



**BOARD
OF
COMMISSIONERS
MEETING
August 27, 2025**

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Meeting
Board Room, Fifth Floor, 121 N. 9th Street
August 27, 2025, 12 p.m.

Live stream available at <https://ccdcb Boise.com/board-of-commissioners/>

A G E N D A

- I. **CALL TO ORDER**Chair Haney Keith
- II. **ACTION ITEM: AGENDA CHANGES OR 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)
- IV. **ACTION ITEM**
 - A. CONSIDER Resolution 1942: Approve FY2026 Five Year Capital Improvement Plan
.....Doug Woodruff (5 minutes)
 - B. PUBLIC HEARING: Proposed FY2025 Amended Budget Chair Haney Keith (5 minutes)
 - C. CONSIDER Resolution 1939: Adopt FY2025 Amended Budget.....Joey Chen (5 minutes)
 - D. PUBLIC HEARING: Proposed FY2026 Original Budget Chair Haney Keith (5 minutes)
 - E. CONSIDER Resolution 1940: Adopt FY2026 Original Budget.....Joey Chen (5 minutes)
 - 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 minutes)
 - 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 Facility
.....Alexandra Monjar, Joey Chen (5 minutes)
- V. **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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II. AGENDA CHANGES OR ADDITIONS



III. CONSENT AGENDA

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
August 11, 2025

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 Jimmy Hallyburton, Commissioner Latonia Haney Keith, Commissioner Rob Perez, Commissioner Meredith Stead and Commissioner Alexis Townsend.

Absent: Commissioner Todd Cooper, Commissioner Lauren McLean and Commissioner John Stevens.

Agency staff members present: John Brunelle, Executive Director; Joey Chen, Finance & Administration Director; Holli Klitsch, Controller; Doug Woodruff, Development Director; Alexandra Monjar, Senior Project Manager – Property Development; Corrie Brending, Project Manager – Property Development; Zach Piepmeyer, P.E., Parking & Mobility Director; Lana Graybeal, Director of External Affairs; Mary Watson, General Counsel; Sandy Lawrence, Executive Assistant; and Agency legal counsel, Meghan Conrad.

Ryan Cleverley, Ahlquist Development, attended the meeting.

II. ACTION ITEM: AGENDA CHANGES OR ADDITIONS

There were no changes or additions made to the agenda.

III. WORK SESSION

A. College of Western Idaho River District Project Introduction

Alexandra Monjar, Senior Project Manager – Property Development and Ryan Cleverley, Ahlquist Development, gave a report.

B. FY2026-2030 Five Year Capital Improvement Plan

Doug Woodruff, Development Director, gave a report.

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

Commissioner Perez made a motion to approve the Consent Agenda.

Commissioner Stead seconded the motion.

Roll Call:

Commissioner Alexander - Aye

Commissioner Hallyburton - Aye

Commissioner Haney Keith - Aye

Commissioner Perez - Aye

Commissioner Stead - Aye

Commissioner Townsend – Abstain [Commissioner Townsend abstained from the discussion and vote on the Consent Agenda Items as Lombard Conrad Architects are on the design team for the Idaho Wheat Commission building]

The motion carried 5 - 0 - 1.

V. ACTION ITEM

Commissioner Stead left the meeting at 12:56 p.m.

A. CONSIDER Proposed FY2025 Amended Budget

Joey Chen, Finance & Administration Director, gave a report.

Commissioner Perez moved 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 on the Budget Amendment.

Commissioner Alexander seconded the motion.

Roll Call:

Commissioner Alexander - Aye

Commissioner Hallyburton - Aye

Commissioner Haney Keith - Aye

Commissioner Perez - Aye

Commissioner Townsend - Aye

The motion carried 5 - 0.

B. CONSIDER Proposed FY2026 Original Budget

Joey Chen, Finance & Administration Director, gave a report.

Commissioner Perez moved to tentatively approve the FY2026 Original Budget totaling \$50,064,149 and set the time and date of Noon, August 27, 2025, for the statutorily-required public hearing on the Agency's budget for the coming fiscal year.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Hallyburton - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Townsend - Aye

The motion carried 5 - 0.

C. CONSIDER Resolution 1935: River Myrtle-Old Boise District Supplemental Termination Resolution

Joey Chen, Finance & Administration Director, gave a report.

Commissioner Alexander moved 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.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Hallyburton - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Townsend - Aye

The motion carried 5 - 0.

D. CONSIDER Designation: 170 S. 28th Street, Finch. Type 1 Participation Agreement for One-Time Assistance with Finch I, LLC

Corrie Brending, Project Manager – Property Development, gave a report.

Commissioner Townsend moved to direct staff to negotiate a final Type 1 Participation Agreement with Finch I, LLC for future board approval.

Commissioner Perez seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Hallyburton - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Townsend - Aye

The motion carried 5 - 0.

VI. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Perez to adjourn the meeting. Meeting declared adjourned.

The meeting was adjourned at 1:42 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 27TH DAY OF AUGUST 2025.

Latonia Haney Keith, Chair

Lauren McLean, Secretary



**FY2025 Year-To-Date Financial Report (Unaudited)
Through THIRD QUARTER**

October 1, 2024 - June 30, 2025



FY2025 Q3 Financial Report (Unaudited)

October 1, 2024 – June 30, 2025

REVENUES:

Actual tax increment revenue for the first three quarters totaled \$25.8 million or 80% of the annual budget for tax increment revenue. On the consolidated level (totaling all six districts), this is about 15% higher than originally budgeted for by this point in the fiscal year.

Parking revenue totaled \$7.3 million or 80% of the total annual budget amount at the end of the third quarter. Overall, parking revenues continue to track very closely with what was budgeted for FY2025.

Other revenues received at the end of the third quarter totaled \$3.6 million or approximately 109% of the total annual budget. These other revenues are primarily reimbursements from cost-share agreements with Ada County Highway District (ACHD) for road reconstruction in CCDC project areas. During FY2025, several of these projects had expanded project scope, resulting in more reimbursement revenue than anticipated.

EXPENSES:

At the end of the third quarter, total expenses for the Agency were 43% of the annual current budget amount. Operating expenses totaled 60% and capital outlay totaled 40% of what was originally budgeted for these expense categories.

- **Capital Improvement Projects:** Expenditures at the end of the third quarter totaled 58% of the annual budget. The Agency is focused on progressing construction projects during the upcoming fourth quarter, including Rebuild Linen Blocks, Capitol Boulevard Improvements, and 3rd Street Streetscapes and Mobility Improvements.
- **Contractual Obligations:** Per contract terms, most Type 2 and Type 3 Participation Program payments occur during the fourth quarter of the fiscal year.
- **Parking Reinvestment Plan:** Expenditures for the first three quarters totaled 8% of the annual budget amount. This budget line item includes \$11 million for the Block 68 parking garage. The agreement for this project was terminated and the project was cancelled at the end of calendar year 2024.

In March, the State Street District budget was amended for the purchase of real property located at 8306 West State Street located in the district.

As is typical, the fiscal year 2025 current budget will be formally amended for all funds during the upcoming budget season this summer.

ABOUT THIS REPORT. This report includes all budgeted Agency funds.

Revenues

- Ada County distributes property tax revenue to local governments monthly as received; however, almost 99% of the total budgeted amount is distributed twice a year in January (about 60%) and in July (about 40%) after property tax due dates (December and June).
- Parking garage revenue is generated and received daily throughout the year.

- Fund Balance: Transfer-in if revenues exceed expenses, transfer-out if expenses exceed revenues.

Expenses

- Capital projects are typically designed and planned during the first half of a fiscal year with construction and most expenses occurring in the second half.
- Revenues received from sub-lessee Civic Plaza are equal to the expenses distributed to Ada County for the Ada County Courthouse Master/Surplus Ground Lease. They are passed through only.

FY2025 CURRENT BUDGET REVENUE SUMMARY	FY2025 Total (Current) Budget	FY2025 Q3 Actual	% Actual to Total Budget
Revenue from Operations			
Revenue Allocation (Tax Increment).....	32,100,000	25,794,468	80%
Parking Revenue.....	9,202,361	7,324,984	80%
Other Revenues (Various Reimbursements).....	3,304,960	3,586,124	109%
Subtotal	\$ 44,607,321	\$ 36,705,575	82%
Other Sources			
Misc. Revenues (Grants/Leases/Property Transactions).....	983,500	1,155,183	117%
Use of (Transfer to) Working Capital Fund.....	28,645,484	(6,170,833)	-22%
Subtotal	\$ 29,628,984	\$ (5,015,650)	-17%
Subtotal - Revenue from Operations	\$ 74,236,305	\$ 31,689,924	43%
Pass-Through Revenue			
Ada County Courthouse Corridor Leases.....	459,072	106,554	23%
Subtotal	\$ 459,072	\$ 106,554	23%
TOTAL REVENUE	\$ 74,695,377	\$ 31,796,478	43%
EXPENSE SUMMARY	FY2025 Total (Current) Budget	FY2025 Q3 Actual	% Actual to Total Budget
Operating Expense			
Services & Operations.....	3,441,407	2,530,828	74%
Personnel Costs.....	3,470,000	2,278,193	66%
Facilities Management.....	1,091,480	489,650	45%
Professional Services	1,413,800	368,014	26%
Subtotal	\$ 9,416,687	\$ 5,666,685	60%
Capital Outlay			
Office Furniture/Computer Equipment.....	80,000	79,874	100%
Capital Improvement Projects (part of CIP).....	39,666,196	23,016,042	58%
Contractual Obligations (part of CIP).....	8,861,303	1,486,681	17%
Parking Reinvestment Plan (PRP).....	16,054,000	1,315,774	8%
Mobility Projects.....	158,119	124,869	79%
Subtotal	\$ 64,819,618	\$ 26,023,240	40%
Subtotal - Expenses for Operations	\$ 74,236,305	\$ 31,689,924	43%
Pass-Through Expense			
Ada County Courthouse Corridor Leases.....	459,072	106,554	23%
Subtotal	\$ 459,072	\$ 106,554	23%
TOTAL EXPENSE	\$ 74,695,377	\$ 31,796,478	43%

FY2025 Q3 OPERATING REVENUES

QUARTERLY REVENUE REPORT PROPERTY TAX REVENUE ALLOCATION DISTRICT (RAD) & PARKING SYSTEM SUMMARY October 2024 - June 2025

Activity	FY 2024	FY 2025	FY 2025			
	Total Actual	Total Budget	YTD Budget	YTD Actual	YTD Variance \$	YTD Variance %
TIF BY DISTRICT						
River-Myrtle / Old Boise	14,747,489	13,800,000	9,369,159	10,235,785	866,626	9%
Westside	5,504,571	5,800,000	3,775,895	4,472,516	696,621	18%
30th Street	1,514,200	1,500,000	980,632	1,006,704	26,071	3%
Shoreline	870,239	1,000,000	588,567	852,907	264,340	45%
Gateway East	7,781,613	8,300,000	6,703,892	8,125,354	1,421,462	21%
State Street	1,621,687	1,700,000	955,908	1,101,202	145,293	15%
TOTAL RAD	32,039,799	32,100,000	22,374,054	25,794,468	3,420,414	15%
PARKING BY GARAGE						
9th & Main	1,645,375	1,700,794	1,284,778	1,266,904	(17,874)	-1%
Capitol & Main	2,297,225	2,345,551	1,768,911	1,708,041	(60,870)	-3%
9th & Front	2,036,844	2,029,534	1,549,075	1,678,324	129,249	8%
10th & Front	1,499,622	1,458,172	1,123,792	1,291,372	167,580	15%
Capitol & Myrtle	1,089,515	1,080,172	814,922	882,590	67,669	8%
11th & Front (CCDC's portion 30.1%)	518,646	519,138	385,566	398,407	12,841	3%
Misc. Parking	156,918	69,000	51,750	99,345	47,595	92%
TOTAL PARKING	9,244,144	9,202,361	6,978,794	7,324,984	346,189	5%
Other	4,599,515	3,304,960	2,478,720	3,586,124	1,107,404	45%
TOTAL	45,883,458	44,607,321	31,831,568	36,705,575	4,874,007	15%

RECONCILIATION TO FY 2025 BUDGETED OPERATING REVENUES

Total Revenues Approved Budget	\$74,695,377
Ada County Courthouse Master/Surplus Ground Lease (passed-through)	(459,072)
Use of Fund Balance	(28,645,484)
Bond Financing Proceeds	0
Miscellaneous Revenue (Lease, Property Transactions)	(983,500)
Operating Revenues	<u>\$44,607,321</u>

Capital City Development Corporation
Balance Sheet - Governmental Funds
June 30, 2025 (Unaudited)

	General Fund	River Myrtle District RA Fund	Westside District RA Fund	30th Street District RA Fund	Shoreline District RA Fund	Gateway East District RA Fund	State Street District RA Fund	Parking Fund	Total Governmental Funds
ASSETS									
Cash and investments	1,300,000	17,586,775	5,172,257	4,613,936	2,208,395	20,910,028	1,422,817	23,971,591	77,185,799
Accounts receivable	7,274	390,705	422,584	-	-	-	-	28,952	849,515
Interest receivable	84,938	-	-	-	-	-	-	-	84,938
Taxes receivable	-	3,738,444	1,459,937	611,800	210,913	421,207	617,587	-	7,059,888
Leases receivable	-	-	-	-	-	-	-	594,919	594,919
Prepays	-	15,250	13,253	-	-	-	-	-	28,503
Restricted cash	-	-	-	-	-	-	-	507,642	507,642
Property held for resale or development	-	1,818,791	13,474,897	-	-	-	-	-	15,293,688
Total assets	<u>1,392,212</u>	<u>23,549,965</u>	<u>20,542,928</u>	<u>5,225,736</u>	<u>2,419,308</u>	<u>21,331,235</u>	<u>2,040,404</u>	<u>25,103,104</u>	<u>101,604,892</u>
LIABILITIES, DEFERRED INFLOW OF RESOURCES AND FUND BALANCES									
LIABILITIES									
Accounts payable	31,861	1,984,870	1,032,698	-	3,966	-	1,150	599,055	3,653,600
Accrued liabilities	265,418	-	-	-	-	-	-	-	265,418
Advanced revenues	-	-	-	-	-	-	-	-	-
Refundable deposits	-	-	-	-	-	-	-	-	-
Total liabilities	297,279	1,984,870	1,032,698	-	3,966	-	1,150	599,055	3,919,018
DEFERRED INFLOWS OF RESOURCES									
Unavailable property tax	-	3,738,444	1,459,937	611,800	210,913	421,207	617,587	-	7,059,888
Lease Related	-	-	-	-	-	-	-	564,230	564,230
Total deferred inflows of resources	-	3,738,444	1,459,937	611,800	210,913	421,207	617,587	564,230	7,624,118
FUND BALANCES									
Nonspendable	-	1,834,041	13,488,150	-	-	-	-	-	15,322,191
Restricted	-	15,992,610	4,562,143	4,613,936	2,204,429	20,910,028	1,421,667	-	49,704,813
Committed	-	-	-	-	-	-	-	500,000	500,000
Assigned	-	-	-	-	-	-	-	23,439,819	23,439,819
Unassigned	<u>1,094,933</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,094,933</u>
Total fund balances	<u>1,094,933</u>	<u>17,826,651</u>	<u>18,050,293</u>	<u>4,613,936</u>	<u>2,204,429</u>	<u>20,910,028</u>	<u>1,421,667</u>	<u>23,939,819</u>	<u>90,061,756</u>
TOTAL LIABILITIES DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>1,392,212</u>	<u>23,549,965</u>	<u>20,542,928</u>	<u>5,225,736</u>	<u>2,419,308</u>	<u>21,331,235</u>	<u>2,040,404</u>	<u>25,103,104</u>	<u>101,604,892</u>

FUND BALANCE DEFINITIONS

Nonspendable: cannot be spent because they are not in spendable form or are legally or contractually required to remain intact.

Restricted: can be spent for only stipulated purposes as determined by law or external resource providers.

Committed: can be spent for only specific purposes as determined by formal CCDC Board action.

Assigned: intended for specific purposes but not committed or restricted.

Unassigned: all other funds; typically the General Fund.



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IV. ACTION ITEMS



AGENDA BILL

Agenda Subject: Resolution 1942: Approve FY2026 Five Year Capital Improvement Plan		Date: August 27, 2025
Staff Contact: Doug Woodruff Development Director	Attachments: Resolution 1942 FY2026 Five Year Capital Improvement Plan	
Action Requested: Approve Resolution 1942 adopting the FY2026 Five Year Capital Improvement Plan		

Background:

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

The CIP is built in conjunction with the one-year budget to allocate available resources by District to various capital improvement projects and participation agreements. The FY2026 Capital Improvement Plan is being provided for Board review and will be considered for adoption at the Special August 27 Board Meeting.

Fiscal Notes:

Projects and estimated costs are identified by project, district, and fiscal year for a total of 152.6 million dollars of planned investment in Boise.

The table below summarizes yearly investment by district:

DISTRICT TOTALS	FY2026 Plan	FY2027 Plan	FY2028 Plan	FY2029 Plan	FY2030 Plan	TOTAL
Westside	6,782,200	-	-	-	-	6,782,200
30th Street	1,819,234	2,480,000	2,770,000	1,080,000	2,980,000	11,129,234
Shoreline	1,825,000	1,897,000	1,735,000	1,920,000	3,330,000	10,707,000
Gateway East	9,649,000	21,899,000	13,036,000	11,243,834	11,103,834	66,931,668
State Street	1,527,189	2,281,604	2,883,290	520,826	3,300,000	10,512,909
ParkBOI	9,178,029	23,798,002	13,358,003	110,004	110,004	46,554,042
Total	30,780,652	52,355,606	33,782,293	14,874,664	20,823,838	152,617,053

Staff Recommendation:

Approve the FY2026 Five Year Capital Improvement Plan.

Suggested Motion:

Adopt Resolution 1942 approving the FY2026 Five Year Capital Improvement Plan.

RESOLUTION NO. 1942

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, ADOPTING THE FIVE YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2026-2030; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

WHEREAS, the Westside Plan (as amended), the 30th Street Plan (as amended), the Shoreline District Plan, the Gateway East District Plan, and the State Street District Plan are collectively referred to as the "Plans"; and,

WHEREAS, the Plans as well as the Agency's operation of the ParkBOI public parking system contemplate the prioritization of spending of funds for infrastructure, place making, public parking, transportation, and other improvements identified in the Plans, by way of a capital improvement program over a particular timeline; and,

WHEREAS, the Agency has prepared a proposed Five Year Capital Improvement Plan for Fiscal Years 2025-2029 ("CIP"); and,

WHEREAS, the Agency Board received a presentation about the CIP and thereafter discussed the CIP at its public Board meeting on August 27, 2025; and,

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

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

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

Section 2: That the Agency Board hereby approves and adopts the Five Year Capital Improvement Plan for Fiscal Years 2026-2030, attached hereto as Exhibit A and incorporated herein as if set out in full, as a guide to the funding and timing of funding of the improvements identified therein; and further, authorizing the Agency Executive Director to take any appropriate action contemplated by the Five Year Capital Improvement Plan for Fiscal Years 2026-2030.

Section 3: That the implementation of the Five Year Capital Improvement Plan for Fiscal Years 2026-2030 will be subject to applicable requirements of the Law, the Act, the Plans, and the annual budgetary process required by the Law and Act.

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

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Boise, Idaho, on August 27, 2025. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 27, 2025.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary



CAPITAL CITY
DEVELOPMENT CORP

FIVE YEAR **CAPITAL IMPROVEMENT PLAN**

FY2026 - FY2030

Adopted: August 27, 2025





Kaixo Corner, a new park at 521 W. Grove Street, honors the neighborhood’s rich cultural heritage and its proximity to Boise’s Basque Block.

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Cover Photo: Aerial view of the Westside Urban Renewal District.

BOARD OF COMMISSIONERS



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Mary Watson
GENERAL COUNSEL

ABOUT CCDC

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

VISION

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

MISSION

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

AGENCY PROJECT RECOGNITION



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

IN 2023, CCDC'S FIRST-OF-ITS-KIND PARTICIPATION PROGRAM WAS AWARDED THE ACHIEVEMENT IN PLANNING, DESIGN, AND INFRASTRUCTURE BY THE INTERNATIONAL DOWNTOWN ASSOCIATION FOR ITS INNOVATIVE APPROACH TO PUBLIC-PRIVATE PARTNERSHIP AND INVESTMENT IN SPARKING TRANSFORMATION IN OUR COMMUNITY.



INSPIRED LEADERS
SHAPING CITIES



JACK KEMP
**EXCELLENCE IN
AFFORDABLE & WORKFORCE
HOUSING AWARDS**

IN 2021, CCDC'S THIRD INFILL HOUSING PROJECT, ASH+RIVER TOWNHOMES, RECEIVED THE JACK

KEMP EXCELLENCE IN AFFORDABLE AND WORKFORCE HOUSING AWARD FROM THE URBAN LAND INSTITUTE.



IDAHO BUSINESS REVIEW

CCDC'S REBUILD 11TH STREET WAS AWARDED FIRST PLACE IN THE TRANSPORTATION CATEGORY AT THE 2024 TOP PROJECT AWARDS FOR ITS TRANSFORMATION OF DOWNTOWN BOISE BY INTRODUCING A FIRST-OF-ITS-KIND, ALL-AGES, ALL-ABILITIES PROTECTED BIKEWAY FROM STATE STREET TO RIVER STREET.



INTERNATIONAL
ECONOMIC DEVELOPMENT
COUNCIL



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



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

CIP CREATION

WHY DOES CCDC CREATE A 5-YEAR CIP?

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

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

WHAT TYPES OF PROJECTS ARE INCLUDED IN THE CIP?

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

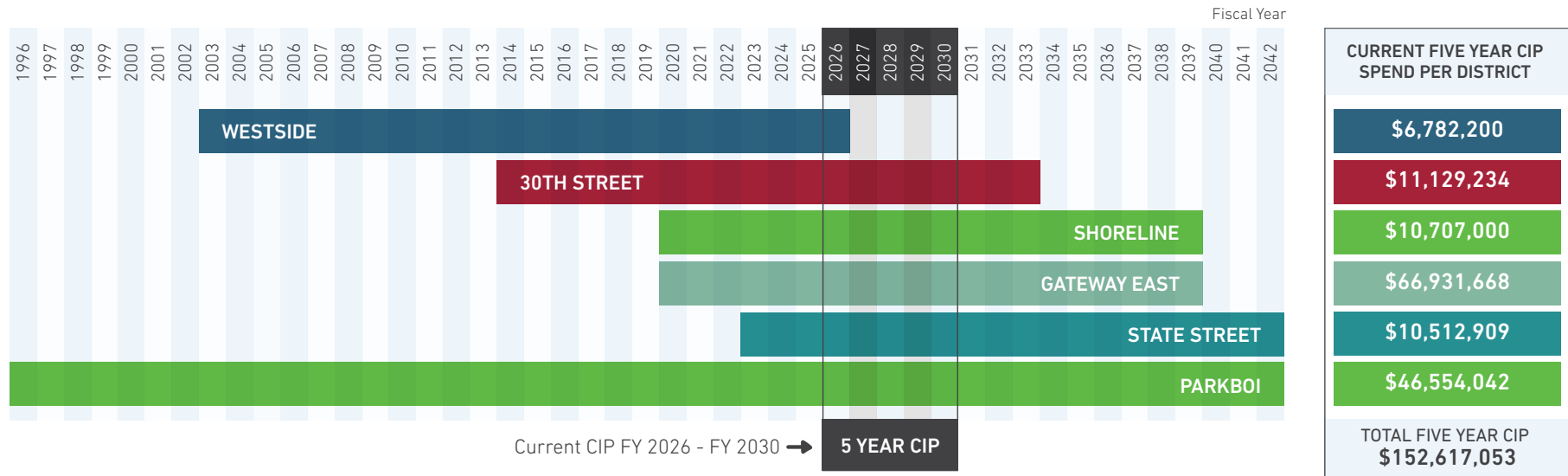
- 1. Capital Projects:** These are CCDC-led projects that are planned and executed through a collaborative process with partners. The Agency is responsible for the planning and execution of these projects. For example: Rebuild Old Boise Blocks that is further described on pages 10 and 11.
- 2. Participation Program:** These projects stimulate and leverage private development to advance CCDC's mission to ignite diverse economic growth, build attractive urban centers, and promote healthy community design. Through this program, CCDC assists private developers by reimbursing eligible costs to build and improve public infrastructure.



New Path 2, a Type 3 Participation Program Project that will help preserve historic elements while bringing 96 multi-family units providing affordable housing for individuals and couples who are experiencing or facing homelessness.

INVESTMENT SUMMARY

CCDC DISTRICT LIFESPANS

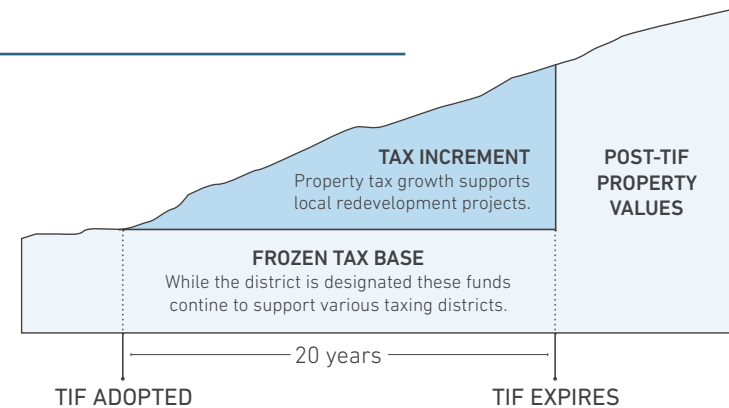


PROJECT FUNDING

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

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

Urban renewal projects are funded by TIF and revenue from public parking garages. TIF does not create a new property tax within the district, and tax revenue generated by higher property values must be spent within the same district it was generated from.



URBAN RENEWAL PLANS DRIVE CIP PROJECTS



URBAN RENEWAL DISTRICT FORMATION

Establishing a new, 20-year term, urban renewal district is a multi-step public process that relies on input and feedback from the general public, neighborhood associations and residents, commercial property owners and tenants, experts, consultants, and public agency partners.

CCDC REFERENCES PARTNER AGENCY PLANS

CCDC seeks to create common goals and alignment with a vision greater than our agency.



CCDC PARTNER AGENCIES

CIP 5-YEAR CAPITAL IMPROVEMENT PLAN

CCDC creates a 5-year fiscally responsible CIP as a predictable framework to collaborate with agency and community partners to achieve urban redevelopment goals and the long term vision for the city.

THE CIP IS A WORKING DOCUMENT THAT IS REVIEWED ANNUALLY. URBAN RENEWAL PLANS ARE UTILIZED TO HELP DRIVE CIP PROJECTS FOR EACH DISTRICT.

1-YEAR BUDGET AND PROJECT LIST

The CIP budget and project list are evaluated and revised annually and amended to make necessary adjustments.

URBAN RENEWAL

LONG TERM URBAN RENEWAL PLANS ARE WRITTEN WHEN THE DISTRICTS ARE FORMED.

Each district has an urban renewal plan that includes a list of anticipated public improvements within the project area. This list is intended to be a work plan for CCDC during the 20-year term of the district.

PARTICIPATION PROGRAM

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

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

THE PROGRAM OFFERS 5 TYPES OF PARTNERSHIPS

TYPE 1

ONE TIME ASSISTANCE

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

TYPE 2

GENERAL ASSISTANCE

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

TYPE 3

TRANSFORMATIVE ASSISTANCE

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

TYPE 4

CAPITAL IMPROVEMENT PROJECT COORDINATION

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

TYPE 5

PROPERTY DISPOSITION OF CCDC-OWNED PROPERTY

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

WHAT CCDC CREATES

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

FIVE KEY STRATEGIES

ECONOMIC DEVELOPMENT

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

INFRASTRUCTURE

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

MOBILITY

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

PLACE MAKING

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

SPECIAL PROJECTS

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

REBUILD OLD BOISE BLOCKS

REVITALIZING A HISTORIC NEIGHBORHOOD WITH SAFER PEDESTRIAN AND CYCLIST INFRASTRUCTURE, IMPROVED STREETSAPES, UPGRADED UTILITIES, AND NEW PUBLIC ART CELEBRATING ITS HERITAGE.

The revitalization of the Old Boise Blocks in the River Myrtle-Old Boise Urban Renewal District is a transformative, community-focused project that improved public infrastructure and placemaking to celebrate the neighborhood's historic character and support its ongoing growth. Spanning a key portion of this historic district, the project delivers safer and more connected pedestrian and cyclist facilities, smoother roadways, upgraded utilities, and thoughtfully integrated public art that honors the area's agricultural heritage. Rebuild Old Boise Blocks demonstrates CCDC's dedication to fostering thriving, inclusive, and resilient urban spaces that strengthen Boise's future.

ECONOMIC DEVELOPMENT

CCDC's \$5.4 million investment in public improvements catalyzed significant investment in the redevelopment of the Old Boise Blocks. Projects such as Home2Suites Hotel, The Vanguard, The Thomas Logan, and The Lucy added over 250 housing units and new commercial space, boosting the area's economic vitality while honoring its historic character.

INFRASTRUCTURE

Through partnerships with ACHD, the City of Boise, and utilities, the Rebuild Old Boise Blocks project delivered essential upgrades: a new water main, modern stormwater systems, and expanded fiber access. Streetscape improvements included wider sidewalks, sandstone benches, event power, and 44 new trees. The roadway improvements added raised intersections, curb extensions, and protected bike/pedestrian facilities, improving safety and connectivity district wide.

MOBILITY

Rebuild Old Boise Blocks improved neighborhood mobility by prioritizing safe, accessible travel for all modes. Raised intersections, curb extensions, upgraded sidewalks, and pedestrian lighting improved walkability. Traffic calming features support all-ages cycling and a comfortable multimodal experience.

PLACE MAKING

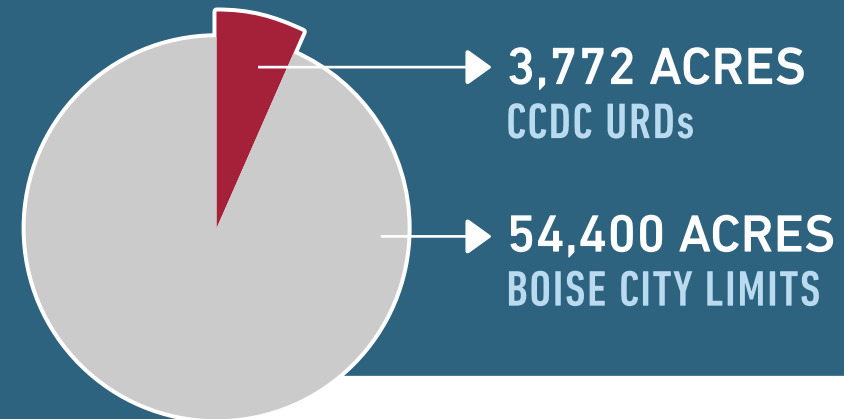
Rebuild Old Boise Blocks strengthened the district's identity through community-inspired design that celebrates its heritage. Kaixo Corner, a new park at 521 W. Grove Street, opened in July 2025 with a stage, seating, and art honoring immigrant histories at the heart of the Basque Block. Improvements also included C.W. Moore Park upgrades, the Old Boise Canal and Agricultural Past Art Partnership, and extending the Basque Block's street design three more blocks. These upgrades allow Grove Street to host block parties on four blocks instead of one, creating more space for community gatherings.



Aerial view of Old Boise Blocks, a collection of public improvements that catalyzed private investment in Boise's historic neighborhood.

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

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



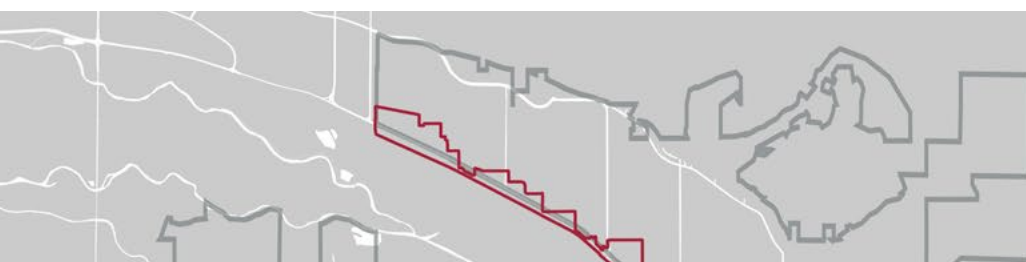
CCDC district acreage is 6.9% of Boise's total acreage

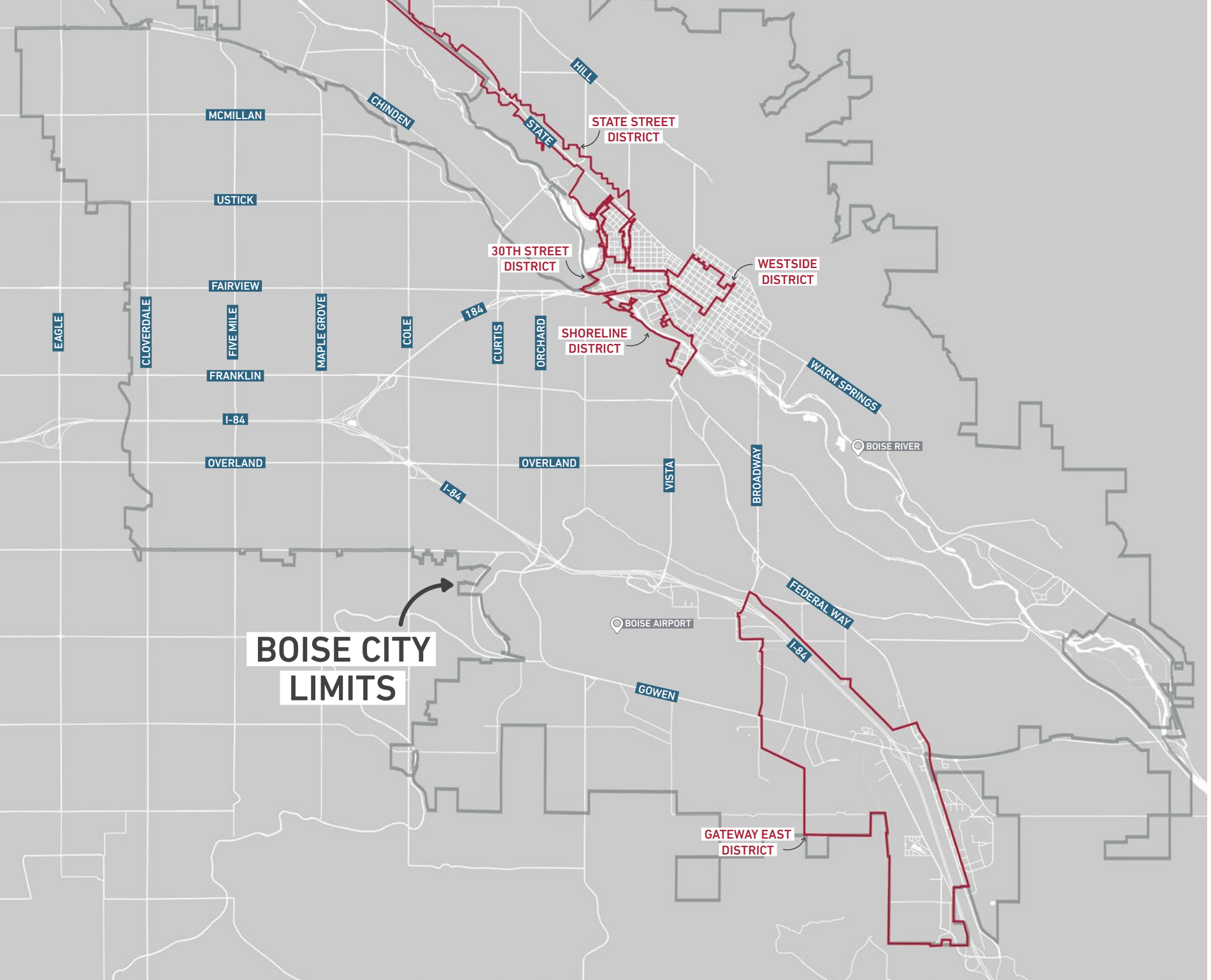


5.1% *Boise's Land Value (increment) within CCDC Districts.*

\$51.7 BILLION
BOISE CITY TOTAL
LAND VALUE

\$2.7 BILLION
TAXABLE INCREMENT VALUE
INSIDE CCDC DISTRICTS





A LEGACY BUILT TO LAST: RIVER MYRTLE–OLD BOISE URBAN RENEWAL DISTRICT (1995–2025)

Established in 1995, the River Myrtle–Old Boise Urban Renewal District (RM District) was Boise’s longest-standing urban renewal district, spanning nearly 300 acres and three decades of transformation. What began as a vision to reimagine a patchwork of vacant lots, aging infrastructure, and underutilized land evolved into a nationally recognized example of how strategic urban renewal can shape the heart of a city.

RM District catalyzed more than \$1.5 billion in increased assessed value and helped generate over \$13 million annually in tax increment revenues by the end of its term. Those dollars, paired with community input and private-sector collaboration, funded landmark projects like the Basque Block and Kaixo Corner, the JUMP campus and Simplot HQ, the Afton, Rebuild Linen Blocks on Grove Street, and the Boise Canal Pathway.

continued...



Boise’s historic Basque Block.

**“Designing a dream city is easy;
rebuilding a living one takes
imagination.”** – Jane Jacobs

A LEGACY BUILT TO LAST

...continued

More than infrastructure or buildings, the legacy is about relationships, between public vision and private investment, between neighborhoods and opportunity, between sidewalks and civic pride. From plazas and streetscapes to stormwater systems and signage, every project reflects an intentional effort to align city priorities with community needs and market realities.

Jane Jacobs once said, “Designing a dream city is easy; rebuilding a living one takes imagination.” The River Myrtle–Old Boise District is a testament to that imagination. Here, walkable blocks, layered uses, and inclusive public spaces demonstrate how urban renewal, when done well, fosters connection, trust, and lasting prosperity.

As the district sunsets in 2025, its impact endures in every sidewalk café, revitalized block, and community space that now defines Downtown Boise.

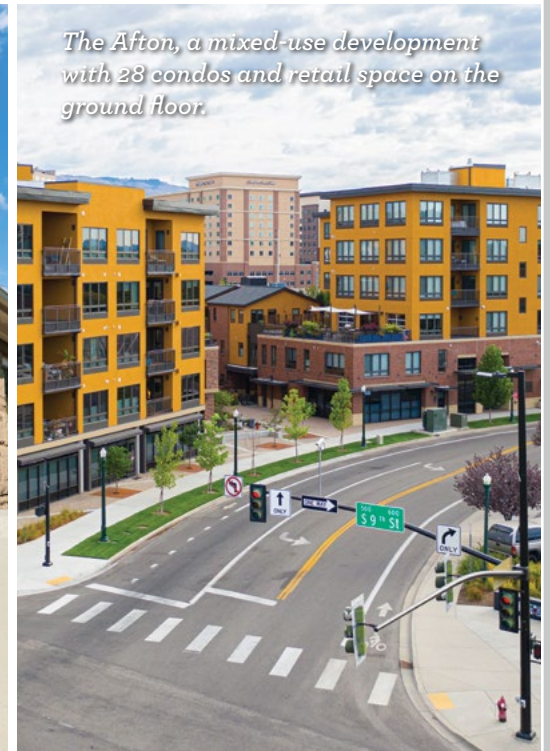
BoDo district in the southern part of Downtown Boise.



Erma Hayman House, a historic site and cultural center in the River Street Neighborhood.



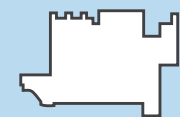
The Afton, a mixed-use development with 28 condos and retail space on the ground floor.



WESTSIDE DISTRICT

The Westside District aims to reinvigorate the nearly 50 blocks immediately west of the downtown core and help shape a healthy, thriving urban neighborhood with a strong sense of place. City leaders and community members created a shared vision for the area in the district’s masterplan that calls for more housing choices, walkable urban neighborhood streets, and thoughtful redevelopment with a rich mix of uses where people live, work, visit, and enjoy being part of the city center.

est.
2002



157 ACRES

BASE VALUE:
\$143 MILLION

2026 TOTAL
INCREMENT VALUE:
\$817 MILLION

2026 ANNUAL
INCREMENT REVENUE:
\$7.4 MILLION

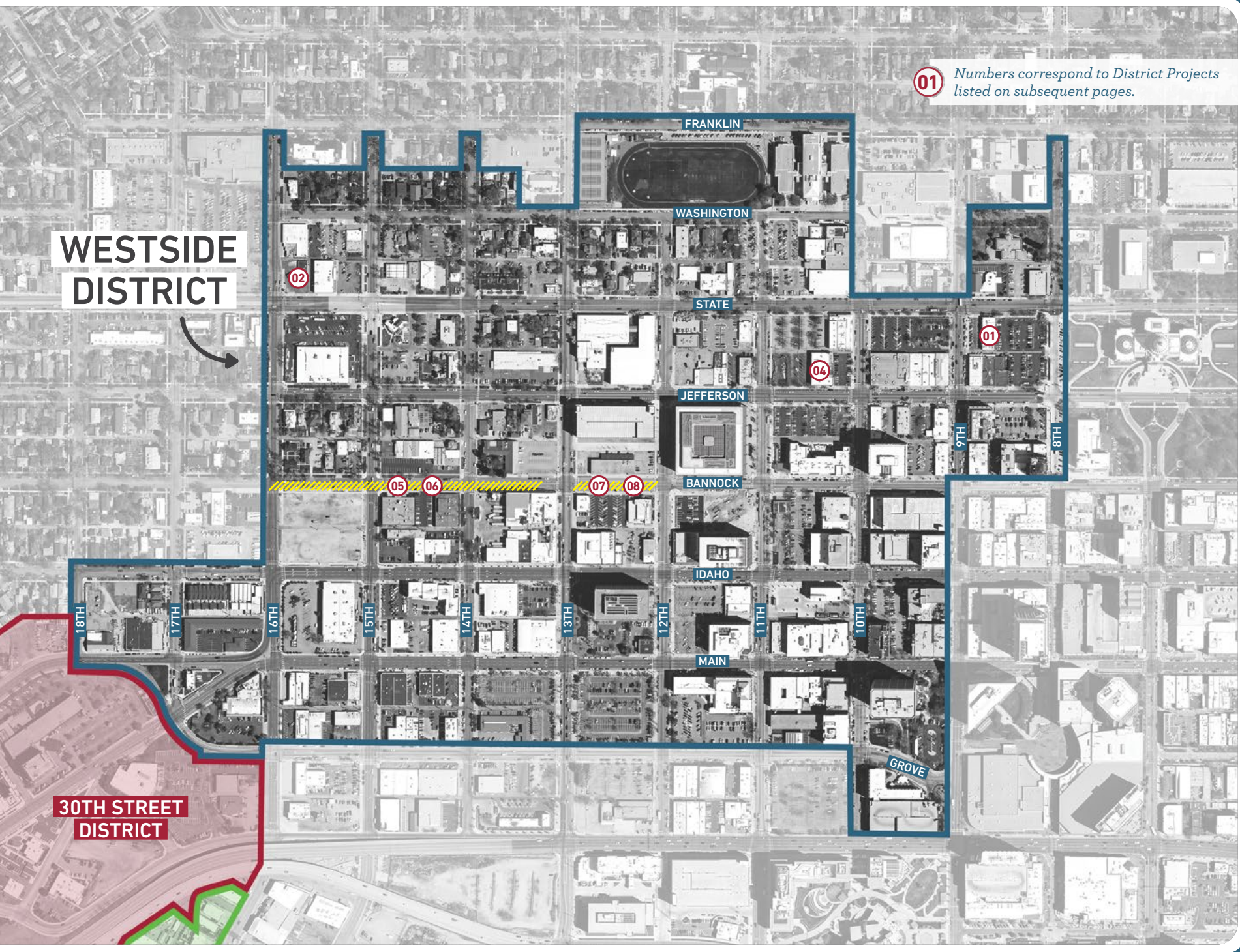
CURRENT 5 YEAR CIP TIMELINE

2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
																							DISTRICT SUNSET				
Budget Year																							5 YEAR CIP				

WESTSIDE DISTRICT

01 Numbers correspond to District Projects listed on subsequent pages.

30TH STREET DISTRICT





The Arthur, Type 2 Participation Program project, is a 26-story, 420,000 square foot mixed-use building including 298 apartments and residential amenities, 9,000 square feet of ground floor retail, and structured parking.

WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT ("WS" or "WS District")		FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
Estimated Resources and Project Description		\$6,782	SUNSET	SUNSET	SUNSET	SUNSET	\$6,782
Participation Program							
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							
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 16th Street Streetscape improvements on both sides of Bannock Street from 13th Street to 16th Street. The project includes installing traffic signals at 15th Street and 16th Street intersections as well as making additional safety improvements to improve pedestrian and bike connectivity from the West Downtown neighborhood into downtown Boise.	379					\$379
6	Bannock Street Roadway Improvements, 13th Street to 16th Street. Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) to reimburse for pavement rehabilitation and the replacement of Boise City Canal structure #1489 which crosses under Bannock Street east of 14th Street.	281					\$281
7	Bannock Street Streetscape Improvements, 12th Street to 13th Street Streetscape improvements on both sides of Bannock Street from 12th Street to 13th Street, and on the west side of 13th Street north of Bannock Street, adjacent to 1300 W. Bannock Street. These improvements will enhance pedestrian and bicycle connectivity between the West Downtown neighborhood and downtown Boise.	2,151					\$2,151
8	Bannock Street Roadway Improvements, 12th Street to 13th Street. Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) to reimburse for pavement rehabilitation on Bannock Street from 12th Street to 13th Street.	224					\$224
Total Westside Estimated Expenses		\$6,782	SUNSET	SUNSET	SUNSET	SUNSET	\$6,782

*Dollars are in Thousands

30TH STREET DISTRICT

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

est.
2013



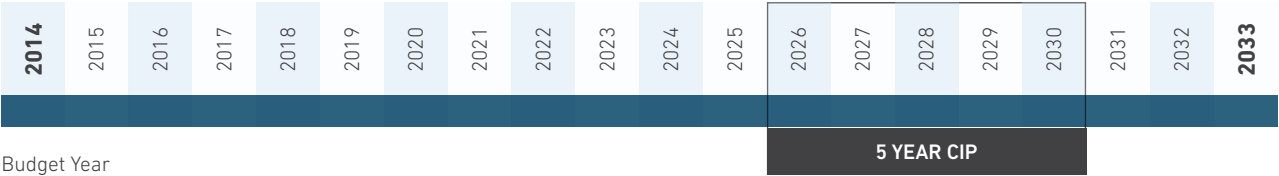
213 ACRES

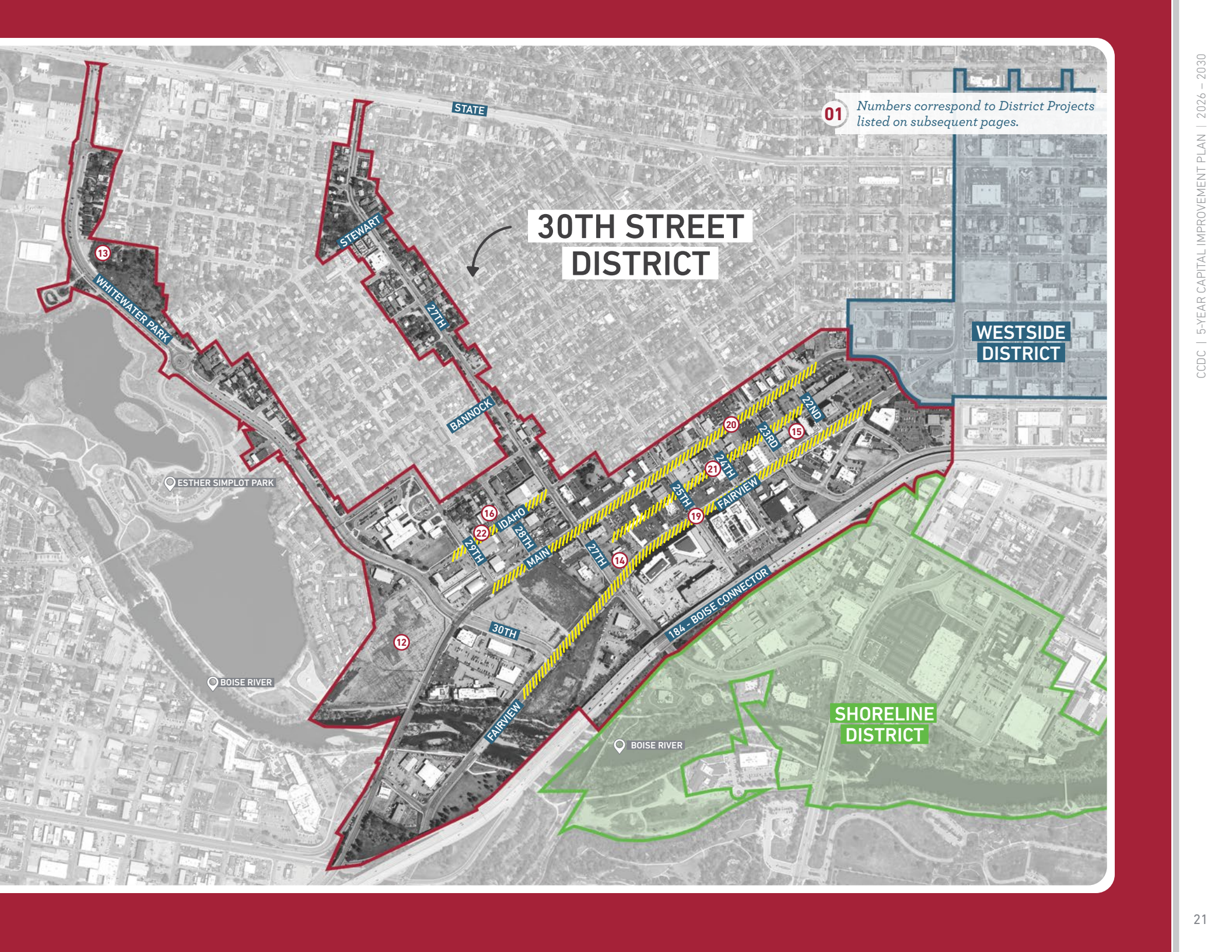
BASE VALUE:
\$60 MILLION

2026 TOTAL
INCREMENT VALUE:
\$199 MILLION

2026 ANNUAL
INCREMENT REVENUE:
\$1.8 MILLION

CURRENT 5 YEAR CIP TIMELINE





30TH STREET DISTRICT

01

Numbers correspond to District Projects listed on subsequent pages.

WESTSIDE DISTRICT

SHORELINE DISTRICT



Active construction of New Path 2, a Type 3 Participation Program project, in the 30th Street District.

30TH STREET DISTRICT PROJECTS

30TH STREET DISTRICT ("30th" or "30th District")		FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
Estimated Resources and Project Description		\$1,819	\$2,480	\$2,770	\$1,080	\$2,980	\$11,129
Participation Program							
9	One Time Assistance, Type 1 Program Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar-for-dollar match of private investment, up to \$200,000. Projects are awarded on a first-come, first-served basis.	200	200	200	200	200	\$1,000
10	Transformative Assistance, Type 3 Program Type 3 participation is available to assist large public or private projects that the CCDC Board deems to be transformative in nature and of benefit to the community at large. The private to public investment should generally be 6:1 or higher. CCDC bonding is a possibility and will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement or purchase upon project/public facility completion and certificate of occupancy.	TBD	TBD	TBD	TBD	TBD	TBD
11	Housing Partnerships and Real Estate Acquisitions Public-Private Partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.	1,000					\$1,000
12	3150 W. Main St., College of Western Idaho (CWI) River District Development. Participation Agreement with Ball Ventures Ahlquist In April 2023, CWI selected Ball Ventures Ahlquist to develop a mixed-use campus located on its 10-acre property located at Whitewater Park Boulevard and Main Street. The new project will build state-of-the-art technology and modern classroom space for CWI in multiple phases totaling up to 125,000 square feet. It will likely include about 215 multi-family residential units, 120 key hotel, 20,000 square feet of medical clinic, retail, and structured parking. Opportunities for CCDC participation may include assisting with public infrastructure and utility upgrades, public space improvements adjacent to the river or other key locations, as well as possible public parking partnership to catalyze higher investment and more public benefit and amenities. The level of participation will be determined by the amount of incremental tax revenue generated by the project's private investment.		TBD	TBD	TBD	TBD	TBD
13	3205 W. Moore St., Whitewater Townhomes. Type 1 Agreement with ESP Property Investments, LLC Whitewater Townhomes is the construction of nine multi-level townhomes with \$5.3 million total development costs. The agreement includes a \$166,000 reimbursement for associated streetscapes, utility improvements, and the extension of Moore Street.	167					\$167
14	2618 W. Fairview Ave., The LOCAL Fairview. Type 2 Agreement with LOCAL Acquisitions, LLC LOCAL Fairview is a mixed-use development with 271 apartments, 8,500 square feet of commercial space, and \$81 million in total development costs. The agreement includes a \$1.3 million estimated reimbursement for \$1.6 million public utility and streetscape improvements.			330	330	330	\$990
15	114 N. 23rd St., New Path 2. Type 3 Agreement with Pacific West Communities, Inc. New Path 2 is a 96-unit supportive housing development serving residents with incomes at 60% AMI and below. The building includes community space and offices for supportive services, with \$35 million in total development costs. The agreement includes a \$260,000 estimated reimbursement for public utility and streetscape improvements.	257					\$257
16	Neighborhood Placemaking Public Art. Type 4 Agreement with Boise City Department of Arts & History A partnership with Boise City Department of Arts & History to provide public art in the 30th Street District that advances neighborhood placemaking, historical interpretation, and wayfinding efforts. Determination of art location, scope, purpose to be determined in coordination with Arts & History. The proposed partnership provides a dollar-for-dollar matching investment up to \$75,000 for actual costs incurred.			75			\$75

*Dollars are in Thousands



West End Lift Station, a Type 4 Participation Program public partnership to upgrade water renewal infrastructure, to catalyze a redevelopment of prominent properties in the district, supporting investments that will welcome more housing and spaces for new businesses to thrive.

30TH STREET DISTRICT PROJECTS

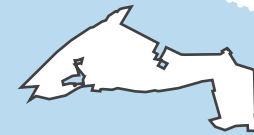
30TH STREET DISTRICT ("30th" or "30th District")		FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
Capital Improvement Projects							
17	Mobility and Infrastructure Assessment, Main Street and Fairview Avenue Corridors, Boise River to 16th Street Agency will conduct a concept-level analysis of the Main Street and Fairview Avenue rights-of-way to determine feasibility of converting buffered bike lanes to protected bike lanes, as well as feasibility of streetscape improvements, possible intersection crossing enhancements and other amenities.	90					\$90
18	Utility Undergrounding and Network Improvements Underground existing overhead utilities in priority locations within the Main Street and Fairview Avenue Corridor. In coordination with City of Boise, Idaho Power Company, and other low-voltage utility providers.	30	600				\$630
19	Fairview Avenue Mobility and Streetscapes Improvements, Per Mobility and Infrastructure Assessment Final Report Streetscape improvements and mobility infrastructure enhancements on Fairview Avenue per the recommendations in the Main Street and Fairview Avenue Corridor Mobility and Streetscapes Assessment final report.	75	1,500				\$1,575
20	Main Street Mobility and Streetscape Improvements, Per Mobility and Infrastructure Assessment Final Report Streetscape improvements and mobility infrastructure enhancements on Main Street per the recommendations in the Main Street and Fairview Avenue Corridor Mobility and Streetscapes Assessment final report.		70	1,315			\$1,385
21	Alleyway Mobility Improvements. In partnership with ACHD Improve alleys in priority locations within the Main Street and Fairview Avenue Corridor. In coordination with City of Boise Planning and Development Services, identify priority alleyways that provide important pedestrian and cyclist routes. In partnership with ACHD construct green stormwater infiltration systems that infiltrate runoff into the ground to prevent stormwater runoff pollution of nearby Boise River.		80	720			\$800
22	Idaho Street Placemaking and Streetscape Improvements, Whitewater Park Boulevard to 27th Street Streetscape Improvements and placemaking enhancements on Idaho Street that support and promote local retail business services. May include district wayfinding, public art and other public amenities at the intersection of 28th Street and Idaho Street. May also include standard streetscape improvements that establish on-street parking, shade trees, pedestrian lighting and bicycle parking.		30	130	550	2,450	\$3,160
Total 30th Street Estimated Expenses		\$1,819	\$2,480	\$2,770	\$1,080	\$2,980	\$11,129

*Dollars are in Thousands

SHORELINE DISTRICT

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

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2019



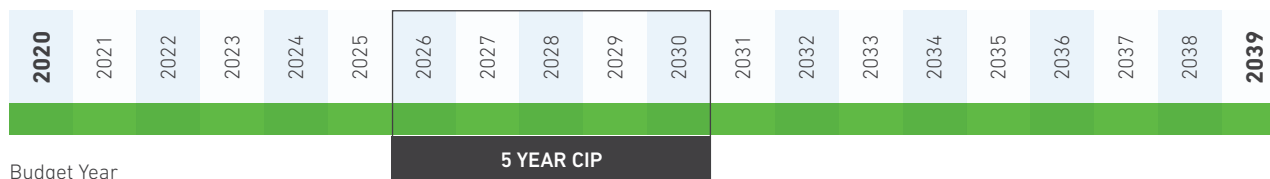
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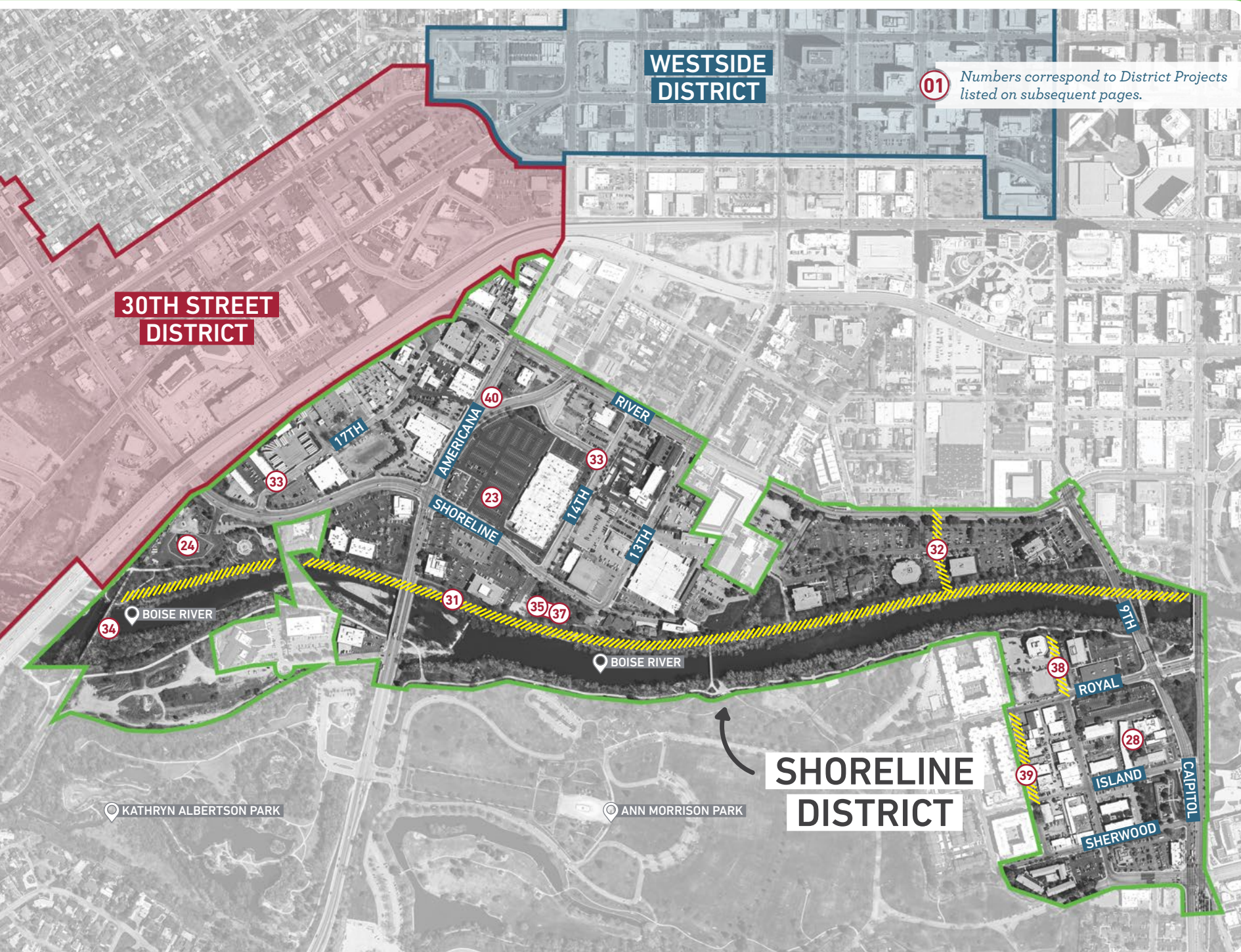
BASE VALUE:
\$116 MILLION

**2026 TOTAL
INCREMENT VALUE:**
\$159 MILLION

**2026 ANNUAL
INCREMENT REVENUE:**
\$1.4 MILLION

CURRENT 5 YEAR CIP TIMELINE





01 Numbers correspond to District Projects listed on subsequent pages.



Greenbelt Separated Path improvements will bring a second parallel pathway adjacent to existing greenbelt pathway, increasing greenbelt capacity for pedestrians and cyclists.

SHORELINE DISTRICT PROJECTS

SHORELINE DISTRICT ("SL" or "SL District")	FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
Estimated Resources and Project Description	\$1,825	\$1,897	\$1,735	\$1,920	\$3,330	\$10,707

Development Opportunities of Interest

23	<p>Midtown, Rivershore Development</p> <p>Rivershore Development has site control of numerous properties near Shoreline Drive and Americana Boulevard and is reimagining how the largest contiguous properties in the Shoreline District can be redeveloped to serve and enhance the neighborhood. The potential for CCDC to make public improvements in tandem with private redevelopment could catalyze significant private investment necessary to pay for the needed public infrastructure, which includes building streets that reestablish the downtown grid, greenbelt connections, public spaces, public parking, and public utility upgrades. Type 3 program criteria will establish the level of Agency participation.</p>						TBD
24	<p>1791 Shoreline Dr., Former Fire Training Facility, City of Boise</p> <p>The decommissioned Fire Training Facility located at 1791 Shoreline Drive presents a rare opportunity for redevelopment of riverfront property in downtown Boise. ACHD-owned remnant parcels, adjacent to this City-owned property, present opportunity to consolidate underutilized properties and redevelop in a manner that contributes to a high-quality urban environment. Public partnership opportunities may include land assemblage and disposition via competitive redevelopment request for proposal. Other potential Agency assistance may be possible with infrastructure such as public utilities, storm drainage, streetscape enhancements, greenbelt connections, and other public amenities.</p>						TBD

Participation Program

25	<p>One Time Assistance, Type 1 Program</p> <p>Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar-for-dollar match of private investment, up to \$200,000. Projects are awarded on a first-come, first-served basis.</p>	200	200	0	200	200	\$800
26	<p>Transformative Assistance, Type 3 Program</p> <p>Type 3 participation is available to assist large public or private projects that the CCDC Board deems to be transformative in nature and of benefit to the community at large. The private to public investment should generally be 6:1 or higher. CCDC bonding is a possibility and will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement or purchase upon project/ public facility completion and certificate of occupancy.</p>	TBD	TBD	TBD	TBD	TBD	TBD
27	<p>Housing Partnerships and Real Estate Acquisitions</p> <p>Public-Private Partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.</p>	1,000					\$1,000
28	<p>1025 S. Capitol Blvd., Capitol Campus. Type 3 Agreement with J Fisher Companies</p> <p>The City has partnered with BSU to build a mixed-use development on 5 acres of parcels owned by both parties in the Lusk district. The joint vision is to provide housing that incorporates the unique characteristics of the Lusk District and offers homes at a variety of price points, including deeply affordable units. The City and BSU selected J Fisher Companies in December 2022. Preliminary programming includes replacing the existing 110 affordable housing units, building more affordable and market rate housing, neighborhood retail, hotel, and limited office, as well as structured parking to support the new housing and surrounding neighborhood uses. CCDC participation will include assistance with infrastructure such as public utilities, public parking, storm drainage, streetscapes, and on-street parking. Type 3 program criteria will establish the level of Agency participation.</p>			See ParkBOI #83 13,200	630	630	\$1,260
29	<p>Lusk Neighborhood Public Art. Type 4 Agreement with Boise City Department of Arts & History</p> <p>A partnership with Boise City Department of Arts & History to provide public art in the Lusk Neighborhood that advances neighborhood placemaking, historical interpretation, and wayfinding efforts. Art location, scope, purpose to be determined in coordination with Boise Arts & History. The proposed partnership provides a dollar-for-dollar matching investment up to \$40,000 for actual costs incurred.</p>				40		\$40
30	<p>Shoreline District Streetscape Design Standards. Type 4 Agreement with City of Boise Planning & Development Services</p> <p>Assist City of Boise Planning & Development Services with updates to the Downtown Boise Streetscape Standards Manual to include all streets within the Shoreline District Project Area. Establishing standards provides clarity and predictability about infrastructure requirements for private development and also helps institute the community input received during the District formation process.</p>	80					\$80

*Dollars are in Thousands



Greenbelt Separated Path in the Shoreline District.

SHORELINE DISTRICT PROJECTS

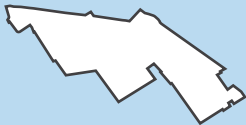
SHORELINE DISTRICT ("SL" or "SL District")		FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
Capital Improvement Projects							
31	Greenbelt Separated Path Improvements, North Shore Phase 1. In Partnership with City of Boise Parks and Recreation and Private Property Owners Construct a second parallel pathway adjacent to existing greenbelt pathway, per the 2018 Shoreline Urban Framework Plan, to increase greenbelt capacity and provide separate facilities for pedestrians and cyclists. Partnership with City of Boise Parks and Recreation as well as adjacent private property owners. Include safety enhancements and human-centric design features per City of Boise CPTED recommendations.	150	800				\$950
32	11th Street Bikeway, Boise River Greenbelt Connection. In Partnership with City of Boise In coordination with City of Boise Master Pathways Plan and Boise Parks and Recreation to connect the intersection of 11th and River Streets to the Boise River Greenbelt with a multi-use pathway. Project includes community partnerships to establish public easements, ownership and maintenance, as well as design and construction. May include a signalized crossing at River Street, pedestrian lighting, bicycle amenities and landscaping.	120	500				\$620
33	City Shoreline Innovation Initiative, Trash Collection and Bicycle/Pedestrian Safety Enhancements Public improvements that advance the City of Boise Shoreline Innovation report recommendations. Project includes installation of trash receptacles at six locations and installation of protected bike lane infrastructure in the form of self-watering planter barricades near the intersection of Shoreline Drive and Americana Boulevard. In coordination with City of Boise Parks and Recreation to operate and maintain the public improvements.	125					\$125
34	Boise River Greenbelt Truss Bridge Mobility Improvements Add programmable LED lighting to the Boise River Greenbelt Trestle Bridge and adjacent path to improve safety of pedestrians and cyclists. Lighting will accentuate the bridge trusses as well, to illuminate this Boise landmark at nighttime. The bridge serves as a primary connection for the various Boise Bench neighborhoods to the Greenbelt and downtown Boise. Improvements in partnership with City of Boise Parks and Recreation.		72				\$72
35	1375 W. Shoreline Dr., Shoreline Park Master Plan A community-driven Shoreline Park Master Plan that plans for a phased implementation of park improvements. In accordance with Shoreline District Framework Plan, the park master plan will prioritize transformational upgrades that catalyze private investment via redevelopment of the adjacent underutilized property. The plan will identify enhanced amenities, increased neighborhood connectivity, retail opportunities, and better recreational and emergency access into the Boise River. May include a stabilized boat ramp, retaining walls, revised vehicular connection to Shoreline Drive and Boise Greenbelt improvements. Planning work in collaboration with City of Boise Parks and Recreation.	100					\$100
36	Shoreline Park, Phase 1 Improvements Public improvements per the Master Plan recommendations with priority given to features that catalyze surrounding private investment and infrastructure that improves and expands river access for emergency services, river floater take-out, anglers, and the general public. Improvements to meet universal accessibility standards and protect the surrounding riparian habitat.		85	895			\$980
37	Shoreline Park, Phase 2 Improvements Public improvements per the Master Plan recommendations with priority given to features that catalyze surrounding private investment and infrastructure that improves and expands river access for emergency services, river floater take-out, anglers, and the general public. Improvements to meet universal accessibility standards and protect the surrounding riparian habitat.				250	2,000	\$2,250
38	Lusk Street Streetscape Improvements, Ann Morrison Park Drive to Boise River Greenbelt Streetscape improvements to Lusk Street that improve connection with the Boise River Greenbelt, provide on-street parking and retail patio areas, address stormwater drainage, as well as, a safe and comfortable pedestrian environment. Multiple phases of construction required.			40	400	500	\$940
39	La Pointe Street Streetscape Improvements, Royal Boulevard to Island Avenue Streetscape improvements on the east side of La Pointe Street from Royal Boulevard to Island Avenue. Project addresses the existing lack of sidewalk, curb and gutter, on-street parking, stormwater drainage, and amenities such as bike racks and shade trees. Project also establishes associated on-street parking.		240	800	400		\$1,440
40	15th and 16th Streets Corridor Redevelopment Study. In Partnership with ACHD and City of Boise In coordination with City of Boise and ACHD, prepare a redevelopment study that evaluates opportunities made possible by ACHD's and the City's proposed traffic reconfigurations along the 15th and 16th Street corridor. Assess public and private investment opportunities and evaluate potential implementation methods and public-private partnership opportunities.	50					\$50
Total Shoreline Estimated Expenses		\$1,825	\$1,897	\$1,735	\$1,920	\$3,330	\$10,707

*Dollars are in Thousands

GATEWAY EAST DISTRICT

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

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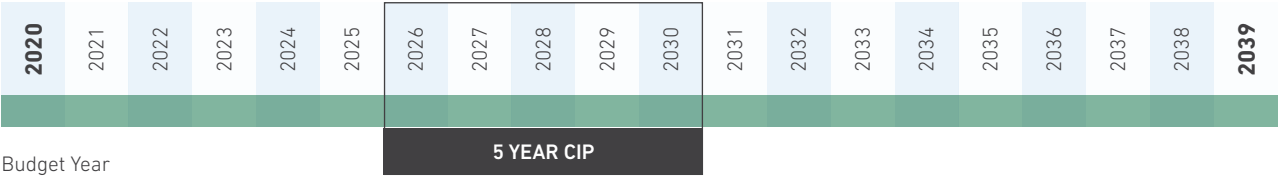
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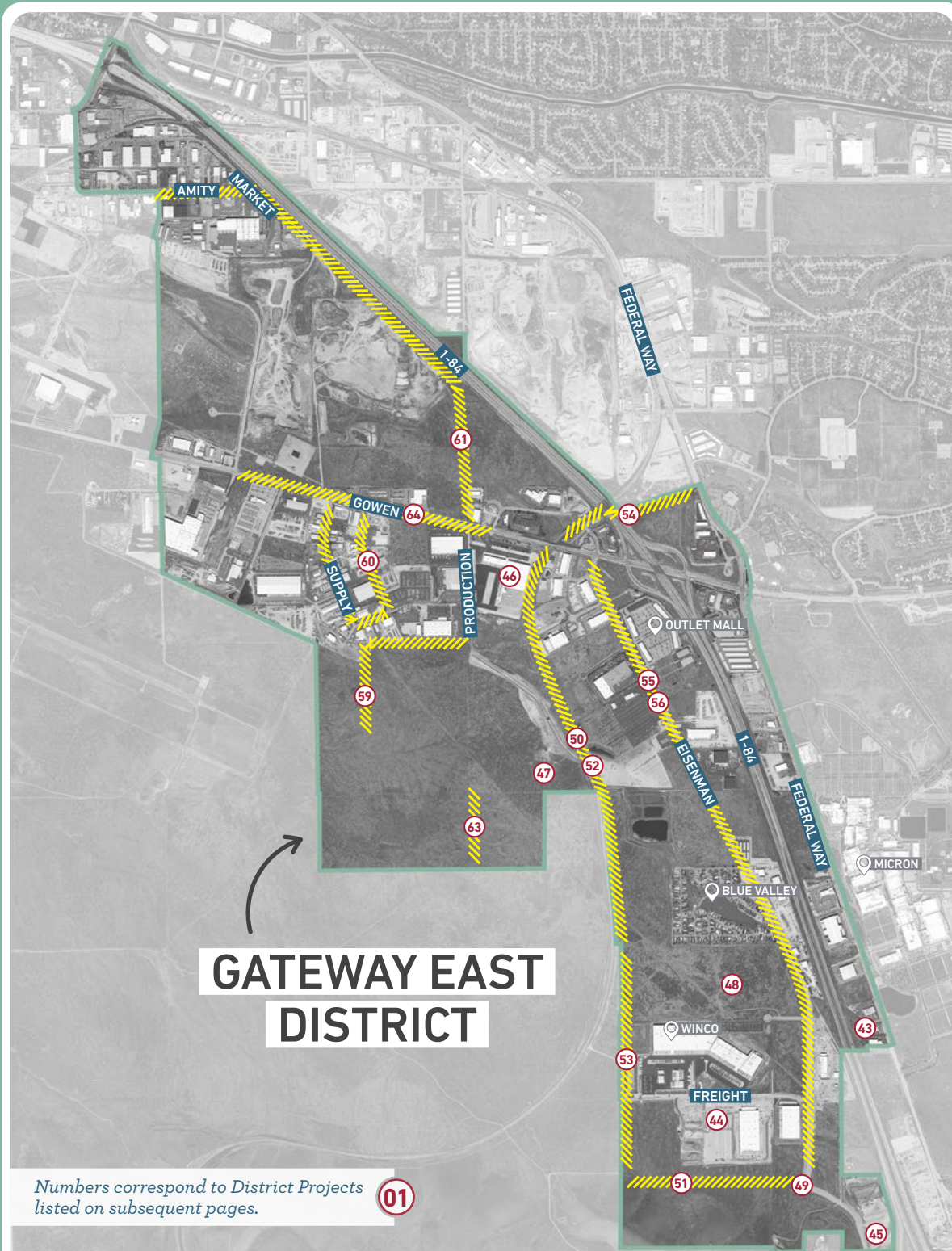
BASE VALUE:
\$376 MILLION

2026 TOTAL
INCREMENT VALUE:
\$1.2 BILLION

2026 ANNUAL
INCREMENT REVENUE:
\$11.1 MILLION

CURRENT 5 YEAR CIP TIMELINE







Aerial view of the Gateway East Urban Renewal District.

GATEWAY EAST DISTRICT PROJECTS

GATEWAY DISTRICT ("Gateway")		FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
Estimated Resources and Project Description		\$9,649	\$21,899	\$13,036	\$11,244	\$11,104	\$66,932
Participation Program							
41	One Time Assistance, Type 1 Program Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar-for-dollar match of private investment, up to \$200,000. Projects are awarded on a first-come, first-served basis.	200	200	200	200		\$800
42	Economic Development Opportunities and Real Estate Acquisitions Public-private partnerships and/or land purchase and disposition to develop quality jobs and broaden the economic opportunities in Boise's workforce and business community.	3,700					\$3,700
43	9025 S. Federal Way, Mixed-Use Office and Industrial Project. Type 2 Agreement with 9025 Federal, LLC 9025 S. Federal Way is a 11,000 square foot office and 2,500 square foot warehouse project for tech-industry support services with \$2.1 million in total development costs. The agreement includes a \$92,000 reimbursement for public utility and streetscape improvements.	19	8				\$27
44	2500 E. Freight St., Boise Gateway 3. Type 2 Agreement with Boise Gateway 3, LC Boise Gateway 3 is a planned 185,000 square foot warehouse building designed to accommodate up to four tenants. Developed by Boyer Company, the project has total development costs of \$26.3 million. The agreement includes reimbursement for utility infrastructure and streetscape improvements, and CCDC estimates it will reimburse \$836,000 of these \$1.9 million expenses.	140	140	140	140		\$560
45	10026 S. Eisenman Rd., On The Run Travel Center (fka Mr. Gas). Type 2 Agreement with Lynch Land Development, LLC (sold to Conrad & Bischoff, LLC) Mr. Gas is a 19.3-acre truck stop and retail center offering goods and services for professional drivers with \$12.9 million in total development costs. The agreement includes a \$480,000 estimated reimbursement for the \$1 million investment the developer made in public utility and streetscape improvements.	75	75	75			\$225
46	1001 E. Gowen Rd., The AZEK Company Manufacturing & Distribution Facility. Type 2 Agreement with CPG International, LLC The Azek Company adapted a 355,000 square foot distribution facility into a manufacturing facility to produce decking lumber from recycled materials and includes total development costs of \$123 million. This is AZEK's first facility located in the western United States and brings 160 manufacturing jobs to Boise. The agreement includes a reimbursement of \$1 million for public improvements including a power substation and streetlights.		500				500
47	951 E. Gowen Rd & 7031 E. Eisenman Rd., Red River Logistics and Commerce Centers. Type 2 Agreement with Red River Logistics Center, LLC and Red River Commerce Center, LLC Red River Logistics and Commerce Centers are concurrent developments of two sites with a total of 1.3 million square feet of industrial space on 120 acres with \$146.2 million in total development costs. The agreement includes a \$4.2 million reimbursement for public improvements including the extension of Production Street with associated utility infrastructure and streetscapes, construction of a multi-use pathway, and roadway and bridge construction over Five Mile Creek.		721	721	721	721	\$2,884
48	2392 E. Winco Ct. EastPort Logistics. Type 4 Agreement with EastPort Owner, LLC EastPort Logistics is a 44-acre industrial development with a mix of warehouse, distribution, and manufacturing for a total of approximately 687,000 square feet. The development includes extension of East Winco Court roadway and public utilities. Developed by Lincoln Property Company, the project has a total development cost of \$101.5 million. The agreement includes reimbursement of \$3.95 million for the roadway extensions and an estimated \$2.3 million for additional public infrastructure.		3,950		383	383	4,716
49	Eisenman Road Gateway Public Art. Type 4 Agreement with Boise City Department of Arts & History A partnership with Boise City Department of Arts & History to provide public art that creates a gateway feature at the intersection of Eisenman Road and Lake Hazel Road. Art location, scope, purpose to be determined in coordination with Boise City Department of Arts & History. The proposed partnership provides an investment up to \$500,000 for actual costs incurred.				500		\$500
50	Multi-use Pathway Cultural Programming. Type 4 Agreement with Boise City Department of Arts & History A partnership with Boise City Department of Arts & History to provide cultural or historical programming along the proposed city railroad alignment multi-use pathway. Determination of location, scope, purpose to be determined in coordination with Boise City Department of Arts & History. The proposed partnership provides a dollar-for-dollar matching investment up to \$80,000 for actual costs incurred.		80				\$80

*Dollars are in Thousands



Azek Manufacturing, a Type 2 Participation Program project, that promotes CCDC and City of Boise objectives to diversify and grow Boise's economy by promoting industrial development, climate action, and bringing quality jobs to Boise.

GATEWAY EAST DISTRICT PROJECTS

GATEWAY DISTRICT ("Gateway")		FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
Capital Improvement Projects							
51	Lake Hazel Road, Gateway East URD Boundary to I-84 Eisenman Interchange Widen existing Lake Hazel Road between Eisenman Road and the I-84 Eisenman Interchange. Construct extension of new Lake Hazel corridor from Eisenman Road west to the Gateway URD boundary. Anticipates ultimate four-lane cross section of Lake Hazel Road as identified in the Ada County Highway District's (ACHD) Master Street Map as a key east-west mobility arterial. Includes detached multi-use pathways on both sides of the corridor.	3,280					\$3,280
52	Railroad Multi-Use Pathway Construct a multi-use pathway parallel to existing tracks and within the city-owned segment of railroad right-of-way. The pathway provides mobility alternatives in accordance with the City of Boise Pathways Master Plan.	625	3,500				\$4,125
53	Phase 2 Multi-Use Pathway South Extension Construct a multi-use pathway that extends the Railroad pathway to the South and makes connections to Lake Hazel Road proposed pathway system. The pathway provides mobility alternatives in accordance with the City of Boise Pathways Master Plan.		525	3,500			\$4,025
54	Phase 3 Multi-Use Pathway North Extension Construct a multi-use pathway that extends the Railroad pathway to the North and makes connections to existing Federal Way multi-use pathway. The pathway provides mobility alternatives in accordance with the City of Boise Pathways Master Plan.					3,000	\$3,000
55	South Eisenman Road Utility Upgrades, Lake Hazel Road to Gowen Road Underground utilities at Eisenman Road from Lake Hazel Road to Gowen Road. Includes replacement of aging utilities, upsizing existing utilities to serve planned development, and installation of new utilities, as needed. Undergrounding work to occur prior to future road widening project.	560	4,400				\$4,960
56	South Eisenman Road Widening, Lake Hazel Road to Gowen Road Reconstructing and widening Eisenman Road between Gowen and Lake Hazel roads, including multi-use pathways. Contemplates a pathway connection to railroad multi-use pathway.		950	7,000			\$7,950
57	North Warehouse Way Extension Establish new right-of-way for Warehouse Way road extension. Construct road improvements including public utilities, stormwater system, paved roadway, as well as bicycle and pedestrian facilities.			600	3,500		\$4,100
58	Sanitary Sewer System Mainline Extension and Upgrades Construct upsized sewer main lines to service the near-term development projects. In coordination with City of Boise Department of Public Works to identify priority system upgrades.	450	3,350				\$3,800
59	Supply Circle North Road Improvements Establish new right-of-way for Supply Circle North road extension. Construct road improvements including public utilities, stormwater system, paved roadway, as well as bicycle and pedestrian facilities.	600	3,500				\$4,100
60	Supply Way and Gowen Road Loop Utility Upgrades Upgrade utilities at Supply Way and Gowen Road Loop to service the infill development, growing businesses, and increasing manufacturing activity accessed from these roads.			300	1,800		\$2,100
61	Water Main Line Upgrade, Interstate 84, Amity Road to Gowen Road Replace existing water main with larger pipe to provide system redundancy and to service the increasing demand for water.				500		\$500
62	Power System Upgrades, Idaho Power Company A partnership with Idaho Power Company to fund critical power infrastructure upgrades, including new regional substation and distribution lines.			500	3,500		\$4,000
63	S. Apple Avenue (Aka Production Street) Extension South Construct extension of Production Street South to the Gateway URD boundary. Anticipates continuation of the existing street cross section including curb and gutter. Add sidewalks from Gowen Road to the URD boundary.					3,000	\$3,000
64	Gowen Road Bicycle and Pedestrian Improvements, Exchange Street to S. Broadway Avenue Construct pedestrian and cyclist improvements along Gowen Road from Exchange Street to S. Broadway Avenue.					4,000	\$4,000
Total Gateway Estimated Expenses		\$9,649	\$21,899	\$13,036	\$11,244	\$11,104	\$66,932

*Dollars are in Thousands

STATE STREET DISTRICT

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

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2022



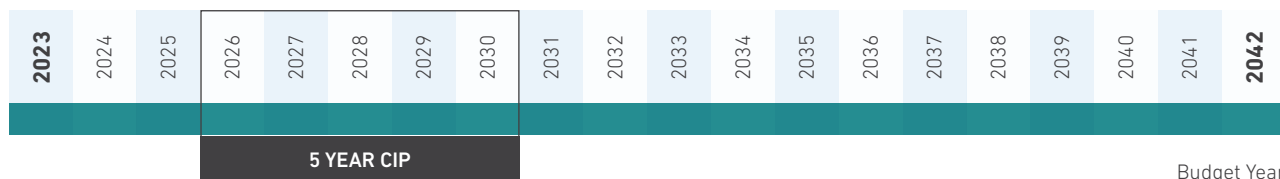
577 ACRES

BASE VALUE:
\$356 MILLION

2026 TOTAL
INCREMENT VALUE:
\$249 MILLION

2026 ANNUAL
INCREMENT REVENUE:
\$2.2 MILLION

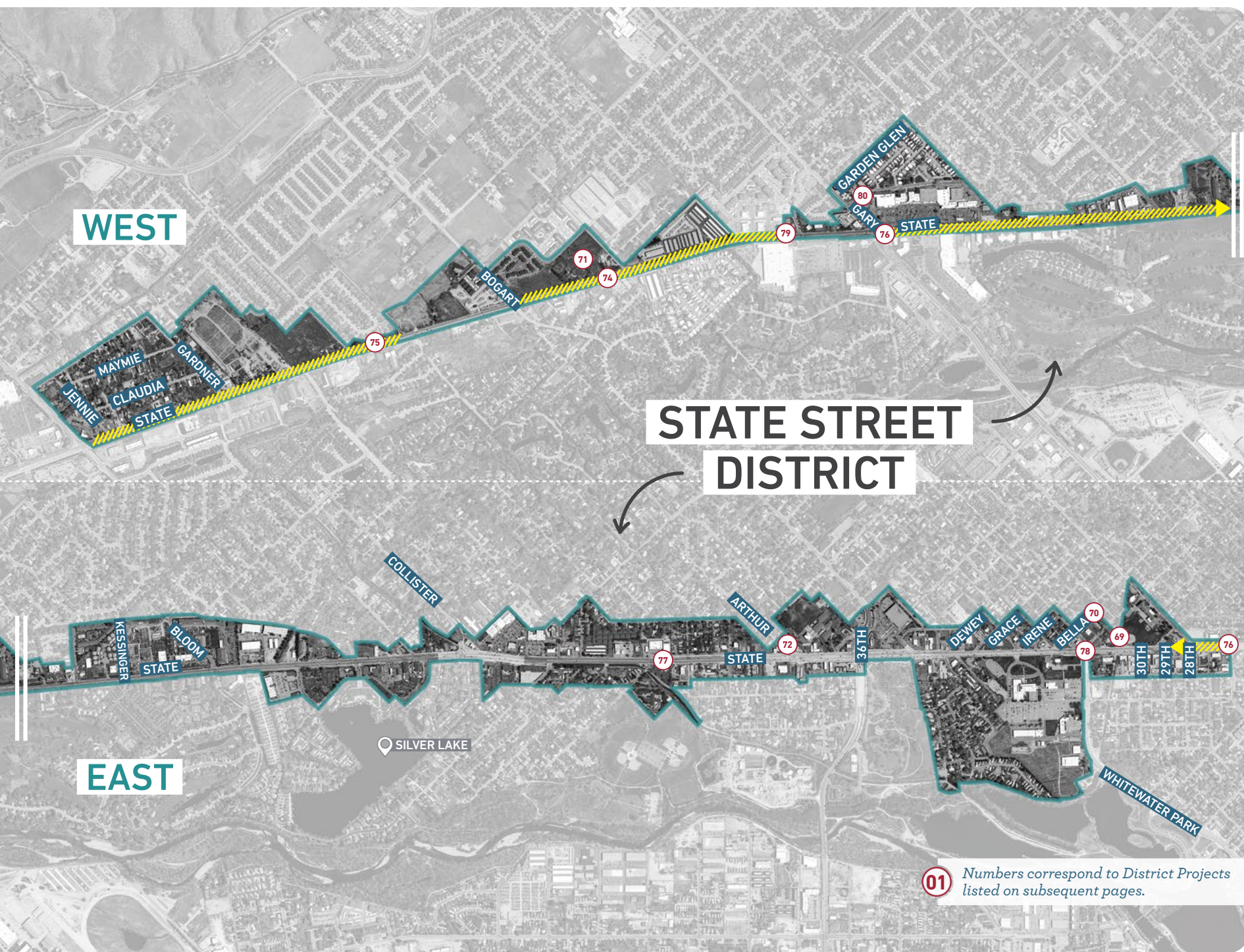
CURRENT 5 YEAR CIP TIMELINE



WEST

STATE STREET DISTRICT

EAST



01 Numbers correspond to District Projects listed on subsequent pages.



Wilson Station, a Type 3 Participation Program Project, is a mixed-use development with 102 income-restricted apartments, and 1,800 square feet ground floor daycare or commercial space.

STATE STREET DISTRICT PROJECTS

STATE STREET DISTRICT (“SS” or “SS District”)		FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
Estimated Resources and Project Description		\$1,527	\$2,282	\$2,883	\$521	\$3,300	\$10,513
Participation Program							
65	One Time Assistance, Type 1 Program Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar-for-dollar match of private investment, up to \$200,000. Projects are awarded on a first-come, first-served basis.	200	200	200	200	200	\$1,000
66	Transformative Assistance, Type 3 Program Type 3 participation is available to assist large public or private projects that the CCDC Board deems to be transformative in nature and of benefit to the community at large. The private to public investment should generally be 6:1 or higher. CCDC bonding is a possibility and will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement or purchase upon project/public facility completion and certificate of occupancy. financial participation will be transacted as a reimbursement or purchase upon project/public facility completion and certificate of occupancy.		TBD	TBD	TBD	TBD	TBD
67	Capital Project Coordination, Type 4 Program, Multi-Use Pathway and Mobility Connections Capital Project Coordination program offering assistance for construction of the State Street multi-use pathway and landscaping per the State Street Transit and Traffic Operations Plan. Projects are awarded on a first-come, first-served basis. Public investment reimbursement amount determined by available programmed resources and actual incurred eligible expenses.	300		300		600	\$1,200
68	Housing Partnerships, Real Estate Acquisitions Public-Private Partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.					2,000	\$2,000
69	1620 N 31st Street, 31st Street Apartments. Type 1 Agreement with Tai June Properties, LLC 31st Street Apartments is a residential infill development consisting of five units, each approx. 1,707 square feet with three bedrooms and two and a half bathrooms and \$1.5 million total development costs. The agreement includes a \$157,754 reimbursement for associated streetscapes improvements.	158					\$158
70	1711 N 31st Street, Residential Infill Development. Type 1 Agreement with Cook Property Management, LLC A residential infill development of three new single-family homes, each consisting of three bedrooms and three and a half bathrooms, and a detached garage with second story ADU and \$1.6M total development costs. The agreement includes a \$200,000 reimbursement for associated streetscape improvements.	200					\$200
71	8306 W. State Street, Workforce Housing Development. Type 5 Program Public-Private Partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.	54					\$54
72	3922 W. State St., Wilson Station (fka State & Arthur). Type 3 with Agreement Pacific West Communities, Inc Wilson Station is a mixed-use development with 102 apartments, 1,800 square foot ground floor daycare or commercial space, and \$40 million in total development costs. The project is located on City of Boise's Housing Land Trust land and units will be income restricted with rental rates between 30% - 80% of AMI. The agreement includes a \$860,000 reimbursement for streetscapes and public utility upgrades.	215	215	215	215		\$860
73	State Street District Streetscape Design Standards. Type 4 Agreement with City of Boise Planning & Development Services Assist City of Boise Planning & Development Services with updates to the Downtown Boise Streetscape Standards Manual to include all streets within the State Street District area. Establishing standards provides clarity and predictability about infrastructure requirements for private development and also helps institute the community input received during the SS District formation process.	200					\$200

*Dollars are in Thousands



Aerial view of the State Street Urban Renewal District.

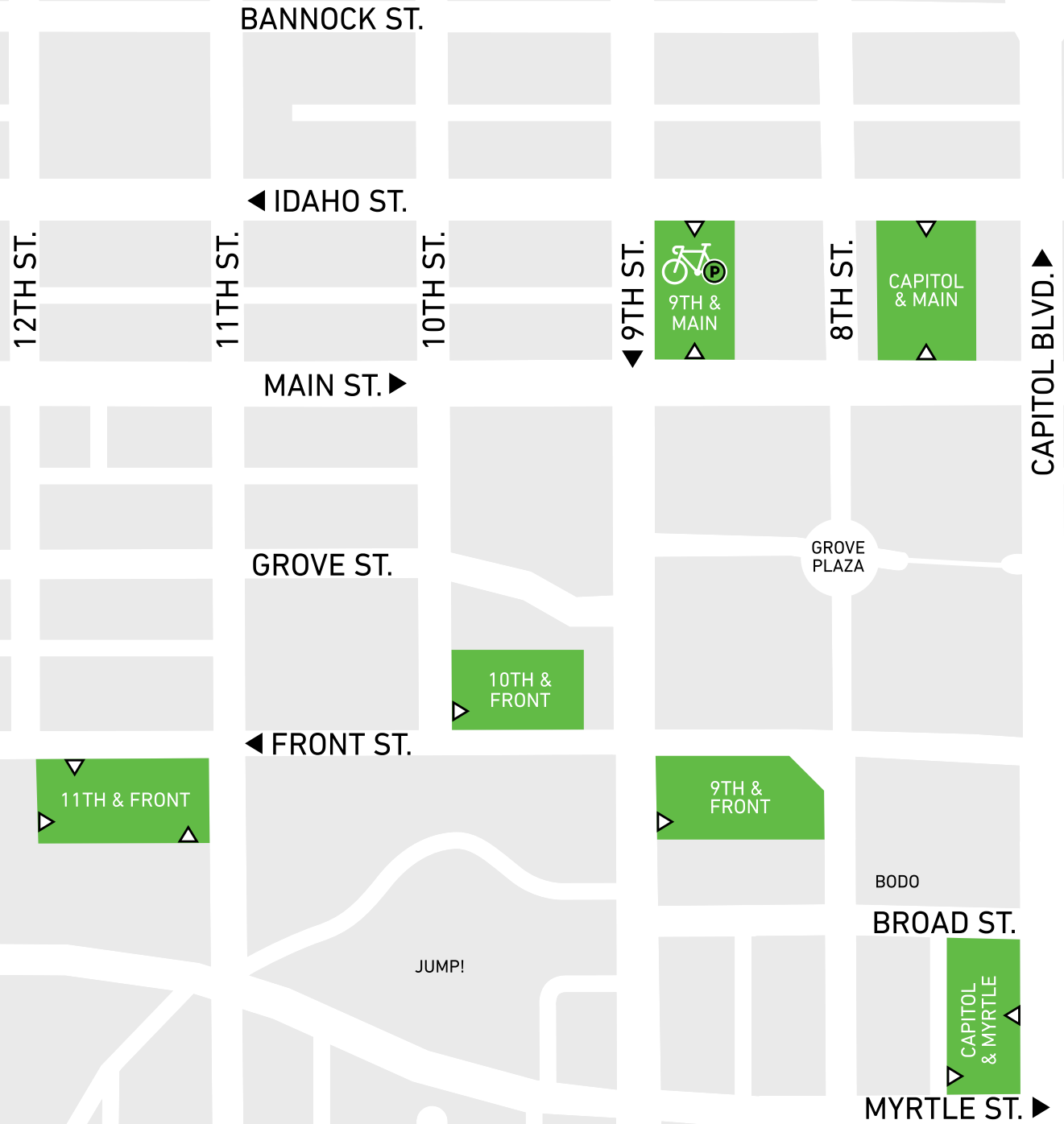
STATE STREET DISTRICT PROJECTS

STATE STREET DISTRICT ("SS" or "SS District")		FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
Capital Improvement Projects							
74	Boise Valley Canal Undergrounding and Multi-Use Pathway, Saxton Drive to Bogart Lane In partnership with VRT and in association with ITD, ACHD, and City of Boise, underground the Boise Valley Canal from Saxton Drive to Bogart Lane. Construct a multi-use pathway and landscaping per the State Street Transit and Traffic Operations Plan.		1,500				\$1,500
75	Boise Valley Canal Undergrounding and Multi-Use Pathway, 9000 W. State Street to Duncan Lane In coordination with ITD, ACHD, and City of Boise, underground the Boise Valley Canal from 9000 W. State Street to Duncan Lane. Construct a multi-use pathway and landscaping per the State Street Transit and Traffic Operations Plan.		40	1,150			\$1,190
76	State Street Roadway Widening and Mobility Enhancements, 27th Street to Glenwood Street, Concept Design In partnership with ACHD, complete concept design for State Street widening and road improvements. Concept design will follow the State Street Transit and Traffic Operation Plan design guidelines and will include enhancements on both sides of the street including enhanced crossings and transit facilities.	150	150				\$300
77	State Street Streetscape Improvements, Willow Lane to Fargo Street Streetscape improvements on the north side of State Street from Willow Lane to Fargo Street. The project will include street trees, multi-use pathway, and other streetscape enhancements per the State Street Transit and Traffic Operations Plan. It may also include traffic signal enhancements at Willow Lane to improve pedestrian safety while crossing and better bicycle connectivity to the Willow Lane Athletic Complex and Boise River Greenbelt.	50	150	1,000			\$1,200
78	Local Match - Raise Grant - North Whitewater Park Boulevard and State Street Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, City of Boise, and CCDC. Local match to fund State Street Transit upgrades.		27				\$27
79	Local Match - Raise Grant - West Saxton Drive and State Street Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, City of Boise, and CCDC. Local match to fund State Street Transit upgrades.			18			\$18
80	Local Match - Raise Grant - Gary Lane and Bunch Court Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, City of Boise, and CCDC. Local match to fund State Street Transit upgrades.				106		\$106
81	Accelerated Road and Utility Infrastructure Project (Tentative Bond Issuance in FY2031) Produce a package of shovel-ready public infrastructure projects that further best-class transit and in preparation for forthcoming development. Include roadway and utility projects that advance the State Street Transit and Traffic Operations Plan recommendations.					500	\$500
Total State Street Estimated Expenses		\$1,527	\$2,282	\$2,883	\$521	\$3,300	\$10,513

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Budget Year										5 YEAR CIP									



PAKBOI





Rendering of the proposed 1010 West Jefferson Street Commercial Space and Public Parking Facility project, which will feature a 6.5-story structured parking facility with 429 parking stalls and thoughtfully designed ground-floor commercial spaces.

ParkBOI: ECONOMIC DEVELOPMENT & MOBILITY PROJECTS



ParkBOI PARKING PROJECTS ("ParkBOI")	FY2026	FY2027	FY2028	FY2029	FY2030	TOTAL
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ParkBOI Economic Development Opportunities

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

82	1010 W. Jefferson St., Public Parking Facility and Commercial Space see also WS #4	9,092	23,690	50			32,832
83	Capitol Campus, Boise City and Boise State University (BSU) Joint Venture with J Fisher Companies see also SL #28			13,200			13,200
84	Midtown, Rivershore Development		TBD	TBD	TBD	TBD	TBD

ParkBOI Mobility Projects

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

85	1010 W. Jefferson St., BikeBOI Facilities Secure bike storage facility inside new ParkBOI parking facility at the 1010 W. Jefferson Public Parking Facility and Commercial Space project. see also ParkBOI #83 and WS #4	Included in ParkBOI #82 and WS #4					\$0
86	City GO Support City Go makes commuting in the Boise area simple. Through the use of technology, City Go makes planning and paying for public transit easy. CCDC provides funding to help make it easier to choose alternatives to single-occupancy vehicles.	60	60	60	60	60	\$300
87	VRT Transit Assessment for Improvements Transit infrastructure improvements such as transit shelters and other rider amenities located in the Downtown Improvement District and/or active CCDC URDs.	26	48	48	50	50	\$222

Total ParkBOI Estimated Expenses	\$9,178	\$23,798	\$13,358	\$110	\$110	\$46,554
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*Dollars are in Thousands

Aerial view of the historic and newly upgraded C.W. Moore Park in the Old Boise neighborhood.



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

PHONE (208) 384-4264 | FAX (208) 384-4267

EMAIL info@ccdcb Boise | [YouTube](#) [LinkedIn](#) [Facebook](#) [Instagram](#)



CAPITAL CITY
DEVELOPMENT CORP



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AGENDA BILL

Agenda Subject: Resolution 1939: Adopt FY2025 Amended Budget		Date: August 27, 2025
Staff Contact: Joey Chen, Finance & Administration Director Holli Klitsch, Controller	Attachments: 1. Resolution 1939 2. Exhibit A: FY2025 Amended Budget 3. Exhibit B: Published FY2025 Amended Budget Summary by fund on Idaho Statesman	
Action Requested: Approve Resolution 1939 adopting the FY2025 Amended Budget.		

Background:

The FY2025 Original Budget was adopted by the Agency Board in August 2024. Since then, the FY2025 Budget was amended once in March 2025, to increase from \$72,872,377 to \$74,695,377, a change of \$1.8 million for the property acquisition of 8306 West State Street in the State Street District.

To reflect all other updated revenues, expenses, and projects, the CCDC Board of Commissioners amends the overall Agency budget one more time, from \$74,695,377 to \$62,904,595, now near the end of the fiscal year as a starting place for the coming fiscal year's budget.

As statutorily required, this FY2025 Amended Budget and public hearing notice was published twice in the *Idaho Statesman* newspaper, on August 15 and 22. The Board will conduct the public hearing on the FY2025 Amended Budget beginning at noon, Wednesday, August 27, 2025, at the Agency. When the hearing concludes the Board will consider the adoption of the FY2025 Amended Budget via Resolution 1939.

Fiscal Notes:

FY2025 Current Budget	\$ 74,695,377
FY2025 Amended Budget	\$ 62,904,595
<i>Change</i>	\$ 11,790,782

Exhibit A is the complete FY2025 Amended Budget with line-item detail by revenue and expense category and notable change narrative.

Exhibit B is the published FY2025 Amended Budget Summary by fund on Idaho Statesman.

Staff Recommendation: Approve Resolution 1939 adopting the FY2025 Amended Budget.

Suggested Motion:

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

RESOLUTION NO. 1939

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, TO BE TERMED THE "AMENDED ANNUAL APPROPRIATION RESOLUTION," APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSE AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES IN AN AMENDED AMOUNT; DIRECTING THE AGENCY EXECUTIVE DIRECTOR TO SUBMIT THE RESOLUTION AND AMENDED BUDGET TO THE CITY OF BOISE AND ANY PERSON OR ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND AMENDED BUDGET; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5), and 50-1002, after providing notice of the meeting and consideration of the content of the proposed budget, the Agency did duly adopt its Fiscal Year 2025 budget at the Agency Board meeting of August 28, 2024, by adoption of Agency Resolution No. 1890; and,

WHEREAS, since August 28, 2024, certain circumstances have changed necessitating the revision of the Fiscal Year 2025 budget; and,

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

WHEREAS, by Resolution 1917 adopted March 10, 2025, the Agency Board amended the FY2025 Budget to reflect the acquisition of real property in the State Street District; and,

WHEREAS, the Agency has prepared a proposed amendment for the Fiscal Year 2025 Budget, a copy of which is included within the Notice of Hearing; and,

WHEREAS, the Agency Board tentatively approved the proposed amendment for the Fiscal Year 2025 Budget at its public Board meeting on August 11, 2025; and,

WHEREAS, the Agency has previously published notice of a public hearing to consider the proposed fiscal year 2025 Amendment to be conducted on Wednesday, August 27, 2025, at the Agency offices, 121 North 9th Street, Suite 501, Boise, Idaho; and,

WHEREAS, on Wednesday, August 27, 2025, pursuant to Idaho Code Section 50-1002, the Agency held a public hearing at the Agency offices, 121 North 9th Street, Suite 501, Boise, Idaho, on the proposed amended budget, a true and correct copy of which is attached hereto as Exhibit A, and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2025; and,

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

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

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

Section 2: That the total amended amount, or so much thereof as may be necessary, to defray all expenses and liabilities of the Agency as authorized by law and set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby appropriated out of any money in the Agency accounts for general, special, and corporate purposes of the Agency for the fiscal year commencing on October 1, 2024, and ending September 30, 2025.

Section 3: That the Agency Executive Director is authorized to submit a copy of this Resolution and the amended budget to the City of Boise on or before September 1, 2025, and to provide a copy of this Resolution and the amended budget to any person or entity entitled to a copy of this Resolution and amended budget.

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

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on August 27, 2025. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 27, 2025.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: _____
Latonia Haney Keith, Chair

ATTEST:

BY: _____
Lauren McLean, Secretary

EXHIBIT A



FY2025 AMENDED BUDGET

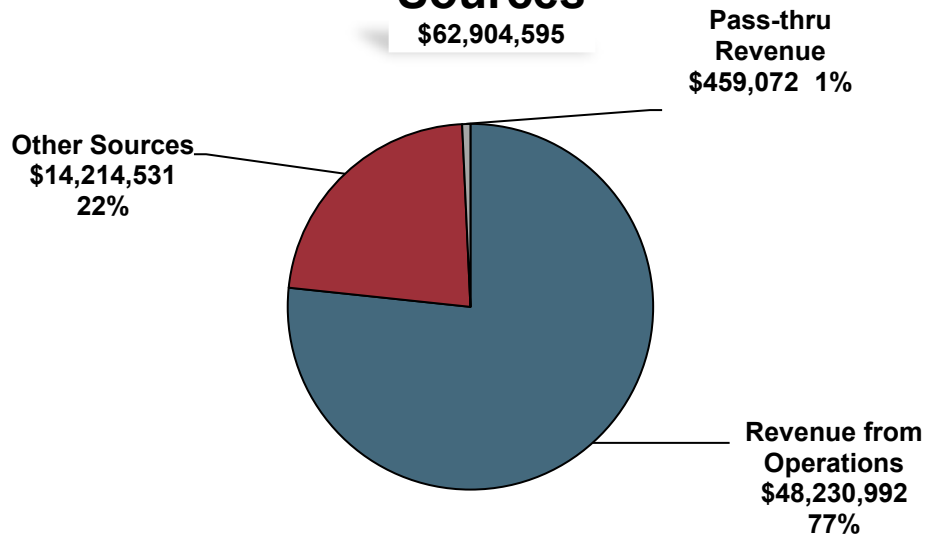
October 1, 2024 - September 30, 2025



FY2025 AMENDED Budget

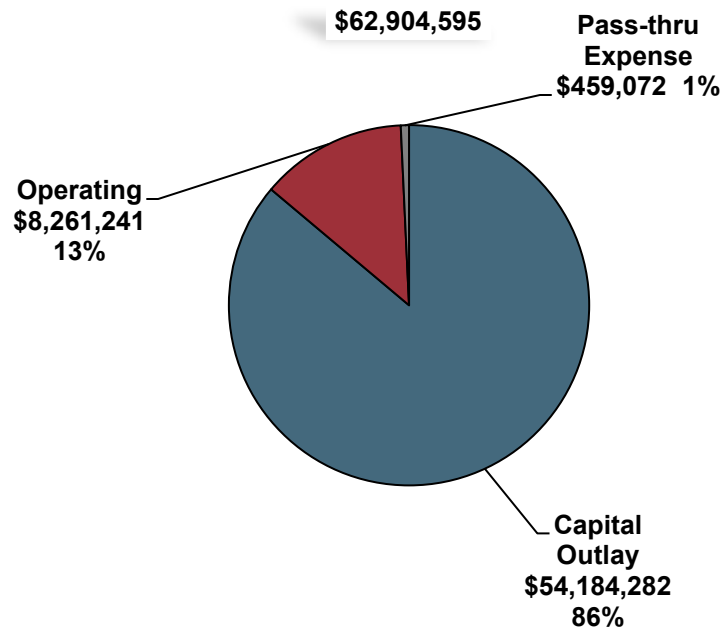
Sources

\$62,904,595



Uses

\$62,904,595



FY2025 AMENDED BUDGET		2025	2025	
REVENUE SUMMARY		CURRENT**	AMENDED	Changes
Revenue from Operations				
* Revenue Allocation (Tax Increment).....	32,100,000		34,215,300	2,115,300
* Parking Revenue.....	9,202,361		9,484,219	281,857
Other Revenues (Various Reimbursements).....	3,304,960		4,531,473	1,226,513
Subtotal	\$ 44,607,321		\$ 48,230,992	\$ 3,623,670
Other Sources				
Misc. Revenues (Grants/Leases/Property Transactions).....	983,500		1,424,342	440,842
Use of (Transfer to) Working Capital Fund.....	28,645,484		12,790,189	(15,855,294)
Subtotal	\$ 29,628,984		\$ 14,214,531	\$ (15,414,452)
Subtotal - Revenue from Operations	\$ 74,236,305		\$ 62,445,523	\$ (11,790,782)
Pass-Through Revenue				
Ada County Courthouse Corridor Leases.....	459,072		459,072	-
Subtotal	\$ 459,072		\$ 459,072	\$ -
TOTAL REVENUE	\$ 74,695,377		\$ 62,904,595	\$ (11,790,782)
EXPENSE SUMMARY		2025	2025	Changes
		CURRENT**	AMENDED	
Operating Expense				
Services & Operations.....	3,441,407		3,179,695	(261,712)
Personnel Costs.....	3,470,000		3,291,000	(179,000)
Facilities Management.....	1,091,480		882,880	(208,600)
Professional Services	1,413,800		907,666	(506,134)
Subtotal	\$ 9,416,687		\$ 8,261,241	\$ (1,155,446)
Capital Outlay				
Office Furniture/Computer Equipment.....	80,000		90,000	10,000
* Capital Improvement Projects (part of CIP).....	39,666,196		42,693,223	3,027,027
* Contractual Obligations (part of CIP).....	8,861,303		8,579,840	(281,463)
* Parking Reinvestment Plan (PRP).....	16,054,000		2,688,100	(13,365,900)
* Mobility Projects.....	158,119		133,119	(25,000)
Subtotal	\$ 64,819,618		\$ 54,184,282	\$ (10,635,336)
Subtotal - Expenses for Operations	\$ 74,236,305		\$ 62,445,523	\$ (11,790,782)
Pass-Through Expense				
Ada County Courthouse Corridor Leases.....	459,072		459,072	-
Subtotal	\$ 459,072		\$ 459,072	\$ -
TOTAL EXPENSE	\$ 74,695,377		\$ 62,904,595	\$ (11,790,782)

* Detail Attached

** Original budget adopted in August 2024 totaling \$72.9 million, as amended in March 2025 to increase the State Street District expenditures and the overall budget totaling \$74.7 million, is referred to as the 2025 current budget.

FY2025 AMENDED BUDGET		2025	2025	
REVENUE DETAIL		CURRENT**	AMENDED	Changes
Revenue Allocation (Tax Increment)				
State Street District.....	1,700,000	1,771,000	71,000	
Gateway East District.....	8,300,000	9,487,900	1,187,900	
Shoreline District.....	1,000,000	1,160,000	160,000	
30th Street District.....	1,500,000	1,640,500	140,500	
Westside District.....	5,800,000	6,196,600	396,600	
River Myrtle-Old Boise District.....	13,800,000	13,959,300	159,300	
Subtotal	32,100,000	34,215,300	2,115,300	
	-	-	-	
Parking Revenue				
Hourly Parkers.....	6,839,431	6,956,300	116,869	
Monthly Parkers.....	4,235,386	4,242,787	7,401	
Validation / Special Events / Violation.....	332,621	402,671	70,050	
Hotel Parking Revenue.....	203,903	237,400	33,497	
First Hour Free Discount.....	(2,477,980)	(2,494,939)	(16,959)	
Other Parking Revenues.....	69,000	140,000	71,000	
Subtotal	9,202,361	9,484,219	281,857	
	-	-	-	

FY2025 AMENDED BUDGET		2025	2025	
EXPENSE DETAIL		CURRENT**	AMENDED	Changes
Capital Improvement Projects				
State Street District.....	2,448,000	1,768,565	(679,435)	
Gateway East District.....	1,455,000	50,000	(1,405,000)	
Shoreline District.....	365,000	39,250	(325,750)	
30th Street District.....	1,975,333	1,593,750	(381,583)	
Westside District.....	8,322,415	9,441,393	1,118,978	
River Myrtle-Old Boise District.....	25,100,448	29,800,265	4,699,817	
Subtotal	39,666,196	42,693,223	3,027,027	
	-	-	-	
Contractual Obligations				
State Street District.....	-	-	-	
Gateway East District.....	536,101	385,804	(150,297)	
Shoreline District.....	-	-	-	
30th Street District.....	-	-	-	
Westside District.....	1,342,345	926,945	(415,400)	
River Myrtle-Old Boise District.....	6,982,857	7,267,091	284,234	
Subtotal	8,861,303	8,579,840	(281,463)	
	-	-	-	
Parking Reinvestment Plan				
Block 68 South Parking Garage	11,000,000	-	(11,000,000)	
New PARCS Equipment Purchase & Installation.....	2,500,000	762,100	(1,737,900)	
9th & Front Elevator Modernization & Stairwell Enclosure.....	100,000	211,000	111,000	
^^1010 W. Jefferson St., Public Parking Facility and Commercial Space.....	-	-	-	
All Other Projects.....	2,454,000	1,715,000	(739,000)	
Subtotal	16,054,000	2,688,100	(13,365,900)	
	-	-	-	
Mobility Projects				
VRT Transit Assessment for Improvements.....	6,619	6,619	-	
ParkBOI Initiatives.....	25,000	-	(25,000)	
11th Street Mobility.....	16,500	16,500	-	
Mobility Initiatives.....	50,000	50,000	-	
City Go Contribution.....	60,000	60,000	-	
Subtotal	158,119	133,119	(25,000)	
	-	-	-	

^^FY2025 amended budget includes \$750k in the Westside District for this capital project.



FY2025 AMENDED BUDGET

Summary

REVENUE

Increment Revenue - \$2.1 million net increase in estimated FY2025 amended revenues due to:

The actual levy rate decreased 3 percent instead of the 5 percent decrease assumption used in the FY2025 budget last summer. Additionally, in the Gateway East District, there was an increase of \$107 million in personal property values that were not reported timely to Ada County by property owners and therefore not included in the FY2025 current budget number.

Parking Revenue - \$282k increase because of:

Hourly and special event parking revenues outperformed initial projections.

Other Revenue (Various Reimbursements) – Increase of \$1.2 million largely caused by:

Changes in cost-share agreements with Ada County Highway District (ACHD) for road reconstruction in CCDC project areas. The Agency initially budgeted for reimbursements of \$3.3 million and is now expecting to receive \$4.5 million in reimbursements. Interagency agreements with ACHD during FY2025 include Linen Blocks on Grove Street, Old Boise Blocks on Grove Street, Capitol Boulevard, and Bannock Street Streetscape Improvements.

Misc. Revenues (Grants / Leases / Property Transactions) – Revised up by \$440k for:

Higher interest rates and more interest income earned on investments held in the Local Government Investment Pool (LGIP) than anticipated. Additionally, insurance proceeds were received during FY2025 for the Capitol and Myrtle parking garage elevator malfunction.

Working Capital Fund - Synching with updated revenues and expenses, \$12.8 million will be utilized from the working capital fund rather than \$28.6 million shown in the current FY2025 budget.

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 a \$1.2 million decrease from current to amended. Significant contributors to this reduction include:

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

CAPITAL OUTLAY

Capital Improvement Projects

\$39.7 million in the FY2025 current budget for capital projects is increased by a net amount of \$3 million across all six districts in the FY2025 amended budget. As River Myrtle – Old Boise and Westside districts prepare to sunset in FY2025 and FY2026 respectively, both districts are accomplishing more capital project investments through accelerated schedules and expanded project scope. Alternatively, the four other districts have less project spending than originally budgeted for this fiscal year.

- River Myrtle – Old Boise – \$4.7 million net increase is primarily the result of:
 - 3rd Street Streetscape and Mobility project and Rebuild Linen Blocks on Grove Street Improvement project have both expanded project scope in the amount of \$1.3 million and \$1.1 million respectively. Additionally, the Boise Canal Multi-use Pathway project is anticipating \$672k in additional project costs to complete. Some of this expanded scope is related to interagency reimbursement agreements.
 - \$1.8 million Loss on Property Held for Redevelopment is now included in the amended budget. This is for the upcoming property transfer of 521 West Grove Street Public Space to the City of Boise at project completion.
- Westside – \$1.1 million net increase is largely due to:
 - An accelerated construction schedule on Bannock Street Streetscape Improvements that advanced over \$1 million dollars of construction planned for FY2026 into FY2025.
- 30th Street, Shoreline, Gateway East, and State Street districts – \$2.8 million net decrease reflects:
 - Interagency coordination resulted in adjusting Agency investments to future years to better align with other public agency's projects. Additionally, the national economic conditions (i.e. increased interest rates) in recent years have slowed or stopped numerous private projects resulting in delaying the Agency's reimbursement timing.

Parking Reinvestment Plan (PRP) Projects

Significant adjustments made to the PRP include:

- Block 68 South Parking Garage project was cancelled and the \$11 million will be carried forward to 1010 West Jefferson Street Commercial Space and Public Parking Facility project in the upcoming fiscal year.
- New PARCS Equipment Purchase and Installation began in FY2025 but will not be completed until FY2026. Additionally, the bid price came in below the initial budget amount.

###

Legals & Public Notices

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Proposed Budget for Fiscal Year 2026

Meridian Development Corporation

Meridian, Idaho

A public hearing pursuant to Idaho Code 50-1002 will be held for consideration of the Meridian Development Corporation (MDC) proposed budget for the fiscal year from October 01, 2025 to September 30, 2026. The hearing will be held at Meridian City Hall, 33 East Broadway Avenue, Meridian, Idaho at 4:00 p.m. on Wednesday, August 27, 2025. The MDC budget funds the programs, services and capital projects that the MDC Board has determined to be important to meet MDC’s strategic goals. All interested persons are invited to appear and show cause, if any, why such budget should or should not be adopted. Copies of the proposed MDC budget in detail are available at the City Hall during regular office hours (8:00 a.m. to 5:00 p.m. weekdays). Written comments may be submitted prior to the meeting to: Meridian Development Corporation, Attn: Ashley Squyres, Administrator, 104 E. Fairview Ave #239, Meridian, ID 83642. This public hearing on the proposed budget is required for formal adoption of the FY2026 budget.

City Hall is accessible to persons with disabilities. Anyone desiring accommodation for disabilities related to the budget documents or to the hearing, please contact the City Clerk's Office, 888-4433 at least 48 hours prior to the public hearing. The proposed FY2022 budget is shown below including estimated expenditures and revenues.

	FY 2024 Actual	FY 2025 Budget-Original	FY 2025 Actual to Date	Proposed FY 2026 Budget
Revenue - Taxes	\$4,552,515	\$ 5,330,478	\$5,035,537	\$ 5,386,398
Revenue - Other	\$ 131,058	\$ 120,000	\$ 60,501	\$ 75,000
Expenditures	\$ 316,719	\$ 360,439	\$ 218,674	\$ 368,110
Capital Outlay	\$2,943,296	\$13,420,901	\$1,775,663	\$15,871,844
Net Effect				
Fund Balance	\$1,423,558	\$ 256,000	\$3,101,701	\$ 0

The proposed expenditures and revenues for FY2026 have been tentatively approved by the Meridian Development Corporation by action taken at its Board meeting of August 13, 2025.

Further information may be found at www.meridiandevelopmentcorp.com

Ashley Squyres
Adminstrator for the
Meridian Development Corporation

NOTICE OF CANDIDATE FILING DEADLINE

NOTICE IS HEREBY GIVEN THAT Declarations of Candidacy for the district office(s) listed below must be filed with the appropriate district clerk/secretary no later than 5:00 p.m. on the 29th day of August 2025. Such declarations are available at the district office(s) listed below, at the Ada County Elections office at 400 N Benjamin Ln, or on our website: <https://adacounty.id.gov/elections/information-for-candidates/>

Districts & offices are:

Dry Creek Cemetery District – 2 Commissioners 9600 W Hill Rd, Boise	Joint Fairview Cemetery District – 1 Commissioner 5700 E Franklin Rd, Ste 200, Nampa
Joplin Cemetery District – 1 Commissioner 12412 W Chinden Blvd, Eagle	Kuna Cemetery District – 1 Commissioner 1321 W Boise St, Kuna
Meridian Cemetery District – 1 Commissioner 895 E Franklin Rd, Meridian	Melba Cemetery District – 1 Commissioner 7277 Baseline Rd, Melba
Star Cemetery District – 2 Commissioners 9350 W Floating Feather Rd, Star	Eagle Fire Protection District – 2 Commissioners 1119 E State St, Ste 240, Eagle
Kuna Fire Protection District – 3 Commissioners 150 W Boise St, Kuna	Melba Fire Protection District – 2 Commissioners 408 Carrie Rex Ave, Melba
Meridian Fire Protection District – 2 Commissioners 33 E Broadway Ave, Ste 210, Meridian	North Ada Fire & Rescue District – 1 Commissioner 5800 Glenwood Rd, Garden City
Star Fire Protection District – 1 Commissioner 11665 W State St, Ste B, Star	Sunset Fire Protection District – 1 Commissioners 5700 E. Franklin Rd, Ste 200, Nampa
Whitney Fire Protection District – 1 Commissioner 2515 S Five Mile Rd, Boise	Western Ada Recreation District – 2 Directors 213 E Franklin Rd, Meridian
West Ada School District – 2 Trustees 1303 E Central Dr, Meridian	Kuna School District – 2 Trustees 711 E Porter St, Kuna
Melba School District – 2 Trustees 511 Broadway Ave, Melba	

Individuals who run as write-in candidates must file a declaration of intent no later than 5:00 p.m. on the 5th day of September 2025. Such declarations must be filed with the district clerk/secretary.

Dated at Boise, Idaho this 15th Day of August 2025.
TRENT TRIPPLE
Clerk of the District Court
Pub Aug 15, 2025

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Proposed Budget for Fiscal Year 2026

Eagle Urban Renewal Agency

Eagle, Idaho

A public hearing pursuant to Idaho Code 50-1002 will be held for consideration of the Eagle Urban Renewal Agency (EURA) proposed budget for the fiscal year from October 01, 2025 to September 30, 2026. The hearing will be held at Eagle City Hall, 660 E Civic Ln, Eagle, ID 83616 at 9:00 a.m. on Tuesday, August 19, 2025. The EURA budget funds the programs, services and capital projects that the EURA Board has determined to be important to meet EURA's strategic goals. All interested persons are invited to appear and show cause, if any, why such budget should or should not be adopted. Copies of the proposed EURA budget in detail are available at the City Hall during regular office hours (8:00 a.m. to 5:00 p.m. weekdays). Written comments may be submitted by email to Ashley Squyres, EURA Administrator, prior to the meeting at: eagleurbanrenewal@gmail.com. This public hearing on the proposed budget is required for formal adoption of the FY2026 budget.

City Hall is accessible to persons with disabilities. Anyone desiring accommodation for disabilities related to the budget documents or to the hearing, please contact the City Clerk's Office, (208) 939-6813 at least 48 hours prior to the public hearing. The proposed FY2025 budget is shown below including estimated expenditures and revenues.

	FY 2024 Actual	FY 2025 Budget-Original	FY 2025 Actual to Date	Proposed FY 2026 Budget
Revenue - Taxes	\$ 1,660,250	\$ 1,820,700	\$ 1,209,693	\$ 1,900,000
Revenue - Other	\$ 152,331	\$ 117,400	\$ 188,751	\$ 142,000
Expenditures	\$ 96,530	\$ 107,910	\$ 57,776	\$ 143,038
Capital Outlay	\$ 1,456,896	\$ 5,022,458	\$ 166,083	\$ 6,440,161
Net Effect Fund Balance	\$ 259,155	\$ 145,656	\$ 1,174,585	\$ 0

The proposed expenditures and revenues for FY2026 have been tentatively approved by the Eagle Urban Renewal Agency by action taken at its Board meeting of August 5, 2025.

Further information may be found at www.eagleurbanrenewal.org

Ashley Squyres
Administrator for the
Eagle Urban Renewal Agency
Pub. August 8 and August 15, 2025

LEGAL NOTICE: CITY OF BOISE ABANDONED VEHICLE SALE UNDER I.S.C. 49-1810, BEGINNING ON 8/20/2025 AT 9AM

THE BOISE POLICE DEPARTMENT WILL HOLD AN ABANDONED VEHICLE SALE FOR THE VEHICLES LISTED BELOW. THE BOISE POLICE DEPARTMENT WILL ACCEPT BIDS ONLINE. VEHICLES WILL BE SOLD ON AN AS IS - WHERE IS BASIS ONLY. ODOMETER READING MAY NOT BE THE ACTUAL MILEAGE. VEHICLES MAY BE VIEWED IN PERSON (IF ALLOWED) BY APPOINTMENT ONLY BY CONTACTING THE CORRESPONDING TOW COMPANIES LISTED BELOW. PAYMENT TERMS ARE CASH, CREDIT CARD, CASHIER'S CHECK, OR MONEY ORDER ONLY. ALL BIDS MUST BE PLACED AT WWW.CITYOFBOISE.ORG/DEPARTMENTS/POLICE/VEHICLE-AUCTION. BIDS WILL BE ACCEPTED 8/20/2025 FROM 9AM TO 4PM. BIDS WILL BE REVIEWED, AND NOTIFICATION WILL BE SENT, VIA PHONE OR EMAIL AFTER THE SALE HAS CLOSED. THE HIGHEST BIDDER WILL HAVE THREE (3) BUSINESS DAYS FROM DATE OF NOTIFICATION TO MAKE PAYMENT AND AN ADDITIONAL TWO (2) BUSINESS DAYS FROM DATE OF PAYMENT TO ARRANGE PICK UP VEHICLE(S) FROM THE TOW COMPANY OR BID WILL DEFAULT TO THE NEXT HIGHEST BIDDER. NO EXCEPTIONS. NOTE: LIEN AMOUNT LISTED IS THE MINIMUM REQUIRED BID. BIDS OF LESS THAN THE LIEN AMOUNT WILL BE VOIDED. SINCE VEHICLES ARE BEING SOLD AS-IS, PLEASE CONTACT THE LISTED COMPANY PRIOR TO VIEW OR VERIFY CURRENT CONDITION PRIOR TO BIDDING.

FIVE STAR TOWING 4256 BANNER ST BOISE, ID 83709 208-888-6663; 2014 FORD F150; VIN: 1FTFX1ET6EKE40377; MILEAGE: EXEMPT; BODY STYLE: PICKUP; REGISTERED/TITLED OWNER: TROY LEE CAOILE 5311 W ARLINGTON ST YAKIMA, WA 98908; LIENHOLDER: OREGON COMMUNITY CREDIT UNION ST PO BOX 77002 SPRINGFIELD, OR 97475; MIN BID: \$1,815.00. 2011 CHEVROLET AVEO; VIN: KL1TG6DE9BB216834; MILEAGE: EXEMPT; BODY STYLE: HATCHBACK; REGISTERED/TITLED OWNER: CICILY APOLLO 2008 S EUCLID AVE BOISE, ID 83706; LIENHOLDER: NONE; MIN BID: \$1703.00. 2018 HYUNDAI ELANTRA; VIN: 5NPD74LF3JH308854; MILEAGE: EXEMPT; BODY STYLE: 4DR; REGISTERED/TITLED OWNER: DOMINIC C FARROW 4440 W FRANKLIN RD BOISE, ID 83705; LIENHOLDER: MOUNTAIN AMERICA FEDERAL CREDIT UNION PO BOX 18489 SALT LAKE CITY, UT 84118; MIN BID: \$1,707.00. 2015 CHEVROLET CAPTIVA; VIN: 3GNAL3EK4FS526213; MILEAGE: EXEMPT; BODY STYLE: SUV; REGISTERED/TITLED OWNER: DA'QUAN JAMAL ROGERS 221 E MAINE AVE APT 309 NAMPA, ID 83686; LINEHOLDER: NONE; MIN BID: \$1,707.00. 2007 BMW Z4; VIN: 4USBU53557LV92535; BODY STYLE: 2DR; REGISTERED/TITLED OWNER: JAMESON ALLEN MADSON 9055 SOLTERBECK LN PAYETTE, ID 83661; LIENHOLDER: RELIABLE CREDIT PO BOX 190112 BOISE, ID 83719; MIN BID: \$1,707.00. BOISE POLICE IMPOUND 208-570-6120, VIN: 2G1W-C583X81297722; MILEAGE: EXEMPT; BODY STYLE: 4DR; REGISTERED/TITLED OWNER: JACOB WARRINGTON 718 3RD ST SE SIDNEY, MT 59270; LIENHOLDER: NONE; MIN BID: \$135.00
IPL0261398
Aug 15,18 2025

NOTICE OF CANDIDATE FILING DEADLINE

City of Eagle, Idaho

NOTICE IS HEREBY GIVEN: That the General Election to be held in and for the City of Eagle, Idaho, will be held on Tuesday, November 4, 2025. The election will be held for the purpose of electing two Council Members for a term of four years.

Candidates for City elected office are required to file a Declaration of Candidacy specifying the office sought and affirming that the individual is a qualified city elector, meaning: at least 18 years of age, a U.S. citizen, the candidate's primary residence must be within the City of Eagle, the address of the candidate's voter registration must match the residence address provided on the candidate's declaration, and the candidate must have resided in the City of Eagle for at least 30 days prior to submitting their declaration.

The Declaration of Candidacy must be filed in person with the Eagle City Clerk and accompanied by either: (1) a nonrefundable filing fee of \$40.00 or (2) a Petition of Candidacy signed by at least five qualified city electors with the signatures verified by the Ada County Clerk's Office.

The deadline for filing Declarations of Candidacy is Friday, August 29, 2025, at 5:00 p.m.(MST). Declarations of Candidacy are available at Eagle City Hall in the office of the City Clerk at 660 E. Civic Lane, Eagle, Idaho from the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday and available to download at www.cityofeagle.org.

Tracy E. Osborn, CMC
City Clerk
IPL0262826
Aug 15 2025

Legals & Public Notices

ORDINANCE NO. 951

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF THE REAL PROPERTY DESCRIBED HEREIN FROM A-R (AGRICULTURAL-RESIDENTIAL) TO MU-DA (MIXED USE WITH A DEVELOPMENT AGREEMENT); AMENDING THE ZONING MAP OF THE CITY OF EAGLE TO REFLECT SAID CHANGE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Eagle, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho; and

WHEREAS, pursuant to Chapter 65, Title 67, Idaho Code, the City of Eagle has the authority to adopt, establish and amend a Zoning Ordinance; and

WHEREAS, Seven Two One LLC, the owners of the real property situated within the City of Eagle and particularly described in Exhibit "A" and shown in Exhibit "B" of this ordinance has requested, in writing, a rezone from A-R (Agricultural-Residential) to MU-DA (Mixed Use with a development agreement); and

WHEREAS, the property described in Exhibit "A" is located at 2603, 2611, 2755 and 2785 West State Street; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on January 6, 2025, as required by Section 67-6509, Idaho Code, and made a recommendation to the Mayor and Council; and

WHEREAS, the Eagle City Council, pursuant to public notice as required by law, held a public hearing on February 11, 2025, on the proposed zoning for the real property described in Exhibit "A" as required by Section 67-6509, Idaho Code, made findings and determined that the requested zoning classification of MU-DA (Mixed Use with a development agreement) for the property described in Exhibit "A" is appropriate to meet the requirements of Idaho Code, Eagle City Code and the Eagle Comprehensive Plan and is hereby granted.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF EAGLE, IDAHO, AS FOLLOWS:

Section 1: The City Council hereby finds and determines that the real property particularly described in Exhibit "A" and shown in Exhibit "B" be removed from the A-R (Agricultural-Residential) zoning classification and included in the MU-DA (Mixed Use with a development agreement) zoning classification pursuant to the Zoning Ordinance of the City of Eagle. The City Council further finds and determines that said zone change is in accordance with the Eagle Comprehensive Plan and relevant City Codes.

Section 2: The described real property generally as shown on Exhibit "B" and located as specifically described in the attached legal description Exhibit "A" all situated in the City of Eagle, Ada County, Idaho, is hereby removed from the A-R (Agricultural-Residential) zoning classification and the real property described in Exhibit "A" is hereby included in the MU-DA (Mixed Use with a development agreement) zoning classification.

Section 3: The official Zoning Map of the City of Eagle, Idaho, is hereby amended to reflect the foregoing change in zoning classification.

Section 4: The provisions of this ordinance are hereby declared to be severable and if any provision of this act or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this ordinance.

Section 5: This ordinance shall take effect and be in force from and after its passage, approval, and one (1) publication of the ordinance in the official newspaper of the City.

Exhibit "B" can be viewed at Eagle City Hall located at 660 East Civic Lane, Eagle, Idaho, 83616.

DATED this 12th day of August 2025.

CITY COUNCIL OF THE CITY OF EAGLE
Ada County, Idaho

Brad Pike, Mayor

ATTEST:
Tracy E. Osborn, Eagle City Clerk

Exhibit A
A Description for
Riverbend Commons Subdivision

A parcel of land located in Government Lot 5 of Section 7, Township 4 North, Range 1 East, Boise-Meridian, City of Eagle, Ada County, Idaho more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 5 from which the Northeast corner of Government Lot 5, bears North 89°08'28" East, 1,320.53 feet; thence on the west boundary line of said Government Lot 5, South 01°08'44" West, 29.90 feet to south right-of-way line of W. State Street (State Highway 44) and the POINT OF BEGINNING;

thence leaving said west boundary line on said south right-of-way line, North 89°41'32" East, 681.24 feet to the northerly prolongation of Stillwater Subdivision No. 1 as filed in Book 115 of Plats at Pages 17198 through 17205, records of Ada County, Idaho;

thence leaving said south right-of-way line on the westerly boundary line of said Stillwater Subdivision No. 1 and the northerly prolongation thereof the following four (4) courses and distances:

South 01°06'54" West, 838.53 feet;

South 89°08'29" West, 100.03 feet;

South 00°04'23" East, 146.85 feet;

South 43°36'03" West, 89.28 feet to the northerly bank of the North Channel of the Boise River;

thence leaving said westerly boundary line on said northerly bank the following five (5) courses and distances:

North 39°25'23" West, 71.25 feet;

North 26°52'38" West, 85.41 feet;

North 57°49'51" West, 84.33 feet;

South 85°38'52" West, 171.30 feet;

North 79°06'08" West, 197.97 feet to the west boundary line of said Government Lot 5;

thence leaving said northerly bank on said west boundary line, North 01°08'44" East, 847.33 feet to the POINT OF BEGINNING.

Containing 14.047 acres, more or less.

End of Description.
IPL0264131
Aug 15 2025

EXHIBIT A

CAPITAL CITY DEVELOPMENT CORPORATION

PROPOSED FISCAL YEAR 2025 AMENDED BUDGET

AN AMENDED 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 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 27, 2025, 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.

	FISCAL YEAR 2023 ACTUAL	FISCAL YEAR 2024 ACTUAL	CURRENT FISCAL YEAR 2025 BUDGET	AMENDED FISCAL YEAR 2025 BUDGET
GENERAL/SPECIAL REVENUE FUNDS:				
GENERAL OPERATIONS FUND				
Transfers	3,482,393	3,686,247	4,746,120	4,520,720
Other	296,330	311,446	299,400	314,231
Total Revenues	3,778,723	3,997,692	5,045,500	4,834,951
Total Expenses	3,778,723	3,997,692	5,045,500	4,834,951
RIVER-MYRTLE / OLD BOISE REV ALLOC FUND*				
Revenue Allocation (Property Tax Increment)	11,445,589	14,747,489	13,969,000	13,959,300
Transfers	32,235	2,002,714	16,899,616	19,988,625
Other	1,331,647	5,019,754	2,350,059	4,019,252
Total Revenues	12,809,471	21,769,958	33,649,677	37,967,177
Total Expenses	12,809,471	21,769,958	33,649,677	37,967,177
WESTSIDE REVENUE ALLOCATION FUND				
Revenue Allocation (Property Tax Increment)	4,252,488	5,504,571	5,800,000	6,196,600
Transfers	1,780,829	(3,444,755)	2,508,760	2,984,738
Other	2,913,791	1,340,363	1,674,000	1,366,000
Total Revenues	8,947,108	3,400,179	10,162,760	10,547,338
Total Expenses	8,947,108	3,400,179	10,162,760	10,547,338
30TH STREET REVENUE ALLOCATION FUND				
Revenue Allocation (Property Tax Increment)	1,223,825	1,514,200	1,500,000	1,630,500
Transfers	(1,156,663)	(977,935)	593,833	(9,263,095)
Other	38,546	56,560	26,500	58,000
Total Revenues	105,708	592,826	2,099,333	1,604,750
Total Expenses	105,708	592,826	2,099,333	1,604,750
SHORELINE REVENUE ALLOCATION FUND				
Revenue Allocation (Property Tax Increment)	546,121	870,239	1,000,000	1,160,000
Transfers	(536,217)	(363,977)	(6,326,999)	(1,124,250)
Other	16,770	25,984	42,000	24,000
Total Revenues	25,674	532,246	420,000	59,750
Total Expenses	25,674	532,246	420,000	59,750
GATEWAY EAST REVENUE ALLOCATION FUND				
Revenue Allocation (Property Tax Increment)	4,438,513	7,781,613	6,300,000	9,487,900
Transfers	(4,244,005)	(6,164,547)	(6,326,999)	(9,263,095)
Other	78,318	176,977	77,500	214,000
Total Revenues	273,226	1,360,713	2,046,101	438,804
Total Expenses	273,226	1,360,713	2,046,101	438,804
STATE STREET REVENUE ALLOCATION FUND				
Revenue Allocation (Property Tax Increment)	872,897	1,621,687	1,700,000	1,771,000
Transfers	(878,317)	(1,587,267)	792,500	(20,435)
Other	5,898	23,862	6,500	36,000
Total Revenues	478	58,280	2,501,000	1,786,565
Total Expenses	478	58,280	2,501,000	1,786,565
PARKING FUND				
Parking Operation	8,864,682	9,140,831	9,188,361	9,399,219
Transfers	(5,527,170)	(6,164,547)	9,951,845	(4,349,301)
Other	395,529	825,540	279,500	615,342
Total Revenues	3,733,041	3,801,823	19,419,706	5,665,260
Total Expenses	3,733,041	3,801,823	19,419,706	5,665,260
TOTAL REVENUES	\$29,673,430	\$35,513,718	\$74,695,377	\$62,904,595
TOTAL EXPENSES	\$29,673,430	\$35,513,718	\$74,695,377	\$62,904,595

**Updated Termination Budget for River Myrtle/Old Boise RAA.*

MOTION TO APPROVE THE PROPOSED AMENDED BUDGET PASSED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO, THIS 11TH DAY OF AUGUST 2025. This is an accurate statement of the proposed expenditures and revenues as presented to the Board of Commissioners for Fiscal Year 2025 as amended. APPROVED BY THE CHAIR OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 11TH DAY OF AUGUST 2025. Latonia Haney Keith, Chair. Joey Chen, Secretary Pro Tempore.

Celebrations

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AGENDA BILL

Agenda Subject: Resolution 1940: Adopt FY2026 Original Budget		Date: August 27, 2025
Staff Contact: Joey Chen, Finance & Administration Director Holli Klitsch, Controller	Attachments: <div>1. Resolution 1940</div> <div>2. Exhibit A: FY2026 Original Budget</div> <div>3. Exhibit B: Published FY2026 Original Budget Summary by fund on Idaho Statesman</div>	
Action Requested: Approve Resolution 1940 adopting the FY2026 Original budget.		

Background:

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

As statutorily required, the FY2026 Original Budget and public hearing notice was published twice in the *Idaho Statesman* newspaper, on August 15 and 22. The Board will conduct the public hearing on the budget beginning at noon, Wednesday, August 27, 2025, at the Agency. When the hearing concludes the Board will consider the adoption of the FY2026 Original budget via Resolution 1940.

Fiscal Notes:

<u>FY2026 Original Budget</u>	<u>\$ 50,064,149</u>
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Exhibit A is the complete FY2026 Original Budget with line-item detail by revenue and expense category and notable change narrative.

Exhibit B is the published FY2026 Original Budget Summary by fund on Idaho Statesman.

Staff Recommendation: Approve Resolution 1940 adopting the FY2026 Original Budget.

Suggested Motion:

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

RESOLUTION NO. 1940

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, TO BE TERMED THE "ANNUAL APPROPRIATION RESOLUTION," APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSE AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES; DIRECTING THE AGENCY EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO THE CITY OF BOISE AND ANY PERSON OR ENTITY ENTITLED TO A COPY OF THE AGENCY'S BUDGET; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2025, and ending September 30, 2026, by virtue of its action at the Agency’s Board meeting of August 11, 2025; and,

WHEREAS, Agency has previously published notice of a public hearing to be conducted on Wednesday, August 27, 2025, at the Agency offices, 121 North 9th Street, Suite 501, Boise, Idaho; and,

WHEREAS, on Wednesday, August 27, 2025, pursuant to Idaho Code Section 50-1002, the Agency held a public hearing at the Agency offices, 121 North 9th Street, Suite 501, Boise,

Idaho, on the proposed budget, a true and correct copy of which is attached hereto as Exhibit A, and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2026; and,

WHEREAS, pursuant to Idaho Code Section 50-2006, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City of Boise on or before September 1, 2025.

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

Section 1: The above statements are true and correct.

Section 2: That the total amount, or so much thereof as may be necessary to defray all expenses and liabilities of the Agency as authorized by law and set forth in Exhibit A, attached hereto and incorporated herein by reference, and the same is hereby appropriated out of any money in the Agency accounts for general, special, and corporate purposes of the Agency for the fiscal year commencing on October 1, 2025, and ending September 30, 2026.

Section 3: That the Agency Executive Director is authorized to submit a copy of this Resolution and the budget to the City of Boise on or before September 1, 2025, and to provide a copy of this Resolution and the budget to any person or entity entitled to receive a copy of the budget.

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

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on August 27, 2025. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 27, 2025.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: _____
Latonia Haney Keith, Chair

ATTEST:

BY: _____
Lauren McLean, Secretary

EXHIBIT A



FY2026 ORIGINAL BUDGET

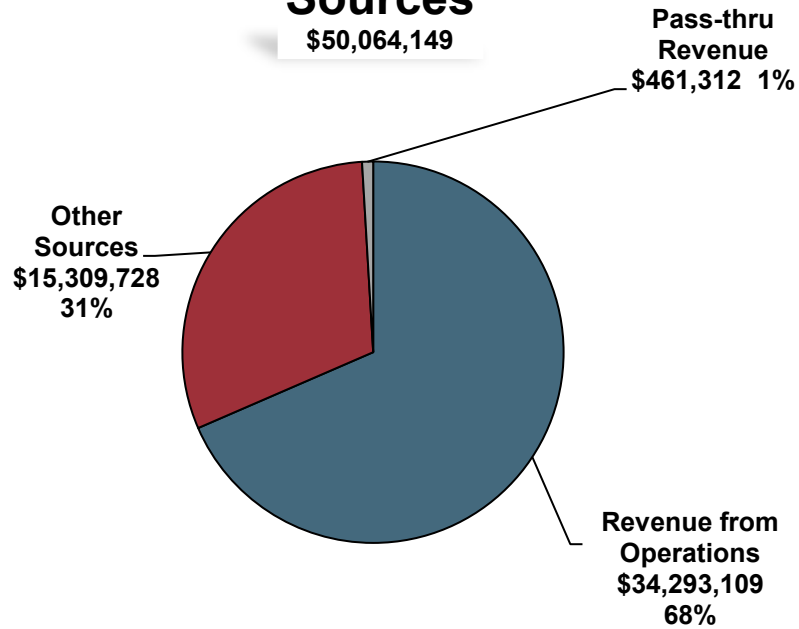
October 1, 2025 - September 30, 2026



FY2026 ORIGINAL Budget

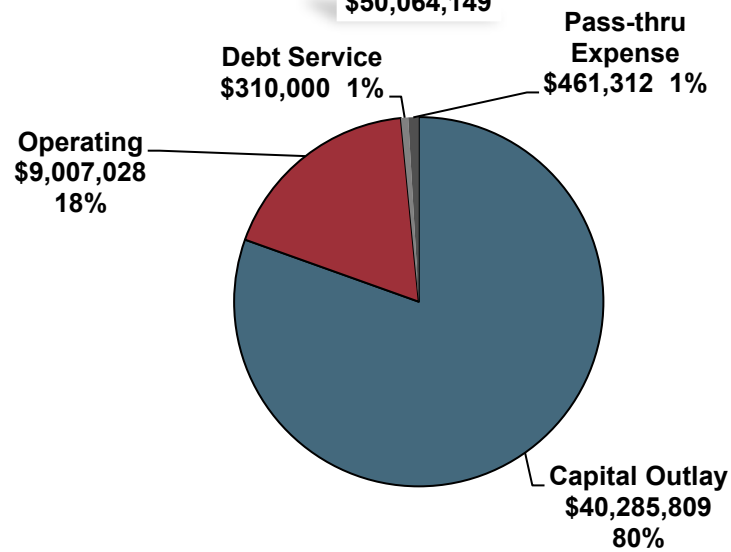
Sources

\$50,064,149



Uses

\$50,064,149



FY2026 ORIGINAL BUDGET REVENUE SUMMARY		2025 CURRENT	2025 AMENDED	2026 ORIGINAL
Revenue from Operations				
* Revenue Allocation (Tax Increment).....		32,100,000	34,215,300	23,900,000
* Parking Revenue.....		9,202,361	9,484,219	9,745,401
Other Revenues (Various Reimbursements).....		3,304,960	4,531,473	647,708
Subtotal		\$ 44,607,321	\$ 48,230,992	\$ 34,293,109
Other Sources				
Misc. Revenues (Grants/Leases/Property Transactions).....		983,500	1,424,342	552,000
Bond Financing.....		-	-	23,000,000
Use of (Transfer to) Working Capital Fund.....		28,645,484	12,790,189	(8,242,272)
Subtotal		\$ 29,628,984	\$ 14,214,531	\$ 15,309,728
Subtotal - Revenue from Operations		\$ 74,236,305	\$ 62,445,523	\$ 49,602,837
Pass-Through Revenue				
Ada County Courthouse Corridor Leases.....		459,072	459,072	461,312
Subtotal		\$ 459,072	\$ 459,072	\$ 461,312
TOTAL REVENUE		\$ 74,695,377	\$ 62,904,595	\$ 50,064,149
EXPENSE SUMMARY				
Operating Expense				
Services & Operations.....		3,441,407	3,179,695	3,520,463
Personnel Costs.....		3,470,000	3,291,000	3,582,030
Facilities Management.....		1,091,480	882,880	724,435
Professional Services		1,413,800	907,666	1,180,100
Subtotal		\$ 9,416,687	\$ 8,261,241	\$ 9,007,028
Debt Service				
Debt Service.....		-	-	310,000
Subtotal		\$ -	\$ -	\$ 310,000
Capital Outlay				
Office Furniture/Computer Equipment.....		80,000	90,000	50,000
* Capital Improvement Projects (part of CIP).....		39,666,196	42,693,223	20,238,733
* Contractual Obligations (part of CIP).....		8,861,303	8,579,840	1,363,890
* Parking Reinvestment Plan (PRP).....		16,054,000	2,688,100	18,506,128
* Mobility Projects.....		158,119	133,119	127,058
Subtotal		\$ 64,819,618	\$ 54,184,282	\$ 40,285,809
Subtotal - Expenses for Operations		\$ 74,236,305	\$ 62,445,523	\$ 49,602,837
Pass-Through Expense				
Ada County Courthouse Corridor Leases.....		459,072	459,072	461,312
Subtotal		\$ 459,072	\$ 459,072	\$ 461,312
TOTAL EXPENSE		\$ 74,695,377	\$ 62,904,595	\$ 50,064,149

* Detail Attached

FY2026 ORIGINAL BUDGET REVENUE DETAIL	2025 CURRENT	2025 AMENDED	2026 ORIGINAL
Revenue Allocation (Tax Increment)			
State Street District.....	1,700,000	1,771,000	2,200,000
Gateway East District.....	8,300,000	9,487,900	11,100,000
Shoreline District.....	1,000,000	1,160,000	1,400,000
30th Street District.....	1,500,000	1,640,500	1,800,000
Westside District.....	5,800,000	6,196,600	7,400,000
River Myrtle-Old Boise District.....	13,800,000	13,959,300	-
Subtotal	32,100,000	34,215,300	23,900,000
	-	-	-
Parking Revenue			
Hourly Parkers.....	6,839,431	6,956,300	7,107,357
Monthly Parkers.....	4,235,386	4,242,787	4,402,374
Validation / Special Events / Violation.....	332,621	402,671	456,890
Hotel Parking Revenue.....	203,903	237,400	244,522
First Hour Free Discount.....	(2,477,980)	(2,494,939)	(2,576,742)
Other Parking Revenues.....	69,000	140,000	111,000
Subtotal	9,202,361	9,484,219	9,745,401
	-	-	-

FY2026 ORIGINAL BUDGET EXPENSE DETAIL	2025 CURRENT	2025 AMENDED	2026 ORIGINAL
Capital Improvement Projects			
State Street District.....	2,448,000	1,768,565	1,312,189
Gateway East District.....	1,455,000	50,000	9,415,000
Shoreline District.....	365,000	39,250	1,825,000
30th Street District.....	1,975,333	1,593,750	1,562,000
Westside District.....	8,322,415	9,441,393	6,124,544
River Myrtle-Old Boise District.....	25,100,448	29,800,265	-
Subtotal	39,666,196	42,693,223	20,238,733
	-	-	-
Contractual Obligations			
State Street District.....	-	-	215,000
Gateway East District.....	536,101	385,804	234,000
Shoreline District.....	-	-	-
30th Street District.....	-	-	257,234
Westside District.....	1,342,345	926,945	657,656
River Myrtle-Old Boise District.....	6,982,857	7,267,091	-
Subtotal	8,861,303	8,579,840	1,363,890
	-	-	-
Parking Reinvestment Plan			
Block 68 South Parking Garage	11,000,000	-	-
New PARCS Equipment Purchase & Installation.....	2,500,000	762,100	888,100
9th & Front Elevator Modernization & Stairwell Enclosure.....	100,000	211,000	6,677,000
^^1010 W. Jefferson St., Public Parking Facility and Commercial Space.....	-	-	9,092,028
All Other Projects.....	2,454,000	1,715,000	1,849,000
Subtotal	16,054,000	2,688,100	18,506,128
	-	-	-
Mobility Projects			
VRT Transit Assessment for Improvements.....	6,619	6,619	6,758
ParkBOI Initiatives.....	25,000	-	25,000
11th Street Mobility.....	16,500	16,500	16,500
Mobility Initiatives.....	50,000	50,000	18,800
City Go Contribution.....	60,000	60,000	60,000
Subtotal	158,119	133,119	127,058
	-	-	-

^^FY2026 original budget includes \$2.8 million in the Westside District for this capital project.



FY2026 ORIGINAL BUDGET

Summary

REVENUE

INCREMENT VALUES

The combined increment value of all taxable property in the Agency's five urban renewal districts is expected to decrease 30 percent since last year, from \$3.8 billion to \$2.7 billion. This significant decrease is due to the sunset of the River Myrtle – Old Boise District in FY2025. For a better comparison, excluding River Myrtle – Old Boise, the total increment value is estimated to increase 18 percent or \$0.4 billion in contrast to the prior year.

Overall, the real estate market continues to trend upwards in the Treasure Valley. The growth rate in the Agency's urban renewal districts continues to outpace City and County levels.

INCREMENT VALUES		
Urban Renewal District	FY2025 Final	FY2026 Estimates
State Street	\$197,153,715	\$249,126,650
Gateway East	\$1,056,218,634	\$1,233,899,115
Shoreline	\$129,134,913	\$159,432,900
30th Street	\$182,621,746	\$199,495,907
Westside	\$689,823,574	\$816,860,140
River Myrtle - Old Boise	\$1,553,982,871	\$0
TOTAL	\$3,808,935,453	\$2,658,814,712

TAX INCREMENT REVENUE

FY2025 amended to FY2026 original total increment revenue is expected to decrease by 30 percent and \$10.3 million to a new total of \$23.9 million. For a better comparison, excluding River Myrtle – Old Boise District, the total increment revenue is estimated to be \$23.9 million which is an 18 percent or \$3.6 million increase from last year for the five active districts.

Based on estimated levy information from several taxing districts, the Agency is projecting a slight increase of 1 percent in the levy rate assumption.

INCREMENT REVENUE			
Urban Renewal District	FY2025 Amended	FY2026 Estimates	\$ Change
State Street	\$1,771,000	\$2,200,000	\$429,000
Gateway East	\$9,487,900	\$11,100,000	\$1,612,100
Shoreline	\$1,160,000	\$1,400,000	\$240,000
30th Street	\$1,640,500	\$1,800,000	\$159,500
Westside	\$6,196,600	\$7,400,000	\$1,203,400
River Myrtle / Old Boise	\$13,959,300	\$0	(\$13,959,300)
TOTAL	\$34,215,300	\$23,900,000	(\$10,315,300)

PARKING REVENUE

Parking revenue is budgeted at \$9.7 million for FY2026, increasing by \$261k in comparison to the FY2025 amended budget.

Hourly Parking Revenue

- Based on current trends, an increase of 2 percent is forecasted for FY2026 over the FY2025 amended budget. This modest increase is anticipated as overall garage visits continue to rise slightly.

Monthly Parking Revenue

- An increase of 4 percent is predicted for this revenue category. All CCDC garages currently have a waitlist and are at, or very near, monthly parker capacity. Over the past 12 months, the oversell ratio has increased at three Agency parking garages resulting in more monthly permits available for purchase.

Parking Rates

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

OTHER REVENUE (Various Reimbursements) of \$648k primarily comprised of:

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

- Bannock Street Streetscape Improvements: 12th Street to 13th Street and 13th Street to 16th Street – (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.

BOND FINANCING – In FY2026, the Agency will bond for \$23 million for the 1010 West Jefferson Street Public Parking Facility and Commercial Space project.

WORKING CAPITAL FUND - FY2026 budget will add \$8.2 million to the working capital fund.

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 \$2.8 million of the total \$3.5 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 assist customers during the new PARCS equipment installation as well as 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 – The Agency is budgeting \$310k for the cost of issuing bonds in FY2026 for the 1010 West Jefferson project.

CAPITAL OUTLAY

Capital Improvement Plan (CIP) Projects

\$20.2 million + \$1.4 million contractual obligations = \$21.6 million total CIP

Highlights of the capital projects planned for FY2026 are the following:

- Westside – Bannock Street Streetscape Improvements, 1010 West Jefferson Street Commercial Space and Public Parking Facility, as well as completing four participation agreements reimbursements.
- 30th Street – Completing a Mobility and Infrastructure Assessment and Public Works led lift station along with multiple participation agreements including the College of Western Idaho River District.
- Shoreline District – Finalizing a partnership with J Fisher on the Capitol Campus project, supporting the Shoreline City Initiative with trash receptacles and bicycling enhancements, and a variety of significant greenbelt improvements and connections.
- Gateway East – Supporting partners on seven private projects that include public infrastructure improvements. Capital projects that extend Lake Hazel Road and improve Eisenman Road and Supply Circle. Forging partnerships with Public Works and Idaho Power on critical power, water, and sewer systems.

- State Street – Continued partnership on six housing development partnerships including issuing a request for proposal on 8306 West State Street. Undergrounding the first of three segments of the Boise Valley canal and capping it with a multi-use pathway.

Parking Reinvestment Plan (PRP) Projects

\$18.5 million. Project summary and amounts are in attached detail pages. Specifically, we want to highlight the following parking projects planned for FY2026:

- 1010 West Jefferson Street Public Parking Facility and Commercial Space budgeted for \$9.1 million in the Parking Fund. Additionally, \$2.8 million is programmed in the Westside District for this project during FY2026.
- 9th and Front Elevator Modernization and Stairwell Enclosure budgeted for \$6.7 million.

Mobility Projects

- \$127k. All budgeted projects and amounts are in attached detail pages.

Pass-Through Revenue and 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 is 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 it is not included in Agency budgets.

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Legals & Public Notices

EXHIBIT A
CAPITAL CITY DEVELOPMENT CORPORATION
PROPOSED FISCAL YEAR 2026 ORIGINAL BUDGET

AN ESTIMATE OF REVENUES AND EXPENSES OF THE CAPITAL CITY DEVELOPMENT CORPORATION FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2025 TO AND INCLUSIVE OF SEPTEMBER 30, 2026 (FISCAL YEAR 2026), 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 2026 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 27, 2025 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.

GENERAL/SPECIAL REVENUE FUNDS:	FISCAL YEAR 2024 ACTUAL	AMENDED FISCAL YEAR 2025 BUDGET	ORIGINAL FISCAL YEAR 2026 BUDGET
GENERAL OPERATIONS FUND			
Transfers	3,686,247	4,520,720	5,055,410
Other	311,446	314,231	309,435
Total Revenues	3,997,692	4,834,951	5,364,845
Total Expenses	3,997,692	4,834,951	5,364,845
RIVER-MYRTLE / OLD BOISE REV ALLOC FUND			
Revenue Allocation (Property Tax Increment)	14,747,489	13,959,300	-
Transfers	2,002,714	19,988,625	-
Other	5,019,754	4,019,252	-
Total Revenues	21,769,958	37,967,177	-
Total Expenses	21,769,958	37,967,177	-
WESTSIDE REVENUE ALLOCATION FUND*			
Revenue Allocation (Property Tax Increment)	5,504,571	6,196,600	7,400,000
Transfers	(3,444,755)	2,984,738	(944,762)
Other	1,340,363	1,366,000	619,962
Total Revenues	3,400,179	10,547,338	7,075,200
Total Expenses	3,400,179	10,547,338	7,075,200
30TH STREET REVENUE ALLOCATION FUND			
Revenue Allocation (Property Tax Increment)	1,514,200	1,640,500	1,800,000
Transfers	(977,935)	(83,750)	45,234
Other	56,560	58,000	29,000
Total Revenues	592,826	1,604,750	1,874,234
Total Expenses	592,826	1,604,750	1,874,234
SHORELINE REVENUE ALLOCATION FUND			
Revenue Allocation (Property Tax Increment)	870,239	1,160,000	1,400,000
Transfers	(363,977)	(1,124,250)	483,000
Other	25,384	24,000	12,000
Total Revenues	532,246	59,750	1,895,000
Total Expenses	532,246	59,750	1,895,000
GATEWAY EAST REVENUE ALLOCATION FUND			
Revenue Allocation (Property Tax Increment)	7,781,613	9,487,900	11,100,000
Transfers	(6,597,777)	(9,263,096)	(9,263,096)
Other	176,877	214,000	107,000
Total Revenues	1,360,713	438,804	9,684,000
Total Expenses	1,360,713	438,804	9,684,000
STATE STREET REVENUE ALLOCATION FUND			
Revenue Allocation (Property Tax Increment)	1,221,687	1,771,000	2,200,000
Transfers	(1,587,267)	(20,435)	(630,811)
Other	23,860	36,000	18,000
Total Revenues	58,280	1,786,565	1,587,189
Total Expenses	58,280	1,786,565	1,587,189
PARKING FUND			
Parking Operation	9,140,831	9,399,219	9,690,401
Transfers	(6,164,547)	(4,349,301)	(10,894,032)
Other	825,540	615,342	23,787,312
Total Revenues	3,801,823	5,665,260	22,583,681
Total Expenses	3,801,823	5,665,260	22,583,681
TOTAL REVENUES	\$35,513,718	\$62,904,595	\$50,064,149
TOTAL EXPENSES	\$35,513,718	\$62,904,595	\$50,064,149

*Preliminary Termination Budget for Westside RAA.

MOTION TO APPROVE THE PROPOSED BUDGET PASSED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO, THIS 11TH DAY OF AUGUST 2025. This is an accurate statement of the proposed expenditures and revenues as presented to the Board of Commissioners for Fiscal Year 2026. APPROVED BY THE CHAIR OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 11TH DAY OF AUGUST 2025. Latonia Haney Keith, Chair Joey Chen, Secretary Pro Tempore.

WESTERN ADA RECREATION DISTRICT

NOTICE IS HEREBY GIVEN to all interested parties that Western Ada Recreation District, a duly constituted recreation district of the State of Idaho, will hold a budget hearing for FY2026 during its regular business meeting on August 12, 2025 at the hour of 12:00 Noon at Meridian City Hall in Meeting Room B.

REVENUES	2024-2025 Current Year Budget	2025-2026 Future Year Budget
	\$ 270.00	\$ 270.00
Ag Replacement Tax	30,000.00	8,530.00
Property Taxes*	20,000.00	7,016.00
Sales Tax Income	\$ -	\$ 6,561.00
Fund Balance Carryover from Previous Fiscal Year		
TOTAL REVENUE & FUND BALANCE CARRYOVER	\$ 50,270.00	\$ 22,377.00
EXPENDITURES		
Bank Service Charges	200.00	200.00
Office Computer & Internet Exp	3,500.00	3,500.00
Insurance Expense	16,000.00	5,577.00
Meals & Entertainment	100.00	100.00
Office Expense	1,000.00	500.00
Public Notices	1,000.00	1,000.00
Accountant fees	8,000.00	-
General Legal	5,000.00	7,500.00
Secretarial Fees	5,000.00	4,000.00
TOTAL REGULAR EXPENDITURES	39,800.00	22,377.00
Other Expenditures		
General Fund Reserve	\$ 10,470.00	\$ -
TOTAL REGULAR AND OTHER EXPENDITURES	\$ 50,270.00	\$ 22,377.00

*FY2026 Property Tax Budget Includes Estimated Personal Property and Delinquent Tax Collections. Western Ada Recreation District Will Not Levy Property Tax in FY2026.

Misc. Legals

NOTICE TO CREDITORS
IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA
IN THE MATTER OF THE ESTATE OF: DEBRA SUE KNOP; Deceased.
Case No. CV01-25-13729

NOTICE TO CREDITORS
NOTICE IS HEREBY GIVEN that Tyler J. Gibson has been appointed Personal Representative of the Estate of Debra Sue Knop. All persons having claims against the Decedent or her Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or said claims will be forever barred. Claims must be: (1) presented to the Co-Personal Representatives in care of Hawley Troxell Ennis & Hawley LLP, P.O. Box 1617, Boise, ID 83701; and (2) filed with the Clerk of the Court, 200 W. Front Street, Boise, ID 83702. DATED: AUGUST 6, 2025. HAWLEY TROXELL ENNIS & HAWLEY LLP
/s/ Jason D. Melville, of the Firm, Attorney for Personal Representative
IPL0261606
Aug 8,15,22 2025

Notices 2 Creditors

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA

IN THE MATTER OF THE ESTATE OF SHARYN BILLS MILES, DECEASED.

CASE NO. CV01-25-10550
NOTICE TO CREDITORS
(I.C. 15-3-801)

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the above-named decedent. All persons having claims against the decedent or the estate are required to present their claims within four months after the date of the first publication of this Notice or said claims will be forever barred.

Claims must be presented to the undersigned at the address indicated below, and filed with the Clerk of the Court.
Dated this August 13, 2025.
/s/ Eva LaciVita
Eva LaciVita, Personal Representative
C/O Kaleena M. Beck
539 S. Fitness Pl., Ste. 120, Eagle, ID 83616
Telephone: 208-321-6384
IPL0264023
Aug 15,22,29 2025

IDAHOSTATESMAN.COM

Notices 2 Creditors

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA

IN THE MATTER OF THE ESTATE OF GEORGE M. HUGHES, DECEASED.

CASE NO. CV01-25-08092
NOTICE TO CREDITORS
(I.C. 15-3-801)

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the above-named decedent. All persons having claims against the decedent or the estate are required to present their claims within four months after the date of the first publication of this Notice or said claims will be forever barred.

Claims must be presented to the undersigned at the address indicated below, and filed with the Clerk of the Court.
Dated this August 5, 2025.
/s/ EMEILITA HUGHES
EMELITA HUGHES, Personal Representative
C/O KENLEY E. GROVER
3045 E. COPPER POINT DR., MERIDIAN, ID 83642
Telephone: 208-288-0608
IPL0261042
Aug 8,15,22 2025

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA

IN THE MATTER OF THE ESTATE OF CLAUDETTE J. KINNEY, DECEASED.

CASE NO. CV01-25-13225
NOTICE TO CREDITORS
(I.C. 15-3-801)

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the above-named decedent. All persons having claims against the decedent or the estate are required to present their claims within four months after the date of the first publication of this Notice or said claims will be forever barred. Claims must be presented to the undersigned at the address indicated below, and filed with the Clerk of the Court.
Dated this July 31, 2025.
/s/ Mitchell S. Wilder
Mitchell S. Wilder, Personal Representative
C/O M. Anne Voss
1910 N Lakes Pl
Telephone: 208-288-4444
IPL0259768
Aug 1,8,15 2025

Notices 2 Creditors

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA

IN THE MATTER OF THE ESTATE OF BELFORD E. COOPER, DECEASED.

CASE NO. CV01-25-06256
NOTICE TO CREDITORS
(I.C. 15-3-801)

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the above-named decedent. All persons having claims against the decedent or the estate are required to present their claims within four months after the date of the first publication of this Notice or said claims will be forever barred.

Claims must be presented to the undersigned at the address indicated below, and filed with the Clerk of the Court.
Dated this August 13, 2025.
/s/ Jesse P. Cooper
Jesse P. Cooper, Personal Representative
C/O Michael C. McClure
851 N Hickory Ave., Ste 107
Telephone: 208-904-4444
IPL0263826
Aug 15,22,29 2025

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA

IN THE MATTER OF THE ESTATE OF KAREN KAY HAZLETT, DECEASED.

CASE NO. CV01-25-14204
NOTICE TO CREDITORS
(I.C. 15-3-801)

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the above-named decedent. All persons having claims against the decedent or the estate are required to present their claims within four months after the date of the first publication of this Notice or said claims will be forever barred.

Claims must be presented to the undersigned at the address indicated below, and filed with the Clerk of the Court.
Dated this August 13, 2025.
/s/ Joshua Daniel Hazlett
Joshua Daniel Hazlett, Personal Representative
C/O Julie Adams DeFord
317 12th Avenue South, Nampa, ID 83651
Telephone: 208-461-3667
IPL0263936
Aug 15,22,29 2025

Summons

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA

SUMMONS BY PUBLICATION
Case No. CV01-25-11445

STACEY S. WEST, Plaintiff,
-vs-
DUSTIN L. WEST, a single man;
FIRST AMERICAN TITLE COMPANY OF IDAHO, INC., nka FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation;
WELLS FARGO BANK, NATIONAL ASSOCIATION;
AUSTIN CREEK NEIGHBORHOOD ASSOCIATION, INC., an Idaho corporation; and
DOES I – X whose true names are unknown, Defendants.

– NOTICE –
YOU HAVE BEEN SUED BY THE ABOVE-NAMED PLAINTIFF.
THE COURT MAY ENTER JUDGMENT AGAINST YOU WITHOUT FURTHER NOTICE UNLESS YOU RESPOND WITHIN 21 DAYS.
READ THE INFORMATION BELOW

TO: **DOES I – X**

YOU ARE HEREBY NOTIFIED that to defend this lawsuit, an appropriate written response must be filed with the above-designated court at the **Ada County Courthouse**, located at **200 W. Front St., Boise, ID 83702**, telephone number **208-287-6900** within **twenty-one (21)** days after the last publication of this Summons. If you fail to respond, the court may enter judgment against you as demanded by the Plaintiff in the Complaint. A copy of the Summons and Complaint can be obtained by contacting either the Clerk of the Court or the attorney for Plaintiff. If you wish to seek the advice of or representation by an attorney in this matter, you should do so promptly so that your written response, if any, may be filed in time and other legal rights protected.

An appropriate written response requires compliance with Rule 2 of the Idaho Rules of Civil Procedure, and shall also include:

1. The title and number of this case;
2. If your response is an Answer to the Complaint, it must contain certain admissions or denials of the separate allegations of the Complaint and other defenses you may claim;
3. Your signature, mailing address and telephone number, or the signature, mailing address and telephone number of your attorney; and
4. Proof of mailing or delivery of a copy of your response to Plaintiff's attorneys using the following contact information:

JOHNSON MAY
199 N. Capitol Blvd., Suite 200, Boise ID 83702
T | 208-384-8588
I.R.E.F.S. 18(a) | wbj.eserve@johnsonmaylaw.com sfk.eserve@johnsonmaylaw.com
krs.eserve@johnsonmaylaw.com

To determine whether you must pay a filing fee with your response, contact the Clerk of the above-named Court.

The nature of the claim against you is for quiet title, partition of real property, and unjust enrichment.

DATED 08/12/2025 2:06 PM TRENT TRIPPLE, Clerk of the Court

/s/ Deputy Clerk
IPL0263757

Aug 15,22,29,Sep 5 2025

Notices 2 Creditors

Joshua C. Dickinson (ISB #11103)
GIVENS PURSLEY LLP
601 W. Bannock St.
P.O. Box 2720
Boise, Idaho 83701-2720
Telephone: 208-388-1200
Facsimile: 208-388-1300
E-Mail: joshdickinson@givenspursley.com
18841086_1 [18092-1]

Attorneys for Personal Representative

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA

In the Matter of the Estate of:
PAUL R. JACOBSEN,
Deceased.

CASE NO. CV01-25-12391

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the above-named decedent. All persons having claims against the decedent or the estate are required to present their claims within four months after the date of the first publication of this Notice or said claims will be forever barred.

Claims must be presented to the undersigned at the address indicated and filed with the Clerk of the Court.

DATED:8/12/2025

Andrea A. Jacobsen
5285 E. Arrow Junction Drive
Boise, Idaho 83716

IPL0263464

Aug 15,22,29 2025

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA

IN THE MATTER OF THE ESTATE OF GERALD TRACY A.K.A. JERRY TRACY AND MARSHA TRACY, HUSBAND AND WIFE, DECEASED.

CASE NO. CV01-25-02523
NOTICE TO CREDITORS
(I.C. 15-3-801)

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the above-named decedent. All persons having claims against the decedent or the estate are required to present their claims within four months after the date of the first publication of this Notice or said claims will be forever barred.

Claims must be presented to the undersigned at the address indicated below, and filed with the Clerk of the Court.
Dated this August 12, 2025.
/s/ ROCHELLE LAUGHLIN
ROCHELLE LAUGHLIN, Personal Representative
C/O IDAHO ESTATE PLANNING
453 S. FITNESS PLAZA
Telephone: (208) 939-7658
IPL0263474
Aug 15,22,29 2025

NOTICE TO CREDITORS

Jonathan R. Bauer
TYREE BAUER BALDNER, PLLC
618 W. Franklin St.
Boise, ID 83702
Telephone: 208.918.8120
Facsimile: 208.918.8114
ISB No. 7021
Email: jon@tyreebauer.com

Attorneys for Personal Representative

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA

IN THE MATTER OF THE ESTATE OF BILLIE B. STILSON, JR., Deceased.

Case No. CV01-25-13105
NOTICE TO CREDITORS
(I.C. 15-3-801)

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the above-named decedent. All persons having claims against the decedent or the estate are required to present their claims within four months after the date of the first publication of this Notice or said claims will be forever barred.

Claims must be presented to the undersigned at the address indicated and filed with the Clerk of the Court.

DATED: 07/30/2025.

Trang Sparks
c/o Jonathan R. Bauer
Tyree Bauer Baldner, PLLC
618 W. Franklin St.
Boise, ID 83702
(208) 918-8120

IPL0260849

Aug 8,15,22 2025

Idaho Statesman
jobs.idahostatesman.com

Summons

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF

THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA
Tridoc, Inc., an Ohio Corporation, Plaintiff, vs.
The Heirs and or Devisees of Albert E. Blaser and Ruth L. Blaser, deceased husband and wife, Drainage District No. 3, and any Current Occupants, Does I-X. Defendants.

NOTICE: YOU HAVE BEEN SUED BY TRIDOC, INC., THE ABOVE-NAMED PLAINTIFF IN AND FOR ADA COUNTY, IDAHO, CASE NO. CV01-25-06349.

TO: DEFENDANTS THE HEIRS AND OR DEVISEES OF ALBERT E. BLASER AND RUTH L. BLASER AND DOES I-X:

The nature of the claim against you is for adverse possession, to quiet title and for declaratory judgment relating to a parcel of residential real estate more particularly described in the Complaint on file in this matter.

Any time after 21 days following the last publication of this summons, the court may enter a judgment against you without further notice, unless prior to that time you have filed a written response in the proper form, including the Case No., and paid any required filing fee to the Clerk of the Court at 200 W. Front Street, Boise, Idaho 83702 (208) 287-6900 and served a copy of your response to Plaintiff's attorney at Varin Thomas LLC, 242 N. 8th Street, Suite 220, Boise, Idaho 83702 (208) 345-6021.

A copy of the Summons and Complaint can be obtained by contacting either the Clerk of the Court or the attorney for Plaintiff. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter.

IPL0257268

Jul 25,Aug 1,8,15 2025

Summons-Publication

KRISTOFFER SPERRY, ISB# 8749
KRISTOFFER SPERRY LAW, PLLC
1960 S. MERIDIAN RD.
MERIDIAN, ID 83642
Telephone: (208) 609-9005
!court: efilings@ksperrylaw.com Attorneys for Plaintiff
Filed: 08/12/2025 14:01:52
Fourth Judicial District, Ada County
Trent Triple, Clerk of the Court By: Deputy Clerk - Rowell, Eric

Judge Adam Dingeldein

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA

ACTION COLLECTION SERVICE INC., An Idaho Corporation Plaintiff, vs.

KAYLAHDUNN KAYLA HANZEL, Defendant (s
Case No. CV01-25-07005 SUMMONS - PUBLICATION

To: KAYLAH DUNN and KAYLA HANZEL,

You have been sued by ACTION COLLECTION SERVICE, the Plaintiff, in the District Court in and for Ada County, Idaho, Case No. CV01-25-07005 The nature of the claim against you is for Breach of Contract.

Any time after 21 days following the last publication of this summons, the court may enter a judgment against you without further notice, unless prior to that time you have filed a written response in the proper form, including the Case No., and paid any required filing fee to the Clerk of the Court at 200 W. Front Street, Boise, Idaho 83702 (208) 287-6900 and served a copy of your response on the Plaintiff's attorney at Kristoffer Sperry Law PLLC, 1960 S Meridian Rd. Meridian, Idaho 83642.

A copy of the Summons and Complaint can be obtained by contacting either the Clerk of the Court or the attorney for Plaintiff. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter.

DATED: 8/12/2025 2:04:00 PM CLERK OF THE DISTRICT COURT

Trent Triple

By:Eric Rowell

Deputy Clerk

IPL0263435

Aug 15,22,29,Sep 5 2025

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AGENDA BILL

Agenda Subject: Consider Resolution 1941: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Task Order 24-004 for Professional Design Services with KPFF, Inc.		Date: August 27, 2025
Staff Contact: Alexandra Monjar, Senior Project Manager Kassi Brown, Project Manager	Attachments: A. Resolution 1941 B. Task Order 24-004	
Action Requested: Adopt Resolution 1941 approving and authorizing the execution of Task Order 24-004 with KPFF, Inc., for Professional Design Services on the 1010 W. Jefferson Street Commercial Space and Public Parking Facility.		

Background:

The 1010 W. Jefferson Street Commercial Space and Public Parking Facility ("1010 Project") advances the goals of the Westside Urban Renewal District by developing a mixed-use public parking facility at 1010 W. Jefferson Street that will serve existing and future businesses and the surrounding community. The 6.5-story structure will provide approximately 425 parking stalls, 22,000 +/- square feet of active ground floor commercial space, including a 12,000 +/- square-foot early learning education center, public secure bicycle storage for approximately 35 bicycles, rooftop photovoltaic system to offset power use and electric vehicle charging for 1% of total stalls with utility capacity to upgrade to 20%. The project is anchored by an 11th Street public plaza that includes retail patio space, family amenities and guides pedestrians inward toward the ground floor commercial spaces and public parking stair tower.

With this project, the Agency aims to create a welcoming, safe and lasting community asset that reflects Boise's identity, catalyzes surrounding development, expands mobility options and fosters connection for all who live, work and visit downtown. The project vision is guided by seven principles: catalyze urban development; welcoming community hub; safe, functional and accessible experience; lasting public investment; expand mobility options; cultivate Boise aesthetic and urban environment; and advance environmental stewardship. These principles guide the project team in making informed decisions, proactively resolving challenges and ensuring that the project stays aligned with the broader goals and needs of the community.

The Agency's initial public outreach and engagement for the 1010 Project has included discussions with stakeholders and potential parking customers, collaboration with other government agencies and public neighborhood meetings. The Agency plans to engage the public to gather input on potential elements in the public right of way and plaza areas such as public art, interpretive installations and interactive street furniture.

Design Team:

In January 2025, the Agency procured a professional design team through a qualifications-based selection process to design and engineer the 1010 Project. An evaluation panel reviewed proposals and selected KPFF, Inc. as the Design Professional of Record. KPFF, Inc. is responsible for providing full services as the prime consultant, including management of the subconsultant team which consists of:

- Architectural Services: Pivot North Architecture
- Civil Engineering and Landscape Architecture: The Land Group, Inc.
- Mechanical/Electrical Engineering: Cator Ruma & Associates Co.
- Geotechnical Services: Atlas Technical Consultants LLC

The Agency engaged KPFF, Inc. under Task Order 24-001 for project initiation, visioning and development of the project's guiding principles. KPFF, Inc. participated in CM/GC selection, provided geotechnical services and assisted with stakeholder engagement planning.

On February 10, 2025, the Board adopted Resolution 1913, authorizing Task Order 24-002 with KPFF, Inc. for concept design and entitlements. As part of Task Order 24-002, KPFF, Inc. completed the ALTA survey, produced concept design alternatives and submitted the preferred design package under City of Boise Design Review application DRH25-00227, which received approval on August 13, 2025.

On April 15, 2025, the Agency executed Task Order 24-003 with KPFF, Inc. authorizing services for a parking demand analysis and life cycle cost analysis. The Agency will use insights from these reports to model potential demand and revenue, and plan for future capital expenses.

Task Order 24-004 for KPFF, Inc. includes architecture and engineering services necessary to complete the 1010 Project. The scope of work includes the services and deliverables needed for each remaining project phase: design development, construction documentation, permitting and bidding, and construction administration. KPFF, Inc. will continue as the Design Professional of Record providing subconsultant management and self-performing functional parking and structural engineering services. Throughout these phases of work, KPFF, Inc. and its subconsultants will also coordinate with the agency's CM/GC, Okland Construction, provide public engagement support and assist with condominium platting.

Project Timeline:

Upon approval of Task Order 24-004, KPFF, Inc. will commence work on design development. The 1010 Project will be before the Board again in Fall 2025 for a work session on Condominium Disposition followed by further reviews and requests for approval related to financing, real estate agreements and construction contracts.

The following timeline outlines the 1010 Project's anticipated milestones:

- February 2026: 95% Construction Documents
- Spring 2026: Permitting and Bidding
- July 2026: CCDC Board Approval – Construction GMP
- Summer 2026: Construction Begins
- Fall 2027: Construction Completion/Certificate of Occupancy

Fiscal Notes:

The FY2026 budget includes sufficient funds for Task Order 24-004 not to exceed amount of \$1,949,690.

Staff Recommendation:

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

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.

RESOLUTION NO. 1941

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 TASK ORDER 24-004 WITH KPFF, INC. FOR PROFESSIONAL DESIGN SERVICES FOR THE 1010 W. JEFFERSON STREET COMMERCIAL SPACE AND PUBLIC PARKING FACILITY PROJECT; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE TASK ORDER 24-004 AND TAKE ALL NECESSARY ACTION TO IMPLEMENT THIS RESOLUTION, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING THE EXPENDITURE OF FUNDS INCLUDING A CONTINGENCY FOR UNFORSEEN EXPENSES; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the Agency is empowered by the Act to construct off-street parking facilities, to issue bonds, to finance the construction, operation, and maintenance of such facilities, and to enter into agreements necessary or convenient to the exercise of such powers; and,

WHEREAS, the Agency owns and operates the ParkBOI public parking system ("ParkBOI") which includes six (6) public parking garages with 3,154 spaces, in part as a significant investment in implementing the Downtown Urban Renewal Plans and providing for economic growth in downtown Boise; and,

WHEREAS, using the real property it owns, addressed as 1010 W. Jefferson Street, Boise, the Agency intends to develop a mixed-use, multi-story, commercial space and public parking and mobility facility to further enhance economic vitality and achieve the objectives of the Westside Plan; and,

WHEREAS, in November 2024 the Agency issued a Request for Qualifications to its on call list of structural Design Professionals and selected KPFF, Inc. to provide prime project management, project initiation and visioning, Construction Manager / General Contractor selection, stakeholder identification and engagement, review of existing studies related to parking structures, and certain geotechnical services (the "Professional Design Services") for the Agency's first phase of the 1010 W. Jefferson Street Commercial Space and Parking Facility (the "Project"); and,

WHEREAS, on February 4, 2025, the Agency Executive Director executed Task Order 24-001 with KPFF, Inc., in the amount of \$89,780 for the Professional Design Services on the Project; and,

WHEREAS, the Agency Board of Commissioners adopted Resolution 1913 on February 10, 2025, approving KPFF, Inc. as the Structural Engineer of Record for the Project and authorizing Task Order 24-002 for ongoing project management and stakeholder coordination, development of three design concepts and, engaging authorities having jurisdiction to obtain entitlements, design and project management through the City of Boise design review process, and CM/GC pricing exercises; and,

WHEREAS, on April 15, 2025, the Agency Executive Director executed Task Order 24-003 with KPFF, Inc., in the amount of \$60,080, authorizing services for a parking demand analysis and life cycle cost analysis; and,

WHEREAS, the Agency Board of Commissioners adopted Resolution 1934 on June 9, 2025, authorizing additional Professional Design Services and more time to Task Order 24-002 to further develop the preferred concept design, including façade workshops, ground floor layout enhancement and other key design elements that influence the project's objectives; and,

WHEREAS, the Agency and KPFF, Inc. now desire to advance the project through completion; and,

WHEREAS, KPFF, Inc. submitted a proposal to the Agency for the following Professional Design Services involved in the Project: public engagement support, condominium platting, design development, construction documents, permitting and bidding services, and construction administration services; and,

WHEREAS, attached hereto as Exhibit A, and incorporated herein as if set forth in full, is Task Order 24-004 and exhibits thereto ("Agreement") with KPFF, Inc., whereby KPFF, Inc. will complete the professional services necessary to bring the Project through completion as described therein; and,

WHEREAS, the Agency Board finds it in the best public interest to approve Task Order 24-004 with KPFF, Inc. 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 Task Order 24-004 between the Agency and KPFF, Inc., attached hereto as EXHIBIT A and incorporated herein by reference, is hereby approved.

Section 3: That the Agency Executive Director is hereby authorized to execute Task Order 24-004 with KPFF, Inc. for an amount not to exceed ONE MILLION NINE HUNDRED FORTY-NINE THOUSAND SIX HUNDRED NINETY DOLLARS (\$1,949,690), and further, is hereby authorized to execute all necessary documents required to implement Task Order 24-004, subject to representation by Agency legal counsel that all necessary conditions have been met.

Section 4: That the Agency Executive Director is authorized to expend funds for the professional design services detailed in Task Order 24-004 plus up ten percent (10%) for contingencies if determined necessary in his best judgment.

Section 5: 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 27, 2025. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 27, 2025.

URBAN RENEWAL AGENCY OF BOISE CITY

ATTEST: By: _____
Latonia Haney Keith, Chair

By: _____
Lauren McLean, Secretary



KPFF, INC.
2024-2029 ON CALL PROFESSIONAL SERVICES AGREEMENT

TASK ORDER # 24-004

CONSULTANT: Use the Project Name and PO# 250111 on all project-related invoices.

TO: Judsen Williams, Principal
KPFF, Inc. ("CONSULTANT")
412 E Parkcenter Boulevard, Suite 200
Boise, Idaho 83706
208-336-6985
judsen.williams@kpff.com

FROM: John Brunelle, Executive Director
Capital City Development Corporation ("CCDC")
121 N. 9th Street, Suite 501
Boise, Idaho 83702
#208-384-4264
jbrunelle@ccdcboise.com

ORIGINAL AGREEMENT: 2024-2029 On-Call Professional Services Agreement
AGREEMENT DATE: August 26, 2024

TASK ORDER DATE: _____
NOT TO EXCEED: **\$1,949,690**

1. **PROJECT NAME:** 1010 W. Jefferson Street Commercial Space and Public Parking Facility
2. **PROJECT DESCRIPTION**
CCDC has the need for professional design services to continue to lead a multi-discipline team, coordinate design process and help administer the 1010 W. Jefferson Street Commercial Space and Public Parking Facility (the "Project"). The Project is utilizing the Construction Manager / General Contractor delivery method and involves other agencies and stakeholders. CCDC now desires CONSULTANT to provide continued project management, public engagement support, condominium platting services, design development, final design, permitting approvals, construction documents, bidding support, and construction administration services for the Project.

CONSULTANT will coordinate the Scope of Services with specific SUBCONSULTANTS who will perform certain tasks, including: civil engineering, landscape architecture, architecture, and mechanical/electrical engineering services as detailed in Exhibit A.

3. SERVICES TO BE PERFORMED (“Scope of Services” or “Scope”)

CONSULTANT shall perform the Scope of Services described in CONSULTANT’S Proposal dated August 20, 2025, attached hereto as Exhibit A. (“Scope of Services” or “Scope”). CONSULTANT shall not incur charges for the Scope of Services in excess of the not-to-exceed amount for this Task Order without prior written approval from CCDC. CCDC’s signature on this Task Order serves as Notice to Proceed.

4. SUBCONSULTANT(S); COORDINATION WITH OTHER CONSULTANT(S)

CONSULTANT intends to hire Pivot North Architecture, The Land Group, Inc., and Cator Ruma & Associates, Co. as SUBCONSULTANTS to complete the Scope of Services.

- (a) CCDC hereby approves Pivot North Architecture, The Land Group, Inc., and Cator Ruma & Associates, Co. as SUBCONSULTANTS to this Task Order. CONSULTANT shall require the SUBCONSULTANTS to obtain at their sole cost and expense and thereafter maintain for the term of this Task Order at least the minimum insurance coverages set forth below. Payment for services of the SUBCONSULTANTS shall be the CONSULTANT’S responsibility.
- (b) Prior to performance of services, each SUBCONSULTANT shall provide evidence in the form of insurance certificate(s) to CONSULTANT that SUBCONSULTANT has the following insurance coverages:
 - (1) SUBCONSULTANT shall maintain in full force and effect worker’s compensation and employer’s liability insurance as required by applicable law or regulation.
 - (2) SUBCONSULTANT agrees to obtain and keep in force during the term of this Agreement an occurrence-based (rather than a claims-made based) commercial general liability insurance policy with minimum coverage of \$1,000,000 per occurrence, and a minimum aggregate policy limit of \$2,000,000. The commercial general liability insurance policy shall name CCDC as an Additional Insured and protect its officers, agents and employees from and against any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with SUBCONSULTANTS negligence during the performance of this Agreement.
 - (3) SUBCONSULTANT agrees to obtain and keep in force during the term of this Agreement a professional liability insurance policy with minimum coverage of \$1,000,000 per claim and a minimum aggregate policy limit of \$1,000,000.
- (c) CONSULTANT shall keep copies of the SUBCONSULTANTS’ insurance certificates on file for at least one (1) year following completion and acceptance of the services performed under this Task Order and shall provide the insurance certificate(s) to CCDC within seven (7) days if so requested by CCDC.

5. PAYMENT

- (a) Amount and Method of Payment. The total amount paid for this Task Order #24-004 shall be an amount not to exceed **ONE MILLION NINE HUNDRED FORTY-NINE THOUSAND SIX HUNDRED NINETY DOLLARS (\$1,949,690)**. CCDC shall pay CONSULTANT for the Scope of Services performed under this Task Order based on time and materials expended on the Scope at the agreed upon rate(s).
- (b) Reimbursable Expenses. Payment for reimbursable expenses shall be included in the not-to-exceed limit of **\$1,949,690**.
- (c) Subconsultants. Payment to SUBCONSULTANTS is included in the not-to-exceed amount of \$1,949,690 for this Task Order. CONSULTANT shall assume responsibility for the amount and schedule of payments to the SUBCONSULTANTS.
- (d) Invoices. CONSULTANT shall invoice CCDC for payment. Invoices shall be in a format acceptable to CCDC, and shall include the **PO# 250111** on the invoice. Each invoice shall specify charges as they relate to the tasks in the Scope of Services. Each invoice shall also specify current billing and previous payments, with a total of cost incurred and payments made to date.
- (e) NOTICE REQUIRED PRIOR TO OVERAGES. CONSULTANT must notify CCDC if CONSULTANT anticipates that costs for the Scope of Services will exceed the not-to-exceed limit set for this Task Order.

6. SCHEDULE

CONSULTANT shall begin work upon execution of this Task Order and work diligently toward completion of the Scope of Services as outlined below:

Design Development	August 22, 2025 - October 20, 2025
Construction Documents (50%)	December 12, 2025
Construction Documents (95%)	February 6, 2026
Permitting and Bidding	March 9, 2026 - May 26, 2026
Construction Administration	July 14, 2026 - October 26, 2027

Additional Services to complete the project will be delivered under separate task orders.

7. DELIVERABLES / COPIES OF PRODUCTS

CONSULTANT shall provide CCDC with the deliverables described in the Scope of Services. CONSULTANT shall submit revised work products if requested by CCDC.

8. CONTRACT TERMS

Terms of the 2024-2029 On-Call Professional Services Agreement between CCDC and CONSULTANT shall apply to the services performed and work products created under this Task Order, which Agreement was signed by CCDC and CONSULTANT and has an effective date of August 26, 2024.

End of Task Order #24-004 / Signatures appear on next page

IN WITNESS WHEREOF, CCDC and CONSULTANT have executed this Task Order as of the date last written below.

CAPITAL CITY DEVELOPMENT CORP.

**CONSULTANT:
KPFF, INC.**

John Brunelle, Executive Director



Judsen Williams, PE, SE, Principal

Date: _____

Date: 8-21-25

Exhibits

A: CONSULTANT's Proposal dated August 22, 2025

Budget Info / For Office Use	
Fund/District	303
Account	6250
Activity Code	25019
PO #	250111
TO Completion	October 26, 2027



August 20, 2025

Kassi Brown, Project Manager
Capital City Development Corporation
121 N 9th Street, Suite 501
Boise, Idaho 83702

Re: 1010 W. Jefferson Street Commercial Space and Public Parking Facility – Task Order-04
Proposal for Project Management Services and Design Services
KPFF Project #10212400187

Dear Kassi:

We are pleased to submit this proposal for design and project management services required for the above-referenced project. This proposal is based on our work to date on the project and the Design Review Deliverables presented at the Design Review Hearing on August 13, 2025, as well as our understanding of the project as outlined in the project description below.

PROJECT DESCRIPTION

We understand that the project consists of the design of a 6.5-story, 427 stall public parking facility with ground floor commercial space in Boise, Idaho. The building will be located at 1010 W. Jefferson Street with an estimated construction budget of \$30,000,000. The design duration will be 10 months, and the construction duration will be 16 months. The building will be owned by CCDC and operated by ParkBOI with Car Park's support as a contractor to ParkBOI. The 6.5-story parking facility includes an activated ground floor with the following spaces and amenities:

- Commercial Space for Condo Sell
 - The project will provide 6,599-sf of commercial space that may be divided into a minimum of 3 and maximum of 5 commercial spaces.
 - The commercial spaces will be sold as condos and individually owned and managed by the owner.
- Early Learning Center
 - The YMCA will own and operate the 10,000-sf early learning center and a 2,000-sf outdoor play area.
- BikeBOI
 - As part of ParkBOI, a 651-sf bike storage facility will be owned by CCDC and operated by ParkBOI.
- Parking, Back of House Areas, and Staircases
 - The remainder of the building will be owned by CCDC and operated by ParkBOI. Some back of house and circulation will be commonly owned by the Condominium Owner's Association.
- Site work
 - Site work as outlined in the DR and SD drawings will extend across the entire parcel including the alley, street frontages, and newly created plaza on 11th Street.
- EV Charging Stations

Kassi Brown, Capital City Development Corporation
1010 W. Jefferson Street Commercial Space and Public Parking Facility – Task Order-04
Proposal for Project Management Services and Design Services
KPFF Project #10212400187
August 20, 2025

- The project will provide EV charging stations at designated stalls. On opening day, 1% of the total stalls will be ready for EV charging with 20% of all the stalls capable of EV charging in the future.
- Rooftop Solar Power Generation
 - A rooftop solar panel structure will be provided with the capabilities to generate solar power up to the city's limit of 100kW of power.

The project is guided by CCDC's vision to "help the Boise community thrive in a sustainable economy where an exceptionally built environment and excellent business opportunities are in perfect balance" and the mission to "ignite diverse economic growth, build attractive urban centers, and promote healthy community design."

The design team, in collaboration with CCDC, developed a project mantra and guiding principles which are as follows:

Project Mantra:

Excellence in Execution – 1010 W. Jefferson Street supports the needs of our growing community, is designed and executed on time, within budget, and with uncompromising quality. Through collaboration, innovation, and attention to detail, it balances functionality, sustainability, and visionary design ensuring a seamless experience for all.

Guiding Principles:

*Catalyze Urban Development
Welcoming Community Hub
Safe, Functional & Accessible Experience
Lasting Public Investment
Expand Mobility Options
Cultivate Boise Aesthetic & Urban Environment
Advance Environmental Stewardship*

These principles along with CCDC's vision and mission (see Attachment A) have guided the development of the Design Review Hearing Deliverables thus far and will continue to shape the project through construction.

Kassi Brown, Capital City Development Corporation
1010 W. Jefferson Street Commercial Space and Public Parking Facility – Task Order-04
Proposal for Project Management Services and Design Services
KPFF Project #10212400187
August 20, 2025

SCOPE OF WORK

Our scope of work for task order 04 will consist of the following:

PRIME PROJECT MANAGEMENT SCOPE:

KPFF will perform project management of the project design team as the lead consultant with subconsultant contracts for Civil Engineering and Landscape Architecture with The Land Group, Architecture with Pivot North Architecture, and Mechanical/Electrical Engineering with Cator Ruma— See Attachment C and D for subconsultant hourly rates and proposals. Specifically, KPFF will provide the following as part of prime project management for Task Order-04:

1. Subconsultant Oversight and Project Coordination – this scope is included in each task outlined below in bullets 2 – 9:
 - a. KPFF will work with subconsultants to deliver the items outlined below in bullets 2 – 9.
 - b. KPFF will coordinate design direction with all subconsultants.
 - c. KPFF will provide quality control and quality assurance of all drawings for the entirety of the project, including KPFF’s drawings and subconsultant drawings. KPFF will review all subconsultant drawings and coordinate across disciplines to mitigate conflicts, promote functional system connections across disciplines, and minimize the loss of functional spaces due to utility conflicts.
 - d. KPFF will review subconsultant invoices.
 - e. As part of the project coordination, KPFF will work with CCDC to incorporate CCDC’s owner generated feedback and Okland’s constructability feedback. For each deliverable, this feedback will be captured at the 100% DD Deliverable, 50% CD Deliverable and 95% CD Deliverable. The feedback will be captured as follows:
 - i. KPFF will upload the Design Deliverable to the Owner Review Bluebeam Session and schedule an in-person page turn meeting.
 - ii. CCDC will provide their comments on the drawings in the Bluebeam session during the CCDC review period.
 - iii. KPFF will save down the comments and issue to the design team for incorporation. Items that are not easily incorporated will be added to the Stakeholder Coordination Log (Design Tracker) excel spreadsheet and discussed at the in-person page turn meeting.
 - f. As part of the project coordination efforts, KPFF will conduct design team coordination meetings as needed between the appropriate subconsultant and stakeholders. Stakeholders include but are not limited to:
 - i. Okland
 - ii. YMCA and their architects
 - iii. ParkBOI
 - iv. Car Park
 - v. Commercial Space Buyers and their respective architects
 - vi. City of Boise
 - vii. Ada County Highway District
 - viii. Idaho Transportation Department
 - ix. Idaho Power
 - x. Utility Providers

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- xi. Electric Vehicle Charging Manufacturers
 - xii. License Plate Recognition Manufacturer
- 2. TO-04.01 Design Development Oversight and Coordination:
 - a. Weekly Design Team Coordination Meetings with subconsultants
 - b. Weekly PM/PM meetings with CCDC and Okland
 - c. Deliverables:
 - i. 60% DD Deliverable with cost estimate and pricing support to Okland
 - ii. 100% DD Deliverable
- 3. TO-04.02 Construction Document Oversight and Coordination:
 - a. Weekly Design Team Coordination Meetings with subconsultants
 - b. Weekly PM/PM meetings with CCDC and Okland
 - c. Deliverables:
 - i. 50% CD Deliverable with cost estimate and pricing support to Okland
 - ii. 95% CD / Permit Submittal including drawings, calculations, and book specifications
- 4. TO-04.03 Permitting and Bidding Oversight and Coordination:
 - a. Weekly Design Team Coordination Meetings with subconsultants
 - b. Weekly PM/PM meetings with CCDC and Okland
 - c. Provide and process all documents and application material required to receive AHJ permit approval. KPFF will take the lead in correspondence with the AHJ(s) and uploading the appropriate documentation.
 - d. This proposal includes 2 rounds of AHJ comments and 2 drawing revisions / addenda to address bidder RFI's and plan check comments culminating in a 100% Construction Document / "Issue for Construction" set.
 - e. Deliverables:
 - i. 100% Construction Document / Issue For Construction Deliverable
- 5. TO-04.04 Construction Administration Oversight and Coordination
 - a. Weekly OAC meetings are included for the 16-month construction duration, which includes preparation of meeting agendas and minutes
 - b. Submittal review and RFI responses are included – this proposal assumes a 10-day submittal review period and 5-day RFI response period.
 - c. Review of contractor requested change orders.
 - d. Review and Approval of Contractor's monthly pay apps.
 - e. Project Close-Out which will include conducting punch list walks and substantial completion review.
 - f. Provide final record drawings upon completion of construction that integrates all RFI's and documented field changes.
 - i. Deliverable: Record Drawings to CCDC
- 6. TO-04.05 Wayfinding & Signage Oversight and Coordination:
 - a. KPFF will support CCDC with wayfinding and signage as the prime consultant by providing services outlined in bullet 1.
- 7. TO-04.06 Public Engagement Support
 - a. KPFF will support CCDC with public engagement. Public Engagement includes:
 - i. Attending neighborhood meetings
 - ii. Creating design options, renderings, and material options for public input

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- iii. Supporting CCDC as they communicate project updates
- 8. TO-04.07 Condominium Platting Process:
 - a. KPFF, with support from Pivot North and The Land Group, will provide support in the condominium process including providing records of surveys, plats, and assistance with the city’s application process.
- 9. Early Site Grading Permit Option:
 - a. Provide and process all documents and application material required to receive AHJ early site grading permit approval. KPFF will take the lead in correspondence with the AHJ(s) and uploading the appropriate documentation.
 - b. This proposal includes 1 round of AHJ comments and 1 drawing revisions in a “For Construction” early site grading set.
- 10. Early Foundation Permit Option:
 - a. Provide and process all documents and application material required to receive AHJ early foundation permit approval. KPFF will take the lead in correspondence with the AHJ(s) and uploading the appropriate documentation.
 - b. This proposal includes 1 round of AHJ comments and 1 drawing revisions in a “For Construction” early foundation set.

PRIME PROJECT MANAGEMENT HOURS AND COST BREAKDOWN:

1. Estimated Hours Per Scope Item:	
a. TO-04.01 Design Development Oversight and Coordination	300 hours
b. TO-04.02 Construction Document Oversight and Coordination	400 hours
c. TO-04.03 Permitting and Bidding Oversight and Coordination	180 hours
d. TO-04.04 Construction Administration Oversight and Coordination	664 hours
e. TO-04.05 Wayfinding and Signage Oversight and Coordination	40 hours
f. TO-04.06 Public Engagement Support	56 hours
g. TO-04.07 Condominium Platting Process	26 hours
h. Early Site Grading Permit	60 hours
i. Early Foundation Permit	60 hours
2. Estimated Fee Per Scope Item:	
a. TO-04.01 Design Development Oversight and Coordination	\$54,100
b. TO-04.02 Construction Document Oversight and Coordination	\$70,900
c. TO-04.03 Permitting and Bidding Oversight and Coordination	\$32,200
d. TO-04.04 Construction Administration Oversight and Coordination	\$124,700
e. TO-04.05 Wayfinding and Signage Oversight and Coordination	\$7,240
f. TO-04.06 Public Engagement Support	\$10,280
g. TO-04.07 Condominium Platting Process	\$4,960
h. Early Site Grading Permit	\$10,560
i. Early Foundation Permit	\$10,560
TOTAL	<u>\$325,500</u>

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FUNCTIONAL PARKING SCOPE:

KPFF will provide functional parking planning which will include:

1. Design Development:
 - a. Finetune Design Criteria and Basis of Design based on ongoing coordination with CCDC and the City of Boise, including continued application of; CCDC design standards, City of Boise code requirements, ADA regulations, and any additional discipline-specific documents and reports that are developed during the design phases and are applicable to or affect functional parking layout, such as; survey, solar, and EV.
 - b. Respond to QC comments, CCDC review comments, and stakeholder review comments
 - c. Updating model and drawings
 - d. Express ramp adjustments
 - e. Additional Autoturn studies, as needed
 - f. Revise drawings as needed for land use entitlements
 - g. Weekly Design team meetings
2. Construction Documents:
 - a. Finalize Design Criteria and Basis of Design based on ongoing coordination with CCDC and the City of Boise, including continued application of; CCDC design standards, City of Boise code requirements, ADA regulations, and any additional discipline-specific documents and reports that are developed during the design phases and are applicable to or affect functional parking layout, such as; survey, solar, and EV.
 - b. Respond to QC comments, CCDC review comments, and stakeholder review comments
 - c. Updating model and drawings
 - d. Express ramp adjustments
 - e. Additional Autoturn studies, as needed
 - f. Weekly Design team meetings
 - g. Specification Coordination
3. Permitting and Bidding:
 - a. Updates to model / drawings as required.
 - b. Respond to comments
 - c. Weekly Design Team Meetings
4. Construction Administration:
 - a. Respond to RFI's – this proposal assumes a maximum of 12 RFI's
 - b. Review submittals – this proposal assumes a maximum of 7 submittals
 - c. Attend OAC meetings as required – this proposal assumes a maximum of 5 meetings

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FUNCTIONAL PARKING HOURS AND COST BREAKDOWN:

1. Estimated Hours Per Scope Item:	
a. TO-04.01 Design Development Oversight and Coordination	118 hours
b. TO-04.02 Construction Document Oversight and Coordination	122 hours
c. TO-04.03 Permitting and Bidding Oversight and Coordination	31 hours
d. TO-04.04 Construction Administration Oversight and Coordination	49 hours
e. TO-04.05 Wayfinding and Signage Oversight and Coordination	0 hours
f. TO-04.06 Public Engagement Support	0 hours
g. TO-04.07 Condominium Platting Process	0 hours
h. Early Site Grading Permit	0 hours
i. Early Foundation Permit	0 hours
2. Estimated Fee Per Scope Item:	
a. TO-04.01 Design Development Oversight and Coordination	\$14,840
b. TO-04.02 Construction Document Oversight and Coordination	\$15,200
c. TO-04.03 Permitting and Bidding Oversight and Coordination	\$4,100
d. TO-04.04 Construction Administration Oversight and Coordination	\$7,720
e. TO-04.05 Wayfinding and Signage Oversight and Coordination	\$0
f. TO-04.06 Public Engagement Support	\$0
g. TO-04.07 Condominium Platting Process	\$0
h. Early Site Grading Permit	\$0
i. Early Foundation Permit	\$0
<u>TOTAL</u>	<u>\$41,860</u>

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STRUCTURAL ENGINEERING SCOPE:

KPFF will provide structural engineering services for the project outlined above. This scope of work will include the following:

1. Design Development:
 - a. Coordinate with design team as required. We assume weekly design team meetings during DD.
 - b. Development of a 3D structural BIM model using Autodesk.
 - c. 60% DD structural drawings including: General notes, Foundation and framing plans with primary member sizes, reinforcing, and typical details to assist in the contractor providing a cost estimate.
 - d. 100% DD structural drawings to include General notes, Foundation and framing plans with primary member sizes and reinforcing, and typical details.
2. Construction Document Phase:
 - a. Coordinate with design team as required. We assume weekly design team meetings during CD.
 - b. Structural BIM model.
 - c. Development of structural specifications.
 - d. 50% CD structural drawings and specifications to assist the contractor in providing an updated cost estimate.
 - e. Stamped & signed 95% CD structural drawings and calculations for permit submittal.
3. Permitting and Bidding:
 - a. Respond to comments from the building department. We assume up to (2) rounds of plan review comments.
 - b. Respond to Requests for Information (RFIs) from prospective bidders. We assume a standard three (3) business day response time to RFIs during the bidding phase.
 - c. Two drawing revision/addendum to address bidder RFIs & plan check comments.
 - d. Issue for Construction Set of Drawings
4. Construction Administration Phase (CA)
 - a. Respond to Requests for Information (RFIs) from the contractor pertaining to the above noted structural design: Standard five (5) business day response time on RFIs.
 - b. Review submittals for items specified in the structural design for general conformance: Standard ten (10) business day response time.
 - c. Structural observations as required based on the needs of the project.

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STRUCTURAL ENGINEERING HOURS AND COST BREAKDOWN:

1. Estimated Hours Per Scope Item:	
a. TO-04.01 Design Development Oversight and Coordination	1020 hours
b. TO-04.02 Construction Document Oversight and Coordination	1560 hours
c. TO-04.03 Permitting and Bidding Oversight and Coordination	172 hours
d. TO-04.04 Construction Administration Oversight and Coordination	440 hours
e. TO-04.05 Wayfinding and Signage Oversight and Coordination	0 hours
f. TO-04.06 Public Engagement Support	0 hours
g. TO-04.07 Condominium Platting Process	0 hours
h. Early Site Grading Permit	70 hours
i. Early Foundation Permit	152 hours
2. Estimated Fee Per Scope Item:	
a. TO-04.01 Design Development Oversight and Coordination	\$133,800
b. TO-04.02 Construction Document Oversight and Coordination	\$205,400
c. TO-04.03 Permitting and Bidding Oversight and Coordination	\$23,800
d. TO-04.04 Construction Administration Oversight and Coordination	\$61,800
e. TO-04.05 Wayfinding and Signage Oversight and Coordination	\$0
f. TO-04.06 Public Engagement Support	\$0
g. TO-04.07 Condominium Platting Process	\$0
h. Early Site Grading Permit	\$8,840
i. Early Foundation Permit	\$19,880
<u>TOTAL</u>	<u>\$453,520</u>

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OVERALL PROJECT ASSUMPTIONS:

The following assumptions have been made in developing this proposal:

1. This proposal assumes the following schedule – see Attachment B. KPFF will manage the master schedule with input from CCDC, Okland, and other stakeholders as required until the construction GMP approval at which point Okland will manage the construction schedule. Should construction begin prior to the GMP approval in July (i.e. with an early site grading permit), KPFF will revisit the ownership of master schedule at that time.
2. The hard cost construction budget for the project is \$30M.
3. The project will be designed in accordance with the 2018 International Building Code and Boise Green Building Code and will be submitted to the City of Boise and Ada County Highway District as the Authority Having Jurisdiction.
4. Geotechnical engineering will be covered under the previous Task Order-02.
5. Commissioning is not included in our scope of services.
6. Permitting fees are assumed to be paid directly by CCDC.
7. A specification writer is included as a reimbursable expense in the architect's scope of work to assist in the development of the specification book.
8. Tenant spaces will be cold-dark shells with an option of warm vanilla spaces and will not change our fee outlined below.

FEE

We propose to accomplish the scope of work noted above on an hourly basis with a not to exceed amount of **\$1,949,690**, including expenses. A breakdown of our anticipated hours is included in attachment C along with hourly rates.

We will bill our services monthly based on the hourly rates set forth in Attachment C. KPFF, including our subconsultants, will not bill beyond this not to exceed amount without prior notification and approval from CCDC. Please see Attachment D for subconsultant proposals.

REIMBURSABLE EXPENSES

Anticipated expenses for messenger and delivery services, reproduction, printing, plotting and local travel are included in our estimated maximum fee as shown above. All other services, which are considered as additional services (beyond the scope of work noted herein) will be billed on an hourly basis per our standard hourly rates. Please refer to Attachment C for our team's current hourly rate schedules.

AGREEMENT FOR PROFESSIONAL SERVICES

All general Terms and Conditions shall be per the CCDC On-Call Agreement.

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SUMMARY

Thank you very much for requesting this proposal from us. If this proposal is acceptable to CCDC, please return a signed copy to us prior to the start of work. Please feel free to contact us with any questions or comments.

Sincerely,



Ashley Thompson, PE, SE
Associate

Attachments A, B

Accepted By:

Signatures appear on TO 24-004

Name

Title

Date

cc: Judsen Williams, Managing Principal

T:\2024\10212400187 - 10TH & JEFFERSON PARKING GARAGE\ADMIN\PROPOSALS TO CCDC\TASK ORDER 02\2025-02-04 CCDC 10TH & JEFFERSON GARAGE TASK ORDER-02 PRP
10212400187 REV1.DOCX

Kassi Brown, Capital City Development Corporation
1010 W. Jefferson Street Commercial Space and Public Parking Facility – Task Order-04
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Attachment A
Project Depiction

1010 W. Jefferson Street

Commercial Space and Public Parking Facility

PROJECT MANTRA

Excellence in Execution

1010 W. Jefferson Street supports the needs of our growing community, is designed and executed on time, within budget, and with uncompromising quality. Through collaboration, innovation, and attention to detail, it balances **functionality**, **sustainability**, and **visionary design** ensuring a seamless experience for all.

VISION STATEMENT

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

MISSION STATEMENT

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

GUIDING PRINCIPLES



Catalyze Urban Development

Provide necessary infrastructure, including public parking, to support adjacent development and parking needs, activate this emerging downtown neighborhood, energize abutting streets with ground floor commercial spaces, and create a high-quality pedestrian experience.



Welcoming Community Hub

Attract visitors with intuitive and easy access and an engaging mix of uses that creates a sense of place that reflects the neighborhood by providing necessary infrastructure, a community-centered space that fosters connection, engagement, and civic pride.



Safe, Functional & Accessible Experience

Create and maintain an open, bright, and safe environment for all ages and abilities that is intuitive and convenient to use through efficient and practical design, simple wayfinding, and comfortable walkways.



Lasting Public Investment

Deliver a well-designed, low-maintenance community asset that is fiscally sustainable and built for longevity and adaptability.



Expand Mobility Options

Encourage people to expand their transportation choices by providing seamless access to safe, reliable, and convenient downtown mobility options.



Cultivate Boise Aesthetic & Urban Environment

Sharpens the neighborhood's identity by creating a unique and memorable building that reflects Boise's welcoming spirit, pays homage to its entrepreneurial history, and embraces art and culture.



Advance Environmental Stewardship

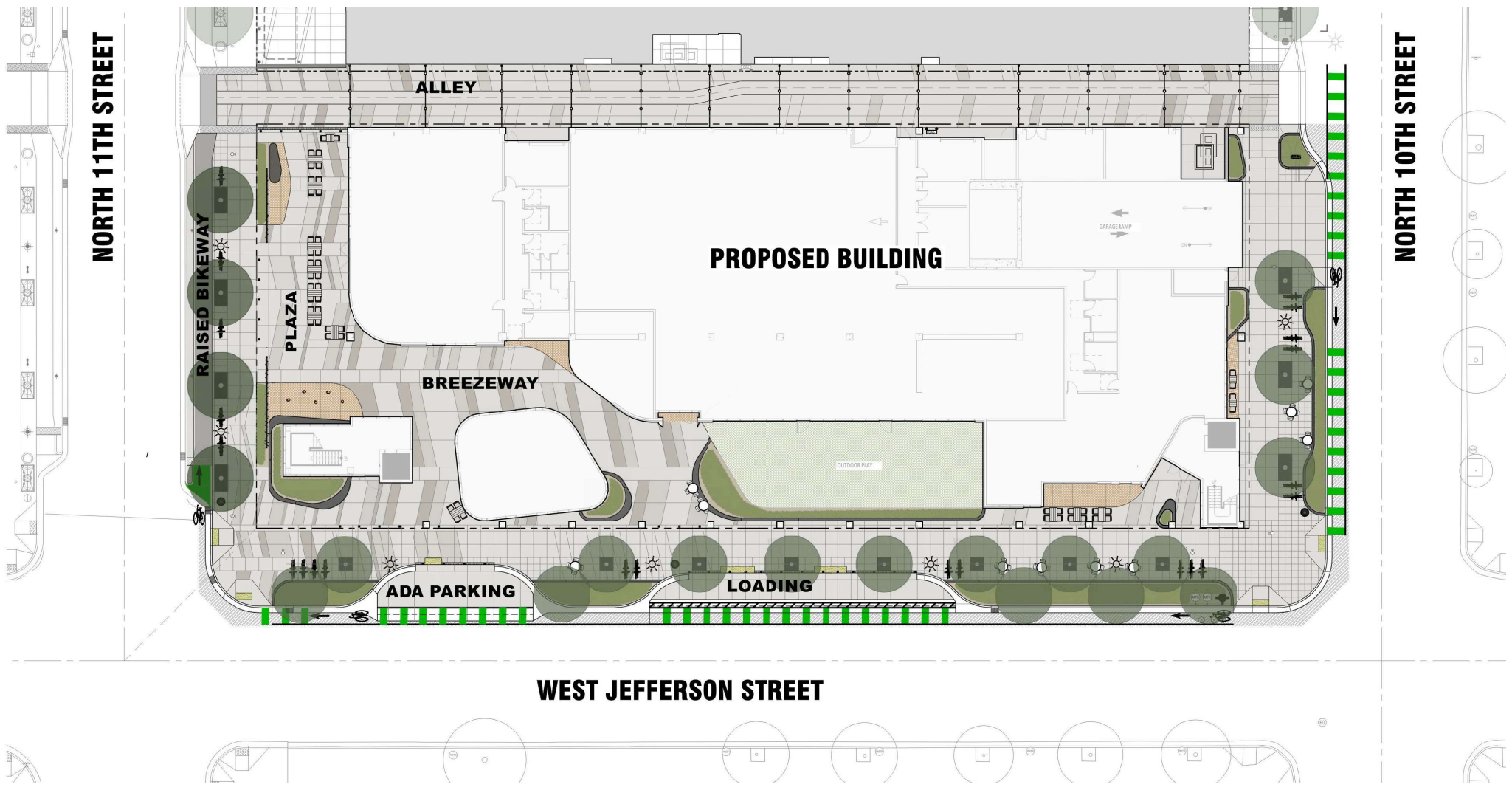
Honor our natural environment by incorporating sustainable features that operate efficiently, reduce resource consumption, minimize pollution, and support alternative transportation options.

1010 W. Jefferson St. Commercial Space & Public Parking Facility

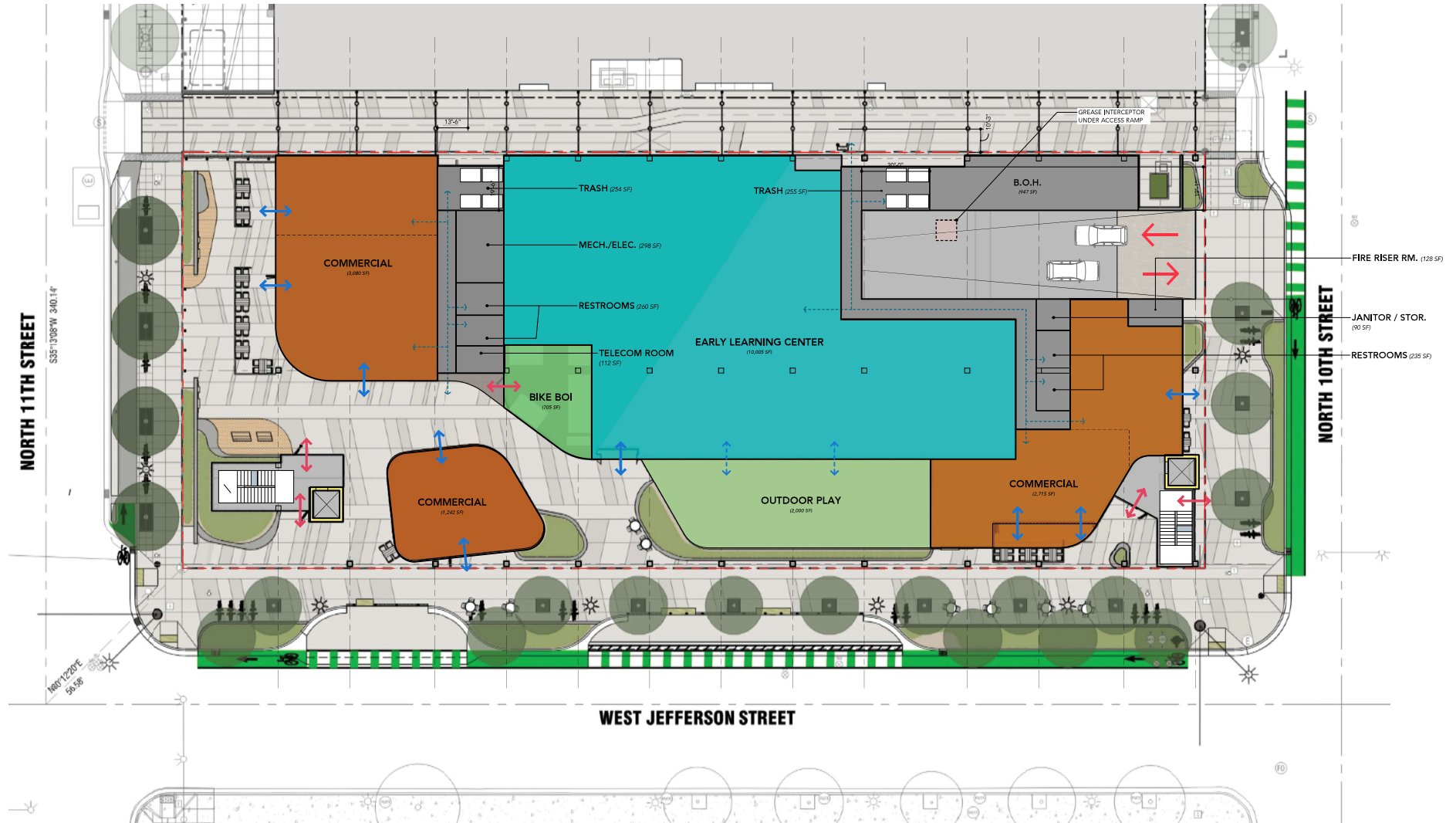
Capital City Development Corp (CCDC)
DRH25 - 00227

August 13, 2025





1010 W. Jefferson St. Commercial Space & Public Parking Facility GROUND LEVEL PLAN







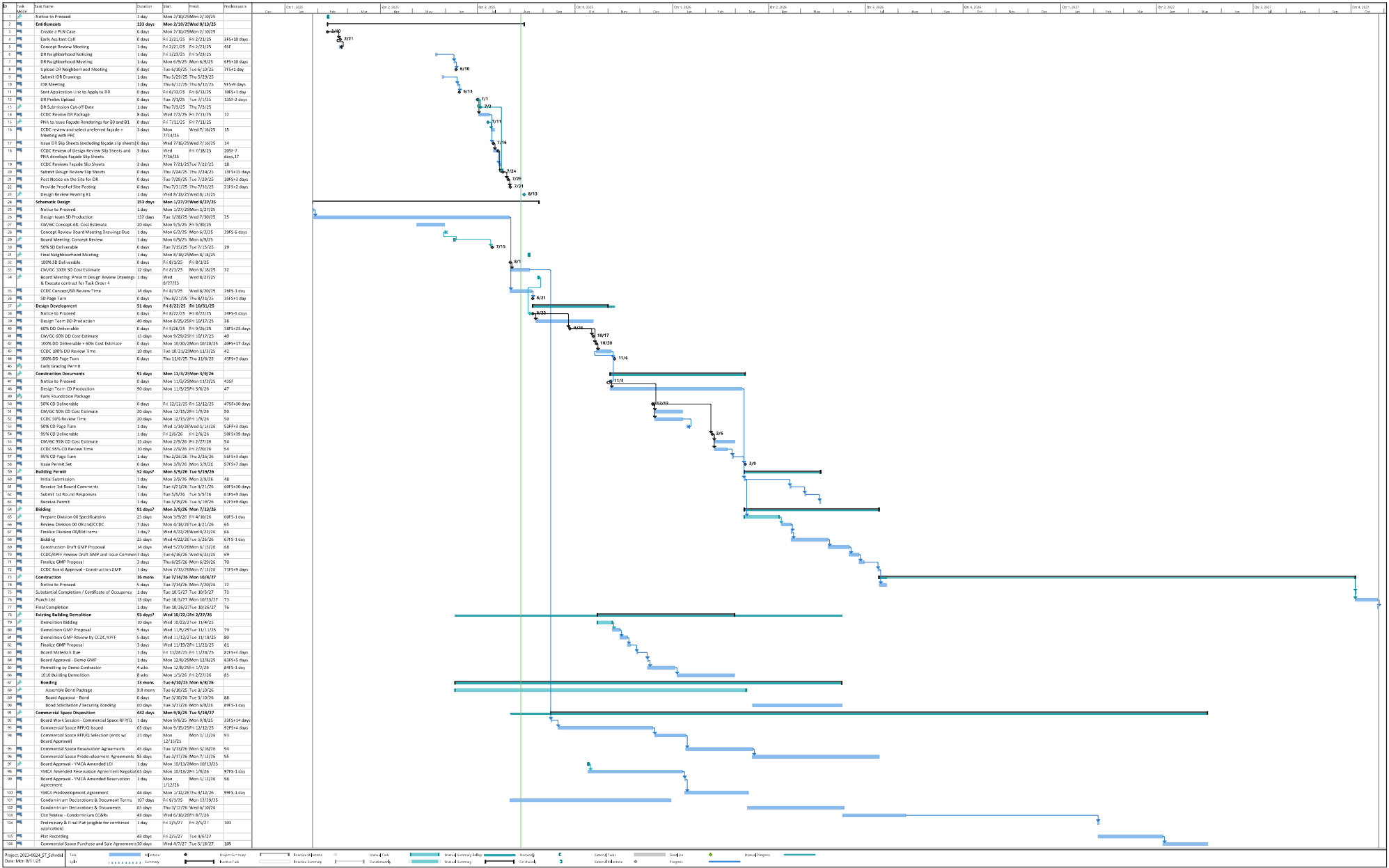
AFTERNOON VIEW ACROSS 10TH STREET



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Attachment B
Schedule

ATTACHMENT B



Kassi Brown, Capital City Development Corporation
 1010 W. Jefferson Street Commercial Space and Public Parking Facility – Task Order-04
 Proposal for Project Management Services and Design Services
 KPFF Project #10212400187
 August 20, 2025

Attachment C

Hourly Rates & Hour Summary

	KPFF											
	Prime Project Management			Structural Engineering:						Functional Parking		
	PIC	Associate	PE	PIC	Associate	PM	PE	DE	BIM	PIC	Associate	BIM
TO-04.01-Design Development	40 hours	200 hours	60 hours	60 hours	120 hours	120 hours	240 hours	240 hours	240 hours	2 hours	40 hours	76 hours
TO-04.02-Construction Documents	40 hours	260 hours	100 hours	80 hours	200 hours	200 hours	360 hours	360 hours	360 hours	2 hours	40 hours	80 hours
TO-04.03-Permitting and Bidding:	20 hours	120 hours	40 hours	20 hours	24 hours	24 hours	40 hours	24 hours	40 hours	1 hours	12 hours	18 hours
TO-04.04-Construction Administration	24 hours	560 hours	100 hours	40 hours	60 hours	80 hours	120 hours	80 hours	60 hours	1 hours	32 hours	16 hours
TO-04.05-Wayfinding & Signage	8 hours	24 hours	8 hours	0 hours	0 hours	0 hours	0 hours	0 hours	0 hours	0	0	0
TO-04.06 Public Engagement Support	8 hours	40 hours	8 hours	0 hours	0 hours	0 hours	0 hours	0 hours	0 hours	0	0	0
TO-04.07 Condominium Platting	2 hours	24 hours	0 hours	0 hours	0 hours	0 hours	0 hours	0 hours	0 hours	0	0	0
Early Site Grading Permit Option	4 hours	40 hours	16 hours	2 hours	4 hours	8 hours	24 hours	16 hours	16 hours	0	0	0
Early Foundation Permit Option	4 hours	40 hours	16 hours	8 hours	16 hours	24 hours	40 hours	24 hours	40 hours	0	0	0
Number of hours:	150 hours	1308 hours	348 hours	210 hours	424 hours	456 hours	824 hours	744 hours	756 hours	6 hours	124 hours	190 hours
Rate:	\$200	\$190	\$135	\$200	\$190	\$145	\$135	\$115	\$90	\$200	\$190	\$90
	\$30,000	\$248,520	\$46,980	\$42,000	\$80,560	\$66,120	\$111,240	\$85,560	\$68,040	\$1,200	\$23,560	\$17,100
Reimbursables:	\$5,000			\$1,000						\$1,000		
Total by Discipline:	\$330,500			\$454,520						\$42,860		

	Pivot North	The Land Group								Cator Ruma		
		Sr. Civil	PE-Civil	Civil Designer	Sr. LA	PLA	Landscape Designer	PLS	2-Man Survey Crew	Survey Tech	Mechanical/Plumbing/Fire	Electrical Technology
TO-04.01-Design Development	730 hours	32 hours	36 hours	20 hours	32 hours	36 hours	20 hours	-	-	-	270	242
TO-04.02-Construction Documents	980 hours	32 hours	56 hours	36 hours	32 hours	56 hours	36 hours	-	-	-	360	321
TO-04.03-Permitting and Bidding:	72 hours	10 hours	12 hours	0 hours	8 hours	6 hours	0 hours	-	-	-	45	40
TO-04.04-Construction Administration	970 hours	32 hours	66 hours	0 hours	32 hours	64 hours	0 hours	-	-	-	225	200
TO-04.05-Wayfinding & Signage	370 hours	0 hours	0 hours	0 hours	0 hours	0 hours	0 hours	-	-	-	-	-
TO-04.06 Public Engagement Support	40 hours	0 hours	0 hours	0 hours	8 hours	40 hours	0 hours	-	-	-	-	-
TO-04.07 Condominium Platting	8 hours	8 hours	0 hours	0 hours	0 hours	0 hours	0 hours	40 hours	8 hours	80 hours	-	-
Early Site Grading Permit Option	60 hours	8 hours	22 hours	0 hours	0 hours	0 hours	0 hours	-	-	-	43	43
Early Foundation Permit Option	60 hours	8 hours	22 hours	0 hours	0 hours	0 hours	0 hours	-	-	-	50	50
Number of hours:	3290 hours	130 hours	214 hours	56 hours	112 hours	202 hours	56 hours	40 hours	8 hours	80 hours	993	896
Rate:	\$167	\$175.00	\$160	\$140	\$175	\$160	\$140	\$175	\$200	\$145	\$175	\$175
	\$551,020	\$22,750	\$34,240	\$7,840	\$19,600	\$32,320	\$7,840	\$7,000	\$1,600	\$11,600	\$173,775	\$156,800
Reimbursables:	\$25,000	\$1,000								\$0		
Total by Discipline:	\$576,020	\$145,790								\$400,000		

TOTAL FEE, INCLUDING REIMBURSABLES AND OPTIONAL PERMITS	\$1,949,690
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ATTACHMENT C1

Kassi Brown, Capital City Development Corporation
1010 W. Jefferson Street Commercial Space and Public Parking Facility – Task Order-04
Proposal for Project Management Services and Design Services
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August 20, 2025

KPFF
2025 Hourly Rates

PRINCIPAL-IN-CHARGE	\$200.00
ASSOCIATE.....	\$190.00
SR PROJECT MANAGER	\$155.00
PROJECT MANAGER	\$145.00
PROJECT ENGINEER.....	\$135.00
DESIGN ENGINEER	\$115.00
PROJECT COORDINATOR	\$110.00
BIM COORDINATOR	\$105.00
BIM MODELER	\$90.00
ADMINISTRATIVE	\$80.00

Note: Hourly rates will be updated on an annual basis throughout the duration of the project, and services will be billed at the hourly rates in place at the time the service is provided.



2025 Standard Hourly Rate Table*

Principal	\$200.00
Project Manager Lead	\$175.00
Project Manager	\$165.00
Project Architect	\$160.00
BIM Manager	\$175.00
QA/QC	\$165.00
Design Studio Lead	\$175.00
Project Designer III	\$140.00
Project Designer II	\$130.00
Project Designer I	\$125.00
Interior Design Studio Lead	\$165.00
Interior Designer	\$125.00
Administrative	\$105.00

In House Reimbursable Costs

Printing & Reproduction:	
Color print/copy (8.5" x 11", 11"x17")	\$1.00
Black & White print/copy (8.5" x 11", 11"x17")	\$0.08
USB Drive Duplication (less than 2GB)	\$15.00
Mileage (per mile and consistent with current IRS rates)	\$0.70
Postage	Cost

**Civil Engineering**

Senior Civil Engineer	\$175.00
Professional Civil Engineer	\$160.00
Civil Design & Production	\$140.00

Landscape Architecture & Planning

Senior Landscape Architect	\$175.00
Professional Landscape Architect	\$160.00
Landscape Architecture Design & Production	\$140.00
Senior Planner	\$175.00
Professional Planner	\$160.00
Planning Assistant	\$140.00

Survey

Professional Land Surveyor	\$175.00
Survey Manager	\$160.00
2-Man Survey Crew	\$200.00
1-Man Survey Crew	\$165.00
Survey Technician	\$145.00
Drone Flight Crew	\$200.00

Graphic Design/Photography

Graphic Designer / Photographer	\$140.00
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Administrative/Other

Administrative / Clerical	\$100.00
Professional Expert Witness	\$330.00
IT Services	\$140.00

Reimbursable Expenses

Large Format Bond Black and White Printing	\$0.40 per square foot
Large Format Bond Color Printing	\$6.00 per square foot
Large Format Glossy Color Printing	\$12.00 per square foot
Mylar Printing	\$7.50 per square foot
Color Copies: 8 ½ x 11"	\$0.75 per ea
Color Copies: 11 x 17"	\$1.50 per ea
USB Flash Drive	\$10 per ea
Vehicle Mileage	per IRS rate
Courier	varies by destination
Property Corner Monument (Steel Pin)	\$3.50 per ea
Survey Monument (Brass or Aluminum Cap)	\$12.00 per ea
Survey Hub & Lath	\$2.50 per ea



Hourly Billing Rates 2025

Description	Rate
Principal/Officer	\$235
Senior Associate	\$225
Technology Associate	\$220
Associate	\$205
Project Manager	\$195
Senior Engineer	\$185
Contract Administration	\$155
Engineer/Senior Designer	\$145
Designer	\$130
CAD/Revit Operator	\$105
Administrative	\$90
Commissioning Associate	\$220
Commissioning Project Manager	\$200
Commissioning Project Engineer	\$170
Commissioning Engineer	\$150
Commissioning Technician	\$130

Reimbursable Expenses	Rate
Drawing Reproducible	\$1.50/sheet
Drawing Copies	\$1.50/sheet
Photocopies	\$0.04 - \$0.99/sheet
Shipping Delivery Service	Cost
Mileage	Current Federal Rate/Mile
Parking	Cost
Travel Expenses	Cost

Kassi Brown, Capital City Development Corporation
1010 W. Jefferson Street Commercial Space and Public Parking Facility – Task Order-04
Proposal for Project Management Services and Design Services
KPFF Project #10212400187
August 20, 2025

Attachment D
Subconsultant Proposals



August 19, 2025

Ashley Thompson
KPFF
412 E. Parkcenter Blvd. Suite 200
Boise, ID 83706

Project: 10th & Jefferson Garage

RE: Request for Architectural Proposal of Task Order 4

Ashley,

On behalf of Pivot North architecture and our team, we appreciate the opportunity to work with KPFF on another exciting project and propose the following limited professional services and associated fees for both Architectural as well as Wayfinding and Signage scope as part of Task Order 4 for the 10th & Jefferson Garage.

Project Understanding Architectural:

Task Order 4 includes Design Development, Construction Documents, Bidding, and Construction Administration. Pivot North will support KPFF's team as needed, while KPFF will lead coordination with other consultants. Pivot North will produce architectural drawings for the Design Development and Construction Document phases. Pivot North with KPFF's assistance will engage with a third-party spec writer to facilitate the development, coordination, and compilation of specifications for all disciplines. Please review the attached proposal from the third party specifications writer attached to this proposal as exhibit A. Regarding architectural lighting Pivot North will work to design the vision for the architectural lighting package with Cator Ruma's support for photometric analysis and electrical design.

During bidding and construction, Pivot North will provide support to KPFF, who will manage these phases and route relevant architectural scope items to Pivot North for response. Additionally, Pivot North will produce record architectural drawings based on contractor provided as built during project closeout. Finally, Pivot North will assist The Land Group with the subdivision and condominium process, with the understanding that The Land Group will lead that effort.

Tenant spaces will be cold dark shell and tenant design and documentation is not included with this proposal. A warm vanilla shell is included as an alternate option.

Task 1

Design Development

- Attend weekly design team meetings.
- Develop 60% Design Development Architectural drawing package.
- Develop 100% Design Development Architectural drawing package.
- Outline Specifications. Fee for third-party specifications writer included in reimbursable expenses.
- Coordination as required with design team and Client.

- Deliverables:
 - 60% Design Development Architectural Drawings Package.
 - 100% Design Development Architectural Drawings Package.
 - Outline specifications for all disciplines.

Duration: approx. 12 weeks

Task 2

Construction Documents

- Attend weekly design team meetings.
- Develop 50% Construction Documents Architectural drawing package.
- Develop 95% Construction Documents/ Permit Submittal Architectural drawing package.
- Specification sections for all disciplines. Fee for third-party specifications writer included in reimbursable expenses.
- Coordination as required with design team, Contractor, and Client.
- Deliverables:
 - 50% Construction Documents Architectural Drawings Package.
 - 50% Construction Documents Specifications.
 - 95% Construction Documents Architectural Drawings Package.
 - 95% Construction Documents Specifications.
 - 2 Marketing renderings for site construction fence.

Duration: approx. 18 weeks

Task 3

Permitting and Bidding

- Assumption is 2 rounds of comments and responses.
- Assumption is 2 drawings revision packages to address bidder questions for final Issued for Construction (IFC) set.
- Coordination as required with design team, bidders, and Client.
- Hourly fee estimate for permitting included with Construction Documents fee.
- Bidding fee broken out as separate line item.
- Deliverables:
 - Architectural Drawings Package for final IFC set.
 - Specifications for final IFC set.

Duration: approx. 14 weeks

Task 4

Construction Administration

- Attend preconstruction meetings.
- Attend OAC meetings with a maximum of 120 meetings assumed.
- Submittal review estimated for 100-150 items.
- RFI responses as required.
- Assistance with review of change order requests.
- Estimated 20 site observation visits.
 - Includes punch list visit.
 - Includes field reports for each site visit.
- Drawing revisions and updates as needed during construction.
- Provide record drawings that capture contractor as-builts.

Duration: approx. 71 weeks.

Misc Items

- Assistance and coordination for early site utility and grading permit package. Task broken out as separate estimated hourly fee below.
- Assistance and coordination for early foundation permit package. Task broken out as separate estimated hourly fee below.
- Public engagement support and coordination. Task broken out as separate estimated hourly fee below.
- Condominium Platting coordination and assistance. Task broken out as separate estimated hourly fee below.

Compensation Architectural Services

Estimated Hours Per Scope Item

○ Design Development	730
○ Construction Documents	980
○ Bidding	72
○ Construction Administration	970
○ Early Site Utility and Grading Permit Package	60
○ Early Foundation Permit Package	60
○ Public Engagement Support	40
○ Condominium Platting	8

Total Estimated Hours **2,920**

Estimated Fee Hourly Per Scope Item

○ Design Development	\$120,000
○ Construction Documents	\$160,000
○ Bidding	\$12,000
○ Construction Administration	\$175,000
○ Early Site Utility and Grading Permit Package	\$10,000
○ Early Foundation Permit Package	\$10,000
○ Public Engagement Support	\$6,600
○ Condominium Platting	\$1,320

Task Order 4 Architectural Total **\$489,920**

Project Understanding Wayfinding & Signage:

The primary objective is to develop the graphics, signage, and wayfinding package for the parking garage. The fee includes graphic design services for the first-floor public garage and requested specialty signage only. Pivot North will provide two signage and wayfinding design options for client selection.

On the first level, Pivot North will design placeholder signage for future commercial tenants, and back-of-house room signage. It is assumed that tenants will supply their own business signage, and that CCDC will provide basic signage for pay-on-foot kiosks at elevator lobbies. While Pivot North will not design tenant signage, we will develop guidelines outlining placement, size, and type restrictions.

For levels two through six, Pivot North will assist in designing wayfinding signage to indicate parking levels. Pivot North and CCDC will coordinate wall painting near stairs and elevators using CCDC and ParkBOI's predefined color palette. Pivot North assumes there will be a public engagement for feedback on the wayfinding signage and will provide assistance throughout the process.

Regarding specialty signage, Pivot North will coordinate with CCDC on the following: BikeBOI signage on level one, a "Parking" mural or sign at the 10th Street garage entrance, and locating as well as coordinating exterior ParkBOI signage.

The ParkBOI signage will be illuminated, mounted externally, and include ParkBOI's standard ground-mounted vehicle counter display. Additionally, Pivot North will design hanging entrance/exit signs and overhead clearance bars. We will coordinate standard aluminum parking signage with CCDC to ensure it is included, fabricated, and installed by the contractor, but we will not provide design services for it.

Task 1

Concepts

- o Develop inventory of signage types for parking garages based upon previous projects.
- o Obtain additional graphic and wayfinding inspiration images.
- o Coordinate with project, site and ownership to develop graphic theme.
- o Present to Client.

Meeting 1: Review Client's vision and goals and review historic photos and Pivot North's vision/inspiration images.

Meeting 2: Review draft inventory of sign types and families with CCDC project management team.

Duration: 4 weeks

Task 2

Design

- o Develop preliminary overall graphic concepts for each floor at circulation towers and coordination with pre-defined color palette (2 schemes).
- o Create design concept for level one directory signage (2 schemes).
- o Develop individual room signage for back of house spaces (2 schemes).
- o Wayfinding and directional signage as outlined below (2 schemes).
 - Level and associated color directory at elevator/stairs for all levels.
 - Level identification at each level.
 - Street indicator at elevator & stairs.
 - Code related signage for stair access and exiting.
- o Develop BikeBOI signage concepts (2 schemes).
- o Create parking mural concept for vehicle entry off 10th street (2 schemes).
- o Locate and coordinate electrical and mounting systems for exterior lighted ParkBOI signage.
- o Develop hanging parking entrance/exit and overhead clearance bar signs (2 schemes).
- o Locate ParkBOI standard vehicle counter sign.
- o Further develop graphic presentation of final scheme.
- o Create guidelines for tenant signage controlling size, placement, type restrictions, etc.
- o Present to CCDC Project Management Team.
 - Includes 3d imagery of design concepts.

Meeting 1: Review preliminary concepts and select scheme to further refine based on CCDC comments.

Meeting 2: Review and approve revised scheme.

Meeting 3: Final presentation for CCDC final approval.

Duration: 4-6 weeks

Task 3

Construction Documents

- o Create site map and signage plans for each level of the garage as required.
- o Generate a key and signage schedule.
- o Generate detailed sign types.
- o Coordinate electronic or lighted signage elements with MEP consultants.
- o Develop enlarged elevations.
- o Develop detail drawings illustrating general placement and key mounting details. Means and construction methods will be the responsibility of the sign contractor.
- o Develop project specifications as required.
- o Coordinate with GC as required to share information to update pricing.
- o Work with local signage company to coordinate constructability related issues.
- o Create images and color renderings as needed to illustrate key sign type and relationship to other construction items.
- o Develop pdf package of signage guidelines to be used with owner/tenant agreement.

Meeting 1: 75% Progress review and client feedback

- o Deliverables:
 - Signage & Wayfinding Bid Documents

Duration: 8 weeks

Task 4

Construction Administration

- o Review Contractor generated shop drawings and an estimated 2-3 material submittals required for execution of the work.
- o Project observation walk-throughs during construction to assess progress estimated at 2 site visits.

Compensation Wayfinding & Signage Services

Estimated Hours Per Scope Item

o Concepts	65
o Design	65
o Construction Documents	150
o Construction Administration	50
o Public Engagement Support	40

Task Order 4 Wayfinding & Signage Total 370

Estimated Fee Hourly Per Scope Item

o Concepts	\$10,725
o Design	\$10,725
o Construction Documents	\$24,800
o Construction Administration	\$8,250
o Public Engagement Support	\$6,600

Task Order 4 Wayfinding & Signage Total \$61,100

Schedule

Per schedule in Task Order 04 RFP provided by KPFF.

Exclusions and Exceptions

The following items are excluded from, or otherwise clarify the proposed scope of work:

1. Efforts listed above includes the continuation of services following Task Order 2 for Architectural disciplines only.
2. The work performed by Design Team is solely intended for the design development, construction documents, bidding and construction administration phase.
3. The Client will provide all information within the Client's possession, including constraints and criteria, site surveys, any existing electronic drawings, design objectives, utilities.
4. Topographical Surveys: The Client shall furnish surveys to describe physical characteristics, legal limitations, and utility locations for the project site. The Client will execute agreements directly with the land surveyor and pay for the surveying services.
5. Geo-Technical Investigation: The Client shall furnish the services of a geo-technical engineer to provide services including, but not limited to test borings, test pits, determinations of soil bearing capacities, percolation testing, evaluation of subsoil conditions, and preparation of documentation of findings and recommendations. The Client will execute agreements directly with the geo-technical engineer and pay for the surveying services.
6. Presentation and/or Marketing renderings are excluded. With the exception of the marketing renderings for the construction site.
7. Project estimating is excluded.
8. Branding is assumed to be included in the signage and wayfinding scope.
9. It is assumed that a contract between KPFF and Pivot North will be initiated for the design development, construction documents, bidding, and construction administration phases following the acceptance of the proposal.
10. Coordination of the architectural scope of work with other related design disciplines and parking equipment vendor is included.
11. ParkBOI standard signage is excluded. However, Pivot North will coordinate this signage with the Client.

Reimbursable expenses incurred will be billed at cost and backup documentation will be included with distributed invoices.

- | | |
|-------------------------------------|----------|
| ○ Third-Party Specifications Writer | \$15,000 |
| ○ Pivot North Reimbursable Expenses | \$10,000 |

Reimbursable Expenses Total	\$25,000 NTE
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If the scope and terms as detailed in this proposal are agreeable, please sign and return a copy for my records. We look forward to discussing the details of this proposal with you at your earliest convenience.

We appreciate this opportunity and please contact me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gary Sorensen', with a long horizontal flourish extending to the right.

Gary Sorensen, AIA, NCARB
Principal
Pivot North architecture

Client Signature

Date



INTEGRATED **SPEC** SOLUTIONS

SPECIFICATIONS FEE PROPOSAL

DATE: August 11, 2025

CLIENT: Dan Horrigan, Project Manager
Pivot North Architecture
116 South 6th Street
Boise, ID 83702

PROJECT: 10th and Jefferson Commercial Space and Parking Facility
BOISE, IDAHO

Integrated Spec Solutions is pleased to submit this letter of proposal for contract services to develop architectural specifications for the new Commercial Space and Parking Facility located in Boise, Idaho. The goal is to provide accurate documentation of selected products best suited for design and performance requirements. We strive to have a synergetic relationship with the architect serving as their technical consultant.

PROJECT OVERVIEW

The scope of the project consists of 6.5 levels of parking with commercial space located on the first floor. Building support spaces are also located on the main level.

SCOPE OF WORK

The anticipated quantity of architectural sections, based on the provided index information, includes the development of approximately 30 technical sections Divisions 02 – 14 (See Attachment A). These architectural sections will be identified as the Architectural Project Manual and may change as the Project evolves. Integrated Spec Solutions will coordinate with consultants for portions of the work that are included in this project but are not included in this scope.

SERVICES

Integrated Spec Solutions will work as a technical consultant providing the services required under this proposal consistent with the skill and care required.

- Research of proposed materials.
- Review of drawings, detailing and sheet notes for coordination with the Specifications.
- Provide written notice of any errors, omissions, or inconsistencies in the information provided by the Architect.
- Incorporating the architect's product selections, installation methods and general requirements into the completed specifications.
- Incorporating Sustainable Design requirements (if required).
- Coordination of administrative requirements, language, format, file naming and printing for all disciplines contributing documents for the Project Manual.
- Cover pages incorporating logos and custom graphics
- Verifying Table of Contents
- Coordination of consultant specifications sections for inclusion in the Project Manual.
- Basic terminology review for all disciplines contributing documents for the Project Manual.
- Compiling all specifications in PDF file to submit for printing.
- Participation in project coordination meetings via phone or video conferencing. In-person meetings can be arranged (at the request of the Architect).

The Architect shall provide available information in a timely manner affecting the work of this proposal, including; keynotes, drawings, details, schedules, sustainable requirements, Owner requirements, design changes, schedule changes, etc. Pivot North Architecture (the architect-of-record) will have final responsibility for the content of the documents produced and review of the specifications prepared prior to issuance for construction.

SUBMITTALS

This proposal includes the development of project specifications for an estimated four submittals which may be adjusted as the Project proceeds. Prior to each submittal a Draft copy of the specifications will be submitted to the architect with outstanding questions highlighted.

- Design Development (Full Specifications): November 3, 2025
- 50% Construction Documents (Full Specifications): December 12, 2025
- 95% Construction Documents (Full Specifications): February 6, 2026
- Permit Set (Full Specifications): March 9, 2026

Specification sections provided by the Architect will be used as well as Integrated Spec Solutions specifications library and the Arcom MasterSpec Specification System to document the architect's decisions and product selections. At each scheduled submittal, the specifications will be submitted electronically as a PDF binder using CSI MasterFormat numbering format, to the office of the Architect. This includes the coordination of Consultant Specifications and

incorporating these specs into the PDF binder. At the Architect’s request, individual word and PDF files will be provided at each submittal.

COMPENSATION

We propose to provide these services as follows:

- Architectural Project Manual (30 Sections):
Nine Thousand, Five Hundred Dollars.....\$9,500
- Division 01 Coordination:
Eight Hundred Dollars.....\$800
- Consultant Spec Coordination and Project Manual Compilation:
Seven Hundred Dollars.....\$700
- TOTAL: Eleven Thousand Dollars.....\$11,000**

- CA Support including: Substitution review, submittal review, addenda specification content and RFI review shall be billed as follows:

Hourly as Authorized (NTE)
Bidding Phase\$2,000
Contract Administration Phase\$2,000

No time or fees have been allocated for the Bidding Phase and the Construction Contract Administration Phase. If services are requested to fulfill Owner-Architect agreement specification services during these phases, or if Architect desires time or input for discussion or evaluation of bidding or construction contract administration items, such as value engineering, substitutions, or assistance in responding to Requests for Information, Integrated Spec Solutions will proceed upon authorization at the hourly rates listed below and not to exceed (NTE) stipulated amount above without additional service authorization. We suggest budgeting \$2,000 for each phase.

The hourly billing rates for services are as follows:

Specifications Writing Services: \$150/hr.
Document Coordinator \$100/hr.
Administrative Services: \$75/hr.

Unless otherwise agreed, payments for services shall be made monthly on the basis of services performed. Payments are due and payable upon presentation of the Consultant’s invoice issued at the beginning of each month. Unpaid invoices or invoices that are more than 60 days past due will be subject to a penalty of 1.5% of the unpaid balance.

Exclusions:

- Not included in this proposal is the development of Division 00 – Procurement Documents. These documents will be included as provided by Architect and/or Owner.
- Consultant specifications will be the responsibility of each respective discipline with architectural elements coordinated by Integrated Spec Solutions. These include but are not

limited to: Structural Engineer, Mechanical Engineer, Electrical Engineer, Civil Engineer and Landscape Architect.

Reimbursable:

- Printing may be required to complete the project. If necessary and with prior approval, the printing cost will be forwarded to the architect as a reimbursable expense.
- Travel may be required at the Architect's request for project coordination meetings. If necessary and with prior approval, travel shall be reimbursed at \$1,000 per trip.

ADDITIONAL SERVICES

This proposal is based upon our understanding of the project. Integrated Spec Solutions is pleased to expand this scope if additional services are requested.

- Word Processing and formatting of documents prepared by other Consultants, Owner, Contractor or Construction Manager.
- The commercial space scope is not part of this proposal. It is assumed that these commercial spaces will be core and shell with individual build out at a future time.

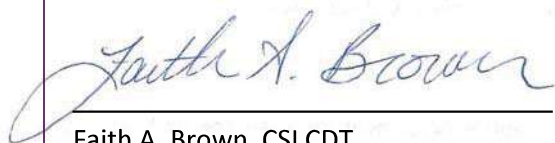
GENERAL INFORMATION

- These services are being performed for the benefit of the Architect.
- This agreement cannot be assigned to another entity.
- Integrated Spec Solutions is NOT performing as a professional design consultant and makes no guarantee of perfection or 100% completion.
- Integrated Spec Solutions shall have the right to include photographic or artistic representations of the design of the project among promotional and professional materials.

AGREEMENT

This proposal, including attachments, represents the entire Agreement between the Architect and Integrated Spec Solutions, and supersedes all prior negotiations, representations or agreements. This agreement may only be amended by written instrument signed by both parties.

I have read the above fees and conditions and they are acceptable. Integrated Spec Solutions is authorized to commence work as outlined above and agreed to in this proposal.



Faith A. Brown, CSI CDT
Integrated Spec Solutions

August 11, 2025

Date

Dan Horrigan, Project Manager
Pivot North Architecture

Date

SPECIFICATIONS FEE PROPOSAL - ATTACHMENT A

SPECIFICATIONS FEE PROPOSAL – ATTACHMENT A

PROJECT: 10TH AND JEFFERSON COMMERCIAL SPACE AND PARKING FACILITY; BOISE, ID

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DIVISION 01 – GENERAL REQUIREMENTS

01 10 00	SUMMARY
01 25 00	SUBSTITUTION PROCEDURES
01 26 00	CONTRACT MODIFICATION PROCEDURES
01 29 00	PAYMENT PROCEDURES
01 31 00	PROJECT MANAGEMENT AND COORDINATION
01 32 00	CONSTRUCTION PROJECT DOCUMENTATION
01 32 33	PHOTOGRAPHIC DOCUMENTATION
01 33 00	SUBMITTAL PROCEDURES
01 40 00	QUALITY REQUIREMENTS
01 50 00	TEMPORARY FACILITIES AND CONTROLS
01 60 00	PRODUCT REQUIREMENTS
01 73 00	EXECUTION
01 74 19	CONSTRUCTION WASTE MANAGEMENT
01 77 00	CLOSEOUT PROCEURES
01 78 23	OPERATION AND MAINTENANCE
01 78 39	PROJECT RECORD DOCUMENTS
01 79 00	DEMONSTRATION AND TRAINING

DIVISION 02 – EXISTING CONDITIONS

02 41 13	SELECTIVE DEMOLITION
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DIVISION 03 – CONCRETE

03 35 00	CONCRETE FINISHING
	TILT UP CONCRETE – BY STRUCTURAL

DIVISION 04 – MASONRY

04 21 13	BRICK MASONRY
04 22 00	CONCRETE UNIT MASONRY

DIVISION 05 – METALS

05 50 00	METAL FABRICATIONS
05 51 00	METAL STAIRS
05 52 00	METAL RAILINGS

DIVISION 06 – WOOD, PLASTICS AND COMPOSITES

06 10 05	MISCELLANEOUS ROUGH CARPENTRY
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DIVISION 07 – THERMAL AND MOISTURE PROTECTION

07 17 00	BENTONITE WATERPROOFING
07 21 00	THERMAL INSULATION
07 25 00	WEATHER BARRIERS
07 25 16	UNDERSLAB VAPOR BARRIER
07 42 13	METAL WALL PANELS
	WOOD CLADDING
07 54 00	THERMOPLASTIC MEMBRANE ROOFING
07 62 00	SHEET METAL FLASHING AND TRIM
07 92 00	JOINT SEALANTS

DIVISION 08 – OPENINGS

08 11 13	HOLLOW METAL DOORS AND FRAMES
08 31 00	ACCESS DOORS AND PANELS
08 36 13	SECTIONAL DOORS
08 41 13	ALUMINUM FRAMED ENTRANCES AND STOREFRONTS
08 44 13	GLAZED ALUMINUM CURTAIN WALL
08 50 00	WINDOWS
08 71 00	DOOR HARDWARE (CONSULTANT)
08 80 00	GLAZING

DIVISION 09 – FINISHES

09 21 16	NON-STRUCTURAL METAL FRAMING
09 21 17	GYPSUM BOARD SHAFT-WALL ASSEMBLIES
09 29 00	GYPSUM BOARD

DIVISION 10 – SPECIALTIES

10 14 00	SIGNAGE
10 44 00	FIRE PROTECTION SPECIALTIES

DIVISION 14 – CONVEYING EQUIPMENT

14 21 00	ELEVATORS
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EXHIBIT A

CCDC 10th & Jefferson Parking Facility
Task Order 04
PN: 124204
Page 1 of 5

August 15, 2025

Judd Williams, PE, SE
Ashley Thompson, PE, SE
KPFF
412 E. Parkcenter Blvd., #200
Boise, ID 83706

via email: Judsen.williams@kpff.com
Ashley.thompson@kpff.com

RE: CCDC 10th & Jefferson Parking Facility | Boise, Idaho
Task Order 04 – Design Development through Construction Administration
REVISED Proposal for Professional Services | PN 124204

Dear Judd & Ashley:

The Land Group, Inc. (TLG) is thrilled by the trajectory of the 10th & Jefferson Parking Facility, under your guidance of the first-class design team. We are looking forward to the next stages of the project as we progress into Design Development and the next steps. The following proposal responds to your RFP received July 2, 2025 for Task Order 04, and further email direction on August 5.

I. Project Description

Capital City Development Corporation (CCDC) will invest in downtown Boise's Westside Urban Renewal District with a new structured parking garage with active ground-floor commercial space and a secure public bicycle storage facility. The site is located at 1010 W. Jefferson Street. The design of the project will progress from the prior Concept Development and Schematic Design efforts.

II. Scope of Services

Design Development, Construction Documents, Permit & Bid, Construction Administration Task Order 04

Within Task Order 04, TLG will support KPFF by providing civil engineering and landscape architecture associated with the following subtasks.

Design Development

Task 4.1

Based on the approved Schematic Design and upon approval by City of Boise of the Design Review package, TLG will coordinate with the design team to progress the project design.

- Prepare DD-level site and landscape designs.
 - Streetscapes
 - Exterior utilities
 - Grading and drainage
 - Landscape
 - Irrigation

initials

- Attend weekly design team meetings
- Attend CM & Owner milestone review meetings

Task 4.1 Deliverables:

- 60% DD Deliverable with cost estimate and pricing support to Okland
- 100% DD Deliverable

Construction Documents

Task 4.2

Following review and approval of the Design Development deliverables, TLG will continue coordination with the project team to advance project documents to a final package, ready for construction.

- Progress the DD-level site and landscape designs to fully-detailed Construction Documents, including
 - Streetscapes
 - Exterior utilities
 - Grading and drainage
 - Landscape
 - Irrigation
 - SWPPP / ESC
- Attend weekly design team meetings
- Attend CM & Owner milestone review meetings

Task 4.2 Deliverables:

- 50% CD Deliverable with cost estimate and pricing support to Okland
- 95% CD / Permit Submittal Deliverable
 - Drawings
 - Drainage Calculations
 - Reports, including Storm Drain O&M.
 - Book Specifications, for elements not specified on plans or by reference to local adopted standards such as Idaho Standards for Public Works Construction or ACHD Supplemental Specifications.

Permitting & Bidding

Task 4.3

TLG will support KPFF in preparing permit submittals to required agencies for the work related to our scope of design. We have assumed 2 rounds of comments and associated revisions. In addition:

- TLG will assist KPFF by directly submitting the site improvement plans to ACHD and working with the agency on permitting review.
- TLG will submit project documents regarding water improvements to Veolia and work with the utility to obtain plan approval.

TLG will support CCDC and Okland's efforts to competitively bid the work. TLG will:

- Address bidder RFIs
- Prepare up to 2 drawing addendums

Task 4.3 Deliverables:

- Agency review comment responses and plan revisions

initials

- Responses to bidder RFIs and up to 2 drawing addendums
- At the conclusion of permitting approval and bidding, TLG will prepare a final Issue for Construction (IFC) set.

Early Site Grading Permit Option

Task 4.3a

If this option is selected by CCDC, TLG will coordinate with KPFF to prepare the necessary documents to apply for an early site grading permit.

Early Foundation Permit Option

Task 4.3b

If this option is selected by CCDC, TLG will coordinate with KPFF to prepare the necessary documents to apply for an early site grading permit.

Construction Administration

Task 4.4

TLG will provide construction observation and construction administration associated with portions of the work related to our scope of design. Per the RFP, the fee allowance assumes a 16 month Construction Schedule.

Construction Administration services included in the proposed base fee allowance include:

- Attend one preconstruction conference with the Owner, Design Team, Contractor, the City of Boise, and ACHD.
- Attend one OAC meeting per month (16 meetings total).
- Provide timely review of civil-related shop drawings and responses to RFI's and submittals.
- Assist with the review of Change Order requests.
- Provide six (6) site visits during construction. Provide field reviews of site-related elements during the progress of the work. These observations and reports are intended to provide a level of Owner confidence regarding the construction's conformance to the design. They do not take the place of proper construction quality control testing and inspection.
- Provide one (1) site visit for punch list inspection.
- Provide Record Drawings that capture contractor as-builts.

Task 4.4 Deliverables:

- Prepare written reports of site visits
- Prepare a punchlist at project completion of sitework-related issues.
- Record Drawings based on the contractor's as-builts.

Public Engagement Support

Task 4.6

TLG will provide public engagement support to CCDC and KPFF on an as-needed / as-requested basis.

Condominium Platting

Task 4.7

TLG will prepare a Condominium Plat for the project. At this time, the number of condominium units is not known, but assumed by TLG to be less than ten. The balance of the project will be encompassed in shared common areas. The Condominium Plat will be completed in accordance with Idaho State Code, the requirements of the City of Boise, and Ada County.

initials

We recommend defining the condo as a “wireframe” configuration, which can avoid the need to define every variation of wall plane and facilitate the incorporation of exterior spaces into condominium units. TLG has successfully used this approach for the 6th & Front (Sixth Street Hotel) condominium, JUMP Condo, Postmaster Condo (5th & Grove), and others.

The Condominium Plat will be based on surveys of the property completed by TLG and on architectural / structural plans of the building.

The Condominium Plat process requires that TLG work closely with CCDC’s attorney, who will produce the Condominium Declaration that defines the governance of the Condominium and the Owners Association.

Working collectively with CCDC and CCDC’s attorney, TLG will provide surveying-related application materials to facilitate the agency review and processing of the condominium, including:

- City of Boise plat application. Condominium projects are processed as Final Plat applications and are taken directly to the City Council for approval. (bypassing the Preliminary Plat process and its P&Z + Council hearings, which apply to land subdivisions).
 - Although Condominium plat projects enjoy this streamlined process to the City Council, it should be anticipated that the City Attorney will be much more involved in the review of the Condominium Declaration compared to land subdivision CC&Rs.
- Central District Health (CDH)
 - A basic engineering report will be required per CDH standards, which will TLG will prepare. TLG will also supply the required checklists and coordinate processing with the agency.
- Ada County Highway District
- Boise City Engineer
- Boise City Council
- Ada County Surveyor
- Ada County Treasurer
- Ada County Recorder

The condominium approval process usually requires 6-8 months to complete.

III. Exclusions / Costs Not Included

TLG provides other professional services in addition to those described above. Unless described above and specifically included in this proposal, other services are not included and shall be charged as Additional Services if required.

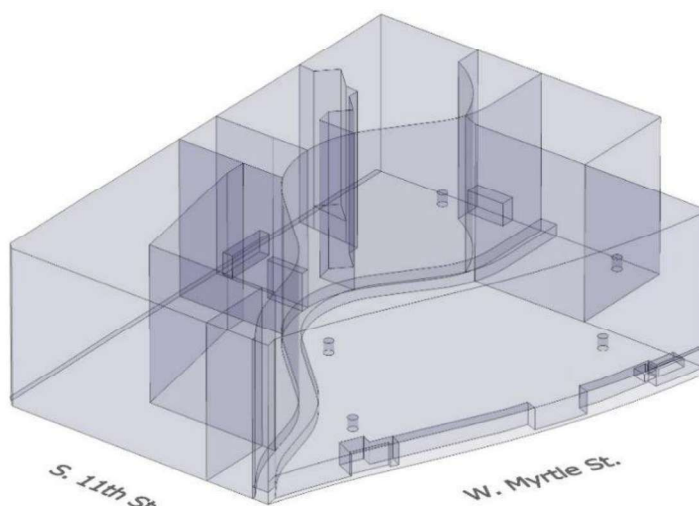


Figure 1 - Wireframe Example, JUMP Condo

IV. Fees & Billing Terms

Scope of Work:	Fees:	Terms:
Task Order 04 – Design Development, Construction Documents, Permit & Bid, Construction Administration		
Task 4.1: Design Development	\$ 28,320	T&M, NTE
Task 4.2: Construction Documents	\$ 39,200	T&M, NTE
Task 4.3: Permitting & Bidding	\$ 6,030	T&M, NTE
Task 4.3a: Permitting – Early Site Grading Permit Option	\$ 4,920	T&M, NTE
Task 4.3b: Permitting – Early Foundation Permit Option	\$ 4,920	T&M, NTE
Task 4.4: Construction Administration (estimated at \$2,000/mo)	\$ 32,000	T&M, NTE
Task 4.6: Public Engagement Support	\$ 7,800	T&M, NTE
Task 4.7: Condominium Platting	\$ 21,600	T&M, NTE
Reimbursable Expenses Estimate	\$ 1,000	T&M, NTE
Task Order 04 Subtotal: \$ 145,790		

We are excited about the opportunity to work with KPFF and CCDC on this project. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Accepted By:



Jason Densmer, PE, Principal
The Land Group, Inc.

Client Signature

Printed Name & Title

Enclosure: Work Plan & Estimate Worksheet

CCDC 10th & Jefferson Parking Facility

The Land Group, Inc.

Work Plan Estimate - Task Order 04 | 08.11.2025

Task #	Task Description	Staff Position	Staff Name	Billing Rate	Labor Hours	Fees

Work Plan Estimate Task Order 04

4.1	Design Development				176	\$28,320.00
4.1	Design Development - TLG				176	\$28,320.00
		Senior Civil Engineer	Jason Densmer	\$175.00	32	\$5,600.00
		Senior Landscape Architect	Bob Schafer	\$175.00	32	\$5,600.00
		Professional Civil Engineer	Lacie Myers	\$160.00	36	\$5,760.00
		Professional Landscape Architect	Christopher Hawkins	\$160.00	36	\$5,760.00
		Civil Designer	Civil Designer	\$140.00	20	\$2,800.00
		Landscape Designer	Landscape Designer	\$140.00	20	\$2,800.00
	Task 4.1 Subtotal Labor				176	\$28,320
4.2	Construction Documents				248	\$39,200.00
4.2	Construction Documents - TLG				248	\$39,200.00
		Senior Civil Engineer	Jason Densmer	\$175.00	32	\$5,600.00
		Senior Landscape Architect	Bob Schafer	\$175.00	32	\$5,600.00
		Professional Civil Engineer	Lacie Myers	\$160.00	56	\$8,960.00
		Professional Landscape Architect	Christopher Hawkins	\$160.00	56	\$8,960.00
		Civil Designer	Civil Designer	\$140.00	36	\$5,040.00
		Landscape Designer	Landscape Designer	\$140.00	36	\$5,040.00
	Task 4.2 Subtotal Labor				248	\$39,200
4.3	Bidding & Permitting				36	\$6,030.00
4.3	Bidding & Permitting - TLG				36	\$6,030.00
		Senior Civil Engineer	Jason Densmer	\$175.00	10	\$1,750.00
		Senior Landscape Architect	Bob Schafer	\$175.00	8	\$1,400.00
		Professional Civil Engineer	Lacie Myers	\$160.00	12	\$1,920.00
		Professional Landscape Architect	Christopher Hawkins	\$160.00	6	\$960.00
	Task 4.3 Subtotal Labor				36	\$6,030

CCDC 10th & Jefferson Parking Facility

The Land Group, Inc.

Work Plan Estimate - Task Order 04 | 08.11.2025

Task #	Task Description	Staff Position	Staff Name	Billing Rate	Labor Hours	Fees
4.3a	Permitting - Early Site Grading Permit Option				30	\$4,920.00
4.3a	Permitting - Early Site Grading Permit Option - TLG				30	\$4,920.00
		Senior Civil Engineer	Jason Densmer	\$175.00	8	\$1,400.00
		Professional Civil Engineer	Lacie Myers	\$160.00	22	\$3,520.00
	Task 4.3a Subtotal Labor				30	\$4,920
4.3b	Permitting - Early Foundation Permit Option				30	\$4,920.00
4.3b	Permitting - Early Foundation Permit Option - TLG				30	\$4,920.00
		Senior Civil Engineer	Jason Densmer	\$175.00	8	\$1,400.00
		Professional Civil Engineer	Lacie Myers	\$160.00	22	\$3,520.00
	Task 4.3b Subtotal Labor				30	\$4,920
4.4	Construction Administration			for 16 months	194	\$32,000.00
4.4	Construction Administration - TLG				194	\$32,000.00
		Senior Civil Engineer	Jason Densmer	\$175.00	32	\$5,600.00
		Senior Landscape Architect	Bob Schafer	\$175.00	32	\$5,600.00
		Professional Civil Engineer	Lacie Myers	\$160.00	66	\$10,560.00
		Professional Landscape Architect	Christopher Hawkins	\$160.00	64	\$10,240.00
	Task 4.4 Subtotal Labor				194	\$32,000
4.6	Public Engagement Support				48	\$7,800.00
4.6	Public Engagement Support - TLG				48	\$7,800.00
		Senior Landscape Architect	Bob Schafer	\$175.00	8	\$1,400.00
		Professional Landscape Architect	Christopher Hawkins	\$160.00	40	\$6,400.00
	Task 4.6 Subtotal Labor				48	\$7,800

CCDC 10th & Jefferson Parking Facility**The Land Group, Inc.****Work Plan Estimate - Task Order 04 | 08.11.2025**

Task #	Task Description	Staff Position	Staff Name	Billing Rate	Labor Hours	Fees

4.7	Condominium Platting				136	\$21,600.00
4.7	Condominium Platting - TLG				136	\$21,600.00
		Professional Land Surveyor	Michael Femenia	\$175.00	40	\$7,000.00
		Senior Civil Engineer	Jason Densmer	\$175.00	8	\$1,400.00
		2-Man Survey Crew	2-Man Survey Crew	\$200.00	8	\$1,600.00
		Survey Technician	Survey Technician	\$145.00	80	\$11,600.00
	Task 4.7 Subtotal Labor				136	\$21,600

Reimbursable Expense Estimate	Lump Sum			\$1,000
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Task Order 04 Total		898	\$145,790.00
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& ASSOCIATES, CO.

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Commissioning

August 19, 2025

Ashley Thompson
KPFF
412 E Parkcenter Blvd, #200
Boise, ID 83706

LOCATIONS

Boise - ID
Cheyenne - WY
Denver Metro - CO

RE: CCDC – 10th & Jefferson Garage
Engineering Services Fee Proposal – Revision #3
CRA #: 2024-606

Dear Ashley:

We are pleased to present you with a fee proposal for the above referenced project including services for systems as outlined herein:

- ☒ Mechanical (M) – Includes HVAC, Heating / Cooling systems, etc.
- ☒ Electrical (E)
- ☒ Plumbing (P) – Includes plumbing and fire protection
- ☒ Technology (T)
- ☐ Commissioning (Cx)

1. PROJECT DESCRIPTION

1.1 Our fee is based on the following:

- A. Your RFP dated July 2nd, 2025, regarding the project located in Boise, ID.
- B. A project schedule as follows:

Phase	Duration
Design Development	Two (2) months
Construction Drawings	Four (4) months
Bidding/Negotiation	Two (2) months
Contract Administration	Sixteen (16) months
Project Substantial Completion Date	November 2027

- C. Engineering services on a project roughly defined as follows:

- 1) Building Type: Parking Garage
- 2) Six (6) floors
- 3) Project to comply with Boise Green Requirements
- 4) 22,500 SF of TI space on the ground floor to include Food & Beverage and Early Learning Center. (Not included in design proposal).

- 5) Common use back of house spaces to support building
- 6) 167,600 SF of Parking Garage (427 parking stalls; 93 of which are future EV stalls, and 6 designated EV stalls on opening day)

D. Design Development

- 1) Include Weekly Design Team Meetings
- 2) 60% DD Deliverable with cost estimate and pricing support to Okland
- 3) 100% DD Deliverable

E. Construction Documents

- 1) Include Weekly Design Team Meetings
- 2) 50% CD Deliverable with cost estimate and pricing support to Okland
- 3) 95% CD / Permit Submittal Deliverable
 - a) Drawings
 - b) Calculations
 - c) Book Specifications

F. Permitting and Bidding:

- 1) Assume 2 rounds of comments
- 2) Assume (2) drawing revisions / addendum to address bidder RFI's and plan check comments and incorporate into final Issue For Construction (IFC) set

G. Construction Administration

- 1) Assume 16 month Construction Schedule
- 2) Include allowance for OAC meetings, pre-construction meetings, site observations, submittal reviews and RFI responses

H. An estimated construction cost of \$30 Million.

1.2 We anticipate providing the following mechanical and plumbing scope:

- A. Mechanical system type to be finalized in schematic design.**
- B. Parking garage is assumed to be open air; therefore does not require additional mechanical ventilation. All stairwells are assumed to be open air as well and will not be tempered beyond louvers for passive ventilation.**
- C. Air Handling Equipment, HVAC Distribution, Gas Fired, Hydronic or Electric Reheat, Cooling Towers, Boilers, Hydronic Snow Melt, Fire Protection, Fire Pump, Direct Digital Controls (DDC), Domestic hot and cold-water systems, Plumbing fixtures.**

D. Geothermal energy study.

1.3 We anticipate providing the following electrical scope:

- A. Electrical scope will support 20% future EV parking stalls and 1% EV Parking on day 1.
- B. 120/208 or 277/480 volt, 3 Phase Service and Distribution, Generator/Emergency Power, Basic Interior Lighting, Site Lighting and Photometrics for SDP submittal, Fire Alarm, Lightning Protection, Lighting Controls in Compliance with IECC.
- C. Solar energy study.
- D. PV Array performance specification and assistance with deferred design requirements and associated metering and electrical infrastructure interface.

1.4 We anticipate providing the following technology scope:

- A. Back boxes and Pathways, Structured Cabling, Audio Visual, MDF/IDF Telecom Room Buildout, Coordination to be included in construction documents from Owner vendor for Access Control/Gate Control, Parking management, Point of Sale, and Video Surveillance.
- B. Coordinate with Owner on RFP development for Video Surveillance vendor.
- C. Demarc coordination for service provider entries into parking garage and retail spaces.
- D. We have included the following attachments to clarify the extent of our services:
- E. Exhibit A: Summary of Engineering Consulting Services

2. DRAWING DEVELOPMENT SERVICES

2.1 Cator, Ruma & Associates (CRA) will develop the construction documents using Revit. The following approach has been taken when developing our fees:

- A. The Architect/KPFF shall take the lead in the overall Revit model coordination, including but not limited to coordination between disciplines for model updates, exchange policies, family detail level, and cutoff dates prior to deliverable deadlines that are acceptable to each party.
- B. Our Revit model will be started at the DD phase, after the Architectural and Structural models are established and approved for final configuration.

- C. Collision analysis will be limited to piping and conduits 2" in diameter and larger. MEP systems in spaces that clearly have sufficient space will not undergo a full collision analysis. All system routing remains the contractor's responsibility. It is anticipated our model will depict a system that will be modified and changed by the successful contractor.
- D. Fully rendered, realistic appearing families that show faceplate details, luminaire specifics, etc. are not included in our base fee. We have not included fees to populate the drawing with information such as cut sheets, other equipment information, calculations, system properties, facility management data, etc.
- E. Our documents are not intended to be "shop drawings and/or coordination drawings," these will remain the responsibility of the Contractor.

3. CONTRACT ADMINISTRATION SERVICES

- 3.1 Change Order Review: Assist owner with review of change orders as it pertains to CRA scope of work.
- 3.2 Construction Observations: During contract administration, we have allowed for providing limited construction observations. Refer to the attached Summary of Services for the number of construction observations we anticipate providing. Should more observations than identified be requested, additional fees will be required.
- 3.3 OAC Meetings: During contract administration, we have allowed attendance at OAC meetings. Refer to the attached Summary of Services for the number of OAC meetings we anticipate providing. Should more meetings than identified be requested, additional fees will be required.
- 3.4 Final Observation: During contract administration, we have allowed for providing a Final Observation Visit. Refer to the attached Summary of Services for the number of Final Observations we anticipate providing. Should more visits than identified be requested, additional fees will be required.

4. CLARIFICATION OF BASE FEE SERVICES

- 4.1 We anticipate your office will take the lead role in all meetings, variances, etc. which may be associated with the Building Department and Fire Department. We will be available for design coordination meetings as needed.

5. OPTIONAL SERVICES NOT INCLUDED IN OUR BASE FEE

- 5.1 Should these services be required, we have provided a breakout cost for the following scope:
 - A. Early Site Utility and Grading Permit Package
 - B. Early Foundation Permit Package

6. EXCLUDED ENGINEERING SERVICES

- 6.1 Computational Fluid Dynamic Modeling has not been included in our fee, since this type of project is not the type to warrant CFD.
- 6.2 Redesign associated with untimely changes which occur due to Program changes initiated by the Owner.
- 6.3 Services in connection with future facilities, systems, and equipment that are not intended to be constructed as part of the initial construction phase.
- 6.4 Assist in testing, adjusting, or balancing of any equipment or system and/or training of personnel, or operate or maintain any equipment or systems.
- 6.5 Assist the contractor(s) in their preparation for operation and maintenance manuals for the mechanical and electrical equipment and systems.
- 6.6 Shop drawing reviews beyond two submittals on the same item.
- 6.7 Structural design for support of MEP systems including lighting.
- 6.8 Audio/Visual, Technology, or Owner equipment procurement.
- 6.9 Tenant Related Services – CRA has not included fees to complete any tenant areas associated with retail or individual customization of tenant spaces.
 - A. Common grease interceptor will be designed for future tenant spaces.
 - B. Head end systems will be provided; however Tenant level design is not included in this proposal.
 - C. Shelled spaces to be provided with 'warm vanilla' type condition.
- 6.10 Design of ground water control systems such as a perimeter drain system or under slab drain system.
- 6.11 Backchecking and/or signoff review of construction observation reports that require additional construction visits.

- 6.12 Energy and/or sustainability modeling. (Solar heat gain and geothermal studies provided.)
- 6.13 Parking guidance system is anticipated to be design-build by vendor. Any power/data requirements to be coordinated by vendor and incorporated into construction documents.
- 6.14 No Distributed Antenna System is anticipated with free-air garage. If deemed necessary as design progresses, CRA will coordinate with Owner/Contractor provided DAS vendor for headend locations. Any AHJ coordination is by DAS vendor.

7. FEE SUMMARY

- 7.1 We have based our fee on the preliminary overall scope and project budget previously indicated. Should this scope or budget change, we anticipate our fees will be adjusted appropriately.
- 7.2 In summary, we are requesting an hourly not-to-exceed contract for the amount shown in the chart below.

FEE BREAKDOWN					
Design Phase	% of Fee	Mechanical	Electrical	Technology	Total Fee
Design Development	30%	\$47,100	\$42,300	\$20,700	\$110,100
Construction Drawings	40%	\$62,800	\$56,400	\$27,600	\$146,800
Bidding/Negotiation	5%	\$7,850	\$7,050	\$3,450	\$18,350
Contract Administration	25%	\$39,250	\$35,250	\$17,250	\$91,750
Sub Total	100%	\$157,000	\$141,000	\$69,000	\$367,000
Total					\$367,000

OPTIONAL SERVICES FEE BREAKDOWN	
Early Site Utility Package	\$15,000
Early Foundation Permit Package	\$18,000
Total	\$33,000

- 7.3 Reimbursable expenses are in addition to the project fee and cover items such as drawing plotting costs, reproduction costs, mileage, courier costs, and other costs allowed by the prime agreement.

7.4 This document is an offer to enter into an Agreement and is enforceable as a Contract as soon as the Client accepts it. The Client may accept this Proposal either by signature, oral consent authorizing CRA to commence providing services, or any payments to CRA in consideration of services, and any of the above modes of acceptance shall be deemed to incorporate all of the terms of this Proposal into the Contract between Cator, Ruma & Associates, and the Client. We have based this Proposal on the terms and conditions outlined in Exhibit Z: CRA Terms and Conditions.

7.5 This proposal remains valid for 60 days from the date of issue.

Once again, we appreciate the opportunity to present you with this Fee Proposal. If you have any questions, please feel free to contact us.

Sincerely,

Lilly Johnson, PE
Principal
Cator, Ruma & Associates, Co.

ACCEPTED BY:

Name and Title

Date

Signature

Company

cc: Kyle Olson, Noah Welshans, Accounting, File - CRA

By: email

Attachments: Exhibit A: Summary of Engineering Consulting Services
Exhibit Z: CRA Terms and Conditions

LJJ/KEO/kil

07/2024

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CCDC – 10th & Jefferson Parking Garage
Exhibit A: Summary of Engineering Consulting Services
CRA# 2024-606
August 19, 2025

Service	Description	By CRA	Not By CRA	Add Svc*	Comments
General MEPT					
1. Field Review of Existing Conditions	Review conformance with Owner record drawings in accessible areas related to project.		X		N/A
2. Create Demolition Drawings of Existing Conditions	Data related to project will be documented.		X		N/A
3. Obtain Existing Drawings	Rounding up of existing drawings from owner files.		X		N/A
4. Create Utility Site Plan	Mechanical/Plumbing/Fire Protection systems to 5' outside of buildings. Electrical and Technology utility coordination to utility secondary services.	X			
5. Document Printing	Producing review and/or bid set reproduction costs.		X		
6. Design Meetings	Virtual or In-Person	X			Weekly
7. Specification	Typed specification for reproduction by others. Include specification information on drawings	X			
8. Schematic Design	Generally, a narrative presentation of the proposed design.				N/A; Previously completed in Task 02
9. Design Development	Single line presentation of the design with outline specifications.	X			
10. Construction Drawings	Final draft of design documents	X			
11. Drawing Reissue for ASI, CCD, PR, RFI, Conformance	Incorporate addendums onto drawings and provides new reproducibles for reissue.	X			
12. Tenant Finish	Areas of a shell building are designed to accommodate tenant.			X	Only C&S Included
13. Core & Shell Building Design	Major building mechanical systems are designed.	X			
14. Bidding/Negotiation Services	Respond to calls and questions from contractors during bidding phase.	X			
15. Pre-Bid Conference/Walk-Thru	Tour the proposed project with the contractors			X	
16. Bid Analysis	Assist in analyzing bid results.			X	
17. Pre-Construction Conference	Review of bid document requirements with successful contractor.	X			
18. Shop Drawings Review	Reviews beyond two submittals on the same item will require additional services.	X			
19. OAC Meetings	Participation as needed via web conference or conference call. Onsite attendance will coincide with construction observations.	X			M QTY: 18 E QTY: 18

ADDITIONAL SERVICES WILL BE PROVIDED ONLY WHEN AGREED TO IN WRITING AND PRIOR TO THE START OF OUR INVOLVEMENT.

Service	Description	By CRA	Not By CRA	Add Svc*	Comments
20. Construction Visits	A single individual may represent multiple disciplines. However, should job conditions dictate, CRA will be available to meet and resolve outstanding issues as needed. Where possible, this may occur during other planned site visits, or will otherwise require additional fees.	X			M QTY: 5 E QTY: 5 T QTY: 4
21. Final Observation Visit	After construction completion and/or commissioning when all reports are available.	X			M QTY:1 E QTY: 1 T QTY: 1
22. Review of O&M Manuals	Review by our engineer to see that data is provided on all necessary pieces of new equipment	X			
23. Review of Record Drawings	Preparation/review of record drawings shall be from contractor furnished marked-up documents showing significant changes in the work per final specifications.	X			
24. Preparation of Record Drawings	Record drawings are based upon contractor provided red lines that show major equipment locations, main piping and ductwork locations, device locations, and other information deemed necessary by CRA. We have not included fees for a detailed "walk-down" of the new facility for conversion to record drawings. Record drawings will not undergo collision resolution.	X			
25. Multiple Bid Packs of Construction Documents	Preparation of phased design or construction documents for bidding or pre-purchase.	X			Separate Breakout Fee Provided for Early site utility package and Foundation Package
26. Preparation of Alternates	Providing alternative design for bidding.			X	
27. Prepurchase Equipment Package	Prepare prepurchase specifications for the owner to prepurchase equipment to help meet deadlines			X	
28. One Year Follow Up Observation	Return during the 1st year warranty period to review system operation.		X		
29. Cost Opinions	Fee is based on the Construction Manager/General Contractor (CM/GC) being responsible for pricing responsibilities. Fees include coordination with the CM/GC for budget review at Design Development and Contract Document phases.	X			

ADDITIONAL SERVICES WILL BE PROVIDED ONLY WHEN AGREED TO IN WRITING AND PRIOR TO THE START OF OUR INVOLVEMENT.

Service	Description	By CRA	Not By CRA	Add Svc*	Comments
30. Commissioning of Systems	Commissioning in accordance with Section C.408 of the IECC for the mechanical and electrical systems.			X	
31. Value Engineering	Redesign for Value Engineering after Construction Documents have been issued will require additional fees.			X	
32. MOP Review	Review of proposed Method of Procedure.				N/A
33. Third Party Peer Review Responses	Responding to peer review comments		X		
34. Partnering	Participation in partnering sessions or meetings.		X		
35. Boise Green Compliance	Provide documentation for the Boise Green requirements with the MEPT design to the Boise Green Compliance consultant (architect).	X			
36. Building and Life Safety Code Review	Code research is for determination of project code requirements, is limited to the areas of construction, and does not include a written building code report unless specifically noted.	X			
37. Energy Analysis	Analysis or documentation to estimate energy use or verify or submit the project for energy credits or rebates, including Idaho Power Incentives / Initiatives.		X		Energy model indicating anticipated energy consumption is not provided by CRA
38. Energy Modeling			X		
39. Life Cycle Costing	Life-cycle cost or payback analysis of MEPT system types.		X		
40. Equipment Coordination	A specialty consultant shall be retained by the Client to provide all relevant information required to size the MEPT services including individual equipment cut-sheets, and an equipment utility matrix showing loads and all utility connection requirements and locations.			X	No specialty equipment anticipated
41. Acoustical Consultant Coordination	CRA does not provide Acoustical consulting services. If the Owner/architect retains an Acoustical Consultant, CRA will provide coordination with this acoustical consultant.		X		N/A
42. Code Compliance of Systems Designed by Others	Calculations to demonstrate code compliance of systems specified by other members of the Design Team. This includes architectural portions of COMcheck, envelope calculations defined in ASHRAE 90.1 or the IECC.		X		

ADDITIONAL SERVICES WILL BE PROVIDED ONLY WHEN AGREED TO IN WRITING AND PRIOR TO THE START OF OUR INVOLVEMENT.

Service	Description	By CRA	Not By CRA	Add Svc*	Comments
Mechanical Summary					
43. Plumbing Systems	Systems within 5' of building.	X			
44. HVAC Systems	Design of HVAC systems with necessary schedules and details.	X			
45. Fire Protection	A performance specification will be provided for fire protection design. Any unique criteria shall be provided by your Code Consultant. Sprinkler head layout, pipe size, final routing, hydraulic calculations, and shop drawings will be provided by the Fire Sprinkler Contractor.	X			
46. Medical/Laboratory Gas System	Design of medical gases with valves and alarm boxes.				N/A
47. Special Purpose Equipment	Provide mechanical connection to special equipment such as hydraulic lifts, vehicle exhausts, etc. Locations and cut sheets shall be provided by architect/Owner.				N/A
48. Load Calculations	Performed using TRACE 700 load program, output file form: ASCII.	X			
49. Start-Up Assistance	Basic start-up presence along with the installing contractor. Should the Owner require a more in-depth acceptance testing process, this should be included as part of Building Systems Commissioning.		X		
50. Smoke Control	Design criteria shall be provided by Client Code Consultant. CRA will schedule and design the smoke-control distribution system.		X		N/A
51. Wind Engineering Consultant Coordination	Coordination with the wind engineering consultant to evaluate exhaust air dispersion, cooling tower plume, generator exhaust, etc.		X		N/A
Electrical Summary					
52. Primary Distribution	Primary distribution required to get power to a facility (greater than 600 volts).		X		
53. Secondary Distribution	Building distribution power (between 48 volts and 600 volts).	X			
54. Basic Interior Lighting	Excludes exhaustive and detailed studies and/or photometric modeling. All standard luminaire locations and types will be coordinated with the architect/interior designer taking the lead prior to issuing DD documents. Non-standard luminaires will be specified and documented by the architect/interior designer.	X			

ADDITIONAL SERVICES WILL BE PROVIDED ONLY WHEN AGREED TO IN WRITING AND PRIOR TO THE START OF OUR INVOLVEMENT.

Service	Description	By CRA	Not By CRA	Add Svc*	Comments
55. Site Lighting	A photometric study and electrical site plan with luminaire cut sheets for SDP submittal is included in our base services. Our base services include up to two SDP submittals. Additional SDP/site plan submittals may require additional services.	X			
56. General Convenience Outlet Layout	Layout of convenience outlets per space requirements.	X			
57. Special Purpose Outlet Layout	Layout of special outlets per equipment requirements, cut sheets, and locations given by architect or Owner.	X			
58. Generator Design	Power system backup.	X			
59. Uninterruptable Power System Design					N/A
60. Short Circuit Analysis		X			
61. Circuit Breaker Coordination Study		X			
62. Arc Flash Study				X	
63. Fire Alarm	A performance specification will be provided for the fire alarm design. We have assumed any unique criteria will be provided by your Code Consultant. Device layout will be identified on the fire alarm shop drawings provided by the electrical contractor/fire alarm vendor.	X			
64. Architectural Lighting	Photometric modeling, presentation materials and renderings, dedicated design and construction meetings, lighting design for specialty areas and coordination with Owner's FF&E fabricator for specialty or custom luminaires. A joint effort between CRA and PNA will be required. PNA will select the architectural fixtures and create the vision then work with Cator Ruma and a lighting rep to get the electrical and photometrics dialed in.	X			
Technology Summary					
65. Technology (IT and Low Voltage Systems) Design	<u>Design:</u> Design for devices, cabling, and head end equipment for the Technology systems as indicated.	X			
66. Division 27/28 specifications		X			

ADDITIONAL SERVICES WILL BE PROVIDED ONLY WHEN AGREED TO IN WRITING AND PRIOR TO THE START OF OUR INVOLVEMENT.

Service	Description	By CRA	Not By CRA	Add Svc*	Comments
67. Security/Intrusion Detection		X			Coordination with owner vendor
68. Video Surveillance		X			Coordination with owner vendor
69. Access Control		X			Coordination with owner vendor
70. Nurse Call					NA
71. Infant Security					NA
72. Emergency Call Box		X			
73. Distributed Antenna System (DAS)	Coordination for Emergency and/or Cellular DAS systems. CRA will coordinate locations for data/power but overall design is delegated to DAS vendor including AHJ variances/modifications.	X			
74. Audio/Visual		X			
75. Overhead PA/Public Address/Intercom					NA
76. Television Distribution					NA
77. Digital Signage Content			X		
78. Voice/Data Outlets		X			
79. Voice/Data/Fiber Optic Structured Cabling Systems	Includes cabling, outlet/jacks, racks & patch panels.	X			
80. Wi-Fi Predictive Coverage	CRA will show data locations for wireless access points based on owner's vendor design.	X			
81. Div 8 Coordination for Access Control Conduit	Coordination of door hardware at card reader locations to establish rough-in requirements.	X			Coordinated with Owner Vendor
82. Wireless Clock					NA
83. Cable Tray/J-Hook Pathway Design for Low Voltage Systems		X			

LJJ/kll

01/2025

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ADDITIONAL SERVICES WILL BE PROVIDED ONLY WHEN AGREED TO IN WRITING AND PRIOR TO THE START OF OUR INVOLVEMENT.



Cator, Ruma & Associates

Exhibit Z: Standard Terms and Conditions

Engineering Solutions Since 1959

www.catorruma.com

1. RESPONSIBILITIES OF CRA

- 1.1 Cator, Ruma & Associates, Co. ("CRA") will perform professional engineering services as specified in our fee proposal, hereby referred to as "Services" per these terms and conditions.
- 1.2 CRA reserves the right to modify the fee and scope of services in response to any changes to our fee proposal and/or these terms in the final Agreement.

2. RESPONSIBILITIES OF CLIENT

- 2.1 All work directed in writing by the Client and completed by CRA prior to the execution of the final Agreement for the Project will be subject to the Terms and Conditions noted below.
- 2.2 Provide all criteria and full information as to the requirements of the Project.
- 2.3 Designate a person to act as a representative with respect to professional and contractual "Services" of CRA. CRA shall be deemed able to rely on any and all direction provided by this individual including, but not limited to, project approach/direction, project schedule/scope/budget, contractual matters, and "Additional Services."
- 2.4 Give prompt notice to CRA of any development that affects the scope and/or timing of CRA Services.
- 2.5 Coordinate CRA work with that of other Consultants.
- 2.6 If CRA is not providing services during the construction process, the Client hereby agrees:
 - A. To contact CRA if Construction Documents are unclear, or errors or omissions are discovered.
 - B. That CRA will not be liable, where Client and/or Contractor do not comply with the design documents, make their own interpretation of, and/or revise the original intent of the Construction Documents and Design Drawings.

3. PERIOD OF SERVICE

- 3.1 The "Services" of CRA and compensation therefore have been agreed to in anticipation of the orderly and continuous progress of the Project as specified in our fee proposal for this project.
- 3.2 If the Project is postponed, delayed, suspended, or abandoned for any reason other than the provisions above, CRA will be paid for all work already performed, based on the Schedule of Rates and Charges in our fee proposal plus all additional costs incurred by CRA due to said postponement, delay, suspension, or abandonment.
- 3.3 This Agreement may be terminated for convenience by either party on seven (7) days written notice to the other party, in which case, CRA will be paid for all work already performed, based on the Schedule of Rates and Charges in our fee proposal, plus all additional costs incurred by CRA due to said termination.

4. SCOPE OF SERVICES

- 4.1 If, at any time, the scope of the Project is changed from that on which our fee proposal is based, or these terms and conditions are not adhered to, the scope and compensation will be subject to renegotiation.
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- 4.2 CRA shall have no responsibility for the negligent acts, errors, or omissions of the Client, the Owner (if not the Client), or any consultant, contractor, subcontractor, supplier, or any other entity not retained by CRA for the Project.
- 4.3 For the purposes of developing Engineering fees, the quantities of observations have been identified in CRA's proposed Services.
- 4.4 CRA shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences or procedures, project schedule, nor for safety precautions and programs in connection with the Project, since these are solely the Contractor's rights and responsibilities under the Contract Documents.
- 4.5 CRA has no control over the condition of the existing facility and shall not be responsible for costs and delays associated with unacceptable conditions identified at the time of this Project or latent defects in the existing building.
- 4.6 Any opinions of probable project costs or construction costs rendered by CRA represent its best judgment and are furnished for general guidance. CRA makes no warranty or guaranty, either expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.
- 4.7 CRA will perform its Services in accordance with the applicable Standard of Care, which is defined as the provision of professional services in a manner consistent with that degree of care and skill ordinarily exercised by members of the engineering profession currently practicing under similar circumstances at the same time and in the same locality. CRA makes or gives no warranty or guarantee of any kind, expressed or implied, as part of its provision of services.
- 4.8 Design changes made necessary by newly enacted laws, codes and regulations after the effective date of this Agreement shall entitle CRA to a reasonable adjustment in the schedule and additional compensation in accordance with the Additional Services provisions of this Agreement.
- 4.9 The Client acknowledges that CRA's scope of services does not include any services related to the presence of any hazardous or toxic materials unless otherwise provided in this agreement. In the event that CRA or any other party encounters any hazardous or toxic materials, or should it become known to CRA that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of CRA "Services," CRA may, at its option, and without liability for consequential or any other damages, suspend performance of its "Services" under this Agreement until the Client retains appropriate Consultants or Contractors to identify and abate or remove the hazardous or toxic materials and warrants that the jobsite is in full compliance with all applicable laws and regulations.

5. BILLING AND PAYMENT

- 5.1 All work completed by the 15th of the month will be billed the following month. Payment is due on receipt of the bill. If payment is not received by CRA within thirty (30) days after the date of the bill, CRA may at our option:
 - A. After giving seven (7) days written notice, suspend work until payment is received, and/or;
 - B. Add to amounts over thirty (30) days due, a service charge of one and one-half (1-1/2) percent per month (annual percentage rate: 18%).
 - C. In the event of any non-payment of any amounts billed and due, Client agrees to pay a service charge and all costs of collection, including Attorneys' fees. In the event of delay

or suspension of work by reason of this paragraph, CRA will be entitled to reimbursement of all costs related to such delay or suspension. Any delay caused by a suspension of work under this paragraph shall not be deemed a breach of this Agreement by CRA

6. INSURANCE/INDEMNITY/LIABILITY

- 6.1 CRA agrees to maintain policies of insurance in effect during the term of this Agreement, as follows:
- A. Worker's Compensation in accordance with applicable law and Employer's Liability Insurance with limits of not less than one million dollars (\$1,000,000).
 - B. Commercial General Liability Insurance, with limits of liability for each occurrence and in the aggregate, of not less than one million dollars (\$1,000,000).
 - C. Business Automobile liability insurance covering all owned, hired, or non-owned vehicles with combined single limit of liability for bodily injury and property damage of not less than one million dollars (\$1,000,000) each accident.
 - D. Professional liability insurance policy limits of not less than five million dollars (\$5,000,000) per claim and six million dollars (\$6,000,000) annual aggregate limit.
- 6.2 No Personal Liability: Notwithstanding anything in this Agreement or at law to the contrary, there shall not be any personal or individual liability on the part of any Officer, Director, Employee, Designated Representative, Principal, Engineer or "Engineer-of-Record," Member, Manager, Partner, Shareholder, Joint Venturer or Representative of the "Client," or CRA.
- 6.3 CRA and Client each bind himself/herself and his/her partners, successors, executors, administrators, assigns and legal representatives unto the other in respect to all covenants, agreements and obligations of this Agreement.
- 6.4 INDEMNIFICATION: The Client agrees, to the fullest extent permitted by law, to indemnify and hold CRA harmless from damages and losses arising from the negligent acts, errors, or omissions of the Client, all construction contractors and suppliers retained by or for the Client, and any successors to Client's interests in the Project.
- A. Notwithstanding any other provision of this Agreement, the Client shall, to the fullest extent permitted by law, indemnify and hold harmless CRA, its officers, partners, employees, agents, representatives and consultants from and against any and all claims, suits, demands, liabilities, losses, or costs, including reasonable attorneys' fees and defense costs, resulting from or accruing to any and all persons, firms, and other legal entities, caused by, arising out of or in any way connected with the detection, existence, presence, handling, removal, abatement, or disposal of any hazardous or toxic substances, products or materials that exist on, about or adjacent to the Project site.
 - B. Inasmuch as the economically sound approach to remodeling and/or rehabilitation an existing facility requires that certain assumptions be made regarding existing conditions, and because some of these assumptions may not be verifiable without expending additional sums of money or destroying otherwise adequate or serviceable portions of the building, the Client shall, to the fullest extent permitted by law, indemnify and hold CRA harmless from any claim, suit, liability, loss or costs including reasonable attorneys' fees and costs of defense arising or related in any way to the assumptions made by CRA in performance of the Services.
 - C. The Client hereby releases and discharges CRA from, and shall further indemnify, hold harmless and defend CRA against, any claim arising from any failure of the Project or any part thereof to meet accessibility requirements, including those of the federal Americans

With Disability Act and all regulations thereunder, as well as all state and local statutes, ordinances or regulations relating to accommodations and accessibility for persons with disabilities.

- 6.5 **LIMITATION OF LIABILITY:** In recognition of the relative risks and benefits of the Project to both the Client and CRA, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of CRA to the Client for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of CRA to the Client shall not exceed \$50,000.00 (fifty thousand dollars). It is intended that this limitation apply to any and all liability or cause of action, however alleged or arising.
- 6.6 The Client shall promptly report to CRA any suspected defects in CRA's services of which the Client becomes aware, so that CRA may take measures to minimize the consequences of such defects. The Client further agrees to impose a similar notification requirement on all contractors and subcontractors engaged by or for the Client. Failure by the Client and the Client's contractors or subcontractors to notify CRA shall relieve CRA of the costs of remedying such defects above the sum such remedy would have cost had prompt notification when first discovered.
- 6.7 The Client will require that CRA and its consultants, agents, employees, and officers shall be indemnified by the General Contractor and shall be made additional insureds under the General Contractor's general liability insurance policy.
- 6.8 CRA and the Client waive consequential damages for claims, disputes, or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable without limitation, to all consequential damages due to either party's termination in accordance with this Agreement.

7. GENERAL TERMS AND CONDITIONS

- 7.1 This Agreement shall be construed and enforced according to the laws of the state where the project is located.
- 7.2 CRA shall not be required to execute any documents subsequent to the signing of this Agreement, including but not limited to certificates, consents, or subordinations, that in any way may, in the sole judgment of CRA, increase CRA's contractual, legal, or business obligations or risks.
- 7.3 The drawings, documents, specifications, plans, electronic and computer discs and work product ("Documents") produced by CRA and/or its consultants in connection with the Project shall remain the sole property of the party creating the Documents. Any use by the Client shall be under a non-exclusive license only. Provided that all sums due under the Agreement have been paid to CRA, the Documents may be used by the Client, the Owner, and their contractors, sub-contractors, and suppliers, but only in connection with the Project for which the Documents were prepared, and shall not be used for other projects, for additions to this Project, or for completion of this Project by any professional other than CRA, unless otherwise agreed by CRA in writing.
- 7.4 Provided that all sums due under the Agreement have been paid to CRA, the Client shall be permitted to retain copies of drawings and specifications prepared in CAD form for the Client's

information as set forth on electronic media. CRA reserves the right to remove all identification of its ownership and/or involvement from each electronic display. Any use or reuse of the Documents by the Client, Owner, or others, without written authorization by CRA, is prohibited and will be at the using party's sole risk and responsibility. Further, the Client shall to the fullest extent permitted by law, indemnify and hold harmless CRA from any and all claims, suits, liability, demands, or costs arising out of or resulting from said use or reuse, including reasonable attorneys' fees and costs.

- 7.5 If a Purchase Order has been issued by Client in connection with this Agreement, CRA's Proposal and these Terms and Conditions shall apply to each such Purchase Order and shall take precedence over any conflicting terms and conditions in said Purchase Order.
- 7.6 Any claim, dispute, or other matter in questions arising out of or related to this Agreement shall be subject to mediation as a condition precedent to arbitration in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. The parties shall share the mediator's fee and any filing fees equally. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof. In the event the parties to this Agreement are unable to reach a settlement of any dispute under this Agreement through mediation, then such disputes may, with the consent of both parties, be settled by binding arbitration in accordance with the rules of The Construction Industry Arbitration Rules of the American Arbitration Association, current as of the date of this Agreement then pertaining. Any arbitration arising out of or related to this Agreement may be consolidated with arbitration between CRA and any other person or entity if such arbitration involves common issues of fact relating to the performance of the parties/Client or the Client's obligations under this Agreement.
- 7.7 There are no third-party beneficiaries to this Agreement, and none may be created without the prior written consent of CRA.

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AGENDA BILL

Agenda Subject: 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		Date: August 27, 2025
Staff Contact: Alexandra Monjar, Senior Project Manager Joey Chen, Finance & Administration Director	Attachments: 1. Resolution 1936	
Action Requested: Adopt Resolution 1936 approving and 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.		

Background:

The Agency is working to develop the 1010 W. Jefferson Street Commercial Space and Public Parking Facility (the “Project”) in the Westside District. The Project is a 6.5-story structured parking facility with active ground-floor commercial spaces, rooftop photovoltaic panels and capacity to support up to 20% electric vehicle charging stations. The facility is expected to become the seventh garage in the ParkBOI public parking system.

The Project has received Design Review approval from the City of Boise in August 2025, and is anticipated to break ground in 2026 with estimated completion date in 2027.

The Project’s financing strategies include the possibility of issuing a tax-exempt bond, if needed and if qualified. This Resolution 1936 is the Agency’s reimbursement resolution which is intended to constitute the Agency’s declaration of “official intent” to reimburse itself for prior expenditures for capital expenditures within the meaning of the regulations promulgated under the Internal Revenue Code.

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. 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.

Fiscal Notes:

This Resolution does not obligate the Agency to take any actions with fiscal impact.

Staff Recommendation:

Staff recommends the Agency Board approve Resolution 1936: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Reimbursement Resolution.

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.

RESOLUTION NO. 1936

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 AUTHORIZING THE REIMBURSEMENT OF CAPITAL EXPENDITURES FROM THE PROCEEDS OF INDEBTEDNESS EXPECTED TO BE INCURRED BY THE AGENCY; AND PROVIDING AN EFFECTIVE DATE OF THIS RESOLUTION.

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

WHEREAS, the Agency is authorized by the Urban Renewal Law to borrow money to carry out the purposes of the Urban Renewal Law and to enter into and carry out contracts or agreements in connection therewith; and

WHEREAS, the Agency intends to construct and install certain public infrastructure improvements consisting of a new, approximately 300-500 stall public parking garage and related improvements to be located at or about 1010 West Jefferson Street, Boise, Idaho (collectively, the "Project"); and

WHEREAS, the Agency intends to finance the costs of the Project with the proceeds of indebtedness, which may be bonds or notes issued by the Agency (the "Indebtedness"), in a maximum principal amount of \$44,000,000; and

WHEREAS, the Agency has heretofore made expenditures relating to the Project and expects to make expenditures with respect to the Project prior to incurring the Indebtedness, and the Agency reasonably intends to reimburse itself for such prior expenditures from proceeds of the Indebtedness; and

WHEREAS, this Resolution is intended to constitute the Agency's declaration of "official intent" to reimburse itself for such prior expenditures for capital expenditures within the meaning of Section 1.150-2 of the regulations promulgated under Section 103 of the Internal Revenue Code of 1986, as amended.

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

Section 1. The Board hereby ratifies, approves and confirms all action heretofore taken (not inconsistent with the provisions of this Resolution) with respect to incurrence of Indebtedness to finance the Project.

Section 2. In order to permit the Agency to reimburse itself from the proceeds of the Indebtedness for prior expenditures relating to the Project, the interest on which Indebtedness may be excluded from gross income for federal income tax purposes, the Board of Commissioners of the Agency hereby determines and declares that:

(a) The Agency has heretofore made and intends to make expenditures in the future with respect to the Project prior to the incurrence of the Indebtedness and the Agency reasonably expects to reimburse itself for those expenditures from the proceeds of the Indebtedness;

(b) The Project consists of a new, approximately 300-500 stall public parking garage and related improvements to be located at or about 1010 West Jefferson Street, Boise, Idaho;

(c) The maximum principal amount of the Indebtedness is expected to be \$44,000,000.

Section 3. All bylaws, orders, resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency.

Section 4. This Resolution shall take effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on August 27, 2025. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary of the Agency Board of Commissioners on August 27, 2025.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

Attest:

By: _____
Lauren McLean, Secretary



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V.
ADJOURN



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