



Capital City Development Corp.

Adopted

Original Budget for FY2009



Date: August, 2008
To: Board of Commissioners
From: Phil Kushlan, Executive Director
Re: Transmittal of FY2008 Amendment & FY2009 Budget

Following the Board of Commissioners annual planning retreat and update of the agency's strategic plan, an annual budget advancing the plan has been developed. The key efforts, projects, and activities identified have been prioritized and pursued in the budget based on available resources. Updates on budget plans have been presented to the Board as these efforts have taken shape over the course of the budget development cycle and the Executive Committee has conducted a detailed review of the proposed budget. With this advice and direction, amendments to the current year budget and a recommended new fiscal 2009 budget are included here.

In general, despite a slowing in the national, state, and regional economies the investments and efforts in the Boise downtown continue to pay returns on investments at higher levels than other areas. This is evidenced by 2008's continued strong growth in valuation particularly in the developing districts of westside and river myrtle. Central district growth is more modest but holding and we anticipate new projects now underway to generate resources for unfinished work in the district over the next few years.

The Board's considerable work in evaluating and updating the parking rate structure to address important infrastructure reinvestment in facilities, upgrades of service for the parking customer, and implementation of new technologies is a significant achievement for the public parking system. Fiscal 2009 marks the beginning of a new reinvestment plan which will produce noticeable results and preserve the public parking system for the future.

Perhaps three predominate efforts can be identified for the next year and include multiple budget elements. Other capital projects contemplated in the redevelopment plans have been scheduled in out-years to accommodate these priority projects as well as to preserve capacity to consider participation in funding of the streetcar project. The Board's top priorities for this budget cycle and beyond involve significant efforts in advancing the public transit capacity for the City by assessing the feasibility of constructing and operating a streetcar circulator system in downtown Boise. This effort, together with CCDC matching of federal dollars to establish Boise's first downtown multimodal transit center, marks a milestone in this transit initiative. Operation of the Grove Street Garage is an integral element of this

strategy and is provided for in the budget. The streetcar initiative is a transformational project which comes at an important time in Boise's history as the City works toward solutions on issues of air quality, traffic congestion, urban sprawl, and parking capacity in serving a growing regional economy. Resources have been focused on this effort and consulting assistance secured to advance this joint goal.

Another top priority involves the evaluation and assessment of the potential of establishing a new urban renewal district to the west of downtown in conjunction with ACHD's extension of 30th Street and the companion work by Boise City in neighborhood planning of this geography. This disinvested area holds real opportunity for redevelopment and the establishment of an adjacent district may accelerate and advance these efforts. This work and related consulting assistance is a top project in the proposed budget.

The third priority involves CCDC efforts to assist the City of Boise in producing a redevelopment plan for the Amory building together with a very interested and involved neighborhood. Revitalization and reuse of this historic building will involve considerable staff activity, consulting assistance, public involvement, and outlay of resources.

Partnership activities continue in working with the Greater Boise Auditorium District in designing an expanded downtown convention center; with Valley Regional Transit on the location and design of a new downtown multimodal center; with our multiple constituents on the streetcar; with Boise City in revamping the design and development review processes and consolidating multiple downtown plans; and with the development community on multiple projects in various stages of design and development.

Administrative and programmatic activities provided for in the proposed budget include: continued pursuit/administration of Brownfields and ITD grant funding for Pioneer Corridor, site visits on functioning streetcar systems; legal contingencies for the Avenue A development; risk-based cycling review (audit) of agency financial procedures to ensure best practices; continued evaluation and balancing of the Agency's debt portfolio, line of credit usage, and long-term financial obligations; payout on existing development agreements; continuation of the new streetscape funding programs; continuation of arts & culture funding at established levels; and activities to enhance electronic board processes, video conferencing, and records management. Legislative and legal services and support continue at similar levels.

In summary, the fiscal 2009 budget recognizes some slowing in the general economy and provides for conservative pay changes of three percent and maintaining of benefits at current levels with no additional staffing positions. The agency has been able to expand its activities, efforts, and geographic responsibilities without increases in personnel by attracting and maintaining a quality workforce and we appreciate the Board's support of this. We are equally fortunate to have an organizational construct which allows the Agency to attract and retain a diverse group of highly competent board advisors upon which we rely for good advice, guidance, governance, and leadership.

**Capital City Development Corporation
FY 2009 Budget Book
Table of Contents**

Calendar	7
Organizational Chart	8
Mission & Vision	9
Revenue Allocation District Maps	10
Agency Activity Indicators	11
Key Accomplishments	15
Budget Highlights	23
Summary Reports	31
FY 2008 Amended Budget Resolution	37
FY 2009 Proposed Budget Resolution	41

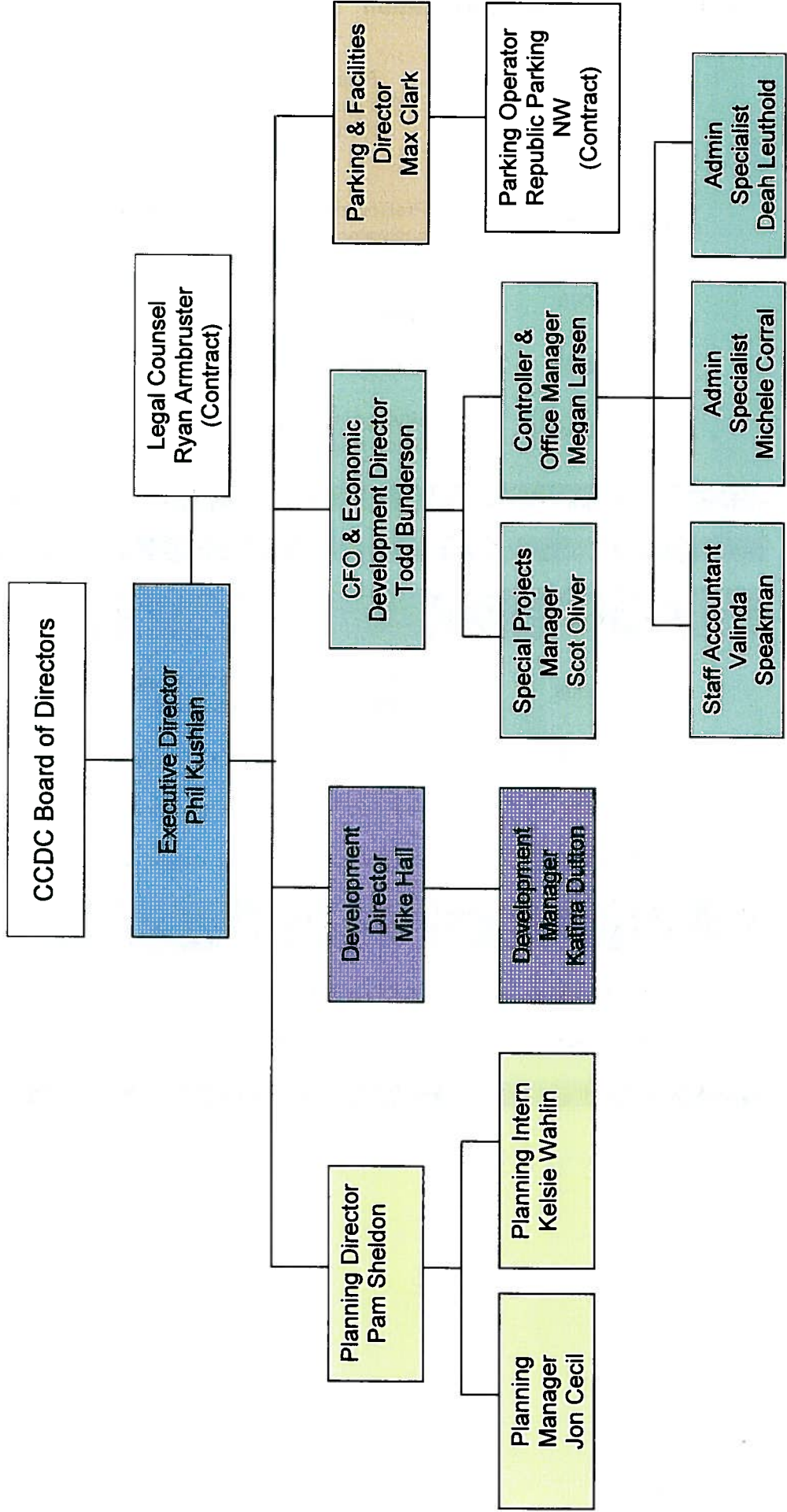
**Process Calendar
2008 Budget Amendment
2009 Original Budget**

May & June 2008	Preliminary draft of budget & list of issues; budget includes estimates for recurring items & known projects
6/5/2008	Board/Staff Strategic Planning Retreat; Issues with fiscal impact incorporated into budget
6/25/2008	Parking budget due from Republic
June & July 2008	Management team review of budget - fine tune estimates, update list of issues, establish priorities, wish list
7/14/2008 & 7/21/2008	<i>Executive Committee Meetings: Present 2009 Pay Plan</i>
7/14/2008	<i>Board Meeting: Budget Preview presented</i>
7/21/08 & 7/23/08	<i>Executive Committee meetings to review budget in brief and detailed budget draft</i>
7/28/2008	Final draft of budget to management team for review; Executive Committee input incorporated
8/1/2008	DEADLINE for changes to budget
8/4/2008	Final RAD estimates due from Ada County Assessor
8/7/2008	Final budget is proofed, copied & sent out to Board for review
8/11/2008	<i>Board meeting - request motion to adopt the proposed budget</i>
8/14/2008	First Publication Date
8/22/2008	Second Publication Date
8/25/2008	<i>Board meeting - public hearing, budget is adopted</i>



CAPITAL CITY DEVELOPMENT CORP.

— Current Organizational Chart —



MISSION

Consistent with Idaho State Code and direction from Boise Mayor and City Council, CCDC focuses on the revitalization of Boise's downtown and its neighborhoods through urban design and development initiatives in the city's urban renewal districts. CCDC invests resources in improving infrastructure, building public facilities, development partnerships and arts and culture to create lively, well-designed and sustainable urban places where businesses and people thrive. In accomplishing this mission, CCDC's roles include planning, advocating, facilitating, partnering, managing facilities, developing and investing.

VISION

CCDC will invest its resources to develop vibrant urban places in Boise's downtown and its neighborhoods and to ensure long-term economic vitality, social well-being and an exceptional quality of life in Boise and the surrounding region.

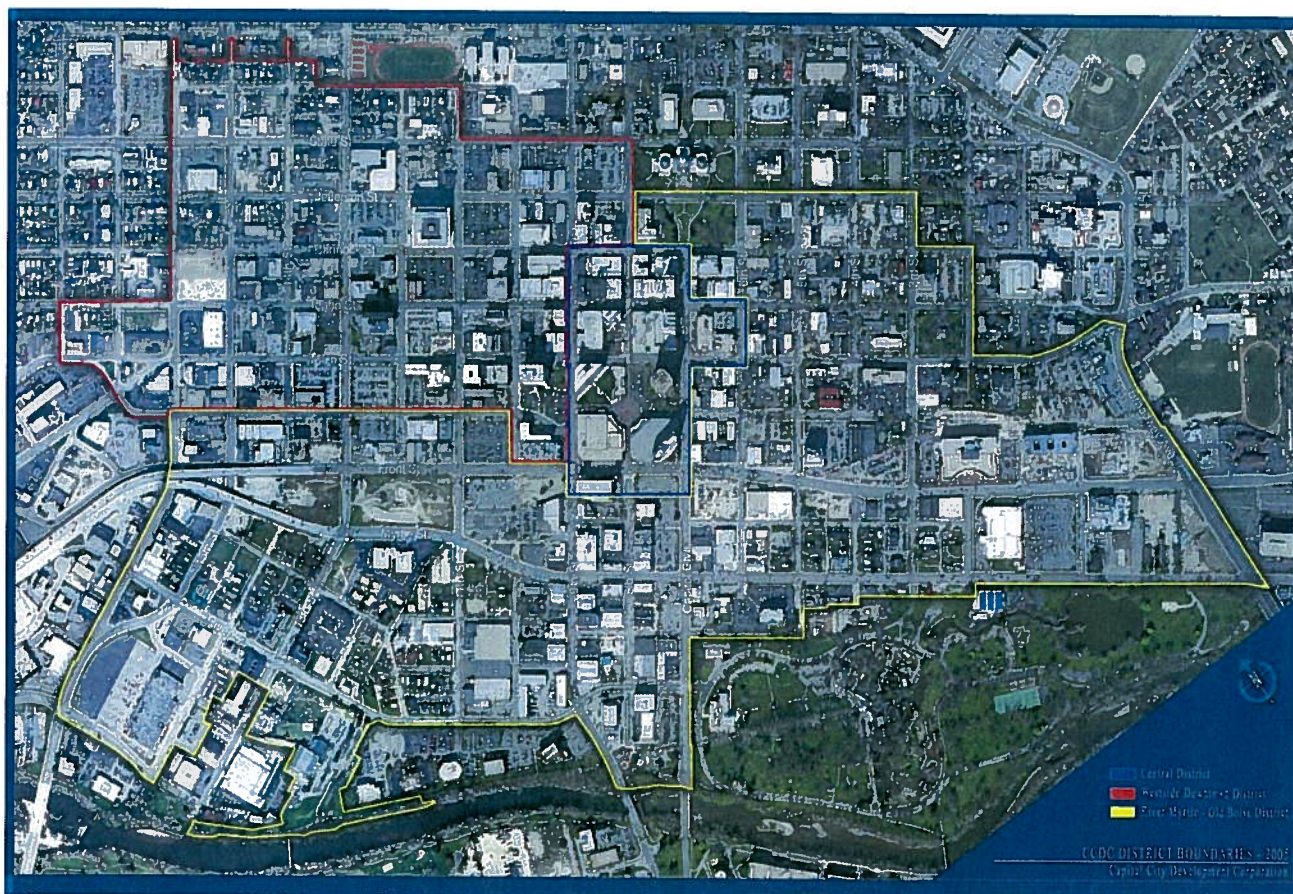
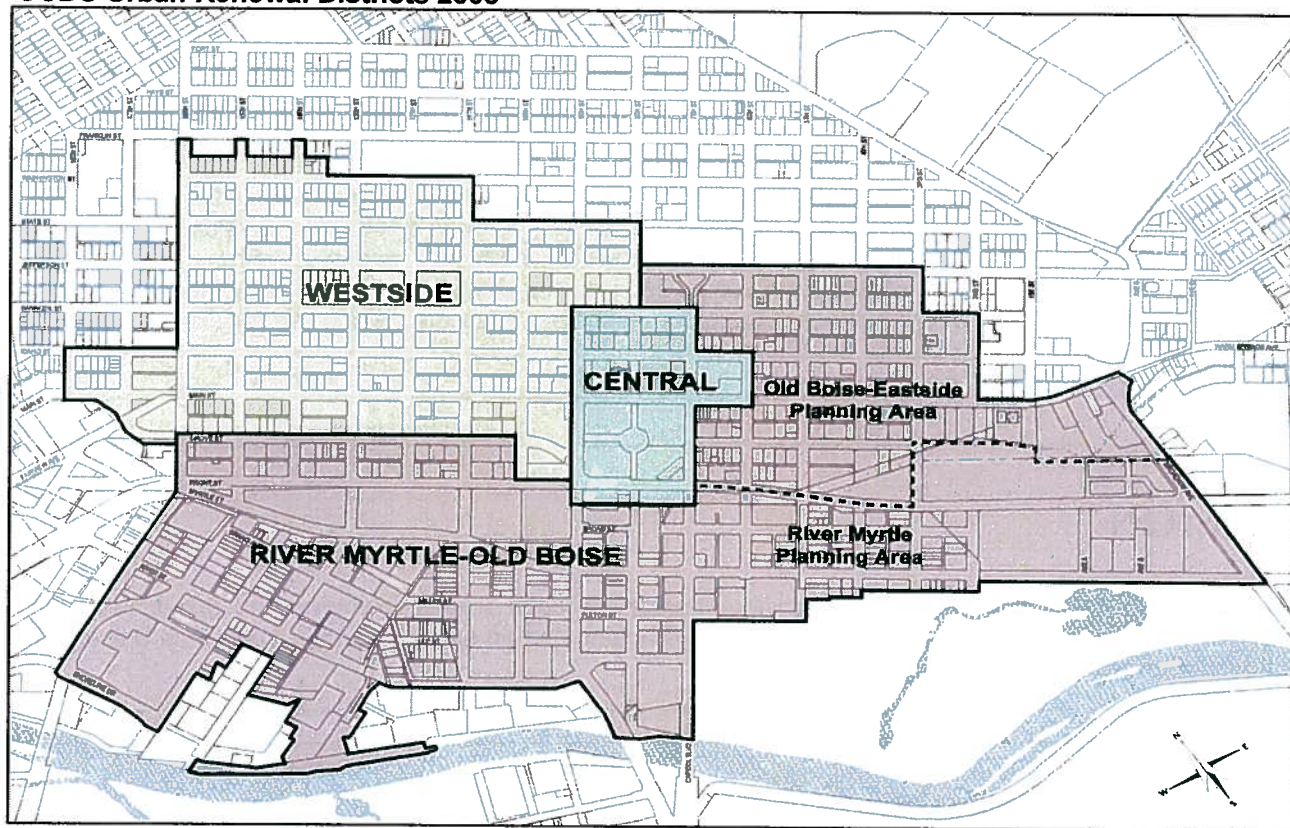
STRATEGIC PLAN

Capital City Development Corporation is Boise, Idaho's redevelopment agency, created by the Boise City Council in 1965. The vitality of downtown Boise has been CCDC's focus for the last forty years, and is expected to continue as its highest priority. At the same time, Boise City and CCDC are assessing how to reinvest in the city's neighborhoods so they continue to flourish, and to define what role CCDC has in this effort. Reinvestment in the center and surrounding community that comprise Boise is essential to the city's long-term social and economic well-being.

The CCDC Board of Commissioners held its annual planning retreat in November 2005 to revisit the agency's 2000 Strategic Plan and to identify issues needing attention in the next five to ten years. This 2006-2015 Strategic Plan presents vision and mission statements and nine goals for the agency, which identify the issues or program areas having highest priority. Each goal is amplified by objectives. The CCDC board will use these goals and objectives to determine the agency's work plan, set budget priorities and measure successes. The goals are:

1. Realize Long-Term Urban Design & Development Plans
2. Develop Financial Plan
3. Encourage Private Investment in Districts
4. Transform the Transportation System
5. Advance Parking Solutions
6. Stimulate High-Quality Development
7. Address Neighborhood Revitalization
8. Increase Urban Vitality—Arts, Culture & Public Realm
9. Develop and Sustain Partnerships

CCDC Urban Renewal Districts 2005

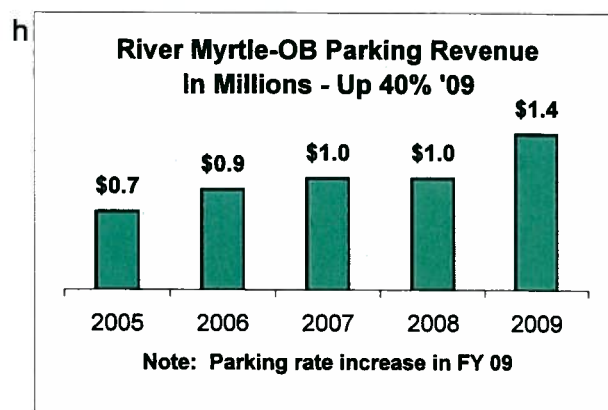
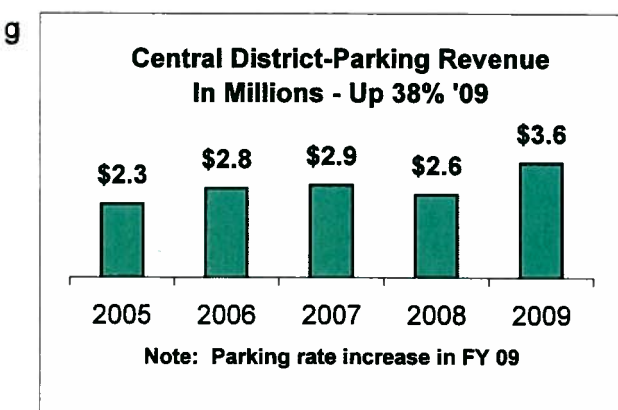
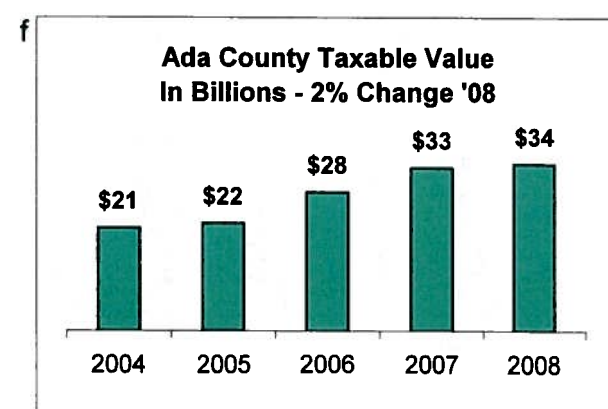
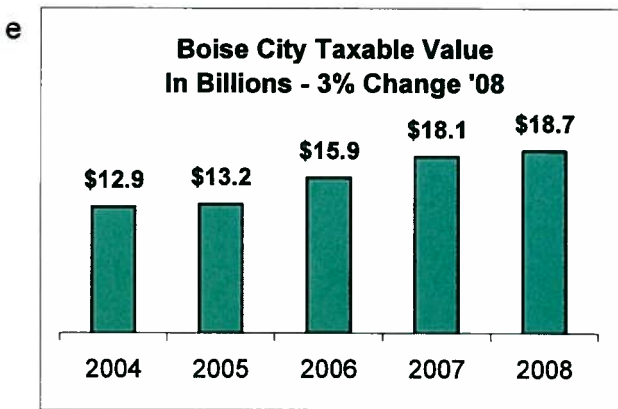
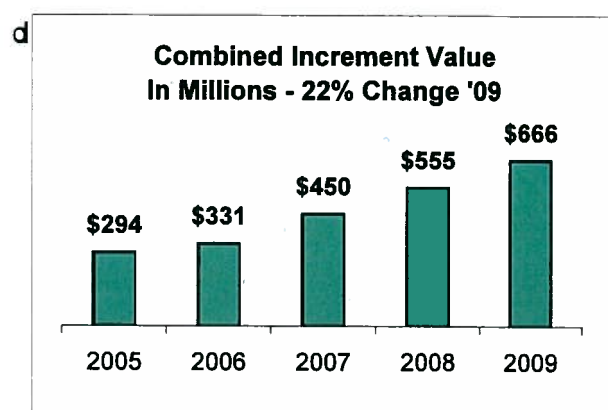
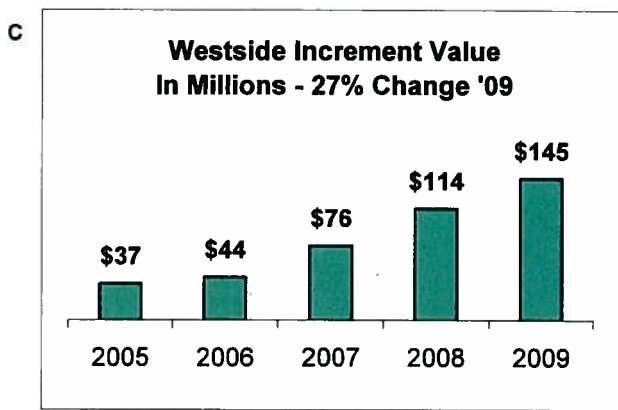
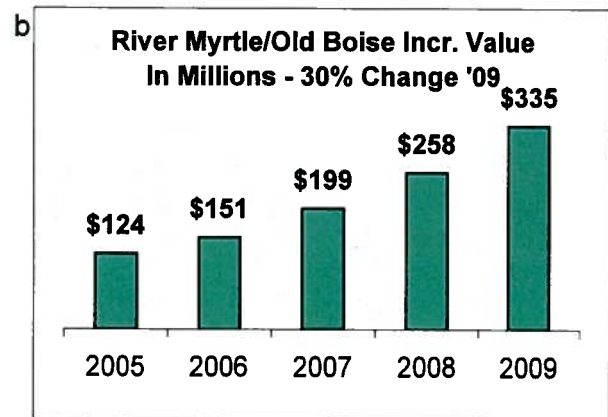
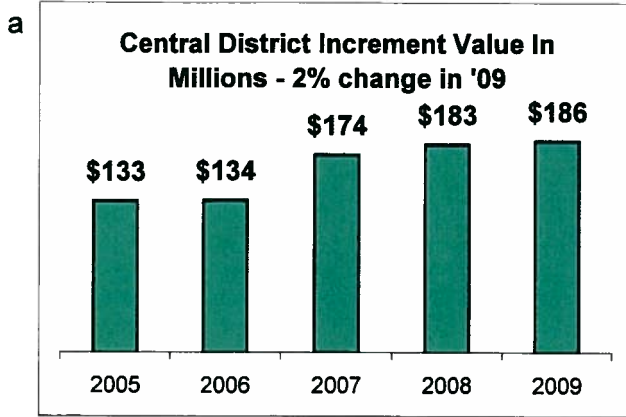




Agency Activity Indicators

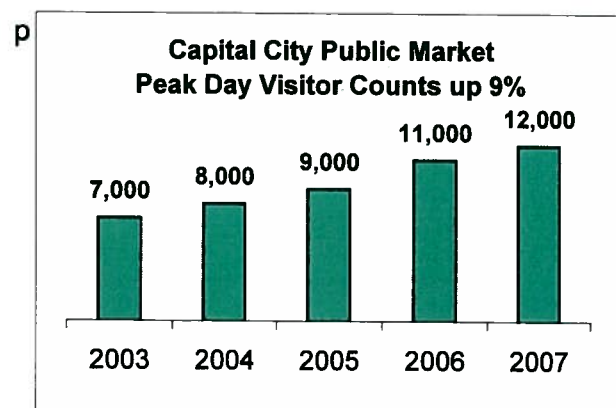
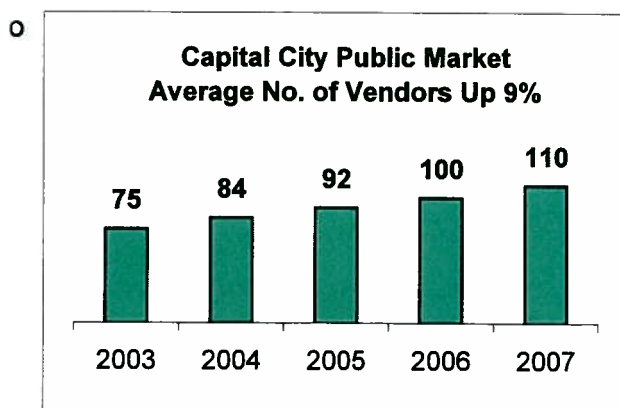
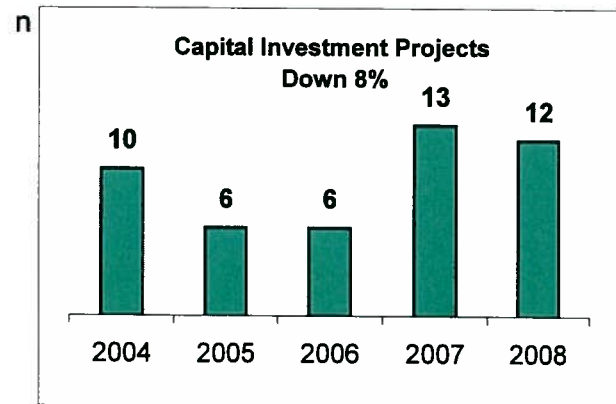
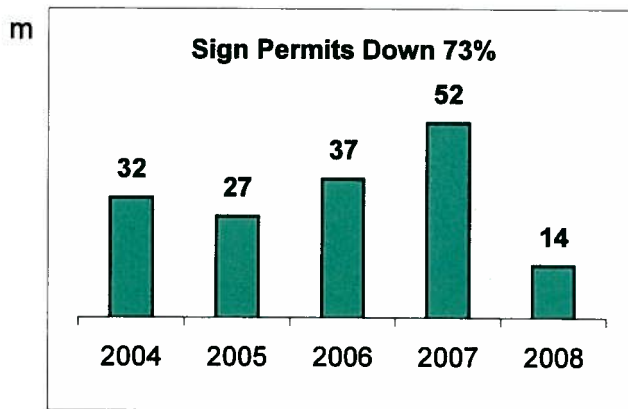
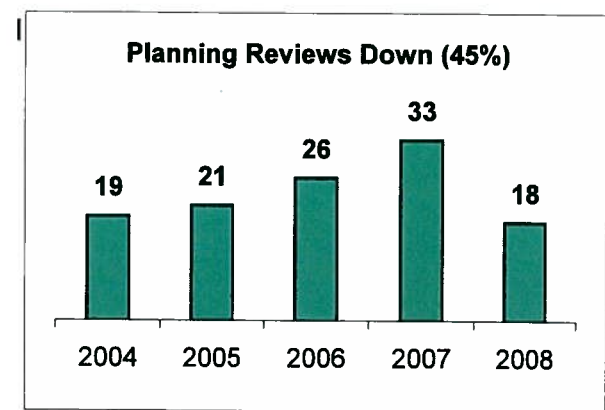
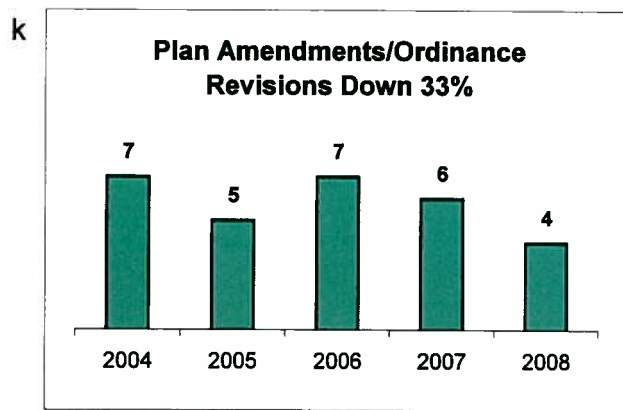
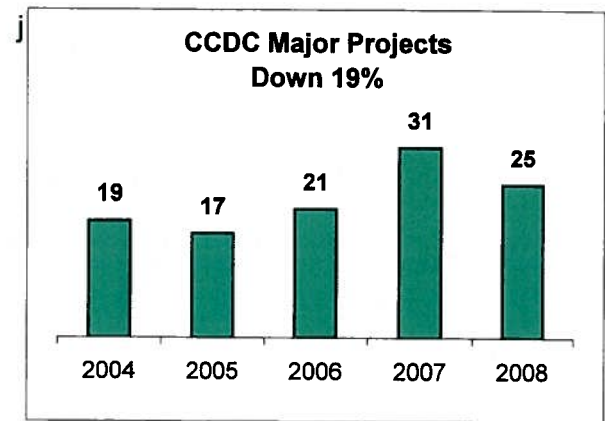
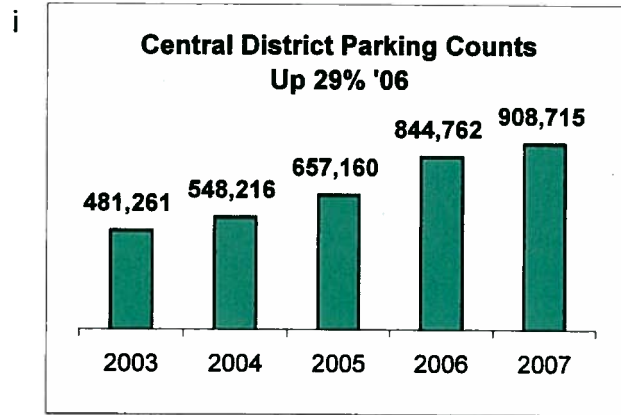
Capital City Development Corporation - Activity Indicators

FY 2009 Budget



Capital City Development Corporation - Activity Indicators

FY 2009 Budget





2008 Key Accomplishments

KEY FY 2008 ACCOMPLISHMENTS

—Agency-Wide—

Organizational Development & Operations

- CCDC Board conducted a strategic planning retreat in June 2008, which included the Boise City Mayor and CCDC and Boise City senior staff.
- Established scope for Phases 1 and 2 of an organizational assessment; initiated Phase 1.
- Moved agency offices to a location that allowed a much more functional office layout, more amenities and room for future growth, if needed, at approximately the same cost and same amount of square footage.
- Implemented technology upgrades to audio-visual system in board room.
- Conducted in-house public finance workshop for staff
- Maintained current number of full-time positions.
- Maintained current level of service for parking operations.

Financial Plan

- Initiated debt restructuring/refunding project planned for FY2008-FY2009 to better align revenues and expenses, reduce rate risk, and simplify and lower costs
- Extended letters of credit and line of credit
- Executed multiple bond calls
- Completed the financial transactions related to condemnation actions by Ada County in the Courthouse Corridor for certain parcels
- Calculated shortfall in revenue allocation from Courthouse Corridor development and notified the developer that guarantee is due.
- Updated Agency payplan
- Advanced payment of development agreements for Banner Bank and Plaza 121 projects.

Encouraging Private Investment in Districts

- Initiated modest effort to upgrade website; proposed structure gives significant attention to development community as audience.
- Worked with Google to incorporate the CCDC Virtual Model into Google Earth. Added data in GIS layers and additional architectural detail to model.
- Developed insurance template of requirements for public-private development projects
- See also “Catalyst Projects / Infrastructure” and “Development Incentives / Removal of Development Barriers” under Revenue Allocation Districts

KEY FY 2008 ACCOMPLISHMENTS

—Agency-Wide (continued) —

Grants

- See Brownfields Grant activities under “*Development Incentives / Removal of Development Barriers*”
- See Community Development Block Grant (CDBG) activities and Idaho Transportation Department (ITD) Enhancement Program grants under “*Catalyst Projects / Infrastructure*”
- Both of these categories are under Revenue Allocation Districts.

Partnerships

- Contributed as a gold-level sponsor to the first Idaho Green Expo held at the Boise Centre on the Grove. The Expo was received enthusiastically by the community; over 10,000 people attended.

Legislation

- Participated in statewide effort to pass legislation allowing use of local option tax for transportation improvements. Revenue and Taxation Committee voted against sending the legislation to the House floor; instead, the committee voted to prepare constitutional amendment authorizing cities and counties to establish a local option tax if approved by a super majority of the municipality’s voters.

KEY FY 2008 ACCOMPLISHMENTS

—Revenue Allocation Districts—

Long Range Planning / Urban Design / Development Regulations

- Adopted a Sustainable Development Policy.
- In cooperation with Boise City, evaluated the design review process and developed a proposal for how to improve the process. Proposal was presented at the CCDC Board strategic planning retreat in June, 2008.
- Actively participated in the initial work on Blueprint Boise project—major revision to Boise City’s Comprehensive Plan, Zoning Ordinance and Design Principles/Guidelines. Provided Boise City with previous work done by CCDC on downtown zoning districts in 2005.
- Provided input at sessions with Design Review Committee on downtown design guidelines.
- Participated in the 30th Street Charrette conducted by Boise City and ACHD, and prepared comments on the proposed 30th Street Master Plan.
- At Boise City’s request, initiated an evaluation of the 30th Street Study Area for a potential urban renewal district.
- At Boise City’s request, initiated an evaluation of the Armory site and adjacent properties for a potential urban renewal district.
- Prepared comments on the State Street Transit Corridor Master Plan and Transit-Oriented Development Guidelines.
- Participated as member of Steering/Technical Committee for the Blueprint for Good Growth (Ada County Comprehensive Plan Update).
- Prepared comments on the proposed Boise City landscape ordinance and the ACHD street tree policy advocating that the streetscape standards for urban renewal districts be used in making decisions on street trees and streetscape design in downtown Boise. Language was added to the landscape ordinance to this effect.
- Co-sponsored the 2008 Compass Education Series which included sessions on street design, transportation systems, visualizing density, costs and benefits of good design and urban design.
- CCDC staff worked on 25 major projects in FY 2008, which was somewhat less from 31 major projects in FY2007, but still significant. The count for FY2008 is for January-July, 2008; while the count for FY2007 is for January-December.

Catalyst Projects / Infrastructure

- Incorporated a 6-year capital investment plan (CIP) into the FY2007 budget—the first in recent history. Conducted informational meetings with developers and others on the 2008-2013 CIP and the streetscape grant program.
- Developed an informational brochure and application materials for the new streetscape grant program. Notified the development community of the opportunity to apply for grants.
- Made the streetscape grant program a systematic part of ongoing operations.

KEY FY 2008 ACCOMPLISHMENTS

—Revenue Allocation Districts (continued)—

- Awarded seven streetscape grants; five of the streetscapes have been installed.
- Co-funded with Boise City and installed streetscaping on Idaho and 14th streets for the Water Cooler.
- Adopted Boundary Streets Policy describing how costs for streetscape and street improvements will be allocated if the street is a boundary between two revenue allocation areas.
- CCDC, its public agency partners in the Treasure Valley High Capacity Transit Study and a consultant team:
 - Conducted analysis of alternative locations for multimodal center.
 - Identified alternative routes for the downtown streetcar.
 - Held two very successful public outreach meetings which generated a large volume of thoughtful comments on both the multimodal center and downtown streetcar.
 - Selected a preferred location for the multimodal center and created preliminary design concepts for the facility.
 - Contracted with a project management firm to create a strategy for financing and building the downtown streetcar to meet the Mayor's challenge that a streetcar will be running in downtown Boise in 2012. Work has commenced.
- Initiated design and engineering work for Phase 1 of the Pioneer Corridor project (Myrtle to Grand) as part of the ITD Enhancement Program. Obtained approval for concept design from ITD.
- Built the Ash Street Park, which will remain in place until Ash Street is relocated as part of the Pioneer Corridor project.
- Completed installation of pedestrian ramps and other improvements at 14 intersections to bring them into compliance with ADA requirements. CCDC obtained CDBG grant from Boise City to fund program; ACHD constructed the improvements.
- Removed a concrete ramp that obstructed normal use of the sidewalk on the north side of Myrtle Street between 8th and Capitol, and replaced the ramp with an ADA-compliant sidewalk. This project was funded with a CDBG grant from Boise City.
- Approved a revision to the downtown streetscape standards which added an urban concrete and brick prototype and changed certain streets from full brick to urban concrete and brick, which provides a savings to developers and property owners while still maintaining a distinctive identity for downtown streets.

Development Incentives / Removal of Development Barriers

- Convened the Workforce Housing Coalition, which created a list of tangible policies, tools and incentives for production of workforce housing.

KEY FY 2008 ACCOMPLISHMENTS

—Revenue Allocation Districts (continued)—

- Continued work on 2006 EPA Brownfields Grant including outreach to owners of properties identified as having possible contamination from hazardous substances and assessment of these properties. One Phase I and two Phase II assessments prepared for downtown properties.
- Prepared a request for qualifications to select a transportation engineering firm that could use the downtown traffic model created as part of the Downtown Boise Mobility Study (DBMS) to analyze transportation impacts of development projects, transportation system improvements and changes in traffic operations in downtown Boise.
- Entered into a lease for 200 spaces in Boise Plaza parking garage, which will be made available for public parking. The lease made construction of the garage feasible; parking in surface lots surrounding the building will be relocated to the garage and the land no longer needed for parking will be redeveloped. Redevelopment is expected to significantly increase vitality in this part of downtown and add to tax base.
- Contributed one half the cost of a new ladder truck needed for implementation of building code amendment allowing for five floors of wood frame construction over a concrete podium. This amendment encourages development of urban housing in the urban renewal districts.

Development Projects

- Both Phase 1 and Phase 2 of CitySide Lofts have been constructed and sufficient units have been sold to pay back construction loan.
- Construction of The Aspen and The Jefferson is proceeding at a brisk pace, and both projects are expected to be done in FY2009.
- Concluded the mediation process and obtained a settlement agreement re: Capitol Terrace Apartments project among CCDC, Washington Mutual condominium owners and the developer.
- Approved parking access agreement allowing connection between apartment project and Capitol Terrace garage. Terminated disposition and development agreement for Capitol Terrace retail building site.
- Acquired surplus ACHD right-of-way adjacent to 620 S. 9th Street property to add to this CCDC-owned property so prospective developer's project design is feasible. Extended ERN with the developer in light of the current slowdown in housing market.
- Provided design assistance to GBAD and its development team, which is proposing a hotel and convention center expansion.
- Prepared comments on 18 development cases and 14 sign permits, which is significantly fewer than in FY2007, and most likely reflects the uncertainty and credit issues in the economy.

KEY FY 2008 ACCOMPLISHMENTS

—Parking & Facilities—

Parking

- Convened the Parking Task Force to evaluate financial and maintenance needs of parking system and adequacy of parking rates; provided CCDC Board with recommendations. CCDC Board adopted revised rate schedule, which is expected to provide more adequate resources for long term maintenance and debt service. New rate schedule is effective August, 2008.
- Established a parking consortium with downtown property owners to evaluate parking needs in downtown Boise, develop and implement strategies for financing and building structured parking. Obtained an in-depth analysis of current parking supply, future development, future parking demand and potential shortfalls by geographic areas.
- Negotiated lease for 200 spaces in Boise Plaza parking garage, which will add to supply of public parking on west side of the Central Business District (CBD).
- Utilized consulting expertise to monitor construction of The Aspen to protect the City Centre Garage.

Facilities

- Adopted a Sustainable Development Policy which encourages the agency to consider sustainability in how it finances, plans, designs, constructs, manages, renovates, maintains and decommissions its buildings and facilities.
- Contributed to renovation of 1401 W. Idaho Street, which is owned by CCDC and has been leased to the Water Cooler, a business development center emphasizing technology and creative businesses. The Water Cooler opened in May, 2008.
- Built the Ash Street Park, which will remain in place until Ash Street is relocated as part of the Pioneer Corridor project.
- In partnership with the Downtown Boise Association (DBA), provided daily downtown cleanup and trash collection.



2009 Budget Highlights

BUDGET HIGHLIGHTS

—Agency-Wide—

Organizational Development & Operations

- Conduct Phase 1 of an organizational assessment.
- Implement technology upgrades to include paperless board packets and document management/records retention electronic system.
- Maintain current number of full-time positions; add a project specific planning intern position.
- Maintain current level of service for parking operations.
- Perform baseline analysis of energy / resource use on CCDC operations and facilities.

Financial Plan

- Continue the debt restructuring/refunding project planned for FY2008-FY2009 to better align revenues and expenses, reduce rate risk, and simplify and lower costs
- Evaluate financial impact of retaining or consolidating revenue allocation districts in light of Boise City and agency goal to build downtown streetcar.
- Evaluate the use of Local Improvement Districts (LIDs) for infrastructure financing.
- Complete the financial transactions related to condemnation actions by Ada County in the Courthouse Corridor
- Address compliance with Ada County Courthouse Corridor / Avenue A development agreement.

Grants

- See Brownfields Grant activities under “*Development Incentives / Removal of Development Barriers*”
- See Community Development Block Grant (CDBG) activities and Idaho Transportation Department (ITD) Enhancement Program grants under “*Catalyst Projects / Infrastructure*”
- Both of these categories are under Revenue Allocation Districts.

Encouraging Private Investment in Districts

- Complete update of agency website started in FY2008.
- Create an online development manual that will serve as reference guide for developers and property owners in downtown Boise. Post this manual on agency website.
- Develop ways to display Virtual Model on CCDC website so it is accessible to users.
- Conduct a pedestrian count survey to assist businesses seeking to locate in downtown Boise.

BUDGET HIGHLIGHTS
—Agency-Wide (continued)—

Partnerships

- Form a Downtown Boise Streetcar Task Force to assist the City of Boise and CCDC in advancing the Streetcar Initiative
- Form a Downtown Boise Executive Coordinating Group with members from business community and government agencies to serve as sounding board and advocacy group on major downtown projects.
- Continue working with community partners and development team on Convention Center expansion.
- Assist Downtown Boise Association with development of a strategic plan for addressing livability issues in downtown Boise.

Legislation

- Participate in statewide efforts to modernize Idaho urban renewal statutes.

BUDGET HIGHLIGHTS
—Revenue Allocation Districts—

Long Range Planning / Urban Design / Development Regulations

- Work with Boise City to create a consolidated downtown plan.
- Evaluate formation of an urban renewal district for the 30th Street Area.
- Evaluate formation of an urban renewal district for the Armory and Fort Boise area.
- Continue participation in the Blueprint Boise project which is a major revision to Boise City's Comprehensive Plan, Zoning Ordinance and Design Principles/Guidelines.
- Initiate rezoning portions of the urban renewal districts where the current zoning is inconsistent with the urban renewal plans.
- In cooperation with Boise City, complete revisions to design review process. Present final proposal to CCDC Board and City Council for approval.

Catalyst Projects / Infrastructure

- Complete alternatives analysis, site selection and preliminary engineering for the multimodal center; initiate site acquisition.
- Establish routing and create funding strategy for building the downtown streetcar; establish an entity to manage construction and operations.
- Complete the design and engineering work for Phase 1 of the Pioneer Corridor project (Myrtle to Grand) as part of the ITD Enhancement Program.
- Evaluate the potential for use of Local Improvement Districts (LIDs) to finance streetscapes on Capitol Boulevard and in Old Boise in conjunction with the downtown streetcar.
- Develop policy on relocation of curbs and expansion of sidewalks in downtown Boise.
- Continue partnership with Boise City and ACHD to install pedestrian ramps at intersections and to undertake other barrier removal projects using CDBG grant funds.
- Include funding for "spot" repairs of streetscape and sidewalks; utilize these funds to fill gaps in and renovate infrastructure
- Evaluate mobile restroom facilities for downtown activities
- Continue investment in public art and cultural activities

BUDGET HIGHLIGHTS
—Revenue Allocation Districts (continued)—

Development Incentives / Removal of Development Barriers

- Continue work on 2006 EPA Brownfields Grant including outreach to owners of properties identified as having possible contamination from hazardous substances and assessment of these properties.
- Submit new EPA Brownfields Assessment Grant application for 30th Street area.
- Develop a program of incentives to move forward the Sustainable Development Policy.
- Contribute toward cost of medallions to identify buildings in downtown Boise that use geothermal heating.
- Continue to make Virtual Model available for use in analyzing prospective development projects.
- Obtain a LEED calculator to assist developers in determining if their proposed projects will qualify for LEED designation.
- Create outreach materials and lecture series for developers on sustainable development.
- Continue Streetscape Grant program

Development Projects

- Conduct reconciliation appraisal for CitySide Lofts. Issue certificate of completion if all relevant requirements have been met.
- Execute disposition and development agreement for the 620 S. 9th Street property, and transfer the property to the developer after financing and other requirements have been met.
- Conduct a developer selection process for the Armory site; select a developer by 2010.
- Enhance the CCDC Virtual Model and utilize it in marketing downtown Boise and analyzing prospective development projects.

BUDGET HIGHLIGHTS

—Parking & Facilities—

Parking

- Implement the parking rate revisions adopted by the CCDC Board in FY2008.
- Rewrite parking management plans.
- Implement parking reinvestment plan
- Conclude negotiations with movie theaters other than BoDo re: theater validation program.
- Continue work with the parking consortium to develop and implement strategies for financing and increasing the supply of structured parking in downtown Boise.
- Utilize consulting expertise to monitor construction of The Aspen and Capitol Terrace Apartments to protect CCDC parking garages.
- Develop initiatives promoting sustainability and traffic demand management.
- Conduct a security audit on downtown public parking facilities.

Facilities

- Initiate review of 1998 Greater Downtown Streetscape Maintenance & Service Agreement.
- Work with the Capital City Public Market and others to determine long-term future of market.



Agency Summary Budget Reports

ESTIMATED REVENUES BY SOURCE

BY SOURCE	AMENDED FY 2008 REVENUE	ORIGINAL FY 2009 REVENUE	\$ CHANGE
REVENUE ALLOCATION DISTRICTS			
Central RAD	2,310,000	2,252,000	(58,000)
River Myrtle - Old Boise RAD	3,271,000	4,055,000	784,000
Westside RAD	1,375,000	1,759,000	384,000
TOTAL	\$6,956,000	\$8,066,000	\$1,110,000
PARKING			
Gross parking revenue	5,209,000	7,276,800	2,067,800
First hour free & courtesy parking	(1,503,000)	(2,298,500)	(795,500)
TOTAL	\$3,706,000	\$4,978,300	\$1,272,300
OTHER PARKING			
8th St, Grove Garage, FHF reimb	516,300	898,000	381,700
TOTAL	\$516,300	\$898,000	\$381,700
GRANTS			
Brownfields, CDBG, ITD grants	168,649	349,397	180,748
TOTAL	\$168,649	\$349,397	\$180,748
REIMBURSEMENTS			
The Grove	3,375	3,500	125
Condo Associations	235,500	213,162	(22,338)
Other Reimbursements	198,840	203,660	4,820
TOTAL	\$437,715	\$420,322	(\$17,393)
LEASES			
Leases	34,681	61,500	26,819
TOTAL	\$34,681	\$61,500	\$26,819
INVESTMENTS & MISCELLANEOUS			
Interest	138,370	108,500	(29,870)
Miscellaneous	430	0	(430)
TOTAL	\$138,800	\$108,500	(\$30,300)
OTHER, PASS THROUGH			
County Lease	3,448,860	3,517,126	68,266
Master & Surplus Ground Lease	214,984	256,188	41,204
Ave A Parking Access Fee	749,712	350,000	(399,712)
TOTAL	\$4,413,556	\$4,123,314	(\$290,242)
LINE OF CREDIT PROCEEDS			
Line of Credit Proceeds	1,280,000	50,000	(1,230,000)
TOTAL	\$1,280,000	\$50,000	(\$1,230,000)
TRUSTEE EARNINGS & TRANSFERS			
Trustee earnings	110,300	78,800	(31,500)
Transfers	(965,203)	(853,875)	111,328
TOTAL	(\$854,903)	(\$775,075)	\$79,828
GRAND TOTAL	\$16,796,798	\$18,280,258	\$1,483,460

**CAPITAL CITY DEVELOPMENT CORPORATION -- FY 2009 BUDGET
EXPENDITURE HISTORY BY FUND**

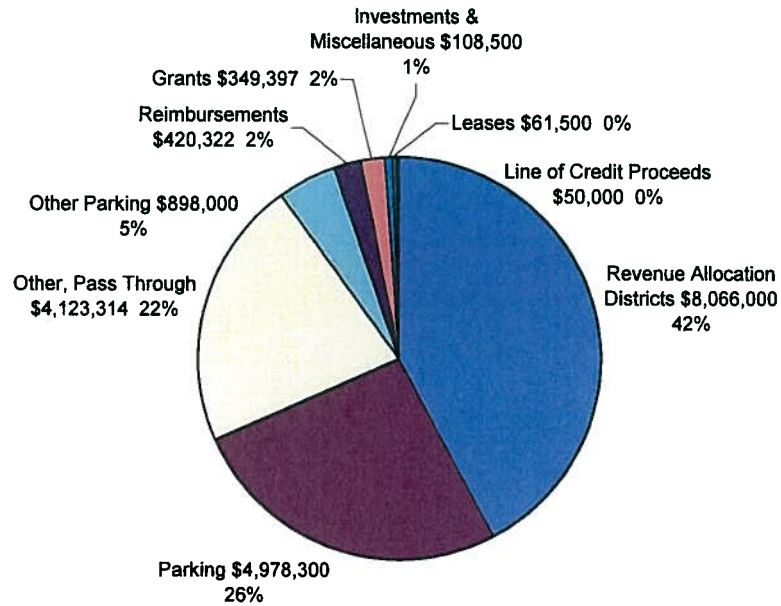
BY FUND	FY 2007 Actual Rev/Exp	FY 2008 Original Budget	FY 2008 Amended Budget	FY 2009 Original Budget
GENERAL/SPECIAL FUNDS				
Program Operations Fund	\$2,489,692	\$2,777,695	\$2,798,111	\$3,673,969
Central RAD	365,127	298,540	294,600	343,100
River Myrtle-Old Boise RAD	2,206,871	2,111,981	2,102,863	2,412,403
Westside RAD	192,714	1,392,450	1,359,053	999,127
Debt Service Fund	8,581,691	4,058,825	4,061,625	4,168,400
Capital Projects Fund	143,750	-	-	-
SUBTOTAL	\$13,979,844	\$10,639,491	\$10,616,252	\$11,596,999
ENTERPRISE FUNDS				
Central District Parking Fund	4,420,797	3,749,822	3,986,496	3,964,163
River Myrtle-Old Boise Parking Fund	2,343,109	2,494,605	2,194,050	2,719,096
SUBTOTAL	\$6,763,906	\$6,244,427	\$6,180,546	\$6,683,259
TOTAL EXPENDITURES	\$20,743,751	\$16,883,918	\$16,796,798	\$18,280,258

CAPITAL CITY DEVELOPMENT CORPORATION - FY 2009 BUDGET

ALL FUNDS - REVENUES

\$18,280,258

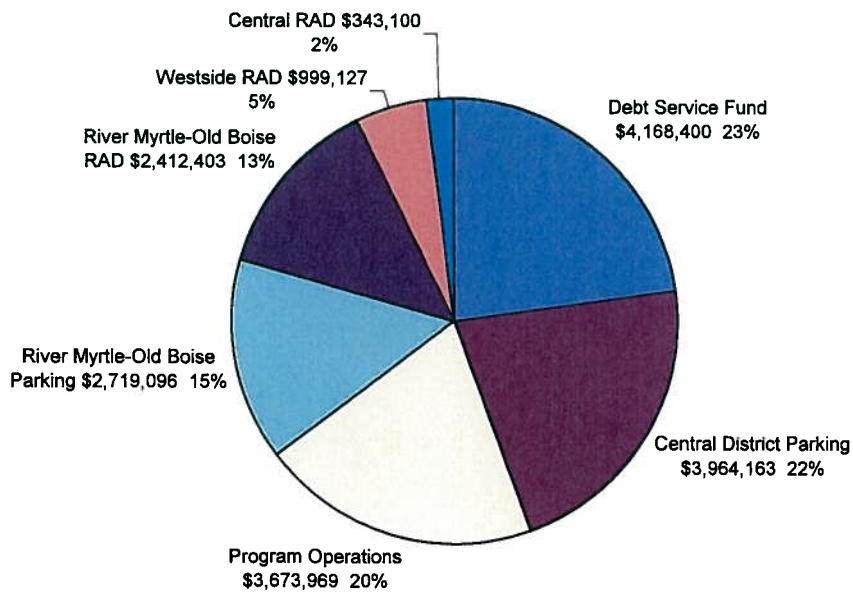
Where the Money Comes From:



ALL FUNDS - EXPENDITURES

\$18,280,258

Where the Money Goes:





FY 2008 Amended Budget

EXHIBIT A
CAPITAL CITY DEVELOPMENT CORPORATION
FISCAL YEAR 2008 PROPOSED AMENDED BUDGET

AN AMENDED ESTIMATE OF REVENUES AND EXPENSES OF THE CAPITAL CITY DEVELOPMENT CORPORATION FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2007 TO AND INCLUSIVE OF SEPTEMBER 30, 2008, AND NOTICE OF PUBLIC HEARING ON THE PROPOSED BUDGET BY THE CAPITAL CITY DEVELOPMENT CORPORATION.

WHEREAS Idaho Code requires the Board of Commissioners of the Capital City Development Corporation, prior to passing an amended budget, to estimate the probable amount of money necessary for all purposes during the fiscal year and;

WHEREAS, a proposed amended budget has been prepared that includes an estimate of revenues and expenses for FY 2008 which fiscal year runs from October 1, 2007 through and including September 30, 2008;

WHEREAS, this proposed amended budget will reflect current Board policy on matters relating to the budget;

THEREFORE, it is hereby ordered by the Commissioners of the Capital City Development Corporation that this amended budget be entered into the minutes of the Agency, and be published in the Idaho Statesman, a newspaper published in said City and having a general circulation therein.

CITIZENS are invited to attend the budget hearing on August 25th, at 12:00 P.M. in the Offices of the Capital City Development Corporation located at 121 N. 9th St, Suite 501 in Boise, and may submit written or oral comments concerning the proposed amended budget for the Agency. A copy of the proposed amended budget and the Agency's strategic plan are available in the Capital City Development Corporation's Office during regular business hours, 8:00 a.m. to 5:00 p.m. Please notify our Office at 208-384-4264 for any accommodations necessary for persons with disabilities.

	FISCAL YEAR 2006		FISCAL YEAR 2007		ORIGINAL FISCAL YEAR 2008		AMENDED FISCAL YEAR 2008	
	FY 2006 ACTUAL REVENUE	FY 2006 ACTUAL EXPENSE	FY 2007 ACTUAL REVENUE	FY 2007 ACTUAL EXPENSE	FY 2008 BUDGET REVENUE	FY 2008 BUDGET EXPENSE	FY 2008 BUDGET REVENUE	FY 2008 BUDGET EXPENSE
GENERAL/SPECIAL REVENUE FUNDS:								
PROGRAM OPERATIONS FUND								
Transfers	1,511,464		2,003,212		2,483,895		2,396,519	
Other	337,066		486,480		293,800		401,592	
Total Revenues/Expense	1,848,530	1,848,530	2,489,692	2,489,692	2,777,695	2,777,695	2,798,111	2,798,111
CENTRAL REVENUE ALLOCATION FUND								
Revenue Allocation (Property Tax Increment)	1,835,174		2,481,030		2,209,000		2,310,000	
Transfers	(1,498,981)		(2,201,904)		(1,976,060)		(2,077,275)	
Other	207,075		86,001		66,600		61,875	
Total Revenues/Expense	543,268	543,268	365,127	365,127	298,540	298,540	294,600	294,600
RIVER MYRTLE-OLD BOISE REV ALLOC FUND								
Revenue Allocation (Property Tax Increment)	2,047,668		3,200,527		3,647,000		3,271,000	
Transfers	(1,571,756)		(3,387,460)		(3,594,549)		(3,348,427)	
Other	1,686,892		2,393,804		2,096,500		2,180,290	
Total Revenues/Expense	2,162,804	2,162,804	2,206,871	2,206,871	2,149,951	2,149,951	2,102,863	2,102,863
WESTSIDE REVENUE ALLOCATION FUND								
Revenue Allocation (Property Tax Increment)	575,261		1,064,295		1,360,000		1,375,000	
Transfers	(368,758)		(908,128)		(50,250)		(106,047)	
Other	32,933		36,547		82,700		90,100	
Total Revenues/Expense	239,436	239,436	192,714	192,714	1,392,450	1,392,450	1,359,053	1,359,053
DEBT SERVICE FUND								
Lease & Bond Revenue	3,273,207		8,201,941		3,633,844		3,663,844	
Transfers	642,744		354,222		394,984		394,984	
Other	40,543		25,529		30,000		2,800	
Total Revenues/Expense	3,956,494	3,956,494	8,581,691	8,581,691	4,058,828	4,058,828	4,061,628	4,061,628
CAPITAL PROJECTS FUND								
Bond Proceeds	0		0		0		0	
Transfers	923,006		143,750		0		0	
Other	0		0		0		0	
Total Revenues/Expense	923,006	923,006	143,750	143,750	0	0	0	0
ENTERPRISE FUNDS:								
CENTRAL PARKING FUND								
Parking	2,807,288		3,198,450		3,086,137		2,951,000	
Transfers	351,726		1,070,355		406,685		858,496	
Other	739,538		151,992		258,000		177,000	
Total Revenues/Expense	3,898,552	3,898,552	4,420,797	4,420,797	3,749,822	3,749,822	3,986,496	3,986,496
RIVER MYRTLE-OLD BOISE PARKING FUND								
Parking	890,259		1,170,741		1,234,249		1,260,000	
Transfers	45,104		661,824		1,205,356		916,550	
Other	737,201		510,544		55,000		17,500	
Total Revenues/Expense	1,672,564	1,672,564	2,343,109	2,343,109	2,494,605	2,494,605	2,194,050	2,194,050
TOTAL REVENUES/EXPENSES	\$15,244,654	\$15,244,654	\$20,743,751	\$20,743,751	\$16,883,918	\$16,883,918	\$16,796,798	\$16,796,798

The following do hereby approve and attest that this is a true and correct statement of the proposed expenditures and revenues as presented to the Board of Commissioners for fiscal year 2008.

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 2008.

APPROVED BY THE CHAIRMAN OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 11TH DAY OF AUGUST 2008.

Approved:

By Cheryl Larabee
Chair

Attest:

By Andy Simonds
Secretary/Treasurer to the Board

EXHIBIT B
CAPITAL CITY DEVELOPMENT CORPORATION
FISCAL YEAR 2008 ADOPTED BUDGET

	FY 2006 ACTUAL EXPENSE	FY 2007 ACTUAL EXPENSE	ORIGINAL FY 2008 BUDGET EXPENSE	AMENDED FY 2008 BUDGET EXPENSE
<u>GENERAL/SPECIAL REVENUE FUNDS:</u>				
PROGRAMS OPERATIONS FUND	1,848,530	2,489,692	2,777,695	2,798,111
CENTRAL REVENUE ALLOCATION FUND	543,268	365,127	298,540	294,600
RIVER MYRTLE OLD BOISE REV ALLOC FUND	2,162,804	2,206,871	2,111,981	2,102,863
WESTSIDE REVENUE ALLOCATION FUND	239,436	192,714	1,392,450	1,359,053
DEBT SERVICE FUND	3,956,494	8,581,691	4,058,825	4,061,625
CAPITAL PROJECTS FUND	923,006	143,750	-	-
<u>ENTERPRISE FUNDS:</u>				
CENTRAL PARKING FUND	3,898,552	4,420,797	3,749,822	3,986,496
RIVER MYRTLE-OLD BOISE PARKING FUND	1,672,564	2,343,109	2,494,605	2,194,050
TOTAL	\$ 15,244,654	\$ 20,743,751	\$ 16,883,918	\$ 16,796,798

EXHIBIT A
CAPITAL CITY DEVELOPMENT CORPORATION
FISCAL YEAR 2009 PROPOSED BUDGET

AN ESTIMATE OF REVENUES AND EXPENSES OF THE CAPITAL CITY DEVELOPMENT CORPORATION FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2008 TO AND INCLUSIVE OF SEPTEMBER 30, 2009, AND NOTICE OF PUBLIC HEARING ON THE PROPOSED BUDGET BY THE CAPITAL CITY DEVELOPMENT CORPORATION.

WHEREAS Idaho Code requires the Board of Commissioners of the Capital City Development Corporation, prior to passing the annual budget, to estimate the probable amount of money necessary for all purposes during the fiscal year and;

WHEREAS, a proposed budget has been prepared that includes an estimate of revenues and expenses for FY 2009 which fiscal year runs from October 1, 2008 through and including September 30, 2009;

WHEREAS, this proposed budget will reflect current Board policy on matters relating to the budget;

THEREFORE, it is hereby ordered by the Commissioners of the Capital City Development Corporation that this budget be entered into the minutes of the Agency, and be published in the Idaho Statesman, a newspaper published in said City and having a general circulation therein.

CITIZENS are invited to attend the budget hearing on August 25th, at 12:00 P.M. in the Offices of the Capital City Development Corporation located at 121 N. 9th St., Suite 501 in Boise, and may submit written or oral comments concerning the proposed budget for the Agency. A copy of the proposed budget and the Agency's strategic plan are available in the Capital City Development Corporation's Office during regular business hours, 8:00 a.m. to 5:00 p.m. Please notify our Office at 208-384-4264 for any accommodations necessary for persons with disabilities.

	FISCAL YEAR 2007		AMENDED FISCAL YEAR 2008		ORIGINAL FISCAL YEAR 2009	
	FY 2007	FY 2007	FY 2008	FY 2008	FY 2009	FY 2009
	ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	BUDGET
	REVENUE	EXPENSE	REVENUE	EXPENSE	REVENUE	EXPENSE
GENERAL/SPECIAL REVENUE FUNDS:						
PROGRAM OPERATIONS FUND						
Transfers	2,003,212		2,396,519		3,165,060	
Other	486,480		401,592		508,909	
Total Revenues/Expense	2,489,692	2,489,692	2,798,111	2,798,111	3,673,969	3,673,969
CENTRAL REVENUE ALLOCATION FUND						
Revenue Allocation (<i>Property Tax Increment</i>)	2,481,030		2,310,000		2,252,000	
Transfers	(2,201,904)		(2,077,275)		(1,967,050)	
Other	86,001		61,875		58,150	
Total Revenues/Expense	365,127	365,127	294,600	294,600	343,100	343,100
RIVER MYRTLE-OLD BOISE REV ALLOC FUND						
Revenue Allocation (<i>Property Tax Increment</i>)	3,200,527		3,271,000		4,055,000	
Transfers	(3,387,460)		(3,348,427)		(2,312,597)	
Other	2,393,804		2,180,290		670,000	
Total Revenues/Expense	2,206,871	2,206,871	2,102,863	2,102,863	2,412,403	2,412,403
WESTSIDE REVENUE ALLOCATION FUND						
Revenue Allocation (<i>Property Tax Increment</i>)	1,064,295		1,375,000		1,759,000	
Transfers	(908,128)		(106,047)		(840,533)	
Other	36,547		90,100		80,660	
Total Revenues/Expense	192,714	192,714	1,359,053	1,359,053	999,127	999,127
DEBT SERVICE FUND						
Lease & Bond Revenue	8,201,941		3,663,844		3,773,314	
Transfers	354,222		394,981		392,286	
Other	25,529		2,800		2,800	
Total Revenues/Expense	8,581,691	8,581,691	4,061,625	4,061,625	4,168,400	4,168,400
CAPITAL PROJECTS FUND						
Bond Proceeds	0		0		0	
Transfers	143,750		0		0	
Other	0		0		0	
Total Revenues/Expense	143,750	143,750	0	0	0	0
ENTERPRISE FUNDS:						
CENTRAL PARKING FUND						
Parking	3,198,450		2,951,000		4,225,000	
Transfers	1,070,355		858,496		(351,837)	
Other	151,992		177,000		91,000	
Total Revenues/Expense	4,420,797	4,420,797	3,986,496	3,986,496	3,964,163	3,964,163
RIVER MYRTLE-OLD BOISE PARKING FUND						
Parking	1,170,741		1,260,000		1,641,300	
Transfers	661,824		916,550		1,060,796	
Other	510,544		17,500		17,000	
Total Revenues/Expense	2,343,109	2,343,109	2,194,050	2,194,050	2,719,096	2,719,096
TOTAL REVENUES/EXPENSES	\$20,743,751	\$20,743,751	\$16,796,798	\$16,796,798	\$18,280,258	\$18,280,258

The following do hereby approve and attest that this is a true and correct statement of the proposed expenditures and revenues as presented to the Board of Commissioners for fiscal year 2009.

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, 2008.

APPROVED BY THE CHAIRMAN OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 11TH DAY OF AUGUST, 2008.

Approved:

By Cheryl Larabee
Chair

Attest:

By Andy Simonds

Secretary/Treasurer to the Board

EXHIBIT B
CAPITAL CITY DEVELOPMENT CORPORATION
FISCAL YEAR 2009 ADOPTED BUDGET

	FY 2007 ACTUAL EXPENSE	AMENDED FY 2008 BUDGET EXPENSE	ORIGINAL FY 2009 BUDGET EXPENSE
<u>GENERAL/SPECIAL REVENUE FUNDS:</u>			
PROGRAMS OPERATIONS FUND	2,489,692	2,798,111	3,673,969
CENTRAL REVENUE ALLOCATION FUND	365,127	294,600	343,100
RIVER MYRTLE OLD BOISE REV ALLOC FUND	2,206,871	2,102,863	2,412,403
WESTSIDE REVENUE ALLOCATION FUND	192,714	1,359,053	999,127
DEBT SERVICE FUND	8,581,691	4,061,625	4,168,400
CAPITAL PROJECTS FUND	143,750	-	-
<u>ENTERPRISE FUNDS:</u>			
CENTRAL PARKING FUND	4,420,797	3,986,496	3,964,163
RIVER MYRTLE-OLD BOISE PARKING FUND	2,343,109	2,194,050	2,719,096
TOTAL	20,743,751	16,796,798	18,280,258