



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
June 13, 2016**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – May 2016

B. Other

1. Approval of Resolution 1449 Approving Amended Professional Service Agreement for Zimmer Gunsul Frasca Architects, LLP *(Add \$49,962; original contract June 2015)*
2. Approval of Resolution 1450 Approving the First Amendment of the T3 Agreement with The Roost Project, LLC for Broad Street Improvements *(Reduce by \$95,000; Board Approved T3 Agreement August 10, 2015)*
3. Approval of Resolution 1451 T4 Agreement Amendment for City of Boise Broad Street Geothermal Extension *(NTE \$500,000; original agreement May 12, 2015)*
4. Approval of Resolution 1452 Approving Amendment to the CM/GC Contract with Guho Corp. for Early Procurement of Geothermal Pipe and Fittings for Broad Street *(NTE \$288,690; original CM/GC Contract executed March 27, 2016)*

AGENDA

IV. Action Items

A. CONSIDER: Designation of BVCG Parcel B, LLC as Type 3 Project

Todd Bunderson (20 minutes)

B. CONSIDER: Designation of Clairvoyant Brewery, LLC as a Type 1 Project

Shellan Rodriguez (5 minutes)

V. Information / Discussion Items

A. Hayman House Conveyance / Ash Street RFQ outline

Shellan Rodriguez (10 minutes)

B. Transportation Action Plan

Max Clark (10 minutes)

C. Parking Strategic Plan Update

Max Clark (10 minutes)

D. Operations Report

John Brunelle (5 Minutes)

VI. Adjourn

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Parcel B

Participation Program

Action Requested: Designation T3 for Parcel B Development

Aerial



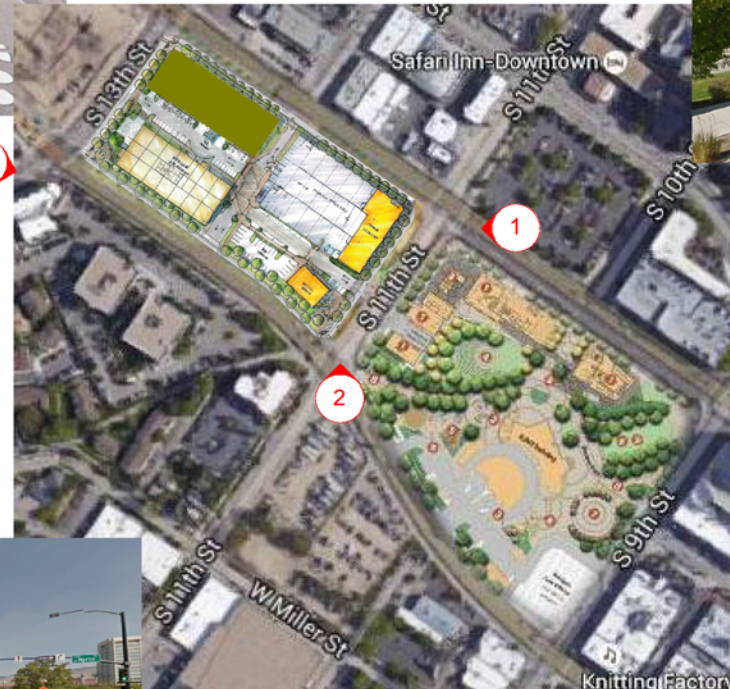
Site Context & Renderings

03/08/16 | DRH16-00079



VIEW -3

3



1

2



VIEW -1



VIEW -2

Parcel B



Block Perspective



Landscape Plan

03/08/16 | DRH16-00079



Office Perspective



OFFICE VIEW FROM MYRTLE & 13TH STREET

Parking Garage Perspective



PARKING VIEW FROM FRONT & 11TH STREET

Private Investment

03/08/16 | DRH16-00079



Pads on Site

Type	Size	Value	CO
Private parking	380-400 spaces	\$6,500,000	10/2017
Boise Metro Chamber	12,000 sf	\$1,500,000 (Exempt)	10/2017
Retail	5,000 sf	\$2,600,000	10/2017
Commercial TBD, estimate	5-6 Floor	\$17,000,000	04/2018
Office	100,000 sf	\$20,000,000	04/2019
Total		\$47,600,000	

Value & Timing

Public Investment

03/08/16 | DRH16-00079



Type	Size	Cost Estimate
Public Parking	250–280 spaces	\$5,000,000
External Streets	11 th , 13 th , Front, Myrtle	\$1,900,000
Internal Streets	12 th Street	\$900,000
13 th St Utilities	Site & Street	\$600,000
Total		\$8,400,000

Pads on Site

Location & Cost

Type 3 CCDC Assistance

- ▶ Significant private investment
- ▶ Public ownership of parking w/ ROFR
- ▶ 12th new street construction
- ▶ 2,100 feet of perimeter streetscape
- ▶ Power/utility upgrades & relocation
- ▶ Public plaza spaces 11th/13th & Myrtle

PRIVATE INVESTMENT	\$47,600,000
+ PUBLIC PARTICIPATION	\$8,400,000
= TOTAL PROJECT	\$56,000,000
PRIVATE:PUBLIC RATIO	6:1

Public Infrastructure Improvements

Location & Cost

Parking Garage Condo



PARKING VIEW FROM FRONT & 11TH STREET

 bartuck design group

PARCEL B: PERSPECTIVE

05/10/2016

Type	Size	Cost Estimate
Public Parking	250–280 spaces	\$5,000,000
Private Parking	380–400 spaces	\$6,500,000
Boise Metro Chamber	12,000 SF	Non Taxable
Total	630–680 spaces	\$11,500,000

North & East Elevations

Public/Private Parking

CCDC Revenue Est.

03/08/16 | DRH16-00079



Fiscal Year	RAD	Parking	Total	Cumul. Total
FY2016	0	0	0	0
FY2017	118,000	0	118,000	118,000
FY2018	54,000	56,250	110,250	228,250
FY2019	139,200	97,500	236,700	464,950
FY2020	313,200	112,500	425,700	890,650
FY2021	553,200	112,500	665,700	1,556,350
FY2022	553,200	112,500	665,700	2,222,050
FY2023	553,200	112,500	665,700	2,887,750
FY2024	553,200	112,500	665,700	3,553,450
FY2025	553,200	112,500	665,700	4,219,150
Total	3,390,400	828,750	4,219,150	

Tax Increment & Parking Revenue

Estimated Participation: \$5M + \$3.4M

03/08/16 | DRH16-00079

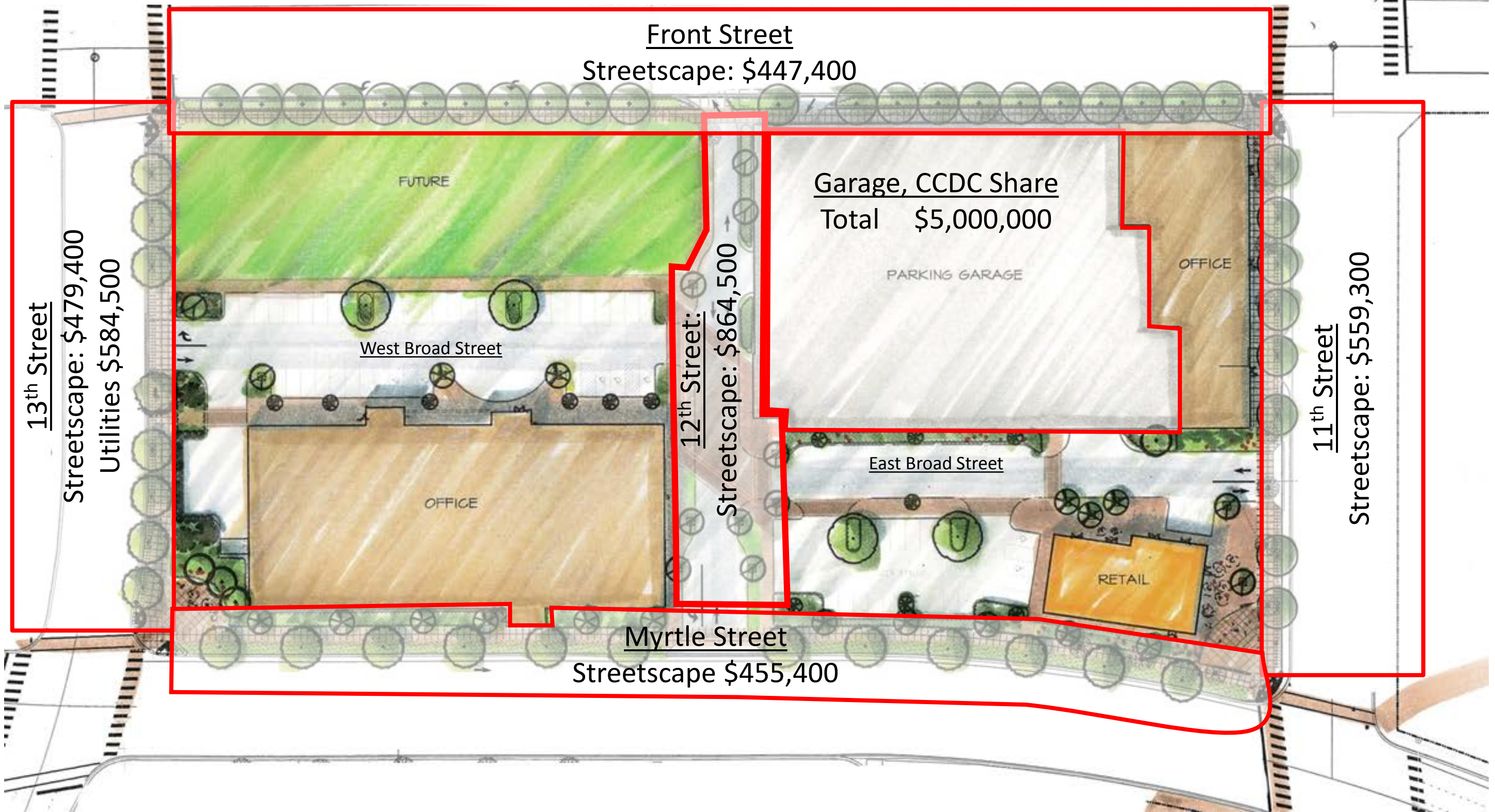


Participation	CCDC Cost	Method	Timing
Public Parking	\$5 Million	Tax-Exempt Bond	December 2017
External Streets	\$1.9 Million	T3 Agreement Reimbursement	FY2019–FY2025
Internal Street, 12 th	\$0.9 Million	T3 Agreement Reimbursement	FY2019–FY2025
Utility +	\$0.6 Million	T3 Agreement Reimbursement	FY2019–FY2025
Total	\$8.4 Million		

Pads on Site

Method of Payment & Year

Participation Proposed



CCDC Participation

\$5M + \$3.4M



Payment Timing

Fiscal Year	Payment Date	Payment Amount
FY2017	10/31/2017	\$5,000,000
FY2018	n/a	\$0
FY2019	9/1/2019	\$311,200
FY2020	9/1/2020	\$313,200
FY2021	9/1/2021	\$553,200
FY2022	9/1/2022	\$553,200
FY2023	9/1/2023	\$553,200
FY2024	9/1/2024	\$553,200
FY2025	9/1/2025	\$553,200
Total		\$8,390,400

Reimbursement Schedule

CCDC Action Requested

- ▶ I move to Designate this project as a T3 Special Assistance Project in accordance with the information presented in this Agenda Bill and presentation and direct staff to negotiate and finalize terms of a T3 Special Agreement for future Board Approval.

Suggested Motion

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Clairvoyant Brewery Company, LLC

Type 1 Participation Program Designation

2800 West Idaho Street



30th Street Area (West End) URD



Brewery Project Location (30th St / West End URD)



Proposed Brewery & Tasting Room

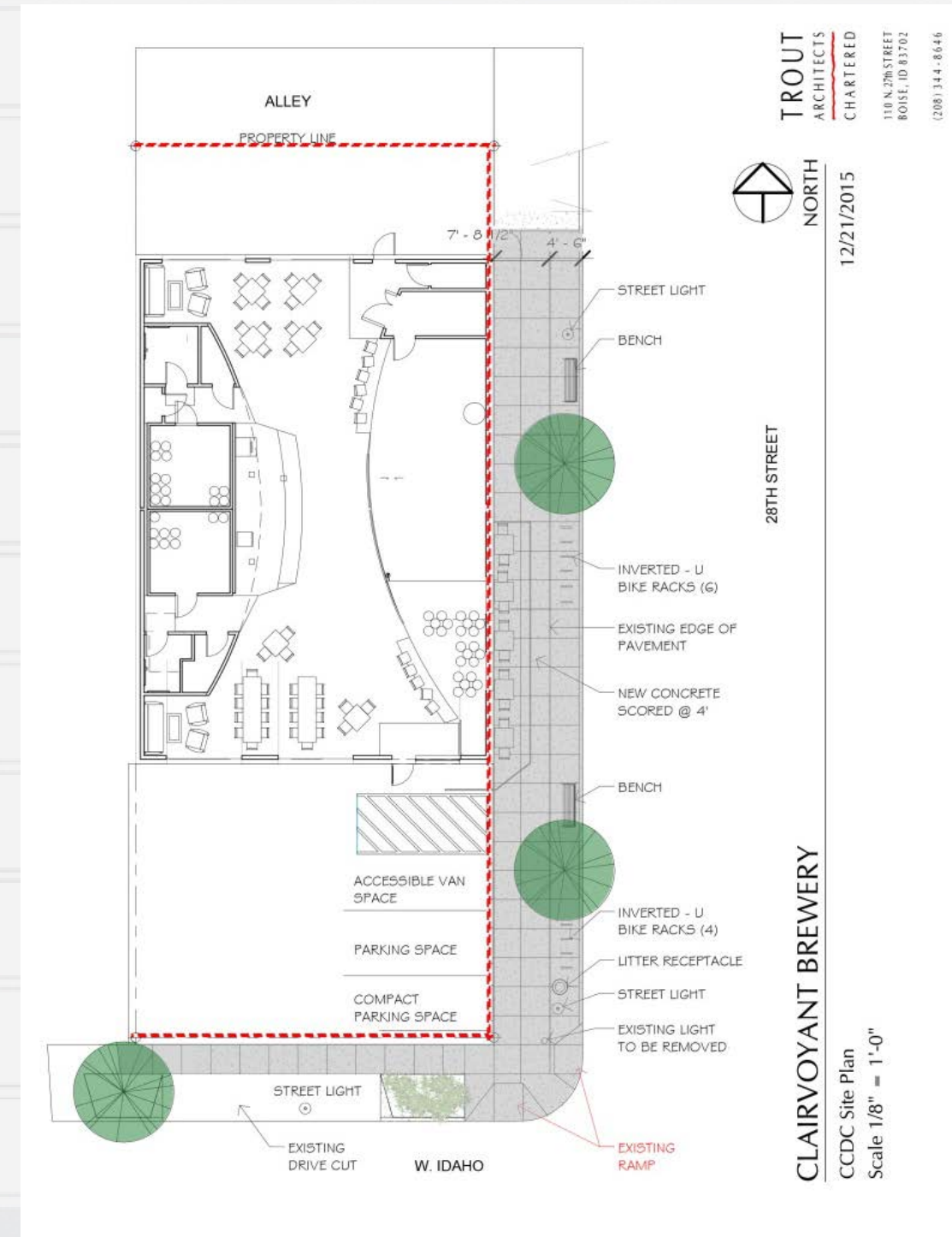
- Garage Retrofit to Brewery and Tasting Room
 - 3,300 SF
- \$80,000 estimated Total Development Costs
- Approved at Design Review: February 2016
- Construction completion: Fall 2016

Connectivity



Proposed Type 1 Participation

- CCDC's 1st Type 1 Participation Program opportunity in the West End URD
- Approximately \$65,000 for hard costs associated with streetscapes (lighting, sidewalks, landscaping and irrigation).
- Furnishings will comply with the new City of Boise Streetscape Standards for the West End



Motion:

Designate Clairvoyant Brewing Company LLC as a project eligible to utilize CCDC's Type 1 Participation Program for a Streetscape Grant and direct staff to negotiate a final agreement for future Board review and approval.

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Ash Street RFP

Hayman House Preservation & Conveyance
Update

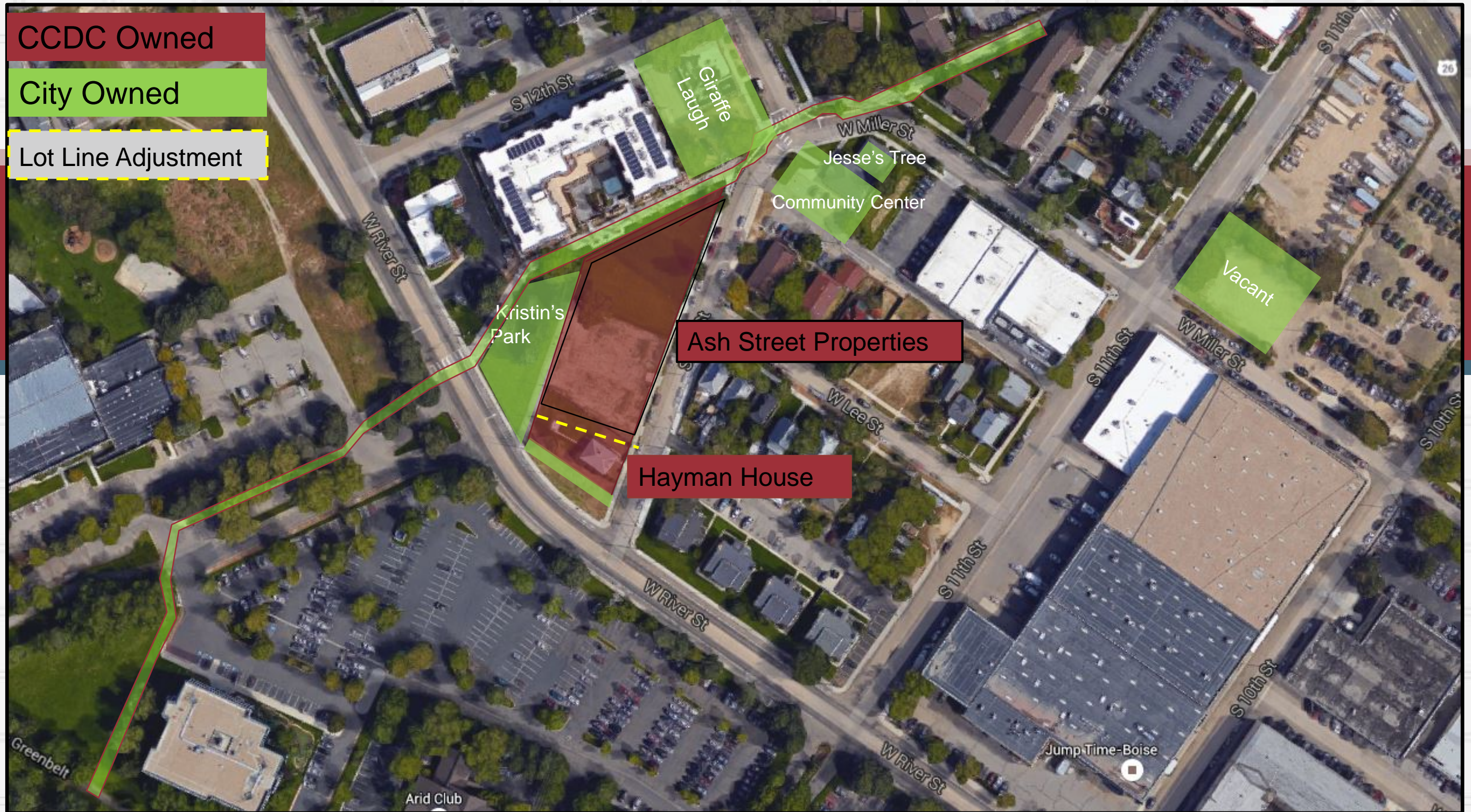
Ash Street Properties: Disposition Process
Discussion

River Myrtle-Old Boise Urban Renewal District

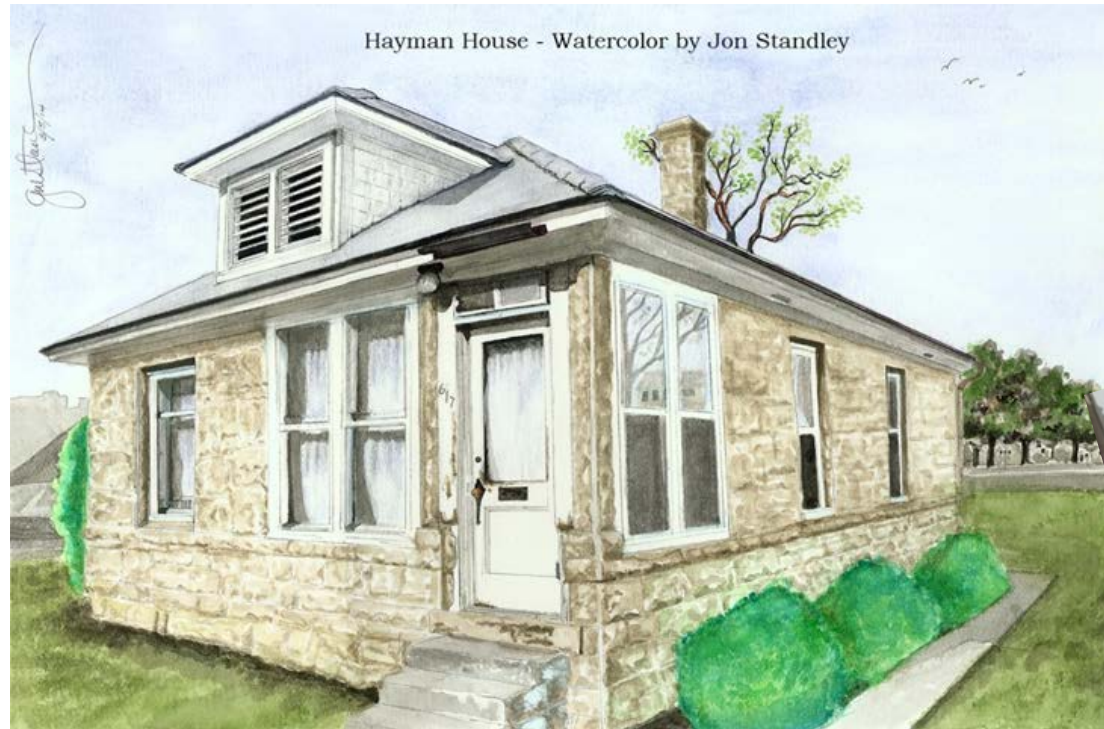
CCDC Owned

City Owned

Lot Line Adjustment



Preservation of Hayman House



- Circa 1907
- CCDC Acquired in 2011, \$108,000
- Archaeological dig Summer 2015
- Working on due diligence and LLA for future transfer to City

CCDCs Disposition – Type 5

- 1401 W. Idaho
 - Watercooler Apartments
- 620 S. 9th Street
 - The Afton



Ash Street Disposition Proposal

Property, Industry Best Practices, Developer Feedback

- Prescribed Use – Housing
- Priorities – Fewer, weighted
- Minimum Thresholds
- Review Process & Timeline

REQUEST FOR QUALIFICATIONS / PROPOSALS

Ash Street Properties: 503, 509, 511, 623, and 647



Priorities

- **25% Catalyst Potential**

Activates the neighborhood - uniqueness, inclusion of amenities, etc.

- **20% Developer Qualifications**

Proof of developer's ability to attain financing and history of success

- **20% Neighborhood Context & Outreach**

Relates and compliments neighborhood and public assets such as Pioneer Pathway, multi-modal transportation, Kirstin's park, Hayman House, community center. Neighborhood outreach/ support.

- **15% Investment in URD**

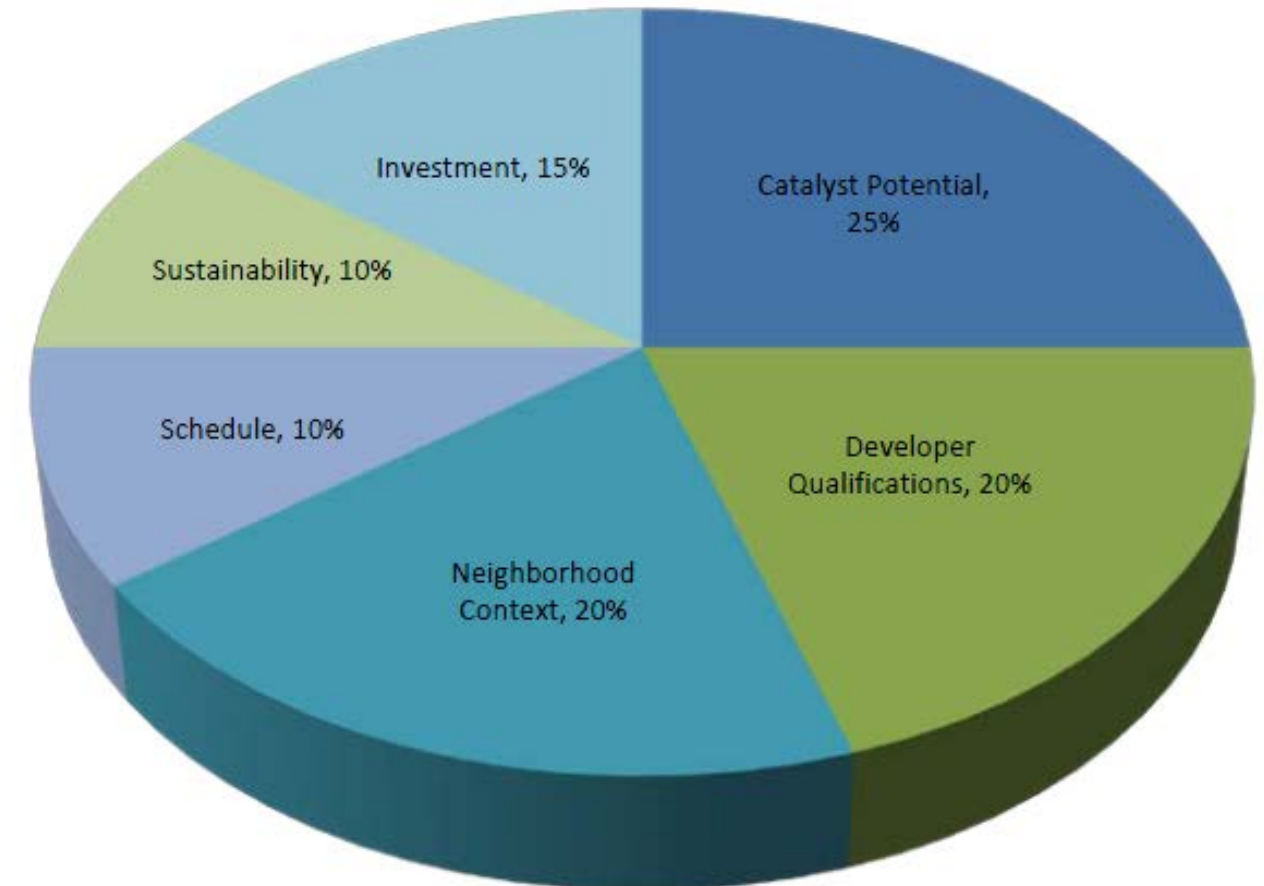
Higher investment to the River-Myrtle District.

- **10% Sustainability**

Projects which provide a binding commitment to achieve a 3rd party Sustainable Building verification above and beyond meeting the Boise City Green Construction Code.

- **10% Schedule of Completion**

Incent completion within a shorter time frame relative to the size of the project.



Minimum Requirements

- **More formulaic responses**
 - Development Team and Org Chart
 - Development Sources & Uses (CCDC form)
 - Development timeline (CCDC form)
 - Sample ERN (included in Request)
 - Binding commitment to meet Boise City Green Construction Code (CCDC form)

PROPOSED TIMELINE FOR DISPOSITION

Ash Street Properties	2016												2017												2018		
	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Q1	Q2	Q3						
Write RFQ/P																											
Finalize & Publish RFQ/P																											
RFQ/P Response Period																											
Evaluation																											
Proposal Presentations																											
Board Selection & ERN Approval																											
DDA Preparation																											
DDA Board Approval																											
Entitlements (DR, PC, etc.)																											
Evidence of Financing																											
Permits Received																											
Closing/ Disposition																											
Construction																											
Land Write Down																											

Next Steps

- Discussion/ directions on these updates
 - Use
 - Priorities
 - Minimums
 - Process/ Review Panel

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John Brunelle (5 Minutes)

VI. Adjourn

TRANSPORTATION ACTION PLAN

A Plan for a Modern Transportation
System That Puts People First



The TAP Is. . .

- Boise's Vision of a Modern, Well-Balanced, Transportation System
- Set of Principles & Values
- Targeted Actions (Moves)
- Evaluation Matrix
- Communication Tool



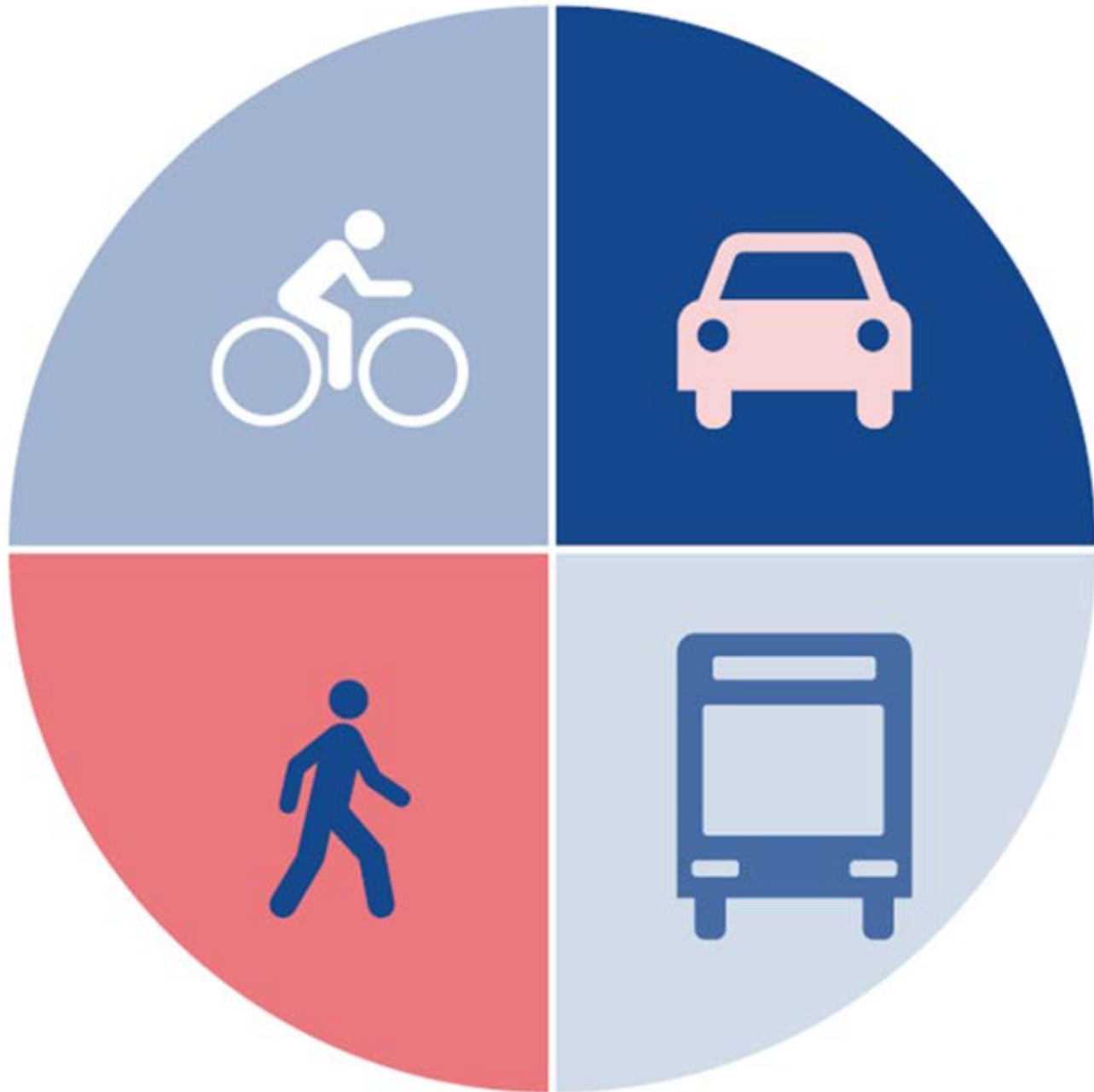
The TAP Is Not. . .

- A Master Plan
- A Capital Improvement Plan
- A Public Involvement Exercise
- A Challenge to ACHD



Why the TAP?

- Shifting Demographics
- Cost of Business as Usual
- Economic Development
- Transportation Choice



Transportation Choice

“Real Choice” =

- Available
- Affordable
- Safe
- Convenient



Foundational Data

1. The Demographic Shift
2. Transportation & Public Health
3. The High Cost of Business as Usual
4. Moving Beyond Level of Service
5. The Evolution of Street Design
6. Interim Street Design
7. Transportation & Placemaking in Low Density Environments

The Vision . . .

We envision a city
where **all people**
enjoy **real transportation**
choices
that offer **safety,**
optimize infrastructure,
and support
vibrant neighborhoods.

The Vision In 4 Place Types

- **Downtown**
- **Mixed-Use Corridors**
- **Compact Residential**
- **Suburban Neighborhood**

Six Mobility Moves

Safety for All



Walk or Bike to the Store



Park Once



Active School Routes



Low-Stress Bike Network



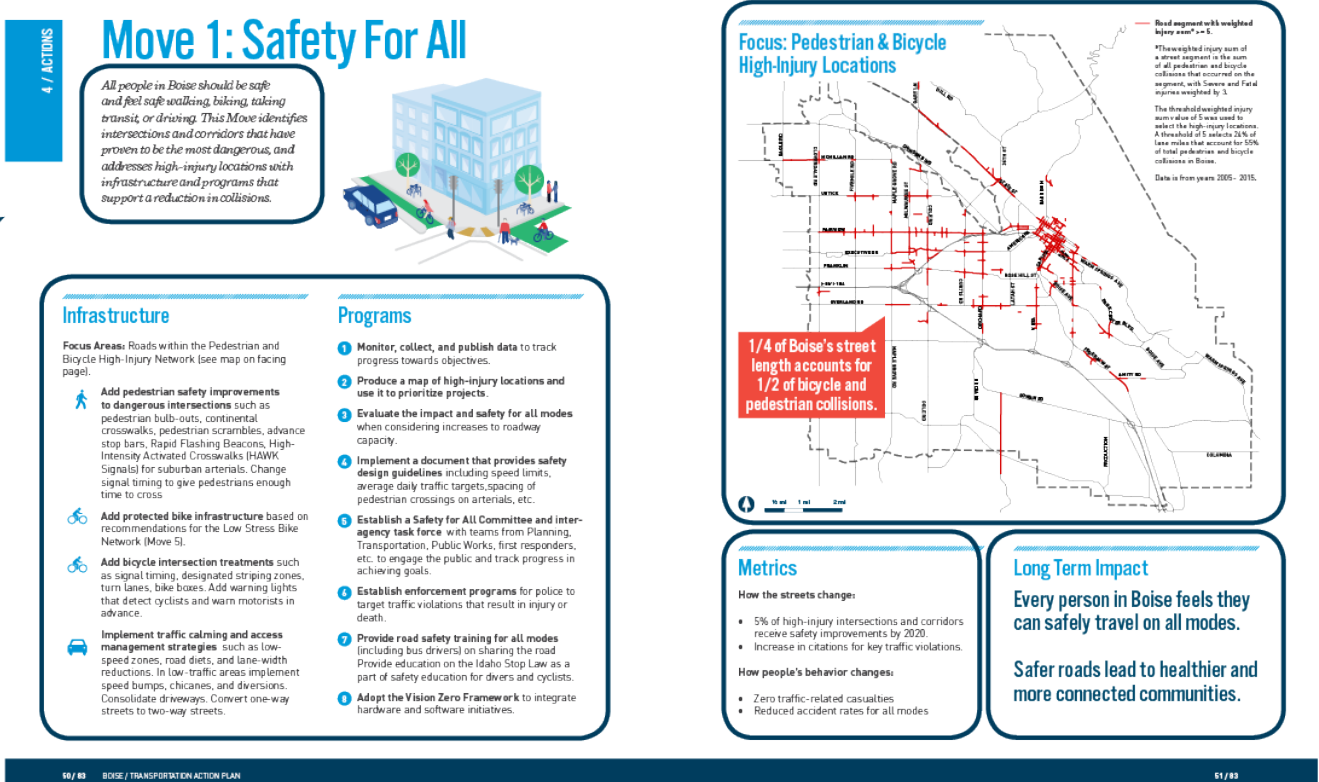
Three Best-in-class Transit Routes



Anatomy of a Move

Focus Map:
Illustrates the locations that should be the focus of the Actions of the Move.

Summary:
Describes main goals of the Move.



Actions:
Breaks down the Move into specific steps.

Metrics:
Quantifiable factors that measure progress towards goals of the Move.

Long Term Impact:
Overall objective of the Move. Describes how the Move achieves mobility principles and values.

Project Prioritization

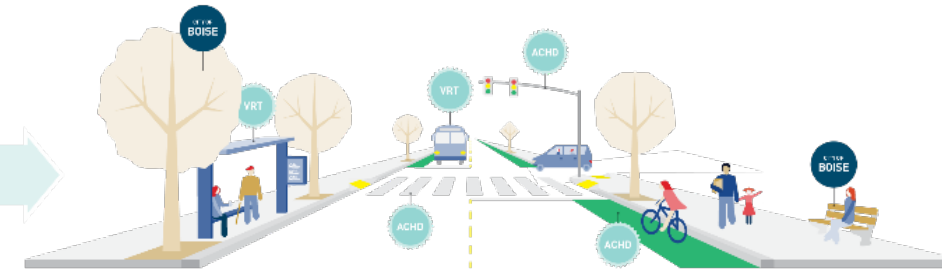
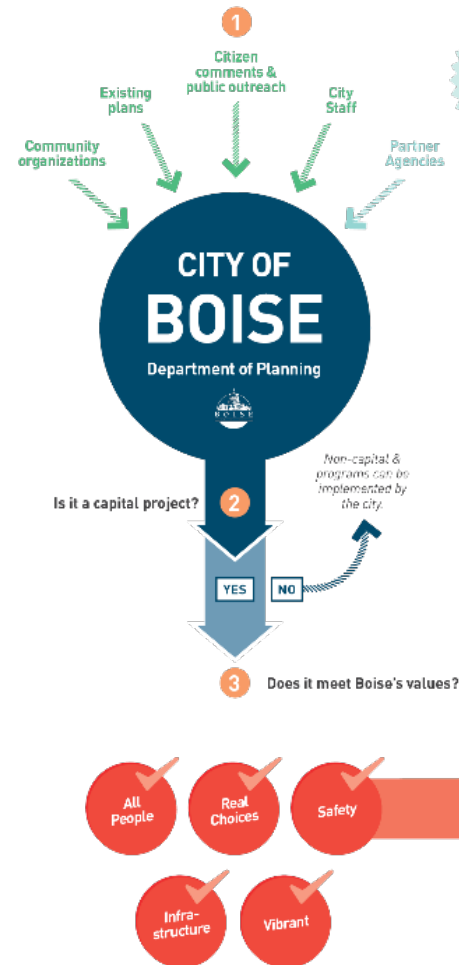
How Boise Prioritizes Transportation Projects

Funding is limited. This is how we prioritize projects.

1 Transportation projects come from many sources.
Project ideas can come from citizen input, recommendations by the Planning Department, or as part of realizing Boise's other planning frameworks. The Planning Department collects all potential projects, briefly describes their scope, and holds them to be evaluated twice per year.

2 Is it a capital project?
A pool of potential capital projects is kept by the city.
Because Boise's street network is built and maintained by Ada County Highway District, only capital (construction) projects are prioritized for referral to ACHD for implementation. Other programs can be administered directly by the City.

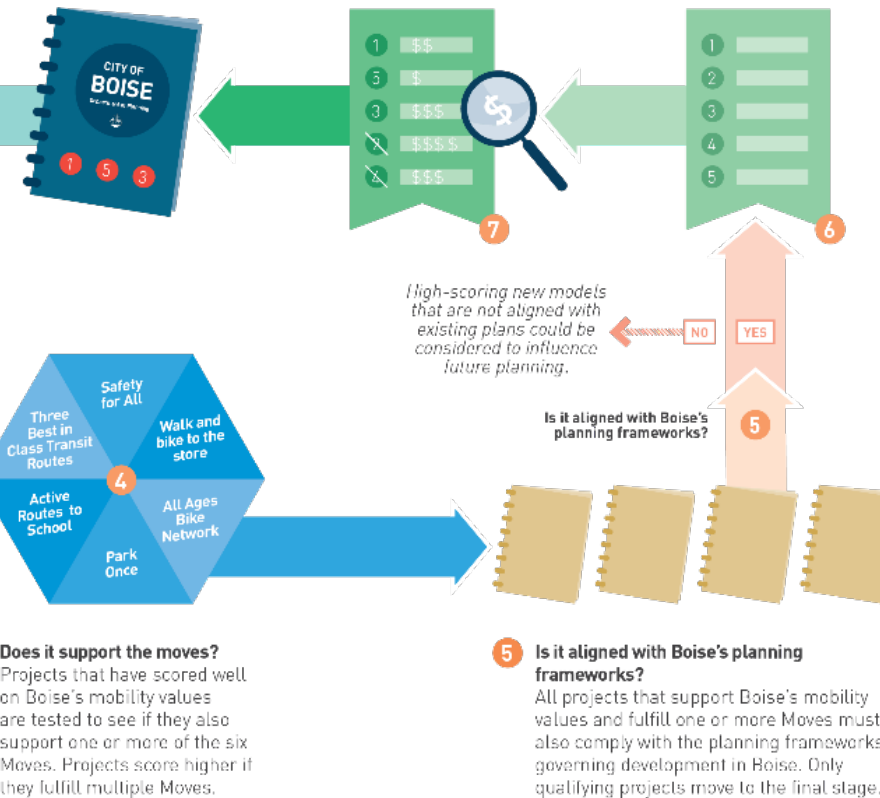
3 Does the project meet Boise's values?
The first stage of prioritization scores potential projects based on how well they meet Boise's mobility values as expressed in the TAP.

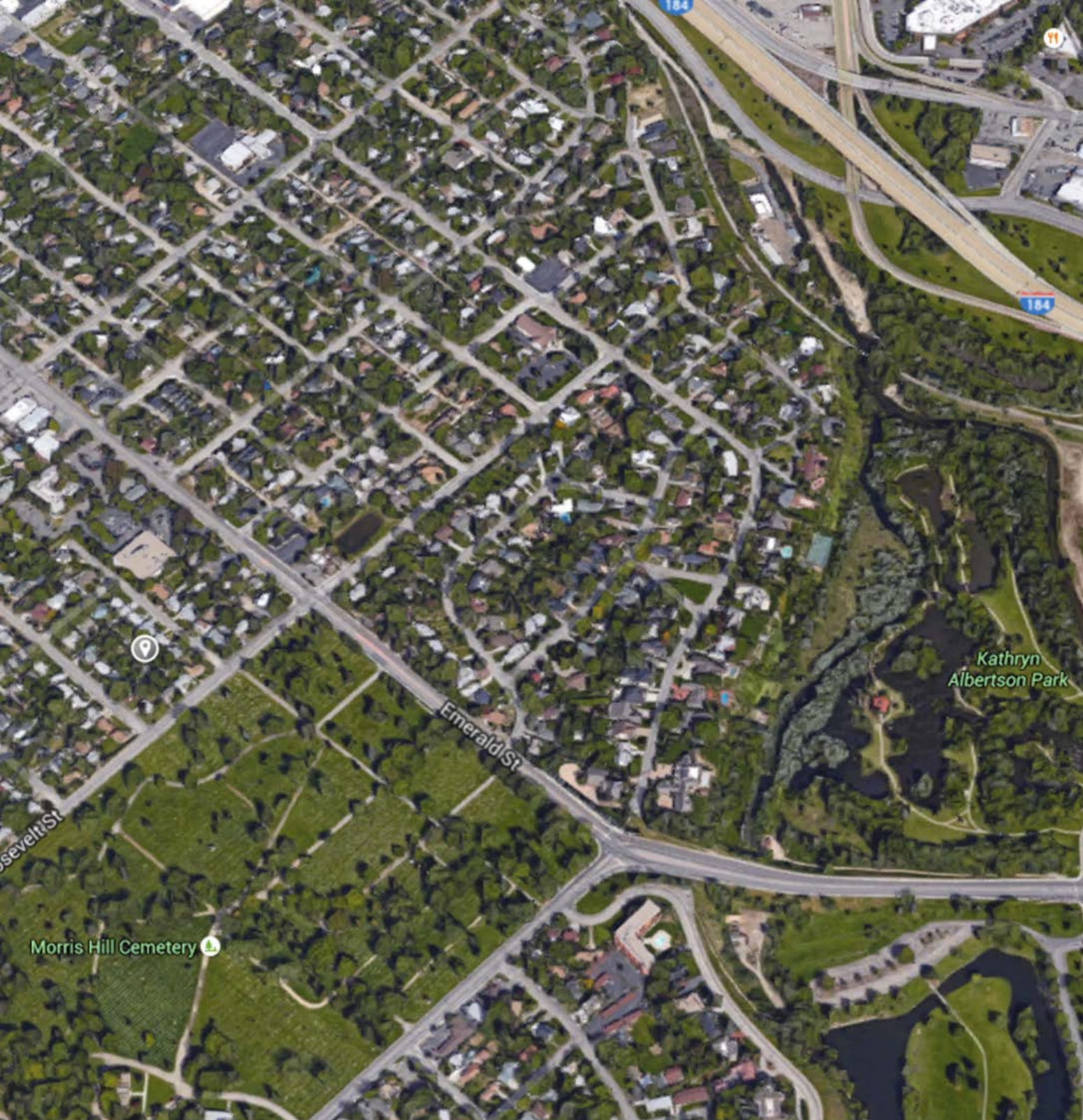


8 City recommends its ranking to partner agencies for implementation.
The City provides its project rankings, scopes, and objectives to the implementing agency, usually Ada County Highway District (ACHD) or Valley Regional Transit (VRT).

7 Rankings are adjusted by cost.
Projects are then re-ranked based on available budgets in the current funding cycle. Projects may be broken into phases or combined to make them feasible, or delayed until funding is available.

6 Projects are ranked by merit.
An initial list ranks the "best" projects irrespective of cost. This allows the City to consider long range priorities, phasing, and fundraising possibilities.





That's All

Questions?

www.liveboise.org
dfluke@cityofboise.org

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Todd Bunderson (20 minutes)

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John Brunelle (5 Minutes)

VI. Adjourn

INFORMATION: Parking Strategic Plan

Max Clark
Parking & Facilities Director

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INFORMATION: Operations Report

John Brunelle
Executive Director

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ADJOURN



END

A. CONSIDER: BVCG Parcel B, LLC as Type 3 Project

Todd Bunderson
Development Director

B. CONSIDER: Clairvoyant Brewing Co, LLC as Type 1 Project

Shellan Rodriguez
Project Manager – Property Development

INFO: Hayman House Conveyance / Ash Street RFQ outline

Shellan Rodriguez
Project Manager – Property Development

INFO: Transportation Action Plan

Max Clark
Parking & Facilities Director



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
July 18, 2016**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – June 2016

B. Minutes and Reports

1. Approval of Meeting Minutes from May 9, 2016
2. Approval of Meeting Minutes from June 13, 2016

C. Other

1. Approval of Resolution #1454 Approving Clairvoyant Brewing Company LLC T1 Participation Agreement
(NTE \$65,000; Board Reviewed 06/13/2016)

AGENDA

IV. Action Items

A. CONSIDER: Resolution #1453 Environmental Remediation Reimbursement Agreement – For remediation at 620 S. 9th Street.....*Shellan Rodriguez (10 minutes)*

B. CONSIDER: Resolution #1455 T3 Transformative Assistance Participation Agreement and Purchase and Sale Agreement with BVGC Parcel B, LLC.....*Shellan Rodriguez*

Information / Discussion Items

A. Operations Report.....*John Brunelle (5 Minutes)*

B. Updated Parking Garage Design Standards.....*Max Clark (10 minutes)*

V. Adjourn

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IV. Action Items

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V. Information / Discussion Items

A. Operations Report.....*John Brunelle (5 Minutes)*

B. Updated Parking Garage Design Standards.....*Max Clark (10 minutes)*

VI. Adjourn

CONSIDER: Resolution #1453

Shellan Rodriguez
Project Manager

620 S. 9th Street

Approval of Remediation
Reimbursement Agreement

River Myrtle URD

Project Overview

THE AFTON

- Two Phases, \$25 million
- 67 Condos
 - 28 in Phase I
 - 39 in Phase II
- 112 Parking Stalls
 - 47 in Phase I
 - 65 in Phase II
- 8,000 SF Retail
 - 5,198 Phase I
 - 2,817 in Phase II
- Streetscapes around perimeter



Where we've been...

Activity/Requirement		Schedule of Performance - The Afternoon 6:05 9th St. DDA		Notes
Item	Activity/Requirement	Begin	Due Date	Notes
1	<u>Agreement to Develop</u>			
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2	<u>Agreement to Develop</u>			
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[illegible]

Currently....

Request for reimbursement of soil remediation costs on Phase II.

Allows developer to move forward more quickly with Phase II, estimated Q1 2017

PHASE I REMEDIATION (Complete)

\$280,000 total

\$200,000 over budget



Remediation Reimbursement

- ID DEQ Voluntary Remediation Program (VRP)
- Lender Requirements
- Moderately contaminated soils (metals/ VOCs/ Freon higher than residential allowable levels)
- Soil disposal required
- Terms:
 - CCDC reimburses \$270,000 of \$360,000 remediation costs
 - Actual Costs
 - Completed before close



Next Steps

- Continue Construction of Phase I of The Afton
- Complete Environmental Analysis (Strata Consulting)
- Complete remediation (Anderson Construction)
- Phase II, Financing Finalized
- Close on Phase II and begin construction



Suggested Motion

I move to approve Resolution # 1453 authorizing staff to finalize the Environmental Remediation Agreement with 620 S 9th Street LLC.



AGENDA

IV. Action Items

- A. CONSIDER: Resolution #1453 Environmental Remediation Reimbursement Agreement – For remediation at 620 S. 9th Street.....*Shellan Rodriguez (10 minutes)*

- B. CONSIDER: Resolution #1455 T3 Transformative Assistance Participation Agreement and Purchase and Sale Agreement with BVGC Parcel B, LLC.....*Shellan Rodriguez (20 minutes)*

V. Information / Discussion Items

- A. Operations Report.....*John Brunelle (5 Minutes)*
- B. Updated Parking Garage Design Standards.....*Max Clark (10 minutes)*

VI. Adjourn

CONSIDER: Resolution #1455

Shellan Rodriguez
Project Manager

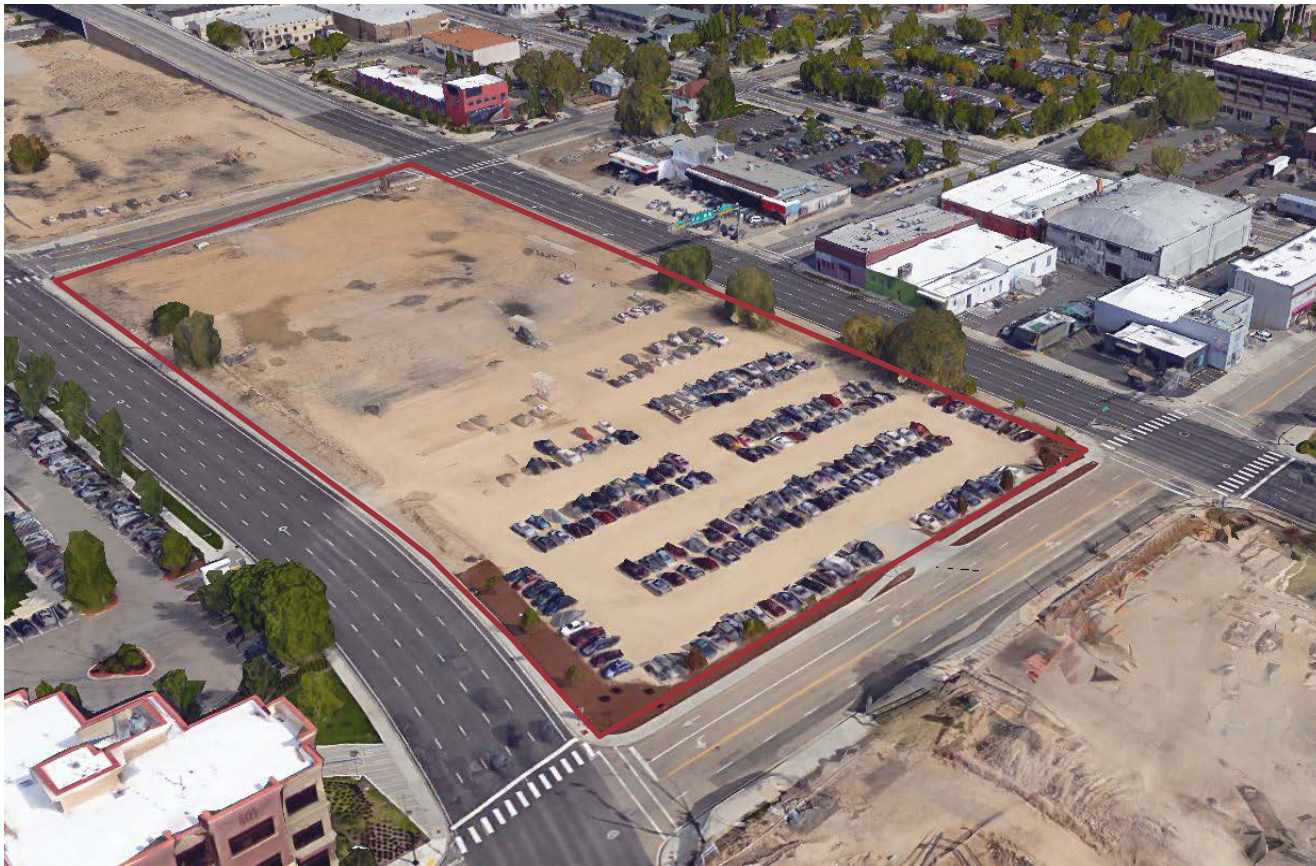
Parcel B

Approval of Transformative Participation Agreement
and
Approval of Purchase and Sale Agreement for Garage Unit

River Myrtle URD

Parcel B

5-acre phased, mixed-use project proposed by Gardner Co.



Proposed Development

\$48 Million Private Investment, \$55-\$60 Million TDC

- ① Parking Garage – 644 spaces (250 CCDC purchase)
- ② 12,000 +/- s.f. office attached to parking garage
- ③ 5,000 +/- s.f. commercial/retail with surface parking (use TBD)
- ④ 100,000 +/- s.f. office building (use TBD)
- ⑤ TBD- Future building pad for commercial use



Request

Transformative Assistance Participation Agreement (Type 3)

- Public Improvements
- Reimbursed in years 2019-2025

Purchase and Sale Agreement for Garage Unit

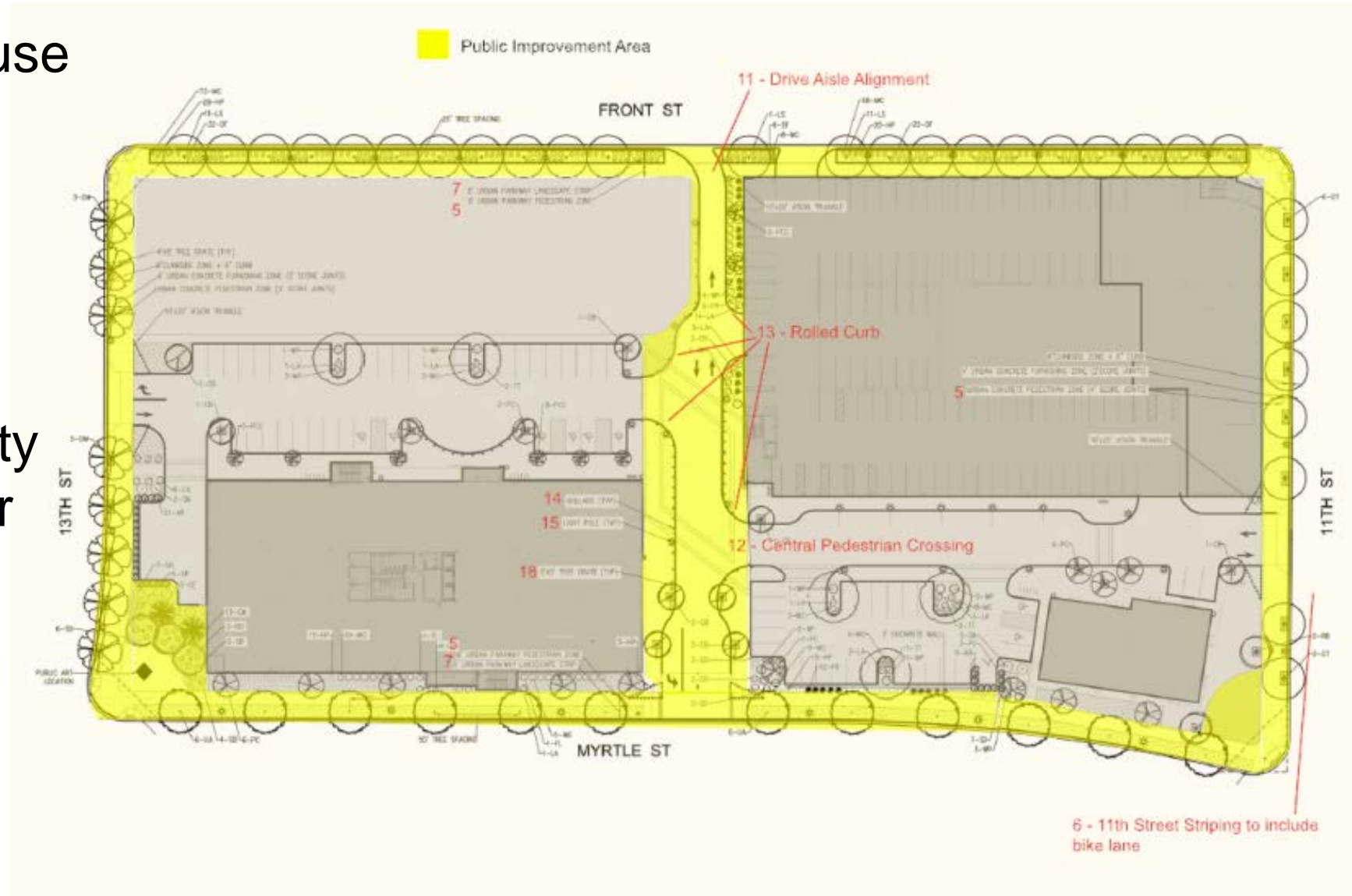
- 250 of 644 space garage
- \$5,000,000 sales price
- Estimated completion in October 2017



Type 3 Transformative Assistance Participation Agreement

In Summary

- 100% of increment expected to use for reimbursement
 - \$3.4 million: Estimated increment generated
 - \$4.3 million eligible costs
- Reimburse completed public improvements as approved by City
- Work with ITD to improve Pioneer Pathway crossing
- No nexus with Type 2 Scorecard





Project Schedule & Values

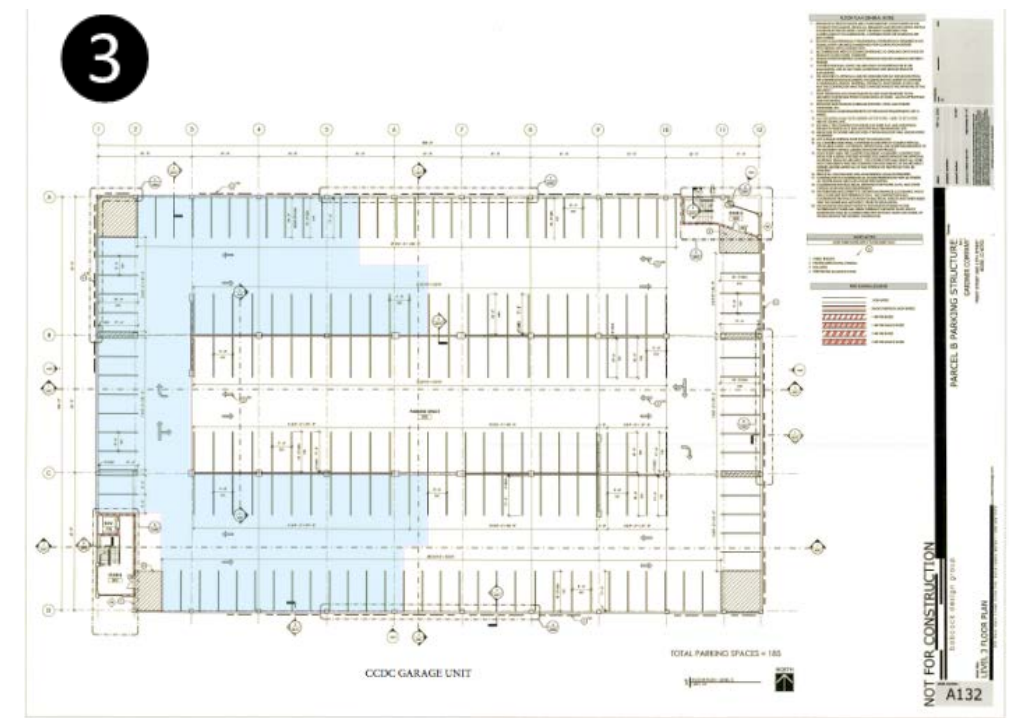
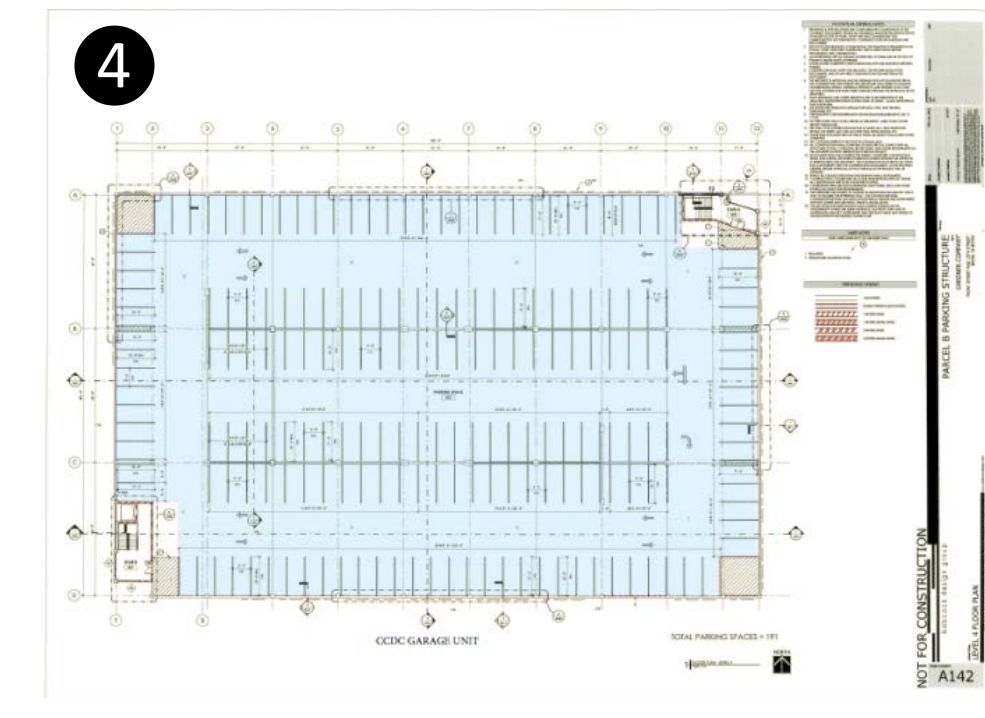
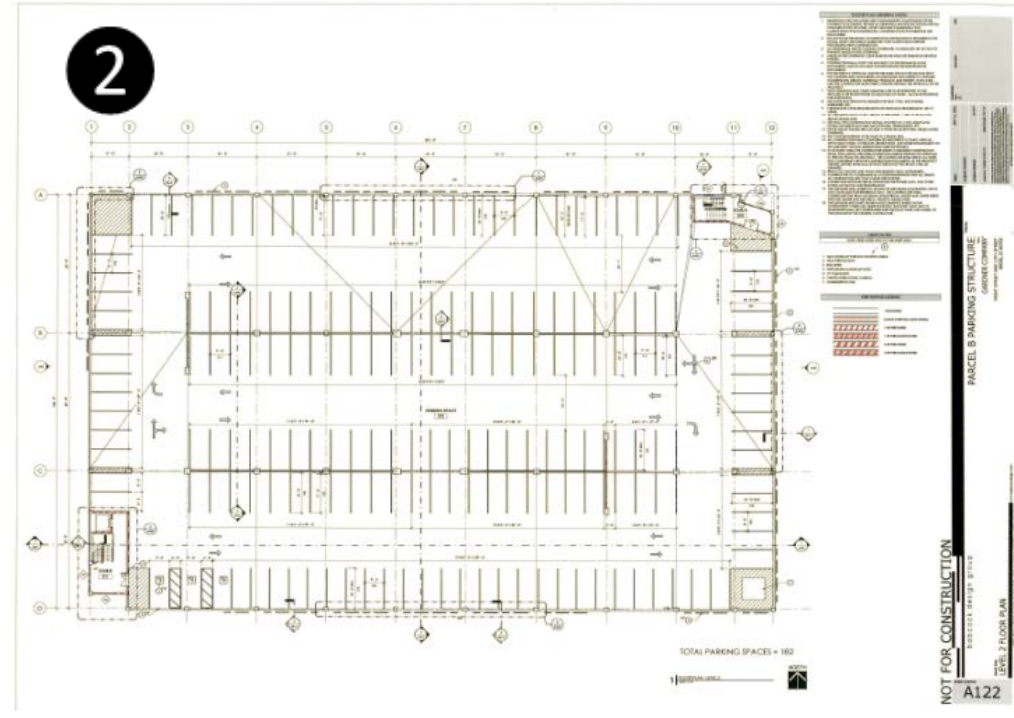
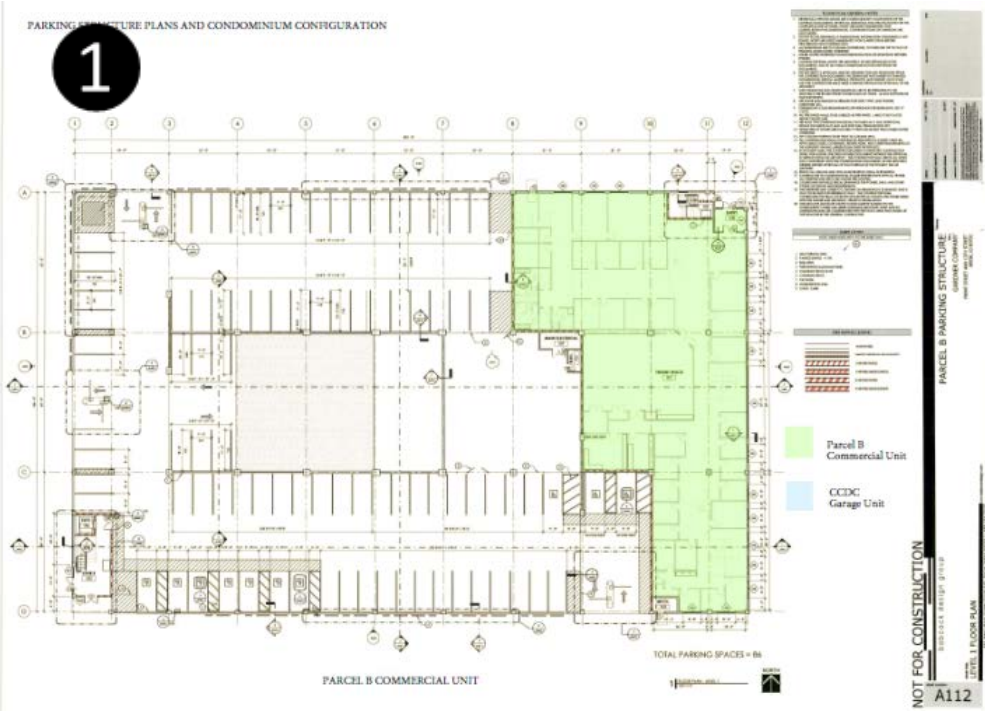
Description	ELEMENT A	ELEMENT B	ELEMENT C	ELEMENT D
	Retail Building	Commercial Building	100,000 SF Office Building	644 Car Garage +/- 250 public spaces
Private Construction Value (excludes public garage spaces)	\$2,600,000.00	\$17,000,000.00	\$20,000,000.00	\$6.5 Million to \$7 Million
DR Approval	June 2016	TBD	June 2016	June 2016
Construction Drawing Final	August 2016	TBD	November 2017	August 2016
Submittal for Building Permit	September 2016	TBD	December 2017	September 2016
Building Permit Approval	November 2016	TBD	January 2018	November 2016
Construction Financing	January 2017	TBD	January 2018	January 2017
Commencement of Construction	January 2017	TBD	February 2018	January 2017
Completion of Construction	October 2018	TBD	April 2019	October 2017

Purchase and Sale Agreement



In Summary

- \$5,000,000 sales price
- 250 upper level spaces
- Financing contingency
- CCDC staff reviewed interior design, will participate throughout construction
- Condo Declarations/ Maintenance Agreement TBD
- Construction completed by October 2017
- Developer Right of First Refusal
- No inclusion of future proofing



Proposed Motion:

I move to Adopt Resolution #1455 authorizing the execution of the Type 3 Transformative Assistance Participation Agreement as well as the Purchase and Sale Agreement for the Parcel B Garage Unit.



Thank you



AGENDA

IV. Action Items

A. CONSIDER: Resolution #1453 Environmental Remediation Reimbursement Agreement – For remediation at 620 S. 9th Street.....*Shellan Rodriguez (10 minutes)*

B. CONSIDER: Resolution #1455 T3 Transformative Assistance Participation Agreement and Purchase and Sale Agreement with BVGC Parcel B, LLC.....*Shellan Rodriguez (20 minutes)*

V. Information / Discussion Items

A. Operations Report.....*John Brunelle (5 Minutes)*

B. Updated Parking Garage Design Standards.....*Max Clark (10 minutes)*

VI. Adjourn

INFORMATION: Operations Report

John Brunelle
Executive Director

AGENDA

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- A. CONSIDER: Resolution #1453 Environmental Remediation Reimbursement Agreement – For remediation at 620 S. 9th Street.....*Shellan Rodriguez (10 minutes)*
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V. Information / Discussion Items

- A. Operations Report.....*John Brunelle (5 Minutes)*
- B. Updated Parking Garage Design Standards.....*Max Clark (10 minutes)*

VI. Adjourn

INFORMATION: Updated Parking Garage Design Standards

Max Clark
Parking & Facilities Director

AGENDA

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VI. Adjourn

ADJOURN





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
August 8, 2016**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – July 2016

B. Minutes and Reports

1. Approval of Meeting Minutes from July 18, 2016

C. Other

1. Designation of Board Secretary Pro Tem
2. Approval of Resolution #1456 approving the Recordation of the property boundary adjustment for 647 S. Ash Street, a vacant parcel owned by CCDC. *(Presented to the Board 6/13/2016)*
3. Approval of Resolution #1457 adopting updated Parking Structure Design Guidelines *(Presented to the Board 7/18/2016)*

AGENDA

IV. Action Items

- A. CONSIDER: Designation of City Hall Plaza Renovation as a Type 4 Project.....Doug Woodruff/Rob Bousfield (10 minutes)
- B. CONSIDER: Proposed FY 2016 Amended BudgetRoss Borden (10 minutes)
- C. CONSIDER: Proposed FY 2017 Original Budget.....Ross Borden (10 minutes)
- D. CONSIDER: FY 2017-2021 Capital Improvement Plan.....Todd Bunderson (10 minutes)

V. Information/Discussion Items

- A. Operations Report.....John Brunelle (5 minutes)
- B. Front & Myrtle Alternatives Analysis.....Matt Edmond (5 minutes)
- C. Alley Placemaking.....Matt Edmond (10 minutes)

VI. Adjourn

AGENDA

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- C. Alley Placemaking.....Matt Edmond (10 minutes)

VI. Adjourn

CONSIDER: Designation of City Hall Plaza Renovation as a Type 4 Project

Doug Woodruff – CCDC Project Manager
Rob Bousfield – City of Boise



CITY HALL

150



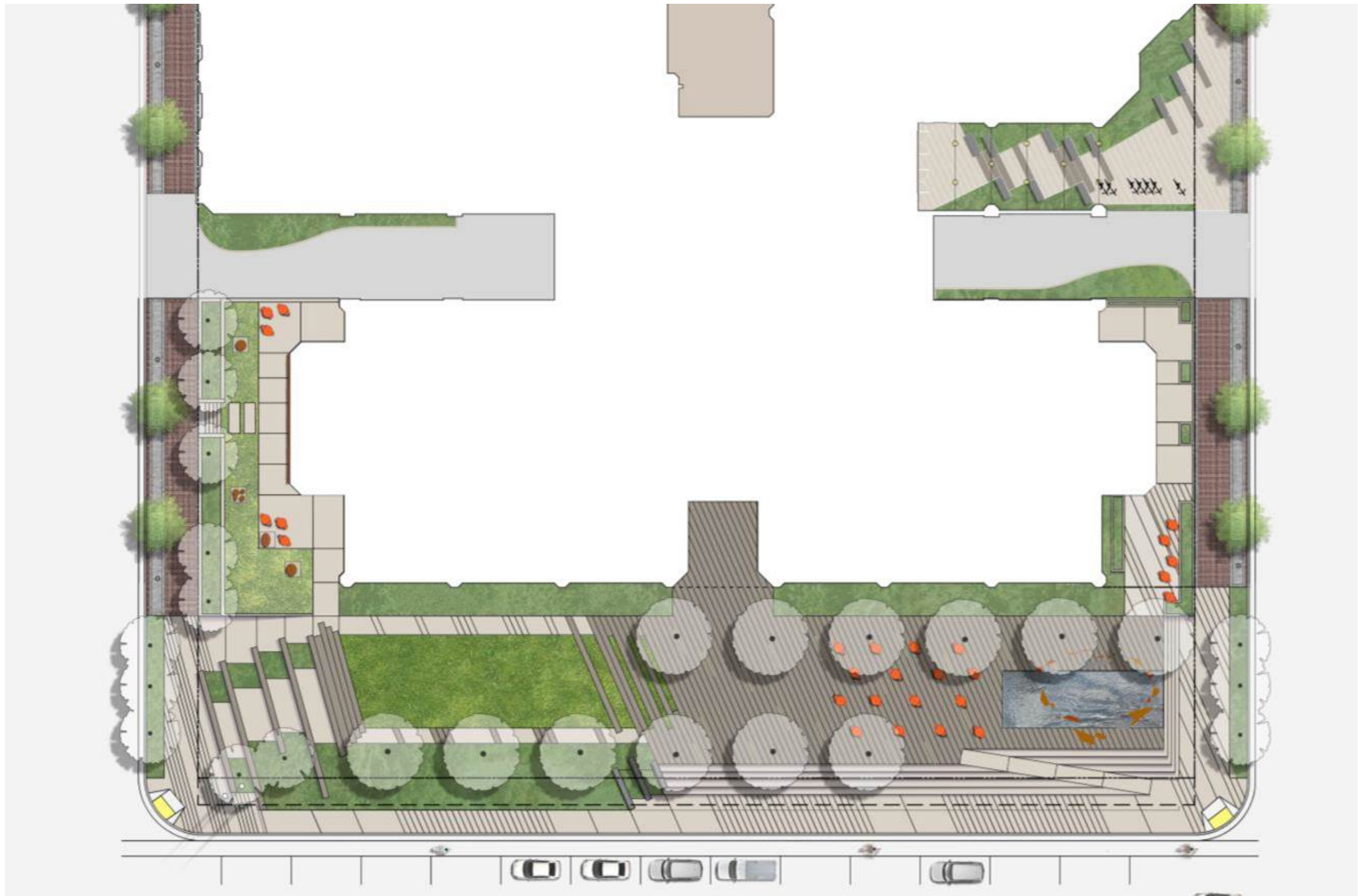


**City Hall Renovation
Budget - \$3.7 Million**

**CCDC CIP and FY17
Proposed Budget –
\$1.225 Million**







Next Steps, upon designation

- **Finalize Agreement**
- **City Council Approval**
- **CCDC board Final Approval**
- **Bid Construction, Jan. 2017**
- **Construction, spring 2017**





AGENDA

IV. Action Items

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VI. Adjourn

CONSIDER: Proposed FY 2016 Amended Budget

Ross Borden, Finance Director
Joey Chen, Controller

Budget Calendar

June 30	Executive Director Review
July 14	Executive Committee Review 1
July 28	Executive Committee Review 2
August 8	Board considers proposed Budgets
August 12 & 19	Budgets published in <i>Idaho Statesman</i>
August 24	Public hearing, Budget Resolutions
September 1	Deadline to Adopt FY 2017 Budget
September 30	FY 2017 Budget filed with City Clerk
October 1	Fiscal Year 2017 begins

Big Picture

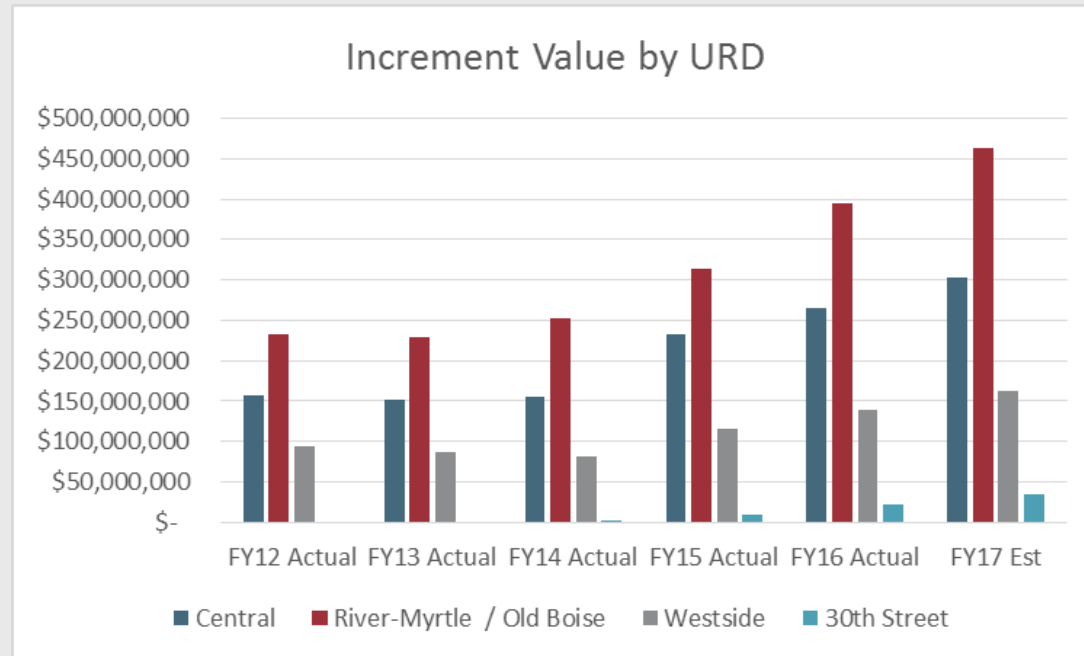
Urban Renewal Districts

	URD	Created	Term	End	Years Left
1	Central	1987	30	FY18	1*
2	River-Myrtle / Old Boise	1994	30	FY25	9
3	Westside	2001	24	FY26	10
4	30 th Street	2012	20	FY33	17

Separate FY 2018 Central District
Termination Budget

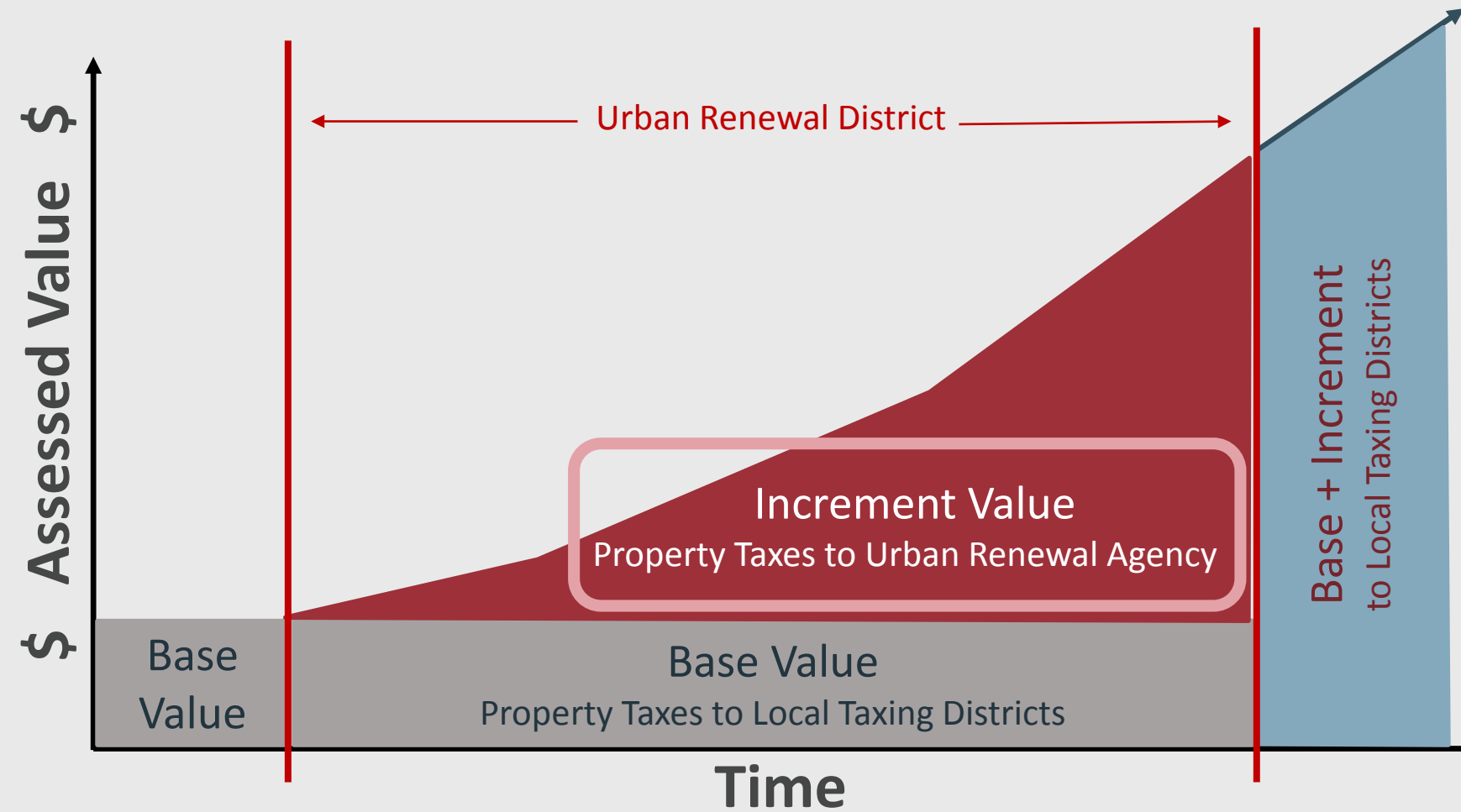
Big Picture

Increment Valuation



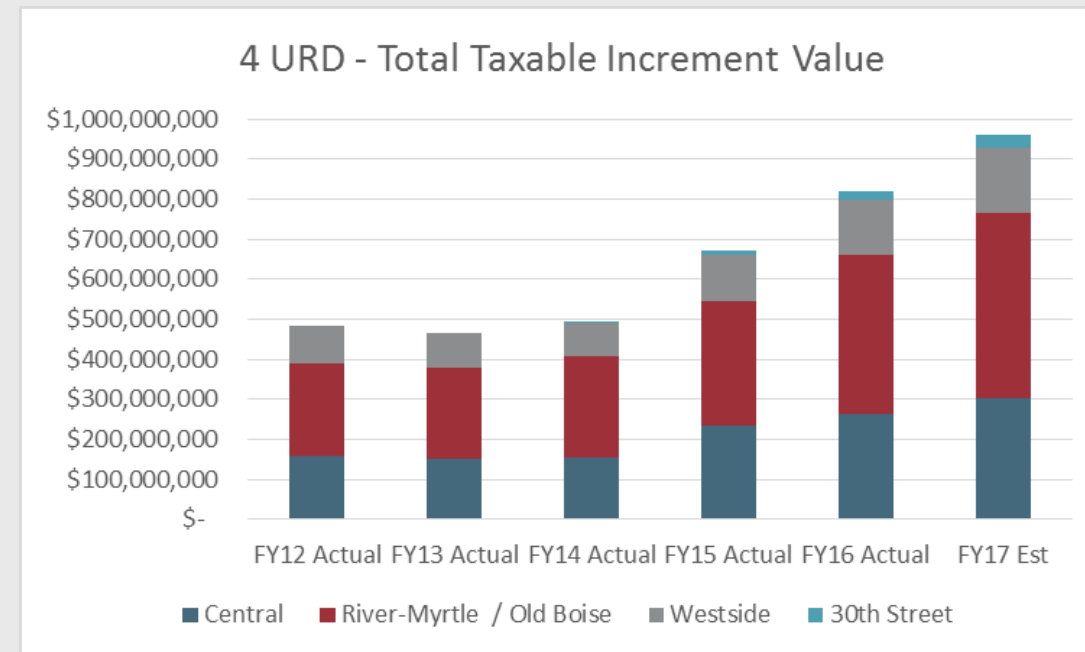
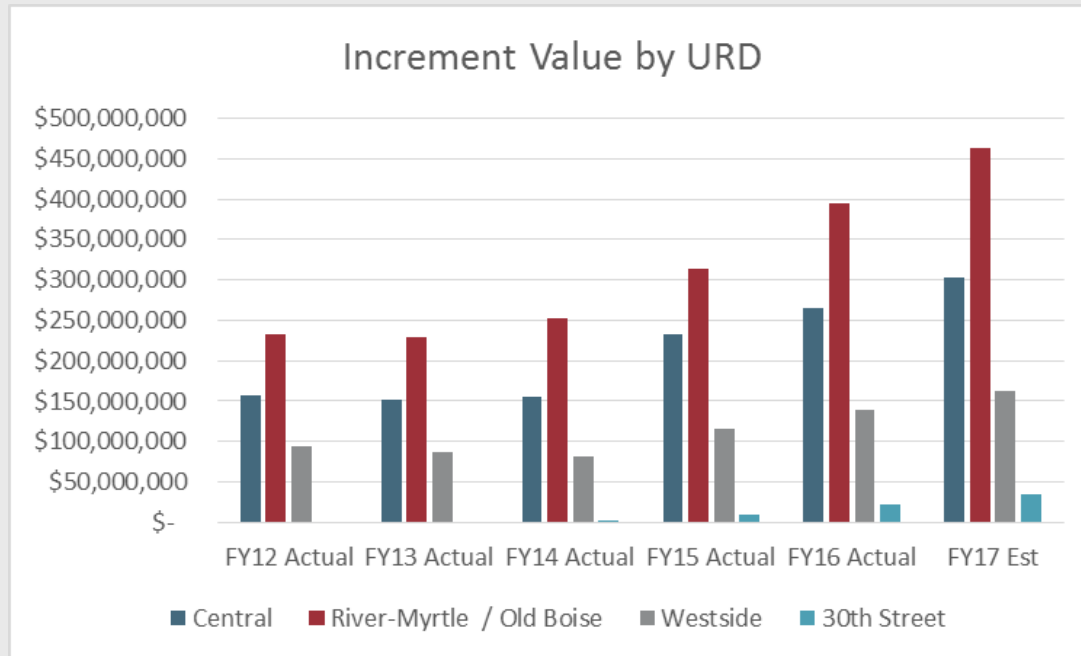
Big Picture

Tax Increment Model



Big Picture

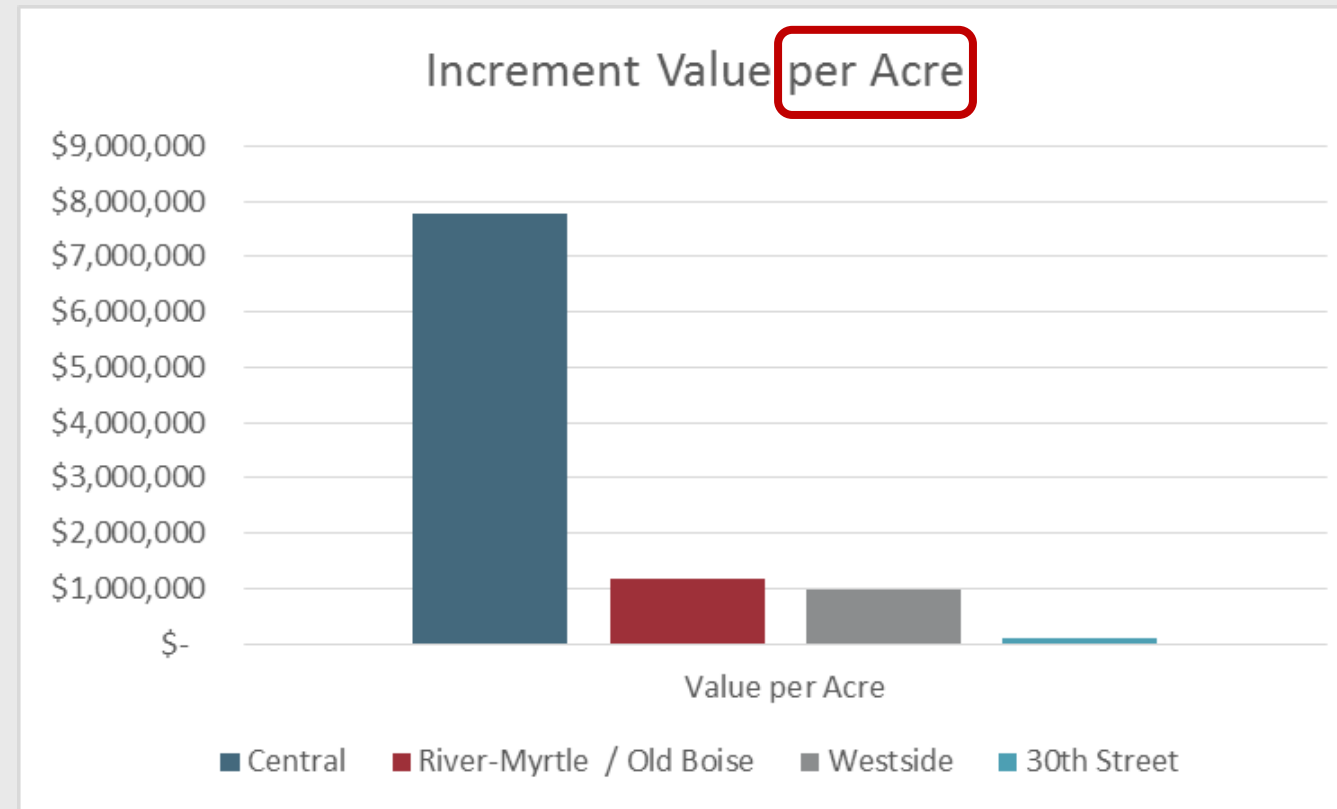
Increment Valuation



Big Picture

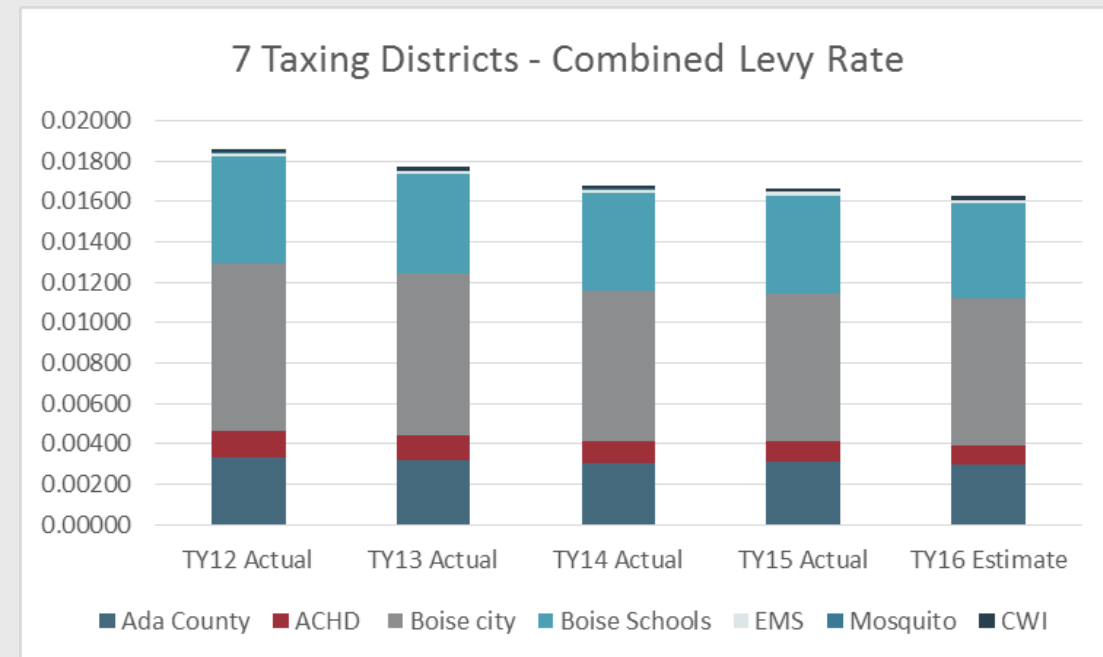
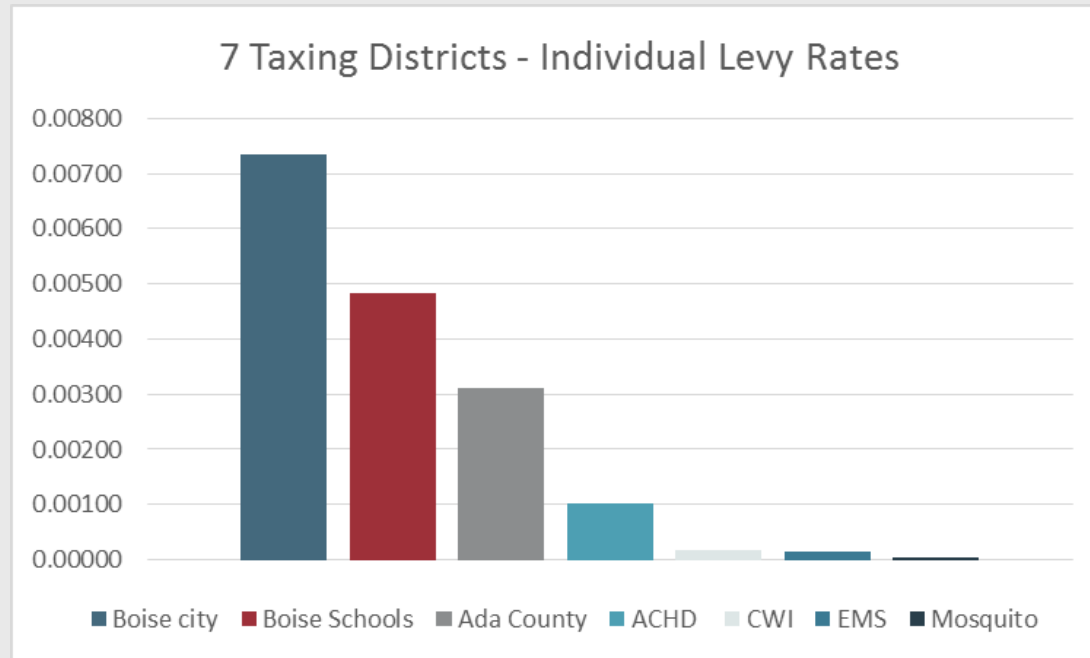
Increment Value: A Second Look

URD	Acres
Central	34
RMOB	340
Westside	144
30 Street	249
Total	767



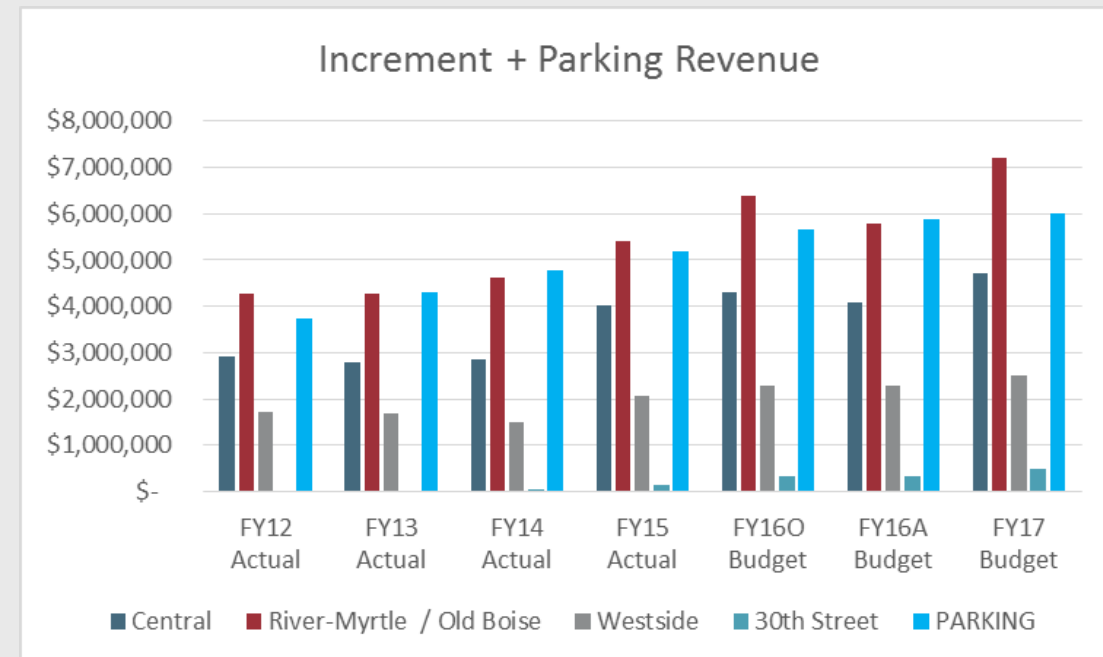
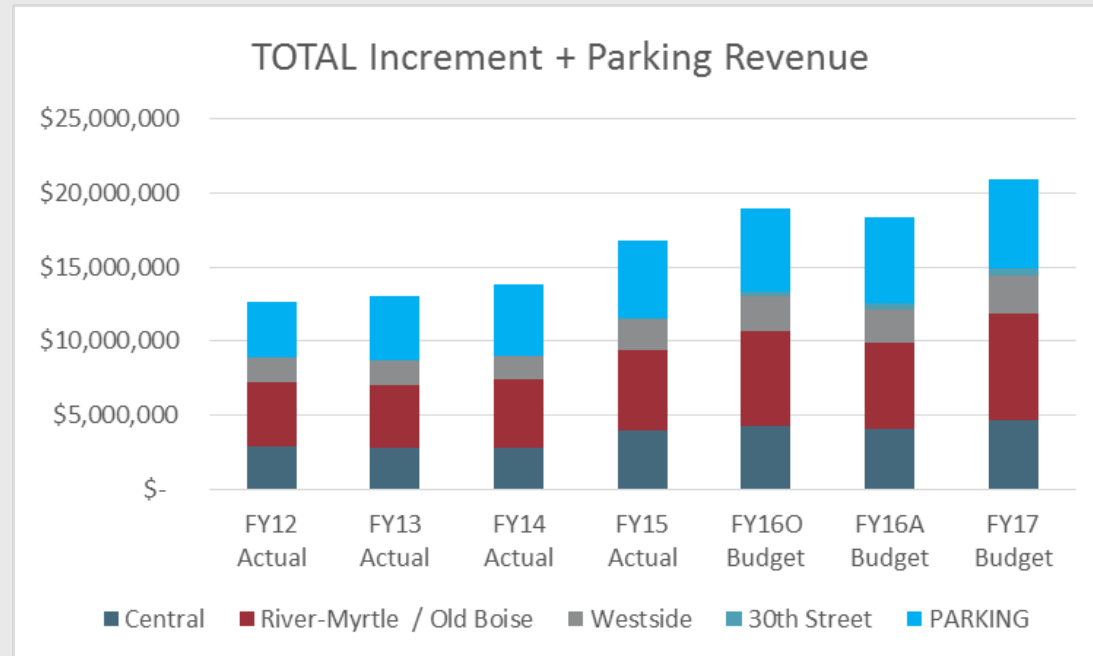
Big Picture

Levy Rates



Big Picture

Increment Revenue + Gross Parking Revenue



Proposed
FY 2016 AMENDED
Budget

Big Pieces: FY16 → FY16 Amended


FY16 Original	FY16 Amended	\$ Change	% Change
\$42.6M	\$46.4M	\$3.8M	9%

<i>Illustration</i>	<i>rounded</i>	
FY16 Original	\$42.6M	
Operations Only	(19.6M)	
FY16 Amended*	22.6M	-46%
GBAD Pass-Thru (net)	23.4M	
FY16 Amended	\$46.4M	9%

Timing:
(\$13.5M) RMOB bond
(\$ 6.9M) to Working Capital

Big Pieces: FY16 → FY16 Amended


Revenue Changes



<i>(millions)</i>		Actual	Perm	Timing
FY16 ORIGINAL	\$42.6	\$42.6		
plus GBAD, CoB, Parking, Bricks	1.7		1.7	
minus RMOB Bond	(13.5)			(13.5)
minus Tax Appeals	(0.8)		(0.8)	
minus xfer to Fund Balance	(6.9)			(6.9)
Subtotal	(19.6)		0.9	(20.4)
plus GBAD Pass-Thru (net)	23.4			
FY16 AMENDED	\$46.5	\$46.4		

Big Pieces: FY16 → FY16 Amended

Expenditure Changes



(millions)		Actual	Perm	Timing
FY16 ORIGINAL	\$42.6	\$42.6		
minus OE	(0.4)		(0.3)	(0.1)
plus Debt Service / Contracts	1.5		1.5	
minus Capital Projects				
Obligated/Designated	(13.3)		0.4	(13.7)
Tentative	(4.2)		0.1	(4.3)
Parking	(0.5)			(0.5)
Property Development	(2.5)			(2.5)
Subtotal	(19.4)		1.7	(21.1)
plus GBAD Pass-Thru (net)	23.4			
FY16 AMENDED	\$46.6	\$42.6		

Main Street Station

Local Match by CCDC

Federal Earmark <small>FTA awarded to VRT</small>	Local Match <small>CCDC</small>	Total
\$8.5 million	\$2.1 million	\$10.6 million
80%	20%	



FY13	\$32k
FY14	\$256k
FY15	\$1.3 million
FY16	\$564k

FY16 AMENDED Budget

Action Requested

1. Approve proposed FY 2016 Amended Budget
2. Advertise Public Hearing at August 24 Special Meeting
 - Exhibit A (page 13)

Questions?

Suggested Motion

I move to amend the FY 2016 Amended Budget to new revenue and expense totals of \$46,350,610 and set the time and date of Noon, August 24, 2016, for the statutorily-required public hearing on the Budget Amendment.

Proposed
FY 2017 ORIGINAL
Budget

Big Pieces: FY16 Amended → FY17


FY16 Amended	FY17 Original	\$ Change	% Change
\$46.4M	\$56.5M	\$10.2M	22%

<i>Illustration</i>	<i>rounded</i>	
FY16 Amended*	\$22.6M	
Operations Only	33.0M	
FY17 Original*	55.0M	143%
GBAD Pass-Thru (net)	1.5M	
FY17 Original	\$56.5M	22%

\$13.5M RMOB bond
\$10.2M Westside bond
\$11.1M from Working Capital

Big Pieces: FY16 Amended → FY17


Revenue Changes



<i>(millions)</i>		Actual
FY16 AMENDED	\$46.5	\$46.4
plus new Increment & Parking	1.8	
plus RMOB & Westside bonds	18.0	
plus xfer from Fund Balance	13.9	
minus FY16 GBAD, CoB one-times	(1.4)	
Subtotal	32.4	
minus GBAD Pass-Thru (net)	(22.3)	
FY17 ORIGINAL	\$56.5	\$56.5

Big Pieces: FY16 Amended → FY17

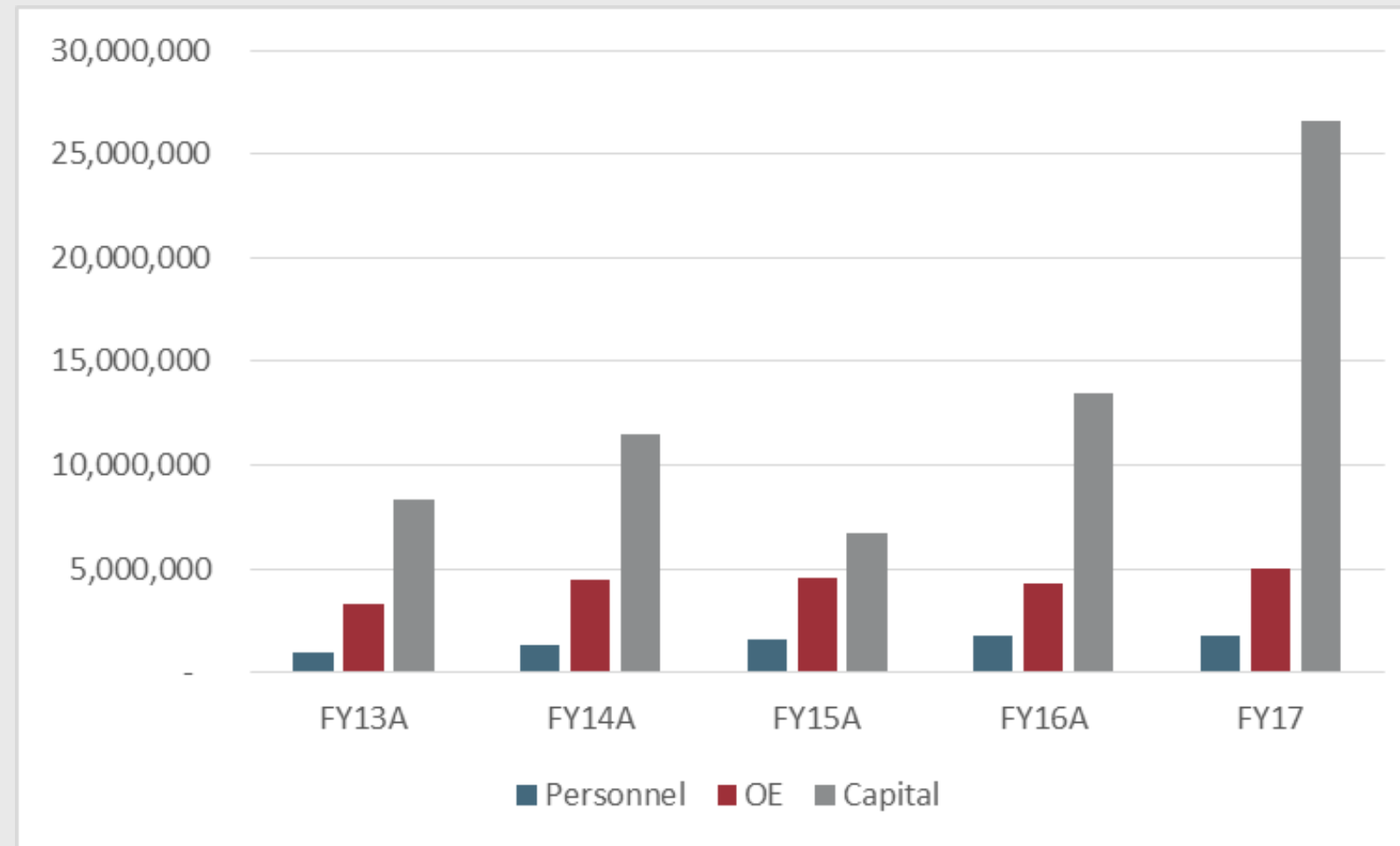
Expenditure Changes



<i>(millions)</i>		Actual
FY16 AMENDED	\$46.6	<i>\$46.4</i>
plus OE	0.6	
plus Debt Service / Obligations	1.4	
plus Capital Projects		
Obligated/Designated	13.2	
Tentative	14.6	
Parking	0.9	
Property Development	1.0	
Subtotal	32.4	
minus GBAD Pass-Thru (net)	(22.2)	
FY17 ORIGINAL	\$56.7	<i>\$56.5</i>

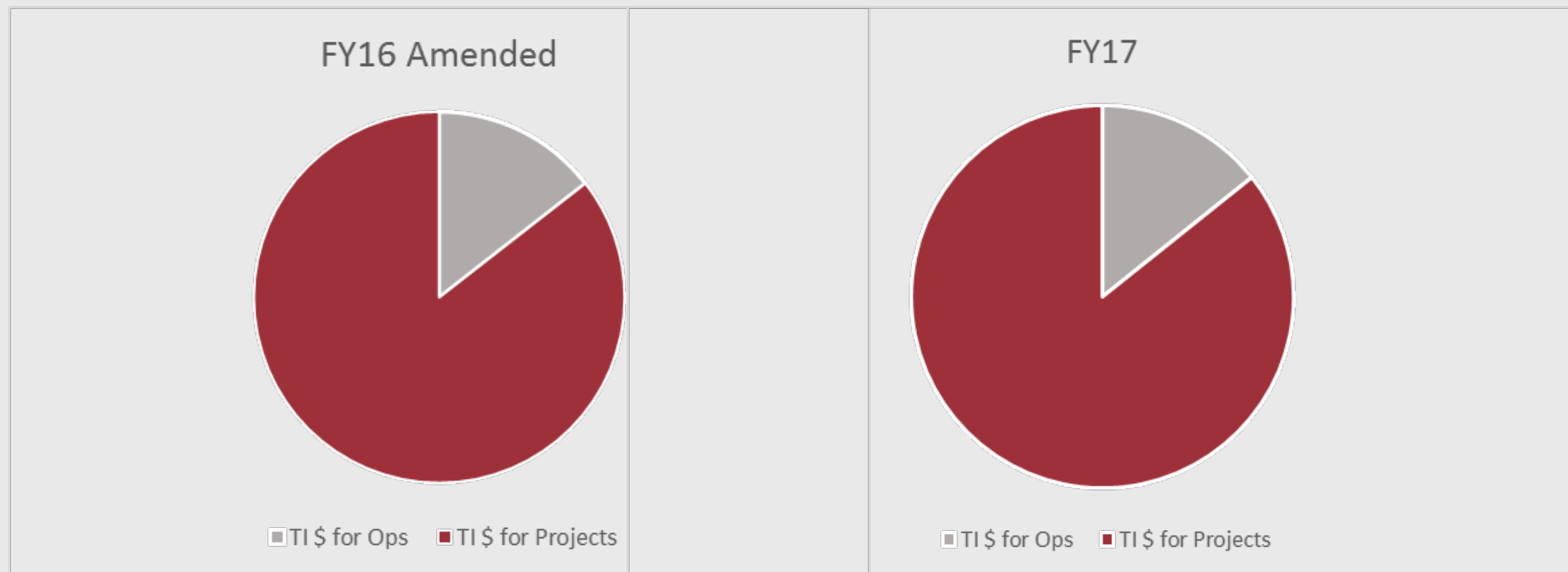
By Expense Category

Growth in Capital Projects



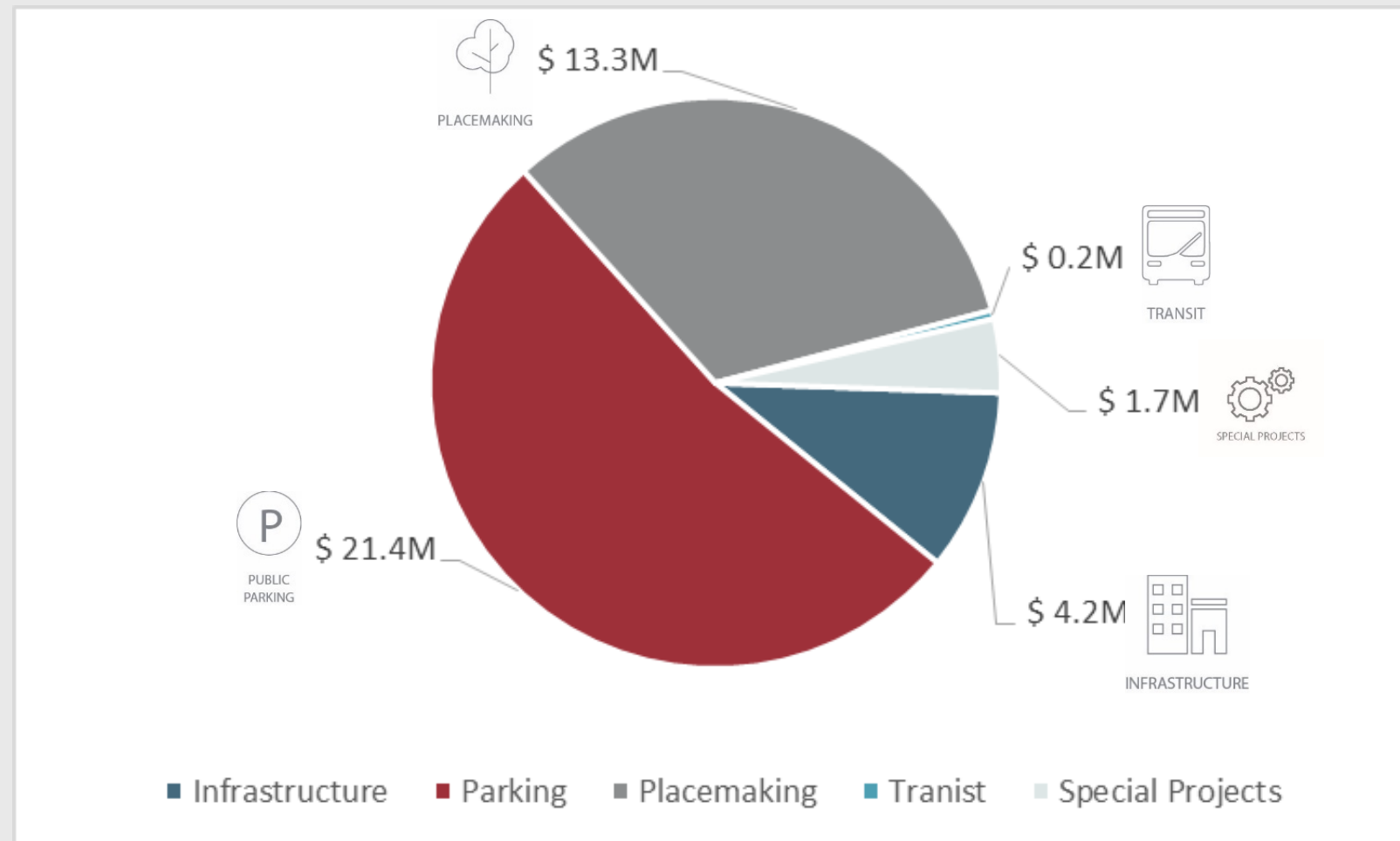
Tax Incremental Revenue

86% goes to Projects



Total Revenue

FY17 Capital Expenses by CIP Icon



FY17 ORIGINAL Budget

Action Requested

1. Approve proposed FY 2017 Original Budget
2. Advertise Public Hearing at August 24 Special Meeting
 - Exhibit A (page 13)

Questions?

Suggested Motion

I move to approve the FY 2017 Original Budget totaling \$56,541,179 and set the time and date of Noon, August 24, 2016, for the statutorily-required public hearing on the Agency's budget for the coming fiscal year.

End

AGENDA

IV. Action Items

- A. CONSIDER: Designation of City Hall Plaza Renovation as a Type 4 Project.....Doug Woodruff/Rob Bousfield (10 minutes)
- B. CONSIDER: Proposed FY 2016 Amended BudgetRoss Borden (10 minutes)
- C. CONSIDER: Proposed FY 2017 Original Budget.....Ross Borden (10 minutes)
- D. CONSIDER: FY 2017-2021 Capital Improvement Plan.....Todd Bunderson (10 minutes)

V. Information/Discussion Items

- A. Operations Report.....John Brunelle (5 minutes)
- B. Front & Myrtle Alternatives Analysis.....Matt Edmond (5 minutes)
- C. Alley Placemaking.....Matt Edmond (10 minutes)

VI. Adjourn

CONSIDER: Proposed FY 2017-2021 Capital Improvement Plan

Todd Bunderson
Development Director



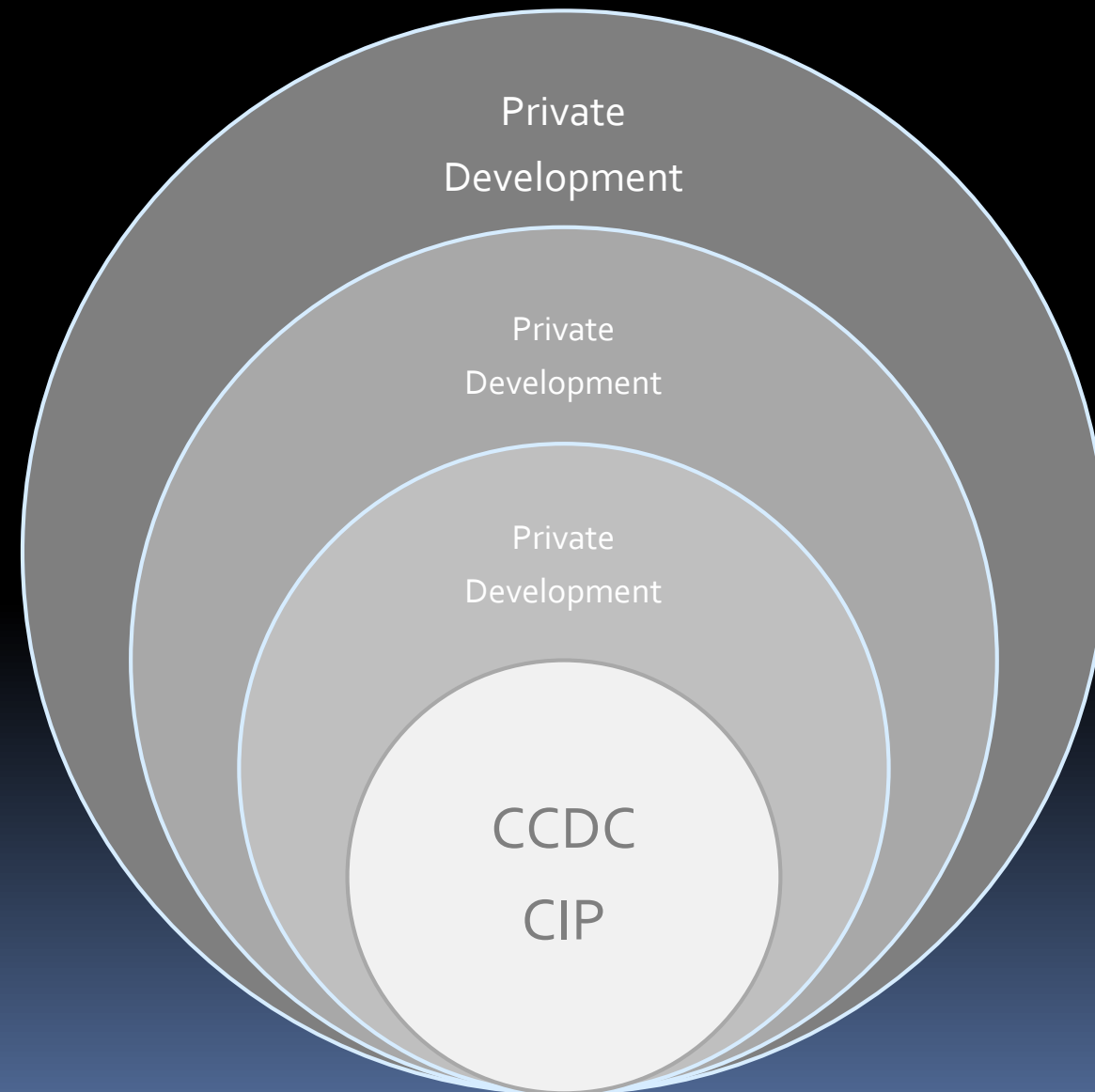
Capital City Development Corp.

2017-2021

CAPITAL IMPROVEMENT PLAN

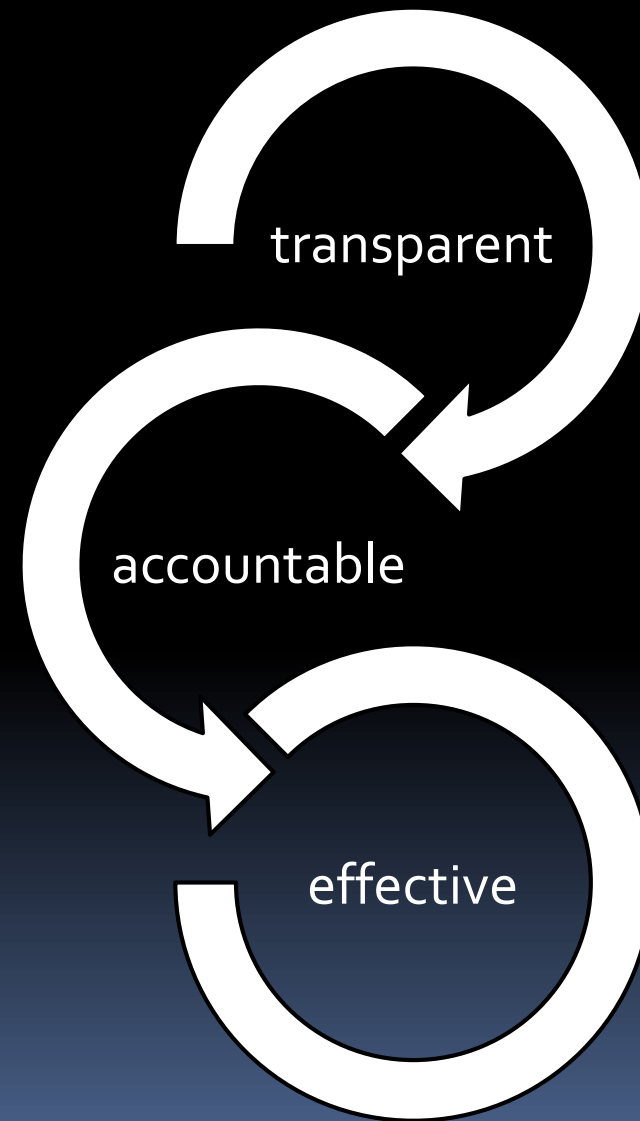
Goal

Stimulating downtown development with public infrastructure



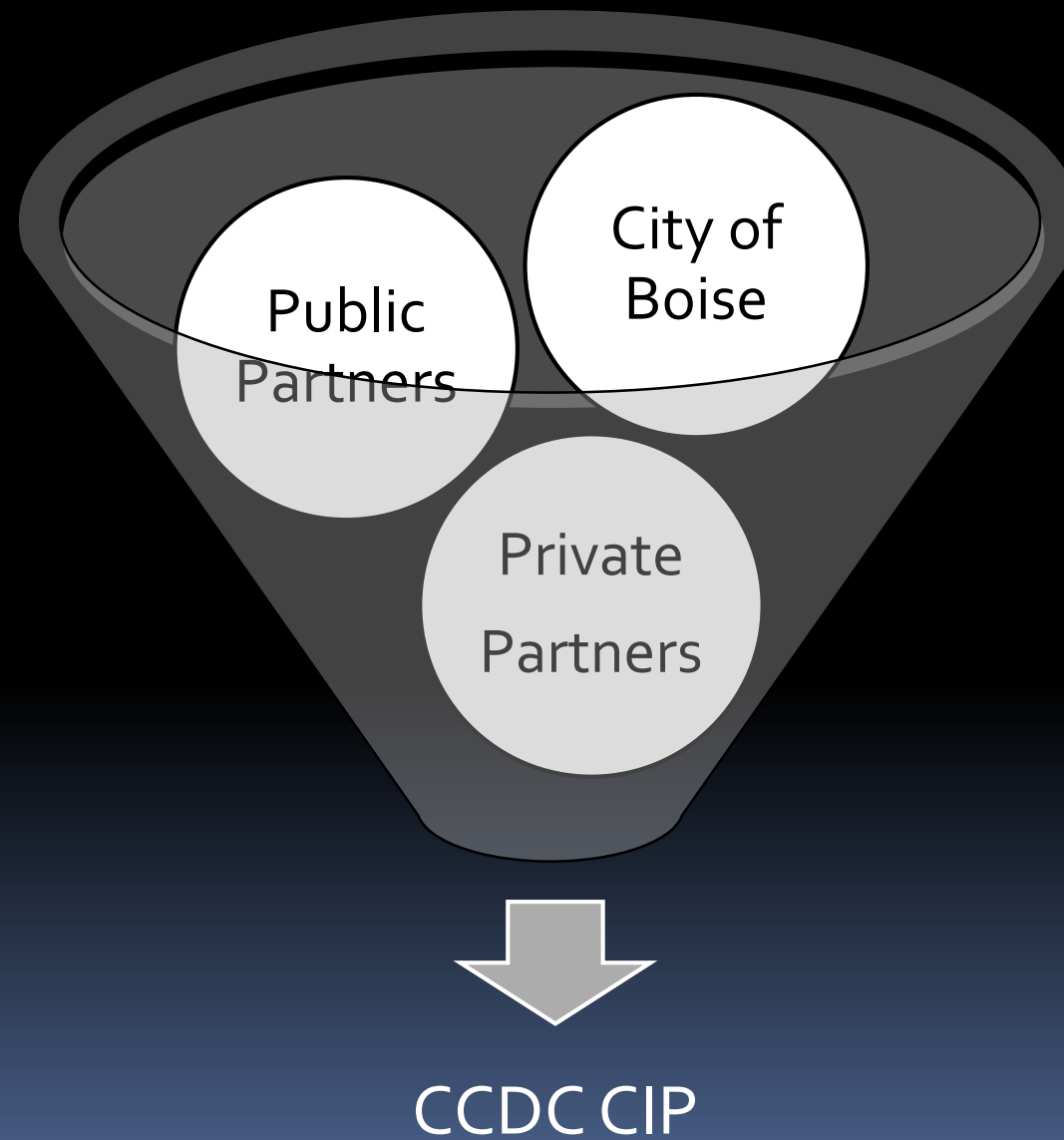
Purpose

Create, coordinate, develop, complete



Process

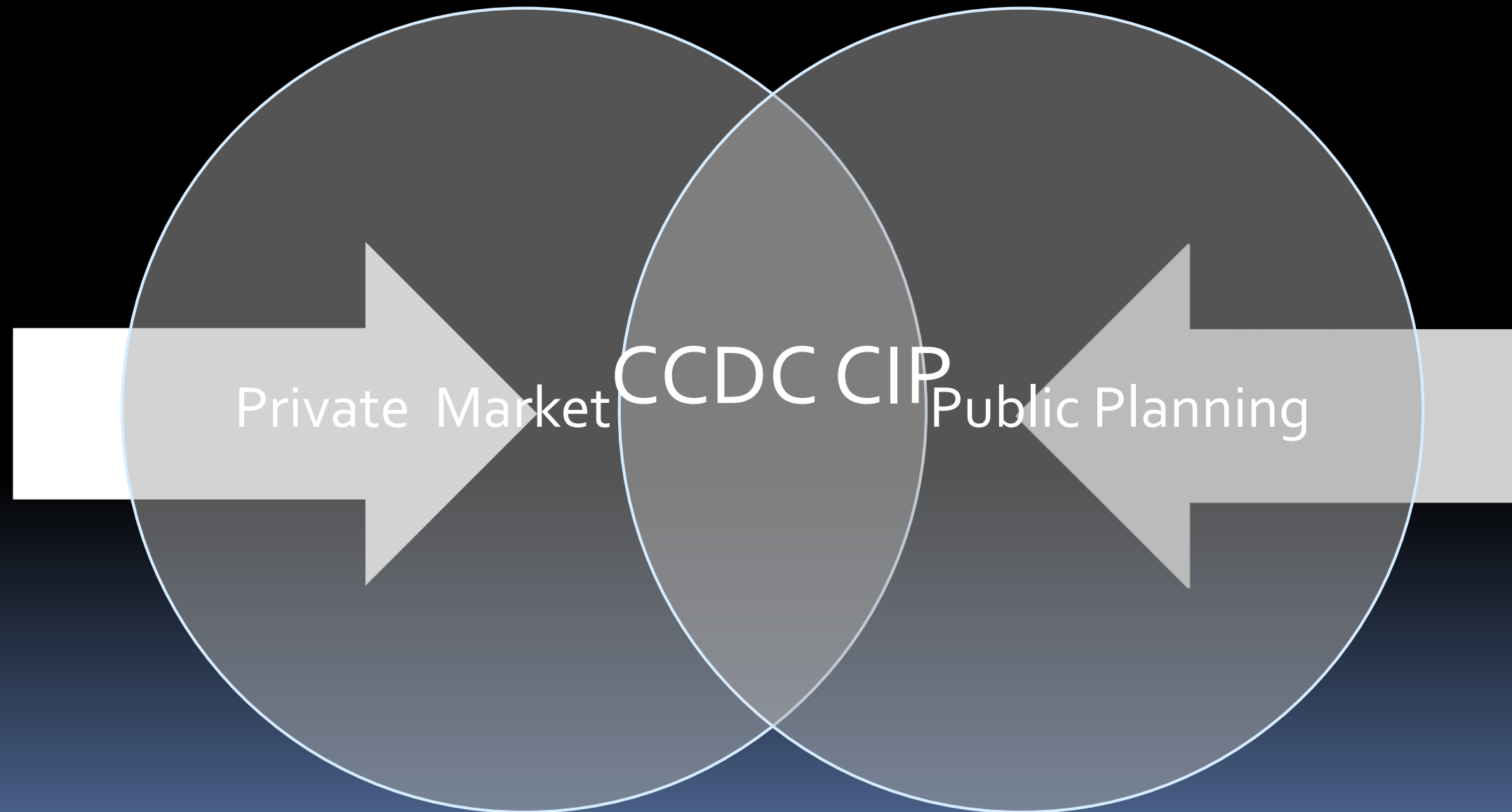
Partnership planning



Integration




Synthesis



■■■■■





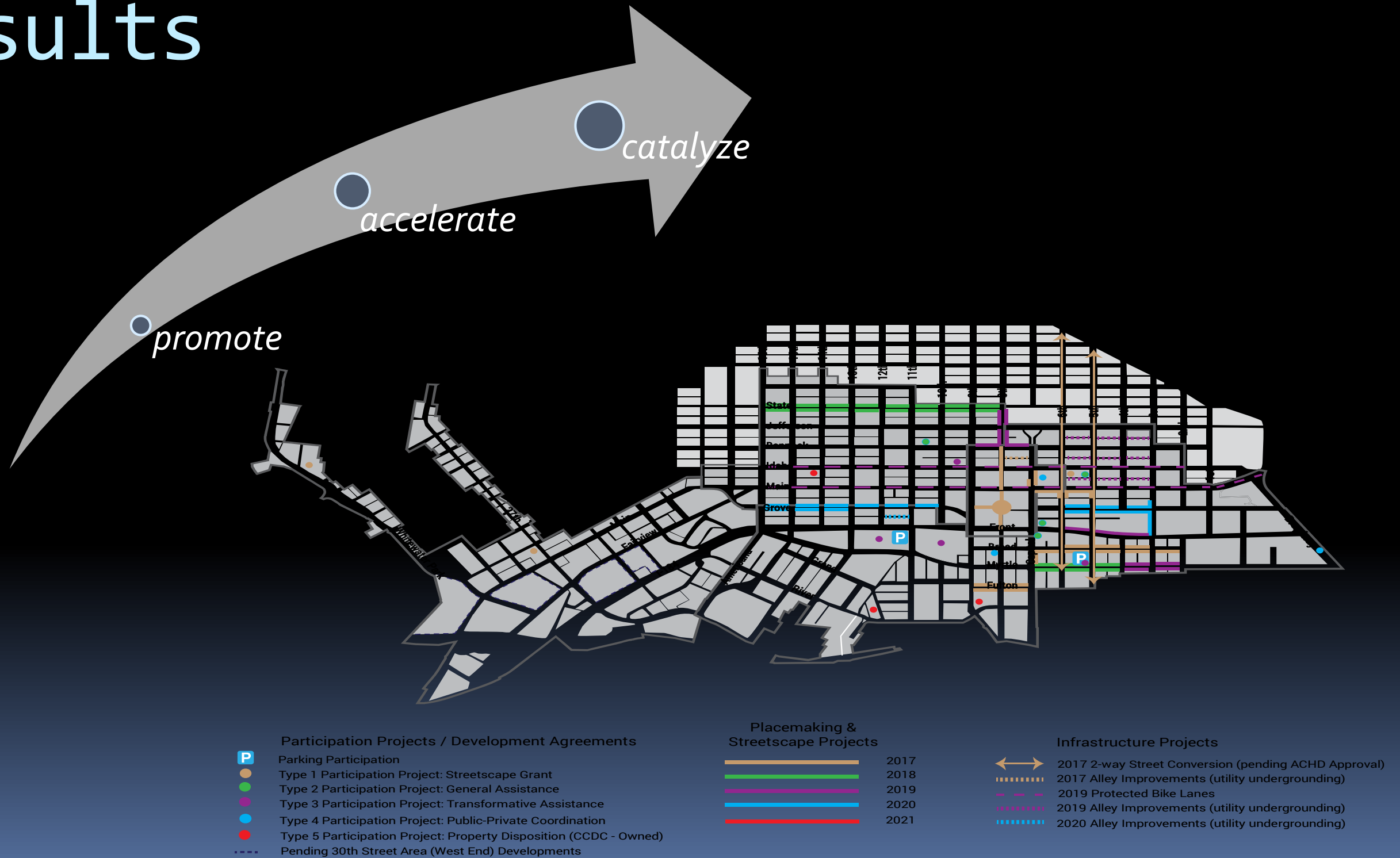
Proposed Capital Improvement Plan for 2017-2021

\$72, 208,800

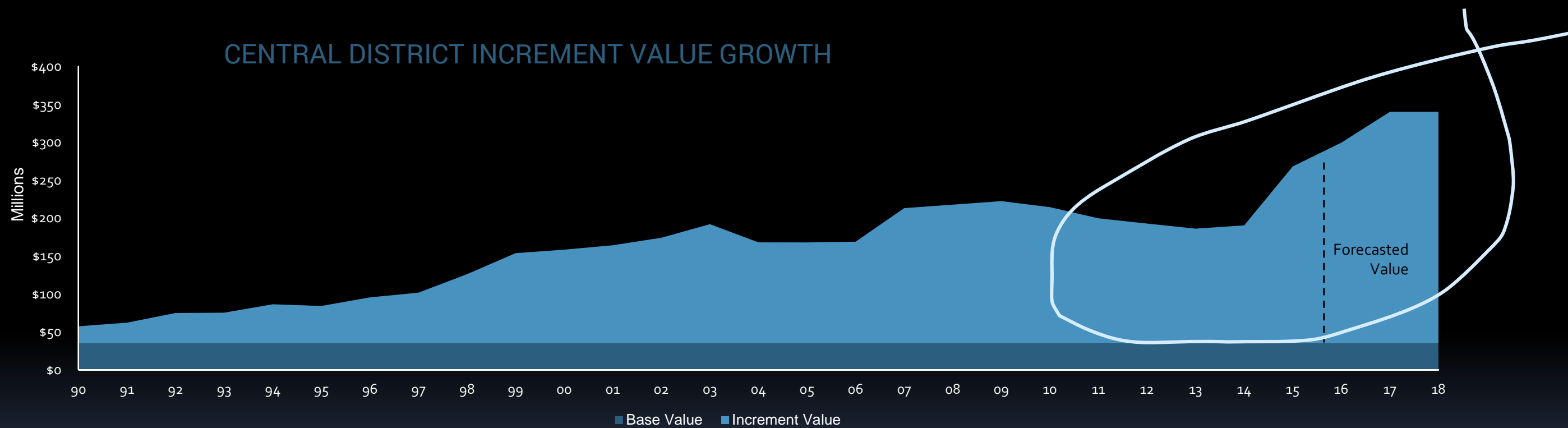


*... catalyzing hundreds of millions of new private
investment in downtown Boise.*

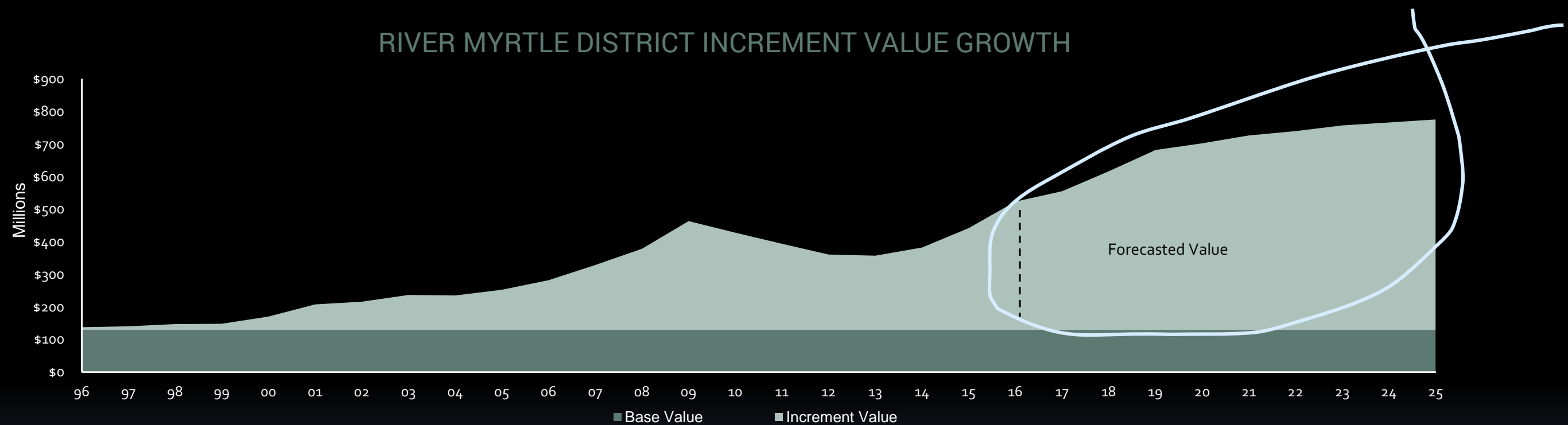
Results



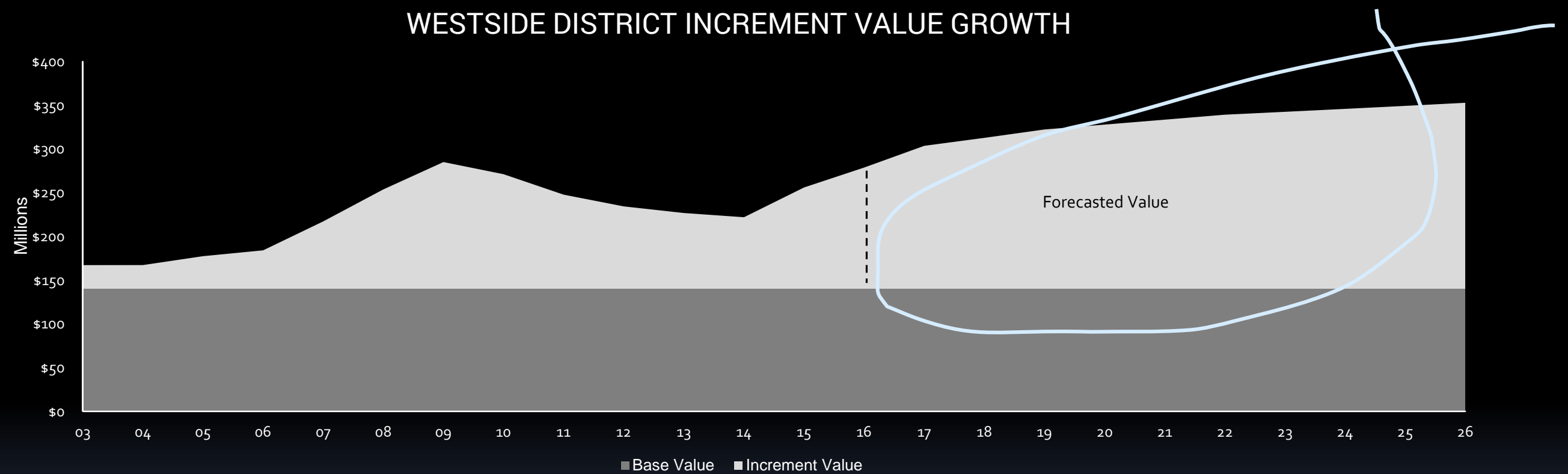
Economic Growth



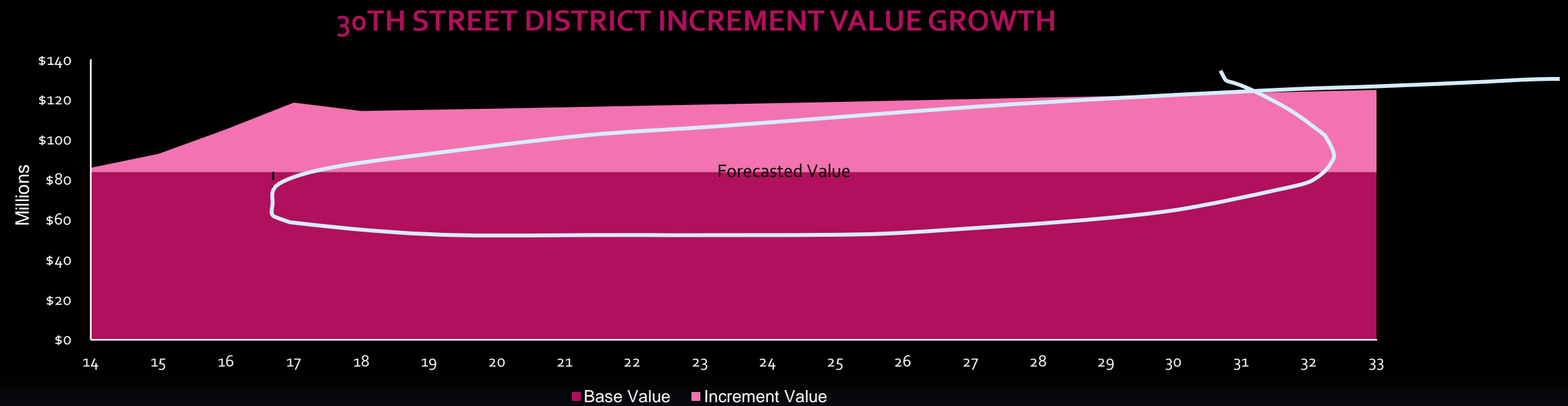
Economic Growth



Economic Growth

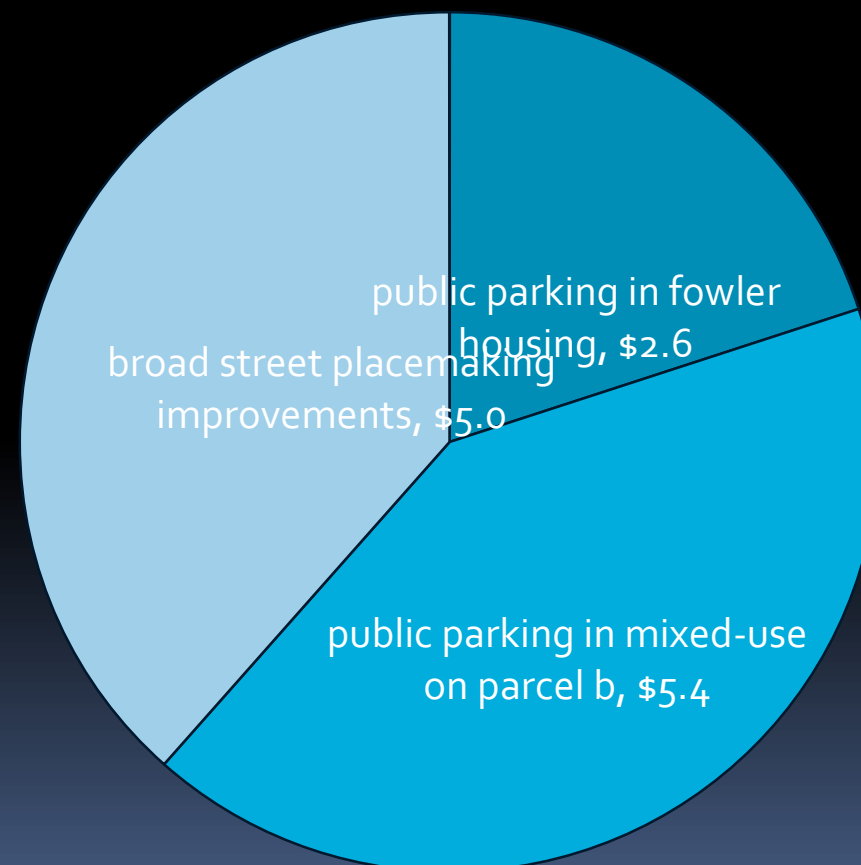


Economic Growth



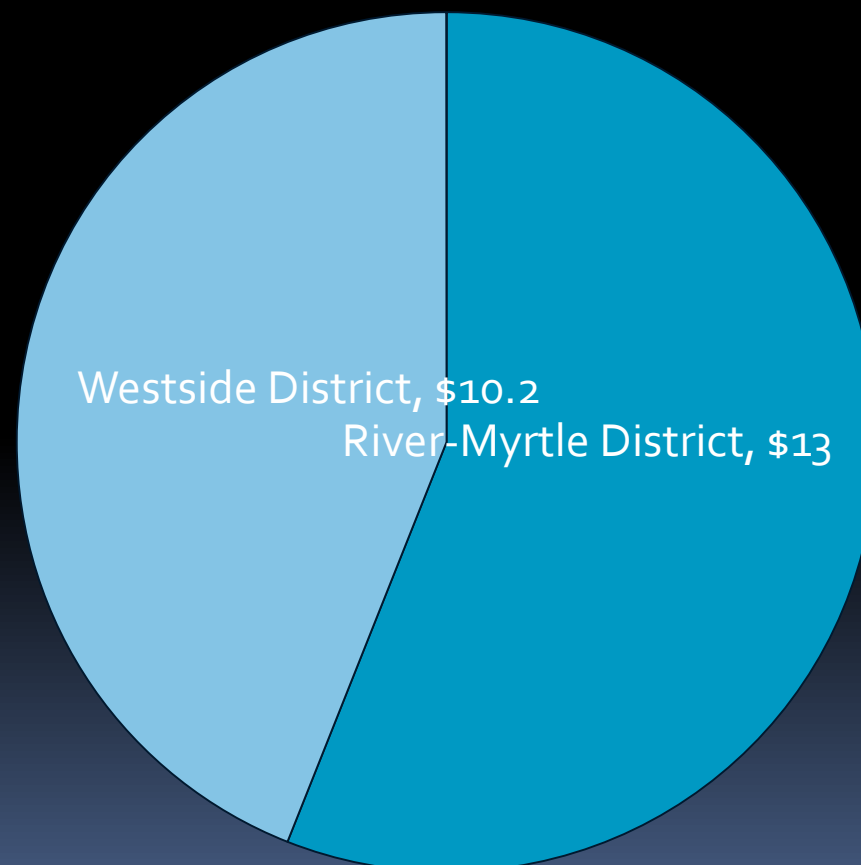
FY2017 Proposed Bonds

River-Myrtle \$13 M

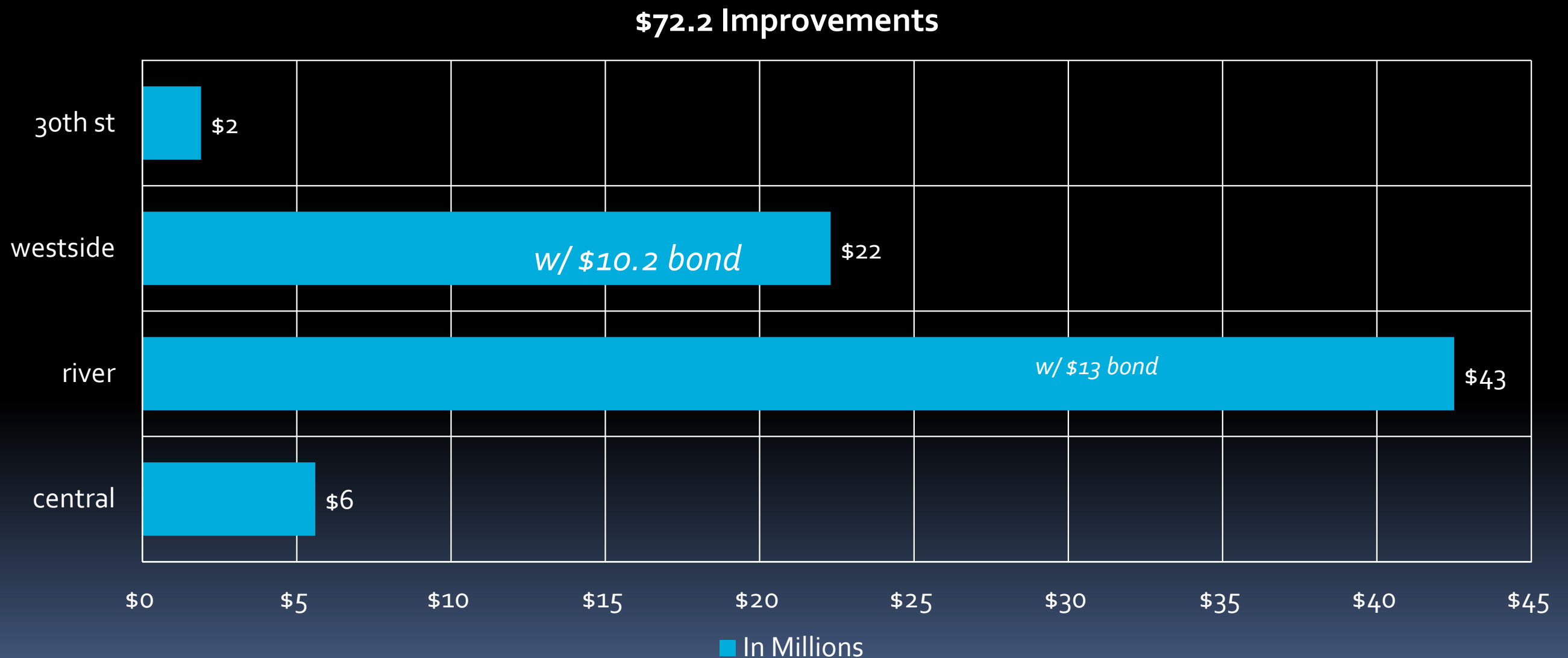


FY2017 Proposed Bonds

River-Myrtle + Westside District
= \$23.2 Million

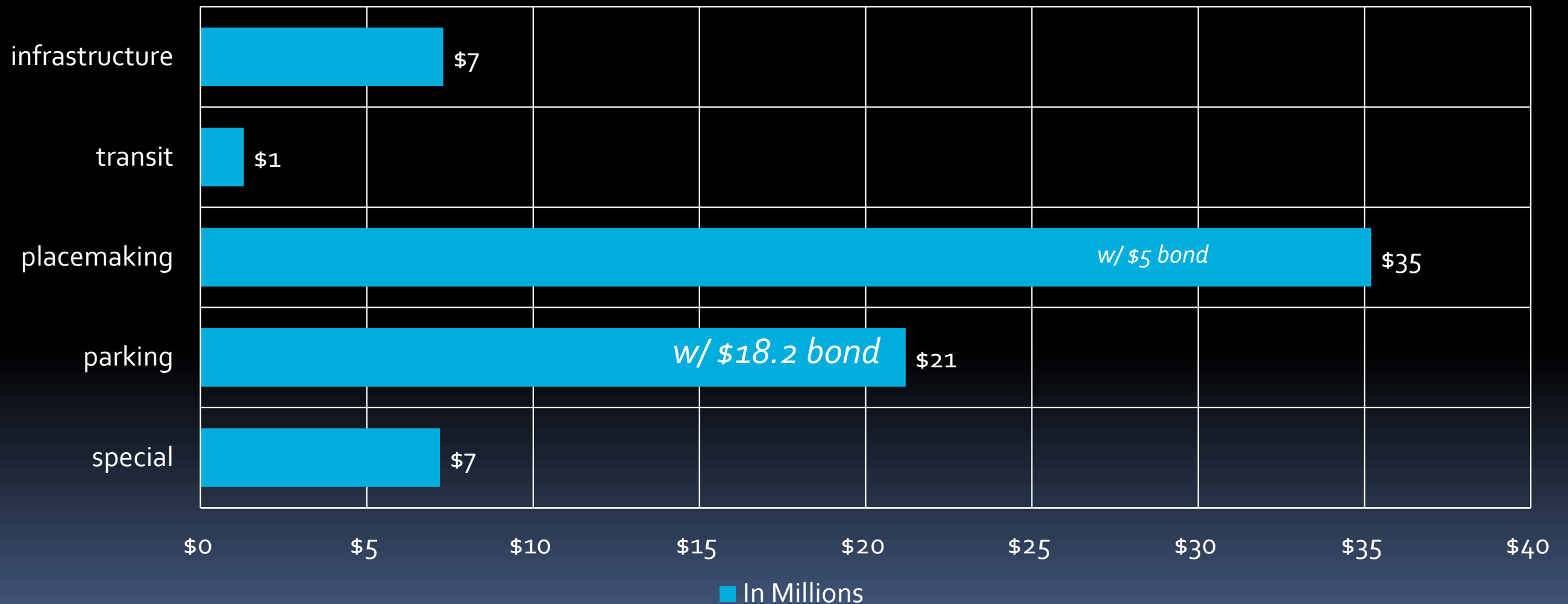


5-Year Totals by District



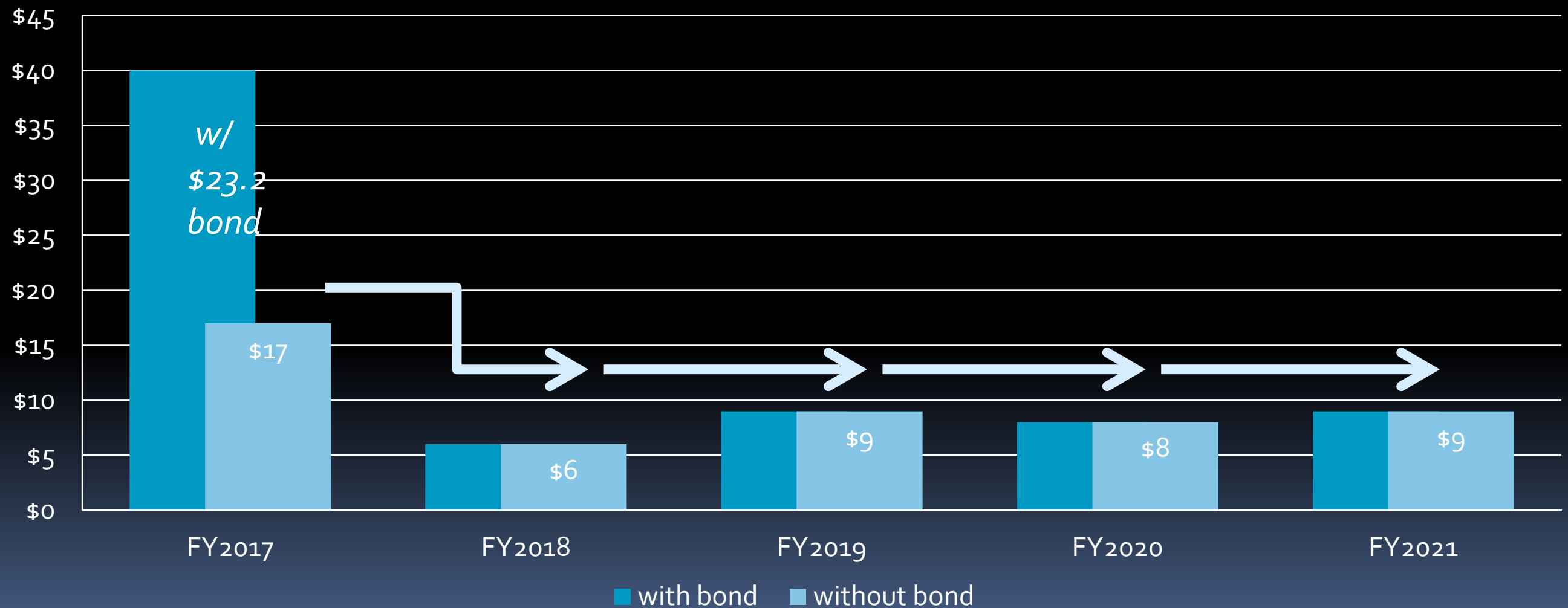
5-Year Totals by Type

\$72.2 Improvements



CIP Totals by Year

In Millions



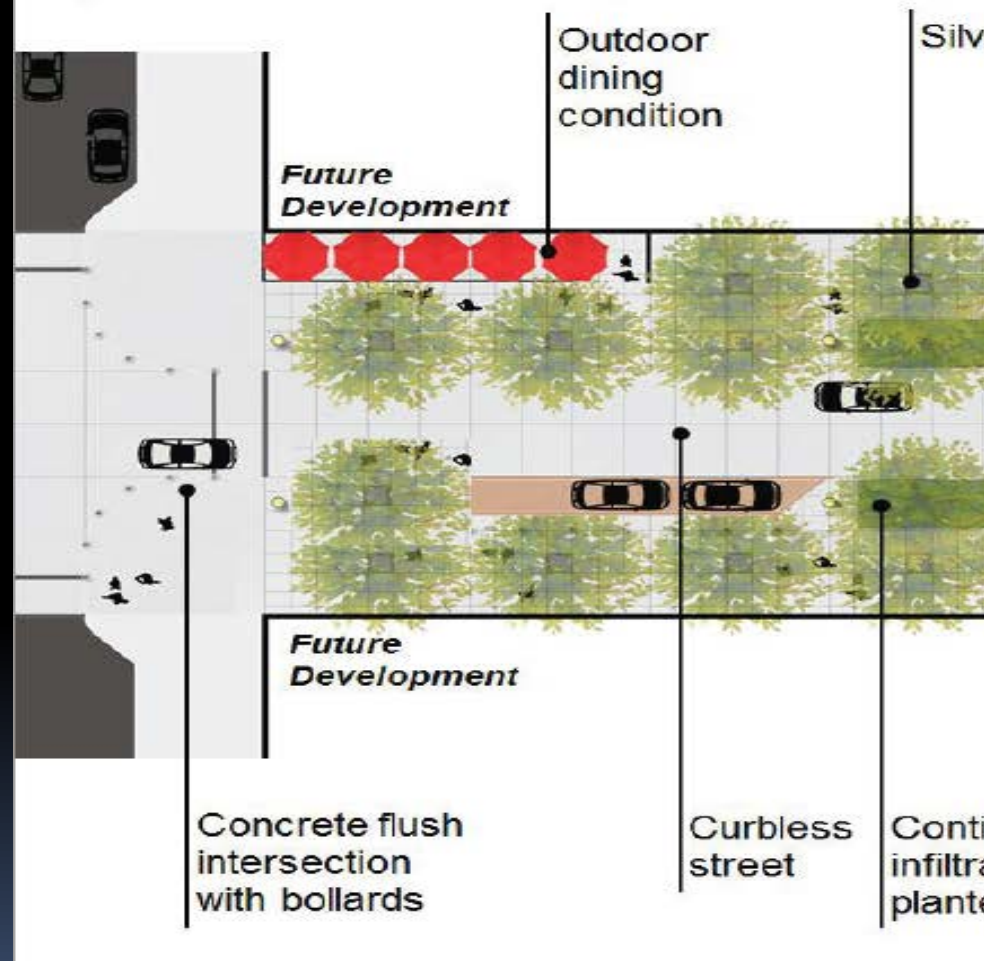
The Grove Plaza



The New Broad Street

Street Concept coolest in Boise

space for storm water planters and permeable paving



Silva cell

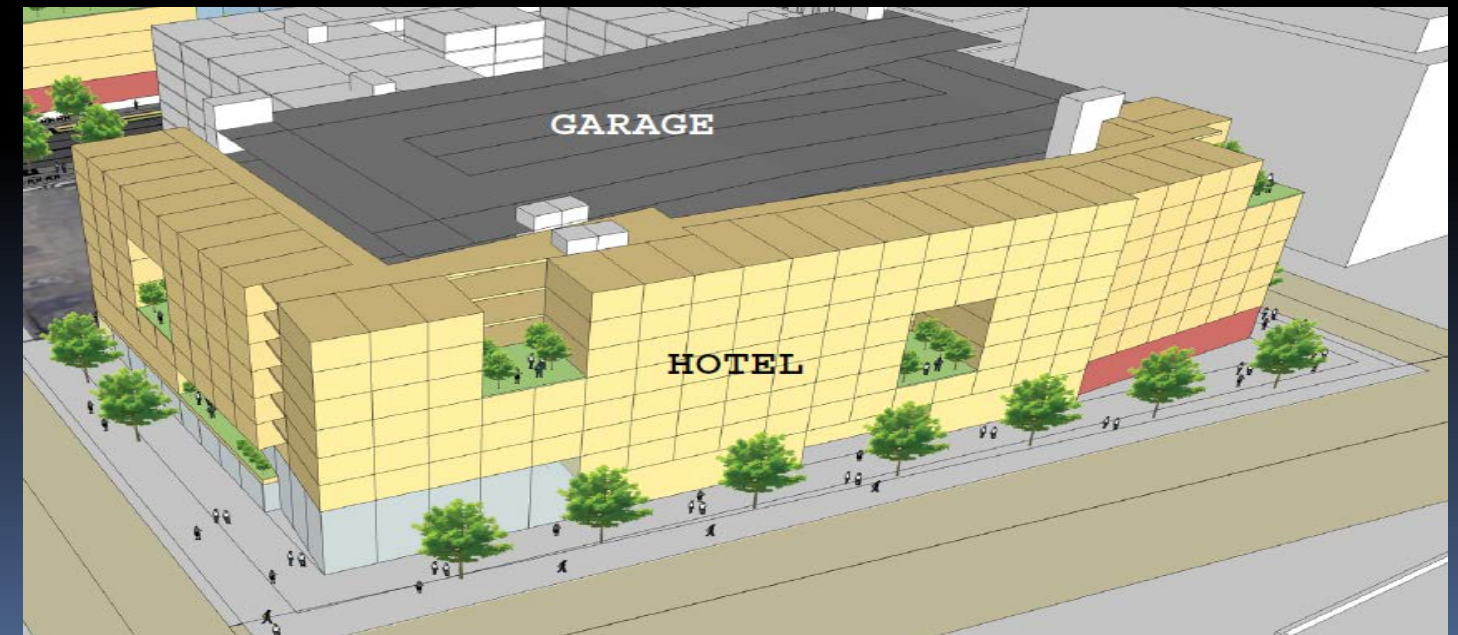
Planter



Structured Parking



Hospitality



Downtown Housing





5-YEAR CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2017-2021



Total \$72.2 Million

AGENDA

IV. Action Items

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VI. Adjourn

INFORMATION: Operations Report

John Brunelle
Executive Director

AGENDA

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VI. Adjourn

INFORMATION: Front & Myrtle Alternatives Analysis

Matt Edmond
Project Manager

Front & Myrtle



Front & Myrtle

Benefits

- Major downtown corridor
- Connects Southeast Boise
- Connects Freeway
- Commuter corridor
- Freight delivery

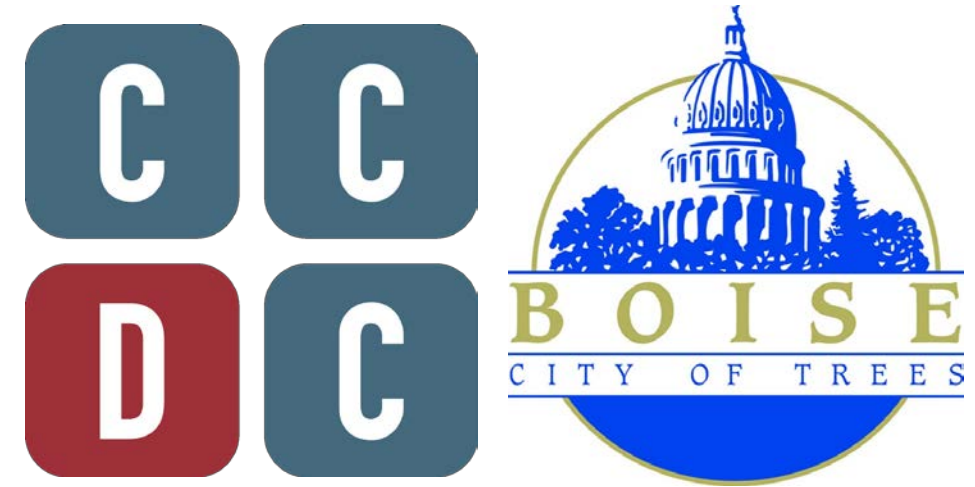
Challenges

- Physical & psychological barrier
- High speeds 35MPH+
- Long signal cycles
- Road width
- Discourages travel across corridor
- Impacts commerce & development along corridor
- Impacts to quality of life



Front & Myrtle Alternatives Analysis

- Summer 2015: Preliminary discussions with Boise Elevated, City of Boise
- Fall 2015: Boise Elevated business community outreach
- Spring 2016: Boise Elevated findings
- July 2016: CCDC Request for Proposal
- August 2016: Consultant selection



Next Steps

- August 15: Selection of preferred consultant
- September 12: CCDC board approves contract
- Summer 2017: Technical analysis complete
- Fall 2017: Public outreach & agency coordination

Comments or questions?

AGENDA

IV. Action Items

- A. CONSIDER: Designation of City Hall Plaza Renovation as a Type 4 Project.....Doug Woodruff/Rob Bousefield (10 minutes)
- B. CONSIDER: Proposed FY 2016 Amended BudgetRoss Borden (10 minutes)
- C. CONSIDER: Proposed FY 2017 Original Budget.....Ross Borden (10 minutes)
- D. CONSIDER: FY 2017-2021 Capital Improvement Plan.....Todd Bunderson (10 minutes)

V. Information/Discussion Items

- A. Operations Report.....John Brunelle (5 minutes)
- B. Front & Myrtle Alternatives Analysis.....Matt Edmond (5 minutes)
- C. Alley Placemaking.....Matt Edmond (10 minutes)

VI. Adjourn

INFORMATION: Alley Placemaking

Matt Edmond
Project Manager

Alley Placemaking: Background

- Growing interest in improving alley spaces
- Stormwater Infrastructure
- General Placemaking
- Following national trends

Paving Treatments



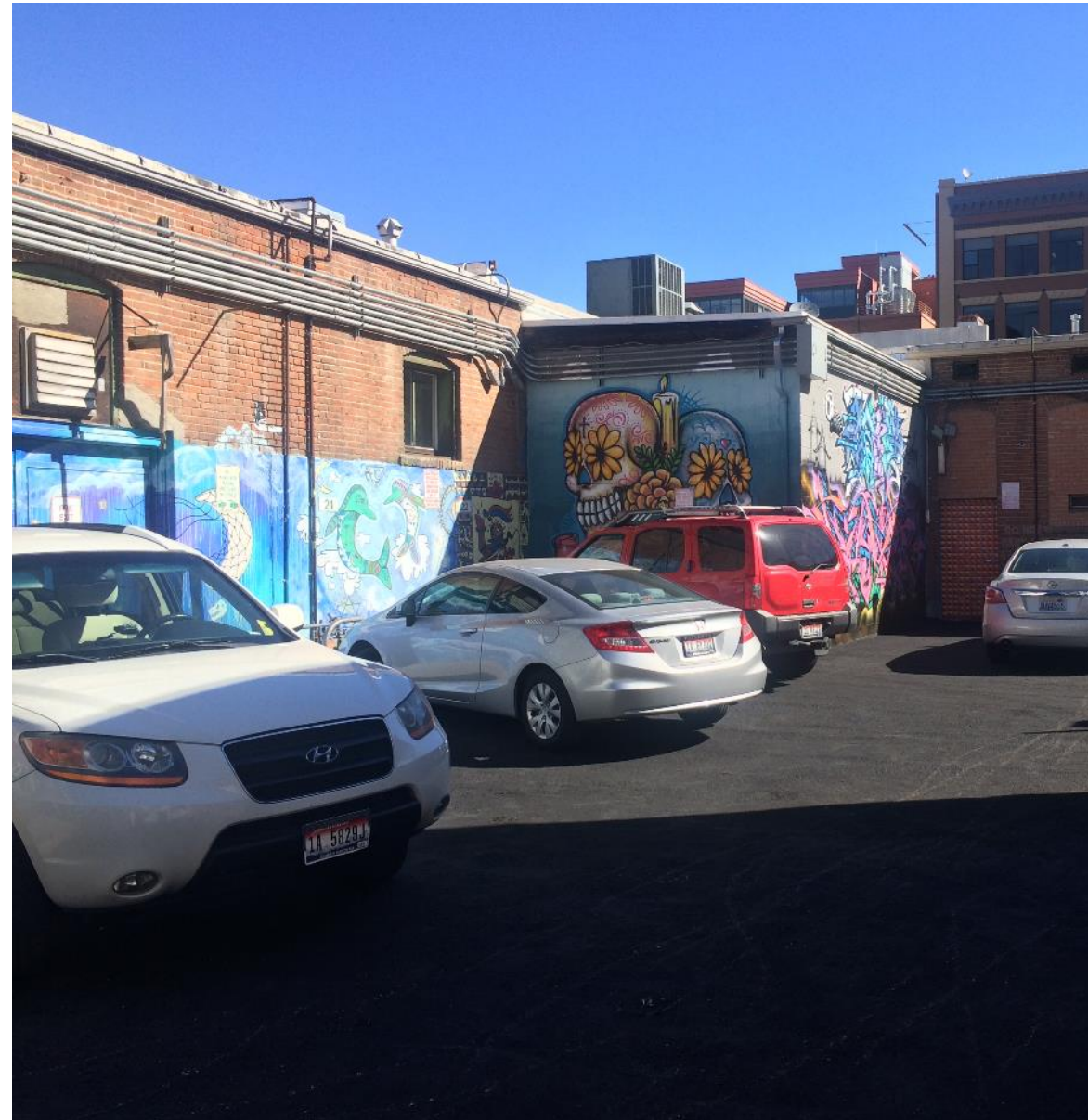
Utility Upgrades



Mitigating Nuisances



Adjacent Spaces

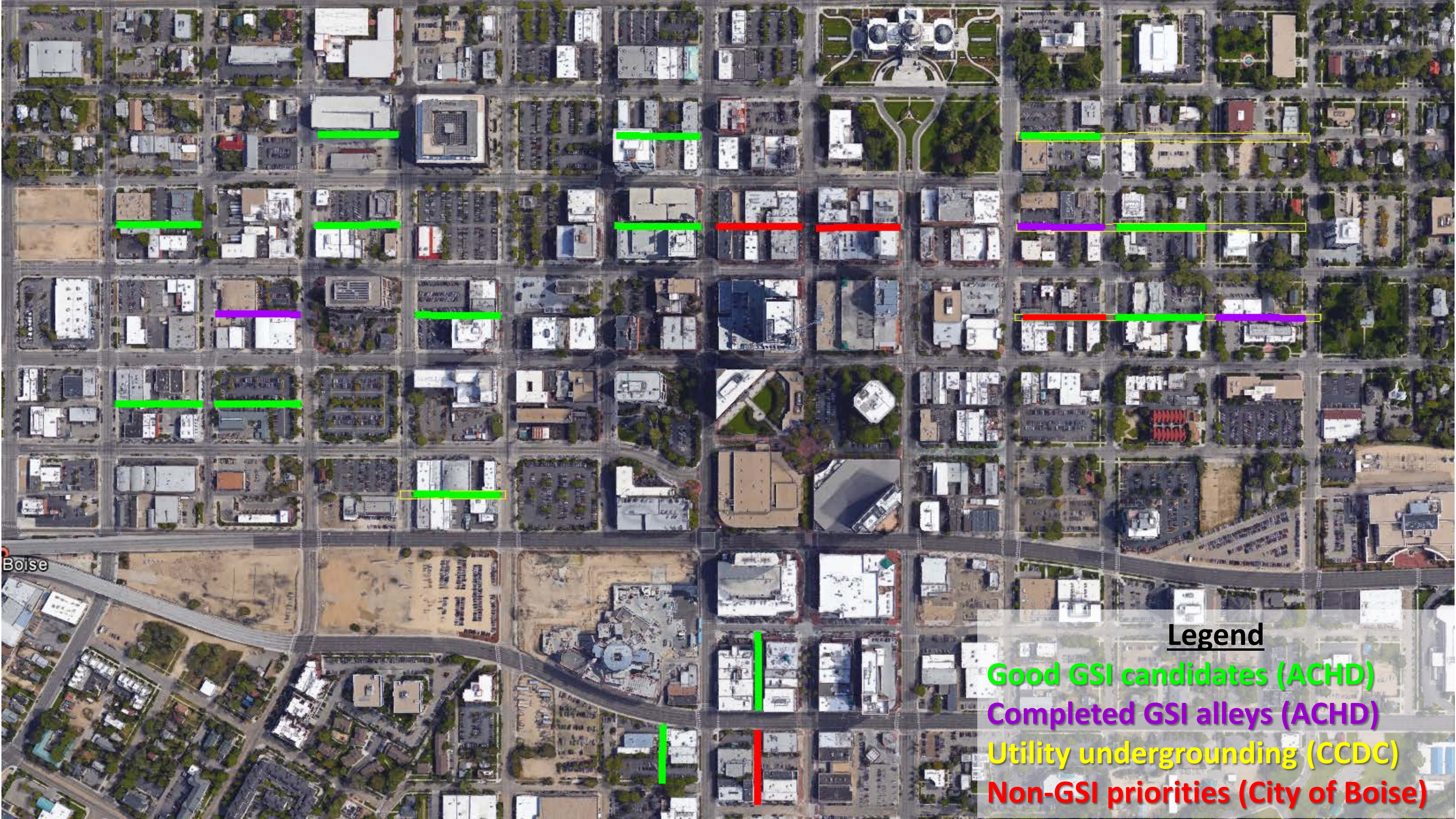


Art & Programming



Which Alleys?

- Promote downtown residential & retail
 - Support existing development & business
 - Induce subsequent development
- Leverage other investments
 - Pending developments
 - Pending public improvements
- Proximity to downtown core, other alleys



Boise

Legend

Good GSI candidates (ACHD)

Completed GSI alleys (ACHD)

Utility undergrounding (CCDC)

Non-GSI priorities (City of Boise)

Alley Placemaking: Next Steps

- 2017

- Union Block/Idaho Building Alley

- Undergrounding Idaho/Main/5th/3rd

- 2018

- ACHD next 3 GSI alleys

Comments or questions?

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VI. Adjourn

ADJOURN





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
September 12, 2016**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

III. Expenses

III. Approval of Paid Invoice Report – August 2016

IV. Minutes & Reports

III. Approval from Meeting Minutes from August 8, 2016

IV. Approval of Meeting Minutes from August 24, 2016

V. Other

III. Resolution 1461 approving a cost share Agreement with ACHD to rebuild Broad Street and south 5th Street (\$326,000 contribution from ACHD to CCDC for Broad Street – LIV District Public Infrastructure Improvement Project)

IV. Resolution 1462 approving a cost share Agreement with the City of Boise for the pedestrian pathway 5th Street entrance to Julia Davis Park (\$60,000 contribution from the City to CCDC for Broad Street – LIV District Public Infrastructure Improvement Project)

AGENDA

III. Action Items

- A. CONSIDER: Resolution 1464 Broad Street CM/GC Contract Amendment – The Guaranteed Maximum Price (GMP).....Karl Woods & Mary Watson (10 min)
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..... Max Clark & Mary Watson (5 min)
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.....Shellan Rodriguez (10 min)
- F. CONSIDER: Approve Ash Street RFQ/P.....Shellan Rodriguez (15 min)

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V. Executive Session

VI. Adjourn

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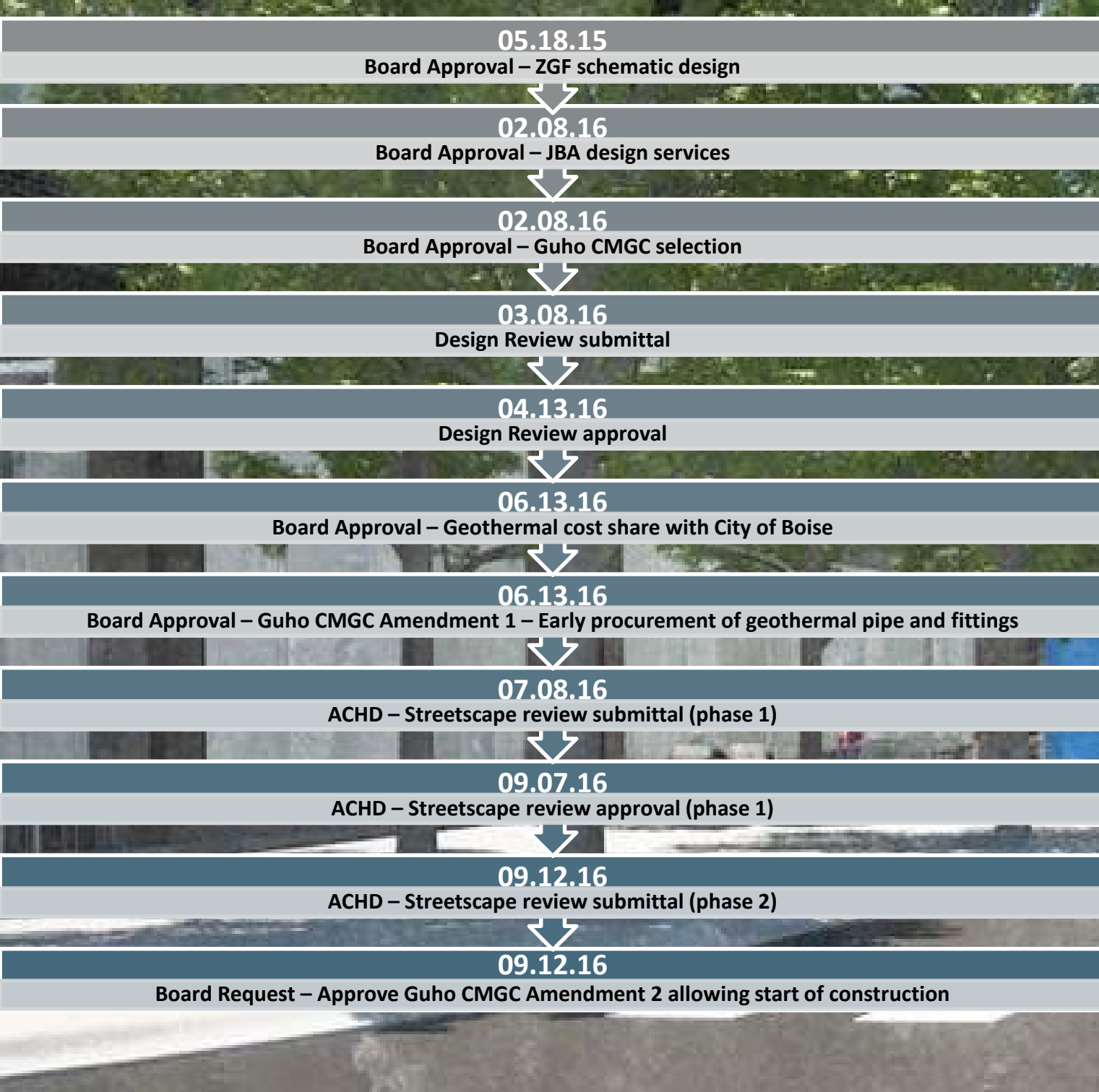
VI. Adjourn

CONSIDER: Resolution #1464 Broad Street CM/GC Contract Amendment

Karl Woods - CCDC Project Manager
Mary Watson - CCDC Contracts Manager



BROAD STREET ROAD MAP





SCOPE OF WORK

FESTIVAL STREET



CCDC's FY2016 / 2017 budgets

Streetscape budget	\$4,500,000	
Geothermal budget	\$1,000,000	(Including \$500,000 cost share with City of Boise)
JD Park Entry budget	\$470,000	(Including \$60,000 cost share with City of Boise)
Fiber Optic budget	\$310,000	
ACHD costs share	<u>\$326,000</u>	(Anticipated value)

Total Project Budget \$6,606,000

Guho Corp. Contract Summary

Pre-construction	\$75,091	<i>executed March 27, 2016</i>
Amendment No. 1	\$288,690	(Geothermal pipe and fitting procurement)
Amendment No. 2	\$3,221,478	(Geothermal install, JD Entry, streetscapes, fiber optic)
Amendment No. 3	<u>\$ TBD</u>	

Total GMP \$3,585,259

Planning and Design Soft Costs

Obligated soft costs \$444,931 *design work: ZGF Architects, Jensen-Belts Associates*

Total Obligations: \$4,030,190

Total Project Budget: \$6,606,000

Balance: \$2,575,810



CONSIDER: Resolution #1464 Broad Street CM/GC Contract Amendment

Suggested Motion

I move to adopt Resolution #1464 approving and authorizing the execution of the 2nd Amendment to the CM/GC Contract with Guho Corp.

AGENDA

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V. Executive Session

VI. Adjourn

CONSIDER: Resolution 1465 – Awarding Parking Operator Contract

Max Clark – CCDC Parking & Facilities Director
Mary Watson - CCDC Contracts Manager



Parking Operator Selection 2016

September 12, 2016

Mary Watson, Contracts Manager
Max Clark, Parking & Facilities Director





Background

Parking Management Plan

The management policy for the procurement and retention of a professional parking operator

Agency Practice

Solicit proposals every 5 years



RFQ: A Transparent Process

- ❖ RFQ issued July 6, 2016
- ❖ Six firms attended mandatory pre-proposal conference
- ❖ Four submitted proposals by August 5th deadline
- ❖ Seven member panel reviewed and scored proposals
- ❖ Two firms with strongest scores invited for interview/presentation



Selection Rationale

1. Demonstrated accomplishments
2. Boise-based: community knowledge; readily available resources
3. Stature in downtown business community
4. National exposure
5. Passion for mobility and downtown





Fiscal Details

Parking Budget FY17 (the all-in amount): \$6M

Parking Operations Expenses: \$1.7M

Operations Fee FY17: \$78,756

(Management fee, merit increase, performance bonus)



Mapping Out a Transition

- RFQ – included a sample contract
- One year with four one-year extensions
 - Contract terms will remain unchanged

Services to begin October 1, 2016



Suggested Motion:

“I move to adopt Resolution No. 1465 approving the Ranking for the RFQ – Parking Operator 2016 and authorizing the Executive Director to negotiate and execute a new Parking Operations Agreement for ParkBOI public parking garage management and operations.”

AGENDA

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V. Executive Session

VI. Adjourn

CONSIDER: Resolution 1466 – Approving Revised Parking Waitlist Policy

Max Clark – CCDC Parking & Facilities Director

CONSIDER: Resolution 1466 – Approving Revised Parking Waitlist Policy

Background

- Existing policy in place since 2014
- Recent Supply/Demand Study predicted 500-1,500 space deficit by 2017 (without action)
- Current Wait List: 195
 - 9th & Main (Eastman): 85
 - Capitol & Main (Capitol Terrace): 55
 - 10th & Front (Grove Street): 52 (plus 60 existing wanting to transfer in)
 - Capitol & Front (Boulevard): 3

CONSIDER: Resolution 1466 – Approving Revised Parking Waitlist Policy

Proposed Policy Updates

- Waitlist Priority Standing
 - Certified Carpool
 - ParkBOI Condo Partnerships
 - Residential
 - Commercial
- Corporate Space Retention

CONSIDER: Resolution 1466 – Approving Revised Parking Waitlist Policy

Suggested Motion

I move adoption of Resolution #1466 revising the ParkBOI Garage Wait List Policy.

AGENDA

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V. Executive Session

VI. Adjourn

CONSIDER: Resolution 1463 – Awarding Front & Myrtle Alternative Analysis Contract

Matt Edmond– CCDC Project Manager

Front & Myrtle Alternatives Analysis



Vision for Front and Myrtle

The Front and Myrtle corridor should:

- Function as a safe and efficient multimodal transportation facility moving people (employees, customers, visitors and residents) and goods to and through Downtown Boise while allowing all of Downtown to function as a seamless, integrated urban neighborhood;
- Acknowledge, complement, and enhance surrounding land uses and activities within the context of a vibrant Central Business District;
- Promote and support economic development with buildings facing and interacting with pedestrians on Front and Myrtle;
- Reduce barriers to all modes of cross traffic while accommodating through traffic.

Proposals



WHAT'S INSIDE

2

Cover Letter

3

Section I.
Team

20

Section II.
Project Approach

38

Section III.
Relevant Project
Experience

53

Section IV.
Project Cost +
Schedule

Front and Myrtle Couplet Alternatives Analysis

A proposal to
Capital City Development Corp.
August 3, 2016



Submitted by

Project for Public Spaces
with Toole Design Group, Urban3,
Idaho Smart Growth, Vitruvian Planning
and Cupola Media, Thompson Engineers and L2 Data Collection

Project Scope

- Assess existing (and future) conditions
- Develop and analyze alternatives
 - Menu of possible treatments
 - Develop metrics for evaluation
 - Quick wins versus deliberative options
- Meetings and Engagement
- 8-10 month process
- \$200,000 budget
- Does not include public involvement



Next Steps

- September: Execute Contract
- October: Project Kickoff
- Summer 2017: Technical analysis complete
- Fall 2017: Public outreach & agency coordination



Suggested Motion

I move to adopt Resolution 1463 approving the selection of Sam Schwartz for the Front & Myrtle Alternatives Analysis and authorizing the Agency's Executive Director to negotiate and execute a contract with Sam Schwartz for consultant services to conduct the Front & Myrtle Alternatives Analysis.



AGENDA

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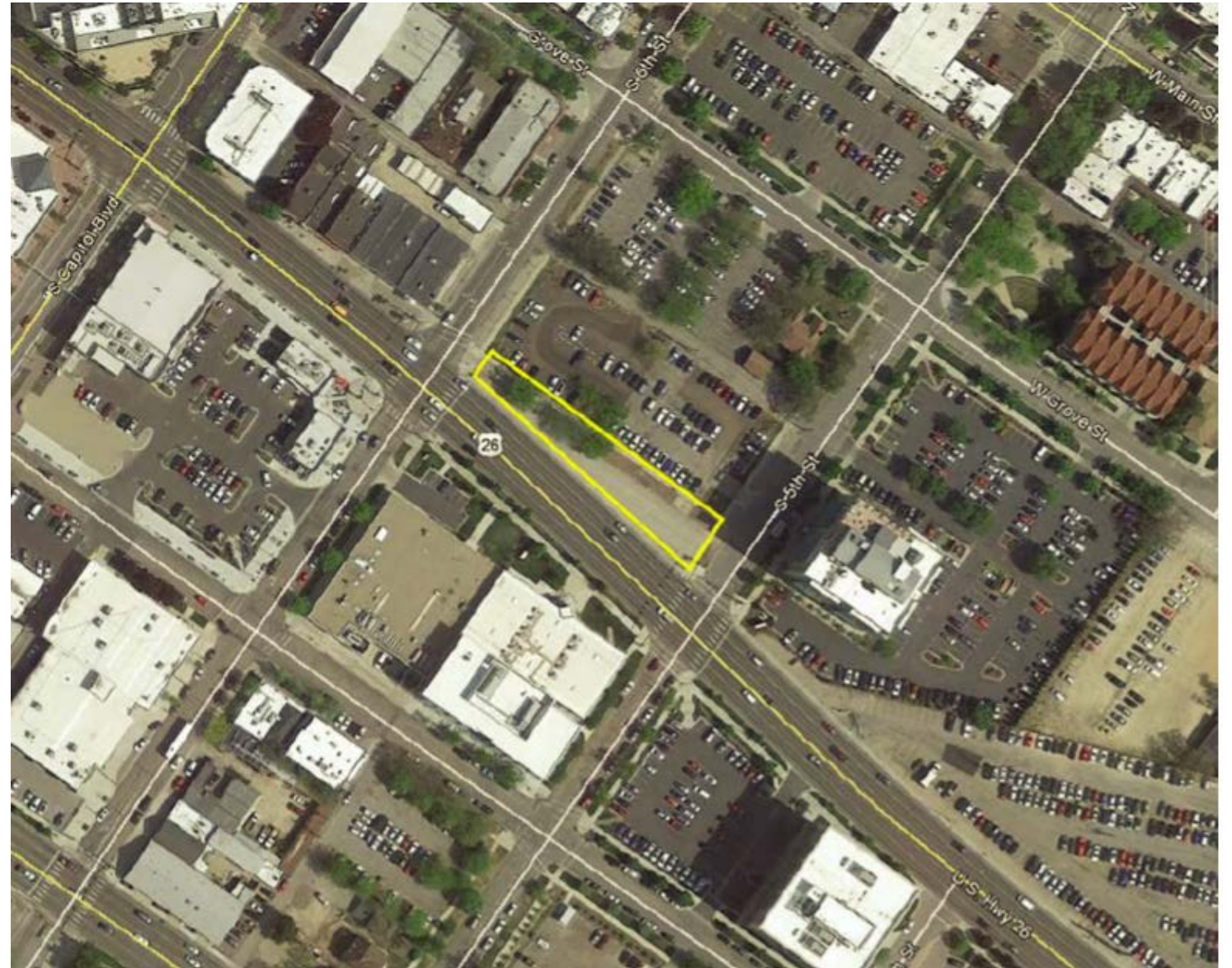
CONSIDER: Approve Front Street Remnant Parcel Disposition Process

Shellan Rodriguez – CCDC Project Manager

Front Street Remnant Disposition



- **0.3 acres**
- **Remnant of Old Highway 21**
- **2006- CCDC received it along with cash as part of exchange with City**
- **Market interest**



Site Constraints for Development

- Setbacks on Front Street
- Ingress/ Egress
 - 5th & 6th one way
- No existing ITD access
- Appraised value complicated



Summary of Appraisals

1 Valbridge, (Jeff Vance, Moe Therrien) May 2016 Client: CCDC	
Appraisal Approach	Value
a) Highest and best use based on assemblage and over the fence methodology	\$ 635,000
b) Addendum #1, client's request Sales comparable	\$ 414,000
c) Income Cap Approach *33 spaces at \$95/ mont, 5% vacancy *does not account for setbacks and egress	\$ 346,000

2 RC Williams & Associates (Robert C Williams) June 2016 Client: Clay Carley	
Appraisal Approach	Value
a) As is condition Sales comp approach, with a market derived discount	\$ 255,000
AVERAGES	
Average of lowest (1c and 2a)	\$ 300,500

Disposition guided by Statute

Idaho Code 50-2011, CCDC Participation Policy Type 5

- Competitive Process
- Price based on appraised value
- Development must further the Urban Renewal Plan
 - Mixed Use is preferred at this location

Proposed Remnant Disposition Process

Proactive and Transparent

- **September:** Notice of Request for Development Proposals Published, 30 days min.
- **October:** Proposals Due
 - Mixed Use, Urban, Site Control if including other properties
- **November:** Board Approves to move forward
- **December:** Board Approves DDA
 - Contingent on – Entitlements, Proof of Financing, Site Control, etc.

Next Steps

- Move to approve the Front Street Request for Development Proposals and direct staff to begin the Disposition Process as described.

AGENDA

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V. Executive Session

VI. Adjourn

CONSIDER: Approve Ash Street RFQ/P

Shellan Rodriguez – CCDC Project Manager



Giraffe Laugh

Jesse's Tree
Community Center

Vacant

Kristin's
Park

Ash Street Properties

Hayman House

Jump Time-Boise

S 12th St

W Miller St

W River St

S 11th St

W Lee St

S 11th St

W Miller St

S 11th St

26

S 10th St

S 10th St

W River St

Greenbelt

Arid Club

How we got here...

- 2006-2011 CCDC acquired these parcels
 - Pioneer Corridor ROW
 - New Development Project in RMD
- Housing is a high priority— URD, COB, CCDC
- Diversity of housing in this neighborhood - encouraged by COB
- River Street Neighborhood Planning Process

CCDCs Disposition – Type 5

Industry Best Practices, Developer Feedback

1. Clear Goals
2. Requirements and/or
Thresholds (don't break the law)
3. Transparency
4. Evaluation Criteria



1. Clear & Concise Goals

A. Prescribed Use

- Residential –
 - Primarily Workforce Housing, 80- 140% AMI
 - Working with IHFA, COB

What is Workforce Housing?

CCDCs Policy – 2007: Resolution 1085

- Defines 80-140% AMI (~\$45,000 to \$78,000 annually, family of 3)
- 30% of income spent on housing
- Establishes Workforce housing as a public good and describes it as deserving attention and assists with the goals of the urban renewal plans.

• Rental

	2 Bdrm Monthly Rent
80%	\$1100
140%	\$1900

• Homeownership

	Monthly Mortgage	Total Mortgage
80%	\$1100	\$210,000
140%	\$1900	\$355,000

2. Requirement / Thresholds

Due Date– No late proposals accepted, electronic proposals

(10/31/2016 or 45 days from publication)

1. Cover Sheet - contact
2. Release (legal)
3. Team info, org chart, references, financial statements
4. Resume
5. Project Summary
6. Development Sources and Uses
7. Timeline
8. Green Building Certification
9. Project Drawings

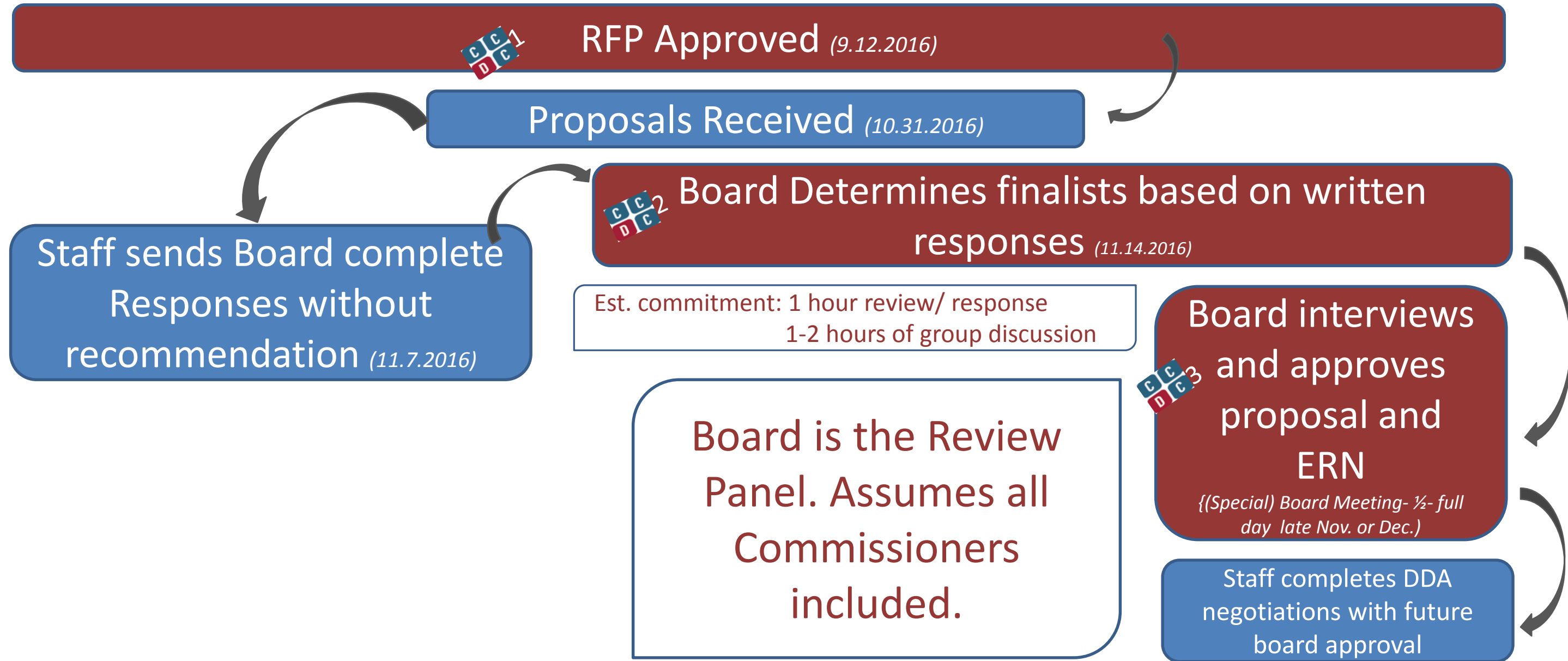
3. Transparency in Process

“The evaluation panel must be competent and able to identify the most appropriate outcome, by using the pre-determined evaluation criteria and make a recommendation for award to the contracting authority.”

~NIGP- The Institute for Public Procurement **PRINCIPALS AND PRACTICES OF PUBLIC PROCUREMENT**

- Section V. Selection Process is clearly outlined in RFQ/P
 - Staff confirms response is complete (items 1-9 on previous slides)
 - Responses are sent to Panel.
Panel = Board as directed.
- 4 Step Process
 1. RFQ/P
 2. Evaluation
 3. ERN (draft to be included in RFQ/P)
 4. DDA

Process Flowchart



= Board meeting (public notice, public meeting, public record)

- The number of responses may affect the number of interviews and may affect overall schedule as well as time estimated commitment of time.
- Meeting 3 may require additional meetings as determined by the Board
- A faster disposition process increases probability of project success.
- Interviews are held solely at the Board's discretion

4. Evaluation Criteria

“Before issuing the solicitation, procurement professionals and applicable stake-holders must establish the criteria by which the resulting bids or proposals will be evaluated.”

~NIGP- The Institute for Public Procurement

- Criteria described as Priorities
- Basis for selection by Board
- Board is not obligated to select any proposal
- Respondent interviews will be at the discretion of the Board

Priorities/ Criteria

- **45% Neighborhood Design & Context**

Unique design which also relates in scale and orientation to the existing neighborhood design and existing neighborhood assets is included in this priority.

- **15% Catalyst Potential**

Proposals that use, incorporate underutilized or vacant sites in the neighborhood as part of a future project will be favored. Proposals adding needed amenities or services to the area, either on-site or in another location will also be favored.

- **15% Development Schedule**

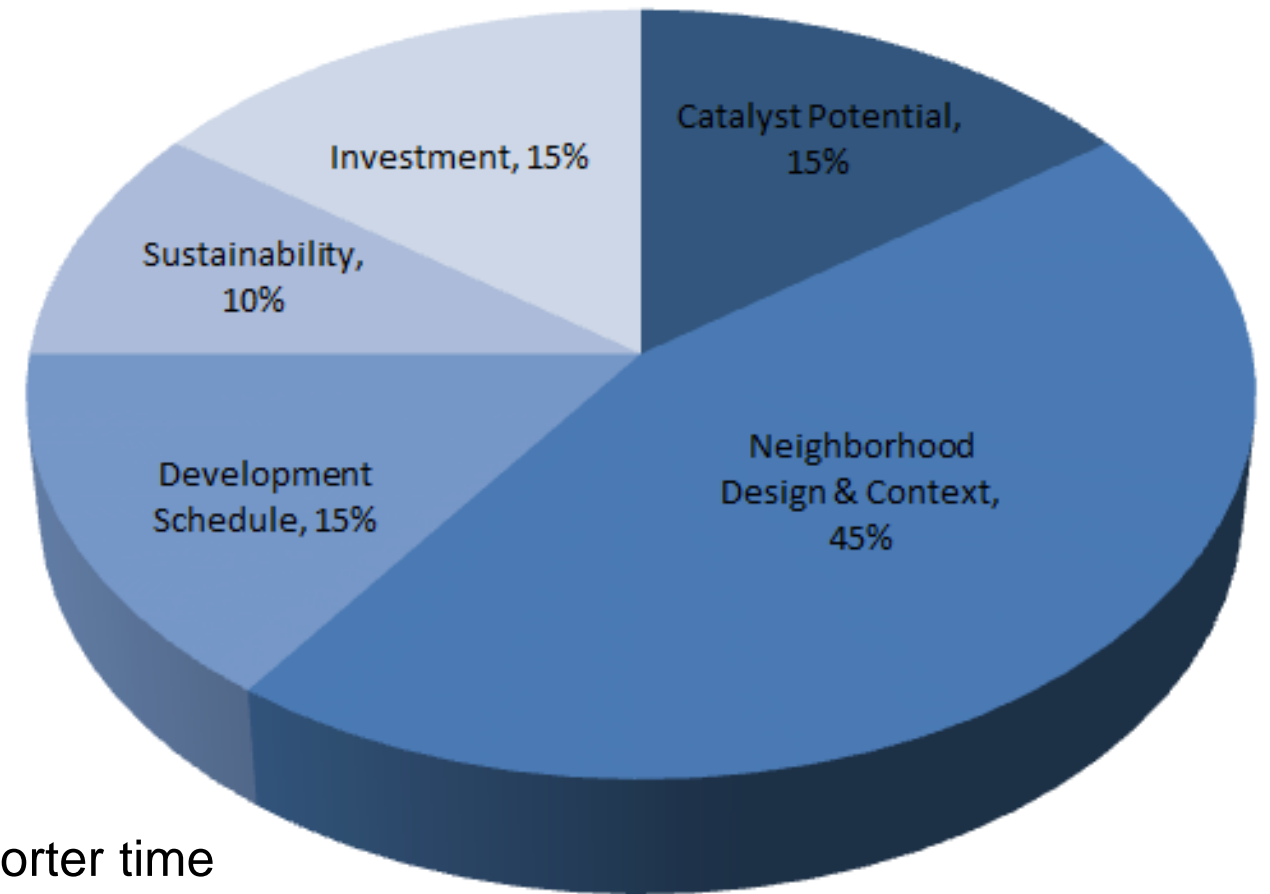
Priority will be given to projects proposed to be completed within a shorter time frame relative to the overall size of the project.

- **15% Investment**

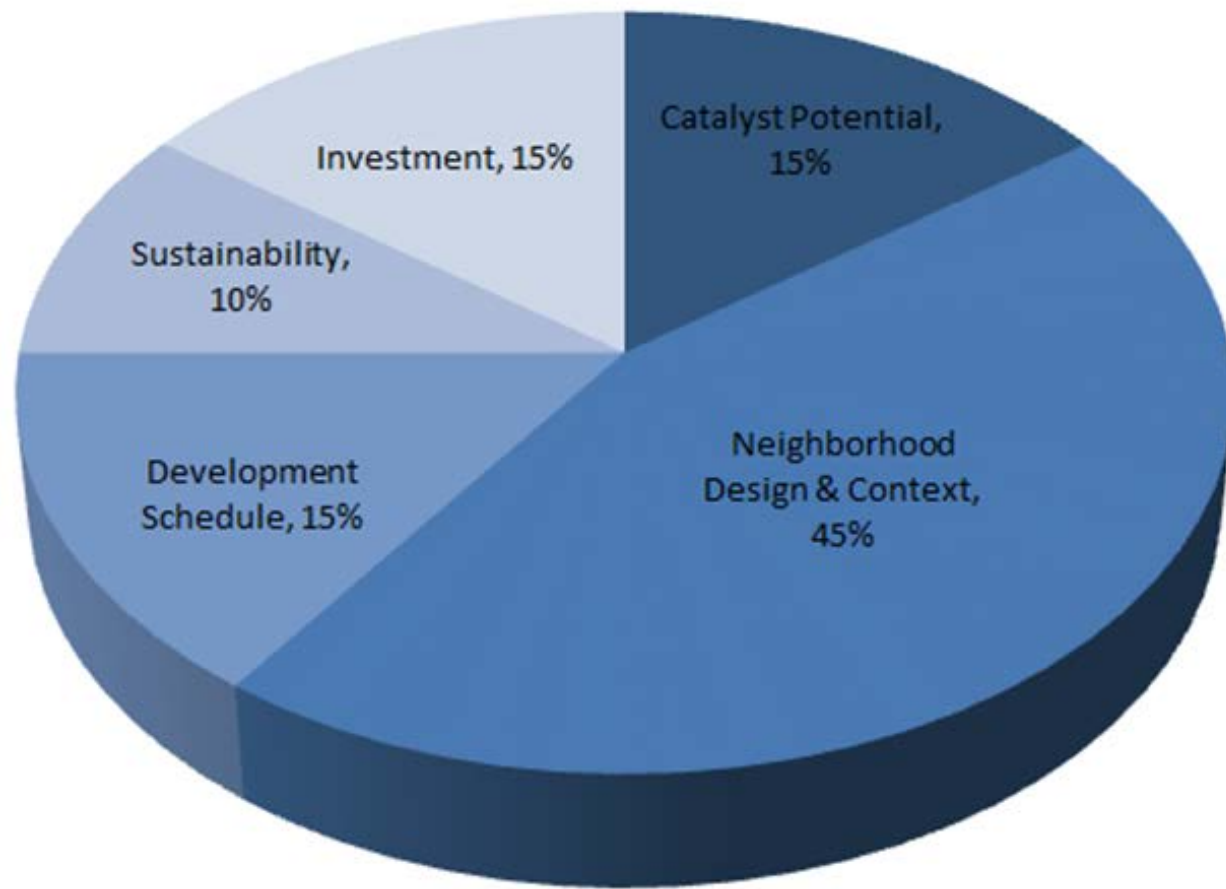
Projects which invest more in the redevelopment of the site should result in higher property valuation which adds value to the property tax rolls, strengthening the tax base and advances the urban renewal efforts.

- **10% Sustainability**

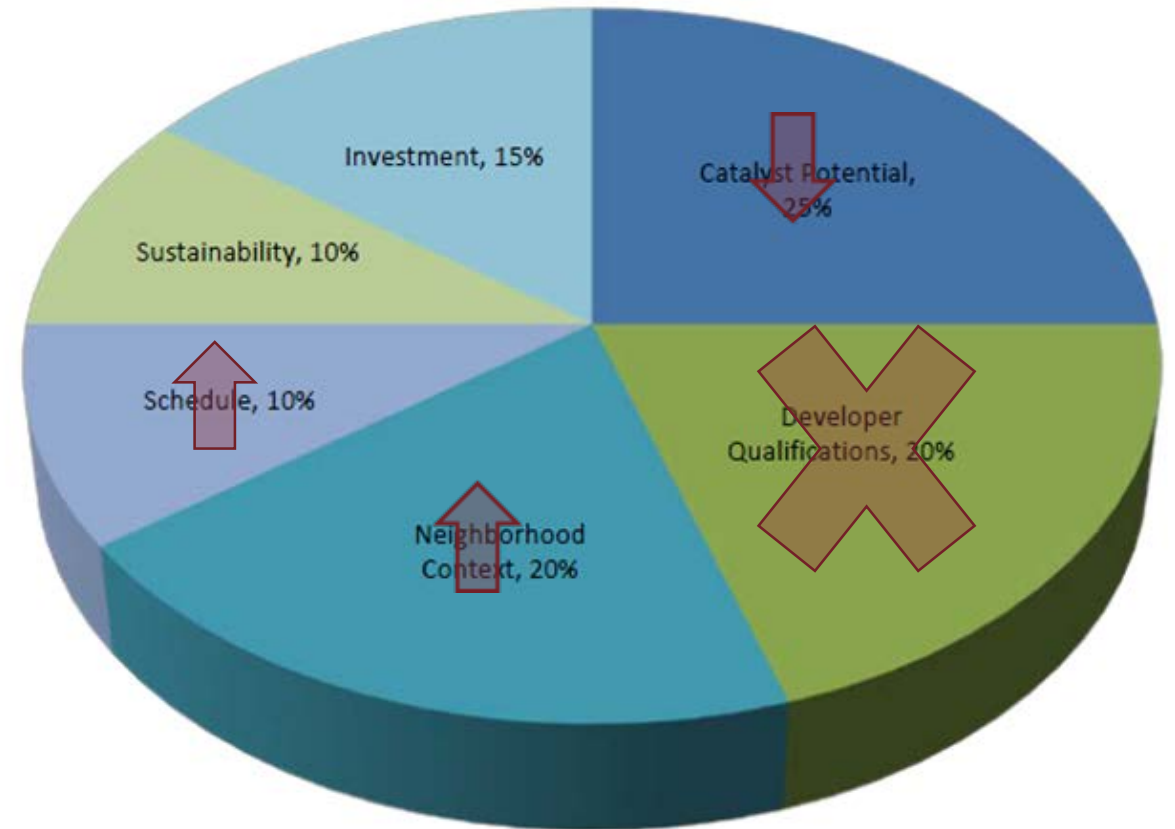
Projects must commit to exceeding the Boise City Green Construction Code.



Currently



Previously Discussed



Next Steps

- Move to approve the Ash Street Request for Proposals and direct staff to follow the process outlined in the RFQ/P attached.

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V. Executive Session

VI. Adjourn

Parking Strategic Plan

Max Clark – CCDC Parking & Facilities Director

Parking Strategic Plan

Program Development / Action Plan Elements

	4th Q 2016 Jul - Sep '16	1st Q 2017 Oct - Dec '16	2nd Q 2017 Jan - Mar '17	3rd Q 2017 Apr - Jun '17	4th Q 2017 Jul - Sept '17	1st Q 2018 Oct - Dec '1	2nd Q 2018 Jan - Mar '18	3rd Q 2018 Apr - Jun '18
1 Finalize Parking Strategic Plan								
2 CCDC & City Approval								
3 Ped Safety Improvements (p.23)								
4 Finalize Exterior Parking Garage Sign Design								
5 Adopt New Garage Design Guidelines								
6 Parking Mgmt Best Practices Review/Peer Cities Review								
7 Review On-Street Parking Program Tools (p. 35; Apdx B1 & B2)								
8 Develop Mobility Prioritization Framework (p. 28)								
9 Develop Mode Share Metrics (p. 30)								
10 Implement a regional Transportation Management Organization (p.37)								
11 Implement a remote parking shuttle program (p. 36)								
12 New Garage Sign Installation								
13 Develop Mobile App (CCDC/COB)								
14 Expand On-Street Parking in Zone 3								
15 Implement License Plate Recognition								
16 Integrate TAP and Parking Strategies								
17 On and Off-Street Parking Rate Analysis								
18 IPI Program Accreditation (p.18)								
19 Parking Regulatory Review (p.40)/ Future Garage Financing Strategies (p. 41)								
20 Comprehensive TDM Scope / Develop "First & Last Mile" Strategies (p. 37)								
21 Consider Park+ Parking Modeling Program								
22 Consider expanding on-street enforcement evenings & Saturdays								

Color Coding Legend: Primary Responsibility

Blue = CCDC

Green - Boise City

Purple = Shared*

* Could also involve VRT,ACHD,BSU and other partners

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VI. Adjourn

Downtown Parks & Public Spaces Plan

Doug Holloway – City of Boise

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- B. CONSIDER: Resolution 1465 Awarding Parking Operator Contract.....
..... Max Clark & Mary Watson (5 min)
- C. CONSIDER: Resolution 1466 Approving Revised Parking Waitlist Policy..... Max Clark (10 min)
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.....Shellan Rodriguez (10 min)
- F. CONSIDER: Approve Ash Street RFQ/P.....Shellan Rodriguez (15 min)

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- III. Parking Strategic Plan.....Max Clark (5 min)
- IV. Downtown Parks & Public Spaces Plan.....Doug Holloway, City of Boise (10 min)
- V. Operations Report.....John Brunelle (5 min)

V. Executive Session

VI. Adjourn

Operations Report

John Brunelle – CCDC Executive Director

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ADJOURN





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
November 14, 2016**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

III. Expenses

III. Approval of Paid Invoice Report – September 2016

IV. Approval of Paid Invoice Report – October 2016

IV. Minutes & Reports

III. Approval of Meeting Minutes from September 12, 2016

IV. Rick-Basked Cycling Review: Year 2 of 3, IT System Security

V. Other

III. Approve Resolution 1467 Records Disposition

IV. Approve Resolution 1468 Adopting the Downtown Boise Strategic Parking Plan

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CONSIDER: Resolution 1469 – IRS Official Intent

Ross Borden
Finance Director

Resolution 1469 – IRS Official Intent

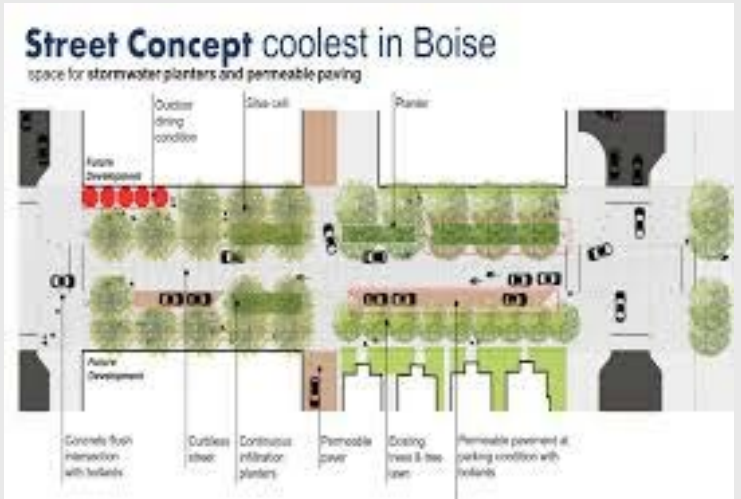
FY 2017 Budget - Financings

PROJECT	URD	AMOUNT
1. Pioneer Crossing – Parking Condo 2. The Fowler – Parking Condo 3. Broad Street	RM/OB	\$13.0 million
Parking Garage and Mixed Use (TBD)	WESTSIDE	\$10.2 million
	Total	\$23.2 million

Resolution 1469 – IRS Official Intent

RM/OB Financing - Details

PROJECT	AMOUNT
1. PARKING CONDO – Pioneer Crossing: ≥ 250 of 650 spaces	\$5.4 million
2. PARKING CONDO – The Fowler: 89 of 189 spaces	\$2.6 million
3. Broad Street / LIV District / Central Addition <ul style="list-style-type: none">Streetscapes & Infrastructure: \$4.2MPP T4: Geothermal \$ 500kFiber Optic \$ 210K	\$4.9 million
Includes Cost of Issuance	\$13.0 million



CAPITAL CITY
DEVELOPMENT CORP

Resolution 1469 – IRS Official Intent

The Financing

- River-Myrtle / Old Boise District
- Principal: \$13.0 million
- Total Interest: \$ 1.3 million
- Low interest rate – anticipated
 - 2.1% estimate
 - Tax exempt – interest paid to bond holders not federally taxable
- Term: 8 years FY18 – FY25
- Secured by: RMOB tax increment and net parking system revenue
- Annual Debt Service
 - Principal \$1.6 million
 - Interest \$ 170k
 - Total \$1.8 million

Resolution 1469 – IRS Official Intent

RM/OB Financing – Timeline

ACTION	DATE
Solicit Bank Proposals	Dec 2016 – Jan 2017
Term Sheet & Legal Documents	February 2017
Circulate Resolution & Bond Docs	March 2017
Publish Notice of Sale	March 2017
CCDC Board – Adopt Resolution	April 2017
Close Financing	May 2017

Resolution 1469 – IRS Official Intent

RM/OB Financing – Step 1

Notify IRS of intention to reimburse from tax exempt bond proceeds

- Broad Street underway – eligible for reimbursement.
 - Expenses 60 days prior – back to Sept 15.
- Parking Condo Purchases – no expenses yet incurred.
 - The Fowler June 2017
 - Pioneer Crossing Oct 2017

Why \$15M in Resolution rather than \$13M in Budget?

- Flexibility should more RMOB projects be added to the financing package.
 - Not anticipated
- Creates no obligation to borrow \$15 million.

Resolution 1469 – IRS Official Intent

Action Requested

- Adopt Resolution 1469

Questions?

Suggested Motion

- I move adoption of Resolution 1469 providing official notice to the Internal Revenue Service of the Agency's intent to reimburse itself for eligible capital expenditures from the proceeds of indebtedness expected to be incurred in FY 2017.

End

Resolution 1469 – IRS Official Intent

Debt Service – from October Operations Report

Outstanding Debt (Principal only)

URD	FY 2016 10/1/15	FY 2017 10/1/16
Central	\$ 5,000,000	\$ 4,500,000
RM/OB	\$21,035,000	\$19,280,000
Westside	\$ -	\$ -
30th Street	\$ -	\$ -
Total	\$26,035,000	\$23,780,000

Resolution 1469 – IRS Official Intent

Debt Service – from October Operations Report

	Series 2015	Series 2010 B-1	2010 C BC/ACHA Note	2011 B BC/ACHA Note	Ave A AHA Subsidized Housing Payment
URD	Central	RM/OB	RM/OB	RM/OB	RM/OB
Lender	BofA-ML	BofA-ML	BofA-ML	BofA-ML	Not Debt
Interest Rate	1.78%	4.25%	4.29%	4.75%	---
Fixed/Var	Fixed	Fixed	Fixed	Fixed	---
Tax/Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt (AMT)	---
Purpose	Portions of Grove Plaza 2.0 City Hall Plaza MMC local match	Refunding 2004A: Myrtle Street garage 86.2% public parking; misc BODO streetscapes, redeem BANS	Refunding 2002C: Civic Plaza housing, Ave A East garage 17% parking spaces & Ave A West 44 Spaces	Refunding 2002B: Civic Plaza housing, Ave A East Garage 83%. "Parking Lease & Joint Use Base Rent Payments"	Support of 2002A IHA \$170,000/yr
Source of Payment	Central tax increment revenue and net Parking revenue.	RM/OB tax increment revenue and net Parking revenue.	RM/OB tax increment revenue and net Parking revenue.	RM/OB tax increment revenue and net Parking revenue.	
Principal Date	10/1/2015	9/1/2005	9/1/2005	9/1/2012	---
Term (years)	3	19	19	12	---
Pay Off	FY18	FY24	FY24	FY24	FY24
Principal	\$ 5,000,000	\$ 7,480,000	\$ 2,540,000	\$ 12,865,000	---
Total Interest	\$ 201,733	\$ 2,891,554	\$ 878,551	\$ 4,724,558	N/A
Principal Balance (10/1/16)	\$ 4,500,000	\$ 5,585,000	\$ 1,650,000	\$ 9,025,000	\$ 1,360,000

Resolution 1469 – IRS Official Intent

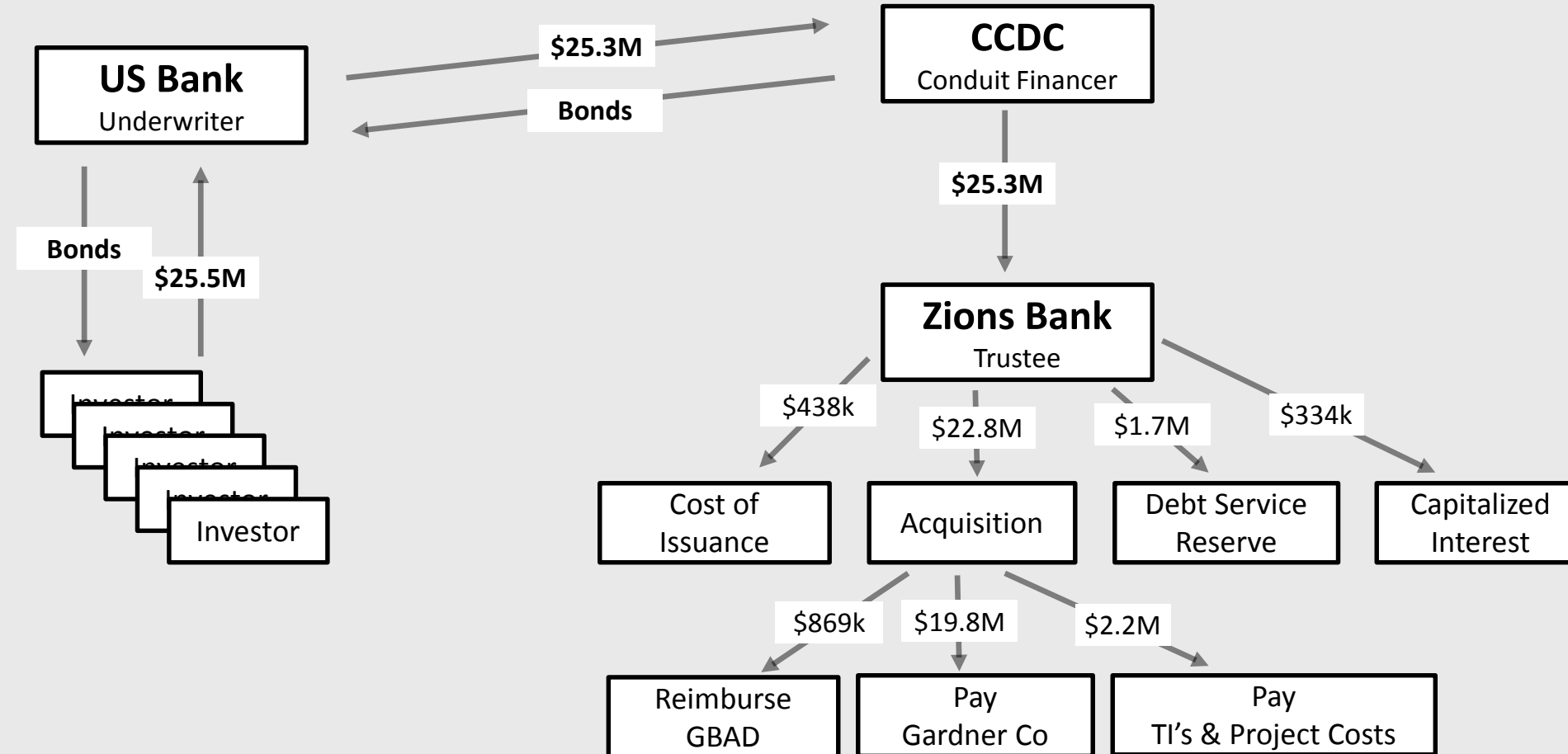
Debt Service – from October Operations Report

Average Annual Debt Service - FY 2017 - 10/1/16

	Central District	River-Myrtle / Old Boise District				GRAND TOTAL
	Series 2015	Series 2010 B-1	Series 2010 C	Series 2011 B	Ave A AHA*	
Principal	\$ 2,250,000	\$ 698,125	\$ 206,250	\$ 1,128,125	\$ 170,000	\$ 4,452,500
Interest	\$ 60,075	\$ 140,011	\$ 41,774	\$ 254,125	\$ -	\$ 495,985
Total	\$ 2,310,075	\$ 838,136	\$ 248,024	\$ 1,382,250	\$ 170,000	\$ 4,948,485
Debt Retired Years Remaining	FY 2018 2	FY 2024 8	FY 2024 8	FY 2024 8	FY 2024 8	

* Not debt; subsidized housing payment.

Bond Funds Flow



AGENDA

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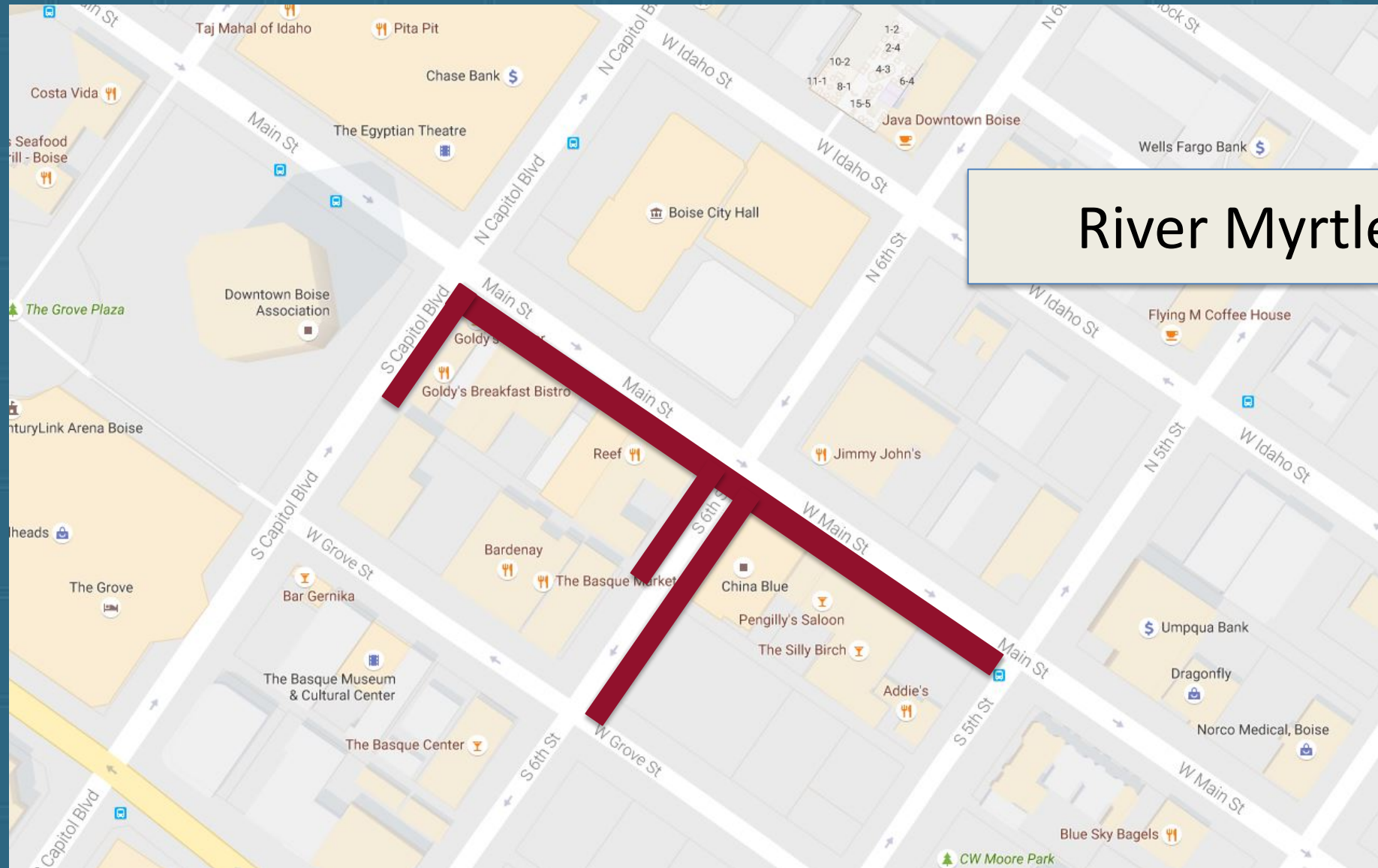
CONSIDER: Resolution #1471 – Design Services

Mary Watson, CCDC Attorney & Contracts Manager

2017 Streetscape Improvement Project – Design Services

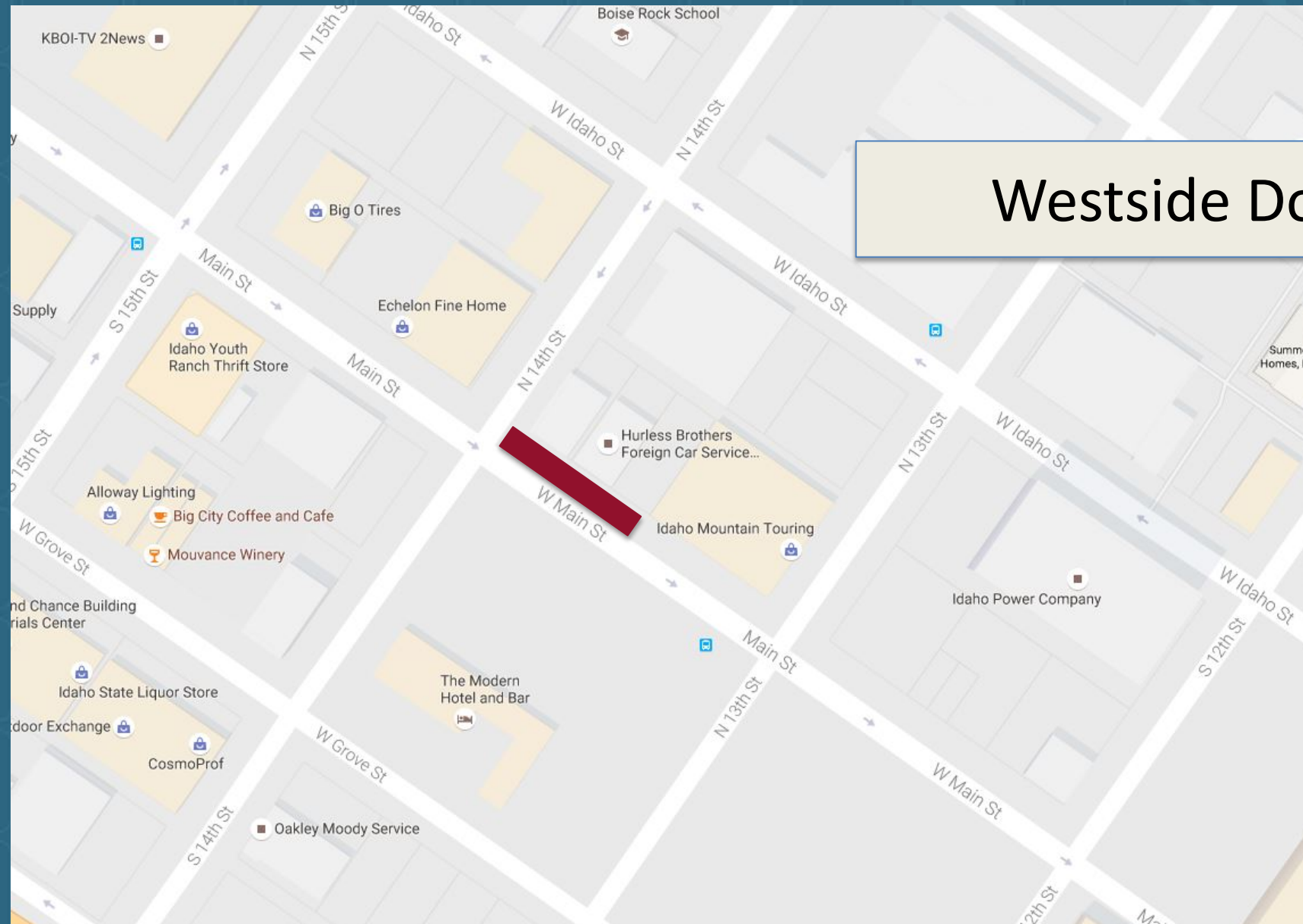


2017 Streetscape Improvement Project – Design Services



River Myrtle-Old Boise

2017 Streetscape Improvement Project – Design Services



Westside Downtown

2017 Streetscape Improvement Project – Design Services

Jensen Belts Associates: highest-ranked for team approach, public outreach, public agency coordination, and experience with critical streetscape elements.

FY17 Budget – Task Order with Jensen Belts Associates
(includes subcontractor Quadrant Consulting Inc.)

Not to exceed amount: \$101,806

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CONSIDER: Award of Front Street Remnant Parcel

Shellan Rodriguez
CCDC Project Manager

Award of Front Street Remnant Parcel

- **2006** – Site obtained from City of Boise (trade and cash)
- **September 12, 2016** – CCDC Board approved Request for Development Proposals
- **September 20 – October 8, 2016** – Advertise
- **October 19, 2016** – Due Date
 - 1 Response Received, Complete



Overview of Response

Mixed Use Development

Incorporates Remnant plus adjacent lots to the north (\$15 million)

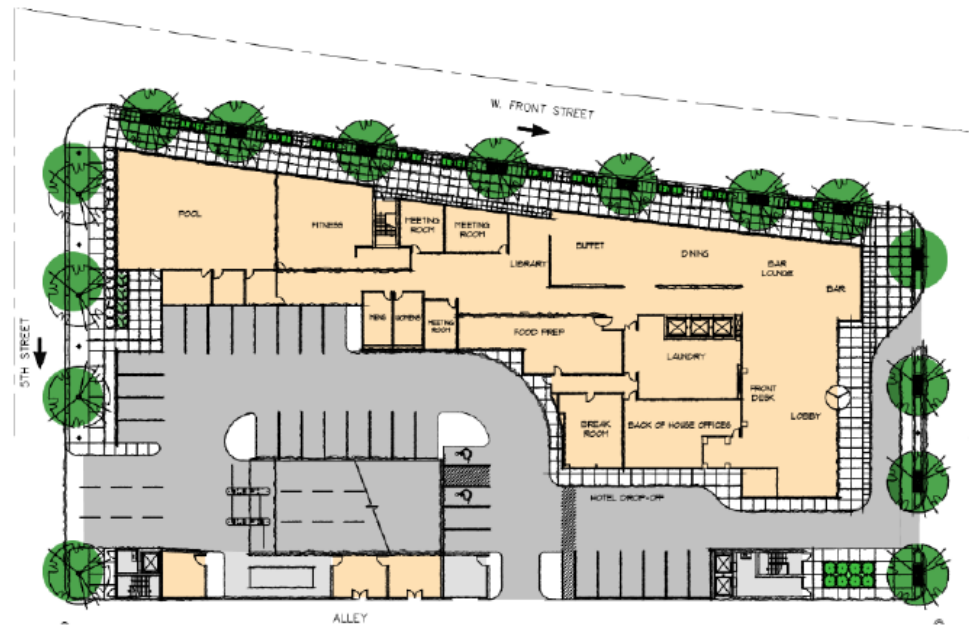
- Private Parking Garage
 - 600-700 parking stalls
- Hotel “Wrap” on 6th and Front Street (\$34.5 million)
 - 140-160 Guest Rooms
 - Street level amenities

Total Development Cost - \$49.6 million

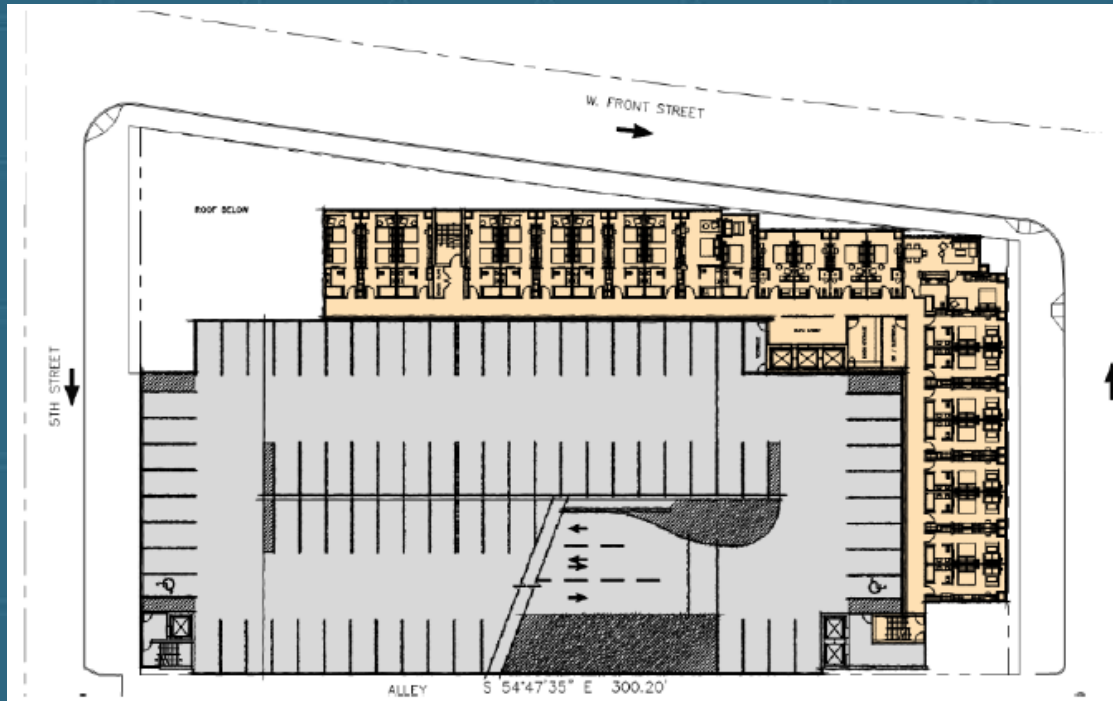


“...The bottom line of this analysis is essentially “a call to action”. For many years, Boise has enjoyed a surplus of parking, but following years of recession, in which no significant parking development occurred, and a recent resurgence of development activity, parking demand is now exceeding supply in several areas...”

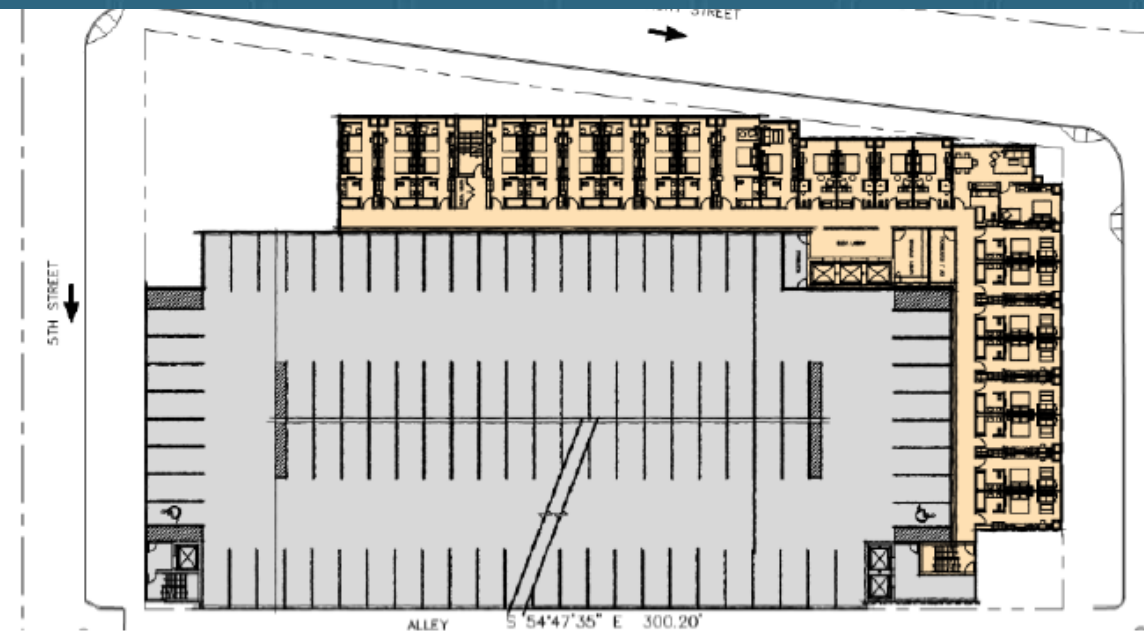
Kimley Horn - Downtown Boise Parking Strategic Plan, September 2016



Conceptual 1st Floor Design



Conceptual 2nd Floor Design



Conceptual 3rd – 6/7th Floor Design

Proposed Development Schedule

- **Today-** DDA Negotiations
- **December 2016-** DDA Approved with CCDC
- **March 2017–** City Approvals (Design Review)
- **November 2017-** Permit Received/ Construction Start
- **March 2019-** Project Completion

Development Team



**AC Marriot,
Liberty, Ohio**

130 rooms
over public
street and
22,000 s.f.
retail



OLD BOISE
6TH & MAIN

Development Team



The Janey (2013)
Portland, Oregon
50 Urban Apts
2500 s.f. retail



GARY BRINK AND ASSOCIATES

Jeff Brinkus

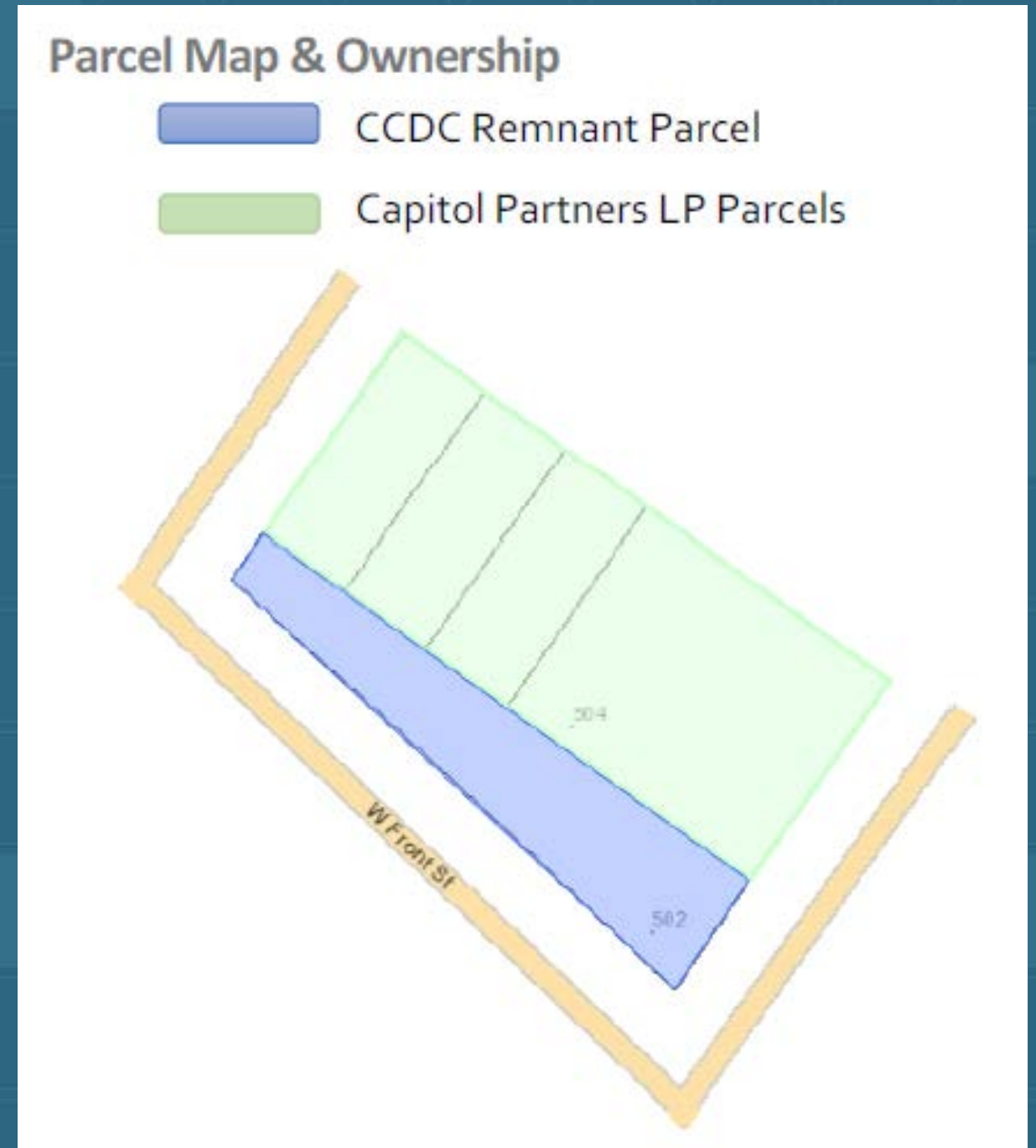
www.garybrink.com



Site Control

Capitol Partners, LP is managed by Old Boise, LLC.

They currently own 4 of the 5 parcels and are committed to selling to the Development Entity at appropriate time.



Next Steps

DDA –

- ReUse Appraisal
- CCDC Staff drafts for future Board approval.
- Summary of DDA in RFP
 - Disposition will occur when a development is more certain (Financing, entitlements, formed entity, etc.)
 - Disposition will follow CCDCs Participation Policy
 - Appraised Value paid at initial closing, \$300,000
 - Any approved and allowable site write down will occur at project completion

Motion

I move to authorize Staff to enter into negotiations of a Disposition and Development Agreement with Capitol Partners, LP and to take the appropriate steps to complete a draft DDA for future board approval.

Thank you
Shellan Rodriguez

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Information/Discussion Items: Parking Space Reallocation Report

Max Clark
CCDC Director of Parking & Facilities

Parking System Utilization: November 14, 2016

BACKGROUND

- Key Parking Statistics (2014 Supply/Demand Study)
 - Total Parking Spaces: 17,654
 - Total On-Street Spaces: 2,571
 - *Total CCDC Owned Spaces: 2,541 (15% of total)*
 - Total Off-Street Spaces: 15,083
 - Total Public Spaces (On & Off-Street): 5,112
 - Restricted or Privately Owned Spaces: 12,542
 - Peak Occupancy Public Spaces: 70%
 - 68% off -street spaces; 72% on-street spaces
- Loss surface lot permits past 18 months: ~800
- January 2016: 900 spaces available weekday peak; 400 authorized conversion hourly to monthly in phases

STRATEGIC PLAN PRIORITIES

1. Review program organization, management & technology
2. Maximize utilization of existing parking resources
3. Increase utilization of alternative forms of transportation
4. Implement demand based parking pricing strategies
5. Review parking & development regulations
6. Create additional parking

Parking System Utilization: November 14, 2016

CURRENT SITUATION

- Estimated utilization peak off-street: 75%
- *300 of 400 CCDC Spaces reallocated/rented*
 - *Further conversion on hold for holidays*
- 939 people currently on garage waitlists
- Rideshare initiatives planned Jan-Mar '17
 - Carpools all garages
 - Car share vehicles 3+ garages
- Approved public spaces in process: 600
 - Fowler: 90; Pioneer Crossing: 500 +/-
- Currently evaluating two Park & Ride options
 - Elder Street Lot (Airport/BSU): 200 spaces; Jan/Feb
 - CWI site (30th & Fairview): 300-400 spaces; August

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INFORMATION: CCDC Alley Program

Matt Edmond
Project Manager, Capital Improvements

Alley Placemaking: Agenda

- Background
- Which Alleys in Downtown Boise
- Menu of Likely Improvements
- Central District Alleys (Freak, Union Block)
- Next Steps



Alley Placemaking: Background

- Growing interest in improving alley spaces
- Stormwater Infrastructure
- General Placemaking
- Following national trends



Why Improve Alleys?

- Promote downtown residential & retail uses
 - Support existing development & business
 - Foster future development
- Leverage other investments
 - Pending developments
 - Pending public improvements
- Expand usable public space downtown
 - South 8th Street/Cultural District Strategies
 - Downtown Parks & Public Spaces

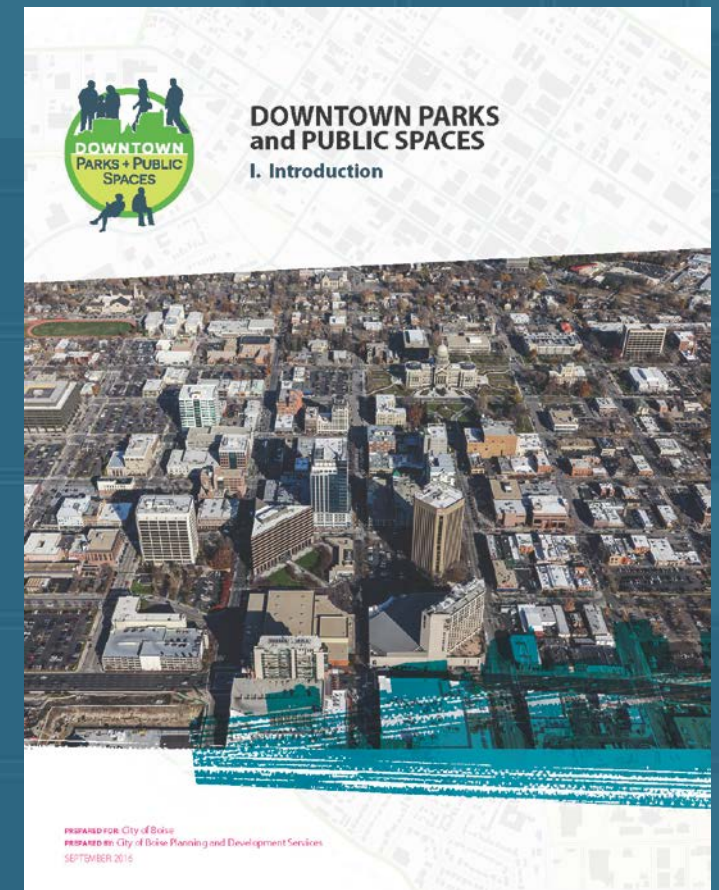


South 8th Street District: Cultural Strategies for Placemaking and Activation
Boise, Idaho

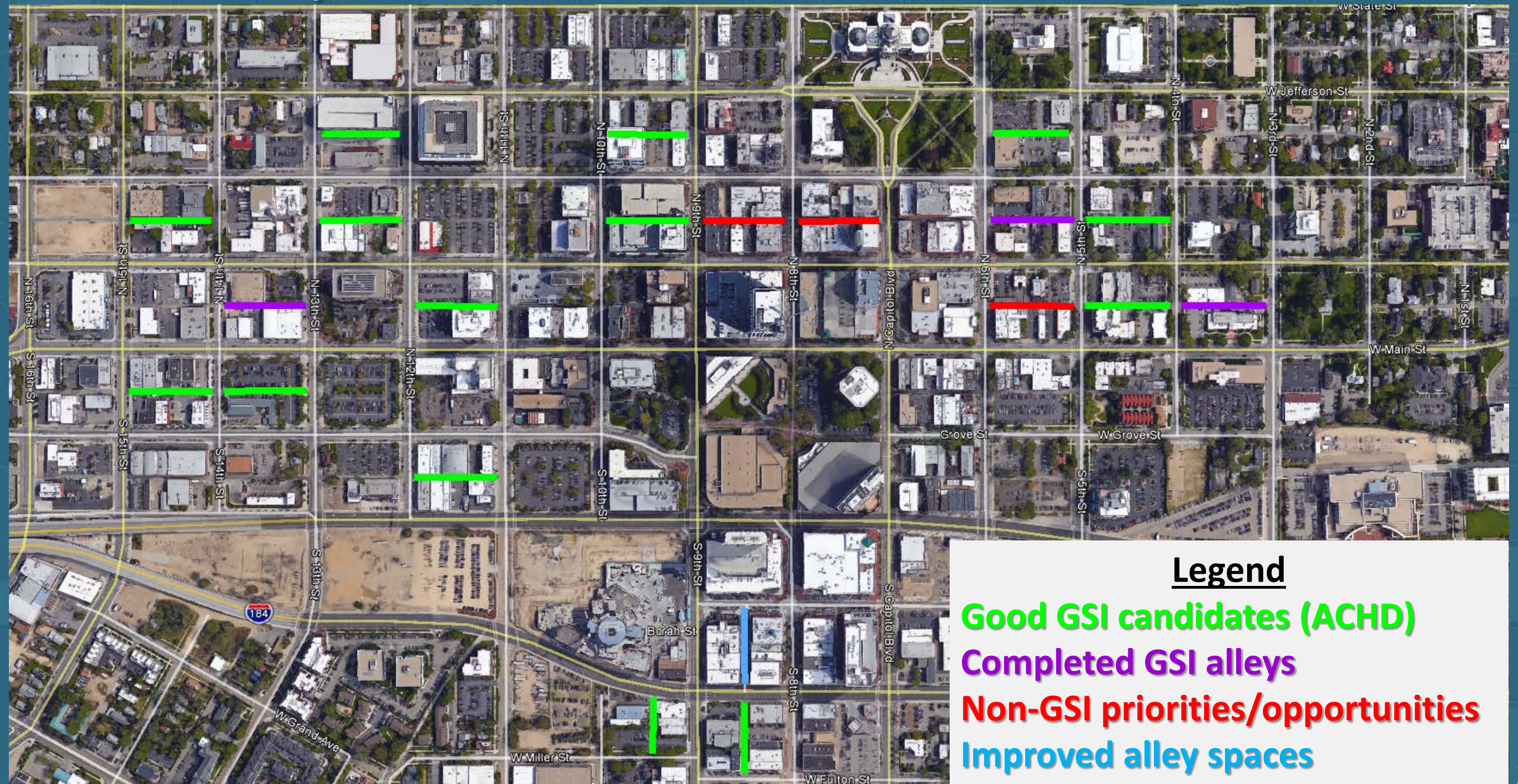
DRAFT

Capital City Development Corporation
September 2016

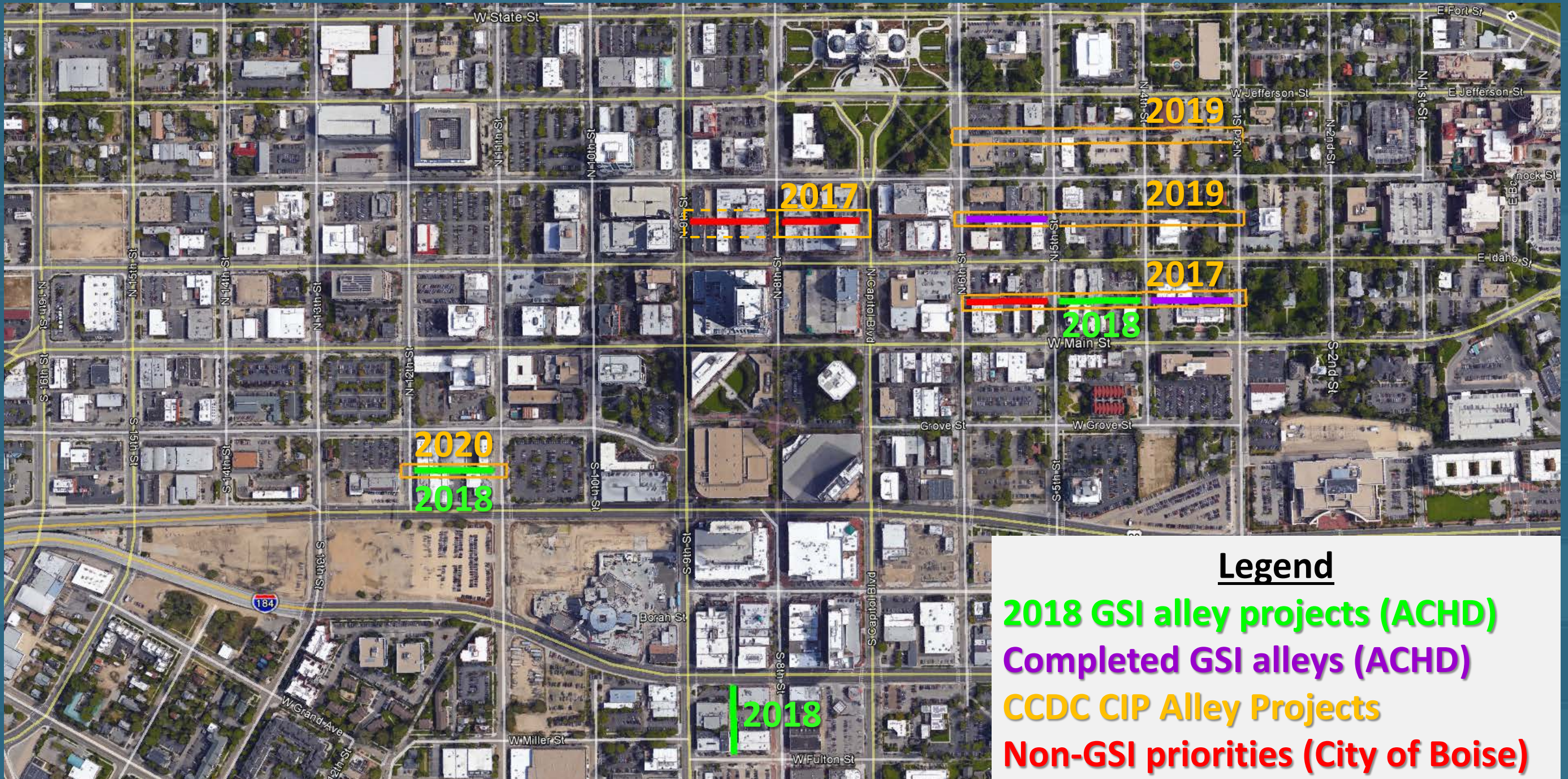
CTV
studio



Which Alleys?



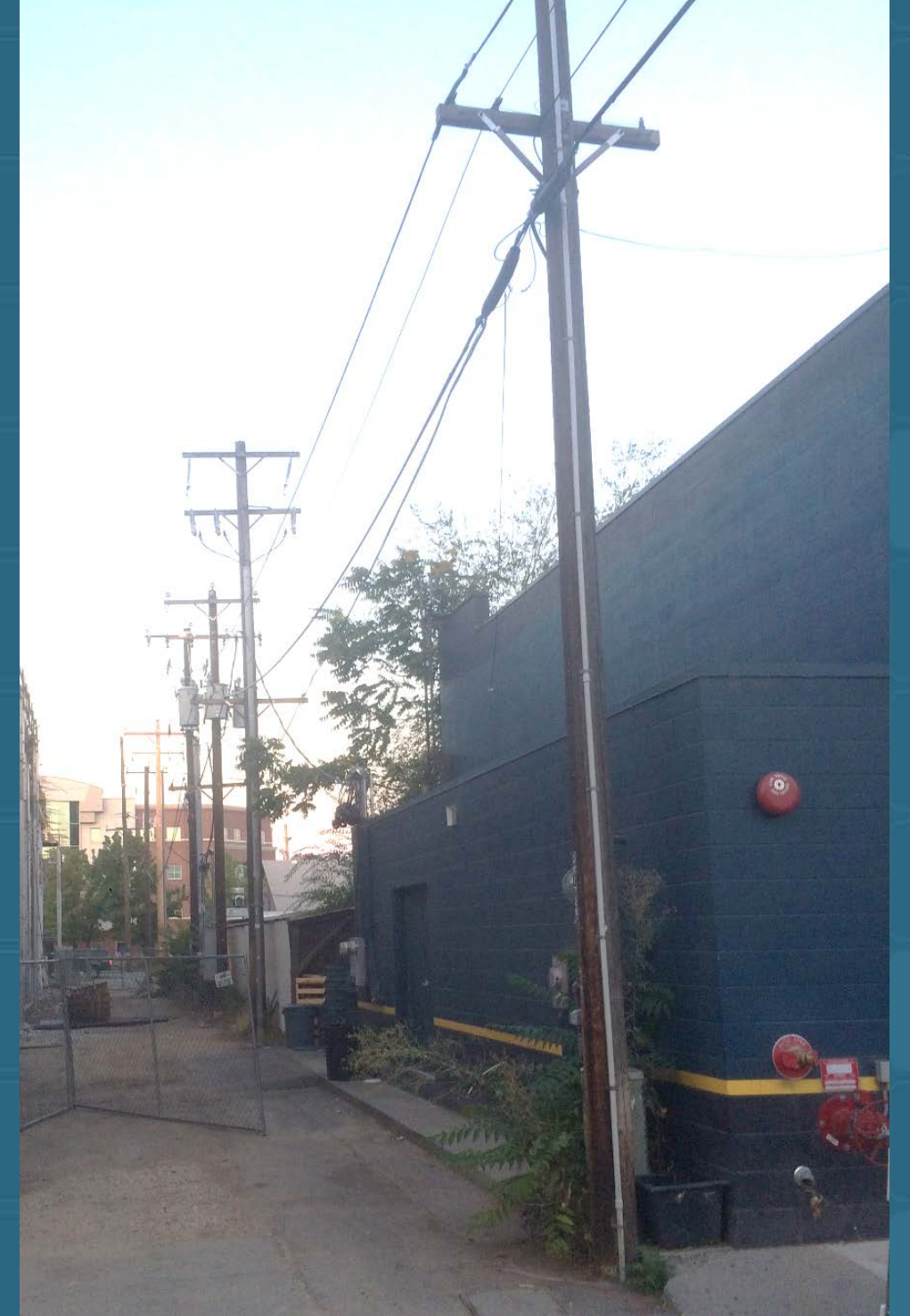
Which Alleys?



Paving Treatments



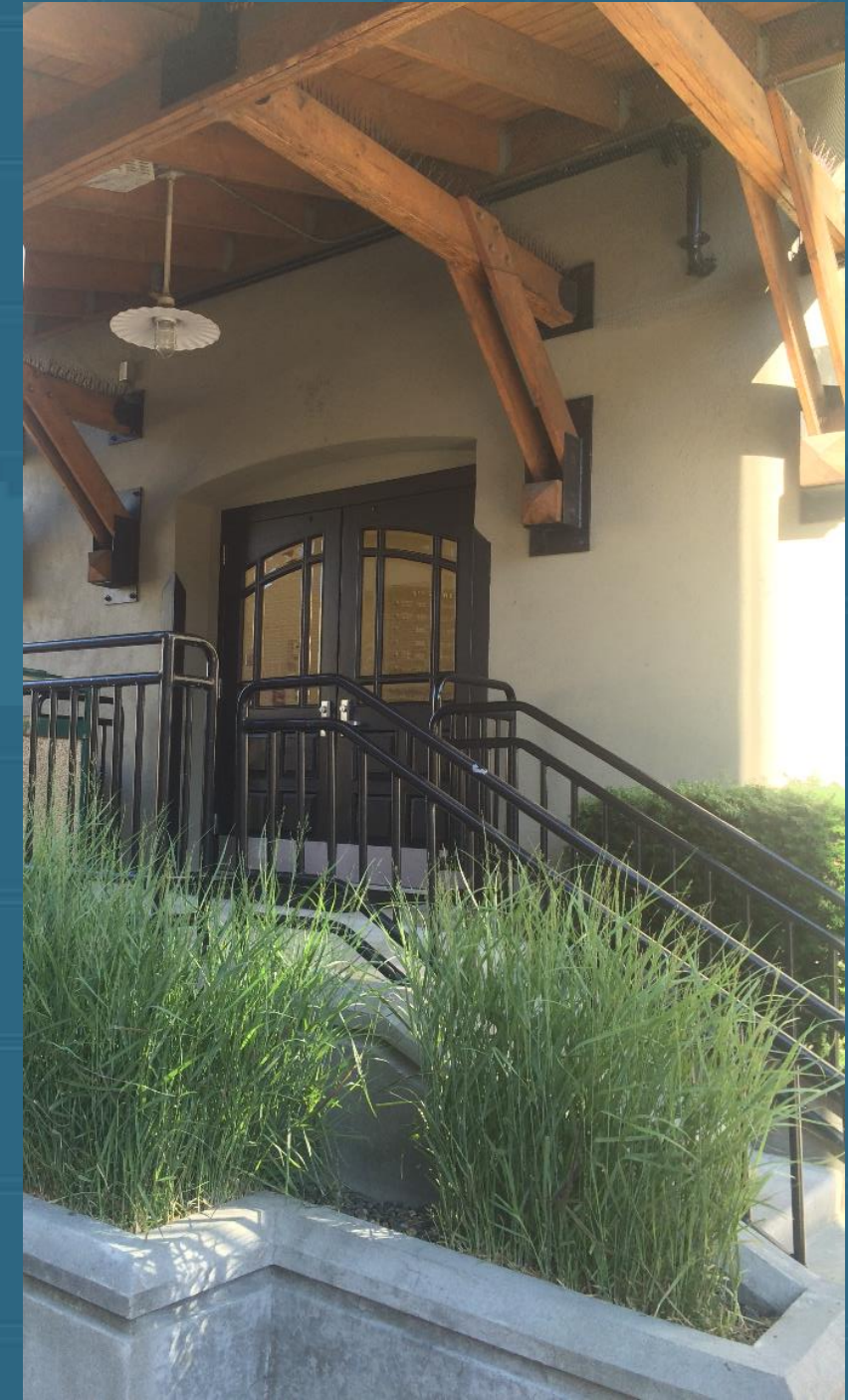
Utility Upgrades



Mitigating Nuisances



Adjacent Spaces



Façade Treatment & Restoration



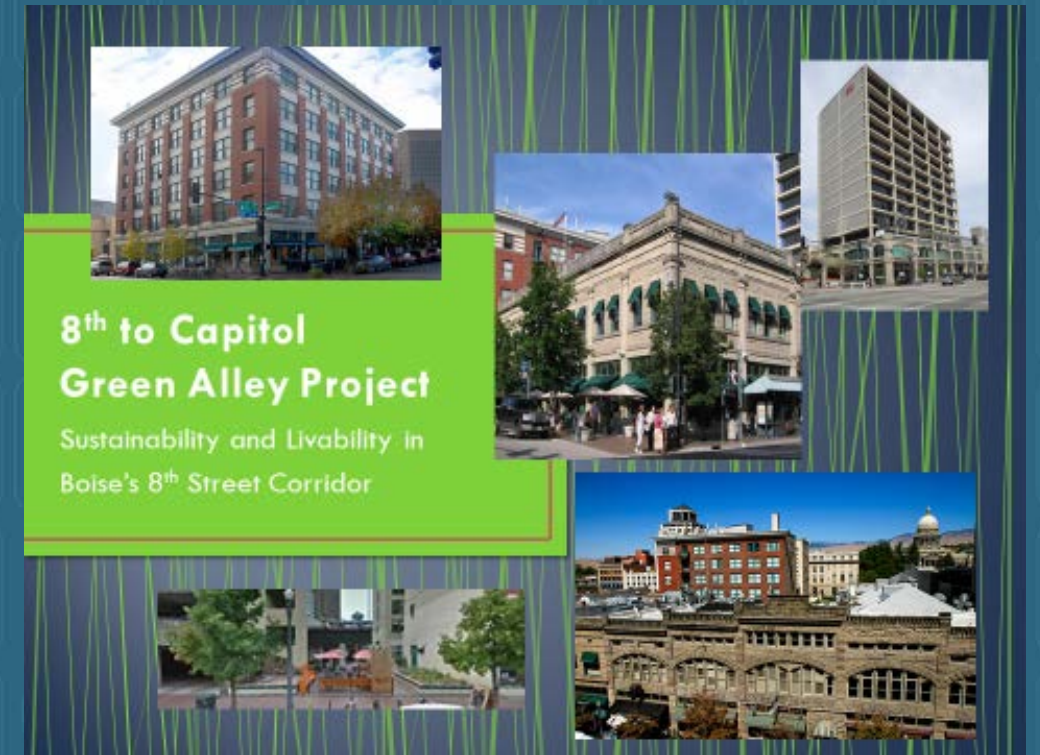
Art & Programming



Central District Alleys

Proposed Project Charter

- Phase 1: Waste Management (Boise PW)
- Phase 2: Urban Design Concept (Boise PDS)
- Phase 3: Final Design (CCDC)
- Phase 4: Construction (CCDC)
- Phase 5: Maintenance (Boise, owners)



CCDC Alley Program: Next Steps

- Central District Alleys
 - Proceed per proposed project charter (2017)
- City Hall – Old Assay Office Alleyway
 - Design of undergrounding in progress
 - 5th-6th undergrounding (2017); discussing other alley improvements with developer
 - Underground 3rd-5th concurrent with ACHD green alley (2018)
- Other Alleys
 - Next ACHD green alleys: Esther Simplot, Woodland Empire (2018)
 - Idaho/Bannock and Bannock/Jefferson, 3rd-6th in CCDC CIP (2019)



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DT Boise Circulator Alternatives Analysis Recommendation

James Pardy
City of Boise

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OPERATIONS REPORT

John Brunelle
CCDC Executive Director

AGENDA

III. Executive Session

III. Deliberate regarding acquisition of an interest in real property which is not owned by a public agency [Idaho Code 74-206 (1)(c)] 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 74-206(1)(f)]

IV. ADJOURN

EXECUTIVE SESSION

*Deliberate regarding acquisition of an interest in real property which is not owned by a public agency
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IV. ADJOURN

ADJOURN





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Special Meeting
November 29, 2016**

AGENDA

- I. Call To Order
Chairman Hale
- II. Agenda Changes/Additions
Chairman Hale
- III. Action Items
- IV. Information/Discussion Items
 - A. **RFQ/P Overview** (5 minutes).....Shellan Rodriguez
 - B. **Ash Street Proposals Presentations, and Q&A**
 - 1. Presentation (15 minutes).....deChase Miksis
Question and Answer (15 minutes).....Chairman Hale
 - 2. Presentation (15 minutes)KC Gardner Company
Question & Answer (15 minutes).....Chairman Hale
 - C. **Ash Street Proposals Discussion**
- V. Adjourn

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C. **Ash Street Proposals Discussion**

V. Adjourn

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 - C. **Ash Street Proposals Discussion**
- V. Adjourn

RFQ/P Overview

Shellan Rodriguez
CCDC Project Manager

Workforce Housing RFQ/P Overview

Where We've Been...

September 12, 2016 Board Meeting:
RFQ/P Approved by Board

November 15, 2016:
Two Proposals Received

November 18, 2016:
Staff submitted complete Responses to Board

November 29, 2016 Special Board Meeting:
Presentations and discussion

December 12, 2016 Regular Board Meeting:
Intent is for the Board to award the RFQ/P to a developer and enter into an ERN

January – March:
Reuse Appraisal, Staff negotiates DDA for Board Approval



Minimum Thresholds

No Late Proposals Accepted

1. Cover Sheet
2. Release (legal)
3. Dev Team info
4. Portfolio/ Resume
5. Project Summary
6. Development Budget
7. Timeline
8. Green Building Certification
9. Project Drawings

RESPONSE CHECKLIST - Ash Street Properties		
These are staff findings based upon the proposal received.		
Due Date:	November 15, 2016	
Date Received:	November 15, 2016	
Development:	Ash Street Place	
Developer:	Gardner Company	
Reviewed by:	Shellan Rodriguez, 11.16.2016	
Proposal Minimum Requirements (as per the		
1	X	Cover Sheet - completed and signed
2	X	Acknowledgment & Release - completed and signed
3	X	Development Team Information
4	X	Portfolio/ Resume
5	X	Project Summary
6	X	Development Sources and Use
7	X	Development Timeline
8	X	Completed Green Building Certification Form. Appendix 4.
9	X	Project Drawings

RESPONSE CHECKLIST - Ash Street Properties		
These are staff findings based upon the proposal received.		
Due Date:	November 15, 2016	
Date Received:	November 15, 2016	
Development:	unnamed	
Developer:	deChase Miksis	
Reviewed by:	Shellan Rodriguez 11.16.2016	
Proposal Minimum Requirements (as per the		
1	X	Cover Sheet - completed and signed
2	X	Acknowledgment & Release - completed and signed
3	X	Development Team Information
4	X	Portfolio/ Resume
5	X	Project Summary
6	X	Development Sources and Use
7	X	Development Timeline
8	X	Completed Green Building Certification Form. Appendix 4.
9	X	Project Drawings

RFQ/P Priorities

45% Neighborhood Design & Context

Unique design which relates in scale and orientation to the existing neighborhood design and assets. Designs that complement/ enhance existing amenities will be preferred. This priority favors proof of neighborhood outreach and support and inclusion of programming that serves the needs of the River Street Neighborhood as described in the River Street Neighborhood planning process and as described in the Urban Renewal Plan.

15% Catalyst Potential

Include uses or commit to incorporate or phase underutilized or vacant sites in the neighborhood as part of a future project will be favored. Proposals adding amenities or services to the area, either on-site or in another location will be favored. Such amenities that have been suggested are a small grocery store, café space, live work spaces, art, etc.

15% Investment

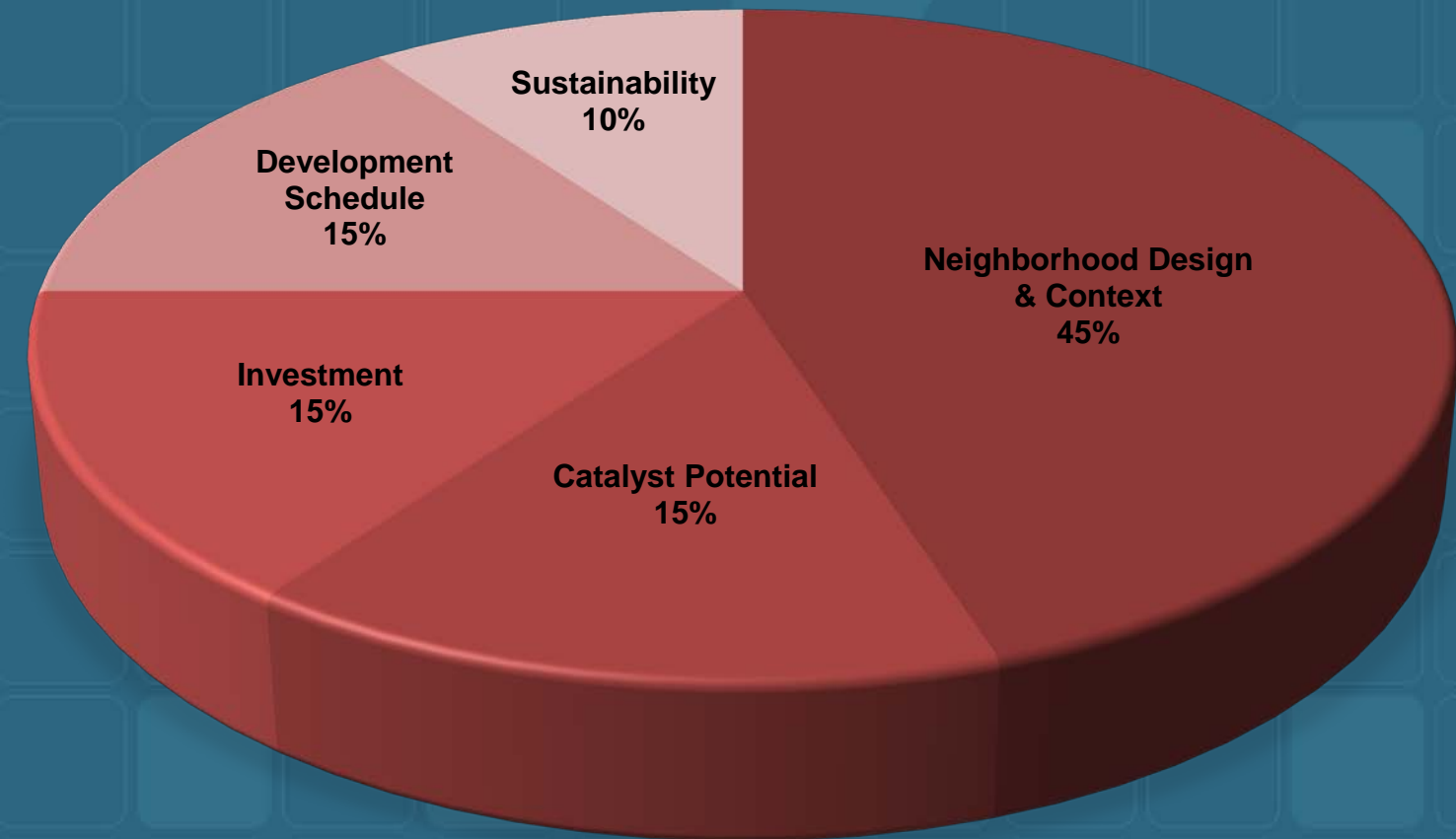
More investment in the redevelopment of the site should result in higher property valuation which adds value to property tax rolls strengthening the tax base. This will be viewed based on total development cost and anticipated assessed value. Within this section please confirm the status of the project's uses as private, public or non-profit and whether they will be for sale or rent. If there is any space that is not residential please explain the use in detail.

15% Development Schedule

Priority will be given to projects proposed to be completed within a shorter time frame relative to the overall size of the project as is exemplified in the Development Timeline.

10% Sustainability

In order to get preference in this area a proposal must commit to exceeding the Boise City Green Construction Code.



Next Steps...

1- Determine if additional meetings are needed?

- Currently Wednesday, December 7 is being held if desired

AND/OR

2- Award the RFP (and ERN) at the Regularly scheduled Board Meeting- Dec. 12th

Depending on the ReUse Appraisal, other project variables, the DDA will be negotiated in Q1 2017 for future Board Approval.

AGENDA

- I. Call To Order
Chairman Hale
- II. Agenda Changes/Additions
Chairman Hale
- III. Action Items
- IV. Information/Discussion Items
 - A. RFQ/P Overview (5 minutes).....Shellan Rodriguez
 - B. **Ash Street Proposals Presentations, and Q&A**
 - 1. Presentation (15 minutes).....deChase Miksis
Question and Answer (15 minutes).....Chairman Hale
 - 2. Presentation (15 minutes)KC Gardner Company
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 - C. **Ash Street Proposals Discussion**
- V. Adjourn

Ash Street Proposals Presentations, and Q&A

Presentation: deChase Miksis
Question and Answer: Chairman Hale

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- V. Adjourn

Ash Street Proposals Presentations, and Q&A

Presentation: KC Gardner Company
Question and Answer: Chairman Hale

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Ash Street Proposals Discussion

Chairman Hale

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ADJOURN



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
December 12, 2016**

AGENDA

I. Call to Order

Chairman Zuckerman

II. Agenda Changes

Chair Zuckerman

III. Consent Agenda

III. Expenses

III. Approval of Paid Invoice Report – November 2016

IV. Minutes & Reports

III. Approval of Meeting Minutes from November 14, 2016

IV. Approval of Meeting Minutes from November 29, 2016

V. Other

III. Resolution 1470 Second Amendment to the Disposition and Development Agreement with 620 S. 9th Street LLC

IV. Resolution 1472 Second Amendment to Financial Advisory Services Agreement with Piper Jaffray & Co.

AGENDA

III. Action Items

- A. CONSIDER: Resolution #1473 or 1474 Direct Staff to Enter into Exclusive Right to Negotiate with Approved Ash Street Development EntityChair Zuckerman (30 minutes)
- B. CONSIDER: Approve up to \$75,000 Cost Share for Concept Design to Convert 5th and 6th Streets to Two-Way..... Matt Edmond (5 minutes)

IV. Information/Discussion Items

- A. Draft ACHD Fairview & Main Local Streets Improvement Plan.....Matt Edmond (10 minutes)
- B. Operations Report.....John Brunelle (5 minutes)

V. Executive Session

VI. Adjourn

CONSIDER: Resolution #1473 or 1474 Direct Staff to Enter into Exclusive Right to Negotiate with Approved Ash Street Development Entity

Shellan Rodriguez
Project Manager, Property Development

Consider Resolution 1473

To negotiate, finalize and execute the Agreement to Negotiate Exclusively with deChase Miksis to develop the Ash Street parcels.

Where We've Been...

September 12, 2016 Board Meeting: RFQ/P Approved by Board

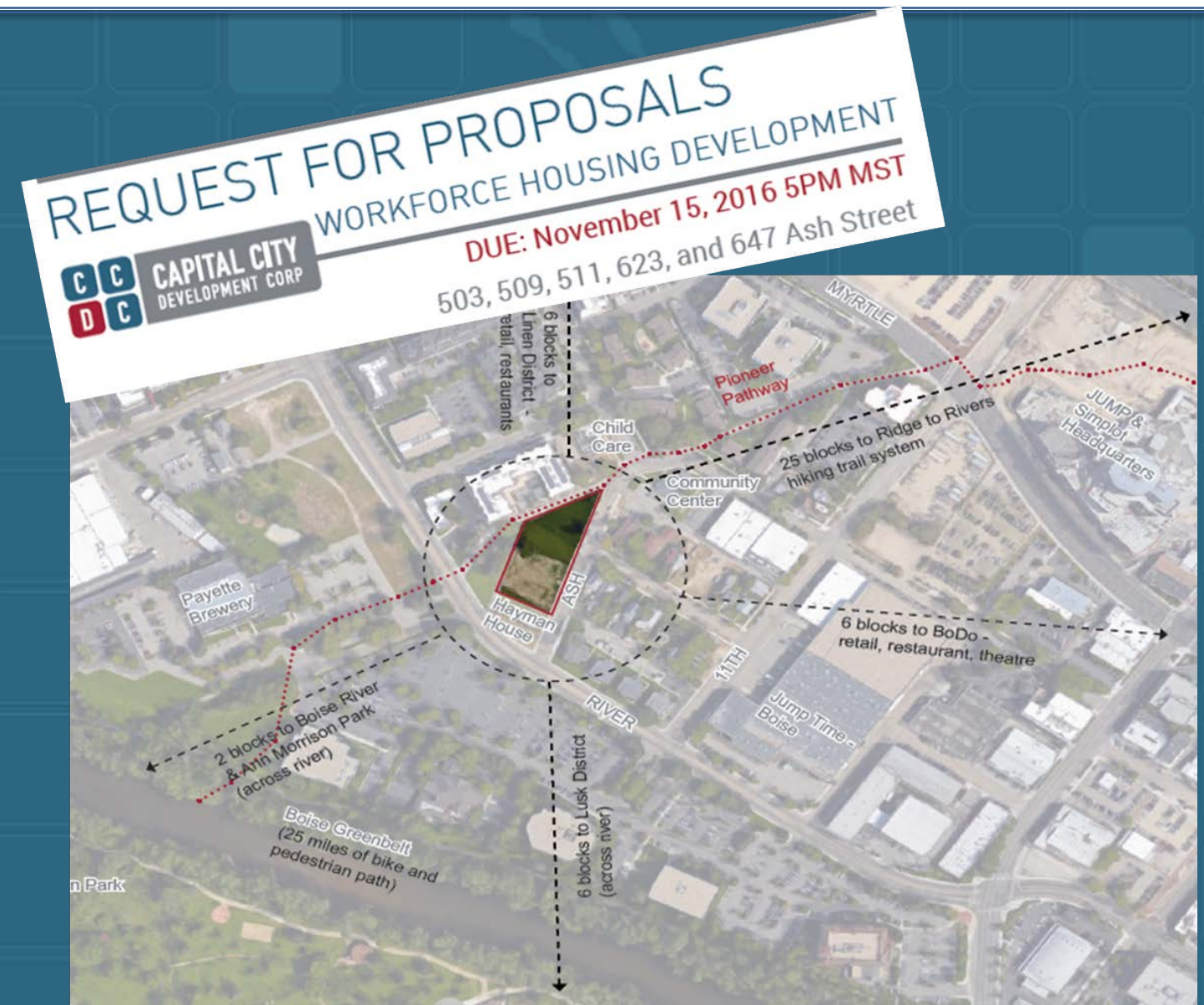
November 15, 2016: Two Complete Proposals Received, deChase Miksis and Gardner Company.

November 29, 2016 Special Board Meeting:
Presentations by both development groups

December 9: Gardner Company notified CCDC staff they no longer wanted to proceed with their Ash Street proposal and requested future consideration of their proposal in the event the awarded proposal does not move forward.

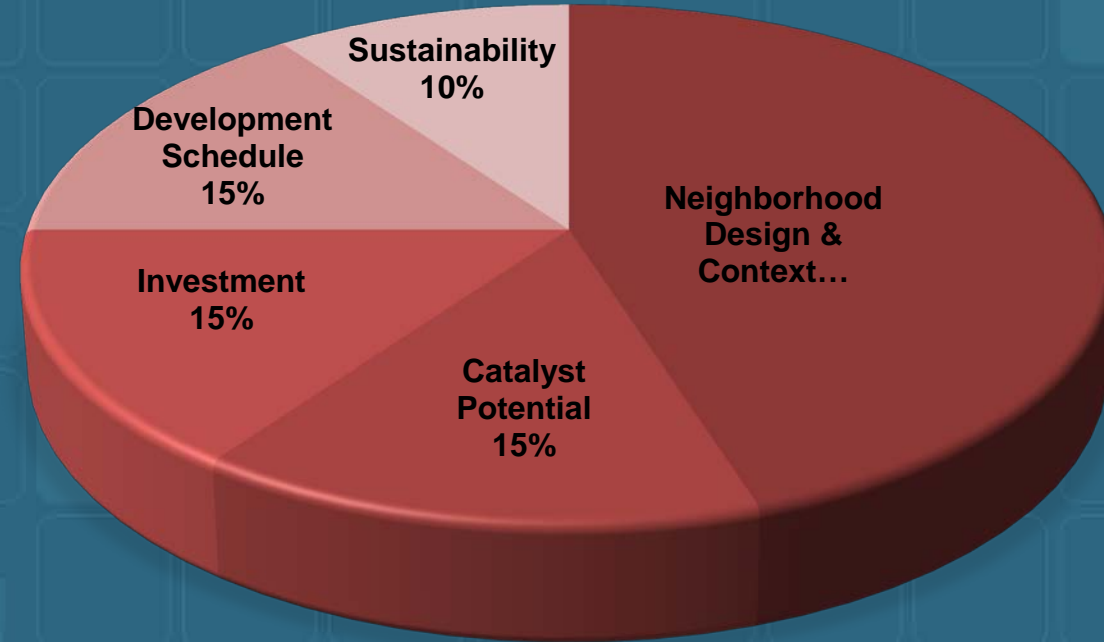
December 12, 2016 Board Meeting: Opportunity to adopt Resolution to move the disposition forward by entering into the an Agreement to Negotiation exclusively.

January – March 2017:
Reuse Appraisal, Staff negotiates DDA for Board Approval



Where We Are...

Consider the deChase Miksis proposal based on response and presentation.



31 Residences, \$7.3 Million TDC

- (8) 1-Bdrm Apartments
- (23) 3-Bdrm Townhome w/ garage
- 32 parking surface
- Boutique retail with outdoor fire pit
- LEED for Homes certified
- 12 mos. +/- disposition
- \$900,000 est. financing gap



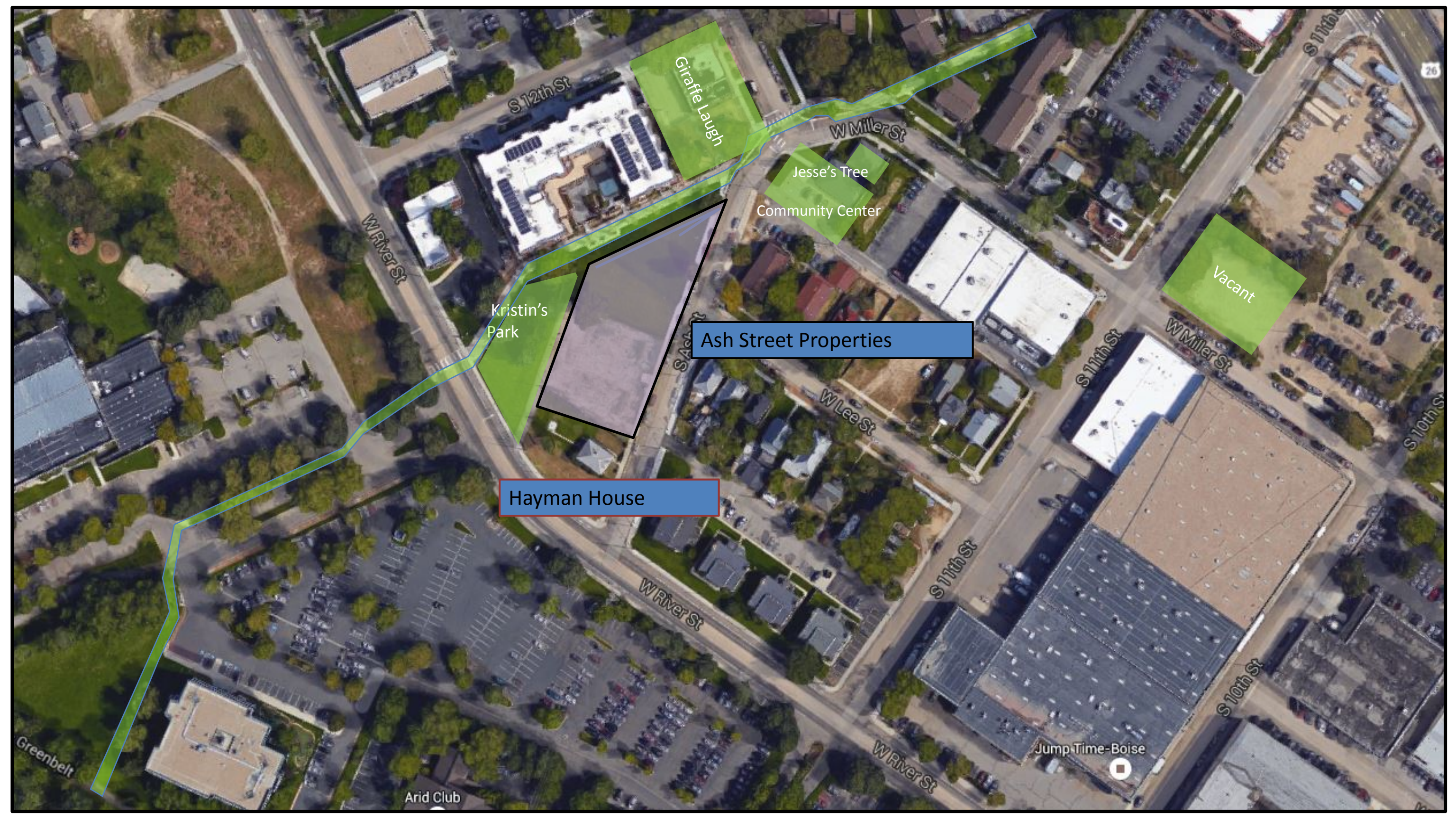


Agreement to Negotiate Exclusively

1. Result = Final DDA
2. Negotiate exclusively and in good faith
 - I. Intentionally quick Response period requires design refinement in ERN Phase
 - II. Development Plan Design is approved
3. Other Terms:
 - I. Deposit (\$10,000), refundable less expense on ReUse Appraisal
 - II. Term 150 days with opportunity to extend for additional deposit
 - III. Initial Purchase Price set at \$645,000
 - IV. Intent to complete the Reuse Appraisal value
4. Revisions from initial RFQ/P:
 - I. Section 202 – allows but does not require staff to bring the Design Development Plan to the Board for approval
 - II. Section 1003 – Right to negotiate with other parties after termination of ERN

Next Steps....

Move to adopt Resolution 1473 directing staff to negotiate, finalize and execute the Agreement to Negotiation Exclusively with deChase Miksis, the successful respondent of the Ash Street Workforce Housing RFQ/P.



Giraffe Laugh

Jesse's Tree

Community Center

Vacant

Ash Street Properties

Kristin's
Park

Hayman House

Greenbelt

Arid Club

Jump Time-Boise

S 12th St

W Miller St

W River St

S 11th St

W Lee St

S 11th St

W Miller St

S 10th St

W River St

S 11th St

W River St

S 10th St

26

What is Workforce Housing?

CCDCs Policy – 2007: Resolution 1085







- Defines 80-140% AMI (~\$45,000 to \$78,000 annually, family of 3)
- 30% of income spent on housing
- Establishes Workforce housing as a public good and describes it as deserving attention and assists with the goals of the urban renewal plans.

• Rental

	2 Bdrm Monthly Rent
1 bdrm	\$1100
3 bdrm	\$1750

Rent Limits Chart- Rents based on AMI effective as of 03/28/2016

Rent Limits for 2016
(Based on 2016 AMI Income Limits)

Bedrooms (People)	Charts	80.00%	100.00%	120.00%	140.00%
Efficiency (1.0)					
1 Bedroom (2.0)		874	1,092	1,311	1,529
2 Bedrooms (3.0)		998	1,247	1,497	1,746
3 Bedrooms (4.0)		1,124	1,405	1,68	1,967
4 Bedrooms (5.0)		1,248	1,560	1,872	2,184
5 Bedrooms (6.0)		1,348	1,685	2,022	2,359
		1,448	1,810	2,172	2,534

AGENDA

III. Action Items

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IV. Information/Discussion Items

- A. Draft ACHD Fairview & Main Local Streets Improvement Plan.....Matt Edmond (10 minutes)
- B. Operations Report.....John Brunelle (5 minutes)

V. Executive Session

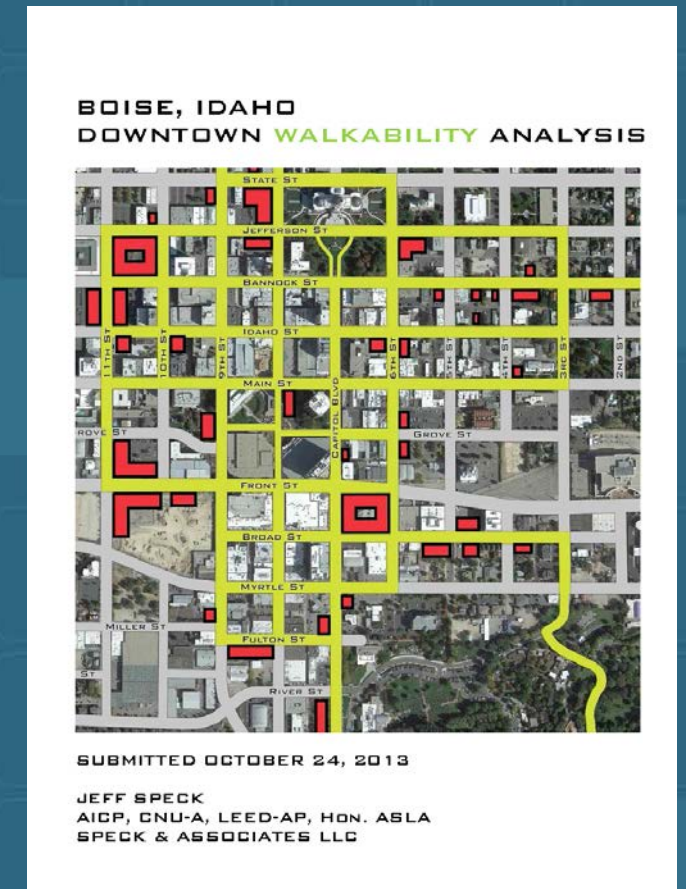
VI. Adjourn

CONSIDER: Cost Share for Concept Study of 5th & 6th Street Conversion

Matt Edmond
Project Manager, Capital Improvements

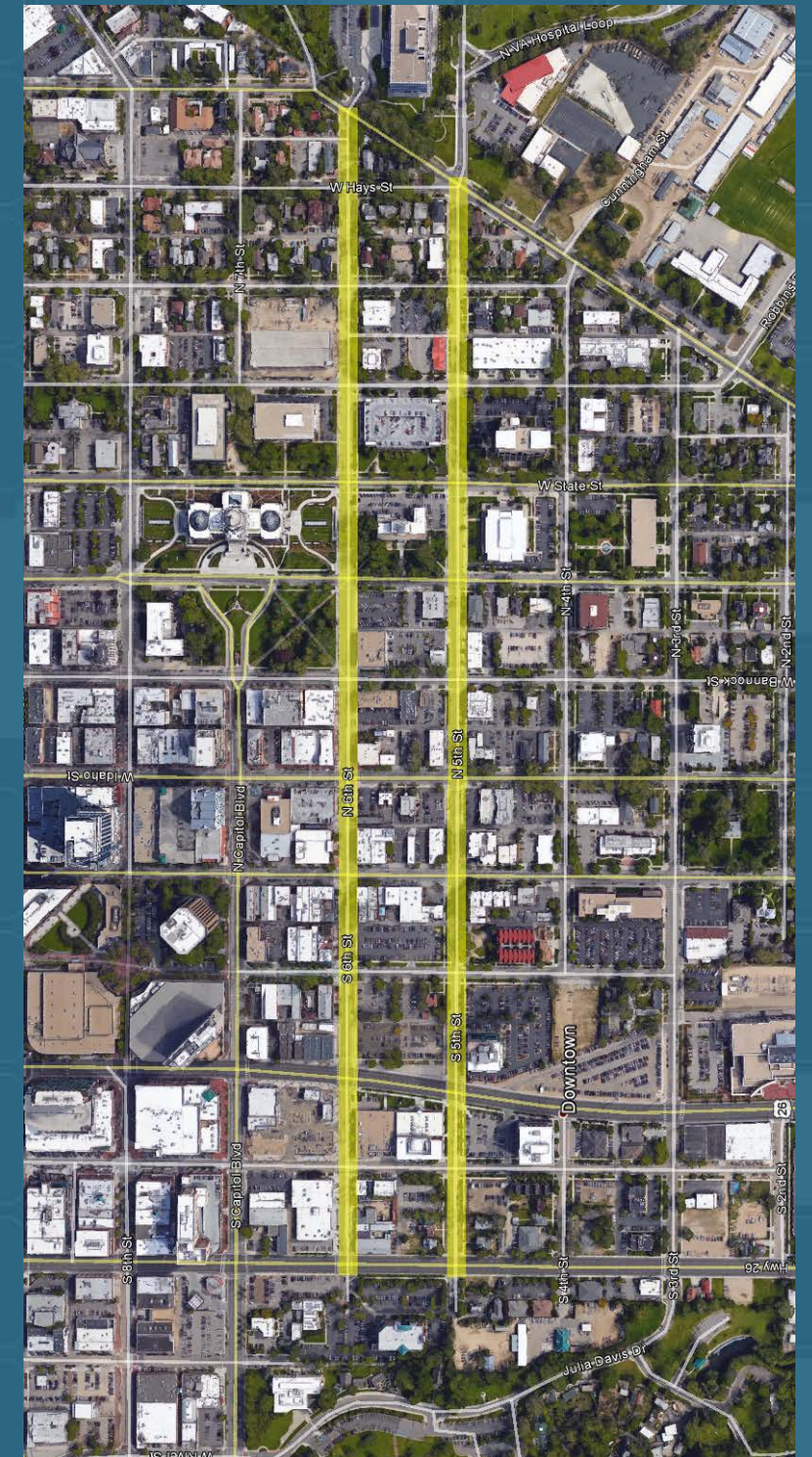
Background

- Downtown Boise Two-Way Conversion Study (CCDC), 2012
- ACHD DBIP, 2013
- Downtown Walkability Analysis (CCDC), 2013
- 2-way conversion work 2014-2016
- Requests from CCDC, Boise City, development community
- ACHD 5th & 6th Feasibility Study, 2016



Concept Study

- Obtain public input
- Further develop Feasibility Study Concepts
- Evaluate alternatives
- Recommend alternative
- Refine alternative



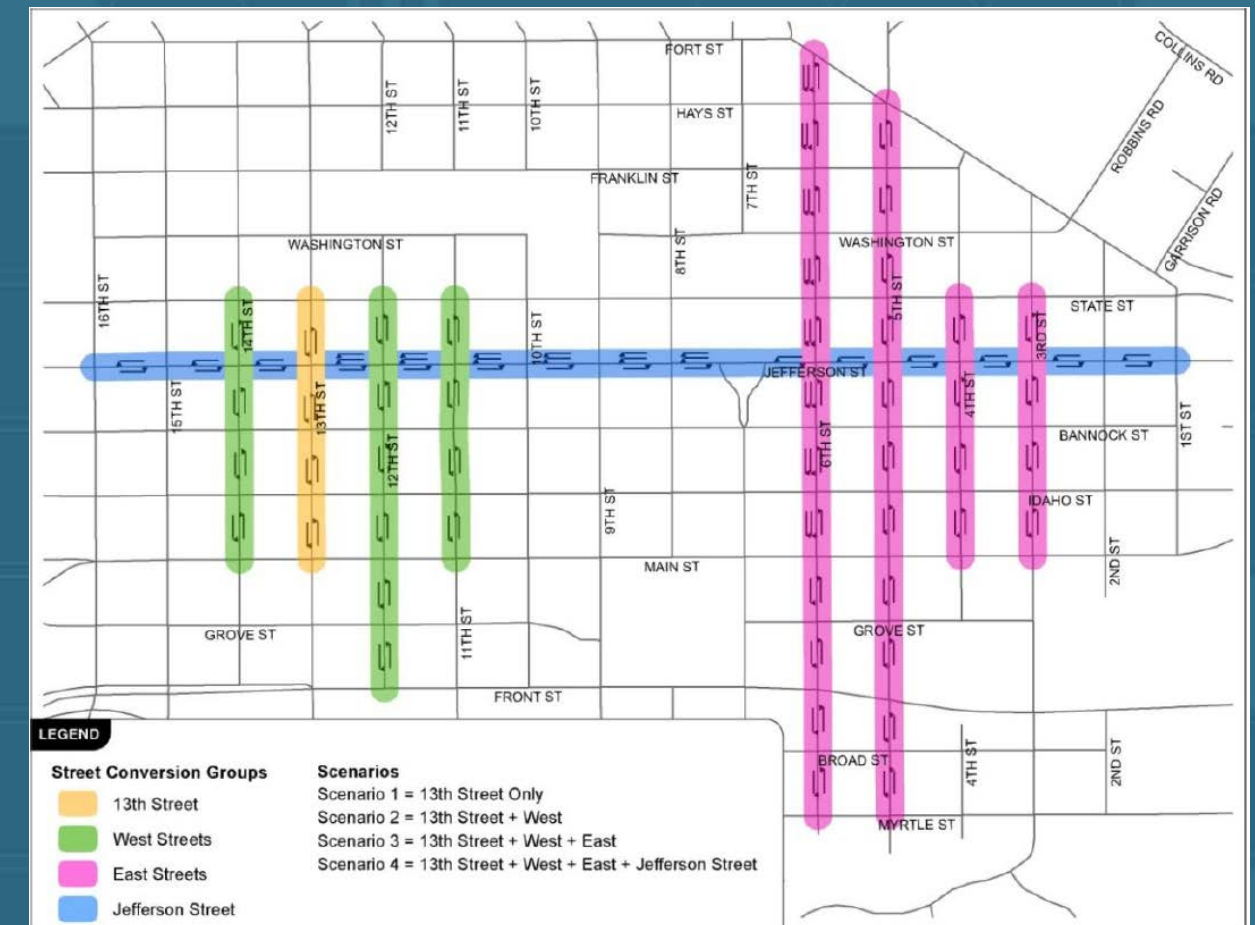
Concept Study Cost Share

- Effort not in current ACHD IFYWP
- Economic development
- Conversion involves ITD system
- Request for 50% of \$80k concept study effort



Project Timeline/Next Steps

- January/February 2017: Cost Share Agreement
- September 2017: Concept work complete
- 2018: Final design work
- 2019: Construction (first phase)



Suggested Motion

I move to approve a cost share contribution of up to \$40,000 for concept study to convert 5th and 6th Streets to two-way operation.

AGENDA

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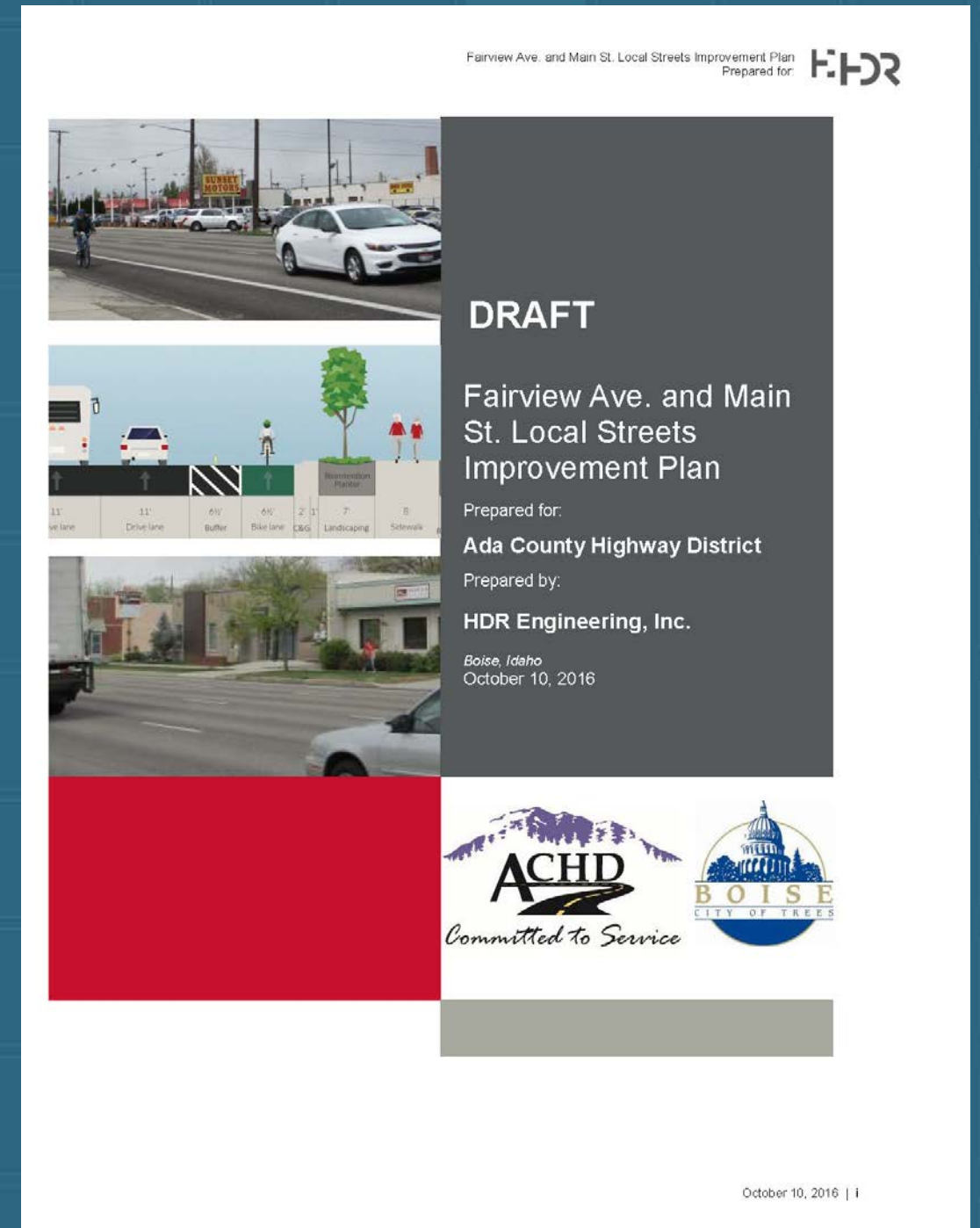
VI. Adjourn

INFORMATION: Fairview & Main Local Streets Improvement Plan

Matt Edmond
Project Manager, Capital Improvements

Purpose

- Feasibility of reconfiguring Fairview and Main
- Plan new street connections
- Set conditions to transform Fairview/Main corridor



Background

- 30th Street Area Master Plan
- 30th Street Urban Renewal District
- City/CCDC request for road diet
- Pending development in the area



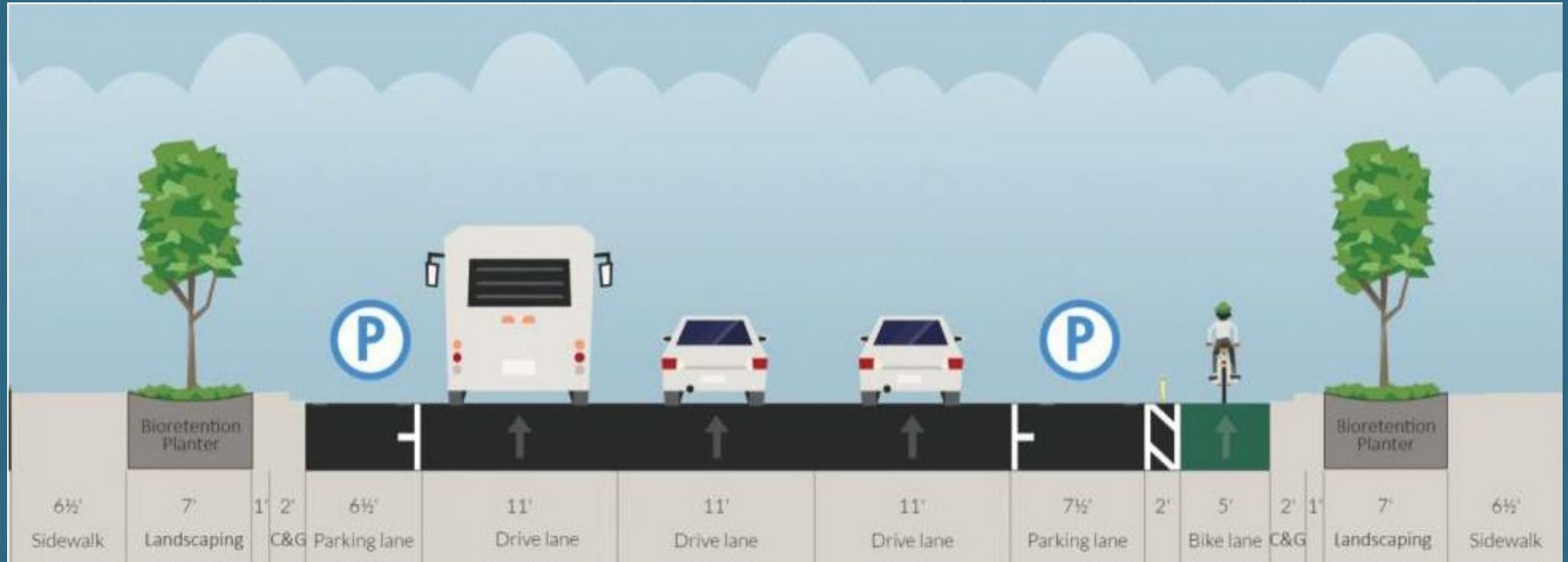
30th Street Area Master Plan

September, 2012

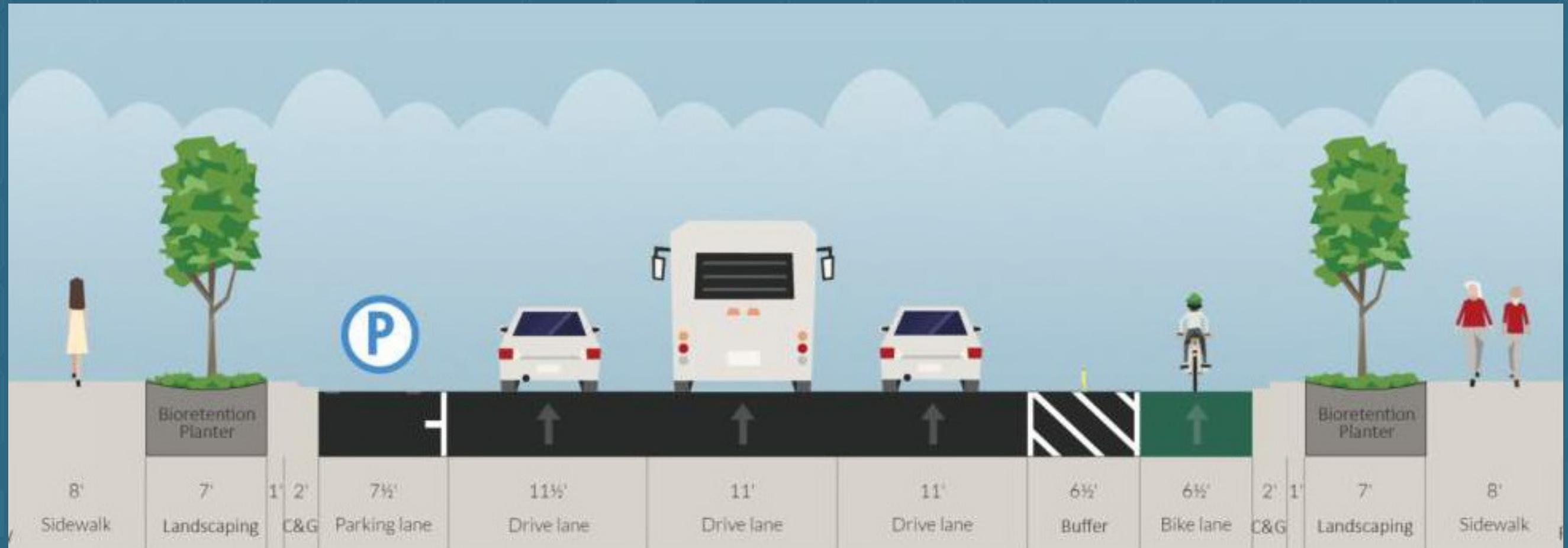
City of Boise, Idaho
Prepared by Boise City Planning & Development Services &
Capital City Development Corporation

Consultants
HDR
Leland Consulting Group
Parametrix

Recommendations: Fairview Avenue



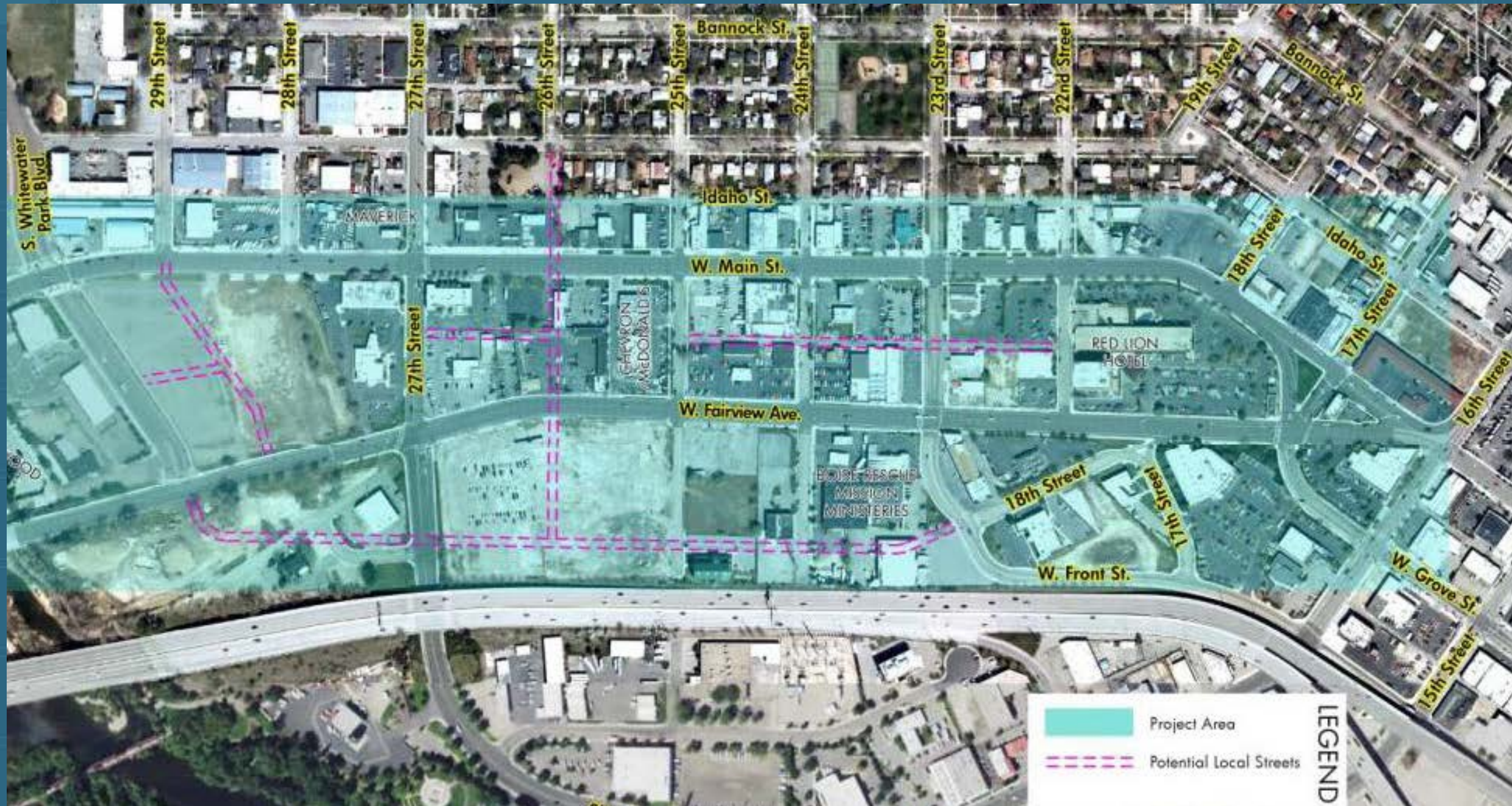
Recommendations: Main Street



Recommendations: Bridge Cycle Tracks



Recommendations: New Local Streets



Next Steps

- December 14: ACHD Work Session
- January 25: ACHD Consider for Adoption
- TBD: Reconfiguration of Fairview & Main

AGENDA

III. Action Items

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VI. Adjourn

OPERATIONS REPORT

John Brunelle
CCDC Executive Director

AGENDA

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V. Executive Session

VI. Adjourn

EXECUTIVE SESSION

*Deliberate regarding acquisition of an interest in real property which is not owned by a public agency
[Idaho Code 74-206 (1)(c)] 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 74-206(1)(f)]*

ADJOURN

