



Urban Land Institute

Idaho

Annual Review | 2017
Preview | 2018

A Message from ULI Boise Leaders



Kent Hanway,
2016-17 Chair

ULI Idaho has made significant impacts in our community since its inception as a District Council in 2004, and FY2017 was no exception. The local and national depth of expertise of the ULI membership is undeniable and allows us to promote, educate and provide leadership in responsible land use, helping to build our communities into thriving and sustainable cities.

Our programming for the year focused on the initiative of “Putting People First”, with focus on downtowns, placemaking, mobility and healthy communities. Programs included tours of successful downtown developments, speakers on housing, including the “missing middle”, and a discussion panel on our valley’s active transportation and its relationship to real estate, to name a few. Two national grants received by ULI Idaho also allowed us to continue our

Healthy Corridors work, teaming with the City of Boise to focus on our gateway to the city, Vista Avenue. These grants allowed our members and community volunteers to work on creative placemaking and community engagement for this important “first impressions” entrance to Boise. In addition, a Technical Assistance Panel (TAP) is in motion to assist our members in Coeur d’Alene to evaluate the Kootenai Healthcare corridor.

The value of membership is not only in serving our community needs, but in bringing together leaders in the industry to network and exchange best practices. To this end, FY2017 saw a new Developer’s Council created, an expansion of the YLG membership with their CEO speaker series, and a multitude of “Members Only” events, all specifically focused on increasing the value proposition of being a ULI member.

Our industry is based on relationships, and ULI Idaho offers significant value for those who become engaged. We hope you enjoy reflecting on Idaho’s 2017 ULI Annual Review inside and will look to become active in the Idaho District Council!



Clay Carley,
2018-19 Chair

While ULI Idaho takes a bold step forward to hire a full time Executive Director and expand its membership to 250, ULI National is on an equally bold program to expand its reach and impact worldwide. ULI recognizes the vital importance of District Councils, such as Idaho, and Product Councils. Through these two vehicles ULI delivers the highest quality content of “best practices”, educational programs, TAPs (Technical Assistance Programs), and many other high value ULI offerings. The future is very bright for ULI and the ULI Idaho District Council.

ULI is aggressively investing to provide easier access to their enormous inventory of panel reports, publications, & case studies. Joining the ULI is just the first step. Getting involved is where the reward lies. ULI is comprised of the world’s most successful professionals involved in responsible land use and creating thriving communities. Getting to know these individuals and sharing information and experiences inherently makes one better informed and better prepared to execute going forward. Building valuable relationships is the backbone of ULI and the primary reason to become a member and get involved. We look forward to FY2018 and forming new valuable relationships.



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History of ULI Idaho

FY04

Meeting of 40 ULI members organized by Quentin Knipe

ULI Idaho District Council is created

Community Action Grant for In-fill research



Quentin Knipe, Chair

FY05

FY08



YLG is formed
Mayors' Forums

Frank Martin, Chair

Sustainable Downtown Development Focus
Technical assistance to Nampa

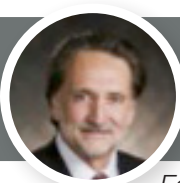
Urban innovation grant for Agriculture



Bob Taunton, Chair

FY10

FY12



Technical assistance to Meridian & GBAD

Urban Innovation Grant for Real Estate Partnership

Ed Miller, Chair

Next 1000 Housing Report
Vista Corridor Demonstration grant

Advisory Board meets quarterly



George Iliff, Chair

FY14

FY16

Impact Award for Next 1000 Housing Report



Kent Hanway, Chair

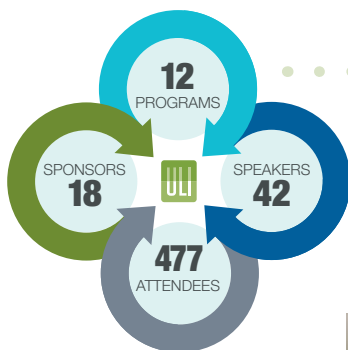
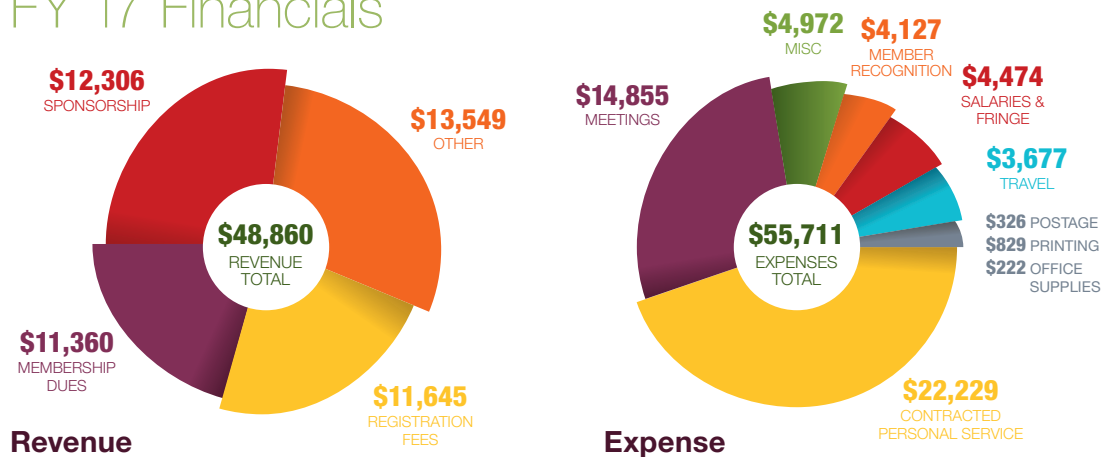
Three grants for Health Upping the Impact campaign
ISG Award for Vista Product Council formed

Accomplishments

- District Council receives two grants for implementation and creative placemaking for the Vista Corridor.
- Initiated the “Upping the Impact Campaign” to take the District Council to the next level.
- Received an Idaho Smart Growth Award for the Vista Healthy Corridor Program.
- Developer’s Product Council formed.



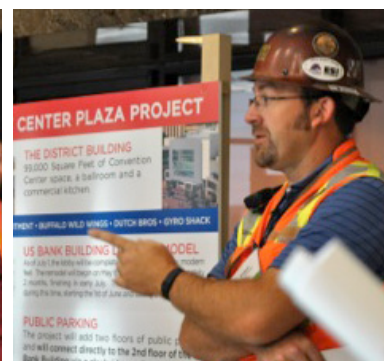
FY 17 Financials



Meetings and Events

By the Numbers

**Hard Hat Tour
of the Main
Street Station**
July 22, 2016



Meetings and Events

Garden City Housing Tour September 15, 2016



Tour of Broad Street October 5, 2016



Real Estate Trends November 15, 2016



Idaho Smart Growth Citizen Advocacy Award November 10, 2016



Holiday Social with ISG and USGBC December 7, 2016

Meetings and Events



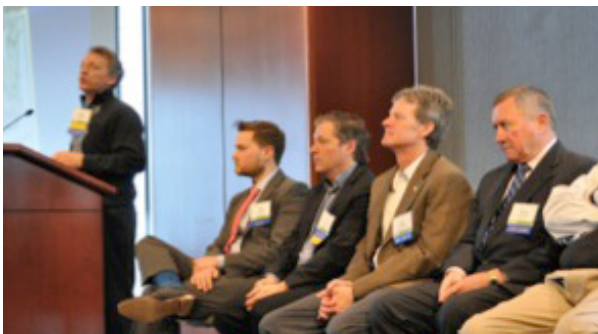
Real Estate Trends in the Inland Northwest

January 10, 2017



Active Transportation and Real Estate

February 8, 2017



Young Leader Group CEO Series

Young Leaders Group

The Young Leaders Group (YLG) is made up of young professionals under 35 years of age involved in real estate development, architecture, marketing, finance, urban planning, transportation, construction, public policy, and more.

Matt Blandford of Andersen Construction led the efforts of the YLG during fiscal year 2017 and initiated a CEO Series where YLG members are invited to participate in quarterly discussions with leaders in the development community.

The mission of the YLG is to create a unique setting for tomorrow's real estate and land use leaders to interact, both professionally and socially, with more established professionals, while providing responsible leadership and transferring knowledge in the use of land, in order to enhance the total environment. Today, almost 800 Young Leaders comprise this group nationally, actively forming their own programs and participating in the District Council's events, outreach initiatives and volunteer committees.



Clay Carley



Scott Schoenherr

Meetings and Events



Housing and Mobility

April 5, 2017



Kick-off of the Vista Creative Placemaking Project

April 27, 2017



Tour of the Afton and One Nineteen Condominiums

April 27, 2017



Chairs' Reception and Summer Social

June 20, 2017

Thank You

Diane Kushlan who has been the anchor for ULI Idaho since its inception in 2004 retired from ULI Idaho in April 2017 to spend more time with her grandson and continue her passion for travel with husband Phil. ULI Idaho is forever grateful to Diane for her leadership and commitment to ULI Idaho and wishes Diane all the best in her retirement. Diane is not going too far, as she will be heading the Program Committee in FY 18.



FY17 Annual Sponsorships

SILVER

Elam & Burke Attorneys at Law
Givens Pursley LLP
Oppenheimer Development Corporation
Rafanelli & Nahas

BRONZE

Barber Valley Development
Cole Architects
Colliers International
CSHQA

Group One Sotheby's International Realty
Old Boise
Retail West Properties

Special thanks to the FY17 Program Sponsors

Andersen Construction
Compass Community Planning Association
Capital City Development Corporation
CSHQA
CTA Architects Engineers
First American Title Company

Group One Sotheby's International Realty
Hawley Troxell Attorney's & Counselors
Ignite CDA
JUB Engineers
Oppenheimer Development Corporation

Parkwood Business Properties
SRM Development
Title One
TO Engineers
Washington Trust Bank
Widmyer Corporation
Zions Bank

Membership As Of June 30, 2017

By the Numbers

MEMBERS

102 Private
38 Public

MEMBERS

98 Associate
26 Full
16 YLG



FY17 Leadership & Committees

Management Committee

Kent Hanway, Chair
Wes Jost, Treasurer
George Iliff, Governance
Kâren Sander, Program
Scott Schoenherr,
Developer's Product Council
Matt Blandford, Young
Leaders Group

Sponsorship Committee

Kent Hanway
Gary Allen
Eric Davis
George Iliff
Jeremy Malone
Bob Taunton
Hilary Vaughn
Bruce Wetten

Governance Committee

George Iliff
Bob Taunton
Ed Miller
Quentin Knipe

Program Committee

Kâren Sander
Ryan Armbruster
Matt Blandford
Bill Clark
Stan Cole
Chase Erkins
Laura Williams

Young Leaders Group

Matt Blandford
Brendon Daniels
Chase Erkins
Laura Williams



Advisory Board

Amanda Johnson Ashley	Kent Hanway
Bradley Barker	Kristin Bjorkman
Bruce Wetten	Matt Blandford
Christopher F. Meyer	P. Eric Davis
Clay Carley	Robert G. Taunton
Derick O'Neill	Ryan Armbruster
Ed Miller	Scott Schoenherr
Gary G. Allen	Stan Cole
George Iliff	Tammy De Weerd
Hilary S. Vaughn	Wesley Jost
Jeremy Malone	William Clark
John Brunelle	Holly Hudson
Julie Marple	Kâren Sander



FY18 Strategic Focus

Membership Goals and Engagement Strategies

- Addition of 50 new members, focusing on Treasure Valley large-scale housing developers, contractors, financial institutions and membership outreach in eastern, central and northern Idaho with local champions.
- Addition of 15 new YLG members, focusing on CEO series and construction tours.
- 5 Standing committees for membership involvement.
- Continuation and support of the new Developer's Product Council—great first year of programming and content has been well received, expand programming and support Chair to sustain effort.
- Three members-only programs with proceeds of one program committed to the ULI Foundation.
- Leverage ULI Emerging Trends and ULI Infrastructure programs and reports as “road show” for eastern, central and northern Idaho member benefit.

Key Programs and Topics

- Increase number of tours of projects under construction and/or completed. These are well received and well attended.
- Three (3) large programs, 6-8 mid-size programs, with outreach to other parts of Idaho (Twin Falls, Pocatello, Idaho Falls, Coeur d'Alene)
- YLG programming on CEO series and after hours tours.
- Programming specific to “The Value of Idaho Urban”, expanding to other parts of Idaho with focus on active/public transportation choices, urban housing infill and community tools

Leadership and Organization

- Expand membership in targeted communities outside of Boise and nurture ULI “champions” in those markets.
- Build sponsorship base for sustaining a F/T Manager to support the DC
- Hire a F/T Manager
- Create/expand a Membership Committee and Sponsorship Committee to support needs of DC
- Build infrastructure to support the new Developer's Product Council



Looking Ahead

Impact Activities

- Execute one (1) TAP – targeted to serve needs of Kootenai Health District in Coeur d'Alene, Idaho
- Continue discussion and programing about “urban fabric” and what makes downtowns thrive, in the context of rural Idaho communities—express the Value of Idaho “Urban”.
- Focus on communicating why “urban” matters for creating economically viable, sustainable and healthy communities; and what creates success: mixed housing, diverse neighborhoods, walkability, bike-ability, historical character of districts, cost on infrastructure of sprawl.
- Focus and outreach on small communities in rural Idaho expressing importance of downtowns.
- Explore thought on limited community tools available and how implementation of zoning, impact fees can assist.
- Complete next steps on Vista Corridor study including community visioning in Phase 2.
- Work with city, the neighborhood and local artists on “Activate Vista Sidewalks” for creative placemaking along the Vista Corridor.
- Explore funding tools for needed infrastructure including tax increment financing, local option and expansion of the authority of the special purpose auditorium district.

Sponsorship and Other Revenue Sources

- \$50,000 additional sponsorship revenue to support a F/T Manager for the ULI DC
- Grants for two healthy corridor projects for Vista Corridor
- Increase membership base and targeted program sponsorships
- Increase programming awareness through active use of social media presence

ULI Value

- Participation in a TAP
- Engagement in the Developers Product Council
- Exclusive attendance at Members Only events
- Networking and relationship building at Advisory Council

Upping the Impact – FY18 Annual Sponsors

PLATINUM

ALTURAS
CAPITAL

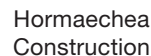
GOLD



SILVER PLUS



SILVER



BRONZE





Looking Ahead

FY 18 Leadership

Management Committee

Clay Carley, Chair*

Jeremy Malone, Treasurer*

Bruce Wetten, Chair for Mission Advancement*

Kent Hanway, Past Chair and Chair for Governance*

Diane Kushlan, Program Chair

Bryant Forrester, Membership Co-Chair

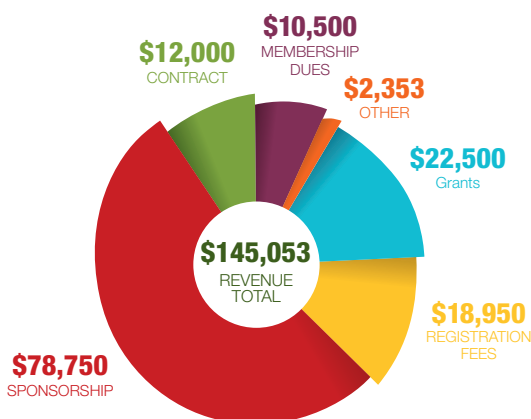
Matt Blandford, YLG Chair

Bob Taunton, TAP Chair

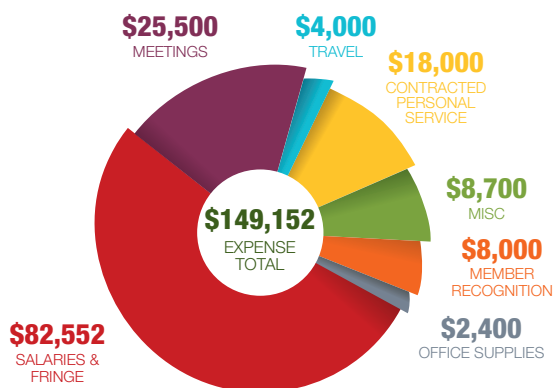
Danielle Hurd and Claudia Day, WLI Co-Chairs

**Required position for Management Committee*

FY 18 Budget



Revenue



Expense

Looking Ahead

Program Planning Schedule (FY 18: Value of Urban)

August 17	5-7 pm – Tour of Crescent Rim
August 29	7:30-9:30 am – Real Estate & Food: Economic Impact of Food Halls, Hubs & Indoor Markets
September 22	7:30-9 am – Economic Impact of Historic Preservation Don Rypkem
September	CEO Series
September 26	Communities in Motion 2040 2.0
October	Tour of Fowler Apartments Public & Private Partnerships
November	Emerging Trends CEO Series
December 5	Holiday Social
January	Value of Urban Schools
February	Harvesting the Value of Water: Stormwater, Green Infrastructure and Real Estate CEO Series
March	Housing Trends
April	Tour of Ash Street and Pioneer Corridor
May	Transportation
June	Annual Chairs' Reception & Summer Networking



ULI Mission

2007 to Present



ULI's mission is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. We are committed to:

- Bringing together leaders from across the fields of real estate and land use policy to exchange best practices and serve community needs;
- Fostering collaboration within and beyond ULI's membership through mentoring, dialogue, and problem solving;
- Exploring issues of urbanization, conservation, regeneration, land use, capital formation, and sustainable development;
- Advancing land use policies and design practices that respect the uniqueness of both built and natural environments;
- Sharing knowledge through education, applied research, publishing, and electronic media; and
- Sustaining a diverse global network of local practice and advisory efforts that address current and future challenges.

ULI Priorities

- Advising Communities in Need
- Shaping Cities and Regions
- Developing Excellence Through Education
- Driving Innovation in Real Estate and Urban Development
- Building Sustainably
- Connecting Capital and the Built Environment

ULI Today

- The largest most impactful Real Estate and Land Use think tank in the world.
- A global organization with over 40,000 members across the globe on six continents in 76 nations delivering/providing leadership in the responsible use of land and creating and sustaining thriving communities worldwide.

Contact Us

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