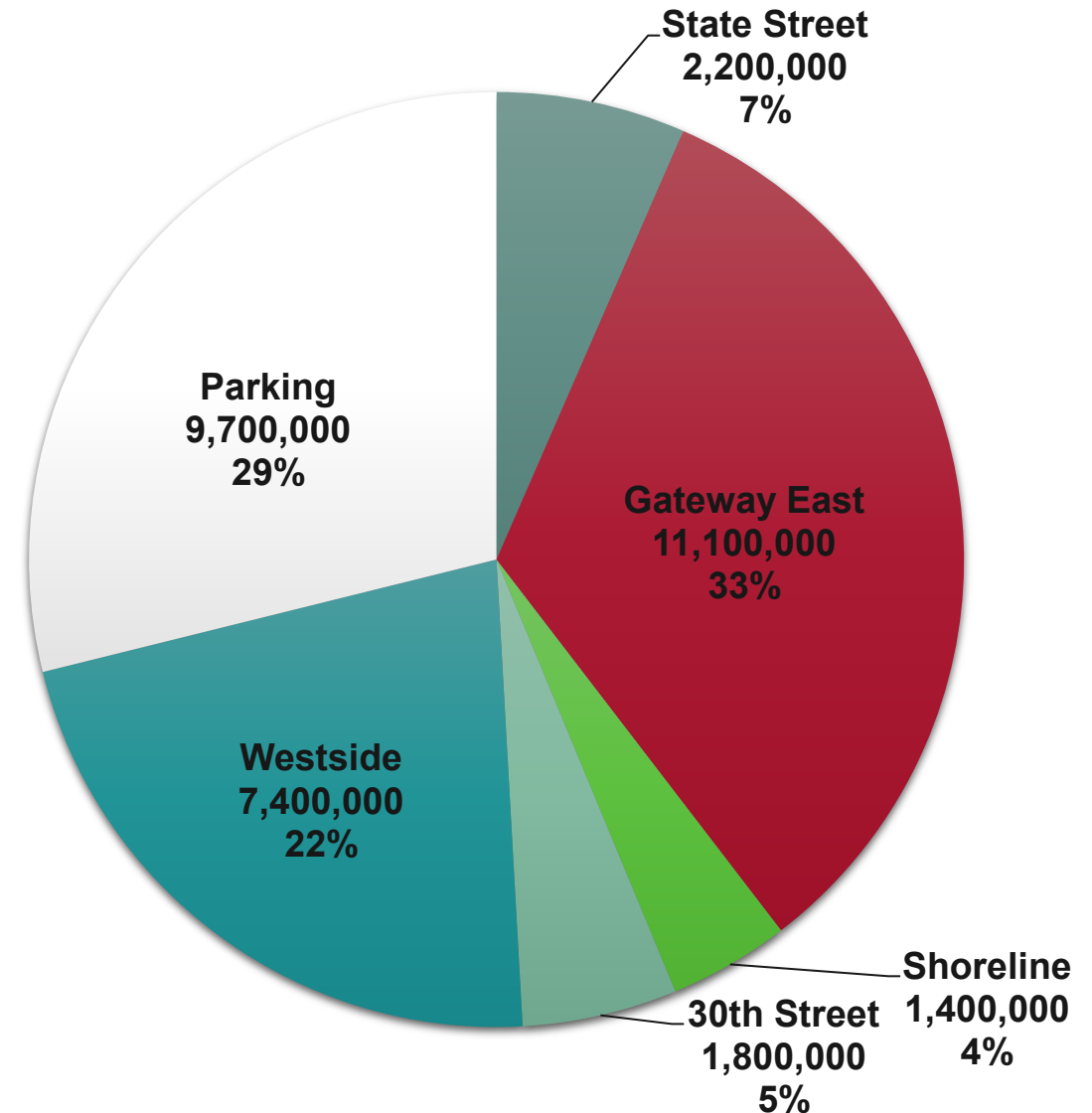
FY2026 Original Budget

Tax Increment & Parking



Revenue Summary:

• Tax Increment	\$23.9M
• Parking	\$ 9.7M
• Reimb. & Misc.	\$ 1.2M
• Bond Financing	\$23.0M
• (Transfer to) Working Capital	(\$ 8.2M)
• Pass-Thru	\$ 0.5M



FY2026 Original Budget

Tax Increment Revenue



IMPORTANT TO REMEMBER

- CCDC is not a Taxing Entity
- CCDC receives an allocation of the property tax revenue
 - Increment Value
 - Taxable property
 - URD boundaries



FY2026 Original Budget

Tax Increment Revenue



Increment Value

\$2,658,814,712

+\$403,862,130

+18%



Est. Levy Rate

0.009120037

+1%



Increment Revenue

\$23,900,000

+\$3,644,000

+18%

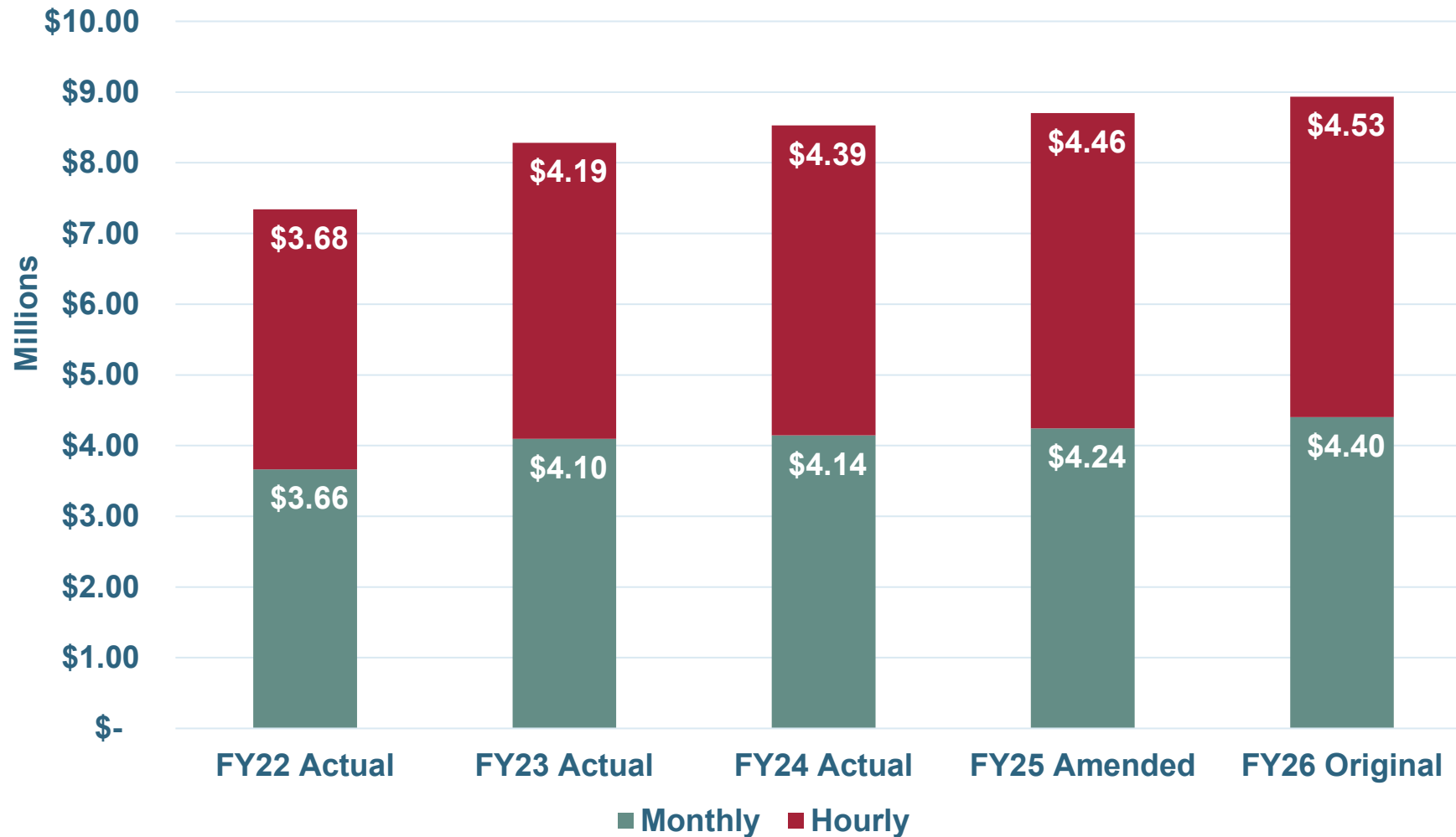
FY2026 Original Budget

Tax Increment Revenue



FY2026 Original Budget

Parking Revenues



FY2026 Original Budget

Total Proposed Budget \$50M



Expense Summary:

- CIP \$21.6M
- Parking & Mobility \$18.6M
- Operating \$ 9.0M
- Debt Service \$ 0.3M
- Pass-Thru \$ 0.5M



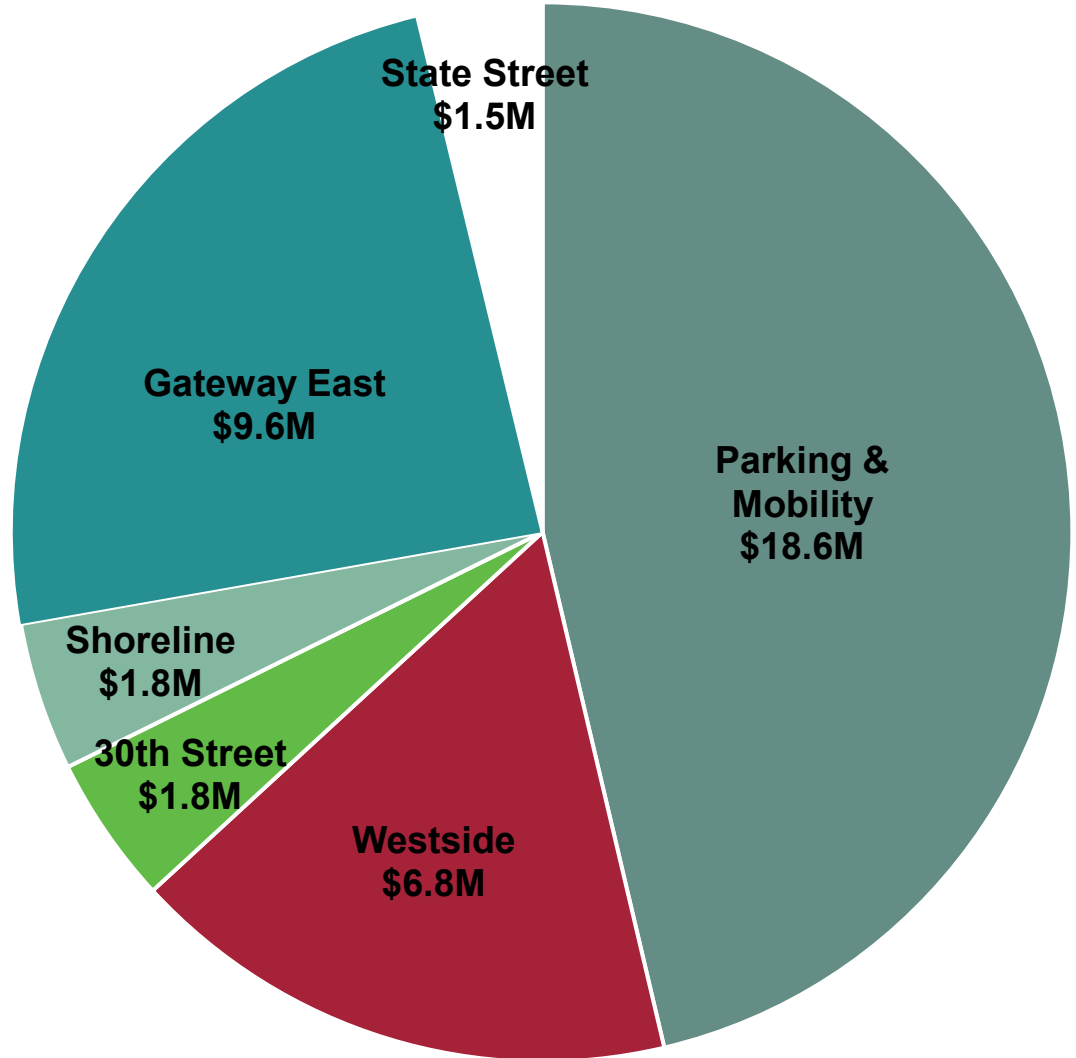
FY2026 Original Budget

Total Proposed Budget \$50M



Expense Summary:

- | | |
|----------------------|---------|
| • CIP | \$21.6M |
| • Parking & Mobility | \$18.6M |
| • Operating | \$ 9.0M |
| • Debt Service | \$ 0.3M |
| • Pass-Thru | \$ 0.5M |



Consider: FY2026 Original Budget



Action Requested:

1. Tentatively approve proposed FY2026 Original Budget
2. Advertise Public Hearing at August 27 Special Meeting

Suggested Motion:

I move to tentatively approve the FY2026 Original Budget to new revenue and expense totals of \$50,064,149 and set the time and date of Noon, August 27, 2025, for the statutorily-required public hearing.

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V. Adjourn

Consider: Reso 1935 River Myrtle-Old Boise District Supplemental Termination Resolution



Joey Chen – Finance & Administration Director

Reso 1935 River Myrtle-Old Boise District Supplemental Termination Resolution

Joey Chen – Finance & Administration Director

RMOB Supplemental Termination Resolution

Today's Agenda

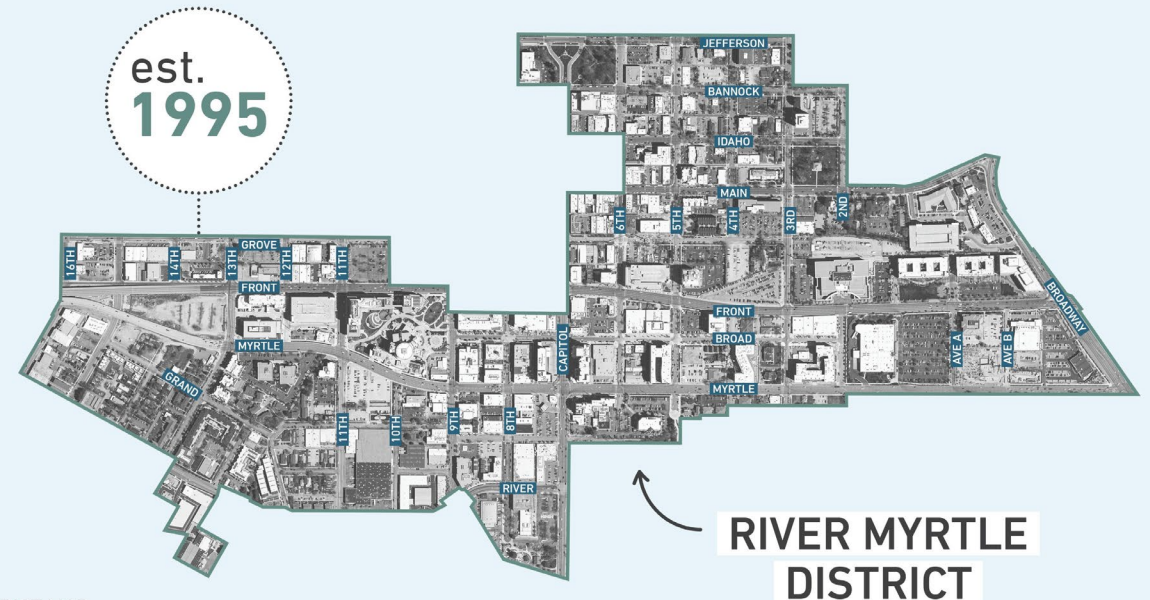
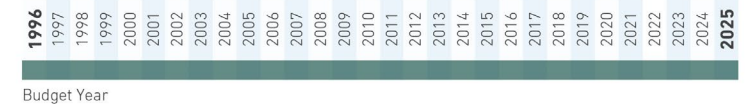


- Sunset Process/Timeline
- 30 Years of Redevelopment
- Updated Termination Budget & Plan

RIVER MYRTLE - OLD BOISE DISTRICT



303 ACRES

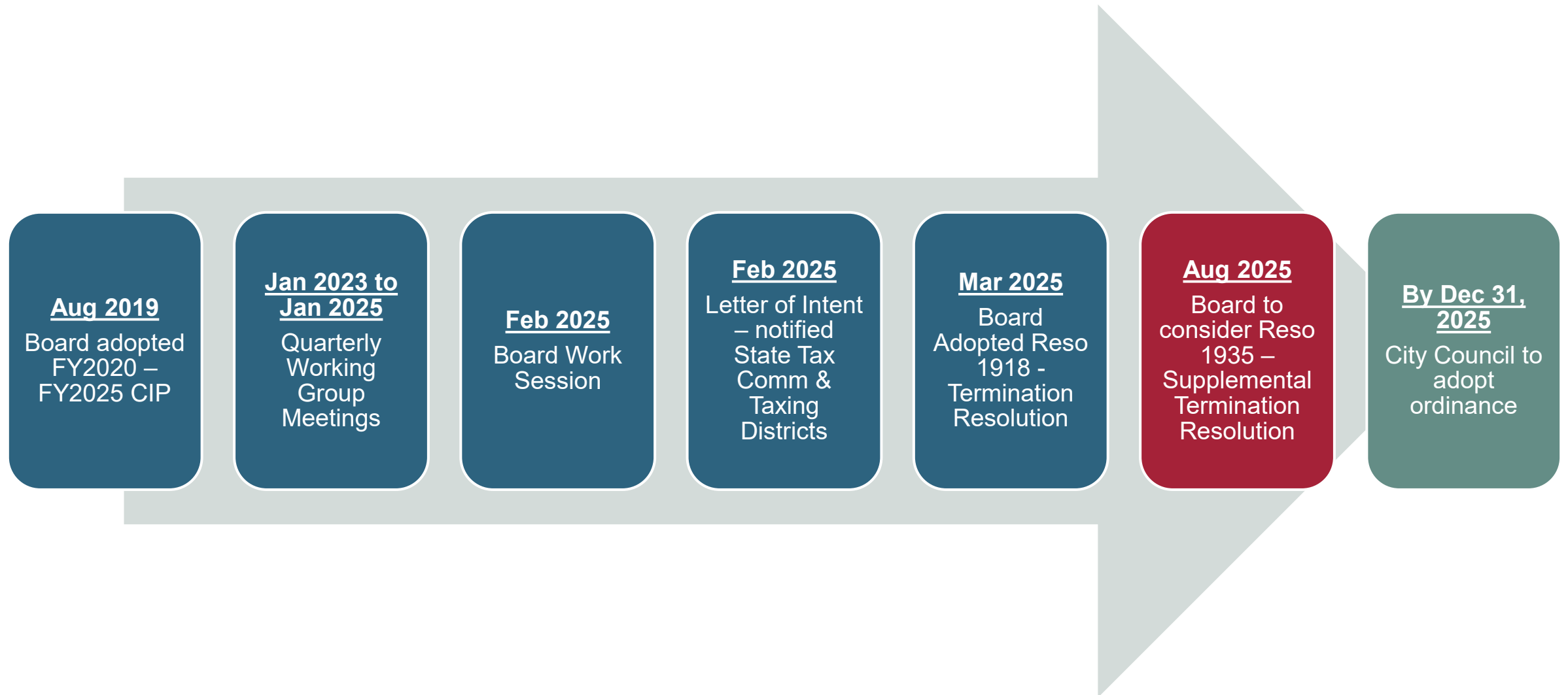


DISTRICT MAP



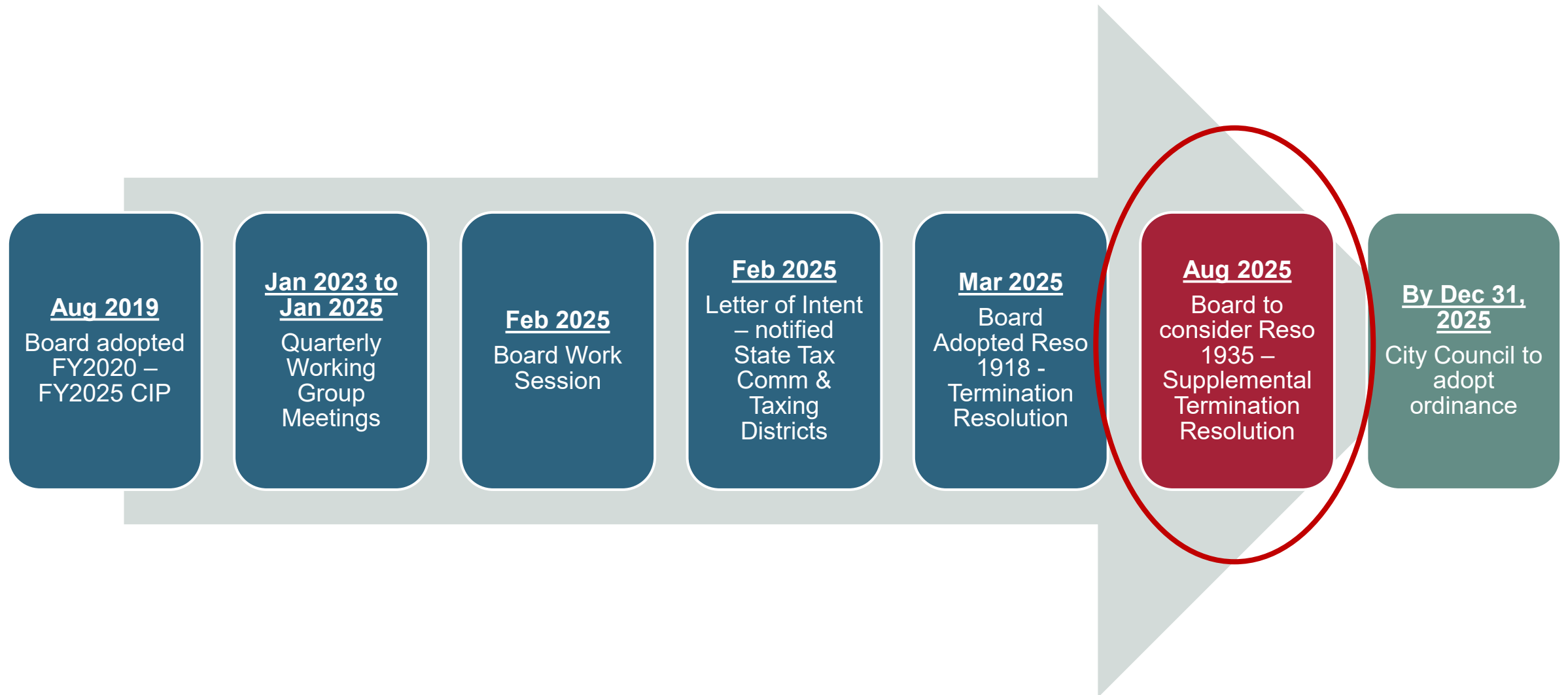
RMOB Supplemental Termination Resolution

Sunset Process/Timeline



RMOB Supplemental Termination Resolution

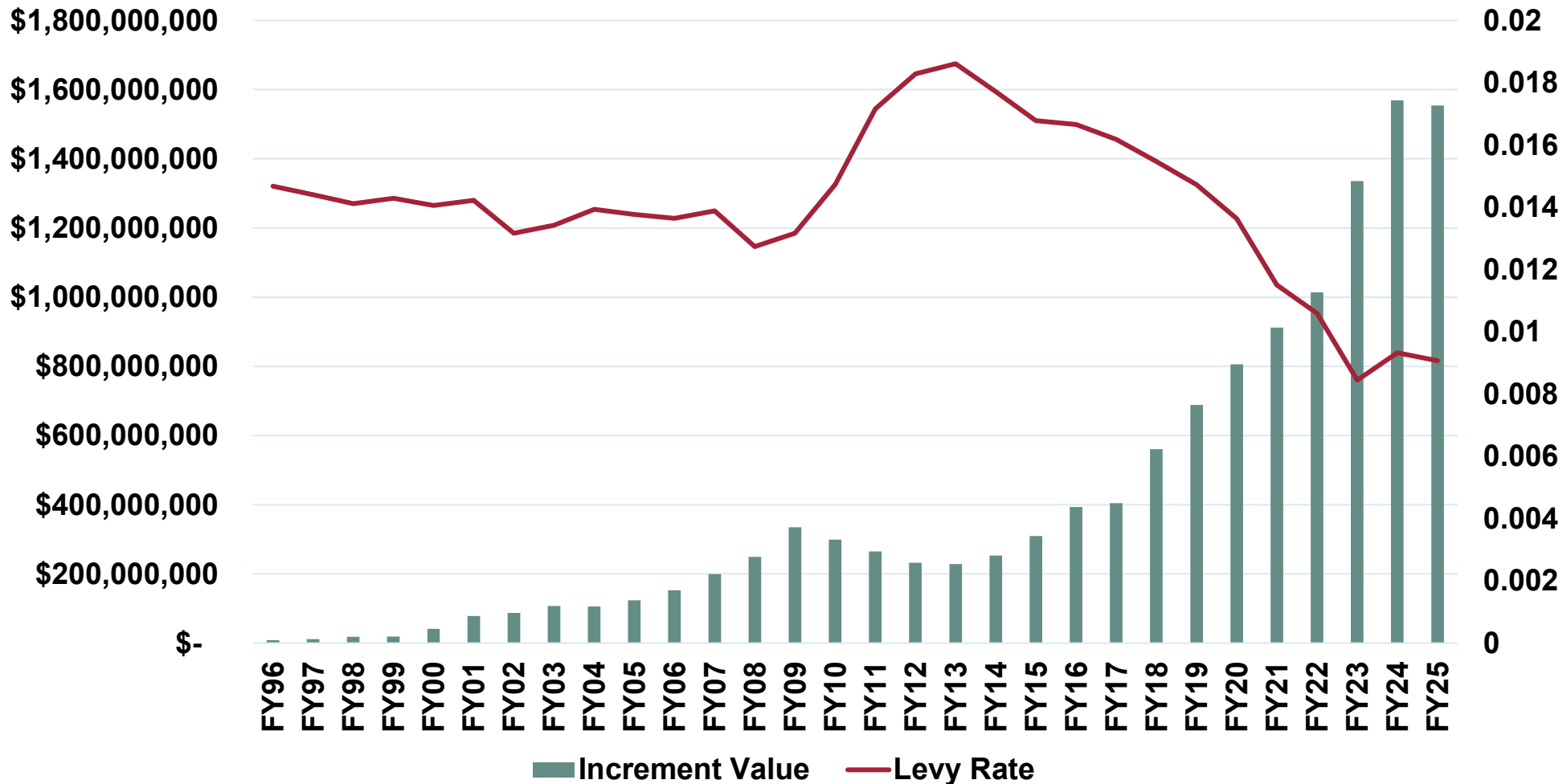
Sunset Process/Timeline



RMOB Supplemental Termination Resolution



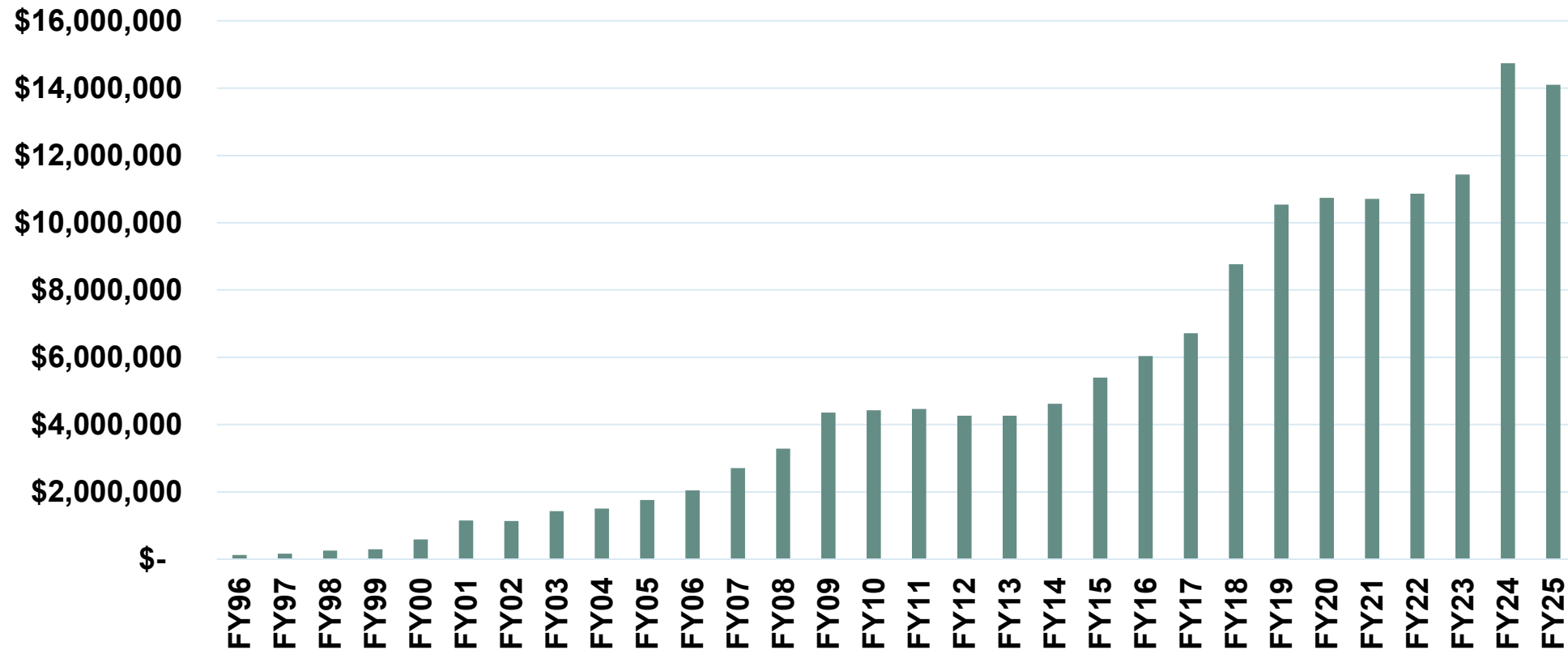
Increment Value and Levy Rate



RMOB Supplemental Termination Resolution



Tax Increment Revenue



RMOB Supplemental Termination Resolution



9th Street and River Street

BEFORE



AFTER



RMOB Supplemental Termination Resolution



9th Street and Front Street

BEFORE



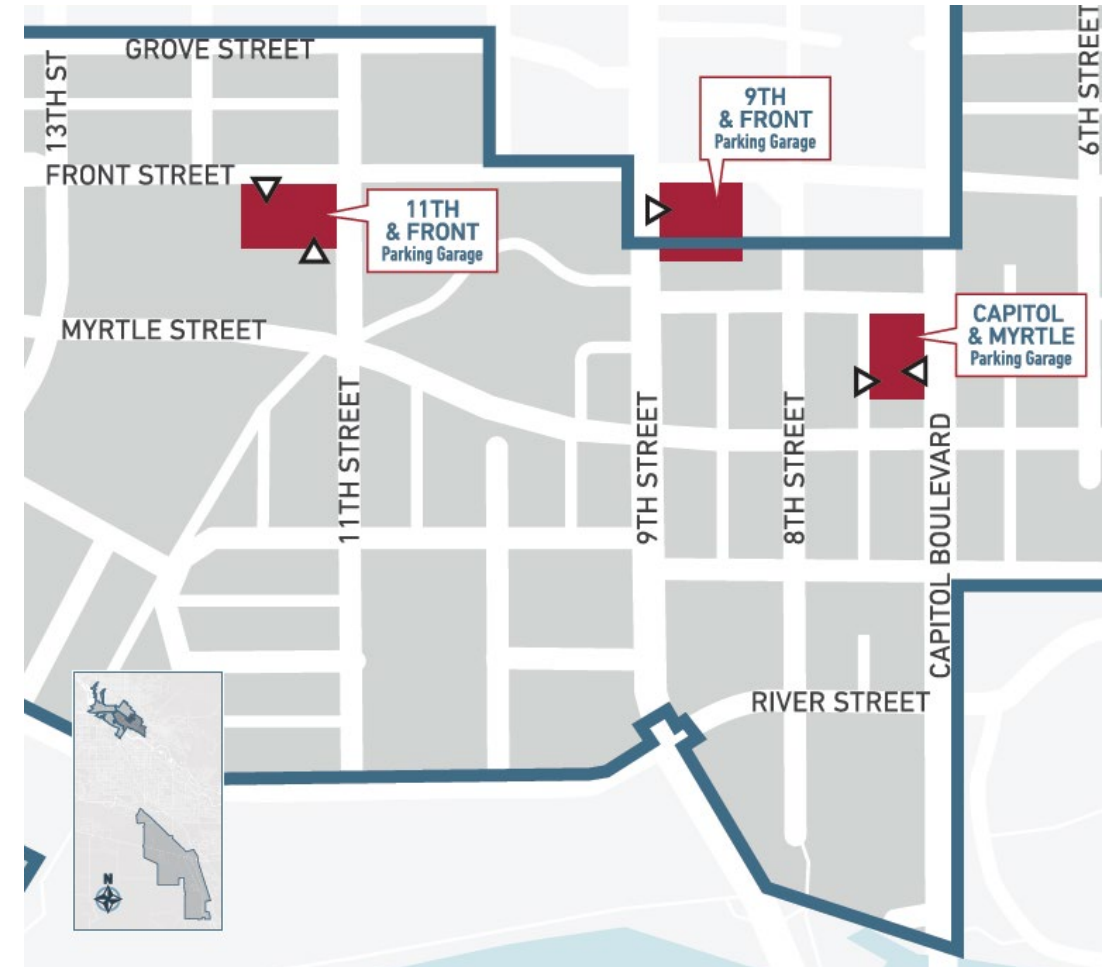
AFTER



RMOB Supplemental Termination Resolution



- Exhibit A – Updated Termination Budget
- Exhibit B – Updated Termination Plan
- Exhibit C – Real Property to be Retained by the Agency



RMOB Supplemental Termination Resolution

Updated Termination Budget



Exhibit A – Updated Termination Budget

Projected Total Revenues	\$40,007,900
Projected Total Expenses	\$37,967,177
<i>Projected Balance/Surplus</i>	<i><u>\$ 2,040,723</u></i>

CCDC will remit any actual non-obligated amount of Balance/Surplus to Ada County Treasurer for distribution to the seven taxing districts.



RMOB Supplemental Termination Resolution

Updated Termination Plan

Exhibit B – Updated Termination Plan

- Intent Regarding Delinquencies
- Fiscal Year 2025 Termination Summary
- Real Property Interest Dispositions
- CCDC Contracts, Licenses and Maintenance Agreements
- Agency Contracts (Committed Contracts)
- Civic Plaza-Parcel 4 and 5 and Units 102/401
- Parking Garages
- Fiscal Year 2026 – Post-Termination Final Administrative Costs

Consider: Reso 1935 River Myrtle-Old Boise District Supplemental Termination Resolution



Suggested Motion:

I move to adopt Resolution 1935 supplementing Resolution 1918 by adding the Updated FY2025 Termination Budget and the Updated Termination Plan, and directing Agency staff to provide Resolution 1935 to the seven overlapping taxing districts including Ada County and the Idaho State Tax Commission.

Agenda

IV. Action Item

- A. CONSIDER Proposed FY2025 Amended Budget:Joey Chen (10 mins)
- B. CONSIDER Proposed FY2026 Original Budget:.....Joey Chen (10 mins)
- C. CONSIDER Resolution 1935: River Myrtle-Old Boise District Supplemental Termination Resolution.....Joey Chen (5 mins)
- D. **CONSIDER Designation: 170 S. 28th Street, Finch. Type 1 Participation Agreement for One-Time Assistance with Finch I, LLC**
Corrie Brending (5 mins)

V. Adjourn

Consider Designation



170 S. 28th Street, Finch. Type 1 One-Time Assistance with Finch 1, LLC.

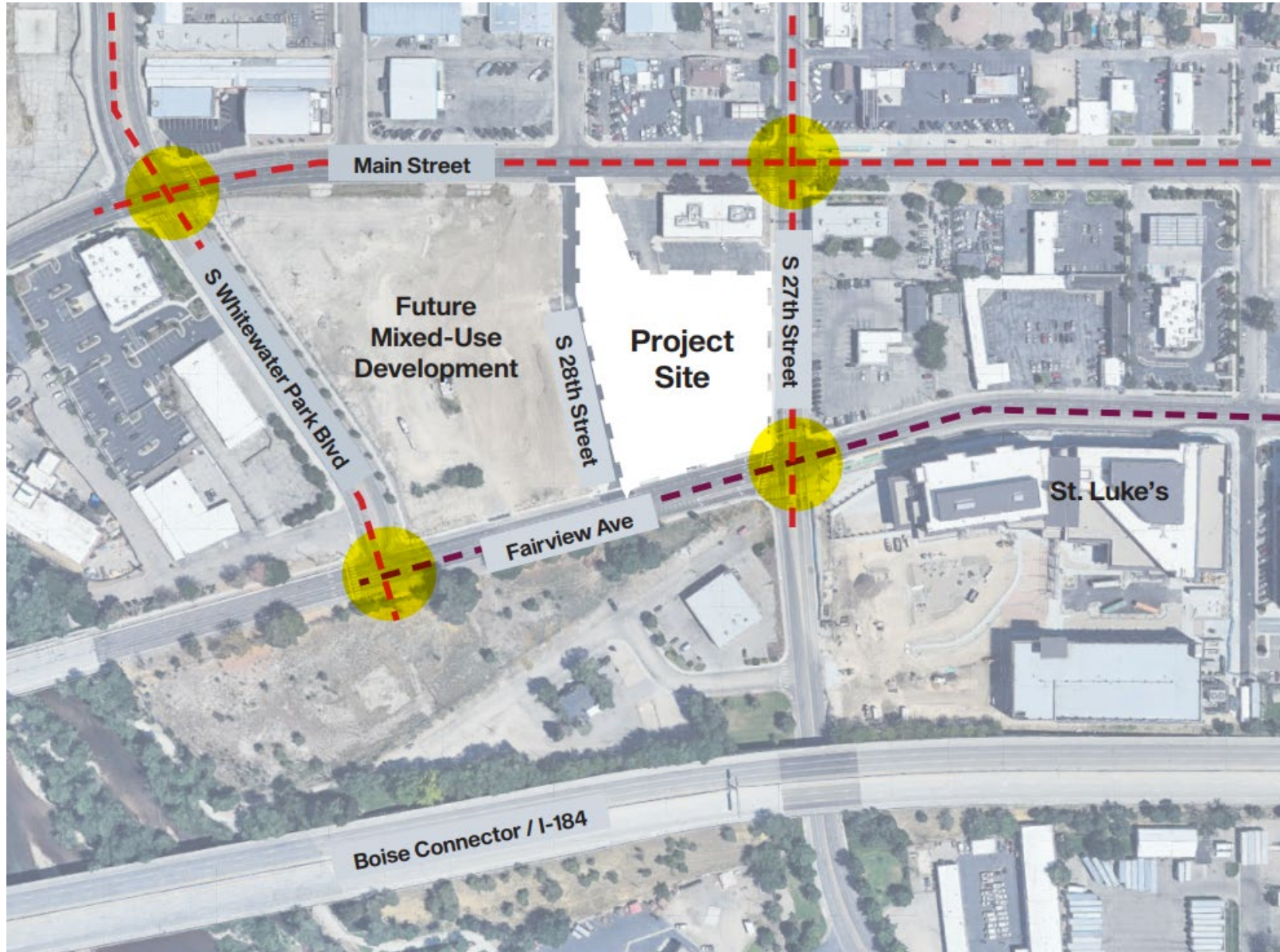
Corrie Brending – Project Manager for Property Development

Finch

170 S. 28th Street

Corrie Brending— Project Manager for Property Development

Project Location



Project Summary



Corner of Fairview and 27th Streets



Phase 1

Eligible Expenses



Streetscape Improvements on 27th Street



Landscape Design Concept

Consider Designation



Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Finch I, LLC for future Board approval.

Adjourn

This meeting will be conducted in compliance with the Idaho Open Meetings Law and 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, Boise, Idaho or (208) 384-4264 (TTY Relay 1-800-377-3529).

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