

Live Streaming and Audio Recording Now in Progress



Board of Commissioners

August 27, 2025

Agenda

- I. Call to Order Chair Haney Keith**
- II. Action Item: Agenda Changes/Additions Chair Haney Keith**
- III. Action Item: Consent Agenda**
 - A. Minutes and Reports**
 - 1. Approve Meeting Minutes for August 11, 2025
 - 2. FY2025 Q3 Financial Report (Unaudited)

Consent Agenda

Motion to Approve Consent Agenda

Agenda

IV. Action Item

- A. **CONSIDER Resolution 1942: Approve FY2026 Five Year Capital Improvement Plan.....Doug Woodruff (5 mins)**
- B. PUBLIC HEARING: Proposed FY2025 Amended Budget.....Chair Haney Keith (5 mins)
- C. CONSIDER Resolution 1939: Adopt FY2025 Amended Budget.....Joey Chen (5 mins)
- D. PUBLIC HEARING: Proposed FY2026 Original Budget.....Chair Haney Keith (5 mins)
- E. CONSIDER Resolution 1940: Adopt FY2026 Original Budget.....Joey Chen (5 mins)
- F. CONSIDER Resolution 1941: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Task Order 24-004 for Professional Design Services with KPFF, Inc.Alexandra Monjar, Kassi Brown (10 mins)
- G. CONSIDER Resolution 1936: Authorizing the Reimbursement of Capital Expenditures from the Proceeds of Indebtedness Expected to Be incurred by CCDC Related to Financing the 1010 W. Jefferson Street Commercial Space and Public Parking FacilityAlexandra Monjar, Joey Chen (5 mins)

V. Adjourn

Consider: Resolution 1942



FY2026 Five Year Capital Improvement Plan

Doug Woodruff – Development Director

FY2026 – 2030 CAPITAL IMPROVEMENT PLAN

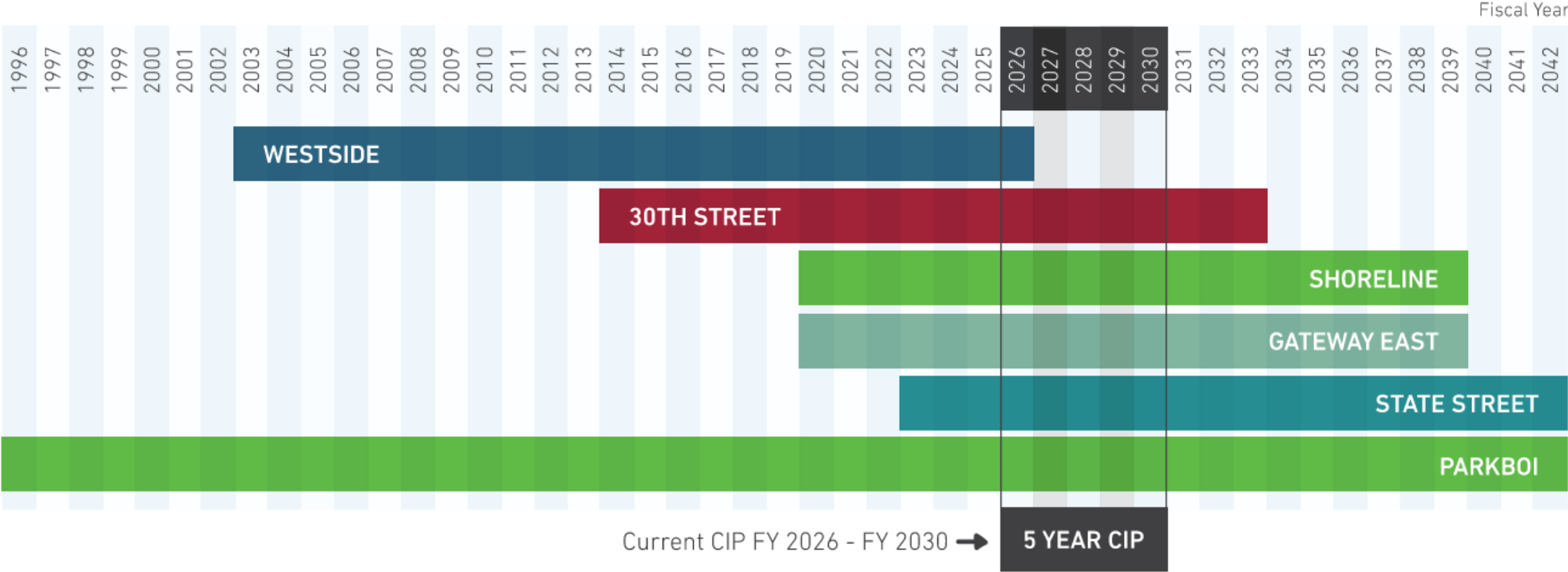
For Adoption: August 27, 2025

Doug Woodruff – Development Director

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

Consider: Resolution 1942



Suggested Motion:

I move to adopt Resolution 1942 approving the FY2026 Five Year Capital Improvement Plan.

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.....Alexandra Monjar, Joey Chen (5 mins)

V. Adjourn

Public Hearings & Consider Final Adoption



- **Reso 1939: Adopt FY2025 Amended Budget**
- **Reso 1940: Adopt FY2026 Original Budget**

Joey Chen – Finance & Administration Director

Budget Calendar



Aug 11 Board tentatively approved proposed Budgets

Aug 15 & 22 Budgets published in Idaho Statesman



Aug 27 Public hearing, Budget Resolutions

Sept 1 Deadline to Adopt FY2026 Budget

Oct 1 Fiscal Year 2026 begins

Proposed FY2025 Amended Budget

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	

Public Hearing

Consider: FY2025 Amended Budget



Action Requested:

Approve Resolution 1939 adopting the FY2025 Amended Budget.

Suggested Motion:

I move to adopt Resolution 1939 approving the FY2025 Amended Budget totaling \$62,904,595 and authorizing the Executive Director to file copies of the budget as required by law.

Agenda

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V. Adjourn

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 overall scene is bright and clear.

Proposed FY2026 Original Budget

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



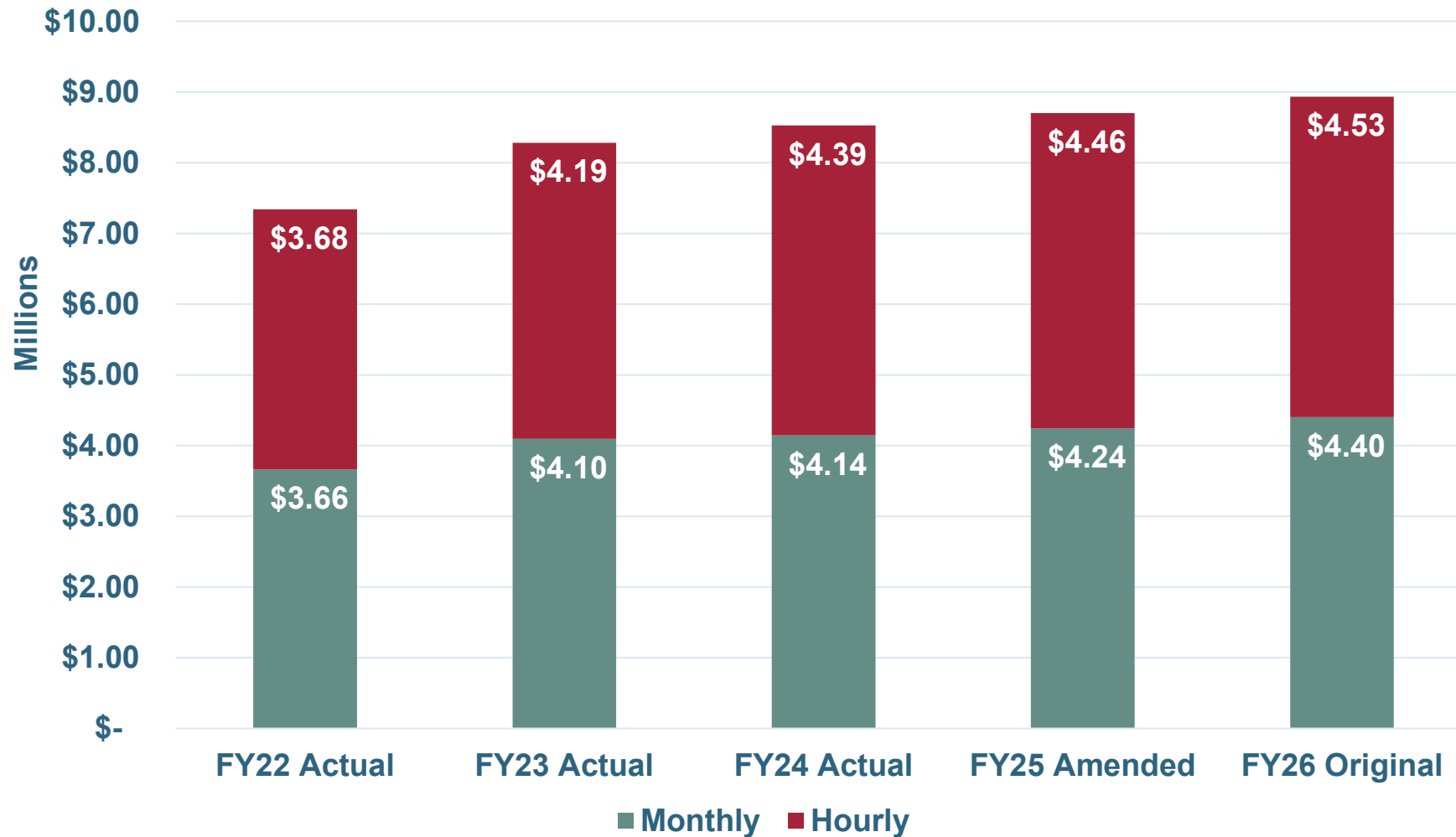
FY2026 Original Budget

Tax Increment 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



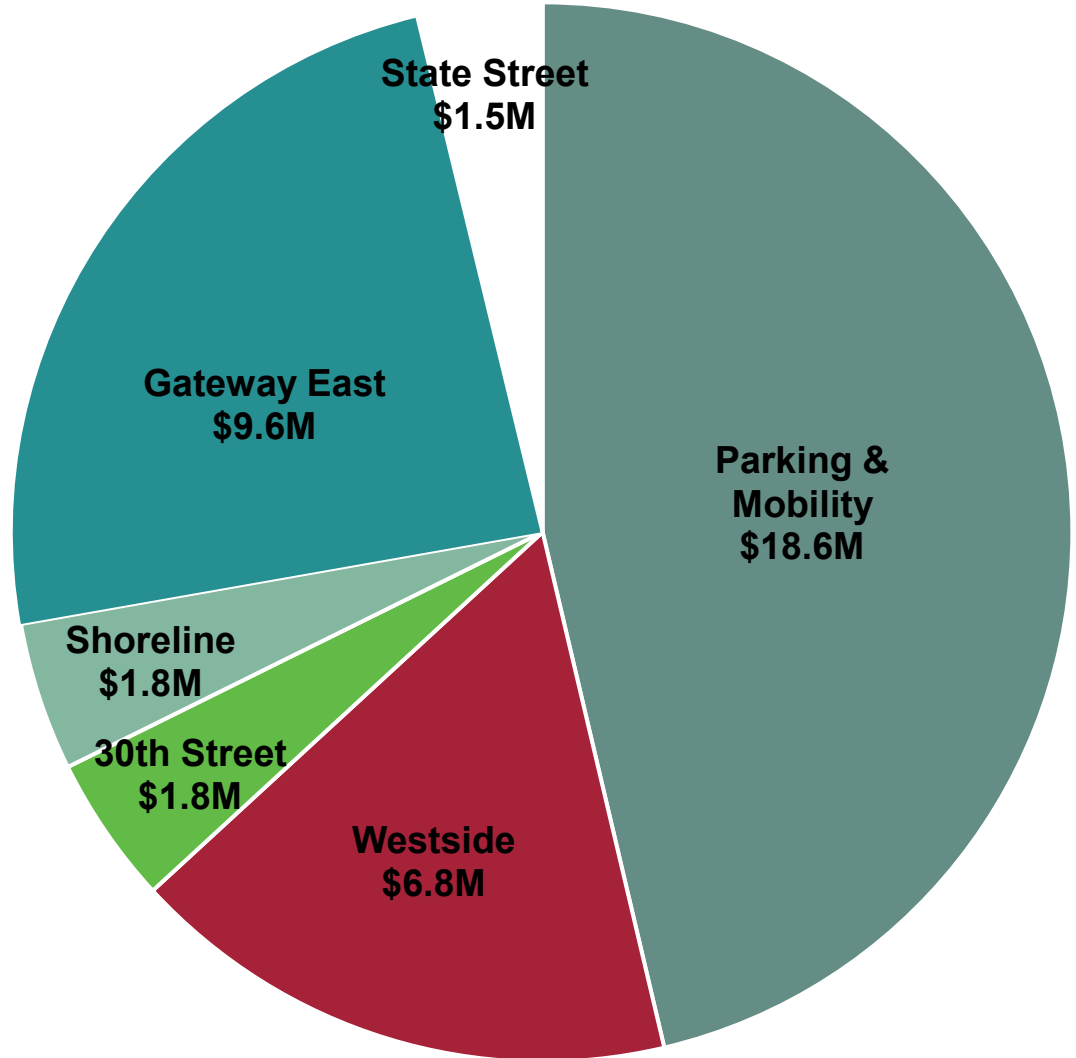
FY2026 Original Budget

Total Proposed Budget \$50M



Expense Summary:

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



Public Hearing

Consider: FY2026 Original Budget



Action Requested:

Approve Resolution 1940 adopting the FY2026 Original Budget.

Suggested Motion:

I move to adopt Resolution 1940 approving the FY2026 Original Budget totaling \$50,064,149 and authorizing the Executive Director to file copies of the budget as required by law.

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.....Alexandra Monjar, Joey Chen (5 mins)

V. Adjourn

Consider: Resolution 1941



1010 W. Jefferson Street Commercial Space and Public Parking Facility.

Task Order 24-004 for Professional Design Services with KPFF, Inc.

Alexandra Monjar – Senior Project Manager

Kassi Brown – Project Manager

1010 W. Jefferson Street Commercial Space and Public Parking Facility

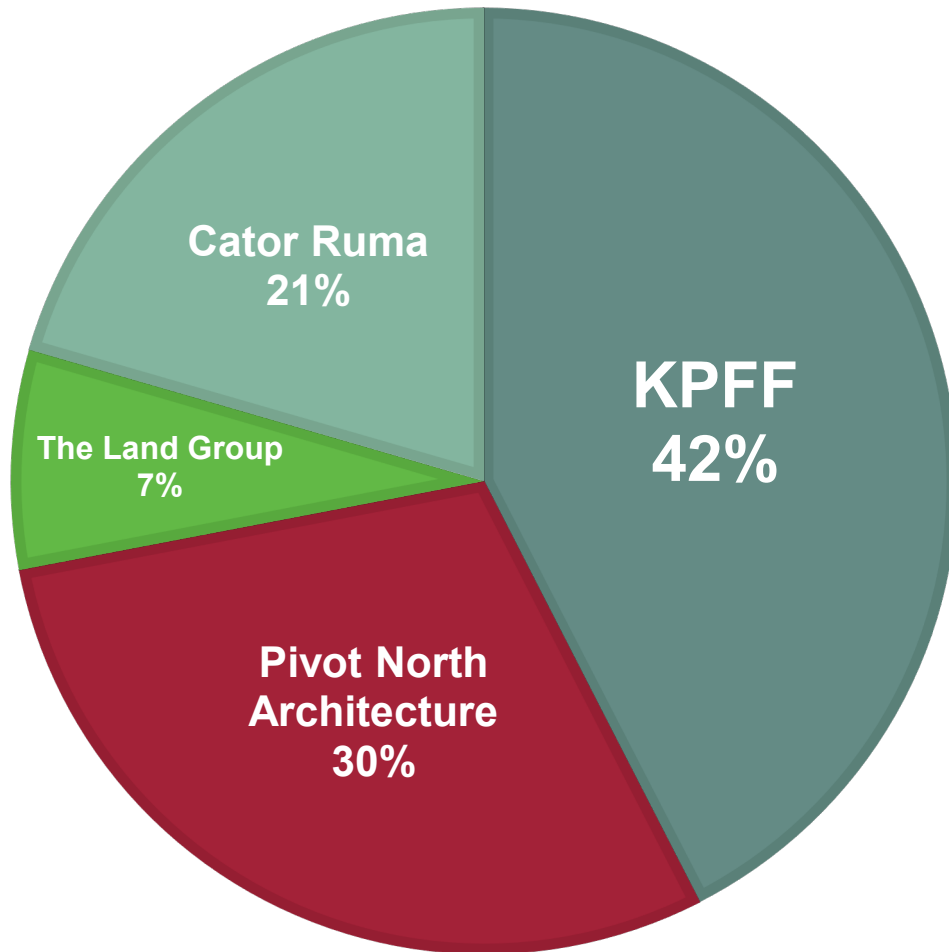
Alexandra Monjar – Senior Project Manager
Kassi Brown – Project Manager

Project Update



Rendering: Pivot North Architecture

KPFF, Inc. Task Order 24-004



Not-To-Exceed: \$1,949,690

- Design Development
- Construction Documents
- Permitting & Bidding
- Construction Administration Services
- Public Engagement Support
- Condominium Platting

Design Services Timeline

- ❑ Fall 2025: Design Development
- ❑ February 2026: Construction Documents
- ❑ Spring 2026: Permitting and Bidding
- ❑ Summer 2026: Construction Begins
- ❑ Fall 2027: Construction Complete/Certificate of Occupancy
- ❑ Ongoing: Community Outreach

Board Next Steps

- ☐ **Today:** Task Order 24-004 for KPFF, Inc.
- ☐ **Next Action Item:** Reimbursement Resolution

- ☐ YMCA Early Education Center disposition
- ☐ Commercial/Retail disposition
- ☐ GMP(s) for demolition and construction
- ☐ Bond

Consider: Resolution 1941



Suggested Motion:

I move to adopt Resolution 1941 approving and authorizing the execution of Task Order 24-004 with KPFF, Inc. for Professional Design Services on 1010 W. Jefferson Street Commercial Space and Public Parking Facility.

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.....**Alexandra Monjar, Joey Chen (5 mins)**

V. Adjourn

Consider: Resolution 1936



**Authorizing the Reimbursement of Capital Expenditures
from the Proceeds of Indebtedness Expected to Be
Incurred by CCDC Related to Financing the 1010 W.
Jefferson Street Commercial Space and Public Parking
Facility**

Alexandra Monjar, Senior Project Manager

Joey Chen, Finance & Administration Director

Resolution 1936: Authorizing the Reimbursement of Capital Expenditures from the Proceeds of Indebtedness Expected to Be Incurred by CCDC Related to Financing the 1010 W. Jefferson Street Commercial Space and Public Parking Facility

Alexandra Monjar, Senior Project Manager
Joey Chen, Finance & Administration Director

Resolution 1936 – Reimbursement Resolution



Budget and Financing

- \$36 - \$40 Million estimated costs
- Financing with cash and bond proceeds



Resolution 1936 – Reimbursement Resolution



What is it?

A reimbursement resolution would allow the Agency, as an issuer of tax-exempt bonds, to reimburse itself for capital expenditures made prior to the issuance of the bonds, provided certain regulations are followed.

Resolution 1936 – Reimbursement Resolution



Key Takeaway

A reimbursement resolution does not commit the Agency to issue tax-exempt bonds, or to reimburse itself from proceeds of indebtedness at any point in the future.

Rather, it provides flexibility for the Agency to reimburse itself from the bond proceeds of tax-exempt bonds for prior expenditures related to the Project.



Consider Resolution 1936



Suggested Motion:

I move to adopt Resolution 1936 approving the reimbursement of capital expenditures from the proceeds of indebtedness expected to be incurred by CCDC related to financing the 1010 W. Jefferson Street Commercial Space and Public Parking Facility.

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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