

David Hasegawa

From: Brandy Wilson <brandymwilsonxvii@gmail.com>
Sent: Tuesday, September 28, 2021 4:52 PM
To: David Hasegawa; Elaine Clegg; TJ Thomson; hollivoodings@gmail.com; Boise Treasury
Subject: [External] Support: Harris Ranch Community Infrastructure District No. 1

Brandy Wilson
6668 Glacier Drive
Boise, ID 83726

Dear Harris Ranch CID,

Thank you for the opportunity to add my letter in support of the Harris Ranch Community Infrastructure District No. 1 (CID) and the approval to purchase the projects funded up front by the developer. As a community volunteer, I sat on the City's Planning and Zoning Commission for two terms (8 years) as the Barber Valley Area of Impact representative.

Please allow me to take you back in time to 2004, when I started my first term on the P&Z Commission. The City had just developed the Specific Area Planning ordinance, which truly laid the foundation for the use of a CID. Coming before the Commission during my term would be the first two Specific Plans—SP01 and SP02—now known as the Harris Ranch and Barber Valley communities.

Prior to 2004, the City had seen a number of Master Plans proposed and adopted. In every single instance, what was actually built bore no resemblance to the plan on the paper. Plans on paper included things like community markets, trails, and open space. In every instance, the project developer would get underway with building "phase 1," and then would come back and ask for changes to phases 2, 3, or 4, to maximize profitability. Neighbors and the public participating in these Master Plans would not see the staff-level approvals tweaking proposals here and there over a period of months and years—the average person, raising a family, cannot sustain that kind of attention and diligence. The plans had no teeth, and developers would routinely claim that "market conditions" required that more homes be built. Developers said they "could not afford" sidewalks (I literally heard a developer say that when I was sitting on the Commission—that they could not afford to build sidewalks to keep children safe). They'd say that there "were not enough rooftops" to support small-scale, walkable commercial. They'd say that the community amenities would have to be moved to "later phases" that never came. Look at the Neighborhood Plans adopted as part of the City's Comprehensive Plan and witness the difference between what people want and the development they get. It's shocking, and sad, given the amount of time everyday people spend writing those in after-hours meetings.

You might view that previous paragraph as a scathing indictment of developers, or of a City that doesn't have what it takes to stand up to them. But neither is the truth.

The truth is that it is difficult to raise the capital to build the city we all want to live in.

The truth is that the primary financial rewards for development come from sales of houses, not from the things like open space and parks that turn them into homes.

The truth is that the money to build the community we want has to be put in place before residents move into the area.

The City of Boise created the Specific Plan ordinance, and rightly and legally applied the CID process, so that we could have the community we live in today in East Boise. The CID created the mechanism to provide up-front funding to load the trails, open space, and yes, appropriately sized roadways and infrastructure into the early phases of the development. It made it so that the plan on paper—worked on by the community through a series of design charettes and in endless P&Z Commission hearings and workshops—could actually be built.

Without the specific plan ordinance and the CID, this would be just another set of row houses and cul-de-sacs. That is not an exaggeration. Instead, what we have is an integrated, multi-generational community that is connected and well-served by its infrastructure. It is an attractive and highly sought-after place to live. Why? Because it was well-designed and well-built in the early phases, thanks to the ordinance and CID. It is right and proper for the District Board to issue a general obligation bond and approve the purchase of projects from Barber Valley Development and the Harris Family Limited Partnership.

Because ultimately the truth is we choose to build this community in this way, using this model, so that the future residents could benefit. So that the public could benefit. And now it is time to honor those commitments.

Thank you for the opportunity to take you back to 2004. I recognize that many of the people living here now were not a part of those discussions back then; indeed, it is because of the many, many hours of community volunteerism that today's residents enjoy the community where they now live. Neighborhood associations, environmental groups, various agencies, and all number and kind of interested parties spent thousands of hours agonizing over these plans and how to create this community. The next question was how to make it actually happen, and this is the path chosen to address the funding needs. My hope that people newer to the conversation honor the time contributed by those who came before, invest the time in learning how their new home came to be, and discover how we can work together to make it even better.

Sincerely,

Brandy M. Wilson

David Hasegawa

From: Darcie Altree <darcie.marie@yahoo.com>
Sent: Friday, September 10, 2021 7:12 AM
To: TJ Thomson; Holli Woodings; Elaine Clegg; David Hasegawa
Subject: [External] Harris Ranch CID

To Whom It May Concern:

My name is Darcie Altree. My dad is Randy Harris, a partner in the Harris Ranch development. I have deep roots in Boise. I was born at St. Luke's and attended Boise School District schools including White Pine, Riverside, Les Bois, East, and Timberline. I was fortunate to have much of my family here in the Boise area, including my grandparents Dallas and Alta Harris. During high school, I worked at my grandfather's sawmill, Producers Lumbar Company, which is now part of the Harris Ranch development. My memories of Dallas and Alta are very happy ones. They were two of the kindest people I have ever met. They loved Boise and supported our city throughout their lives. One of my fondest memories is of an annual "pig roast" where a multitude of friends and family would gather at the ranch for live music, snow cones, and a game where kids would dig through sawdust in search of coins to take home. It was a highlight of the year that brought much joy and is still talked about by many who attended. As a child, I vaguely understood my grandfather's dream of creating a lasting community that would bless the lives of people in our city long after he had passed away. However, I am not sure any of us grasped the cost that would come with that dream.

Harris Ranch began to really take shape when my grandfather was well into his Alzheimer's disease battle. The timing was both a blessing and a curse. I am so grateful that Alta could see his dream coming to life. However, it meant my father and my aunts endured a great deal of ugliness from their fellow Boise residents. It would have been far easier to walk away from Dallas's dream. The residents of Harris Ranch are able to enjoy the benefits of being in their own small community with restaurants, parks, shops, and schools. That came with a cost for the Harris family up front before the development came to be. The CID money helps to repair some of that cost so residents can enjoy a desirable home location and lifestyle. The CID agreement is not hidden. It is not in place to fulfill a greedy purpose. It's beloved land that was graciously given to the community.

I continue to live and work in the Boise area. I am a school nurse at Morley Nelson elementary. Watching Harris Ranch come together has been quite the transformation to adjust to. My sister now works at Riverstone school and my mom's parents both lived at The Terraces at Harris Ranch until they passed away. I have a 7 year old son and one of his best friends lives in Harris Ranch. I hope you will understand my family's love for Boise and desire to leave a legacy here.

Please feel free to contact me with any questions or concerns you may have. Thank you for taking the time to read my letter,

-Darcie Altree

David Hasegawa

From: PAUL D OLSON <pauldolson@msn.com> on behalf of PAUL D OLSON <kindleleo@gmail.com>
Sent: Saturday, September 11, 2021 10:01 AM
To: TJ Thomson; Holli Woodings; Elaine Clegg; David Hasegawa
Subject: [External] Harris Ranch CID

To Whom It May Concern,

It is so wonderful to have a quality development in east Boise! There are far too many “less thans” in other areas. My husband and I have enjoyed many moments walking, hiking, grabbing coffee and dining in the Harris Ranch community. Our daughter and her family live in Harris Ranch. We like taking our grandchildren on outings, watching them discover nature in the parks and natural areas of this development, the Field of Daffodils in the spring, taking dance lessons at a nearby studio, going to the Barn Yard Day Care, watching them grow intellectually, having pizza and ice cream; all activities with the view of Boise’s beautiful foothills. We are so looking forward to the new elementary school that they will attend.

Dear friends of ours have lived at The Terraces, a quality care facility. I am personally grateful that Harris Ranch has considered all ages and stages in their top notch development. I hope you will do all you can to allow Harris Ranch to fund continuing infrastructure projects.

Sincerely,

Elaine Olson

David Hasegawa

From: PAUL D OLSON <pauldolson@msn.com>
Sent: Friday, September 10, 2021 8:01 AM
To: TJ Thomson; Holli Woodings; Elaine Clegg; David Hasegawa
Subject: [External] Concerning Harris Ranch

Dear City Leaders,

On behalf of myself, my wife, our two grown married children and 3 grandchildren all living in Boise, I want to thank Harris Ranch for all the opportunities they have provided for living and for outdoor recreation. My daughter, son-in-law and two girls live in Harris Ranch and we often take walks and play with them on the trails and in the parks Harris Ranch offers. Funding for these and other projects benefitting the east Boise community is never easy, but the results are incredible.

We support the Harris family and all they have done to make Harris Ranch a beautiful place to live. We look forward to the new elementary school where our granddaughters will be attending.

Paul Olson

On Sep 9, 2021, at 1:48 PM, Randy and Kathy Harris <rkharris1@gmail.com> wrote:

My name is Randy Harris. I am part of the Harris Ranch Development and the Harris Family. I was born at St. Luke's Hospital in 1952 and have lived in Boise my whole life. I went to Adams grade school, (Old) East Jr. High School and of course Boise High School. Also, my children and my grandson live in Boise. I have one daughter that is a school nurse in Boise public schools and one daughter that is a high school teacher and counselor in Boise. I worked in the sawmill most of the summers growing up. On the Green chain, dry chain, driving forklifts, and about anything else Dad (Dallas) wanted me to do.... and let's not talk about the cows. But one summer during college break Dad got me a job as a teller at the Bank of Idaho.... but I still worked as a nightwatchman at the sawmill on the weekends. Our family roots run deep in Boise.

My father's dream and the rest of our family is to do development that we can be proud of. I think with Doug Fowlers helping and with the CID we have done a first-class job. A community that we and the city of Boise are proud of. It has taken a lot of sacrifice from our family. Not sure how many people understand how hard it has been.

Our family wants to continue to build a community while we are still alive that all of Boise can be proud of, not just the homeowners. I lost my wife suddenly last year to a brain aneurism. I think because of that happening everyone in the family understands how important finishing strong has become. The CID is the tool that has made that happen so far and can continue in the future.

If you have any questions, you are welcome to talk to me.

Randy Harris
rkharris1@gmail.com

David Hasegawa

From: Mary Lou Kinney <kinney65@msn.com>
Sent: Wednesday, September 29, 2021 3:07 PM
To: David Hasegawa
Subject: [External] Comments relating to the Harris Ranch requests

September 29, 2021

Dear Mr. Hasegawa, Harris Ranch Community Infrastructure District No. 1 (“HRCID”) Board:

As residents of the Spring Creek subdivision of Harris Ranch since April of 2008, we wish to comment relating requests submitted by Barber Valley Development and the Harris Family Limited Partnership to fund four projects. The projects are G020-7, G021-1, G021-2, and G021-3.

We have briefly reviewed the projects, objections of the Harris Ranch Community Infrastructure District Taxpayers Association (HRCIDTA), and replies from the Developer. We have not had the opportunity to examine the Community Infrastructure District process and the claims from the two sides in any detail. However, while we have had very little interaction with the leaders of the HRCIDTA, we can share some insights about Mr. Doug Fowler and the Harris Family.

Since 2008, we have had the good fortune to meet and work with Mr. Fowler on several occasions on Harris Ranch matters. He has shown a genuine interest in our concerns and addressing them. He has exhibited a “forward-thinking” philosophy and an extensive knowledge of development practices nationally. His “we can disagree but let's not be disagreeable” approach to solving problems has been reassuring and productive. He has had to recommend and make adjustments during and since the challenging times of the Great Recession.

Also, during this same time, we have met and talked with members of the Harris Family. On a personal level, they have been good neighbors, and we have had enjoyable conversations with them. In terms of development in the valley, they have truly cared about carrying out the vision that Mr. Dallas Harris had for the Barber Valley, which has been a major accomplishment for the valley and Boise more generally.

We moved to Boise in 1976. Over the last thirteen years, we have said many times how glad we are that we live at Harris Ranch. We have enjoyed the quality of life, appreciated the carefully planned development, and made friendships with many kind and caring people. We thank Mr. Fowler and the Harris Family for helping make these experiences possible and will continue to support their efforts.

Thank you for reading and considering our comments. If you have any questions, our email address is Kinney65@msn.com.

Sincerely,
Richard and Mary Lou Kinney
cc: Elaine Clegg, Chairperson
T.J. Thomson, Vice-Chairperson
Holli Woodings, Board Member

David Hasegawa

From: Jeremy Maxand <jmaxand@hotmail.com>
Sent: Wednesday, September 29, 2021 2:33 PM
To: David Hasegawa; Elaine Clegg; TJ Thomson; hollywoodings@gmail.com
Subject: [External] Harris Ranch CID

Hey folks,

Quick note to express my support for the Harris Ranch Family, Doug Fowler, and the Community Infrastructure District. I'm not surprised that people who were not necessarily around for the initial discussions and planning around Harris Ranch are now complaining about the deal. Many folks out here are happy to move into their newly built homes just to begin complaining about the development literally next door (i.e. their neighbors home being developed/built.) I can't explain it and won't try. Please stay the course so we can complete the neighborhood and fulfill our commitments on all sides.

Thanks!

Jeremy Maxand
5861 E Playwright Street
Boise, Idaho 83716
(208) 391-8988

Dear CID Board of Directors,

Having served on the Harris Ranch and Barber Valley Neighborhood Association boards for 16 years, this letter supports the Harris Family and Mr Fowler's efforts in bringing vibrant life to a premier community. I have two points to stress.

The first is the family's dedicated efforts to preserve and implement Dallas Harris' vision. In March 1976 Dallas Harris submitted "The Warm Spring Village Plan" to local governments. Please see attachment 1. Then compare it the attached Specific Plan (SPO1) depiction approved in 2017 and codified in City Code. After 30 years it's clear Dallas Harris' core values have prevailed.

How did this happen? After a four-day charrette in 2006 in which representatives from seven neighborhoods, The Idaho Conservation League, Idaho Fish & Game, Boise Parks & Recreation, Ada County Parks, Idaho Power, Boise Planning & Development Services, engaged in the planning process. This was followed by a charrette a month later and a monthly progress meetings until the applications submittal in December and approved in 2017. Core values in the 1976 plan maintained by the family included a design review board to insure compliance, school sites, open space, varied housing, a fire station, a greenbelt, nature paths, respect for humans and nature thriving together.

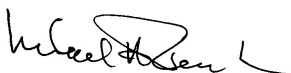
Moving to my seconds point, the CID is a state and city approved tool to internalize costs of growth that expedite local infrastructure project funding, many increasing safety. Alternatively, developer impact fees to ACHD not only do not reflect the cost of a area's new infrastructure but those funds are not locked in for use in the originating area. They go into a ACHD fund that is used throughout the county based on ACHD budgeting process priorities.

For example, the Harris Ranch CID was originally driven by the need for a Warm Spring Ave bypass that ACHD could not fund for several years. Now traffic flows safely away from the narrow old Warm Springs Ave right of way. The CID also funded drainage and flood control measures to increase the CID area's 600 residents safety.

Claims that all Harris Ranch residents should be included in the CID is equivalent to saying that all users of Boise City Parks and pools, even those living just outside the city limits, should be required to pay City levies.

The Harris Family in widely honored for ensuring their father's magnificent vision has become reality. I believe that most new residents also would approve if aware of the family's over-the-top provisions along with the community's involvement in planning.

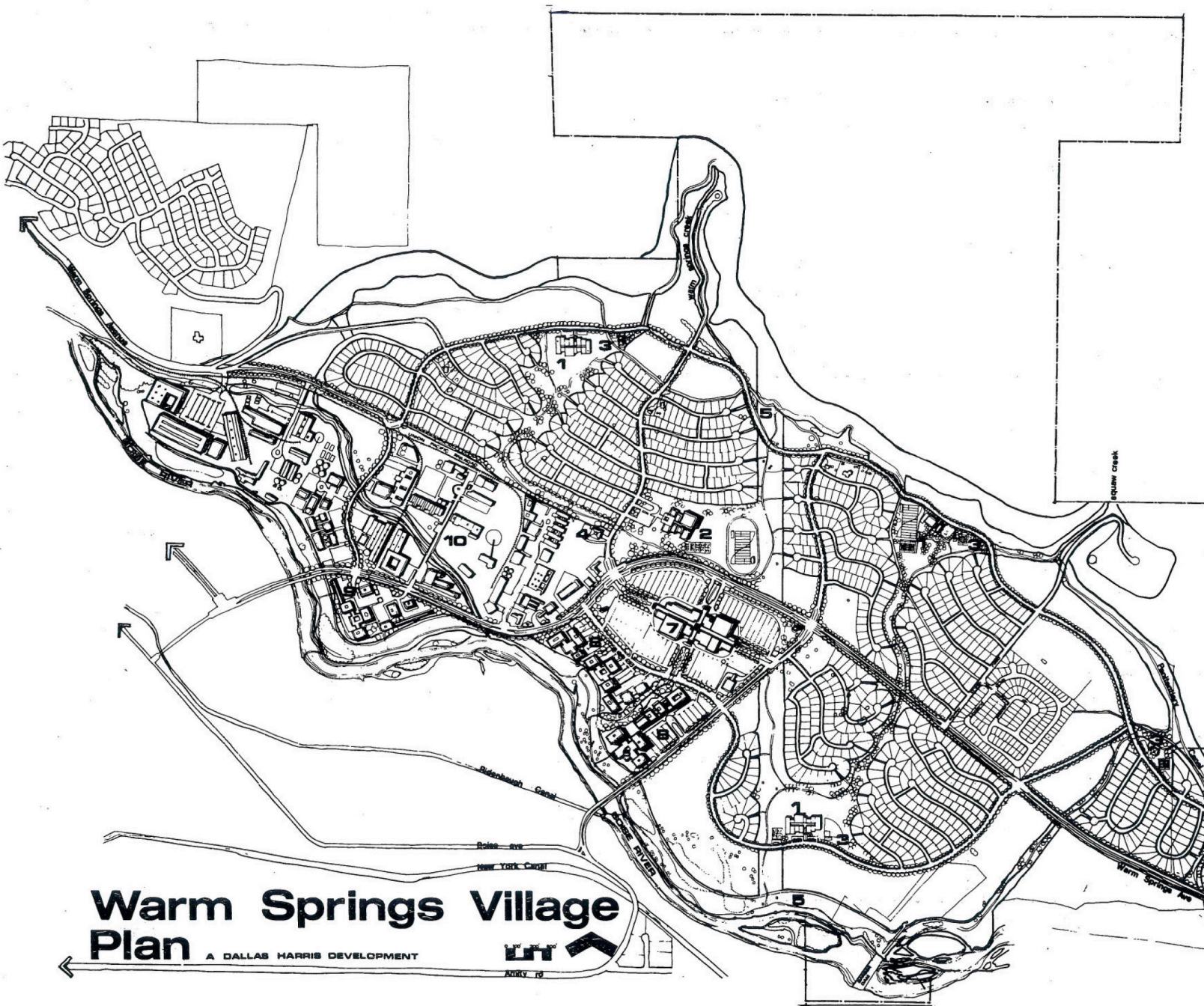
Sincerely,



Mike Reineck

Attached: Maps Warm Spring Village and SPO1

WARM SPRING VILLAGE (1976)



Warm Springs Village Plan

A DALLAS HARRIS DEVELOPMENT



APRIL 76



9-16-2021

Dear Council person

We write to you in reference to the recent concerns with the Harris Ranch CID and would like to state that during our 12 years of doing business with the Harris Ranch Development team they have always conducted themselves with great integrity, and would never do anything to mislead or compromise their reputation. They have always had an open door policy and have been nothing but forthright with how they do business.

As home builders, we did numerous things to ensure our buyers were aware of the CID such as putting remarks in the sales listing identifying the existence of the CID, require each buyer to sign a sales addendum outlining and identifying the CID, and have our closing title company require the buyer to sign a special document stating they were aware of the CID as a condition of closing

Even if all these disclosures were not made (which they were), you would think that most people buying a home would be investigating the overall tax rate they would be paying. The Harris Ranch CID is in every one of those overall tax rates. The Harris Ranch CID tax is no different than a school bond levy, or a library levy, or emergency services tax. Are there special disclosures on any of those? No- there is not. It should be the personal responsibility of a home buyer to investigate these things before they make a home purchase.

We appreciate you being on the CID board and working with Harris Ranch to develop and administer the District which has allowed Harris Ranch to become the premier master planned community in the City of Trees.

Thank you-
Amy- Blackrock Homes

BOISE HUNTER HOMES

September 14, 2021

Dear CID Commissioners Clegg, Woodings and Thompson,

In light of the recent criticism of the Harris Ranch CID, I am writing to share Boise Hunter Homes perspective of the CID.

1) Growth Paying for Itself

The growth of our valley is the most talked about topic in our community today. As you are also City Council members, I do not have to brief you on the philosophy of growth paying for itself.

I am a Harris Ranch resident, and get to enjoy the unparalleled lifestyle that Harris Ranch has created. The community is clean and safe, the transportation (auto, ped and bike) is well planned, and the rec facilities, parks, river and foothill access are incredible. Harris Ranch is easily the most amenitized community in the state. The investment in infrastructure is what allowed the developer to create this, and the CID is a mechanism that puts the appropriate tax burden on those enjoying what it has provided.

2) Disclosure

Although there are some people claiming insufficient disclosure of the CID prior to purchasing a home, our process at Boise Hunter Homes is to tell the buyers about the CID prior to signing a purchase and sale agreement, and have them sign the CID disclosure at the point of contract. We have built and sold around 500 of the new homes in Harris Ranch over the last decade, and we have never had a resident come back to us complaining that they were not disclosed the CID. If they would have, we would happily buy their property back if the sale had closed, or return their earnest money if the property had not closed.

Regarding a buyer's responsibility upon purchasing a home, buyers may choose to have professional representation by real estate agents or attorneys if they do not understand the characteristics of property, or they may choose to take the risk on themselves. In addition to the disclosures we provide buyers, the CID is listed publicly on the Ada County Assessor's website, along with the other property tax levies. Any responsible buyer should seek to understand their property, and how is taxed before they buy it. If a buyer did not understand the property taxes levied from the City of Boise who provides their sewer, police and fire, or ACHD who maintains their roads, ignorance would not offer an escape from the tax liability.

3) The Character of Harris Ranch

The Harris Family and their team have created a legacy that the city of Boise is proud of. They have put forth a shining example of responsible, smart growth, and they have ALWAYS done what they said they would. The people claiming that the CID is unjust do not understand the law and the history, or they are choosing to ignore it because they do not like it.

The character assassination of the Harris Legacy bothers us greatly, and I urge you to stand the people, process, and laws that have brought us to where we are today.

Thank you for your consideration.

Respectfully,
Travis Hunter
Boise Hunter Homes

A handwritten signature in blue ink, consisting of a stylized first name and a more complex, cursive last name.

Valued Harris Ranch Homeowner,

My name is Doug Fowler, and I am the President of Barber Valley Development. We have had the privilege of bringing the Harris Ranch community to life over the last nearly two decades.

I am reaching out to set the record straight and ensure you have the resources and facts surrounding the Harris Ranch Community Infrastructure District (HRCID), as we are aware that there is misinformation being distributed to residents. As it has always been, information surrounding the CID is on both [our website](#) and the City of Boise's [CID website](#). We have worked diligently with the builders, the real estate community, and the title companies to educate homebuyers on the benefits and impact of the CID prior to purchase. All new buyers have been required to sign CID disclosures since the CID Statute has been in place.

By way of background, in 2008, the Idaho Community Infrastructure District Act was approved by the Idaho Legislature as a means of financing a limited class of infrastructure in response to rapid growth. Shortly following the approval of the CID Act by the legislature, the Harris Ranch Community Infrastructure District was formed. This special district has allowed for many of the amenities that Harris Ranch homeowners enjoy today and will allow for additional community benefits that are currently planned. Residents of Harris Ranch enjoy such a beautiful, congruent, and connected community because you invest in it.

To that point, and counter to many of the accusations by the Harris Ranch CID Taxpayers Association (HRCIDTA), the group taking issue with many elements of the CID, we'd like to clarify a few facts:

- Your realtor has a legal obligation to inform you of its existence. It should be mentioned in your earnest agreement and/or a separate accompanying document.
- The CID is in your title report.
- The Idaho legislature wrote the CID statute. It was not written by our company nor the City of Boise.

The CID has been a critical financing mechanism for the development of Harris Ranch and many of the unique amenities that enhance the development and contribute to home values. It is also a critical financing mechanism for the future of Harris Ranch, allowing growth to pay for growth.

The misinformation being perpetrated by the proponents of the HRCIDTA in a public forum is reprehensible and damaging to the reputation of our Harris Ranch community. We believe the backbone of the HRCIDTA are a few disgruntled individuals who are dissatisfied with their taxes and resorting to dubious measures to further their agenda. We know that property taxes are amongst the most notorious taxes that we pay as homeowners. With home values increasing, it is understandable for residents to be motivated to decrease their expenses however they can. However, the CID was developed for this scenario in mind so that investments in our neighborhood can be completed in a timely manner and the full vision of our planned community can be realized. It is this very mechanism that makes Harris Ranch one of the most highly sought-after neighborhoods in our city. As a homeowner, you were made aware of this important tax as a condition of purchasing your home.

The leaders of this movement have falsely claimed that they were not aware of the CID prior to purchasing their home. These accusations can easily be debunked by viewing purchase agreement documents, where all homeowners in the CID must sign or initial in acknowledgement of the investment

they are contributing to the neighborhood. If you would like to further understand the CID, I invite you to visit the City's [CID website](#) where both letters from the HRCIDTA and the factual responses to the misinformed letters are posted for full public transparency. I encourage you to read all letters and our responses, but would direct you to the [most recently-posted response](#) (also attached) to the false claim of a "Myth of Notice", which demonstrates the HRCIDTA leaderships' misleading claims to the CID Board. If after a review of the facts, you determine that the right thing to do is to rescind your letter of opposition or write a letter of support, it would be encouraged and appreciated.

If the CID tax was not disclosed to you, please contact us. I don't like surprise taxes any more than the next person, particularly if I do not understand the related expenditures. However, if I was told about a tax (which benefits my neighborhood and enhances my home's value), and I went forward with the transaction, I would feel obligated to carry out my part of the bargain.

As always, I am pleased to meet with you at any time. Please call 208 344-1131 to make an appointment.

Regards,

Doug Fowler
President
Barber Valley Development Inc.
LeNir Ltd.

Sent: Thursday, September 23, 2021 8:41 AM

To: TJthomson@cityofboise.org; hwoodings@cityofboise.org; Eclegg@cityofboise.org

Subject: Harris Ranch CID

Dear Council Members,

Harris Ranch has been one of the most desirable neighborhoods in all of the Treasure Valley.

The partnership between the City of Boise, Harris Family, and other local companies created a great place to live. A quick drive through the area and you will see the active, friendly, low impact, and streamlined community in action as envisioned.

Zach Evans Construction is currently building new condos and will be building apartments in this highly sought after area of town. This wouldn't have been possible without the Harris Family and Doug Fowler. Because of their vision and investment, ZEC will be able to deliver more affordable housing in the Harris Ranch area. ZEC will have 180 units of condos and 138 units of apartments that are more affordable in the CID district. Zach Evans construction is also building 192 units of mid level condos in the CID district. In total, 510 new units will be available for people to live in this beautiful part of town. The CID funding from these condos and apartments will help accelerate the Village Center going forward.

I understand that the community has recently come under scrutiny from within for the way improvement funding via the CID was established in 2008 - 2010. The CID is a matter of public record. Potential buyers have the opportunity to review recorded documents with the county, title commitments, public tax records, levy rates, etc., prior to purchase.

Zach Evans Construction hopes these accusations aren't taken out of context. A buyer has to understand they wouldn't be able to live in this highly sought after part of town without the Harris Family's investment years prior.

We appreciate the council members that made Harris Ranch possible.

Thank you,
Zach Evans

Zach Evans Construction

7761 W Riverside Dr Ste 100

Boise, ID 83714