

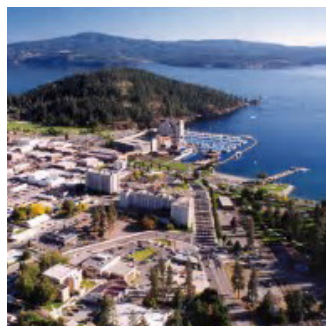
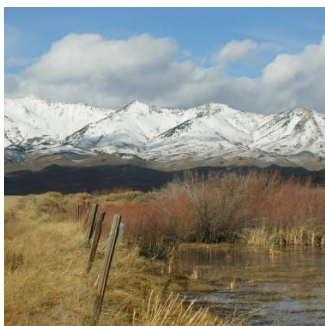
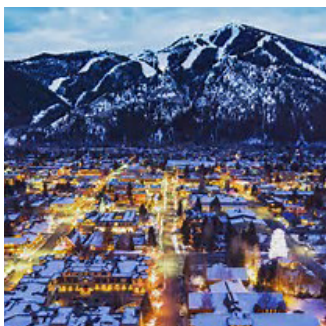


Urban Land Institute

Idaho

Annual Review | 2019

Preview | 2020



A Message from ULI Idaho Leaders



Clay Carley, 2018-19 Chair

ULI Idaho made significant strides in FY 2019. Alexandra Monjar has settled in as the new Manager and has proven to be superior at all levels of need for the organization. She has immediately gained the respect and support from ULI Americas in Washington DC. ULI Idaho is in very capable hands going forward.

Membership is up and once again ULI Idaho ranks in the top third of all ULI District Councils as a percentage of growth increase. Our committees are very well staffed with volunteers and strong leadership with committee chairs. Programming is robust and event participation is over 1,200 participants. This is a significant increase from two years ago when participation was less than 600.

ULI Americas is investing heavily in improved technologies intended to increase member participation and satisfaction. In addition, the new CEO of Americas, Gwyneth Cote has begun her new position listening and traveling to District Councils to understand their needs and challenges first hand in order to improve ULI Americas support for District Council efforts to deliver the ULI mission.

Looking forward I am hopeful ULI Idaho expands its reach within Idaho and particularly the Treasure Valley. Urban Plan will be the next significant move by our council and the impact on our communities will be very rewarding.

Lastly, I am very pleased to have Danielle Hurd taking the helm as ULI Idaho DC Chair. Danielle has all the right ingredients and passion keep ULI Idaho on its upward trajectory. We are very fortunate to have the level of sponsorship support from our community and it is appreciated every day.

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



Danielle Hurd, 2020-21 Chair

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.



Table of Contents

Accomplishments	5
FY19 Leadership and Committees	8
Events and Tours	9
Event Sponsors	13
FY19 Financials and FY 20 Budget	14
Membership and Engagement	15
Looking Ahead	17
Past Chairs of ULI Idaho	19
ULI Mission	20
FY19 Annual Sponsors	21

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.



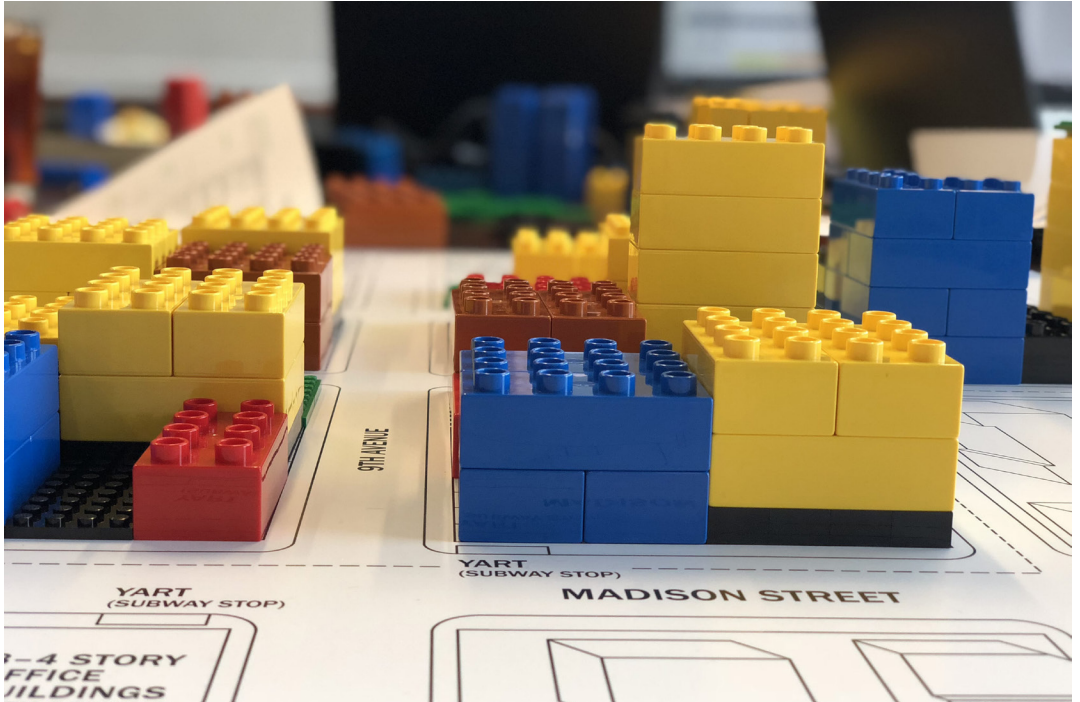
*Idaho Fall Meeting attendees visit a project by Gerding Edlen in Boston. **Pictured left to right:** Matt Blandford, Clay Carley, Matt Edlen, Jamie Arial, Cameron Arial.*

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.”

Accomplishments



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



Clay Carley, Chair



Kent Hanway,
Governance



Jeremy Malone,
Treasurer



Matt Blandford,
Chair for Mission
Advancement



Hilary Vaughn,
Program Committee
Co-Chair



Stan Cole,
Program Committee
Co-Chair



Laura Williams,
Young Leaders
Group Chair



Bryant Forrester,
Membership
Co-Chair



Julie Oliver,
Membership Co-Chair



Scott Schoenherr,
Developer's Product
Council Chair



Danielle Hurd,
Women's Leadership
Initiative Co-Chair



Claudia Day,
Women's Leadership
Initiative Co-Chair

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 Hormaechea,
Hormaechea 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 Wali, *Gardner Company*

Ben Zamzow, *Rocky Mountain Companies*

Governance Committee

Kent Hanway, *CSHQA*

George Illiff, *Colliers*

Bob Taunton, *Taunton Group*

Ed Miller, *Givens Pursley*

Quentin Knipe, *Stoel Rives*

Program Committee

Hilary Vaughn, *Holland & Hart*

Stan Cole, *Cole Architects*

Stacey Alexander, *US Bank*

Ryan Armbruster, *Elam & Burke*

Matt Blandford, *Andersen Construction*

Chase Erkins, *Lee & Associates*

Christina Hardesty, *Parsons Behle*

Young Leaders Group

Laura Williams, *CCDC*

Matt Blandford, *Andersen Construction*

Brendon Daniels, *T-O Engineers*

Chase Erkins, *Lee & Associates*

Christina Hardesty, *Parsons Behle*

Andrew Wheeler, *DG Group Architecture*

Women's Leadership Initiative

Danielle Hurd, *AIA Pacific and Northwest Region*

Claudia Day, *Herman Miller*

Karena Gilbert, *Thornton Oliver Keller*

Shellan Rodriguez, *CCDC*

Kåren Sander, *HDR*

Hilary Vaughn, *Holland & Hart*

Membership Committee

Bryant Forrester, *Urban Concepts*

Julie Oliver, *Oliver O'Gara*

Brendon Daniels, *T-O Engineers*

Laura Williams, *CCDC*

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*

Jeff Heath, *Business Interiors of Idaho*

Christopher Humphrey, *Stoel Rives*

George Illiff, *Colliers International*

Douglas Johnson, *Bank of America Merrill Lynch*

Clark Krause, *Boise Valley Economic Partnership*

Mike Magill, *Engineered Structures, Inc*

Al Marino, *Thornton Oliver Keller*

Christopher Meyer, *Parkwood Properties*

Derick O'Neill, *Rivershore Development*

Ivan Sim, *Idaho Power*

Doug Ward, *First Interstate Bank*

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



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

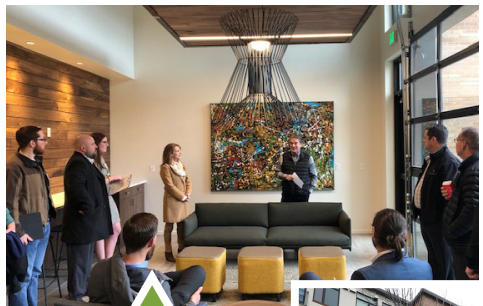
Designing Great Cities
presented by WLI
October 18, 2018



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



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

WLI – Urban Brain Bites: Office Trends

April 10, 2019

Spring Member Reception

May 9, 2019

WLI – 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

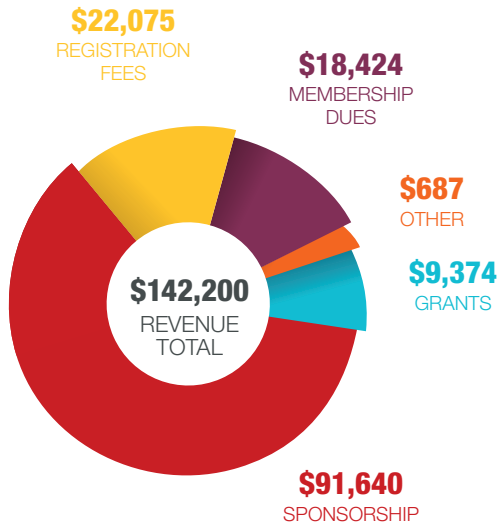


Event Sponsors

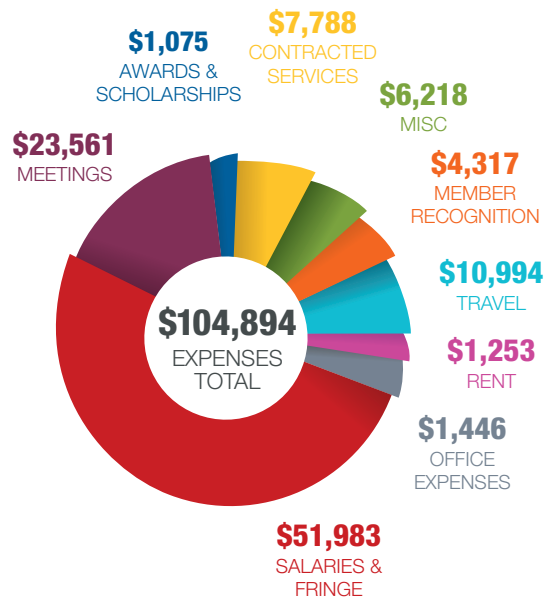
Amsterdam Lounge	Ignite CDA
Andersen Construction	JUB Engineers
Boise State University	LocalConstruct
Business Interiors of Idaho	Marriott Residence Inn
Capital City Development Corporation (CCDC)	Miller Stauffer
Chase Erkins, Lee & Associates	Mountain West Bank
City of Boise	Newmark Realty
City of Caldwell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

FY 19 Financials

Revenue

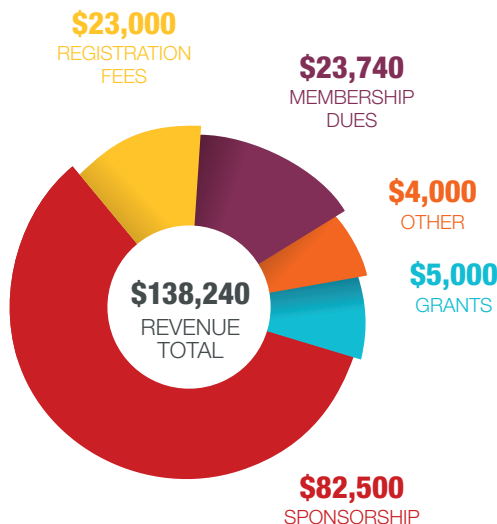


Expense

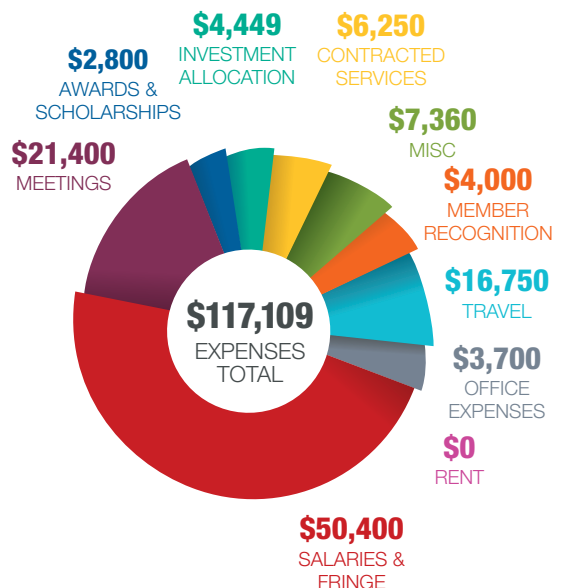


FY 20 Budget

Revenue



Expense

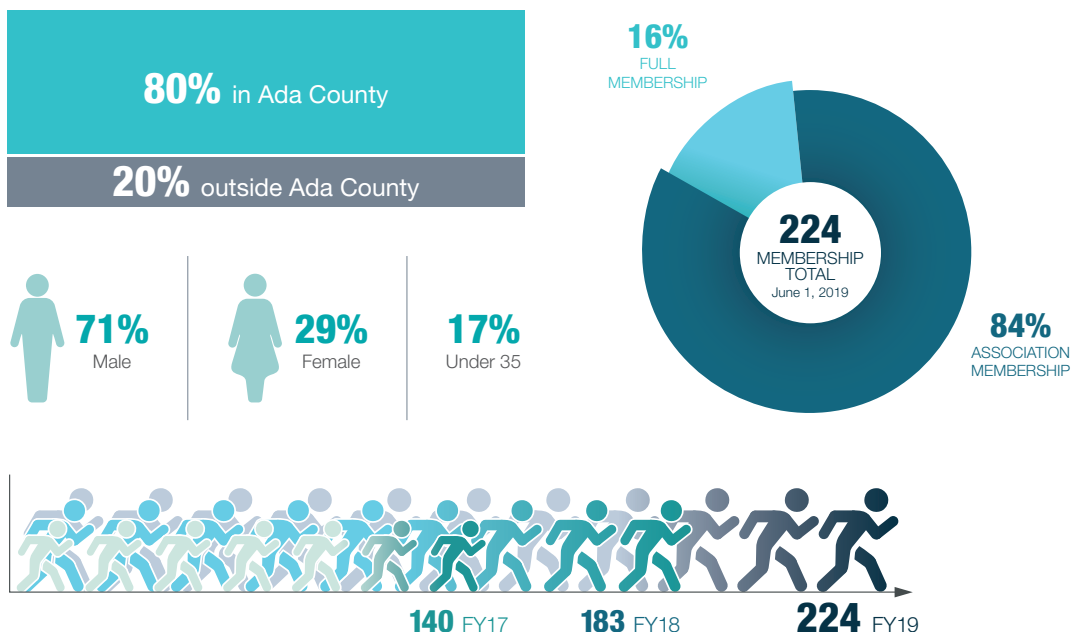


Membership and Engagement

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.

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.



FY20 Leadership

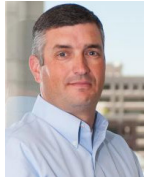
Management Committee



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



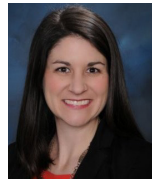
Brendon Daniels,
Membership
Co-Chair



Scott Schoenherr,
Developer's Product
Council Chair



Christopher Dwyer,
Design &
Placemaking
Product Council
Chair



Stacey Alexander,
WLI Co-Chair



Karena Gilbert,
WLI Co-Chair

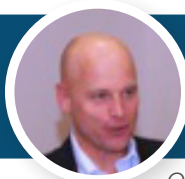


Past Chairs of ULI Idaho

Meeting of 40 ULI members organized by Quentin Knipe

FY04

FY05



ULI Idaho District Council is created

Community Action Grant for In-fill research

Quentin Knipe, Chair



YLG is formed
Mayors' Forums

FY08

Frank Martin, Chair

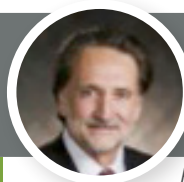
FY10

Sustainable Downtown Development Focus



Technical assistance to Nampa
Urban innovation grant for Agriculture

Bob Taunton, Chair



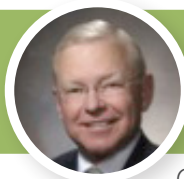
Technical assistance to Meridian & GBAD

Urban Innovation Grant for Real Estate Partnership

FY12

Ed Miller, Chair

FY14



Next 1000 Housing Report
Vista Corridor Demonstration grant

Advisory Board meets quarterly

George Liff, Chair

Impact Award for Next 1000 Housing Report
Three grants for Health
Upping the Impact campaign



ISG Award for Vista
Product Council formed

FY16

Kent Hanway, Chair

FY18



Technical assistance to Kootenai Health in Coeur d'Alene
Membership increase of 24%

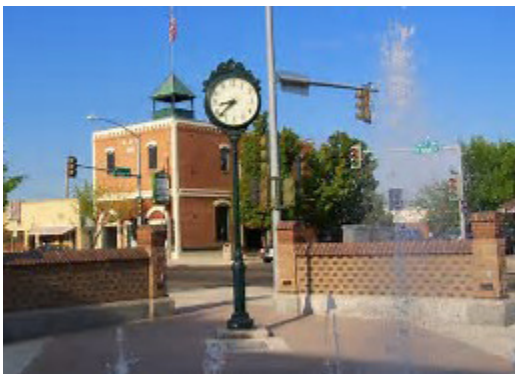
First ULI event in eastern Idaho
Launch of Women's Leadership Initiative
Groundwork for launching UrbanPlan

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.

Contact Us

Alexandra Monjar

PO Box 233 Boise ID 83702

PH: 208-473-6530

Email: idaho@uli.org

facebook: [/OfficialULIdaho](https://www.facebook.com/OfficialULIdaho)

twitter: [@ULIdaho](https://twitter.com/ULIdaho)

LinkedIn: [ULI Idaho](https://www.linkedin.com/company/ULI%20Idaho)



FY19 Annual Sponsors

PLATINUM



GOLD



SILVER PLUS



SILVER



BRONZE

