



Agenda: Thursday, January 21, 2016, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843

1. **Consent Agenda** - Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.
 - A. Minutes from January 7th, 2016
 - B. December 2015 Payables
 - C. December 2015 Financials

ACTION: Approve the consent agenda or take such other action deemed appropriate.

2. **Public Comment for items *not on agenda*:** Three minute limit
3. **Announcements**
4. **Redevelopment Association of Idaho Report – Gary Riedner**

5. **Sangria Downtown LLC Project Schedule Discussion – Bill Belknap**

On February 26, 2015, the Board selected Sangria Downtown LLC as the successful respondent to a request for proposals for development of the MURA's 6th and Jackson property. Representatives of Sangria Downtown LLC provided the agency with a report at the agency's January 7, 2016 meeting at which time representatives indicated the project design was being revised to add additional residential units and they were seeking New Market Tax Credit funding for the project. On January 8th, Staff met with Sangria representatives and the project architect to assess the schedule moving forward and to establish milestones to monitor project progress. Staff has prepared a proposed project schedule of performance for the Board's review and consideration.

ACTION: Review the proposed schedule of performance and provide direction as deemed appropriate.

6. **MURA Strategic Plan Discussion – Bill Belknap**

At the Agency's July 22, 2015 meeting the Board reviewed the past strategic planning efforts conducted by the Board in 2008 and 2009. These past strategic planning efforts concluded with a draft outline of goals and priorities with the departure of the then Executive Director Travis Cary in 2009. Staff will propose a project process and final plan framework.

ACTION: Receive report and provide direction as deemed appropriate.

7. General District Updates – Bill Belknap

- Legacy Crossing District
- Alturas District

NOTICE: Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.



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McGeehan called the meeting to order at 7:02 a.m.

Attendance:

Commission Members	Staff Present	Others
Steve McGeehan, Chair	Gary Riedner, City Supervisor	Gina Taruscio
Steve Drown	Bill Belknap, Executive Director	Victoria Seever
Art Bettge	Anne Peterson, Deputy City Clerk	George Skandalos
Dave McGraw		Carly Lilly
Ron Smith		Terri Harber, Daily News
Brandy Sullivan		Pat Vaughan, Latah Assessor
John Weber		

Absent: None

1. **Consent Agenda** - Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.
 - A. Minutes from December 3rd, 2015
 - B. November 2015 Payables
 - C. November 2015 Financials

ACTION: Approve the consent agenda or take such other action deemed appropriate.

Smith moved approval of the Consent Agenda, seconded by Bettge. Motion passed unanimously.

2. **Public Comment for items *not on agenda*:** Three minute limit
None

3. **Announcements**

Belknap reminded Commissioners of the RAI/Urban Land Institute conference in Boise on January 26 and offered registration and travel cost assistance to anyone interested in attending.

4. Election of Officers for 2016 – Chairperson McGeehan

Per the Agency's bylaws, elections for officers for the year are to be held at the first meeting in January. The Agency will need to elect and appoint officers for the positions of Chairperson, Vice Chairperson and Secretary.

ACTION: Elect and appoint of the 2016 officers for the positions of Chairperson, Vice Chairperson and Secretary.

Smith moved that all current officers be retained (Chair: McGeehan; Vice Chair: Sullivan; Secretary: Bettge). McGraw seconded the motion which passed unanimously.

5. Redevelopment Association of Idaho Report – Gary Riedner

The Interim committee appointed to look at urban renewal issues has been discussing the base valuation of amended districts. The Idaho Attorney General has identified a conflict between two statutes and his opinion differs from the State Tax Commission regarding whether the base valuation changes. If determined that the based valuation must reset upon amendment, it will essentially eliminate district expansions. This could be very detrimental to districts such as Legacy Crossing. The banking industry is advising legislators that continual tinkering with URAs makes them riskier to fund. The other hot topic with the interim committee is discussion of urban renewal monies being used for public buildings.

6. Sangria Downtown LLC Project Update – Bill Belknap

On February 26, 2015, the Board selected Sangria Downtown LLC as the successful respondent to a request for proposals for development of the MURA's 6th and Jackson property. On April 8, 2015, the Board Approved an Exclusive Negotiation Agreement (ENA) to enter into negotiations regarding the property development which was executed on April 24, 2015. The ENA included a schedule of performance which specified specific dates for certain actions by both parties including the submission of development plans from Sangria Downtown LLC by July 1, 2015 which was subsequently extended to October 1, 2015, and then extended to December 1, 2015. Representatives of Sangria Downtown LLC will provide a report on the status of their proposal.

ACTION: Receive report and provide direction as deemed appropriate.

George Skandalos and Carly Lilly explained that after entering into the Exclusive Negotiation Agreement with the URA they became concerned the project was not financially viable as proposed, because rental income from the residential units wouldn't support the project. They determined the project needed to be larger but their limitation was securing enough owner equity to achieve financing. They are now working on qualifying for New Market Tax Credits and are considered a strong candidate for funding by June. He hoped the Board would balance the bumps and setbacks they've had through this learning process with their proven track record with Sangria and Maialina.

Weber asked what the new timeline will be. Skandalos said they still hope to start construction this summer and said they would know within the next two to three months, but definitely by June. Lilly explained their decision making has been slow because they are cautious about impacting the livelihoods of their 110 current employees. She said getting the New Market Tax Credits is the solution for making the project work by infusing the working capital needed up front. Weber asked if the originally proposed footprint will remain the same and Skandalos said it will change just slightly to accommodate more parking. The building

changes from two stories to four, and from 18 apartment units to 40. The look of the finished building will remain mostly the same, perhaps with different outside finish materials on the upper floors. Bettge was concerned about losing this year's construction season. Belknap responded that the critical next steps before setting a construction calendar are modifying the project design, securing conventional financing, and then allocation of New Market Tax Credits. He thought they could still possibly get a fall construction start. Belknap added the Agency will need to evaluate how long they are willing to negotiate without putting the 2017 construction season at risk. Bettge suggested a fall start date might be advantageous considering the City's plan for Sixth Street realignment and utility undergrounding. Belknap added that the environmental remediation isn't complete yet and financing can't happen until DEQ signs off. Smith asked if a four-story building meets City codes and Belknap said yes. Drown asked for more detail on the low-income housing portion of the project. Skandalos said the market indicates rents will be around \$600 per unit but the project can still work if 20-25% of the units are rented at \$520, and doing so makes the project more competitive for the New Markets money. McGraw asked when the remediation will be complete to make the property construction ready. Belknap said the work itself will be done by the end of January but it may take up to three months to close out the grant and get full approval from DEQ before property ownership can be conveyed. Sullivan asked if the New Markets money could be available sooner than June. Lilly said once their design plans are finalized and the bank conducts its appraisal and provides approval, the New Markets money comes in at the last moment. McGeehan asked if the original proposal has changed other than the building height and additional residential units. Skandalos said they chose to add more residential space rather than commercial because that's the need in this market. They are hoping to keep the roof-top garden/event space, and an elevator will be required. McGeehan asked if it would be three to four months before the Agency will know a project timeline. Belknap thought a tentative schedule could be developed after meeting with the architect tomorrow. He suggested prior to bank approval, the Agency should review the revised design and confirm that it meets substantial conformance with the original proposal, and that the Agency is comfortable with the tentative timelines and milestone dates.

7. MURA Strategic Plan Discussion – Bill Belknap

At the Agency's July 22, 2015 meeting the Board reviewed the past strategic planning efforts conducted by the Board in 2008 and 2009. These past strategic planning efforts concluded with a draft outline of goals and priorities with the departure of the then Executive Director Travis Cary in 2009. Staff will propose a project process and final plan framework.

ACTION: Receive report and provide direction as deemed appropriate

Belknap suggested since this was not a time-sensitive topic that this agenda item be postponed to the next meeting. The Board concurred.

8. General District Updates – Bill Belknap

- Legacy Crossing District
 - 6th & Jackson—The pump and treat remediation work should be complete by end of January, followed by negotiations with DEQ for the Certificate of Completion and Covenant Not To Sue.
 - Sharpe Property—Conversations are continuing with the developer and documents may be available for Agency review at the next meeting.
 - Dumas Site—Staff have had conversations with the potential new owner regarding possible row house-type development for families and some multi-family and perhaps commercial use. Consideration has been given to leaving a small concrete building and the smokestack onsite as

historic landmarks. Opportunities for Agency involvement include frontage improvements, a left turn lane eastbound on A to Almon, and a pedestrian pathway to provide connectivity from downtown to Ottness Park. The current owner has some remediation to finish prior to conveyance so construction is not anticipated until 2017.

- Gritman project: Slab work is complete and the steel structure should start to rise in February.
- Alturas District
 - Staff received formal written recommendations from the Association regarding zoning changes in the RTO and it will be included in the zoning amendment process.
 - The current listing agreement with Palouse Commercial for the Agency's Alturas properties will end January 22 so consideration of continuing that agreement will be on the next meeting's agenda.

McGeehan declared the meeting adjourned at 8:07am.

Steve McGeehan, Agency Chair

Date



Balance Sheet
December 29, 2015

	Total Funds
ASSETS	
Cash	2,444
Investments-LGIP	1,286,849
Investments-Zions Debt Reserve	42,606
Taxes Receivable	-
Land Held For Resale	531,256
Land	505,803
Infrastructure Assets	1,186,207
Accumulated Depreciation	(753,478)
Total Assets	2,801,688
 LIABILITIES	
Accounts Payable	
Deposits Payable	5,000
Series 2007 Bond - due within one year	-
Series 2010 Bond - due within one year	25,000
Latah County payback agreement - due within one year	4,000
Series 2010 Bond - due after one year	374,000
Latah County payback agreement - due after one year	106,537
Total Liabilities	514,537
 FUND BALANCES	
Net Assets Invest. Cap Assets	539,533
Restricted Fund Balance	44,312
Unrestricted Fund Balance	1,768,734
Total Fund Balance	2,352,579
Retained Earnings:	-65,428
Total Fund Balance and Retained Earnings:	2,287,151
Total Liabilities, Fund Balance and Retained Earnings:	\$2,801,688

Checks for Approval

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DECEMBER 2015



Check	Check Date	Account Name	Vendor	Amount
4355	12/23/2015	Administrative Services	City of Moscow	3,750.00
4355	12/23/2015	Heat, Lights & Utilities	City of Moscow	179.25
4356	12/04/2015	Heat, Lights & Utilities	City of Moscow	179.25
4356	12/04/2015	Administrative Services	City of Moscow	7,500.00
4357	12/04/2015	Professional Services-Alturas	Elam & Burke	37.00
4358	12/04/2015	Misc. Expense-General	Anne Peterson	8.94
4359	12/23/2015	Improvements-Legacy	Cutting Edge Signs	478.39
4360	12/23/2015	Professional Services-Legacy	Elam & Burke	37.00
4361	12/23/2015	Improvements-Legacy	Germer Construction, Inc.	40,810.29
4361	12/23/2015	Improvements-Legacy	Germer Construction, Inc.	12,000.00
4362	12/23/2015	Misc. Expense-General	Rosauers	7.52
4363	12/23/2015	Improvements-Legacy	Strata, Inc.	1,179.50
4364	12/23/2015	Improvements-Legacy	Terra Graphics	12,876.93
4364	12/23/2015	Improvements-Legacy	Terra Graphics	2,352.39

Report Total: 81,396.46

 Chairperson

Accounts payable expenditures as contained herein were made in compliance with the duly adopted budget for the current fiscal year and according to Idaho law.

 Bill Belknap, Executive Director

 Donald L. Palmer, Treasurer

Checks by Date - Detail By Check Date

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December 2015

				<u>Check Amount</u>
4356	UCITYMOS	City of Moscow	12/4/2015	
	Monthly Bill	Water, Sewer, Street Light	Monthly Bill	179.25
	Oct - Nov	Administration Fees for October and November		<u>7,500.00</u>
Total for Check Number 4356:				<u><u>7,679.25</u></u>
4357	UELAMBUR	Elam & Burke	12/4/2015	
	160131	Professional Services Rendered		37.00
Total for Check Number 4357:				<u><u>37.00</u></u>
4358	UTEMP	Anne Peterson	12/4/2015	
	10/14/2015	Reimbursement for Oct Meeting refreshments		8.94
Total for Check Number 4358:				<u><u>8.94</u></u>
Total for 12/4/2015:				<u><u>7,725.19</u></u>
4355	UCITYMOS	City of Moscow	12/23/2015	
	December 201	Administration Fee's For December 2015		3,750.00
	November 201	Utility Billing for November 2015		<u>179.25</u>
Total for Check Number 4355:				<u><u>3,929.25</u></u>
4359	Ucutting	Cutting Edge Signs	12/23/2015	
	11159	4x8 Sign for 6th & Jackson reclamation project		478.39
Total for Check Number 4359:				<u><u>478.39</u></u>
4360	UELAMBUR	Elam & Burke	12/23/2015	
	160514	Compliance with bond covenants		37.00
Total for Check Number 4360:				<u><u>37.00</u></u>
4361	UGERMER	Germer Construction, Inc.	12/23/2015	
	09-00-1106	6th & Jackson Environmental Remediation Excavation		40,810.29
	09-00-1218	6th & Jackson soil land application fee/disposal fee		<u>12,000.00</u>
Total for Check Number 4361:				<u><u>52,810.29</u></u>

Checks by Date - Detail By Check Date

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December 2015

				<u>Check Amount</u>
4362	UROSAUER	Rosauers	12/23/2015	
	01-168152	Meeting refreshments for 12-03-2015		7.52
Total for Check Number 4362:				<u>7.52</u>
4363	USTRATA	Strata, Inc.	12/23/2015	
	MO150523-IN	6th & Jackson Geotechnical Testing		1,179.50
Total for Check Number 4363:				<u>1,179.50</u>
4364	Uterragr	Terra Graphics	12/23/2015	
	04106	6th & Jackson Ground Water Remediation		12,876.93
	14029	6th & Jackson Construction Observation/Management		<u>2,352.39</u>
Total for Check Number 4364:				<u>15,229.32</u>
Total for 12/23/2015:				<u>73,671.27</u>
Total Bills for December 2015				<u>81,396.46</u>

General Ledger

Revenue Analysis

User: jspellman
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 Period 03 - 03
 Fiscal Year 2015

Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollect	% Received
890	Urban Renewal Agency Fund							
890-000-00-410-00	Property Taxes - Alturas	\$ 394,000.00	\$ 38,628.25	\$ 39,447.96	\$ 354,552.04	\$ 354,552.04	89.99%	10.01%
890-000-00-410-01	Property Taxes - Legacy	\$ 100,000.00	\$ 4,927.53	\$ 6,943.66	\$ 93,056.34	\$ 93,056.34	93.06%	6.94%
890-000-00-431-11	EPA Clean-up Grant - Legacy	\$ 111,757.00	\$ -	\$ -	\$ 111,757.00	\$ 111,757.00	100.00%	0.00%
890-000-00-471-00	Investment Earnings	\$ 1,000.00	\$ 118.74	\$ 229.85	\$ 770.15	\$ 770.15	77.02%	22.99%
890-000-00-478-10	Sale of Land - Alturas	\$ 157,380.00	\$ -	\$ -	\$ 157,380.00	\$ 157,380.00	100.00%	0.00%
890-000-00-478-11	Sale of Land - Legacy	\$ 467,965.00	\$ -	\$ -	\$ 467,965.00	\$ 467,965.00	100.00%	0.00%
890-000-00-910-00	Beg Fund Bal Unassigned	\$ 46,349.00	\$ -	\$ -	\$ 46,349.00	\$ 46,349.00	100.00%	0.00%
890-000-00-911-00	Beg Fund Bal Assigned-Alturas	\$ 617,250.00	\$ -	\$ -	\$ 617,250.00	\$ 617,250.00	100.00%	0.00%
890-000-00-911-01	Beg Fund Bal Res-Alturas	\$ 115,175.00	\$ -	\$ -	\$ 115,175.00	\$ 115,175.00	100.00%	0.00%
890-000-00-912-00	Beg Fund Bal Assigned-Legacy	\$ 183,194.00	\$ -	\$ -	\$ 183,194.00	\$ 183,194.00	100.00%	0.00%
890-000-00-912-01	Beg Fund Bal Res-Legacy	\$ 68,312.00	\$ -	\$ -	\$ 68,312.00	\$ 68,312.00	100.00%	0.00%
890	Urban Renewal Agency Fund	\$ 2,262,382.00	\$ 43,674.52	\$ 46,621.47	\$ 2,215,760.53	\$ 2,215,760.53	97.94%	2.06%
Revenue Total		\$ 2,262,382.00	\$ 43,674.52	\$ 46,621.47	\$ 2,215,760.53	\$ 2,215,760.53	98.00%	2.00%

General Ledger

Exp to Bud

User: jspellman
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 Period 03 - 03
 Fiscal Year 2015

Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
890	Urban Renewal Agency Fund						
880	General Agency						
890-880-10-642-00	Administrative Services	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00	0.00%
890-880-10-642-10	Professional Services-Exec Dir	\$ 51,420.00	\$ 4,285.00	\$ 12,855.00	\$ 38,565.00	\$ 38,565.00	25.00%
890-880-10-642-15	Professional Services-Other	\$ 5,000.00	\$ -	\$ 1,250.00	\$ 3,750.00	\$ 3,750.00	25.00%
890-880-10-642-20	Professional Services-Auditing	\$ 4,700.00	\$ -	\$ -	\$ 4,700.00	\$ 4,700.00	0.00%
890-880-10-642-30	Professional Services-Computer	\$ 2,000.00	\$ -	\$ 19.95	\$ 1,980.05	\$ 1,980.05	1.00%
890-880-10-644-10	Marketing Expense-General	\$ 1,000.00	\$ -	\$ 300.00	\$ 700.00	\$ 700.00	30.00%
890-880-10-668-10	Liability Insurance-General	\$ 1,540.00	\$ -	\$ 1,492.00	\$ 48.00	\$ 48.00	96.88%
E02	Contractual	\$ 95,660.00	\$ 4,285.00	\$ 15,916.95	\$ 79,743.05	\$ 79,743.05	16.64%
890-880-10-631-10	Postage Expense	\$ 100.00	\$ -	\$ -	\$ 100.00	\$ 100.00	0.00%
890-880-10-631-20	Printing and Binding	\$ 400.00	\$ -	\$ -	\$ 400.00	\$ 400.00	0.00%
890-880-10-647-10	Travel & Meetings-General	\$ 1,000.00	\$ -	\$ 14.96	\$ 985.04	\$ 985.04	1.50%
890-880-10-649-10	Professional Development	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-880-10-669-10	Misc. Expense-General	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 500.00	0.00%
E03	Commodities	\$ 3,000.00	\$ -	\$ 14.96	\$ 2,985.04	\$ 2,985.04	0.50%
880	General Agency	\$ 98,660.00	\$ 4,285.00	\$ 15,931.91	\$ 82,728.09	\$ 82,728.09	16.15%
890	Alturas						
890-890-10-642-10	Professional Services-Alturas	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	0.00%
890-890-10-642-12	Land Sale Expense-Alturas	\$ 23,000.00	\$ -	\$ -	\$ 23,000.00	\$ 23,000.00	0.00%
890-890-10-644-10	Marketing Expense-Alturas	\$ 10,000.00	\$ 64.60	\$ 129.20	\$ 9,870.80	\$ 9,870.80	1.29%
E02	Contractual	\$ 73,000.00	\$ 64.60	\$ 129.20	\$ 72,870.80	\$ 72,870.80	0.18%
890-890-10-647-10	Travel & Meetings-Alturas	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	0.00%
890-890-10-658-10	Repairs & Maintenance	\$ 10,750.00	\$ -	\$ -	\$ 10,750.00	\$ 10,750.00	0.00%
890-890-10-669-10	Misc. Expense-Alturas	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 500.00	0.00%
E03	Commodities	\$ 12,750.00	\$ -	\$ -	\$ 12,750.00	\$ 12,750.00	0.00%
890-890-10-770-73	Improvements-Alturas	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	0.00%
E04	Capital Outlay	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	0.00%
890-890-10-699-74	Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-890-10-699-99	Amortization Expense	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E81	Depreciation & Amortization	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-890-10-900-01	Contingency - Alturas	\$ 157,380.00	\$ -	\$ -	\$ 157,380.00	\$ 157,380.00	0.00%
E90	Contingency	\$ 157,380.00	\$ -	\$ -	\$ 157,380.00	\$ 157,380.00	0.00%
890	Alturas	\$ 283,130.00	\$ 64.60	\$ 129.20	\$ 283,000.80	\$ 283,000.80	0.05%
895	Legacy Crossing						
890-895-10-642-10	Professional Services-Legacy	\$ 12,500.00	\$ 2,286.50	\$ 6,044.50	\$ 6,455.50	\$ 6,455.50	48.36%
890-895-10-642-12	Land Sale Expense-Legacy	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	0.00%
890-895-10-644-10	Marketing Expense-Legacy	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	0.00%
E02	Contractual	\$ 55,500.00	\$ 2,286.50	\$ 6,044.50	\$ 49,455.50	\$ 49,455.50	10.89%
890-895-10-647-10	Travel & Meetings-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-895-10-652-10	Heat, Lights & Utilities	\$ 1,925.00	\$ 168.45	\$ 336.90	\$ 1,588.10	\$ 1,588.10	17.50%
890-895-10-669-10	Misc. Expense-Legacy	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 500.00	0.00%
890-895-10-675-00	Fiscal Agent Trustee fees	\$ 1,750.00	\$ -	\$ -	\$ 1,750.00	\$ 1,750.00	0.00%
890-895-10-676-15	Latah County Reimb. Agreement	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	0.00%
890-895-10-676-17	Jackson St Owner Part. Agr.	\$ 9,000.00	\$ -	\$ -	\$ 9,000.00	\$ 9,000.00	0.00%
890-895-10-676-20	Agreement Cost	\$ 1,200.00	\$ -	\$ -	\$ 1,200.00	\$ 1,200.00	0.00%
E03	Commodities	\$ 17,375.00	\$ 168.45	\$ 336.90	\$ 17,038.10	\$ 17,038.10	1.94%
890-895-10-770-35	1% Public Art	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-895-10-770-71	Land-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-73	Improvements-Legacy	\$ 142,457.00	\$ -	\$ -	\$ 142,457.00	\$ 142,457.00	0.00%
890-895-10-770-97	Infrastructure Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E04	Capital Outlay	\$ 143,457.00	\$ -	\$ -	\$ 143,457.00	\$ 143,457.00	0.00%

890-895-10-676-10	Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E05	Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-900-01	Contingency - Legacy	\$ 16,500.00	\$ -	\$ -	\$ 16,500.00	\$ 16,500.00	0.00%
E90	Contingency	\$ 16,500.00	\$ -	\$ -	\$ 16,500.00	\$ 16,500.00	0.00%
895	Legacy Crossing	\$ 232,832.00	\$ 2,454.95	\$ 6,381.40	\$ 226,450.60	\$ 226,450.60	2.74%
899	URA Debt Service						
890-899-11-790-01	Bond Principal - Alturas	\$ 109,950.00	\$ -	\$ -	\$ 109,950.00	\$ 109,950.00	0.00%
890-899-11-791-01	Bond Interest-Alturas	\$ 5,225.00	\$ -	\$ -	\$ 5,225.00	\$ 5,225.00	0.00%
890-899-12-790-01	Bond Principal - Legacy	\$ 423,000.00	\$ -	\$ -	\$ 423,000.00	\$ 423,000.00	0.00%
890-899-12-791-01	Bond Interest - Legacy	\$ 19,490.00	\$ -	\$ -	\$ 19,490.00	\$ 19,490.00	0.00%
E05	Debt Service	\$ 557,665.00	\$ -	\$ -	\$ 557,665.00	\$ 557,665.00	0.00%
890-899-10-990-00	Ending Fund Bal Unassigned	\$ 47,349.00	\$ -	\$ -	\$ 47,349.00	\$ 47,349.00	0.00%
890-899-11-990-00	End Fund Bal Assigned-Alturas	\$ 786,840.00	\$ -	\$ -	\$ 786,840.00	\$ 786,840.00	0.00%
890-899-11-990-01	End Fund Bal Res-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-12-990-00	End Fund Bal Assigned-Legacy	\$ 186,594.00	\$ -	\$ -	\$ 186,594.00	\$ 186,594.00	0.00%
890-899-12-990-01	End Fund Bal Res-Legacy	\$ 69,312.00	\$ -	\$ -	\$ 69,312.00	\$ 69,312.00	0.00%
E95	Ending Fund Balance	\$ 1,090,095.00	\$ -	\$ -	\$ 1,090,095.00	\$ 1,090,095.00	0.00%
899	URA Debt Service	\$ 1,647,760.00	\$ -	\$ -	\$ 1,647,760.00	\$ 1,647,760.00	0.00%
890	Urban Renewal Agency Fund	\$ 2,262,382.00	\$ 6,804.55	\$ 22,442.51	\$ 2,239,939.49	\$ 2,239,939.49	0.99%

EXHIBIT B

SCHEDULE OF PERFORMANCE – AMENDED 1/21/2016

ACTION	DATE
1. <u>Deposit</u> . The Developer shall deliver the Deposit to the Agency.	No later than April 22, 2015.
2. <u>Submittal of Information to Agency</u> . Developer shall submit all the required information to Agency for use in considering Developer's proposed development.	No later than February 22, 2016.
3. <u>Agency Approval of Project Design</u> . Agency shall issue approval, or approval with conditions of design amendment, of Developer's project design.	No later than March 17, 2016
4. <u>Completion of Fair Use Appraisal</u> . Agency appraiser shall complete the fair use appraisal.	No later than April 15, 2016.
5. <u>Project Financing Commitment</u> . Developer shall submit a letter of project financing commitment from project lender as evidence of project funding to Agency.	No later than April 29, 2016
6. <u>Submittal of Draft Disposition and Development Agreement (DDA)</u> . The Agency staff and Developer shall have completed a draft DDA in a sufficiently final form to permit review by the Agency Board and to proceed through the required notice and hearing process.	No later than May 5, 2016.
7. <u>DDA Consideration</u> . The Agency Board shall consider and approve if appropriate the DDA.	No later than May 19, 2016.

4846-9577-7570, v. 2

5-YEAR CAPITAL IMPROVEMENT PLAN 2016-2020



**CAPITAL CITY
DEVELOPMENT CORP**

APPROVED 8-10-2015



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ABOUT CCDC



**CAPITAL CITY
DEVELOPMENT CORP**

COLLABORATE

- With partners to achieve vitality goals
- With Boise City to realize vision of Comprehensive Plan
- With VRT/ACHD/ITD on transportation, transit and mobility goals
- With local, regional, state and federal economic development agencies to retain, develop and expand business and commercial development
- With private developers and entrepreneurial partners and find opportunities to leverage assets

CREATE

- Create new places from disinvested spaces
- Create livable urban neighborhoods
- Create shared visions and aspirational plans to guide development
- Create high quality urban projects with synergistic mixed uses
- Create culture and livability in public realm
- Create new catalytic projects that stimulate neighborhood health

MISSION
IMPROVE, DEVELOP AND GROW THE ECONOMY.

VISION
CREATE VITALITY IN DOWNTOWN BOISE AND BE AMONG AMERICA'S MOST LIVABLE CITIES.

VALUES

COLLEGIAL	RESPONSIVE
TRANSPARENT	FAIR
RESOURCEFUL	PROFESSIONAL
EFFECTIVE	CATALYZE
RELIABLE	ACCOUNTABLE
CREATIVE	ACCESSIBLE

OBJECTIVES
OPERATIONALIZE MISSION, VISION, VALUES, AND GOALS IN MULTI-YEAR CAPITAL IMPROVEMENT PLANS.

DEVELOP

- CCDC Participation Program
- Stimulating downtown development with public infrastructure
- 1. Grants
- 2. General Assistance
- 3. Special Assistance
- 4. Public-Private Project Coordination
- 5. Property Disposition/ Redevelopment

COMPLETE

- Build lasting public infrastructure that stimulates development
- Attract private development and grow economic base
- Attract new infill development and downtown core residents
- Fuel economic growth creating low vacancy/high occupancy buildings
- Target/promote development uses for a healthy downtown economy

DISTRICT PROJECTS



INFRASTRUCTURE



PLACEMAKING



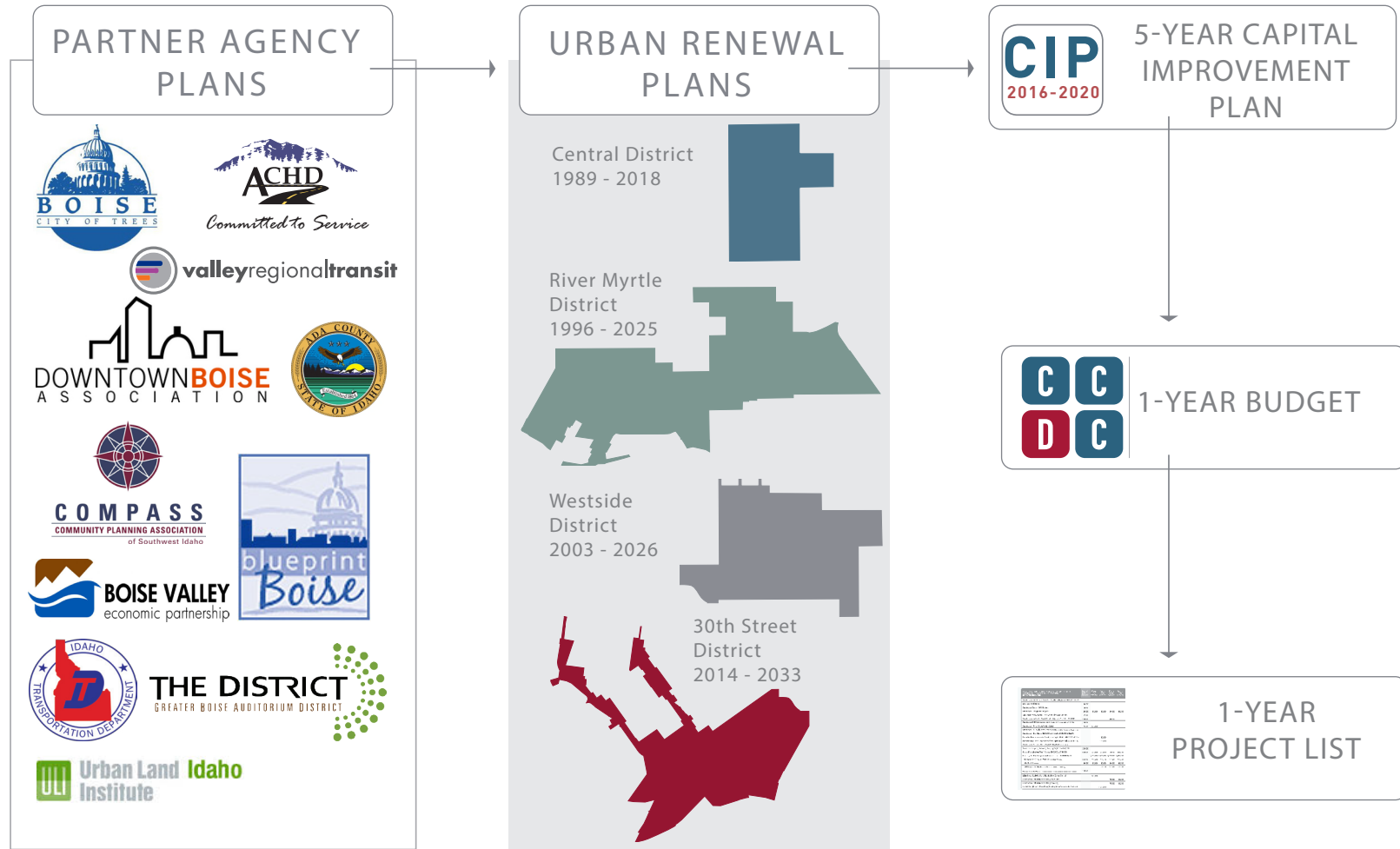
PUBLIC
PARKING



TRANSIT



SPECIAL PROJECTS



Partner Agency plans are used to inform the Urban Renewal Plans.

Long term Urban Renewal Plans are written when the districts are formed.



CIP CREATION



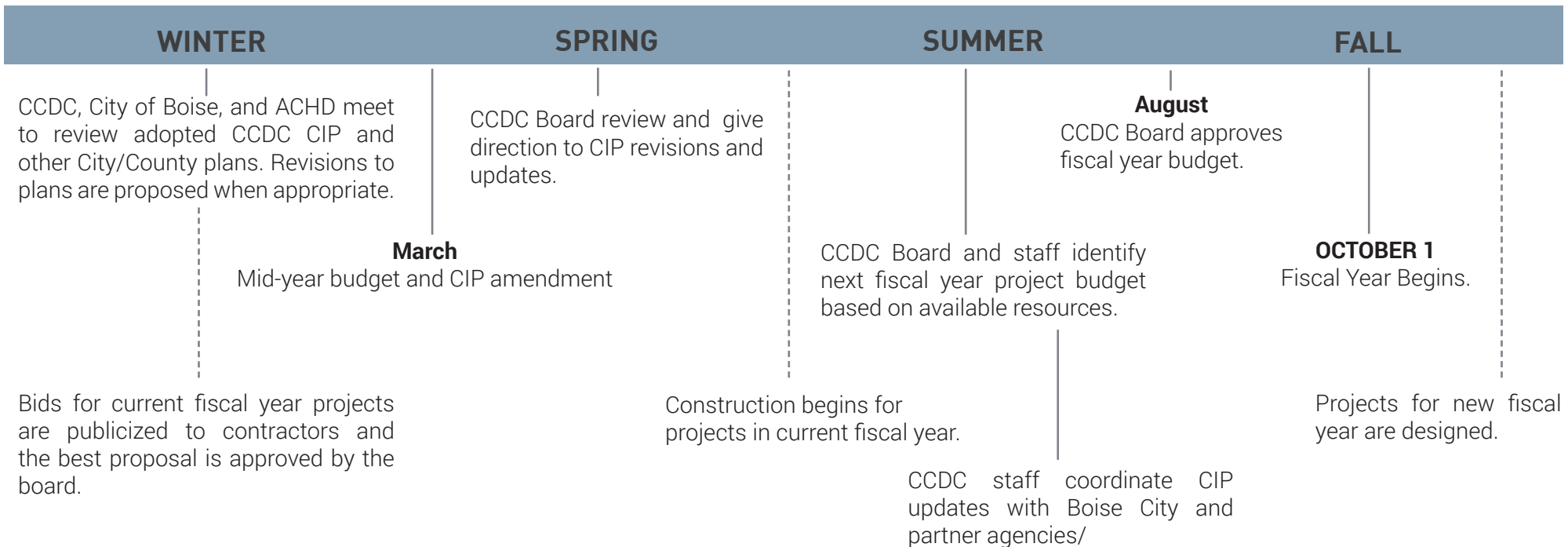
Why does CCDC Create a 5-Year CIP?

CCDC creates a 5-year, fiscally constrained 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 plan allows for flexibility to take advantage of unanticipated opportunities and changes in market conditions.

The CIP is built in conjunction with the budget to allocate limited resources by district to various capital improvement projects and participation agreements. The plan is evaluated and revised annually to make necessary adjustments as conditions change. As the CIP is updated each year, an additional year will be added so the CIP is always addressing the 5 upcoming years.

What Types of Projects Are Included in the CIP?

CCDC is enabled by state statute to “prevent or arrest the decay of urban areas” and to “encourage private investment in urban areas.” CCDC does this through a variety of direct investments in public amenities and strategic planning efforts that benefits the public good. These investments fall into five main categories: Infrastructure, Placemaking, Parking, Transit, and Special Projects. In addition to managing our own projects, CCDC also assists the City of Boise and private developers by contributing to parts of their projects which fall under the categories previously mentioned.










CITY GOAL IMPLEMENTATION



Blueprint Boise, the comprehensive plan for the City of Boise, was originally adopted in November 2011 and has seventeen goals for the Downtown Boise Planning Area. These goals are compatible with CCDC's mission and vision for downtown Boise. As such, in addition to advancing the redevelopment goals of adopted urban renewal plans, the Capital Improvement Plan also seeks to advance the Blueprint Boise goals for Downtown. One or more of the five project types undertaken by CCDC support each of Blueprint Boise's seventeen goals for Downtown, as shown below. For more information on CCDC's project types see pages (19-23).

Blueprint Boise Downtown Goals	CCDC Project Types				
	 Infrastructure	 Parking	 Placemaking	 Transit	 Special
Centers, Corridors & Neighborhoods					
Downtown as civic, economic, educational, social and cultural center			●		●
Create in-town residential neighborhoods on the periphery of the CBD			●		●
Encourage redevelopment of surface parking	●	●			●
Parking					
Implement a Downtownwide parking system		●			
Connectivity					
Develop a robust, multimodal transportation system	●			●	
Strengthen connections to the Boise River and Downtown subdistricts	●		●		
Public Services/Facilities					
Maximize the use of existing infrastructure Downtown	●	●		●	
Neighborhood Character					
Use Downtown development as a model for sustainable land use	●	●	●	●	●
Create a safe, clean, and enjoyable environment Downtown.		●	●		●
Recognize the role religious institutions and other service providers					●
High standard for quality design and construction Downtown		●	●		●
Culture, Education & Arts					
Maintain Downtown as the cultural center for the community and region			●		●
Retain and expand education opportunities Downtown					●
Recognize and protect historic resources Downtown			●		●
Economic Development					
Create and maintain a prosperous economy Downtown	●	●			●
Strive to keep Downtown's economy diversified	●	●			●
Balance prosperity, preservation, and design in permitting new development			●		●



URBAN RENEWAL DISTRICT MAP





ABOUT CENTRAL DISTRICT



The original urban renewal district in downtown Boise, the Central District has evolved a great deal over the years. It was first established as part of the federal urban renewal program in 1965 in hopes of locating a regional shopping mall in downtown Boise. After the federal government discontinued its urban renewal program and efforts to establish a regional mall downtown were unsuccessful, the Central District was subsequently reconfigured as an urban renewal district funded by tax increment financing in 1987.

Rather than a regional mall the plan called for mixed-use, pedestrian-oriented development, including office, retail, residential and cultural uses in new structures or renovated historic buildings. As the Central District prepares to sunset, nearly all of the goals of the 1987 have been accomplished including creating lively streets lined with retail; enhancing Capitol Boulevard as a grand gateway; improving 8th Street as a principal pedestrian connection; major public open space on The Grove Plaza; eliminating surface parking by constructing public structured parking to allow downtown development to intensify; public arts; and creating a downtown business association to manage downtown marketing and events, as well as public space operation and maintenance.

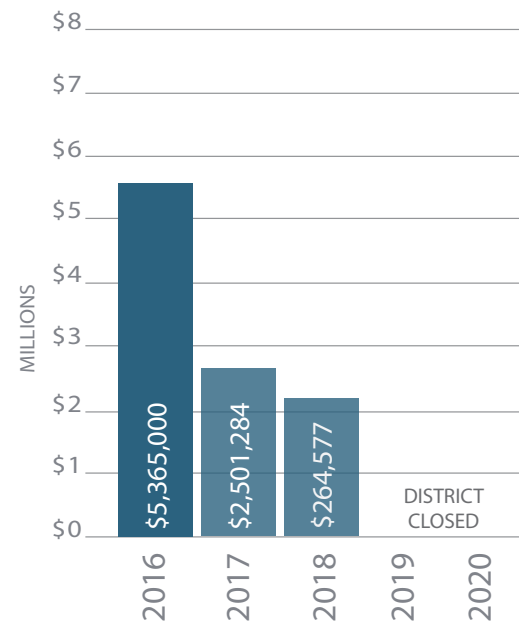
These public improvements have been joined by substantial private investments, including the 8th & Main building, Aspen Lofts, Boise Centre, Chase building, Grove Hotel & CenturyLink Arena, and Wells Fargo building. Still more public and private investments are expected before the district expires, including City Center Plaza and Main Street Station as well as City Hall Plaza and Grove Plaza renovations.

FAST FACTS

- 34 acres
- Established: 1989
- District Ends: 2018
- Base Value: \$34 Million
- 2015 Value: \$308 Million

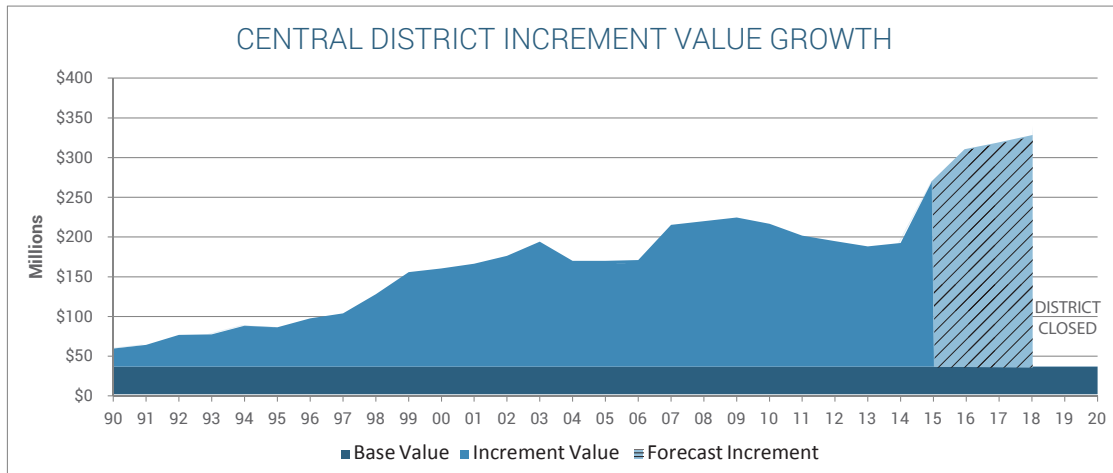


CENTRAL DISTRICT ANNUAL INVESTMENT



TOTAL: \$8,130,861
2016-2020

CENTRAL DISTRICT INCREMENT VALUE GROWTH





CENTRAL DISTRICT PROJECTS



CENTRAL DISTRICT	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	STATUS
Estimated Revenues	\$5,365,000	\$2,501,284	\$264,577	N/A	N/A	
INFRASTRUCTURE				District Closed		
Protected Bike Lanes - Idaho St, 9th - Capitol (Joint Project w/ACHD)		125,000			Designated	
Protected Bike Lanes - Main St., 9th - Capitol (Joint Project w/ACHD)		125,000			Designated	
Wayfinding Project Installation	400,000				Designated	
8th Street Retractable Bollards for Events		250,000			Designated	
PLACEMAKING						
City Hall Streetscape West Side		575,000			Obligated	
City Hall Plaza		650,000			Obligated	
T3 Participation: City Center Plaza Project	350,000				Obligated	
Grove Plaza 2.0 Design, Chartering & Renovation	3,950,000				Designated	
8th Street Refurbishment/Enhancements		426,284	264,577		Designated	
Central District Refurbishment/Closeout: Street Furniture, Irrigation Systems, Trees/Grates		250,000			Designated	
Capitol Blvd, Main - Idaho West side Bulbout		100,000			Designated	
TRANSIT						
Boise GreenBike Station Sponsorship					Obligated	
T3 Participation: Main Street Station - FTA Match	578,000				Obligated	
VRT Transit Improvements (Main Street Station)	25,000			Designated		
SPECIAL PROJECTS						
Main Street Station Interior Design/Artwork	50,000			Designated		
Grove Plaza 2.0, Boise City Art Project	12,000			Designated		
Estimated Expenses	\$5,365,000	\$2,501,284	\$264,577			

Status Definitions

Obligated: projects for which a formal agreement has been approved and/or executed. This may include an awarded contract, executed task order, or participation agreement.

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Tentative: includes important projects and efforts that are less well defined, or projects that are less time sensitive.

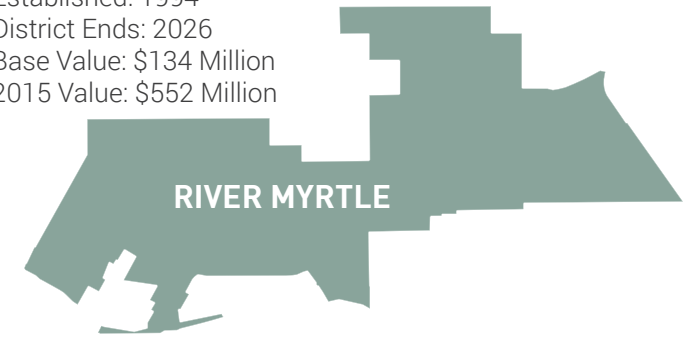
The River Myrtle District consisted of mostly vacant property, deteriorated residences and warehouses, and remnants of older industrial uses when it was first established in 1994. Redevelopment opportunities included the vacant Union Pacific switch yard properties, the 14-acre Ada County property, and the historic Eighth Street Marketplace, while assets included close access to the major employment centers in downtown (St. Luke's Medical Center), riverfront parks and the Boise River Greenbelt, and Boise State University. In 2004, the district was expanded to include Old Boise-Eastside and some additional areas between River Street and the Boise River making it the largest district. The district's urban renewal plan seeks to strengthen north-south connections between downtown and the Boise River; re-establish mixed-use, urban neighborhoods as part of an expanded downtown; extend/connect the Boise River Greenbelt and Julia Davis Park into sub-districts; and develop the Cultural District on the south end of 8th Street.

Public and private investment in the district to date includes the Ada County Courthouse Corridor, BoDo, the Downtown Connector (Front and Myrtle), Idaho Independent Bank Building, three public parking garages, numerous streetscape improvements, three prominent regional or national grocery chains, and numerous multifamily housing developments.

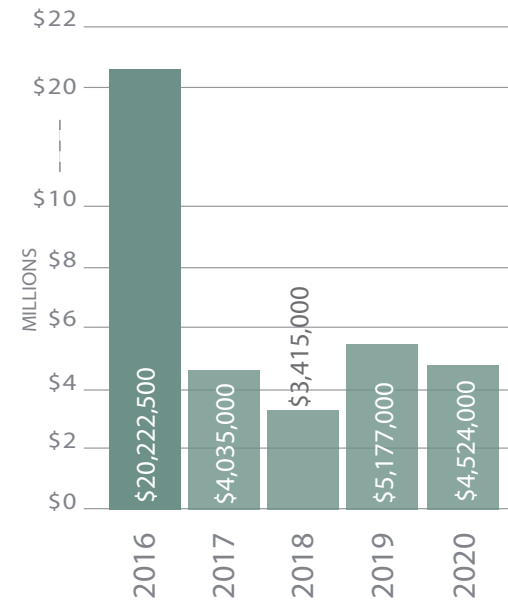
Still more public and private investment is underway or expected, including the Afton, Central Addition LIV District infrastructure improvements, JUMP and Simplot world headquarters, Payette Brewery, the completion of the Pioneer Pathway, 5th & Idaho, Idaho History Museum remodel, The Roost Apartment Project, and as many as three new hotels.

FAST FACTS

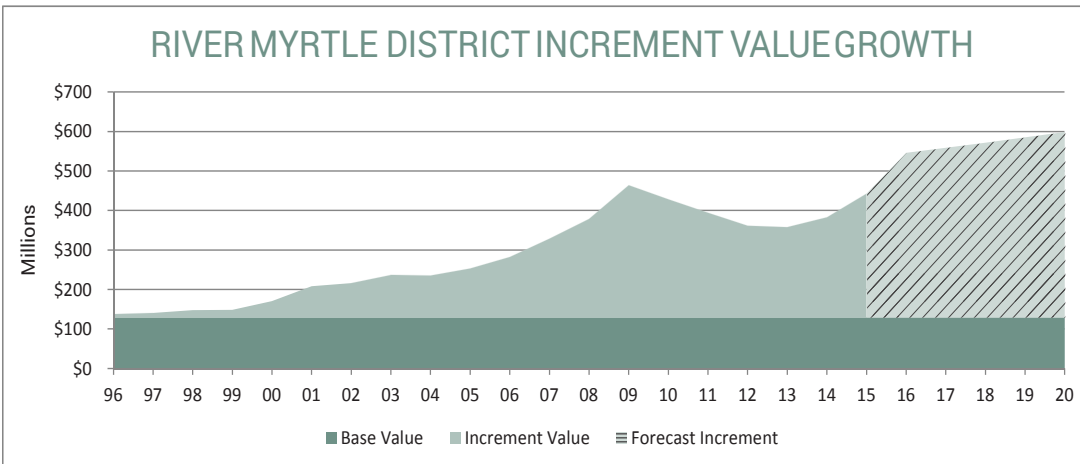
- 340 acres
- Established: 1994
- District Ends: 2026
- Base Value: \$134 Million
- 2015 Value: \$552 Million



RIVER MYRTLE ANNUAL INVESTMENT



TOTAL: \$37,373,500
2016-2020





RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT	FY2016	FY2017	FY2018	FY2019	FY2020	STATUS
Estimated Revenues	\$20,222,500	\$4,035,000	\$3,415,000	\$5,177,000	\$4,524,000	
INFRASTRUCTURE						
Protected Bike Lanes - Idaho Street, Capitol - 2nd (Joint Project w/ACHD)		150,000				Designated
Protected Bike Lanes - Main Street, Capitol - Broadway (Joint Project w/ACHD)		150,000				Designated
Wayfinding Project Installation	600,000					Designated
PARKING						
T3 Participation: 5th & Broad Street Parking Deck, Roost Apartments/Parking Garage	3,240,000					Obligated
TBD RM Parking Garage	9,000,000					Designated
PLACEMAKING						
Streetscape - Design Next Year's Projects	50,000	50,000	50,000	50,000	50,000	Designated
T4 Participation: 8th Street, Broad - Myrtle, Both Sides	710,000					Obligated
8th Street Corridor Improvements	1,500,000					Designated
Bannock Street, 9th to Capitol Blvd., North side (split with WD)	400,000					Designated
8th Street, State - Bannock (Split w WD)				200,000		Designated
T1 Participation: Streetscape Grants (T1)	300,000	300,000	300,000	300,000	300,000	Tentative
T3 Participation: Front/Myrtle - 9th/11th, JUMP/Simplot HQ Streetscape			875,000			Obligated
T2/T4 Participation: 5th & Idaho Apartments: Park, Plaza, Streetscapes, Utilities		615,000		144,000	144,000	Designated
Pioneer Pathway Phase 3: River St - Greenbelt	500,000					Designated
Main Street, Capitol - 5th, South Side		1,020,000				Designated
Grove Street Pedestrian Street Plan (16th to 10th)			75,000	100,000	2,000,000	Tentative
Grove Street Pedestrian Street Plan (6th to 3rd)			75,000		2,000,000	Tentative
Capitol Blvd, Boise River - Broad, Both Sides			1,100,000			Designated
T2/T4 Participation: Capitol & Broad, Inn at 500 Hotel		220,000		230,000	30,000	Obligated
Jefferson Street, 5th - 4th (Idaho Supreme Court)	75,000					Designated
TRANSIT						
Front & Myrtle Alternatives Analysis	200,000					Designated
SPECIAL PROJECTS						
Boise City Art Project (Fulton Street)	12,500					Designated
T5 Participation: Parcel Acquisition/Redevelopment				3,000,000		Tentative
Traffic Box Art Wraps		30,000	30,000	30,000		Designated
Boise City Art Project (Hayman House/Pioneer Pathway)	25,000					Tentative
T3 Participation: Parcel B Redevelopment TBD in FY2016						Designated
T5 Participation: Ash Street Properties RFQ/P	100,000					Tentative
Central Addition LIV District (see next page)	3,510,000	1,500,000	910,000	1,123,000		
Total River Myrtle Estimated Expenses	\$20,222,500	\$4,035,000	\$3,415,000	\$5,177,000	\$4,524,000	

Status Definitions

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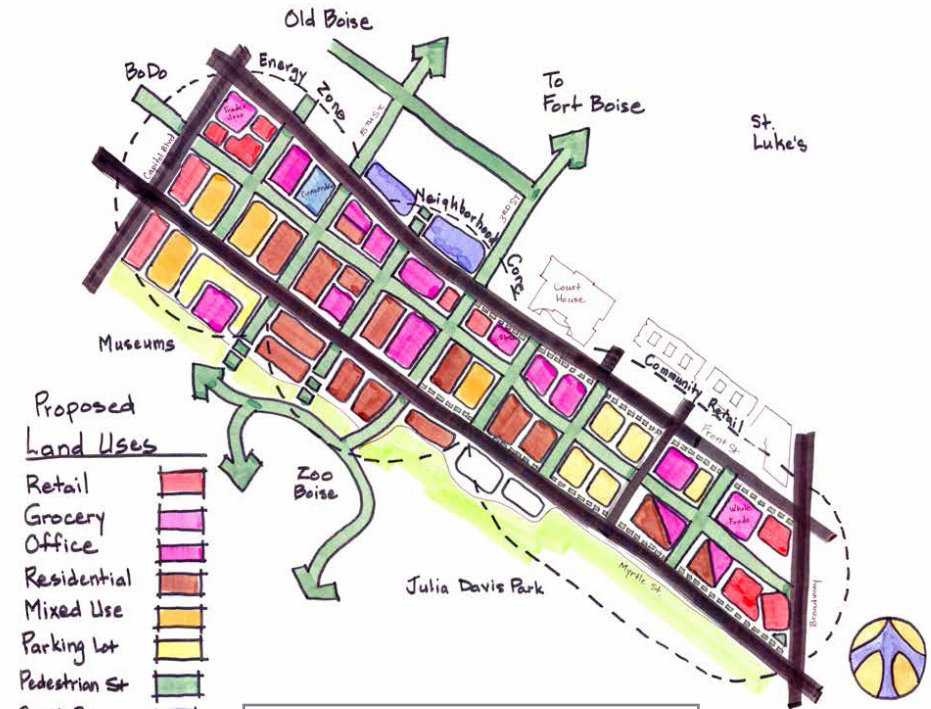
Tentative: includes important projects and efforts that are less well defined, or projects that are less time sensitive.

CENTRAL ADDITION LIV DISTRICT

The Central Addition LIV District is a sub-district within the River Myrtle Urban Renewal District. The intent of this district is to create a dedicated area within Boise focused on implementing a variety of sustainability goals. Through a partnership between the City of Boise, CCDC, ACHD, and ITD a large investment in green infrastructure, geothermal expansion, placemaking, and historic preservation will occur. This investment will leverage private funds by encouraging and supporting private developers. Already, Trader Joe's, Concordia Law School, Idaho Independent Bank, Boise Brewing, George's Cycles, and CSHQA have established a presence in the district. Other planned private developments include a luxury boutique hotel and a 160-unit workforce housing apartment complex.

CCDC is leading the streetscape improvements and historic preservation activities, while also funding the geothermal system expansion, green stormwater management, and new public parking facilities. Streetscaping on Broad Street is scheduled to begin in the spring of 2016. Broad Street will become the core of the LIV District with new urban density housing and small retail services on the street level. Front and Myrtle are high volume vehicle traffic roads, however plans are being made to manage the traffic and increase pedestrian walkability.

Surrounded by the Ada County Courthouse, Julia Davis Park, Zoo Boise, and BoDo, the Central Addition is uniquely poised to exist as a vibrant and well-connected sub-district of Downtown. Signage and pathways connecting BSU to Julia Davis Park through the LIV District will be established. District policies will encourage mixed-use infill development with parking garages to promote walkability and land development. Environmental sustainability will be encouraged by establishing green infrastructure solutions including permeable pavers on sidewalks, low water usage plants, and geothermal heating systems that can easily be connected to new developments.



- Elements of LIV District**
- Infrastructure
 - Energy
 - Stormwater
 - Geothermal
 - Mobility
 - Housing
 - Placemaking
 - Economic Development
 - Stakeholder Engagement
 - Metrics



CENTRAL ADDITION LIV DISTRICT

RIVER MYRTLE CONTINUED... CENTRAL ADDITION LIV DISTRICT	FY2016	FY2017	FY2018	FY2019	FY2020	STATUS
INFRASTRUCTURE						
5th & Myrtle New Signalized Crossing		200,000				Designated
5th & 6th Street 2-Way Conversions; Front to Myrtle		1,000,000				Designated
T4 Participation: Broad Street Geothermal Extension & Hookups	500,000					Obligated
PARKING						
Public Parking Supporting Julia Davis Park (see TBD parking garage)						Tentative
PLACEMAKING						
5th & Julia Davis Park New Pedestrian Entrance	410,000					Designated
Broad Street, Capitol - 2nd, Streetscape and Infrastructure Improvements	2,000,000					Obligated
T1 Participation: Central Addition, Numbered Streets Streetscapes	300,000	300,000	300,000	300,000		Designated
Myrtle Street, Capitol - 2nd, Both Sides (Pending ITD Permission)			610,000	493,000		Tentative
Front Street, 6th - 3rd, North Side (Pending ITD Permission)				330,000		Tentative
Central Addition Gateways: Myrtle (5th & 3rd), Front (5th & 3rd), Broad (2nd & Capitol)	300,000					Designated
Total Central Addition LIV District	3,510,000	1,500,000	910,000	1,123,000		
Total River Myrtle Estimated Expenses	\$20,222,500	\$4,035,000	\$3,415,000	\$5,177,000	\$4,524,000	

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Tentative: includes important projects and efforts that are less well defined, or projects that are less time sensitive.



ABOUT WESTSIDE DISTRICT

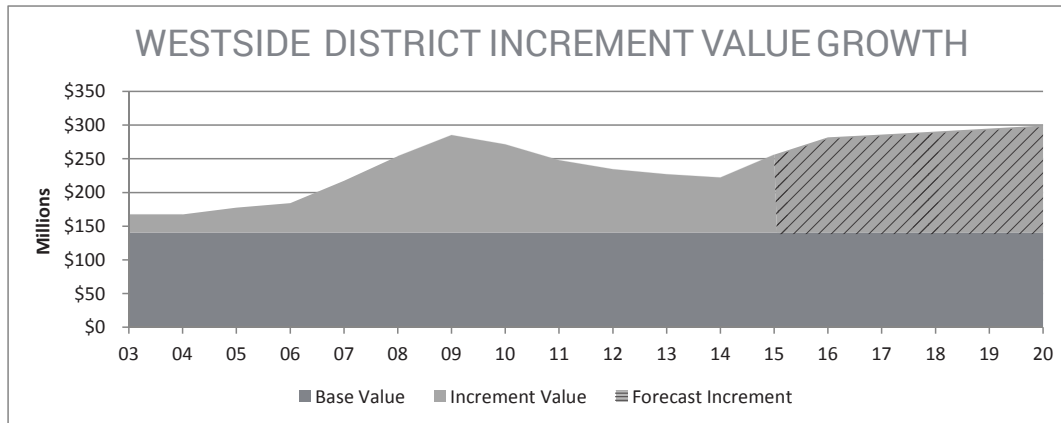


The Westside Downtown District was established in 2001, and is home to Boise Cascade, Idaho Power, Meadow Gold, One Capitol Center, and an abundance of surface parking. The Westside plan calls for a rich mixture of urban-style housing, shops, restaurants; increased downtown housing availability; an urban village centered around a plaza on 14th Street; plazas and park-like green spaces enriched with public art, concerts and cultural events; improved transit service; robust connections to other parts of downtown, the greenbelt, and the foothills; conversion of surface parking to structured parking; Main and Idaho as retail streets connecting to the downtown core; pedestrian-oriented design; and enhancement of the Boise City Canal through the district.

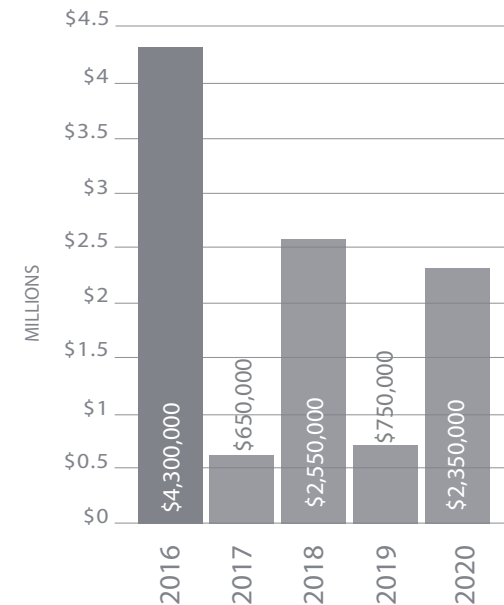
Public and private investment in the district to date includes the 9th & Grove Plaza, Banner Bank building, Boise Plaza remodel, Hotel 43 remodel, Linen building remodel, Owyhee hotel to apartment/office/event space conversion, Modern Hotel remodel, and numerous streetscape improvements, particularly along Main and Idaho streets. Still more investment in the district is either underway or expected in the near term, including One Nineteen, 1401 Idaho St. apartment project, CC Anderson building preservation and conversion to corporate headquarters, and a new hotel.

FAST FACTS

- 144 acres
- Established: 2004
- District Ends: 2026
- Base Value: \$142 Million
- 2015 Value: \$283 Million



WESTSIDE DISTRICT ANNUAL INVESTMENT



TOTAL: \$10,600,000
(2016-2020)



WESTSIDE DISTRICT PROJECTS



WESTSIDE DISTRICT	FY2016	FY2017	FY2018	FY2019	FY2020	STATUS
Estimated Revenues	\$4,300,000	\$650,000	\$2,550,000	\$750,000	\$2,350,000	
INFRASTRUCTURE						
Protected Bike Lanes - Idaho Street, 16th - 9th (Joint Project w/ACHD)		150,000				Designated
Protected Bike Lanes - Main Street, from 16th to 9th (Joint Project w/ACHD)		150,000				Designated
Wayfinding Project Installation	100,000					Designated
PARKING						
TBD Parking Garage in Mixed Use Development						Tentative
PLACEMAKING						
Design Upcoming Streetscape Projects	50,000	50,000	50,000	50,000	50,000	Obligated
15th & 16th Streets/ Grove to Idaho Rightsizing per ACHD DBIP			200,000			Tentative
State Street, 16th - 8th, Both Sides (Joint Project w/ACHD)	100,000		2,000,000			Designated
8th Street, State - Bannock, Both Sides (Split w RM)				400,000		Tentative
Grove Street Pedestrian Plazas, 16th - 10th					2,000,000	Tentative
Bannock Street, 9th - Capitol Blvd., North side(Split with RM)	500,000					Designated
T1 Participation: Streetscape Grants	300,000	300,000	300,000	300,000	300,000	Tentative
T3 Participation: Athlos DA Streetscape & Façade Easement	750,000					Tentative
SPECIAL PROJECTS						
T5 Participation: Parcel Acquisition/Redevelopment	2,500,000					Tentative
Estimated Expenses	\$4,300,000	\$650,000	\$2,550,000	\$750,000	\$2,350,000	

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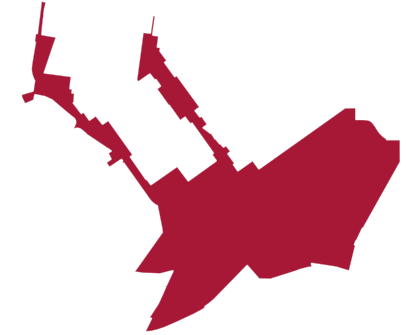
Tentative: includes important projects and efforts that are less well defined, or projects that are less time sensitive.

The 30th Street District, also known as the West End, established in 2014, is the newest district in downtown Boise. The 30th Street master plan envisions the district as a premiere urban place celebrating its unique location between the Boise River corridor and downtown Boise. It includes attractive neighborhoods and vibrant mixed-use activity centers serving local residents, the community and the region. The area serves as a gateway to downtown, welcomes visitors and has a unique identity and strong sense of place where people and businesses thrive.

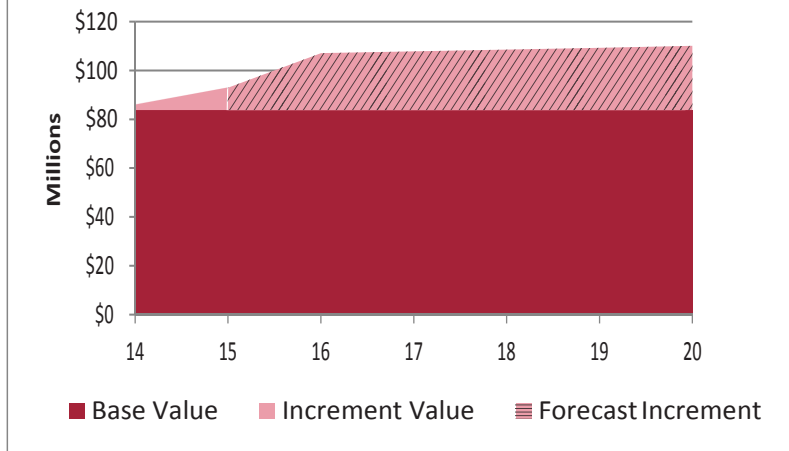
Recent and ongoing improvements in the district include the Whitewater Park, Esther Simplot Park, Whitewater Park Boulevard, 27th Street road diet, a new surgical office building, and a proposed College of Western Idaho campus.

FAST FACTS

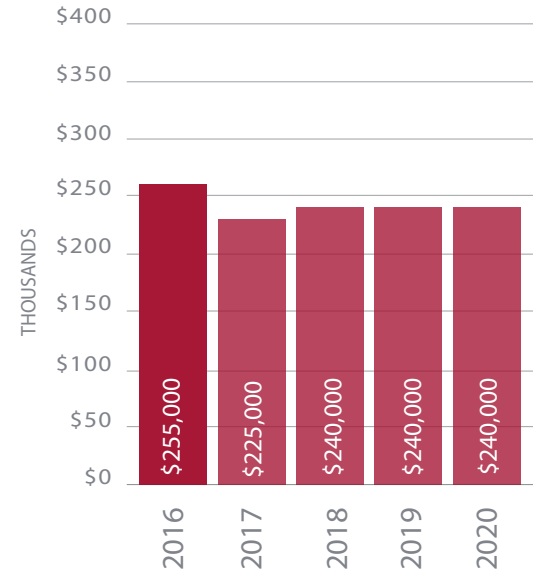
- 249 acres
- Established: 2014
- District Ends: 2033
- Base Value: \$84 Million
- 2015 Value: \$107 Million



30TH STREET DISTRICT INCREMENT VALUE GROWTH



30TH STREET DISTRICT ANNUAL INVESTMENT



TOTAL: \$1,200,000
2016-2020



30TH STREET DISTRICT PROJECTS



30TH STREET DISTRICT	FY2016	FY2017	FY2018	FY2019	FY2020	STATUS
Estimated Revenues	\$255,000	\$225,000	\$240,000	\$240,000	\$240,000	
INFRASTRUCTURE						
Wayfinding Project Installation	50,000					Designated
Capital Improvements General	25,000	125,000	140,000	140,000	140,000	Tentative
Main-Fairview Right Sizing	35,000					Designated
PLACEMAKING						
T1 Participation: Streetscape Grants						Tentative
SPECIAL PROJECTS						
Development Projects General	25,000	100,000	100,000	100,000	100,000	Tentative
CCDC/City West End Revitalization Agreement	85,000					Tentative
Multi-Purpose Stadium/Development	35,000					Designated
Estimated Expenses	\$255,000	\$225,000	\$240,000	\$240,000	\$240,000	

Status Definitions

Obligated: projects for which a formal agreement has been approved and/or executed. This may include an awarded contract, executed task order, or participation agreement.

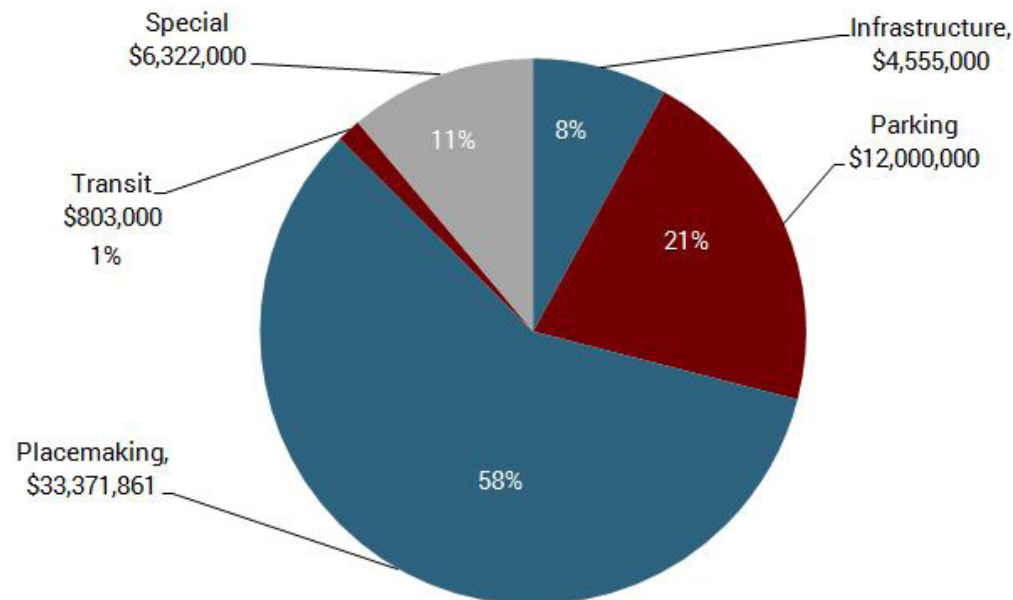
Designated: proposed projects for which there has been a board designation, an informal agreement, or demonstrated commitment. This includes things like City Hall Plaza, Grove Plaza, Broad Street, participation agreements in process, or interagency coordination (Fulton, Broad, State).

Tentative: includes important projects and efforts that are less well defined, or projects that are less time sensitive.

INVESTMENT SUMMARY

	Central	River Myrtle	Westside	30th St.	Total
Infrastructure	\$ 900,000	\$ 2,600,000	\$ 400,000	\$ 655,000	\$ 4,555,000
Parking		\$ 12,240,000			\$ 12,000,000
Placemaking	\$ 6,565,861	\$ 19,106,000	\$ 7,700,000		\$ 33,371,861
Transit	\$ 603,000	\$ 200,000			\$ 803,000
Special	\$ 62,000	\$ 3,227,500	\$ 2,500,000	\$ 545,000	\$ 6,334,500
Total	\$ 8,130,861	\$ 37,373,500	\$ 10,600,000	\$ 1,200,000	\$ 57,304,361

5-Year Investment by Project Type



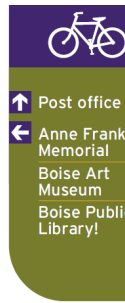
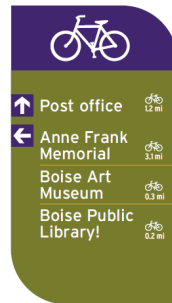
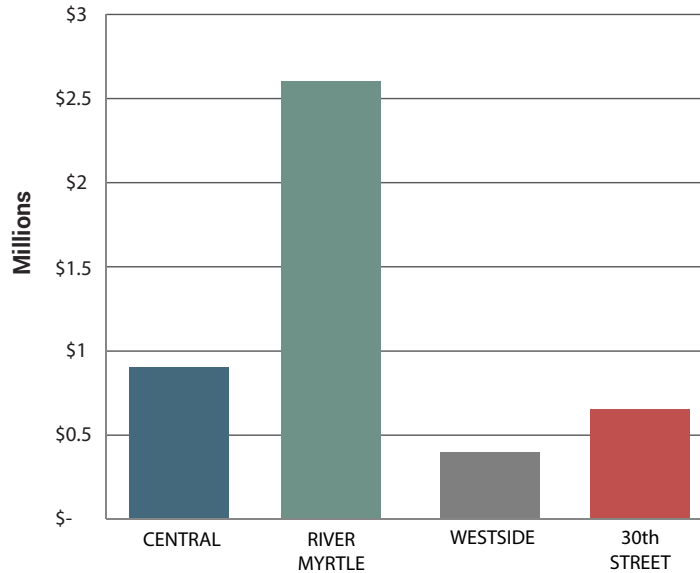


INFRASTRUCTURE

What does this type of project include?

- New street construction and signal installation
- Protected bike lanes
- Utility under grounding
- Geothermal extensions
- 2- way street conversions
- Downtown wayfinding system for pedestrian, bicycle, and vehicular traffic

5-Year Infrastructure Investment by District



Why does CCDC invest in these projects?

Public investment fosters private investment. Improving access, livability, and sustainability in downtown increases property values and also stimulates private developers to invest in and enhance real estate. CCDC's investments in public infrastructure encourage the highest and best use for properties downtown. By constructing infrastructure private developers can simply connect to existing utilities and amenities, which helps offset higher land and construction costs. Adding protected and clearly designated bike lanes on the roadways promotes alternative transportation options by making it easier for Boise residents and visitors to safely bicycle in and around downtown.

Another way in which CCDC **promotes sustainability** is through geothermal system expansion. CCDC's partnership with the City of Boise is essential to growing the city's robust geothermal heating system; a key goal of **Boise's Central Addition LIV District**. These extensions will make geothermal more accessible and gives real estate developers and property owners an attractive option in using this natural heating source.

Lastly, the new Wayfinding System **advances economic vitality** by clearly designating popular downtown locations and parking structures. This makes it easier and more convenient for visitors and residents to shop, dine, and enjoy our beautiful city. All of these infrastructure projects combined create an exciting city where people and business can thrive.

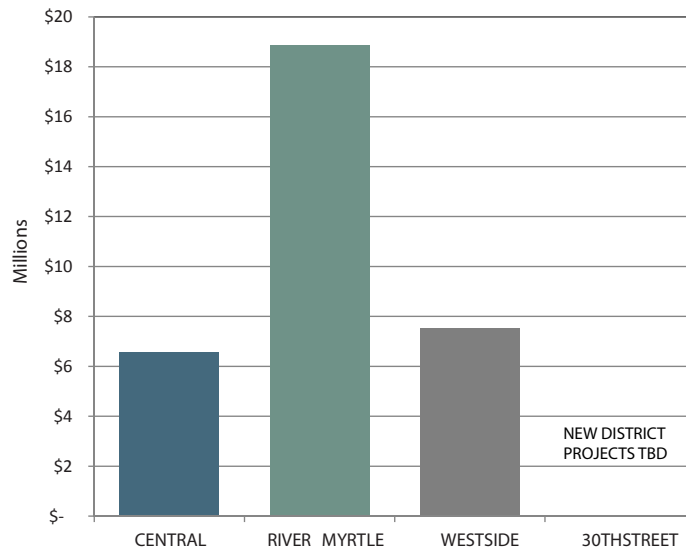


PLACEMAKING

What does this type of project include?

- Streetscape updates - new sidewalk paving, curb and gutter, street trees, historic streetlights, bike racks, litter receptacles, and benches
- Open space creation - public parks, plazas, sidewalk cafe seating, and pathways (e.g. Pioneer Pathway)
- Suspended paving system under sidewalks - a cell based system used under paving as a means to deliver soil to support tree growth and absorb stormwater right where it falls

5-Year Placemaking Investment by District



Why does CCDC invest in these projects?

Creating a **sense of place** through streetscapes and public open space is an essential part of keeping downtown Boise the regional center for business, government, tourism, and culture. There is a tangible difference between the streets which CCDC has improved with new trees, pavers, and benches and the old, cracked concrete sidewalks with no shade or interest for a pedestrian. Placemaking **contributes to the economic vitality of downtown** by making the city a place people want to spend time exploring. 8th Street and The Grove Plaza, both CCDC projects, are thriving gathering places which benefit neighboring shops and restaurants.

This energetic city center has a multiplier effect, bringing **vibrancy to the entire downtown** neighborhood. CCDC will continue to expand this energy into new neighborhoods with many upcoming streetscape improvement projects.

NOTE: Although suspended paving systems are normally installed with placemaking projects, they are an increasingly important component in stormwater management downtown.



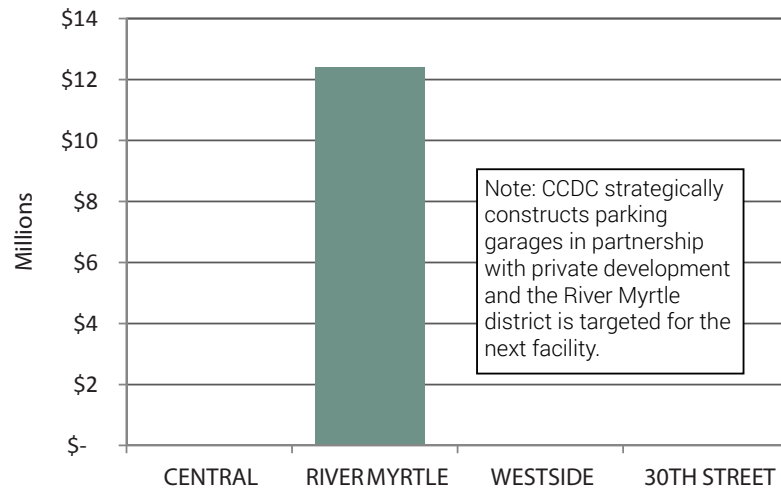


PUBLIC
PARKING

What does this type of project include?

- Capital improvements and updates to existing parking structures
- Building new parking structures
- Contributing funds to public/private partnership parking garage projects

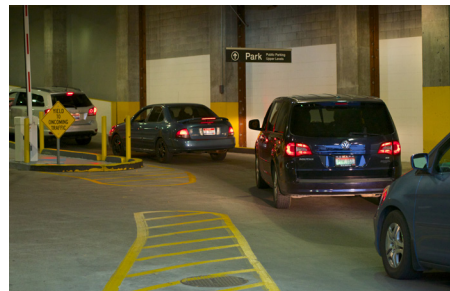
5-Year Public Parking Investment by District



Why does CCDC invest in these projects?

Structured public parking contributes to a vibrant downtown and a strong economy in many ways. Structured public parking consolidates parking facilities and **freed up land for development** that would otherwise continue to be used as uninventing, under performing, inefficient surface parking. Structured parking can also be located more conveniently to high demand areas than surface lots, and can be integrated with a mix of retail, commercial, and residential uses. Structured parking allows former surface lots to redevelop into a **variety of uses** that are more productive and appealing, including residential, commercial, or even open space.

This new development both broadens the tax base and creates a virtuous cycle allowing more people to live, work, and play downtown. Well-designed structured parking with consolidated driveways and integrated ground floor retail, office and restaurant uses enhances the street level experience by making it more safe, comfortable, useful, and interesting for all users. Structured public parking allows for more convenience for users, better flexibility for businesses and employers, and reduced parking provision and management costs overall. CCDC supports public structured parking by providing financing of new structures and management of existing structures. Public parking garages **leverage significant new private development investment**.





TRANSIT

What does this type of project include?

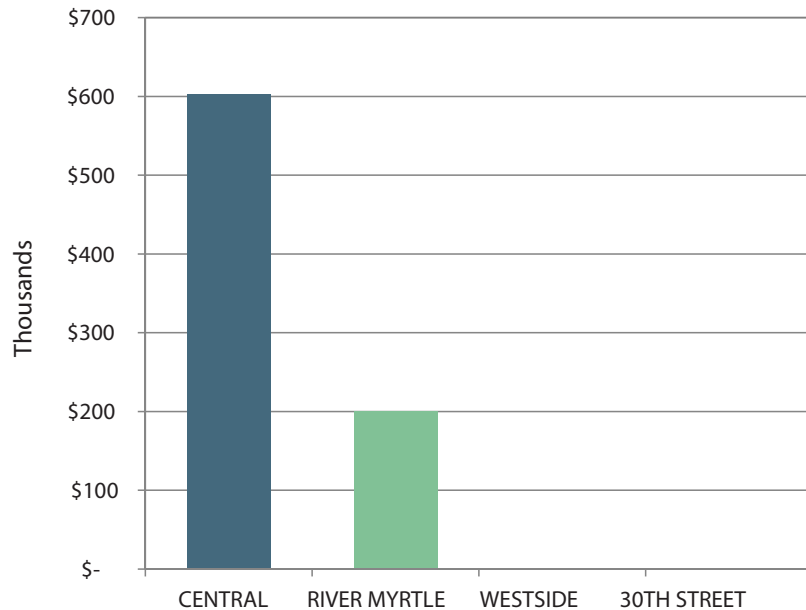
- Boise GreenBike
- Main Street Station
- Transit Shelters
- Downtown Circulator Analysis

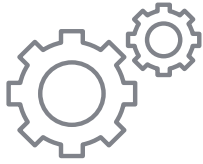
Why does CCDC invest in these projects?

Public transit is essential to a healthy downtown. It **improves access and mobility** into and around downtown, allows downtown employers to access larger workforces, provides a transportation alternative to the privately owned automobile, increases property values, and improves the capacity and efficiency of the transportation system. Emerging transit services, such as bike share systems increase access and mobility, and in turn increase economic and tourist activity within downtown Boise.

Through providing matching funds of \$2.4 million, CCDC is **leveraging significant federal funding of \$9.6 million** to construct Main Street Station, a modernized transit hub that will allow Valley Regional Transit to effectively serve downtown Boise and the Boise metro region for years to come. CCDC is also a founding partner and station sponsor for **Boise GreenBike**, downtown Boise’s brand new bike share system. Both of these investments will not only make it easier for locals and visitors to get into and explore downtown, they will do so in a healthy and sustainable way that **promotes air quality and public health** while reducing traffic congestion.

5-Year Transit Investment by District



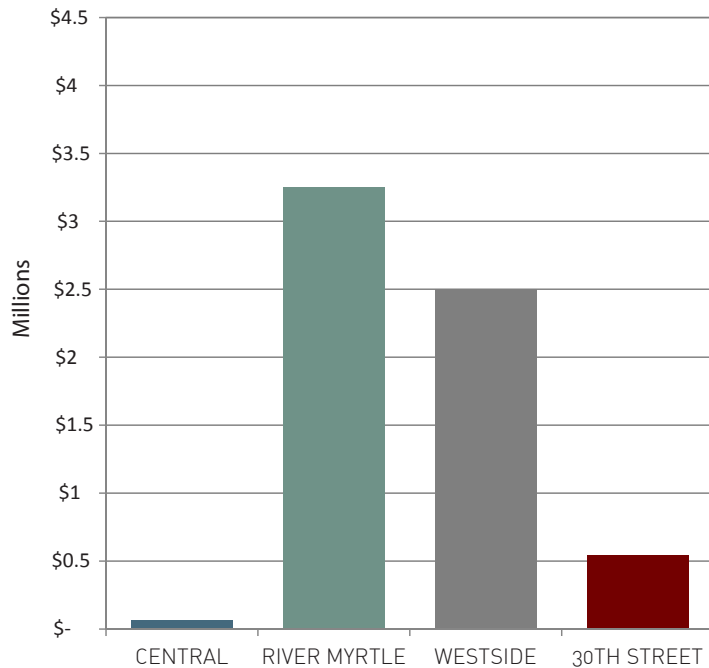


SPECIAL PROJECTS

What does this type of project include?

- Land acquisition for redevelopment
- Public art (e.g. sculpture in BoDo)
- Market Studies (Housing, Hotel)
- Creating business incubator office space (Trailhead and Watercooler)

5-Year Special Projects Investment by District



Why does CCDC invest in these projects?

Special efforts are essential to ensuring a vibrant downtown with a **world class quality of life**. Such efforts include broad investment in public arts, proactive property development and redevelopment initiatives, and strategies to attract and promote housing, hospitality, and entrepreneurship downtown.

Public art enhances the downtown environment, offers social and educational opportunities, and promotes tourism. It can also be used to **celebrate local artists** and discourage vandalism. CCDC funds public art downtown on an ongoing basis, including standalone installations, installations with streetscape improvements, and innovative programs such as the traffic box art wraps.

Commissioned studies of the condition of downtown housing and hospitality can identify shortfalls and opportunities not otherwise readily recognized by the market. These studies may in turn be used to **encourage private development** and facilitate financing. Efforts to acquire, consolidate, and remediate properties also promote redevelopment downtown (e.g. The Afton condominiums and 1401 Idaho St. apartments). Redevelopment is not the only means of revitalization. Otherwise vacant facilities can also be transitionally re-purposed into business incubators (Watercooler, Trailhead), attracting and supporting entrepreneurial talent and economic growth downtown.



Project Specs:

- Total Budget: \$3.95 Million
- Completion Estimate: Summer 2016
- District Location: Central

Major Improvements:

- New brick pavers
 - Re-engraved 1986 personalized bricks
 - New personalized bricks
- New lighting and sound system
- Update and upgrade fountain
- Tree replacement and added supplemental shading system
- Added seating
- Public restroom (TBD)
- Improved performance stage

The Grove Plaza has become Boise’s most vibrant downtown public space. During the day children play in the fountain, while adults read or enjoy lunch. Sometimes, you may find you are the only person in the whole plaza, while in the evenings you can enjoy a concert with thousands of others. The Grove Plaza hosts a variety of events including a summer concert series, Alive After Five, and the Capital City Public Saturday Market on Saturdays. This public plaza has leveraged tens of millions of dollars in private development over the years. The most recent building constructed is City Center Plaza, a mixed use development with over \$70 million of new investment.

A portion of The Grove Plaza was closed in summer 2015 to accommodate the construction of the adjacent City Center Plaza project which includes a regional transit hub below grade (Main Street Station). CCDC is currently in the design stage of The Grove Plaza renovation plans and intends to begin construction in early spring 2016. In May 2015, CCDC began an outreach campaign to gather input on The Grove Plaza renovation. Property owner meetings were held and a public survey was conducted to find out which kind of improvements Boise residents would like to see in the next generation of the plaza. Using this input, CCDC with design help from the local Boise firm, CSHQA, and the Portland-based firm, Zimmer Gunsul Frasca (ZGF), is preparing some exciting plans. Multiple public work sessions with the CCDC Board of Commissioners and the Boise City Council are underway in summer and fall 2015.

CCDC will be performing construction in conjunction with the other major construction projects on The Grove Plaza including the City Center Plaza building, Main Street Station, and the Boise Centre expansion. Construction is planned for early spring of 2016 to be finished by summer 2016. Similar to 1986, CCDC is re-energizing The Grove Plaza: Brick by Brick program. You can buy a brick engraved with your own name or personal message to support The Grove Plaza renovations.



Project Specs:

- Total Budget: \$1.3 Million
- Completion Estimate: Summer 2016
- District Location: All

Key Components:

- Enhanced signage for vehicles, pedestrians, bikes throughout city
- Clear directions for bike and pedestrians to Boise River and Greenbelt
- More visibility and access to downtown parking garages

CCDC is leading the effort to create Boise's new Downtown Wayfinding System, an infrastructure project to help drive business and economic development downtown by helping first time visitors, occasional visitors, and Boise natives to navigate downtown more easily. Making downtown more accessible to many modes of travel will help increase time and money spent in downtown. CCDC hired Sea Reach LTD to review existing downtown wayfinding signs and develop a fully integrated wayfinding system for multiple transportation modes and featuring branding and design that will be unique to Boise. The major components and design of the wayfinding system have been vetted through a stakeholder group representing more than a dozen different organizations, including: ITD, ACHD, City of Boise, DBA, VRT, and Boise State University.

The wayfinding system will organize downtown Boise into five color coded wayfinding zones: Central, East, North, South, and West. This will simplify navigation between areas, and allow navigation to specific destinations located within each zone. One of the goals of the wayfinding system is to make the city's public parking garages more visible and easier to access. With the downtown divided into areas, information about parking can be tied more closely with a destination, making it easier for visitors to choose a convenient place to park.

In addition to providing direction along principal vehicular routes entering the downtown, the system will also provide bicycle directional signs along designated bike routes, as well as pedestrian directional signs, maps and kiosks along designated pedestrian routes and pathways, including 8th Street, the Pioneer Pathway, and the Greenbelt. The pathway and Greenbelt signage is particularly significant, because one of the goals of the wayfinding system, both for the Downtown and for Boise Parks is to connect the river more closely with the downtown.

The final design is pending approval by transportation officials. Once the design is approved, a prototype will be made and fabrication manuals and technical plans will be finalized and the project will be put out to competitive bid. Fabrication and installation could begin as early as fall 2015.



Project Specs:

- Total Budget: \$6 million, leveraging approximately \$57 million in private investment
- Completion Estimate: 2019 (all phases); units are expected to become available for all three projects in 2017
- District Location: River Myrtle and Westside

Key Components:

- Participating in 3 housing developments
 - 620 S. 9th St. - The Afton
 - 1401 W. Idaho St. - Watercooler Building
 - 5th and Broad St. - The Roost
- 620 9th St. and 1401 Idaho St. are CCDC owned properties conveyed to property owners after competitive selection
- 5th and Broad will receive funding for a parking structure built as part of the housing development

Housing brings needed vitality to downtown, supports the development of a strong and diverse retail presence, provides rental and ownership options to attract and retain downtown workers, reduces auto-dependent commute trips, and strengthens the tax base. CCDC commissioned a study in April 2015 to assist the organization and policy makers in better understanding the downtown Boise housing environment. The study identified barriers to development, best practices for encouraging development, and provided recommendations for CCDC housing initiatives over the next 5 years.

One of the ways CCDC can encourage housing development is by conveying CCDC owned properties to private developers for a price that reduces the land basis, making development more feasible for private investment. In order to receive this competitively-priced land, a private developer must comply with a stringent set of priorities CCDC establishes in the RFP. After staff and board review, CCDC awards an Exclusive Right to Negotiate (ERN) to the developer that best understands and fulfills CCDC's vision for the property.

CCDC will be conveying ownership of a portion of its property located at 620 S. 9th Street in August 2015. RMH Development won the ERN by successfully including the elements CCDC proposal required. RMH plans include creating a mixed use development called The Afton, which has over 5000 square feet of retail space and 25 residential condominium units in phase one and an additional 39 residential condominiums in phase 2.

1401 West Idaho Street, commonly known as the Watercooler building, is the other property CCDC will be conveying for residential use in 2015. An Exclusive Right to Negotiate was awarded to LocalConstruct in June 2015 after a competitive proposal process. The developer's plans for the building include 32 market rate apartments, 7 live work units, 1450 square feet of retail space, and a pocket park.

Another crucial way in which CCDC can assist in residential development is through funding public parking, which creates shared efficiencies between private and public needs. LocalConstruct plans to build an apartment building with 152 for rent apartments in the Central Addition LIV District. CCDC will be participating in this development by purchasing and operating the parking structure built by LocalConstruct, but available to be used by the public at large.





Participation Projects

- P 2016 Roost Parking & Streetscape Participation
- 2016 Central Addition LIV District Gateway
- 2016 The Afton Streetscape Participation
- 2016 JUMP Streetscape Participation
- 2017 City Hall Plaza Participation
- 2017 Athlos Streetscape Participation

Placemaking & Streetscape Projects

- 2016
- 2017
- 2018
- 2019
- 2020

Infrastructure Projects

- 2017 2-way Street Conversion (pending ACHD Approval)
- 2017 Protected Bike Lanes