

Proposing a Project to the District / Decision Framework

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Purpose

This document provides guidance as to the content of proposals submitted to the Greater Boise Auditorium District. It outlines the key criteria The District will consider when assessing the merits and priority of the project. Additional criteria may be considered as circumstances warrant.

Threshold Criteria

All projects must satisfy these threshold requirements:

1. **The project must be consistent with The District's charter** as defined by Idaho Statute:

67-4901: It is hereby declared that the organization of auditorium or community center districts, having the purposes and powers provided in this act, will serve the public need and use and will ***promote the prosperity, security and general welfare of the inhabitants of said districts.***

67-4902: An auditorium or community center district is one to build, operate, maintain and manage for public, commercial and/or industrial purposes by any available means ***public auditoriums, exhibition halls, convention centers, sports arenas and facilities of a similar nature***, and for that purpose and such district shall have the power to construct, maintain, manage, market and operate such facilities.

2. **The project must be legal.**

There are two primary legal constraints within which all proposals must comply:

- a. ***The proposed project must primarily serve a public purpose.*** The project cannot primarily serve the interests or be built for the benefit of one private user. The use of the facility must demonstrate it will primarily, not incidentally, serve a broader public use or purpose.
- b. ***The proposed facility must be built, operated, maintained, marketed and managed by The District.*** The District has broad authority to determine how it will execute these activities. The District is not legally required to own the facility.

Financial Criteria

Proposals should address these areas of financial impact and feasibility.

1. **Cash and debt requirements**

The proposal should detail the cost of the project and timing of expenditures. The cost will be evaluated against The District's current cash reserves, anticipated annual revenue flow, debt capacity and financial obligations to support current operations and other prioritized projects. The District will consider the level of financial risk and suggested ways in which risk might be mitigated.

2. **Operational and financial sustainability**

The District will assess several factors:

- a. Ownership of the facility
- b. Operation of the facility
- c. Market analysis (demonstration of a market need to be filled or an opportunity to be enabled)
- d. Utilization optimization – planned public use of the facility during a full calendar year
- e. Revenue sources (by event type if the facility is to have a multi-use purpose)

3. Viability of partners

Parties requesting The District to contribute to the funding their project should demonstrate their financial viability and past success developing projects of similar scope and purpose.

Economic and Public Benefit Criteria

Proposals should include a *credible Economic Impact Statement and Pro Forma* that considers the following criteria (and other benefits to be considered):

1. Estimated lodging stays generated

Projects that generate lodging stays will provide incremental revenue to The District that can be used to fund future community projects. Generating lodging stays is not a mandatory requirement.

2. Economic impact

Proposals should quantify the full estimated economic impact of the project, including:

- a. Jobs created
- b. Incremental revenue sources (direct local spending for lodging, merchandise, dining, entertainment, transportation, etc.)
- c. Increased tax revenue or burden
- d. Indirect and other areas of economic impact

3. Desirability as a public amenity

Making the greater Boise area a more pleasant place to live or a more desirable destination for visitors is important to The District. Proposals for projects considered to be public amenities should consider items such as:

- a. Data supporting public demand for the proposed project
- b. Filling an identified need within the community
- c. Innovations that would distinguish the greater Boise area relative to other metropolitan areas
- d. Balance of use (e.g. open to both public and private use)
- e. Community stakeholders that will benefit from the project
- f. Support for the project by other community stakeholders or partners

Project-specific Considerations

Proposals should include other considerations including (but not limited to):

- Proposed location(s) for the project

- Capacity to accommodate the public (seating, occupancy, etc.)
- Impact on transportation, parking and other elements of supporting infrastructure
- Environmental features of structure (e.g. LEEDS certifications, sustainability, etc.)
- Environmental impact/mitigations for surrounding area
- Aesthetic elements
- Barrier-free design features
- Public safety and security features
- Integration with surrounding community
- Pedestrian and non-motorized accommodations
- Other public accommodations