

Video

Ada County, Idaho: Expo Idaho

Date: June 24, 2021

00:00:05 --> 00:00:08: Wonderful good morning and welcome everyone.

00:00:08 --> 00:00:11: Thank you to the ADA County Commission for providing this

00:00:11 --> 00:00:15: opportunity to offer feedback on scenarios with the redevelopment of

00:00:15 --> 00:00:18: the ADA County Fairgrounds and Expo Idaho.

00:00:18 --> 00:00:20: My name is Sarah seal off and it's been my

00:00:20 --> 00:00:23: pleasure to share this panel of planning real estate.

00:00:23 --> 00:00:26: Ann policy experts. I'm going to introduce them to you

00:00:26 --> 00:00:29: shortly and we look forward to sharing with you the

00:00:29 --> 00:00:30: results of our work.

00:00:30 --> 00:00:32: Over the past week. Next slide,

00:00:32 --> 00:00:34: please.

00:00:34 --> 00:00:36: First, a bit about the Urban Land Institute,

00:00:36 --> 00:00:39: which is a multidisciplinary global network of land use professionals

00:00:39 --> 00:00:42: coming from both the public and private sectors you like,

00:00:42 --> 00:00:45: conducts a variety of activities to share best practices relating

00:00:46 --> 00:00:47: to building better communities.

00:00:47 --> 00:00:49: Next slide, please.

00:00:49 --> 00:00:53: One of those services is the advisory services panels program

00:00:53 --> 00:00:57: and this is what brings us here today since 1947.

00:00:57 --> 00:01:01: This program has brought experts from around the country to

00:01:01 --> 00:01:04: opine and offer advice on variety of challenging land use

00:01:04 --> 00:01:05: issues.

00:01:05 --> 00:01:08: All of us here today are volunteers and we're all

00:01:08 --> 00:01:11: tasked with providing unbiased recommendations.

00:01:11 --> 00:01:14: Next slide, please.

00:01:14 --> 00:01:17: I'd like to extend a hearty thanks to the accounting

00:01:17 --> 00:01:20: Commission for inviting ULI to Ada County and for allowing

00:01:20 --> 00:01:21: my colleagues.

00:01:21 --> 00:01:25: And I have the opportunity to learn and advise on

00:01:25 --> 00:01:28: the future of Expo Idaho next slide please.

00:01:28 --> 00:01:30: And of course, this an effort of this magnitude doesn't

00:01:30 --> 00:01:32: happen alone in the course of our work.

00:01:32 --> 00:01:35: This week, we interviewed 46 stakeholders from around the county,

00:01:35 --> 00:01:38: as well as a number of advisors with specialized expertise

00:01:38 --> 00:01:39: from around the country.

00:01:39 --> 00:01:42: We read reports, news, articles and legislative briefings.

00:01:42 --> 00:01:44: Thank you to all our interviewees for your time,

00:01:44 --> 00:01:47: effort and insights. You helped make this work possible.

00:01:47 --> 00:01:49: Next slide, please.

00:01:49 --> 00:01:52: It's now my pleasure to introduce the Members of this

00:01:52 --> 00:01:52: panel.

00:01:52 --> 00:01:56: They are a multidisciplinary, high color for group of professionals

00:01:56 --> 00:01:57: that hails from the public,

00:01:57 --> 00:02:01: private and nonprofit sectors. They've worked on all aspects of

00:02:01 --> 00:02:01: projects,

00:02:01 --> 00:02:04: big and small, from large mixed use projects to retail,

00:02:04 --> 00:02:07: fairgrounds and sports. Stadia and in short there an excellent

00:02:08 --> 00:02:11: match for this assignment you'll hear from them in short

00:02:11 --> 00:02:11: order.

00:02:11 --> 00:02:14: But briefly, David Armitage, Peter Mcenaney and Stacey Moseley are

00:02:14 --> 00:02:17: all coming to us with expertise in market analysis and

00:02:17 --> 00:02:19: real estate development.

00:02:19 --> 00:02:23: Nick dirksen. Is the economic development director for the city

00:02:23 --> 00:02:23: of Sandy,

00:02:23 --> 00:02:27: UT. Stephanie Pankiewicz is a landscape architect.

00:02:27 --> 00:02:30: Nicolía Robinson is a planner and Cee Lo Castro is

00:02:30 --> 00:02:32: the chief of staff at Fairplex,

00:02:32 --> 00:02:35: which is the fairgrounds for LA County.

00:02:35 --> 00:02:38: Next slide, please.

00:02:38 --> 00:02:41: Briefly, I'd like to address our scope and the panels

00:02:41 --> 00:02:43: charge so our assignment consisted of three parts,

00:02:43 --> 00:02:46: 1st to perform an economic impact analysis of the three

00:02:46 --> 00:02:48: scenarios that were developed last year,

00:02:48 --> 00:02:52: but the Citizens Advisory Committee second to develop our analysis,

00:02:52 --> 00:02:55: bearing in mind constraints on the properties such as existing
00:02:55 --> 00:02:59: contracts and applications and 3rd to offer recommendations
for citizen

00:02:59 --> 00:02:59: engagement,
00:02:59 --> 00:03:02: and in the course of our work we encountered additional
00:03:02 --> 00:03:03: issues and opportunities,
00:03:03 --> 00:03:06: and we will present related recommendations.
00:03:06 --> 00:03:08: These recommendations include considerations for.
00:03:08 --> 00:03:11: Project implementation by the county and partners,
00:03:11 --> 00:03:13: and with that I'd like to turn it over to
00:03:13 --> 00:03:13: my colleague,
00:03:13 --> 00:03:15: Nicolia Robinson.
00:03:15 --> 00:03:19: Thank you Sarah. So I want to start by again,
00:03:19 --> 00:03:22: thanking you all for having us and to just give
00:03:22 --> 00:03:25: you a brief overview of our interpretation.
00:03:25 --> 00:03:27: What we saw, what we felt,
00:03:27 --> 00:03:31: we believe and kind of lead you into the recommendations
00:03:31 --> 00:03:33: for this assignment.
00:03:33 --> 00:03:36: So the first thing we notice is that Expo Idaho
00:03:36 --> 00:03:40: site is where Treasure Valley goes to connect.
00:03:40 --> 00:03:42: I mean with the western Idaho fair,
00:03:42 --> 00:03:45: the Expo building, the youth sports.
00:03:45 --> 00:03:48: The Greenbelt Wacey River mean we could go on and
00:03:48 --> 00:03:48: on.
00:03:48 --> 00:03:52: It really is a gathering place for the community and
00:03:52 --> 00:03:55: it connects people across a diverse interest from a home
00:03:56 --> 00:03:58: show to a trade show to a fair,
00:03:58 --> 00:04:01: I mean it really is where many people in your
00:04:01 --> 00:04:04: Community community can go and gather and it's become a
00:04:04 --> 00:04:08: community hub and it's rooted in a strong history of
00:04:08 --> 00:04:12: agriculture and being a gathering place that we hope to
00:04:12 --> 00:04:15: help and see evolved into the future.
00:04:15 --> 00:04:16: Next flight please.
00:04:18 --> 00:04:21: So what we saw is that the site it's a
00:04:21 --> 00:04:24: big site is 247 acres and quite honestly the site
00:04:24 --> 00:04:27: can do most of the things that were proposed in
00:04:27 --> 00:04:31: the three scenarios, and as you'll see through the feasibility
00:04:31 --> 00:04:34: studies where we will definitely address that.
00:04:34 --> 00:04:37: But one of the things that I really want to
00:04:37 --> 00:04:40: point out is that it is a central location for
00:04:40 --> 00:04:43: the county and that there's a ton of uses on
00:04:43 --> 00:04:45: the site from the fair to the stadium.

00:04:45 --> 00:04:49: You know, just getting back to all the things that
 00:04:49 --> 00:04:50: you can do there.
 00:04:50 --> 00:04:52: You already have a lot happening,
 00:04:52 --> 00:04:55: but with that there's also a ton of potential.
 00:04:55 --> 00:04:59: You have the former racetrack that can be something great.
 00:04:59 --> 00:05:00: You have the old stables,
 00:05:00 --> 00:05:03: again, a great opportunity to do something more,
 00:05:03 --> 00:05:06: and there is a 50 year legacy on this site
 00:05:06 --> 00:05:09: that we want to help and see evolve into.
 00:05:09 --> 00:05:11: What could happen next next slide,
 00:05:11 --> 00:05:12: please.
 00:05:12 --> 00:05:15: But we we truly believe that in order for the
 00:05:15 --> 00:05:17: evolution to happen,
 00:05:17 --> 00:05:20: the cornerstone is going to have to be partnership and
 00:05:20 --> 00:05:22: expansion opportunities.
 00:05:22 --> 00:05:26: We know you currently are already partnering with several
 00:05:26 --> 00:05:26: government
 00:05:26 --> 00:05:30: agencies,
 00:05:30 --> 00:05:32: and we think there's room to partner with even more
 00:05:32 --> 00:05:35: as you'll hear in the upcoming presentation.
 00:05:35 --> 00:05:38: And all the stakeholders you know,
 00:05:38 --> 00:05:41: we got to interview 40 plus stakeholders to enter through
 00:05:41 --> 00:05:43: the last couple of days and I think having them
 00:05:43 --> 00:05:46: be part of the part of.
 00:05:46 --> 00:05:47: This evolution is going to be important and that community
 00:05:47 --> 00:05:50: is partners.
 00:05:50 --> 00:05:54: I mean, the community developed the three scenarios,
 00:05:54 --> 00:05:57: again, keeping them involved, being transparent about what's
 00:05:57 --> 00:06:00: going on
 00:06:00 --> 00:06:01: is really going to help the ideas come to fruition,
 00:06:01 --> 00:06:04: and we recognize that Expo Idaho is a small team
 00:06:04 --> 00:06:06: with limited resources.
 00:06:06 --> 00:06:09: We understand that, and so it can seem daunting with
 00:06:09 --> 00:06:11: all the decisions that need to be made.
 00:06:11 --> 00:06:14: So we just want to caution you and say that
 00:06:14 --> 00:06:17: not all the decisions have to be made today.
 00:06:17 --> 00:06:18: We just need the next best decision.
 00:06:18 --> 00:06:20: And we're going to give you some ideas of what
 00:06:20 --> 00:06:22: that could be,
 00:06:22 --> 00:06:25: and again, This site is large enough to do a
 00:06:25 --> 00:06:28: multitude of things,
 00:06:28 --> 00:06:31: so it really isn't. A or B or this or

00:06:25 --> 00:06:26: that,

00:06:26 --> 00:06:31: but really it's about this and that it could be

00:06:31 --> 00:06:33: old to most people.

00:06:33 --> 00:06:36: And so I do want to caution that we recognize

00:06:36 --> 00:06:40: that with the this being a small group of individuals

00:06:40 --> 00:06:41: leading Expo Idaho,

00:06:41 --> 00:06:45: it's going to be important to find intentional and collaborative

00:06:45 --> 00:06:48: partners to see a lot of these ideas come to

00:06:48 --> 00:06:49: fruition.

00:06:49 --> 00:06:52: 'cause the recommendations that we're going to put up in

00:06:52 --> 00:06:56: front of you for consideration is going to hinge on

00:06:56 --> 00:06:59: very thoughtful partnerships to make this a reality.

00:06:59 --> 00:07:02: Next slide, please.

00:07:02 --> 00:07:05: And so the theme that we really kind of based

00:07:05 --> 00:07:08: our presentation around is this notion and idea of preserved

00:07:08 --> 00:07:11: celebrate and connect and buy preserve.

00:07:11 --> 00:07:12: We preserve the rich history,

00:07:12 --> 00:07:16: preserve the natural landscape, preserve all the things that

00:07:16 --> 00:07:18: the

00:07:18 --> 00:07:20: community has love,

00:07:20 --> 00:07:23: and come to expect when they think Expo Idaho,

00:07:23 --> 00:07:24: the Greenbelt access to the river.

00:07:24 --> 00:07:28: Let's preserve that. But then,

00:07:28 --> 00:07:29: let's also celebrate, which maybe amplify some of the things

00:07:29 --> 00:07:33: that are there.

00:07:33 --> 00:07:35: The fair. Let's celebrate that the Expo building the stadium.

00:07:35 --> 00:07:39: Let's go ahead and make that even better.

00:07:39 --> 00:07:43: And then let's connect. Let's connect back into the

00:07:43 --> 00:07:46: community

00:07:46 --> 00:07:50: and let's start to connect all these uses together and

00:07:50 --> 00:07:53: make it be even more than what it is today.

00:07:53 --> 00:07:56: Next slide, please. And one of the things I'm going

00:07:56 --> 00:07:59: to ask you all to do as you listen to

00:07:59 --> 00:08:01: the recommendations is to think big.

00:08:01 --> 00:08:04: Thank big, this is definitely a generational project.

00:08:04 --> 00:08:07: We need you to put on your wish caps

00:08:07 --> 00:08:10: and think about all the things that you'd like to

00:08:10 --> 00:08:11: see their twenty thirty 4050 years from today.

00:08:11 --> 00:08:13: You know, thinking bigger is really about not thinking about

00:08:13 --> 00:08:16: was there today,

00:08:16 --> 00:08:18: but what you'd like to see happen.

00:08:18 --> 00:08:21: So we ask you to think big and we're going

00:08:21 --> 00:08:24: to prepare you with some recommendations.

00:08:18 --> 00:08:20: I pass this off to my colleague Stacy.

00:08:20 --> 00:08:22: Thank you.

00:08:22 --> 00:08:26: Thank you nicolia. So our our group had a really

00:08:26 --> 00:08:31: great launching off point with the Citizens Advisory Committee scenarios

00:08:31 --> 00:08:35: that were laid out at the at the beginning of

00:08:35 --> 00:08:38: all of this and so will be starting things off

00:08:38 --> 00:08:40: their kind of overview.

00:08:40 --> 00:08:44: Going through an overview of the various uses of these

00:08:44 --> 00:08:45: specific scenarios,

00:08:45 --> 00:08:49: but really, when I keep in mind the opportunity to,

00:08:49 --> 00:08:52: as Nicolia mentioned, have this be not this.

00:08:52 --> 00:08:56: Or that situation, but really an end situation.

00:08:56 --> 00:09:01: All of these uses could potentially exist on this site

00:09:01 --> 00:09:02: in time,

00:09:02 --> 00:09:06: so to acknowledge the CAC's development directions,

00:09:06 --> 00:09:12: the first direction was really focused on on blossoming more

00:09:12 --> 00:09:14: of the agricultural heritage.

00:09:14 --> 00:09:20: It certainly included the expansion of the existing Expo to

00:09:20 --> 00:09:23: incorporate more of an agricultural center.

00:09:23 --> 00:09:27: As well as more educational activities in that vein and

00:09:27 --> 00:09:31: introducing commerce of that variety to the site.

00:09:31 --> 00:09:33: There is also then the natural space,

00:09:33 --> 00:09:37: so something that we saw in the materials as well

00:09:37 --> 00:09:39: as heard from various stakeholders,

00:09:39 --> 00:09:42: time and time again this past week was really the

00:09:42 --> 00:09:47: opportunity to expand upon the natural space along the Greenbelt

00:09:47 --> 00:09:48: and the riverfront,

00:09:48 --> 00:09:52: and so that being an additional part of this first

00:09:52 --> 00:09:54: direction that was presented.

00:09:54 --> 00:09:59: So the second direction then was oriented much more

00:09:59 --> 00:09:59: towards

00:09:59 --> 00:09:59: a bigger,

00:09:59 --> 00:10:05: better stadium situation. Bigger, better ballpark along with

00:10:05 --> 00:10:05: some mixed

00:10:05 --> 00:10:05: use,

00:10:05 --> 00:10:08: like a hotel, retail and additional parking.

00:10:08 --> 00:10:12: So this was this was more of an anchor situation

00:10:12 --> 00:10:14: focused around the stadium itself,

00:10:14 --> 00:10:19: but certainly repeated this theme of wanting to upgrade the

00:10:19 --> 00:10:23: Expo and have more outdoor space except in this particular

00:10:23 --> 00:10:24: scenario.

00:10:24 --> 00:10:27: Really highlighting in addition to the expansion of.

00:10:27 --> 00:10:32: The natural space having more recreational space that was structured

00:10:32 --> 00:10:34: for multiple sports.

00:10:34 --> 00:10:38: So fields that could accommodate both additional baseball,

00:10:38 --> 00:10:42: football, lacrosse, and soccer. So these these were certainly a

00:10:42 --> 00:10:43: mix of uses,

00:10:43 --> 00:10:49: but again, seeing some overlap from that first scenario that

00:10:49 --> 00:10:51: had been laid out.

00:10:51 --> 00:10:54: And then in the third direction that was provided by

00:10:55 --> 00:10:55: the CAC,

00:10:55 --> 00:10:59: this one oriented much more towards a mixed use Town

00:10:59 --> 00:11:03: Center that on top of the retail and hospitality functions

00:11:03 --> 00:11:06: presented in the stadium situation.

00:11:06 --> 00:11:11: This version now has office space housing components creating much

00:11:11 --> 00:11:14: more of a live work play situation close to the

00:11:14 --> 00:11:18: commercial corner corner of Glenwood and Chinden,

00:11:18 --> 00:11:21: and again the the kind of repetition that we saw.

00:11:21 --> 00:11:25: Previously of upgrading the Expo kind of giving it some

00:11:26 --> 00:11:30: new life and increasing its utilization and separately having an

00:11:31 --> 00:11:33: expansion of the natural Trailways.

00:11:35 --> 00:11:39: So all of these scenarios are feasible and certainly each

00:11:39 --> 00:11:44: would require capital investment and doing nothing in itself also

00:11:44 --> 00:11:48: requires capital investment and So what we did was take

00:11:48 --> 00:11:52: each of the uses that were outlined in the three

00:11:52 --> 00:11:55: scenarios from the CAC and really drill into what the

00:11:56 --> 00:11:58: benefits of each of those uses are,

00:11:58 --> 00:12:01: what the estimated costs could be.

00:12:01 --> 00:12:04: And keep in mind these are very rough estimates.

00:12:04 --> 00:12:08: This is this is something that we're just working with

00:12:08 --> 00:12:11: a matter of days to wrap our heads around,

00:12:11 --> 00:12:15: but then also offering different funding mechanisms that could really

00:12:16 --> 00:12:17: make those uses come to life.

00:12:17 --> 00:12:21: So with that before we dive into those uses specifically,

00:12:21 --> 00:12:24: I do want to hand it off to my colleague

00:12:24 --> 00:12:29: Stephanie to talk more about the development constraints that are

00:12:29 --> 00:12:32: evolving due to the changing floodplain.

00:12:32 --> 00:12:36: Good morning Ann. Stephanie Pen clicks and I'm a landscape

00:12:36 --> 00:12:38: architect on the team.

00:12:38 --> 00:12:42: And so we've looked closely at the environmental setting of

00:12:42 --> 00:12:46: the property and looking at constraints and opportunities.

00:12:46 --> 00:12:49: And so we just wanted to highlight one item that

00:12:49 --> 00:12:53: we learned during the stakeholder interviews on the map.

00:12:53 --> 00:12:56: On the screen you see the Violet or light purple

00:12:56 --> 00:12:59: line is your existing floodplain line.

00:12:59 --> 00:13:03: Now this is a highly restrictive line that controls development

00:13:03 --> 00:13:07: or future development in it that would be highly restrictive.

00:13:07 --> 00:13:11: Where? The current stables are in the magenta is the

00:13:11 --> 00:13:12: proposed floodway line,

00:13:12 --> 00:13:15: which would involve local review.

00:13:15 --> 00:13:17: Once adopted an it's less restrictive,

00:13:17 --> 00:13:22: but it would have additional considerations for future development in

00:13:22 --> 00:13:23: the floodplain.

00:13:23 --> 00:13:26: There's many benefits to doing this action,

00:13:26 --> 00:13:28: such as life and safety,

00:13:28 --> 00:13:32: and protection of properties across and downstream from the river,

00:13:32 --> 00:13:38: but it's definitely something to consider in any future land

00:13:38 --> 00:13:40: use for the property.

00:13:40 --> 00:13:42: Thank you.

00:13:42 --> 00:13:46: So as we dive in and as you just saw

00:13:46 --> 00:13:48: with that floodplain map.

00:13:48 --> 00:13:52: There was repeatedly a call for the movement of Lady

00:13:52 --> 00:13:57: Bird Park relocating Lady Bird Park and given the floodplain

00:13:57 --> 00:14:02: Lady Bird Park currently sits on a very important commercial

00:14:02 --> 00:14:05: intersection that, in time once moved,

00:14:05 --> 00:14:09: could really unlock a lot of different potential really unlock

00:14:10 --> 00:14:12: all of those various uses.

00:14:12 --> 00:14:17: Commercial uses that were outlined in the CSC scenarios themselves

00:14:17 --> 00:14:21: and so are our understanding of this transfer.

00:14:21 --> 00:14:24: We're proposing to take that existing 20 acres and really

00:14:25 --> 00:14:28: expand upon that with new natural space close to the

00:14:28 --> 00:14:29: Boat access point,

00:14:29 --> 00:14:32: close to the Greenbelt.

00:14:32 --> 00:14:37: Is 1 particular zone and separately having another natural space

00:14:37 --> 00:14:41: at the southern portion of the existing force track,

00:14:41 --> 00:14:46: so these two natural space areas were proposing as 70
 00:14:46 --> 00:14:46: acre,
 00:14:46 --> 00:14:50: 78 acres, and in addition to that kind of expanding
 00:14:50 --> 00:14:54: upon that in the old stables section on the northern
 00:14:55 --> 00:14:56: side of the horse track,
 00:14:56 --> 00:15:01: 23 acres of more structured recreational fields as mentioned
 in
 00:15:02 --> 00:15:03: the one CAC.
 00:15:03 --> 00:15:05: Scenario, so this would, as I mentioned,
 00:15:05 --> 00:15:09: open up a key commercial corner and the opportunity for
 00:15:09 --> 00:15:13: future development in the movement of ladybird itself,
 00:15:13 --> 00:15:16: and in doing so would re purpose a portion at
 00:15:16 --> 00:15:19: if not the entire RV park which we understand would
 00:15:20 --> 00:15:23: be a loss of roughly 1,000,000 in revenue annually.
 00:15:23 --> 00:15:27: But it really complements the existing Greenbelt it really can
 00:15:27 --> 00:15:31: build upon the natural resources that are already there and
 00:15:31 --> 00:15:33: creates a unique destination.
 00:15:33 --> 00:15:37: That's very synergistic with the existing waterfront.
 00:15:37 --> 00:15:42: So that that transition that transfer would certainly require
 coordination
 00:15:42 --> 00:15:46: with the National Park Service and to execute.
 00:15:46 --> 00:15:49: We highly recommend hiring a project manager.
 00:15:49 --> 00:15:53: You'll certainly need to get legal opinions and permitting and
 00:15:53 --> 00:15:58: a commercial appraisal all encompassing roughly \$200,000
 and the natural
 00:15:58 --> 00:16:03: space improvements themselves separate from the
 recreation fields,
 00:16:03 --> 00:16:04: which will go to next.
 00:16:04 --> 00:16:08: Those would roughly cost between 60 and \$80 million given.
 00:16:08 --> 00:16:11: Given the work that would need to be,
 00:16:11 --> 00:16:13: do would need to be done to demolish and re
 00:16:13 --> 00:16:16: purpose the existing fields and I'll hand it off to
 00:16:17 --> 00:16:20: Nick to talk about some of those potential funding sources.
 00:16:20 --> 00:16:23: Yeah, as we go through each of the.
 00:16:23 --> 00:16:27: Provide some background on. I think some potential funding
 sources,
 00:16:27 --> 00:16:30: in particular moving Lady Bird Park and the expansion of
 00:16:30 --> 00:16:31: the natural space.
 00:16:31 --> 00:16:34: Here. Your traditional kinds of funding for park space is
 00:16:34 --> 00:16:35: obviously available.
 00:16:35 --> 00:16:37: What what is unique here?
 00:16:37 --> 00:16:39: Is it with the expansion of the natural space.
 00:16:39 --> 00:16:42: It opens up the ability to get dollars from state,

00:16:42 --> 00:16:46: federal and conservation people and groups which could help fund

00:16:46 --> 00:16:49: this and so that that that makes this different in

00:16:49 --> 00:16:52: terms of funding it versus a traditional park and as

00:16:52 --> 00:16:57: a result broadens. The scope of potential funding options for

00:16:57 --> 00:17:00: this particular object or opportunity.

00:17:00 --> 00:17:04: Great. So as I mentioned with the the recreational fields,

00:17:04 --> 00:17:08: this proposal is for those 23 acres roughly where the

00:17:08 --> 00:17:11: old staples are currently on the northern side of the

00:17:11 --> 00:17:14: of the racetrack and in the in the diagram that

00:17:14 --> 00:17:18: you'll see a little bit further into the presentation would

00:17:18 --> 00:17:22: potentially encompass 7 fields that would be lit in the

00:17:22 --> 00:17:26: evenings in order to provide an activated space throughout the

00:17:26 --> 00:17:30: day and the night, and these could accommodate soccer field

00:17:30 --> 00:17:31: hockey lacrosse.

00:17:31 --> 00:17:35: All sorts of sports and really create an opportunity for

00:17:35 --> 00:17:38: fulfilling demands that exist for this public space.

00:17:38 --> 00:17:41: We heard from a number of stakeholders,

00:17:41 --> 00:17:44: including folks from the Boise Convention Center,

00:17:44 --> 00:17:47: that there there is a real need for this kind

00:17:47 --> 00:17:51: of space to serve regional tournaments that that cannot just

00:17:51 --> 00:17:54: function within the Convention Center itself.

00:17:54 --> 00:17:58: So really, having having the ability to accommodate high schools

00:17:58 --> 00:18:01: recreation leagues as well as these kinds of more.

00:18:01 --> 00:18:06: Competitive regional tournaments. These would cost roughly 6 to \$8

00:18:06 --> 00:18:08: million in order to resurface and light,

00:18:08 --> 00:18:12: and would certainly require an operational team of both the

00:18:12 --> 00:18:17: program manager to manage the events and the facilities manager

00:18:17 --> 00:18:20: to to oversee the actual physical state of the property

00:18:20 --> 00:18:24: with ongoing maintenance of roughly \$200,000 a year and the

00:18:24 --> 00:18:28: funding sources for this are guitar a little different from

00:18:28 --> 00:18:31: a traditional parking or traditional park as well,

00:18:31 --> 00:18:35: in that there's the opportunity for competitive nature.

00:18:35 --> 00:18:39: Of the events, and that lends itself to having additional

00:18:39 --> 00:18:43: fee structures for tournaments that because you're using it for

00:18:43 --> 00:18:45: these competitive events.

00:18:45 --> 00:18:48: Second of all, there would be an opportunity for sponsorship

00:18:48 --> 00:18:52: and even naming rights for not only the event itself,

00:18:52 --> 00:18:55: but potentially the fields in that you'd be drawing from

00:18:55 --> 00:18:59: a regional area and a potential sponsor would see that

00:18:59 --> 00:19:02: as an opportunity to participate an for name recognition.

00:19:02 --> 00:19:06: So again, the competitive nature of the events that these

00:19:06 --> 00:19:07: fields could provide.

00:19:07 --> 00:19:12: Would also expand the opportunities for the funding options

00:19:12 --> 00:19:14: on

00:19:12 --> 00:19:14: this particular project.

00:19:16 --> 00:19:18: And just before I dive into the Expo,

00:19:18 --> 00:19:21: I just want to reiterate that Lady the movement of

00:19:21 --> 00:19:24: Lady Bird Park and the creation of more natural space

00:19:24 --> 00:19:28: and these recreation fields really take advantage of this

00:19:28 --> 00:19:31: expanded

00:19:28 --> 00:19:31: floodplain, which otherwise, as Stephanie mentioned,

00:19:31 --> 00:19:35: has much more limitations when it comes to commercial

00:19:35 --> 00:19:37: development.

00:19:35 --> 00:19:37: So with that being said,

00:19:37 --> 00:19:41: upgrading and expanding the Expo Center certainly is is at

00:19:41 --> 00:19:43: the heart of this site.

00:19:43 --> 00:19:47: It would be a true celebration of that agricultural heritage

00:19:47 --> 00:19:51: to really modernize the existing structure and to increase the

00:19:51 --> 00:19:54: utilization of the existing facility.

00:19:54 --> 00:19:58: We we think that it would be really important to

00:19:58 --> 00:20:02: hire A dedicated program slash marketing manager to get

00:20:02 --> 00:20:02: more

00:20:02 --> 00:20:02: events.

00:20:02 --> 00:20:06: A wider variety of events at the location.

00:20:06 --> 00:20:10: As well as increased promotion and visibility of of those

00:20:10 --> 00:20:13: events and the site itself and so with that,

00:20:13 --> 00:20:17: considering the natural space proposed in the slides before

00:20:17 --> 00:20:21: hand,

00:20:17 --> 00:20:21: this would be a great way to potentially move the

00:20:21 --> 00:20:25: midway to the north side of the existing Expo center

00:20:25 --> 00:20:28: to really give that opportunity for the fair to to

00:20:28 --> 00:20:32: take advantage of that more structured natural space.

00:20:32 --> 00:20:35: And in time there is a possibility as part of

00:20:36 --> 00:20:36: this.

00:20:36 --> 00:20:40: To potentially build a new building that could serve as

00:20:40 --> 00:20:45: a true multi-purpose facility to accommodate indoor sports to

00:20:45 --> 00:20:49: accommodate

00:20:45 --> 00:20:49: concerts and really transition out of various uses throughout

00:20:49 --> 00:20:52: the

00:20:49 --> 00:20:52: year. So this would this would be on top of

00:20:53 --> 00:20:55: this programming and marketing manager.

00:20:55 --> 00:21:00: The construction itself. We see the modernization of the existing

00:21:00 --> 00:21:04: structure is something costing roughly between 8 to 10 million.

00:21:04 --> 00:21:06: And then if a new structure.

00:21:06 --> 00:21:09: For multi purpose was was also built.

00:21:09 --> 00:21:12: We see that roughly costing another 10 to 12,

00:21:12 --> 00:21:16: but really again a critical component being that expansion of

00:21:16 --> 00:21:22: the existing management team to incorporate this programming and marketing

00:21:22 --> 00:21:22: manager.

00:21:22 --> 00:21:25: Now, funding sources here are unique in that.

00:21:25 --> 00:21:28: First of all, there's your traditional funding source which is

00:21:28 --> 00:21:29: renting the facility,

00:21:29 --> 00:21:32: collecting license fees from the promoter.

00:21:32 --> 00:21:35: Obviously, concessions, you know one of the things to consider

00:21:35 --> 00:21:39: is whether you're connected collecting license fees from the actual

00:21:39 --> 00:21:40: vendors themselves,

00:21:40 --> 00:21:42: and not just the promoter.

00:21:42 --> 00:21:44: That could be an option that's out there.

00:21:44 --> 00:21:47: Oftentimes, Expo centers do have a parking fee for the

00:21:47 --> 00:21:49: parking if the if it's for a commercial event,

00:21:49 --> 00:21:51: and that's really kind of.

00:21:51 --> 00:21:53: The key here is to think of the Expo center

00:21:53 --> 00:21:55: in more of a commercial realm.

00:21:55 --> 00:21:58: Then maybe the public realm and with that is the

00:21:58 --> 00:22:01: opportunity of bringing more people in from a regional and

00:22:01 --> 00:22:02: larger area.

00:22:02 --> 00:22:05: Then again, that would offer opportunities to justify use of

00:22:06 --> 00:22:07: hotel and tourism taxes,

00:22:07 --> 00:22:10: and once again a very common with Expo centers across

00:22:10 --> 00:22:13: the country now is the idea of naming rights and

00:22:13 --> 00:22:14: sponsorship.

00:22:14 --> 00:22:18: Now this could be significant significant money and significant dollars

00:22:18 --> 00:22:19: for the for the facility.

00:22:19 --> 00:22:22: They not only could help with the expansion and say

00:22:22 --> 00:22:24: even an operations kind of standpoint,

00:22:24 --> 00:22:26: but they could also be.

00:22:26 --> 00:22:29: Reserves that can be viewed as almost like an endowment

00:22:29 --> 00:22:31: that can be held as needed.

00:22:31 --> 00:22:34: So if you look at Expo centers across the country,
00:22:34 --> 00:22:37: you'll see that especially publicly owned ones.
00:22:37 --> 00:22:40: They're looking at this opportunity for naming rights and or
00:22:40 --> 00:22:44: sponsorships and using those dollars to help fund the
operations
00:22:44 --> 00:22:47: and expansion even of those facilities.
00:22:51 --> 00:22:54: So with those first key components in mind of the
00:22:54 --> 00:22:58: natural space and the the preservation and celebration of the
00:22:58 --> 00:22:59: Expo Center,
00:22:59 --> 00:23:03: we then start looking at these extra uses mentioned in
00:23:03 --> 00:23:07: the CAC scenarios of the stadium and the Town Center
00:23:07 --> 00:23:10: and a lot of that requires building on the existing
00:23:10 --> 00:23:14: surface parking and so with that we have here estimated
00:23:14 --> 00:23:17: costs for proposed parking structures.
00:23:17 --> 00:23:20: Knowing that there will be a need to.
00:23:20 --> 00:23:22: To create more density of parking,
00:23:22 --> 00:23:26: parking as that land is turned into something else,
00:23:26 --> 00:23:28: and so here, roughly speaking,
00:23:28 --> 00:23:32: two 400 stall structures, roughly at \$12 million each,
00:23:32 --> 00:23:37: would provide secure parking facilities year round and allow
for
00:23:37 --> 00:23:41: more activation of that space and as a development plan
00:23:41 --> 00:23:45: as a long term development plan was was worked on.
00:23:45 --> 00:23:50: This would certainly be something to consider during the
phases
00:23:50 --> 00:23:51: in order to actually.
00:23:51 --> 00:23:55: Keep the fair running in its in its place as
00:23:55 --> 00:23:59: these developments evolve overtime.
00:23:59 --> 00:24:02: Other funding sources for parking structures can be rather
unique
00:24:02 --> 00:24:04: in the private sector.
00:24:04 --> 00:24:07: Sometimes funding of parking structures can be very difficult.
00:24:07 --> 00:24:08: Lenders look at and say,
00:24:08 --> 00:24:11: well, the structure itself doesn't create revenues,
00:24:11 --> 00:24:14: so lending on it becomes as they look at their
00:24:14 --> 00:24:15: analysis becomes difficult.
00:24:15 --> 00:24:18: You've got a unique situation here in that you have
00:24:18 --> 00:24:21: not only the Expo Center and the fairgrounds and the
00:24:21 --> 00:24:23: other things that we use this facility,
00:24:23 --> 00:24:26: but you have potentially here private partner in the stadium
00:24:26 --> 00:24:28: that could help with the cost.
00:24:28 --> 00:24:31: Of building the parking structure in that they would need
00:24:31 --> 00:24:34: to utilize it now that can be done through a

00:24:34 --> 00:24:35: number of ways,
00:24:35 --> 00:24:38: including using an urban renewal agency to help take tax
00:24:38 --> 00:24:41: increment or other pass through dollars that may come from
00:24:41 --> 00:24:44: other mechanisms to help fund the parking structure.
00:24:44 --> 00:24:49: But this is one of those partnership opportunities where
multiple
00:24:49 --> 00:24:53: facets of the facility that have multiple different uses could
00:24:53 --> 00:24:54: all benefit.
00:24:54 --> 00:24:55: Can use this facility.
00:24:58 --> 00:25:01: So another important component of the master plan really is
00:25:01 --> 00:25:03: is the agricultural center.
00:25:03 --> 00:25:06: So we think that preserving the history of the site
00:25:06 --> 00:25:09: and providing for providing space for an agricultural center at
00:25:09 --> 00:25:13: approximately 18 acre will create a great feature for the
00:25:13 --> 00:25:16: for the project. We view this both as an opportunity
00:25:16 --> 00:25:17: to educate the general public,
00:25:17 --> 00:25:21: but also preserve and maintain the history of the site.
00:25:21 --> 00:25:24: We anticipate that the construction of the acts that are
00:25:24 --> 00:25:27: to be approximately \$10 million with an ongoing maintenance
and
00:25:28 --> 00:25:29: programming manager,
00:25:29 --> 00:25:33: oversee it and make sure it's operating cohesively with the
00:25:33 --> 00:25:33: Expo Center.
00:25:33 --> 00:25:38: The funding opportunities for the agricultural center are
unique in
00:25:38 --> 00:25:42: that it has a serious educational flavor to it,
00:25:42 --> 00:25:47: and for that reason it operates or operates as more
00:25:47 --> 00:25:48: than just.
00:25:48 --> 00:25:51: A facility for entertainment, but rather an educational facility,
00:25:51 --> 00:25:53: and it broadens then. As a result,
00:25:53 --> 00:25:57: your opportunities for funding and this is especially true when
00:25:57 --> 00:26:00: it comes to things such as donations and endowments and
00:26:01 --> 00:26:04: other kinds of properties that the business community can
interact
00:26:04 --> 00:26:07: with. Strong agricultural heritage in Idaho.
00:26:07 --> 00:26:10: And here's an opportunity to leverage that the facility,
00:26:10 --> 00:26:14: obviously because of its nature of drawing people from
outside
00:26:14 --> 00:26:15: the area,
00:26:15 --> 00:26:18: would probably lend itself to the use of hotel and
00:26:18 --> 00:26:19: tourism taxes.
00:26:19 --> 00:26:22: There's obviously going to be facilities for people visiting for
00:26:22 --> 00:26:23: concessions.

00:26:23 --> 00:26:28: The new source and once again significant agricultural players in

00:26:28 --> 00:26:32: the Idaho area could see an opportunity for naming rights

00:26:32 --> 00:26:36: or as being a key sponsor of such a center

00:26:36 --> 00:26:38: that's dedicated education.

00:26:42 --> 00:26:44: The fact that there's a stadium on This site is

00:26:44 --> 00:26:46: a pretty unique feature right now.

00:26:46 --> 00:26:50: Right now. Obviously, you know that it's being underutilized.

00:26:50 --> 00:26:52: In our opinion, this the size of the stadium at

00:26:52 --> 00:26:56: 3500 seats could definitely grow to accommodate other types of

00:26:56 --> 00:26:56: events.

00:26:56 --> 00:26:59: We think that he either scenario where the stadium stays

00:26:59 --> 00:27:02: in its current place and is renovated or or or

00:27:02 --> 00:27:04: rebuilt on another portion of sight,

00:27:04 --> 00:27:06: or both. Both viable options.

00:27:06 --> 00:27:10: Having that having a larger capacity would allow potential other

00:27:10 --> 00:27:12: events to come come to that.

00:27:12 --> 00:27:14: Come to the valley and operate.

00:27:14 --> 00:27:17: You know, I think one of the big things up

00:27:17 --> 00:27:21: for the renovation is is is improving the field surface,

00:27:21 --> 00:27:27: improving concessions, improving lighting and potentially attracting back and affiliated

00:27:27 --> 00:27:29: franchise to the valley.

00:27:29 --> 00:27:33: We anticipate the total renovation costs of the stadium would

00:27:34 --> 00:27:36: be about 40 to 60 million.

00:27:36 --> 00:27:39: Yeah, funding sources for something like this or a little

00:27:39 --> 00:27:40: more broad,

00:27:40 --> 00:27:43: and that's because you have publicly owned ground an you

00:27:43 --> 00:27:46: have a private operation in the stadium and I personally

00:27:46 --> 00:27:49: have worked in this particular environment myself,

00:27:49 --> 00:27:53: in my Community, and which broadens your opportunity for funding

00:27:53 --> 00:27:55: mechanisms because you can partner.

00:27:55 --> 00:27:58: And the real key here is to take that asset

00:27:58 --> 00:28:02: and those revenues and leverage those with the private user.

00:28:02 --> 00:28:03: And that being Hawks baseball,

00:28:03 --> 00:28:05: there's an opportunity also here.

00:28:05 --> 00:28:09: To use urban renewal agency for some of those improvements,

00:28:09 --> 00:28:12: there's obviously a multitude of things when it comes to

00:28:12 --> 00:28:14: parking fees and concessions.

00:28:14 --> 00:28:18: Given the more commercial nature that could be gathered here.

00:28:18 --> 00:28:22: But interesting, there's a. There's also an opportunity for revenue

00:28:22 --> 00:28:22: sharing.

00:28:22 --> 00:28:26: With those dollars, it could be a surcharge per ticket

00:28:26 --> 00:28:29: that goes to help fund the Expo Center or the

00:28:29 --> 00:28:30: site in general.

00:28:30 --> 00:28:33: And it also could be actual profits from the concessions

00:28:33 --> 00:28:36: in the parking and so forth that are in a

00:28:36 --> 00:28:37: shared environment so.

00:28:37 --> 00:28:40: There's there's really some really good opportunity here to broaden

00:28:40 --> 00:28:43: the funding mechanism instead of solely relying on just a

00:28:43 --> 00:28:45: couple to try to make it happen.

00:28:48 --> 00:28:50: The the mixed use Town Center is is is

00:28:50 --> 00:28:54: the last days that were contemplated for the project.

00:28:54 --> 00:28:56: It's it's on 83 acres that would be at the

00:28:56 --> 00:29:00: corner of the site where former Lady Bird Park sits.

00:29:00 --> 00:29:03: We really envision a mix of commercial uses including retail.

00:29:03 --> 00:29:07: Entertainment. Could be a hotel on the site and some

00:29:07 --> 00:29:09: civic opportunities.

00:29:09 --> 00:29:11: Really, I mean the the Town Center will become a

00:29:11 --> 00:29:14: beacon for both Garden City and Boise for people to

00:29:14 --> 00:29:16: accommodate and spend time eat,

00:29:16 --> 00:29:21: enjoy, enjoy themselves 1818 hours a day is kind of

00:29:21 --> 00:29:22: how we envision it.

00:29:22 --> 00:29:23: You know, and it's not,

00:29:23 --> 00:29:26: you know, putting these uses together before before you engage

00:29:27 --> 00:29:29: with the private sector to potentially develop this.

00:29:29 --> 00:29:31: You know it's as simple as potentially,

00:29:31 --> 00:29:34: just, you know, kind of envisioning a master plan and

00:29:34 --> 00:29:35: spending a few dollars.

00:29:35 --> 00:29:37: And we envision the 150 hundred \$75,000 range.

00:29:37 --> 00:29:40: They kind of do a feasibility and Matt and master

00:29:40 --> 00:29:43: plans for this specific portion of the site.

00:29:43 --> 00:29:46: Yeah, and being that this is again a circumstance where

00:29:46 --> 00:29:49: you own the ground and it would be commercial development,

00:29:49 --> 00:29:52: it allows you to do some significant leverage of getting

00:29:52 --> 00:29:53: that private capital investment,

00:29:53 --> 00:29:55: and that's really the key here.

00:29:55 --> 00:29:58: There are some unique Idaho programs such as the Star
00:29:58 --> 00:29:59: program that could be applied here.
00:29:59 --> 00:30:02: Obviously in urban renewal agency would make some sense
or
00:30:02 --> 00:30:04: an Improvement District,
00:30:04 --> 00:30:06: but you also own the ground and when you own
00:30:06 --> 00:30:07: the ground,
00:30:07 --> 00:30:10: you're not only going to collect those development fees and
00:30:10 --> 00:30:13: those development costs that come in the property tax from
00:30:13 --> 00:30:14: converting this to commercial use.
00:30:14 --> 00:30:16: But as you sell the ground,
00:30:16 --> 00:30:19: you can negotiate in the in the sale or lease
00:30:19 --> 00:30:20: of the ground,
00:30:20 --> 00:30:22: certain exchange and or enhancements,
00:30:22 --> 00:30:25: as a condition of selling the ground to meet desired
00:30:25 --> 00:30:27: outcomes of the plan an of the county,
00:30:27 --> 00:30:31: and so you use that opportunity to leverage that that
00:30:31 --> 00:30:34: development that the way you would like it as a
00:30:34 --> 00:30:36: condition of the sale or lease of the ground on
00:30:36 --> 00:30:40: top of the revenue and other assistance and partnerships
that
00:30:40 --> 00:30:41: you may see.
00:30:41 --> 00:30:45: There again offers the opportunity for shared revenue.
00:30:45 --> 00:30:49: Where you can use utilized those dollars of this site
00:30:49 --> 00:30:53: to help the public investment and public enhancements on
the
00:30:53 --> 00:30:55: rest of the Expo Idaho site.
00:30:58 --> 00:31:01: And so, as we've been saying,
00:31:01 --> 00:31:05: these aren't necessarily exclusive. But to circle back to the
00:31:05 --> 00:31:08: original 3 scenarios from the CAC report,
00:31:08 --> 00:31:12: if you went to the CAC's first direction of agricultural
00:31:12 --> 00:31:13: heritage,
00:31:13 --> 00:31:17: that would roughly be between 90 and 100 million.
00:31:17 --> 00:31:21: The stadium focused direction would be roughly 135 to 150,
00:31:21 --> 00:31:25: and then the mixed use Town Center direction would be
00:31:25 --> 00:31:28: somewhere between 80 to 200,000,000.
00:31:28 --> 00:31:33: Certainly the private capital cost for the developer being
something
00:31:33 --> 00:31:35: that's to be determined,
00:31:35 --> 00:31:39: but again, really focusing on these uses as each an
00:31:39 --> 00:31:43: enhancement to the property and things that could evolve
and
00:31:43 --> 00:31:44: be added.

00:31:44 --> 00:31:49: All all of them could be added in time.

00:31:49 --> 00:31:53: And I'll now hand it off to my colleague David.

00:31:53 --> 00:31:57: Thank you Stacy and Nick so you know with all

00:31:57 --> 00:32:02: these recommendations in mind or or all this analysis in

00:32:02 --> 00:32:03: mind over the.

00:32:03 --> 00:32:06: Citizens of Visory committee development directions.

00:32:06 --> 00:32:09: We ask yourself, how can Expo Idaho deliver the broadest

00:32:10 --> 00:32:13: public benefit for the citizens of Ada County and we

00:32:13 --> 00:32:16: feel like this is the question that the Commissioners also

00:32:16 --> 00:32:18: need to ask.

00:32:18 --> 00:32:21: That leaves us off to some recommendations.

00:32:21 --> 00:32:26: The first recommendation is just to recognize all the work

00:32:26 --> 00:32:28: that has already been done.

00:32:28 --> 00:32:32: The stage is really been set now to make a

00:32:32 --> 00:32:36: decision and just to move the project forward an as

00:32:37 --> 00:32:39: nicolia mentioned in the intro.

00:32:39 --> 00:32:42: The Commissioners don't have to make all the decisions.

00:32:42 --> 00:32:45: You don't have to decide actually which of these three

00:32:45 --> 00:32:46: directions will lead.

00:32:46 --> 00:32:49: You don't have to decide you know on the size

00:32:49 --> 00:32:50: and scale of a Town Center,

00:32:50 --> 00:32:53: or even if there will be a town Town Center.

00:32:53 --> 00:32:55: You don't have to decide about if there will be

00:32:56 --> 00:32:58: a new stadium or if the existing stadium will be

00:32:58 --> 00:32:59: improved.

00:32:59 --> 00:33:01: None of those decisions have to be made,

00:33:01 --> 00:33:03: but there are some key decisions that do have to

00:33:04 --> 00:33:06: be made in the next two to four years in

00:33:06 --> 00:33:09: order to see basically anything happen with the site for

00:33:09 --> 00:33:09: the future.

00:33:15 --> 00:33:17: So in terms of what decisions have to be made,

00:33:17 --> 00:33:21: you know we want to encourage the Commissioners to think

00:33:21 --> 00:33:23: in terms of legacy and the and the big view

00:33:23 --> 00:33:24: of this site.

00:33:24 --> 00:33:27: There's so much good with already there,

00:33:27 --> 00:33:30: and there's also a lot of tremendous potential with the

00:33:30 --> 00:33:33: connection to the Boise River or the Boise River Greenbelt,

00:33:33 --> 00:33:37: the open space that's already being used for flag Football,

00:33:37 --> 00:33:40: Little League, and all the other things that happen on

00:33:40 --> 00:33:41: the site,

00:33:41 --> 00:33:42: not the least of which,

00:33:42 --> 00:33:46: of course, is the Western Idaho Fair.

00:33:46 --> 00:33:50: And so to preserve those unique resources and expand upon
00:33:50 --> 00:33:52: them with more greenspace,
00:33:52 --> 00:33:56: more open space, and more utilization of that space so
00:33:56 --> 00:33:59: that more of the site is used more of the
00:33:59 --> 00:34:03: time for more of the citizens of Ada County.
00:34:03 --> 00:34:06: The second thing is just really celebrate the heritage of
00:34:06 --> 00:34:07: community that's already there.
00:34:07 --> 00:34:11: And again, we want to emphasize utilization so.
00:34:11 --> 00:34:14: You know the western Idaho fair is loved and appreciated
00:34:14 --> 00:34:16: as an annual community gathering.
00:34:16 --> 00:34:19: One thing we heard through and through was.
00:34:19 --> 00:34:22: A concern, let's say on behalf of all kinds of
00:34:22 --> 00:34:23: different stakeholders,
00:34:23 --> 00:34:27: that you know is the Western Idaho fair going to
00:34:27 --> 00:34:27: move?
00:34:27 --> 00:34:29: Or is it going to be relocated?
00:34:29 --> 00:34:32: What's going to happen to Expo Idaho?
00:34:32 --> 00:34:34: And we feel that also in terms of sort of
00:34:34 --> 00:34:38: communication towards the public and gathering the right
kind of
00:34:38 --> 00:34:42: public support for any kind of movement around this site,
00:34:42 --> 00:34:46: it's important to deliver a really clear message around both
00:34:46 --> 00:34:50: the fair and the Expo that those resources are safe.
00:34:50 --> 00:34:54: Citizens of Ada County and that you know that heritage
00:34:54 --> 00:34:57: will be honored and and will continue in the future.
00:34:57 --> 00:34:59: The last one, of course,
00:34:59 --> 00:35:01: is the stadium, you know.
00:35:01 --> 00:35:04: As Peter said, this is an amazing opportunity with the
00:35:04 --> 00:35:06: stadium on this site,
00:35:06 --> 00:35:10: Anne Anne just increases the opportunity for entertainment of
all
00:35:10 --> 00:35:11: different kinds.
00:35:11 --> 00:35:14: Again going to utilization, we feel like.
00:35:14 --> 00:35:16: Increasing utilization of the stadium,
00:35:16 --> 00:35:18: so it's not just for baseball,
00:35:18 --> 00:35:20: but can be used for other events.
00:35:20 --> 00:35:24: You know, soccer concerts, all different kinds of things could
00:35:24 --> 00:35:28: really bring more community together and create some more
unity
00:35:28 --> 00:35:29: around sports.
00:35:29 --> 00:35:30: So in each of these areas,
00:35:30 --> 00:35:35: we figured we feel that utilization angest.
00:35:35 --> 00:35:38: Yeah, getting getting more out of these being more generous

00:35:38 --> 00:35:42: with the space and more generous with the programming will

00:35:42 --> 00:35:45: allow more people to use the site and just activate

00:35:45 --> 00:35:47: the site even in what it already is.

00:35:49 --> 00:35:51: And the last one is around connecting,

00:35:51 --> 00:35:54: so you know the word connect is a great one

00:35:54 --> 00:35:55: for this site,

00:35:55 --> 00:35:59: 'cause it's such a connection and there's so much to

00:35:59 --> 00:36:00: connect and Ada County,

00:36:00 --> 00:36:05: different municipalities, different interests.

00:36:05 --> 00:36:08: Different senses of heritage and you know,

00:36:08 --> 00:36:11: all of us come from all over the country.

00:36:11 --> 00:36:15: But when you pick up any newspaper or you know,

00:36:15 --> 00:36:19: read. Best or fastest growing cities 80 county is always

00:36:19 --> 00:36:20: right at the top right?

00:36:20 --> 00:36:24: So it's it's clear that Ada County is urbanising and

00:36:24 --> 00:36:26: growing an with growth comes change,

00:36:26 --> 00:36:29: of course, but that's in some ways why This site

00:36:29 --> 00:36:30: is so unique.

00:36:30 --> 00:36:34: There are few opportunities I can't think of any other

00:36:34 --> 00:36:35: opportunities.

00:36:35 --> 00:36:39: Actually in Ada County that could create such broad

00:36:39 --> 00:36:42: community

00:36:39 --> 00:36:42: benefit at such a large scale as these 247 acres.

00:36:42 --> 00:36:46: And they're right at the center of the county's population,

00:36:46 --> 00:36:50: so. And actually, in the path of growth,

00:36:50 --> 00:36:54: let's say going westward, so this site has a huge

00:36:54 --> 00:36:56: opportunity to benefit.

00:36:56 --> 00:37:01: All the citizens and stakeholders in Ada County and we

00:37:01 --> 00:37:05: feel that just providing a range of programmable spaces and

00:37:05 --> 00:37:09: amenities that are actively managed will be the key to

00:37:09 --> 00:37:13: really provide the most benefit for the citizens.

00:37:16 --> 00:37:20: So in terms of thinking big.

00:37:20 --> 00:37:23: We feel it's important to think in terms we heard

00:37:23 --> 00:37:27: a lot of concern locus at about about potential to

00:37:27 --> 00:37:30: lose resources or things of value for different parts of

00:37:30 --> 00:37:34: the community. You know. And you know still some morning

00:37:34 --> 00:37:36: around the loss of horse racing.

00:37:36 --> 00:37:39: Let's be honest, but.

00:37:39 --> 00:37:44: With that those feelings around the fair and around Expo,

00:37:44 --> 00:37:47: we feel it would be valuable to guide the sort

00:37:47 --> 00:37:50: of psychological leadership from the Commissioner.

00:37:50 --> 00:37:54: Standpoint of the towards the community to focus on how

00:37:54 --> 00:37:56: much can we give to the Community,
 00:37:56 --> 00:37:59: how much, how much can we open an expand and
 00:38:00 --> 00:38:04: optimize utilization of the site in order to touch the
 00:38:04 --> 00:38:07: most people and connect the most communities?
 00:38:07 --> 00:38:10: One of the thoughts we have is that the way
 00:38:10 --> 00:38:14: the governance model is set up right now with the
 00:38:14 --> 00:38:17: enterprise Fund does present certain challenges.
 00:38:17 --> 00:38:21: I mean that the team that's been managing this for
 00:38:21 --> 00:38:24: so long is that an incredible job of managing the
 00:38:24 --> 00:38:29: site with very few resources and some some considerable
 limitations
 00:38:29 --> 00:38:33: in terms of resources and perhaps thinking about this site
 00:38:34 --> 00:38:37: as one of many of the portfolio of assets in
 00:38:37 --> 00:38:38: Ada County.
 00:38:38 --> 00:38:41: Words help unlock some capacity to produce more public
 benefit.
 00:38:41 --> 00:38:44: Here on the site when the funding sources only have
 00:38:45 --> 00:38:47: to be produced on the site that does present some
 00:38:48 --> 00:38:48: challenges,
 00:38:48 --> 00:38:51: especially on a long term project like this,
 00:38:51 --> 00:38:54: because without for it's a chicken and the egg problem,
 00:38:54 --> 00:38:59: right? Without further improvements it's difficult to increase
 revenues and
 00:38:59 --> 00:39:02: basically the the population of Ada County is not the
 00:39:02 --> 00:39:04: same as it was 50 years ago that uses at
 00:39:04 --> 00:39:07: the site or not the same as they were 50
 00:39:07 --> 00:39:09: years ago and the facilities aren't.
 00:39:09 --> 00:39:12: Appropriate to what's going on right now,
 00:39:12 --> 00:39:15: and so we feel that providing some more resources in
 00:39:15 --> 00:39:19: terms of operational resources and really thinking towards
 the future
 00:39:19 --> 00:39:23: to unlock funding sources for future development is key to
 00:39:23 --> 00:39:25: this site.
 00:39:25 --> 00:39:28: And the last one I've mentioned a couple of times
 00:39:28 --> 00:39:31: that I mentioned again is just to invest in operations
 00:39:32 --> 00:39:32: you know,
 00:39:32 --> 00:39:35: think like a factory and try to make the site
 00:39:35 --> 00:39:36: productive all the time.
 00:39:36 --> 00:39:39: Down time is the enemy of public benefit,
 00:39:39 --> 00:39:42: and so anytime that you know folks drive by and
 00:39:42 --> 00:39:44: see vacant parking lots.
 00:39:44 --> 00:39:47: Or you know, under utilization of the Expo Center or
 00:39:47 --> 00:39:48: any of these things,

00:39:48 --> 00:39:51: it's difficult for the public that you know.

00:39:51 --> 00:39:54: People start seeing like we need to change something and

00:39:54 --> 00:39:55: also just.

00:39:55 --> 00:39:58: Frankly, this there's a huge amount of space that the

00:39:58 --> 00:40:01: public is not occupying and utilizing for real needs that

00:40:01 --> 00:40:02: they have,

00:40:02 --> 00:40:04: you know, we heard it time and again,

00:40:04 --> 00:40:07: there's not enough playfields there's not enough athletic fields.

00:40:07 --> 00:40:09: We need more green space.

00:40:09 --> 00:40:12: You know, there's a risk in the development of Ada

00:40:12 --> 00:40:14: County that we lose a lot of green space,

00:40:14 --> 00:40:16: so.

00:40:16 --> 00:40:20: We feel like it's likely that some specialty skills will

00:40:20 --> 00:40:23: be needed to manage a site of this size with

00:40:23 --> 00:40:25: such a diverse use of spaces,

00:40:25 --> 00:40:26: needs and requirements.

00:40:29 --> 00:40:34: So we wanted to encourage the Commissioners to think strategically

00:40:34 --> 00:40:35: and think about legacy.

00:40:35 --> 00:40:39: We when we tried to identify the phasing of this

00:40:39 --> 00:40:42: project and how it could work over a longer period

00:40:42 --> 00:40:43: of time,

00:40:43 --> 00:40:45: we feel like this project.

00:40:45 --> 00:40:49: If you throw every single resource and funding source and

00:40:49 --> 00:40:51: and human resource at it,

00:40:51 --> 00:40:54: it's a 10 year project and you know there.

00:40:54 --> 00:40:57: There's others here. Have you know in our group have

00:40:57 --> 00:41:01: also developed things of this size and scale and we

00:41:01 --> 00:41:02: kind of felt that.

00:41:02 --> 00:41:06: Together, you know, personally, I did a Town Center development

00:41:07 --> 00:41:10: near Seattle that was much smaller in scale than this

00:41:10 --> 00:41:13: and it still took us about 10 years to get

00:41:13 --> 00:41:15: a build. So thinking about that,

00:41:15 --> 00:41:18: we feel like there's just a few things that you

00:41:18 --> 00:41:22: should consider doing in the next 18 months to create

00:41:22 --> 00:41:26: an open up this opportunity and without taking these tactical

00:41:26 --> 00:41:28: steps over the next 18 months,

00:41:28 --> 00:41:32: it will be difficult to unlock really all the value

00:41:32 --> 00:41:32: of the site.

00:41:32 --> 00:41:36: So one is just to develop or adopt A site

00:41:36 --> 00:41:40: master plan that really provides sort of.

00:41:40 --> 00:41:43: An outline or a path to growth for everything that
00:41:43 --> 00:41:46: is going to happen in the future.
00:41:46 --> 00:41:49: It doesn't have to detail every single use or where
00:41:49 --> 00:41:50: parking goes,
00:41:50 --> 00:41:52: or all of that, but it does have to give
00:41:52 --> 00:41:55: a very clear outline about you know where certain uses
00:41:55 --> 00:41:58: could be and sort of what the what the pathway
00:41:58 --> 00:42:00: to development would look like.
00:42:00 --> 00:42:03: And also market studies you'll you'll need.
00:42:03 --> 00:42:06: Market studies, detailed market studies for anything,
00:42:06 --> 00:42:10: whether that's a sports facility or expanding the Expo or
00:42:10 --> 00:42:11: any of that.
00:42:11 --> 00:42:15: Certainly for securing any kind of additional financing
resources,
00:42:15 --> 00:42:17: so investing in both those.
00:42:17 --> 00:42:22: The 2nd and probably the most important recommendation
from our
00:42:22 --> 00:42:28: panel is to establish an election proof governance structure
for
00:42:28 --> 00:42:29: this project.
00:42:29 --> 00:42:33: If you think about a project that's gonna last anything
00:42:33 --> 00:42:34: from 10 to 35 years,
00:42:34 --> 00:42:37: there will be a lot of elections in that.
00:42:37 --> 00:42:41: And this project needs stability and security of vision and
00:42:41 --> 00:42:44: direction over that entire period.
00:42:44 --> 00:42:46: So no matter what happens at the polls,
00:42:46 --> 00:42:48: this project to be secure,
00:42:48 --> 00:42:52: it needs to have a governance model that allows it
00:42:52 --> 00:42:55: to continue to matter what's going on.
00:42:55 --> 00:42:59: And my colleagues yellow will tell you more about that
00:42:59 --> 00:43:03: from her experience at Fairplex in Los Angeles in a
00:43:03 --> 00:43:03: bit.
00:43:03 --> 00:43:05: We think you have a big win.
00:43:05 --> 00:43:08: Actually, if you just communicate publicly right now or in
00:43:08 --> 00:43:11: the near term to create some alignment and energy and
00:43:11 --> 00:43:15: realistic expectations around this site in the development of
the
00:43:15 --> 00:43:18: site. Again, a lot of concern coming back about,
00:43:18 --> 00:43:20: you know, Will Expo remain?
00:43:20 --> 00:43:23: You know what's going on with the western Idaho Fair?
00:43:23 --> 00:43:26: Will that remain? And especially after all we've been through
00:43:26 --> 00:43:27: in the last,
00:43:27 --> 00:43:30: you know 18 months with the pandemic and everything,

00:43:30 --> 00:43:33: I think people would love to hear that those two
00:43:33 --> 00:43:36: resources secure and will continue on this site.
00:43:36 --> 00:43:40: And gather together and celebrate as a community things
that
00:43:40 --> 00:43:43: are familiar and things that they love so you know,
00:43:43 --> 00:43:46: bringing some comfort to the citizens I think,
00:43:46 --> 00:43:49: would help around that. An also communicating that the new
00:43:49 --> 00:43:53: plan will increase public space and public green space and
00:43:53 --> 00:43:53: amenities.
00:43:53 --> 00:43:56: There are serious limitations to what you can do down
00:43:57 --> 00:43:58: by the river anyways,
00:43:58 --> 00:44:01: because of the floodplain, and so it's almost a foregone
00:44:01 --> 00:44:04: conclusion that some of that is going to be a
00:44:04 --> 00:44:06: lot of that is going to be green space.
00:44:06 --> 00:44:09: And that's something that always you always love to hear,
00:44:09 --> 00:44:13: and especially if it's improved with playfields and things that
00:44:13 --> 00:44:13: people need,
00:44:13 --> 00:44:16: we feel that that would be an important thing to
00:44:16 --> 00:44:20: communicate to the community as well as just a realistic
00:44:20 --> 00:44:23: timeline that it's going to take awhile to complete this.
00:44:23 --> 00:44:26: The other two things that we feel are really key
00:44:27 --> 00:44:31: to unlock tactical actions that will unlock the potential of
00:44:31 --> 00:44:34: this site long term is to really manage actively managed
00:44:34 --> 00:44:38: the floodplain issue together with FEMA so you know other
00:44:38 --> 00:44:41: folks in the group have also talked about.
00:44:41 --> 00:44:44: We would never do this as developers or as as
00:44:44 --> 00:44:45: land use.
00:44:45 --> 00:44:49: People without you know. Key consultants on on the team.
00:44:49 --> 00:44:52: So arm your staff with key consultants to really manage
00:44:52 --> 00:44:54: the floodplain issue.
00:44:54 --> 00:44:57: Because whatever is going to happen with that floodplain is
00:44:57 --> 00:45:00: going to materially impact whatever can be the uses of
00:45:00 --> 00:45:01: the site.
00:45:01 --> 00:45:03: What can be developed on the site,
00:45:03 --> 00:45:04: the value of the site,
00:45:04 --> 00:45:07: which of course also impacts the exchange with moving Lady
00:45:07 --> 00:45:10: Bird Park there and getting a yellow book valuation.
00:45:10 --> 00:45:14: So we just encourage you to manage that issue and
00:45:14 --> 00:45:17: the last is to establish long term funding sources for
00:45:17 --> 00:45:19: subsequent phases.
00:45:19 --> 00:45:22: Doing nothing here is going to cost capital.
00:45:22 --> 00:45:25: Doing something here is going to cost capital an will.

00:45:25 --> 00:45:28: We've done our best to try to foresee how you
00:45:28 --> 00:45:32: could phase the project in ways that allow the maximize
00:45:32 --> 00:45:36: the benefit of partnering with the private sector with other
00:45:36 --> 00:45:40: funding sources, etc. But you want to establish those funding
00:45:40 --> 00:45:44: mechanisms and funding sources early because they take
time and
00:45:44 --> 00:45:45: so we feel about.
00:45:45 --> 00:45:50: That's that last important thing to do over the next
00:45:51 --> 00:45:52: 18 months.
00:45:52 --> 00:45:55: So I'm gonna walk you through an actual site plan
00:45:55 --> 00:46:00: that looks at this recommended scenario where you actually
can
00:46:00 --> 00:46:04: achieve almost every goal that was in the three scenarios
00:46:04 --> 00:46:07: proposed by the advisory committee.
00:46:07 --> 00:46:10: So next slide please. So again,
00:46:10 --> 00:46:14: this is part of the think big and think legacy
00:46:14 --> 00:46:18: mantra that you've heard from my other colleagues that you
00:46:18 --> 00:46:21: really can have it all here on the site.
00:46:21 --> 00:46:24: So in the center the blue area is the Expo
00:46:24 --> 00:46:28: that is being preserved and I'm going to take you
00:46:28 --> 00:46:32: on a walk around the site to just highlight some
00:46:32 --> 00:46:35: of the other features on the plan on the bubble
00:46:35 --> 00:46:40: diagram that have been mentioned throughout the
presentation.
00:46:40 --> 00:46:43: So if we start in the center with the Expo
00:46:43 --> 00:46:44: where we're.
00:46:44 --> 00:46:49: Preserving and enhancing it with new destination elements
like the
00:46:50 --> 00:46:53: Egg Center and then if you go up to the
00:46:53 --> 00:46:57: left hand corner of the site toward the blue astrik
00:46:57 --> 00:47:01: and began there really all along the river is the
00:47:01 --> 00:47:03: new Lady Bird Park.
00:47:03 --> 00:47:06: There are three areas of the park area,
00:47:06 --> 00:47:11: one closest to the blue Way would be the natural
00:47:11 --> 00:47:14: open space with additional trails.
00:47:14 --> 00:47:18: The middle area between the two bright green areas is
00:47:18 --> 00:47:21: the area of the new sports field,
00:47:21 --> 00:47:24: which would also be the Co location of the fair
00:47:24 --> 00:47:27: for 10 days of the year and then area 3
00:47:27 --> 00:47:32: is where the former racetrack was located and that has
00:47:32 --> 00:47:36: a wonderful opportunity to be a wetlands habitat for unique
00:47:36 --> 00:47:38: birds and other species,
00:47:38 --> 00:47:43: and really increasing the opportunity for public benefit and

good

00:47:43 --> 00:47:48: both through the habitat and through the potential creation.

00:47:48 --> 00:47:52: Of a Nature Center that could provide outdoor education and

00:47:52 --> 00:47:53: access.

00:47:53 --> 00:47:57: Additionally, this option shows a green bubble where the existing

00:47:57 --> 00:48:00: stadium can be protected in place.

00:48:00 --> 00:48:04: Or it could be moved to an alternative location location

00:48:04 --> 00:48:07: in the future as part of the Town Center and

00:48:07 --> 00:48:08: the Town Center,

00:48:08 --> 00:48:13: which is primarily surface parking lot today would remain as

00:48:13 --> 00:48:17: as its current uses in course re Purposing Ladyborg Park

00:48:17 --> 00:48:20: until such time that there was a master plan that

00:48:20 --> 00:48:25: could develop the structured parking and in the center where

00:48:25 --> 00:48:26: you see the bright purple.

00:48:26 --> 00:48:30: Ah strict is really the 15 to 20 acres that

00:48:30 --> 00:48:33: is the core gateway of the Town Center.

00:48:33 --> 00:48:38: This is where hotels retail restaurant all the destinations that

00:48:38 --> 00:48:41: would allow the activities to gateway to the Expo,

00:48:41 --> 00:48:45: the fair, the Greenbelt, the trails and all the commercial

00:48:45 --> 00:48:50: and dining activities and could be a unique opportunities to

00:48:50 --> 00:48:53: have views to the fair to the river and to

00:48:53 --> 00:48:58: downtown Boise. Next slide, this just shows a few character

00:48:58 --> 00:49:01: images and pictorials.

00:49:01 --> 00:49:04: So when we talk about in the purple astrik,

00:49:04 --> 00:49:09: the ability to do additional entertainment that ties to the

00:49:09 --> 00:49:13: Expo and fair to have a gateway that ties to

00:49:13 --> 00:49:16: the current ticketing experience,

00:49:16 --> 00:49:20: the creation perhaps as part of the Agriculture center of

00:49:21 --> 00:49:24: a local food hall that highlights Idaho,

00:49:24 --> 00:49:28: an local. Food and other products and then embedded within

00:49:28 --> 00:49:32: this development are two green spines and linear parks.

00:49:32 --> 00:49:36: 1 builds on the current midway to connect to the

00:49:36 --> 00:49:40: Greenbelt and the other would go through the new nature

00:49:40 --> 00:49:44: preserve to connect to the Greenbelt to create this loop

00:49:44 --> 00:49:47: and that just gives you an idea of some of

00:49:47 --> 00:49:50: the potential character an by this area.

00:49:50 --> 00:49:55: Next slide. This is a breakdown at the 247 acres

00:49:55 --> 00:49:59: to show that we're really utilizing all of it for

00:49:59 --> 00:50:01: this entire program.

00:50:01 --> 00:50:04: Again keeping the Expo at the center.

00:50:04 --> 00:50:09: These are approximate acreage is so about 27 acres that

00:50:09 --> 00:50:13: Lady Bird Park would now be over 100 acres of
00:50:13 --> 00:50:15: new public park space,
00:50:15 --> 00:50:19: so again the breakdown by area one in the upper
00:50:19 --> 00:50:22: left hand corner area 2 where the fields.
00:50:22 --> 00:50:26: Is the 23 acres and then the nature preserve being
00:50:26 --> 00:50:27: 44 acres?
00:50:27 --> 00:50:30: That's that's over 100 acres.
00:50:30 --> 00:50:32: 101 fact of new public park.
00:50:32 --> 00:50:37: And then you heard some very large numbers presented
earlier
00:50:37 --> 00:50:42: about the improvements and this just highlights that there
would
00:50:42 --> 00:50:47: be different levels of intensity and allocation depending on
which
00:50:47 --> 00:50:52: area the park you were in and really replacing asphalt
00:50:52 --> 00:50:53: with.
00:50:53 --> 00:50:56: Trees and shrubs or turf fields,
00:50:56 --> 00:50:59: or new wetland and habitat.
00:50:59 --> 00:51:02: Stadium one or option one for the stadium.
00:51:02 --> 00:51:07: Keeps about 14 acres, including the adjacent educational
and current
00:51:08 --> 00:51:08: Civic uses,
00:51:08 --> 00:51:13: and then the commercial uses that really encompass the red
00:51:13 --> 00:51:18: striped area plus the central core of the purple astrik.
00:51:18 --> 00:51:20: That is the 83 acres today,
00:51:20 --> 00:51:25: which as we mentioned could include the new stadium
location.
00:51:25 --> 00:51:29: Additionally, I want to highlight that over 20 some.
00:51:29 --> 00:51:33: Acres of the existing high quality repairing buffer would be
00:51:33 --> 00:51:34: protected alongside the river,
00:51:34 --> 00:51:37: and now I'd like to turn it over to my
00:51:37 --> 00:51:38: colleague David,
00:51:38 --> 00:51:42: who's going to walk through some of the potential phasing
00:51:43 --> 00:51:44: of this master plan.
00:51:44 --> 00:51:48: Thank you Stephanie. So we talked about and thank you
00:51:48 --> 00:51:51: also for these incredible drawings that help us to visualize.
00:51:51 --> 00:51:54: You know how kind of the site could come alive
00:51:54 --> 00:51:58: with all these different uses and in a coherent way
00:51:58 --> 00:51:59: that really connects to that,
00:51:59 --> 00:52:02: you know, preserves green space,
00:52:02 --> 00:52:05: celebrates the heritage of the site and connects all these
00:52:05 --> 00:52:07: different uses in one coherent way.
00:52:07 --> 00:52:09: So in terms of phasing,

00:52:09 --> 00:52:11: we.

00:52:11 --> 00:52:15: Thought through tactically, what would need to happen first in

00:52:15 --> 00:52:16: order to develop the site?

00:52:16 --> 00:52:20: And you know, we've already gone through these bullets just

00:52:20 --> 00:52:23: a couple of minutes ago in terms of these are

00:52:23 --> 00:52:26: the first tactical steps you need to take over the

00:52:26 --> 00:52:30: next sort of 18 months in order to unlock anything.

00:52:30 --> 00:52:34: Basically on the site without establishing and governance model,

00:52:34 --> 00:52:37: it will be very difficult to develop something over the

00:52:37 --> 00:52:40: long term that doesn't go this way.

00:52:40 --> 00:52:42: In that way, an. Has a lot of you know

00:52:42 --> 00:52:43: hiccups along the way?

00:52:43 --> 00:52:48: 10 years can stretch to 50 pretty easily that way.

00:52:48 --> 00:52:54: You know the long term funding again is setting up

00:52:54 --> 00:52:56: the first keystone.

00:52:56 --> 00:53:00: Of this project, which is moving Ladyborg Park and we

00:53:00 --> 00:53:03: can skip to the next slide and talk about that.

00:53:03 --> 00:53:07: So moving the park.

00:53:07 --> 00:53:11: Which by the way, also connects to the flood plain

00:53:11 --> 00:53:12: topic.

00:53:12 --> 00:53:18: Will. Unable anything of the other development programs to happen,

00:53:18 --> 00:53:22: whether that's Town Center or you know sports and stadium,

00:53:22 --> 00:53:29: etc. An this also provides immediate public benefit that people

00:53:29 --> 00:53:30: will recognize.

00:53:30 --> 00:53:33: We believe really value. This would create a park of

00:53:33 --> 00:53:35: a 70s that about 100 acres,

00:53:35 --> 00:53:38: which just for context that's about in the middle of

00:53:38 --> 00:53:41: an Morrison and Julie Davis Park in Boise.

00:53:41 --> 00:53:44: So think of a small Van Morrison or big Julie

00:53:44 --> 00:53:47: Davison that's twice the size of Julie Davis and that's

00:53:47 --> 00:53:48: what you're looking at.

00:53:52 --> 00:53:53: You know?

00:53:53 --> 00:53:56: The.

00:53:56 --> 00:53:58: The the key to executing this first,

00:53:58 --> 00:54:03: which will take considerable coordination with the National Park Service,

00:54:03 --> 00:54:07: FEMA etc is to unlock that corner and also basically

00:54:07 --> 00:54:11: unlock all the interior section of the site which is

00:54:11 --> 00:54:14: not encumbered by that floodplain.

00:54:14 --> 00:54:16: So that's the most buildable land,

00:54:16 --> 00:54:17: an.
 00:54:17 --> 00:54:19: It just you know it.
 00:54:19 --> 00:54:22: If keeping Ladybird where it's at takes up a lot
 00:54:22 --> 00:54:23: of that land,
 00:54:23 --> 00:54:25: land that site area. So in you know it depends.
 00:54:25 --> 00:54:28: Honestly, you know in terms of the timing,
 00:54:28 --> 00:54:31: this could take one year or three years.
 00:54:31 --> 00:54:34: We don't know. It depends in part upon the level
 00:54:34 --> 00:54:38: of coordination and cooperation with the National Park
 Service and
 00:54:38 --> 00:54:41: all the other agencies that need to be involved in
 00:54:41 --> 00:54:44: getting that approved as well as of course.
 00:54:44 --> 00:54:49: Finding the funding sources and developing the replacement
 site with
 00:54:49 --> 00:54:51: all these amenities.
 00:54:54 --> 00:54:56: As part of that phase,
 00:54:56 --> 00:54:59: and it could happen concurrently to that phase is to
 00:54:59 --> 00:55:03: upgrade the Expo site or the Expo facilities an what
 00:55:03 --> 00:55:07: we heard from numerous stakeholders and also saw from
 from
 00:55:07 --> 00:55:11: our own experience with other Expo facilities from the from
 00:55:11 --> 00:55:15: the public folks on our panel as well as visually
 00:55:15 --> 00:55:18: just looking at the existing Expo is that you could
 00:55:18 --> 00:55:22: improve on the existing Expo facilities.
 00:55:22 --> 00:55:26: Either by modernizing the the current building,
 00:55:26 --> 00:55:28: let's say for 10 million,
 00:55:28 --> 00:55:33: or expanding those facilities to from 75,000 square feet to
 00:55:33 --> 00:55:37: about 125 thousand square feet and just opening up more
 00:55:37 --> 00:55:38: opportunities.
 00:55:38 --> 00:55:42: For larger events there.
 00:55:42 --> 00:55:45: One of the first things to do that doesn't cost
 00:55:45 --> 00:55:49: millions of dollars is just to invest in operational
 enhancements
 00:55:49 --> 00:55:49: there,
 00:55:49 --> 00:55:51: and that could happen already.
 00:55:51 --> 00:55:56: Just bringing in additional marketing resources for the staff
 and
 00:55:56 --> 00:56:00: specific marketing resources just to the Expo Center in order
 00:56:00 --> 00:56:01: to.
 00:56:01 --> 00:56:04: Really, you know optimize the utilization of that site and
 00:56:04 --> 00:56:07: here we are also thinking about the Idaho Center,
 00:56:07 --> 00:56:10: Nampa, and sort of the storyline there of how it
 00:56:10 --> 00:56:11: was,

00:56:11 --> 00:56:14: you know, not performing that well and then really has
 00:56:14 --> 00:56:17: come into its own in terms of a really viable
 00:56:17 --> 00:56:19: Expo center in that in that market.
 00:56:19 --> 00:56:21: And the last part of this,
 00:56:21 --> 00:56:23: which is also a very low cost thing to do,
 00:56:23 --> 00:56:27: is just to start developing a sense of identity around
 00:56:27 --> 00:56:28: place here,
 00:56:28 --> 00:56:29: and you can do that with,
 00:56:29 --> 00:56:31: you know, semi very loca.
 00:56:31 --> 00:56:34: So hold up, hold up.
 00:56:34 --> 00:56:37: Farmers market here. Get people used to coming to the
 00:56:37 --> 00:56:39: site not once a year or twice a year for
 00:56:39 --> 00:56:43: the Expo events that they are particularly interested in,
 00:56:43 --> 00:56:46: or for baseball games, but coming every week to the
 00:56:46 --> 00:56:49: site for a cool food truck area or farmers market
 00:56:49 --> 00:56:52: or farmers market with the cool food truck area,
 00:56:52 --> 00:56:55: but bring people to the site to connect as a
 00:56:55 --> 00:56:58: community more and more frequently and just already create
 that
 00:56:58 --> 00:57:01: sense of place which then allows you in a way
 00:57:01 --> 00:57:04: to prototype the kind of uses that people will come
 00:57:04 --> 00:57:05: to the site for.
 00:57:05 --> 00:57:09: And also if if they do enjoy those uses build
 00:57:09 --> 00:57:15: on those in the future with permanent structures and
 permanent
 00:57:15 --> 00:57:15: events.
 00:57:15 --> 00:57:18: Phase three is is the issue and award of an
 00:57:18 --> 00:57:22: RFP for either development partners or operating partners,
 00:57:22 --> 00:57:24: and we want to be.
 00:57:24 --> 00:57:29: Clear about that, because there is also opportunities as Nick
 00:57:30 --> 00:57:30: said,
 00:57:30 --> 00:57:34: for the county to own a building but lease it
 00:57:34 --> 00:57:36: to an operator or.
 00:57:36 --> 00:57:38: Any kind of a lot of different options in terms
 00:57:38 --> 00:57:40: of how to organize that.
 00:57:40 --> 00:57:41: But there are we want to be clear,
 00:57:41 --> 00:57:44: the RFP doesn't have to only be for development services.
 00:57:44 --> 00:57:47: All can also be for operating partnerships.
 00:57:47 --> 00:57:49: A real final site master plan will be important before
 00:57:49 --> 00:57:50: doing this process,
 00:57:50 --> 00:57:54: so you can get the right results that you want
 00:57:54 --> 00:57:55: out of that RFP.
 00:57:55 --> 00:57:59: And understand, sort of, what clearly what you're asking

00:57:59 --> 00:58:02: developers
 00:58:03 --> 00:58:06: for typically have some consultants in the mix to make
 00:58:06 --> 00:58:11: sure that you're not asking developers too much so that
 00:58:11 --> 00:58:16: you actually get a lot of responses from qualified participants.
 00:58:16 --> 00:58:18: And that could that process should take about a year
 00:58:18 --> 00:58:21: and could actually be run.
 00:58:21 --> 00:58:23: At the end of phase two as you're getting nearing
 00:58:23 --> 00:58:24: the end of that phase you could already start on
 00:58:26 --> 00:58:30: this phase.
 00:58:30 --> 00:58:32: Face forms were major capital improvements beside the park
 00:58:32 --> 00:58:35: starts
 00:58:35 --> 00:58:39: to happen vertical.
 00:58:39 --> 00:58:42: Let's say vertical development and.
 00:58:42 --> 00:58:44: You know Stephanie showed two different locations for the
 00:58:44 --> 00:58:47: stadium.
 00:58:47 --> 00:58:50: It basically goes to. Do you want to try to
 00:58:50 --> 00:58:52: improve the current stadium in place,
 00:58:52 --> 00:58:53: which is obviously the most economical option?
 00:58:53 --> 00:58:56: Or do you want to move the stadium and really
 00:58:56 --> 00:58:59: build a whole new stadium which would have a lot
 00:58:59 --> 00:59:01: of benefits.
 00:59:01 --> 00:59:02: But as Nick presented?
 00:59:02 --> 00:59:06: And Stacy presented in their in their section also presents
 00:59:06 --> 00:59:07: significant,
 00:59:07 --> 00:59:11: you know, presents risk. It's a.
 00:59:11 --> 00:59:12: It's a lot of money.
 00:59:12 --> 00:59:15: A lot of investment and does have a number of
 00:59:15 --> 00:59:16: risks involved.
 00:59:16 --> 00:59:19: But you know, certainly improving the stadium would just
 00:59:19 --> 00:59:23: again
 00:59:23 --> 00:59:24: increase utilization.
 00:59:24 --> 00:59:27: Get more. The more of the space activated for more
 00:59:27 --> 00:59:30: people,
 00:59:30 --> 00:59:35: more of the time. And during this phase you could
 00:59:35 --> 00:59:37: also develop the 1st 2 parking structures or more parking
 00:59:37 --> 00:59:39: structures.
 00:59:39 --> 00:59:42: We don't know. That's that's for a market study,
 00:59:42 --> 00:59:45: but in order 'cause you'll need to open up the
 00:59:45 --> 00:59:48: possibility for the rest of this current surface parking to
 00:59:48 --> 00:59:51: be developed in the final phase.
 00:59:51 --> 00:59:54: Which is the to round out,
 00:59:54 --> 00:59:57: the mixed use is an really complete.
 00:59:57 --> 00:59:59: The connect phase of this project which would connect the

00:59:46 --> 00:59:49: green space through to from the new fairgrounds and the
00:59:49 --> 00:59:52: Expo the agricultural heritage uses.
00:59:52 --> 00:59:56: And the stadium with just additional active mixed use spaces.
00:59:56 --> 01:00:00: And we didn't do an extensive market analysis of what
01:00:00 --> 01:00:01: those uses should be.
01:00:01 --> 01:00:05: We heard, you know, both from Expo operators and others
01:00:05 --> 01:00:07: that a hotel would be nice here,
01:00:07 --> 01:00:10: but we heard a lot of different.
01:00:10 --> 01:00:14: Uses and we do know that Glenwood and Chinden is
01:00:14 --> 01:00:17: one of the busiest intersections.
01:00:17 --> 01:00:20: Around in the area, and so should you be able
01:00:20 --> 01:00:24: to support a variety of commercial uses here.
01:00:24 --> 01:00:27: One thing to note is in in the RFP issuance
01:00:27 --> 01:00:30: and when you are proceeding towards this,
01:00:30 --> 01:00:34: it came out that you should consider also right of
01:00:34 --> 01:00:38: way along Glenwood and making sure to provide for
adequate
01:00:38 --> 01:00:40: turn lanes and signalization there.
01:00:43 --> 01:00:46: So we wanted to sort of put together this phased
01:00:46 --> 01:00:47: approach in one table out.
01:00:47 --> 01:00:50: We won't go through it now 'cause it's a lot
01:00:50 --> 01:00:51: of detail,
01:00:51 --> 01:00:53: but we will provide this to you and this just
01:00:53 --> 01:00:56: kind of shows each phase as it happens in sequence
01:00:56 --> 01:00:58: and through showing in one place you can see how
01:00:58 --> 01:01:01: each phase is kind of built on the next one
01:01:01 --> 01:01:03: and that phase two in terms of moving Lady Bird
01:01:03 --> 01:01:06: Park is really the Keystone project that that will unlock
01:01:06 --> 01:01:09: any future site improvements and that will come with a
01:01:09 --> 01:01:10: cost.
01:01:10 --> 01:01:13: 'cause of course you have to build a new part.
01:01:13 --> 01:01:17: That's where ladybird's gonna get replaced,
01:01:17 --> 01:01:20: so again. In terms of phases 3/4 and five,
01:01:20 --> 01:01:23: those decisions don't even have to be made for another
01:01:23 --> 01:01:24: couple of years,
01:01:24 --> 01:01:27: but these tactical moves that we identified for sort of
01:01:27 --> 01:01:30: the next 18 months to set up that Keystone project
01:01:30 --> 01:01:33: of moving Lady Bird Park will be important to the
01:01:33 --> 01:01:35: long term viability of any project that happens here in
01:01:36 --> 01:01:36: the future.
01:01:40 --> 01:01:43: I'll hand off to Nick again for some of the
01:01:43 --> 01:01:46: funding opportunities around the site.

01:01:46 --> 01:01:50: Yeah, so this is kind of a collective thing,
 01:01:50 --> 01:01:53: but you know, if you've seen the presentation,
 01:01:53 --> 01:01:57: there are a lot of diverse uses.
 01:01:57 --> 01:02:00: And there are the opportunity for a lot of diversity
 01:02:00 --> 01:02:03: in partners and what that equals is a huge diversity
 01:02:03 --> 01:02:05: in funding options for this site.
 01:02:05 --> 01:02:07: And that's a real positive.
 01:02:07 --> 01:02:09: You don't always have that,
 01:02:09 --> 01:02:10: but you have that here.
 01:02:10 --> 01:02:12: When you do the final plan,
 01:02:12 --> 01:02:16: you're going to identify those specific objectives and then
 01:02:16 --> 01:02:19: you'll
 01:02:19 --> 01:02:20: be able to match funding options for each of those
 01:02:20 --> 01:02:24: objectives,
 01:02:24 --> 01:02:26: whether through the phasing process or specifically it's built
 01:02:26 --> 01:02:27: and
 01:02:27 --> 01:02:31: how big it is and who does it and how
 01:02:31 --> 01:02:33: you partner,
 01:02:33 --> 01:02:36: but. The diversity really lends itself to your advantage in
 01:02:36 --> 01:02:38: multiple ways of funding the options.
 01:02:38 --> 01:02:42: Three key things when it comes to funding on something
 01:02:42 --> 01:02:45: like this that I think are important.
 01:02:45 --> 01:02:48: First of all, very important that you leverage the public
 01:02:48 --> 01:02:52: dollars to maximize the private investment so that you meet
 01:02:52 --> 01:02:54: the desired objectives of the county and or of the
 01:02:54 --> 01:02:57: taxpayer. OK, leverage those public dollars to get as much
 01:02:57 --> 01:02:59: private investment as possible.
 01:02:59 --> 01:03:03: Very important. Second, be sure that you're capturing all of
 01:03:03 --> 01:03:08: the revenue sources that you're.
 01:03:08 --> 01:03:13: Entitled to and that the taxpayer is entitled to an
 01:03:13 --> 01:03:14: and that you're not leaving money available to do,
 01:03:14 --> 01:03:19: whether operations or maintenance out there and 3rd with all
 01:03:19 --> 01:03:20: the opportunity here.
 01:03:20 --> 01:03:23: Be creative. Look for ways to use an partner mechanisms
 01:03:23 --> 01:03:25: too.
 01:03:25 --> 01:03:28: On the projects you may find opportunities where you can
 01:03:28 --> 01:03:31: bond and you can pass through the cost of the
 01:03:31 --> 01:03:32: bond payment to other users and you as the county
 01:03:32 --> 01:03:35: won't have to even use tax dollars to make those
 01:03:35 --> 01:03:39: bond payments.
 01:03:39 --> 01:03:42: You can find other mechanisms through the partnerships for
 01:03:42 --> 01:03:45: that
 01:03:45 --> 01:03:48: to happen and your bonding capacity allows for the project

01:03:39 --> 01:03:40: to be funded at a cheaper amount.

01:03:40 --> 01:03:43: In other words, you get the money money cheaper,

01:03:43 --> 01:03:45: which makes the project cheaper.

01:03:45 --> 01:03:48: So be creative and as you look at these different

01:03:48 --> 01:03:50: opportunities and funding mechanisms.

01:03:50 --> 01:03:54: Look for those opportunities as well.

01:03:54 --> 01:03:55: Will pass on to Cee Lo,

01:03:55 --> 01:03:58: who will talk about governance.

01:03:58 --> 01:04:01: Thanks so much. That and you know,

01:04:01 --> 01:04:06: given my nearly decade working with elected officials across the

01:04:06 --> 01:04:06: country,

01:04:06 --> 01:04:09: experience at the federal, county,

01:04:09 --> 01:04:13: and local levels of government and now having the unique

01:04:13 --> 01:04:19: perspective of understanding the governance structures of fairgrounds,

01:04:19 --> 01:04:23: I'm really excited to be with you here this morning.

01:04:23 --> 01:04:27: So as you've just heard from my colleagues when we

01:04:27 --> 01:04:28: say think big,

01:04:28 --> 01:04:32: we also mean. Think legacy and that means that leadership

01:04:32 --> 01:04:35: here will be really paramount.

01:04:35 --> 01:04:40: To make exploiter Hoa place that really preserves Expo.

01:04:40 --> 01:04:45: Idaho celebrates the western Idaho Fair and connects Ada County.

01:04:45 --> 01:04:49: We really need a governance structure.

01:04:49 --> 01:04:52: That positions Expo Idaho for success.

01:04:52 --> 01:04:56: With the right players with the necessary skills that have

01:04:56 --> 01:05:00: not only the knowledge of economic demands but also the

01:05:00 --> 01:05:05: political forces and that means creating a separate development committee.

01:05:05 --> 01:05:08: So the good news here is that the 88 county

01:05:08 --> 01:05:12: Board of Commissioners has already laid the foundation for this

01:05:12 --> 01:05:15: shift by setting up the Citizens Advisory Committee.

01:05:15 --> 01:05:20: So our recommendation here for governance is to really make

01:05:20 --> 01:05:20: that.

01:05:20 --> 01:05:27: An authorizing committee similar to the Independent Fair Board that

01:05:27 --> 01:05:28: existed pre 1989.

01:05:28 --> 01:05:31: Here we have. We would have representatives from each of

01:05:31 --> 01:05:35: the ADA County Commissioners we have representatives from each of

01:05:35 --> 01:05:38: the six surrounding municipalities that all have a stake in

01:05:38 --> 01:05:42: the success of Expo Idaho and representatives from the partner

01:05:42 --> 01:05:45: entities that are already engaged with the site.

01:05:45 --> 01:05:48: Particles, agriculture, arts and culture,

01:05:48 --> 01:05:52: environmental groups, homeowners association and of course,

01:05:52 --> 01:05:57: sports and recreation partners. And we also need representatives with

01:05:57 --> 01:06:02: needed subject matter expertise that financial analysis and planning,

01:06:02 --> 01:06:07: flood placement, floodplain management in the LANIUS presentation.

01:06:07 --> 01:06:12: You just heard, this will really require consistency in vision

01:06:12 --> 01:06:15: in order to remain stable for stable vision over the

01:06:15 --> 01:06:16: long term.

01:06:16 --> 01:06:21: Revitalization and development timeline. So it really requires a governance

01:06:22 --> 01:06:24: model with express authority.

01:06:24 --> 01:06:26: Like I said, the good news is that the ADA

01:06:26 --> 01:06:30: County Board of Commissioners has already given this a lot

01:06:30 --> 01:06:34: of thought and put together this exemplary group of individuals

01:06:34 --> 01:06:37: already. Next level.

01:06:37 --> 01:06:41: However, there are other governance models that could work in

01:06:41 --> 01:06:43: the redevelopment of this space.

01:06:43 --> 01:06:45: One is a joint powers authority.

01:06:45 --> 01:06:49: As you know already, exist in neighboring airport.

01:06:49 --> 01:06:53: You also see these types of joint powers authorities in

01:06:53 --> 01:06:56: large metropolitan transportation districts.

01:06:56 --> 01:07:01: This. This model really requires a representative from each governmental

01:07:01 --> 01:07:05: jurisdiction that has a very clear stake in the development

01:07:05 --> 01:07:06: of the site,

01:07:06 --> 01:07:10: and that would include a representative from each of the

01:07:10 --> 01:07:11: Board of Commissioners,

01:07:11 --> 01:07:14: along with the representative for each.

01:07:14 --> 01:07:18: This is miss abilities so that every government entity with

01:07:18 --> 01:07:22: a stake is represented in the Joint Powers Authority.

01:07:22 --> 01:07:26: Another model that is more representative of government that could

01:07:26 --> 01:07:30: be considered is an urban renewal agency expressly for 8

01:07:30 --> 01:07:34: county and the site you've already seen a successful urban

01:07:34 --> 01:07:37: renewal agency in neighboring Voyce.

01:07:37 --> 01:07:41: Until with the provisions of the Idaho State Code,

01:07:41 --> 01:07:44: one could be authorized for the redevelopment of this site

01:07:44 --> 01:07:48: and that would be another kind of mixed governance model

01:07:48 --> 01:07:50: for the board to consider.

01:07:52 --> 01:07:58: Finally. If the Board of Commissioners really desires to retain

01:07:58 --> 01:08:00: authority over the site.

01:08:00 --> 01:08:04: Then we really encourage the board to consider how how

01:08:04 --> 01:08:05: to retain Expo.

01:08:05 --> 01:08:08: Idaho's enterprise designation within it,

01:08:08 --> 01:08:12: accounting for the management of the Expo Building itself

01:08:13 --> 01:08:16: and

01:08:16 --> 01:08:17: the fairgrounds so that really becomes the focus of the

01:08:17 --> 01:08:19: enterprise.

01:08:19 --> 01:08:23: But at the same time,

01:08:23 --> 01:08:26: as you just heard through this phase development approach,

01:08:26 --> 01:08:30: then the as the development is phased out then.

01:08:30 --> 01:08:30: So what governance be phased out and so we would

01:08:30 --> 01:08:34: bring in.

01:08:34 --> 01:08:38: Partner county departments along those phases so as Lady

01:08:38 --> 01:08:41: Bird

01:08:41 --> 01:08:45: Park is redeveloped would bring in the parks and Waterways

01:08:45 --> 01:08:49: Department as the mixed use Town Center is developed,

01:08:49 --> 01:08:50: development services will really step in and take the lead

01:08:50 --> 01:08:55: along with other partner agencies along the way.

01:08:55 --> 01:08:56: And so in this model,

01:08:56 --> 01:09:00: it really retains Expo Idaho under the Board of

01:09:00 --> 01:09:04: Commissioners

01:09:04 --> 01:09:05: authority,

01:09:07 --> 01:09:11: but we really recommend bringing to bear all of the

01:09:11 --> 01:09:15: county resources to truly revitalized this space.

01:09:15 --> 01:09:19: Looks like.

01:09:19 --> 01:09:24: So looking ahead. Preserving, celebrating,

01:09:24 --> 01:09:26: connecting and thinking big. As you've heard today,

01:09:26 --> 01:09:30: our panel is really recommending a generational plan,

01:09:30 --> 01:09:32: and it recognizes this general generational crossroads for

01:09:32 --> 01:09:36: Ada County

01:09:36 --> 01:09:37: and Expo Idaho itself.

01:09:37 --> 01:09:41: We know that millions of people have enjoyed the western

01:09:41 --> 01:09:44: Idaho Fair since 1897.

01:09:44 --> 01:09:47: And we know that Expo Idaho brings Ada County

01:09:47 --> 01:09:50: communities

01:09:50 --> 01:09:53: together.

01:09:53 --> 01:09:56: For every event under the Idaho Sun as your slogan

01:09:41 --> 01:09:43: clearly identifies.

01:09:43 --> 01:09:47: In order to really bring to bear the future revitalization

01:09:47 --> 01:09:51: and development of the fairgrounds that serves that mission year

01:09:51 --> 01:09:51: round,

01:09:51 --> 01:09:56: we really strongly recommend that the sport consider this generational

01:09:56 --> 01:10:00: plan and structuring the organization to really thrive for future

01:10:00 --> 01:10:01: generations of Idaho.

01:10:01 --> 01:10:04: And thank you very much for your time.

01:10:04 --> 01:10:09: This morning I'll turn it over to Sarah to represent.

01:10:09 --> 01:10:12: Wonderful thank you so much yellow and thank you again

01:10:12 --> 01:10:15: to all of you for joining us this morning and

01:10:15 --> 01:10:18: to the 80 County Commission for inviting you lie advisory

01:10:18 --> 01:10:21: services to advise on the future of Expo Idaho.

01:10:21 --> 01:10:24: I also want to thank our wonderful Ulic staff who

01:10:24 --> 01:10:26: helped facilitate all week and set this up.

01:10:26 --> 01:10:30: Jackie Canellas, Georgia gambler and Carly may we literally could

01:10:30 --> 01:10:33: not have done this without you were not going to

01:10:33 --> 01:10:34: transition to Q&A.

01:10:34 --> 01:10:37: So we look forward to your questions.

01:10:37 --> 01:10:39: I'd invite you to submit them in the Q&A.

01:10:39 --> 01:10:42: Feature at the base of your screen and at this

01:10:42 --> 01:10:45: time if there are any words the Commissioners would like

01:10:45 --> 01:10:46: to share.

01:10:46 --> 01:10:48: They have the floor again.

01:10:48 --> 01:10:50: Hi this is Mr Kenyon.

01:10:50 --> 01:10:53: I'm not sure if my fellow Commissioners audio is working

01:10:53 --> 01:10:56: still so I'm going to jump right in and then

01:10:56 --> 01:10:59: hopefully Commissioner back chair back can add as well,

01:10:59 --> 01:11:02: but I just wanted to thank everyone so much.

01:11:02 --> 01:11:04: This is just awesome. You guys have spent a lot

01:11:04 --> 01:11:07: of time and energy on this and it really shows

01:11:07 --> 01:11:11: and I think you're really headed in the right direction.

01:11:11 --> 01:11:13: Super excited to get the final report and to be

01:11:14 --> 01:11:17: able to follow up on on some of the recommendations

01:11:17 --> 01:11:17: here.

01:11:17 --> 01:11:20: Just wanted to thank each and everyone of them.

01:11:20 --> 01:11:23: Presenters that panel palmless here today.

01:11:23 --> 01:11:25: You guys all bring so much to the table,

01:11:25 --> 01:11:30: your expertise and really enjoyed and appreciated all the information

01:11:30 --> 01:11:30: here.

01:11:30 --> 01:11:33: I really interested also and I know that this probably

01:11:33 --> 01:11:36: wasn't within the scope of the time that you all

01:11:37 --> 01:11:38: had to work on this,

01:11:38 --> 01:11:41: but the larger economic impact to our Community as we

01:11:41 --> 01:11:44: build and phase something like this out.

01:11:44 --> 01:11:47: I think it's a tremendous opportunity an you know.

01:11:47 --> 01:11:50: Oftentimes we we hold here the Albertson's golf.

01:11:50 --> 01:11:54: Tournament, it's a PGA event and just the millions of

01:11:54 --> 01:11:56: dollars that that one week,

01:11:56 --> 01:11:59: that event brings into our community is phenomenal.

01:11:59 --> 01:12:03: So I think there's a much bigger financial picture and

01:12:03 --> 01:12:07: analysis that maybe we can move forward as part of

01:12:07 --> 01:12:09: those top three to five recommendations.

01:12:09 --> 01:12:11: So I just want to say,

01:12:11 --> 01:12:13: you know, thank you so much.

01:12:13 --> 01:12:15: Sarah Davids yellow, Nick Nick,

01:12:15 --> 01:12:18: Peter Stacy, Stephanie Nicolia, Kyle.

01:12:18 --> 01:12:21: I hope I didn't miss anybody but you all did

01:12:21 --> 01:12:23: such a fantastic job.

01:12:23 --> 01:12:26: I love the idea of moving forward with the Citizens

01:12:26 --> 01:12:30: Advisory Committee and making that a more permanent

01:12:30 --> 01:12:33: operating committee

01:12:30 --> 01:12:33: and then adding those subject matter experts.

01:12:33 --> 01:12:36: That really makes a lot of sense and it made

01:12:36 --> 01:12:38: a lot of sense to me that we're going to

01:12:38 --> 01:12:42: need that kind of governance to move this project forward

01:12:42 --> 01:12:46: for the duration, because it is a long term project

01:12:46 --> 01:12:47: as you mentioned.

01:12:47 --> 01:12:50: So I'm going to ask chair back if he can

01:12:50 --> 01:12:52: if we can all hear him.

01:12:52 --> 01:12:55: I know he has some words of gratitude as well.

01:12:55 --> 01:12:58: So chair back. Can you hear us late county would

01:12:58 --> 01:13:01: like to thank the Urban Land Institute for donating your

01:13:01 --> 01:13:05: time and to participate in this cost in fiscal analysis

01:13:05 --> 01:13:07: of the Exploit Hill property.

01:13:07 --> 01:13:12: Ada County also looks forward to receiving the written

01:13:12 --> 01:13:15: recommendations

01:13:12 --> 01:13:15: and evaluating those records written recommendations.

01:13:15 --> 01:13:17: We'd also like to thank all the mayors,

01:13:17 --> 01:13:21: the Treasure Valley legislators, users of the property,

01:13:21 --> 01:13:26: employees, employers, lessees of the property surrounding

01:13:21 --> 01:13:26: neighborhoods.

01:13:26 --> 01:13:30: Transportation agencies, those with knowledge of the legal issues.

01:13:30 --> 01:13:34: Boise River experts and managers of the property who took

01:13:34 --> 01:13:38: time out of their busy schedules to provide broad discussion

01:13:38 --> 01:13:39: of the property,

01:13:39 --> 01:13:41: and I think finally I'd like to thank the ADA

01:13:41 --> 01:13:45: County staff because Urban Land Institute was not here in

01:13:45 --> 01:13:45: person.

01:13:45 --> 01:13:48: The staff took took on the task of providing a

01:13:48 --> 01:13:52: video map San background information so the panel can visualize

01:13:52 --> 01:13:56: the property and understand the constraints that exist on the

01:13:56 --> 01:14:01: property. Again, I'm looking forward to getting your written recommendations

01:14:01 --> 01:14:02: and we will take.

01:14:02 --> 01:14:05: The action that we need we deem is most appropriate

01:14:05 --> 01:14:07: for the citizens of Ada County.

01:14:07 --> 01:14:10: Mr. Davidson. Did you have anything you'd like to say?

01:14:10 --> 01:14:13: Well, let me thank herbal and is it too?

01:14:13 --> 01:14:15: Thank you so much for donating a lot of your

01:14:15 --> 01:14:17: time to help you know Ada County.

01:14:17 --> 01:14:21: Come up with what should be generational project and I

01:14:21 --> 01:14:25: really do appreciate your recommendations and giving us some structure

01:14:25 --> 01:14:26: and ideas to look at.

01:14:26 --> 01:14:29: That's not my expertise, so I'm glad we could bring

01:14:29 --> 01:14:33: you in because I was definitely looking forward to.

01:14:33 --> 01:14:35: Getting your wisdom on this project.

01:14:35 --> 01:14:38: I would have another question about how long do you

01:14:38 --> 01:14:42: think it will take you to get your written report

01:14:42 --> 01:14:42: to us?

01:14:44 --> 01:14:46: I'm going to defer to RULI staff,

01:14:46 --> 01:14:49: Jacqueline, just like to address the Commissioners question.

01:14:51 --> 01:14:55: Share Commissioner so will be in contact with the coordinating

01:14:55 --> 01:14:59: sponsor team about an appropriate date following this presentation and

01:14:59 --> 01:15:01: will be in contact about that.

01:15:01 --> 01:15:04: Alright, well yeah, I don't have any further questions.

01:15:04 --> 01:15:09: I do appreciate the extensive report and the presentation and

01:15:09 --> 01:15:11: you've given us a lot to think about.

01:15:11 --> 01:15:16: No question about that. Appreciate your effort and appreciate your

01:15:16 --> 01:15:18: you're doing what you did.

01:15:18 --> 01:15:20: Do you have anymore any?

01:15:20 --> 01:15:23: Anything else you'd like to offer advice to us?

01:15:25 --> 01:15:28: Well, I think thank you very much for your words,

01:15:28 --> 01:15:31: Commissioners. I think at this point actually we have a

01:15:31 --> 01:15:34: number of questions in the Q&A feature,

01:15:34 --> 01:15:36: so just a quick reminder to the audience.

01:15:36 --> 01:15:38: Please use the Q&A feature,

01:15:38 --> 01:15:41: not the chat feature, to communicate your questions to the

01:15:41 --> 01:15:44: panel and we will commence with answering those.

01:15:44 --> 01:15:46: Now we've got quite a few great ones.

01:15:46 --> 01:15:49: First up, I'd like to spotlight a question from Bill

01:15:49 --> 01:15:50: Connors who asks,

01:15:50 --> 01:15:52: says you've talked about costs.

01:15:52 --> 01:15:55: One of the potential revenues for the county.

01:15:55 --> 01:15:57: This plan gets fully built out.

01:15:59 --> 01:16:03: We have one of the panelists addressed this for us.

01:16:03 --> 01:16:06: I can answer that, but that's one of the recommendations

01:16:06 --> 01:16:09: in there about doing a market analysis to get a

01:16:09 --> 01:16:10: real true.

01:16:10 --> 01:16:11: Know what the return is.

01:16:11 --> 01:16:14: We have advised that you when you finalize the plan,

01:16:14 --> 01:16:17: you'll be able to do a true market analysis with

01:16:17 --> 01:16:20: the firm that can provide that for you and they'll

01:16:20 --> 01:16:23: be able to provide you not only the return on

01:16:23 --> 01:16:26: investment solely, but also how the phasing could work an

01:16:27 --> 01:16:29: based upon the public investment.

01:16:29 --> 01:16:32: What the return on investment could differentiate overtime

01:16:32 --> 01:16:36: so.

01:16:36 --> 01:16:39: We would advise a good market study as you finalize

01:16:39 --> 01:16:41: that plan through the RFP process.

01:16:41 --> 01:16:44: And just to add on to that Nick,

01:16:44 --> 01:16:45: while we were trying to look at sort of the

01:16:45 --> 01:16:48: trade offs,

01:16:48 --> 01:16:51: an ROI on the specific developments that would happen on

01:16:51 --> 01:16:55: this site that's already challenging enough.

01:16:55 --> 01:16:59: But obviously activating This site is going to have meaningful

01:16:59 --> 01:17:00: impact for revenue creation across Ada County in terms of

01:17:00 --> 01:17:04: you know,

01:17:04 --> 01:17:06: hotel rooms, days, restaurants, you know people filling up the

01:17:06 --> 01:17:10: gas tank,

01:17:10 --> 01:17:14: all kinds of other you know,

01:17:14 --> 01:17:18: dollars being spent by people attending events here and

utilizing
01:17:10 --> 01:17:11: this facility.
01:17:11 --> 01:17:17: So we feel like it's important for the Commissioners to
01:17:17 --> 01:17:18: consider.
01:17:18 --> 01:17:21: You know, expanding the revenue generation possibility at
and when
01:17:21 --> 01:17:24: you considering the sort of a balanced budget around this
01:17:24 --> 01:17:27: site using taking the big view of the fact that
01:17:27 --> 01:17:29: this site alone is creating a lot more and has
01:17:30 --> 01:17:33: the potential to create a lot more economic activity across
01:17:33 --> 01:17:33: Ada County.
01:17:33 --> 01:17:38: And those revenues should also be recognized as well.
01:17:38 --> 01:17:40: When you do a proper market analysis,
01:17:40 --> 01:17:42: you also do what's called the multiplier effect,
01:17:42 --> 01:17:44: and as you have different uses,
01:17:44 --> 01:17:47: they spawn revenue generation from each other and off of
01:17:48 --> 01:17:48: each other,
01:17:48 --> 01:17:51: and that's all part of a proper market analysis,
01:17:51 --> 01:17:54: which I think is is a critical component of the
01:17:54 --> 01:17:54: final plan.
01:17:56 --> 01:18:01: Excellent thank you panelists. A question from Hannibal who
asks
01:18:01 --> 01:18:04: is the movement of Lady Bird Park a long process
01:18:04 --> 01:18:07: and is there a specific agency that can spearhead this?
01:18:12 --> 01:18:16: This is Stephanie. I can add Tim just to characterize
01:18:16 --> 01:18:20: what we heard that it can take several years and
01:18:20 --> 01:18:24: that's why we are advising to begin that now sooner
01:18:24 --> 01:18:28: than later of. Also from the stakeholder interviews we heard
01:18:29 --> 01:18:32: just a tremendous amount of consensus on this move.
01:18:32 --> 01:18:37: So it seems there's a great deal of community support.
01:18:37 --> 01:18:39: It would involve. I believe,
01:18:39 --> 01:18:42: both the state and National Park Service.
01:18:42 --> 01:18:47: So this also could be something where a dedicated program
01:18:47 --> 01:18:51: manager from the project manager from the county to
shepherd
01:18:51 --> 01:18:54: this process would be very valuable,
01:18:54 --> 01:18:57: because it would potentially take years.
01:18:57 --> 01:19:00: The example that we were given of 1 in downtown
01:19:00 --> 01:19:05: Boise that started several years ago is still not approved
01:19:05 --> 01:19:05: yet,
01:19:05 --> 01:19:09: so This is why it's our top recommendation to begin
01:19:09 --> 01:19:09: first.
01:19:13 --> 01:19:16: Excellent, thank you so much Stephanie.

01:19:16 --> 01:19:19: So I've got a couple of questions from Jeff Eiseman
01:19:20 --> 01:19:23: which I'm going to attempt to summarize here so Jeff
01:19:23 --> 01:19:28: has a question about building a new memorial state stadium
01:19:28 --> 01:19:30: versus improving the existing one.
01:19:30 --> 01:19:34: He points out that the there he points out that
01:19:34 --> 01:19:37: he believes there's a need for a new venue that
01:19:37 --> 01:19:41: can accommodate a Major League Soccer franchise.
01:19:41 --> 01:19:45: When the market is ready and be expanded to attract
01:19:45 --> 01:19:46: AAA baseball.
01:19:46 --> 01:19:49: I and that for that reason he believes that a
01:19:49 --> 01:19:51: new stadium is is the only way to get to
01:19:51 --> 01:19:52: this goal.
01:19:52 --> 01:19:55: He also asks about location and why would any developer
01:19:55 --> 01:19:59: not want this venue central to their development and seating
01:19:59 --> 01:20:01: the retail and restaurants.
01:20:01 --> 01:20:04: So in other words, if the stadium stays where it
01:20:04 --> 01:20:05: currently is,
01:20:05 --> 01:20:09: doesn't that detract from the proposed Town Center who
01:20:09 --> 01:20:10: would
01:20:09 --> 01:20:10: like to respond?
01:20:12 --> 01:20:15: I can take a first cut at a response.
01:20:15 --> 01:20:17: There we in our research,
01:20:17 --> 01:20:19: we looked at the costs and you know,
01:20:19 --> 01:20:23: I think when we talked about it being a lower
01:20:23 --> 01:20:24: cost option,
01:20:24 --> 01:20:26: it would be a lower cost option.
01:20:26 --> 01:20:31: That doesn't mean it's the optimal option for public benefit,
01:20:31 --> 01:20:34: nor does it mean that it's the option that would
01:20:34 --> 01:20:39: generate the most revenue or activation or anything for the
01:20:39 --> 01:20:39: site.
01:20:39 --> 01:20:42: And so that's why we actually showed.
01:20:42 --> 01:20:46: Two different site plans in one site plan tuck the
01:20:46 --> 01:20:50: new stadium right up next to the Expo and immediately
01:20:50 --> 01:20:52: adjacent to all the retail.
01:20:52 --> 01:20:57: You know? I think because of our.
01:20:57 --> 01:21:00: Clients, which is the commissioners of Ada County.
01:21:00 --> 01:21:03: We wanted to focus on what you know the cost
01:21:03 --> 01:21:06: would be to do those different things and and provide
01:21:06 --> 01:21:09: a couple of different options to the Commissioners in terms
01:21:09 --> 01:21:12: of you know how to have a stadium on site.
01:21:12 --> 01:21:15: I think in terms of whatever negotiations happen between the
01:21:15 --> 01:21:18: private sector and the in the county.

01:21:18 --> 01:21:20: That's where the rubber hits the road,
01:21:20 --> 01:21:22: so to speak. And when you find it,
01:21:22 --> 01:21:24: if the if the if the proposed revenues,
01:21:24 --> 01:21:27: both through the market study as well as to you
01:21:27 --> 01:21:27: know.
01:21:27 --> 01:21:31: Private investment will will match the cost of moving and
01:21:31 --> 01:21:32: having a new stadium.
01:21:32 --> 01:21:36: We understand that the stadium is outdated and that there's
01:21:36 --> 01:21:38: a lot of issues with the stadium.
01:21:38 --> 01:21:41: Were also you know, baseball fans that don't like to
01:21:41 --> 01:21:44: look into the sun so we understand all that but
01:21:44 --> 01:21:45: we wanted to provide,
01:21:45 --> 01:21:48: you know, just have two options in a variety of
01:21:48 --> 01:21:48: costs.
01:21:48 --> 01:21:51: Characteristics for the for the county commissioners.
01:21:55 --> 01:21:58: Great, thank you very much David question from Rob
01:21:58 --> 01:21:59: Tiedeman
01:21:58 --> 01:21:59: and Rob.
01:21:59 --> 01:22:01: Apologies by mispronouncing your name.
01:22:01 --> 01:22:05: What is your vision for the features of a new
01:22:06 --> 01:22:07: Lady Bird Park?
01:22:07 --> 01:22:10: I can take that Sarah I so I think it's
01:22:11 --> 01:22:15: important to note that we have divided the park up
01:22:15 --> 01:22:17: into three main areas,
01:22:17 --> 01:22:22: one that could provide again the Blueway access.
01:22:22 --> 01:22:26: An more repairing buffer in the North West corner of
01:22:26 --> 01:22:27: the plan,
01:22:27 --> 01:22:30: closest to the Marigold parking lot.
01:22:30 --> 01:22:35: That's 3040 acres right there that could be have open
01:22:35 --> 01:22:37: space with trails,
01:22:37 --> 01:22:41: an new park facilities, but more of a.
01:22:41 --> 01:22:46: Passive character and then the middle section with the
01:22:46 --> 01:22:49: Fildes,
01:22:46 --> 01:22:49: the 23 plus or minus acres would be more active
01:22:49 --> 01:22:50: rec with soccer,
01:22:50 --> 01:22:56: football, baseball, softball and so we're really replacing where
01:22:56 --> 01:22:58: the
01:22:56 --> 01:22:58: stables were with with turf fields,
01:22:58 --> 01:23:01: which is an appropriate floodplain use.
01:23:01 --> 01:23:05: And again, that's where the fair would be located.
01:23:05 --> 01:23:09: And then the third area which is in the former
01:23:09 --> 01:23:10: racetrack,
01:23:10 --> 01:23:13: we really see expanding that existing wetlands.

01:23:13 --> 01:23:16: And creating a nature preserve.

01:23:16 --> 01:23:18: So again, you could have more trails,

01:23:18 --> 01:23:23: but also some structures that might be more an educational

01:23:23 --> 01:23:27: center along with pavilions and shelter for birders and other

01:23:27 --> 01:23:29: recreational users.

01:23:29 --> 01:23:33: So with 100 acres you really could program each very

01:23:33 --> 01:23:38: distinctly for water access and trails and fields along with

01:23:38 --> 01:23:40: the nature preserve.

01:23:40 --> 01:23:44: Wonderful Stephanie. One more question along this lines

01:23:44 --> 01:23:48: Mark Wassall asks the recommended for baseball and three soccer fields

01:23:48 --> 01:23:50: were presented as 365 day facilities.

01:23:50 --> 01:23:54: Was that based upon the usage of 6 baseball and

01:23:54 --> 01:23:58: one soccer field at the Willow Lane Athletic complex?

01:23:58 --> 01:24:01: Upstream and north of the Boise River in the city.

01:24:01 --> 01:24:04: Boys know it wasn't based on that specifically,

01:24:04 --> 01:24:09: but rather we heard through the stakeholder interviews and

01:24:09 --> 01:24:10: other materials.

01:24:10 --> 01:24:14: There's high demand, as in most communities of these fields

01:24:14 --> 01:24:17: are highly popular and if you do like them then

01:24:17 --> 01:24:19: you can extend their hours of use.

01:24:19 --> 01:24:23: So really, that recommendation that they could be 365 that

01:24:23 --> 01:24:26: will except for the 10 days of the fair.

01:24:26 --> 01:24:30: 'cause that's where the fair would be located at 10

01:24:30 --> 01:24:30: days.

01:24:30 --> 01:24:33: But the rest of the year with proper maintenance,

01:24:33 --> 01:24:37: lighting, and layout, you could really accommodate a great

01:24:38 --> 01:24:39: deal capacity and demand,

01:24:39 --> 01:24:43: and that's how we characterize that use.

01:24:43 --> 01:24:45: Wonderful thank you so much Stephanie.

01:24:45 --> 01:24:49: OK, two revenue real estate related questions at a combine

01:24:49 --> 01:24:52: these from Cameron aerial and Clay Carla.

01:24:52 --> 01:24:56: First, can you address the potential ROI on leasing land

01:24:56 --> 01:24:57: selling land,

01:24:57 --> 01:25:01: property tax revenue etc. And then also is it possible

01:25:01 --> 01:25:05: to see projected revenues for the improvements?

01:25:05 --> 01:25:07: How would we get those?

01:25:07 --> 01:25:09: Would like to address that.

01:25:09 --> 01:25:11: This kind of goes back to the idea of the

01:25:11 --> 01:25:12: market analysis,

01:25:12 --> 01:25:15: and really what it comes down to is the objectives
01:25:15 --> 01:25:19: of the Commissioners and what the desired outcome is,
01:25:19 --> 01:25:22: and then negotiating that. So whatever the prevailing rate is,
01:25:22 --> 01:25:25: whether leased or sold, would be part of that analysis.
01:25:25 --> 01:25:28: If you looked at the mixed use center,
01:25:28 --> 01:25:30: you do the same analysis and it would be part
01:25:30 --> 01:25:32: of the negotiation of that.
01:25:32 --> 01:25:35: But I think what you could say is whatever the
01:25:35 --> 01:25:38: prevailing rates are out there for ground that zone and
01:25:38 --> 01:25:39: and and and.
01:25:39 --> 01:25:42: Purpose that you're using and what you see those prevailing
01:25:42 --> 01:25:42: rates.
01:25:42 --> 01:25:45: One could compute that as at least some measure of
01:25:45 --> 01:25:45: a base.
01:25:45 --> 01:25:49: But as a Commissioner, as the Commissioners negotiate that
01:25:49 --> 01:25:52: they
01:25:49 --> 01:25:52: may want to leverage that for some greater public
01:25:52 --> 01:25:53: enhancements
01:25:52 --> 01:25:53: as part of the return,
01:25:53 --> 01:25:55: so return isn't always dollars.
01:25:55 --> 01:25:57: It can also be added public enhancements,
01:25:57 --> 01:26:00: and that's all part of the negotiation of of making
01:26:00 --> 01:26:03: that deal on the lease and or sale of the
01:26:03 --> 01:26:04: ground.
01:26:04 --> 01:26:06: Great, thank you very much Nick.
01:26:06 --> 01:26:09: Apologies my my Internet was a bit unstable there.
01:26:09 --> 01:26:11: So question from Ron Lundquist who asks.
01:26:11 --> 01:26:14: We've noticed some vagueness in the RV park and its
01:26:14 --> 01:26:16: support of the fair.
01:26:16 --> 01:26:20: Another Expo activities. Will there be consideration in the
01:26:20 --> 01:26:23: plan
01:26:20 --> 01:26:23: for the footprint of the RV Park and its proximity
01:26:23 --> 01:26:25: to the service served users and events?
01:26:28 --> 01:26:31: Maybe to take this we we understand the importance of
01:26:31 --> 01:26:34: short term RV facilities to having a,
01:26:34 --> 01:26:38: you know, for Expo presenters and for.
01:26:38 --> 01:26:41: You know participants in the fair the fair operators,
01:26:41 --> 01:26:45: especially. And while we didn't come up with a specific
01:26:46 --> 01:26:48: site location 'cause a lot of the.
01:26:48 --> 01:26:52: The other site elements are still in flux in terms
01:26:52 --> 01:26:55: of the Town Center or the baseball stadium,
01:26:55 --> 01:26:59: etc. We do believe that on 247 acres there's adequate
01:26:59 --> 01:27:02: site area to accommodate an RV facility.

01:27:02 --> 01:27:06: Especially for the short term stays related to Expo and fair.

01:27:07 --> 01:27:07:

01:27:07 --> 01:27:09: Thank you David question from Clay Carla.

01:27:09 --> 01:27:12: Can you address the need for residential housing for the community on This site is this site with so many

01:27:12 --> 01:27:15: uses appropriate for residential development?

01:27:15 --> 01:27:17: I can jump in well,

01:27:20 --> 01:27:21: I mean for us really in the towns that are

01:27:21 --> 01:27:24: like residential development is really just part of the story.

01:27:24 --> 01:27:27: In creating the live work play environment.

01:27:27 --> 01:27:29: But it's just one of those,

01:27:29 --> 01:27:30: you know. It's a sub sect of the uses that

01:27:30 --> 01:27:33: are going to be in the Town Center,

01:27:33 --> 01:27:34: which would probably mostly primarily be retail and commercial.

01:27:34 --> 01:27:38:

01:27:40 --> 01:27:42: Great, thank you very much Peter.

01:27:42 --> 01:27:44: Next question from Andrea Fogelman.

01:27:44 --> 01:27:47: Was there any consideration of the impact of lighting or noise in the recreational fields to homeowners across the river

01:27:47 --> 01:27:51: from the site?

01:27:51 --> 01:27:51:

01:27:51 --> 01:27:56: I can take that question that that definitely is a consideration on every film that I've ever worked on.

01:27:56 --> 01:28:00: An also lighting controls and the lighting programming has greatly

01:28:00 --> 01:28:05: improved its highly sophisticated,

01:28:05 --> 01:28:08: and you can actually ensure that the lighting shines only

01:28:08 --> 01:28:13: on the filled and does not shine off side,

01:28:13 --> 01:28:16: and there's just a lot of technology and sophistication that helps with that aspect now,

01:28:16 --> 01:28:21: but that is definitely something.

01:28:21 --> 01:28:24: About the lighting vendor and manufacturing designer could help work

01:28:24 --> 01:28:26:

01:28:26 --> 01:28:31: with to ensure that it's not intrusive to other neighbors as much as possible.

01:28:31 --> 01:28:35: Thank you very much, Stephanie.

01:28:35 --> 01:28:36: Other questions and so just to clarify,

01:28:38 --> 01:28:41: these are questions for the panel.

01:28:41 --> 01:28:45: Specifically for panelists and recommend excuse me related to our

01:28:45 --> 01:28:49: recommendations here,

01:28:49 --> 01:28:54: we're not able to take questions for the Commissioners.

01:28:54 --> 01:28:56:

01:28:56 --> 01:29:01: Any other questions? If not,

01:29:01 --> 01:29:04:

01:29:04 --> 01:29:05: then?
01:29:05 --> 01:29:10: Perhaps we should move Tord closing going once?
01:29:10 --> 01:29:12: Going twice OK. Great with that.
01:29:12 --> 01:29:15: I think we can bring this session to a close.
01:29:15 --> 01:29:18: I want to thank again all of our panelists.
01:29:18 --> 01:29:22: I want to thank the Urban Land Institute for making
01:29:22 --> 01:29:25: this possible and I want to thank all of our
01:29:25 --> 01:29:26: collaborators,
01:29:26 --> 01:29:30: and especially our sponsor of the Accounting Commission.
01:29:30 --> 01:29:32: I think I speak for all of the panel when
01:29:32 --> 01:29:35: I say this is been a rewarding week.
01:29:35 --> 01:29:39: We've learned a great deal and very much appreciated the
01:29:39 --> 01:29:40: opportunity to help you.
01:29:40 --> 01:29:44: Assess options for the future for a really incredible site,
01:29:44 --> 01:29:48: and we've heard the word generational quite a bit today,
01:29:48 --> 01:29:51: and I think that is an excellent word.
01:29:51 --> 01:29:55: To sum up the spirit with which the panel approached
01:29:55 --> 01:29:56: this assignment,
01:29:56 --> 01:29:59: and we all look forward to continuing to see where
01:29:59 --> 01:30:00: you take this.
01:30:00 --> 01:30:04: So definitely we look forward to the release of the
01:30:04 --> 01:30:06: written report as well,
01:30:06 --> 01:30:09: and thank you again for joining us this morning.

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