



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
June 12, 2017**

AGENDA

I. Call to Order

Vice-Chair Zuckerman

II. Agenda Changes

Vice-Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – May 2017

B. Minutes & Reports

1. Approval of Meeting Minutes from May 8, 2017

C. Other

1. Approve Resolution 1493: Approval and Adoption of Public Records Request Fee Schedule
2. Approve Resolution 1494: Approval of the Type One Participation Agreement Energreen Development Company, LLC [*Designation 5-8-2017, NTE \$150,000*]
3. Approve Resolution 1499: Ratifying Sole Source Expenditure for Emergency Repairs to 10th & Front Garage [*\$39,332*]

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. PUBLIC HEARING: Removal of Downtown Boise Streetscape Standards and Elements of Continuity Attachments from Central, River Myrtle – Old Boise, and Westside Downtown Urban Renewal PlansVice-Chair Zuckerman (10 minutes)
- B. CONSIDER: Resolution 1495 Removing the Downtown Boise Streetscape Standards and Elements of Continuity Attachments from Urban Renewal Plans.....Matt Edmond (5 minutes)
- C. CONSIDER: Resolution 1496 Updating the Cooperative Agreement with Idaho Transportation Department for Front and Myrtle Resurfacing Project.....Matt Edmond (5 minutes)
- D. CONSIDER: 11th & Myrtle – Pioneer Corner – Type Four Participation Agreement Designation with BVGC Parcel B, LLC.....Matt Edmond (5 minutes)
- E. CONSIDER: Resolution 1498: Adopting New Procurement Policy.....Mary Watson (10 minutes)
- F. CONSIDER: 1420 Front Street – Verraso – Type One Participation Agreement Designation with Envision 360, Inc.Laura Williams (5 minutes)
- G. CONSIDER: 3200 Moore Street – Sandhill Crane – Type One Participation Agreement Designation with Boise City Ada County Housing Authority.....Shellan Rodriguez (5 minutes)

AGENDA CONTINUED

IV. Information/Discussion Items

- A. CCDC Alley Program, Utility Underground 5th to 3rd between Main and Idaho.....Matt Edmond (5 minutes)
- B. Operations ReportJohn Brunelle (5 minutes)

V. Executive Session

VI. Adjourn

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PUBLIC HEARING: Removal of Downtown Boise Streetscape Standards & Elements of Continuity

Vice-Chair Zuckerman

CONSIDER: Resolution #1495 Modification of Urban Renewal Planning Documents to Remove Streetscape Standards

Matt Edmond
Project Manager – Capital Improvements

Streetscape Standards Removal: Statement of Policy

The Downtown Boise Streetscape Standards and Elements of Continuity attachments or portions thereof to the Boise Central, River Myrtle – Old Boise, and Westside Downtown urban renewal plans have been superseded by the Downtown Boise Streetscape Standards Manual, which was adopted by the City of Boise in 2016. As such, these attachments to the urban renewal plans are outdated and redundant, and should be removed for better accuracy and to avoid confusion.

Streetscape Standards Removal: Background



2001, 2007



2009

STEP 1

STEP 2

STEP 3

STEP 4

Streetscape Standards Removal: Update and Transition Process

April-October 2015:
CCDC and City of Boise
work with stakeholders
to update Streetscape
Standards Manual

November 2015:
CCDC transmits
updates Streetscape
Standards Manual to
City of Boise

June 2016:
City of Boise adopts
Streetscape Standards
into Boise Downtown
Design Standards and
Guidelines

May 2017:
30-day notice to Public
and City of Boise

June 12, 2017:
CCDC board considers
Resolution 1495 to
remove streetscape
standards from
planning documents

Streetscape Standards Removal: Attachments To Be Removed

2001 Westside Downtown Urban Renewal Plan:

- Pages 70–84 of Attachment 3 Westside Downtown Framework Master Plan (pages 119–132 in the plan): Design Standards – Street Character Types
- Pages 85–100 of Attachment 3 Westside Downtown Framework Master Plan (pages 133–148 in the plan): Design Standards – Street Design Elements

First Amended and Restated Urban Renewal Plan River Myrtle – Old Boise Urban Renewal Project:

- Attachment No. 3B Streetscape Standards
- Attachment No. 3C Elements of Continuity

Boise Central District - 2007 Amended and Restated Urban Renewal Plan:

- Attachment No. 3F Downtown Boise Streetscape Standards – 2007
- Attachment No. 3G Downtown Boise Elements of Continuity – 2007

PUBLIC HEARING: Removal of Downtown Boise Streetscape Standards & Elements of Continuity

Vice-Chair Zuckerman

Streetscape Standards Removal: Action Requested

I move to adopt Resolution No. 1495 approving modification of urban renewal plans to remove outdated streetscape standards and elements of continuity attachments from Central, River Myrtle – Old Boise, and Westside Downtown Urban Renewal Plans.

AGENDA

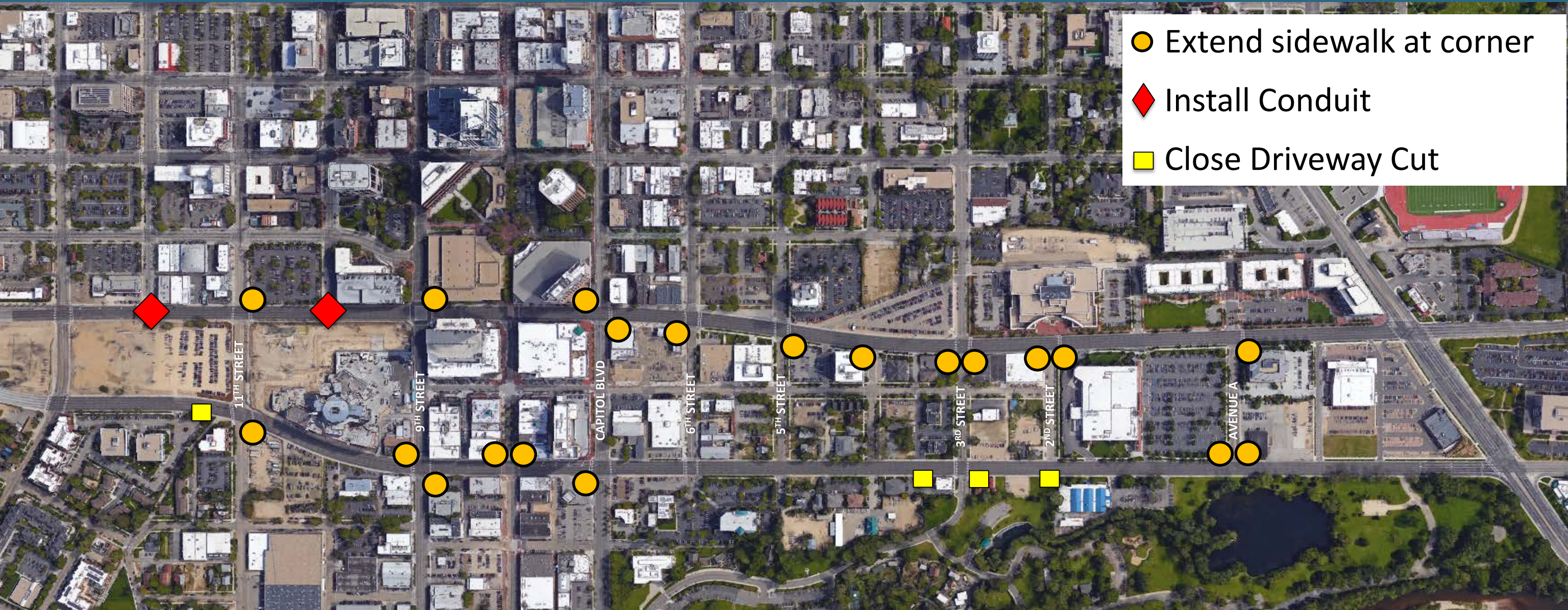
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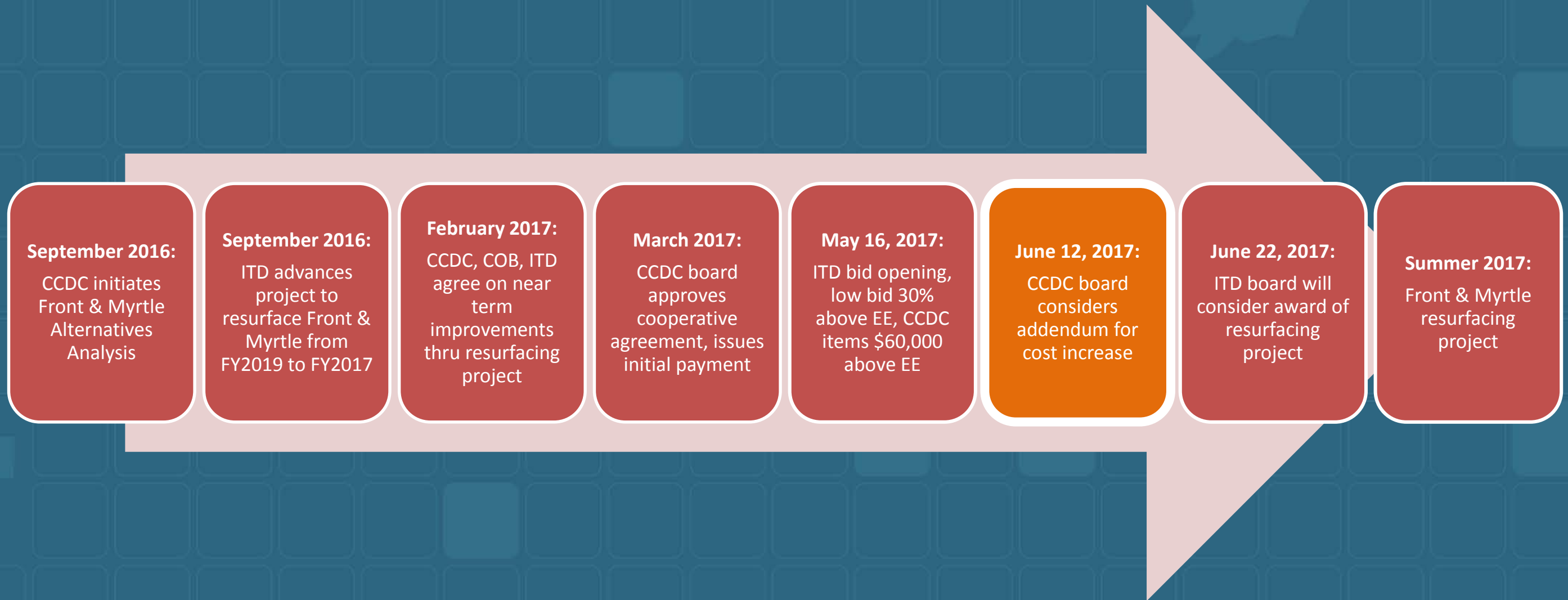
CONSIDER: Resolution 1496 Updating the Cooperative Agreement with Idaho Transportation Department for Front & Myrtle Resurfacing Project

Matt Edmond
CCDC Project Manager

Front & Myrtle Cooperative Agreement: Review



Front & Myrtle Cooperative Agreement: Timeline



Streetscape Standards Removal: Action Requested

I move to adopt Resolution 1496 approving an addendum to the cooperative agreement with Idaho Transportation Department to implement near term improvements identified by the Front & Myrtle Alternatives Analysis during its US20 resurfacing project in 2017, and authorizing the Agency's Executive Director to execute the agreement.

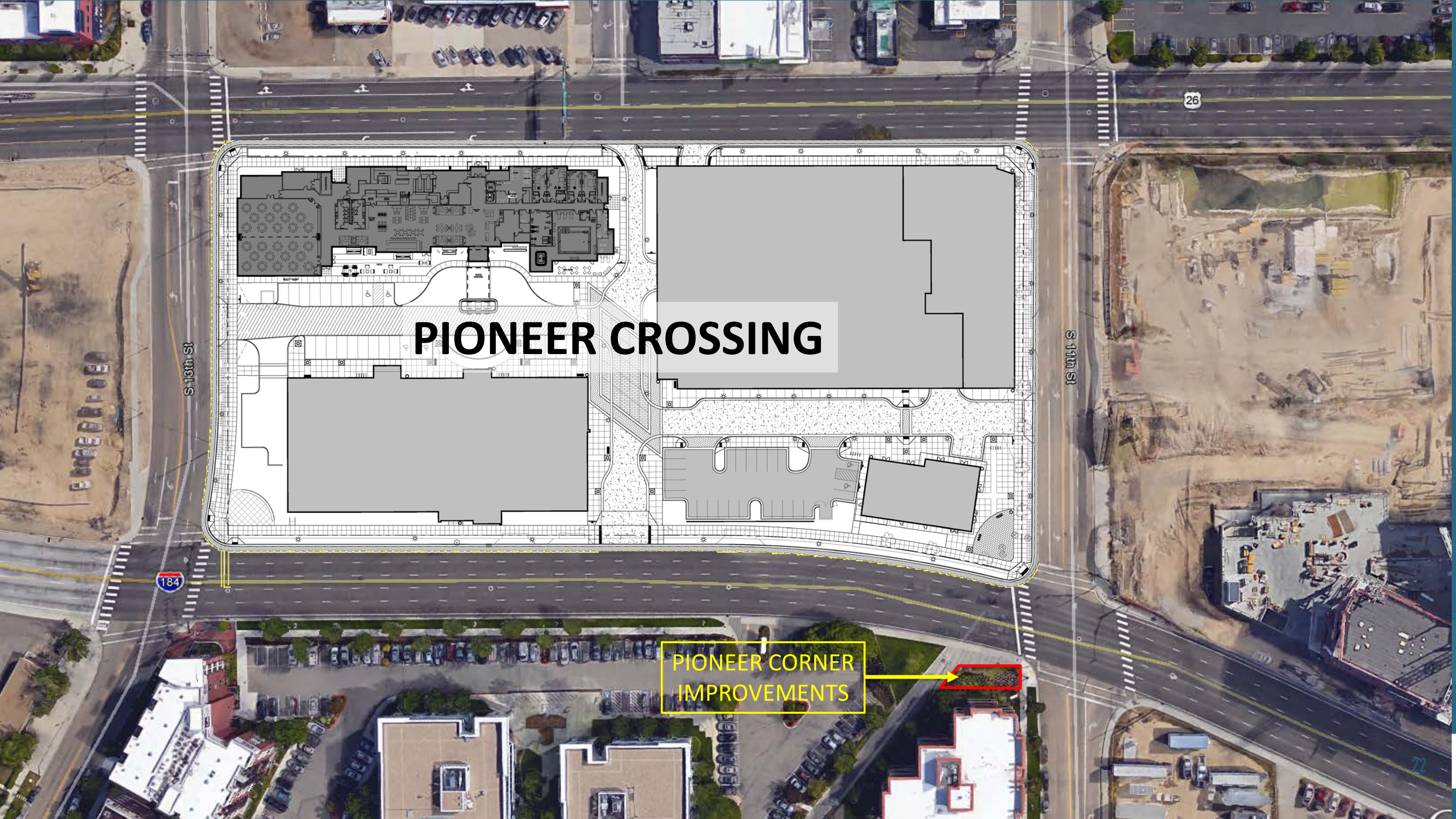
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CONSIDER: 11th & Myrtle – Pioneer Corner – Type Four Participation Agreement Designation with BVGC Parcel B, LLC

Matt Edmond
CCDC Project Manager



PIONEER CROSSING

PIONEER CORNER IMPROVEMENTS

S 13th St

S 11th St

184

26

72

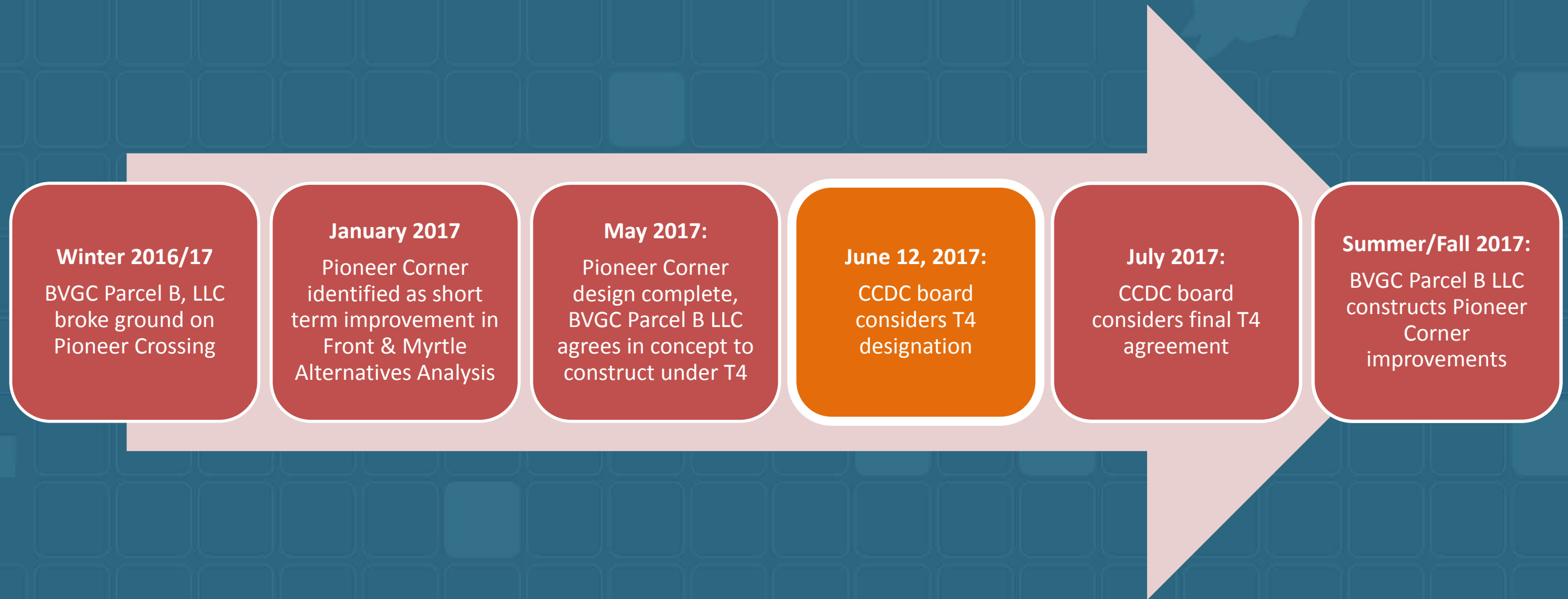
Pioneer Corner: Existing Conditions



Pioneer Corner: Planned Improvements



Pioneer Corner: Timeline and Next Steps



Pioneer Corner T4 Designation: Action Requested

I move to direct staff to negotiate a final Type 4 Participation Agreement with BVGC Parcel B, LLC for future board approval.

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CONSIDER: Resolution 1498: Adopting New Procurement Policy

Mary Watson
CCDC Contracts Manager & Attorney

Policy Statement

State law requires that Capital City Development Corporation (CCDC) comply with the competitive bidding provisions of chapter 28, title 67, Idaho Code. CCDC's procurement policy complies with Idaho Code to ensure the best use of approved monies through efficient and cost-effective procurement of goods, services, and public works construction.

With oversight by the governing Board of Commissioners, CCDC endeavors to procure by a publicly accountable process that respects the shared goals of economy and quality.

Public Works Construction (I.C. § 67-2805)

Current Statute and Agency Policy

Best Interests of Agency
Informal Bidding - Exec. Director Limit
Formal Bidding - Board Approval

\$0 - \$25,000
\$25k - \$100,000
Over \$100,000



Public Works Construction (I.C. § 67-2805)

Current Statute and Agency Policy

Best Interests of Agency	\$0 - \$25,000
Informal Bidding - Exec. Director Limit	\$25k - \$100,000
Formal Bidding - Board Approval	Over \$100,000

After July 1st

Best Interests of Agency	\$0 - \$50,000
Informal Bidding - Exec. Director Limit	\$50k - \$200,000
Formal Bidding - Board Approval	Over \$200,000

General Services / Personal Property (I.C. § 67-2806)

Current Statute and Agency Policy

Best Interests of Agency
Informal Bidding - Exec. Director Limit
Formal Bidding - Board Approval

\$0 - \$25,000
\$25k - \$50,000
Over \$50,000



General Services / Personal Property (I.C. § 67-2806)

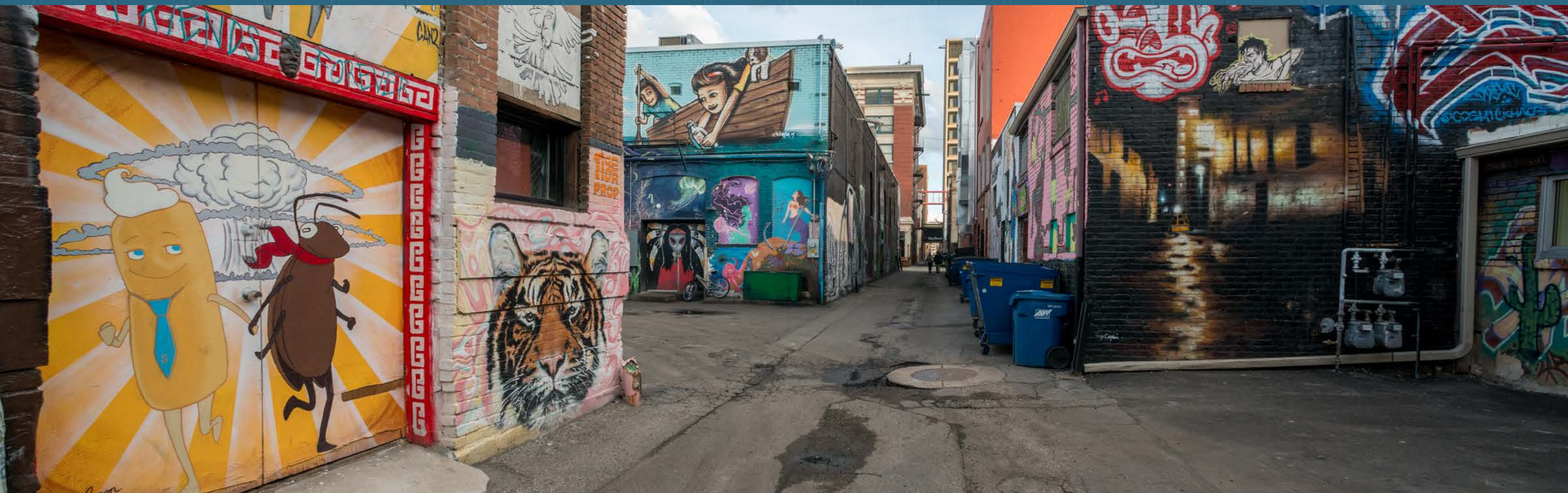
Current Statute and Agency Policy

Best Interests of Agency	\$0 - \$25,000
Informal Bidding - Exec. Director Limit	\$25k - \$50,000
Formal Bidding - Board Approval	Over \$50,000

After July 1st

Best Interests of Agency	\$0 - \$50,000
Informal Bidding - Exec. Director Limit	\$50k - \$100,000
Formal Bidding - Board Approval	Over \$100,000

Design Professionals (I.C. § 67-2320)



Design Professionals (I.C. § 67-2320) Design Consultants / Professional Services (I.C. § 67-2803)



Design Professionals (I.C. § 67-2320)
Design Consultants / Professional
Services (I.C. § 67-2803)
Additional Exclusions (I.C. § 67-2803)



Design Professionals (I.C. § 67-2320) Design Consultants / Professional Services (I.C. § 67-2803) Additional Exclusions (I.C. § 67-2803)

	Current <u>Agency Policy</u>	Proposed Policy <u>After July 1st</u>
Exec. Director Limit	\$50,000	\$100,000

Board Action

Move to adopt Resolution No. 1498 adopting a new Procurement Policy consistent with Chapter 28, Title 67, Idaho Code.

AGENDA

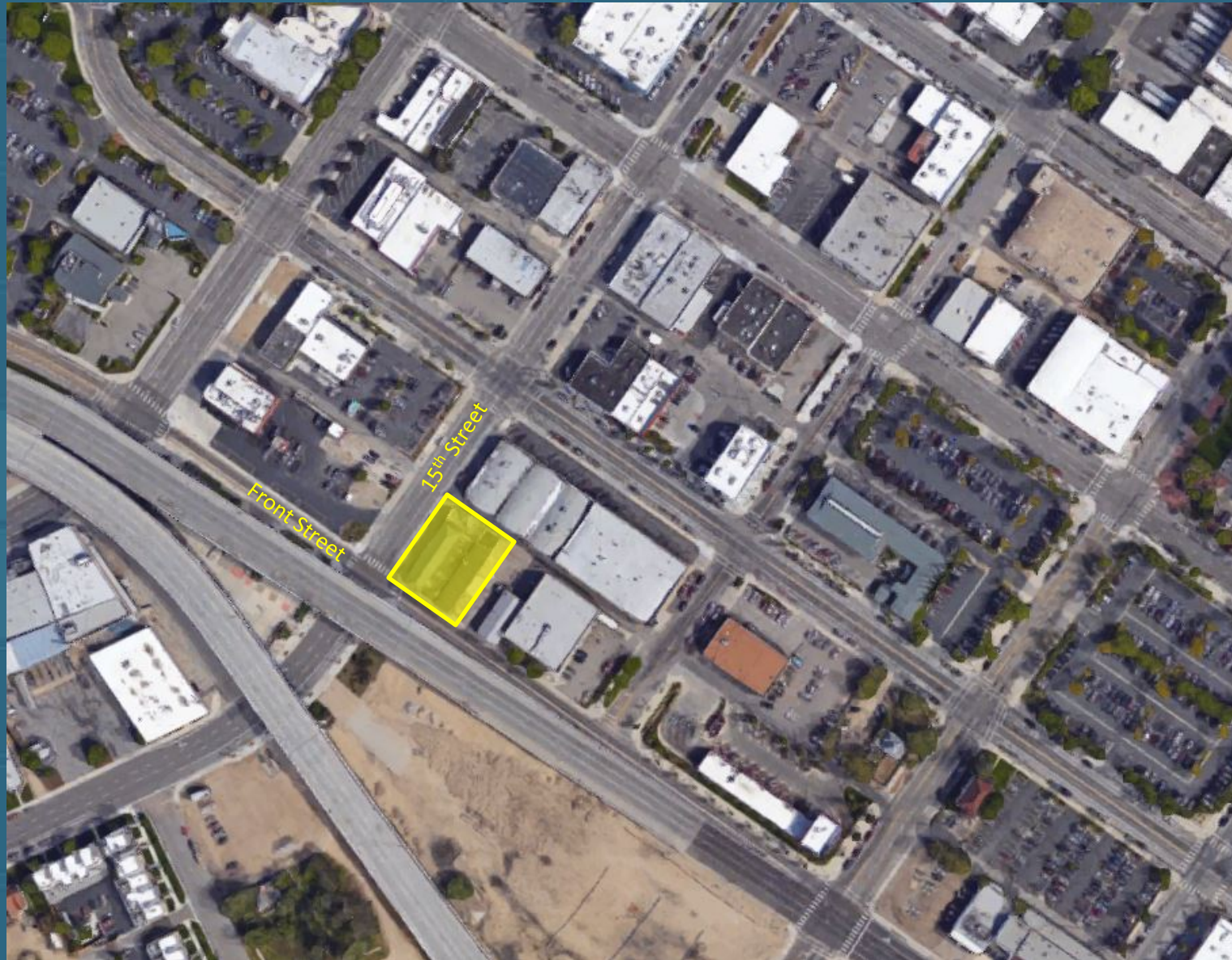
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CONSIDER: 1420 Front Street – Verraso – Type One Participation Agreement Designation with Boise City Ada County Housing Authority

Laura Williams
CCDC Development Specialist

Verraso – Type 1 Designation



- 1420 W Front Street
- River Myrtle-Old Boise URD

Verraso Project Background



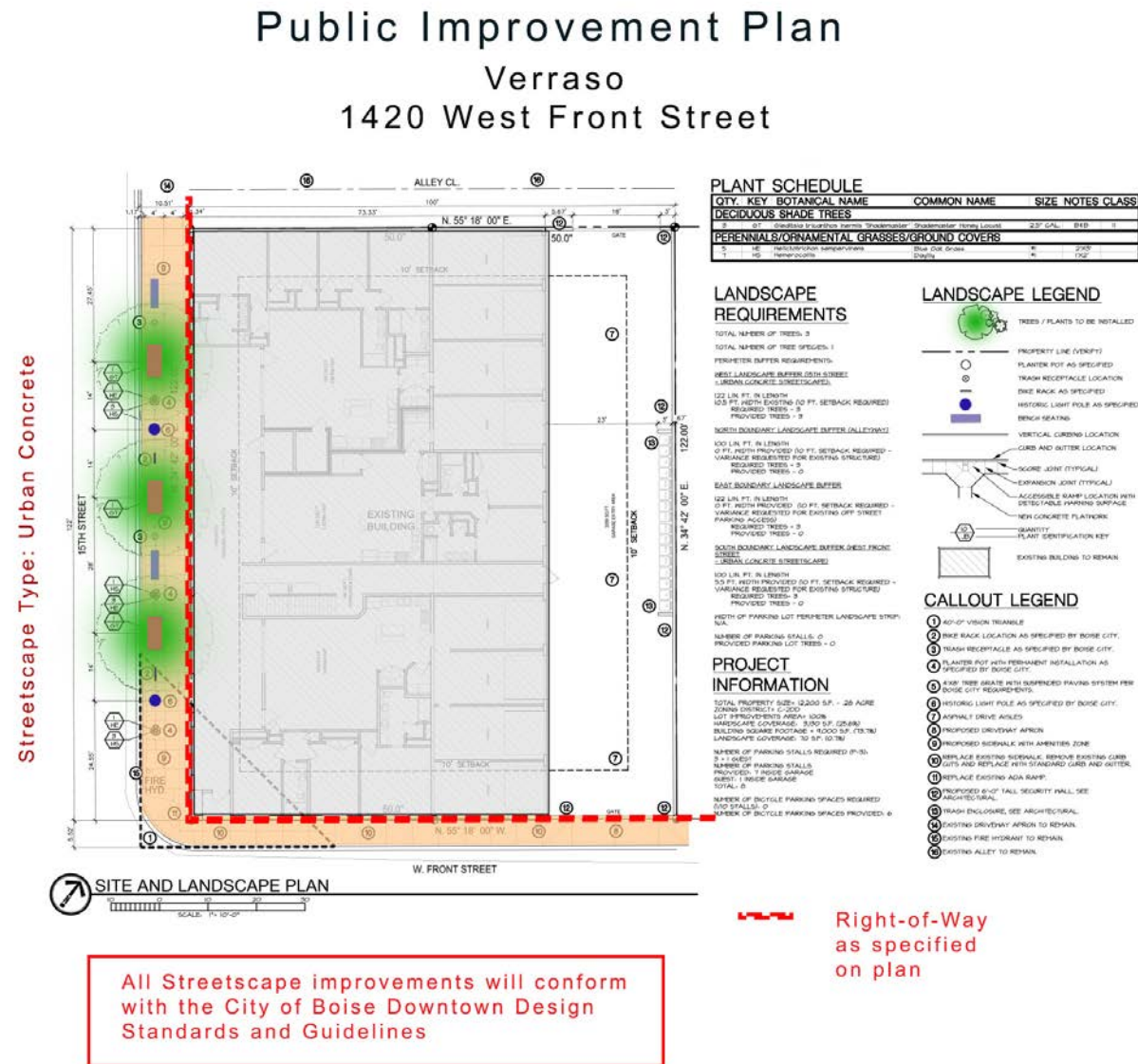
Rendering looking NE at Front and 15th Street
No Streetscapes shown

- For - Rent
- 8 units
- 4 – two bedrooms (1,300 SF)
- 3 – three bedroom (1,500 SF)
- 1 – four bedroom (1,800 SF)
- 1-car garage on ground level
- \$1.6 million Total Development Costs
- January 2017– DR Approval
- Summer 2017 Construction Start
- December 2017 Construction Complete



Verraso Type 1 Designation

- Type 1 Not-to-Exceed amount \$150,000
- Anticipated public improvement costs \$180,000
- Reimbursement based on actual expenses



Questions?



Suggested Motion:

Direct staff to negotiate a final Type One Participation Agreement with Envision 360, Inc. for future board approval.

AGENDA

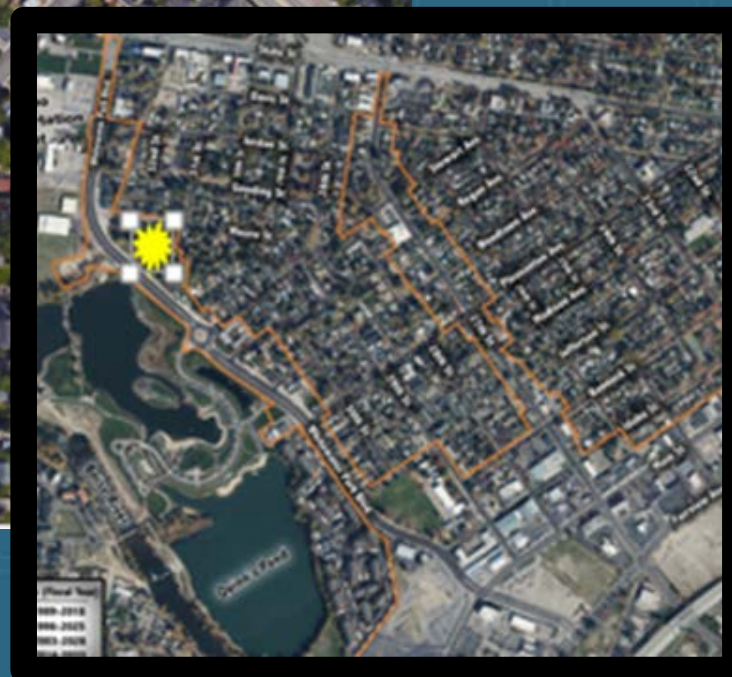
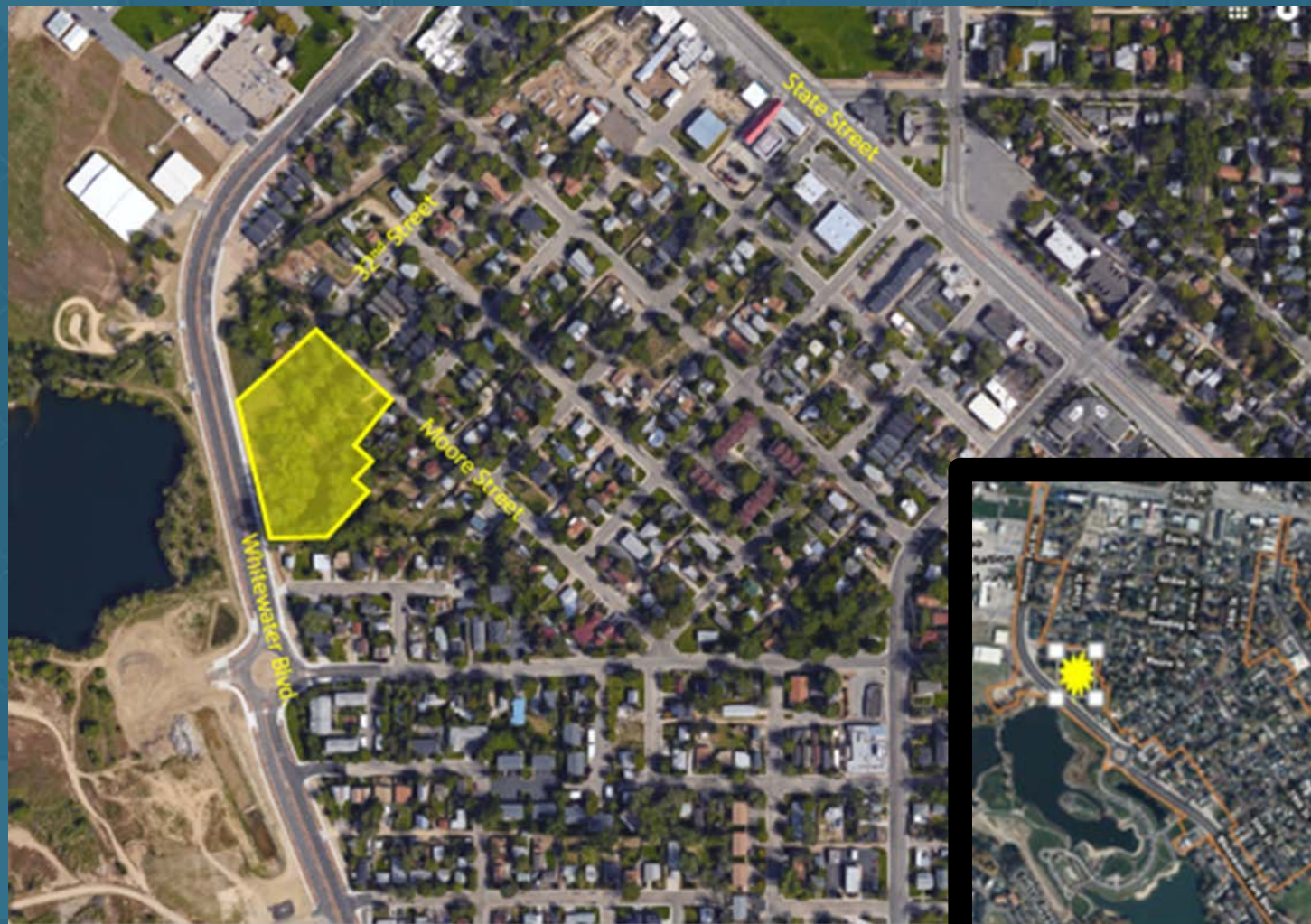
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CONSIDER: 3200 Moore Street – Sandhill Crane – Type One Participation Agreement Designation with Boise City Ada County Housing Authority

Shellan Rodriguez
CCDC Project Manager

Sandhill Crane Apartments– Type 1 Designation



- Moore Street & 32nd
- 30th Street URD
- Vacant 3 acres, along Whitewater Blvd.
- BC/AC Housing Authority Owned
- Close to Esther Simplot Park, Whittier School, Downtown and State Street amenities.

Sandhill Crane Project Overview



- Mixed Income Rental Apartments
- 50 apartments, 2 and 3 story
- 82 Parking Spaces
- \$9,500,000 Total Development Costs
- Community Building and Outdoor amenities
- Combination of public and private funding sources
 - Developer intend to leverage local sources to obtain tax credits totaling over \$8 million in equity infused into the project.

Timeline

- August 2016 –
 - CUP approved by P & Z Commission
- October 2016 –
 - City Council Approved
- August 2017 –
 - IHFA Financing Application due
- Late 2017 –
 - If successful, IHFA Funding commitment received
- May 2018 –
 - Construction Begins
- May 2019 –
 - Construction Complete



River Street Lofts Type 1 Designation



- Type 1 Not-to-Exceed amount \$150,000
- Includes:
 - Relocating power lines to ROW
 - Sidewalks and streetscapes
 - Pathway to Whitewater
- Reimbursement based on actual expenses
- Additionally the developer has requested a letter of support to assist in financing of the project.



Suggested Motion:

Direct staff to negotiate a final Type One Participation Agreement with the Boise City/ Ada County Housing Authority for board approval within the next 12 months.



REVISIONS	
NO.	DATE

SANDHILL CRANE APARTMENTS
AFFORDABLE HOUSING SOLUTIONS
WHITE WATER BOULEVARD
BOISE, ID

COPYRIGHT
2016

Glancey ♦ Rockwell & Associates
Architecture • Planning
595 S Americana Boulevard Boise, Idaho 83702
(208) 345-0566 (208) 345-1718 Fax (208) 357-0869
office@grhwa.com

DESIGNED BY	RD
CONCEPT BY	RD
ARCHIT.	
DATE	6/27/16
PROJECT #	14071

A-2.1



BUILDING TYPE B FRONT ELEVATION
SCALE 1/8" = 1'-0"



BUILDING TYPE B REAR ELEVATION
SCALE 1/8" = 1'-0"



BUILDING TYPE B SIDE ELEVATION
SCALE 1/8" = 1'-0"



BUILDING TYPE B SIDE ELEVATION
SCALE 1/8" = 1'-0"

REVISIONS	
NO.	DATE

SANDHILL CRANE APARTMENTS
AFFORDABLE HOUSING SOLUTIONS
WHITE WATER BOULEVARD
BOISE, ID

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2016

Glancey • Rockwell & Associates
Architecture • Planning
995 S Americana Boulevard Boise, Idaho 83702
(208) 345-0506 (208) 345-1718 Fax (208) 387-0889
office@grack.com



SHEET DATA	
DESIGN BY	RD
CHECKED BY	RD
SCALE	AS SHOWN
DATE	8/21/16
PROJECT	14001

A-2.3



AGENDA CONTINUED

IV. Information/Discussion Items

- A. CCDC Alley Program, Utility Underground 5th to 3rd between Main and Idaho.....Matt Edmond (5 minutes)
- B. Operations ReportJohn Brunelle (5 minutes)

V. Executive Session

VI. Adjourn

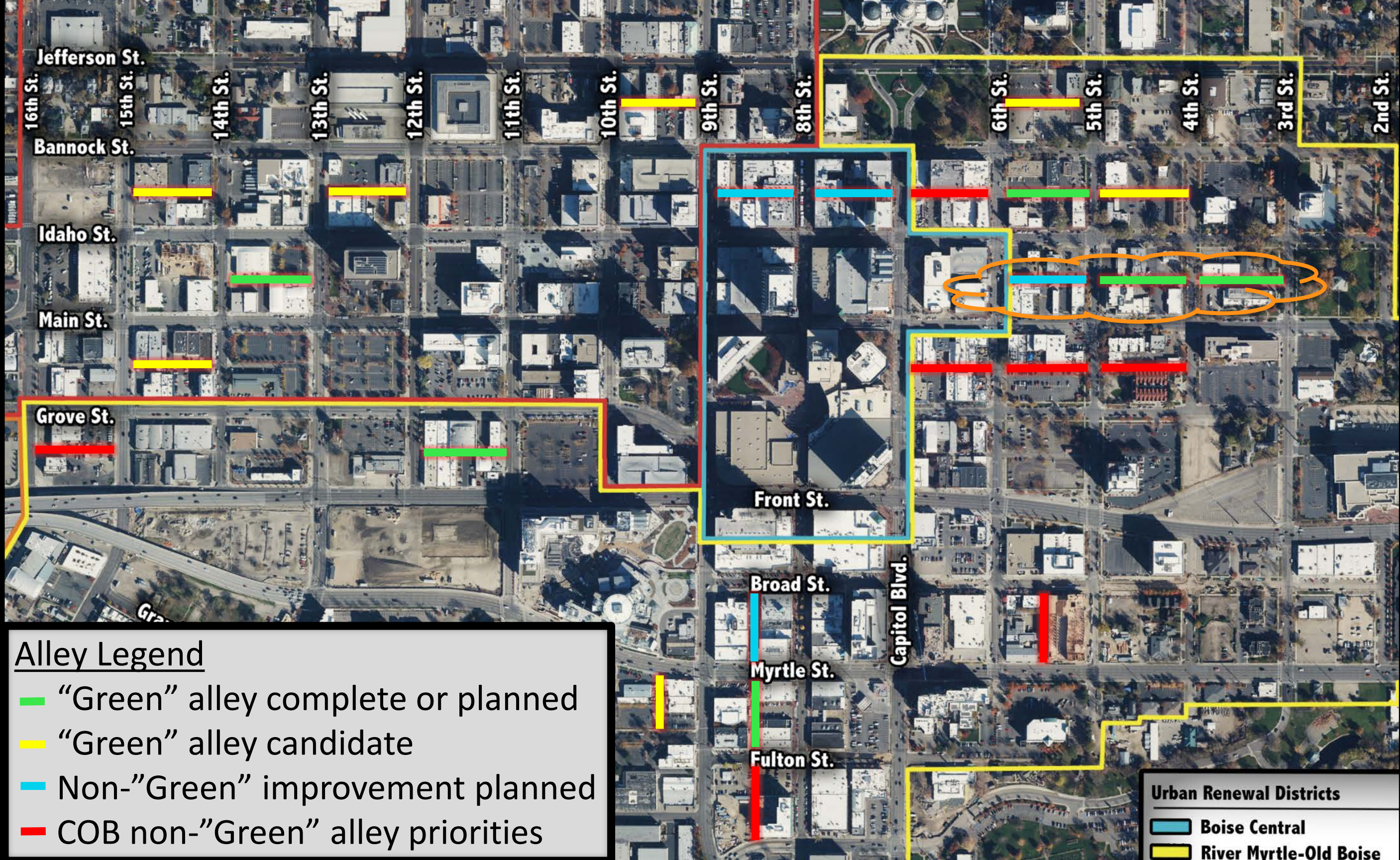
CCDC Alley Program, Utility Underground 5th - 3rd between Main & Idaho

Matt Edmond
CCDC Project Manager

CCDC Alley Program: Background

- Growing interest in improving alley spaces
- Set conditions for redevelopment
- Stormwater Infrastructure
- General Placemaking
- National trends



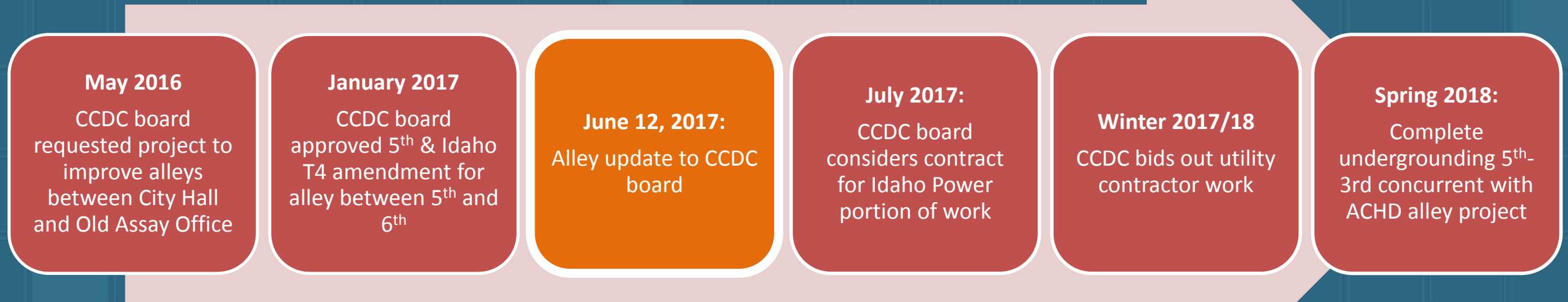


CCDC Alley Program: City Hall – Old Assay Office Alleys



- 5th & Idaho Alley T4: \$215,000 (2017)
- Idaho Power Work Order: \$203,000 (2017)
- Utility Contractor estimate: \$231,000 (2018)

CCDC Alley Program: Timeline and Next Steps



Comments or questions?

AGENDA CONTINUED

IV. Information/Discussion Items

- A. CCDC Alley Program, Utility Underground 5th to 3rd between Main and Idaho.....Matt Edmond (5 minutes)
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V. Executive Session

VI. Adjourn

OPERATIONS REPORT

John Brunelle
CCDC Executive Director

AGENDA CONTINUED

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V. Executive Session

VI. Adjourn

EXECUTIVE SESSION

Motion:

Deliberate regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1)(c),(d) and (f)].

EXECUTIVE SESSION

Roll Call Vote

ADJOURN

Motion to 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).