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Board of Commissioners

August 26, 2026

Agenda

- I. Call to Order Chair Haney Keith**
- II. Action Item: Agenda Changes/Additions Chair Haney Keith**
- III. Action Item: Consent Agenda**
 - A. Minutes and Reports**
 - 1. Approve Meeting Minutes for August 10, 2026
 - 2. Approve Meeting Minutes for August 18, 2026
 - B. Other**
 - 1. Approve Resolution 1982: 6650 S. Eisenman Rd., Maverik Type 1 One-Time Assistance Participation Agreement with Maverik Group, LLC

Consent Agenda

Motion to Approve Consent Agenda

Agenda

IV. Action Item

- A. **CONSIDER Resolution 1983: Approve FY2027 Five-Year Capital Improvement Plan.....Doug Woodruff (5 mins)**
- B. PUBLIC HEARING: FY2026 Amended Budget.....Chair Haney Keith (5 mins)
- C. CONSIDER Resolution 1980: Adopt FY2026 Amended Budget.....Joey Chen (5 mins)
- D. PUBLIC HEARING: FY2027 Original Budget.....Chair Haney Keith (5 mins)
- E. CONSIDER Resolution 1981: Adopt FY2027 Original Budget.....Joey Chen (5 mins)
- F. CONSIDER Resolution 1984: Westside Supplemental Termination Resolution
.....Joey Chen (5 mins)

V. Action Item: Executive Session

VI. Action Item: Consider Selection of the Sole Finalist for the Executive Director Position.....Chair Haney Keith

VII. Adjourn

Consider: Resolution 1983



FY2027 Five-Year Capital Improvement Plan

Doug Woodruff – Development Director



CAPITAL CITY
DEVELOPMENT CORP



FY2027-FY2031

Capital Improvement Plan

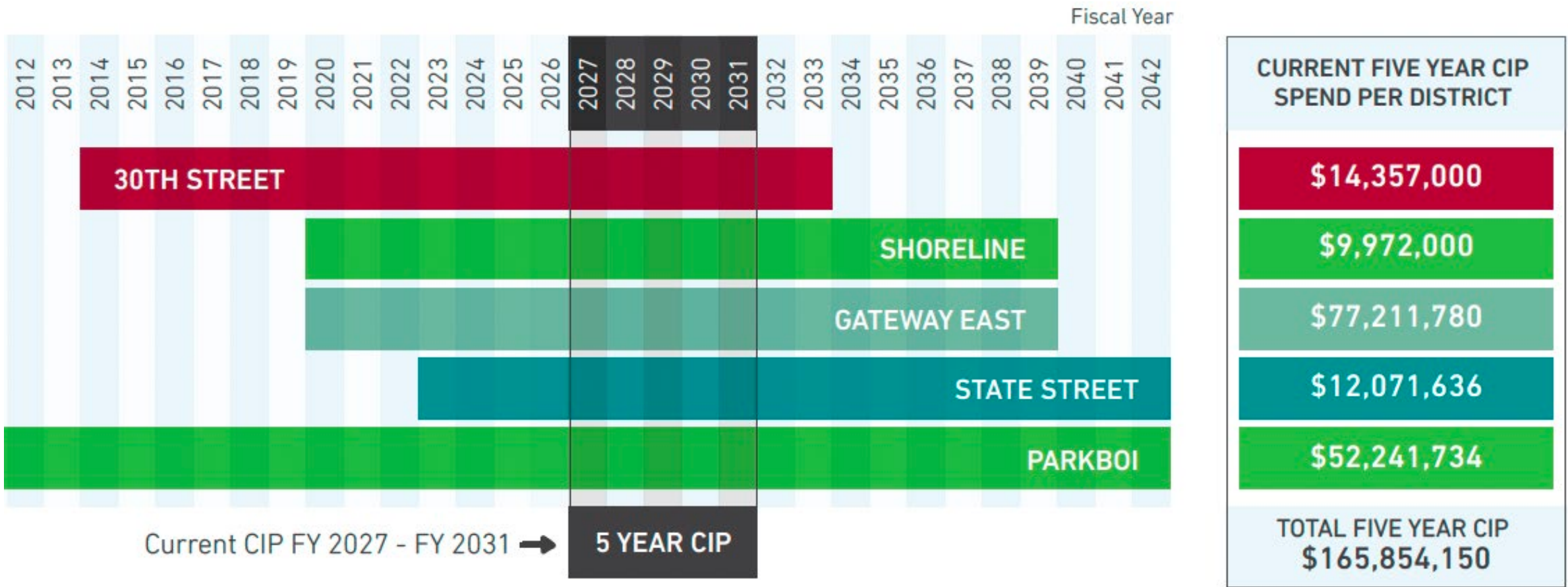
For Adoption: August 26, 2026

Doug Woodruff – Development Director

Investment Summary



CCDC DISTRICT LIFESPANS



Consider: Resolution 1983



Suggested Motion:

I move to adopt Resolution 1983 approving the FY2027 Five-Year Capital Improvement Plan.

Agenda

IV. Action Item

- A. CONSIDER Resolution 1983: Approve FY2027 Five-Year Capital Improvement Plan
.....Doug Woodruff (5 mins)
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V. Action Item: Executive Session

VI. Action Item: Consider Selection of the Sole Finalist for the Executive Director Position.....Chair Haney Keith

VII. Adjourn

Public Hearings & Consider Final Adoption



- Reso 1980: Adopt FY2026 Amended Budget
- Reso 1981: Adopt FY2027 Original Budget

Joey Chen – Finance & Administration Director

Budget Calendar



Aug 10 Board tentatively approved proposed Budgets

Aug 14 & 21 Budgets published in Idaho Statesman



Aug 26 Public hearing, Budget Resolutions

Sept 1 Deadline to Adopt FY2027 Budget

Oct 1 Fiscal Year 2027 begins

FY2026 Amended Budget



FY2026 Amended Budget

Amend from \$52M to \$29M



<u>Revenue</u> Changes	
Tax Increment	\$300K increase
Parking	\$191K increase
Reimbursement	\$97K increase
Misc.	\$594K increase
Bond Financing Proceeds	\$7M increase
Use of Working Capital Fund	\$31M decrease

FY2026 Amended Budget

Amend from \$52M to \$29M



<u>Expense</u> Changes	
Operating	\$827K decrease
Debt Service	\$288K increase
Capital Outlay	\$22.5M decrease

FY2026 Amended Budget

Amend from \$52M to \$29M



CIP Changes Highlight	Parking Changes Highlight
Westside District – 1010 Jefferson \$1.5M increase	1010 Jefferson \$6.1M decrease
Gateway East District – Lake Hazel Road \$3.2M decrease	9 th and Front Garage – Elevator Modernization and Stairwell Enclosure \$5.0M decrease
Gateway East District – Property Acquisition \$3.7M decrease	

Public Hearing

Consider: FY2026 Amended Budget



Action Requested:

Approve Resolution 1980 adopting the FY2026 Amended Budget.

Suggested Motion:

I move adoption of Resolution 1980 to approve the FY2026 Amended Budget totaling \$29,270,335 and authorize the Executive Director to file copies of the budget as required by law.

Agenda

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.....Doug Woodruff (5 mins)
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VI. Action Item: Consider Selection of the Sole Finalist for the Executive Director Position.....Chair Haney Keith

VII. Adjourn

FY2027 Original Budget

FY2027 Original Budget

Total Budget \$80M



Revenue Summary:

- Tax Increment \$ 16.9M
- Parking \$ 10.9M
- Reimb. & Misc. \$ 0.9M
- Pass-Thru \$ 0.5M
- Use of Working Capital \$ 50.8M



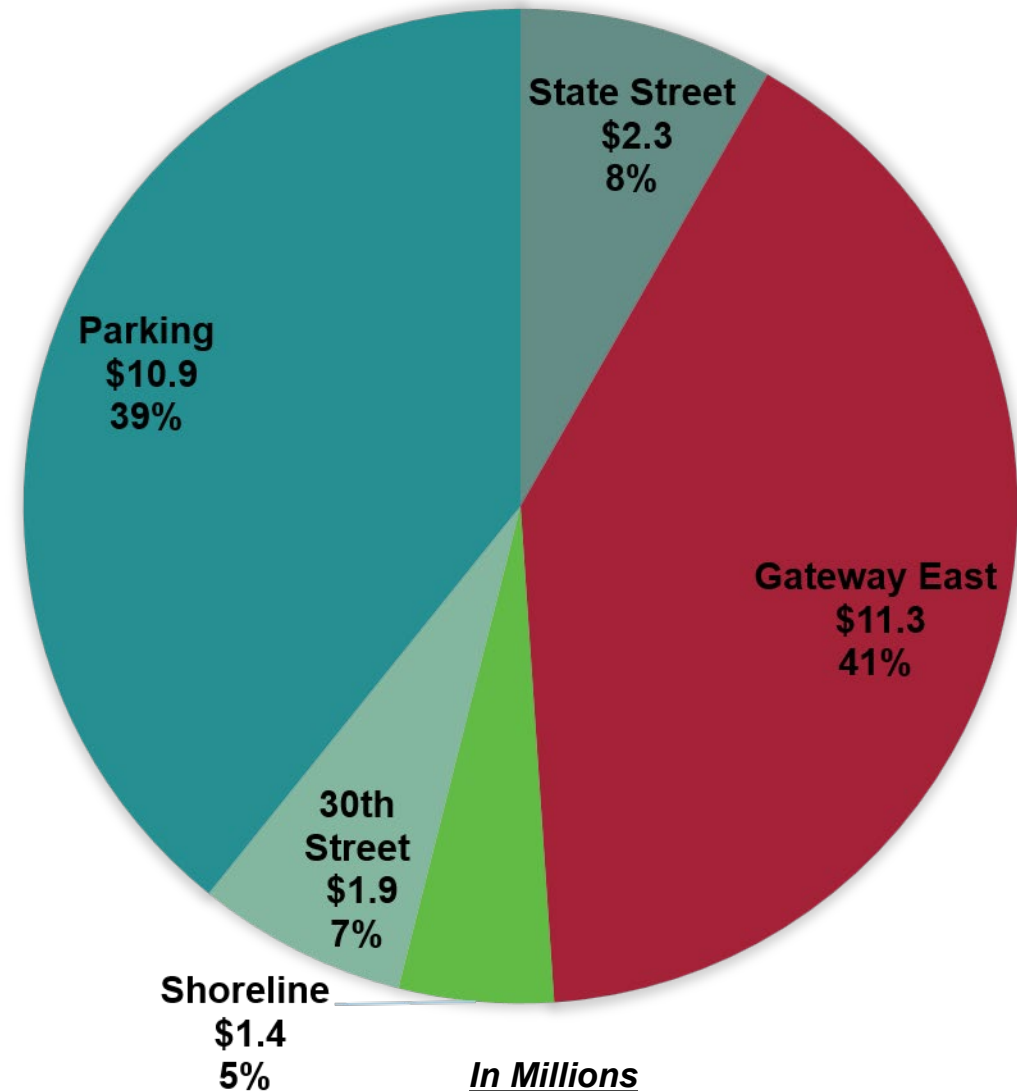
FY2027 Original Budget

Total Budget \$80M



Revenue Summary:

- Tax Increment \$ 16.9M
- Parking \$ 10.9M
- Reimb. & Misc. \$ 0.9M
- Pass-Thru \$ 0.5M
- Use of Working Capital \$ 50.8M



FY2027 Original Budget

Total Budget \$80M



Revenue Summary:

- Tax Increment \$ 16.9M
- Parking \$ 10.9M
- Reimb. & Misc. \$ 0.9M
- Pass-Thru \$ 0.5M
- Use of Working Capital \$ 50.8M



FY2027 Original Budget

Total Budget \$80M



Expense Summary:

- Operating \$ 9.2M
- Debt Service \$ 2.1M
- Capital Outlay \$68.2M
- Pass-Thru \$ 0.5M



FY2027 Original Budget

Total Budget \$80M



Expense Summary:

- Operating \$ 9.2M
- Debt Service \$ 2.1M
- Capital Outlay \$68.2M
- Pass-Thru \$ 0.5M

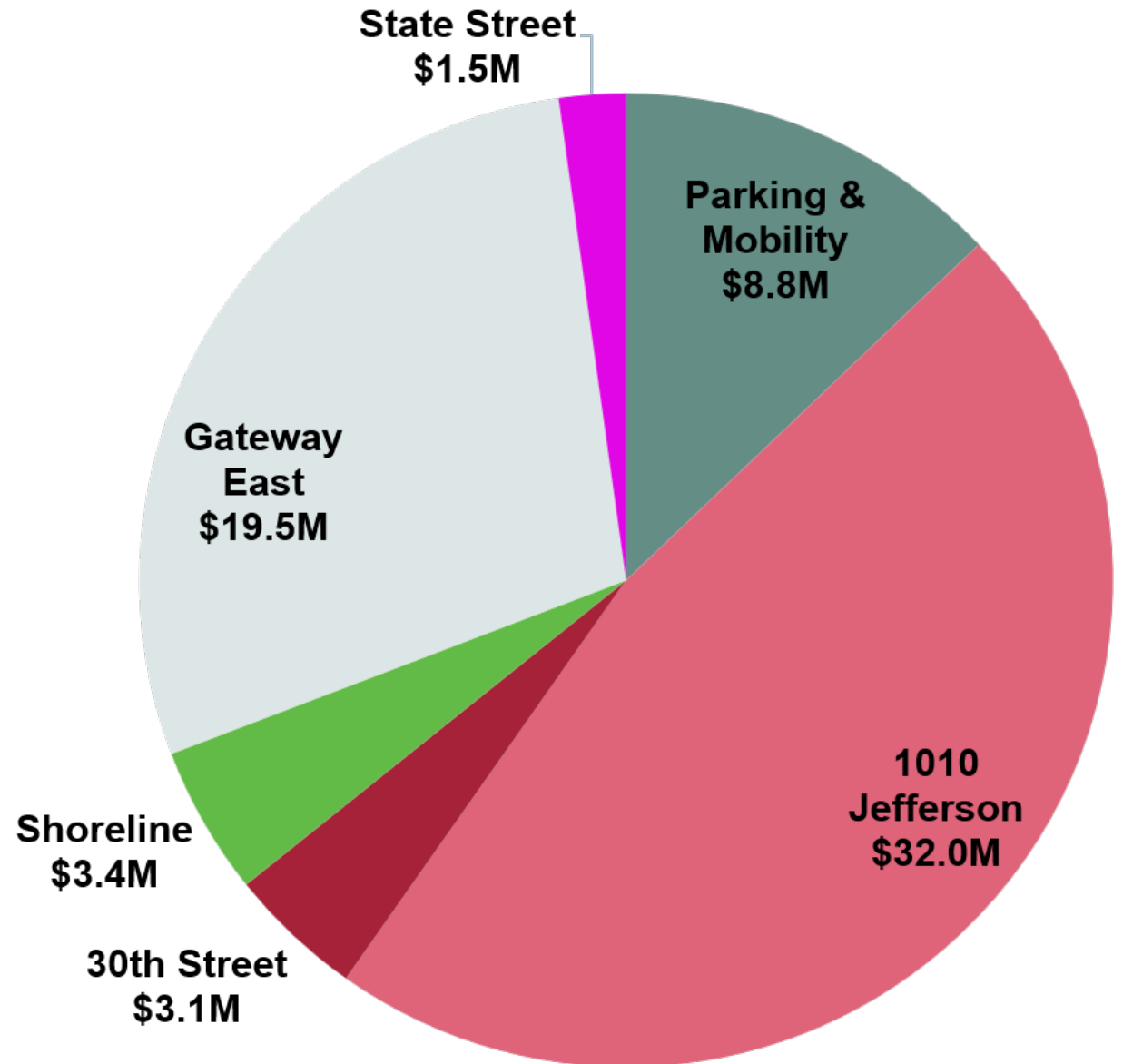


FY2027 Original Budget

Total Budget \$80M

Capital Outlay Highlight:

- CIP \$27.4M
- Parking & Mobility \$ 8.8M
- ParkBOI Sys Expansion \$32.0M
(1010 Jefferson)



Public Hearing

Consider: FY2027 Original Budget



Action Requested:

Approve Resolution 1981 adopting the FY2027 Original Budget.

Suggested Motion:

I move adoption of Resolution 1981 to approve the FY2027 Original Budget totaling \$80,004,223 and authorize the Executive Director to file copies of the budget as required by law.

Agenda

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.....**Joey Chen (5 mins)**

V. Action Item: Executive Session

- VI. **Action Item: Consider Selection of the Sole Finalist for the Executive Director Position**.....**Chair Haney Keith**

VII. Adjourn

Consider: Resolution 1984



Westside District Supplemental Termination Resolution

Joey Chen, Finance & Administration Director

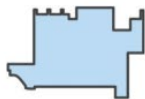
Westside Supplemental Termination Resolution

Today's Agenda

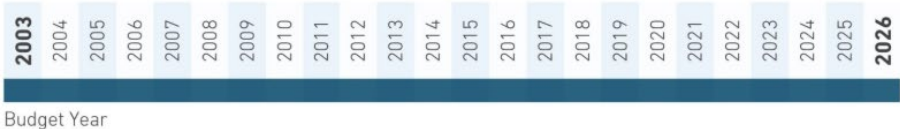


- Sunset Process/Timeline
- Updated Termination Budget & Plan

WESTSIDE DISTRICT



157 ACRES



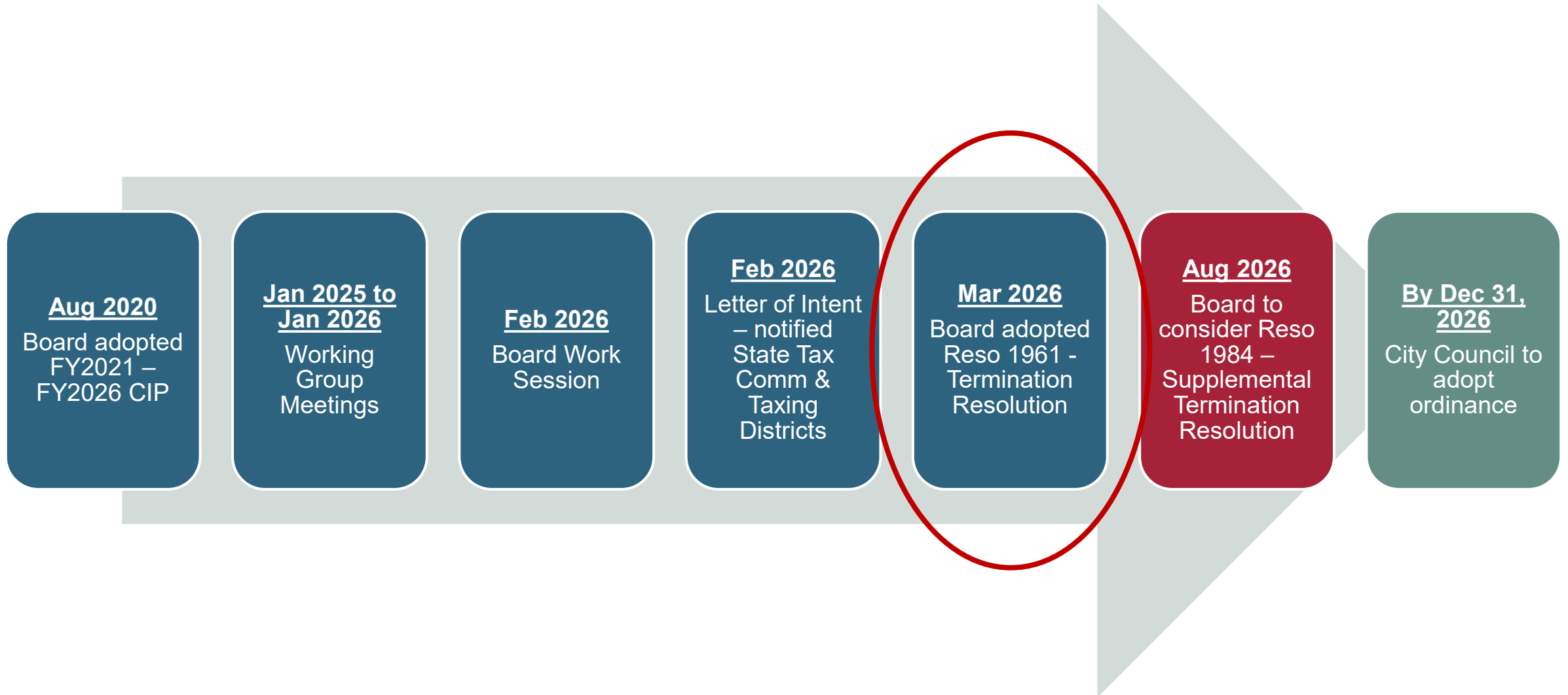
est.
2002



WESTSIDE
DISTRICT

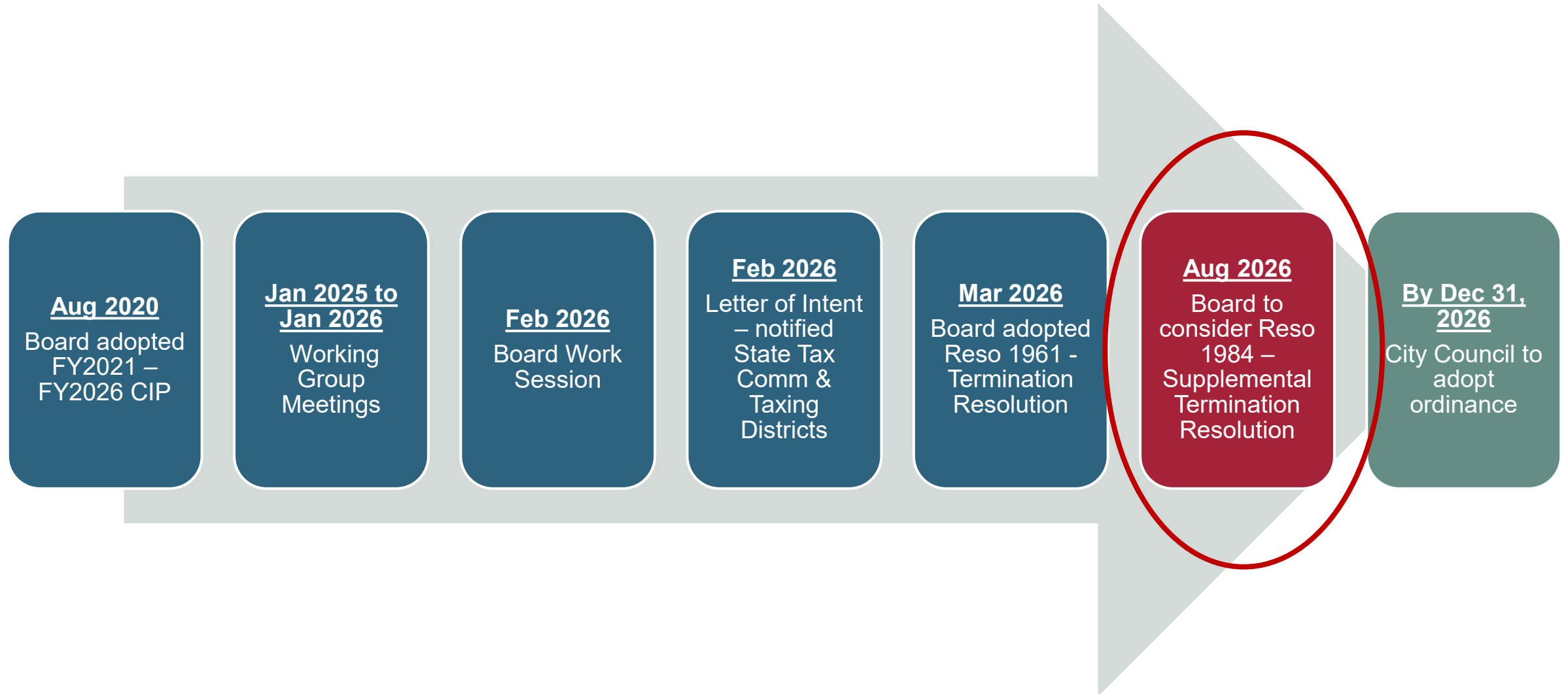
Westside Supplemental Termination Resolution

Sunset Process/Timeline



Westside Supplemental Termination Resolution

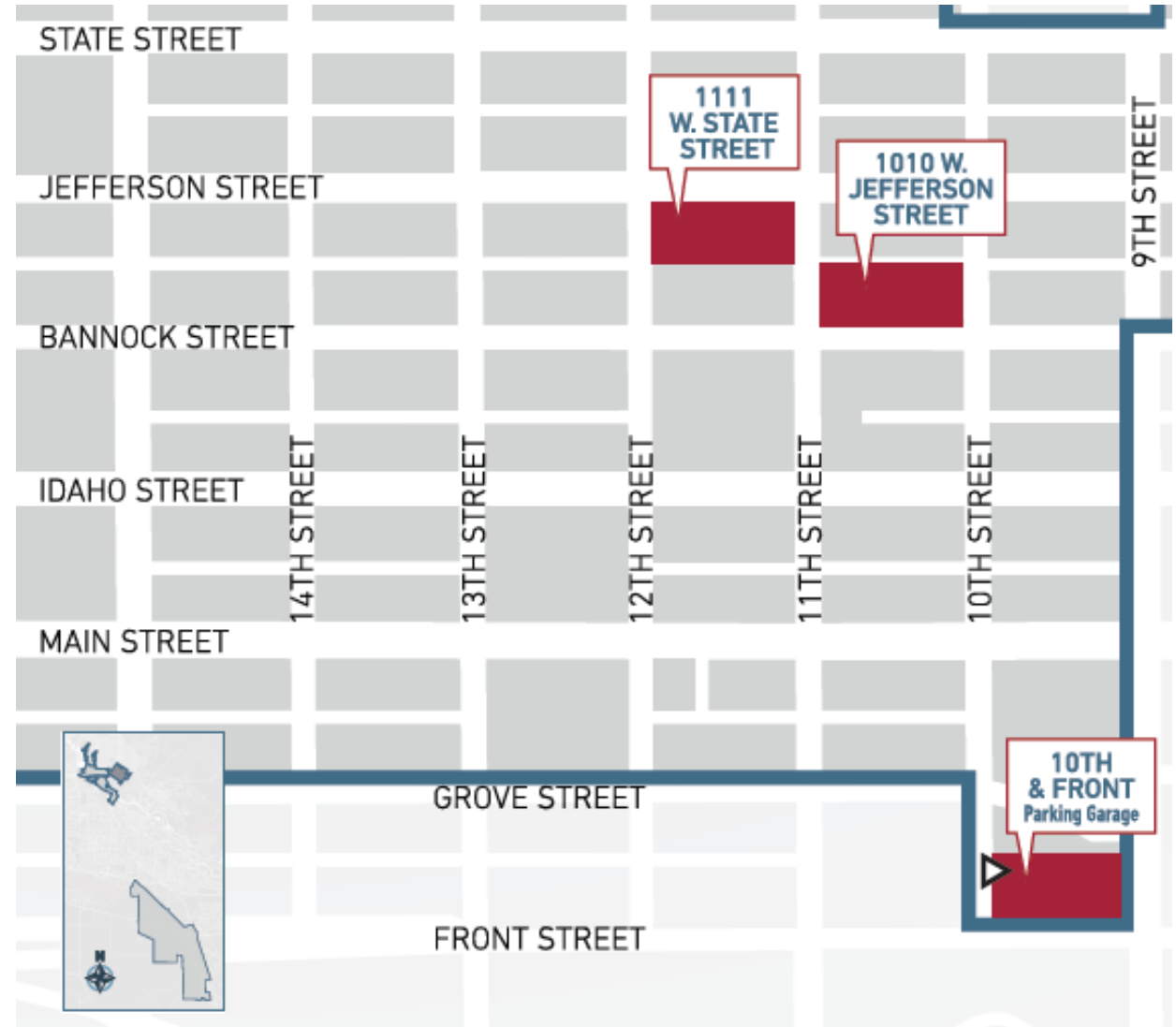
Sunset Process/Timeline



Westside Supplemental Termination Resolution



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



Westside Supplemental Termination Resolution

Updated Termination Budget



Exhibit A – Updated Termination Budget

Projected Total Revenues	\$8,300,613
Projected Total Expenses	\$8,245,794
<i>Projected Balance/Surplus</i>	<u>\$ 54,819</u>

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

Westside Supplemental Termination Resolution

Updated Termination Plan



Exhibit B – Updated Termination Plan

- Intent Regarding Delinquencies
- Updated Fiscal Year 2026 Budget Summary
- Agency Contracts (Committed Contracts)
- Real Property Interests
- Parking Garages
- Fiscal Year 2027 – Post-Termination Final Administrative Costs

Consider: Resolution 1984



Suggested Motion:

I move to adopt Resolution 1984 supplementing Resolution 1961 by adding the Updated FY2026 Termination Budget and the Updated Termination Plan, and directing Agency staff to provide Resolution 1961 to the seven overlapping taxing districts including Ada County and the Idaho State Tax Commission.

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VII. Adjourn

Executive Session

Please stand by.

Agenda

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.....Doug Woodruff (5 mins)
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VII. Adjourn

Action Item VI

Consider Selection of the Sole Finalist for the Executive Director Position

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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