Annual Review | 2019
Preview | 2020
ULI Idaho has a critical role to fill during this time of growth and expansion of urban areas in our state. We have the opportunity to educate and engage local and state governments, real estate professionals, land use experts, and our communities at large. The mission of ULI has never had more importance than it does during this season; we must be active in providing leadership in the responsible use of our lands and in creating and sustaining thriving communities statewide. This is our moment.

How can we carry out this mission? We can be an intersection. We can bring people together and create

Continued page 3
“roundtables” for discussion and debate for both the private and public sector. We can learn. We can benefit from ULI’s extensive library of case studies and learn from cities before us that have faced major growing pains and also met with optimism the potential that growth offers.

We can teach. We can provide information to those who are unfamiliar with the development process but are eager to learn. We can cultivate community. We can develop relationships and build foundations of great partnerships.

ULI offers an expanded spectrum of tools and access to information. Programs like UrbanPlan and Technical Assistance Panels (TAPs) are valuable conduits that support learning, the cross-pollination of ideas, and the development of solutions. ULI’s member tools – Knowledge Finder, Navigator, and Member Directory make it possible to access industry specific information and to connect members with people across the globe, and find opportunities to give back.

I believe that ULI is its members. We are active, engaged, and committed to positive growth throughout the state. In this season of change, I look forward to our own growth as a chapter, the impact we will have, and the value we bring as we continue to evolve along with our landscape.
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Accomplishments

Expanding the Statewide Presence of ULI Idaho

Real Estate Trends 2019: Eastern Idaho, November 16, 2018

ULI Idaho held its first event in Idaho Falls, “Real Estate Trends 2019: Eastern Idaho” on November 16th at the Willard Arts Center as part of its annual road show of the Emerging Trends in Real Estate report. The City of Idaho Falls was a major partner in the success of the event. The event engaged 42 attendees and four panelists local panelists. ULI Idaho Treasurer and Vice President of Oppenheimer Development Corporation, Jeremy Malone acted as the keynote.

Open Space with Ed McMahon, June 26, 2019

Expanding ULI Idaho’s reach closer to home base in Boise, ID, the first event in Caldwell was held on June 26th, 2019. “Open Space with Ed McMahon” featured the Indian Creek Plaza and Indian Creek daylighting project with the participation of Caldwell Councilman Rob Hopper and CEO of Destination Caldwell, Keri Smith-Sigman. 45 attendees, 25% were from Canyon County, and 43% from outside of Boise. The event re-engaged members in Canyon County, and introduced new prospects to ULI. The feedback on the event was very positive and shows promise for expanding membership and engagement in Canyon County.

While Ed McMahon was in Boise, he was able to meet with leaders from Idaho Smart Growth, US Green Building Council, Preservation Idaho, Idaho Walk Bike Alliance, City of Boise, and Canyon County to share examples of other community's successes in solving challenging issues of growth management, NIMBYism, affordable housing, and transportation.
Accomplishments

Growing Collaborations, Developing the ULI Idaho Brand

Presentation at Boise Neighborhood Interactive, February 16, 2019

ULI Idaho members Bob Taunton, JoAnn Butler, Clay Carley, and Diane Kushlan presented “Better Together – Why Private Development & Public Interest are not Parallel Universes” at the Boise Neighborhood Interactive. The session attracted 63 attendees at the daylong conference for neighborhood leaders and interested citizens.

AIA Lunch Presentation, April 9, 2019

Kent Hanwood, Danielle Hurd, and Alexandra Monjar presented to an audience of 75 members of the American Institute of Architects Idaho Chapter about ULI’s mission, the Idaho district council’s history, present, and future initiatives.

Cameron Arial, Community Development Director at City of Meridian Won a Rose Center Scholarship to Attend Fall Meeting 2018

In his role, Cameron has focused on improving and streamlining the land development and building services divisions as well as planning and economic development that he oversees. Of his time at Fall Meeting, Cameron remarked, “I was pleasantly surprised by how forward thinking and involved the entire programming was… I also learned so much from my fellow scholarship winners and the Rose Center veterans… I plan on learning more from them and hope to participate in similar events in the future.”
Preparing to Launch UrbanPlan

ULI Idaho is partnering with the University of Idaho (U of I) to launch UrbanPlan in FY 20. This year, staff and leadership researched, evaluated, and planned for how to best implement a pilot run of the program to determine if the program can provide both sustainability to the council, and create meaningful impact in educating students and/or community members on the trade-offs and decision making processes involved in development and land use planning.

Alexandra Monjar, ULI Idaho Manager, and Catherine Bai, U of I Lecturer, attended UrbanPlan trainings in San Francisco and Washington, D.C. respectively to learn more about the program.

ULI Idaho will launch the pilot in January 2020 in Professor Bai’s studio architecture class. An UrbanPlan committee including leaders from U of I and ULI Idaho will determine how and where the program should grow in its next phase.
FY19 Leadership & Committees

Management Committee

Kent Hanway, Governance
Jeremy Malone, Treasurer

Governance Committee

Kent Hanway, CSHQA
George Illiff, Colliers
Bob Taunton, Taunton Group

Program Committee

Hilary Vaughn, Holland & Hart
Stan Cole, Cole Architects
Stacey Alexander, US Bank
Ryan Armbruster, Etam & Burke

Young Leaders Group

Laura Williams, CCDC
Matt Blandford, Andersen Construction
Brendon Daniels, T-O Engineers

Women’s Leadership Initiative

Danielle Hurd, AIA Pacific and Northwest Region
Claudia Day, Herman Miller
Karena Gilbert, Thornton

Membership Committee

Bryant Forrester, Urban Concepts
Julie Oliver, Oliver O’Gara

Advisory Board

Gary Allen, Givens Pursley
Robert Anderst, TitleOne
Ryan Arbruster, Elam & Burke
Cameron Arial, City of Meridian
Bradley Barker, Group One Sotheby’s
Kristin Bjorkman, Boise Cascade
John Brunelle, Capital City Development Corporation
Corey Cook, Boise State University
P. Eric Davis, Retail West
Douglas Fowler, Harris Ranch
Jerry Frank, Petra
Chuck Graves, McAlvain

Developer’s Product Council

Scott Schoenherr, Rafanelli & Nahas
Tom Bobo, Grossman Companies
Clay Carley, Old Boise
Mike Chidester, Bristol Company
Bill Clark, Clark Development
Eric Davis, Retail West
Doug Fowler, LeNir
Blake Hansen, Alturas
Michael Honnaecia, Honnaecia Development
Jeremy Malone, Oppenheimer Development Corporation
Scott McCormick, American Pacific Advisors
Dean Pape, DeChase Development
Ivan Sim, Idaho Power
Jared Smith, Penn Bridge Development
Bryan Vaughn, Hawkins Companies
Dave Wall, Gardner Company
Ben Zamzow, Rocky Mountain Companies

Design & Placemaking Product Council

Kent Hanway, Chair, CSHQA
Stan Cole, Cole Architects
Events and Tours

Highlights

- Events held in Idaho Falls (Real Estate Trends 2019: Eastern Idaho) and Caldwell (Open Space with Ed McMahon) were two firsts for ULI Idaho in these cities, and demonstrate ULI Idaho’s commitment to becoming a truly statewide organization.

- Food for Thought, a new lunchtime event series, has been a popular program for discussing relevant topics with subject matter experts.

- The Women’s Leadership Initiative hosted its first large event, Designing Great Cities with positive reviews.

- The Young Leaders Group added value to YLG membership with the Brewing Connections program inviting YLG members to meet with out of town speakers before large events.

- Main themes for FY 19 programming were affordable housing, growth management, protection of natural resources, and transportation.

By the Numbers

- 29 EVENTS
- 60 SPEAKERS
- 65 SPONSORS
- 1,181 ATTENDEES

Building Equitable Cities: A Conversation with Henry Cisneros

- July 19, 2018

YLG – CEO Series: Julie Oliver & Elizabeth O’Gara

- September 25, 2018

WLI – Content & Cocktails: Ronda Conger

- August 14, 2018

YLG – Summer Social

- August 16, 2018

WLI – Urban Brain Bites: Parks

- September 25, 2018
Events and Tours

Designing Great Cities presented by WLI
October 18, 2018

YLG – CEO Series: Skip Oppenheimer
November 7, 2018

Real Estate Trends 2019
November 13, 2018
YLG – Brewing Connections: Anita Kramer

Member Only Tour of the Gibson presented by YLG
January 8, 2019

Real Estate Trends 2019: Inland Northwest
November 14, 2018

WLI – Urban Brain Bites: Urban and Rural
January 22, 2019

Real Estate Trends 2019: Eastern Idaho
November 16, 2018

Holiday Social with Idaho Smart Growth and US Green Building Council
December 6, 2018
Events and Tours

Food for Thought: Finding Opportunity in Opportunity Zones
February 13, 2019

WLI – Urban Brain Bites: Office Trends
April 10, 2019

Spring Member Reception
May 9, 2019

YLG – CEO Collective: Dana Zuckerman, Clay Carley, Scott Schoenherr, and Kelli Badesheim
February 27, 2019

WLI – Content & Cocktails: Designing Healthy Workplaces
March 21, 2019

Member Only Tour of Kount presented by YLG
March 26, 2019

Mixed Income Housing: How to Make it Happen
April 5, 2019
YLG – Brewing Connections: Stephen Norman and Ty McCutcheon

ULI – Content & Cocktails: Preservation of the Sturiale Place
May 15, 2019
Events and Tours

Brewing Connections: Reid Ewing
May 29, 2019

Turning Transportation Vision Into Reality
May 30, 2019

YLG – CEO Series: Mayor Bieter
June 3, 2019

YLG – Brewing Connections: Ed McMahon
June 25, 2019

Open Space with Ed McMahon
June 26, 2019

Annual Chair’s Reception and Summer Social
June 13, 2019

WLI – Urban Brain Bites: Innovative Infrastructure
June 18, 2019

Food for Thought: Attitudes on Growth in the Treasure Valley
June 27, 2019
Event Sponsors

Amsterdam Lounge
Andersen Construction
Boise State University
Business Interiors of Idaho
Capital City Development Corporation (CCDC)
Chase Erkins, Lee & Associates
City of Boise
City of Caldwell
City of Idaho Falls
City of Meridian
City of Nampa
Cole Architects
COMPASS
CSHQA
CTA Architects
Cushman Wakefield
DG Design Group
Erstad Architects
First American Title
Galena Fund
GGLO
Hampton Inn
Harris Ranch
Hawley Troxell
Henriksen Butler
Holland & Hart
Idaho Realtors – National Association of Realtors Grant
Ignite CDA
JUB Engineers
LocalConstruct
Marriott Residence Inn
Miller Stauffer
Mountain West Bank
Newmark Realty
Old Boise
Oppenheimer Development Corporation
Pacific Companies
Paradigm of Idaho
Parkwood Properties
Parsons Behle
Rafanelli & Nahas
Spokane Teachers Credit Union
Springhill Suites
Stoel Rives
The Grove Hotel
Thornton Oliver Keller
Urban Concepts
Urban Concepts
US Bank
Valley Regional Transit
Washington Trust Bank
Widmyer Corporation
Zions Bank
FY 19 Financials

**Revenue**
- $142,200 REVENUE TOTAL
  - $22,075 REGISTRATION FEES
  - $18,424 MEMBERSHIP DUES
  - $687 OTHER
  - $9,374 GRANTS
- $91,640 SPONSORSHIP

**Expense**
- $104,894 EXPENSES TOTAL
  - $7,788 CONTRACTED SERVICES
  - $6,218 MISC
  - $4,317 MEMBER RECOGNITION
  - $10,994 TRAVEL
  - $1,253 RENT
  - $1,446 OFFICE EXPENSES
  - $51,983 SALARIES & FRINGE
- $23,561 MEETINGS

FY 20 Budget

**Revenue**
- $138,240 REVENUE TOTAL
  - $23,000 REGISTRATION FEES
  - $23,740 MEMBERSHIP DUES
  - $4,000 OTHER
  - $5,000 GRANTS
  - $82,500 SPONSORSHIP

**Expense**
- $117,109 EXPENSES TOTAL
  - $4,449 INVESTMENT ALLOCATION
  - $6,250 CONTRACTED SERVICES
  - $7,360 MISC
  - $4,000 MEMBER RECOGNITION
  - $16,750 TRAVEL
  - $3,700 OFFICE EXPENSES
  - $50,400 SALARIES & FRINGE
  - $21,400 MEETINGS

Membership and Engagement

Membership

ULI Idaho continued to experience strong membership growth, ending the year up 22% from FY 18, thanks to active recruitment and engagement from the Membership Committee lead by Co-Chairs Julie Oliver and Bryant Forrester. The Women’s Leadership Initiative and Young Leaders Group committees were also influential in bringing in new women members and members under 35 to increase diversity in member demographics.

The membership committee continued to personally reach out and welcome new members, and held a Spring Member Reception on May 9th at Retail West’s office in downtown Boise. Membership efforts were supported with campaigns from ULI Americas featuring various incentives each month.

Programs

ULI Idaho maintained its increased program schedule and attendance, which doubled in FY 18. Event themes for FY 19 were affordable housing, growth management, protection of natural resources, and transportation. The Programs Committee created a new popular series, Food for Thought, a lunchtime program on timely topics. The program invites experts to share a short presentation followed by a roundtable discussion. ULI Idaho also expanded its statewide presence through two events which were firsts in the cities of Idaho Falls (Real Estate Trends 2019) and Caldwell (Open Space with Ed McMahon). The latter event celebrated the Indian Creek Plaza and Indian Creek daylighting which was featured as a national ULI case study for developing urban resilience.
Young Leaders Group
The Young Leaders Group (YLG) saw increased attendance at its regularly scheduled CEO Series and significant growth in young leader membership and activity. The YLG leadership committee worked to connect young leaders with opportunities to engage on committees and to contribute to the YLG monthly newsletter and ULI Idaho social media content. YLG added value to their membership by introducing a new member-only program, Brewing Connections, where members meet with national speakers over beer at happy hour or coffee in the morning before large events.

Women’s Leadership Initiative (WLI)
The Women’s Leadership Initiative hosted its first large event, Designing Great Cities at Zion’s Bank. The event featured architect Dakota Keene as the keynote speaker. Ms. Keene shared how design principles can be employed to support equity, safety, and health. A panel discussion followed with Kelli Badesheim, Karen Bubb, Ellen Campfield Nelson, Nora Carpenter and Alison Tate. This panel shared examples of innovation and design as well as opportunities in public transportation, public art, equitable access to parks and recreation, addressing community health and housing, and public safety. The program attracted 81 attendees and was one of ULI Idaho’s most highly rated events of the year.

Developer’s Product Council
The ULI Idaho Developer’s Product Council continued to meet quarterly to discuss new trends, construction innovation, and local housing projects and issues. The council provides a great opportunity for members to have open discussion on best practice and lessons current market conditions.

Housing focused discussions included a tour and discussion of New Path Housing, an affordable housing project for formerly houseless individuals with developer Tom Mannschreck, and updates on the City of Boise’s consideration of forming a land trust for affordable housing and its housing incentives program from AnaMarie Guiles. Pete Gobmert shared IndieDwell’s business strategy for providing affordable housing through modular construction using shipping containers.

Covering another construction innovation, Judsen Williams with KPFF shared how Mass Timber is being incorporated into new developments, providing an ecological alternative to steel in some cases. Neil Nelson later shared an update with the group about forces impacting construction costs.

Other topics included two new Urban Renewal Districts, Boise Plaza, Old Boise’s Front Street projects, new trends for office space tenants, and how 5G will affect Commercial Real Estate. The council also again participated in the annual Emerging Trends focus group, contributing to the report’s coverage of Boise and Coeur d'Alene/Spokane.
Looking Ahead

FY 20 Business Plan and Goals

- Continue work on increasing long-term sustainability of the Idaho District Council through the introduction of new programs to generate sponsorship and revenue.
  - Implement UrbanPLan with funding sources to sustain the increased demand on staff and resources.
  - Launch Design and Placemaking local product council, and provide leadership in urban design through the council’s work.
  - Launch NEXT program to engage transitioning Young Leaders and re-engage past members in the NEXT age range.
- Increase ULI Idaho’s statewide impact and presence.
  - Increase membership and engagement in western Ada and Canyon counties.
  - Continue to expand statewide membership and engagement with TAPs, presentations, and events.
- Provide thought leadership in addressing growth.
  - Focus programming on housing, transportation, equity, and addressing the concerns of anti-growth movements.
  - Increase awareness of ULI Idaho with expanded social media and traditional media outreach.
- Programming Themes for FY 20
  - Affordable Housing
  - Addressing concerns of growth and equity
  - Transportation

Member Tools Add Value to ULI Memberships

Navigator, Knowledge Finder, and Member Directory connect you to opportunities to learn, lead, and grow; an expanding library of member-generated content and ideas; and ULI’s global network of industry professionals.

Members told us what matters, and we listened.

- CONNECT WITH MEMBERS AROUND THE WORLD
- FIND ULI OPPORTUNITIES TO LEAD AND VOLUNTEER
- EXPLORE OUR LATEST RESEARCH AND BEST PRACTICES
FY20 Leadership

Management Committee

Danielle Hurd, Chair
Clay Carley, Governance
Jeremy Malone, Treasurer
Matt Blandford, Chair for Mission Advancement
Hilary Vaughn, Program Committee Chair
Laura Williams, Young Leaders Group Chair
Jessica Durham, NEXT Chair
Patricia Nilsson, Membership Co-Chair
Brendon Daniels, Membership Co-Chair
Scott Schoenherr, Developer’s Product Council Chair
Christopher Dwyer, Design & Placemaking Product Council Chair
Stacey Alexander, WLI Co-Chair
Karena Gilbert, WLI Co-Chair
Past Chairs of ULI Idaho

FY04
Meeting of 40 ULI members organized by Quentin Knipe
Community Action Grant for In-fill research

FY05
ULI Idaho District Council is created
Quentin Knipe, Chair

FY08
YLG is formed
Mayors’ Forums
Frank Martin, Chair

FY10
Sustainable Downtown Development Focus
Technical assistance to Nampa
Urban innovation grant for Agriculture
Bob Taunton, Chair

FY12
Technical assistance to Meridian & GBAD
Urban Innovation Grant for Real Estate Partnership
Ed Miller, Chair

FY14
Next 1000 Housing Report
Vista Corridor Demonstration grant
Advisory Board meets quarterly
George Iliff, Chair

FY16
Impact Award for Next 1000 Housing Report
Three grants for Health
Upping the Impact campaign
ISG Award for Vista Product Council formed
Kent Hanway, Chair

FY18
Technical assistance to Kootenai Health in Coeur d’Alene
Membership increase of 24%
First ULI event in eastern Idaho
Launch of Women’s Leadership Initiative
Groundwork for launching UrbanPlan
Clay Carley, Chair
ULI Mission

Urban Land Institute provides 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.

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BRONZE

CTA ARCHITECTS ENGINEERS

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