

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
September 14, 2015 12:00 p.m.

A G E N D A

I. **CALL TO ORDER**.....Chairman Hale

II. **SPECIAL PRESENTATION:** Boise Fire Chief Doan to present CCDC with plaque as appreciation for the use of the CCDC owned warehouse

III. **AGENDA CHANGES/ADDITIONS**.....Chairman Hale

IV. **CONSENT AGENDA**

- A. Expenses
 - 1. Approval of Paid Invoice Report – July 2015
 - 2. Approval of Paid Invoice Report – August 2015

- B. Minutes and Reports
 - 1. Approval of Meeting Minutes from August 10, 2015
 - 2. Approval of Meeting Minutes from August 26, 2015

V. **ACTION ITEM**

- A. CONSIDER: Participation Program Update (10 minutes).....Matt Edmond

- B. CONSIDER: T3 Designation for JR Simplot Company Offices and JUMP (10 minutes)
.....Matt Edmond

- C. CONSIDER: T2 Designation for Marriott Residence Inn at 410 S. Capitol Blvd (10 minutes)
.....Shellan Rodriguez

- D. CONSIDER: Resolution 1403 CM/GC Selection for The Grove Plaza 2.0 Renovation
(10 minutes).....Mary Watson and Doug Woodruff

- E. CONSIDER: Resolution 1404 Selected and Preapproved List of CM/GC Firms (10 minutes)
.....Mary Watson and Doug Woodruff

- F. CONSIDER: Resolution 1405 8th Street Market Place Project - Type 4 Capital Improvement
Reimbursement Agreement (10 minutes).....Doug Woodruff

VI. **INFORMATION/DISCUSSION ITEMS**

- A. Operations Report (5 minutes).....John Brunelle

VII. **ADJOURN**

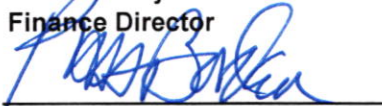
This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N. 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529)

**Capital City Development Corp
ACH & Cash Disbursements Report
For the Period 07/01/2015 through 07/31/2015**

Board Officer Review

<u>Payee</u>	<u>Description</u>	<u>ACH Date</u>	<u>Amount</u>
Debt Service:			
US Bank Trust	Civic Partners Master/Surplus Trustee Transfers	7/13/2015	60,032.50
US Bank Trust	Civic Plaza Master/Surplus Trustee Transfers	7/13/2015	18,121.00
Ampco Parking:			
Monthly Parkers ACH	Payments from Monthly Parkers	7/6/2015	(10,042.00)
Ampco	Parking Operations & Admin Exp - April	7/27/2015	125,224.80
Payroll:			
EFTPS - IRS	Federal Payroll Taxes	7/3/2015	11,303.98
Idaho State Tax Commission	State Payroll Taxes	7/3/2015	1,986.00
CCDC Employees	Direct Deposits Net Pay	7/3/2015	30,047.98
PERSI	Retirement Payment	7/3/2015	10,440.88
SUTA	Unemployment Taxes - 4th Quarter	7/13/2015	3,053.36
EFTPS - IRS	Federal Payroll Taxes	7/17/2015	11,744.24
Idaho State Tax Commission	State Payroll Taxes	7/17/2015	2,085.00
CCDC Employees	Direct Deposits Net Pay	7/17/2015	30,942.87
PERSI	Retirement Payment	7/17/2015	10,693.78
Other:			
Valley Regional Transit	Local Match MMC	7/10/2015	127,015.65
Valley Regional Transit	MMC Expense	7/10/2015	828.40
Valley Regional Transit	Local Match MMC	7/27/2015	64,216.48
Valley Regional Transit	MMC Expense	7/27/2015	742.50
Paid Invoice's	Other Paid Invoice's	May 2015	744,295.25
Total Paid Invoices	Total Checks and Electronic payments		<u>937,098.28</u>
Grand Totals	Total ACH Transfer		<u><u>\$ 1,242,732.67</u></u>

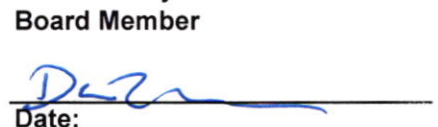
Reviewed by:
Finance Director


Date: 8/5/15

Reviewed by:
Executive Director


Date: 8/16/15

Reviewed by:
Board Member


Date: 8-10-15

Report Criteria:

Detail report type printed

[Report], Check Issue Date = 07/01/2015-07/31/2015

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
1139	American Cleaning Service	41968	Trailhead Cleaning - 12 Mo	06/16/2015	892.10	Multiple	Multiple
	Total 1139:				892.10		
3838	American Fire Protection L	6924	Annual inspection 2015 1 o	06/23/2015	3,143.00	Multiple	Multiple
		6924-2	Annual inspection 2015 2 o	06/23/2015	1,995.00	Multiple	Multiple
	Total 3838:				5,138.00		
1229	Association of Idaho Cities	300000058	Associate Membership Du	06/23/2015	157.81	Multiple	Multiple
	Total 1229:				157.81		
3559	Aurora Technical Consultin	1948	Cloud storage	07/08/2015	320.40	Multiple	Multiple
	Total 3559:				320.40		
3926	Basque Soccer Friendly LL	SUMMER 20	Basque Soccer Friendly 20	07/08/2015	30,000.00	Multiple	Multiple
	Total 3926:				30,000.00		
1292	Berryhill & Co.	11835	Board Meeting lunches	06/08/2015	100.50	Multiple	Multiple
	Total 1292:				100.50		
1316	Blue Cross of Idaho	1515400001	Health Insurance - July 201	07/01/2015	15,442.28	61182	07/01/2015
	Total 1316:				15,442.28		
1331	Boise Centre	0008051-IN	Grove maintenance fee - J	07/05/2015	2,450.00	Multiple	Multiple
	Total 1331:				2,450.00		
1424	Boise Office Equip - Servic	IN509044	Copier maintenance	07/01/2015	280.00	Multiple	Multiple
	Total 1424:				280.00		
1448	Boise Valley Economic Prt	5756553	BVEP CEI Campaign Pled	05/21/2015	20,000.00	Multiple	Multiple
	Total 1448:				20,000.00		
1556	Caselle Inc.	65617	Contract support - July 201	07/01/2015	787.33	61183	07/01/2015
	Total 1556:				787.33		
3909	City of Many Trees LLC	JULY 2015	Rent and NNN - July 2015	07/01/2015	1,893.00	61184	07/01/2015
	Total 3909:				1,893.00		
1787	Downtown Boise Associati	1226	8th St Clean Team	06/30/2015	546.00	Multiple	Multiple
		1227	CD Clean Team	06/30/2015	2,193.63	Multiple	Multiple
		1227	RM Clean Team	06/30/2015	1,491.67	Multiple	Multiple
		1227	WS Clean Team	06/30/2015	701.96	Multiple	Multiple

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 1787:					4,933.26		
1838	Elam & Burke P.A.	157752	401-0 Parking - RM	05/31/2015	1,497.65	Multiple	Multiple
		157753	305-1 Carely Project	05/30/2015	40.00	Multiple	Multiple
		157755	Bank of America - LOC - C	05/31/2015	599.00	Multiple	Multiple
		157756	Public Records Request	05/31/2015	98.00	Multiple	Multiple
		157758	Roost Development	05/31/2015	812.10	Multiple	Multiple
		157759	1401 W Idaho Property Dis	05/31/2015	2,698.00	Multiple	Multiple
		157761	101-0 General	05/31/2015	416.60	Multiple	Multiple
		157763	401-0 Parking	05/31/2015	3,806.00	Multiple	Multiple
		157764	305-1 RM Implement	05/31/2015	2,858.00	Multiple	Multiple
		157765	305-2 Westside	05/31/2015	20.00	Multiple	Multiple
		157819	305-1 JUMP Parcel C & D	05/31/2015	374.00	Multiple	Multiple
Total 1838:					13,219.35		
1898	Fiberpipe	1817-16948	Email, Audio, & Domain	07/01/2015	69.90	Multiple	Multiple
Total 1898:					69.90		
3695	Guho Corp.	150101043-0	2015 RMOB Streetscapes I	06/16/2015	311,718.24	Multiple	Multiple
Total 3695:					311,718.24		
3872	Guy Hand Productions	DEPOSIT	Grove Photo's for Brick Pro	07/24/2015	700.00	61250	07/24/2015
Total 3872:					700.00		
2129	Idaho Blueprint & Supply C	390659	Broad Street Streetscape S	07/02/2015	45.42	Multiple	Multiple
		390695	Broad Street Streetscape	07/06/2015	350.34	Multiple	Multiple
Total 2129:					395.76		
2165	Idaho Power	2203186602	611 S 8th Acct# 22031866	06/25/2015	9.66	Multiple	Multiple
Total 2165:					9.66		
2240	Intermountain Gas Compa	12600200-08	617 Ash St #12600200-089	06/26/2015	11.90	Multiple	Multiple
		14078200-00	611 S 8th Acct # 14078200	06/26/2015	5.23	Multiple	Multiple
		14078200-00	611 S 8th Acct # 14078200	06/30/2015	.21	Multiple	Multiple
		15248300-00	620 S 9th Acct # 15248300	06/26/2015	2.85	Multiple	Multiple
		15248300-00	620 S 9th Acct # 15248300	06/30/2015	.21	Multiple	Multiple
Total 2240:					20.40		
2288	Jensen Belts	1501-7	2015 OB Streetscape Proje	06/30/2015	2,213.20	Multiple	Multiple
		1509-4	2015 Westside Streetscap	06/30/2015	1,408.40	Multiple	Multiple
		1527-2	Update Downtown Streetsc	06/30/2015	1,207.20	Multiple	Multiple
Total 2288:					4,828.80		
3715	KB Fabrication & Welding	8281	X2 Bike Corrals in West Si	07/01/2015	4,400.00	Multiple	Multiple
Total 3715:					4,400.00		
2615	Northwest Recreation	15-1631	Tree Grates and Frames -	06/17/2015	29,375.12	Multiple	Multiple

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
		15-1631	Tree Grates and Frames -	06/17/2015	16,481.38	Multiple	Multiple
		15-1631	Special Grates and Frames	06/17/2015	1,461.00	Multiple	Multiple
	Total 2615:				47,317.50		
2621	Office Depot Inc.	7752428830	Misc office supplies	06/11/2015	49.47	Multiple	Multiple
		7752429190	Misc office supplies	06/11/2015	6.27	Multiple	Multiple
	Total 2621:				55.74		
3925	PKF Consulting USA	091804-0515	Downtown hotel market stu	06/23/2015	5,191.66	Multiple	Multiple
	Total 3925:				5,191.66		
2774	Pro Care Landscape Mana	300350625	TO 14-001 9th and Grove	06/25/2015	293.30	Multiple	Multiple
		301050625	TO 14-001 8th Street Corri	06/25/2015	169.16	Multiple	Multiple
		301650625	Grove Plaza Sprinkler Rep	06/25/2015	237.00	Multiple	Multiple
		312850625	TO 14-001 Pioneer Street	06/25/2015	456.00	Multiple	Multiple
		320150625	TO 14-001 9th St, Myrtle to	06/25/2015	162.00	Multiple	Multiple
		341650625	TO 14-001 5th & Front St	06/25/2015	60.00	Multiple	Multiple
		349050625	TO 14-001 Plum Street Pro	06/25/2015	40.00	Multiple	Multiple
		357450625	TO 14-001 617 Ash St	06/25/2015	328.50	Multiple	Multiple
		361050625	TO 14-001 Mulligan's SS	06/25/2015	169.00	Multiple	Multiple
		368250625	621 & 647 Ash Street	06/25/2015	99.00	Multiple	Multiple
	Total 2774:				2,013.96		
3896	Rim View LLC	JULY 2015	Monthly Rent and NNN - Tr	07/01/2015	12,210.00	61185	07/01/2015
	Total 3896:				12,210.00		
2888	Roper Investments	JUNE 2015	Capitol Terrace Condo billi	06/30/2015	4,863.10	Multiple	Multiple
	Total 2888:				4,863.10		
3542	Security LLC - Plaza 121	JULY 2015	Office rent	07/01/2015	13,079.93	61186	07/01/2015
	Total 3542:				13,079.93		
3920	Specialty Systems	PAYMENT 1	2015 Waterproofing Cap. T	06/30/2015	204,584.68	Multiple	Multiple
	Total 3920:				204,584.68		
3831	The Land Group Inc.	0134697	Pioneer Pathway - Phase 3	06/30/2015	22,856.00	Multiple	Multiple
	Total 3831:				22,856.00		
3170	Treasure Valley Coffee Inc.	2160-040967	Coffee & Water	06/29/2015	73.35	Multiple	Multiple
	Total 3170:				73.35		
3233	United Heritage	JULY 2015	Disability insurance - July 2	07/01/2015	582.10	Multiple	Multiple
	Total 3233:				582.10		
3242	United Water	0600852323	611 S 8th St Water #06008	06/25/2015	195.25	Multiple	Multiple

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 3242:					195.25		
3479	US Bank - Copier Lease	281015636	Copier Contr #500-037566	07/01/2015	421.88	Multiple	Multiple
Total 3479:					421.88		
3266	Valley Regional Transit	16910	Local Capital - May - MMC	05/31/2015	828.40	10138	07/10/2015
		16933	Local match contribution-M	05/31/2015	127,015.65	10139	07/10/2015
		17053	Local Capital - June - MMC	06/30/2015	742.50	10142	07/27/2015
		17099	Local match contribution-M	06/30/2015	64,216.48	10143	07/27/2015
Total 3266:					192,803.03		
3365	Westerberg & Associates	175	Legislative Advisement Ser	06/30/2015	2,000.00	Multiple	Multiple
Total 3365:					2,000.00		
3927	Western Auto Sales	1GCEC19VX	2004 Checy Silverado VIN:	07/27/2015	10,802.68	61251	07/27/2015
Total 3927:					10,802.68		
3374	Western States Equipment	WO0700995	Bldg 8 generator monthly i	06/26/2015	290.63	Multiple	Multiple
Total 3374:					290.63		
Grand Totals:					937,098.28		

Report Criteria:

Detail report type printed

[Report].Check Issue Date = 07/01/2015-07/31/2015

**Capital City Development Corp
ACH & Cash Disbursements Report
For the Period 08/01/2015 through 08/31/2015**

Board Officer Review

Payee	Description	ACH Date	Amount
Debt Service:			
US Bank	2010 A Bond interest	8/20/2015	16,298.00
US Bank	2010 A Bond principal	8/20/2015	1,160,000.00
US Bank	2010 B Bond interest	8/20/2015	142,800.00
US Bank	2010 B Bond principal	8/20/2015	555,000.00
US Bank	2010 C Bond interest	8/20/2015	42,471.00
US Bank	2010 C Bond principal	8/20/2015	160,000.00
US Bank	2011 B Bond interest	8/20/2015	256,618.75
US Bank	2011 B Bond principal	8/20/2015	1,126,618.75
US Bank	AHA Payment - Civic Plaza	8/3/2015	85,000.00
US Bank Trust	Parking Access Agreement	8/3/2015	317,000.00
ABM/AMPCO Parking:			
Monthly Parkers ACH	Payments from Monthly Parkers	8/14/2015	(9,857.00)
ABM/AMPCO	Parking Operations & Admin Exp - July	8/26/2015	152,727.18
ABM/AMPCO	2014 Performance Bonus	8/24/2015	1,400.00
Payroll:			
EFTPS - IRS	Federal Payroll Taxes	8/5/2015	11,534.30
Idaho State Tax Commission	State Payroll Taxes	8/5/2015	2,040.00
CCDC Employees	Direct Deposits Net Pay	8/5/2015	30,551.40
PERSI	Retirement Payment	8/3/2015	10,593.91
EFTPS - IRS	Federal Payroll Taxes	8/19/2015	11,739.24
Idaho State Tax Commission	State Payroll Taxes	8/19/2015	2,083.00
CCDC Employees	Direct Deposits Net Pay	8/19/2015	30,930.63
PERSI	Retirement Payment	8/19/2015	10,713.01
Other:			
Credit Card	Credit Card	8/19/2015	7,329.47
Paid Invoice's	Other Paid invoice's	August 2015	891,515.62
Total Paid Invoices	Total Checks and Electronic payments		898,845.09
Grand Totals	Total ACH Transfer		<u>\$ 5,015,107.26</u>

Reviewed by:
Finance Director

Reviewed by:
Executive Director

Reviewed by:
Board Member

Date:

Date:

Date:

9/8/2015

9/8/2015

9-10-15

Report Criteria:

Detail report type printed

[Report], Check Issue Date = 08/01/2015-08/31/2015

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
3759	ABM Onsite Services	FY2014 PER	Performance bonus - FY20	08/19/2015	1,400.00	61304	08/24/2015
Total 3759:					1,400.00		
3799	Acord, Celine	07.13.2015	Cake for July Birthdays	07/13/2015	.00	10140	08/08/2015
		08.16.2015	Kitchen Supplies - Half & H	08/16/2015	3.48	10147	08/26/2015
Total 3799:					3.48		
3928	A-Core Inc.	353831	Basque Block Sidewalk Gri	07/02/2015	190.00	61256	08/08/2015
Total 3928:					190.00		
1139	American Cleaning Service	43135	Trailhead Cleaning - 12 Mo	08/01/2015	892.10	61305	08/24/2015
Total 1139:					892.10		
3838	American Fire Protection L	7094	Monthly pump inspection	07/30/2015	110.00	61306	08/24/2015
Total 3838:					110.00		
3932	Anvil Iron Works	TABLE FOR	Modify Coffee Table in Lob	08/11/2015	260.00	61302	08/11/2015
Total 3932:					260.00		
1196	APS Healthcare	712018	Employee Assistance	07/24/2015	1,150.00	61257	08/08/2015
Total 1196:					1,150.00		
3559	Aurora Technical Consultin	1973	Cloud storage	08/01/2015	320.40	61258	08/06/2015
Total 3559:					320.40		
1292	Berryhill & Co.	11068	Board Meeting lunches	07/31/2015	106.00	61259	08/06/2015
		11786	Board Meeting lunches	07/31/2015	104.50	61259	08/08/2015
		11889	Board Meeting lunches	07/27/2015	90.50	61259	08/06/2015
		11910	Board Meeting lunches - 0	08/06/2015	144.00	61307	08/24/2015
Total 1292:					445.00		
1316	Blue Cross of Idaho	AUGUST 20	Health Insurance - August	08/01/2015	18,433.56	61252	08/01/2015
Total 1316:					18,433.56		
1331	Boise Centre	8058-IN	Grove maintenance fee - A	08/01/2015	2,450.00	61260	08/08/2015
		8066-IN	Water Tablets for Fountain	07/31/2015	135.68	61308	08/24/2015
Total 1331:					2,585.68		
1385	Boise City Utility Billing	0077500000	811 8th Sewer #00775000	07/01/2015	309.54	61261	08/06/2015
		0126730000	620 S 9th Sewer #0126730	07/01/2015	16.13	61261	08/06/2015
		0447416001	848 Main St # 0447416001	07/01/2015	5.64	61261	08/06/2015
		0447416001	848 Main St # 0447416001	08/01/2015	5.64	61309	08/24/2015

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
		0548469002	CD 107 S 9th-Trash serv	07/01/2015	212.73	61261	08/06/2015
		0548469002	RM 107 S 9th-Trash serv	07/01/2015	144.65	61261	08/06/2015
		0548469002	WS 107 S 9th-Trash serv	07/01/2015	68.07	61261	08/06/2015
		0548469002	CD 107 S 9th-Trash serv	08/01/2015	212.87	61309	08/24/2015
		0548469002	RM 107 S 9th-Trash serv	08/01/2015	144.75	61309	08/24/2015
		0548469002	WS 107 S 9th-Trash serv	08/01/2015	68.12	61309	08/24/2015
		0580228000	FINAL: 808 W River St #05	07/01/2015	9.17	61261	08/06/2015
		0584042003	1401 W Idaho St #0584042	07/01/2015	72.00	61261	08/06/2015
		0584042003	1401 W Idaho St #0584042	08/01/2015	72.05	61309	08/24/2015
	Total 1385:				1,341.36		
1424	Boise Office Equip - Servic	IN538465	Copier maintenance	08/01/2015	280.00	61262	08/06/2015
	Total 1424:				280.00		
3816	Capitol Landscape Inc.	WR#14-008	WR#14-008 RMOB SPR 1	07/28/2015	517.00	61263	08/06/2015
	Total 3816:				517.00		
3857	Carew Co	1617	Grove Brick Logo & Web L	08/21/2015	2,362.50	61310	08/24/2015
		50% DEPOSI	50% Deposit - Tech Design	08/10/2015	3,500.00	61303	08/12/2015
	Total 3857:				5,862.50		
1558	Caselle Inc.	66289	Contract support - August	08/01/2015	787.33	61253	08/01/2015
	Total 1556:				787.33		
1595	CITY OF BOISE	IX6	Tash and Recycling Contal	08/30/2015	2,031.00	61264	08/06/2015
		IX6	Tash and Recycling Contal	08/30/2015	3,878.23	61264	08/06/2015
		IX6	Tash and Recycling Contal	08/30/2015	4,090.77	61264	08/06/2015
	Total 1595:				10,000.00		
3909	City of Many Trees LLC	AUGUST 20	Rent and NNN - August 20	08/01/2015	1,893.00	61254	08/01/2015
	Total 3909:				1,893.00		
3921	DeepRoot Green Infrastruc	38337	Cilva Cells - WS	06/24/2015	22,616.85	61341	08/26/2015
	Total 3921:				22,616.85		
1787	Downtown Boise Associati	090128	2015 Annual Meeting Spon	07/31/2015	2,500.00	61311	08/24/2015
		090181	Flower Pot Reimbursement	07/27/2015	7,238.40	61311	08/24/2015
		090181	Flower Pot Reimbursement	07/27/2015	1,809.60	61311	08/24/2015
		1229	CD Clean Team	07/31/2015	2,193.63	61265	08/06/2015
		1229	RM Clean Team	07/31/2015	1,491.67	61265	08/06/2015
		1229	WS Clean Team	07/31/2015	701.96	61265	08/06/2015
		1230	8th St Clean Team	07/31/2015	546.00	61265	08/06/2015
		1231	Basque Soccer Friendly - S	07/30/2015	1,738.89	61311	08/24/2015
		BRONCO SH	Bronco Shuttle Sponsorshi	07/31/2015	2,500.00	61298	08/06/2015
		DPPS BRON	DPPS - Bronco Shuttle Sp	07/31/2015	2,500.00	61298	08/06/2015
	Total 1787:				23,220.15		
1838	Elam & Burke P.A.	158180	401-0 Parking	06/30/2015	369.30	61266	08/06/2015

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
		158181	305-1 Carely Project	08/30/2015	100.00	61266	08/06/2015
		158182	305-1 JUMP Parcel C & D	08/30/2015	284.00	61266	08/06/2015
		158183	Associated Warehouse - Af	08/30/2015	715.00	61266	08/06/2015
		158184	Multi-Modal Center	06/30/2015	40.00	61266	08/06/2015
		158185	Bank of America - LOC - C	06/30/2015	741.65	61266	08/06/2015
		158187	Civic Partners Rent Default	08/30/2015	160.00	61266	08/06/2015
		158188	Ada County Courthouse Bo	08/30/2015	580.00	61266	08/06/2015
		158189	Roost Development	08/30/2015	3,494.75	61266	08/06/2015
		158190	1401 W Idaho Property Dis	06/30/2015	1,185.95	61266	08/06/2015
		158191	Parking Garage Accident	06/30/2015	890.00	61266	08/06/2015
		158193	101-0 General	06/30/2015	310.55	61266	08/06/2015
		158194	401-0 Parking	06/30/2015	647.00	61266	08/06/2015
		158195	305-1 RM Implement Inn	08/30/2015	3,699.00	61266	08/06/2015
		158196	305-2 Westside - Watercoo	06/30/2015	102.40	61266	08/06/2015
		158570	401-0 Parking - RM	07/31/2015	520.00	61312	08/24/2015
		158571	Associated Warehouse - Af	07/31/2015	409.00	61312	08/24/2015
		158572	Bank of America - LOC - C	07/31/2015	1,820.00	61312	08/24/2015
		158574	Civic Partners Rent Default	07/31/2015	200.00	61312	08/24/2015
		158575	Ada County Courthouse Bo	07/31/2015	2,128.00	61312	08/24/2015
		158576	Roost Development	07/31/2015	3,809.00	61312	08/24/2015
		158577	Parking Garage Accident	07/31/2015	2,060.00	61312	08/24/2015
		158580	101-0 General	07/31/2015	517.15	61312	08/24/2015
		158581	401-0 Parking	07/31/2015	605.00	61312	08/24/2015
		158582	401-0 Parking - RM	07/31/2015	1,563.00	61312	08/24/2015
		158582	305-1 RM Implement Inn	07/31/2015	1,539.00	61312	08/24/2015
		158583	101-0 General - Legislation	07/31/2015	200.00	61312	08/24/2015
		158585	305-2 Westside - Watercoo	07/31/2015	140.00	61312	08/24/2015
		Total 1838:			28,909.75		
1898	Fiberpipe	1817-18979	Email, Audio, & Domain	08/01/2015	69.90	61267	08/06/2015
		Total 1898:			69.90		
3807	FreedomVoice Systems	227096	Monthly Service	07/01/2015	517.15	61268	08/06/2015
		JUNE 2015	Monthly Service	07/01/2015	517.15	61268	08/06/2015
		Total 3807:			1,034.30		
3778	Gingerich Site & Undergro	5573	FY15 Watercooler/14th Str	07/31/2015	430.00	61313	08/24/2015
		5573A	Sprinkler Repair	07/31/2015	125.00	61313	08/24/2015
		Total 3778:			555.00		
3931	Gjording Fouser	14949	Legal Services for Constru	07/31/2015	1,128.50	61314	08/24/2015
		Total 3931:			1,128.50		
3695	Guho Corp.	150101043-0	2015 RMOB Streetscapes I	08/18/2015	296,880.83	61315	08/24/2015
		DRAW 3	2015 RMOB Streetscapes	07/14/2015	245,384.47	61269	08/06/2015
		Total 3695:			542,265.30		
3872	Guy Hand Productions	2ND HALF -	Grove Photo's for Brick Pro	07/31/2015	700.00	61270	08/06/2015
		Total 3872:			700.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
3732	Hi Tech Color LLC	77600	UR Plans for Legislature	07/24/2015	428.00	61271	08/06/2015
		77935	Postcards for Grove Plaza	08/17/2015	1,100.00	61316	08/24/2015
Total 3732:					1,528.00		
2129	Idaho Blueprint & Supply C	391181	Aerial Maps for Office's	07/17/2015	1,752.74	61272	08/06/2015
		391185	Grove Plaza Scans for Rec	07/17/2015	120.00	61272	08/06/2015
		391186	Garage Scan for Records	07/17/2015	767.50	61272	08/06/2015
		391521	Printing for Office Tour on	07/28/2015	34.00	61272	08/06/2015
Total 2129:					2,674.24		
2165	Idaho Power	2200406607	9th St outlets #220040660	07/31/2015	3.58	61317	08/24/2015
		2200406607	9th St outlets #220040660	06/30/2015	3.54	61273	08/06/2015
		2200910368	617 S Ash #2200910368	06/30/2015	11.03	61273	08/06/2015
		2200910368	617 S Ash #2200910368	07/31/2015	11.05	61317	06/24/2015
		2201627995	9th & State # 2201627995	06/30/2015	3.54	61273	08/06/2015
		2201627995	9th & State # 2201627995	07/31/2015	3.58	61317	06/24/2015
		2202934903	8th St lights #2202934903	06/30/2015	56.69	61273	08/06/2015
		2202934903	8th St lights #2202934903	07/31/2015	34.08	61317	08/24/2015
		2205420140	620 S 9th # 2205420140	06/30/2015	204.82	61273	08/06/2015
		2205420140	620 S 9th # 2205420140	07/07/2015	32.78	61273	08/06/2015
		2205983212	Grove Vault #2205983212	06/30/2015	560.33	61273	08/06/2015
		2205983212	Grove Vault #2205983212	07/31/2015	605.90	61317	08/24/2015
Total 2165:					1,530.92		
3900	Idaho Records Managemen	0109404	Records Storage	07/06/2015	40.00	61274	08/06/2015
		0109907	Records Storage	08/06/2015	40.00	61318	08/24/2015
Total 3900:					80.00		
2186	Idaho Statesman	JULY 2015	Legal Notices	07/31/2015	117.00	61275	08/06/2015
		JUNE 2015	Legal Notices	06/30/2015	76.48	61275	08/06/2015
Total 2186:					193.48		
3930	Integratpark LLC	7488	PARIS web and S&B Integr	08/01/2015	29,450.00	61301	08/07/2015
Total 3930:					29,450.00		
2240	Intermountain Gas Compa	12600200-08	617 Ash St #12600200-089	07/22/2015	10.03	61276	08/06/2015
Total 2240:					10.03		
2288	Jensen Belts	1501-8	2015 OB Streetscape Proje	07/31/2015	2,012.00	61319	08/24/2015
		1527-3	Update Downtown Streetsc	07/31/2015	2,013.00	61319	08/24/2015
Total 2288:					4,025.00		
3439	KPFF Consulting Engineer	0715-115702	Capitol Terrace Parking Ga	07/01/2015	345.00	61277	08/06/2015
		0815-115702	Capitol Terrace Parking Ga	07/31/2015	690.00	61320	08/24/2015
Total 3439:					1,035.00		
3881	Mary E. Watson	08.10.2015	NIGP - Kansas City, Mo., E	08/10/2015	43.38	10146	08/21/2015

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 3881:					43.38		
2621	Office Depot Inc.	7785528650	Misc office supplies	07/01/2015	37.36	61278	08/06/2015
		7785528280	Misc office supplies	07/01/2015	13.57	61278	08/06/2015
		7785528300	Misc office supplies - Keyb	07/01/2015	69.99	61278	08/06/2015
		7785528310	Misc office supplies	07/03/2015	11.39	61278	08/06/2015
		7805006780	Misc office supplies - Monit	07/09/2015	85.97	61278	08/06/2015
		7805007510	Misc office supplies	07/09/2015	45.14	61278	08/06/2015
		7805007520	Misc office supplies	07/09/2015	3.99	61278	08/06/2015
		7819347440	Misc office supplies	07/21/2015	92.80	61278	08/06/2015
		7845747710	Misc office supplies	08/04/2015	28.99	61321	08/24/2015
		7846752350	Misc office supplies	08/04/2015	17.98	61321	08/24/2015
		7846752360	Misc office supplies	08/04/2015	39.59	61321	08/24/2015
		7847288050	Misc office supplies	08/04/2015	53.98	61321	08/24/2015
		7855012410	Misc office supplies	08/07/2015	111.60	61321	08/24/2015
Total 2621:					612.35		
2774	Pro Care Landscape Mana	3098	621 & 647 Ash Street	07/23/2015	168.00	61279	08/06/2015
		3099	8th Street - Insect, Sprinkle	07/23/2015	387.25	61279	08/06/2015
		3100	9th and Grove Plaza	07/23/2015	274.63	61279	08/06/2015
		3101	TO 14-001 9th St, Myrtle to	07/23/2015	122.00	61279	08/06/2015
		3102	Grove Plaza	07/23/2015	361.26	61279	08/06/2015
		3103	TO 14-001 Mulligan's SS	07/23/2015	351.25	61279	08/06/2015
		3104	TO 14-001 Pioneer Street	07/23/2015	416.00	61279	08/06/2015
Total 2774:					2,080.39		
2798	Quadrant Consulting Inc.	6382	2015 Westside SS Projects	06/30/2015	5,828.45	61280	08/06/2015
		6383	RMOB - SS Projects - Con	06/30/2015	5,788.90	61280	08/06/2015
		6405	RMOB - SS Projects - Con	07/30/2015	2,399.58	61322	08/24/2015
Total 2798:					14,016.93		
3896	Rim View LLC	AUGUST 20	Monthly Rent and NNN - Tr	08/01/2015	12,210.00	61299	08/06/2015
Total 3896:					12,210.00		
2888	Roper Investments	JULY 2015	Capitol Terrace Condo billi	07/31/2015	2,767.44	61281	08/06/2015
Total 2888:					2,767.44		
3540	Russ McCrea Builders	015026	Small Conf. Room Light Sh	08/10/2015	554.00	61323	08/24/2015
Total 3540:					554.00		
3929	SB Friedman Development	1	Financial Feasability Study	07/31/2015	14,500.00	61324	08/24/2015
Total 3929:					14,500.00		
3542	Security LLC - Plaza 121	AUGUST 20	Office rent - August 2015	08/01/2015	13,079.93	61255	08/01/2015
Total 3542:					13,079.93		
3494	Shred-It Boise	95294036	Document Shredding	07/09/2015	75.85	61282	08/06/2015

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 3494:					75.85		
3920	Specialty Systems	DRAW #2	2015 Waterproofing Cap. T	07/31/2015	68,000.04	61325	08/24/2015
Total 3920:					68,000.04		
3029	State Insurance Fund	11976392	Workers Comp	07/27/2015	710.00	61283	08/06/2015
Total 3029:					710.00		
3815	Synoptek LLC	231621	Correct Profile and Block R	06/30/2015	21.25	61284	08/06/2015
		232278	Domain Name Renewal	07/31/2015	23.30	61326	08/24/2015
Total 3815:					44.55		
3831	The Land Group Inc.	0134815	Topographic Survey - LIV	06/30/2015	4,380.00	61285	08/06/2015
		0134826	Pioneer Pathway - Phase 3	07/31/2015	5,129.55	61327	08/24/2015
		0134842	Topographic Survey - Live	07/31/2015	936.00	61327	08/24/2015
Total 3831:					10,445.55		
3894	The WaterCooler	1238	Gas & Power bill assistanc	06/19/2015	1,233.77	61286	08/06/2015
Total 3894:					1,233.77		
3907	Total System Services	88666	Troubleshoot Trailhead AC	08/03/2015	103.50	61328	08/24/2015
Total 3907:					103.50		
3923	Trailhead	1037A	Intermountain Gas - 04/29/	06/30/2015	168.77	61287	08/06/2015
		1037A	Boise City Utility Billing - R	06/30/2015	211.00	61287	08/06/2015
		1075A	Boise City Utility Billing - 05	06/30/2015	226.79	61287	08/06/2015
		1075A	United Water - 05/14/15 St	06/30/2015	63.71	61287	08/06/2015
		1075A	Intermountain Gas - 05/28/	06/30/2015	122.22	61287	08/06/2015
		1075A	Boise City Utility Billing - 06	06/30/2015	60.63	61287	08/06/2015
		1075A	Idaho Power - 06/04/15 Sta	06/30/2015	327.96	61287	08/06/2015
		1078	Century Link - 06/13/15 Sta	07/31/2015	126.95	61287	08/06/2015
		1078	Century Link - 06/19/15 Sta	07/31/2015	254.44	61287	08/06/2015
		1078	Intermountain Gas - 06/26/	07/31/2015	92.06	61287	08/06/2015
		1078	Idaho Power - 07/06/15 Sta	07/31/2015	431.12	61287	08/06/2015
		1078	United Water - 07/15/15 St	07/31/2015	93.15	61287	08/06/2015
		1078	Boise City Utility Billing - 07	07/31/2015	108.20	61287	08/06/2015
Total 3923:					2,287.00		
3170	Treasure Valley Coffee Inc.	2160-041139	Water & Cooler Rental	07/14/2015	87.00	61288	08/06/2015
		2160-041291	Coffee & tea	07/27/2015	144.85	61288	08/06/2015
		2160-041484	Water & Cooler Rental	08/11/2015	87.00	61329	08/24/2015
Total 3170:					318.85		
3819	TW Telecom	07849451	Internet & Data	07/10/2015	669.20	61289	08/06/2015
		07876562	Internet & Data	08/10/2015	669.20	61330	08/24/2015
Total 3819:					1,338.40		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
3248	ULI-Urban Land Institute	1914808-1	Tour - October 2015 Confe	07/20/2015	90.00	61331	08/24/2015
Total 3248:					90.00		
3233	United Heritage	AUGUST 20	Disability Insurance - Augu	08/01/2015	582.10	61290	08/06/2015
Total 3233:					582.10		
3242	United Water	0600033719	Eastman office #06000337	07/17/2015	116.00	61291	08/06/2015
		0600071423	620 S 9th Water #0600071	08/30/2015	22.32	61291	08/06/2015
		0600357562	Grove & 10th #060035756	07/15/2015	180.13	61291	08/06/2015
		0600383311	8th & Main St #060038331	07/15/2015	39.65	61291	08/06/2015
		0600459554	1401 W Idaho St #0600459	07/15/2015	92.46	61291	08/06/2015
		0600557272	503 509 Ash/Pioneer Gm 0	07/15/2015	511.13	61291	08/06/2015
		0600634762	617 Ash St water #060063	07/15/2015	133.95	61291	08/06/2015
		0600639143	516 S 9th St Iri #0600639	07/21/2015	58.82	61291	08/06/2015
		0600688823	437 S 9th St Iri #0600688	07/15/2015	53.16	61291	08/06/2015
		0600688454	SW 8th & Fulton #0600688	07/15/2015	34.30	61291	08/06/2015
		0600721753	8th & GROVE #060072175	07/15/2015	1,137.63	61291	08/06/2015
		0600769718	1413 w Idaho St #0600776	07/15/2015	34.30	61291	08/06/2015
		0600855412	400 S 15th St Irrigation # 0	07/15/2015	32.42	61291	08/06/2015
		0600911085	280 N 8th Sprinklers #0600	07/17/2015	141.81	61291	08/06/2015
		0600911660	408 S 9th St Irrigation #060	07/15/2015	27.90	61291	08/06/2015
Total 3242:					2,615.98		
3479	US Bank - Copier Lease	283142396	Copier Contr #500-037566	08/01/2015	421.88	61292	08/06/2015
Total 3479:					421.88		
3835	US Bank - Credit Cards	JULY 2015	Interest Expense (Late Fee	07/27/2015	32.58	10145	08/19/2015
		JULY 2015	CA - Capital City Florist - K	07/27/2015	50.35	10145	08/19/2015
		JULY 2015	CA - Weebly - Board Webs	07/27/2015	99.00	10145	08/19/2015
		JULY 2015	CA - Office Depot - Office	07/27/2015	5.82	10145	08/19/2015
		JULY 2015	CA - Mixed Greens - Birth	07/27/2015	16.70	10145	08/19/2015
		JULY 2015	CA - Albertsons - Kitchen S	07/27/2015	5.92	10145	08/19/2015
		JULY 2015	CA - Amazon.com - Book f	07/27/2015	80.00	10145	08/19/2015
		JULY 2015	CA - Berryhill - Broad Stree	07/27/2015	178.40	10145	08/19/2015
		JULY 2015	CA - Bleubird - Exec Com	07/27/2015	51.84	10145	08/19/2015
		JULY 2015	PB - Fred Meyer - Kitchen	07/27/2015	14.51	10145	08/19/2015
		JULY 2015	PB - Blue Sky Bagles - Offi	07/27/2015	15.14	10145	08/19/2015
		JULY 2015	JB - Drugstore Cafe - SHR	07/27/2015	19.26	10145	08/19/2015
		JULY 2015	JB - Sea Blue Taxi - SHRM	07/27/2015	26.42	10145	08/19/2015
		JULY 2015	JB - Gilley's SHRM Confer	07/27/2015	45.33	10145	08/19/2015
		JULY 2015	JB - Wynn H0tel - SHRM	07/27/2015	956.30	10145	08/19/2015
		JULY 2015	JB - Western Cab - SHRM	07/27/2015	26.65	10145	08/19/2015
		JULY 2015	JB - Republic Parking - Per	07/27/2015	52.50	10145	08/19/2015
		JULY 2015	JB - BerryHill & Co. - CCD	07/27/2015	114.93	10145	08/19/2015
		JULY 2015	JB - Diamond Parking - Lo	07/27/2015	7.00	10145	08/19/2015
		JULY 2015	JB - Republic Parking - Per	07/27/2015	10.00	10145	08/19/2015
		JULY 2015	TB - ULI - Fall Conference	07/27/2015	975.00	10145	08/19/2015
		JULY 2015	JC - Government Finance	07/27/2015	100.00-	10145	08/19/2015
		JULY 2015	MC - Las Vegas Supper Sh	07/27/2015	11.00	10145	08/19/2015
		JULY 2015	MC - MB Citizens Las Veg	07/27/2015	19.85	10145	08/19/2015
		JULY 2015	MC - Delta Air - Parking Co	07/27/2015	25.00	10145	08/19/2015
		JULY 2015	MC - Mandalay Bay Hotel -	07/27/2015	407.47	10145	08/19/2015
		JULY 2015	MC - - PIPTA Annual Mem	07/27/2015	50.00	10145	08/19/2015

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
		JULY 2015	MC - PIPTA - Conference/	07/27/2015	300.00	10145	08/19/2015
		JULY 2015	BH - PODS - Warehouse S	07/27/2015	231.13	10145	08/19/2015
		JULY 2015	BH - PODS - Warehouse S	07/27/2015	10.00	10145	08/19/2015
		JULY 2015	BH - Capital Lumber - Tab	07/27/2015	10.06	10145	08/19/2015
		JULY 2015	BH - Tates Rents - Wareho	07/27/2015	746.81	10145	08/19/2015
		JULY 2015	BH - PODS - Warehouse S	07/27/2015	64.99	10145	08/19/2015
		JULY 2015	BH - Baldwin Lock & Key -	07/27/2015	1.96	10145	08/19/2015
		JULY 2015	BH - Baldwin Lock & Key -	07/27/2015	1.96	10145	08/19/2015
		JULY 2015	BH - Rite Aid - Work Glove	07/27/2015	10.05	10145	08/19/2015
		JULY 2015	DL - Fred Meyer - Birthday	07/27/2015	4.19	10145	08/19/2015
		JULY 2015	DL - Wayfair.com - Chairs i	07/27/2015	791.96	10145	08/19/2015
		JULY 2015	DL - International Downtow	07/27/2015	1,180.00	10145	08/19/2015
		JULY 2015	DL - Lucky Fins - Office Te	07/27/2015	290.84	10145	08/19/2015
		JULY 2015	DL - ULI Event - Dana Zuc	07/27/2015	35.00	10145	08/19/2015
		JULY 2015	KM - Esmart Payroll - 941	07/27/2015	4.95	10145	08/19/2015
		JULY 2015	SR - US Green Building Co	07/27/2015	175.00	10145	08/19/2015
		JULY 2015	DW - Skype.com - Subscri	07/27/2015	25.00	10145	08/19/2015
		JULY 2015	DW - Bluebeam Software -	07/27/2015	249.00	10145	08/19/2015
		JUNE 2015	CA - Varidesk - Return She	06/25/2015	400.00-	10144	08/05/2015
		JUNE 2015	CA - Bluebird - Exec. Com.	06/25/2015	51.64	10144	08/05/2015
		JUNE 2015	CA - GURU Donuts - May-i	06/25/2015	26.14	10144	08/05/2015
		JUNE 2015	CA - Directinc.com - Domai	06/25/2015	20.18	10144	08/05/2015
		JUNE 2015	RB - Marriot - GFOA Confe	06/25/2015	816.14	10144	08/05/2015
		JUNE 2015	RB - Marriot - GFOA Confe	06/25/2015	8.48	10144	08/05/2015
		JUNE 2015	JB - Lucky Fins - Parking D	06/25/2015	51.99	10144	08/05/2015
		JUNE 2015	JB - Republic Parking - Me	06/25/2015	5.00	10144	08/05/2015
		JUNE 2015	JB - Riverside Hotel - Stadi	06/25/2015	44.50	10144	08/05/2015
		JUNE 2015	JC - Thriftway - Screws for	06/25/2015	6.88	10144	08/05/2015
		JUNE 2015	ME - ULI - JUne Meeting	06/25/2015	25.00	10144	08/05/2015
		JUNE 2015	BH - Napa Auto - Trailhead	06/25/2015	5.61	10144	08/05/2015
		JUNE 2015	BH - Boise City Util. - Trailh	06/25/2015	144.49	10144	08/05/2015
		JUNE 2015	BH - ACHD - Application fo	06/25/2015	100.00	10144	08/05/2015
		JUNE 2015	BH - DBA - Gift Cards - Sc	06/25/2015	30.00	10144	08/05/2015
		JUNE 2015	DL - ULI - ULI Conference	06/25/2015	875.00	10144	08/05/2015
		JUNE 2015	DL - ID Bus. Review - Brea	06/25/2015	7.00	10144	08/05/2015
		JUNE 2015	DL - WalMart - Kitchen Sup	06/25/2015	3.18	10144	08/05/2015
		JUNE 2015	DL - ULI - Membership - K	06/25/2015	100.00	10144	08/05/2015
		JUNE 2015	DL - Idaho Statesman - Ne	06/25/2015	326.30	10144	08/05/2015
		JUNE 2015	DL - Marrie Callender - Jun	06/25/2015	54.77	10144	08/05/2015
		JUNE 2015	DL - SHRM - Membership	06/25/2015	190.00	10144	08/05/2015
		JUNE 2015	DL - SW - SHRM Conferen	06/25/2015	658.00	10144	08/05/2015
		JUNE 2015	KM - Mazon.com - Double	06/25/2015	11.88	10144	08/05/2015
		JUNE 2015	KM - Caselle - Fall Confere	06/25/2015	425.00	10144	08/05/2015
					<u>10,916.65</u>		
		Total 3835:					
3864	USI Idaho Kibble & Prentic	1688148	Premium Adjustment for P	07/26/2015	51.00	61293	08/06/2015
					<u>51.00</u>		
		Total 3864:					
3433	Valley Landscape & Mainte	0254	Paint benches and Bike Ra	07/24/2015	287.00	61294	08/06/2015
					<u>287.00</u>		
		Total 3433:					
3841	VoiceText Communications	07/31/15-769	Conference calls	07/31/2015	52.58	61332	08/24/2015
		08/09/15-816	Conference calls	08/09/2015	22.95	61332	08/24/2015

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 3841:					75.53		
3385	Westerberg & Associates	176	Legislative Advisement Ser	07/30/2015	2,000.00	61295	08/06/2015
Total 3385:					2,000.00		
3374	Western States Equipment	WO0700999	Bldg 8 generator inspection	07/30/2015	290.63	61333	08/24/2015
Total 3374:					290.63		
3852	Worrell Communications L	2090	CCDC website redesign an	06/22/2015	1,825.00	61300	08/06/2015
		2090	Strategic Communications	08/22/2015	613.58	61300	08/06/2015
		2090B	Strategic Communications	08/22/2015	601.44	61300	08/06/2015
		2090C	The Grove Brick Program	08/22/2015	1,082.50	61300	08/06/2015
		2091	West End Strategic Comm	08/23/2015	2,187.50	61296	08/06/2015
		2099	West End Strategic Comm	08/10/2015	1,312.50	61334	08/24/2015
Total 3852:					7,402.50		
3419	Zimmer Gunsul Frasca Arc	92022	The Grove 2.0 Concepts E	08/01/2015	83.13	61297	08/06/2015
		92943	Grove Redesign Concepts	08/01/2015	90.10	61297	08/06/2015
		92944	The Grove 2.0 Plaza Chart	08/01/2015	2,835.00	61297	08/06/2015
		93619	Grove Redesign Concepts	08/12/2015	421.70	61297	08/06/2015
		93620	The Grove 2.0 Plaza Chart	08/12/2015	3,780.00	61297	08/06/2015
		93995	Grove Redesign Concepts	08/30/2015	391.58	61297	08/06/2015
		93996	Grove Plaza	08/30/2015	315.00	61297	08/06/2015
		94153	Broad Street Improvement	08/30/2015	15,302.50	61297	08/06/2015
		94154	Broad Street Improvement	08/30/2015	373.05	61297	08/06/2015
Total 3419:					23,592.06		
Grand Totals:					900,245.09		

Report Criteria:

Detail report type printed

[Report] Check Issue Date = 08/01/2015-08/31/2015

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
August 10, 2015 12:00 p.m.

I. CALL TO ORDER: Vice-Chairman Zuckerman convened the meeting with a quorum at 12:01 p.m.

Present were: Commissioner Dana Zuckerman, Commissioner Stacy Pearson, and Commissioner David Eberle, Commissioner Lauren McLean, Commissioner Pat Shalz, and Commissioner Ryan Woodings. Commissioner John Hale was absent. Commissioner David Bieter arrived at 12:05p.m.

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Parking and Facilities Director; Ross Borden, Finance Director; Ben Houpt, Project Coordinator; Pam Sheldon, Contracts Specialist; Joey Chen, Controller; Kevin Martin, Accountant; Mary Watson, Contracts Manager; Doug Woodruff, Project Manager; Shellan Rodriguez, Project Manager; Matt Edmond, Project Manager; Karl Woods, Project Manager; Peggy Breski, Contracts Specialist; Project Specialist, Laura Williams; Deah LaFollette, Executive Assistant. Also present was Agency legal counsel, Ryan Armbruster.

II. CONSIDER: Changes, Modification, or Addition to the Agenda:

There were no changes to the agenda.

III. CONSENT AGENDA:

Commissioner Eberle moved to approve the Consent Agenda. Commissioner McLean seconded the motion.

All said Aye. The motion carried 6-0.

The Consent Agenda consisted of the following actions:

- B. Minutes and Reports
 - 1. Approval of Meeting Minutes from July 13, 2015

IV. ACTION ITEMS:

A. CONSIDER: Resolution 1396 The Roost Type 3 Agreement

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Bieter arrived at 12:05p.m.

Commissioner Eberle moved to adopt Resolution No. 1396 Approval of T3 Agreement Special Assistance Participation Agreement and Purchase and Sale Agreement regarding the property located on the SWC of 5th and Broad Street. Commissioner Mclean seconded the motion.

All said Aye. The motion carried 7-1.

B. CONSIDER: Resolution 1397 620 S 9th DDA Extension

Shellan Rodriguez, CCDC Project Manager, gave a report.

Michael Hormaechea, RMH Company, gave a project update.

Commissioner Eberle moved to adopt Resolution No. 1397 to authorize the Executive Director to execute the First Amendment to the DDA barring no substantive changes from the attached drafted document and to direct staff to approve the final construction documents for the Afton. Commissioner McLean seconded the motion.

All said Aye. The motion carried 7-1.

C. CONSIDER: Resolution 1395 Proposed Fund Balance Policy Amendment

Ross Borden, CCDC Finance Director, gave a report.

Commissioner Eberle moved to adopt Resolution 1395 amending the Board's Fund Balance Policy as shown in Attachment A. Commissioner Woodings seconded the motion.

All said Aye. The motion carried 7-1.

D. CONSIDER: Proposed FY 2015 Amended Budget

Ross Borden, CCDC Finance Director, gave a report.

Commissioner Eberle moved to amend the FY 2015 Original budget to new revenue and expense totals of \$55,304,650 and set the time and date of Noon, August 26, 2015, for the statutorily-required public hearing on the Budget Amendment. Commissioner Shalz seconded the motion.

All said Aye. The motion carried 7-1.

E. CONSIDER: Proposed FY 2016 Original Budget

Ross Borden, CCDC Finance Director, gave a report.

Commissioner Eberle moved to approve the FY 2016 Original Budget totaling \$42,572,360 and set the time and date of Noon, August 26, 2015, for the statutorily-required public hearing on the Agency's budget for the coming fiscal year. Amend the row line item that that is titled Fulton Street and change to 8th Street Improvements. Commissioner McLean seconded the motion.

All said Aye. The motion carried 7-1.

F. CONSIDER: Capital Improvement Plan

Todd Bunderson, CCDC Development Director, gave a report.

Commissioner Eberle moved to approve the CIP as presented with a line title change from Fulton Street to 8th Street Improvements. Commissioner Shalz seconded the motion.

All said Aye. The motion carried 7-1.

G. CONSIDER: CCDC Office Lease

Ross Borden, CCDC Finance Director, gave a report.

Commissioner Eberle moved to approve the CCDC office lease extension for 121 N 9th Street, Suite 500 and Board Room. Commissioner Shalz seconded the motion.

All said Aye. The motion carried 7-1.

H. CONSIDER: Technical amendments to Courthouse Corridor Leases re Bond Redemption

Ross Borden, CCDC Finance Director, gave a report.

Commissioner Eberle moved to authorize the Executive Director to take necessary steps and approve the necessary agreements to complete the August 17, 2015 Courthouse Corridor bond redemption, transfer of property to Ada County, and amendment of associated leases. Commissioner McLean seconded the motion.

All said Aye. The motion carried 7-1.

I. CONSIDER: Resolution 1398 \$5 million Central District Bond Term Sheet and Rate Lock Agreement

Ross Borden, CCDC Finance Director, gave a report.

Eric Heringer, Piper Jaffray, gave a report.

Commissioner Eberle moved to adopt Resolution 1398 as amended with language to clarify the resolution and Accept the Bank of America's Series 2015 Bond Term Sheet (attached to the resolutions Exhibit A); Authorize staff, counsel and financial advisor to continue negotiations with Bank of America to produce a Purchase Agreement and other documents. Authorize publishing public notice of the Series 2015 Bond financing and the Board's August 26, 2015 meeting to consider that financing (attached to the resolution as Exhibit B); Authorize Board Chair or Vice Chair or Agency Executive Director to enter into agreements in substantially the same form as Exhibits A and C of the resolution and execute all documents required to implement those agreements. Commissioner Pearson seconded the motion.

All said Aye. The motion carried 7-1.

V. INFORMATION/DISCUSSION ITEMS

A. The Grove Plaza, Renovation Design Concepts

Doug Woodruff, CCDC Project Manager, gave a report.

Information items B and C were not presented due to lack of quorum.

VII. ADJOURNMENT:

The meeting was adjourned at 1:48 p.m. due to lack of quorum.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE ____ day of _____, 2015.

John Hale, Chair

Pat Shalz, Secretary

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
August 26, 2015 12:00 p.m.

I. CALL TO ORDER:

Chair Zuckerman convened the meeting with a quorum at 12:03 p.m.

Present were: Commissioner Ryan Woodings, Commissioner David Eberle, Commissioner Dana Zuckerman, Commissioner Pat Shalz, Commissioner John Hale, Commissioner David Bieter, Commissioner Stacy Pearson and Commissioner Lauren McLean.

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Parking and Facilities Director; Ross Borden, Finance Director; Ben Houpt, Project Coordinator; Pam Sheldon, Contracts Specialist; Joey Chen, Controller; Kevin Martin, Accountant; Mary Watson, Contracts Manager; Doug Woodruff, Project Manager; Shellan Rodriguez, Project Manager; Matt Edmond, Project Manager; Karl Woods, Project Manager; Peggy Breski, Contracts Specialist; Project Specialist, Laura Williams; Deah LaFollette, Executive Assistant. Also present was Agency legal counsel, Ryan Armbruster.

II. CONSIDER: Changes, Modification, or Addition to the Agenda:

There were no changes to the agenda.

III. ACTION ITEMS:

A. PUBLIC HEARING: Proposed Amended FY 2015 Budget

Chairman Hale opened the meeting to the public at 12:04 p.m. No public comment was made. Public Hearing was closed at 12:10 p.m.

B. CONSIDER: Resolution #1401 Adopt Amended FY2015 Budget

Ross Borden, CCDC Finance Director, gave a report.

Commissioner Zuckerman moved to adopt Resolution 1401 to approve the FY 2015 Amended budget and authorize the Executive Director to file copies of the budget as required by law. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

C. PUBLIC HEARING: Proposed FY 2016 Budget

Chairman Hale opened the meeting to the public at 12:12 p.m. No public comment was made. Public Hearing was closed at 12:19 p.m.

D. CONSIDER: Resolution #1402 Adopt FY2016 Budget

Ross Borden, CCDC Finance Director, gave a report.

Commissioner Zuckerman moved to adopt Resolution 1402 to approve the FY 2016 Original budget and authorize the Executive Director to file copies of the budget as required by law. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

E. CONSIDER: Resolution 1400 \$5M Series 2015 Bond Financing Documents

Ross Borden, CCDC Finance Director, gave a report.

Chairman Hale opened the meeting to public comment at 12:24 p.m. No public comment was given and no written public comment received. Public Hearing was closed at 12:25 p.m.

Kurt Kaufmann, Sherman & Howard, was available via conference call for the discussion and questions.

Eric Heringer, Piper Jaffray, gave a report.

Commissioner Zuckerman moved to adopt Resolution 1400 to Issue Redevelopment Bond, Series 2015, in the principal amount of \$5,000,000.00; Authorize public notification of the Bond issuance to start the statutorily-required 30 day contest period; and Execute associated Purchase Contract (Exhibit F) and Collection Obligation Agreement (Exhibit H). Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

F. CONSIDER: Resolution 1399 The Inn at 500 Capitol Type 2, Type 4 and Parking Agreement

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution # 1399 authorizing the execution of the Type 2 General Assistance Participation Agreement, Type 4 Capital Improvement Reimbursement Agreement, and a Parking Space Lease and Access Agreement for the Inn at 500 Capitol. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

VI. ADJOURNMENT:

There being no further business to come before the Board, a motion was made by Commissioner Zuckerman to adjourn the meeting. Commissioner Eberle seconded the motion.

All said Aye.

The meeting was adjourned at 12:46 p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE ____ day of _____, 2015.

John Hale, Chair

Pat Shalz, Secretary



AGENDA BILL

Agenda Subject: Update and Amendment to CCDC Participation Program		Date: September 14, 2015
Staff Contact: Matt Edmond	Attachments: 1) DRAFT Participation Program (9/14/2015) 2) Previous Participation Program (9/9/2013)	
Action Requested: Approval of the program amendments.		

Background:

The proposed amendments to the CCDC Participation Program include a number of changes, including both reorganization and reformatting for better clarity and some proposed adjustments as follows:

Overview/Introduction

- Introductory sections combined and reorganized
- Blueprint Boise Goals for Downtown Boise added as a consideration for participation assistance eligibility

Type 1 Streetscape Grant

- Assistance changed from 50% split of hard costs over \$25,000 up to \$275,000 to 100% of hard costs up to \$150,000 in order to encourage more use of the grant and account for increased cost of suspended paving systems
- Reformatted from bullet points to sections on Criteria, Eligible Costs, and Timing
- Changed application cycle for grants from a semi-annual to an annual, first come, first served basis to conform with the budget cycle and simplify administration
- Added suspended paving systems (Silva cell or equivalent) as an eligible expense
- Identified curb cuts and driveway approaches as an ineligible expense
- Added provision that the agreement should be considered after approval of design review or relevant development application

Type 2 General Assistance

- Reformatted from bullet points to sections on Criteria, Eligible Costs, Reimbursement, and Timing
- Added suspended paving systems (Silva cell or equivalent) as an eligible expense
- Added façade restoration of aesthetic value (in addition to historical) as an eligible expense
- Identified curb cuts and driveway approaches as an ineligible expense
- Updated levy rate and example calculations to better reflect current levy rate trends, which are lower

- Added provision that the agreement should be considered after approval of relevant development application

Type 3 Transformative Assistance

- Changed Type 3 from “Special” to “Transformative” Assistance
- Reformatted from bullet points to sections on Criteria, Evaluation, Timing, and Financing/Reimbursement

Type 4 Public-Private Project Coordination

- Reformatted from bullet points to sections on Criteria, Background, Eligible Costs, Process and Timing

Type 5 Disposition of CCDC-Owned Property

- Reformatted from bullet points to sections on Criteria, Process and Timing

Type 2 Scorecard

- Reformatted scorecard and scorecard definitions and figures
- Renamed scorecard categories to more accurately describe criteria

Fiscal Notes:

The proposed amendments to the Participation Program increase eligible costs, primarily for the installation of suspended paving systems for Type 1 and Type 2 assistance. However, the obligation for this increase in eligible costs is limited by the amount budgeted for Type 1 (and still to \$150,000 total per project) and the increment value of a given project for Type 2. Fiscal impacts for Type 2 assistance should be evaluated with each project.

Staff Recommendation:

Staff recommends the Board approve the Participation Program as presented.

Suggested Motion:

I move for approval of the updated and amended Participation Program as presented.



PARTICIPATION PROGRAM

Stimulating downtown development with public infrastructure

Overview & Goals

The Participation Program is CCDC's development assistance program and is designed to advance the aims of urban renewal and economic development in Downtown Boise, as well as goals identified for Downtown Boise as identified in the Boise City comprehensive plan, Blueprint Boise. The Program is crafted to be transparent, understandable, and responsive in order to encourage private investment in Downtown Boise. The Program is intended to be comprehensive providing both structure and flexibility in assisting development projects within its several redevelopment districts. The Program represents the Board's policy on development participation. The Program is not an entitlement, and may be amended from time to time, suspended, or terminated, and any individual project participation provided is subject to prior approval by the Board via written agreement. The program identifies five approaches to anticipated participation with development interests:

- 1) Streetscape Grant
- 2) General Assistance
- 3) Transformative Assistance
- 4) Public-Private Project Coordination
- 5) Property Disposition

The primary goals of the Participation Program are to align resource use with the CCDC strategic plan to **improve, develop, and grow the economy** in pursuit of the following three goals:

- Improve conditions
- Promote development
- Fuel economic growth

Statutory Framework

CCDC is enabled by two sections of Idaho Code, the Urban Renewal Law and the Economic Development Act (key excerpts provided):

Idaho Code 50-2002 URBAN RENEWAL LAW (excerpt)

"...It is found that there exist in municipalities of the state deteriorated and deteriorating areas which constitute a serious and growing menace..." "...It is further found and declared that certain of such areas, or portions thereof, may require acquisition, clearance, and disposition...in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented..."

Idaho Code 50-2902 ECONOMIC DEVELOPMENT ACT (excerpt)

"...It is hereby found and declared that there exists in municipalities a need to raise revenue to finance the economic growth and development of urban renewal areas, to encourage private development..., arrest the decay of urban areas..., promote needed public improvements..., facilitate the long-term growth of their common tax base..., encourage private investment..."

This enabling legislation informs the purview of everything CCDC does as an urban renewal agency. As such, the Participation Program provides a framework to promote compliance with Idaho law. Excerpts of Idaho state code below offer insight into the program design.

URBAN RENEWAL LAW (excerpt) Idaho Code 50-2007

“... (b) to provide or to arrange or contract for the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with an urban renewal project; to install, construct, and reconstruct streets, utilities, parks, playgrounds, off-street parking facilities, public facilities, other buildings or public improvements; and any improvements necessary or incidental to a redevelopment project...”

Idaho Code 50-2007 (excerpt)

“...(j)in addition to its powers under subsection (b) of this section, an agency may construct...structural forms necessary for the provision or utilization of air rights sites for buildings and to be used for residential, commercial, industrial, and other uses contemplated by the urban renewal plan, and to provide utilities to the development site...”

Idaho Code 50-2011 (excerpt)

“(a) An urban renewal agency may sell, lease, or otherwise transfer real property or any interest therein acquired by it for an urban renewal project, and may enter into contracts with respect thereto, in an urban renewal area for residential, recreational, commercial, industrial, educational or other uses or for public use, or may retain such property or interest for public use...”

Key Program Requirements

- The following uses are ineligible activities: bikini bars and sexually oriented businesses as defined by Boise City Code.
- Each program approach (Type 1-3) is mutually exclusive for an individual project meaning a project can only participate in one program per project.
- Each program where eligible costs are involved will only pay for those CCDC approved expenses not otherwise paid for by another public entity.
- Program eligibility is at sole discretion of CCDC and eligibility dates may apply.
- Participants are encouraged to contact CCDC as early in the development process as possible and preferably at the idea stage well before site acquisition, entitlement, type of use determination, and site/building design.
- Projects located on properties with delinquent property taxes are not eligible.
- All individual projects should advance urban renewal plans for downtown Boise. Projects which do not advance plans may not be approved.
- On a case by case basis, the Board may consider a program exception if, in its sole judgment, certain necessary and sufficient conditions exist to warrant the modification of one or more of the program requirements for a project.

Blueprint Boise Goals for Downtown Boise

The following are goals for the Downtown Boise Planning Area as identified in Boise City's comprehensive plan, Blueprint Boise. How well a given project advances one or more of these goals may be considered for certain types of participation assistance.

Centers, Corridors & Neighborhoods

- Maintain Downtown as the civic, economic, educational, social and cultural center of the city and region.
- Create in-town residential neighborhoods and increase the amount and range of housing choices available in Downtown and adjacent neighborhoods.
- Encourage redevelopment of surface parking lots and other underutilized properties.

Parking

- Implement a Downtown wide parking system that coordinates all on and off-street parking resources.

Connectivity

- Develop a robust, multimodal transportation system in Downtown, with an emphasis on transit, bicycle, and pedestrian circulation and safety.
- Continue to develop a framework of streets, paths and open spaces that builds upon existing networks and strengthen connections to the Boise River and Downtown sub-districts.

Public Services & Facilities

- Maximize the use of existing infrastructure Downtown and make improvements as needed as development intensifies.

Neighborhood Character

- Use Downtown development as a model for sustainable land use, development, and construction practices.
- Create a safe, clean, and enjoyable environment for businesses, residents, and visitors in Downtown.
- Recognize the role religious institutions and other service providers play in the success of Downtown.
- Set a high standard for the quality of urban design, building design, and construction in Downtown, especially in the CBD.

Culture, Education & Arts

- Maintain Downtown as the cultural center for the community and the region.
- Retain and expand K-12 educational facilities, higher education, and a variety of learning opportunities in Downtown.
- Recognize and protect the historic resources in Downtown.

Economic Development

- Create and maintain a prosperous economy in Downtown.
- Strive to keep Downtown's economy diversified.
- Find an appropriate balance between the demands for economic prosperity, historic preservation, and quality design in reviewing development applications.

A to Z Best Practices

CCDC's Participation Program in Boise is anchored by Idaho Code and tailored to work in downtown Boise. However, there are some generally accepted best practices described by professional associations. These practices, guided by state law and, coupled with actual experience in the business of redevelopment, form the basis of the Program. The A to Z guide summarizes key ideas incorporated into the Program.

- a) Statutorily compliant participation (both letter & intent)
- b) Serves the public interest (legally eligible & politically sensible)
- c) Consistent with Boise City plans
- d) Consistent with CCDC URA and strategic plans
- e) Capped participation (within and below anticipated income collections)
- f) Proactive agency-driven approach
- g) Ensure due diligence for larger projects (evaluate risks, financing, issues, conflicts, partners, capacity, experience, stakeholders)
- h) Ensure a transparent process
- i) Accountability (conduct financial analysis, determine identifiable community needs, assess potential project impact of larger projects)
- j) Accessibility (program is broadly available)
- k) Conduct neighborhood-stakeholder outreach/input on key projects
- l) Emphasize early intergovernmental communication and coordination
- m) Ensure fairness in program design and delivery
- n) Ensure program is understandable
- o) Program and contracts are publicly, proactively communicated
- p) Measure effectiveness of results
- q) Review program annually, adjust, and improve
- r) Program is not an entitlement and all contracts are subject to board approval
- s) Basic eligibility requirements to participate are identified
- t) Eligible costs participation emphasizes visible public improvements
- u) Scoring criteria uses clear, standardized approach
- v) Specialized ad hoc advisory teams may be used for review and advice on large projects or intergovernmental projects
- w) All project agreements are approved in public meetings and include opportunity for advance public comment on the project
- x) Maintain open records on program utilization and awards
- y) Actively promote program
- z) Administer program consistently

Type 1: Streetscape Grant

Criteria: Type 1 participation provides grants for streetscape improvements and is intended to assist smaller projects on their own schedule, often triggered by a tenant improvement. The grant program is determined and limited by the CCDC annual budget appropriation, and as such, will be awarded on a first come, first served basis for only as long as budgeted funding is available.

Eligible Costs: The grant allows for assistance in legally eligible public improvements in the right-of-way. Eligible costs for streetscape grants generally include:

- Curb, gutter and sidewalk
- Canopies over public right of way
- Historic street lights
- Street trees, tree grates, irrigation, and suspended paving systems where appropriate
- Street furnishings, including benches, bike racks, bollards, and trash receptacles
- Curb cuts and driveway approaches, other than for alley approaches or consolidated driveways, are generally not eligible for reimbursement.

Reimbursement is for hard costs and does not include soft costs. CCDC limits eligible hard costs to materials and labor. (Examples of soft costs not eligible for reimbursement include but are not limited to architectural and engineering design, permits, traffic control, mobilization, and overhead.)

The grant will provide resources covering the first \$150,000 of actual eligible and CCDC approved expenses for streetscape improvements

Timing: The application period is semi-annually (Fall/Spring). Streetscape grant agreements will generally be considered for approval by the CCDC Board after approval of a design review or relevant development application that includes the proposed streetscape improvements. A T1 Streetscape Grant agreement is effective the date it is signed by both parties. Awarded grants are paid based on actual expenses as documented after project completion and pursuant to an executed reimbursement agreement.

Type 2: General Assistance (non-CCDC property)

Criteria: Type 2 participation provides general assistance and is intended to assist a larger and/or more involved project and includes a broader definition of eligible costs. A project Scorecard and definitions, scored by CCDC, is a key feature of this assistance (attached). The legal parcel constitutes the site for a project. However, at the Board's discretion, a phased development on a full city block single parcel with a vacated alley may be scored on the phasing if this better advances program goals. The scoring criteria and point values are an extension of the statutory charge of urban renewal and the associated adopted plans, and are aimed at advancing the Board's goals of improving conditions, promoting development, and growing the economy. Generally, the criteria with higher points represent either higher valued development elements, address higher cost elements, or consider best practices in urban form and function. Scoring results are identified as Tier 1, 2 and 3; with Tier 1 being the highest scoring Tier. The Board may disapprove any individual project regardless of scoring if the Board determines a project does not sufficiently advance urban renewal plans.

Eligible Costs for Type 2 participation include the following:

- Streetscape in the right of way (curb and gutter, sidewalk, street lights, canopies over right of way, irrigation, street trees, benches, bike racks, and suspended paving systems where appropriate)
- Infrastructure in the right of way (streets, utilities, domestic water, geothermal water, sewer, power, phone, fiber) not including individual service lines
- Certain qualifying expenses for commercial and condominium buildings (per Boise City & CCDC) relating to exterior façade restoration improvements for buildings deemed to be of significant historic and/or aesthetic value to the public and conditioned upon the donation and acceptance by the City of Boise of a perpetual building façade easement. All terms and conditions must be consistent with City of Boise requirements (ordinances, guidelines, or policies, etc.).
- Certain site remediation improvements as may be preparatory to construction are evaluated on a case by case basis. An example of an eligible environmental remediation cost would be the hard costs for the removal of an underground storage tank in the public right of way. Soft costs, such as environmental assessments and costs within a private building, such as asbestos abatement, are not eligible for general assistance.
- Actual eligible costs are reimbursed in priority order as listed above.
- Reimbursement is for hard costs and does not include soft costs. CCDC limits eligible hard costs to materials and labor. (Examples of soft costs not eligible for reimbursement include but are not limited to architectural and engineering design, permits, traffic control, mobilization, and overhead.)
- Curb cuts and driveway approaches, other than for alley approaches or consolidated driveways, are generally not eligible for reimbursement.

Reimbursement: Assistance is limited by the lesser of the agreed upon eligible costs of the project or a portion of the project's tax increment value as determined by its scorecard ranking. Actual legally eligible costs must be verified and approved by CCDC and will include only reasonably incurred costs. All costs must be verified or verified through invoice documentation and/or a schedule of values.

As determined by CCDC, maximum reimbursement possible is the actual increment income received from the project for the first full four (4) years of assessment, multiplied by the factor associated with the score received by the project, as follows:

Tier 1: Factor of 0.8 **Tier 2:** Factor of 0.6 **Tier 3:** Factor of 0.4

Estimates of valuation can be done by CCDC as requested and typically would conservatively assume 80% of estimated construction cost to account for variances which may occur in the Ada County Assessor property valuation process.

An example of the calculation used to estimate assistance for a \$6.25M T1 scoring project would be as follows: \$6,250,000 estimated construction value x 80% = \$5,000,000 taxable value x total levy rate of .0140 = \$70,000 x .8 factor = \$56,000 per year x 4 years = \$224,000.

Examples of participation for three projects sizes using construction value is as follows:

Example Scoring	Small: \$5,000,000	Medium: \$10,000,000	Large: \$20,000,000
Tier 1	\$ 179,200	\$ 358,400	\$ 716,800
Tier 2	\$ 134,400	\$ 268,800	\$ 537,600
Tier 3	\$ 89,600	\$ 179,200	\$ 358,400

Timing: Type 2 assistance can be applied for at any time prior to obtaining a certificate of occupancy but preferably before project design. General assistance agreements will generally be considered for approval by the CCDC Board after approval of a development application that includes the proposed improvements eligible for reimbursement. A Type 2 agreement is effective the date it is signed by both parties. Reimbursement payments will begin in the first full year of annual increment received by CCDC after project completion and issuance of a certificate of occupancy. Reimbursement payments will stop once eligible costs have been paid in full, four years after reimbursement payments began, or within one year of the expiration date of the revenue allocation district, whichever occurs first.

Type 3: Transformative Assistance (non-CCDC property)

Criteria: The intent of the Type 3 assistance is to make available a more customized opportunity for transformative projects and to consider certain projects which don't otherwise fit well into the other program types. Type 3 participation is available to assist large public or private projects that are deemed by the CCDC Board to be transformative in nature and of benefit to the community at large. In general, a transformative project is a higher value project that may include the construction of a significant public facility. The project should have a high likelihood of maintaining an enduring presence in the community. This may include one or more of the following:

- Publicly available structured parking
- Public pathway
- Public plaza
- Special event/sports venue
- Public infrastructure
- Transit facility

The private to public investment ratio (private project cost divided by CCDC cost) for a transformative projects should generally be 6:1 or higher. For example a \$60 million private project coupled with a \$10 million public facility funded by CCDC would have a 6:1 private/public (CCDC) ratio (60 divided by 10 equals 6).

The goal for intergovernmental projects is to use limited district monies to leverage additional resources (federal, state, local, other) into the downtown revitalization effort to achieve redevelopment goals. For example, matching a federal grant for construction of a physical project, or shared funding between intergovernmental units for construction of a public facility. The project and cost share will be determined by the Board and governmental partner. Because projects for public facilities will most likely be exempt from property tax and will produce no tax increment income, such projects should be financially feasible based on other considerations, serve mutual goals, and produce a community benefit.)

Evaluation: A private or public development can present a project to the Executive Director at any time. At the Executive Director's request, the Board may consider a project for candidate status as a special project permitting more formal evaluation. All final agreements require Board approval.

Projects being considered for Type 3 assistance will receive a greater degree of scrutiny than those considered for Type 1 or Type 2 assistance. CCDC may either require or pay for community/stakeholder outreach. CCDC may pay for and conduct a financial feasibility study which may include a "but for" test (but for the assistance, the viability of the project is questionable). This assessment may also identify eligible costs for project participation and

funding alternatives. The project should produce a net positive gain for the community after any public participation. CCDC may pay for and conduct an economic impact study or may require an examination of a developer project portfolio, financial capacity, and references, etc.

Timing: Many of the timing elements of Type 3 assistance are determined on a case by case basis. A Type 3 agreement is effective the date it is signed by both parties.

Financing/Reimbursement: CCDC bonding will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement or purchase upon project/public facility completion and certificate of occupancy.

Type 4: Public-Private Project Coordination

Criteria: Type 4 participation coordinates CCDC-initiated capital improvement activities with capital improvement activities of private development and/or other public agencies. Projects eligible for Type 4 participation are generally those identified in the adopted CCDC Capital Improvements Plan that is in effect and available on the CCDC website. The Board retains all discretion in determining the projects, timing, design, and locations of capital improvements.

Background: The Board conducts an ongoing robust program of improving public infrastructure serving the downtown as a part of its Capital Improvement Plan (CIP). The CIP is based on a wide variety of economic factors such as: physical conditions, market dynamics, district resources, business cycles, construction schedules, seasonality, weather, staff capacity, regulatory requirements of local governments, and related intergovernmental projects, etc. Therefore, any adjustment to the CIP is a function of these variables along with other factors and no development should expect or rely on the CIP in lieu of other program options.

The CIP is typically updated as part of the CCDC strategic planning and budgeting process. Adjusting, co-timing and/or accelerating CIP projects in coordination with private development can be beneficial and can create efficiencies in the construction of physical improvements.

Eligible Costs: Eligible costs are generally as outlined in the adopted CCDC Capital Improvements Plan in effect.

Process: CCDC invites conversation about private project plans and timing to inform development of future CIP plans.

CCDC can design, bid and build a CIP project independently of the private project or intergovernmental project. CCDC can also, in certain circumstances and subject to applicable law, sub-contract construction with a private development on a public project element.

CCDC can enter into intergovernmental agreements to cooperatively participate in joint capital improvement projects.

Timing: A Type 4 agreement is effective the date it is signed by both parties.

Type 5: Property disposition (CCDC-owned property)

Criteria: Type 5 participation is the disposition of property by CCDC, including the strategic acquisition of land/buildings and disposition of land targeted for a redevelopment purpose. The property disposition process is governed by state statute and differentiates between disposition to a for-profit (or private use), to a non-profit, and to a public (or governmental) body. This program meets or exceeds the statutory requirements in providing for competitive processes in property disposition (not required for disposition of land to public entities).

Process: CCDC's property disposition process for private/non-profit development use will involve an open competitive RFP/Q (Request for Proposals/Qualifications) process for properties being redeveloped. Properties may be transferred to another public entity without an RFP and smaller remnant parcels may not warrant an RFP. This process will also require a commercial appraisal, a re-use appraisal, and the proposed project will be in accordance with the applicable urban renewal plan.

The following table outlines the key types of disposition.

Disposition	Process	Condition	Value
For-profit	Competitive Process	Performance Schedule	Fair value of uses
Non-profit	Competitive Process	Performance Schedule	Fair value of uses
Public Body	n/a	Performance Schedule	n/a

A variety of customized public-private project possibilities exist in the strategic disposition and development of property under the property disposition process. The particulars of the project, terms/conditions, and project objectives are individually customized to the property and identified in the RFP. RFP's can be locally, regionally or nationally conducted.

The disposition of any property for private/nonprofit development will be codified in a Development and Disposition Agreement (DDA) which will require a determination of fair value for the proposed use, which may be stipulated or restricted, in furtherance of the property redevelopment objectives. A re-use appraisal type or similar method of the kind and nature suitable to the individual property redevelopment goals will be used to establish pricing. A commercial appraisal will also be done and a price established for initial disposition of the property to begin the project. If any rebate of property value as advised by the re-use appraisal is warranted it will be made after project completion/CO.

Timing: CCDC's property disposition process will stipulate a minimum timeframe for development to occur. In general, the expected timeline may be shorter than but not longer than 18 months from RFP award to building permit and shorter but not longer than 30 months from building permit to certificate of occupancy/completion.

Partnership Program Application Process

- 1) Streetscape Grant – Complete Application Form
- 2) General Assistance – Complete Application Form
- 3) Transformative Assistance – Present Project to Executive Director/Board
- 4) Public-Private Project Coordination – Discuss with Executive Director/Board
- 5) Property Disposition – Respond to Request for Proposal (RFP)



SCORECARD

CCDC PARTICIPATION PROGRAM SCORECARD

Improve Conditions - Promote Development - Grow Economy

- 1 **Activate Dormant/Disinvested Sites (1 Only)**
- 2 **Reuse of Targeted Sites (1 Only)**
- 3 **Environmental Remediation (1 Only)**
- 4 **Utility Infrastructure**
- 5 **Connectivity**
- 6 **Compact Development (1 Only)**
- 7 **Parking Placement & Design (1 Only)**
- 8 **Targeted Uses (1 Only)**
- 9 **Walkability**
- 10 **Sustainable Building (1 Only)**

SCORING

Tier 1 +140 points

Tier 2 +120 points

Tier 3 +100 points

1	1 Activate Dormant/Disinvested Sites (1 Only)	
	a reuse of existing building	20
	b convert surface parking	18
	c replace dormant building	16
	d reuse of vacant land	10
2	2 Reuse of Targeted Sites (1 Only)	
	a reuse of historic register building	20
	b reuse of automotive site	15
	c reuse of dry cleaner site	15
3	3 Environmental Remediation (1 Only)	
	a >\$100,001 costs	20
	b \$50,001-\$100,000 costs	16
	c \$10,000-\$50,000 costs	12
4	4 Utility Infrastructure (all that apply)	
	a replace or expand geothermal	15
	b stormwater mitigation	15
	c replace or expand fiber	15
	d replace or expand power	15
	e replace or expand sewer	15
	f replace or expand water	15
5	5 Connectivity (all that apply)	
	a add a street	20
	b add a ground level plaza	19
	c add an alley	17
	d add a pathway	15
	e add or substantially improve a sidewalk	10

CCDC PARTICIPATION PROGRAM SCORECARD

- CONTINUED -

Improve Conditions - Promote Development - Grow Economy

6	Compact Development (1 Only)	
a	4.0 to 5.0+ FAR	10
b	3.0 to 3.9 FAR	9
c	2.0 to 2.9 FAR	8
d	1.0 to 1.9 FAR	7
e	0.5 to 0.9 FAR	6
7	Parking Placement & Design (1 Only)	
a	structured parking below grade	20
b	structured parking above grade	18
c	no surface parking	15
d	parking location is to rear or interior of building	10
e	parking is screened by wall, fence, sunken	8
8	Targeted Uses (1 Only)	
a	workforce housing	10
b	technology	10
c	corporate HQ	10
d	education	10
e	artisan	10
f	light manufacturing/assembly	10
9	Walkability (all that apply)	
a	=/> 70% of sidewalk/setback is abutted by ground floor building face	20
b	=/> 60% ground floor glazing on street frontages (30% res)	18
c	=/> 12' ground floor height	15
d	main entry is prominent, ground floor, and faces street/not parking	15
e	=/> 75% ground floor frontage has functional awnings (30% res)	10
f	public art element	5
10	Sustainable Building (1 Only)	
a	living building cert	10
b	LEED platinum	8
c	LEED gold	7
d	LEED silver	6
e	connect to/use geothermal system	5
f	green globes cert	4
g	energy star cert	4



SCORECARD DEFINITIONS

CCDC PARTICIPATION PROGRAM

Criteria Purpose, Definitions and Minimum Specifications

Purpose 1-10 (and) Definitions a-g

- a) Reimbursement is for hard costs and does not include soft costs. CCDC limits eligible hard costs to materials and labor. (Examples of soft costs not eligible for reimbursement include but are not limited to architectural and engineering design, permits, traffic control, mobilization, and overhead.)
- b) This scoring system for points that rank potential projects includes private development activity but should not be interpreted that CCDC will participate in those activities with CCDC funds. Rather those items are for purposes of evaluating the project and scoring for qualification for funding by CCDC of eligible activities.
- c) The eligible costs paid for in this program will only pay for those approved expenses not otherwise paid for by another public entity.

1. Activate Dormant / Disinvested Sites

Purpose: It is the statutory purpose of urban renewal and related redevelopment to arrest the decay of urban areas by improving the utilization and value of underutilized and undervalued property. Therefore the program grants credit to those projects that make fuller use of dormant and underutilized buildings.

a. Reuse of Existing Building: Reuse of a building that includes change of use including either: 1) conversion of vacant space to improved occupied space, with “vacant” defined as space unoccupied for 18 months or more; or 2) change of automotive use to retail, restaurant, office, performance, recreation or similar use; or 3) change in occupancy from a non-residential use to a residential use; or 4) change in occupancy or use classification (i.e. retail shop to restaurant, office to retail, etc.) resulting in increase in assessed value per square foot or increase in total assessed value of parcel; and a) the change of use applies to 50% or more of the building ground floor as measured by gross floor area; or b) for buildings with multiple floors, 25% or more of the building as measured by gross floor area.

b. Conversion of Surface Parking: Development of land currently in use as surface parking, such that greater than 75% of the land used as parking is converted to another use (building, streetscape, plaza, park, etc.) See 7. c. for definition of “surface parking.”

c. Replace Dormant Building: Development of site including the removal and replacement of building of 500 gross square feet or more and unoccupied for a period of 36 months or more.

d. Reuse of Vacant Land: Reuse of land currently not occupied by a building, parking lot, outdoor recreational use, public park or plaza.

2. Reuse of Targeted Sites

Purpose: The reuse of sites and buildings within a developed area of the community is in the public interest as there is an existing public investment already made by streets and utilities and, to the extent reuse attracts people and business activity, full utilization helps to support the vitality of neighboring properties. Reuse of historically significant buildings supports the authenticity and identity of the city and creates that often intangible asset referred to as “character”. Additionally, reuse of sites and buildings, and especially buildings of historic significance, is challenging because the renovation of existing buildings – bringing buildings into compliance with current building and fire codes – is costly and complex. Furthermore, existing sites may have environmental hazards from previous uses, especially if the prior uses include storage and distribution of petroleum products, auto repair, or laundry and dry cleaning. Removing building and site contamination is beneficial to public health and removes obstacles to productive use.

a. Reuse of National Historic Register Building: Reuse of a building that either 1) is and will remain listed on the National Register of Historic Places; or 2) will be listed on the National Register of Historic Places; or 3) in the opinion of Boise City Department of Planning and Development Services is eligible to be on the National Register of Historic Places according to the criteria of the National Park Service.

b. Reuse of site used in current or prior use as automotive or trucking use : Reuse of a site for a use other than an automotive or trucking use, with “automotive use” defined as either 1) fuel filling station; or 2) automotive or truck engine or tire repair; or 3) automotive, truck, or recreational vehicle sales; or 4) automotive or truck body or upholstery repair; or 5) automotive or truck wash or detailing; or 6) automotive or truck impound lot; or 7) automotive or truck salvage facility.

c. Reuse of laundry dry cleaning site: Reuse of a site and/or building used current or formerly as a wholesale or retail laundry dry-cleaning service. Sites/buildings formerly used as a dry cleaning qualify if they have not been adapted or site has not been remediated for a use other than dry cleaning.

3. Environmental Remediation

Purpose: Existing sites may have environmental hazards created by previous uses, especially if the previous uses include storage and distribution of petroleum products, auto repair, or laundry and dry cleaning. Removing building and site contamination is beneficial to public health and removes obstacles to productive use.

a. More than \$100,000 costs: Costs are for those conditions identified by a formal environmental assessment or declared by a third party to be environmentally hazardous.

b. \$50,001 - \$100,000 costs: Costs are for those conditions identified by a formal environmental assessment or declared by a third party to be environmentally hazardous.

c. \$10,000 - \$50,000 costs: Costs are for those conditions identified by a formal environmental assessment or declared by a third party to be environmentally hazardous.

4. Utility Infrastructure

Purpose: The finance and construction of utilities and related infrastructure is fundamental to urban renewal and redevelopment. Idaho urban renewal law explicitly includes the furnishing of public utilities as an eligible activity. Finance and construction of utility infrastructure not only stimulates private investment but generates public benefits that are typically distributed broadly in expanding services in both the short term and long term.

a. Replace or Expand Geothermal: Replacing or expanding utility infrastructure may include:
1. Connect to the system on an existing service line; 2. Move or add a new service line to connect to main line; 3. Re-route a main line; 4. Increase the capacity of a main line; or 5. Extending a main line to the development site.

Any of the following scenarios shall receive a point score.

Scenario 3: Re-routing of 50 lineal feet or more of the main line.

Scenario 4: Increasing the capacity of the main line for 50 lineal feet or more.

Scenario 5: Extending the main line to the development site by 50 lineal feet or more.

Scenarios 1 and 2 do not by themselves generate a point score. The maximum score which can be earned for expanding this element of utility infrastructure is 15 points.

b. Storm Water Mitigation: Project qualifies if 1) it includes the construction of new storm water treatment facilities on or adjacent to the site; and 2); the project's storm water treatment facilities meet the standards of Boise City and Ada County Highway District for retention; and 3) the design of storm water treatment facilities has received Boise City design review approval.

c. Replace or Expand Fiber: See 4a, "replace or expand geothermal".

d. Replace or Expand Power: See 4a, "replace or expand geothermal".

e. Replace or Expand Sewer: See 4a, "replace or expand geothermal".

f. Replace or Expand Water: See 4a, "replace or expand geothermal".

5. Connectivity

Purpose: The finance and construction of streets and related infrastructure is fundamental to urban renewal and redevelopment. Idaho urban renewal law explicitly includes the furnishing of public streets as an eligible activity. In addition, the finance and construction of streets and pathways for pedestrians and bicyclists improves access to businesses and recreational amenities. The design of streets is essential to the physical form of development and the extent to which it supports clustering of economies that thrive on the synergy of multiple businesses, institutional uses, and social activities utilizing commercial enterprises.

a. Add a Street: The addition or extension of a public street providing pedestrian access and meeting the definition of “public street” pursuant to Chapter 9-20 of the Boise Municipal Code (Boise Subdivision Ordinance) or as approved by Boise City and Ada County Highway District. In order to meet this criterion, improvements should be made for a minimum length of 25 feet for at least part of the roadway and including curb, gutter and sidewalk.

b. Add a Ground-Level Plaza: For the plaza to qualify, it shall have a minimum of 50 feet of frontage along the public sidewalk, a minimum depth of 25 feet from the public sidewalk, with a minimum surface area of 800 square feet suitable for walking, standing, or sitting. No easement or dedication of the plaza is required.

c. Add an Alley: The addition or extension of a public alley as defined by Chapter 9-20 of the Boise Municipal Code (Boise Subdivision Ordinance) or as approved by Boise City and Ada County Highway District. In order to meet this criterion, improvements should be made for a minimum length of 25 feet for at least one half the width of the alley.

d. Add a Pathway: The addition or extension of a pathway providing access across the site linking origins and destinations off the development site and for non-motorized transportation and having a minimum width of six feet. No easement or dedication of the pathway is required.

e. Add or Substantially Improve a Sidewalk: The addition, extension, or substantial improvement to the surface for a minimum of 6 feet in width and 25 feet in length. Substantial improvement is defined as the addition of a new concrete, brick or other approved surface and, as directed by the Downtown Boise Streetscape Standards or approved by Boise City, the addition of street trees, historic street lights, and other amenities pursuant to the Downtown Boise Streetscape Standards. A sidewalk differs from “pathway” in that the former is typically adjacent to and parallel with a curb and street. A pathway is typically not adjacent to and parallel with a curb and street.

6. Compact Development (1 Only)

Purpose: Urban economists have long understood the importance of density as a key element in the economic and social health of cities and city downtowns in particular. Urban density provides the critical mass necessary to support business activity where land and construction prices are often higher. The proximity of businesses and individuals to one another provides for the backward and forward economic linkages – buyer and seller relationships – essential to supporting vibrant central city economies. Density supports the concentration of people, which attracts other people, which in turn supports business activity and a sense of urban safety and security.

Floor Area Ratio, or FAR, is a measure of density across various urban land uses. FAR is calculated by dividing the gross floor area for building(s) on a site by the area of the site. Gross floor area is the sum of all horizontal areas within the exterior walls of all above-ground floors of the building. For example, a building with a gross floor area of 100,000 square feet on a site of 50,000 square feet has a FAR of 2.0. For this criterion the floor area of basements is not included in the calculation of floor area.

a. 4.0 to 5.0+ FAR: See above.

b. 3.0 to 3.9 FAR: See above.

c. 2.0 to 2.9 FAR: See above.

c. 1.0 to 1.9 FAR: See above.

e. 0.5 to 0.9 FAR: See above.

7. Parking Placement & Design

Purpose: How parking and loading areas are designed is important for the vibrancy of downtown. Large areas of surface parking erode the density of people and business activity and adversely affect environments for pedestrians. A highly walkable environment is especially important to the health of retail shops, restaurants, and entertainment venues. Locating parking and loading areas at the rear or interior of buildings is a solution that is effective on a small scale. For larger parking needs, the provision of parking within parking garages is generally most effective although structured parking is expensive. For economic and aesthetic reasons the provision of parking below grade is preferred over above-grade parking, although parking below grade is substantially more expensive to build than above grade parking. Where the provision of surface parking adjacent to streets and sidewalks is necessary, the negative effects of such parking may be mitigated by the installation of an attractive wall or fence between the parking and the street right-of-way. The wall and fence serves as a “street wall” providing the vertical element essential for a sense of enclosure for the street and sidewalk.

a. Structured Parking Below: For this criterion structured parking is any parking area consisting of three or more parking stalls covered by a roof with usable space above and surrounded on two or more sides by columns or walls. Free-standing garages and carports, unless they have usable space above the parking area, do not meet this definition. Additionally, in order to meet this criterion, 25% or more of the parking provided on the site shall be located within the parking structure as defined. For example, a development site for which 25 or more of the 100 parking stalls on site are within a structure meets this criterion. A development site with 24 or fewer of the 100 parking stalls on site does not meet this criterion.

b. Structured Parking Above Grade: See above.

c. No Surface Parking: Surface parking is any parking that is not covered by a roof and not surrounded on two or more sides by columns or walls.

d. Parking Location is to Rear or Interior of Building: The rear of the building is that side of the building opposite the front of the building. For a building fronting on a single street the front of the building is that side abutting the street. For a building fronting on two or more streets, the condition usually characterized as a corner site, the front of the building is that side with the building’s primary entrance. On the other side of the building which abuts a street, no more than 24’ of the parking lot may front the street. See Figures 7d-1, 7d-2, 7d-3 and 7d-4 on the following page.

e. Parking is Screened by Wall, Fence, Sunken: To qualify, the project shall include surface parking of which 80% of the edge of the parking area abutting the street, excluding service drives providing direct access to the street, shall be bounded by a fence or combination fence and wall parallel to the street and sidewalk (Figure 7e-1). To qualify, the fence or combination fence and wall shall be at a height of 30” to 48” from finished grade (Figure 7e-2). Walls meeting this criterion shall be constructed of concrete or masonry. Sunken Screening that includes a parking area with a finished grade at a level of 18” or more below sidewalk grade and with a minimum fence height of 12” above sidewalk grade also qualify.

7. Parking Placement & Design: Figures

Figure 7d-1: Parking to Rear of Building

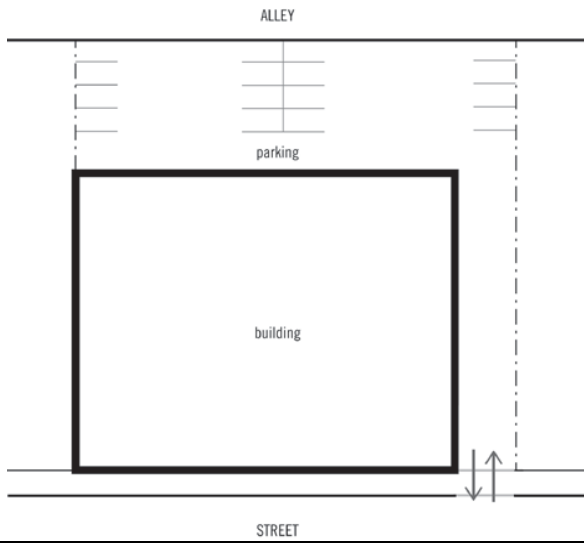


Figure 7d-2: Parking to Interior of Building

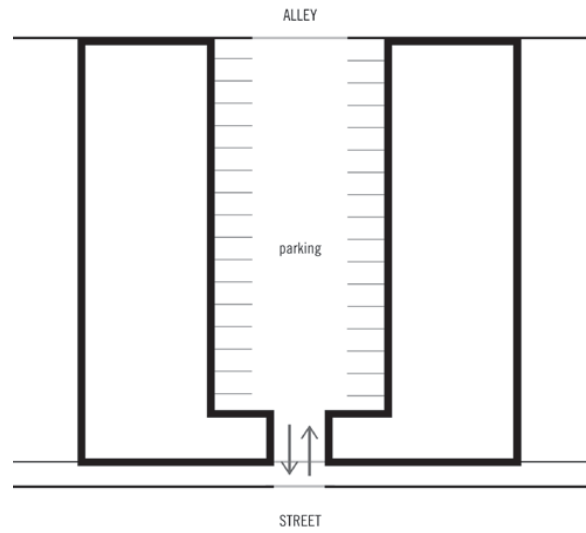


Figure 7d-3: Parking to Rear on a Corner Site, Option 1

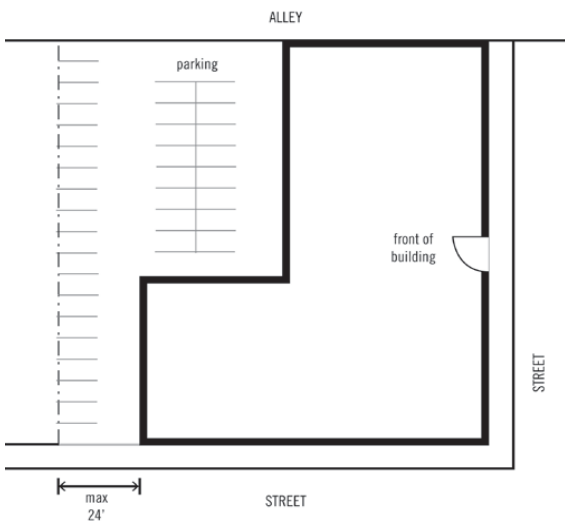


Figure 7d-4: Parking to Rear on a Corner Site, Option 2

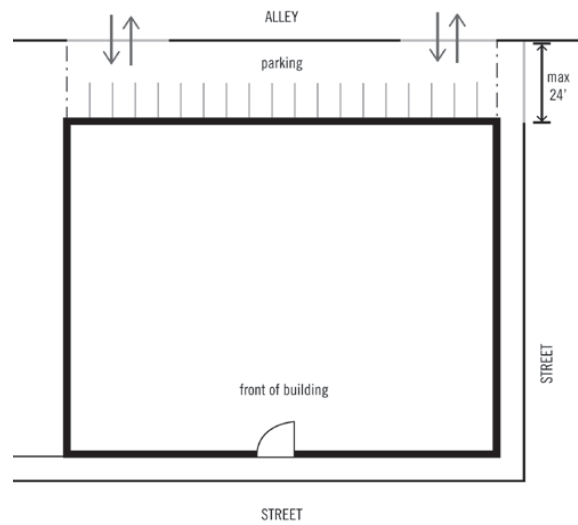


Figure 7e: Screened and Sunken Parking

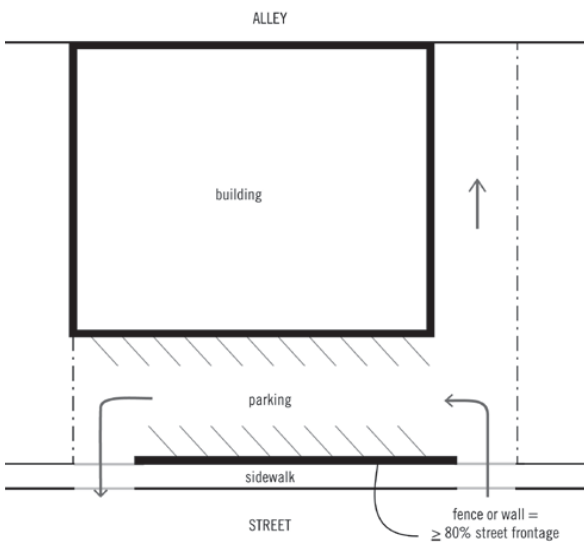


Figure 7f:

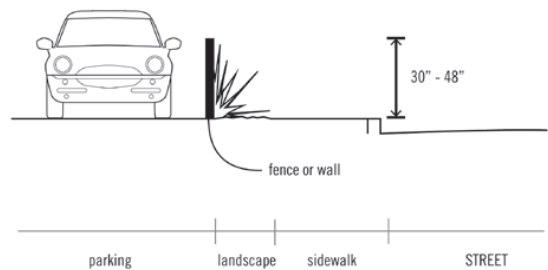
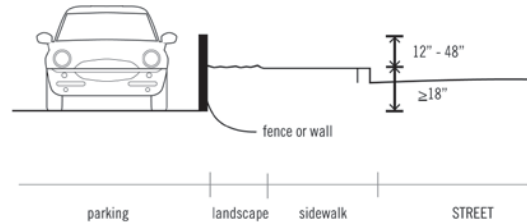


Figure 7e-3



8. Targeted Uses

Purpose: Some uses more than others have the potential to generate secondary activities commonly referred to as “spin- off development”. Some uses perform better than others in producing jobs with relatively high wages and salaries. Some uses are beneficial because they generate products and services that are exported outside the community and region. In addition, some activities are valuable within the mix of uses in downtown Boise but may be missing or in short supply. The following is a list of uses and business categories with these characteristics. This program awards points as a way to incent and mitigate obstacles for the development of these uses.

a. Workforce Housing: For the purpose of this criterion, workforce housing is defined as:

- 1) Housing for rent or sale and affordable to those households earning 80% to 140% of median household income in Boise and not receiving a subsidy from federal affordable housing programs.
- 2) Housing within a project such that the project contains a) three or more dwellings and b) 20% or more of the housing units within the project meet above condition 1.

b. Technology: “Technology” is any organization with a minimum of 2 members and 50% or more of its workforce employed in Standard Occupation Codes (Federal Bureau of Labor Statistics) 11-1021, 11-2021, 11-3021, 15-1121, 15-1131, 15-1133, 15-1141, 15-1142, or 15-1179; working at the subject location and occupying 5,000 square feet or more of the building on site.

c. Corporate Headquarters: Project site is the principal address for a registered corporation occupying 5,000 square feet or more of the building on site.

d. Education: A primary, secondary, or post-secondary institution licensed by the Idaho Board of Education and occupying 5,000 square feet or more of the building on site.

e. Artisan: “Artisan” is any organization with a minimum of 2 members and 50% or more of its workforce employed in Standard Occupation Codes (Federal Bureau of Labor Statistics) 27- 1010 through 27-2099 excepting 27-2020 through 27-2023; working at the subject location and occupying 5,000 square feet or more of the building on site.

f. Light Manufacturing / Assembly: “Light manufacturing/assembly” is any organization with a minimum of 2 members and 50% or more members of its workforce employed in Standard Occupation Codes (Federal Bureau of Labor Statistics) 51-1000 through 51-9199 excepting 51-3000 through 51-3099, 51-6000 through 51- 6021, and 51-8000 through 51-8099; working at the subject location and occupying 5,000 square feet or more of the building on site.

9. Walkability

Purpose: The success of the core of downtown Boise is due in large part to its walkability. A walkable place attracts people and business. It is a desired location for community events and for ongoing activities such as the Capital City Public Market. The vibrant social, cultural, and economic environment of a walkable urban environment attracts people and business activity and has that much sought after “sense of place”. The design elements of buildings and open spaces are key to a pedestrian-oriented environment, though sometimes there are market forces that work in opposition to these important design elements. Therefore, the program provides incentives to said design elements to promote economic vitality.

a. \geq 70% of sidewalk/setback is abutted by ground floor building face for new buildings or for existing buildings if more than 50% of building SF on parcel has been removed: Determined by dividing a) the distance of all exterior walls which are adjacent to and approximately parallel with property lines adjoining the public street right-of-way, excluding alleys, by b) the distance of all property lines adjoining the public street right-of-way, excluding alleys (Figure 9a-1). Existing buildings maintaining over 50% of square footage are eligible for these points regardless of the percentage of building face which abuts the sidewalk/setback. In the case of a corner site, 70% of each building face must abut a sidewalk / setback (Figure 9a-2).

b. \geq 60% Ground Floor Glazing on Street Frontages (\geq 30% res): For consistency, the “ground floor” of a building is defined as 12’ tall; any glazing higher than 12’ will not be included in this calculation. Glazing on street frontages includes all transparent windows and doors on exterior building walls on a plane 0 to 45 degrees of the property line adjoining the street (Figure 9b).

c. \geq 12’ Ground Floor Height: The height of the ground floor from sidewalk grade to finished ceiling, irrespective of suspended ceilings, shall have a minimum height of 12 feet. The height of the ground floor ceiling is calculated starting from sidewalk grade, irrespective of the height of the finished floor (Figure 9c).

d. Main Entry is Prominent, on the ground floor, and faces street/not parking: The principal ground floor building entrance shall face the street, be visible from the street and not shielded by columns, fences, or landscaping, nor shall it be separated from the street by surface parking (Figure 9d). In the event of a building site with multiple street frontages, any street shall qualify.

e. \geq 75% (30% for residential uses) of ground floor frontage has functional awnings with a minimum depth of 5’: Functional awnings include awnings or canopies of a durable material including but not limited to metal, polycarbonate, and durable fabric. Awnings meeting this definition shall be located on a building plane parallel with the property line adjoining public right-of-way, have a minimum depth of five feet, and extend five feet over public right-of-way (Figure 9e).

f. Public Art Element: Project shall include public art visible from public right-of-way, with the art piece under ownership of CCDC or the City of Boise.

9. Walkability: Figures

Figure 9a-1: Building Abutting Sidewalk

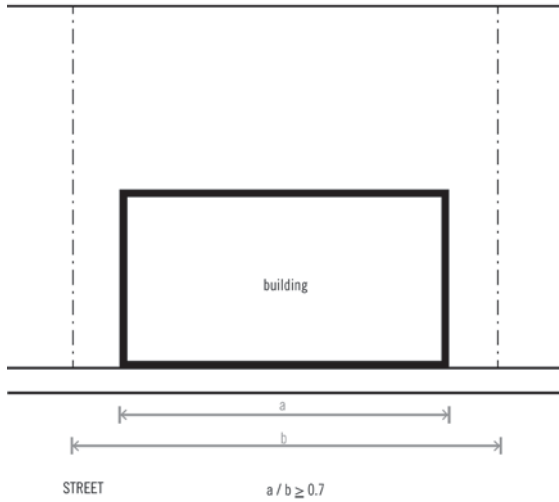


Figure 9a-2: Building Abutting Sidewalk on Corner

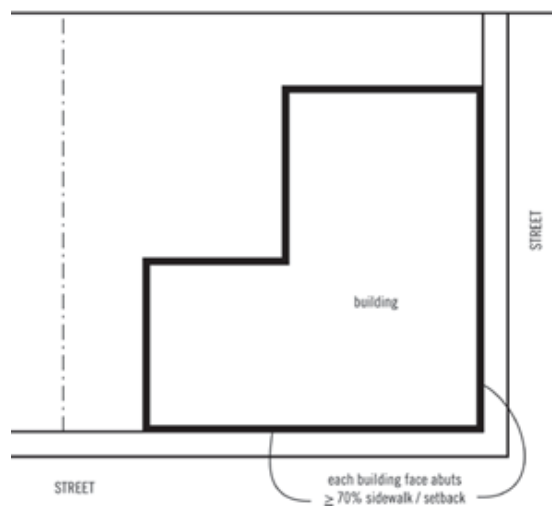


Figure 9b: Ground Floor Glazing

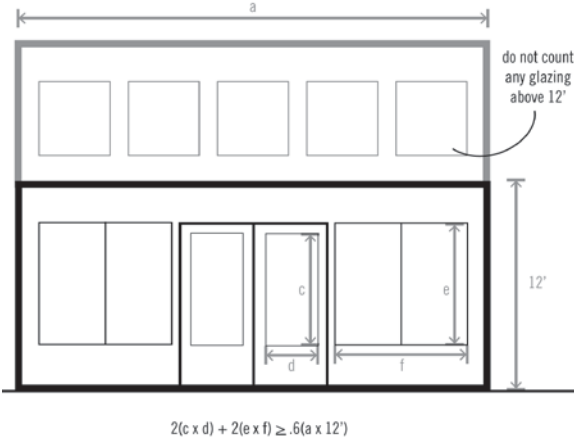


Figure 9c: Ground Floor Height

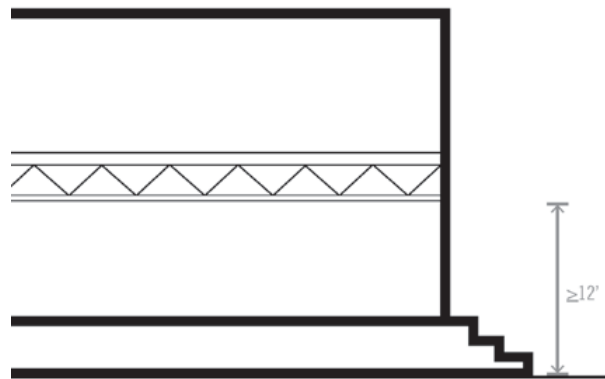


Figure 9d: Main Entry Prominence

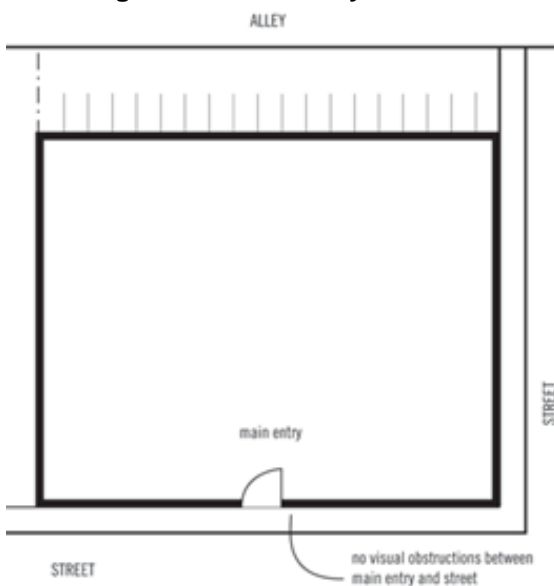
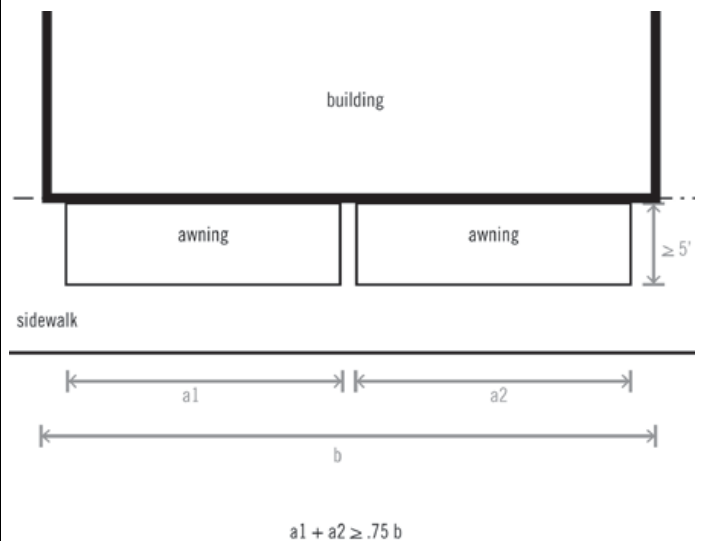


Figure 9e: Ground Floor Awnings



10. Sustainable Building

Purpose: The long term operating efficiency of buildings, like working roads, sewer and other utilities, is important to the long term viability of downtown Boise and address issues such as EPA non-attainment status and heat island mitigation. Energy efficient buildings are commercially sought after, attract strong tenants, and create long term value in the private community infrastructure by leaving more resource capacity available for additional growth.

a. Living Building Certification: As determined by any accrediting agency or third party demonstrating the same or equivalency.

b. LEED Platinum Certification: As determined by any accrediting agency or third party demonstrating the same or equivalency.

c. LEED Gold Certification: As determined by any accrediting agency or third party demonstrating the same or equivalency.

d. LEED Silver Certification: As determined by any accrediting agency or third party demonstrating the same or equivalency.

e. Connection to and use of geothermal system: The project includes and new connection, or maintains an existing connection, to an operating geothermal system.

f. Green Globes Certification: As determined by any accrediting agency or third party demonstrating the same or equivalency.

g. Energy Star Certification: As determined by any accrediting agency or third party demonstrating the same or equivalency.



PARTICIPATION PROGRAM

Stimulating downtown development with public infrastructure

CCDC PARTICIPATION PROGRAM

- **Overview:**

The Participation Program is CCDC's development assistance program and is designed to closely align activities with statutes, offer a transparent and understandable program, consistently delivered in a timely fashion, which encourages private investment in downtown Boise. The Program is intended to be comprehensive providing both structure and flexibility in assisting development projects within its several redevelopment districts. The Program represents the Board's policy on development participation. The Program is not an entitlement, is specifically subject to applicable law and the Idaho Constitution, may be amended from time to time, suspended, or terminated, and any individual project participation provided is subject to prior approval by the Board via written agreement. The program identifies five approaches to anticipated participation with development interests. The program is based on Idaho Code and best practices (key statutory references excerpted).

Idaho Code 50-2002 URBAN RENEWAL LAW (excerpt)

"...It is found that there exist in municipalities of the state deteriorated and deteriorating areas which constitute a serious and growing menace..." "...It is further found and declared that certain of such areas, or portions thereof, may require acquisition, clearance, and disposition...in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented..."

Idaho Code 50-2902 ECONOMIC DEVELOPMENT ACT (excerpt)

"...It is hereby found and declared that there exists in municipalities a need to raise revenue to finance the economic growth and development of urban renewal areas, to encourage private development..., arrest the decay of urban areas..., promote needed public improvements..., facilitate the long-term growth of their common tax base..., encourage private investment..."

- **Primer:**

Any program of this type must be both fully compliant with both Idaho law as well as be tailored to the locale. Programs vary widely around the country. CCDC's Participation Program in Boise is anchored by Idaho Code and tailored to work in downtown Boise. There is not one "best in U.S." model to pick off-the-shelf. However, there are some generally accepted best practices described by professional associations. These practices, guided by state law and, coupled with actual experience in the business of redevelopment, form the basis of the Program. The A to Z guide summarizes key ideas incorporated into the Program. Excerpts of Idaho state code as follows also offer insight into the program design.

URBAN RENEWAL LAW (excerpt)

Idaho Code 50-2007

"...(b) to provide or to arrange or contract for the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with an urban renewal project; to install, construct, and reconstruct streets, utilities, parks, playgrounds, off-street parking facilities, public facilities, other buildings or public improvements; and any improvements necessary or incidental to a redevelopment project..."

Idaho Code 50-2007 (excerpt)

"...(j)in addition to its powers under subsection (b) of this section, an agency may construct...structural forms necessary for the provision or utilization of air rights sites for buildings and to be used for residential, commercial, industrial, and other uses contemplated by the urban renewal plan, and to provide utilities to the development site..."

Idaho Code 50-2011 (excerpt)

"(a) An urban renewal agency may sell, lease, or otherwise transfer real property or any interest therein acquired by it for an urban renewal project, and may enter into contracts with respect thereto, in an urban renewal area for residential, recreational, commercial, industrial, educational or other uses or for public use, or may retain such property or interest for public use..."

- **A to Z best practices:**

- a) Statutorily compliant participation (both letter & intent)
- b) Serves the public interest (legally eligible & politically sensible)
- c) Consistent with Boise City plans
- d) Consistent with CCDC URA and strategic plans
- e) Capped participation (within and below anticipated income collections)
- f) Proactive agency-driven approach
- g) Ensure due diligence for larger projects (evaluate risks, financing, issues, conflicts, partners, capacity, experience, stakeholders)
- h) Ensure a transparent process
- i) Accountability (conduct financial analysis, determine identifiable community needs, assess potential project impact of larger projects)
- j) Accessibility (program is broadly available)
- k) Conduct neighborhood-stakeholder outreach/input on key projects
- l) Emphasize early intergovernmental communication and coordination
- m) Ensure fairness in program design and delivery
- n) Ensure program is understandable
- o) Program and contracts are publicly, proactively communicated
- p) Measure effectiveness of results
- q) Review program annually, adjust, and improve
- r) Program is not an entitlement and all contracts are subject to board approval
- s) Basic eligibility requirements to participate are identified
- t) Eligible costs participation emphasizes visible public improvements
- u) Scoring criteria uses clear, standardized approach
- v) Specialized ad hoc advisory teams may be used for review and advice on large projects or intergovernmental projects
- w) All project agreements are approved in public meetings and include opportunity for advance public comment on the project
- x) Maintain open records on program utilization and awards
- y) Actively promote program
- z) Administer program consistently

- The primary goals of the Participation Program are to align resource use with the CCDC strategic plan to **improve, develop, and grow the economy** in pursuit of the following three goals:
 - Improve conditions
 - Promote development
 - Fuel economic growth

- **Key Program Requirements**
 - The following uses are ineligible activities: bikini bars and sexually oriented businesses as defined by Boise City Code.
 - Each program approach (Type 1-3) is mutually exclusive for an individual project meaning a project can only participate in one program per project.
 - Each program where eligible costs are involved will only pay for those CCDC approved expenses not otherwise paid for by another public entity.
 - Program eligibility is at sole discretion of CCDC and eligibility dates may apply.
 - Participants are encouraged to contact CCDC as early in the development process as possible and preferably at the idea stage well before site acquisition, entitlement, type of use determination, and site/building design.
 - Projects located on properties with delinquent property taxes are not eligible
 - All individual projects should advance urban renewal plans for downtown Boise. Projects which do not advance plans may not be approved.
 - On a case by case basis, the Board may consider a program exception if, in its sole judgment, certain necessary and sufficient conditions exist to warrant the modification of one or more of the program requirements for a project.

- **Participation Program Approaches: Types 1-5**
 - 1) Streetscape grant
 - 2) General Assistance
 - 3) Special Assistance
 - 4) Public-Private Project Coordination
 - 5) Property Disposition

1) Streetscape grant

- a) The “Type 1” streetscape grant is oriented toward assisting the smaller project on its own schedule often triggered by a tenant improvement.
- b) The grant program is determined / limited by the CCDC annual budget appropriation.
- c) The grant allows for assistance in legally eligible public improvements in the right of way such as curb/gutter, sidewalk/canopies over public right of way, street lights, irrigation, street trees, benches, bike racks, etc.
- d) Reimbursement is for hard costs and does not include soft costs. CCDC limits eligible hard costs to materials and labor. (Examples of soft costs not eligible for reimbursement include but are not limited to architectural and engineering design, permits, traffic control, mobilization, and overhead.)
- e) The grant will provide resources covering the first \$25,000 of actual eligible and CCDC approved expenses plus fifty percent of the next \$250,000 not to exceed a total of \$150,000 contribution by CCDC per project.
- f) Examples of participation for three project sizes are as follows:

Examples	Small \$25,000	Medium \$75,000	Large \$275,000+
CCDC \$	\$25,000	\$50,000	\$150,000

- g) The application period is semi-annually (Fall/Spring).
- h) Awarded grants are paid / reimbursed based on actual expenses as documented after project completion and pursuant to an executed reimbursement agreement.

2) General assistance (non-CCDC property)

- a) The “Type 2” general assistance component is oriented toward a larger and/or more involved project and includes a broader definition of legally eligible costs to include the following:
 - Streetscape in the right of way (curb/gutter, sidewalk, street lights, canopies over right of way, irrigation, street trees, benches, bike racks, etc.)
 - Infrastructure in the right of way (streets, utilities, domestic water, geothermal water, sewer, power, phone, fiber) not including individual service lines
 - Certain qualifying expenses for commercial and condominium buildings (per Boise City & CCDC) relating to exterior façade restoration improvements for buildings listed on the National Register of Historic Places and conditioned upon the donation and acceptance by the City of Boise of a perpetual building façade easement. All terms and conditions must be consistent with City of Boise requirements (ordinances, guidelines, or policies, etc.).
 - Certain site remediation improvements as may be preparatory to construction are evaluated on a case by case basis.
- b) Actual eligible costs are reimbursed in priority order as listed above.
- c) Reimbursement is for hard costs and does not include soft costs. CCDC limits eligible hard costs to materials and labor. (Examples of soft costs not eligible for reimbursement include but are not limited to architectural and engineering design, permits, traffic control, mobilization, and overhead.)

- d) An example of an eligible environmental remediation cost would be the hard costs for the removal of an underground storage tank in the public right of way. Soft costs, such as environmental assessments and costs within a private building, such as asbestos abatement, are not eligible for general assistance.
- e) Type 2 assistance can be applied for at any time prior to obtaining a certificate of occupancy but preferably before project design.
- f) A project Scorecard and definitions, scored by CCDC, is a key feature of this assistance (attached). The legal parcel constitutes the site for a project. However, at the Board's discretion, a phased development on a full city block single parcel with a vacated alley may be scored on the phasing if this better advances program goals. The scoring criteria and point values are an extension of the statutory charge of urban renewal and the associated adopted plans, and are aimed at advancing the Board's goals of improving conditions, promoting development, and growing the economy. Generally, the criteria with higher points represent either higher valued development elements, address higher cost elements, or consider best practices in urban form and function.
- g) Scoring results are identified as Tier 1, 2 and 3; with Tier 1 being the highest scoring Tier.
- h) Assistance is limited by the lesser of the following: First identify the estimated legally eligible costs of the project. Second, estimate the project value and associated income. The lesser amount is the financial limit of either:
 - a) actual legally eligible costs, or
 - b) actual increment income received multiplied by factor
- i) Actual legally eligible costs must be verified and approved by CCDC and will include only reasonably incurred costs. All costs must be verified or verified through invoice documentation and/or a schedule of values.

- j) As determined by CCDC, the actual increment income received from the project for the first full year of assessment, multiplied by the factor associated with the score received by the project, as follows:
- Tier 1 factor is 0.8
 - Tier 2 factor is 0.6
 - Tier 3 factor is 0.4
- k) Estimates of valuation can be done by CCDC as requested and typically would conservatively assume 80% of estimated construction cost to account for variances which may occur in the Ada County Assessor property valuation process.
- l) An example of the calculation used to estimate assistance for a \$3.75M T1 scoring project would be as follows: \$3,750,000 estimated construction value x 80% = \$3,000,000 taxable value x current 2012 total levy rate of .0186 = \$55,800 x .8 factor = \$44,640 per year x 4 years = \$178,560
- m) Examples of participation for three projects sizes using taxable value is as follows:

Example Scoring	Small \$3,000,000	Medium \$10,000,000	Large \$20,000,000
T1	\$178,560	\$595,200	\$1,190,400
T2	\$133,920	\$446,400	\$892,800
T3	\$89,280	\$297,600	\$595,200

- n) CCDC participation for a project is conditioned on completion of construction and issuance of a certificate of occupancy/completion. It is also conditioned on the additional assessed value/income for the project (the increase in increment over the most recent assessed increment value prior to commencement of construction), and is capped at a set ratio of increment income paid out/reimbursed over the first four years of annual increment income received by CCDC after CO. It is further limited by the term of the individual district less one year.

- o) Pursuant to an executed agreement, reimbursements are limited by the actual eligible and verified expenses incurred which are then paid out/reimbursed after project completion beginning with the first full year of annual increment received by CCDC.
- p) The Board may disapprove any individual project regardless of scoring if the Board determines a project does not sufficiently advance urban renewal plans.

3) Special assistance (non-CCDC property)

- a) The “type 3” special assistance component is oriented towards a larger, transformative public or private project.
- b) With the approval of the Board, a transformative project can be designated as a candidate project thereby permitting more formalized evaluation of the project’s merits. In general, a transformative project is a higher value (in community value and project value) project and may include the construction of a significant public facility. By way of example a public facility might include the construction of: a parking garage, pathway, plaza, venue, infrastructure, or building, etc.
- c) As a guide but not a requirement, and pertaining to private projects, the investment ratio (private project cost divided by CCDC cost) for a project looked for as a “special project” would be 6:1 or higher. For example a \$24 million private project coupled with a \$4 million public facility funded by CCDC would have a 6:1 private/public (CCDC) ratio (24 divided by 4 equals 6).
- d) The goal for intergovernmental projects is to use limited district monies to leverage additional resources (federal, state, local, other) into the downtown revitalization effort to achieve redevelopment goals. For example, matching a federal grant for construction of a physical project, or shared funding between intergovernmental units for construction of a public facility. The project and cost share will be determined by the Board and governmental partner. Because as a public facility, the project most likely will be exempt from property tax

and will produce no tax increment income, the project would have to be financially feasible from other resources, serve mutual goals, and produce a community benefit.

- e) The intent of the Type 3 Special assistance program component is to make available a more customized opportunity for transformative projects and to consider certain projects which don't otherwise fit well into the other program types.
- f) A private or public development can present a project to the Executive Director at any time. At the Executive Director's request, the Board may consider a project for candidate status as a special project permitting more formal evaluation. All final agreements require Board approval.
- g) The project should have a high likelihood of maintaining an enduring presence in the community.
- h) CCDC may either require or pay for community/stakeholder outreach.
- i) CCDC may pay for and conduct a financial feasibility study which may include a "but for" test (but for the assistance, the viability of the project is questionable). This assessment may also identify eligible costs for project participation and funding alternatives. The project should produce a net positive gain for the community after any public participation.
- j) CCDC may pay for and conduct an economic impact study.
- k) CCDC's due diligence may require an examination of a developer project portfolio, financial capacity, and references, etc.
- l) CCDC bonding will be subject to financial review and underwriting requirements.

- m) Generally, financial participation will be transacted as a reimbursement or purchase upon project/public facility completion and certificate of occupancy.

4) Public-private project coordination

- a) "Type 4" project coordination of efforts identifies agency initiated redevelopment activity related to capital improvements in the public rights of way. The Board retains all discretion in determining the projects, timing, design, and locations of capital improvements.
- b) The Board conducts an ongoing robust program of improving public infrastructure serving the downtown as a part of its Capital Improvement Plan (CIP).
- c) The CIP is based on a wide variety of economic factors such as: physical conditions, market dynamics, district resources, business cycles, construction schedules, seasonality, weather, staff capacity, regulatory requirements of local governments, and related intergovernmental projects, etc. Therefore, any adjustment to the CIP is a function of these variables along with other factors and no development should expect or rely on the CIP in lieu of other program options.
- d) An updating of the CIP is typically done as part of the CCDC strategic planning and budgeting process.
- e) Adjusting, co-timing and/or accelerating CIP projects in coordination with private development can be beneficial and can create efficiencies in the construction of physical improvements.
- f) CCDC invites conversation about private project plans and timing to inform development of future CIP plans.
- g) CCDC can design, bid and build a CIP project independently of the private project or intergovernmental project.

- h) CCDC can also, in certain circumstances and subject to applicable law, sub-contract construction with a private development on a public project element.
- i) CCDC can enter into intergovernmental agreements to cooperatively participate in joint capital improvement projects.

5) Property disposition (CCDC-owned property)

- a) "Type 5," disposition of property, assistance relates to the strategic acquisition of land/buildings and disposition of land targeted for a redevelopment purpose.
- b) The property disposition process is governed by state statute and differentiates between disposition to a for-profit (or private use), to a non-profit, and to a public (or governmental) body. This program meets or exceeds the statutory requirements in providing for competitive processes in property disposition (not required for disposition of land to public entities).
- c) CCDC's property disposition process for private/non-profit development use will involve an open competitive RFP/Q (Request for Proposals/Qualifications) process for properties being redeveloped. Properties may be transferred to another public entity without an RFP and smaller remnant parcels may not warrant an RFP. This process will also require a commercial appraisal, a re-use appraisal, and the proposed project will be in accordance with the applicable urban renewal plan.

The following table outlines the key types of disposition.

Disposition	Process	Condition	Value
For-profit	Competitive Process	Performance Schedule	Fair value of uses
Non-profit	Competitive Process	Performance Schedule	Fair value of uses
Public Body	n/a	Performance Schedule	n/a

- d) The disposition of any property for private/nonprofit development will be codified in a Development and Disposition Agreement (DDA) which will require a determination of fair value for the proposed use, which may be stipulated or restricted, in furtherance of the property redevelopment objectives. A re-use appraisal type or similar method of the kind and nature suitable to the individual property redevelopment goals will be used to establish pricing. A commercial appraisal will also be done and a price established for initial disposition of the property to begin the project. If any rebate of property value as advised by the re-use appraisal is warranted it will be made after project completion/CO.
- e) CCDC's property disposition process will stipulate a minimum timeframe for development to occur. In general, the expected timeline may be shorter than but not longer than 18 months from RFP award to building permit and shorter but not longer than 30 months from building permit to certificate of occupancy/completion.
- f) A variety of customized public-private project possibilities exist in the strategic disposition and development of property under the property disposition process.
- g) The particulars of the project, terms/conditions, and project objectives are individually customized to the property and identified in the RFP.
- h) RFP's can be locally, regionally or nationally conducted.

- **Partnership Program Application Process**

- 1) Streetscape grant – Complete Application Form
- 2) General Assistance – Complete Application Form
- 3) Special Assistance – Present Project to Executive Director/Board
- 4) Public-Private Project Coordination – Discuss with Executive Director/Board
- 5) Property Disposition – Respond to RFP



SCORECARD

CCDC PARTICIPATION PROGRAM SCORECARD

Improve Conditions - Promote Development - Grow Economy

- 1 Activate Dormant/Disinvested Sites (1 Only)
- 2 Reuse of Targeted Sites (1 Only)
- 3 Remediate Environmental Conditions (1 Only)
- 4 Improve Utility Infrastructure
- 5 Improve Transportation Connections
- 6 Encourage Compact Development Thru FAR (1 Only)
- 7 Encourage Compact Development Thru Parking (1 Only)
- 8 Encourage Targeted Industries (1 Only)
- 9 Improve Pedestrian Infrastructure
- 10 Advance Energy Efficient Buildings or Equivalency (1 Only)

SCORING

- Tier 1 +140 points
 Tier 2 +120 points
 Tier 3 +100 points

1	Activate Dormant/Disinvested Sites (1 Only)	
a	reuse of existing building	20
b	conversion of surface parking	18
c	replace dormant building	16
d	reuse of vacant land	10
2	Reuse of Targeted Sites (1 Only)	
a	reuse of historic register building	20
b	reuse of automotive site	15
c	reuse of dry cleaner site	15
3	Remediate Environmental Conditions (1 Only)	
a	>\$100,001 costs	20
b	\$50,001-\$100,000 costs	16
c	\$10,000-\$50,000 costs	12
4	Improve Utility Infrastructure (all that apply)	
a	replace or expand geothermal	15
b	stormwater mitigation	15
c	replace or expand fiber	15
d	replace or expand power	15
e	replace or expand sewer	15
f	replace or expand water	15
5	Improve Transportation Connections (all that apply)	
a	add a street	20
b	add a ground level plaza	19
c	add an alley	17
d	add a pathway	15
e	add or substantially improve a sidewalk	10

CCDC PARTNERSHIP PROGRAM SCORECARD

Improve Conditions - Promote Development - Grow Economy

6	Encourage Compact Development Thru FAR (1 Only)	
a	4.0 to 5.0+ FAR	10
b	3.0 to 3.9 FAR	9
c	2.0 to 2.9 FAR	8
d	1.0 to 1.9 FAR	7
e	0.5 to 0.9 FAR	6
7	Encourage Compact Development Thru Parking (1 Only)	
a	structured parking below grade	20
b	structured parking above grade	18
c	no surface parking	15
d	parking location is to rear or interior of building	10
e	parking is screened by wall, fence, sunken	8
8	Encourage Targeted Industries (1 Only)	
a	workforce housing	10
b	technology	10
c	corporate HQ	10
d	education	10
e	artisan	10
f	light manufacturing/assembly	10
9	Improve Pedestrian Infrastructure (all that apply)	
a	=/> 70% of sidewalk/setback is abutted by ground floor building face	20
b	=/> 60% ground floor glazing on street frontages (30% res)	18
c	=/> 12' ground floor height	15
d	main entry is prominent, ground floor, and faces street/not parking	15
e	=/> 75% ground floor frontage has functional awnings (30% res)	10
f	public art element	5
10	Advance Energy Efficient Buildings or Equivalency (1 Only)	
a	living building cert	10
b	LEED platinum	8
c	LEED gold	7
d	LEED silver	6
e	connect to/use geothermal system	5
f	green globes cert	4
g	energy star cert	4



SCORECARD DEFINITIONS

CCDC PARTICIPATION PROGRAM

Criteria Purpose, Definitions and Minimum Specifications

		<p>Purpose 1-10 (and) Definitions a-g</p> <p>a) Reimbursement is for hard costs and does not include soft costs. CCDC limits eligible hard costs to materials and labor. (Examples of soft costs not eligible for reimbursement include but are not limited to architectural and engineering design, permits, traffic control, mobilization, and overhead.)</p> <p>b) This scoring system for points that rank potential projects includes private development activity but should not be interpreted that CCDC will participate in those activities with CCDC funds. Rather those items are for purposes of evaluating the project and scoring for qualification for funding by CCDC of eligible activities.</p> <p>c) The eligible costs paid for in this program will only pay for those approved expenses not otherwise paid for by another public entity.</p>
1	activate dormant / disinvested sites	<p>Purpose: It is the statutory purpose of urban renewal and related redevelopment to arrest the decay of urban areas by improving the utilization and value of underutilized and undervalued property. Therefore the program grants credit to those projects that make fuller use of dormant and underutilized buildings.</p>
a	reuse of existing building	<p>Reuse of a building that includes change of use including either: 1) conversion of vacant space to improved occupied space, with "vacant" defined as space unoccupied for 18 months or more; <u>or</u> 2) change of automotive use to retail, restaurant, office, performance, recreation or similar use; <u>or</u> 3) change in occupancy from a non-residential use to a residential use; <u>or</u> 4) change in occupancy or use classification (i.e. retail shop to restaurant, office to retail, etc.) resulting in increase in assessed value per square foot or increase in total assessed value of parcel; <u>and</u> a) the change of use applies to 50% or more of the building ground floor as measured by gross floor area; or b) for buildings with multiple floors, 25% or more of the building as measured by gross floor area.</p>

b	conversion of surface parking	Development of land currently in use as surface parking, such that greater than 75% of the land used as parking is converted to another use (building, streetscape, plaza, park, etc.) See 7. c. for definition of “surface parking.”
c	replace dormant building	Development of site including the removal and replacement of building of 500 gross square feet or more and unoccupied for a period of 36 months or more.
d	reuse of vacant land	Reuse of land currently not occupied by a building, parking lot, outdoor recreational use, public park or plaza.
2	reuse of targeted sites	Purpose: The reuse of sites and buildings within a developed area of the community is in the public interest as there is an existing public investment already made by streets and utilities and, to the extent reuse attracts people and business activity, full utilization helps to support the vitality of neighboring properties. Reuse of historically significant buildings supports the authenticity and identity of the city and creates that often intangible asset referred to as “character”. Additionally, reuse of sites and buildings, and especially buildings of historic significance, is challenging because the renovation of existing buildings – bringing buildings into compliance with current building and fire codes – is costly and complex. Furthermore, existing sites may have environmental hazards from previous uses, especially if the prior uses include storage and distribution of petroleum products, auto repair, or laundry and dry cleaning. Removing building and site contamination is beneficial to public health and removes obstacles to productive use.
a	reuse of National Historic Register building	Reuse of a building that either 1) is and will remain listed on the National Register of Historic Places; or 2) will be listed on the National Register of Historic Places; or 3) in the opinion of Boise City Department of Planning and Development Services is eligible to be on the National Register of Historic Places according to the criteria of the National Park Service.
b	reuse of site used in current or prior use as automotive or trucking use	Reuse of a site for a use other than an automotive or trucking use, with “automotive use” defined as either 1) fuel filling station; or 2) automotive or truck engine or tire repair; or 3) automotive, truck, or recreational vehicle sales; or 4) automotive or truck body or upholstery repair; or 5) automotive or truck wash or detailing; or 6) automotive or truck impound lot; or 7) automotive or truck salvage facility.
c	reuse of laundry dry cleaning site	Reuse of a site and/or building used current or formerly as a wholesale or retail laundry dry-cleaning service.

		Sites/buildings formerly used as a dry cleaning qualify if they have not been adapted or site has not been remediated for a use other than dry cleaning.
3	remediate environmental conditions	Purpose: Existing sites may have environmental hazards created by previous uses, especially if the previous uses include storage and distribution of petroleum products, auto repair, or laundry and dry cleaning. Removing building and site contamination is beneficial to public health and removes obstacles to productive use.
a	>\$100,001 costs	Costs are for those conditions identified by a formal environmental assessment or declared by a third party to be environmentally hazardous.
b	\$50,001-\$100,000 costs	Costs are for those conditions identified by a formal environmental assessment or declared by a third party to be environmentally hazardous.
c	\$10,000-\$50,000 costs	Costs are for those conditions identified by a formal environmental assessment or declared by a third party to be environmentally hazardous.
4	Improve utility infrastructure	Purpose: The finance and construction of utilities and related infrastructure is fundamental to urban renewal and redevelopment. Idaho urban renewal law explicitly includes the furnishing of public utilities as an eligible activity. Finance and construction of utility infrastructure not only stimulates private investment but generates public benefits that are typically distributed broadly in expanding services in both the short term and long term.
a	replace or expand geothermal	Replacing or expanding utility infrastructure may include: 1. Connect to the system on an existing service line; 2. Move or add a new service line to connect to main line; 3. Re-route a main line; 4. Increase the capacity of a main line; or 5. Extending a main line to the development site. Any of the following scenarios shall receive a point score. Scenario 3: Re-routing of 50 lineal feet or more of the main line. Scenario 4: Increasing the capacity of the main line for 50 lineal feet or more. Scenario 5: Extending the main line to the development site by 50 lineal feet or more.

		Scenarios 1 and 2 do not by themselves generate a point score. The maximum possible points which can be earned for expanding this element of utility infrastructure is 15 points.
b	storm water mitigation	Project qualifies if 1) it includes the construction of new storm water treatment facilities on or adjacent to the site; and 2); the project’s storm water treatment facilities meet the standards of Boise City and Ada County Highway District for retention; and 3) the design of storm water treatment facilities has received Boise City design review approval.
c	replace or expand fiber	See 4a, “replace or expand geothermal”.
d	replace or expand power	See 4a, “replace or expand geothermal”.
e	replace or expand sewer	See 4a, “replace or expand geothermal”.
f	replace or expand water	See 4a, “replace or expand geothermal”.
5	improve transportation connections	Purpose: The finance and construction of streets and related infrastructure is fundamental to urban renewal and redevelopment. Idaho urban renewal law explicitly includes the furnishing of public streets as an eligible activity. In addition, the finance and construction of streets and pathways for pedestrians and bicyclists improves access to businesses and recreational amenities. The design of streets is essential to the physical form of development and the extent to which it supports clustering of economies that thrive on the synergy of multiple businesses, institutional uses, and social activities utilizing commercial enterprises.
a	add a street	The addition or extension of a public street providing pedestrian access and meeting the definition of “public street” pursuant to Chapter 9-20 of the Boise Municipal Code (Boise Subdivision Ordinance) or as approved by Boise City and Ada County Highway District. In order to meet this criterion, improvements should be made for a minimum length of 25 feet for at least part of the roadway and including curb, gutter and sidewalk.
b	add a ground level plaza	For the plaza to qualify, it shall have a minimum of 50 feet of frontage along the public sidewalk, a minimum depth of 25 feet from the public sidewalk, with a minimum surface area of 800 square feet suitable for walking, standing, or sitting. No easement or dedication of the plaza is required.
c	add an alley	The addition or extension of a public alley as defined by Chapter 9-20 of the Boise Municipal Code (Boise Subdivision Ordinance) or as approved by Boise City and Ada County Highway District. In order to meet this criterion,

		improvements should be made for a minimum length of 25 feet for at least one half the width of the alley.
d	add a pathway	The addition or extension of a pathway providing access across the site linking origins and destinations off the development site and for non-motorized transportation and having a minimum width of six feet. No easement or dedication of the pathway is required.
e	add or substantially improve a sidewalk	The addition, extension, or substantial improvement to the surface for a minimum of 6 feet in width and 25 feet in length. Substantial improvement is defined as the addition of a new concrete, brick or other approved surface and, as directed by the Downtown Boise Streetscape Standards or approved by Boise City, the addition of street trees, historic street lights, and other amenities pursuant to the Downtown Boise Streetscape Standards. A sidewalk differs from “pathway” in that the former is typically adjacent to and parallel with a curb and street. A pathway is typically not adjacent to and parallel with a curb and street.
6	encourage compact development thru FAR (1 Only)	Purpose: Urban economists have long understood the importance of density as a key element in the economic and social health of cities and city downtowns in particular. Urban density provides the critical mass necessary to support business activity where land and construction prices are often higher. The proximity of businesses and individuals to one another provides for the backward and forward economic linkages – buyer and seller relationships – essential to supporting vibrant central city economies. Density supports the concentration of people, which attracts other people, which in turn supports business activity and a sense of urban safety and security. Note: FAR refers to “floor area ratio” which is gross square footage of building divided by GSF of property.
a	4.0 to 5.0+ FAR	FAR is the abbreviation of “floor area ratio” and is calculated by dividing the gross floor area for building(s) on the site by the area of the site. Gross floor area is the sum of all horizontal areas within the exterior walls of all above-ground floors of the building. For example, a building with a gross floor area of 100,000 gross floor area on a site of 50,000 square feet has a FAR of 2.0. For this criterion the floor area of basements is not included in the calculation of floor area.
b	3.0 to 3.9 FAR	See above.
c	2.0 to 2.9 FAR	See above.

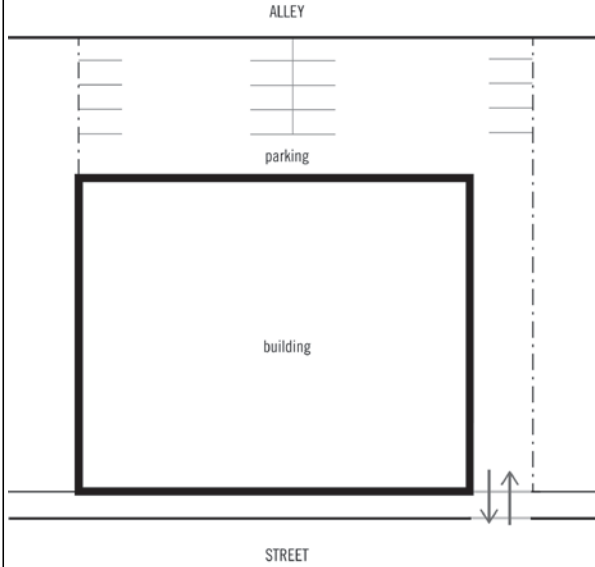
d	1.0 to 1.9 FAR	See above.
e	0.5 to 0.9 FAR	See above.
7	encourage compact development thru parking	<p>Purpose: How parking and loading areas are designed is important for the vibrancy of downtown. Large areas of surface parking erode the density of people and business activity and adversely affect environments for pedestrians. A highly walkable environment is especially important to the health of retail shops, restaurants, and entertainment venues. Locating parking and loading areas at the rear or interior of buildings is a solution that is effective on a small scale. For larger parking needs, the provision of parking within parking garages is generally most effective although structured parking is expensive. For economic and aesthetic reasons the provision of parking below grade is preferred over above-grade parking, although parking below grade is substantially more expensive to build than above grade parking.</p> <p>Where the provision of surface parking adjacent to streets and sidewalks is necessary, the negative effects of such parking may be mitigated by the installation of an attractive wall or fence between the parking and the street right-of-way. The wall and fence serves as a “street wall” providing the vertical element essential for a sense of enclosure for the street and sidewalk.</p>
a	structured parking below grade	<p>For this criterion structured parking is any parking area consisting of three or more parking stalls covered by a roof with usable space above and surrounded on two or more sides by columns or walls. Free-standing garages and carports, unless they have usable space above the parking area, do not meet this definition. Additionally, in order to meet this criterion, 25% or more of the parking provided on the site shall be located within the parking structure as defined. For example, a development site for which 25 or more of the 100 parking stalls on site are within a structure meets this criterion. A development site with 24 or fewer of the 100 parking stalls on site does not meet this criterion.</p>
b	structured parking above grade	See above.
c	no surface parking	<p>Surface parking is any parking that is not covered by a roof and not surrounded on two or more sides by columns or walls.</p>

d

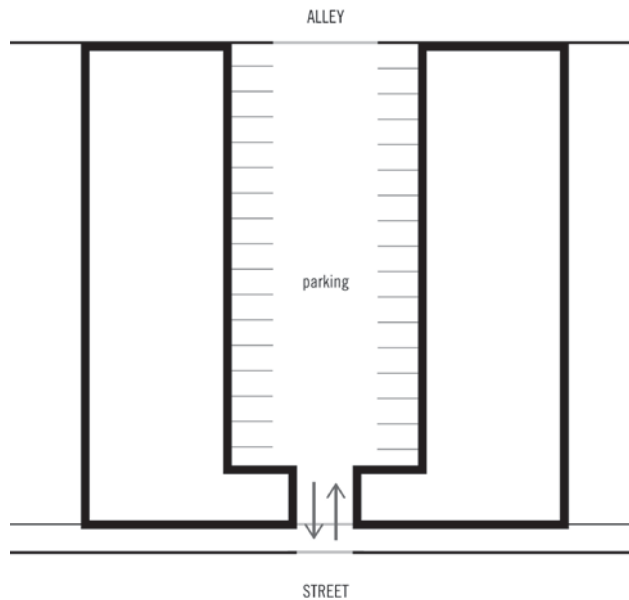
parking location is to rear or interior of building

The rear of the building is that side of the building opposite the front of the building. For a building fronting on a single street the front of the building is that side abutting the street. See diagram below.

Parking to Rear of Building



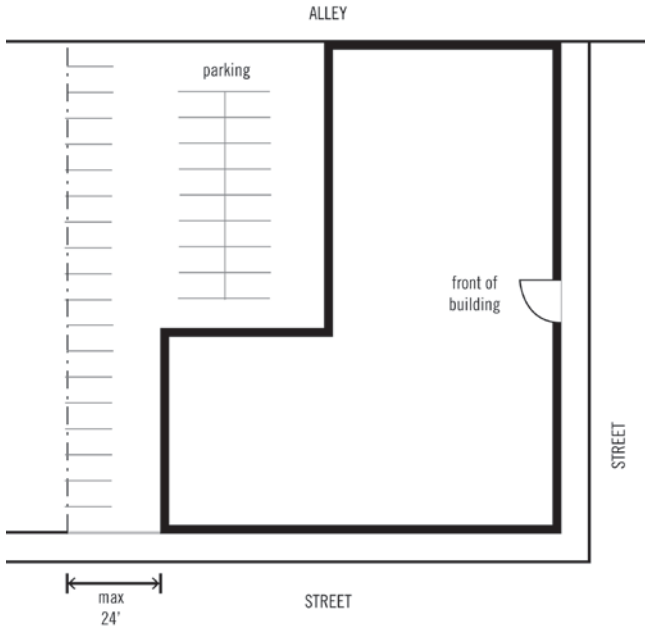
Parking to Interior of Building



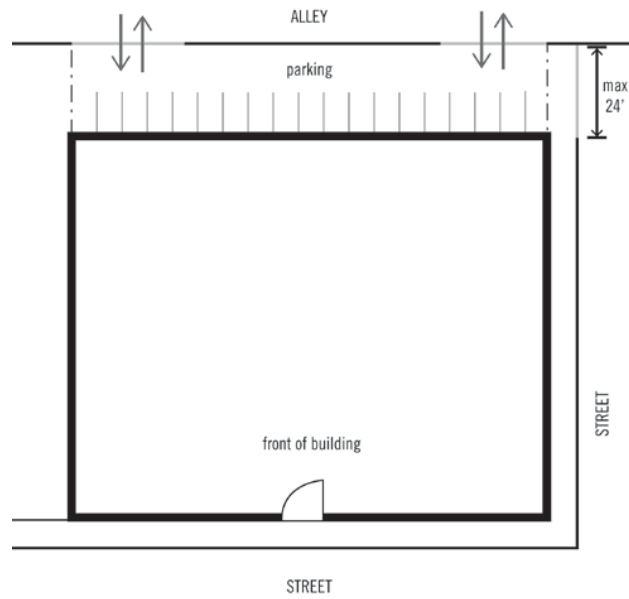
For a building fronting on two or more streets, the condition usually characterized as a corner site, the front of the building is that side with the building's primary entrance. On

the other side of the building which abuts a street, no more than 24' of the parking lot may front the street. See diagram below.

Parking to Rear of Building on a Corner Site; Option 1



Parking to Rear of Building on a Corner Site; Option 2

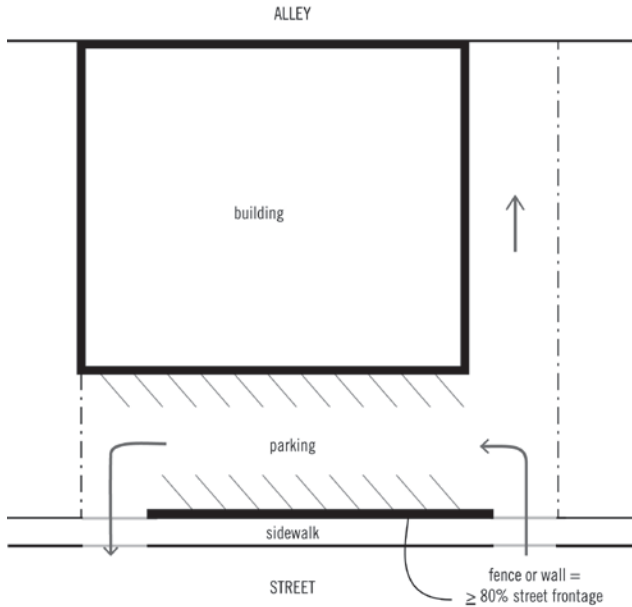
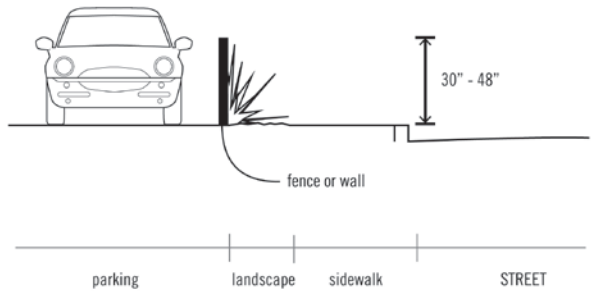


e

parking is screened by wall, fence, sunken

Screened

To qualify, the project shall include surface parking of which 80% of the edge of the parking area abutting the street, excluding service drives providing direct access to the street, shall be bounded by a fence or combination fence and wall parallel to the street and sidewalk. To qualify, the fence or combination fence and wall shall be at a height of 30" to 48" feet from finished grade. Walls meeting this criterion shall be constructed of concrete or masonry. See diagrams below.

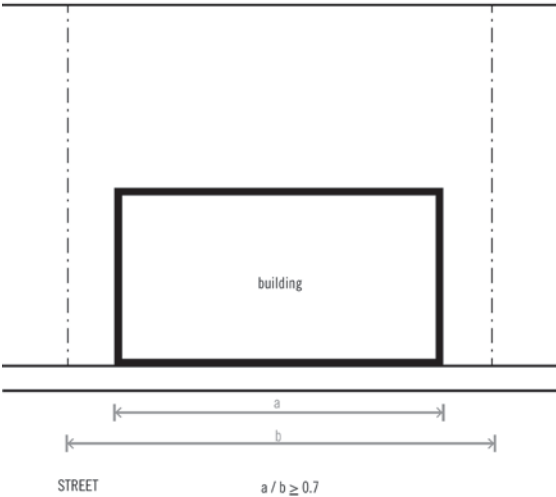
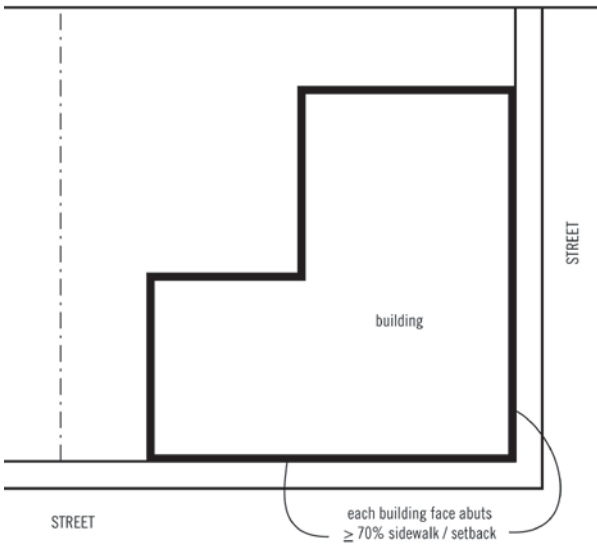


Sunken

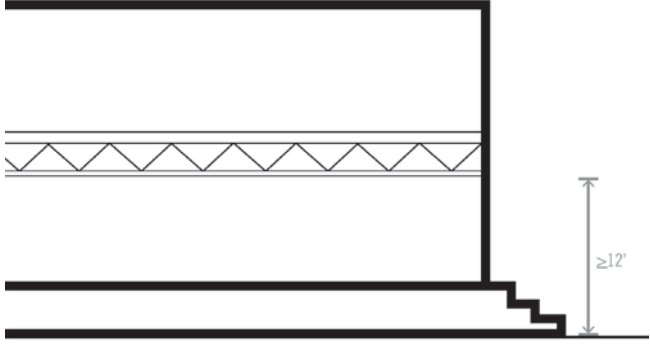
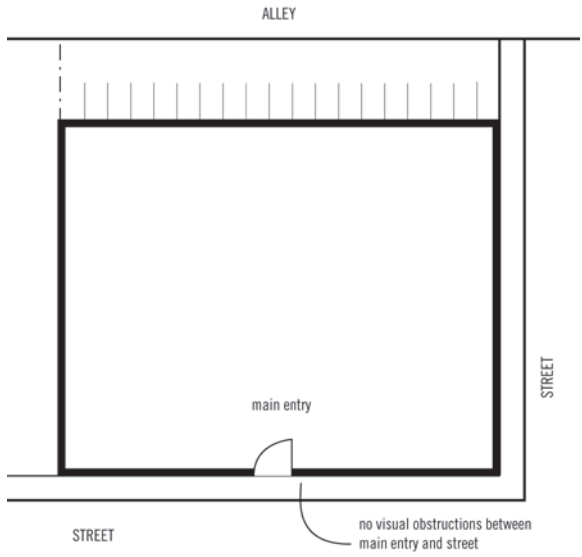
Screening that includes a parking area with a finished grade at a level of 18" or more below sidewalk grade and with a minimum fence height of 12" above sidewalk grade also qualify. See diagram below.

8	encourage targeted industries	<p>Purpose: Some uses more than others have the potential to generate secondary activities commonly referred to as “spin-off development”. Some uses perform better than others in producing jobs with relatively high wages and salaries. Some uses are beneficial because they generate products and services that are exported outside the community and region. In addition, some activities are valuable within the mix of uses in downtown Boise but may be missing or in short supply. The following is a list of uses and business categories with these characteristics. This program awards points as a way to incent and mitigate obstacles for the development of these uses.</p>
a	workforce housing	<p>For the purpose of this criterion, workforce housing is defined as:</p> <ol style="list-style-type: none"> 1) Housing for rent or sale and affordable to those households earning 60% to 140% of median household income in Boise and not receiving a subsidy from federal affordable housing programs. 2) Housing within a project such that the project contains a) three or more dwellings and b) 20% or more of the housing units within the project meet above condition 1.
b	technology	<p>“Technology” is any organization with a minimum of 2 members and 50% or more of its workforce employed in Standard Occupation Codes (Federal Bureau of Labor Statistics) 11-1021, 11-2021, 11-3021, 15-1121, 15-1131, 15-1133, 15-1141, 15-1142, or 15-1179; working at the subject location and occupying 5,000 square feet or more of the building on site.</p>

c	corporate HQ	Project site is the principal address for a registered corporation occupying 5,000 square feet or more of the building on site.
d	education	A primary, secondary, or post-secondary institution licensed by the Idaho Board of Education and occupying 5,000 square feet or more of the building on site.
e	artisan	“Artisan” is any organization with a minimum of 2 members and 50% or more of its workforce employed in Standard Occupation Codes (Federal Bureau of Labor Statistics) 27-1010 through 27-2099 excepting 27-2020 through 27-2023; working at the subject location and occupying 5,000 square feet or more of the building on site.
f	light manufacturing / assembly	“Light manufacturing/assembly” is any organization with a minimum of 2 members and 50% or more members of its workforce employed in Standard Occupation Codes (Federal Bureau of Labor Statistics) 51-1000 through 51-9199 excepting 51-3000 through 51-3099, 51-6000 through 51-6021, and 51-8000 through 51-8099; working at the subject location and occupying 5,000 square feet or more of the building on site.
9	improve pedestrian infrastructure	Purpose: The success of the core of downtown Boise is due in large part to its walkability. A walkable place attracts people and business. It is a desired location for community events and for ongoing activities such as the Capital City market. The vibrant social, cultural, and economic environment of a walkable urban environment attracts people and business activity and has that much sought after “sense of place”. The design elements of buildings and open spaces are key to a pedestrian-oriented environment, though sometimes there are market forces that work in opposition to these important design elements. Therefore, the program provides incentives to said design elements to promote economic vitality.
a	=/> 70% of sidewalk/setback is abutted by ground floor building face for new buildings or for existing buildings if more than 50% of building SF on parcel has been removed	Determined by dividing a) the distance of all exterior walls which are adjacent to and approximately parallel with property lines adjoining the public street right-of-way, excluding alleys, by b) the distance of all property lines adjoining the public street right-of-way, excluding alleys. Existing buildings maintaining over 50% of square footage are eligible for these points regardless of the percentage of building face which abuts the sidewalk/setback. See diagram below.

		 <p>In the case of a corner site, 70% of each building face must abut a sidewalk / setback. See diagram below.</p> 
b	<p>=/ > 60% ground floor glazing on street frontages (= / > 30% res)</p>	<p>For consistency, the “ground floor” of a building is defined as 12’ tall; any glazing higher than 12’ will not be included in this calculation. Glazing on street frontages includes all transparent windows and doors on exterior building walls on a plane 0 to 45 degrees of the property line adjoining the street. See diagram below.</p>

		<p style="text-align: center;">$2(c \times d) + 2(e \times f) \geq .6(a \times 12')$</p>
c	<p>≥ 12' ground floor height</p>	<p>The height of the ground floor from sidewalk grade to finished ceiling, irrespective of suspended ceilings, shall have a minimum height of 12 feet. See diagram below.</p> <p>The height of the ground floor ceiling is calculated starting from sidewalk grade, irrespective of the height of the finished floor. See diagram below.</p>

		
d	<p>main entry is prominent, on the ground floor, and faces street/not parking</p>	<p>The principal ground floor building entrance shall face the street, be visible from the street and not shielded by columns, fences, or landscaping, nor shall it be separated from the street by surface parking. In the event of a building site with multiple street frontages, any street shall qualify. See diagram below.</p> 
e	<p>=/> 75% (30% for residential uses) of ground floor frontage has functional awnings with a minimum depth of 5'.</p>	<p>Functional awnings include awnings or canopies of a durable material including but not limited to metal, polycarbonate, and durable fabric. Awnings meeting this definition shall be located on a building plane parallel with the property line adjoining public right-of-way, have a minimum depth of five feet, and extend five feet over public right-of-way. See diagram below.</p>

		<p style="text-align: center;">$a1 + a2 \geq .75 b$</p>
f	public art element	Project shall include public art visible from public right-of-way, with the art piece under ownership of CCDC or the City of Boise.
10	advance energy efficient buildings or equivalency	Purpose: The long term operating efficiency of buildings, like working roads, sewer and other utilities, is important to the long term viability of downtown Boise and address issues such as EPA non-attainment status and heat island mitigation. Energy efficient buildings are commercially sought after, attract strong tenants, and create long term value in the private community infrastructure by leaving more resource capacity available for additional growth.
a	living building cert	As determined by any accrediting agency or third party demonstrating the same or equivalency.
b	LEED platinum	As determined by any accrediting agency or third party demonstrating the same or equivalency.
c	LEED gold	As determined by any accrediting agency or third party demonstrating the same or equivalency.
d	LEED silver	As determined by any accrediting agency or third party demonstrating the same or equivalency.
e	Connection to and use of geothermal system	The project includes and new connection, or maintains an existing connection, to an operating geothermal system.
f	green globes cert	As determined by any accrediting agency or third party demonstrating the same or equivalency.
g	energy star cert	As determined by any accrediting agency or third party demonstrating the same or equivalency.



AGENDA BILL

Agenda Subject: Designation of JR Simplot Company Offices and JUMP combined project for Type 3 Special Assistance under the CCDC Participation Program		Date: September 14, 2015
Staff Contact: Matt Edmond	Attachments: 1) JR Simplot Company Offices/JUMP Site Plan	
Action Requested: Designate JUMP as a project eligible for a Type 3 Participation Agreement.		

Background:

JR Simplot Company Offices and JUMP are currently under construction on Parcel C, immediately west of BoDo between Front, Myrtle, 9th and 11th streets in the River Myrtle – Old Boise Urban Renewal District. The project site consists of the OSL Depot Condominiums plat on the block formerly referred to as Parcel C, and the project consists principally of the new JR Simplot Company Offices on the north side of the block and JUMP (short for Jack’s Urban Meeting Place) on the south side of the block. The new office building will house JR Simplot corporate offices in Boise once complete. JUMP will be a not-for-profit, interactive creative center and community gathering space. It will include a multimedia studio, a kitchen studio, a maker’s studio, a movement studio, an inspiration studio, a play zone, and indoor and outdoor event spaces. Antique tractor displays will be located throughout the complex.

Statistics	JR Simplot Company Offices	JUMP
Parking	620 spaces (below grade)	115 spaces (above grade)
Size	9 stories; 334,000 square feet	7 stories; 65,000 square feet
Employment	900	TBD
Estimated Value	\$130M	\$70M (tax exempt)

In addition to the structures, the project will extend the Pioneer Pathway from where it currently terminates at 11th and Myrtle through the site to the corner of 9th and Broad, and the open space between the buildings will form a de facto urban park.

Staff considers the JR Simplot Company Offices and JUMP combined to be project a transformative project for downtown Boise for a number of reasons. The new JR Simplot Company Offices building will significantly increase JR Simplot Company presence downtown as an employer and further establish downtown Boise as the headquarters of an international company with some 10,000 employees worldwide. JUMP will create a substantial amount of event space available to the public; increase open space downtown and connect the Pioneer Pathway all the way to downtown; and provide opportunities for education and enrichment, all in

downtown Boise. The JR Simplot Company Offices and JUMP together will be valuable civic and economic assets for downtown Boise for years to come.

The project received design review approval in March 2014 and is currently under construction with completion expected in mid-2016. The Developer is requesting an amount not to exceed a total combined amount of \$870,000 for approved and actual costs in the public ROW or in the proposed public easement area. Staff will present a final agreement and supporting documents to the CCDC Board for consideration in the coming months.

Fiscal Notes:

The request is for total assistance estimated not to exceed \$870,000 and based on the actual costs for streetscape improvements after construction for the frontages along the perimeter of the site (approximately 2,300 feet) adjacent to 9th Street, 11th Street, Front Street, Myrtle Street, and Borah Street. All reimbursable improvements will be in the public right-of-way or an adjacent public easement. The request meets the requirements set forth in the Type 3 Participation Policy.

The agreement would propose to reimburse the developer from a portion of the increment generated by the project after project completion. In this case, the project is scheduled for completion in mid-2016, its full value will be reflected in the 2017 tax year assessment; and CCDC will reimburse beginning in fiscal 2018. Based on the estimated taxable value of the project and the amount of reimbursement requested, staff anticipates that reimbursement will most likely be completed within one year.

Staff Recommendation:

Staff recommends the Board designate the JR Simplot Company Offices and JUMP project as a Type 3 Special Assistance Participation Project.

Suggested Motion:

I move to designate this project as a Type 3 Special Assistance Participation Agreement and direct staff to negotiate and finalize the documents for future Board Action.

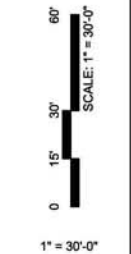


- KEYED NOTES:**
- 1 EXISTING STRUCTURE - NOT IN SCOPE
 - 2 JUMP BUILDING
 - 3 SIMPLOT OFFICE BUILDING
 - 4 PEDESTRIAN WALKWAY
 - 5 DRIVE AISLE
 - 6 PIONEER PATH
 - 7 AMPHITHEATER
 - 8 ACTION ZONE
 - 9 JUMP PLAZA
 - 10 EVENT LAWN
 - 11 MARKETPLACE
 - 12 PLANTING BED - TYP. REFER TO DETAILED PLANTING PLAN A1.20 TO A1.23
 - 13 AGRICULTURE PLANTING BEDS - TYP. REFER TO DETAILED PLANTING PLAN A1.20 TO A1.23
 - 14 TRACTOR DISPLAYS/CANOPIES - TYP OF 16
 - 15 JUMP SIGNAGE
 - 16 BENCHES - TYP. REFER TO SELECTION A1.31
 - 17 TRASH/RECYCLING CENTERS - TYP OF 7 REFER TO SELECTION A1.31
 - 18 BIKE RACK (2 SPACES EA) - TYP OF 31 (ON-SITE) 62 BIKE SPACES. REFER TO SELECTION A1.31 6 - CCDC STANDARD BIKE RACKS (12 BIKE SPACES) WITHIN STREETSCAPE ON 11TH AND 9TH ST (3 EACH STREET)
 - 19 PET WASTE STATION - TYPE OF 2 REFER TO SELECTION A1.31
 - 20 DRINKING FOUNTAIN - TYPE OF 3 REFER TO SELECTION A1.31
 - 21 FLAG POLES (TYP OF 3)
 - 22 WATER FEATURE
 - 23 PLAY ZONES
 - 24 SPORTS COURT
 - 25 URBAN CONCRETE STREETSCAPE (11TH STREET) REFER TO A1.30
 - 26 URBAN BRICK/CONCRETE STREETSCAPE (9TH STREET) REFER TO A1.30
 - 27 URBAN PARKWAY STREETSCAPE (PLANTING BED) (FRONT STREET) REFER TO A1.30
 - 28 URBAN PARKWAY STREETSCAPE (LAWN) (MYRTLE STREET) REFER TO A1.30
 - 29 VEHICLE PULLOUT/DROPOFF REFER TO DTL 7, SHT A1.30
 - 30 GATEWAY
 - 31 REMOVABLE BOLLARD
 - 32 BIKE SHARE STATION
 - 33 EXHIBIT - INLAYED QUOTES (TYP OF 9)
 - 34 EXHIBIT - INLAYED FOOTPRINTS (TYP OF 5)
 - 35 SITE LIGHTING (TYP)
 - E ELEVATOR SERVICE
 - S STAIR
 - PS PIONEER STAIR
 - A1 AIR EXHAUST
 - A2 AIR INTAKE

LANDSCAPE SECTIONS. REFER TO A1.40

PAVING MATERIALS AND COLORS:
REFER TO A1.31 AND SAMPLE BOARD A10.5

- INTEGRAL COLORED CONCRETE
DAVIS COLORS : SANDSTONE
SAMPLE CC-1
- INTEGRAL COLORED CONCRETE
DAVIS COLORS : ADOBE
SAMPLE CC-2
- INTEGRAL COLORED CONCRETE
DAVIS COLORS : DARK GRAY
SAMPLE CC-3
- EXPOSED AGGREGATE CONCRETE
SMALL OREGON TRAIL AGGREGATE
SAMPLE AC-1



1 SITE PLAN
A1.1 SCALE : 1" = 30'-0"



AGENDA BILL

Agenda Subject: Type 2 General Assistance Participation Agreement for The Marriot Residence Inn, a proposed extended stay hotel located on Capitol between Myrtle and Broad in the River Myrtle URD.		Date: 9/14/2015
Staff Contact: Shellan Rodriguez	Attachments: 1) Site Plan	
Action Requested: Designate The Marriot Residence Inn as a project eligible to utilize a Type 2 General Assistance Participation Agreement and designate staff to continue negotiating a final agreement for future Board approval.		

Background:

Pennbridge Bodo, LLC based in Eagle, Idaho, has proposed a 186 room extended stay hotel on the site previously occupied by Dunkley’s Music as well as a surface parking lot. The site is approximately 0.85 acres and includes frontage on Broad, Capitol and Myrtle Street. It is within the River Myrtle URD. The development was approved at Design Review on June 10, 2015. The developer has started demolition and plans to begin foundation construction later this month. Construction should be complete by early 2017.

Pennbridge Bodo, LLC met with CCDC staff in early August 2015 regarding CCDCs participation in streetscapes and public improvements and submitted a Type 2 Participation Application on August 11, 2015. The project’s score is within Tier 1, which allows for up to 0.8 of increment income generated by the project to be utilized for reimbursable expenses and paid as received by CCDC in the first four years post project completion.

Project Summary:

- Approximately \$30- \$32 million building permit value
- 186 hotel rooms
- 10 stories
- Ground floor lobby, 2 floor parking garage, conference areas, pool, fitness area, outdoor patio and bar on 3rd floor.

Developer is requesting an amount not to exceed a total combined amount of \$760,000 for approved and actual costs in the public ROW or a public easement area on Capitol Boulevard and Myrtle Street. The improvements include remediation, additional ROW in the alley as required, streetscapes, canopies over the ROW, relocation and modification of utilities (power, cable) and Silva cell installation as required. Although the request of CCDC does not include

geothermal, the development is intending to utilize geothermal for domestic hot water throughout the building.

The developer has not requested reimbursement for any improvements associated with Broad Street as the assumption is CCDC will be constructing Broad Street in conjunction with the Marriot's schedule. In the event CCDC's Broad Street schedule is delayed substantially we will likely revisit the improvements to be incorporated as a Type 4 Public Private Coordination Project with Pennbridge. This would enable the developer to construct the improvements as designed by CCDC and to get reimbursed upon completion of approved improvements.

Fiscal Notes:

The Type 2 request is for up to \$760,000 in public improvements and utility relocation. The request meets the requirements set forth in the Participation Policy.

The request currently includes the following estimates:

- Streetscapes (Silva Cells, furnishings, shade canopies): \$483,000
- Alley ROW: \$67,000
- Power line relocation: \$90,000
- Cable line relocation: \$25,000
- On site Remediation due to previous auto related use: \$75,000
- **These numbers may be revised in the final document*

Eligible costs will be reimbursed as per a Type 2 General Assistance Participation Agreement and will be paid back over time, the first 4 years after the project is completed and targeted for fiscal years 2019-2022.

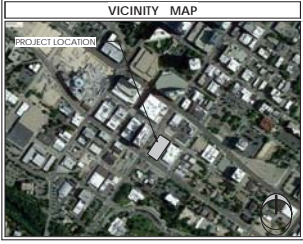
Preliminary estimates indicate the project will generate approximately \$350,000 annually in increment after completion, estimate to be FY 2019, a total of about \$2.5 million over the life of the district.

Staff Recommendation:

Agency staff recommends the Board designates the Marriot Residence Inn as a Type 2 General Assistance Participation Project and direct staff to continue negotiating and finalizing terms of the Agreement for future Board approval.

Suggested Motion:

I move to designate this project as a Type 2 General Assistance Participation Agreement and to direct staff to negotiate and finalize terms of a Type 2 General Assistance Participation Agreement for future Board Approval.



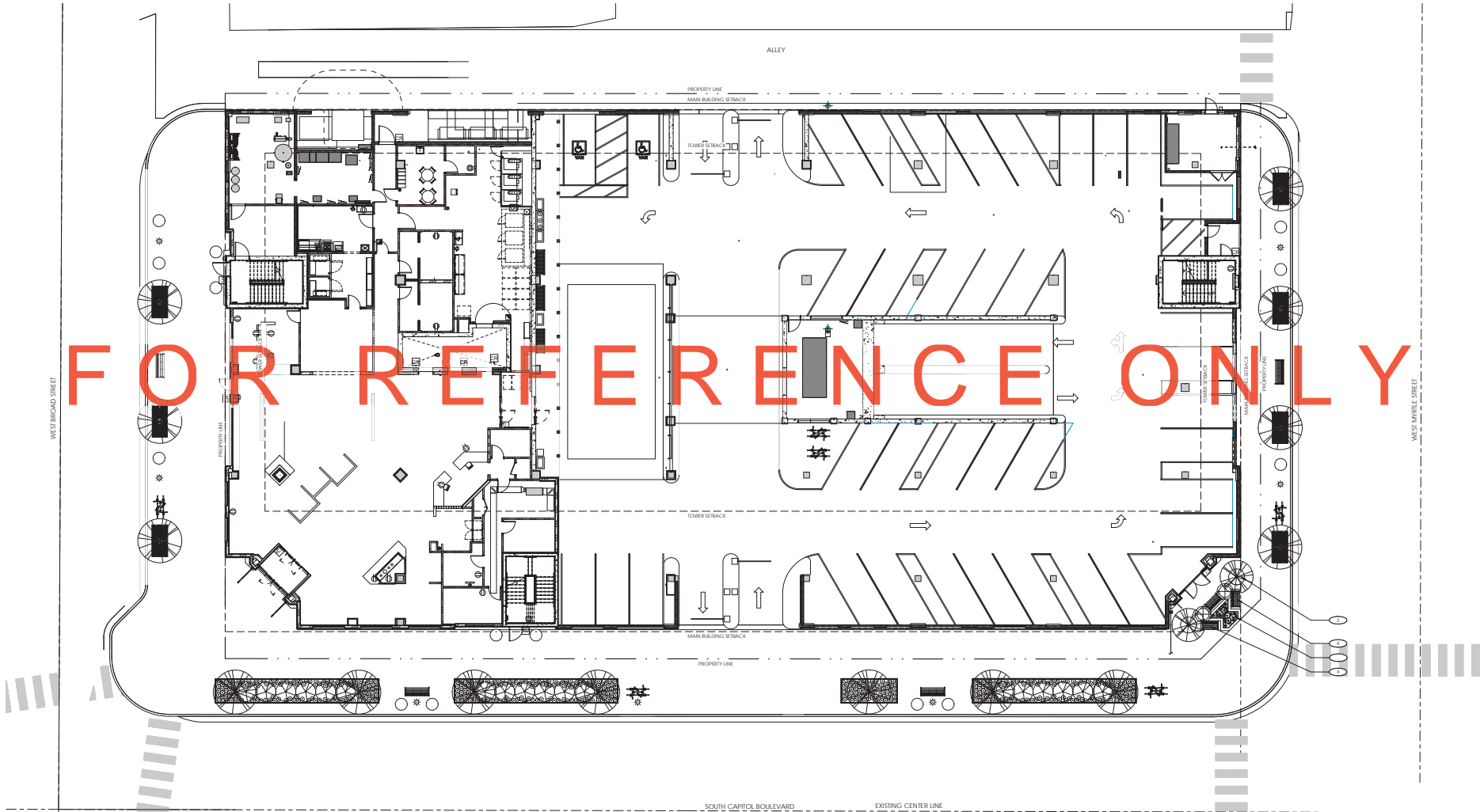
SHEET NOTES

- 2 STREET TREE - SEE LANDSCAPE PLANS
- 4 BENCH PER CITY STANDARD

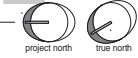
SITE GENERAL NOTES

- 1) ALL SITE WORK SHALL BE COORDINATED WITH CIVIL DOCUMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION. NO WORK SHALL BE PERFORMED ON THE CONSTRUCTION INFORMATION OR ANY EXISTING CONDITION NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS WITHOUT FIRST CONSULTING THE ARCHITECT AND ENGINEER.
- 2) COORDINATE ALL LANDSCAPING, PARKING STRIPS, AND SIDEWALKS SHOWN WITH LANDSCAPE DRAWINGS.
- 3) CONTRACTOR IS RESPONSIBLE FOR RELOCATION OF GUY WIRES. CONTRACTOR TO WORK WITH UTILITY PROVIDERS, I.E. FIBER OPTICS, CABLE (CT), FOR RELOCATION OF SERVICE. AMBULANCE OR BUS OF ALL EXISTING UTILITIES. REFER TO CIVIL AND MECHANICAL DRAWINGS FOR WET BENCH.
- 4) FOR SIDEWALK AND PAVING FRESH GRADES, COORDINATE WITH ARCHITECTURAL, CIVIL AND LANDSCAPE DRAWINGS.
- 5) SEE SITE ELECTRICAL PLANS FOR ALL SITE LIGHTING/ POLE LIGHTS. ARCHITECT AND LANDSCAPE TO VERIFY FINAL LOCATIONS.

FOR REFERENCE ONLY



1 SITE PLAN
SCALE: 1" = 10'-0"





THE RICHARDSON DESIGN PARTNERSHIP, LLC

510 South 400 East
Salt Lake City, Utah 84112
P: 801.355.4444
F: 801.355.5880

CONSULTANT

PENNBRIIDGE LODGING

1013 EAST WANDING CREEK DRIVE, SUITE 102
EAGLE, ID 83616

OWNER

PROJECT

07/31/2015 FOOTING & FOUNDATION SUBMITTAL

ARCHITECTURAL SITE PLAN

A001

DESIGNER

RESIDENCE INN MARRIOTT

470 SOUTH CAPITOL BOULEVARD BOISE, ID



AGENDA BILL

Agenda Subject: CM/GC Selection for The Grove Plaza 2.0 Renovation	Date: September 14, 2015
Staff Contact: Mary Watson, Contracts Manager	Attachment(s): A. Responses to “CM/GC-The Grove Plaza RFQ” and Staff Recommendation B. Resolution No. 1403 C. Final Evaluation Tally
Action Requested: Adopt Resolution No. 1403 approving the selection of McAlvain Construction as the CM/GC for The Grove Plaza 2.0 Renovation Project, and authorizing the Agency’s Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement with McAlvain Construction, Inc.	

Background:

The term “Grove Plaza 2.0” refers to a variety of projects planned for the renovation and modernization of The Grove Plaza. Some of the many endeavors included under this designation are the physical renovation of the Plaza, the “Brick by Brick” engraved brick campaign, the Charter, and *thegroveplaza.com* website. Although easily categorized individually, each of the separate efforts contribute to the success of the others as a whole, all of which rely heavily on individual timelines being met.

The program of physical improvements to be implemented is extensive and will require precise planning and coordination to meet the Spring 2016 completion deadline. A few of the physical improvements include:

- Fountain: Redesign and/or replacement of central fountain
- Trees: Replacement and relocation
- Stage: Furnishing a demountable stage equipped with lighting and sound systems, and provision for storage of the stage, sound equipment, tables and chairs
- Shade: supplemental shade installation
- Permanent public restrooms
- Wi-Fi: Integrating open Wi-Fi access throughout the Plaza, with installation of equipment in adjacent buildings
- Green storm water infrastructure: New irrigation systems and associated utilities improvements
- Lights: New poles/fixtures with LED equipment and optics
- Bricks: Installation of new brick pavers across the plaza and much of the spokes

With completion planned to coincide with the opening of Gardner Company's City Center Plaza and Valley Regional Transit's multimodal transportation center - Main Street Station, the Agency determined the best approach for the physical renovation would be to utilize the Construction Manager / General Contractor process ("CM/GC") (a.k.a. Construction Manager At-Risk).

What is a CM/GC?

The CM/GC project delivery method is widely used for large-scale projects that are very detailed and complex, often with compressed timelines. With this process, the owner hires their CM/GC based on qualifications and demonstrated competence rather than by a public works construction "lowest bidder" process. For public agencies, hiring the CM/GC follows the qualification based selection process outlined in Idaho Code § 67-2320. When hired for public works construction, CM/GCs must hold both a Construction Manager license (Idaho Code § 54-4504) and a Public Works Contractor license (Idaho Code § 54-1902). The CM/GC project delivery method was made available to Idaho's public agencies in 2014. The City of Boise, the City of Meridian, and other public entities have already successfully used the CM/GC process to deliver highly complex projects on time and for an amount not to exceed a guaranteed maximum price.

Once hired, the CM/GC performs construction management duties as an important member of the collaborative project and design team. The CM/GCs responsibilities include ensuring a feasible project design that stays within the owner's set budget. By collaborating on design features and by providing cost estimating and value engineering on the owner's behalf, the CM/GC gives the owner a more predictable and manageable construction project that gets built for a negotiated guaranteed maximum price.

At the June 8th Board Meeting, the Board approved staff's recommended Consultant Team of CSHQA as the primary consultant and ZGF as the primary design consultant. As the Consultant Team continues design development, the next phase is for the Board's approval to hire the CM/GC. With that approval, the CM/GC can begin working alongside the Consultant Team on more finalized designs and scope of work.

Steps Toward Hiring the CM/GC

CCDC issued a Request for Qualifications ("RFQ") on July 27, 2015, inviting licensed CM/GC firms interested in managing the Grove 2.0 construction to submit Statements of Qualifications ("SOQ"). Nine firms responded by the August 13 submission deadline (noted in Attachment "A"). Each firm is to be commended for the quality of their proposals and the expertise and competency of their work as evidenced in their SOQs. CCDC appreciates each firm's desire to help build vitality in downtown Boise.

The nine SOQs received were evaluated first for compliance with the technical requirements as prescribed in the RFQ – all nine firms met these requirements. They were then ranked on the bases of qualifications and demonstrated competence – four of the nine firms were subsequently invited to be interviewed, as referenced on Attachment "A".

On August 28 and 31, 2015, CCDC and CSHQA staff conducted interviews of the top four ranked firms. Each firm offered strong presentations and were evaluated on the criteria specified in the RFQ. At the end, the panel members were unanimous in ranking **McAlvain Construction, Inc.** as the top-ranked firm (see Exhibit C for scoring information).

The interview panel concluded that McAlvain Construction, Inc., exhibits a well-orchestrated team approach that is built on a depth of CM/GC experience. McAlvain is well-versed in the CM/GC approach to construction and offers a superior project delivery plan. The construction management process presented by the company offers ways to expedite the schedule without compromising design or lasting quality. Their can-do attitude is bolstered by strong communication methods. In short, McAlvain Construction, Inc., offers a highly qualified team backed by a sophisticated local construction company that is dedicated to giving the Grove Plaza renovation project the company's full attention.

Fiscal Notes:

If approved, Resolution 1403 acknowledges that the Executive Director may negotiate and execute a Construction Manager / General Contractor Agreement with McAlvain Construction, Inc., for The Grove Plaza 2.0 Renovation. The contract will provide for reimbursement to the CM/GC for items with lead times that require early acquisition, such as fountain components, brick pavers, and suspended pavement systems (Silva Cells). The contract also will contain provisions for establishing a guaranteed maximum price (GMP) which is one of the key benefits of all CM/GC contracts. The GMP is negotiated between the owner and contractor at a point when the construction drawings are nearly complete.

The contract will be funded from the FY2015 / FY2016 budgets line item labeled "CD, Grove Plaza 2.0 Design, Chartering & Renovation."

Staff Recommendation:

Agency Staff recommends that the Board find it in the best interest of the public and of the Agency to approve the selection of **McAlvain Construction, Inc.**, to contract with and act on behalf of the Agency as the CM/GC for The Grove Plaza 2.0 Renovation, and to authorize the Agency's Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement for construction management services and public works construction with **McAlvain Construction, Inc.**

Suggested Motion:

I move to adopt Resolution No. 1403 approving the selection of McAlvain Construction, Inc. as the CM/GC firm for The Grove Plaza Renovation 2.0, and to authorize the Agency's Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement with McAlvain Construction, Inc.

ATTACHMENT A

Resolution No. 1403

2015 CM / GC: Grove Renovation Project

RFQ Submissions & Recommendation

RFQ Issue Date: July 27, 2015

Interview Dates: August 28 & 31, 2015



Firms that Submitted *SOQ's (in alphabetical order)	Ranking Based on RFQ Criteria
Beniton Construction	7
CSDI	9
ESI Construction	1
Guho Corporation	2
Kreizenbeck Constructors	5
Layton Construction	8
McAlvain Construction Inc	4
Russell Corporation	7
Wright Brothers	3

Top 4 Ranked Firms Invited to Interview
ESI Construction
Guho Corp
Wright Brothers Construction
McAlvain Construction, Inc.

Recommended Firm
McAlvain Construction, Inc.

ATTACHMENT B

RESOLUTION NO. 1403

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, SELECTING MCALVAIN CONSTRUCTION, INC., AS THE CONSTRUCTION MANAGER / GENERAL CONTRACTOR FOR THE GROVE PLAZA 2.0 RENOVATION PROJECT; AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A CONSTRUCTION MANAGER / GENERAL CONTRACTOR AGREEMENT BETWEEN THE AGENCY AND MCALVAIN CONSTRUCTION, INC., TO UNDERTAKE AND COMPLETE THE GROVE PLAZA 2.0 RENOVATION PROJECT; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively the "Act"), a duly created and functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the 1987 Amended and Restated Urban Renewal Plan for the Boise Central District Project I, Idaho R-4 and Project II, Idaho R-5 (the "1987 Amended Plan") and, following said public hearing, the City Council adopted its Ordinance No. 5026 on August 19, 1987, approving the 1987 Amended Plan and making certain findings; and,

WHEREAS, the Agency constructed the Grove Plaza as the premier public open space in downtown Boise in 1986 on property owned by the Agency; and,

WHEREAS, the Agency regards the Grove Plaza as a significant asset to Agency and to the community by providing a highly desirable community meeting space and cultural venue, and by contributing as a catalyst to economic development and downtown reinvestment by private entities; and,

WHEREAS, the City Center Plaza Project and the downtown VRT multimodal center are under construction adjacent to and under the Grove Plaza, with scheduled completion dates of June 1, 2016; and,

WHEREAS, the construction of said adjacent projects would require renovation of the Grove Plaza, which prompted the Agency to launch an evaluation process of the existing Grove Plaza's vision and purpose, its future use and operation, and ways in which the layout and features can be improved to carry the Grove Plaza forward; and,

WHEREAS, Agency staff recommended that, given the timeframe for accomplishing the renovation work to coincide with the June 1, 2016, timeline, a consultant team be formed to investigate existing conditions and design options, to prepare design concepts and construction drawings, and to conduct public engagement, design approval, and construction services; and,

WHEREAS, during the June 8, 2015, Board meeting, the Board approved staff's recommendation of CSHQA as the Primary Consultant and ZGF Architects as the Primary Design Consultant to form the proposed consultant team; and,

WHEREAS, the Grove Plaza consultant team has developed a preliminary Program of Improvements which involves extremely complex planning and management due to the nature of the existing construction projects that surround and directly impact the physical improvements planned for the Grove Plaza; and,

WHEREAS, due to the complexities of the construction site and surrounding environment, due to the timelines associated with the construction, and due to the possible financial implications given these factors, the Agency has determined that the best project approach for the delivery of the physical renovation of the Grove Plaza to be the Construction Manager / General Contractor process ("CM/GC"); and,

WHEREAS, Idaho Code § 54-4511 allows for public agency utilization of Construction Manager/General Contractor services; and,

WHEREAS, the Agency issued a Request for Qualifications ("RFQ") inviting properly licensed CM/GC firms interested in managing the construction of The Grove Plaza 2.0 Renovation Project to submit Statements of Qualifications ("SOQ"), wherein nine licensed firms responded; and,

WHEREAS, the nine SOQs were evaluated for compliance with the technical requirements as prescribed in the RFQ, then subsequently the nine were ranked on the bases of qualifications and demonstrated competence, after which four of the nine firms were invited to the Agency to be interviewed; and,

WHEREAS, on August 28 and 31, 2015, Agency and CSHQA staff conducted interviews of the top four ranked firms, wherein each firm offered strong presentations and were evaluated on the criteria as specified in the RFQ; and,

WHEREAS, after interviews were conducted, the top-ranked firm was McAlvain Construction, Inc., because: the company exhibited a well-orchestrated team approach that is built on a depth of CM/GC experience; the company is well-versed in the CM/GC approach to construction and offers a superior project delivery plan; the construction management process presented by the company offers ways to expedite the schedule without compromising design or lasting quality; the company's can-do attitude is bolstered by strong communication methods; and the company offers a highly qualified team backed by a sophisticated local construction company that is dedicated to giving the Grove Plaza 2.0 Renovation project the company's full attention; and,

WHEREAS, for these reasons, Agency staff is recommending that the Agency Board find it in the best interests of the public and of the Agency to approve the selection of McAlvain Construction, Inc., to contract with and act on the behalf of the Agency as the CM/GC for The Grove Plaza 2.0 Renovation Project, and to authorize the Agency's Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement for construction management services and public works construction with McAlvain Construction, Inc.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Board selects McAlvain Construction, Inc. as the Construction Manager / General Contractor for the Grove Plaza 2.0 Renovation project.

Section 3: That the Board hereby directs the Agency Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement with McAlvain Construction, Inc., for the Grove Plaza 2.0 renovation project.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Boise City, Idaho, on September 14, 2015. Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on September 14, 2015.

URBAN RENEWAL AGENCY OF BOISE CITY:

By: _____
John Hale, Chairman

Date: _____

ATTEST:

By: _____
Secretary

Date: _____

ATTACHMENT C

Final Evaluation Tally

RFQ: CM/GC Services: The Grove Plaza



CAPITAL CITY
DEVELOPMENT CORP

		Wright Brothers	Engineered Structures Inc.	McAlvain Construction	Guho Corporation
Category	Points	Points	Points	Points	Points
Company Profile	30				
Interviewor #1	25	30	30	25	
Interviewor #2	25	30	29	25	
Interviewor #3	28	29	29	28	
Interviewor #4	28	30	30	28	
Interviewor #5	28	30	30	28	
CMGC Approach	40				
Interviewor #1	35	40	40	20	
Interviewor #2	36	38	39	26	
Interviewor #3	34	36	37	32	
Interviewor #4	32	36	37	30	
Interviewor #5	36	38	40	35	
Project Manager / Point of Contact	40				
Interviewor #1	35	35	40	30	
Interviewor #2	39	36	38	32	
Interviewor #3	35	33	34	35	
Interviewor #4	33	33	35	33	
Interviewor #5	40	40	40	40	
Budget Control	20				
Interviewor #1	15	20	20	10	
Interviewor #2	18	18	19	17	
Interviewor #3	18	19	19	19	
Interviewor #4	15	18	18	16	
Interviewor #5	18	20	20	18	
Scheduling	20				
Interviewor #1	15	20	20	20	
Interviewor #2	18	18	18	17	
Interviewor #3	17	18	19	18	
Interviewor #4	16	17	18	18	
Interviewor #5	20	20	20	20	
Previous Similiar Experience	30				
Interviewor #1	15	25	30	20	
Interviewor #2	26	28	28	26	
Interviewor #3	26	28	28	27	
Interviewor #4	26	28	28	25	
Interviewor #5	25	25	30	20	
Total Points	900	777	836	863	738
Rank		3	2	1	4



AGENDA BILL

Agenda Subject: Selected and Preapproved List of CM/GC Firms	Date: September 14, 2015
Staff Contact: Mary Watson, Contracts Manager	Attachment(s): A. Responses to “CM/GC On-Call List RFQ” and Staff Recommendations B. Resolution No. 1404
Action Requested: Adopt Resolution No. 1404 creating a list of selected and preapproved Construction Manager / General Contractor (CM/GC) firms for a five year period.	

Background:

The landscape of downtown Boise continues to evolve at a very fast pace through sustained efforts by the Agency and the support of surrounding agencies. With the sunsetting of the Central District approaching, many of the Agency’s planned projects are focused outside of the Central core, furthering CCDC’s reach with the goal of continued transformative change.

A New Tool for Construction Projects

The Construction Manager / General Contractor (CM/GC) project delivery method is widely used in the private sector for large-scale projects that are very detailed and complex, often with compressed timelines. Once hired, a CM/GC performs construction management duties as an important member of a collaborative project and design team. The CM/GCs responsibilities include ensuring a feasible project design that stays within the owner’s set budget. By collaborating on design features and by providing cost estimating and value engineering on the owner’s behalf, the CM/GC gives the owner a more predictable and manageable construction project that gets built for a negotiated guaranteed maximum price.

In 2014, this CM/GC method was made available to Idaho’s public agencies when the Legislature amended portions of Idaho Code Title 54, Chapter 45. With this process, the public agency is able to hire their CM/GC based on qualifications and demonstrated competence rather than by a “lowest bidder” process. For public agencies, hiring the CM/GC follows the qualification based selection process outlined in Idaho Code § 67-2320. When hired for any public works construction, CM/GCs must hold both a Construction Manager license (Idaho Code § 54-4504) and a Public Works Contractor license (Idaho Code § 54-1902).

In order to streamline engagement of professional expertise when needed, Idaho Code § 67-2320(2)(h) allows public agencies to create a list of selected and preapproved design professionals, construction managers, and professional land surveyors. The Agency has done this most recently in 2014 with regard to architects, landscape architects, engineers, and surveyors. Now with several large-scale and highly complex public works construction projects already taking shape which may benefit from the CM/GC delivery method, Agency staff is recommending the creation of a list of selected and preapproved Construction Manager / General Contractor (CM/GC) firms available to the Agency for a five year period.

Steps Toward Qualification Based Selection

Recognizing the benefits of the CM/GC approach as it would relate to planned projects, the Agency issued a Request for Qualifications (“RFQ”) on July 27, 2015, inviting licensed CM/GC firms interested in managing future Agency construction projects to submit Statements of Qualifications (“SOQ”). Nine firms responded by the August 13 submission deadline (noted in Attachment “A”). Each firm is to be commended for the quality of their proposals and the expertise and competency of their work as evidenced in their SOQs. The Agency appreciates each firm’s desire to help build vitality in downtown Boise.

The nine (9) SOQs received were evaluated first for compliance with the technical requirements as prescribed in the RFQ – all nine (9) firms met these requirements. They were then evaluated on the bases of qualifications and demonstrated competence, with scoring based on a 100-point system outlined in the RFQ and with the most points allocated to the firm’s CM/GC approach and previous similar experience. Following the evaluation and scoring of the SOQs, Agency staff concluded that the following four (4) CM/GC firms were best qualified to be listed as selected and preapproved CM/GC firms for a five year period (in alphabetical order):

- Engineered Structures, Inc.
- Guho Corp
- McAlvain Construction, Inc.
- Wright Brothers, The Building Company, Eagle LLC

Fiscal Notes:

Mere creation of an on-call list of selected and preapproved CM/GC firms has no fiscal impact on the Agency. The Agency’s creation of the list is neither a guarantee of work nor guarantee of compensation to any of the listed firms – the list is only a tool allowed by Idaho Code § 67-2320(2)(h) to save time and effort in contracting for construction management services. At the point that Agency staff identifies a public works project that is appropriate for the CM/GC delivery method, and after staff is able to identify one of the selected and preapproved CM/GC firms as most qualified for the associated tasks, the details associated with contracting with that firm will be brought to the Agency Board for its review and approval.

Staff Recommendation:

Agency Staff recommends that the Board find it in the best interest of the public and the Agency to create a list of selected and preapproved Construction Manager / General Contractor (CM/GC) firms for a five year period.

Suggested Motion:

I move to adopt Resolution No. 1404 creating a list of selected and preapproved Construction Manager / General Contractor (CM/GC) firms for a five year period.

ATTACHMENT A

Resolution No. 1404

2015 On-Call CM/GC List

RFQ Submissions & Recommendation

RFQ Issue Date: July 27, 2015



Firms that Submitted *SOQ's (in alphabetical order)	Ranking Based on RFQ Criteria
Beniton Construction	8
ESI Construction	1
Guho Corporation	4
Jordan Wilcomb Construction	7
Kreizenbeck Constructors	6
Layton Construction	5
McAlvain Construction Inc	3
Russell Corporation	9
Wright Brothers	2

Top 4 Ranked Firms
ESI Construction
Guho Corp
McAlvain Construction, Inc.
Wright Brothers Construction

* Statements of Qualification

RFQ Eva Evaluation Form
 RFQ: CM/GC Services: On-Call



Category	Possible Points	Points/Notes						Points			
		Kreizenbeck Constructors	Guho Corporation	Wright Brothers	McAlvain Construction	Engineered Structures Inc.	Layton Construction		The Russell Corp	Beniton Construction	Jordan Wilcomb Construction
Submittal Cover Sheet	5										
Waiver and Release	5										
Company Profile	15										
CM/GC Approach	25										
Budget Control	10										
Scheduling	10										
Home Office Support	5										
Previous Similar Experience	25										
Total Points = 100 (x4)	330	363	372	369	374	333	297	309	313		
Rank	6	Guho Corporation	Wright Brothers	McAlvain Construction	Engineered Structures Inc.	Layton Construction	The Russell Corp	Beniton Construction	Jordan Wilcomb Construction	7	

ATTACHMENT B

RESOLUTION NO. 1404

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING A LIST OF SELECTED AND PREAPPROVED CONSTRUCTION MANAGER/GENERAL CONTRACTOR FIRMS AS IDENTIFIED HEREIN FOR A FIVE YEAR PERIOD IN ACCORDANCE WITH IDAHO CODE § 67-2320; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL NECESSARY ACTION TO IMPLEMENT THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively the "Act"), a duly created a functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the applicable state statutes and the formally adopted urban renewal plans, each adopted by city ordinance so that the Agency may carry out urban renewal activities, provide for the Agency to retain and engage technical experts, professional services, and planning services in the furtherance of downtown economic development; and,

WHEREAS, Idaho Code Title 54, Chapter 45, allows for public agency utilization of Construction Manager/General Contractor ("CM/GC) services in the delivery of public works construction projects; and,

WHEREAS, Idaho Code § 54-4511 requires that the Agency select CM/GC firms pursuant to the qualification based selection process outlined in Idaho Code § 67-2320; and,

WHEREAS, Idaho Code § 67-2320(2)(h) provides that a public agency may establish a list of CM/GC firms which are selected and preapproved for consideration by the agency for future projects; and,

WHEREAS, the Agency desires to establish a list of licensed CM/GCs who exhibit the qualifications to meet the Agency's public works needs for services related to complex, detailed and highly visible public projects; and,

WHEREAS, the Agency as required by Idaho Code § 67-2320 did undertake a qualification based selection process for CM/GC services by issuing a Request for Qualifications ("RFQ") and by publishing notice in the Idaho Statesman on July 27, 2015, and August 3, 2015, inviting licensed CM/GC firms to submit Statements of Qualifications ("SOQ"); and,

WHEREAS, nine (9) appropriately licensed CM/GC firms responded to the RFQ by the August 13, 2015 submission deadline; and,

WHEREAS, the nine (9) SOQs were evaluated first for compliance with the technical requirements as prescribed in the RFQ, then subsequently the nine (9) were evaluated on the bases of qualifications and demonstrated competence, with scoring based on a 100-point system outlined in the RFQ; and,

WHEREAS, following the evaluation and scoring of the responses, Agency staff concluded that the following four (4) CM/GC firms are best qualified to be listed as selected and preapproved CM/GC firms for a five year period (in alphabetical order):

- Engineered Structures, Inc.
- Guho Corp
- McAlvain Construction, Inc.
- Wright Brothers, The Building Company, Eagle LLC

WHEREAS, Agency staff is recommending that the Agency approve a list of selected and preapproved CM/GC firms with the four (4) firms identified herein for a five year period; and,

WHEREAS, the Agency Board finds approval of a list of selected and preapproved CM/GC firms for a five year period, in accordance with Idaho Code § 67-2320(2)(h), to be in the best interests of Agency and the public.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Board of Commissioners of the Urban Renewal Agency of Boise City, Idaho, hereby establishes a list of selected and preapproved Construction Manager / General Contractor (CM/GC) firms for a five-year period, in accordance with Idaho Code § 67-2320, and directs Agency staff to publish proper notice of the establishment of that list.

Section 3: That the Executive Director is hereby authorized to take all necessary action to implement this Resolution.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Boise City, Idaho, on September 14, 2015. Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on September 14, 2015.

URBAN RENEWAL AGENCY OF BOISE CITY:

By: _____
John Hale, Chairman

Date: _____

ATTEST:

By: _____
Secretary

Date: _____



AGENDA BILL

Agenda Subject: Resolution 1405 8th Street Market Place Project - Type 4 Capital Improvement Reimbursement Agreement	Date: September 14, 2015
Staff Contact: Doug Woodruff	Attachments: 1) Resolution 1405 2) 8th Street Market Place Project - Type 4 Capital Improvement Reimbursement Agreement
Action Requested: Adopt Resolution No. 1405, approving and authorizing the execution of the T4 Capital Improvement Reimbursement Agreement with City of Many Trees, LLC for streetscape improvements associated with 8 th Street Market Place.	

Background:

Project Summary

8th Street Marketplace consists of two mixed use buildings, The Mercantile Building 404 S. 8th St. and The Northrup Building 825 W. Broad St. The buildings occupy the majority of street frontage on 8th Street between Broad and Myrtle. The buildings' entrances are also linked by a mid-block pedestrian crossing on 8th Street that is routinely used by guests and tenants.

April 2014 – City of Many Trees, LLC approached CCDC and introduced a renovation project in the Mercantile Building. City of Many Trees, LLC proposed making streetscape improvements as part of the project. The CCDC Five Year CIP Plan had these streetscape improvements scheduled in FY 2018. The Board of Commissioners designated the project eligible for CCDC Participation Program Type 4 reimbursement and directed staff to negotiate an agreement.

June 2014 – Renovation of the Mercantile Building began. In further study of streetscape construction timing, City of Many Trees, LLC determined it appropriate to schedule the streetscape work in February and March 2016.

Agreement Summary

The enclosed agreement accounts for the following terms and project conditions:

- City of Many Trees, LLC will construct streetscape improvements on both sides of 8th Street from Broad Street to Myrtle Street as part of his Mercantile Building renovation project.

- The existing road, median and median trees will remain in place.
- Suspended pavement systems for trees are included.
- The existing mid-block crossing will be enhanced with curb extensions.
- Construction is planned for February and March 2016 to minimize disruption to retailers.
- Owner will revise original CCDC drawings and obtain necessary permits
- Owner will lead the public outreach effort and CCDC will collaborate as needed.

Fiscal Notes:

The project includes reimbursement or payment of eligible public improvement design and construction expenses not to exceed the amount of \$742,435.

The reimbursement will occur upon 50% completion and final completion. Upon completion of one side of streetscape improvements, agency staff will inspect, approve and reimburse for eligible expenses incurred to date – expecting to be about 50% of not to exceed amount. Upon completion of the other side of streetscape improvements, staff will inspect, approve and reimburse for remainder of eligible expenses.

Staff Recommendation:

Agency staff recommends approving and authorizing the execution of the T4 Capital Improvement Reimbursement Agreement with City of Many Trees, LLC for streetscape improvements associated with 8th Street Market Place.

Suggested Motion:

I move to adopt Resolution No. 1405 approving and authorizing the execution of the T4 Capital Improvement Reimbursement Agreement with City of Many Trees, LLC for streetscape improvements associated with 8th Street Market Place.

RESOLUTION NO. 1405

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE TYPE 4 PARTICIPATION AGREEMENT BETWEEN THE AGENCY AND CITY OF MANY TREES, LLC;; AUTHORIZING THE CHAIRMAN, VICE-CHAIRMAN, OR EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency");

WHEREAS, the Agency, a public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Development Act, being Idaho Code, Title 50, Chapter 29, as amended and supplemented for the purpose of financing the undertaking of any urban renewal project (collectively the "Act");

WHEREAS, the City of Boise, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings;

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings;

WHEREAS, City of Many Trees, LLC ("City of Many Trees"), owns or controls certain real property (the "Site") located in the River Myrtle-Old Boise Urban Renewal District ("River Myrtle District"), as created by the River Myrtle-Old Boise Plan;

WHEREAS, City of Many Trees intends on renovating the Mercantile Building 404 S. 8th St. and The Northrup Building 825 W. Broad St, which buildings occupy the majority of street frontage on 8th Street between Broad and Myrtle (the “Project”);

WHEREAS, the Agency has in place a Participation Program which includes T-4 Assistance Program under which the Agency reimburses developers for construction of public improvements contained in the Agency’s Construction Improvement Program;

WHEREAS, the Agency has determined that it is in the public interest to enter into a Type-4 Participation Program Agreement (“Agreement”) with City of Many Trees whereby City of Many Trees will construct the Project and the Agency will reimburse City of Many Trees for constructing public improvements as specified in the Agreement;

WHEREAS, attached hereto as Attachment 1, and incorporated herein as if set forth in full, is the Type 4 Participation Agreement with City of Many Trees, and exhibits thereto;

WHEREAS, the Agency deems it appropriate to approve the Agreement; and

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the Agreements and the Parking Lease and to authorize the Chairman, Vice-Chairman or Executive Director to execute the Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agreement, which is attached hereto as Attachment 1 and incorporated herein by reference, is hereby approved.

Section 3: That the Chairman, Vice-Chairman, or Executive Director of the Agency are hereby authorized to sign and enter into the Agreement and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable, upon advice from the Agency’s legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the September 14, 2015, Agency Board meeting; the Agency is further authorized to appropriate any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Boise City, Idaho, on September 14, 2015.
Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the
Board of Commissioners, on September 14, 2015.

APPROVED:

By _____
Chairman

ATTEST:
By _____
Secretary

4819-8209-2840, v. 1

TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT

BY AND BETWEEN

THE CAPITAL CITY DEVELOPMENT CORPORATION

AND

CITY OF MANY TREES, LLC, AN IDAHO LIMITED LIABILITY COMPANY

8TH STREET MARKET PLACE PROJECT

TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT

THIS TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT (“Agreement”) is entered into by and between the Urban Renewal Agency of the City of Boise, also known as the Capital City Development Corporation, a public body, corporate and politic, of the State of Idaho (“CCDC”), and City of Many Trees, LLC, an Idaho limited liability company (“Developer”). CCDC and Developer may be collectively referred to as the “Parties” and individually referred to as a “Party.”

RECITALS

A. Developer owns or controls certain real property, more commonly known as the 8th Street Marketplace, located at 404 S. 8th Street, Boise, ID 83702 (the “Project Site”), which is more accurately depicted on attached **Exhibit A**. The Project Site is undergoing redevelopment including renovations to the historic building on the Project Site (the “Developer’s Project”).

B. As part of the Developer’s Project, Developer intends to construct certain streetscape improvements in the public right-of-way adjacent to the Project Site (the “Streetscape Project”). The Streetscape Project is more accurately depicted on attached **Exhibit B**.

C. The CCDC Board of Commissioners and the Boise City Council have adopted the Downtown Boise Streetscape Standards – 2007 (“Streetscape Standards”) and the Downtown Boise Elements of Continuity – 2007 (“Furnishings Standards”) to govern how sidewalk improvements are designed and installed in the Central, River Myrtle-Old Boise and Westside Downtown urban renewal districts. The Streetscape Standards allow for variations due to local conditions when applying streetscaping standards and for custom designs on designated special streets and to some extent on parkways. The Furnishing Standards allow for alternates to products listed with approval by CCDC. The Streetscape Standards and Furnishing Standards may be subsequently amended by the CCDC Board of Commissioners and the Boise City Council.

D. The Developer’s Project and the Streetscape Project are located in the River Myrtle-Old Boise Urban Renewal District (“RM District”), as created by the River Street-Myrtle Street Urban Renewal Plan, as subsequently amended (the “Plan”). The Streetscape Project includes improvements to the public right-of-way that are consistent with the Streetscape Standards in the Plan. The Streetscape Project will contribute to enhancing and revitalizing the RM District.

E. CCDC had prepared design plans for a project similar to and in the same location as the Streetscape Project (the “Streetscape Project Design Plan”). CCDC has agreed to provide Developer with copies of the Streetscape Project Design Plan. Provided, Developer accepts the Streetscape Project Design Plans as is and without warranties or guarantees of any kind whatsoever. Furthermore, Developer must make arrangements with the design professionals that created the Streetscape Project Design Plans to obtain permission to use the Streetscape Project Design Plans.

F. If Developer constructs the Streetscape Project, CCDC deems it appropriate to reimburse Developer for certain eligible public improvements as detailed in this Agreement to achieve the objectives set forth in the Plan and in accordance with CCDC's Participation Program and upon execution of this Agreement shall set aside sufficient funds to meet its obligations under this Agreement.

AGREEMENTS

NOW, THEREFORE, in consideration of the above recitals, which are incorporated into this Agreement; the mutual covenants contained herein; and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Effective Date and Term. The effective date ("Effective Date") of this Agreement shall be the date when this Agreement has been signed by Developer and CCDC (last date signed) and the term of the Agreement shall continue until: (1) the completion of all obligations of each Party; or (2) June 30, 2016, whichever comes first. Provided Developer is diligently constructing the Streetscape Project, upon written request from Developer to CCDC, CCDC shall grant one extension for a period not to exceed six (6) months.

2. Construction of the Streetscape Project. As a condition to CCDC's reimbursement under the terms of this Agreement, Developer shall construct the Streetscape Project consistent with the following:

- a. The Streetscape Project shall be constructed in accordance with the overall City of Boise ("City") infrastructure plans, policies, and design standards and with the applicable portions of the Streetscape Standards. The Streetscape Standards and the Furnishings Standards have been adopted as part of the Plan; or as subsequently amended by the CCDC Board of Commissioners and the Boise City Council.
- b. Developer shall obtain all permits and secure all agreements required by City and the Ada County Highway District ("ACHD") to construct the Streetscape Project.
- c. Developer shall schedule final construction inspection and meeting with CCDC to ensure that the Streetscape Project is constructed pursuant to this Agreement.

The Parties agree that the Streetscape Project is depicted on **Exhibit B**, with cost details described on **Exhibit C**. Any other public improvements that are constructed by Developer as part of the Developer's Project are not eligible for reimbursement pursuant to this Agreement. Additionally, CCDC's reimbursement obligation is limited to the amount set forth in Section 6 of this Agreement.

3. **Initial Construction Funding.** Developer shall pay for all of the costs of construction for the Streetscape Project. The reimbursement payment to Developer by CCDC shall be made pursuant to Section 7. CCDC acknowledges that the schedule of values for the eligible streetscape and infrastructure costs (“Preliminary Schedule of Values”) attached as **Exhibit C** is an estimate by Developer’s general contractor and that actual total costs, as well as each line item of cost for the Streetscape Project, may be more or less than is shown on **Exhibit C**.

4. **Review of Construction Plans.** Upon CCDC’s request, CCDC shall have the right and the opportunity to review Developer’s construction plans, budgets, and bids for the eligible streetscape and infrastructure costs identified in Exhibit C (collectively the “Public Improvement Construction Documents”). Developer will utilize commercially reasonable contracting, budgeting, and bidding practices to ensure that the Streetscape Project is constructed consistent with the Public Improvement Construction Documents and are undertaken in a reasonable manner. For purposes of this Section 4, Developer shall be presumed to have utilized commercially reasonable contracting, budgeting, and bidding practices if its general contractor solicits or solicited competitive bids for the Streetscape Project and such work is not performed by an affiliate or subsidiary of Developer.

5. **Notification of Completion; Inspection.** Upon completion of construction, Developer shall notify CCDC in writing and request a final construction inspection and a meeting with CCDC to determine if the Streetscape Project meets the requirements of this Agreement. Following a satisfactory inspection by CCDC, CCDC shall provide Developer with written confirmation that the Streetscape Project has been completed in compliance with this Agreement.

6. **Determining Actual Eligible Costs.** Developer is responsible for submitting invoices or receipts for work performed as part of the Streetscape Project (the “Cost Documentation”) with any invoices delivered to CCDC. The Cost Documentation shall include the following:

- a. An updated schedule of values that includes line items for the Streetscape Project improvements approved by CCDC for reimbursement so they are identifiable separate from other line items (“Updated Schedule of Values”).
- b. Invoices from Developer’s general contractor, subcontractor(s), and material suppliers for each type of eligible cost item (e.g. concrete, pavers, benches, historic street lights). Invoices shall specify quantities and unit costs of installed materials, and a percentage estimate of how much installed material was used for the Streetscape Project in comparison to the amount used for the remainder of the Developer’s Project (“Invoices”).
- c. Explanation of any significant deviation between the Preliminary Schedule of Values in **Exhibit C**, any Updated Schedule of Values previously

submitted, and the actual costs in the most recently submitted Cost Documentation.

CCDC shall have the right to review the Cost Documentation and to obtain independent verification that the quantities of work claimed, the unit costs and the total costs for eligible costs are commercially reasonable and consistent with the cost estimates provided by Developer to CCDC prior to construction. In the event Developer fails to timely deliver the Cost Documentation, CCDC may, in its discretion, elect to terminate its payment obligations under this Agreement after providing Developer with written notice of such default. Developer shall have forty-five (45) days from such written notice to cure the default. If Developer fails to cure such a default, CCDC may terminate its payment obligations under this Agreement.

Within fifteen (15) days of CCDC's receipt of the Cost Documentation, CCDC will notify Developer in writing of CCDC's acceptance or rejection of the Cost Documentation and CCDC's determination of the "**Actual Eligible Costs**" to be reimbursed. CCDC shall determine the Actual Eligible Costs following its review of the Cost Documentation, verification of the commercial reasonableness of the costs and expenses contained in such Cost Documentation, and comparison of the amounts in the Cost Documentation to the amounts in the Preliminary Schedule of Values. **In no event will the Actual Eligible Costs exceed the amount set forth on the Preliminary Schedule of Values.**

If Developer disagrees with CCDC's calculation of the Actual Eligible Costs, Developer must respond to CCDC in writing within five (5) days explaining why Developer believes CCDC's calculation was in error and providing any evidence to support any such contentions Developer wants CCDC to consider. CCDC shall respond to Developer within three (3) days with a revised amount for the Actual Eligible Costs or notify Developer CCDC will not revise the initial amount calculated. At that point, the determination of the Actual Eligible Costs will be final.

CCDC's determination of the Actual Eligible Costs is within its discretion, to be exercised in a commercially reasonable manner. Provided, any dispute over the Actual Eligible Costs is subject to Section 22, herein.

7. Reimbursement Schedule; Conditions Precedent to CCDC's Reimbursement Obligation. CCDC agrees to reimburse Developer in the amount as determined in compliance with Paragraphs 5 and 6 as follows:

- a. Fifty Percent Completion Reimbursement. Using the Preliminary Schedule of Values as a basis for determining a percentage of completion, Developer shall notify CCDC when Developer has completed fifty percent (50%) of the Streetscape Project as set forth in the Preliminary Schedule of Values and has paid all costs and expenses related thereto. Developer shall provide CCDC with an invoice (the "First Invoice") for reimbursement for fifty percent (50%) of the Streetscape Project. Developer shall provide proof of payment for all costs and expenses related thereto (either in the form of receipts, lien waivers, or

another form of evidence acceptable to CCDC). Subject to Section 6, CCDC shall pay the First Invoice within 30 days of CCDC's receipt of the First Invoice.

- b. Final Completion Reimbursement. Upon completion of the Streetscape Project, Developer shall provide CCDC written notice of the completion of the Streetscape Project and shall provide CCDC an opportunity to assess and inspect the Streetscape Project. CCDC shall, within 10 days of the assessment and inspection of the Streetscape Project, either (1) identify portions of the Streetscape Project that have not been completed; or (2) provide written confirmation to Developer that the Streetscape Project has been completed in compliance with the Agreement. If CCDC identified portions of the Streetscape Project that were not completed, CCDC shall provide Developer with a "Punch List" of items that need to be corrected before CCDC considers the Streetscape Project completed. Upon Developer's completion of the items identified on the Punch List to CCDC's commercially reasonable satisfaction, CCDC shall provide written confirmation to Developer that the Streetscape Project has been completed in compliance with the Agreement. After Developer has received CCDC's written notice that CCDC considers the Streetscape Project completed, Developer shall provide CCDC with an invoice (the "Second Invoice") for reimbursement for the Streetscape Project, less amounts previously paid. Subject to Section 6, CCDC shall pay the Second Invoice within 30 days of CCDC's receipt of the Second Invoice.

8. Subordination of Reimbursement Obligations. This Agreement does not create a security interest in any revenue allocation proceeds received by the Agency pursuant to the Plan, the Law, and the Act. Notwithstanding anything to the contrary in this Agreement, the obligation of CCDC to make the payments as specified in this Agreement is subordinate to all CCDC obligations that have committed or in the future commit CCDC revenues (including tax increment revenue) and may be subject to consent and approval by CCDC lenders.

9. Default. Neither Party shall be deemed to be in default of this Agreement except upon the expiration of forty-five (45) days (ten [10] days in the event of failure to pay money) from receipt of written notice from the other Party specifying the particulars in which such Party has failed to perform its obligations under this Agreement; unless such Party, prior to expiration of said 45-day period (ten-days in the event of failure to pay money), has rectified the particulars specified in said notice of default. In the event of a default, the nondefaulting Party may do the following:

- a. The nondefaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the nondefaulting Party.
- b. The nondefaulting Party may seek specific performance of those elements of this Agreement which can be specifically performed, in addition,

recover all damages incurred by the nondefaulting Party. The Parties declare it to be their intent that elements of this Agreement requiring certain actions be taken for which there are not adequate legal remedies may be specifically enforced.

- c. The nondefaulting Party may perform or pay any obligation or encumbrance necessary to cure the default and offset the cost thereof from monies otherwise due the defaulting Party or recover said monies from the defaulting Party.
- d. The nondefaulting Party may pursue all other remedies available at law, it being the intent of the Parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the nondefaulting Party.
- e. In the event Developer defaults under this Agreement, CCDC (the nondefaulting Party) shall have the right to suspend or terminate its payment under this Agreement, as more specifically defined in this Agreement, for so long as the default continues and if not cured prior to the end of the term of the Agreement as set forth in Section 1, CCDC's obligation for payment may be deemed extinguished by CCDC.

10. Captions and Headings. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

11. No Joint Venture or Partnership. CCDC and Developer agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making CCDC and Developer a joint venture or partners.

12. Successors and Assignment. This Agreement is not assignable except that the Developer may assign Developer's rights or obligations under this Agreement to a third party only with the written approval of CCDC, which approval may be granted or denied in CCDC's sole discretion.

13. Notices and Receipt. All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, addressed to the appropriate Party at the address set forth below:

If to Developer: City of Many Trees, LLC
 Ephraim Talcott Holdings Ltd
 51 Federal St.
 Suite 203
 San Francisco CA 94107

If to CCDC: John Brunelle, Executive Director
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83701

The person and address to which notices are to be given may be changed at any time by any Party upon written notice to the other Party. All notices given pursuant to this Agreement shall be deemed given upon receipt. For the purpose of this Agreement, the term “receipt” shall mean the earlier of any of the following:

- (a.) date of delivery of the notice or other document to the address specified above as shown on the return receipt;
- (b.) date of actual receipt of the notice or other document by the person or entity specified above; or
- (c.) in the case of refusal to accept delivery or inability to deliver the notice or other document, the earlier of:
 - (i) date of the attempted delivery or refusal to accept delivery,
 - (ii) date of the postmark on the return receipt, or
 - (iii) date of receipt of notice of refusal or notice of non-delivery by the sending Party.

14. Applicable Law/Attorney Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the court.

15. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties. Exhibits to this Agreement are as follows:

Exhibit A	Project Site Map
Exhibit B	Streetscape Project Plan
Exhibit C	Preliminary Schedule of Values

16. Indemnification. Developer shall indemnify, defend, and hold CCDC and its respective officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable architect and attorney fees (collectively referred to in this section as “Claim”), which may be imposed upon or

incurred by or asserted against CCDC or its respective officers, agents, and employees relating to the construction or design of the Streetscape Project. In the event an action or proceeding is brought against CCDC or its respective officers, agents, and employees by reason of any such claim, Developer, upon written notice from CCDC shall, at Developer's expense, resist or defend such action or proceeding. Provided, Developer shall have no obligation to indemnify, defend, or hold CCDC and its respective officers, agents, and employees harmless from and against any matter to the extent it arises from the active negligence or willful act of CCDC or its respective officers, agents, or employees. Developer's obligation under this Section 16 shall survive the termination of this Agreement.

17. Insurance Requirements. Developer shall, or through its contractor, agents, representatives, employees or subcontractors, at its sole cost, obtain and maintain in force for the duration of the construction of the improvements to the Project Site as part of the Developer's Project, insurance of the following types, with limits not less than those set forth below and in a form acceptable to CCDC, against claims for injuries to persons or damages to property which may arise from, or in connection with, the performance of the services hereunder by Developer, its agents, representatives, employees, or subcontractors:

- a. Commercial General Liability Insurance ("Occurrence Form") with a minimum combined single limit liability of \$1,000,000 each occurrence for bodily injury and property damage; with a minimum limit of liability of \$1,000,000 each person for personal and advertising injury liability. Such policy shall have a general aggregate limit of not less than \$2,000,000, which general aggregate limit will be provided on a per project basis. The policy shall be endorsed to name CCDC, including its respective affiliates, and City as additional insureds.
- b. Workers' Compensation Insurance, including occupational illness or disease coverage, in accordance with the laws of the nation, state, territory, or province having jurisdiction over Developer's employees, and Employer's Liability Insurance. Developer shall not utilize occupational accident or health insurance policies, or the equivalent, in lieu of mandatory Workers' Compensation Insurance or otherwise attempt to opt out of the statutory Workers' Compensation system.
- c. Automobile Liability Insurance covering use of all owned, non-owned, and hired automobiles with a minimum combined single limit of liability for bodily injury and property damage of \$1,000,000 per occurrence. This policy shall be endorsed to name CCDC, including its respective affiliates, directors, and employees, as additional insureds.
- d. All insurance provided by Developer under this Agreement shall include a waiver of subrogation by the insurers in favor of CCDC. Developer hereby releases CCDC, including its respective affiliates, directors, and employees, for losses or claims for bodily injury, property damage covered by Developer's insurance or other insured claims arising out of

Developer's performance under this Agreement or construction of the Developer's Project or the Streetscape Project.

- e. Certificates of insurance satisfactory in form to CCDC (ACORD form or equivalent) shall be supplied to CCDC evidencing that the insurance required above is in force, that, to the extent commercially reasonable, not less than thirty (30) days' written notice will be given to CCDC prior to any cancellation or restrictive modification of the policies, and that the waivers of subrogation are in force. Developer shall also provide, with its certificate of insurance, executed copies of the additional insured endorsements and dedicated limits endorsements required in this Agreement. At CCDC's request, Developer shall provide a certified copy of each insurance policy required under this Agreement.
- f. The foregoing insurance coverage shall be primary and noncontributing with respect to any other insurance or self-insurance that may be maintained by CCDC. The fact that Developer has obtained the insurance required in this Section shall in no manner lessen or affect Developer's other obligations or liabilities set forth in this Agreement.

18. Antidiscrimination During Construction. Developer, for itself and its successors and assigns, agrees that in the rehabilitation and/or construction of improvements on the Project Site provided for in this Agreement, Developer will not discriminate against any employee or applicant for employment because of age, race, handicap, color, creed, religion, sex, marital status, ancestry, or national origin.

19. Maintenance. Developer acknowledges and agrees CCDC has no obligations to maintain the improvements constructed as part of the Streetscape Project or any other maintenance obligations under this Agreement.

20. Promotion of Project. Developer agrees CCDC may promote the Streetscape Project and CCDC's involvement with the Streetscape Project. Such promotion includes reasonable signage at the Project Site notifying the public of CCDC's involvement with the Streetscape Project.

21. Warranty. Developer warrants that the materials and workmanship employed in the construction of the Streetscape Project are of good quality and conform to generally accepted standards within the construction industry. Such warranty shall extend for a period of one (1) year after completion of the Streetscape Project, being the date CCDC acknowledged the completion of the Streetscape Project. Provided, nothing herein shall limit the time within which CCDC may bring an action against Developer on account of Developer's failure to otherwise construct such improvements in accordance with this Agreement.

22. Dispute Resolution. In the event that a dispute arises between CCDC and Developer regarding the application or interpretation of any provision of this Agreement, the aggrieved Party shall promptly notify the other Party to this Agreement of the dispute within ten

(10) days after such dispute arises. If the Parties shall have failed to resolve the dispute within forty-five (45) days after delivery of such notice, the Parties agree to first endeavor to settle the dispute in an amicable manner by mediation or other process of structured negotiation under the auspices of a nationally or regionally recognized organization providing such services in the Northwestern States or otherwise, as the Parties may mutually agree before resorting to litigation. Should the Parties be unable to resolve the dispute to their mutual satisfaction within forty-five (45) days after such completion of mediation or other process of structured negotiation, each Party shall have the right to pursue any rights or remedies it may have at law or in equity.

23. Entire Agreement, Waivers, and Amendments. This Agreement, including Attachments A through C, inclusive, incorporated herein by reference, constitutes the entire understanding and agreement of the Parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter thereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of CCDC and Developer, and all amendments hereto must be in writing and signed by the appropriate authorities of CCDC and Developer.

24. Amendments to this Agreement. CCDC and Developer agree to mutually consider reasonable requests for amendments to this Agreement and any attachments hereto which may be made by any of the Parties hereto, lending institutions, bond counsel, financial consultants, or underwriters to CCDC, provided said requests are consistent with this Agreement and would not alter the basic business purposes included herein or therein. Any such amendments shall be in writing and agreed to by the Parties.

25. Termination by CCDC. In the event CCDC terminates this Agreement for any reason other than Developer's breach of this Agreement, CCDC agrees to reimburse Developer for Actual Eligible Costs incurred by Developer for work actually completed up to the date CCDC notified Developer of the termination of the Agreement. Developer shall provide CCDC with a Termination Invoice and CCDC shall determine the amount to reimburse Developer in the manner set forth in Section 6. Subject to Section 6, CCDC shall pay the Termination Invoice within thirty (30) days.

26. Termination by Developer. Developer may, in its discretion, terminate this Agreement at any time by providing CCDC written notice of Developer's termination of the Agreement, which shall be effective upon CCDC's receipt of said written notice. Provided, if Developer terminates this Agreement for any reason other than CCDC's breach of this Agreement, CCDC shall have no further obligations under this Agreement and will not reimburse Developer for any costs or expenses incurred by Developer. Upon Developer's termination of the Agreement, Developer shall have no further obligations under this Agreement unless otherwise stated herein. It is the Parties intent to permit Developer to terminate this Agreement if Developer determines, in its discretion, not to construct the Streetscape Project.

[signatures on following page]

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement the day and year below written.

CCDC:

Urban Renewal Agency of the City of Boise,
a public body, corporate and politic

By _____

John Brunelle, Executive Director

Date: _____

CITY OF MANY TREES, LLC

By: _____

Its: _____

Date _____

Exhibit A

Project Site

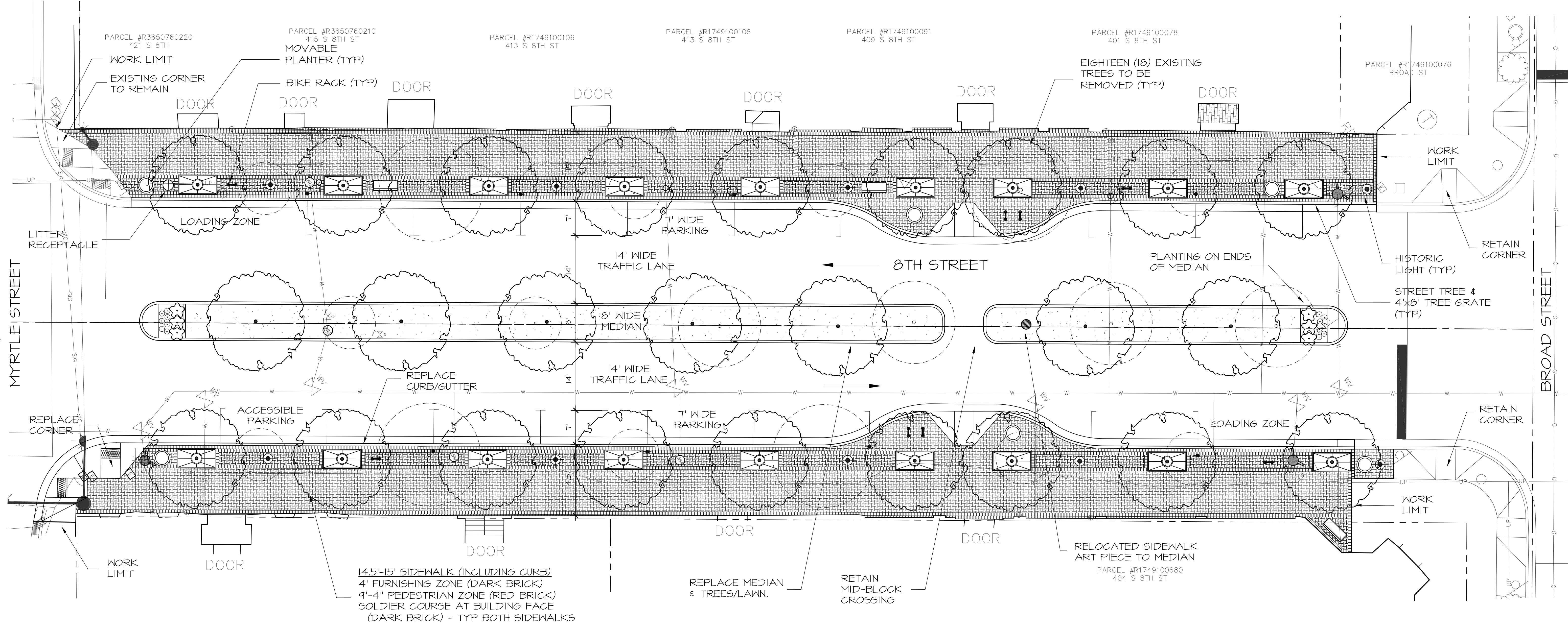
Exhibit A - The Project Site



Exhibit B

Streetscape Project

8th Street - BODO (Broad St. to Myrtle St.) Streetscape Plan River Myrtle District



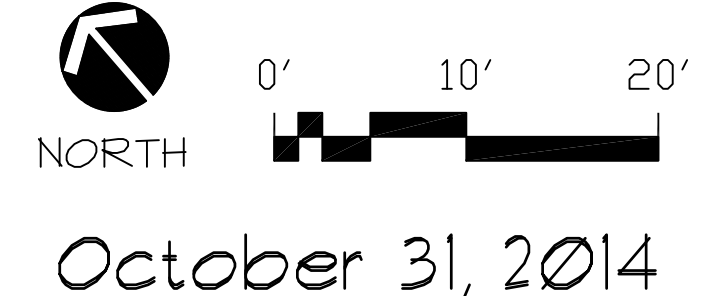
PARCEL #R3650760220 421 S 8TH
 PARCEL #R3650760210 415 S 8TH ST
 PARCEL #R1749100106 413 S 8TH ST
 PARCEL #R1749100091 409 S 8TH ST
 PARCEL #R1749100078 401 S 8TH ST
 PARCEL #R1749100076 BROAD ST
 PARCEL #R1749100680 404 S 8TH ST

MYRTLE STREET

BROAD STREET

8TH STREET

14.5'-15' SIDEWALK (INCLUDING CURB)
 4' FURNISHING ZONE (DARK BRICK)
 9'-4" PEDESTRIAN ZONE (RED BRICK)
 SOLDIER COURSE AT BUILDING FACE
 (DARK BRICK) - TYP BOTH SIDEWALKS



2015 Streetscapes
Capital City Development Corporation

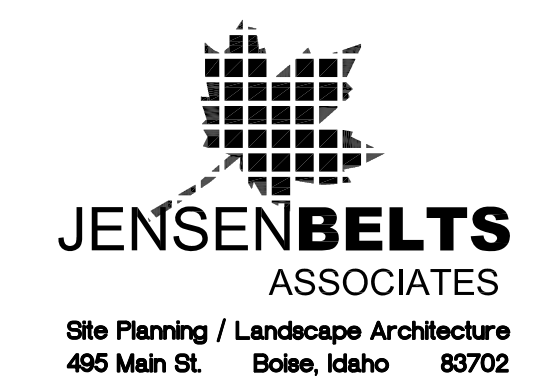


Exhibit C

Streetscape Project Cost Details

4853-0291-4339, v. 14-0291-4339, v. 6

Project: 8th Street Streetscapes (Myrtle to Broad St)

Proposed Scope of Work:

Streetscapes Upgrades per attached conceptual plan by JBA.

- Design and Agency Approval
- ACHD ROW Permits and Traffic Control
- Demo of Existing Sidewalks and Curb and Gutter
- Excavate and Install Silva Cell System
 - Price is based on Full Continuous layout (2 deep system) (~600 cf/tree)
- New Curb and Gutter and 2-ft Asphalt Patch
- (18) New Trees (Foundation, Frame, Grate)
 - Irrigation System
 - Irrigation System in Silva Cells
- Brick Paver Sidewalk
- Light Poles (10)
- Site Furnishings
 - Parking Meter Bases
 - Bike Racks (10)
 - Trash Receptacles (2)
 - Bench (2)
 - Planters (2)

Schedule of Values

BID ITEM	Description	VALUE
1	Professional Services/Design	\$ 30,689
2	Traffic Control/ACHD Permits	\$ 12,500
3	Demo	\$ 21,297
4	Silva Cells (@ 600+ cf/tree)	\$ 205,554
5	Curb/Gutter/AC Patch	\$ 23,412
6	Tree Foundation/Grate/Frame	\$ 47,552
7	Landscaping and Irrigation	\$ 31,610
8	Brick Pavers and Base	\$ 179,593
9	Furnishings	\$ 16,317
10	Light Poles and Bases	\$ 54,491
11	Supervision/Project Management	\$ 43,372
<u>12</u>	<u>Bond</u>	<u>\$ 8,554</u>
	TOTAL	\$ 674,941
	<u>10% Contingency</u>	<u>\$ 67,494</u>
	GMP	\$ 742,435



TO: John Hale, Chairman, CCDC Board Executive Committee
FM: John Brunelle, Executive Director
RE: CCDC Operations Report – August 2015

The Agency continues to operate at full speed through the fast-paced summer season, with multiple construction projects underway and a myriad of business deals forming to continue CCDC's revitalization of downtown Boise. In addition to the highlights items in this report, the month of August marked the 50th anniversary of the formation of urban renewal in Boise, Idaho's first agency. Two board meetings were held last month, with the board approving our FY16 Budget and brand new Five Year Capital Improvement Plan. We also celebrated the retirement of an important and long-time employee, Pam Sheldon, with a well-attended public reception honoring her 15 years of service.

Remarkable achievement by CCDC in the Westside District over the past 18 months continues, with the public disclosure that we are working with PEG Development on the Hyatt Place hotel at 10th & Bannock. Our proactive work at 1401 W. Idaho (WaterCooler site) and pending ERN with Local Construct has moved into the outreach stage with a neighborhood meeting set for September. The reuse appraisal for the project will be triggered in September as well. CCDC's efforts to save the CC Anderson building and augment the \$9 million private investment at 10th & Idaho took another step forward with the execution of the purchase/sale agreement, as planned. The new owners, Athlos Academies, coordinated this news announcement with CCDC and helped spread the message of this project - one of the largest private sector financial commitments to a renovation effort in the history of the agency's Westside District - to national media outlets. Other negotiations with private sector stakeholders on various concepts remain promising in this district and CCDC is collaborating with Boise City PDS in a mid-point review of the Westside urban renewal plan which will involve some property owner outreach

In early September, agency staff went the extra mile and participated in First Thursday as part of our public education and public outreach program. We hosted an extended (4 p.m. to 9:30 p.m.) open house at a storefront location on South 8th Street, and the effort was well attended and worthwhile. A steady stream of visitors dropped by to review CCDC streetscape plans, see displays on new downtown housing, discuss items in the Five Year CIP; and - mostly - to comment on the plans for the revitalization of The Grove Plaza. It was a timely event with an estimated 150 dropping by and served to complement our proactive public engagement activities at Alive After Five and Capital City Saturday Market.



Images from the open house:



Upcoming milestones include the conveyance of 620 S. 9th, followed by a groundbreaking by RMH for The Afton Project; followed shortly by the topping off event of the new Clearwater Building adjacent The Grove Plaza. On we go. JB



Development Team: Todd Bunderson, Doug Woodruff, Shellan Rodriguez,
Karl Woods, Matt Edmond & Laura Williams

Julia Davis Park 5th Street Entrance

CSHQA under contract to design 5th St park entrance, with kickoff meeting (including Boise PDS and Park staff) on 9/11. Design schedule anticipates completion and advertise to bid for construction in early January 2016. This connection is essential to meeting warrants for a signalized crossing of Myrtle at 5th.

Charter for The Grove Plaza (Grove 2.0)

A final draft of the charter has been drafted and will be shared with the stakeholder group for review in September. A final meeting is scheduled on September 23 to finalize the charter and discuss future steps relative to what is agreed to in the document.

Renovation of The Grove Plaza

A completed concept plan is slated for an October board approval. Request for selection of a Construction Manager/General Contractor (CMGC) will be presented at the September board meeting. With a CMGC in place an initial budget will be established for presentation at the October board meeting.

The Grove Plaza Brick Program

"The Grove Plaza: Brick by Brick" program has launched and is actively selling bricks. Agency staff has been actively marketing the program with a presence at Capital City Saturday Market, Alive After 5, and First Thursday events. Bricks can be purchased at www.thegroveplaza.com. Staff is also actively marketing in a variety of ways including press releases and media coverage, social media, mailers, posters, and at events downtown. There will be two price points available \$60 and \$100 for "premium placement."

Infill Housing Projects Happening in the West End

As housing values rise and people continue to scout for living options close to downtown, we are seeing several infill housing projects within the West End. Developers are pursuing both attached and detached single family home projects, which will be great additions to this neighborhood. As we see this neighborhood revitalize, it's quite likely more new construction and remodels will take place.

MMC: Environmental & Tree Wells

Construction remains on schedule. The top level of steel is being placed on the 9 story tower. The 5 story convention center expansion is going vertical with steel. Ground floor exterior glazing is about to be placed.

CWI Gathering Public Input

As a part of CWI's master planning efforts, CTA was charged with holding several community open houses to gather input as well as build an online forum to obtain feedback. The open houses took place on September 1st and 3rd at Whittier Elementary and were well attended by the community. There will be more information in September's monthly update as to the feedback that was received.

Public Art - Traffic Box Artwork

CoB Arts and History is waiting for direction on rebidding the project following an appeal to City Council.

Wayfinding Project

Manufacture of prototype wayfinding sign and project manual have been delayed ending Federal Highway Administration ruling on compliance of proposed design and color coding scheme with Chapter 2 of the Manual on Uniform Traffic Control Devices (Community Wayfinding section). ACHD staff notified CCDC of this issue on 6/11. DBA and CCDC Operations and Development staff met with Sea Reach 9/3 to review latest draft legend plan and discuss parking garage wayfinding; the issue of garage numbering versus naming still needs to be worked out.

Macy's Building Redevelopment

The CCDC Board has approved terms of a T3 Participation Agreement. Execution of the Agreement is pending. Interior work is underway. Athlos Academies has closed on the purchase of the property. CCDC/Athlos may execute the agreement prior to final facade/streetscape design to provide documentation for the Idaho Department of Commerce grant application for the Tax Reimbursement Incentive Program. The agreement requires all the requisite permissions/reviews by CCDC for eligible cost reimbursement and can be signed before final designs are complete.

Carley Concept - 5th & Idaho Mixed Use Apartments

CCDC has provided Developer with a conditional letter of commitment for up to \$1.2 Million but not greater than the amount of increment the project delivers to the District. The CCDCs proposed participation will be for streetscapes, undergrounding utilities, park land, park improvements and structure associated with park in order to move forward with their financing. Staff recently met with the developer and intends on drafting agreements for Board approval next month.

Streetscape: 12th & Front

Streetscape construction is completed at this location.

Streetscape: Broad Street (Capitol/2nd)

Agency staff have been working closely with City of Boise and ACHD to vet initial concept designs. Ongoing coordination will likely culminate with a November request for approval of the design concept. Procurement of a CMGC is underway and staff intends to request selection of a CMGC in October. Construction is scheduled for March to September 2016.

Streetscape: Eastside of 6th (Idaho/Alley)

Streetscape construction is completed at this location.

Streetscape: Fulton Street Concept Plan

CoB has requested that the Fulton Streetscape efforts be postponed to allow a higher level planning effort of the overall area. The boundaries of the Cultural District are currently being reworked, the Royal Blvd. extension is eminent, a pedestrian and bike corridor are being considered for 8th Street, The Afton construction is underway and master planning efforts for The Library! continues.

Streetscape: Idaho St Both Sides 5th/6th

Streetscape construction is completed at this location.

Streetscape: S 8th St (Broad/Myrtle)

Ownership of 8th Street Marketplace and CCDC staff are negotiating a T4 reimbursement agreement for sidewalk improvements on both sides of S 8th Street from Broad to Myrtle. Upon a September board approval of the agreement, construction is expected to occur in February and March 2016.

Streetscape: Westside of 5th (Main/Bannock)

Streetscape construction is complete at this location. There is a change order request to add additional bike racks at this location.

ACHD Stop Sign Project

To help make the West End neighborhood a little safer, ACHD has undertaken a stop sign project at existing uncontrolled intersections. This project will also allow ACHD to determine if traffic patterns are changed by the installation of these additional stop signs.

Historical Museum Streetscapes

LKV Architects outreached regarding using the PP for streetscape improvements on Capital. Staff met with the development team to move this project forward and intends on requesting the project be designated as a Type 4 project in the coming months.

Hormaechea DDA - 620 S 9th St

The Board previously approved an extension of the DDA. The developer intends on closing on the land on October 7th as per the DDA and has demolished the entire site. The developer is working with staff on marketing and signage on site.

Hotel on Capitol: Pennbridge Lodging

Staff met with the developer regarding assistance for his proposed Marriot on Capitol Blvd for the second time. The developer has submitted a request for participation of streetscape improvements as per CCDCs Participation Policy. Staff will be requesting designation of this project as a Type 2 project this month.

Inn at 500

CCDC Board approved final documents in August.

"The Roost" Local Construct Project - 5th & Broad

CCDC Board approved final documents in August.

CCDC Business Plan & 5-Year Capital Improvement Plan

Board reviews in March and April of this year have resulted in a new and coordinated interagency approach and 5-year CIP which was present and approved at the August 10 Board Meeting.

RFQ/P 1401/1403 W Idaho St

CCDC staff approved the Design Development Plan as per a letter dated September 1, 2015. Staff and Developer are working with Mountain States Appraisals to complete the required Re-use Appraisal.

Streetscape: 11th Street (Alley/Idaho)

Streetscape construction is substantially completed at this location.

Streetscape: 14th Street

14th Street streetscape improvements have been pulled from project scope for the year due to property owners that are opposed to the improvements and other circumstances. CoB has recently brought on an outside consultant to develop a strategy for maximizing return on investment within the district. CCDC will work with CoB to refresh the planning efforts in this area.

Streetscape: 15th Street

15th Street construction between Idaho and Main started on 9/2. 15th Street construction between Main and Grove is scheduled to start 9/9.

Streetscape: Main St Both Sides 15th/14th

North side of Main Street schedule to start on 9/28, south side scheduled to start 11/3.

Street Furniture - 10th Street Selection/Installation

Project completed.

With the Help of CCDC, Bike Racks Have Arrived!

We are all familiar with the bike racks in Boise's downtown core, and now they are starting to appear in the West End. During the month of August bike racks were installed at Jerry's Market on 27th St and at West End headquarters next to Buck's Bags on 24th St.

Pioneer Corridor Easement

Easement for Pioneer Pathway Phase 3 was recorded 8/13.

Pioneer Corridor Phase 3 Construction

Project out to bid, with bid opening 9/10 and contract award scheduled 9/23. With no irregularities, NTP expected first of October, with completion mid-December

Participation Program Type 3: JUMP!/Simplot HQ

JUMP!/Simplot HW on September board agenda for designation for Type 3 assistance. Agreement language has been finalized and exhibits are being finalized. If designated for Type 3 assistance, agreement will go to the board for approval in November.

Jerry's Market Now has Outdoor Seating

One of the visions for the 27th Street reconfiguration was spawning more outdoor dining and retail options, as well as the potential for more pedestrian and bicycle traffic. Well, more outdoor dining has already come to life along 27th Street!

Public Art - Whittier Fence

CCDC has paid our portion of the project to City of Boise to close out FY14 (\$10,000). Dennis & Margo Proksa of Black Rock Forge in Pocatello were selected to be the artists, and submitted schematic concepts on May 12, 2015. The artists have presented designs which require additional bracing on the fence. CoB is talking to the school district for approval and is waiting on cost implications of adding the bracing.

West End SS Standards

Project team has agreed to street types for existing streets, with new connections designated 'special', and alternative furnishings (street lights, benches, trash receptacles, and bike racks) for the West End. Draft manual update in progress.

ACHD Chip Seal Adjustments

Chip seal in progress, with only fog seal and lane striping yet to be done. Expected complete by 9/30.

Update CCDC Streetscape Manual

Project team agreed to proposed street redesignations and general guidelines for the employment of suspended pavement systems. Draft manual update in progress.

Affordable Housing Options

Staff continues to meet with affordable housing developers and financial providers (such as NMTC) to begin to develop a strategy. Staff is assisting the COB in understanding barriers and parameters to affordable housing in downtown and took part in the COB sponsored Housing & Homelessness Roundtable in August.

Exterior Signage for All Garages

Max and Matt met with Sea Reach on garage wayfinding signs on 9/3, and will meet with KHA/Oliver Russell to discuss branding and numbers vs names on 9/14. Kimley Horne will emulate the wayfinding design theme in developing signs to be mounted on garages and at garage entrances.

Bike Rack Infill

"ACHD has approved bike corrals to be installed next to Modern Hotel and Ten Barrel Brewing, they will be installed once fitted with reflective tape and after completion of road resurfacing on 14th St and Bannock St; but no later than 9/30. CCDC, Boise PDS, and ACHD staff met and discussed a streamlined application process, including:

1. ACHD ROW staff will pursue a blanket license agreement to allow prompt staff approval of specific locations
2. ACHD traffic engineers have approved an alternative bike corral concept based on Portland's standard bike corral
3. CCDC and Boise PDS staff will develop a draft application form
4. Boise PDS will pursue waiver of parking fees charged by Boise Parking for corral installation"

Capitol Terrace Garage - Waterproofing

Trash room wall structural bracing and level 2 drain assembly change order requests presented for approval on 9/3 by contractor. The balance of work for the project has been completed.

Parking Rate Examination

Monthly rate adjustments are planned for January 1, 2016. Eastman & Capitol Terrace rates will increase to \$135/mo.; rates in the remaining four garages will increase to \$120/mo. Other adjustments will probably occur in 3Q16 or 1Q17.

Parking Strategic Plan

Most information requested for the study has been received. The study table of contents is being finalized. Some aspects of the study involving the on-street system are being added. We expect to make some significant progress on this project in September.

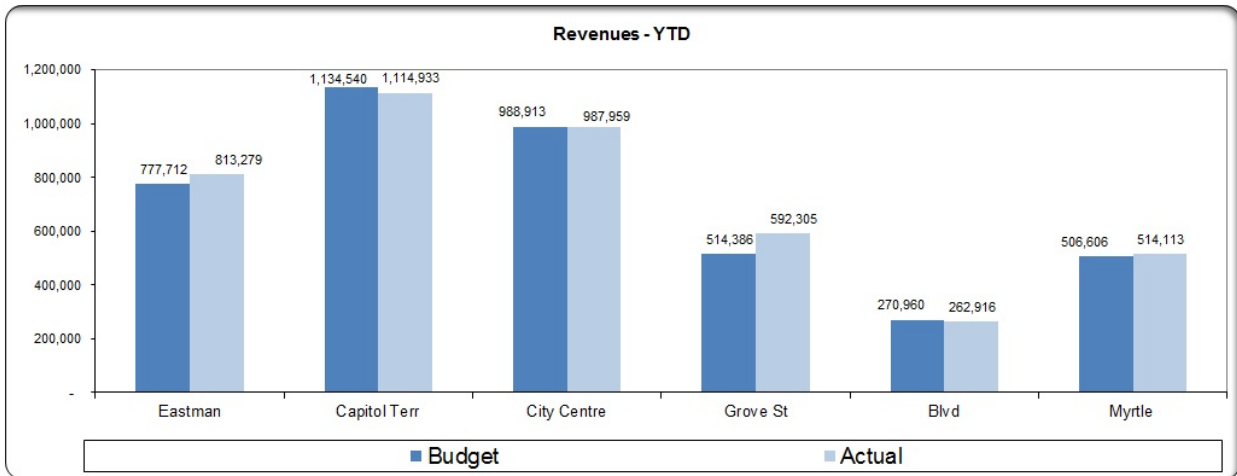
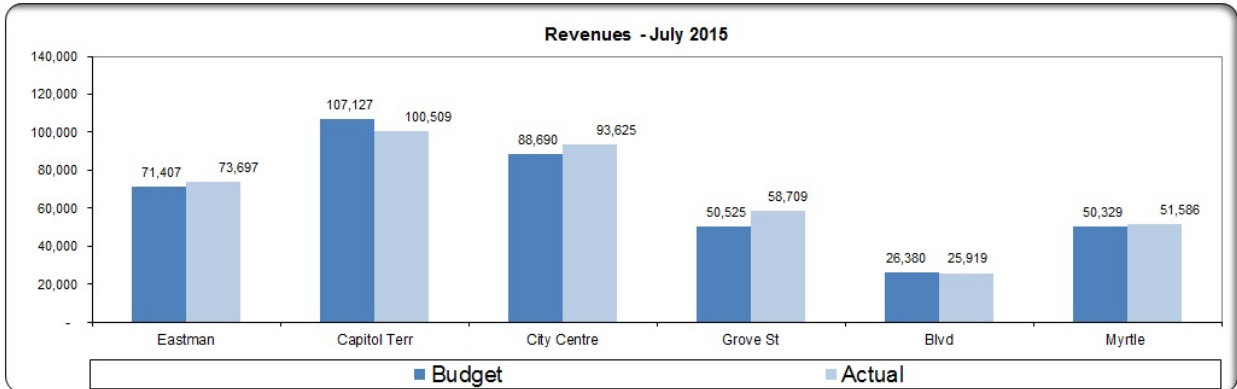
Rebranding Parking System

Oliver Russell was selected as our local Marketing/PR firm to assist with this effort. A work planning session is scheduled for September 14th.

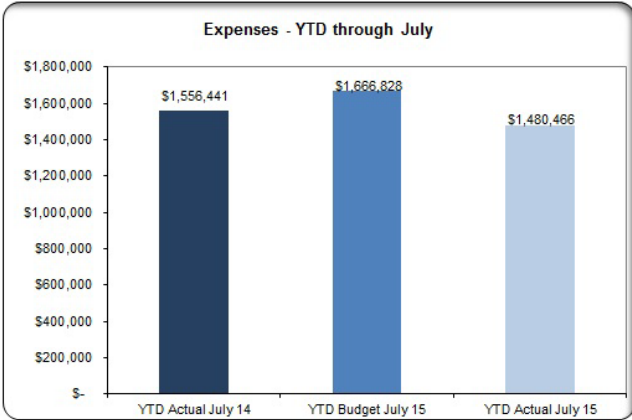
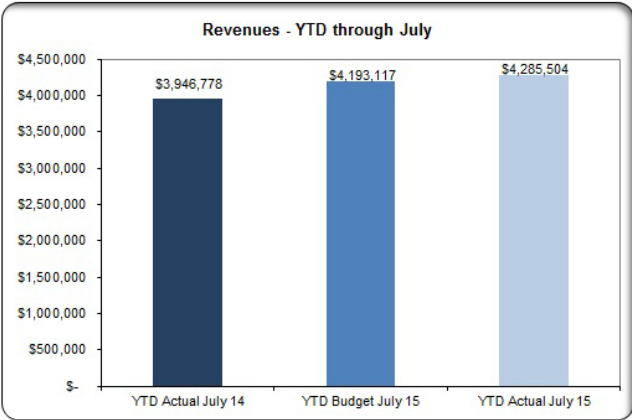
Downtown Transportation Plan

The consultants have been submitting the background work & foundational data for the plan. We are meeting on September 15 to review and edit the draft work to date. We still anticipate a draft ready for public review in December with adoption around February 2016. CCDC will continue to be an active participant in the development of this plan.

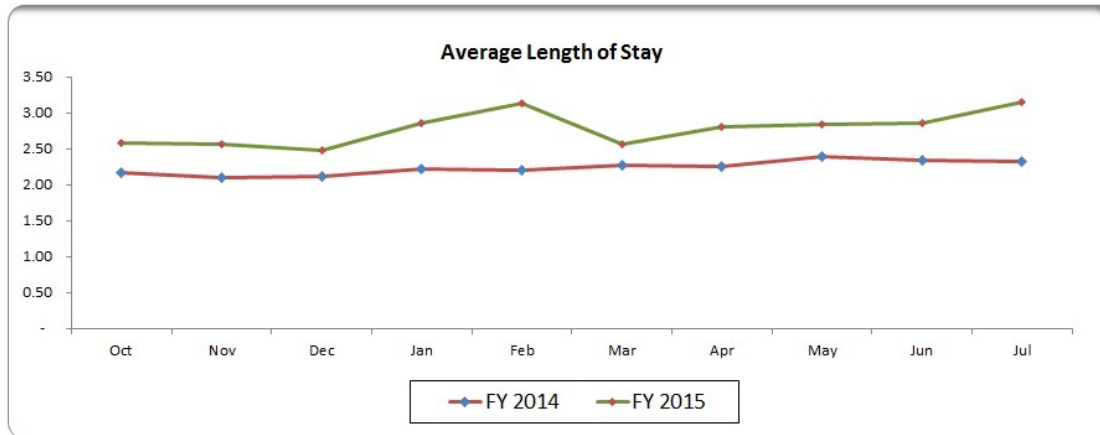
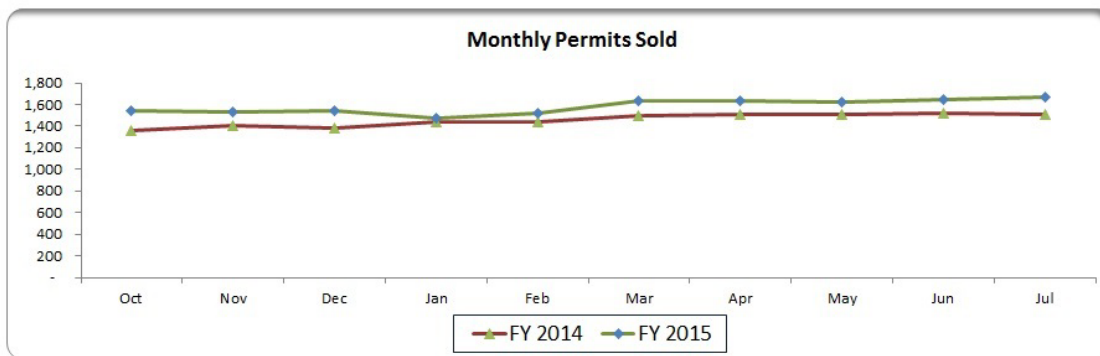
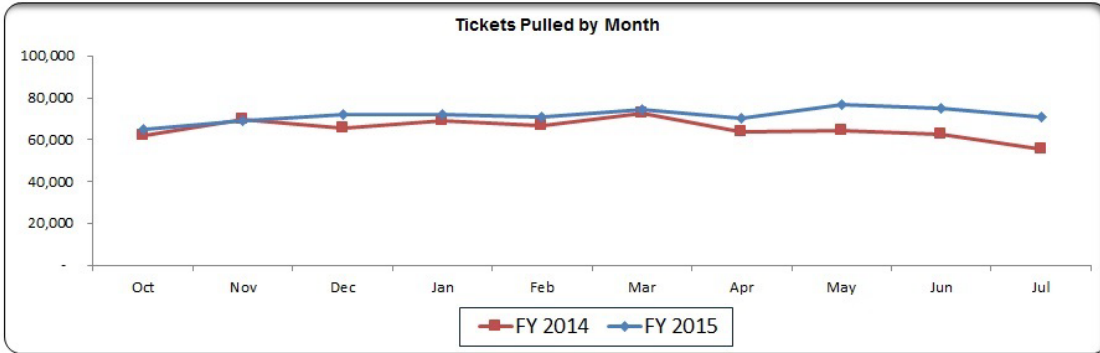
**CCDC
Parking Results by Garage
Budget v Actual - Current Month & YTD**



CCDC
System-wide Parking Operations
Comparisons with Prior Year and Budget



CCDC
System-wide Parking Results
Tickets Pulled, Permits Sold, and Average Length of Stay by Month - Prior Years v Current Year Actual



Bank of America Series 2015 \$5 million Bond

With the Board's adoption of Resolution 1400 at its August 26 meeting, documents are being prepared for the October 1 closing. The tax exempt interest rate was locked on August 24 at a fixed 1.78%. Principal payments are scheduled each September from 2016 through 2018, the final three years of the Central District, at \$500,000, \$2.25 million and \$2.25 million, respectively. Interest – totaling \$201,700 – will be paid in March and September thru 2018. The bank-qualified Bond is secured by a first lien parity pledge of 'Available Agency Revenues' consisting of Central District tax increment revenue and net Parking revenue.

Bond proceeds will be applied to three Central District projects: the redesign / reconstruction of both Grove 2.0 and City Hall plazas and a portion of the Agency's \$2.1 million, 20% local match to Valley Regional Transit's federal earmark for construction of Main Street Station. The final Grove 2.0 project design will follow the currently underway stakeholder discussion / decision process and is targeted for completion coincident with the adjacent City Center Plaza project in FY16. The City Hall plaza and associated streetscape projects have been combined and are now scheduled for FY17.

Fiscal Year 2015 Closing

- **Fiscal Year 2015 Audit**

New Fiscal Year 2016

Thank you. Staff enjoyed and appreciated the Executive Committee and Board's participation in the development and adoption of the FY 2015 Amended and FY 2016 Original budgets. As another annual budget cycle comes to an end – but not before year-end closing and annual independent audit – another is poised to begin. With strong RAD and parking revenues and an ambitious, well-planned capital program, FY 2016 will be a banner year for CCDC.

Ada County Courthouse Bond Payoff

As scheduled August 17, Ada County paid off the Series 2005 lease revenue bonds – nominal principal amount of \$35.4 million – then purchased the courthouse building and associated parking garage for \$1 from the Agency. Along with redeeming the outstanding bonds it is necessary to modify the related real estate agreements. That work continues. Once applicable Agency expenses are determined, Ada County will be invoiced and is obligated and prepared to pay.

Risk-Based Cycling Review: PARCS Internal Controls

Eide Bailly has completed and will present its draft Risk-Based Cycling Review report – also known as Agreed-Upon Procedures – of policies and procedures for Parking and Revenue Control System (PARCS) internal controls to the Executive Committee at its September meeting. Based on feedback received at that time, Eide Bailly, staff and/or the parking operator will resolve outstanding issues and prepare a final report to be presented to the full Board at a meeting later this fall.

This is Year 1 of a three year contract Eide Bailly was awarded to conduct these Reviews. Their Year 2 / FY 2016 review will examine Agency computer system security. The Year 3 / FY 2017 review will analyze accounting and contract management policies, internal controls and conformity to best practices.

Competitive or Qualifications-Based Procurement Activity

Construction Manager / General Contractor (CM/GC). CCDC issued two Requests for Qualifications (RFQ): one to hire a CM/GC for the Grove Plaza renovation, and one to establish a preapproved list of CM/GCs for high-profile, complex projects CCDC expects to undertake in the next five years. The Board will receive information regarding each of these at its September meeting and the Board will consider selecting a CM/GC for the Grove Plaza renovation and the creation of a preapproved list of CM/GC companies for future projects.

Downtown Public Information and Outreach – Parking. CCDC issued an RFQ for a professional advertising firm to provide services to enhance public awareness and perception of the ease of downtown parking. Five firms submitted proposals, two were interviewed. While these professional services are excluded from the procurement requirements in state statutes, CCDC proceeded with this RFQ in a manner that replicated a qualifications-based selection process in order to select the best firm for this project.

Pioneer Pathway Phase 3. The Agency received bids for construction of the pathway’s final phase, from River Street to the Greenbelt. The Board will receive a staff report then consider awarding the construction contract during a special phone-in meeting scheduled for September 23. The project is planned for completion by the end of December.

8th & Main OPA Reimbursement. Gardner Company is assembling the final documentation required to receive the first reimbursement payment from the Agency for the Agency-funded public improvements. Gardner made well over \$4M in public improvements, and by agreement the Agency will provide reimbursement of \$1M per year for four years.

Update on 2015 Streetscapes. The River Myrtle-Old Boise Streetscapes are now complete. The improved block-faces are a welcome upgrade and add even more vitality to the downtown environment. The Westside Streetscapes are currently under construction by Guho Corporation which has already completed the first segment in front of the Neurolux.

CONSTRUCTION PROJECTS

Old Boise Streetscapes:	6.5 block faces:
Invitation to Bid issued:	March 10
Bids Opened:	April 2
Board Awards Contract:	April 13
Contract Awarded to:	Guho Corporation
Base Bid Amount:	\$1,225,000
Status:	Complete

Westside Streetscapes:	4.5 block faces
Invitation to Bid Issued:	June 2
Bids Opened:	June 30
Board Awards Contract:	July 13
Contract Awarded to:	Guho Corporation
Bid Amount:	\$696,000
Status:	Under construction

Capital Terrace Parking Garage Waterproofing.
Invitation to Bid Issued: March 31

Bids Opened: April 30
Board Awards Contract: May 11
Contract Awarded to: Specialty Systems Inc.
Bid Amount: \$315,600
Status: **Complete**

Pioneer Pathway, Phase 3 of 3 (River Street to Greenbelt).

Invitation to Bid Issued: August 24
Bids Opened: September 10
Board Awards Contract: September 23 call-in Board meeting (projected)
Contract Awarded to: TBD
Bid Amount: TBD

Other Contracts Activity

The Grove Plaza. Task Order with Carew Co. for brand identity, logo design, and website programming.

The Grove Plaza. Amendment No. 1 to a Professional Services Agreement with CH2M Hill for continuing work on the Charter for the Grove Plaza.

Parking. Task Order with Kimley-Horn & Associates to coordinate education of the downtown parking system with a local public relations firm. Also includes facilitation of community education campaign and development of online resource site.

Parking Consolidation Concept. Task Order with Kimley-Horn to scope potential development properties for a new parking garage to integrate Idaho Power employee parking with additional public parking as the Westside District continues to develop.

1401 & 1413 W. Idaho. Task Order with Mountain States Appraisal to perform a Re-Use Appraisal for Local Construct's proposed development.

Westside Streetscapes – Construction Administration. Task Order with Quadrant Engineers for civil engineering services, construction administration and construction staking of the Westside Streetscapes.

Capitol Terrace Parking Garage. Task Order with KPFF Engineer Consulting for additional services for the parking garage. During this summer's water-proofing work, additional structural issues were discovered which required added engineering services in order to determine next steps during water-proofing project.

Bike Corrals. The Agency was at last successful in obtaining approval from ACHD for placement of two new bike corrals: one adjacent to 10 Barrel Brewing on Bannock Street and one adjacent to The Modern Hotel on Grove Street.

CCDC Office Lease. Execution of CCDC Office Lease Addendum #4 with Tomlinson & Associates to extend the lease through September 30, 2018.