



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
January 9, 2017**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chair Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – December 2016

B. Minutes & Reports

1. Approval of Meeting Minutes from December 12, 2016

C. Other

1. Defer election of Executive Committee officers, appointment of At-Large member, approval of Executive Committee Charge, and designation of Secretary Pro Tempore to February Board Meeting.

AGENDA

IV. Action Items

- A. CONSIDER: Resolution 1476 Broad Street CM/GC Guaranteed Maximum Price (GMP) No. 3Karl Woods & Mary Watson (10 minutes)
- B. CONSIDER: Resolution 1475 First Amendment to the 5th and Idaho Type 4 Agreement(10 minutes) Matt Edmond

V. Information/Discussion Items

- A. State Street MOU.....Matt Edmond (5 minutes)
- B. City Hall Renovation Type 4 Agreement.....Doug Woodruff (10 minutes)
- C. 8th Street Corridor Planning.....Karl Woods, CCDC; Dwaine Carver, CTY Studio; and Mike Budge, LoCi (15 minutes)
- A. Operations Report.....John Brunelle (5 minutes)

VI. Adjourn

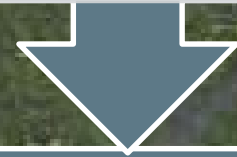
CONSIDER: Resolution #1476 Broad Street CM/GC Contract Amendment

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



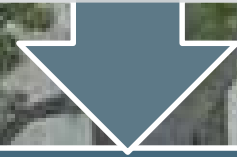
02.08.16

Board Approval – Guho CMGC selection



06.13.16

Board Approval – Guho CMGC Amendment 1 – Early procurement of geothermal pipe and fittings



09.12.16

Board Approval – Guho CMGC Amendment 2 allowing start of construction



01.09.17

Board Request – Guho CMGC Amendment 3 authorizing phase 2 construction

BROAD STREET ROAD MAP





SCOPE OF WORK



PHASING PROGRESS

CCDC’s FY2016 / 2017 budgets

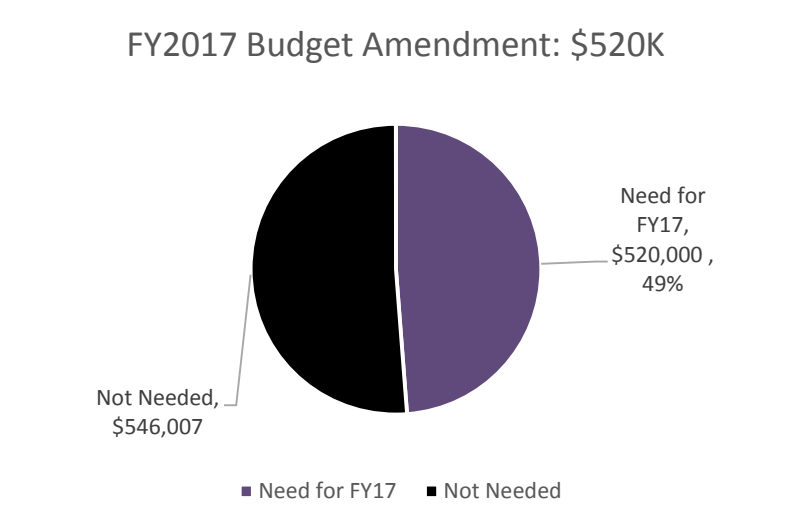
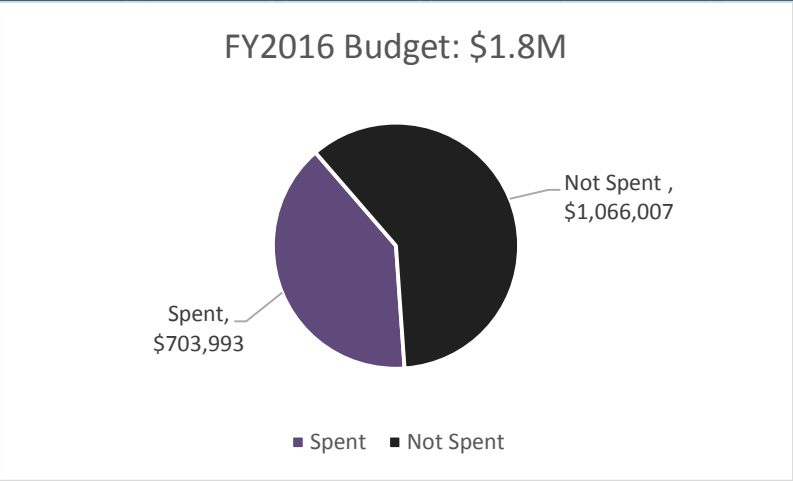
Streetscape budget	\$4,500,000	
Geothermal budget	\$1,000,000	(Including \$500,000 cost share with City of Boise)
JD Park Entry budget	\$470,000	(Including \$60,000 cost share with City of Boise)
Fiber Optic budget	\$310,000	
ACHD costs share	\$326,000	(Anticipated value)

Total Project Budget \$6,606,000

FY17 Approved Budget

FY17 Budget	\$4,342,535	(Approved FY17 project budget \$4,785,000 minus obligated soft costs of \$442,465)
Budget Amendment	\$ 520,000	(Obligated FY16 funding that wasn’t spent due to construction timing)
Available Resources	\$4,862,535	(Resources available to complete phase 2 construction)
Approved Guho PO	(\$3,084,843)	(Balance of Guho PO obligated for FY17)
FY17 Balance	\$1,777,692	(FY17 budget remaining to complete construction)
Amendment No. 3	\$1,773,375	(Capitol to 5 th St., streetscapes, road rebuild, fiber optic expansion)
FY17 Remaining	\$ 4,317	(Remaining FY17 budget, included amendment later this year)

FY16 unspent \$546,007 (Amount obligated for FY16 Broad Street Improvements unspent due to construction timing assuming \$520,000 amendment)





CONSIDER: Resolution #1476 Broad Street CM/GC Contract Amendment

Suggested Motion

I move to adopt Resolution #1476 approving and authorizing the execution of the 3rd Amendment to the CM/GC Contract with Guho Corp.

AGENDA

IV. Action Items

- A. CONSIDER: Resolution 1476 Broad Street CM/GC Guaranteed Maximum Price (GMP) No. 3
.....Karl Woods & Mary Watson (10 minutes)
- B. CONSIDER: Resolution 1475 First Amendment to the 5th and Idaho Type 4 Agreement
.....(10 minutes) Matt Edmond

V. Information/Discussion Items

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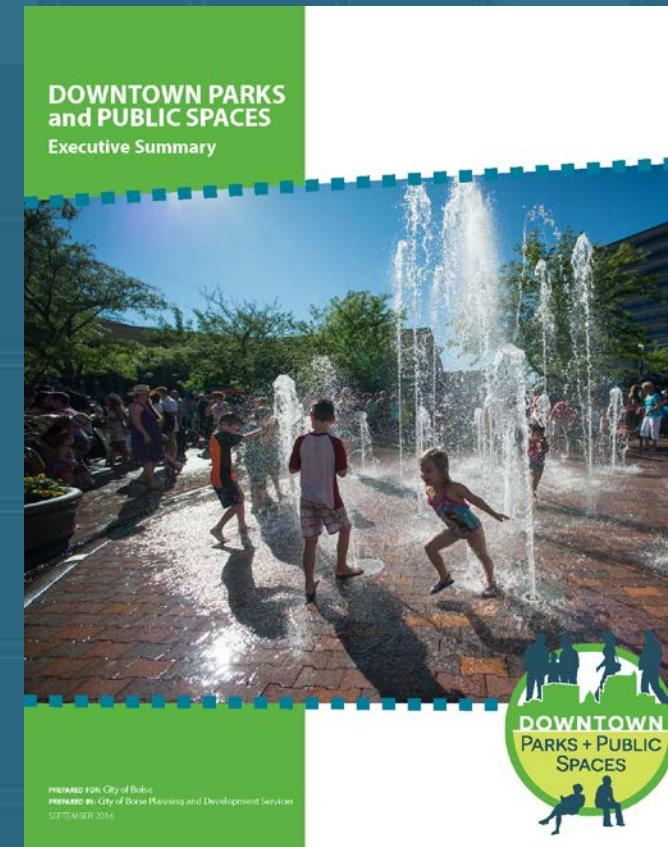
VI. Adjourn

CONSIDER: Resolution 1475 First Amendment to the 5th and Idaho Type 4 Agreement

Matt Edmond
Project Manager, Capital Improvements

Background

- May 2016: Board approved T4 for 5th & Idaho Project
 - Utility undergrounding: \$168,000
 - Public park/plaza: \$622,000
- August 2016: Board approved CIP & '17 budget
 - Alley improvement project, Main/Idaho, 6th-3rd
- September 2016: Draft Downtown Parks & Public Spaces Plan
 - Alley connection, City Hall to Assay Office



City Hall – Assay Office Connection



T4 Amendment

Alley between 5th and 6th Streets

- Underground utilities to City Hall: \$ 93,000
- Improve alley surface: \$ 122,000
- Total: \$ 215,000
- Mimic ACHD “green” alley



Fiscal Notes

- \$285,000 budgeted in FY17 for Alley Improvement Project
- Adjust CIP/budget to underground 5th-3rd in FY18
- ACHD projects will complete alley surface
 - 3rd-4th Street alley is complete
 - 4th-5th Street alley work planned for 2018



Project Timeline/Next Steps

- January 2017: Finalize T4 Amendment
- January 2017: Begin alley utility work
- Summer 2017: 5th-6th utility work, alley complete
 - T4 reimbursement for completed sub-projects
- Summer 2018: 3rd-5th alleys to east complete (ACHD/CCDC projects)
- Fall 2018: 5th & Idaho project complete



Suggested Motion

I move to adopt Resolution No. 1475 to approve and authorize staff to finalize and execute The First Amendment to the Type 4 Public Private Partnership Participation Agreement with 5th and Idaho Developers, LLC, regarding the project commonly known as 5th and Idaho Apartments.

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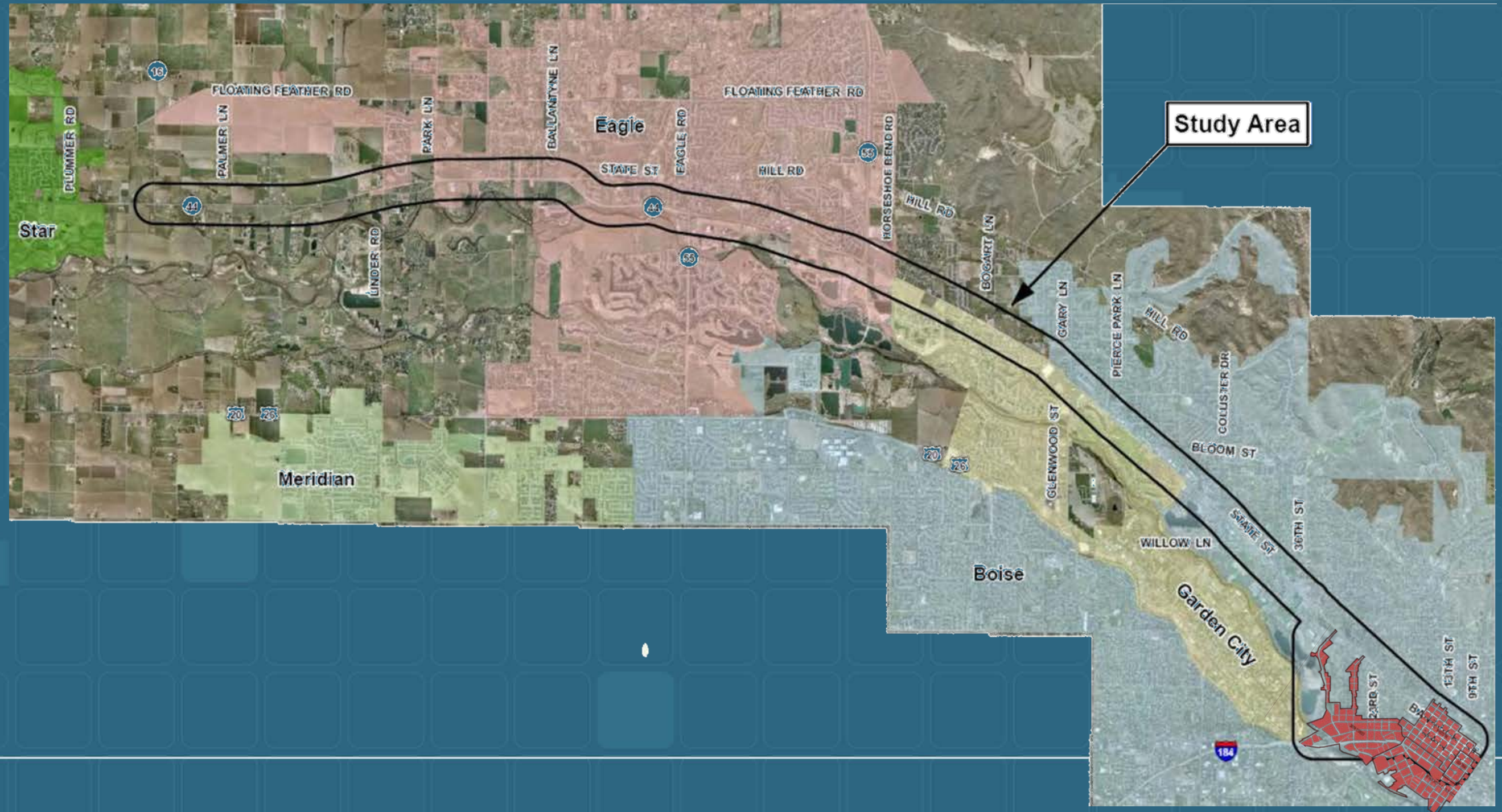
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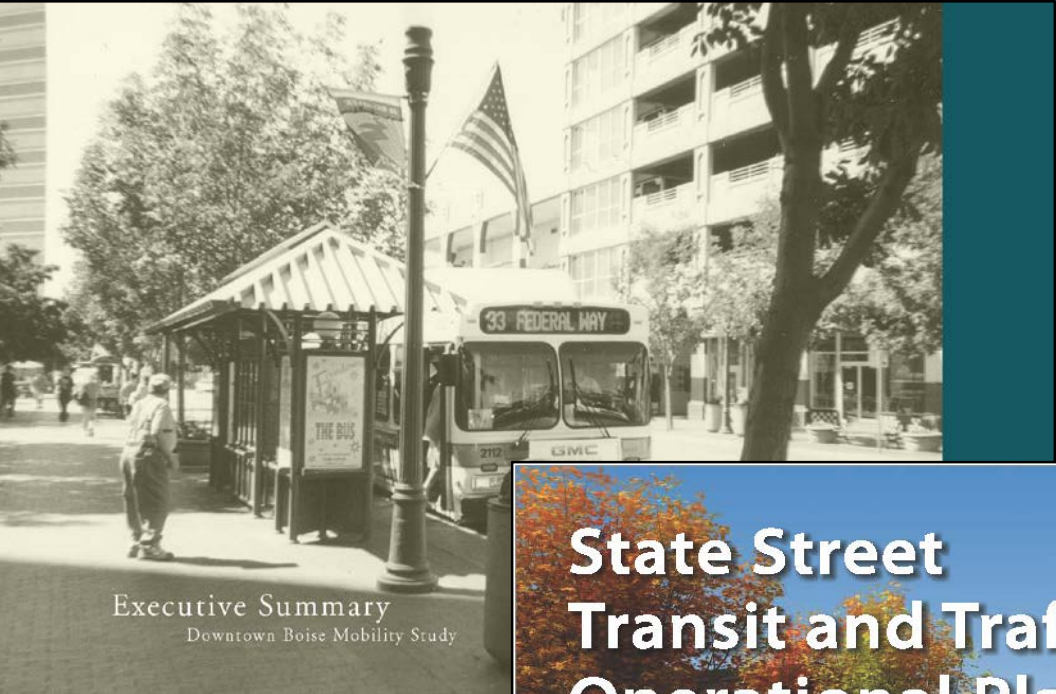
INFORMATION: State Street MOU Renewal

Matt Edmond
Project Manager, Capital Improvements

Background



Background

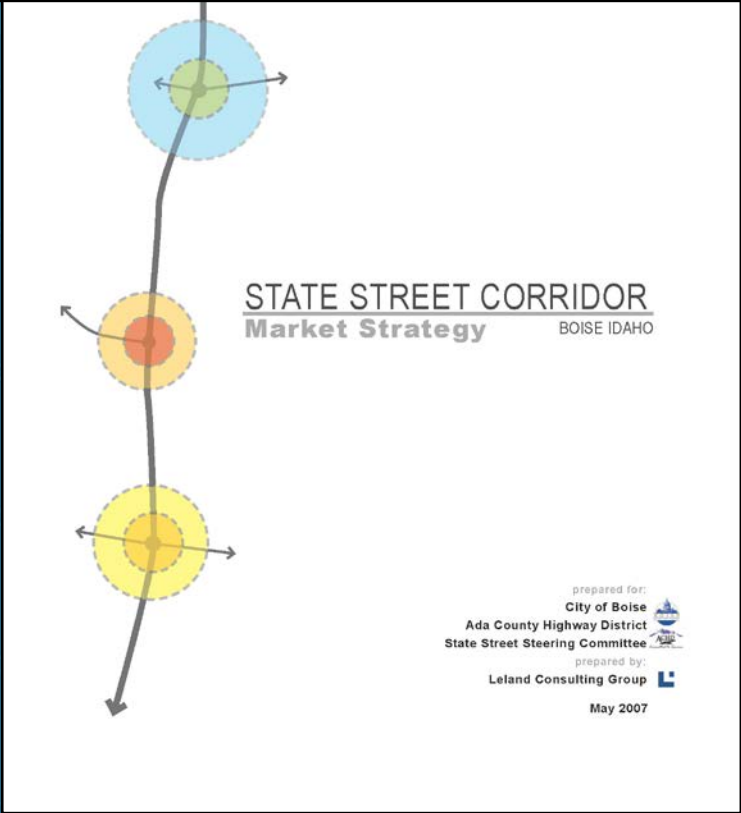


→

**State Street Corridor
Transit Oriented Development
Policy Guidelines**

→

April 2008



Parties to MOU

- Ada County
- Ada County Highway District
- Capital City Development Corporation
- City of Boise
- City of Eagle
- City of Garden City
- Community Planning Association of Southwest Idaho
- Idaho Transportation Department
- Valley Regional Transit

CCDC Roles & Responsibilities

- Potential creation and/or implementation of urban renewal plans;
- Local match for Multimodal Center (Main Street Station) COMPLETE;
- Planning and facilitation of activities involving redevelopment tools;
- Collaborate on land use/transportation facility integration (structured parking, protected bike lanes)
- Coordinate development activity and provide assistance subject to the plan provisions and applicable law;
- Coordinate Travel Demand Management (TDM)

Next Steps

- January 2017: Finalize MOU update
- February 2017: CCDC Board considers for adoption
- 2017-2021: New MOU in effect, near and medium term implementation actions

Comments or questions?

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Update: City Hall Renovation - a Type 4 Participation Project



Doug Woodruff
CCDC Project Manager

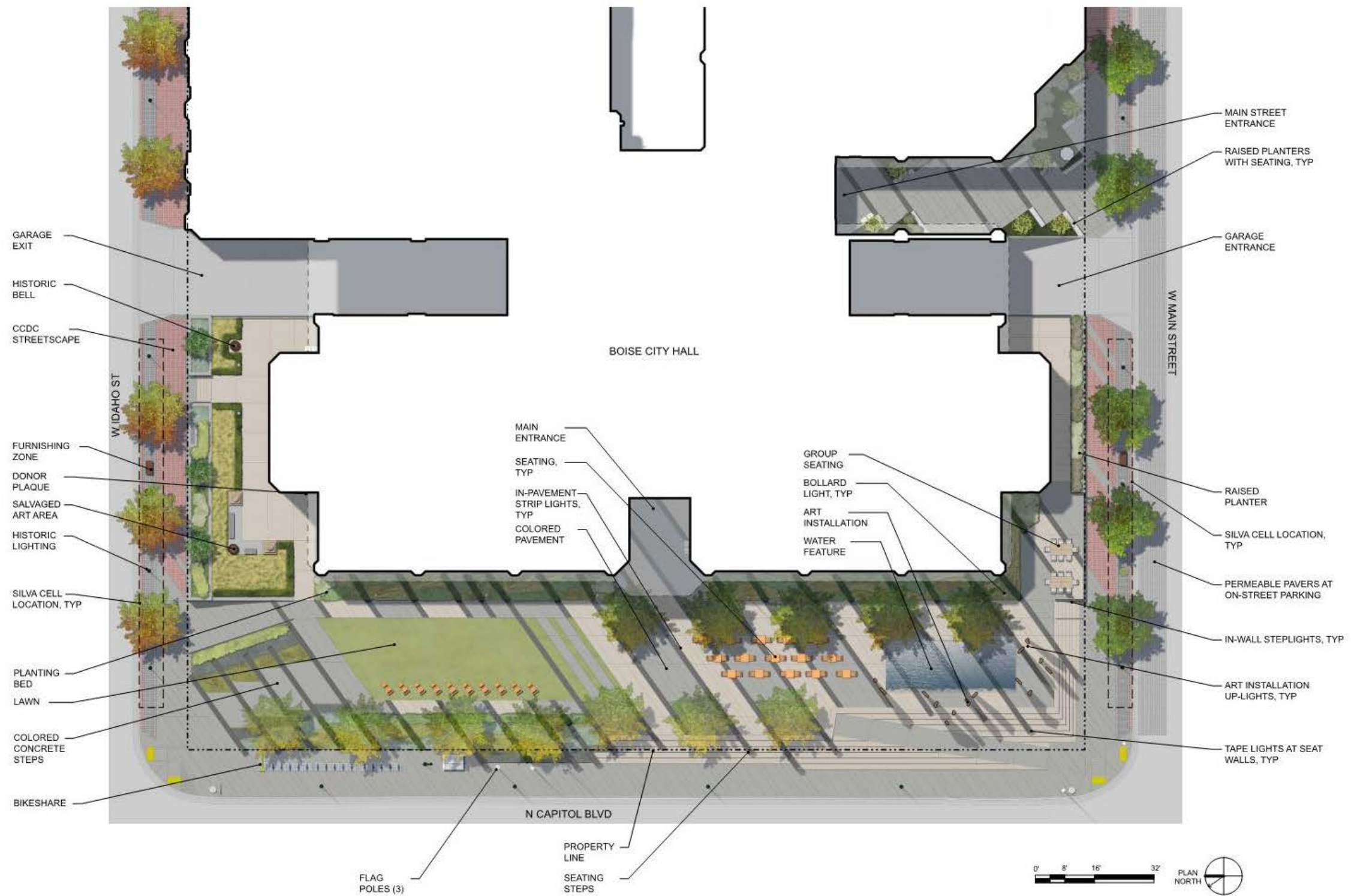
Summary

August 2016 – T4 Designation

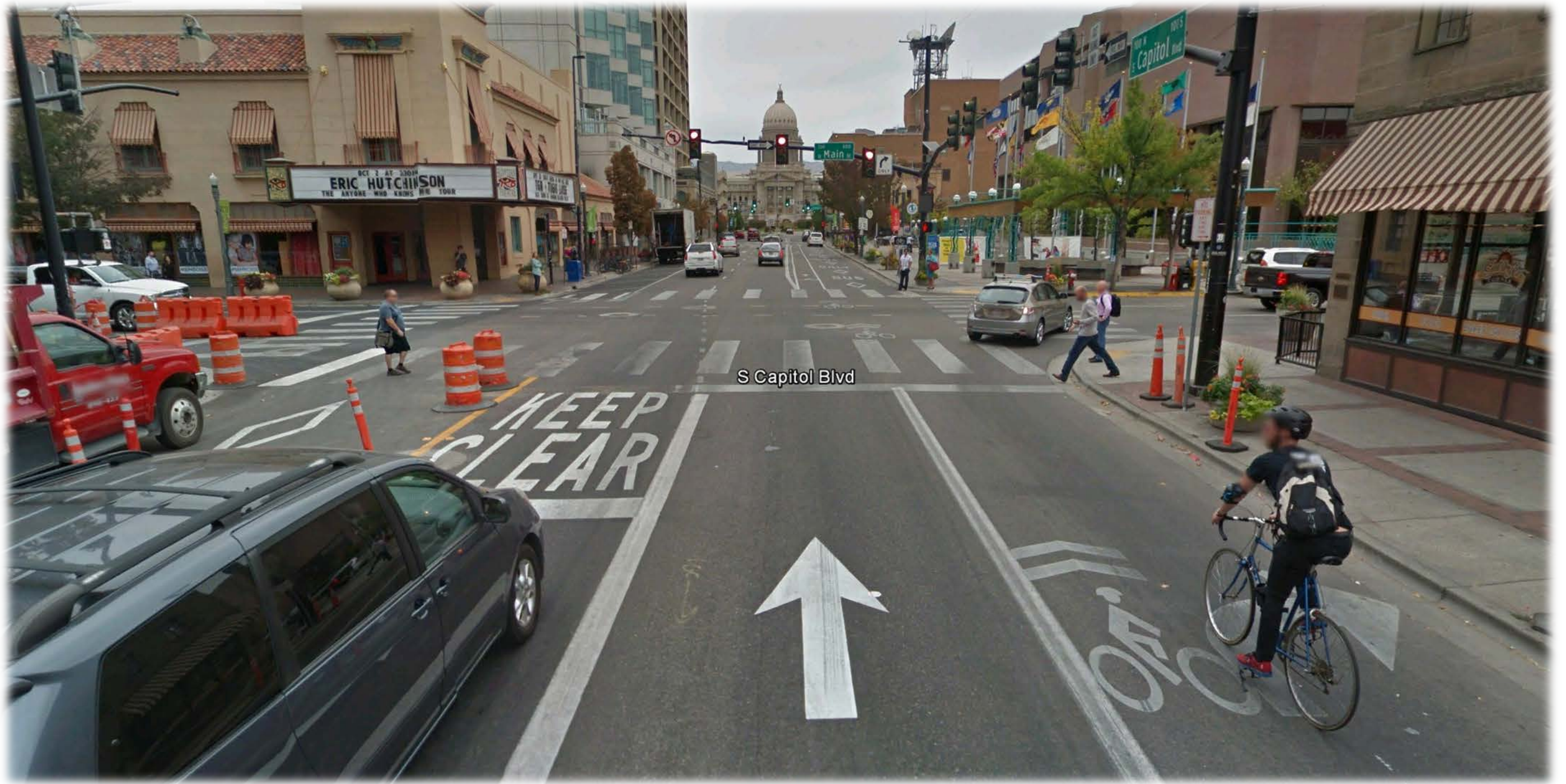
CCDC/City Staff – Finalize Agreement

January 10 – City Council Approval

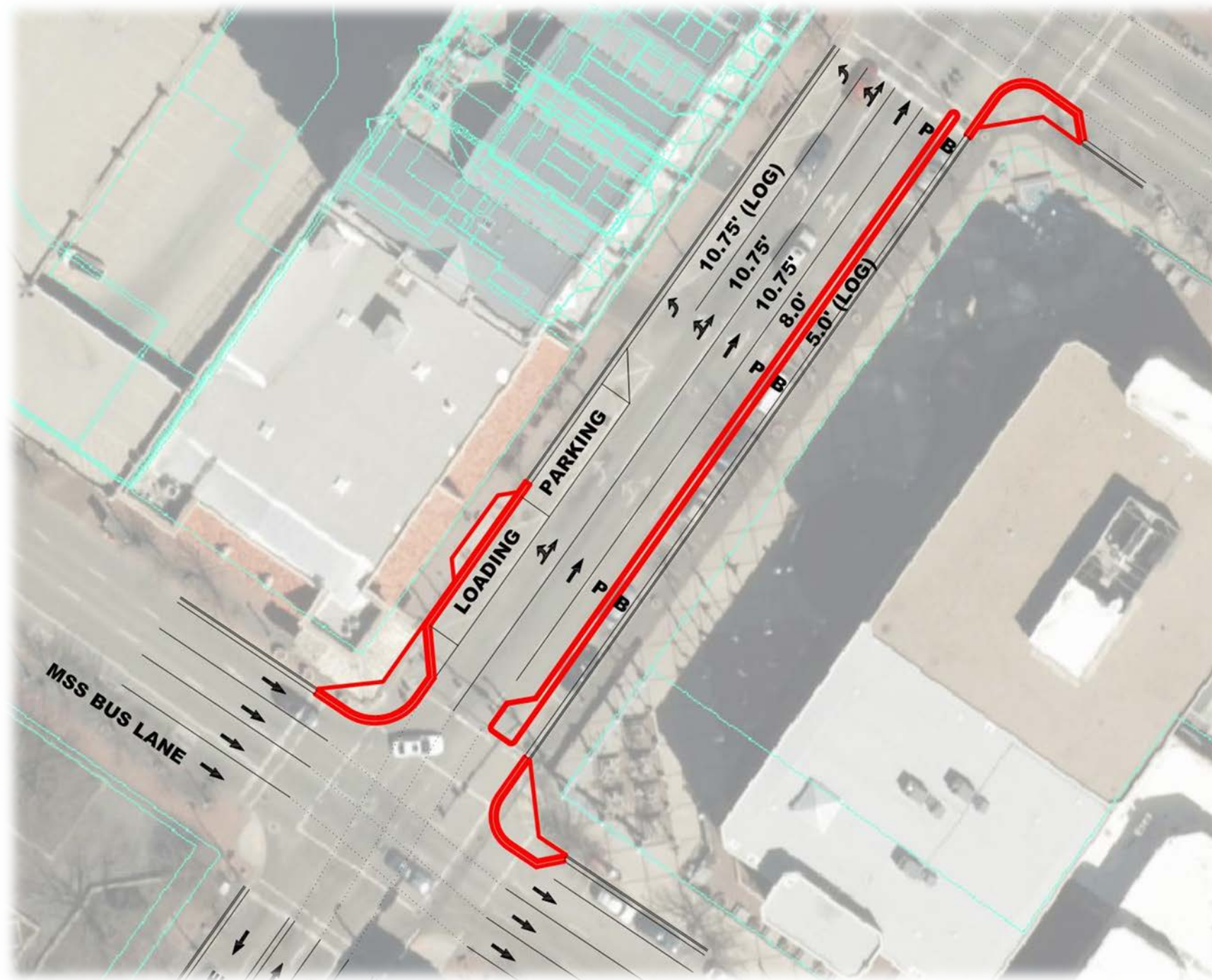
February 13 – Consent Agenda Item



City Hall Plaza Renovation



Capitol Boulevard Improvements



Capitol Boulevard Improvements

CCDC Participation



CITY HALL

150

\$1,225,000 Plaza Renovation

\$80,000 Capitol Blvd Improvements

\$1,305,000 Total Reimbursement

One payment upon completion



Next Steps

An architectural rendering of a modern, multi-story brick building with large windows. The building is surrounded by a landscaped courtyard with green lawns, trees, and a paved walkway. A large group of people is gathered in the courtyard, and several cars are parked along the street in front of the building. The background shows a city skyline with other buildings.

Approve Agreement, Consent Agenda

Permit/Bidding Underway

Start Construction March 2017

Complete November 2017



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8th Street Corridor Planning

Karl Woods, CCDC

Dwaine Carver, CTY Studio

Mike Budge, LoCi



8TH STREET CORRIDOR MASTER PLAN

CAPITAL CITY
DEVELOPMENT
CORPORATION



LOCATION + CONTEXT

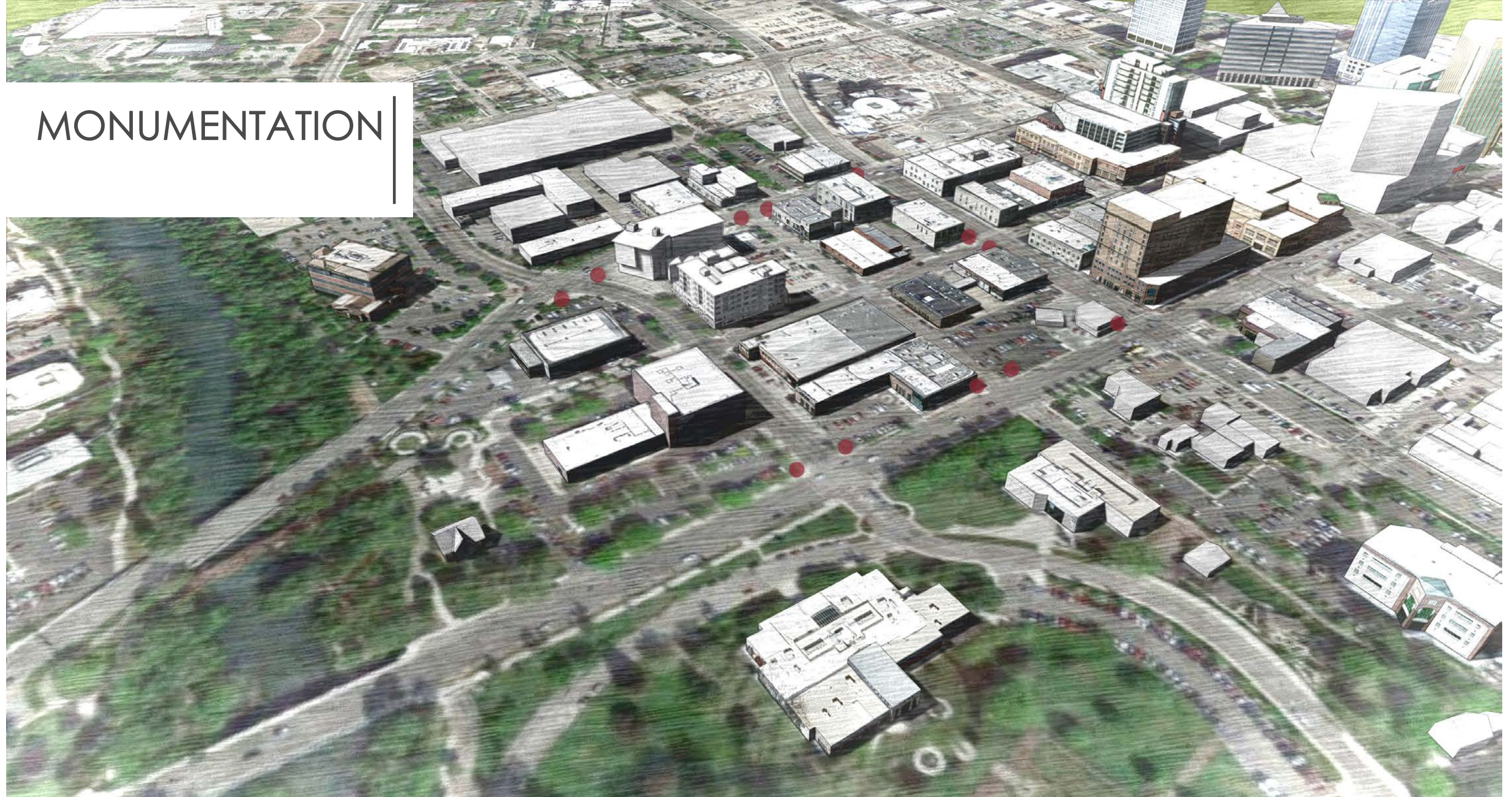
RIVER/TRAIL SYSTEMS

BOISE STATE UNIVERSITY

DOWNTOWN



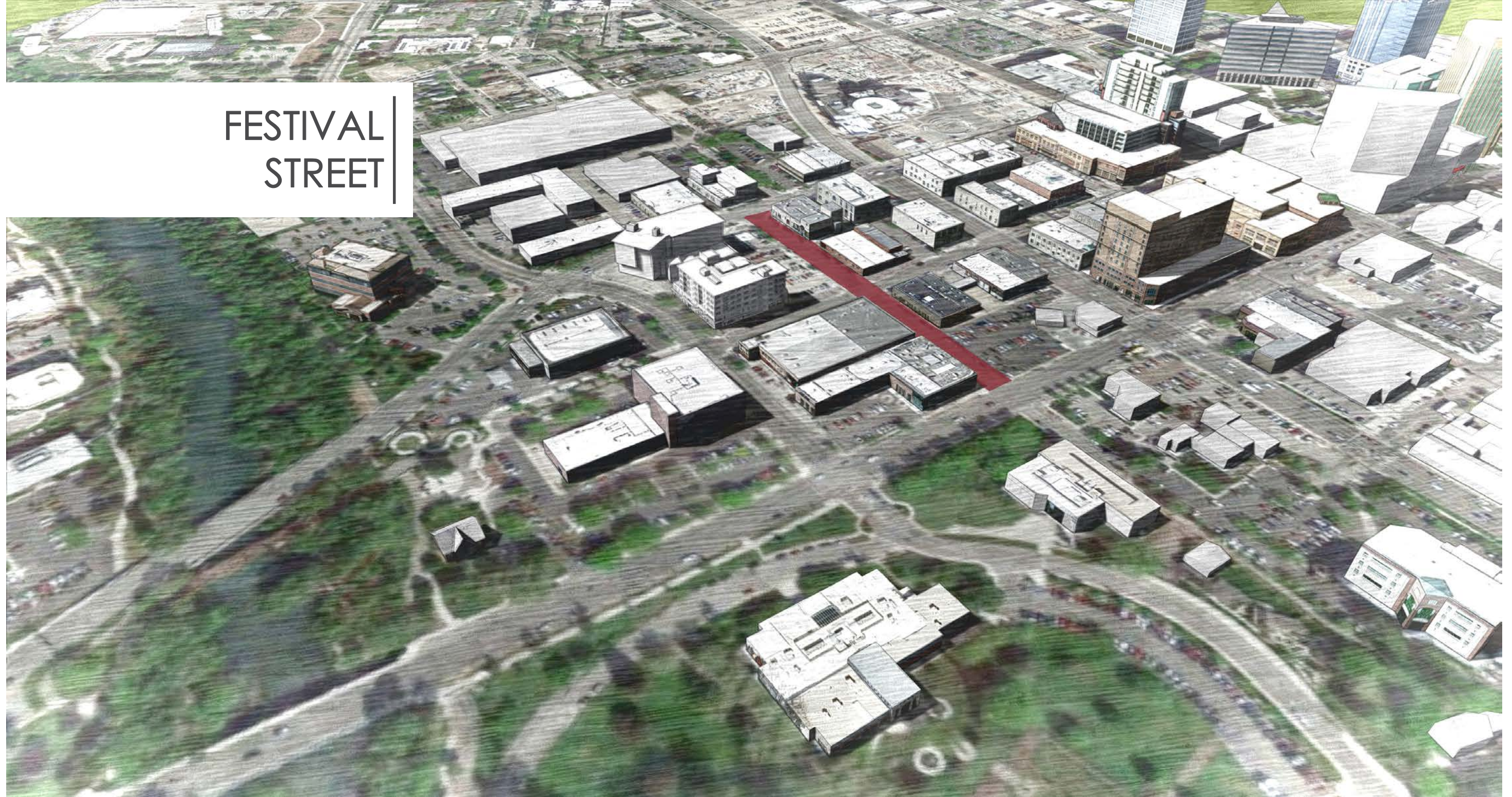
MONUMENTATION



LANDMARKS



FESTIVAL STREET



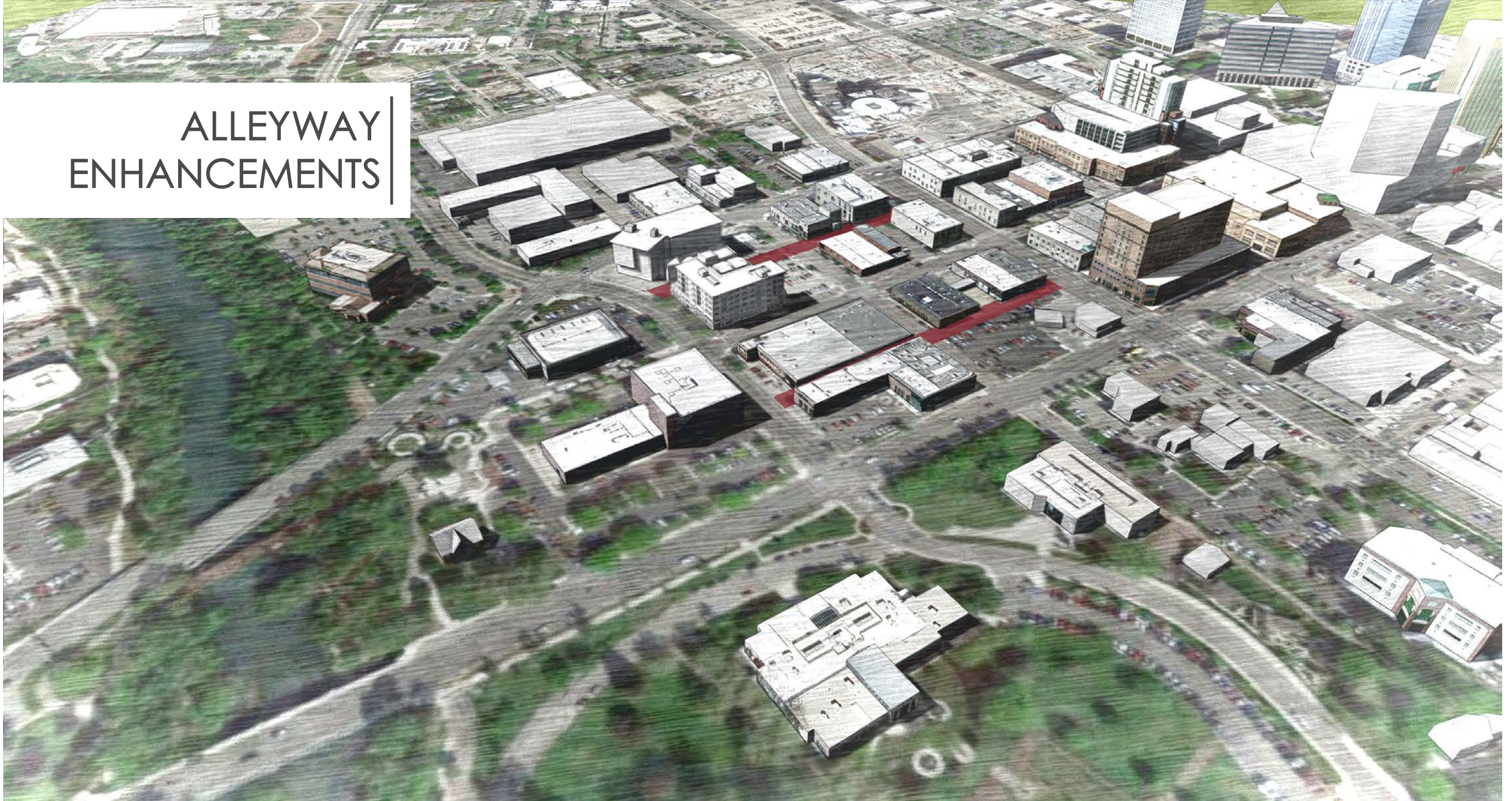
FLEXIBLE OPEN SPACE



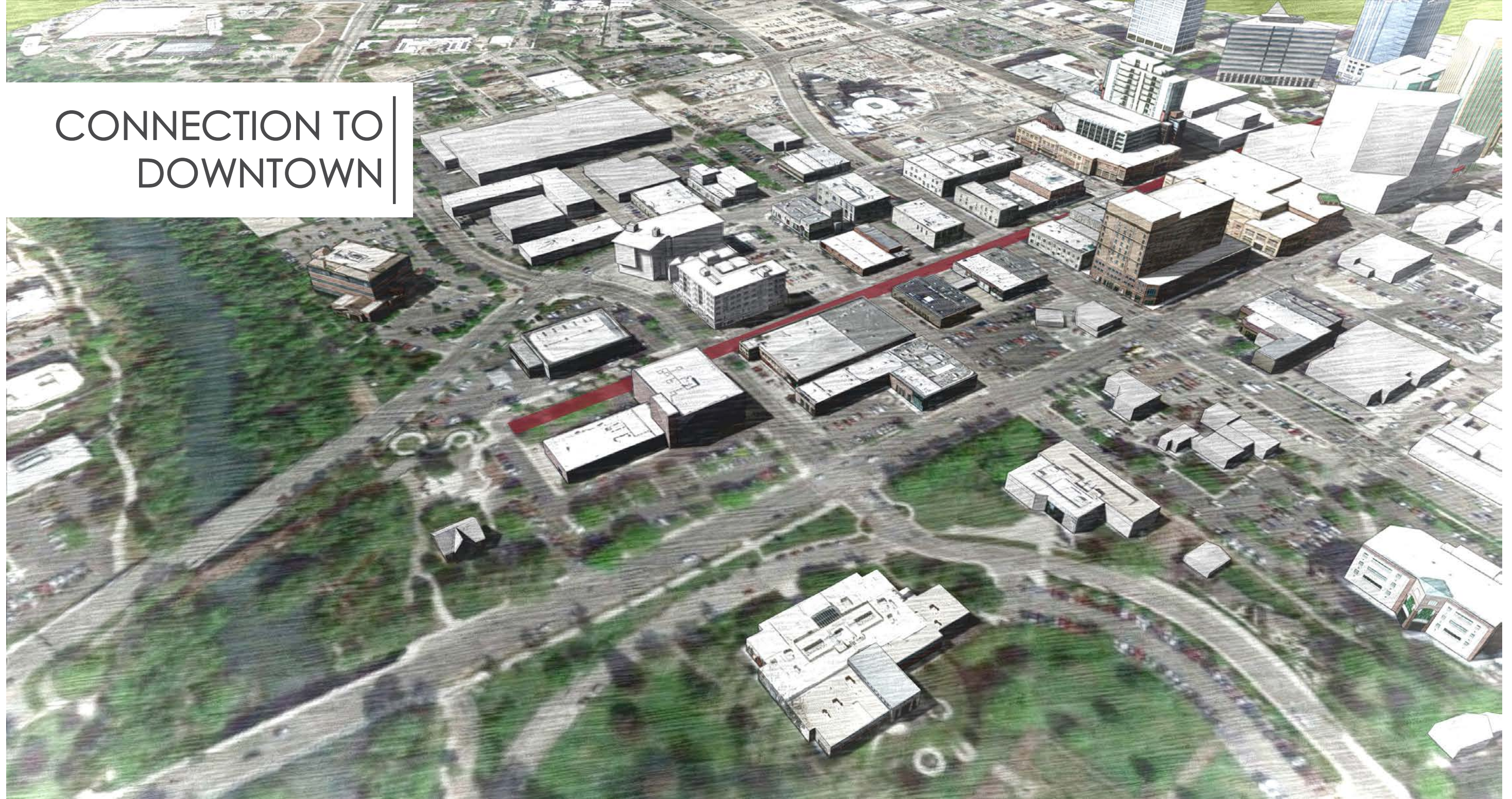
ENHANCED CROSSWALKS



ALLEYWAY ENHANCEMENTS



CONNECTION TO DOWNTOWN



BRIDGE LIGHTING





Boise, ID

Boise Contemporary Theater

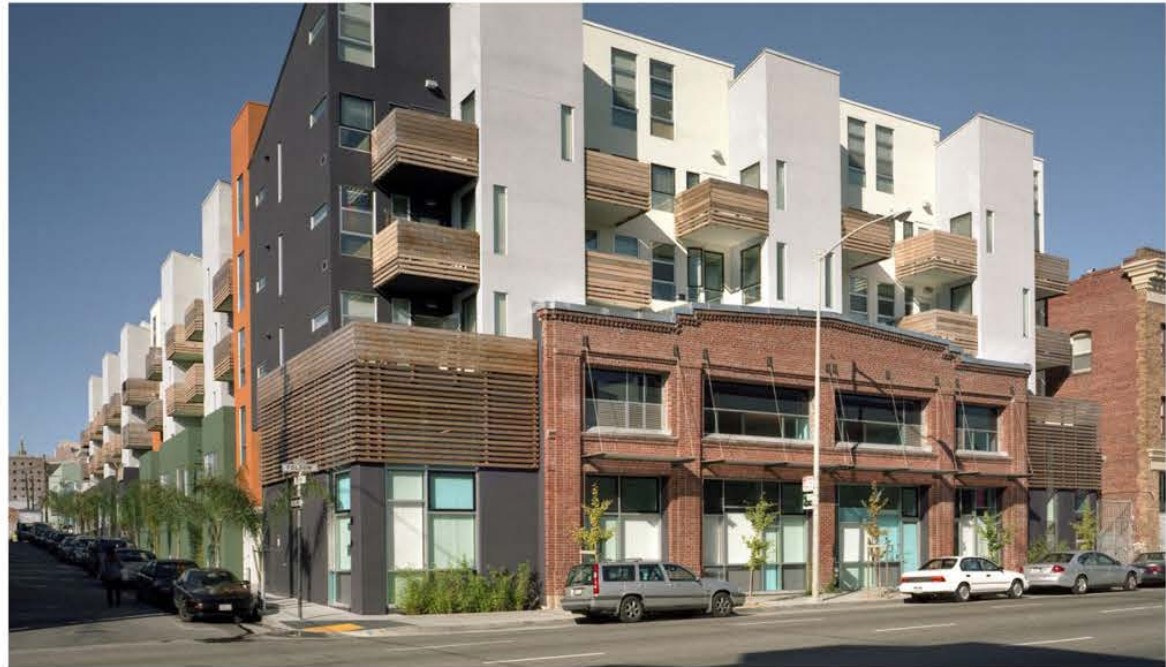
The Afton

Esther Simplot Performing Arts

Cider Brewery

Library

Performing Arts Center
(Location TBD)



Residential buildings should reflect the cultural and architectural history of the District. Rather than being historical reproductions, they should interpret historical forms and materials in modern, artistic ways. Industrial materials such as brick, concrete, steel and glass are appropriate for the District. Buildings should meet the street at a human scale of one to three stories with setbacks for additional floors above.

Clockwise from top left: Cube Lofts, Toronto, Canada; 21 Clarence Place, San Francisco, CA; Folsom & Dore, San Francisco, CA

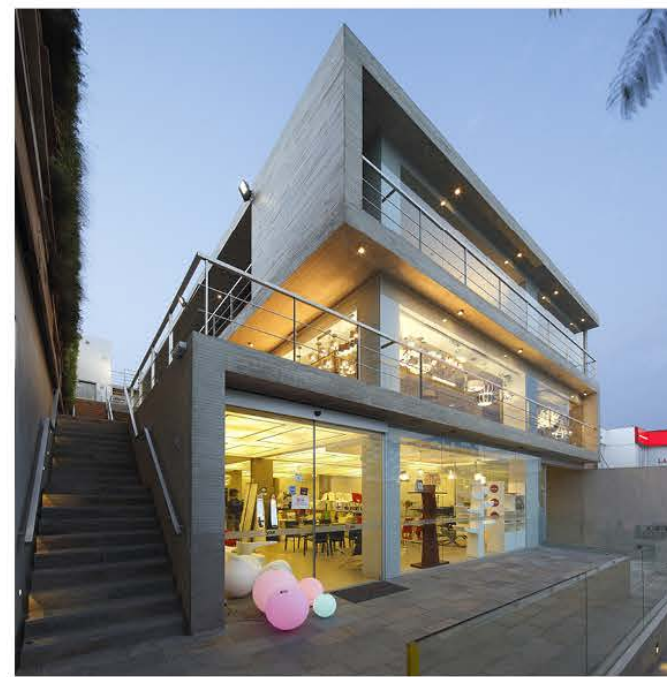
RESIDENTIAL

8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | PRECEDENT IMAGES

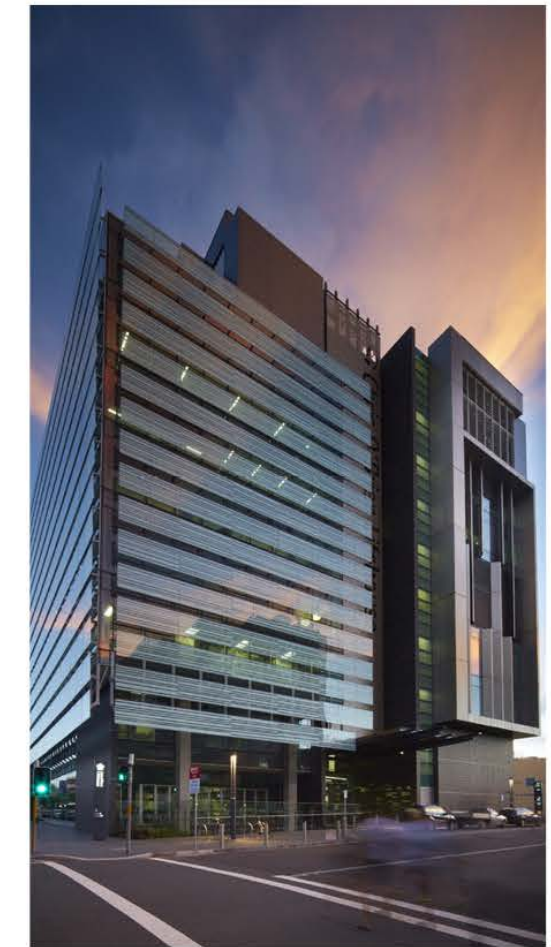


Commercial buildings should reflect the cultural and architectural history of the District. Rather than being historical reproductions, they should interpret historical forms and materials in modern, artistic ways. Industrial materials such as brick, concrete, steel and glass are appropriate for the District. Buildings should meet the street at a human scale of one to three stories with setbacks for additional floors above.

Studio 5C, Tempe, AZ



Clockwise from top left: Zentro Office Building, La Molina, Peru; Chris O'Brien Lifehouse, Camperdown, Australia; Supply Laundry Building, Seattle, WA



COMMERCIAL

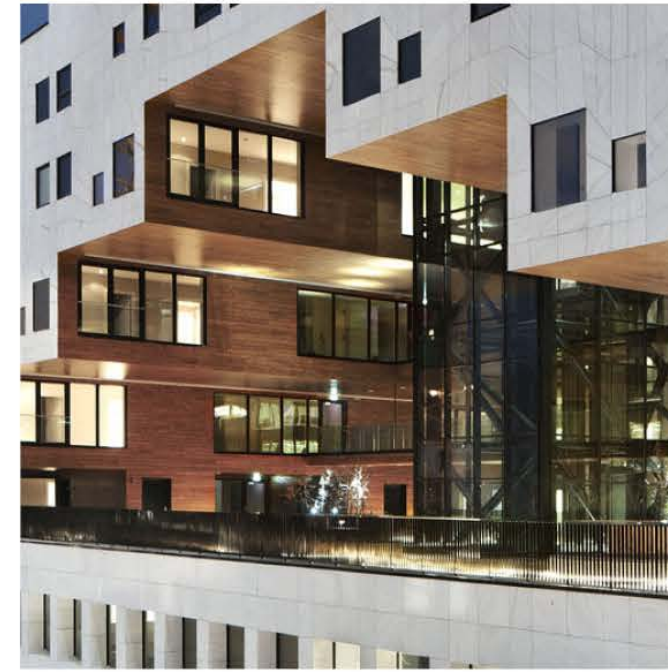
8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | PRECEDENT IMAGES



Cultural and civic buildings should act as magnets or lanterns for the District. They should be open and welcoming with large transparent facades. Active uses should be located at the ground level in the form of lobbies, cafes and gift shops.



Clockwise from top left: Eccles Theater, Salt Lake City, UT; The City Library - Marmalade Branch, Salt Lake City, UT; Kunsthaus (Cultural Center) Weiz, Weiz, Austria.



Top: The Carve, Oslo, Norway
Bottom: Public Records Office of Northern Ireland, Belfast, Northern Ireland



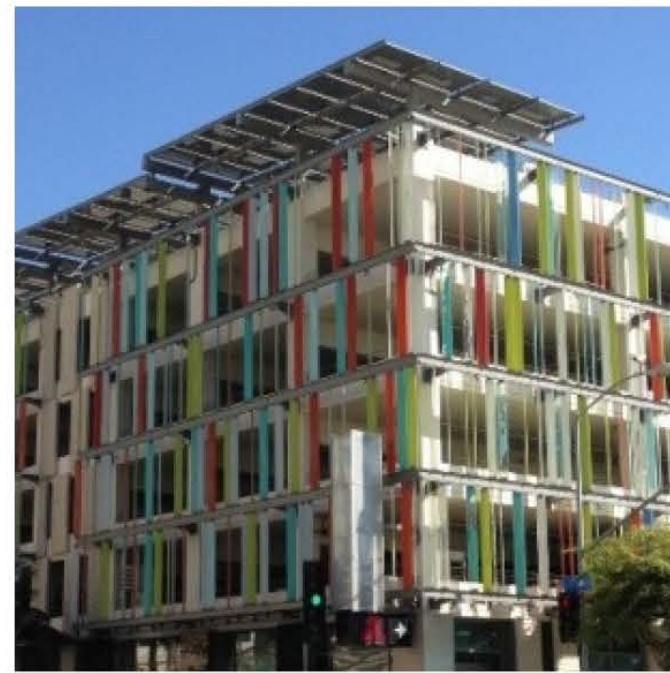
CULTURAL/CIVIC

8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | PRECEDENT IMAGES



Parking structures should contribute to the architectural character of the District. Active uses should be located at the ground level to provide continuity to the pedestrian experience and to activate the street. Ground level uses might include retail shops, artist studios, professional offices or gyms. Entrances to public parking should be clearly marked and, wherever possible, should not be located on primary pedestrian streets.

Block 7, Belmar, CO.



Clockwise from top left: Santa Monica Civic Center parking, Santa Monica, CA; Park Place, Missoula, MT; Festspielgarage Erl, Erl, Austria.



PARKING

8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | PRECEDENT IMAGES





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

Boise, Idaho

Capital City Development Corporation
December 2016

Introduction <i>Lighter, Quicker, Cheaper</i>	page 3
Overview <i>Principal Institutions, Sites, and Intersections</i>	page 6
Intersections and Crossings <i>3 Priority Infrastructures</i> <i>Creative Crossings</i>	page 8
Alleys as Asset <i>Simplot Alley</i> <i>Capitol Alley</i>	page 12
Festivals and Other Temporary Programs <i>Fulton Street</i> <i>8th Street</i>	page 16
New Landmarks for the City <i>Steel Truss Bridge</i> <i>Landmark at the Library!</i> <i>8th and Fulton</i>	page 20
Other Pop-Up Urbanisms	page 26
Coordinating with the District: A Calendar of Events	page 27
Budget Summary	page 28
Priority Projects	page 29
Funding Limitations	page 30
Index of Stakeholders	

The Goals and Principles of the Plan

- + To enhance and preserve neighborhood places
- + To activate the district through cultural programming
- + To provide greater visual and physical access to the district
- + To provide new landmarks and public areas
- + To provide a temporary testing ground for ideas
- + To foster partnerships among artists, agencies, organizations, and other stakeholders

Recommended Content and Themes for Artworks

Artists are encouraged to engage the following:

- + The specific and localized history of the district
- + The cultural organizations within the district
- + The principle activities of district, such as, the production and dissemination of knowledge, dance, theater, education, technological development, nature, and recreation

Artist Opportunities

Because of the range of project scales, timelines, and longevity, there are opportunities for wide range of artists, from new, local, to intermediate, regional, to national.

Administrators' Responsibilities

The plan recommends establishing an agency administrator, or contracting a programming organizer on an event by event basis, for the execution of the proposed works. Several works are opportunities for the development of partnerships among agencies, local organizations and institutions, as well as stakeholders within the district.

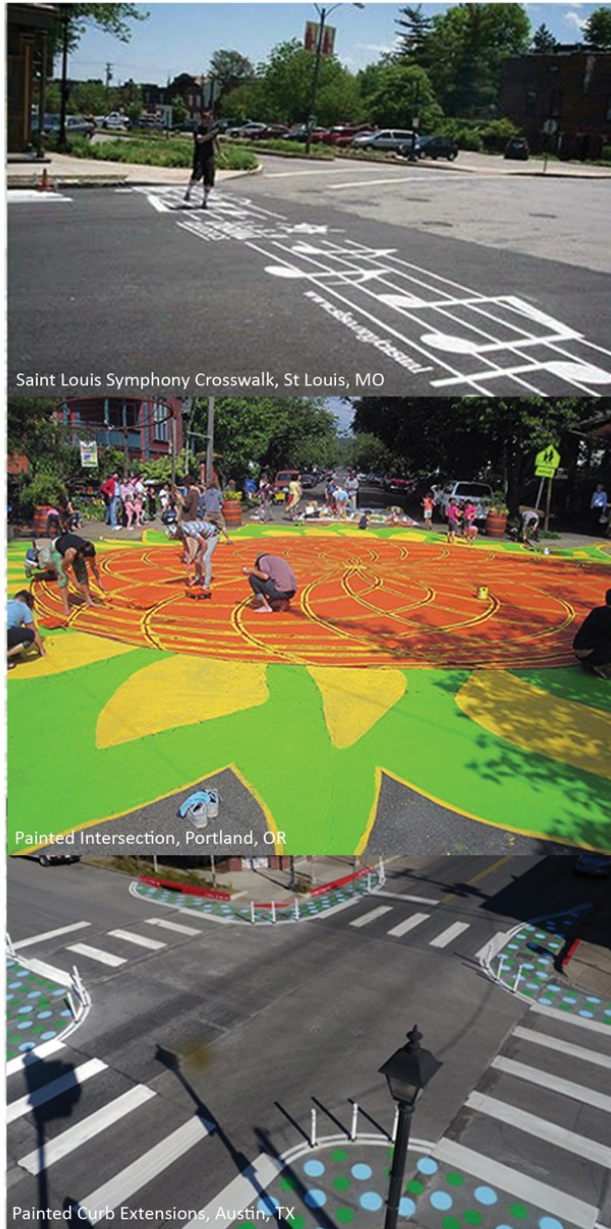


South 8th Street District: lighter, quicker, cheaper

Creative Crossings



South 8th Street District: lighter, quicker, cheaper



Creative Crossings

Sites
 South 8th and Myrtle, Fulton, and River Streets
 Capital Boulevard and Myrtle, Fulton, and River Streets
 South 9th and Myrtle, Fulton, and River Streets
 South 11th and Myrtle, Miller, and River Streets
 Ash and Miller and River Streets

Program
 3-10 Year Rotations of Artistic Painting of Intersections

Materials and Infrastructure
 Non-solvent based paint and thermoplastic paint

Budget
 \$3,000.00 - \$10,000.00 each

Timeline and Duration
 Immediate to mid-term (See 3 Priority Infrastructures)
 Non-solvent paints will last 1 - 3 years
 Thermoplastic paint 4 - 8 years

Administration
 CCDC and Boise Department of Arts and History in coordination with
 ACHD, ITD and local organizations, property, and business owners.

Narrative
 An artist designed collection of painted intersections and/or crosswalks
 for the South 8th Street neighborhood, The Creative Crossings project will
 contribute to the identity of the district. These intersections, will also facilitate
 pedestrian and bicycle visitors by providing inviting, fun and highly
 visible crossings.

Simplot Alley



South 8th Street District: lighter, quicker, cheaper



Umbrella Sky, Agueda, Portugal



Small Wall Painting, Paris



The Belt, Detroit, MI

Programming Simplot Alley

Site

North-south alley between S. 8th and 9th Streets, from Broad Street to River Street.

Program

Curated overhead temporary installations, small and medium scale murals, painted pavement, programmed events, especially theater, dance, and visual arts.

Temporary installations

Small and Medium Scale Murals

Painted Pavement

Programmed Events

Materials and Infrastructure

Overhead and accent lighting

Overhead wire and fasteners

Electrical supply at grade, in R.O.W.

Budget

Overhead Infrastructure \$20,000.00

Small Scale Murals and Temporary Installations \$20,000.00 - \$50,000.00

Programming organizer - on event basis

Timeline and Duration

Immediate to Mid-term

Duration of event: semi-permanent

Administration

CCDC and Boise Department of Arts and History, in coordination with local organizations, property and business owners

Narrative

Projects for Simplot Alley should be emphasize visibility and continuity with the pedestrian alley to north. Content could range from themed installations for specific events, and seasonal installations to referencing cultural programs with painted pavement patterns or small mural projects. Possible coordination opportunities for student, workshop or classroom opportunities with The Boise Public Library!, Boise Contemporary Theater, Esther Simplot Performing Arts Academy, Opera Idaho, Ballet Idaho, Boise Philharmonic, The Foothills School of Arts and Sciences.



Landmark Project: Fulton & 8th Streets

South 8th Street District: lighter, quicker, cheaper



Landmark Art at 8th and Fulton Streets

Site

Any of the four corners at the intersection of 8th and Fulton Streets. new construction or renovations of existing or new buildings, as well as incorporating into new festival infrastructure for both Fulton and 8th Streets, are all possible sites for a new large scale artwork.

Program

The project should visually connect Broad and Myrtle intersections along 8th Street to Fulton and River Streets to the south. It should be understood as part of a series of landmarks: The trestle bridge, the landmark artwork at 8th and River as well as the Fulton site. A large-scale, high-visibility work will connect BoDo to the Library! and river areas, helping to draw interest and entice pedestrians toward the river from Broad and Myrtle Streets.

High visibility

Day and night presence

festival and seasonal infrastucture

Required infrastructure

Access to city power source

Budget

\$50,000.00 - \$100,000.00
programming organizer - on event basis

Timeline and Duration

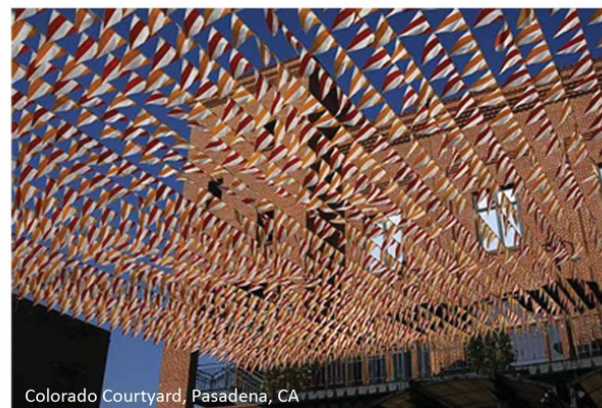
Immediate. Longterm,

Administration

CCDC and Boise City Arts and History in coordination with local organizations, property and business owners

Narrative

The project should function as infrastructure for festivals and special occasions for both 8th and Fulton Streets as well as a landmark piece marking a pulse point of the South 8th Street District.



Festival Programming Fulton Street

Site

Fulton Street from Capitol Boulevard to S. 9th Street

Program

Street and Sidewalk Festivals

Pop-up Theater and Performance Stage

Fulton Street Food Truck Rally

Pop-up Parklets and Vendors

Materials and Infrastructure

Overhead lighting, banners, canopies

City power sources

Temporary stage and seating

Temporary Street Paint

Budget

\$10,000.00 overhead infrastructure

\$10,000.00 street and intersection paint

Programming organizer - on event basis

Timeline and Duration

Midterm 5 - 10 years

Administration

CCDC and Boise Department of Arts and History

in coordination with local organizations, property

and business owners

Narrative

Festival events - programming themes should coordinate

with locals businesses and institutions: chalk art with Foothills School,

outdoor cinema with Flicks, outdoor theater with Boise Contemporary

Theater, a Flea Market event with Renewal, et cetera.



Chalk Art Festival, Denver, CO



Kids' Chalk Art Festival, Fair Oaks, CA



Nomad Cinema, London

Temporary Cultural Programming for South 8th Street

Site

South 8th Street from Myrtle to Anne Frank Memorial

Program

Annual Street Festivals

8th Street Flea Market

8th Street Children's Chalk Art Festival

National "Parking Day"

Outdoor Cinema Festival

Outdoor Theater Festival

Materials and Infrastructure

Overhead lighting, banners, canopies

City power sources

Temporary markings for stalls and/or artworks

Screen or wall preparation for projection

Budget

\$15,000.00 - overhead infrastructure

\$5,000.00 - \$10,000.00 per event

Programming organizer - on event basis

Timeline and Duration

Immediate

repeating, longterm

Administration

Boise Department of Arts and History, CCDC,

in coordination with local organizations, property

and business owners

Narrative

Festival events - programming themes should coordinate with locals businesses

and institutions: chalk art with Foothills School, outdoor cinema with Flicks, outdoor

theater with Boise Contemporary Theater, a Flea Market event with Renewal, et cetera.



Landmark Project: 9th Street Steel Bridge

9th St Truss Bridge

South 8th Street District: lighter, quicker, cheaper



Lighting the 9th Street Truss Bridge

Site

9th Street Pedestrian Bridge

Program

Adjustable and programmable lighting for seasonal and special occasions

Seasonal Displays

Commemorative Occassions

Landmark Lighting

Festival Lighting

Materials and Infrastructure

Programmable LED lighting system

City power sources

Budget

\$50,000.00

Timeline and Duration

Immediate

Long-term

Administration

CCDC and Boise Parks and Recreation Department
in coordination with local organizations, property
and business owners

Narrative

A programmable lighting system for the 9th Street pedestrian bridge will contribute to the safety and landmark visibility of this historic structure. Lighting design should address visibilty from multiple points, especially the southern end of Capitol Boulevard and north from 8th and Myrtle. Setting and colors should address seasonal and holiday events as well as specific commemorative occasions.

Budget Summary

Priority Infrastructure - Resurfacing Simplot Alley	40,000	
Priority Infrastructure - Crossing at 8th and River	10,000	
Priority Infrastructure - Crossing at Fulton and Capitol	10,000	
Creative Crossings (15 x 5K)	75,000	
Alleys - Simplot Alley Overhead Infrastructure	20,000	
Alleys - Simplot Alley Art and Installations	20,000	- 50,000
Alleys - Capitol Alley Art	30,000	
Festival - Fulton Street Overhead Infrastructure	10,000	
Festival - Fulton Street Paint	10,000	
Festival - 8th Street Overhead Infrastructure	15,000	
Landmark - Steel Truss Bridge Lighting	50,000	
Landmark - Library	50,000	- 200,000
Landmark - 8th and Fulton	50,000	- 100,000
Events Programming - Coordination	40,000	- 80,000
Total	\$430,000	- 700,000

Priority Projects and Timeline

1. Landmark - Steel Truss Bridge	
LED Lighting	50,000
<i>Timeline: early 2017</i>	
2. Intersection at Fulton and 8th Streets	
Creative Crossing	5,000
Landmark – 8th and Fulton	50,000 - 100,000
Overhead Infrastructure	10,000
Fulton Street Paint	10,000
<i>Timeline: Spring 2017</i>	
3. Priority Infrastructures - Crossings	
8th and River	10,000
Fulton and Capitol	10,000
<i>Timeline: Summer/Fall 2017</i>	
4. Simplot Alley	
Resurfacing (in addition to ACHD)	40,000
Simplot Alley Overhead Infrastructure	20,000
Small Scale Murals and Installations	20,000 - 50,000
<i>Timeline: 2018</i>	
5. Creative Crossings	
Multiple Intersections	75,000
<i>Timeline: 2017 - 2018</i>	
<i>Total</i>	<i>300,000 - 380,000</i>

AGENDA

IV. Action Items

- A. CONSIDER: Resolution 1476 Broad Street CM/GC Guaranteed Maximum Price (GMP) No. 3Karl Woods & Mary Watson (10 minutes)
- B. CONSIDER: Resolution 1475 First Amendment to the 5th and Idaho Type 4 Agreement(10 minutes) Matt Edmond

V. Information/Discussion Items

- A. State Street MOU.....Matt Edmond (5 minutes)
- B. City Hall Renovation Type 4 Agreement.....Doug Woodruff (10 minutes)
- C. 8th Street Corridor Planning.....Karl Woods, CCDC; Dwaine Carver, CTY Studio; and Mike Budge, LoCi (15 minutes)
- A. Operations Report.....John Brunelle (5 minutes)

VI. Adjourn

Operations Report

John Brunelle
CCDC Executive Director

ADJOURN





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
February 13, 2017**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – January 2017

B. Minutes & Reports

1. Approval of Meeting Minutes from January 9, 2016

C. Other

1. Resolution 1479 Endorsing the State Street Transit Corridor Implementation Coordination MOU *[no fiscal obligation; Board Reviewed 01/09/2017]*
2. Resolution 1480 Approving the Amendment to Article 1, Section 1.1 of the Amended and Restated Condo Declaration for Capital Terrace Condominiums

AGENDA

3. Resolution 1481 Approving the 2017 License Agreement with Capital City Public Market, 1 Inc.
4. Resolution 1482 Approving T4 Agreement for City of Boise City Hall Plaza Renovation *[For City Hall Renovation NTE \$1,225,000; For Capitol Blvd. Improvements NTE \$80,000, Board Reviewed 01/09/2017]*
5. Resolution 1484 Approving Termination and Release of DDA and Deed Exceptions for Capitol Terrace Condominiums

IV. Action Items

- A. CONSIDER: Election of Officers, Approval of Executive Committee Charge, Designation of Executive Committee Members, Designation of Secretary Pro Tempore
.....Chairman Hale (10 minutes)
- B. CONSIDER: Annual Independent Audit and Financial Report for FY 2016
.....Kevin Smith, Eide Bailly (10 minutes)
- C. CONSIDER: Resolution 1483 Authorizing Finance Team to negotiate approximately \$13 million RMOB District Redevelopment Bonds, Series 2017, to provide for public notice, and to develop documents for April Board meetingRoss Borden (10 minutes)

AGENDA

3. Resolution 1481 Approving the 2017 License Agreement with Capital City Public Market, 1 Inc.
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Chairman Hale

AGENDA

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CONSIDER: Annual Independent Audit & Financial Report for FY2016

Kevin Smith
Audit Partner
Eide Bailly, LLP

AGENDA

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CONSIDER: Resolution 1483 – \$13M RMOB Financing

Ross Borden
Finance Director

Resolution 1483 – \$13M RMOB Financing

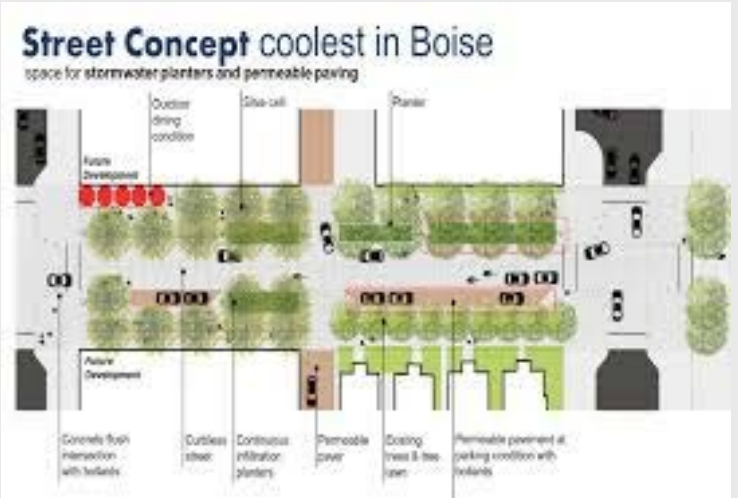
FY 2017 Budget - Financings

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

Resolution 1483 – \$13M RMOB Financing

Uses

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



Resolution 1483 – \$13M RMOB Financing

Request for Proposals

Bank	Proposal	Recommend
1. Bank of America	✓	
2. Banner Bank		
3. Bank of the Cascades	✓	
4. Columbia Bank		
5. DL Evans Bank	✓	
6. Mountain West Bank	✓	
7. US Bank	✓	
8. Washington Federal	✓	
9. Wells Fargo		
10. Zions Bank	✓	

Evaluation Criteria

- Interest Rate
- Fees
- Callable
- Covenants
- References

Recommended

Alternate

Resolution 1483 – \$13M RMOB Financing

Source

Zions Bank - Recommended

- Interest Rate: 2.6% (est)
 - Lockable up to 60 days prior to closing
 - **Tax Exempt / Taxable**
- No Fees
- Callable with 30 days notice
 - @ Par with accrued interest
- References
 - Twin Falls URA re Chobani
 - Boise city
- Covenants
 1. Additional Debt
 2. Sale of Assets
 - Including parking garages
 3. Amending URD Plan
- Security: Parity Pledge
 1. RMOB Tax Increment Revenue
 2. Net Parking Revenue

Resolution 1483 – \$13M RMOB Financing

Debt Service

Zions Bank - Recommended

- Interest Rate: 2.6% (est)
- Term: FY 2017 – 24
8 Principal payments
- Principal: \$13.0 million
- Interest: \$ 1.4 million
- Debt Service \$ 1.8 million

Bank of America - Alternate

Resolution 1483 – \$13M RMOB Financing

Timeline

ACTION	DATE
Adopt FY 2017 Budget	August 2016
Reso 1469 – IRS Official Intent	Nov 2016
Solicit Bank Proposals	Dec 2016 – Jan 2017
Reso 1483 - Authorization to Negotiate	February 2017
Notify public and debt holders	March 2017
Adopt Bond Resolution	April 2017
Close Financing	May 2017
Broad Street	June
The Fowler – Parking Condo	July
Pioneer Crossing – Parking Condo	October

Resolution 1483 – \$13M RMOB Financing

Action Requested

Adopt Resolution 1483

1. Authorize negotiations with Zions Bank (Exhibit A)
2. Designate Bank of America as alternate
3. Authorize public notices (Exhibit B)
 1. Negotiated Private Bond Sale
 2. Bond Purchase Agreement
 3. Bond Resolution

Next for Board: April - Consider Bond Resolution

Questions?

Resolution 1483 – \$13M RMOB Financing

Suggested Motion

I move to...

- Adopt Resolution 1483 authorizing the Finance Director in consultation with the Agency's financial advisor, bond counsel and counsel to negotiate formal terms with Zions Bank and develop financing documents for approximately \$13 million in Redevelopment Bonds, Series 2017, for Board consideration at its April 10, 2017 Regular meeting.
- Designate Bank of America as the alternate bank.
- Authorize publication of
 - Notice of Negotiated Bond Sale
 - Notice of Bond Purchase Agreement
 - Notice of Bond Resolution.

End

Resolution 1483 – \$13M RMOB Financing

Debt Service

@ 2.6% (*estimate*):

	<u>Principal</u>	<u>Interest</u>
• FY17:	\$ 500,000	+ \$ 103,300
• FY18:	\$ 1,650,000	+ \$ 325,000
• FY19:	\$ 1,695,000	+ \$ 282,100
• FY20:	\$ 1,740,000	+ \$ 238,000
• FY21:	\$ 1,785,000	+ \$ 192,800
• FY22:	\$ 1,830,000	+ \$ 146,400
• FY23:	\$ 1,875,000	+ \$ 98,800
• <u>FY24:</u>	<u>\$ 1,925,000</u>	<u>+ \$ 50,100</u>
• Total:	\$13,000,000	+ \$1,436,400

Resolution 1483 – \$13M RMOB Financing

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.

Resolution 1483 – \$13M RMOB Financing

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 1483 – \$13M RMOB Financing

RM/OB Financing – Step 1

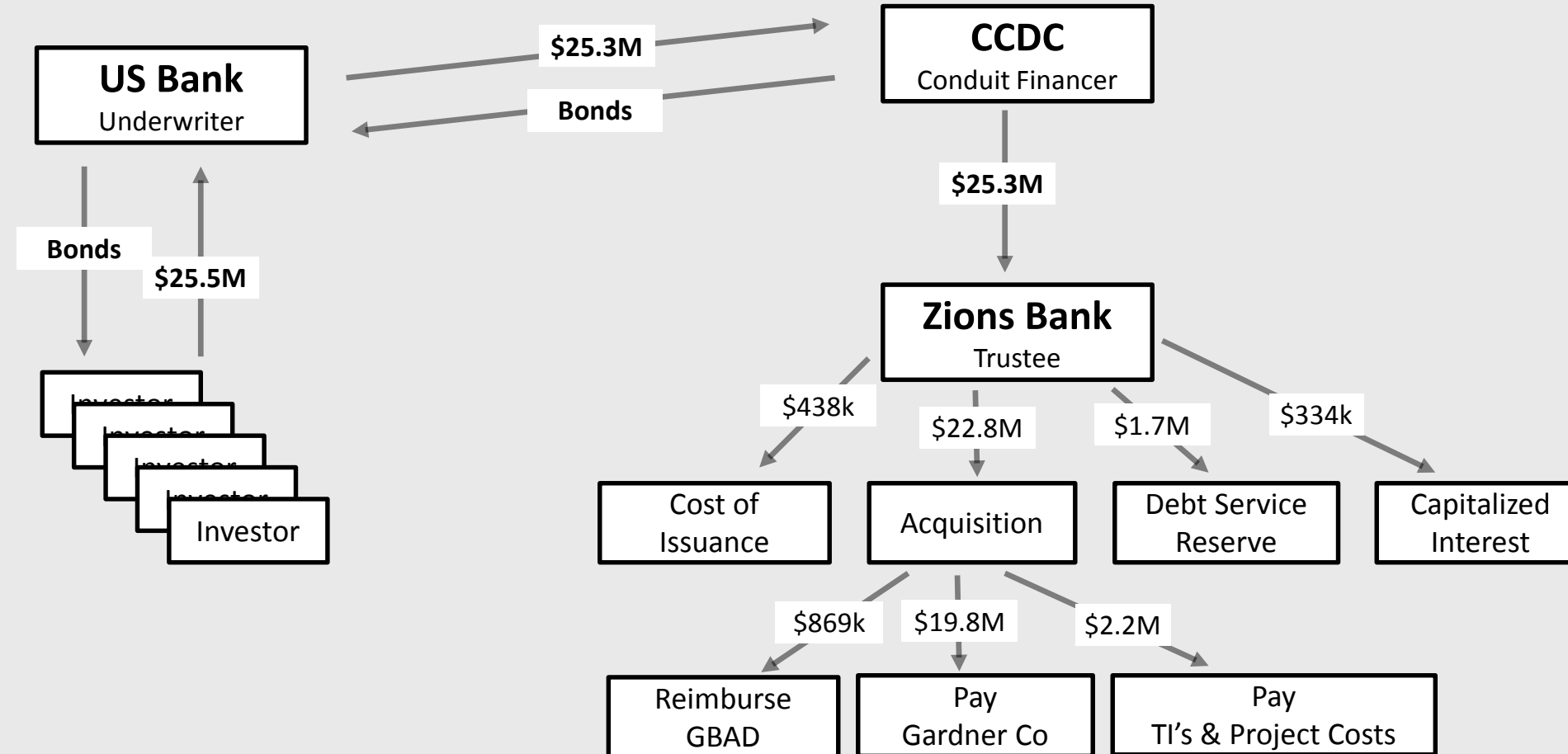
Notify IRS of intention to reimburse from tax exempt bond proceeds

- 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.

Bond Funds Flow



AGENDA

IV. Information/Discussion Items

- A. Trailhead Report.....Raino Zoller (10 minutes)
- B. Operations Report.....John Brunelle (10 minutes)

V. Executive Session

- A. 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)]

VI. Adjourn

Trailhead Report

Raino Zoller Trailhead



CCDC Annual Update

February 13, 2017

Raino Zoller
Executive Director



START SOMETHING

AGENDA

- About Trailhead
- 2016 Progress
- 2016 Highlights
 - Challenge Cup
 - START Series – Entrepreneurial Foundations
 - Trailhead Code School
 - Trailhead North
- Q&A



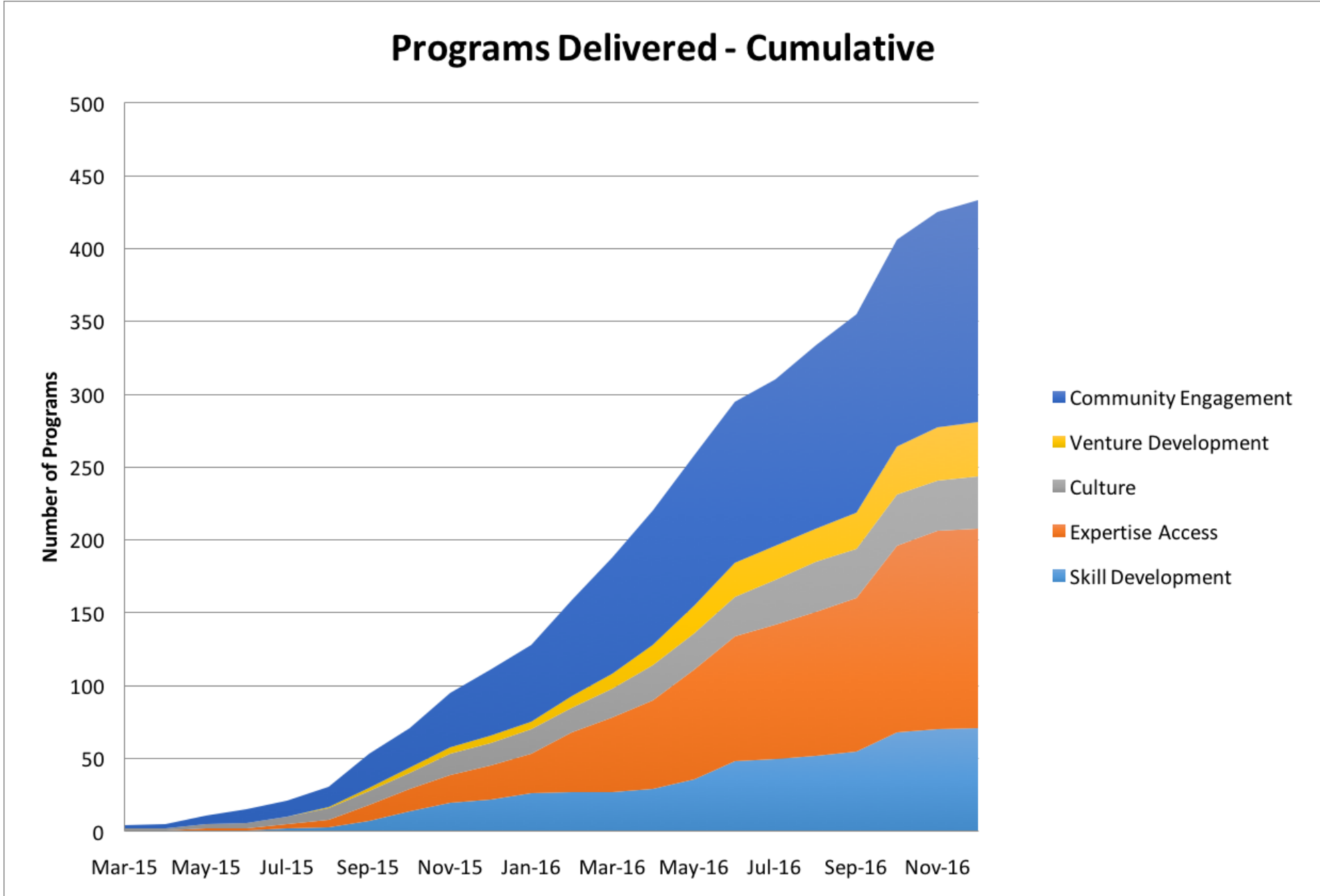
TRAILHEAD BOISE

**Trailhead helps
start and scale
businesses,
nonprofits, and
other high-
impact projects.**

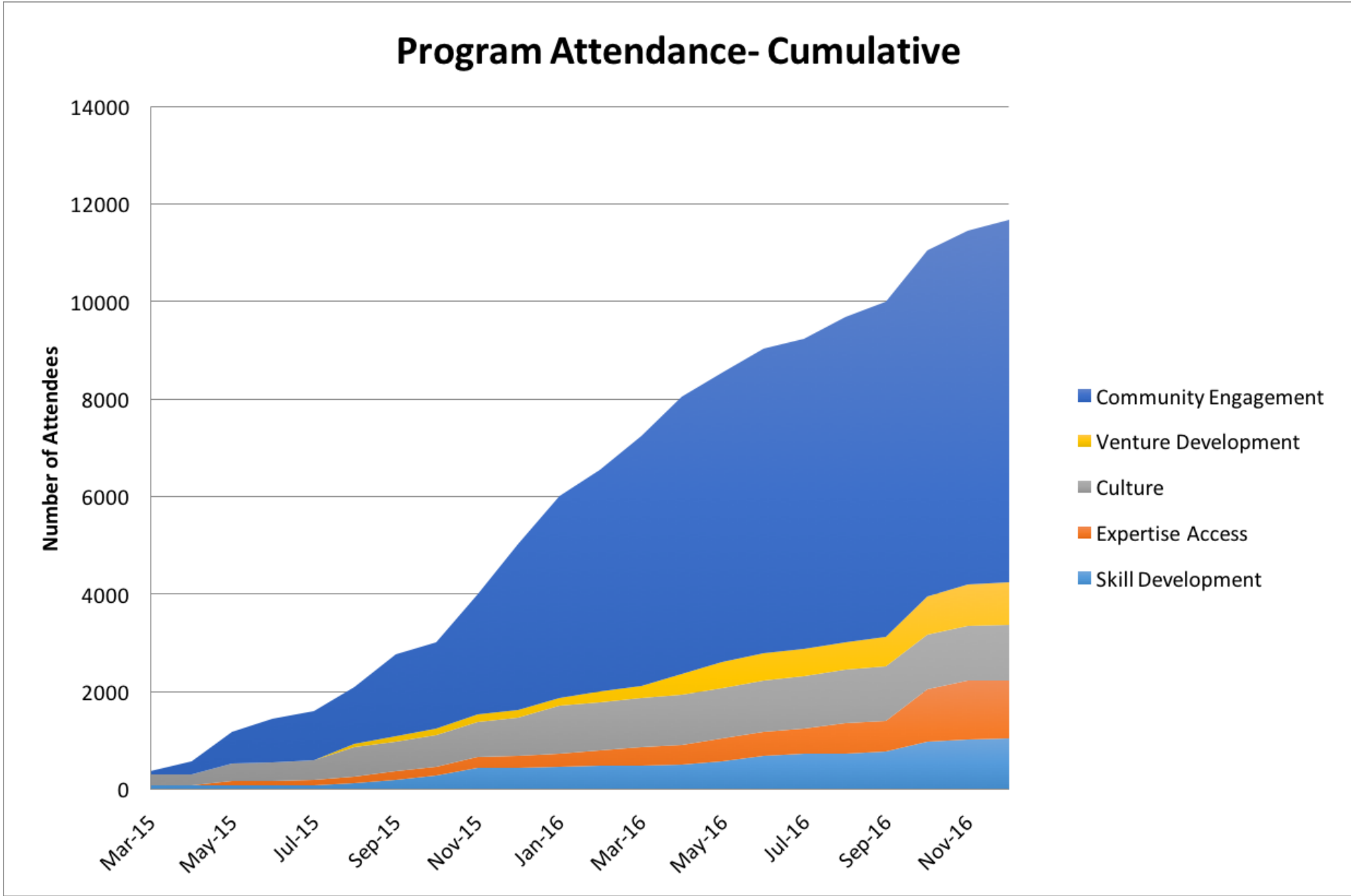
In 2016...

- **Programming & Events**
 - Hosted *322 events (+190%)* attended by *6,600 people (+32%)*.
 - Started new Programs including Founders Forum, Million Cups, and Watch & Learn.
 - **Inaugural Startup Week** Hosted 30 events with 700+ attendees
- **Mentorship & Access to Expertise**
 - **Expertise Access:** 114 sessions vs 23 (+400%)
 - **Participants** 953 vs 250 (+280%)
- **Membership**
 - Grew membership 80% to 380 (as of January 2017)
 - Opened **Trailhead North** – providing space & resources for our faster growing startups
- **Developing Talent**
 - Initiated START Series – Trailhead's signature Entrepreneurial Foundations course
 - Launched Trailhead Code School to help fill software programming talent pipeline

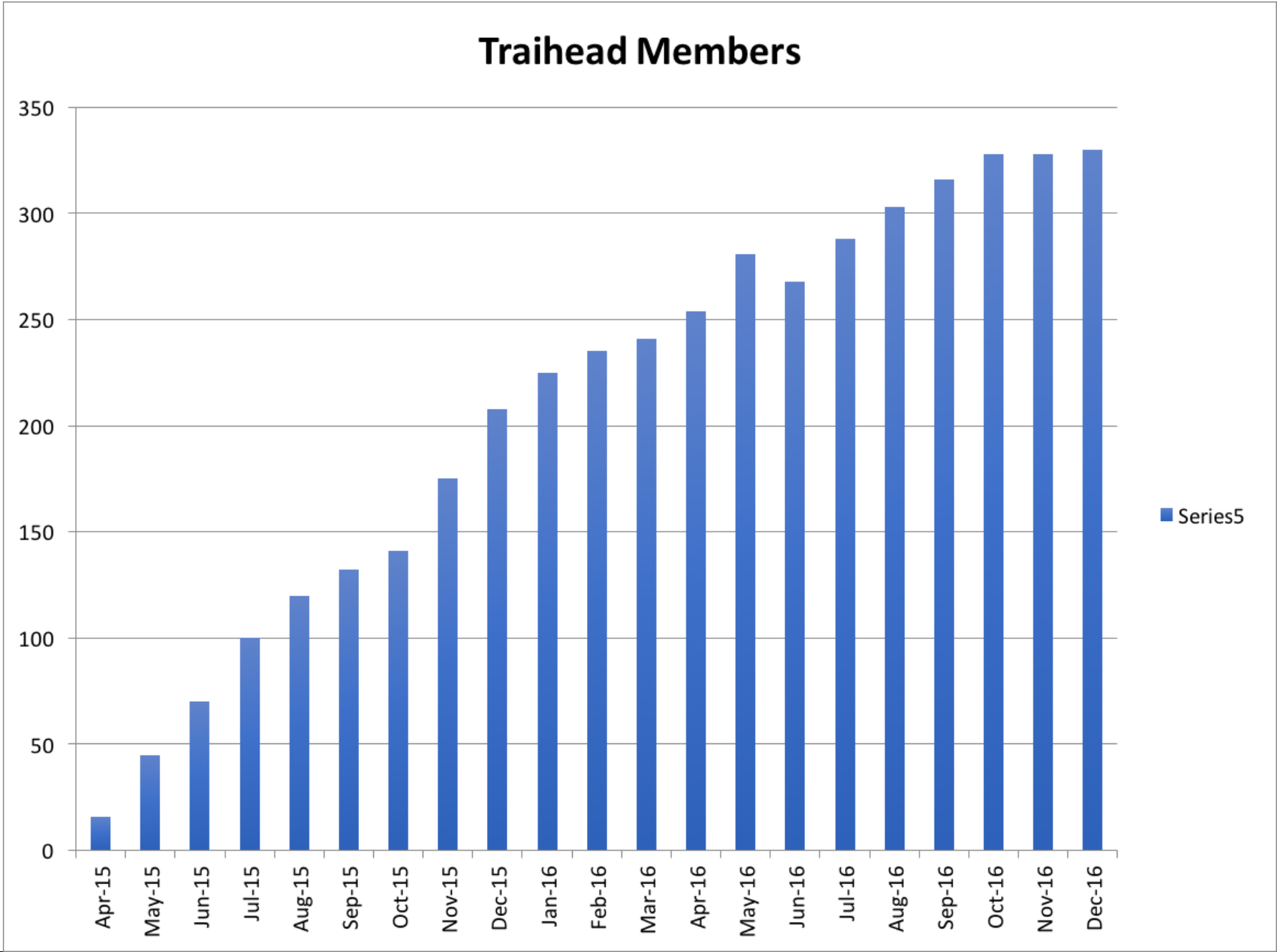
Programs Delivered



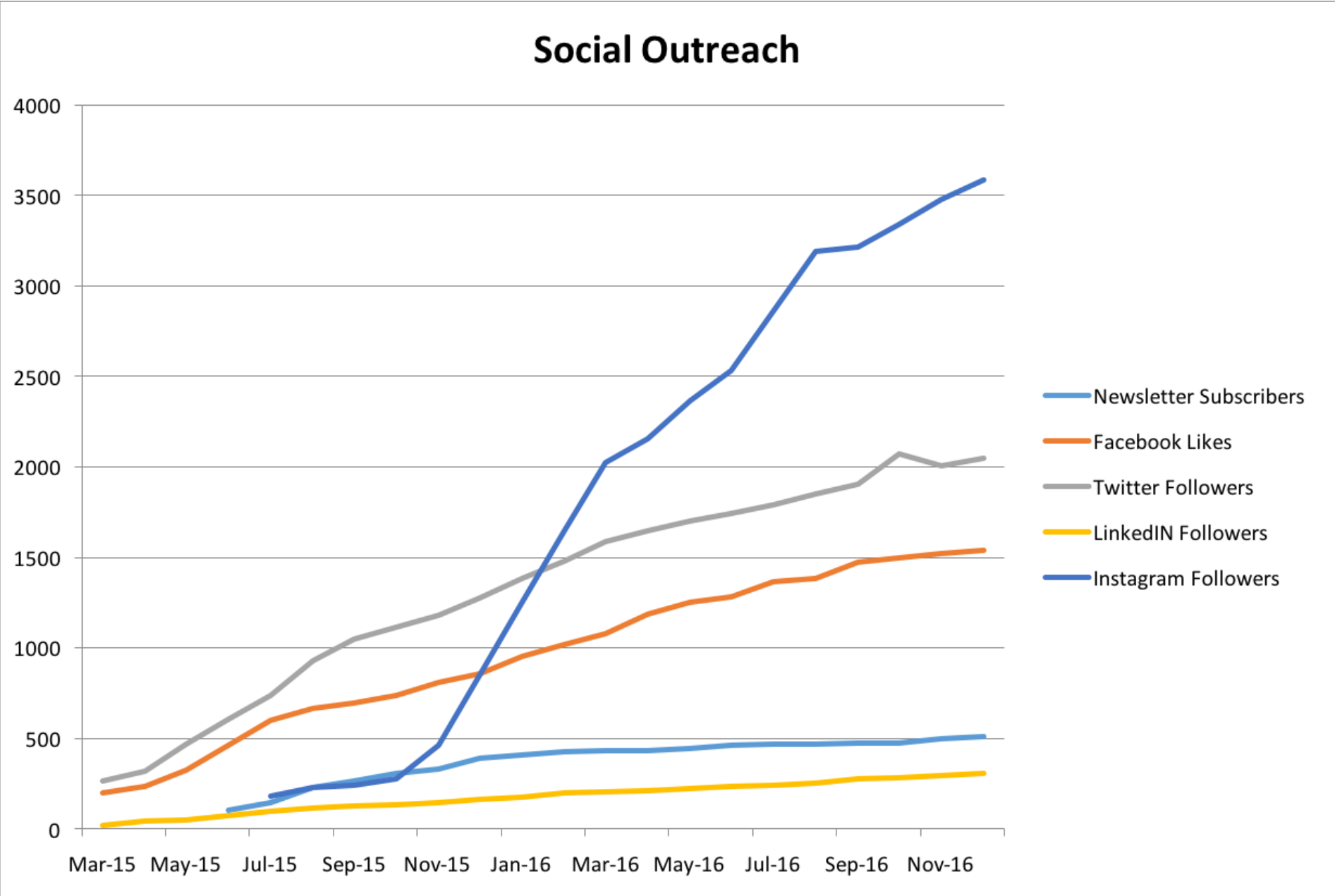
Program Attendance



Trailhead Membership



Social Outreach



2016 Highlights

- Challenge Cup
- START Series
- Code School
- Trailhead NORTH

Challenge Cup 2016



- Worldwide Startup Competition
- \$1 MM in prize money & investment
- Exposure to mentors, connectors & investors

RESULTS

- 40 Statewide applicants
- 20 Competitors
- GenZ Technologies made it to Finals in Washington DC!

START

Trailhead's Entrepreneurial Foundations Series



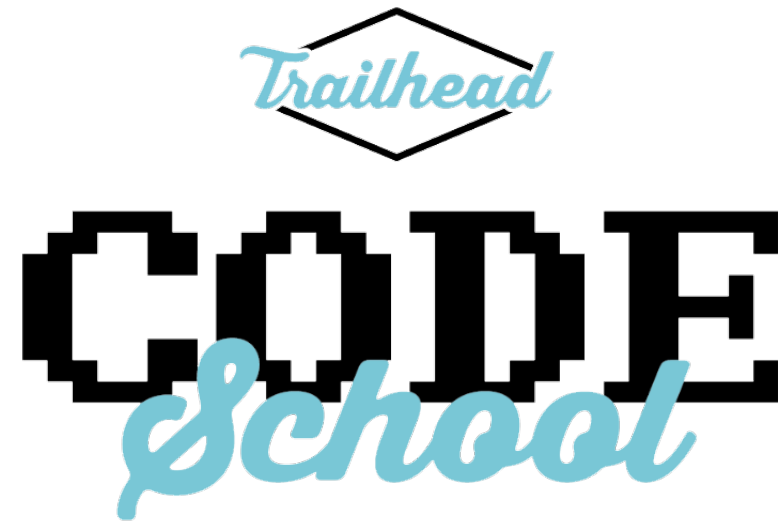
Idea, Set, GO (3-weeks) workshop designed to take participants through the idea validation process and entrepreneurial mindset.

Startup Now (8 weeks) customer discovery – define Minimum Viable Product and prepare company pitch for public presentation



(Future)

START (12 weeks) post-launch mini-accelerator program.



Opportunity: Software programming talent is one of the biggest impediments to job growth in the valley

- 1,000+ Unfilled programming jobs in Treasure Valley
- Problem for companies large & small
- **GOAL: Help grow local talent to fill these positions**

Progress to-date:

- Grants from JKAF to help launch initiative
- Piloted two 12-week bootcamps
- Launched intro Web Dev courses in January

Trailhead NORTH



- Designed for Trailhead members who need space to focus and grow
 - Private offices and dedicated desks
 - Closed-door meeting rooms for in-person meetings or conference calls
- Startups Include:
 - **Smart Family** – Happy Family Founder
 - **Natural Intelligence** – Micron spin-off making AI semiconductors
 - **ReplyPro** – Reputation management Software company – BSU Venture College Roots
- ***Home of Trailhead Code School***

Open House Thursday March 2!

Trailhead Board of Directors

- Nic Miller - Board President (City of Boise)
- John Hale - Treasurer (founder, CCDC)
- Bob Dean – Secretary (Gemstone Capital LLC)
- Karen Meyer (founder)
- Faisal Shah (founder)
- Jason Crawforth (founder)
- Gordon Jones (Boise State University – CID)
- Mike Sadler (Micron)
- Eileen Barber (Keynetics / Kount)
- Melanie Rubocki –Legal Counsel (Perkins Coie)

Questions...

AGENDA

IV. Information/Discussion Items

- A. Trailhead Report.....Raino Zoller (10 minutes)
- B. Operations Report.....John Brunelle (10 minutes)

V. Executive Session

- A. 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)]

VI. Adjourn

Operations Report

John Brunelle
CCDC Executive Director

Thank you Commissioner Pearson!

STACY PEARSON
THANK YOU FOR
LEADING CCDC!



CAPITAL CITY
DEVELOPMENT CORP

AGENDA

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VI. Adjourn

EXECUTIVE SESSION

ADJOURN



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Regular Meeting
March 13, 2017

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – February 2017

B. Minutes & Reports

1. Approval of Meeting Minutes from February 13, 2016

C. Other

1. Resolution 1485 Third Amendment to Financial Advisory Services Agreement with Piper Jaffray & Co.
Resolution 1487 Rescinding and re-enacting the Board's Public Records Retention Policy and Email Policy

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. PUBLIC MEETING: 2016 Annual ReportChairman Hale (5 minutes)
- B. CONSIDER: Approval of the 2016 Annual Report.....John Brunelle (10 minutes)
- C. CONSIDER: Approving 2017-2022 Capital Improvement Plan Mid-Year Amendment
.....Todd Bunderson (10 minutes)
- D. CONSIDER: Resolution #1486 Approving Pre-Qualification of Contractors for 2017
Streetscape Improvements Project.....Mary Watson (10 minutes)
- E. CONSIDER: The Sturiale Place, LLC Historic Façade Agreement Designation
.....Shellan Rodriguez & Laura Williams (10 minutes)

V. Information/Discussion Items

- A. Central District Infrastructure AssessmentDoug Woodruff (10 minutes)
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VI. Executive Session

VII. Adjourn

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PUBLIC MEETING: 2016 Annual Report

Chairman Hale

AGENDA

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VI. Executive Session

VII. Adjourn

CONSIDER: Approval of the 2016 Annual Report

John Brunelle
Executive Director

CONSIDER: Approval of the 2016 Annual Report

Motion:

Approve 2016 Annual Report and direct staff to finalize document and fulfill statutory publication and access requirements.

AGENDA

IV. Action Items

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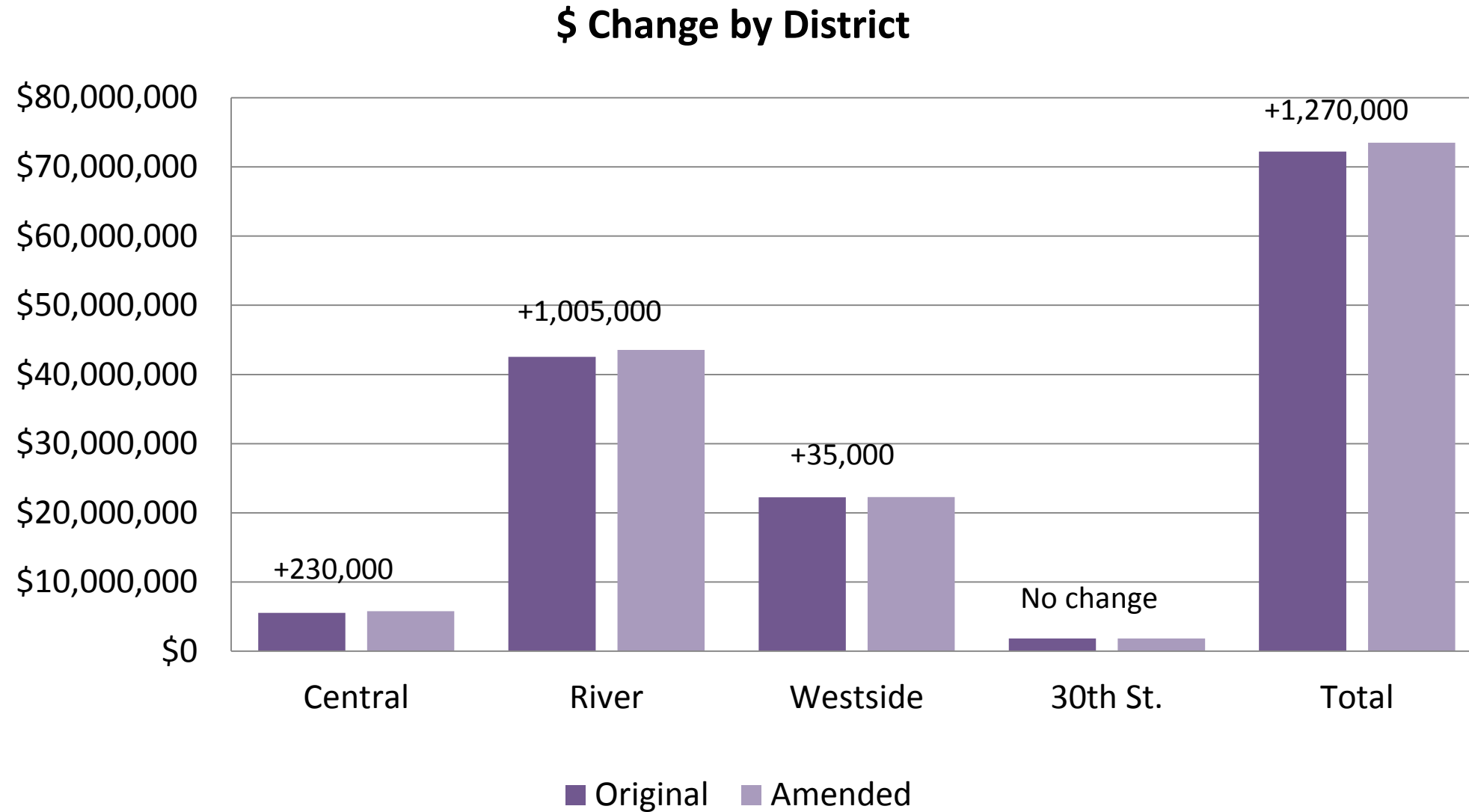
VI. Executive Session

VII. Adjourn

CONSIDER: Approving 2017-2022 Capital Improvement Plan Mid-Year Amendment

Todd Bunderson
Development Director

2017 CIP Amendment



CONSIDER: Approving 2017-2022 Capital Improvement Plan Mid-Year Amendment

Motion:
Approve Mid-Year CIP Amendment

AGENDA

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VI. Executive Session

VII. Adjourn

2017 Streetscapes – Contractor Pre-Qualification



Mary Watson, Contracts Manager | Attorney at Law

Idaho Code § 67-2805(3)(b): two stage process for procuring public works construction >\$100,000

- Stage 1: Examine preliminary qualifications of licensed public works contractors (pre-qualify).
- Stage 2: Invite competitive bids from the pre-qualified contractors.

2017 Streetscapes Pre-Qualification Schedule

Stage 1: RFQ Issued January 4, 2017

Public Notice in Idaho Statesman January 4 and 11

Submissions Due February 8, 2017 by 5 p.m.

<< Staff review for compliance and scoring RFQ requirements >>

CCDC Board Decision March 13, 2017

Stage 2: Invitation to Bid . . . *anticipated mid-May*



Guho Corp.

**Knife River Corporation-Northwest
Layton Construction Company, LLC**

McAlvain Construction, Inc.

Wright Brothers, The Building Company, Eagle LLC



Type 1 - Heavy



Type 3 - Building

Knife River Corporation-Northwest
Layton Construction Company, LLC



Type 4 - Specialty



Type 1 - Heavy



Type 3 - Building

Knife River Corporation-Northwest
Layton Construction Company, LLC



Type 4 - Specialty



Type 2 - Highway

Guho Corp.

McAlvain Construction, Inc.

Knife River Corporation-Northwest

Wright Brothers, The Building Company, Eagle LLC



- Experience constructing similar public works facilities – 30 points possible
- Key Personnel – 15 points possible
- Overall performance history – 25 points possible
- References – 25 points possible
- Prior experience with CCDC – 5 points possible

Board Action

Resolution No. 1486

- prequalifying Guho, Knife River, McAlvain, and Wright Brothers as eligible to submit competitive bids for the 2017 Streetscape Improvements Project.



AGENDA

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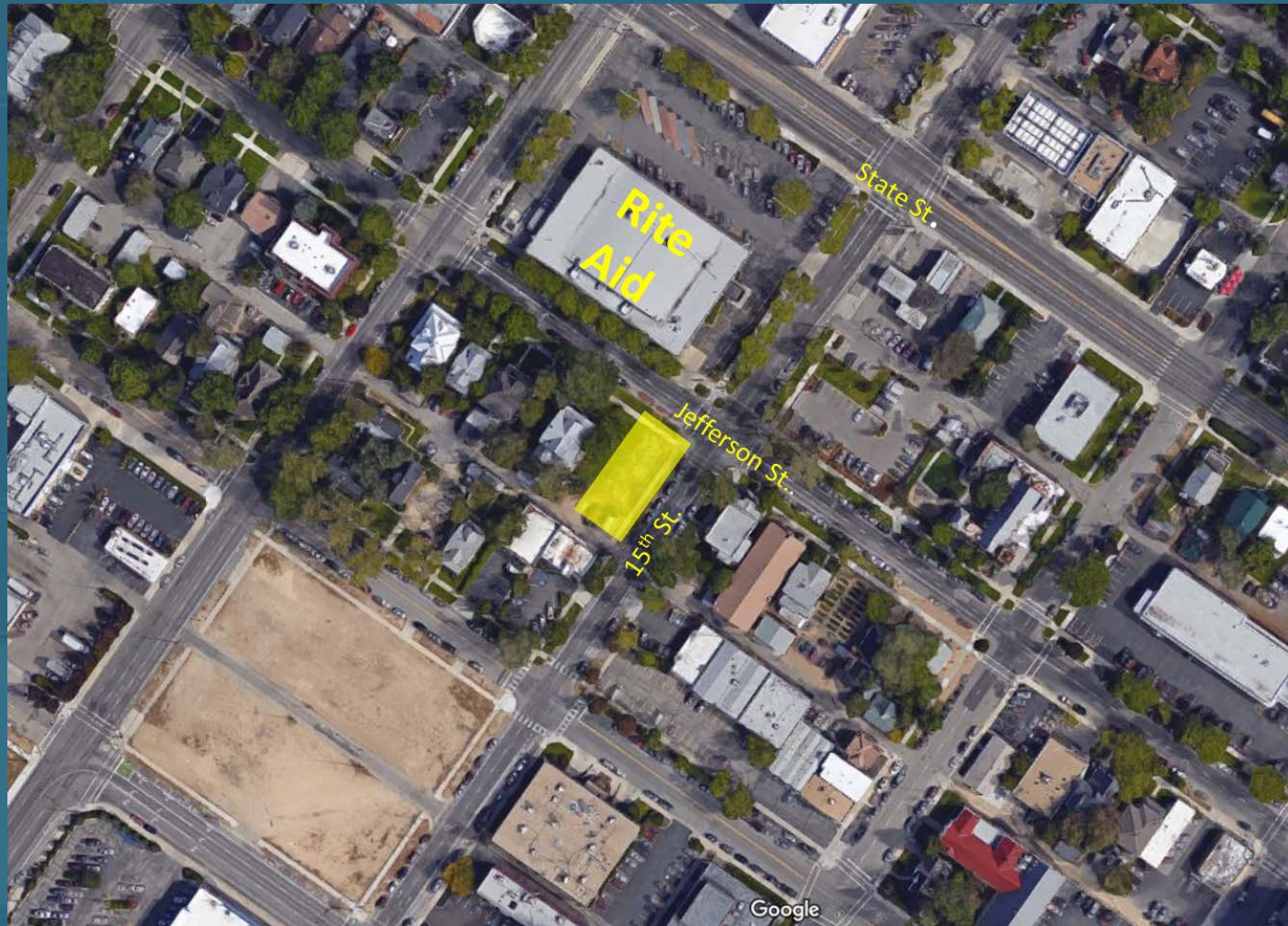
VII. Adjourn

CONSIDER: Historic Façade Agreement with The Sturiale Place, LLC

Shellan Rodriguez, Project Manager – Property Development
Laura Williams, Development Specialist

Historic Façade Agreement with Sturiale Place, LLC

1501 West Jefferson - Westside URD



Project History and Overview

Overview:

- Relocated from Central Addition to SW corner of 15th and Jefferson
- Previously undeveloped lot in Westside
- Retail Gift Shop and Italian Café

Timeline:

- November 2015: Relocation of building
- October 2016: Type 1 Agreement Closed
- April 2017: Projected Project Completion

Central Addition



Relocation



Current Location



Historic Preservation



- Historic “Wood House”
- Built in 1893
- Queen Anne Style
- Restoration and preservation of historic façade
- Additional modernization



Historic Preservation



History Display



Wall Mural

Terms of Historic Façade Agreement

- Based on other existing Façade Agreements
- CCDC will reimburse up to \$75,000 in eligible costs for historic façade improvements
- Conditions Precedent to Reimbursement:
 - Permanent historic façade easement with the City of Boise
 - Proof of eligible expenses
 - Project completion

Next Steps

Suggested Motion:

I move to direct staff to negotiate a final Historic Façade Agreement with The Sturiale Place, LLC for future board approval.

AGENDA

IV. Action Items

- A. PUBLIC MEETING: 2016 Annual ReportChairman Hale (5 minutes)
- B. CONSIDER: Approval of the 2016 Annual Report.....John Brunelle (10 minutes)
- C. CONSIDER: Approving 2017-2022 Capital Improvement Plan Mid-Year Amendment
.....Todd Bunderson (10 minutes)
- D. CONSIDER: Resolution #1486 Approving Pre-Qualification of Contractors for 2017
Streetscape Improvements Project.....Mary Watson (10 minutes)
- E. CONSIDER: The Sturiale Place, LLC Historic Façade Agreement Designation
.....Shellan Rodriguez & Laura Williams (10 minutes)

V. Information/Discussion Items

- A. Central District Infrastructure AssessmentDoug Woodruff (10 minutes)
- B. Operations ReportJohn Brunelle (5 minutes)

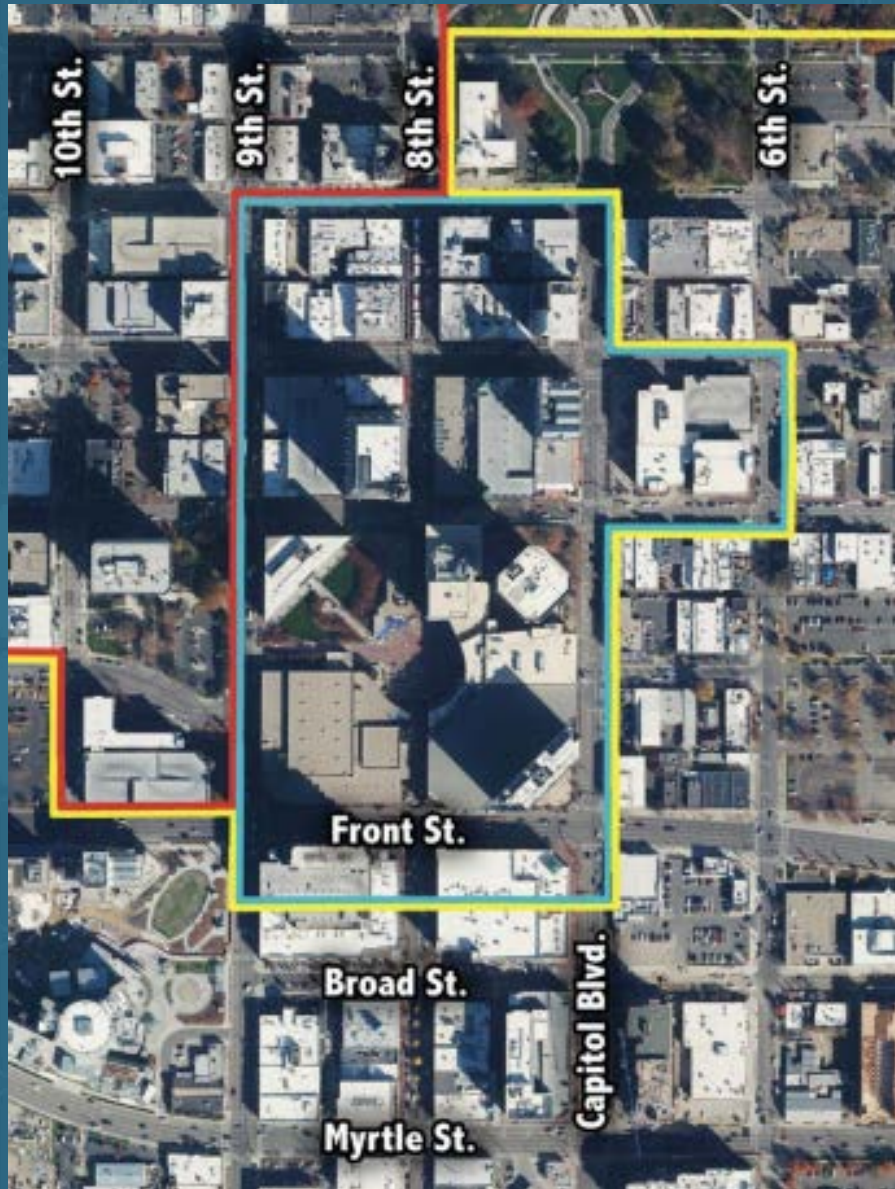
VI. Executive Session

VII. Adjourn

Central District Infrastructure Assessment

Doug Woodruff
CCDC Project Manager – Capital Improvement Projects

Central District Infrastructure Assessment



- Minor repairs and enhancements
- CIP Budget
 - \$580,000 FY17 for 8th St Improvements
 - \$868,400 FY18 for Central District
- Infrastructure and Placemaking

General Process

Assess Existing Conditions

Develop a Program / Cost Estimate

Prioritize Program

Board Consideration on May 8

Initial Ideas

8th Street

- **Scramble at Main Street (full intersection treatment)**
- 8th Street and Bannock Street intersection treatment/tie-in to central
- Remove concrete flower planters on 8th Street.
- **Hanging flower pots with irrigation system.**
- **Hang string lighting across 8th street**
- Retractable Bollards for event closure of 8th Street
- New trees and irrigation on 8th street
- **Thermoplastic bike lane treatment on 8th street**

Central District

- Improve Front Street and 8th Street intersection
- Enhance bike facilities along 8th Street
- Replace fruiting trees that shed fruit onto the sidewalks.
- **Fix broken I-bricks at Bannock and Capitol Blvd**
- **Blended Curb at SE corner of Capitol and Main**
- New sidewalks on east side of Capitol Blvd
- **ADA compliant tree grate for entire Central District**, tune up soil level and irrigation applicators
- Replace all Norway Maple trees in Central District
- Install a bike corral on the north side of Idaho Street between Capitol and 8th.
- **Enhance pedestrian crossings.**
- Remove/Relocate bus shelters on North side of Idaho. Repurpose the streetscape
- Eliminate unnecessary loading pull outs.

AGENDA

IV. Action Items

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VI. Executive Session

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Operations Report

John Brunelle
Executive Director

AGENDA

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EXECUTIVE SESSION

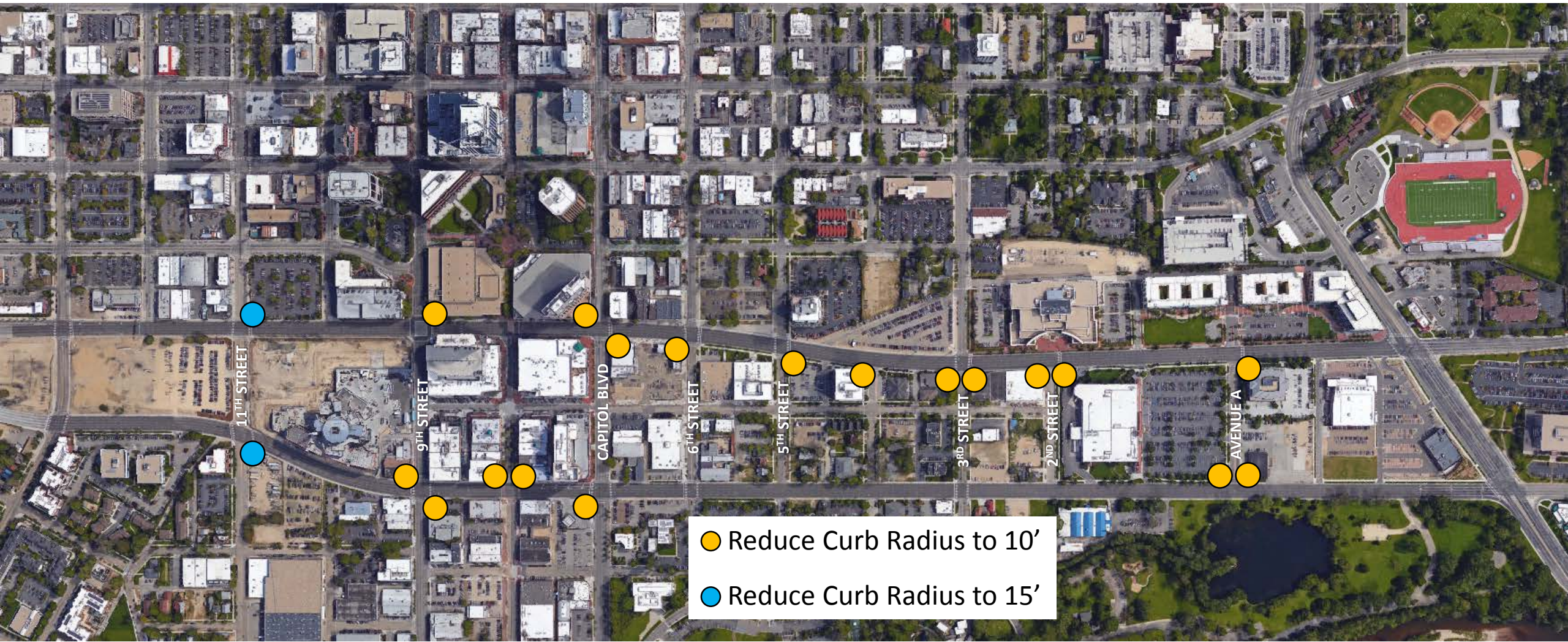
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Resolution 1490 Approving
Front & Myrtle
Cooperative Agreement with ITD

Reduced Corner Radii



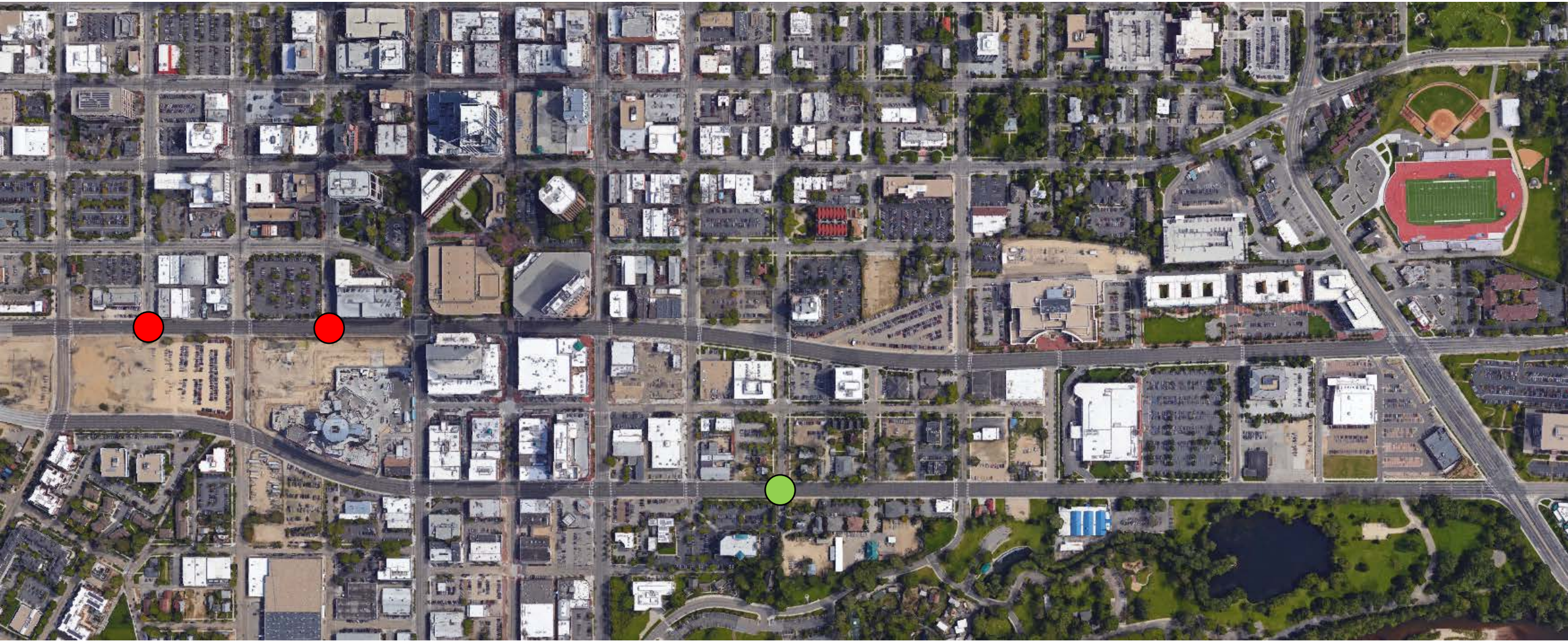
Reduced Corner Radii



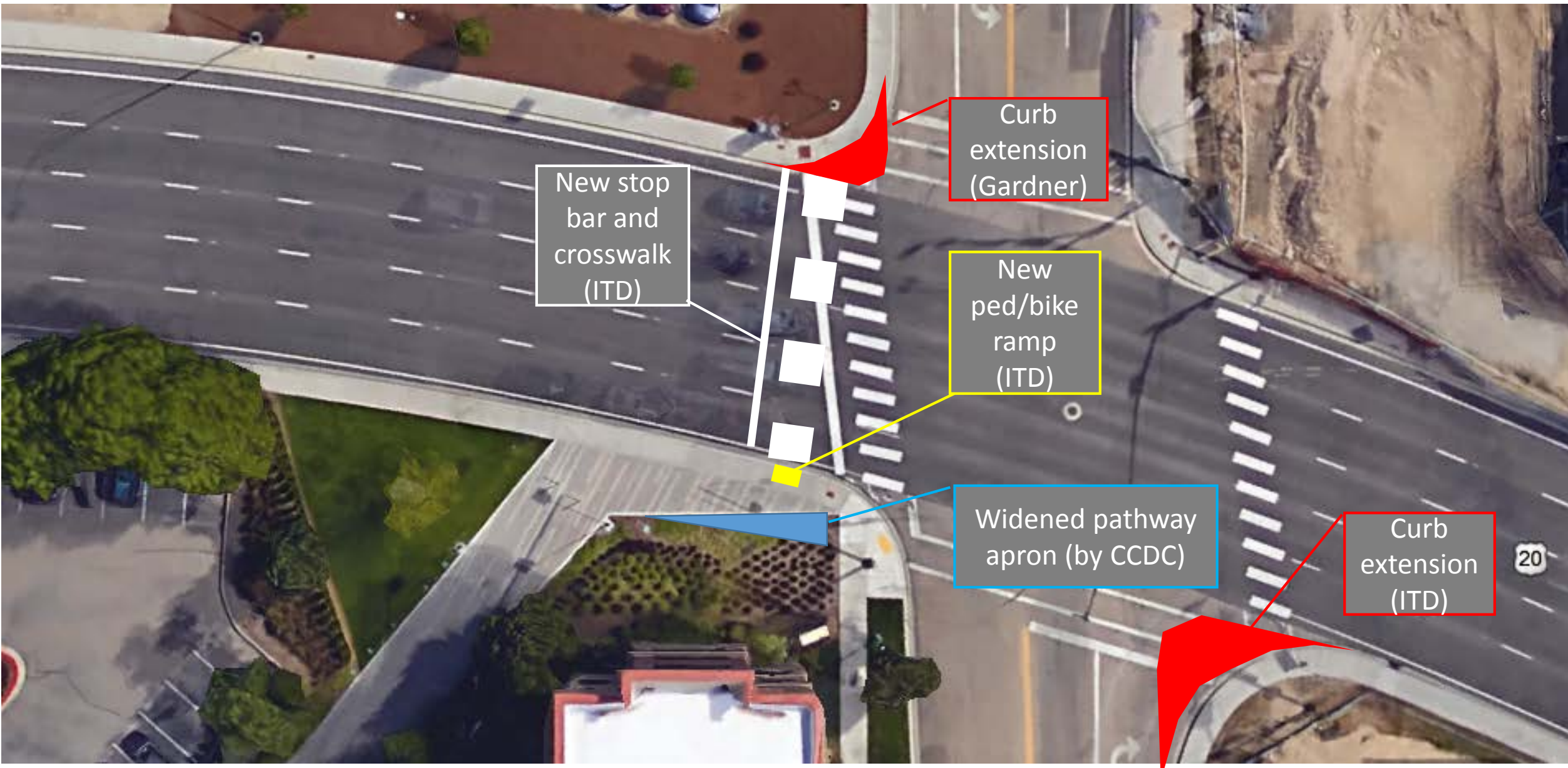
Signal Conduit

● Install Conduit

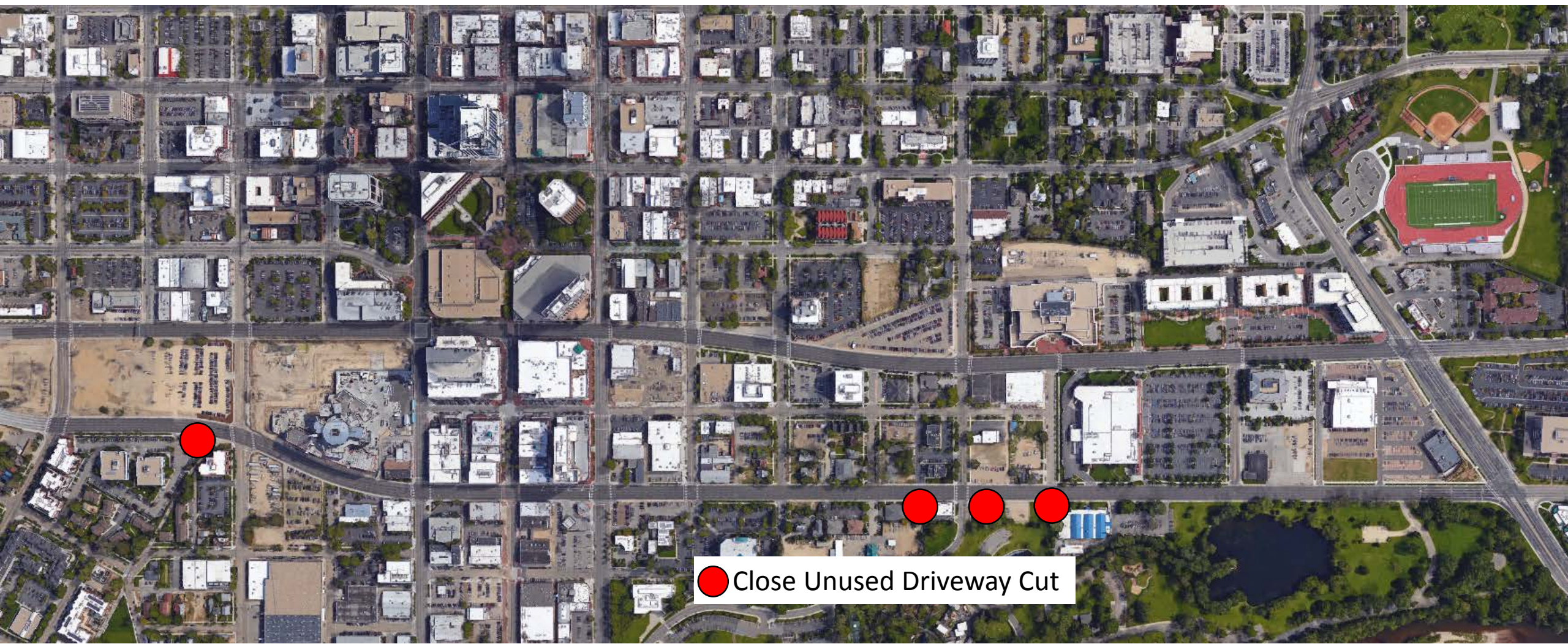
● Conduit Installed by CCDC



Myrtle/11th/Pioneer Pathway



Close Unused Driveways



● Close Unused Driveway Cut

Suggested Motion

I move to adopt Resolution 1490 approving 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.



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
April 10, 2017**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – March 2017

B. Minutes & Reports

1. Approval of Meeting Minutes from March 13, 2016
2. Approval of Meeting Minutes from March 24, 2017

C. Other

1. Resolution 1489 Approving the Historic Façade Agreement for The Sturiale Place, LLC *[Designated 03/13/2017, NTE \$75,000]*

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. CONSIDER: Authorization to Proceed: \$19 million River Myrtle-Old Boise URD
Financing/Refinancing/Redemption.....Ross Borden (10 minutes)

V. Information/Discussion Items

- A. Parking Status.....Max Clark (30 minutes)
- B. Operations ReportJohn Brunelle (5 minutes)

VI. Executive Session

IV. Adjourn

CONSIDER: Authorization to Proceed with RMOB Financing / Refinancing / Redemption

Ross Borden
Finance Director

CONSIDER: Authorization to Proceed with RMOB Financing / Refinancing / Redemption

February – Reso 1483

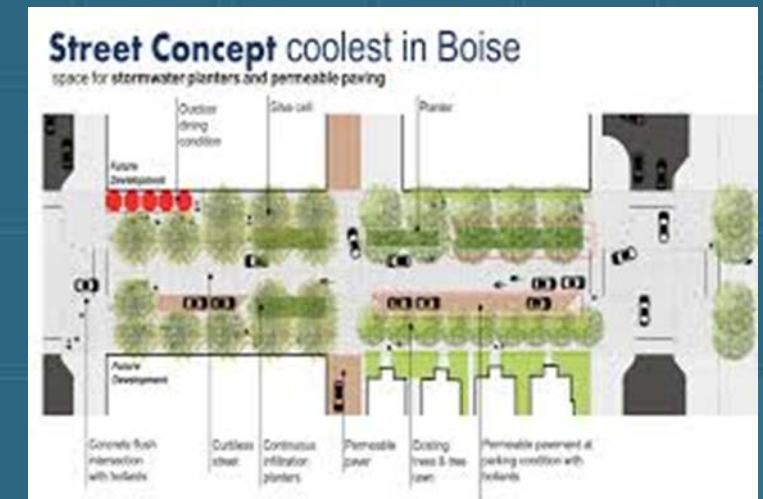
Finance: 2017A bonds \$13M 2.59% Zions Bank



5th & Broad Parking Condo
\$2.6 million
89 Spaces
@ The Fowler



11th & Front Parking Condo
\$5.4 million
250 Spaces
@ Pioneer Crossing



Broad Street / LIV District
\$4.9 million
Infrastructure, Streetscapes,
Geothermal, Fiber

CONSIDER: Authorization to Proceed with RMOB Financing / Refinancing / Redemption

February – Reso 1483

Finance: 2017A bonds \$13M 2.59%

April 10

Refinance 2010B bonds \$5.7M
4.25% → 3.09%

Redeem 2010C bonds \$1.7M
\$998k DS Reserves + \$699k Cash

Request: Authorization to Proceed

Existing Debt Service (no refinance)	
2010B Principal	\$ 5,585,000
2010B Interest	1,001,406
Less: D.S. Reserve	(748,000)
Equals: 2010B net total debt service	\$ 5,838,406
2010C Principal	\$ 1,650,000
2010C Interest	298,799
Less: D.S. Reserve	(250,341)
Equals: 2010C net total debt service	\$ 1,698,458
2010B and 2010C net total debt service (future CCDC payments)	\$ 7,536,864
Refinance and Redeem Strategy (assumes refinancing at 3.09%)	
2017B Refinancing Principal (refi 2010B)	\$ 5,685,000
2017B Refinancing Interest (refi 2010B)	679,358
2017B Refinancing Debt Service	\$ 6,364,358
Redeem 2010C Principal	\$ 1,650,000
Pay 2010C accrued interest (98 days)	19,269
Pay 2010C Redemption Premium	28,140
Less: 2010B D.S. Reserve Contribution	(748,000)
Less: 2010C D.S. Reserve Contribution	(250,341)
Equals: Required up-front cash from CCDC	\$ 699,068
2017B Refinancing debt service plus up-front cash to redeem 2010C	\$ 7,063,426
CCDC Debt Service Savings:	\$ 473,437

DEBT SUMMARY - CURRENT

	CENTRAL \$4.5 million	RIVER-MYRTLE / OLD BOISE \$16.3 million Total			WESTSIDE \$0	30th STREET \$0
Issue	2015	2010 B	2010 C	2011 B		
Original	\$5.0 million	\$7.5 million	\$2.5 million	\$12.9 million		
Remaining	\$4.5 million	\$5.6 million	\$1.7 million	\$9.0 million		
Debt Service	\$2.3 million	\$838k	\$248k	\$1.4 million		
Term / Yrs	3	19	19	12		
Pay Off	FY18	FY24	FY24	FY24		
Rate	1.78%	4.25%	4.29%	4.75%		
Use	Portions of Grove Plaza 2.0 City Hall Plaza MMC local match	Refund 2004A: Myrtle St garage 86.2%; assoc BoDo streetscapes	Refund 2002C: Civic Plaza housing, Ave A East garage 17% & Ave A West 44 Spaces	Refund 2002B: Civic Plaza housing, Ave A East Garage 83%. Parking Lease & Joint Use Base Rent		

RMOB REFINANCE and REDEMPTION

	CENTRAL	RIVER-MYRTLE / OLD BOISE			WESTSIDE	30th STREET
		REFINANCE	REDEEM	?		
Issue	2015	2010 B	2010 C	2011 B		
Original	\$5.0 million	\$7.5 million	\$2.5 million	\$12.9 million		
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No prepayment
prior to 3/1/2021

DEBT SUMMARY – AFTER RMOB REFI & REDEEM

	CENTRAL \$4.5 million	RIVER-MYRTLE / OLD BOISE			WESTSIDE	30th STREET
		REFINANCE	REDEEM	Total	\$0	\$0
Issue	2015	2010 B	2010 C	2011 B		
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DEBT CAPACITY – Additional Bonds Test

TEST 1: TIF Only

TIF Revenue \geq 100% MADS

Existing & Proposed Debt



TEST 2: TIF + NET PARKING

TIF + Net Parking Revenue \geq 125% MADS

Existing & Proposed Debt



Debt Capacity - estimate Principal:

- Available / Uncommitted TIF
- Years till Sunset
- Interest Rate

TIF: Tax Increment Revenue from a Revenue Allocation Area

MADS: Maximum Annual Debt Service

Net Parking Revenue = Gross Parking Revenue – Operating Expenses

DEBT CAPACITY

DEBT	CENTRAL	WESTSIDE	30th STREET		PROPOSED
				ROMB	ROMB
Current	4.5 million	\$0	\$0	\$16.3 million	\$27.7 million
Capacity	\$2.0 million	\$18.4 million	\$4.3 million	\$25.2 million	\$14.3 million
Years	1	9	16	7	7
Debt Service %	53%	no debt	no debt	40%	66%

Policy Deci\$ion



TIMELINE

Authorization to Negotiate \$13M (R#1483)	February 13
Authorization to Refinance / Redeem	April 10
Notify public and debt holders	April
Board considers Bond Resolution	May 8
Closing (after 30 day comment period)	June 7
\$13M 2017A bonds – Financed	
\$5.7M 2017B bonds – Refinance Series 2010C	
\$1.7M 2010C bonds – Redeemed	

CONSIDER: Authorization to Proceed with RMOB Financing / Refinancing / Redemption

February – Reso 1483

Finance: 2017A bonds \$13M 2.59%

April 10

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CCDC Debt Service Savings:	\$ 473,437

CONSIDER: Authorization to Proceed with RMOB Financing / Refinancing / Redemption

QUESTIONS?

Suggested Motion / Unanimous Consent Request:

- I move (or request Unanimous Consent) to authorize the Finance Director in consultation with the Agency's financial advisor, bond counsel and Agency counsel to incorporate the refinancing of the Agency's 2010B bonds (\$5.7 million) and redemption of the 2010C bonds (\$1.7 million) into the Bond Resolution for the already-authorized \$13 million River-Myrtle / Old Boise Redevelopment Bonds, Series 2017A financing with Zions Bank for Board consideration at its May 8, 2017 meeting.

DEBT SERVICE SCHEDULE

\$13,000,000 @ 2.59%

	<u>Principal</u>	<u>Interest</u>
FY17:	\$ 500,000 +	\$103,300
FY18:	\$ 1,650,000 +	\$325,000
FY19:	\$ 1,695,000 +	\$282,100
FY20:	\$ 1,740,000 +	\$238,000
FY21:	\$ 1,785,000 +	\$192,800
FY22:	\$ 1,830,000 +	\$146,400
FY23:	\$ 1,875,000 +	\$98,800
FY24:	\$ 1,925,000 +	\$50,100
Total:	\$13,000,000 +	\$1,436,400

\$5,685,000 @ 3.09%

	<u>Principal</u>	<u>Interest</u>
FY17:	\$ 670,000 +	\$ 40,500
FY18:	\$ 650,000 +	\$155,000
FY19:	\$ 675,000 +	\$134,900
FY20:	\$ 695,000 +	\$114,000
FY21:	\$ 715,000 +	\$ 92,500
FY22:	\$ 735,000 +	\$ 70,500
FY23:	\$ 760,000 +	\$ 47,700
FY24:	\$ 785,000 +	\$ 24,300
Total:	\$5,685,000 +	\$679,358

AGENDA

IV. Action Items

- A. CONSIDER: Authorization to Proceed: \$19 million River Myrtle-Old Boise URD
Financing/Refinancing/Redemption.....Ross Borden (10 minutes)

V. Information/Discussion Items

- A. Parking StatusMax Clark (30 minutes)
- B. Operations ReportJohn Brunelle (5 minutes)

VI. Executive Session

IV. Adjourn

Parking Update

CCDC Board of Commissioners

April 10, 2017

Presenters

Max Clark

Parking & Facilities Director

Capitol City Development Corporation

Jeff Wolfe

Chief Executive Officer

The Car Park

The More Things Change.....

Politics ain't worrying this country one-tenth
as much as where to find a parking space.

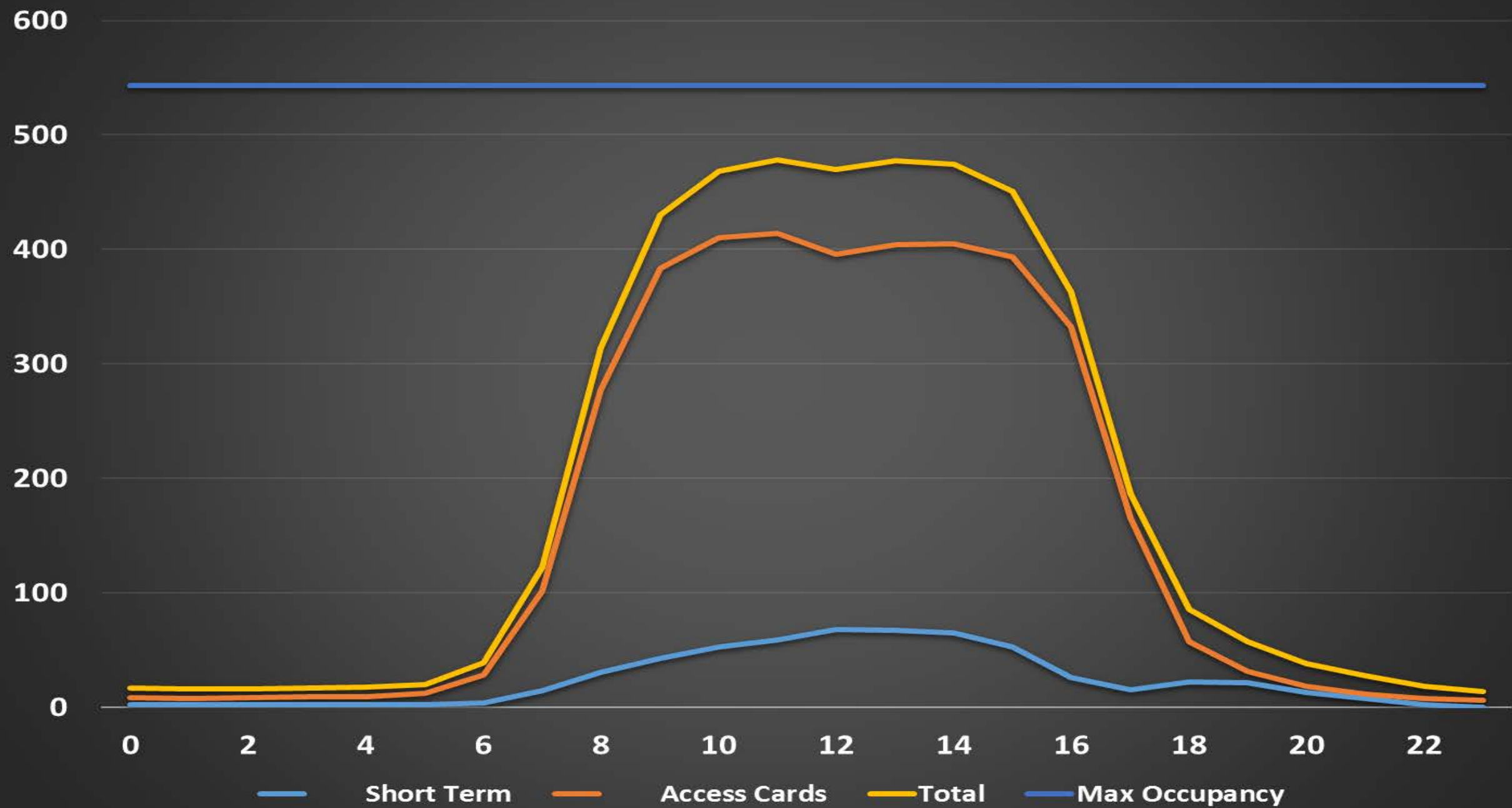
—Will Rogers

Problem Statement

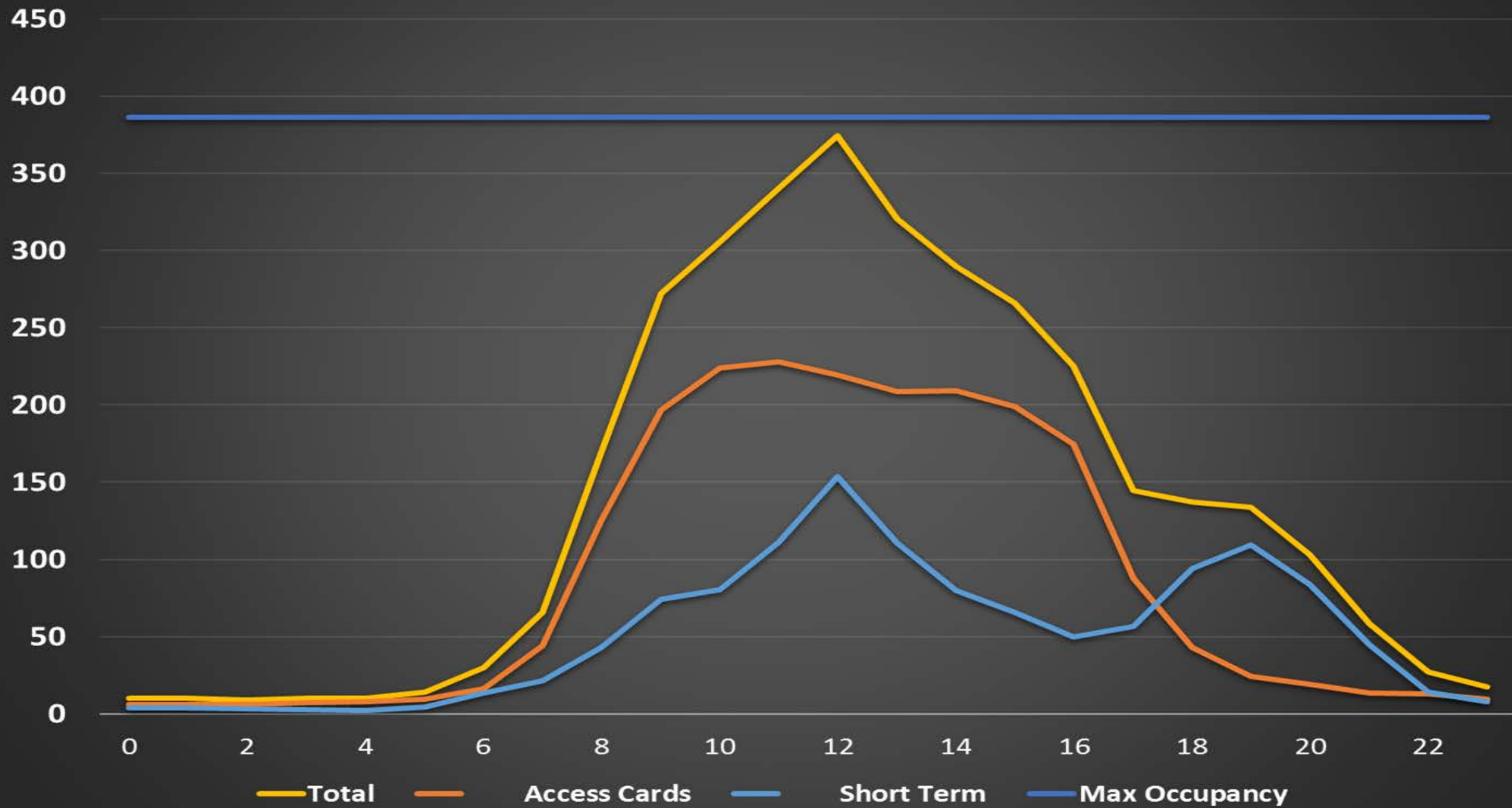
A high number weekday, daytime, all-day hourly parkers are filling the garages, resulting in:

1. Hourly visitors are discouraged from parking where they want to, forcing them to visit several garages to find parking; and
2. Monthly parkers are being diverted to adjacent garages, thereby taking longer than anticipated to return to work.

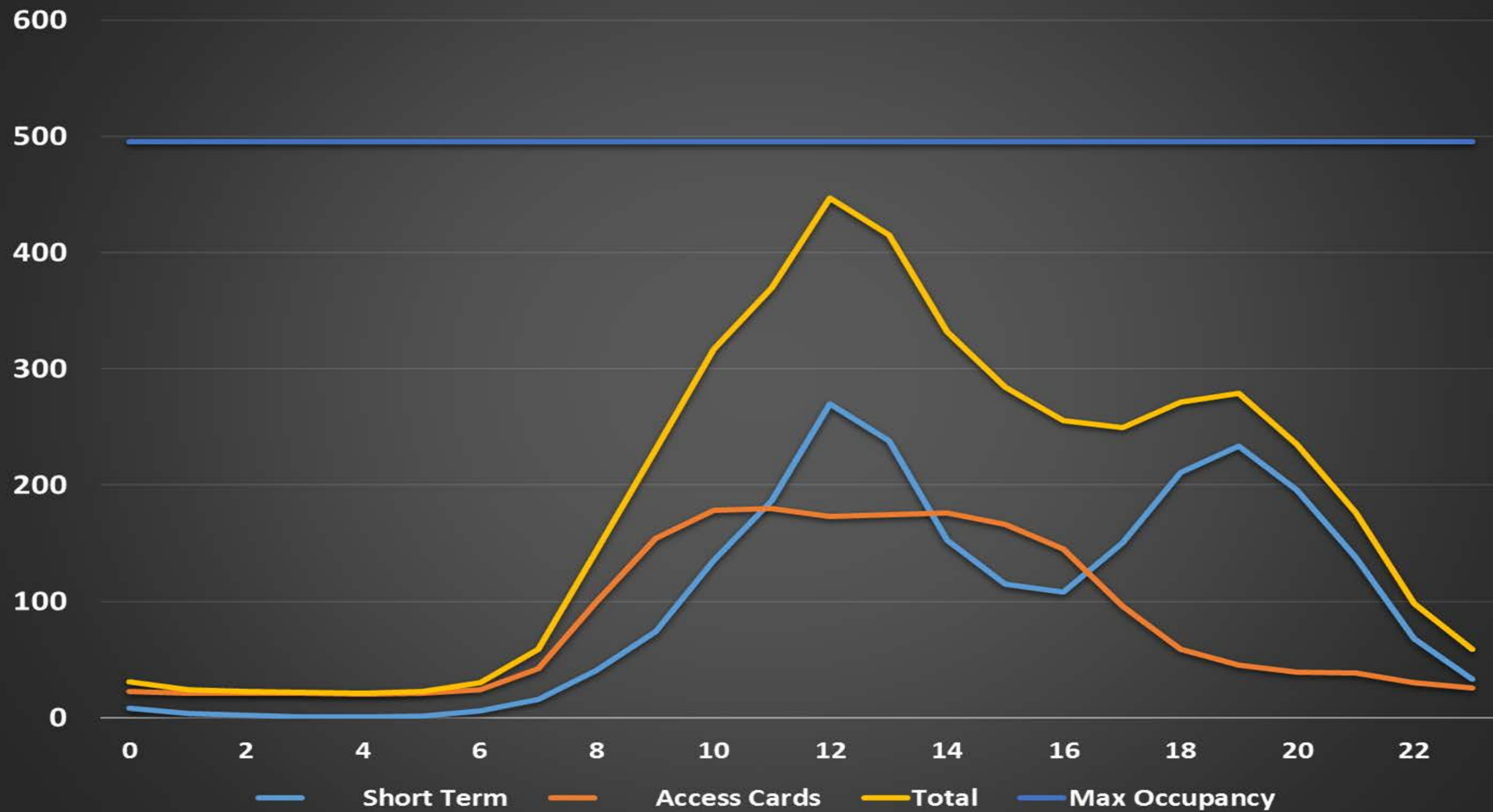
10th and Front



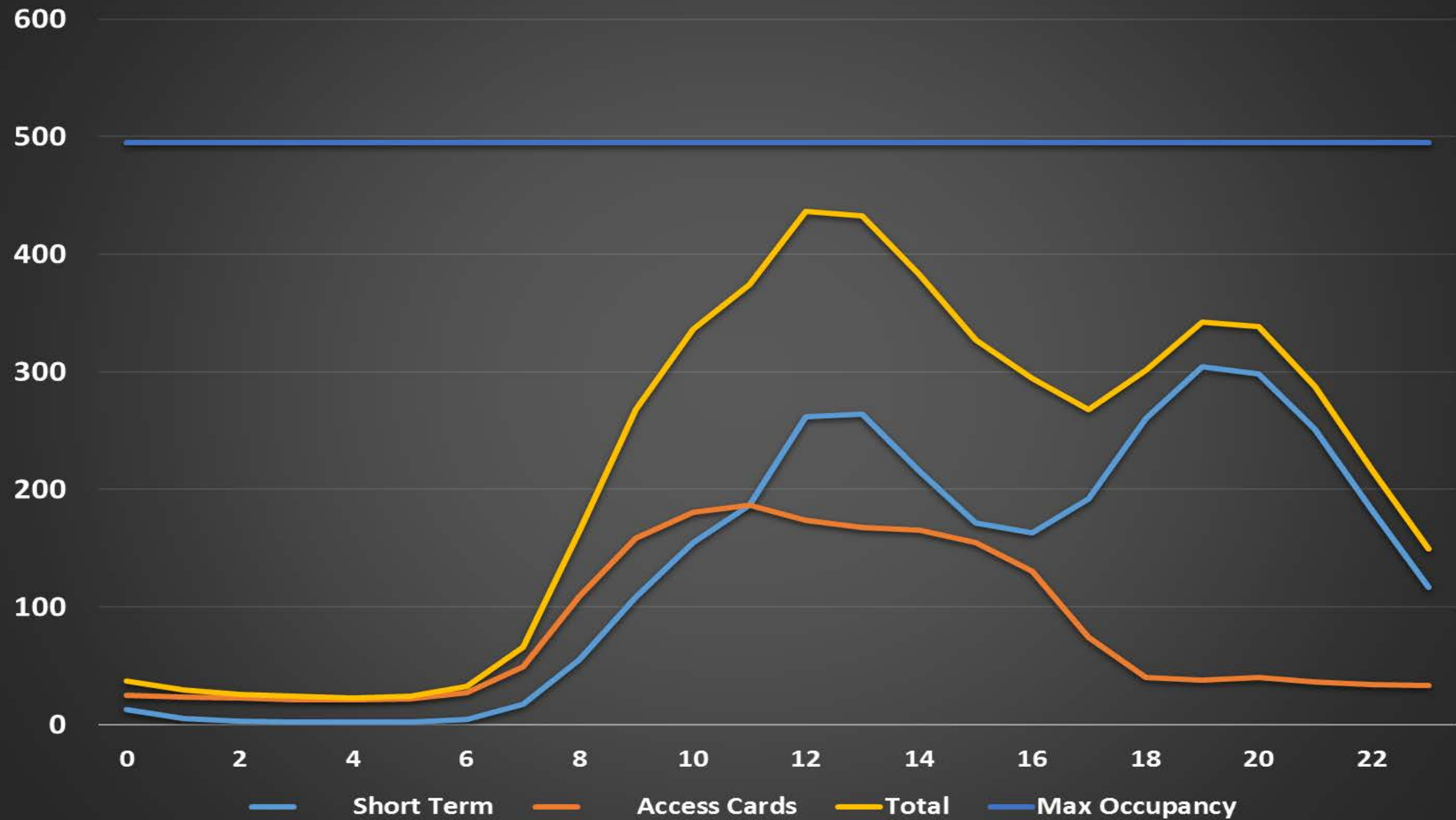
9th and Main 2016



Capitol and Main 2016 Weekday



Capitol and Main 2016 Friday



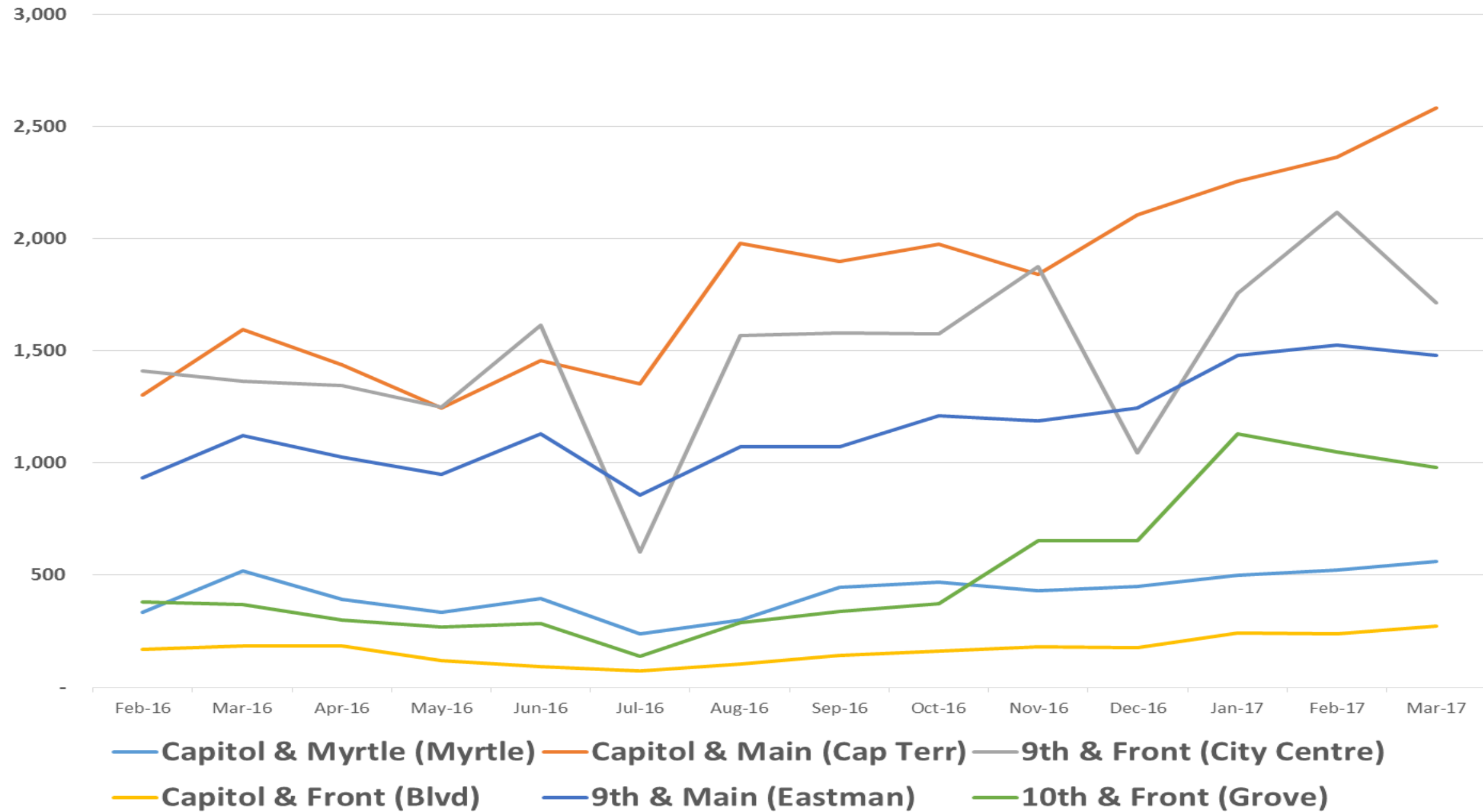
Monthly Parking Waitlists

	ParkBOI Off-Street	The Car Park Private Mgmt.
# Spaces	2,567	2,353
# Total Wait List	1,718	1,761
# Individuals	725	900
	This is not unexpected. Our 2015 Supply-Demand study predicted 2017 deficit of 1,682 spaces in Areas 1 & 2 (central core of downtown); and an overall deficit of 458 spaces.	Available spaces held for tenant use only. Many lots have eliminated hourly parking. US Bank has gone to valet parking for better space utilization.

All Day Parking Transactions



All Day Parking Transactions



Impact of All Day Hourly Parkers

2,567 total spaces

– 1,673 monthly spaces

- 1,886 permits sold (13% oversold = 213)

- 100 mo. spaces held back (300 converted hrly. to mo.)

– 894 hourly spaces

7,700 all day parkers/mo. = 385/weekday

$894 - 213 - 385 = 296$ spaces available system wide for visitors

Daily hourly parkers willing to spend \$240/mo.

Problem Statement (re-stated)

A high number weekday, daytime, all-day hourly parkers are filling the garages, resulting in

1. Hourly visitors are discouraged from parking where they want to, forcing them to visit several garages to find parking; and
2. Monthly parkers are being diverted to adjacent garages, thereby taking longer than anticipated to return to work.

Parking Strategic Plan Priorities

1. Review Program Management, Organization, Technology
2. Maximize Utilization of Existing Parking Recourses
3. Increase Utilization of Alternative Forms of Transportation
4. Parking Development and Regulatory Policy Review
5. Implement Demand-Based Pricing Strategies
6. Create Additional Parking

Parking Demand Management Strategies

Already Ongoing	Being Developed	Contemplated
Bike Lockers	Enabled 589 Public Spaces	Secure Bike Parking
Bus/Val Combo	Carpool Preferences To top of wait list Preferred parking (lower)	Shared Permits
Boise GreenBike Support	Car Share Vehicles in Garages	Transp. Mgmt. Organization
Updated Wait List Policy	Motorcycle Accommodation	Mobility App Development
Staff alternative commutes		Remote Park & Rides/Shuttles
		Rate Adjustments

Next Steps

At May 8th CCDC Board Meeting

- In-depth discussion of parking management strategies
- In-depth discussion of parking rate adjustments
 - Hourly, daily maximum
 - Monthly
- Set public hearing for rate adjustments for July 10th

AGENDA

IV. Action Items

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Financing/Refinancing/Redemption.....Ross Borden (10 minutes)

V. Information/Discussion Items

- A. Parking Status.....Max Clark (30 minutes)
- B. Operations ReportJohn Brunelle (5 minutes)

VI. Executive Session

IV. Adjourn

OPERATIONS REPORT

John Brunelle
CCDC Executive Director

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)].

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COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
May 8, 2017**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – April 2017

B. Minutes & Reports

1. Approval of Meeting Minutes from April 10, 2017

C. Other

1. Approve 30 Day Notice for Modification of Urban Renewal Planning Documents to Remove Outdated Attachments

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. CONSIDER: Resolution 1491 Awarding Contract for the 2017 ParkBOI Garage Signage Project.....Kathy Wanner (5 minutes)
- B. CONSIDER: 535 S. 15th Street Type One Participation Agreement Designation with Energreen Development Company, LLC.....Laura Williams (5 minutes)
- C. CONSIDER: Resolution 1478 \$19 Million River Myrtle - Old Boise Series 2017 A and B Bonds Financing and Re-financing.....Ross Borden (10 minutes)
- D. CONSIDER: Parking Demand Management Strategies.....Max Clark (20 minutes)

V. Information/Discussion Items

- A. Ada County Assessor's Annual Report.....Max Clark (30 minutes)
- B. FY 2017 Q2 Financial Report.....Ross Borden and Joey Chen (10 minutes)
- C. Operations ReportJohn Brunelle (5 minutes)

VI. Executive Session

VII. Adjourn

2017 PARKBOI GARAGE SIGNAGE PROJECT



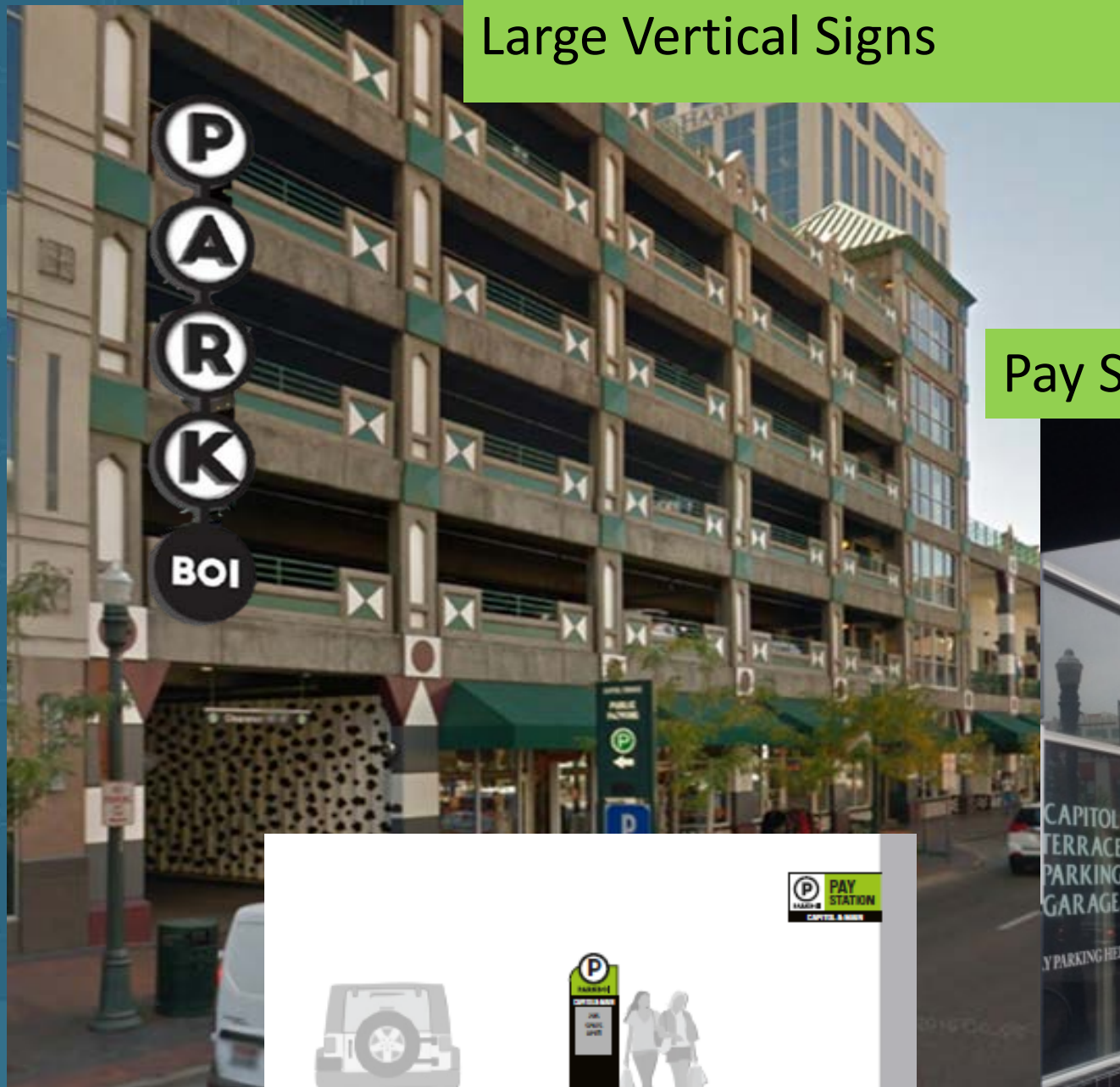
Kathy Wanner, Contracts Specialist



- ❖ Rebranding public parking
- ❖ Fiscal Year 2017 Budget – Replace garage signage
- ❖ CSHQA designed the plans and specifications

Project consists of the design, fabrication and installation, as well as electrical and data connections.

Large Vertical Signs

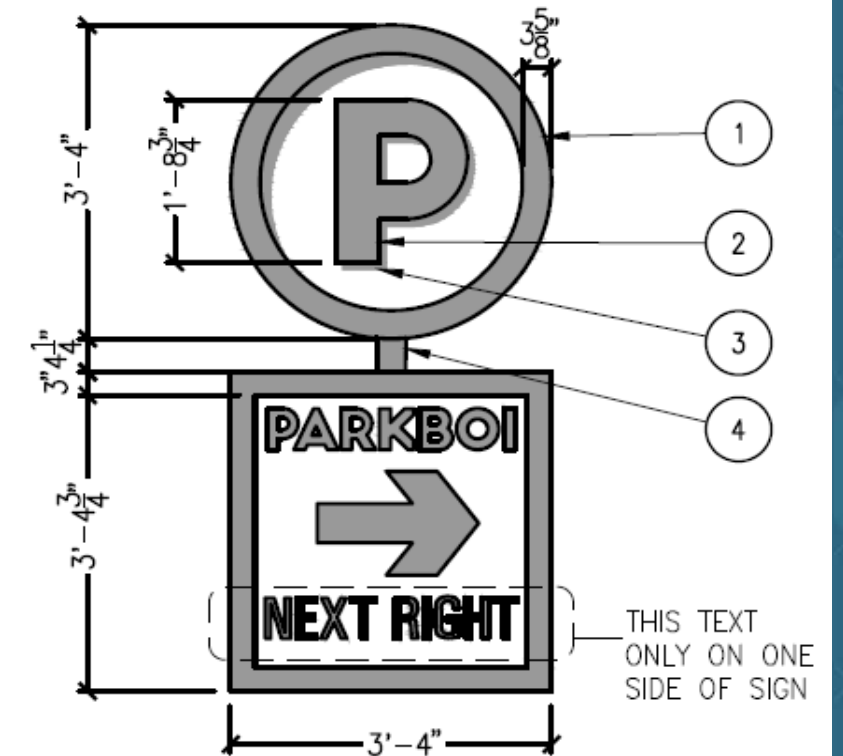


- Various types and sizes of LED illuminated signs.
- Kiosks with LED digital reader boards

Pay Station Identifiers



Small Signs



Monument Kiosks



Idaho Code § 67-2805(3)(a): Public works construction >\$100,000

- ❖ Advertise Invitation for Bid in official newspaper
- ❖ Award bid to qualified bidder holding the requisite Public Works License submitting lowest responsive bid
- ❖ Mandatory Pre-Bid scheduled due to unique nature of each garage

2017 ParkBOI Garage Signage Schedule

Invitation to Bid Issued February 28, 2017

Public Notice in Idaho Statesman February 28 and March 7

Mandatory Pre-Bid March 8 – No bidders – Bid cancelled

NEW Invitation to Bid Issued March 17, 2017

Public Notice in Idaho Statesman March 17 and March 24

Mandatory Pre-Bid March 29

Public Bid Opening April 19, 2017

CCDC Board Decision May 8, 2017

Two Bids Received April 19

BIDDER	BID AMOUNT	NOTES
Idaho Electric Signs, Inc	\$265,009 X	Did not have a valid public works license
YESCO LLC	\$274,170	

Idaho Code 54-1904(6): *“total of any single bid....shall not exceed the bid limit of the class of license”*

YESCO LLC is the qualified bidder submitting the lowest responsive bid

Questions?



Suggested Motion:

Adopt Resolution No. 1491 awarding the contract for the 2017 ParkBOI Garage Signage project to YESCO LLC for \$274,170.

AGENDA

IV. Action Items

- A. CONSIDER: Resolution 1491 Awarding Contract for the 2017 ParkBOI Garage Signage Project.....Kathy Wanner (5 minutes)
- B. CONSIDER: 535 S. 15th Street Type One Participation Agreement Designation with Energreen Development Company, LLC.....Laura Williams (5 minutes)
- C. CONSIDER: Resolution 1478 \$19 Million River Myrtle - Old Boise Series 2017 A and B Bonds Financing and Re-financing.....Ross Borden (10 minutes)
- D. CONSIDER: Parking Demand Management Strategies.....Max Clark (20 minutes)

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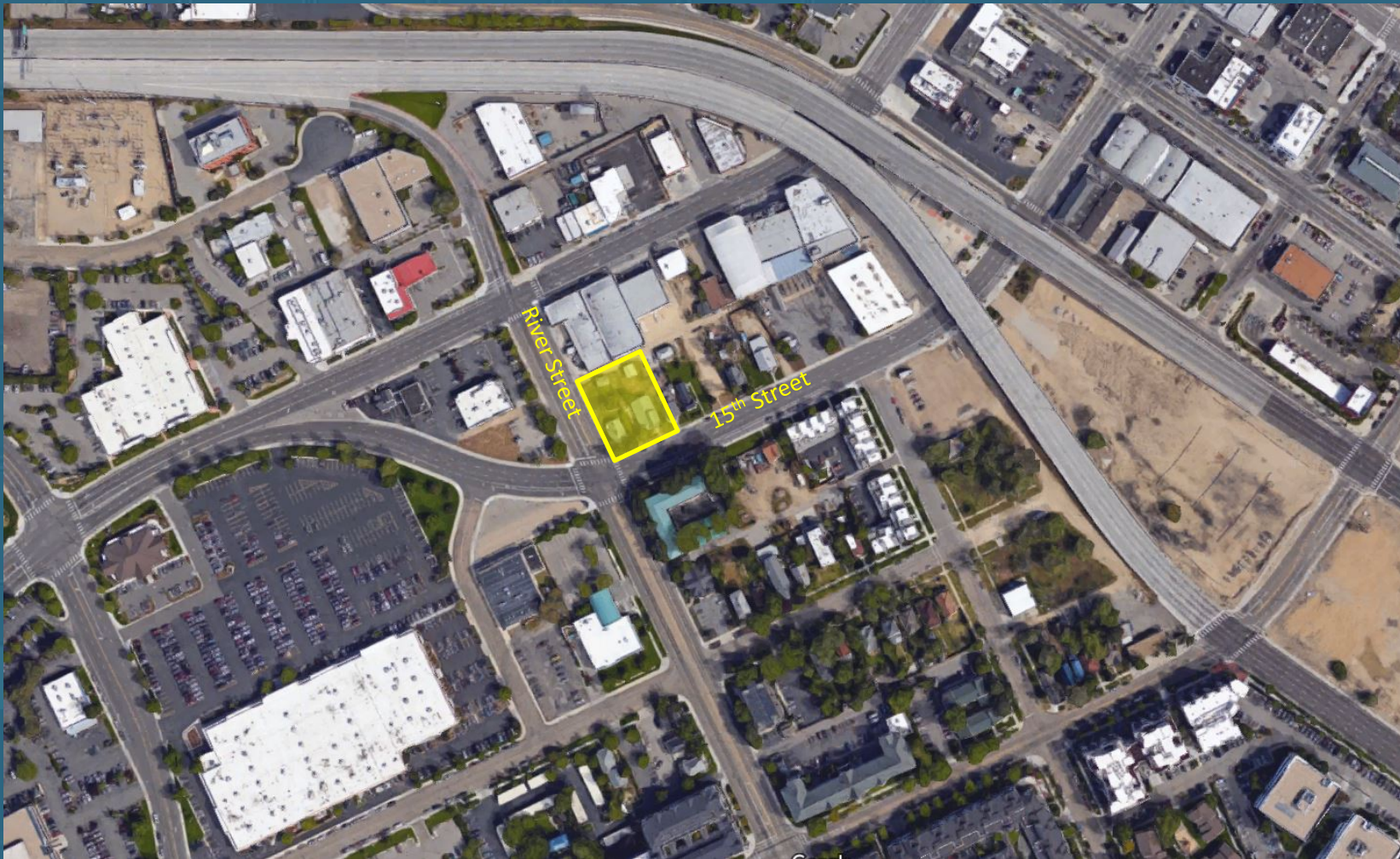
VI. Executive Session

VII. Adjourn

CONSIDER: 535 S. 15th Street Type One Participation Agreement Designation with Energreen Development Company, LLC

Laura Williams
CCDC Development Specialist

River Street Lofts – Type 1 Designation



- 535 S. 15th Street
- River Myrtle-Old Boise URD

River Street Lofts Project Background

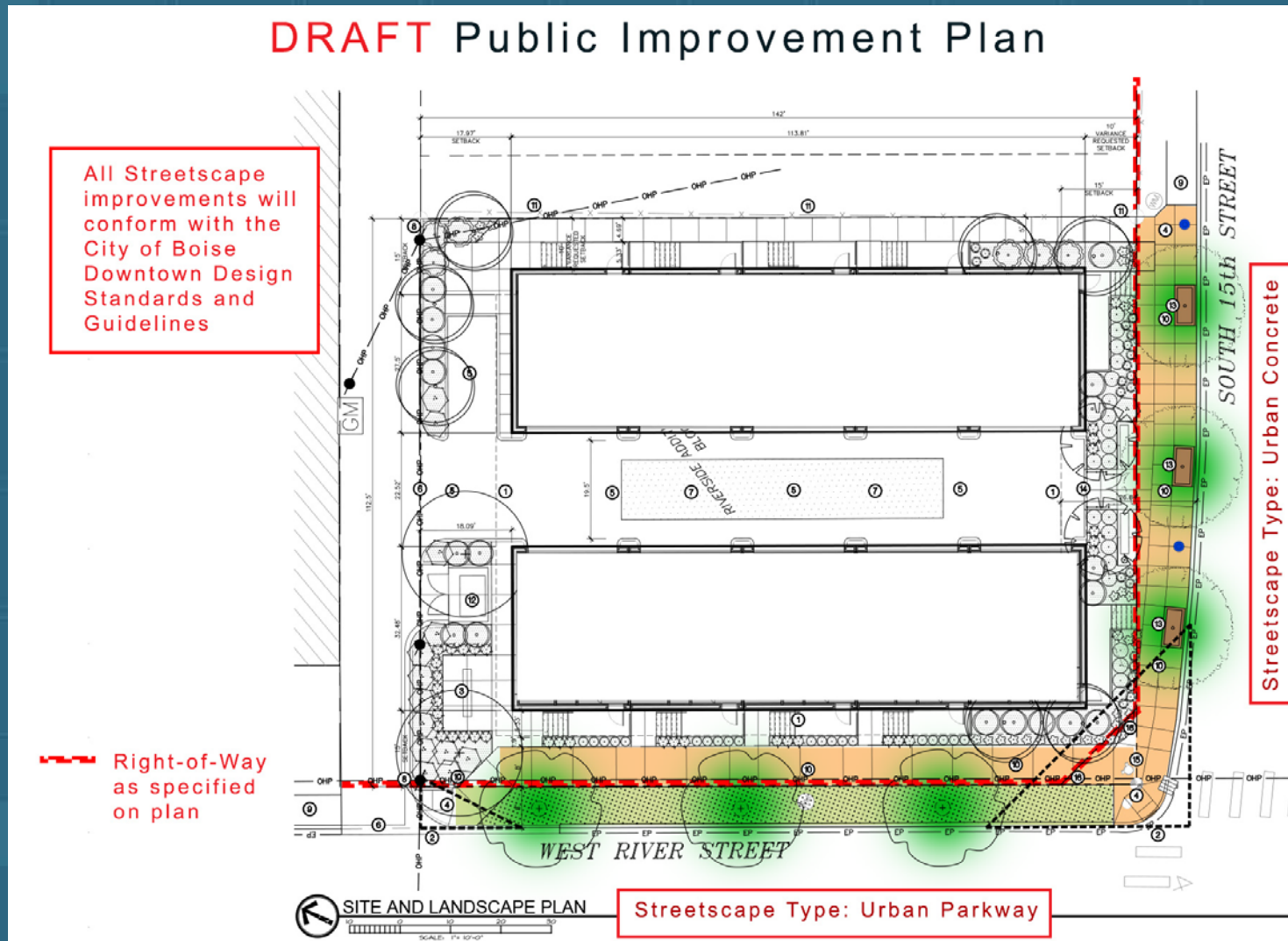


Rendering looking Northwest from River Street and 15th Street intersection

- For-Sale
- Townhome Style
- (10) 1,300 S.F. units
- 3 bedrooms, 2 bathrooms
- 2-car garage on ground level
- \$2.6 million Total Development Costs
- December 5, 2016 – CUP approved by P & Z Commission
- July 2017 Construction Start
- December 2017 Construction Complete



River Street Lofts Type 1 Designation



- Type 1 Not-to-Exceed amount \$150,000
- Anticipated public improvement costs \$218,000
- Reimbursement based on actual expenses

Questions?



Suggested Motion:

Direct staff to negotiate a final Type One Participation Agreement with Energreen Development Company, LLC for future board approval.

AGENDA

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CONSIDER: Resolution 1478 \$19 Million River Myrtle - Old Boise Series 2017 A and B Bonds Financing and Re-financing

Ross Borden
CCDC Director of Finance

CONSIDER: Reso 1478 RMOB Financing / Refinancing / Redemption

INTRODUCTIONS

- | | | | | |
|-------------------|-------------------|------------------|-----------|-------------|
| • Ryan Armbruster | Agency Counsel | Elam & Burke | | |
| • Eric Heringer | Financial Advisor | Piper Jaffray | | |
| • Kurt Kaufmann | Bond Counsel | Sherman & Howard | Denver CO | (telephone) |

CONSIDER: Reso 1478 RMOB Financing / Refinancing / Redemption

February 13 – Resolution 1483

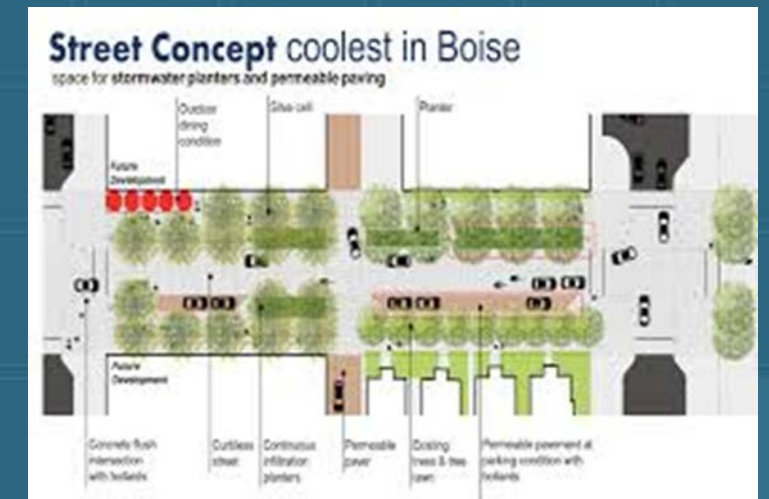
Finance: 2017A bonds \$13M
2.59%



5th & Broad Parking Condo
\$2.6 million
89 Spaces
@ The Fowler



11th & Front Parking Condo
\$5.4 million
250 Spaces
@ Pioneer Crossing



Broad Street / LIV District
\$4.9 million
Infrastructure, Streetscapes,
Geothermal, Fiber

CONSIDER: Reso 1478 RMOB Financing / Refinancing / Redemption

February 13 – Resolution 1483

Finance: 2017A bonds \$13M
2.59% → 2.32%

April 10 – Authorized to Proceed

Refinance 2010B bonds \$5.6M - \$580k DSA = \$5.1M
4.25% → 3.09% → 2.82%

Redeem 2010C bonds \$1.7M
\$998k DS Reserves + \$170k DSA + \$529,506 Cash

Today: Request adoption of Bond Resolution 1478

Existing Debt Service (no refinance)		
2010B Principal	\$	5,585,000
2010B Interest		1,001,406
Less: D.S. Reserve		(748,000)
Less: D.S. Account Balance		(580,200)
Equals: 2010B net total debt service	\$	5,258,206
2010C Principal	\$	1,650,000
2010C Interest		298,799
Less: D.S. Reserve		(250,341)
Less: D.S. Account Balance		(169,562)
Equals: 2010C net total debt service	\$	1,528,896
2010B & 2010C net total Debt Service (future CCDC payments)		\$ 6,787,102
Refinance and Redeem Strategy (refinance at 2.82%)		
2017B Refinancing Principal (refi 2010B)	\$	5,145,000 (1)
2017B Refinancing Interest (refi 2010B)		617,755
2017B Refinancing Debt Service	\$	5,762,755
Redeem 2010C Principal	\$	1,650,000
Pay 2010C accrued interest (98 days)		19,269
Pay 2010C Redemption Premium		28,140
Less: 2010C D.S. Account Balance		(169,562)
Less: 2010B D.S. Reserve Contribution		(748,000)
Less: 2010C D.S. Reserve Contribution		(250,341)
Equals: Required up-front cash from CCDC	\$	529,506
2017B Refinancing Debt Service + Cash to Redeem 2010C		\$ 6,292,261
CCDC Debt Service Savings:		\$ 494,840

(1) 2010B sized assuming \$580,200 contribution for D.S. Account Balance

DEBT SUMMARY - CURRENT

	CENTRAL \$4.5 million	RIVER-MYRTLE / OLD BOISE \$16.3 million Total			WESTSIDE \$0	30th STREET \$0
Issue	2015	2010 B	2010 C	2011 B		
Original	\$5.0 million	\$7.5 million	\$2.5 million	\$12.9 million		
Remaining	\$4.5 million	\$5.6 million	\$1.7 million	\$9.0 million		
Debt Service	\$2.3 million	\$838k	\$248k	\$1.4 million		
Term / Yrs	3	19	19	12		
Pay Off	FY18	FY24	FY24	FY24		
Rate	1.78%	4.25%	4.29%	4.75%		
Use	Portions of Grove Plaza 2.0 City Hall Plaza MMC local match	Refund 2004A: Myrtle St garage 86.2%; assoc BoDo streetscapes	Refund 2002C: Civic Plaza housing, Ave A East garage 17% & Ave A West 44 Spaces	Refund 2002B: Civic Plaza housing, Ave A East Garage 83%. Parking Lease & Joint Use Base Rent		

RMOB REFINANCE and REDEMPTION

Issue	CENTRAL	RIVER-MYRTLE / OLD BOISE			WESTSIDE	30th STREET
	\$4.5 million	REFINANCE	REDEEM	?	\$0	\$0
	2015	2010 B	2010 C	2011 B		
Original	\$5.0 million	\$7.5 million	\$2.5 million	\$12.9 million		
Remaining	\$4.5 million	\$5.6 million	\$1.7 million	\$9.0 million		
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No prepayment
prior to 3/1/2021

DEBT SUMMARY – AFTER RMOB REFI & REDEEM

	CENTRAL \$4.5 million	RIVER-MYRTLE / OLD BOISE			WESTSIDE	30th STREET
		REFINANCE	REDEEM	Total	\$0	\$0
Issue	2015	2010 B	2010 C	2011 B		
Original	\$5.0 million	\$7.5 million	\$2.5 million	\$12.9 million		
Remaining	\$4.5 million	\$5.6 million	\$1.7 million	\$9.0 million		
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DEBT CAPACITY – Additional Bonds Test

TEST 1: TIF Only

$\geq 100\%$ MADS **150% - OK**

Existing & Proposed Debt



TEST 2: TIF + NET PARKING

$\geq 125\%$ MADS **239% - OK**

Existing & Proposed Debt



Remaining Debt Capacity

Estimate Principal:

- Available / Uncommitted TIF
- Years till Sunset
- Interest Rate

TIF: Tax Increment Revenue from a Revenue Allocation Area

MADS: Maximum Annual Debt Service

Net Parking Revenue = Gross Parking Revenue – Operating Expenses

DEBT CAPACITY

Capacity reached when 100% TIF used for Debt Service

DEBT	CENTRAL	WESTSIDE	30th STREET	PROPOSED	
Current	4.5 million	\$0	\$0	RMOB \$16.3 million	RMOB \$27.7 million
Capacity	\$2.0 million	\$18.4 million	\$4.3 million	\$25.2 million	\$14.3 million
Years	1	9	16	7	7
Debt Service %	53%	no debt	no debt	40%	66%

Policy Deci\$ion



TIMELINE

Authorized Negotiation: \$13M (R#1483)	February 13
Authorized Negotiation: Refi / Redeem	April 10
Board considers Bond Resolution 1478	May 8
Notify public and debt holders	May
Closing (after 30 day contest period)	June 8
\$13M 2017A bonds – Financed	
\$5.6M 2017B bonds – Refinance Series 2010C	
\$1.7M 2010C bonds – Redeemed	

CONSIDER: Reso 1478 RMOB Financing / Refinancing / Redemption

Finance: 2017A bonds \$13M
2.59% → 2.32%

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CONSIDER: Reso 1478 RMOB Financing / Refinancing / Redemption

EXPERT COMMENTS

- Kurt Kaufmann Bond Counsel Sherman & Howard Denver CO (telephone)
- Eric Heringer Financial Advisor Piper Jaffray
- Ryan Armbruster Agency Counsel Elam & Burke

QUESTIONS?

CONSIDER: Reso 1478 RMOB Financing / Refinancing / Redemption

COST OF ISSUANCE

			Finance \$13M	Refinance \$5.7M	Total
1	Bank Fees	Zions Bank	\$0	\$0	\$0
2	Bank Counsel	Zions Bank	\$0	\$0	\$0
3	Financial Advisor	Piper Jaffray	\$ 32,500	\$ 12,863	\$ 45,363
4	Bond Counsel	Sherman & Howard	\$ 38,330	\$ 15,170	\$ 53,500
5	Agency Counsel	Elam & Burke	\$ 25,076	\$ 9,924	\$ 35,000
6	Publication		<u>\$ 358</u>	<u>\$142</u>	<u>\$ 500</u>
			\$ 96,264	\$ 38,098	\$ 134,363
0.7%					

CONSIDER: Reso 1478 RMOB Financing / Refinancing / Redemption

SUGGESTED MOTION:

I move adoption of Resolution 1478 to:

- Issue RMOB Redevelopment Bonds, Series 2017A, principal amount \$13,000,000;
- Issue RMOB Refunding Redevelopment Bonds, Series 2017B, principal amount \$5,145,000, to refinance Series 2010B Bonds;
- Redeem existing Series 2010C Bonds, principal amount \$1,650,000;
- Authorize distribution of notices: Additional Bonds Certificate, Notice of Bond Resolution (30 day contest period), Notice of Prepayment, Notice of Redemption;
- Execute associated agreements.

CONSIDER: Reso 1478 RMOB Financing / Refinancing / Redemption

END

DEBT SERVICE SCHEDULE

2017A

\$13,000,000 @ 2.32%

	<u>Principal</u>	<u>Interest</u>
FY17:	\$ 385,000	+ \$ 69,500
FY18:	\$ 1,680,000	+ \$292,700
FY19:	\$ 1,720,000	+ \$253,700
FY20:	\$ 1,760,000	+ \$213,800
FY21:	\$ 1,800,000	+ \$173,000
FY22:	\$ 1,840,000	+ \$131,200
FY23:	\$ 1,885,000	+ \$88,500
FY24:	\$ 1,930,000	+ \$44,800
Total:	\$13,000,000	+ \$1,267,100

2017B

\$5,145,000 @ 2.82%

	<u>Principal</u>	<u>Interest</u>
FY17:	\$ 105,000	+ \$ 33,500
FY18:	\$ 660,000	+ \$142,100
FY19:	\$ 680,000	+ \$123,500
FY20:	\$ 700,000	+ \$104,300
FY21:	\$ 720,000	+ \$ 84,600
FY22:	\$ 740,000	+ \$ 64,300
FY23:	\$ 760,000	+ \$ 43,400
FY24:	\$ 780,000	+ \$ 22,000
Total:	\$5,145,000	+ \$ 617,800

DEBT CAPACITY – Additional Bonds Test

ADDITIONAL BONDS TEST: \$19.0 million River-Myrtle/Old Boise Redevelopment Bond, Series 2017 A&B

Part (1) River-Myrtle/Old Boise Incremental Tax Revenue only

a	RM/OB Incremental Tax Revenue (prior Fiscal Year)	FY 2016 Actual	\$6,240,210
b	Maximum Annual Debt Service (MADS) for existing and proposed bonds		\$4,161,731
a / b =			150% OK
			Required: 100%

Part (2) River-Myrtle/Old Boise Incremental Tax Revenue and Net Parking Revenue

a	RM/OB Incremental Tax Revenue (prior Fiscal Year)	FY 2016 Actual	\$6,240,210
b	Net Parking Revenues (prior Fiscal Year)	FY 2016 Actual	\$3,687,412
		Total	\$9,927,622
c	Maximum Annual Debt Service (MADS) for existing and proposed bonds		\$4,161,731
(a + b) / c =			239% OK
			Required: 125%

FUNDS FLOW

Broad St / LIV District
5th & Broad – 89 spaces
11th & Front – 250 spaces

CCDC

ZIONS

B of A

2010B
\$5.7M

2010C
\$1.7M

2017A
\$13M

2017B
\$5.1M

2010B
Payment Acct
\$580k

\$530k

2010B
Reserve
\$780k

2010C
Reserve
\$250k

\$13M

\$5.1M

CONSIDER: Reso 1478 RMOB Financing / Refinancing / Redemption

Ross Borden
Finance Director

AGENDA

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VI. Executive Session

VII. Adjourn

Parking Demand Management Strategies

CCDC Board of Commissioners

May 8, 2017

Presented By

Max Clark

Parking & Facilities Director

The Conversation

Last Month

Reasons for and Consequences of Garage Overcrowding

This Month

Strategies to Mitigate Overcrowding

Parking System Focus

Then

Foster Economic Development

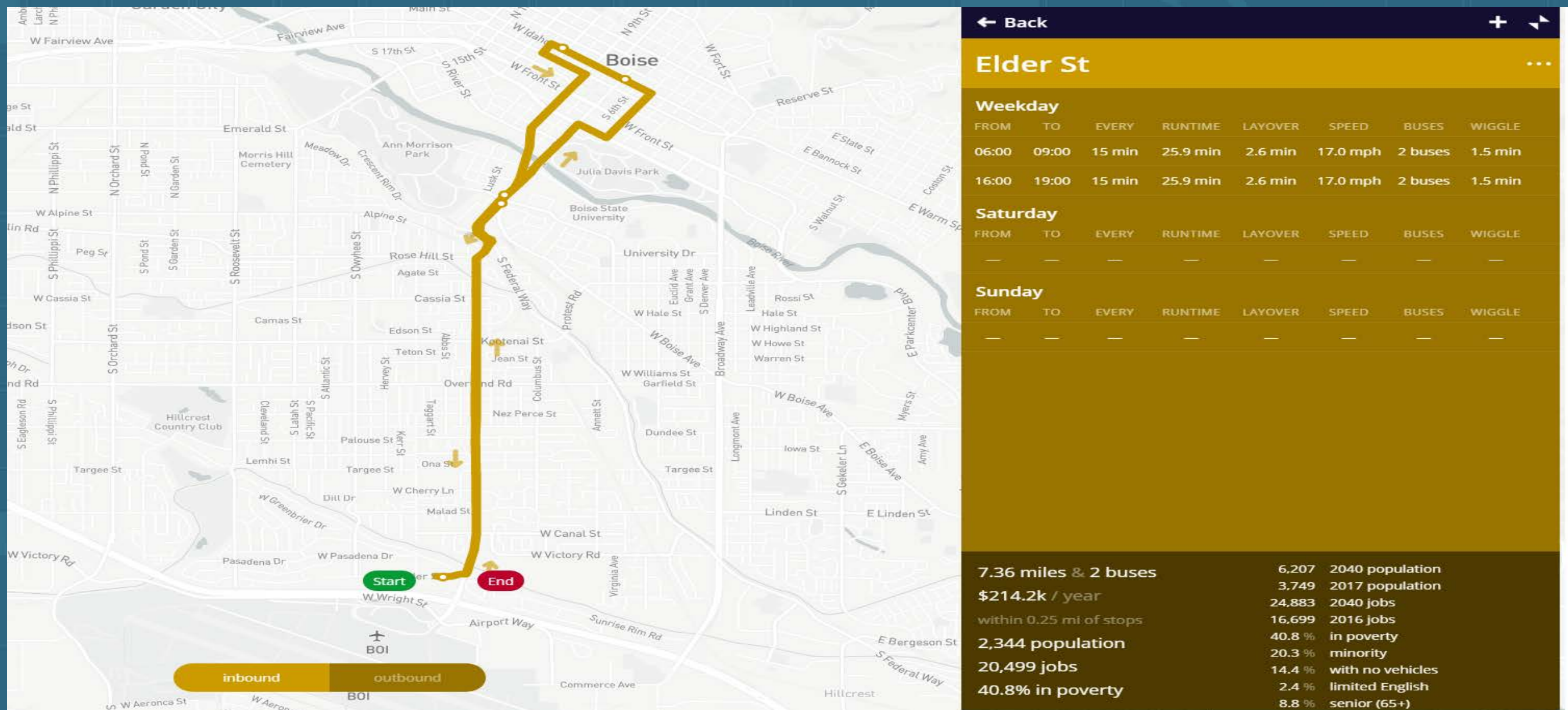
Now

Maintain Economic Vitality Through Mobility Management

CCDC MOBILITY STRATEGIES – MAY 2017

ACTIVATED	COMING IN 2017	UNDER CONSIDERATION
Converted 300 hourly to monthly; Updated Wait List Policy; Offering priority carpoolers.	Nearly 600 Public Parking Spaces 89 @ 5 th & Broad (opens 8/17) 500 @ 11 th & Front (11/17)	Build More Structured Parking
Bus/Val Combo 30 sold/mo. \$48/mo. = 1 mo. bus pass + 7 parking passes for 2 mo.	Carpool Preferences To top of wait list Preferred parking (lower) SOV 1 day/week	Transp. Mgmt. Organization TDM education & advocacy TMO likely COB
Boise GreenBike Support as sponsor of two bike stations and reimburse employees when used for business purposes.	Motorcycle Accommodation in parking garages on ground floors where possible.	Mobility App Development GoBOI regional mobility website initially GoBOI point to point trip planning & payment eventually
Electric Vehicle Charging Stations	Car Share Vehicles in two garages (Capitol & Main; 9 th & Front) via Enterprise partnership.	Remote Park & Rides/Shuttles When financially feasible Elder St. Pilot May-Aug '17
Monthly Rate increase Garage-based pricing	Nighttime Monthly Passes 3 p.m. to 9 a.m. in select garages	Daypart Parking Pass structure Market-driven Product Development
Bike Lockers for Rent in two garages (9 th & Main; 9 th & Front)	Bike Parking in Secure Location Bike repair stations	Parking Rate Adjustments; Shared Permit Usage;

Elder Street Park & Ride/Shuttle



Examples of Parking Rate Scenarios

Potential Parking Rate Scenarios May 8, 2017

Hourly/Daily Maximum Rates

Description	Current Rate	Suggested Rates	Possible Yield	Pros/Cons
Scenario A: No first hour free Cheaper first 2 hours \$.50 higher 3-4 hrs. Higher 4+ hours	First Hour Free \$2.50 ea. add. hour \$12 maximum	No First Hour Free First 2 Hours \$1 each 3rd Hour \$5 Ea. Add. Hr. \$4/\$3/\$4 Daily Max. \$18	\$246,791 -\$80,000 \$166,791	+/- 55% of our customers will pay less for 2 hour stay; encourages longer stays; cheaper than on-street -/- lose some customers with no free first hour; least yield.
Scenario B: First hour free 0-5 hrs. unchanged Higher 5 th - 7 th hours	First Hour Free \$2.50 ea. add. hour \$12 maximum	0-5 Hours Unchanged 5th Hour Add \$4 6th Hour (max.) \$18	\$346,942	+/- no change for first 5 hrs.; 90% customers see no change; easiest to implement;
Scenario C: First hour free Add \$.50 ea. add. hr.	First Hour Free \$2.50 ea. add. hour \$12 maximum	First Hour Free \$3 Each Add. Hour Daily Max. \$18	\$833,269	+/- surpasses the current \$12 max. @ 5 th hr.; greatest revenue producer. -/- increases rates for 2-5 hour parkers.

Monthly Rates General Parking

Garage	Current Rate	Proposed Rate	Possible Yield	Comments
Capitol & Main 9 th & Main	\$135	\$175		Centrally located and most heavily used garages.
10 th & Front	\$120	\$150		Highest percentage of monthly spaces.
9 th & Front Capitol & Myrtle Capitol & Front	\$120	\$130		Perimeter garages.
5 th & Broad	NA	\$120		89 new public spaces near Fowler.
11 th & Front	NA	\$100		250 new public spaces; 500 total general use.
			\$331,250	

Next Steps

Develop a Survey on Parking Services & Rates
Conduct Survey & Report Findings to CCDC Board
CCDC Board Decision on Services & Rates
Set Public Hearing if Desired
Conduct Hearing and Make Decision
Implement Decision



Suggested Motion:

Discuss possible parking demand management strategies, including parking rates, and provide direction to staff regarding next steps.

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Ada County Assessor's Annual Report

Max Clark
CCDC Director of Parking & Facilities

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INFORMATION: FY 2017 Q2 Financial Report

Ross Borden, Finance Director
Joey Chen, Controller

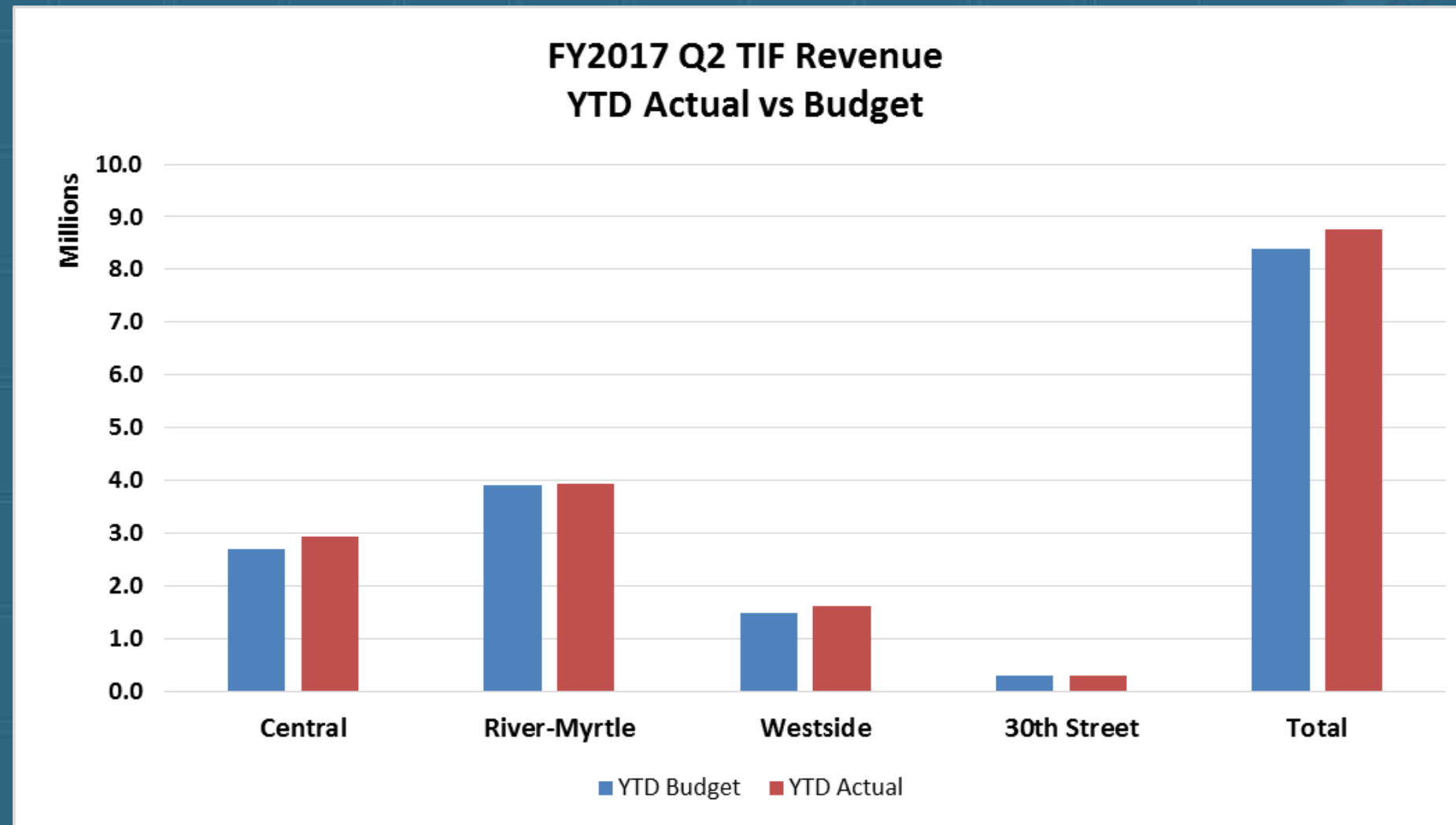
INFORMATION: FY 2017 Q2 Financial Report

Major Operating Revenue: Tax Increment



INFORMATION: FY 2017 Q2 Financial Report

Major Operating Revenue: Tax Increment



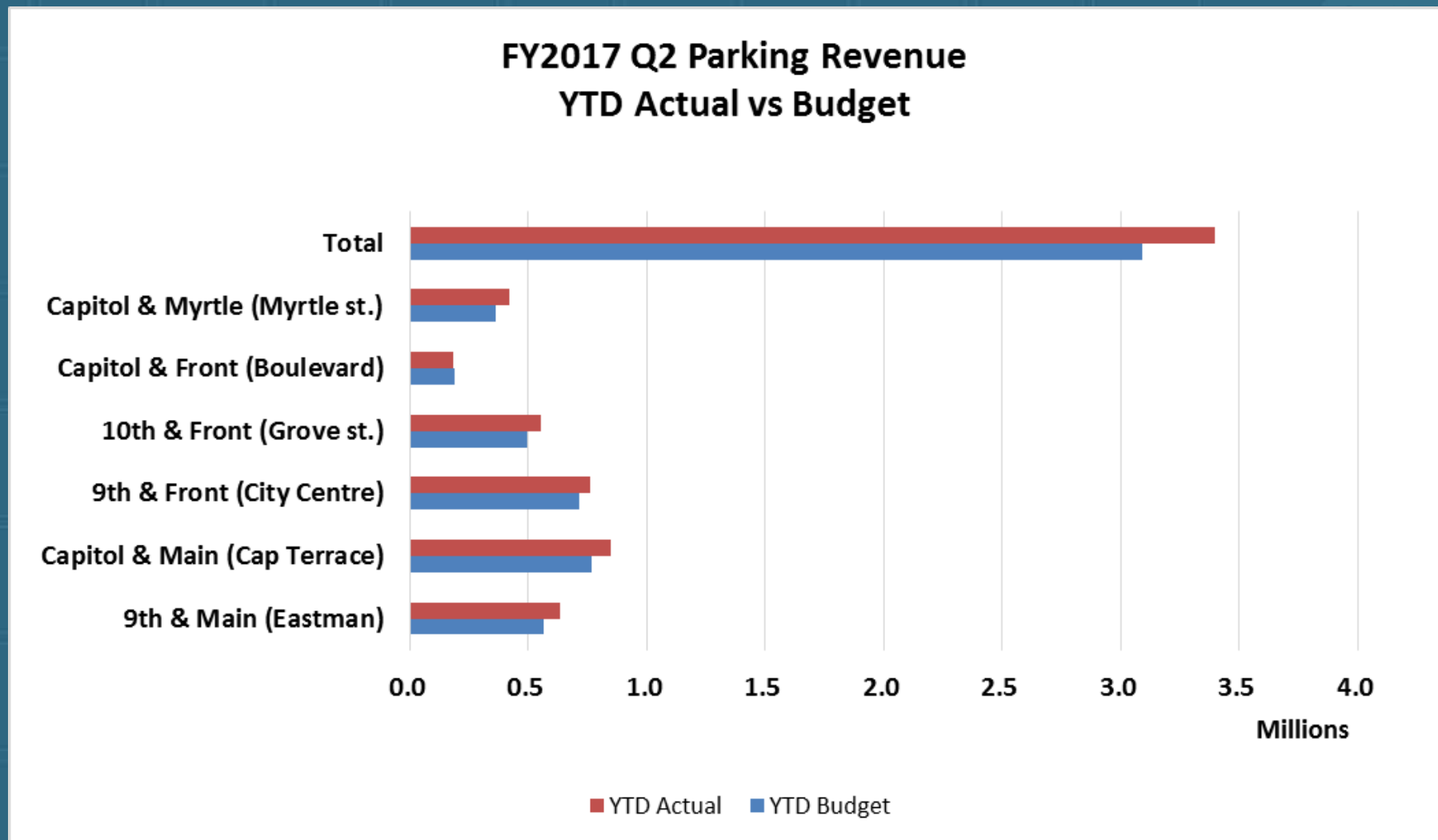
INFORMATION: FY 2017 Q2 Financial Report

Major Operating Revenue: Parking



INFORMATION: FY 2017 Q2 Financial Report

Major Operating Revenue: Parking

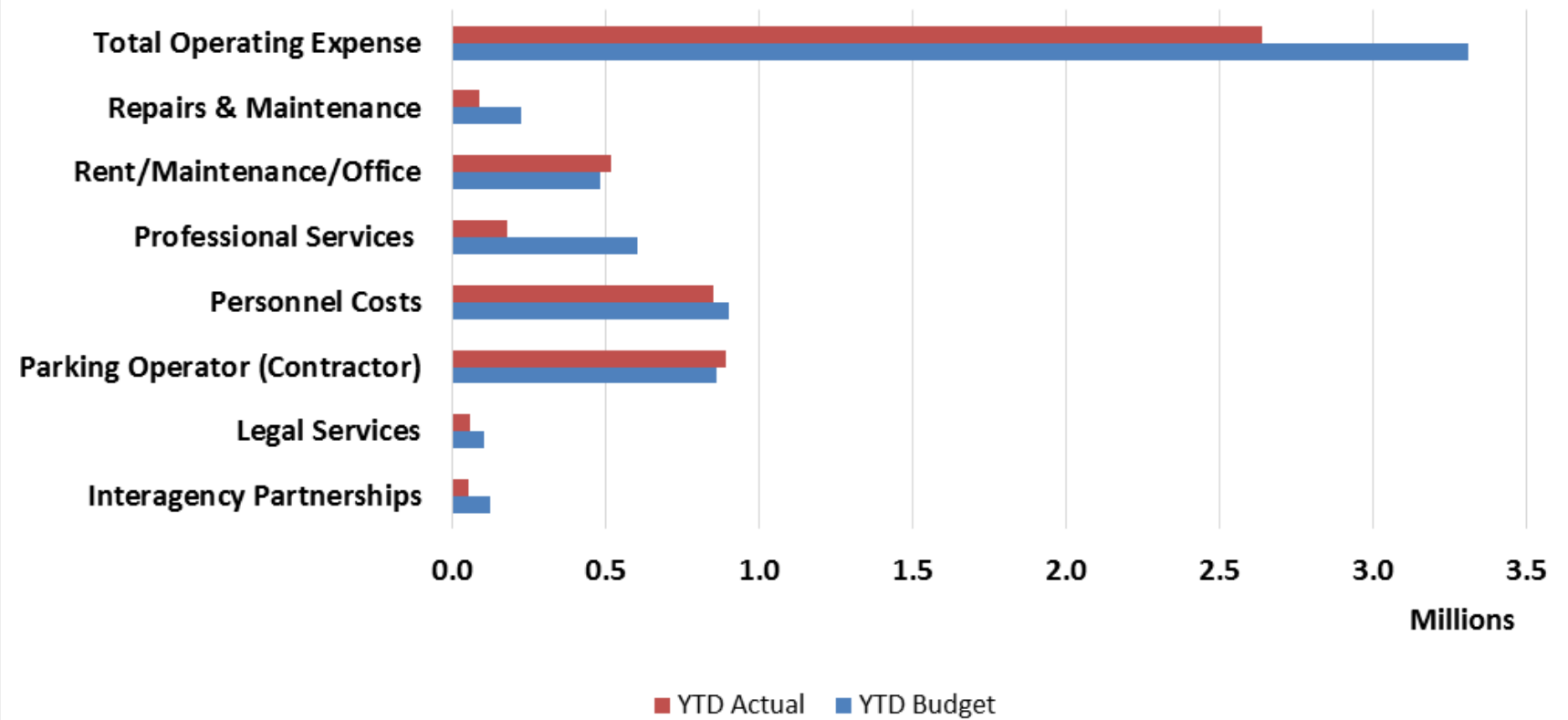


INFORMATION: FY 2017 Q2 Financial Report

Operating Expenses



**FY2017 Q2 Operating Expense
YTD Actual vs Budget**

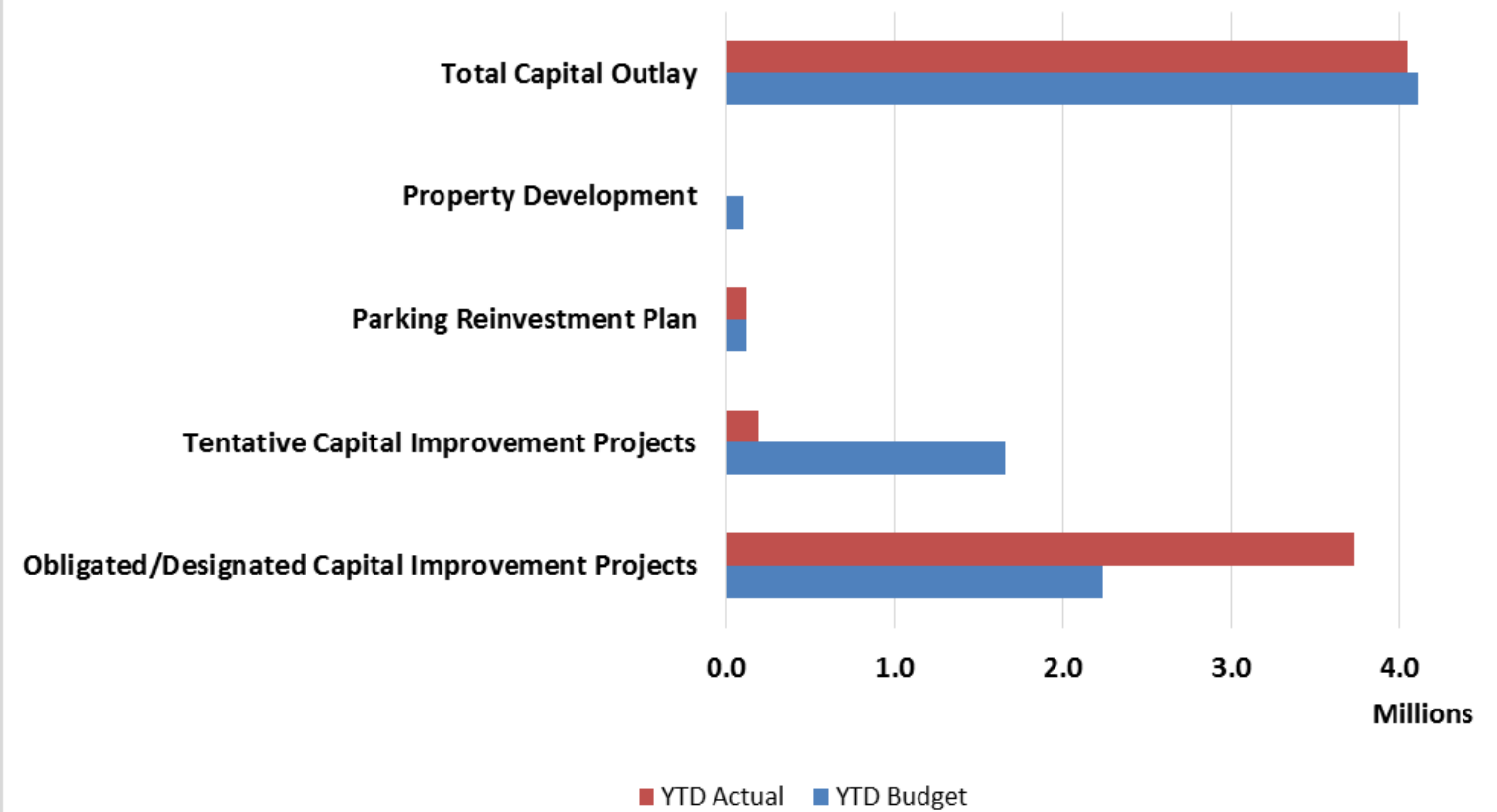


INFORMATION: FY 2017 Q2 Financial Report

Capital Outlay



FY2017 Q2 Capital Outlay YTD Actual vs Budget



INFORMATION: FY 2017 Q2 Financial Report

Balance Sheet – Fund Balances Categories

- Nonspendable – Properties held for development
- Restricted – TIF revenues, Debt Service Reserve accounts
- Committed – Parking Emergency Reserve account
- Assigned – Parking revenues
- Unassigned – General fund

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OPERATIONS REPORT

John Brunelle
CCDC Executive Director

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)].

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).



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

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)
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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

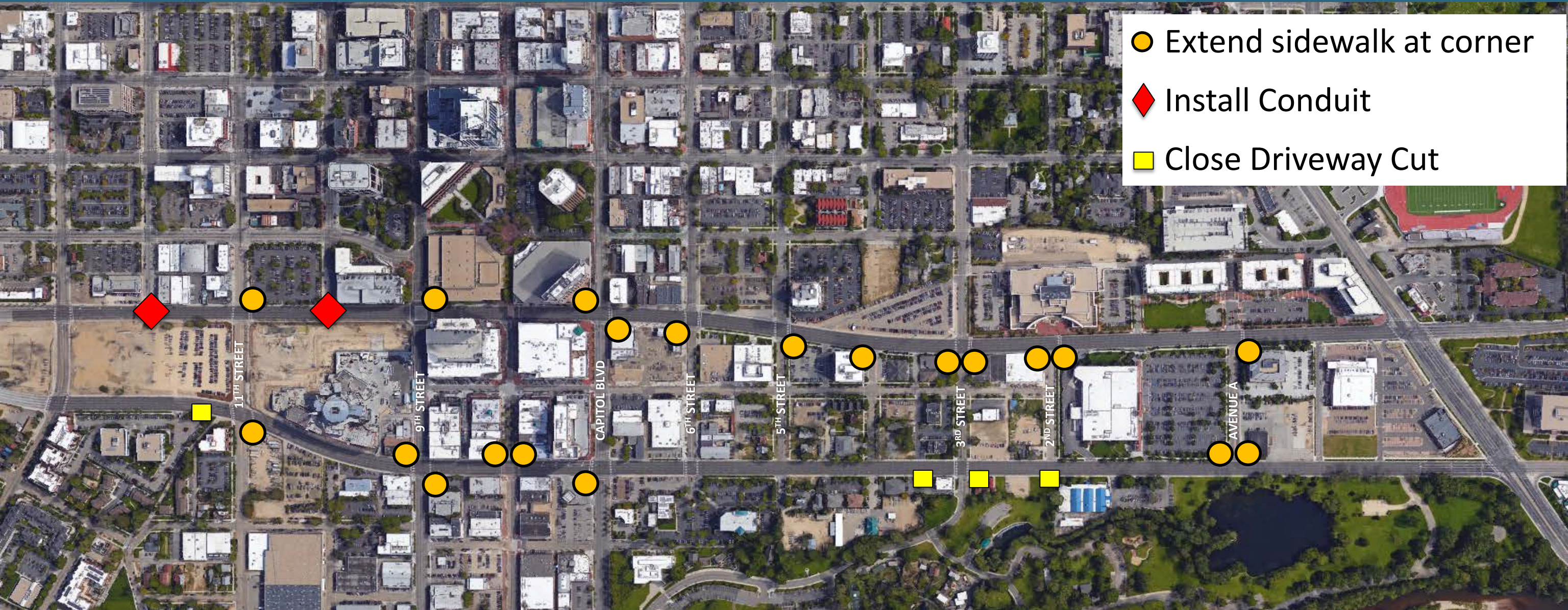
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- G. CONSIDER: 3200 Moore Street – Sandhill Crane – Type One Participation Agreement Designation with Boise City Ada County Housing Authority.....Shellan Rodriguez (5 minutes)

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



- Extend sidewalk at corner
- ◆ Install Conduit
- Close Driveway Cut

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.

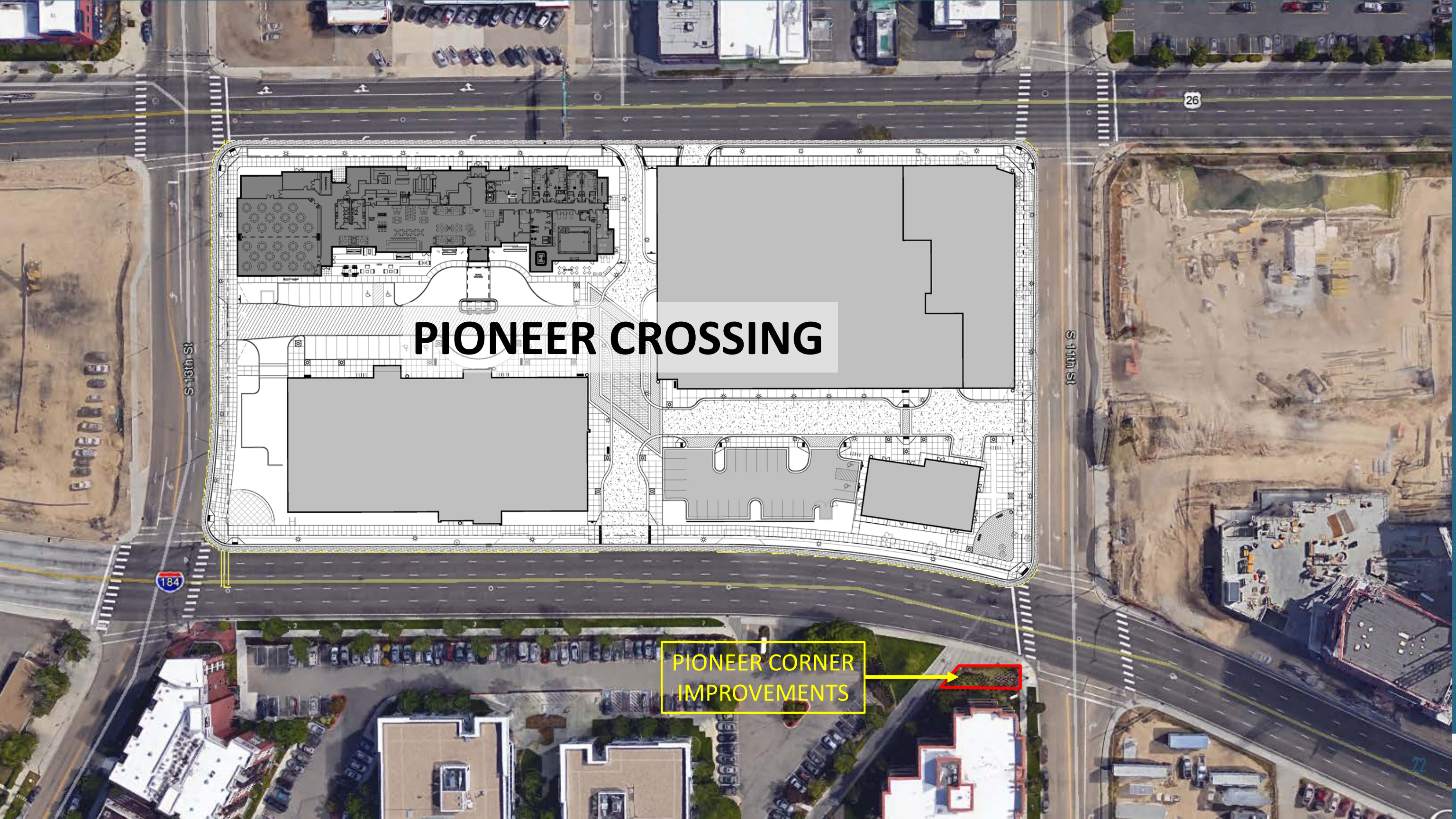
AGENDA

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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

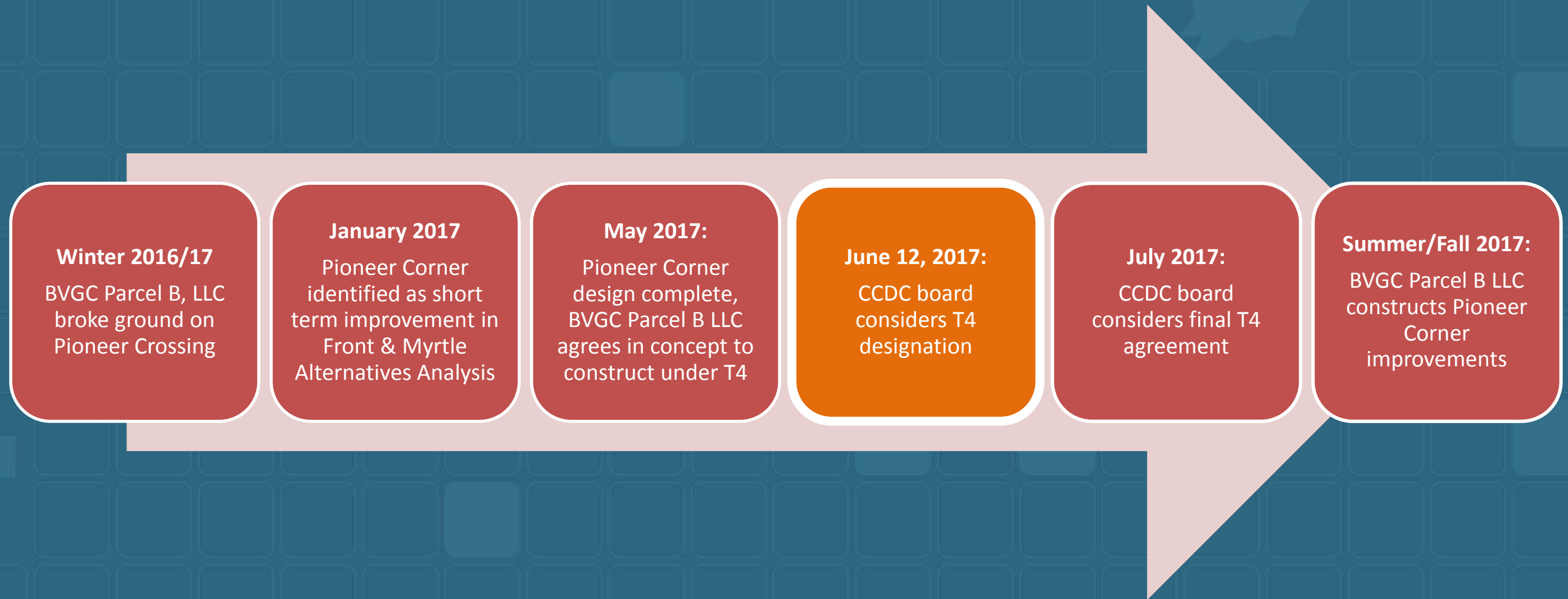
Pioneer Corner: Existing Conditions



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.

AGENDA

IV. Action Items

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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)

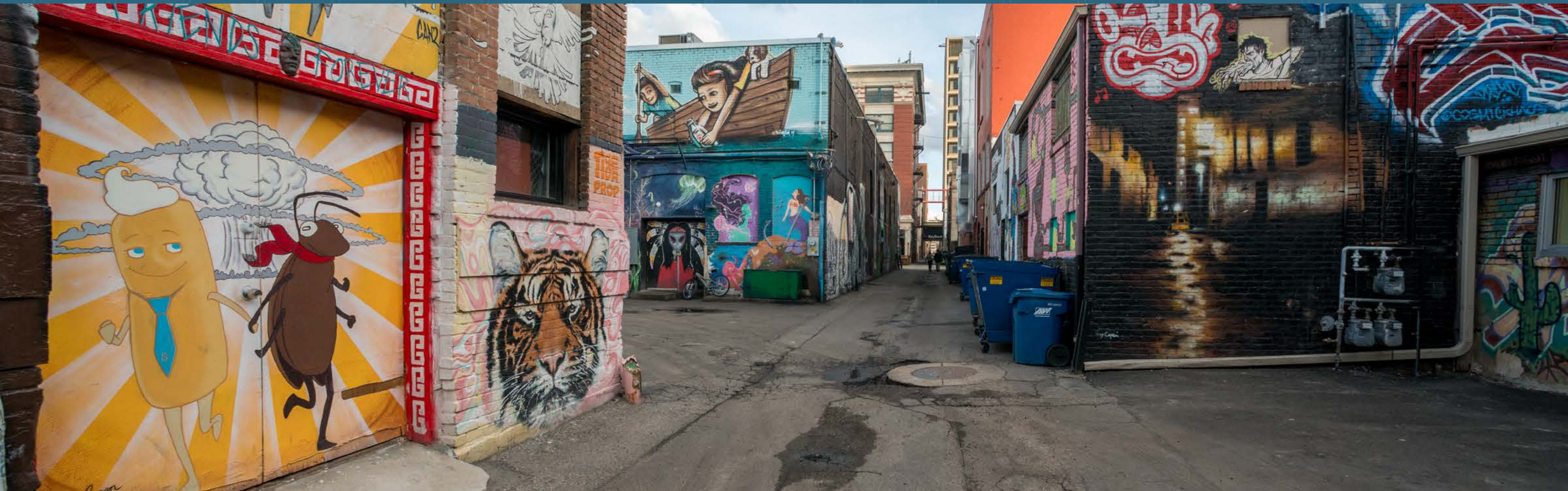
Current Statute and Agency Policy

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

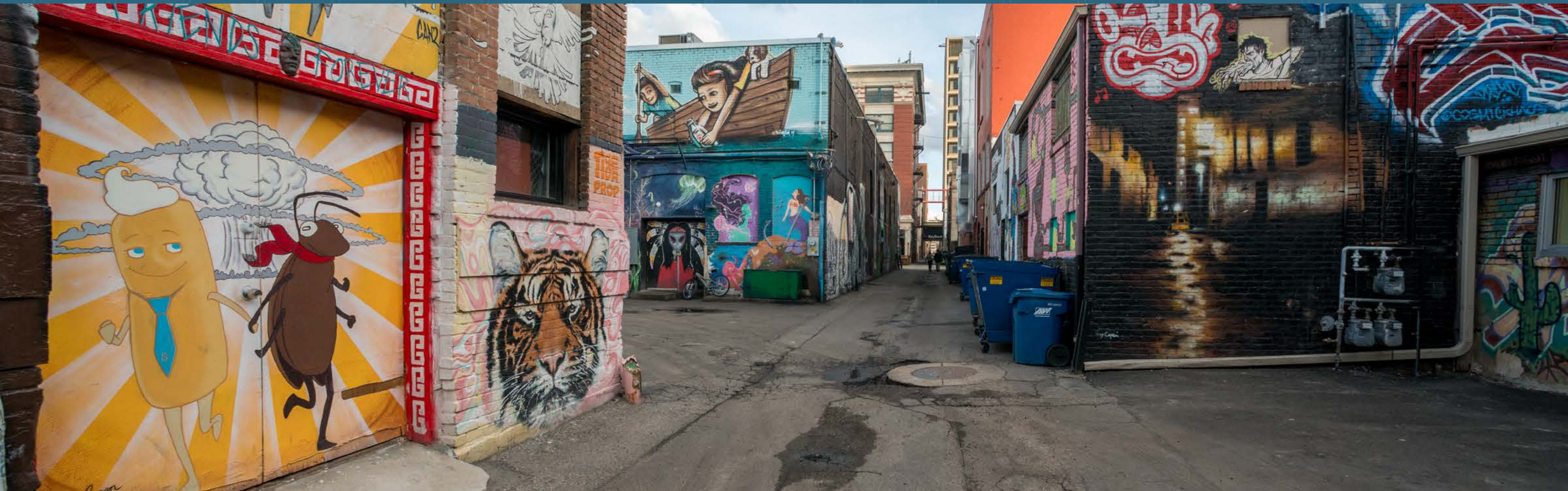
After July 1st

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

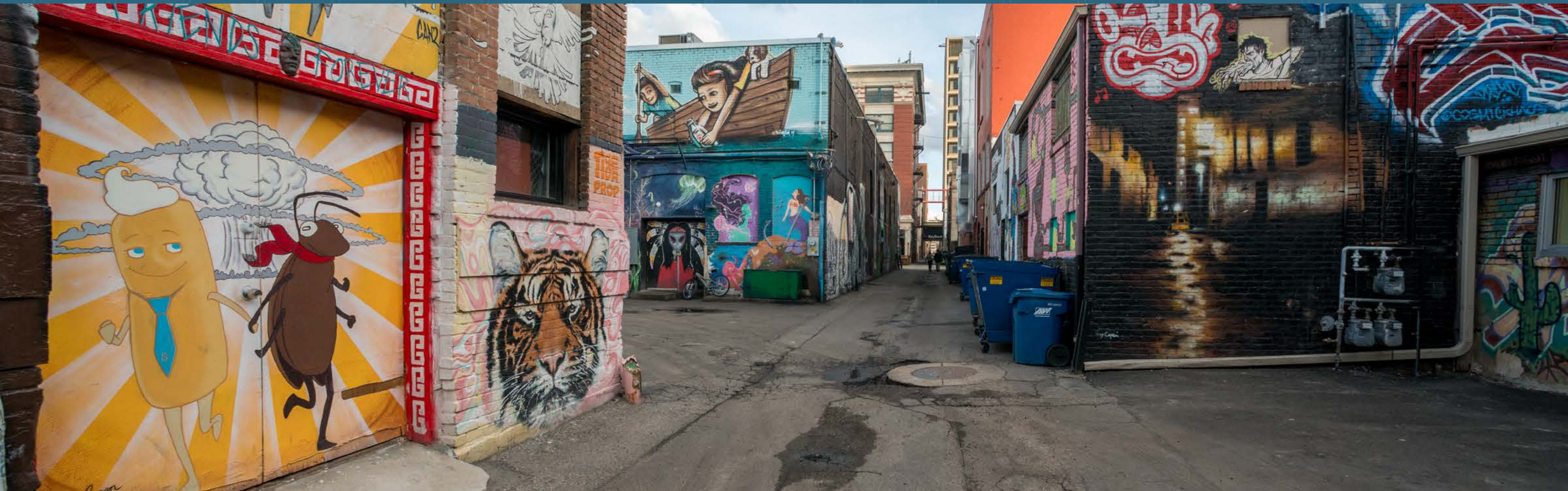
Design Professionals (I.C. § 67-2320)



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

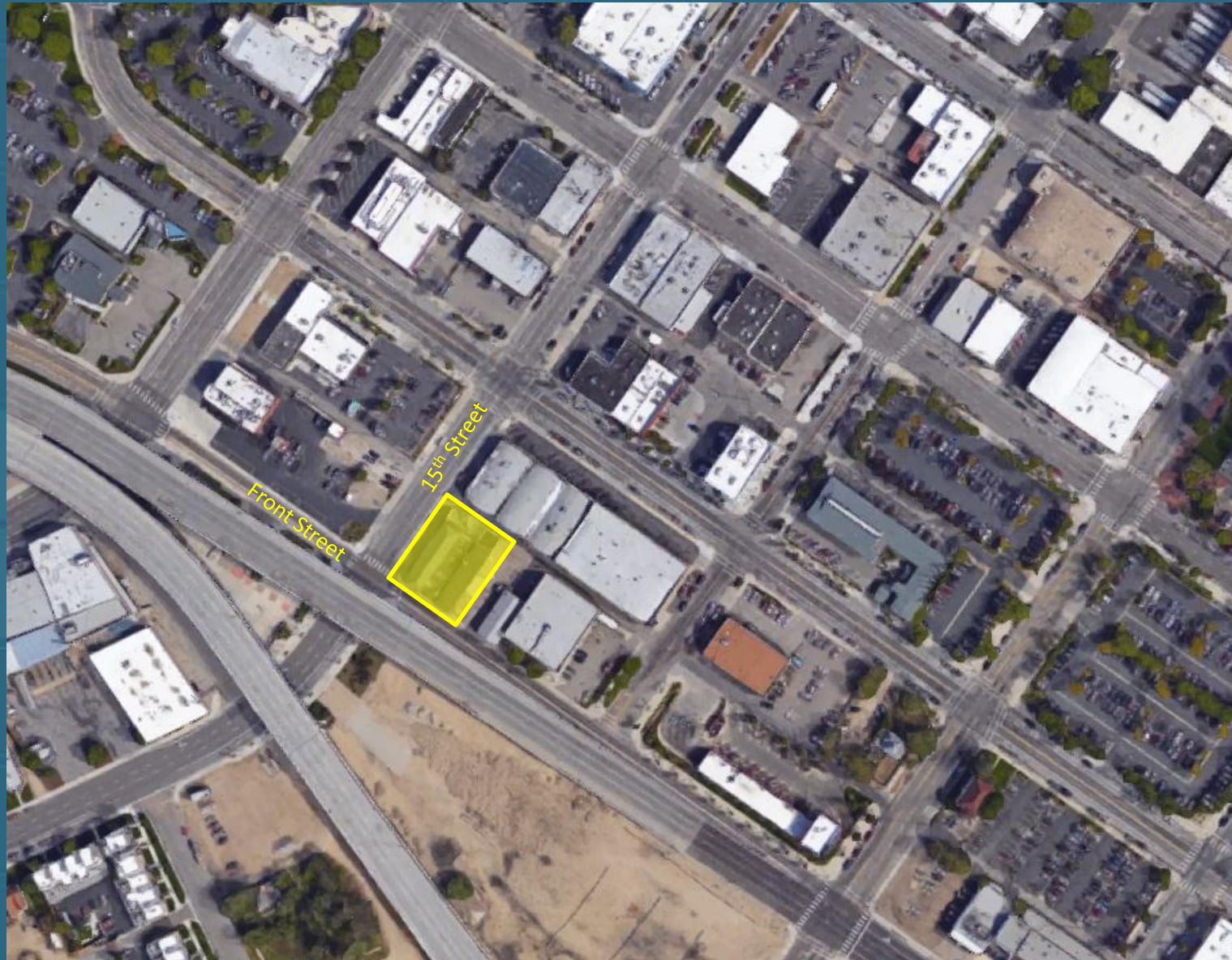
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CONSIDER: 1420 Front Street – Verraso – Type One Participation Agreement Designation with Boise City Ada County Housing Authority

Laura Williams
CCDC Development Specialist

Verraso – Type 1 Designation



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

Verraso Project Background



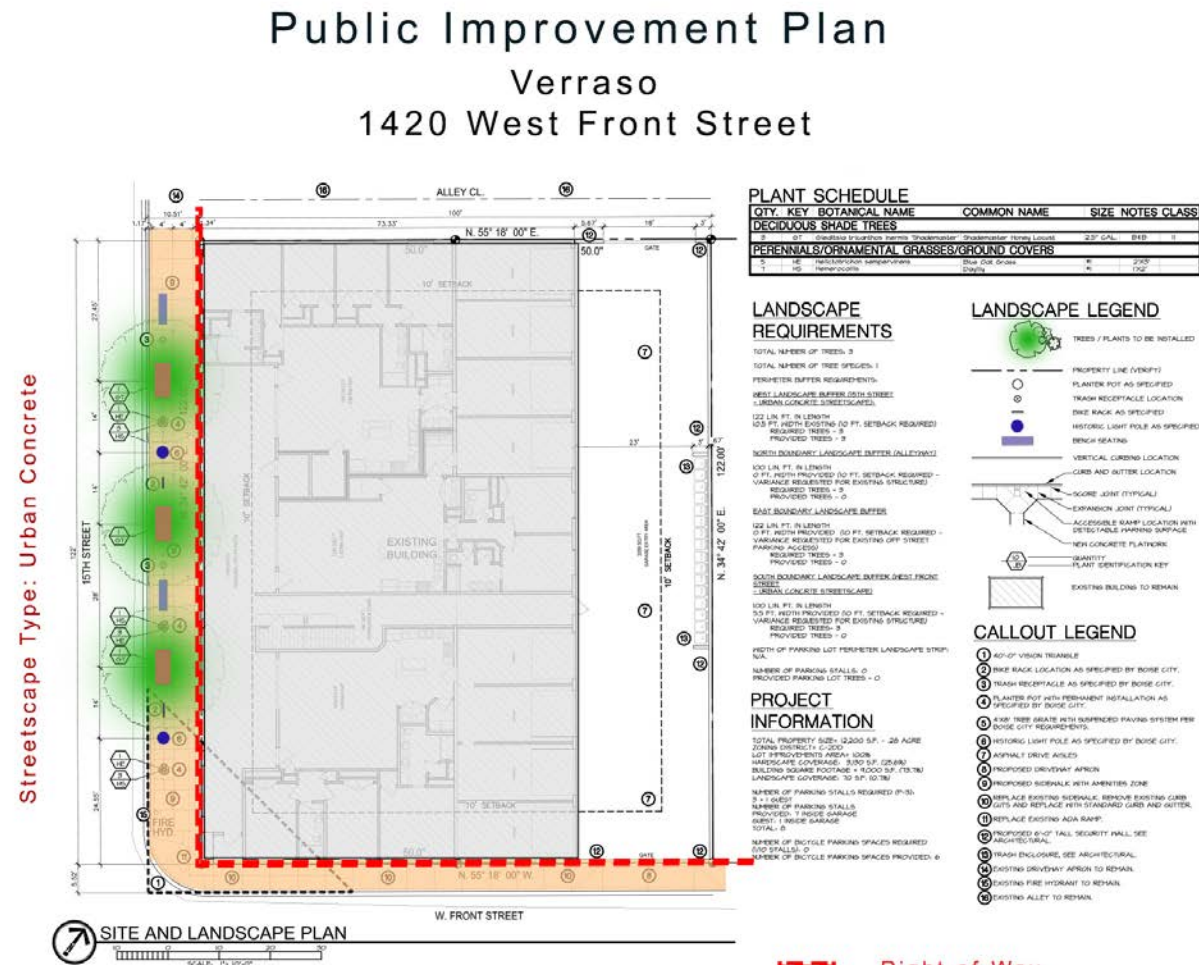
Rendering looking NE at Front and 15th Street
No Streetscapes shown

- 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



All Streetscape improvements will conform with the City of Boise Downtown Design Standards and Guidelines

Right-of-Way as specified on plan



Questions?



Suggested Motion:

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

AGENDA

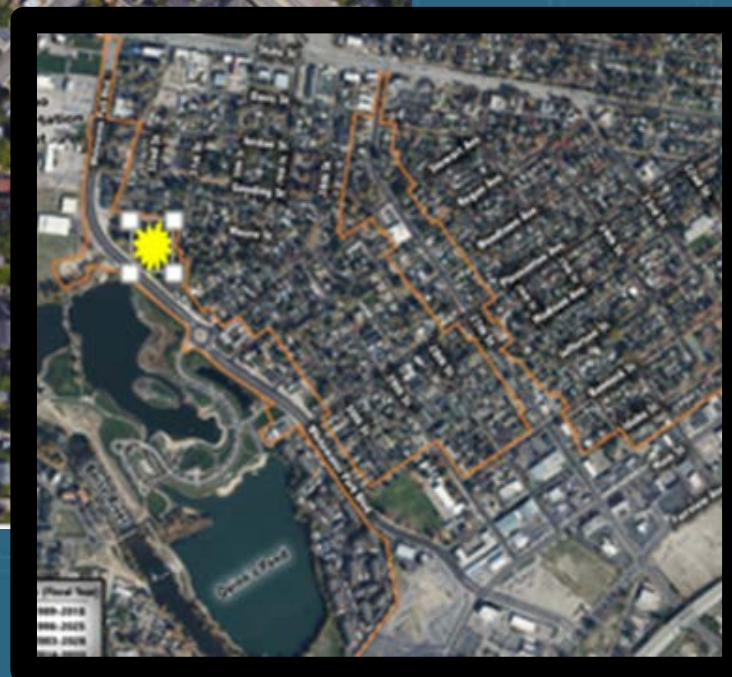
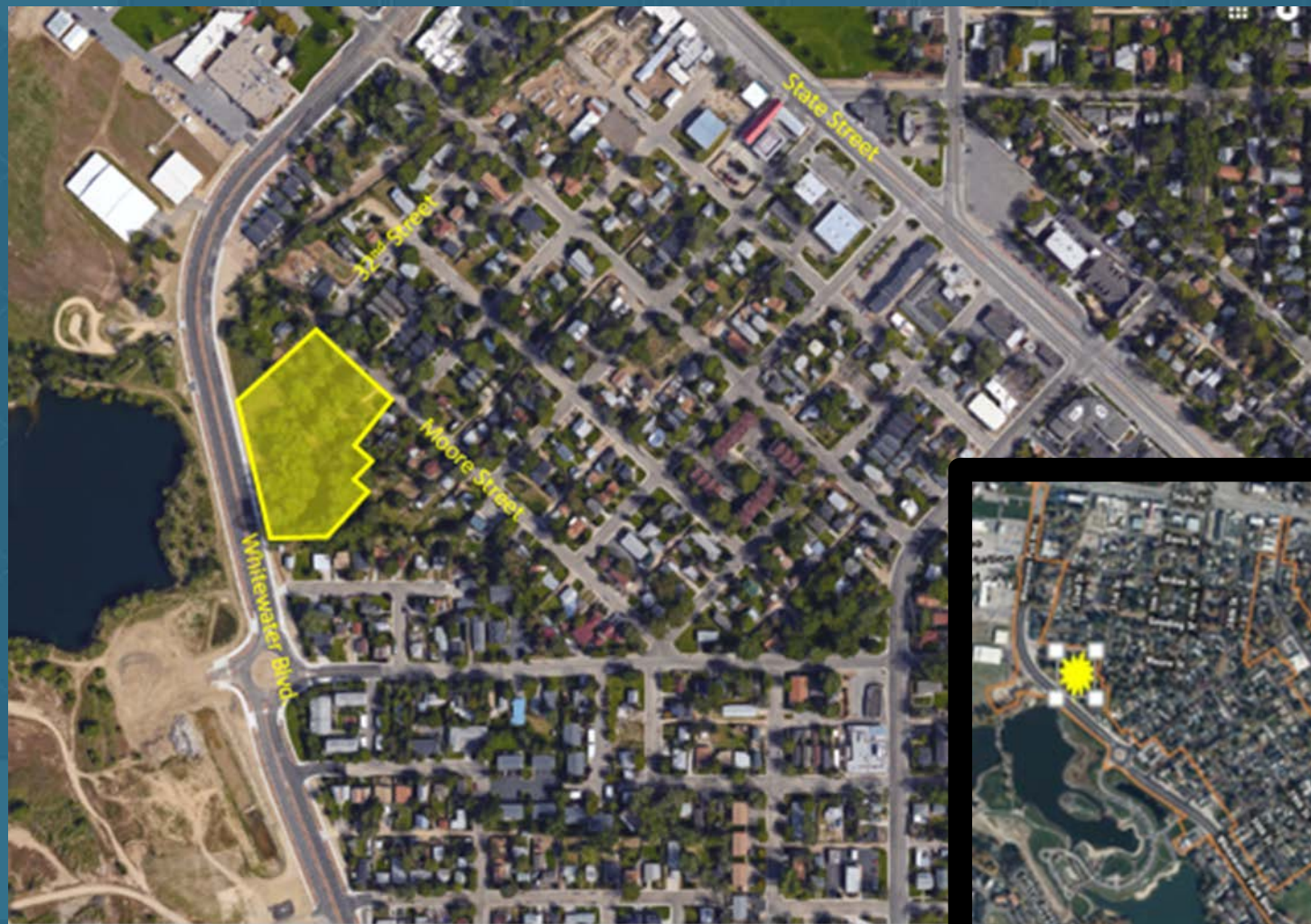
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CONSIDER: 3200 Moore Street – Sandhill Crane – Type One Participation Agreement Designation with Boise City Ada County Housing Authority

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@grhpc.com

DESIGNED BY	JD
CONCEPT BY	JD
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@glanceyrockwell.com



SHEET DATA	
DESIGNED BY	ED
DRAWN BY	JD
SCALE	1/8" = 1'-0"
DATE	8-27-16
PROJECT	16001

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

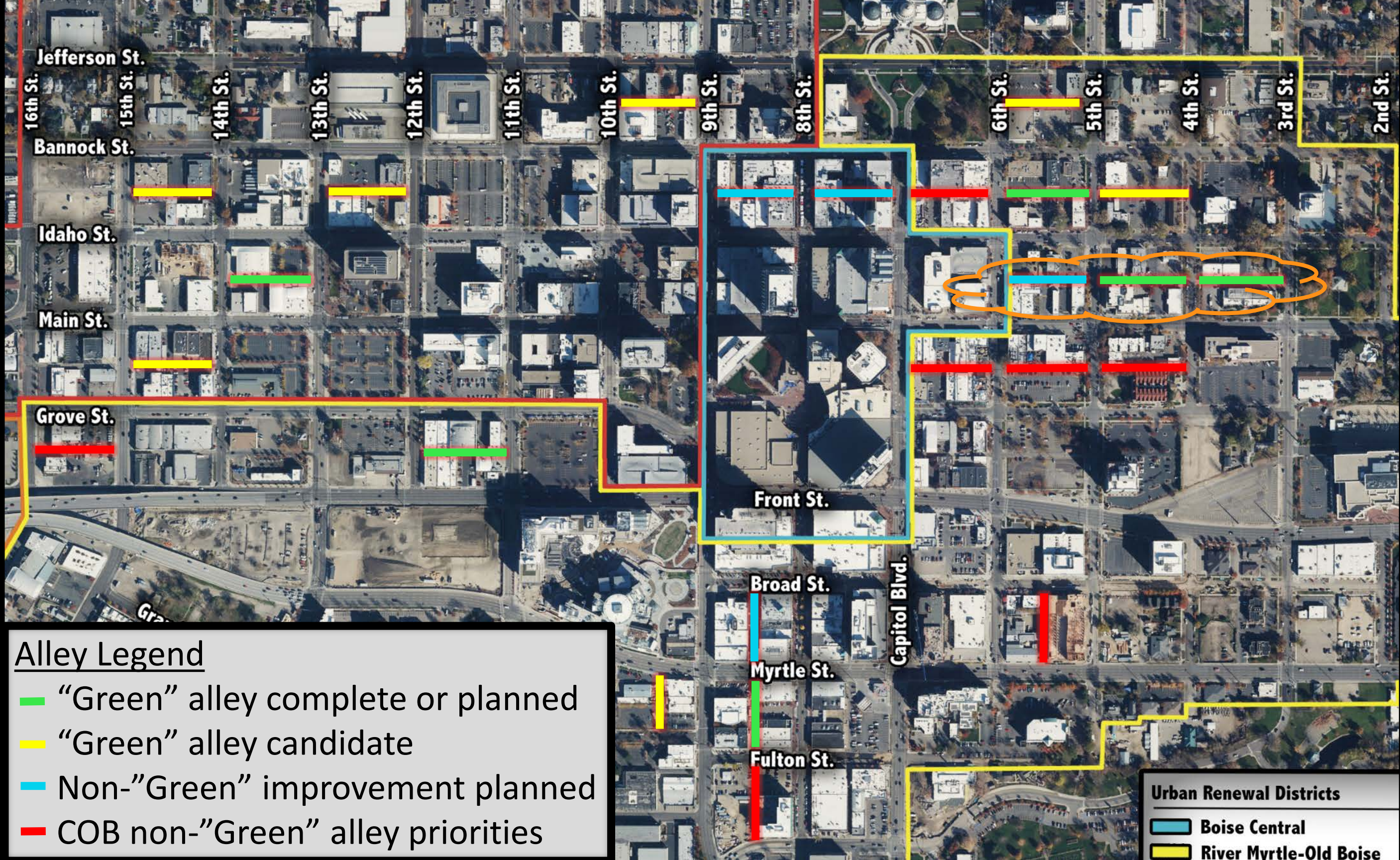
CCDC Alley Program, Utility Underground 5th - 3rd between Main & Idaho

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





Alley Legend

- “Green” alley complete or planned
- “Green” alley candidate
- Non-“Green” improvement planned
- COB non-“Green” alley priorities

Urban Renewal Districts

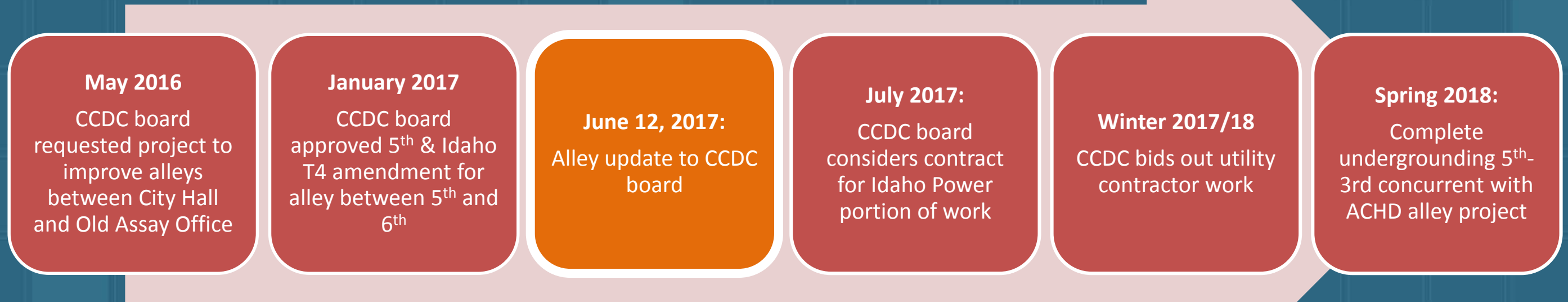
- Boise Central
- River Myrtle-Old Boise

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)
- B. Operations ReportJohn Brunelle (5 minutes)

V. Executive Session

VI. Adjourn

OPERATIONS REPORT

John Brunelle
CCDC Executive Director

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

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).



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
July 10, 2017**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – June 2017

B. Minutes & Reports

1. Approval of Meeting Minutes from June 12, 2017

C. Other

1. Approve Resolution 1497: CCDC Alley Program, Utility Undergrounding Contract with Idaho Power
[Informational item 6-12-2017, NTE \$203,000]
2. Approve Resolution 1501: Approval of 1420 W. Front Street – Verraso Apartments - Type One Participation Agreement with Envision 360, Inc. *[Designation 6-12-2017, NTE \$150,000]*
3. Approve Resolution 1502: Approval of 11th & Myrtle – Pioneer Corner – Type Four Participation Agreement with BVGV Parcel B, LLC *[Designation 6-12-2017, NTE \$100,000].*

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. CONSIDER: Approve Resolution 1500: Awarding 2017 Streetscape Improvements Contract
.....Mary Watson (5 minutes)
- B. CONSIDER: The Afton Phase II Proposed Design Revisions..... Shellan Rodriguez (10 minutes)

V. Adjourn

CONSIDER: Approve Resolution 1500:
Awarding 2017 Streetscape Improvements Contract

Mary Watson
CCDC Contracts Manager & Attorney

CCDC 2017 STREETSCAPES

1

March 2017 - Four
Companies Prequalified

2

June 8 - Invitation to Bid

3

Three Bids Received
June 29

☒ **BASE BID**
TYPICAL STREETSCAPE
\$988,190

☒ **BID ALT**
OLD BOISE UPLIGHTING
\$55,549

4

Today!

July 10 Contract Award: Guho Corp
\$1,043,739

AGENDA

IV. Action Items

- A. CONSIDER: Approve Resolution 1500: Awarding 2017 Streetscape Improvements Contract
.....Mary Watson (5 minutes)
- B. CONSIDER: The Afton Phase II Proposed Design Revisions..... Shellan Rodriguez (10 minutes)

V. Adjourn

CONSIDER: The Afton Phase II Proposed Design Revisions

Shellan Rodriguez
CCDC Project Manager

AGENDA

IV. Action Items

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.....Mary Watson (5 minutes)
- B. CONSIDER: The Afton Phase II Proposed Design Revisions..... Shellan Rodriguez (10 minutes)

V. Adjourn

ADJOURN

Motion to Adjourn

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COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
August 14, 2017**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – July 2017

B. Minutes & Report

1. Approval of Meeting Minutes from July 10, 2017

IV. Action Items

- A. CONSIDER: Proposed FY 2017 Amended Budget (10 min).....Ross Borden
- B. CONSIDER: Proposed FY 2018 Original Budget (10 min).....Ross Borden
- C. CONSIDER: Proposed FY 2018-2022 Capital Improvement Plan (10 min).....Todd Bunderson

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – July 2017

B. Minutes & Report

1. Approval of Meeting Minutes from July 10, 2017

IV. Action Items

- A. CONSIDER: Proposed FY 2017 Amended Budget (10 min).....Ross Borden
- B. CONSIDER: Proposed FY 2018 Original Budget (10 min).....Ross Borden
- C. CONSIDER: Proposed FY 2018-2022 Capital Improvement Plan (10 min).....Todd Bunderson



Consider Proposed Budgets:

- FY 2017 Amended
- FY 2018 Original

Ross Borden, Finance Director
Joey Chen, Controller

Budget Calendar

June 27	Executive Director & Mgmt Team Review
August 1	Executive Committee Review 1
August 14	Board considers proposed Budgets
August 21 & 28	Budgets published in <i>Idaho Statesman</i>
August 29	Public hearing, Budget Resolutions
September 1	Deadline to Adopt FY 2018 Budget
September 30	FY 2018 Budget filed with City Clerk
October 1	Fiscal Year 2018 begins

Big Picture

Primary Revenue Sources

1. Tax Increment

Assessed Increment **Value**
x Levy Rate
Increment **Revenue**

Used for...

- Capital Projects
 - District Restricted
- Repair & Maintenance
- Bond payments
- Initiatives, Partnerships, Studies
- Agency Operations

2. Parking

Fees (Hourly, Monthly, Event, Hotel, etc)
+ Rate Increase
+ New Spaces
+ Continued Demand / Utilization

Gross Parking Revenue

Used for...

- Parking Operator (contracted)
- Parking Operations
- Parking Garage Repair & Maintenance
- Parking Garage Capital Projects / Reinvestment
- Bond payments
- Mobility Initiatives, Partnerships, Studies
- Agency Operations

Big Picture

Urban Renewal Districts

	URD	Created	Term	End	Years Left
1	Central	1987	30	FY 2018	0
2	River-Myrtle / Old Boise	1994	30	FY 2025	7
3	Westside	2001	24	FY 2026	8
4	30 th Street	2012	20	FY 2033	15

Big Picture

Urban Renewal Districts

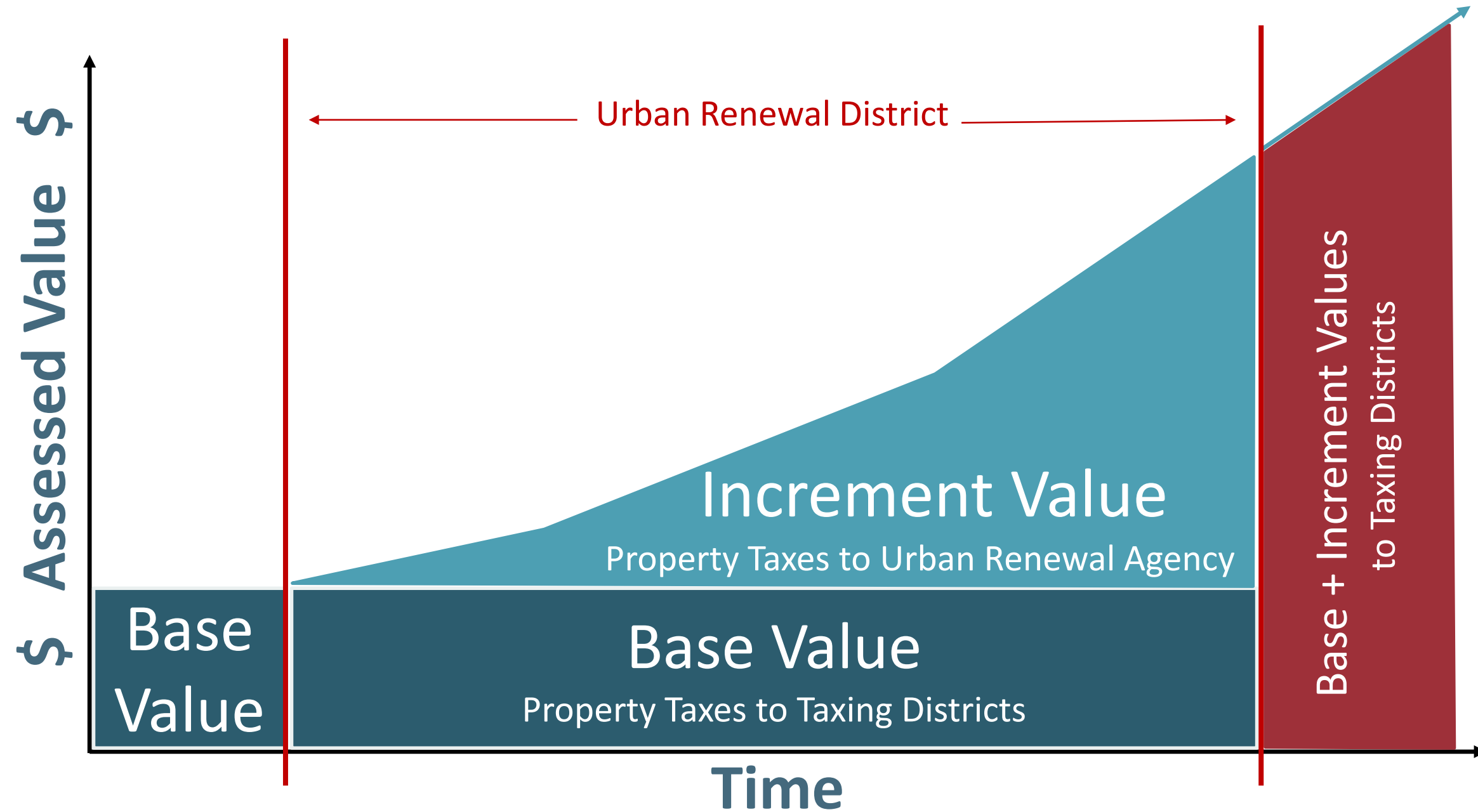
CENTRAL		
Tax Year	Fiscal Yr	Remain
1988	FY1989	30
1989	FY1990	29
1990	FY1991	28
1991	FY1992	27
1992	FY1993	26
1993	FY1994	25
1994	FY1995	24
1995	FY1996	23
1996	FY1997	22
1997	FY1998	21
1998	FY1999	20
1999	FY2000	19
2000	FY2001	18
2001	FY2002	17
2002	FY2003	16
2003	FY2004	15
2004	FY2005	14
2005	FY2006	13
2006	FY2007	12
2007	FY2008	11
2008	FY2009	10
2009	FY2010	9
2010	FY2011	8
2011	FY2012	7
2012	FY2013	6
2013	FY2014	5
2014	FY2015	4
2015	FY2016	3
2016	FY2017	2
2017	FY2018	1

RIVER-MYRTLE / OLD BOISE		
Tax Year	Fiscal Yr	Remain
1995	FY1996	30
1996	FY1997	29
1997	FY1998	28
1998	FY1999	27
1999	FY2000	26
2000	FY2001	25
2001	FY2002	24
2002	FY2003	23
2003	FY2004	22
2004	FY2005	21
2005*	FY2006	20
2006	FY2007	19
2007	FY2008	18
2008	FY2009	17
2009	FY2010	16
2010	FY2011	15
2011	FY2012	14
2012	FY2013	13
2013	FY2014	12
2014	FY2015	11
2015	FY2016	10
2016	FY2017	9
2017	FY2018	8
2018	FY2019	7
2019	FY2020	6
2020	FY2021	5
2021	FY2022	4
2022	FY2023	3
2023	FY2024	2
2024	FY2025	1

WESTSIDE		
Tax Year	Fiscal Yr	Remain
2002	FY2003	24
2003	FY2004	23
2004	FY2005	22
2005	FY2006	21
2006	FY2007	20
2007	FY2008	19
2008	FY2009	18
2009	FY2010	17
2010	FY2011	16
2011	FY2012	15
2012	FY2013	14
2013	FY2014	13
2014	FY2015	12
2015	FY2016	11
2016	FY2017	10
2017	FY2018	9
2018	FY2019	8
2019	FY2020	7
2020	FY2021	6
2021	FY2022	5
2022	FY2023	4
2023	FY2024	3
2024	FY2025	2
2025	FY2026	1

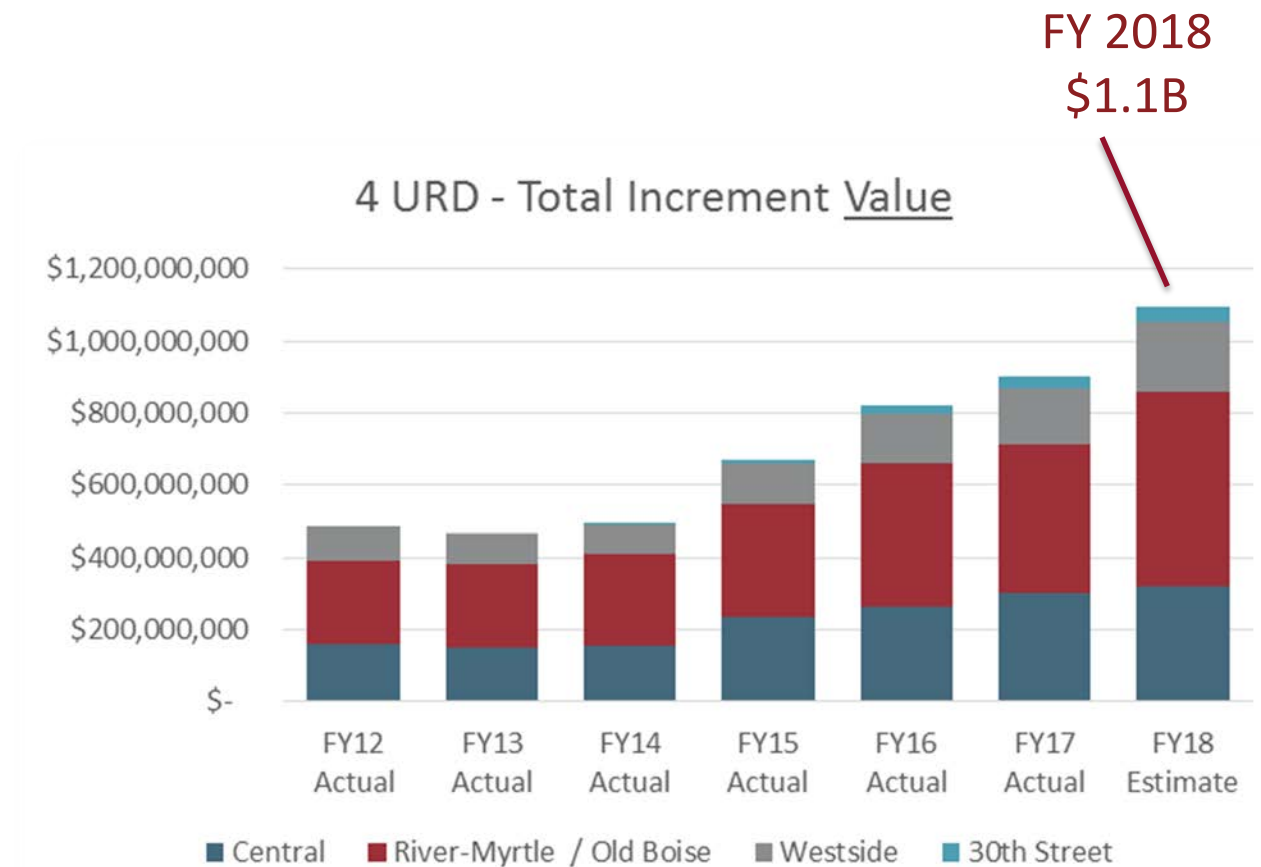
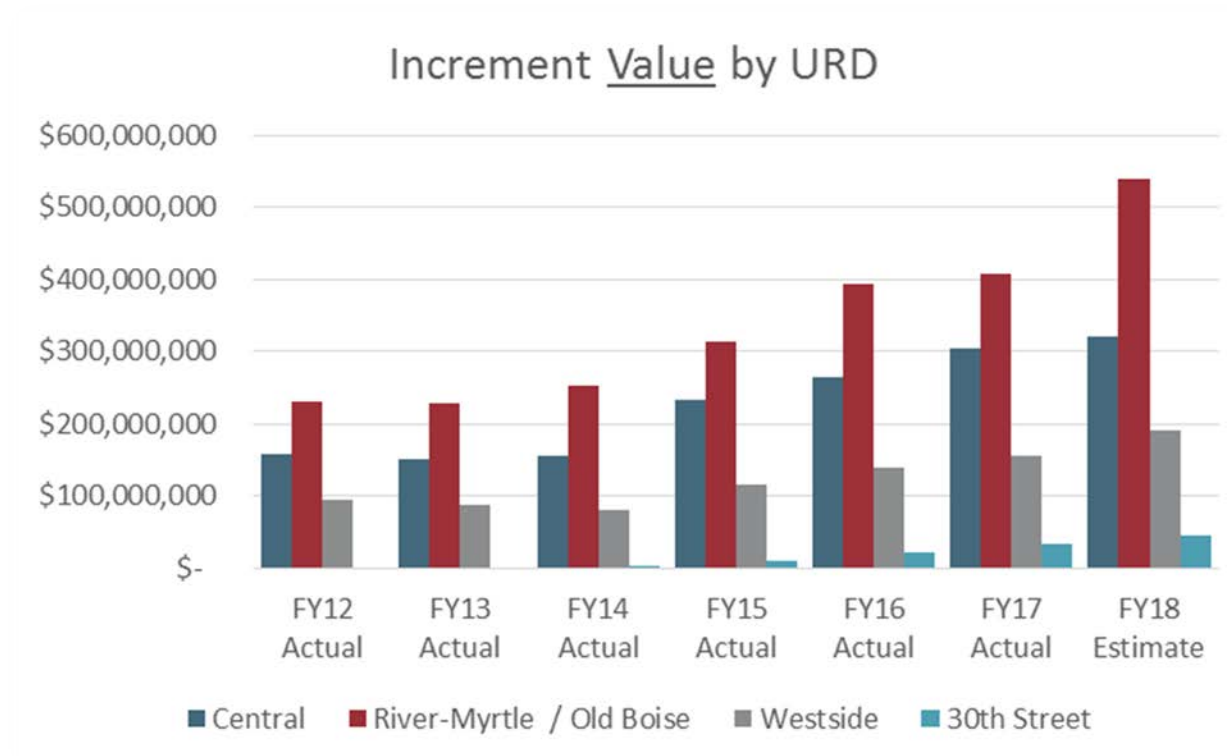
30th STREET		
Tax Year	Fiscal Yr	Remain
2013	FY2014	20
2014	FY2015	19
2015	FY2016	18
2016	FY2017	17
2017	FY2018	16
2018	FY2019	15
2019	FY2020	14
2020	FY2021	13
2021	FY2022	12
2022	FY2023	11
2023	FY2024	10
2024	FY2025	9
2025	FY2026	8
2026	FY2027	7
2027	FY2028	6
2028	FY2029	5
2029	FY2030	4
2030	FY2031	3
2031	FY2032	2
2032	FY2033	1

Tax Increment Model



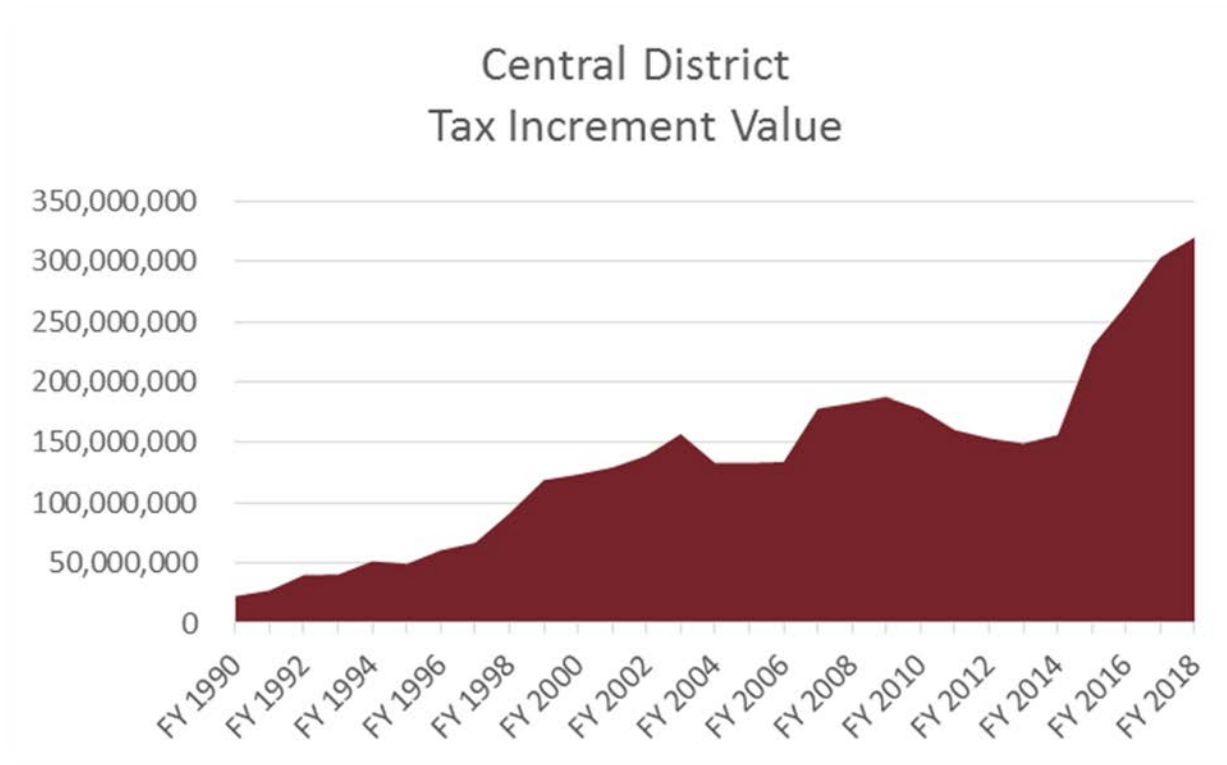
Big Picture

Increment Value



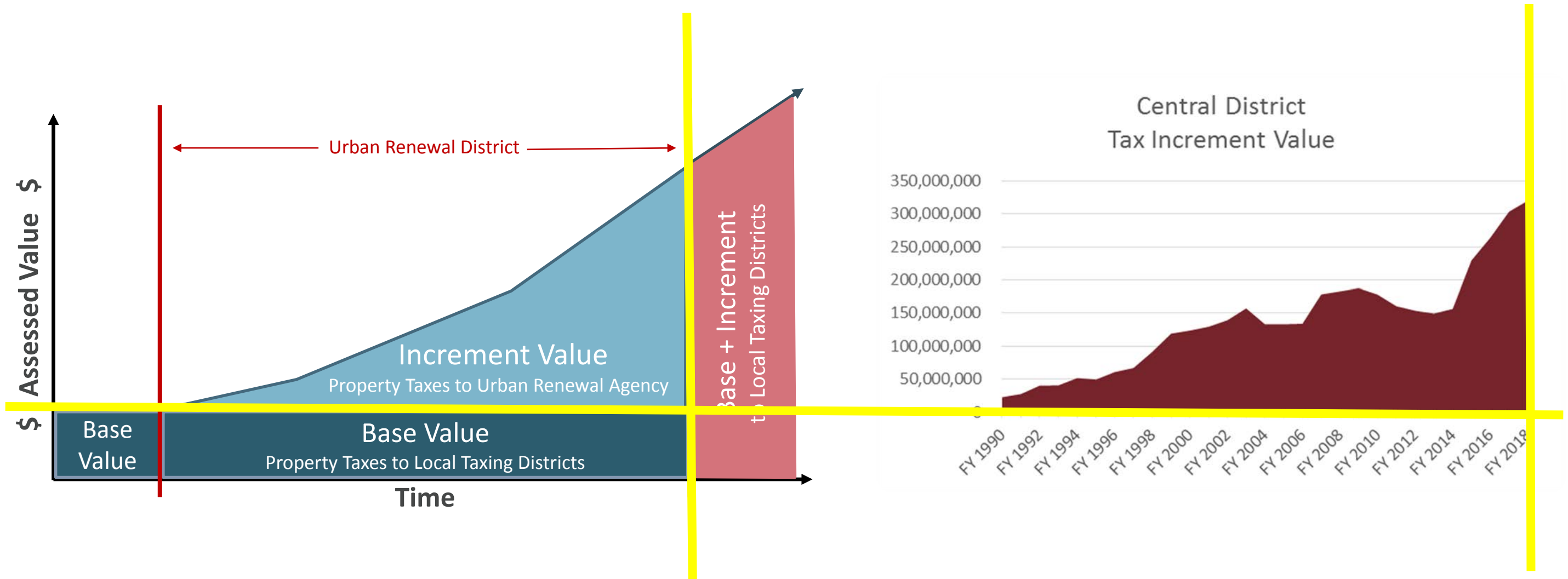
Big Picture

Increment Value – Central District Only



Big Picture

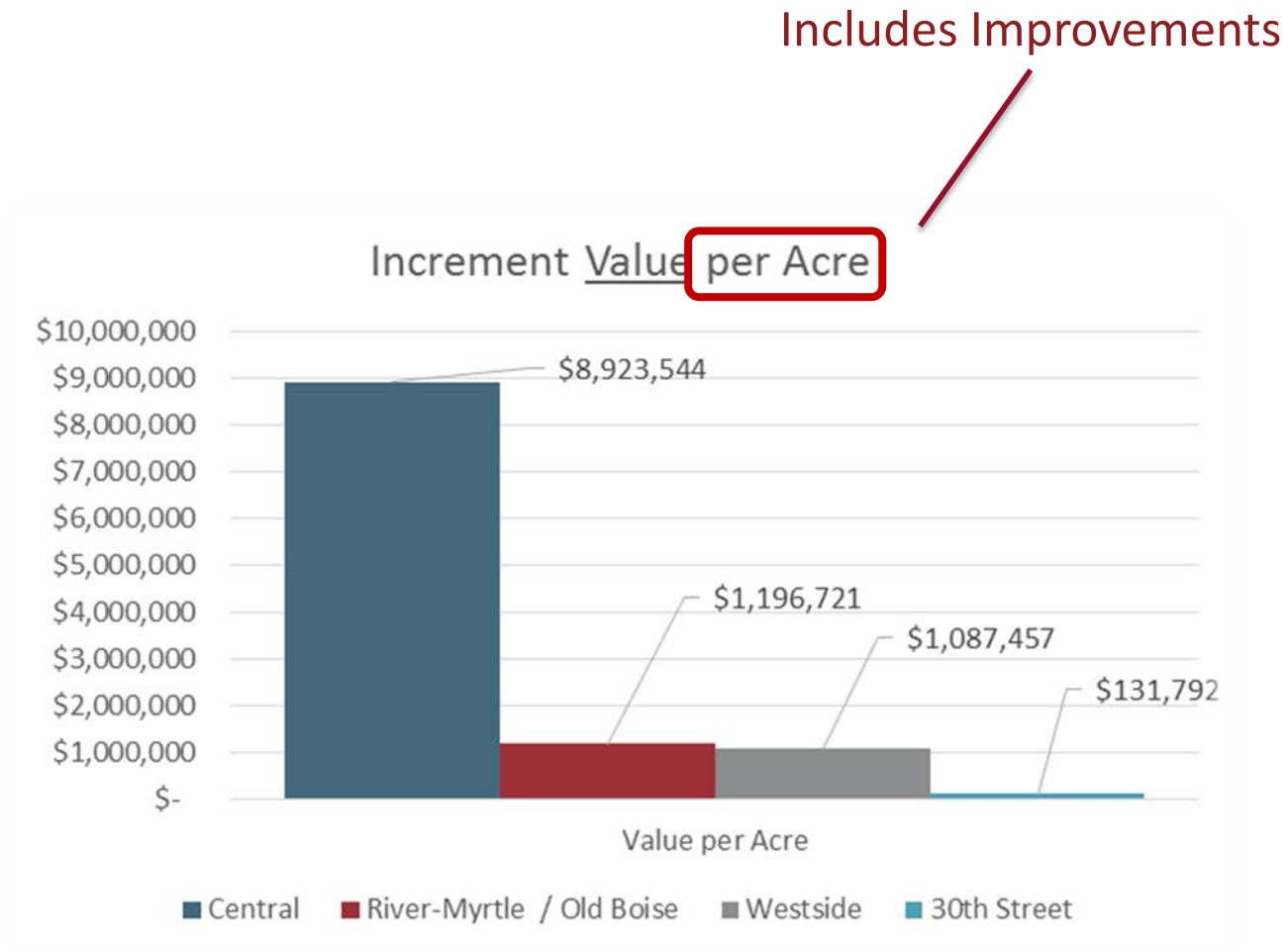
Central District Sunset



Big Picture

Increment Value – A Second Look

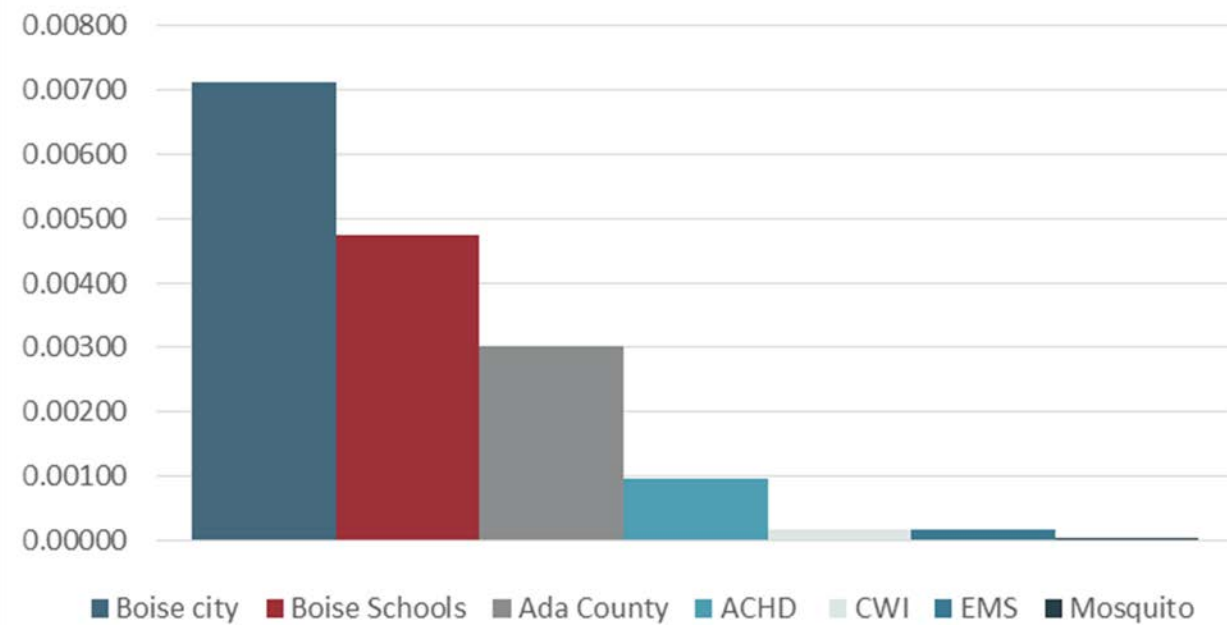
URD	Acres
Central	34
RMOB	340
Westside	144
30th St	249
Total	767



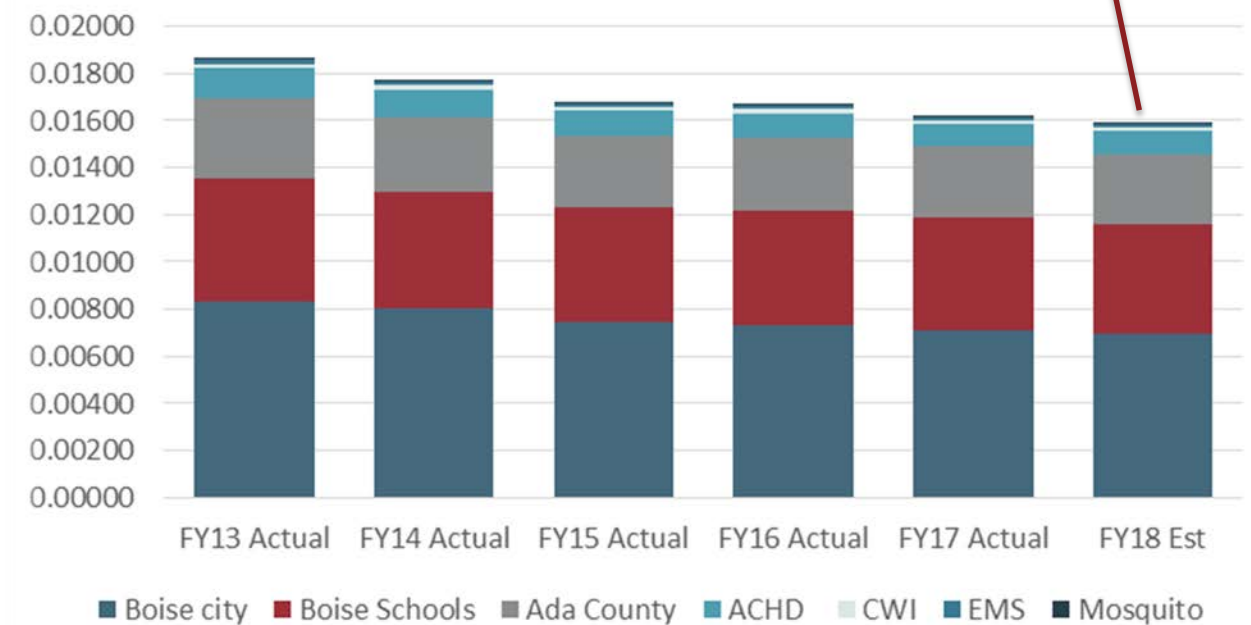
Big Picture

Levy Rates

7 Taxing Districts - Individual Levy Rates

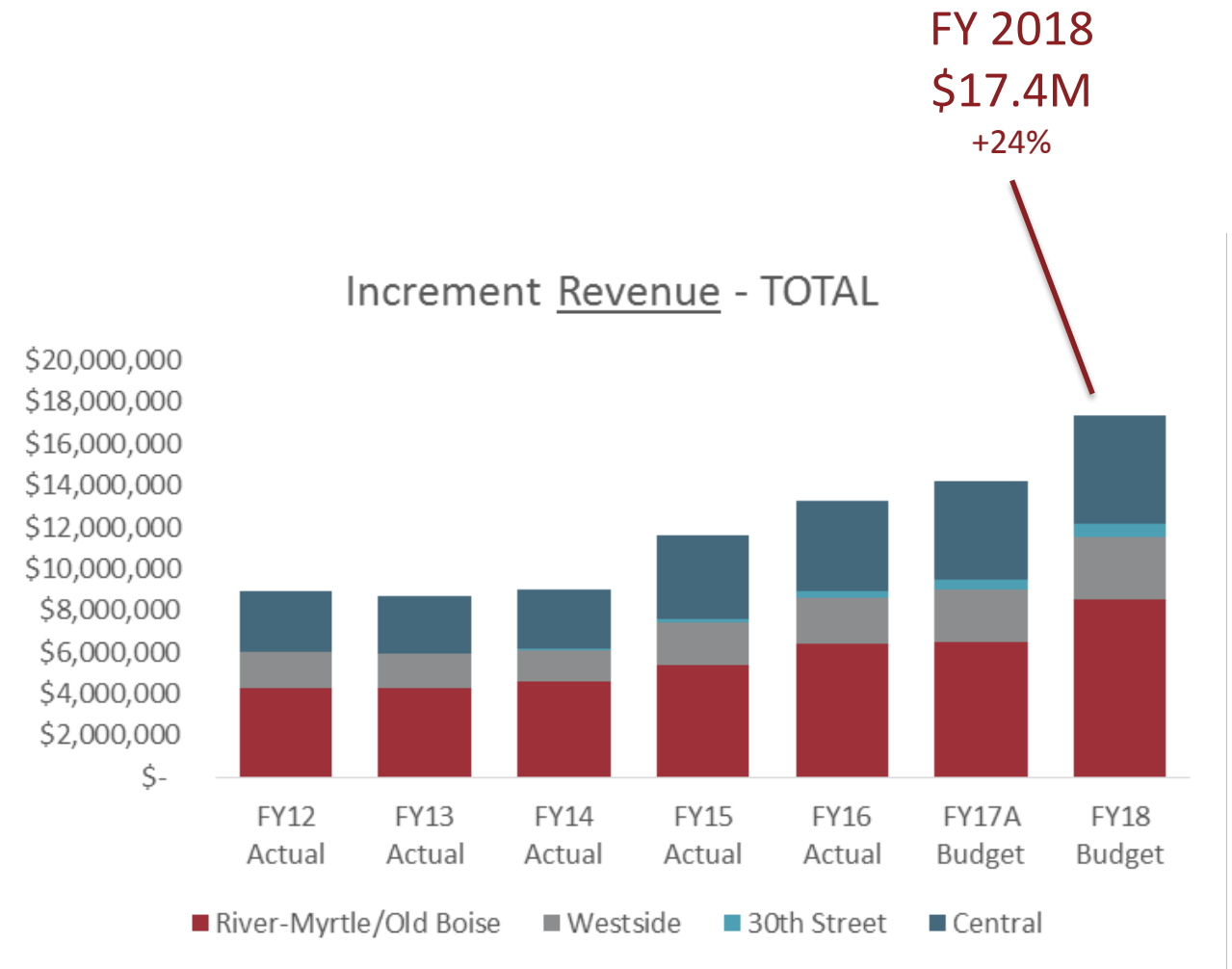
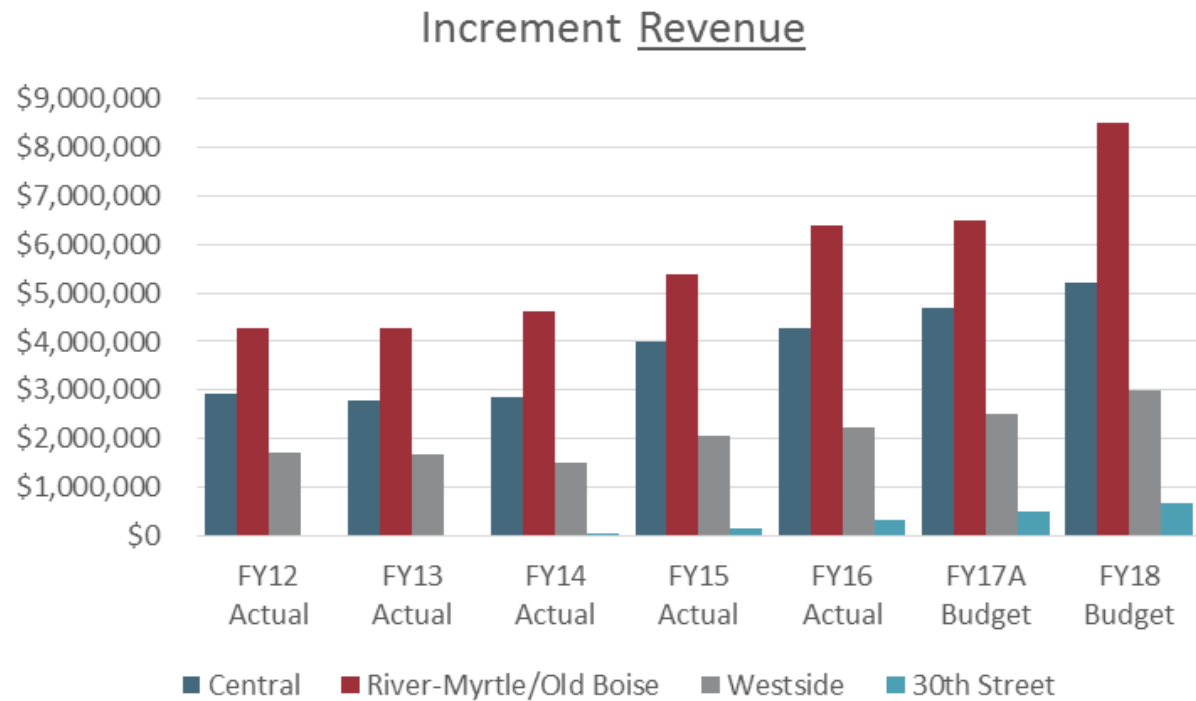


7 Taxing Districts - Combined Levy Rate



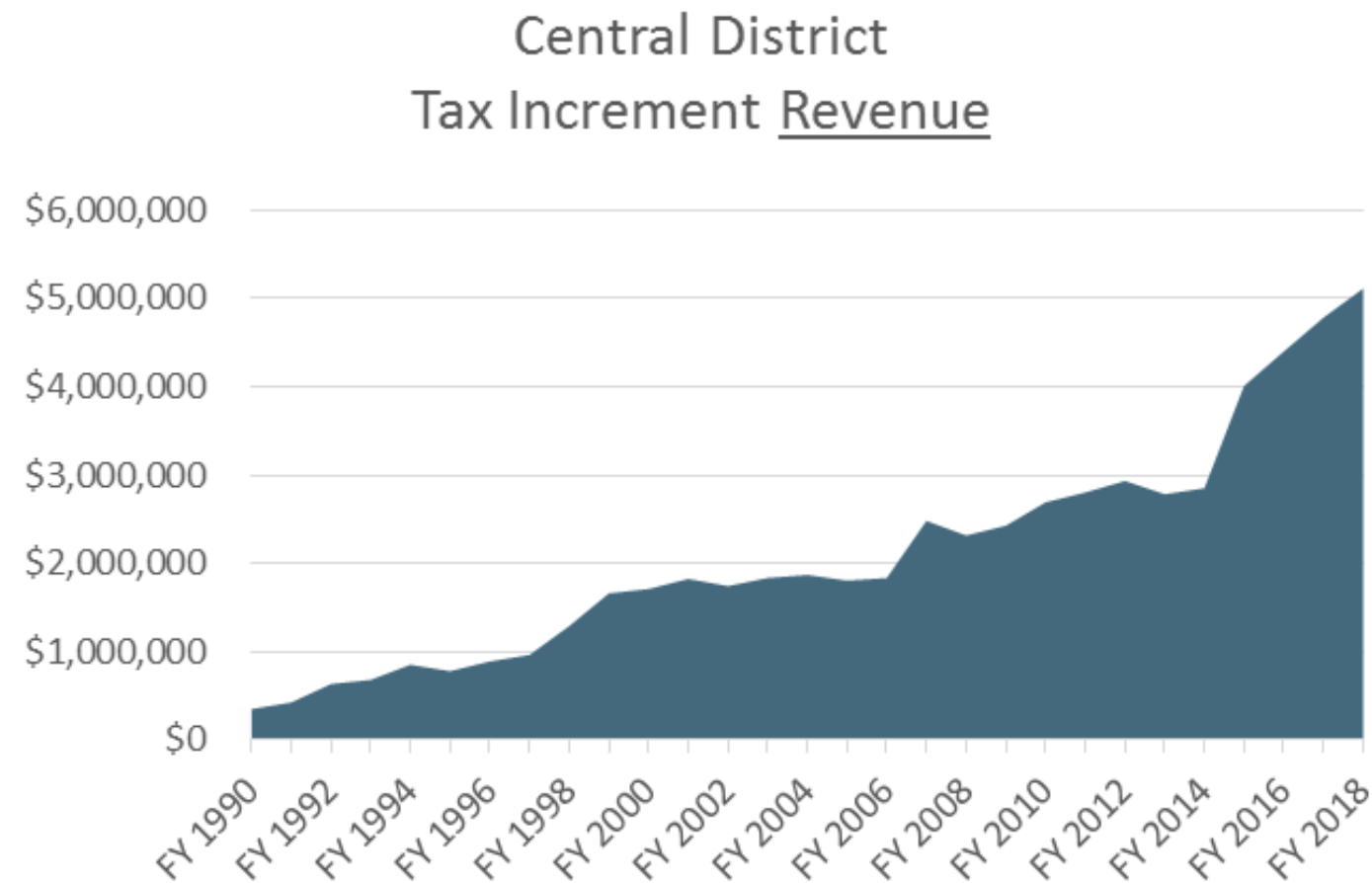
Big Picture

Increment Revenue



Big Picture

Increment Revenue – Central District Only

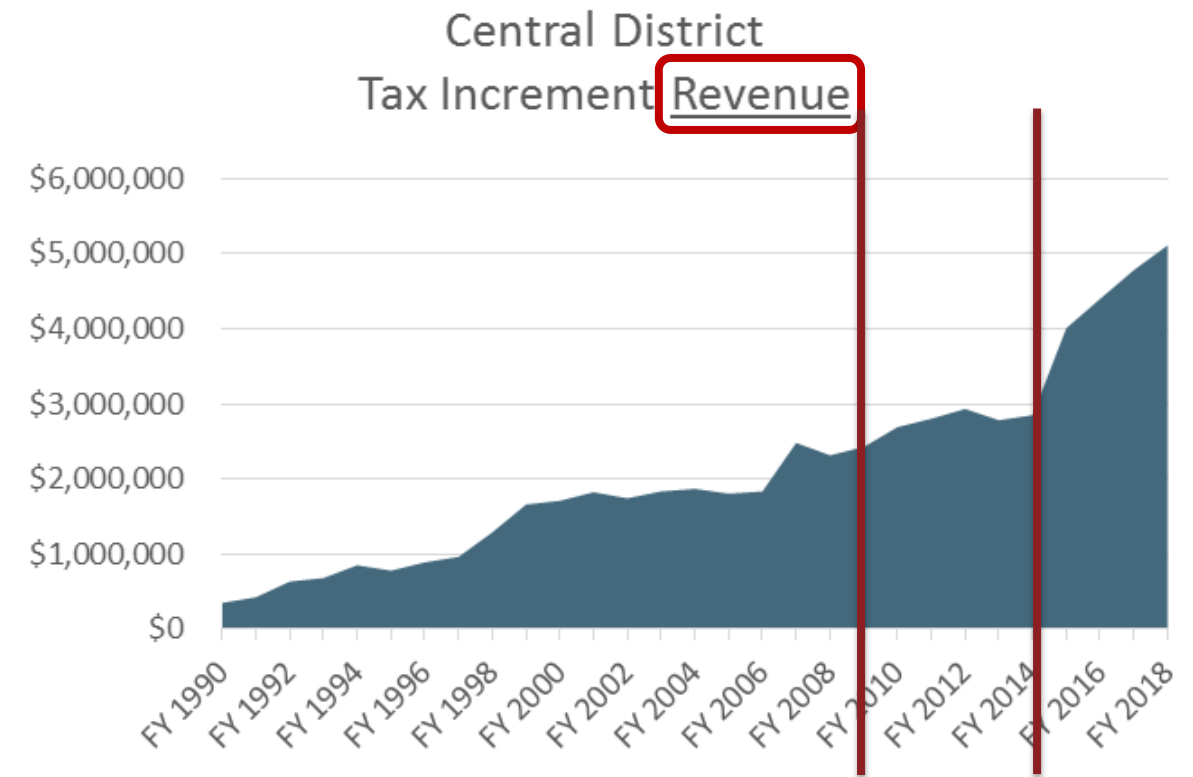
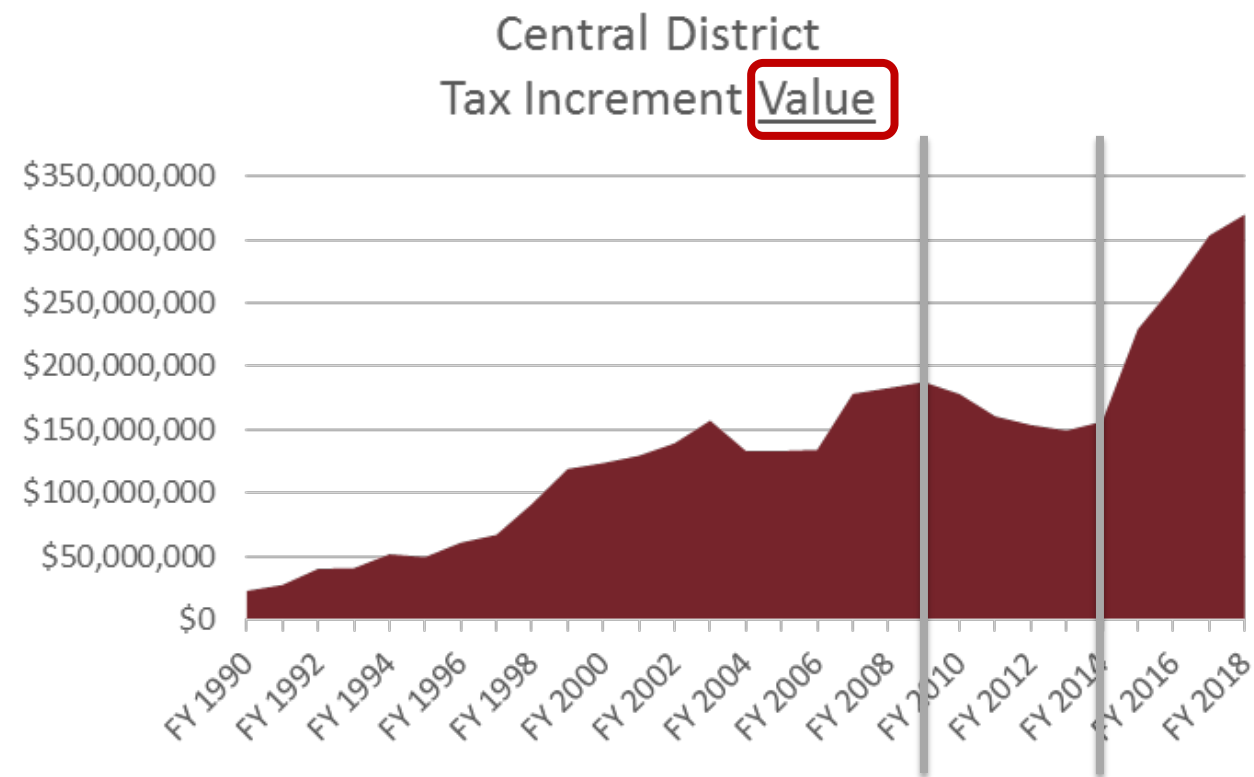


\$60.7 million cumulative
over 30 year Term

Average Annual Change
+11%

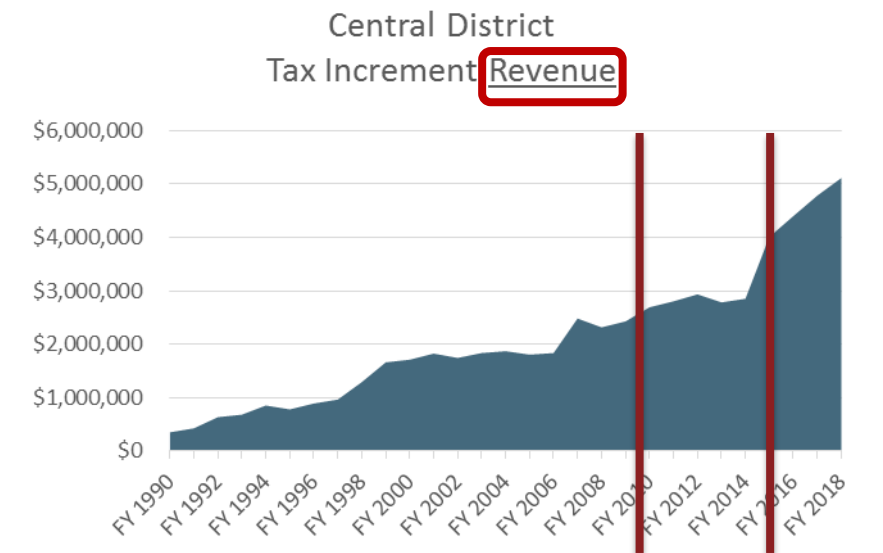
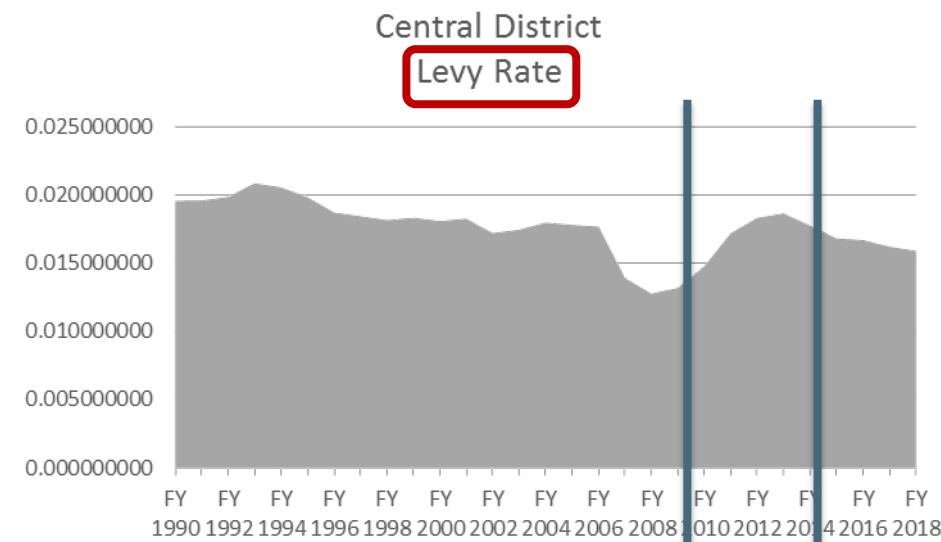
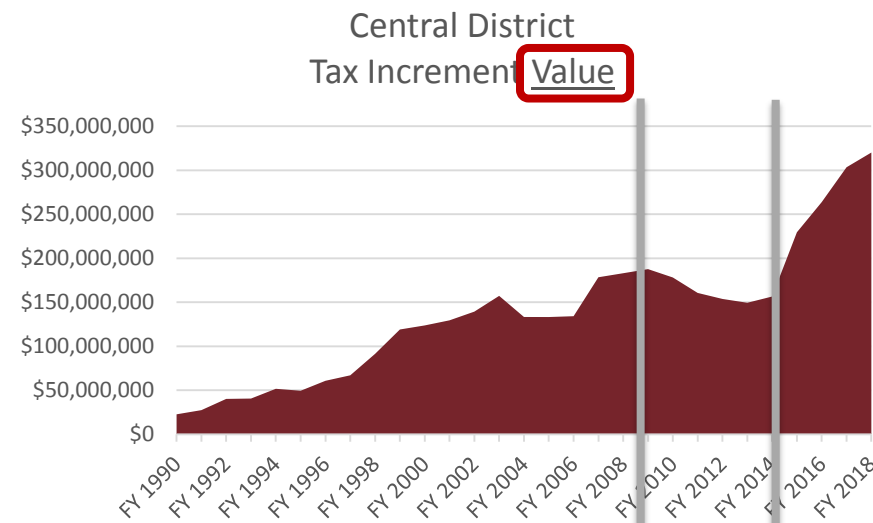
Big Picture

Increment Value & Revenue – Central District Only



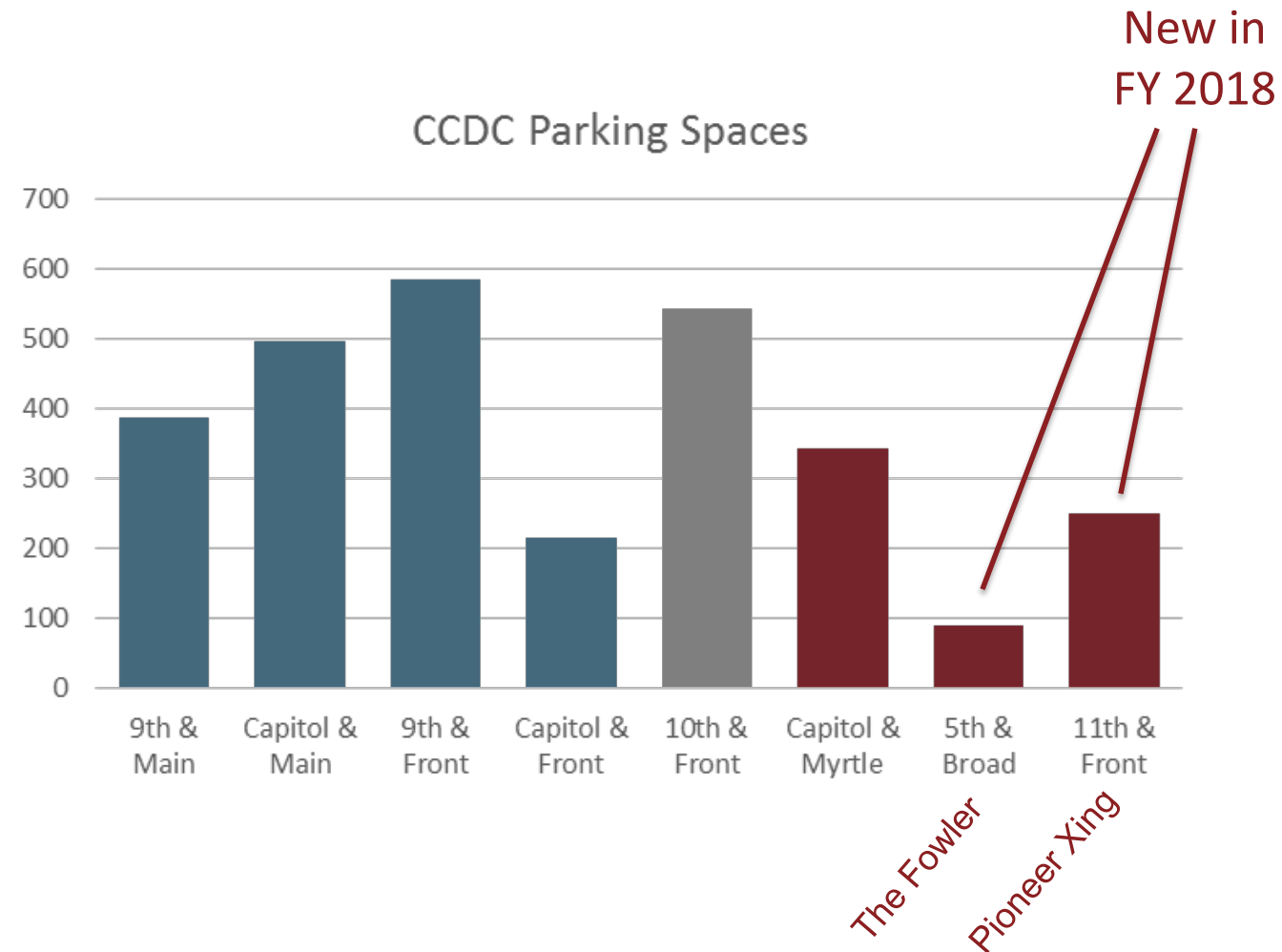
Big Picture

Increment Value & Levy Rate & Revenue – Central District Only



Big Picture

Parking Assets: Garages and Spaces



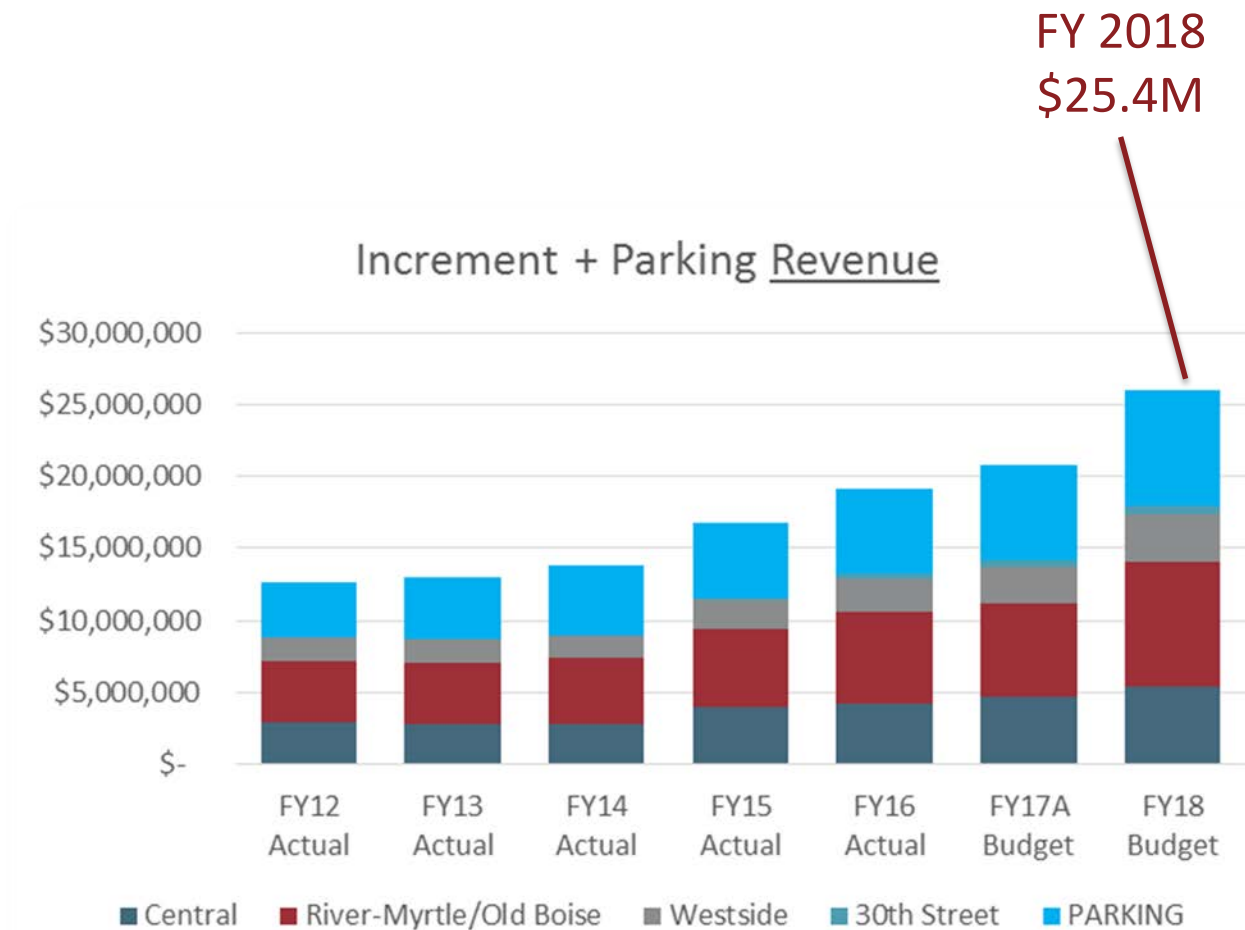
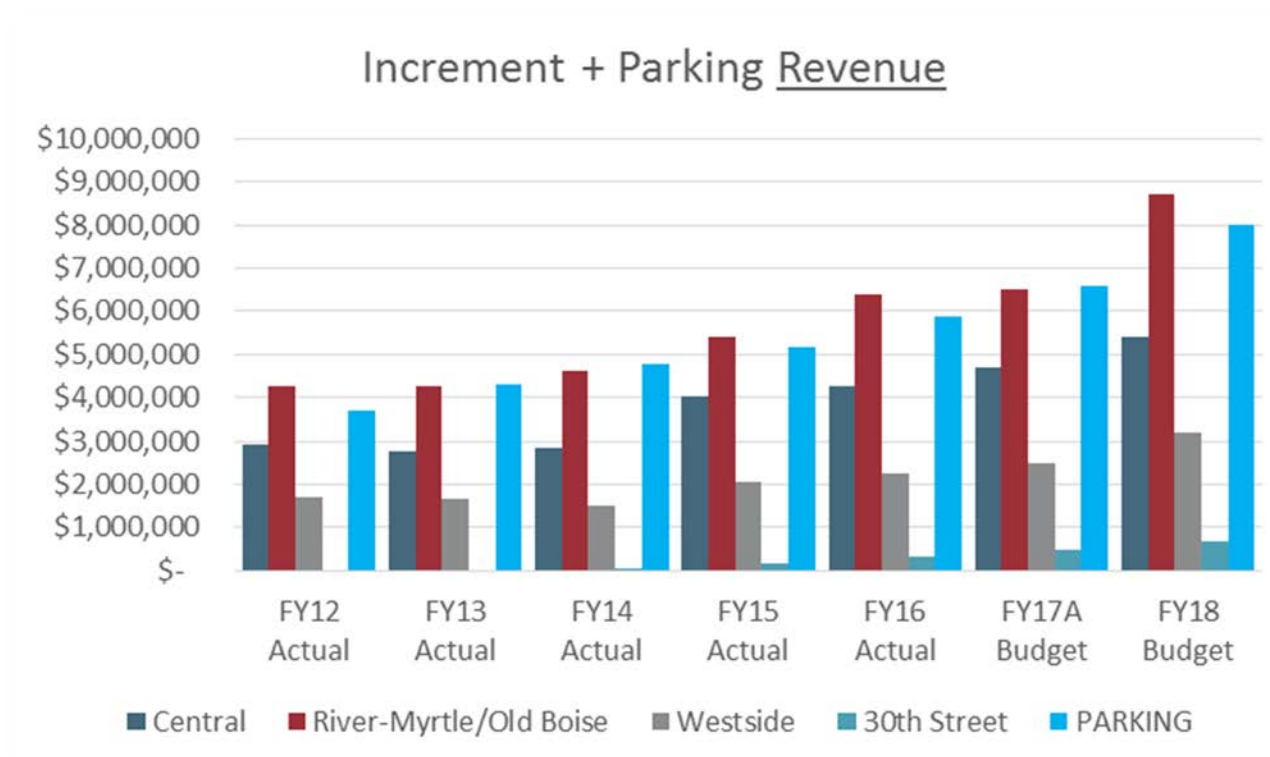
<u>Garages</u>	<u>Spaces</u>
6 Current	2,567
2 New	339
8 Total	2,906

Average Spaces
per CCDC Garage:
363

CCDC Spaces
% of Downtown Total:
< 20%
(structure, surface, on-street)
(public + private)

Big Picture

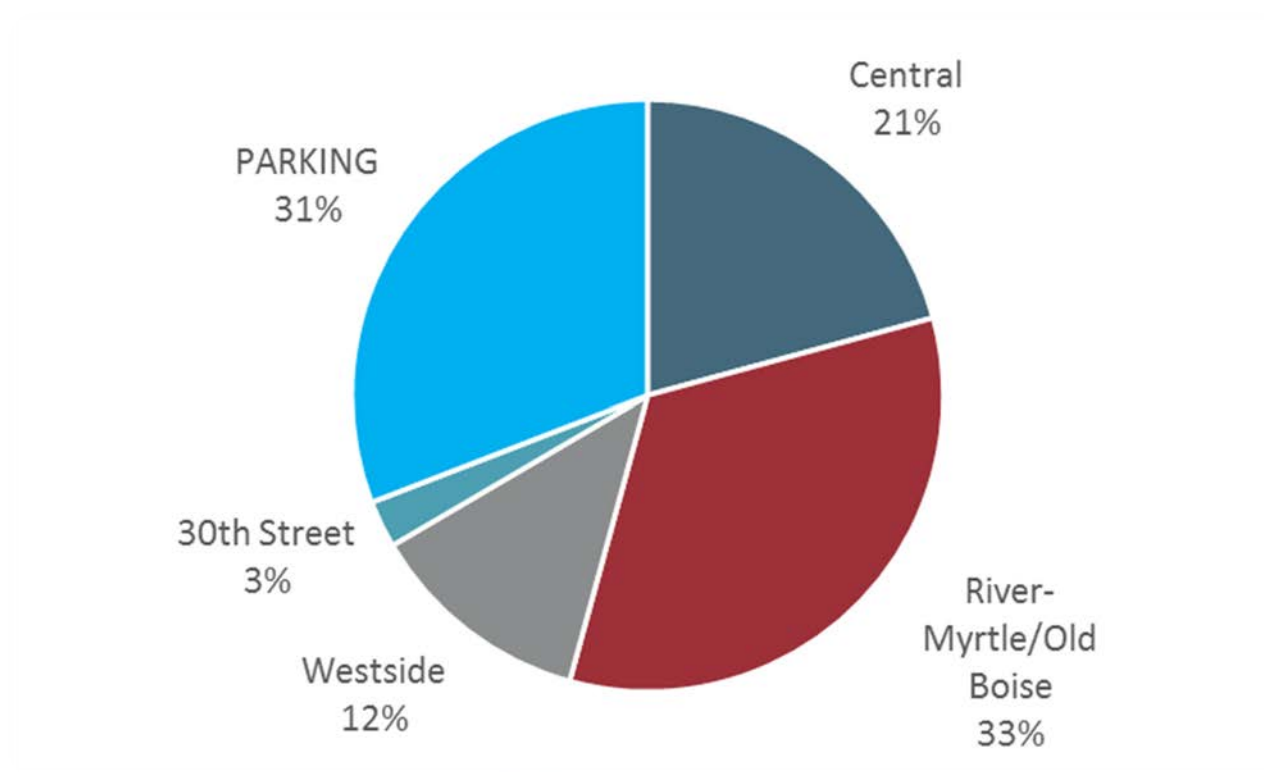
Increment Revenue + Gross Parking Revenue



Big Picture

Increment Revenue + Gross Parking Revenue

FY 2018
\$25.4 million



Misc Revenue

- Reimbursements
- Property Transactions
- Grants
- Leases
- Brick Sales

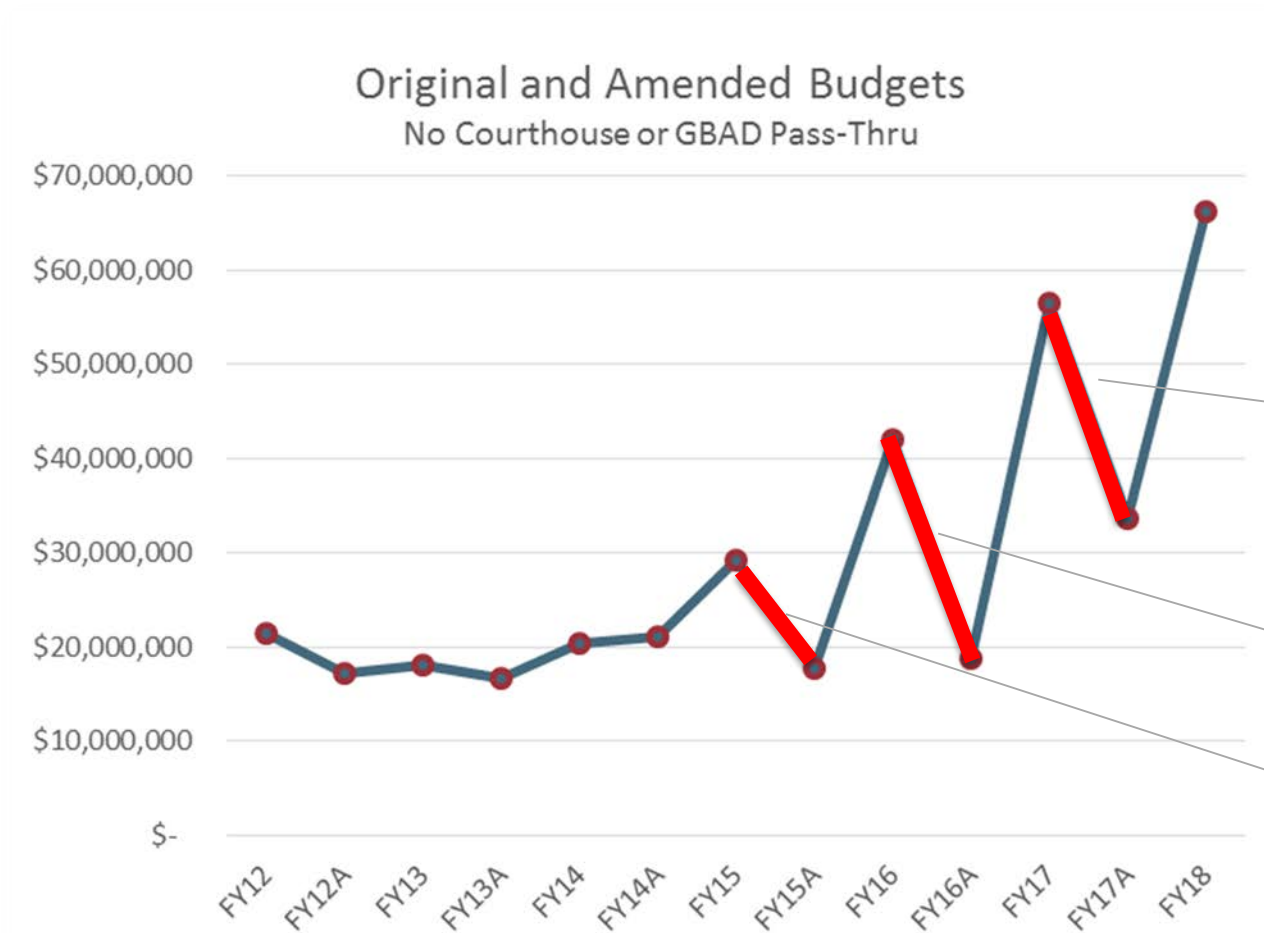
Proposed
FY 2017 AMENDED
Budget

FY17 Amended

FY 2017	FY 2017 Amended	\$ Change	% Change
\$56.5M	\$34.0M	-\$22.5M	-40%

Big Picture

Original & Amended Budgets



FY 2017 Amended:

- \$10.2M Westside bond
- \$8M 11th & Front, 5th & Broad garages
- \$1.4M 8th St Corridor
- \$1.2M city hall plaza & streetscape
- + \$13M RMOB bond financed
- + \$5.1M RMOB bond refinanced
- + \$1.6M RMOB bond redeemed

FY 2016 Amended:

- \$13.5M RMOB bond
- \$4M Parking Garage / Partial Owner
- \$2.5M Property Develop Westside
- \$1.4M 8th St Corridor
- + \$5M Central bond financed

FY 2015 Amended:

- \$7M RLOC
- \$2M Property Develop RMOB, Westside
- \$1.2M Streetscapes: city hall, 8th St
- \$800k Multi-Modal Ctr Local Match

FY17 Amended

Changes

REVENUE		Perm	Timing
FY 2017	\$56.5		
TIF, Parking, Broad St reimburse	1.8	1.8	
Westside Bond	(10.0)		(10.0)
Series 2010B refinance	5.1	5.1	
to Working Capital	(19.5)		(19.0)
GBAD Pass-Thru	1.6	1.6	
FY 2017 Amended	\$34.0		
	Δ \$22.5		

EXPENDITURES		Perm	Timing
FY 2017	\$56.5		
*OE	0.5		
*Debt Service / Contracts	7.6	7.1	0.6
Capital Projects			
*Obligated/Designated	(11.3)	1.0	(12.3)
*Tentative	(16.0)	(0.3)	(15.7)
*Parking	(0.6)	(0.3)	(0.3)
*Property Development	(1.1)		(1.1)
CIP Subtotal	(29.0)	(0.3)	(29.3)
GBAD Pass-Thru	(1.1)		
FY 2017 Amended	\$34.0		
	Δ \$22.5		

* See Line-Item detail in Budget document

FY17 Amended

Definitions – Capital Improvement Projects

Obligated / Designated

1. Designated by the Board of Commissioners
2. Formal or informal agreement or demonstrated commitment

Tentative

1. Important projects and initiatives in early stages of development timeline.

FY17 Amended

Changes

REVENUE		Perm	Timing
FY 2017	\$56.5		
TIF, Parking, Broad St reimburse	1.8	1.8	
Westside Bond	(10.0)		(10.0)
Series 2010B refinance	5.1	5.1	
to Working Capital	(19.5)		(19.0)
GBAD Pass-Thru	1.6	1.6	
FY 2017 Amended	\$34.0		
	Δ \$22.5		

EXPENDITURES		Perm	Timing
FY 2017	\$56.5		
*OE	0.5		
*Debt Service / Contracts	7.6	7.1	0.6
Capital Projects			
*Obligated/Designated	(11.3)	1.0	(12.3)
*Tentative	(16.0)	(0.3)	(15.7)
*Parking	(0.6)	(0.3)	(0.3)
*Property Development	(1.1)		(1.1)
CIP Subtotal	(29.0)	(0.3)	(29.3)
GBAD Pass-Thru	(1.1)		
FY 2017 Amended	\$34.0		
	Δ \$22.5		

* See Line-Item detail in Budget document

FY17 Amended

Action Requested

1. Approve proposed FY 2017 Amended Budget
2. Advertise Public Hearing at August 29 Special Meeting
 - Exhibit A (page 11)

Questions?



Suggested Motion

I move to amend the FY 2017 Original Budget to new revenue and expense totals of **\$34,017,195** and set the time and date of Noon, August 29, 2017, for the statutorily-required public hearing on the Budget Amendment.

Proposed
FY 2018 ORIGINAL
Budget

FY 2018

FY 2017 Amended	FY 2018	\$ Change	% Change
\$34.0M	\$66.1M	\$32.1M	94%

FY 2018

Changes

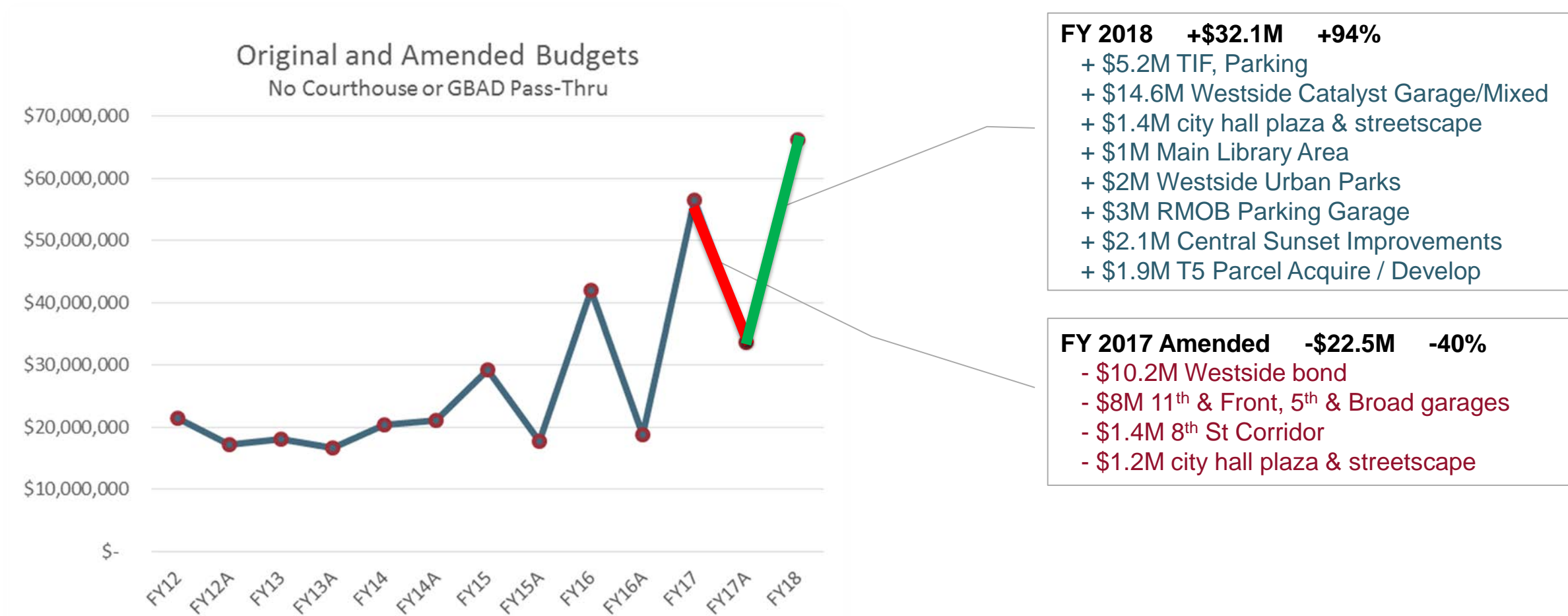
REVENUE	
FY 2017 Amended	\$34.0
Tax Increment	2.6
Parking	1.7
Bond Financing	(3.5)
from Working Capital	32.0
FY 2018	\$66.1
	Δ \$32.1

EXPENDITURES	
FY 2017 Amended	\$34.0
*OE	1.6
*Debt Service / Contracts	(7.0)
Capital Projects	
*Obligated/Designated	9.8
*Tentative	22.7
*Parking	1.7
*Property Development	3.4
CIP Subtotal	37.6
FY 2018	\$66.1
	Δ \$32.1

* See Line-Item detail in Budget document

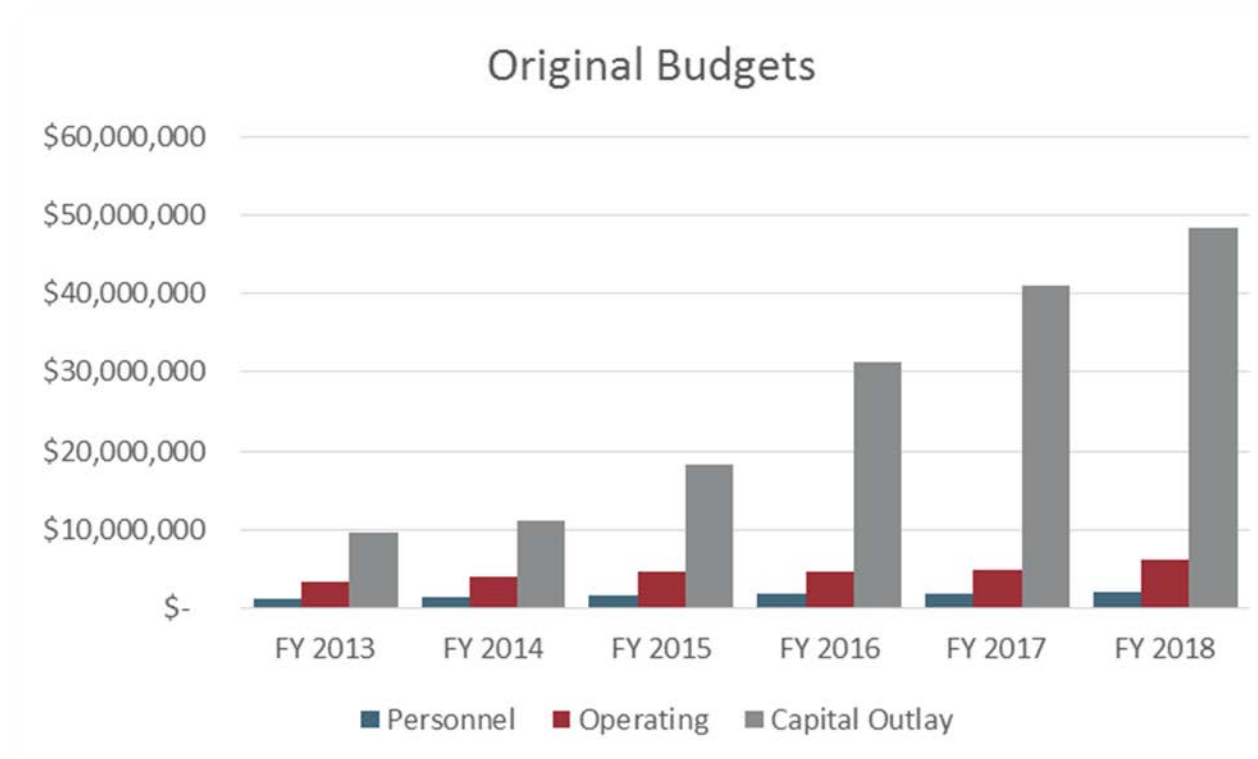
Big Picture

Original & Amended Budgets



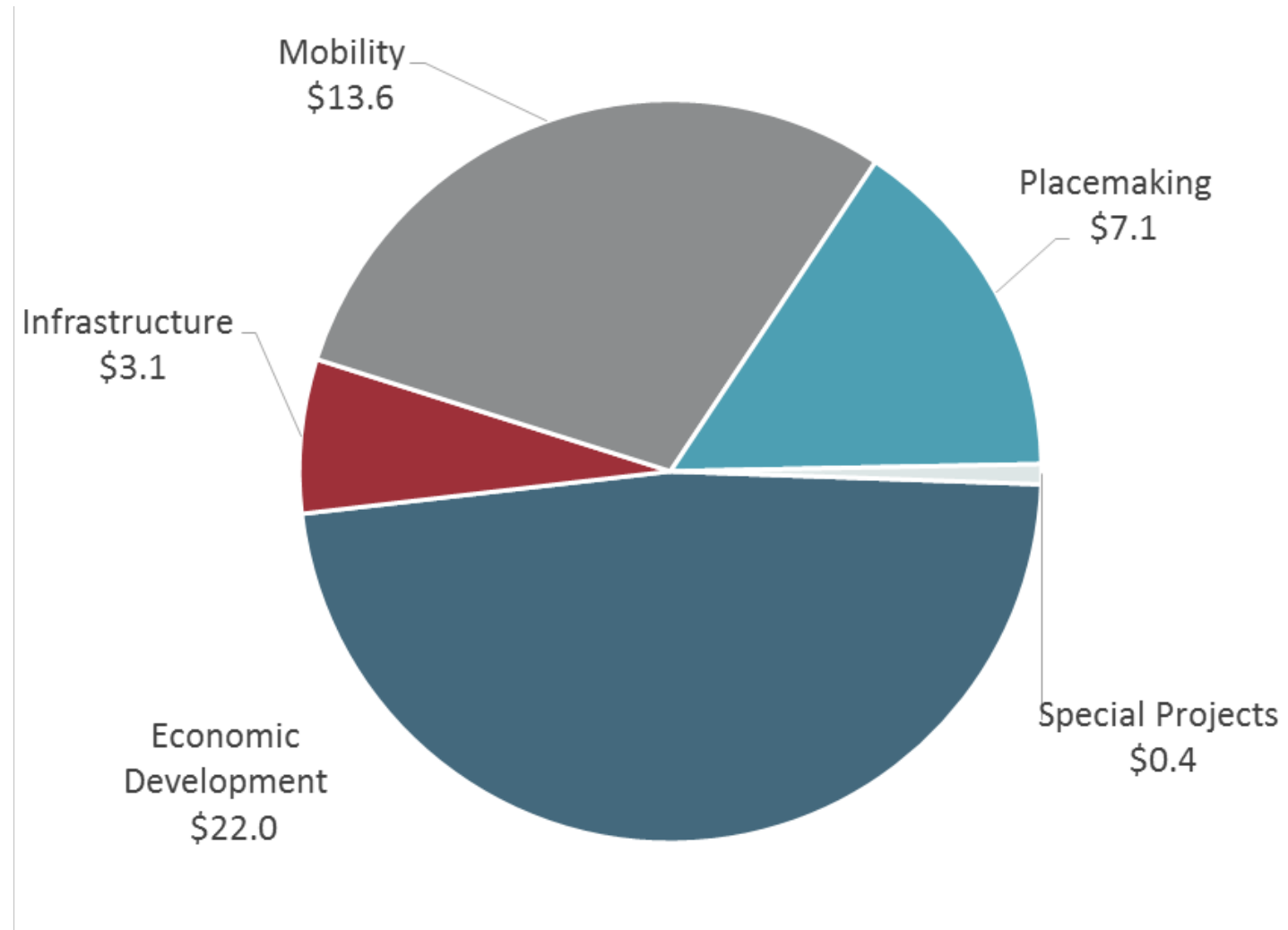
FY 2018

Growth in Capital Projects



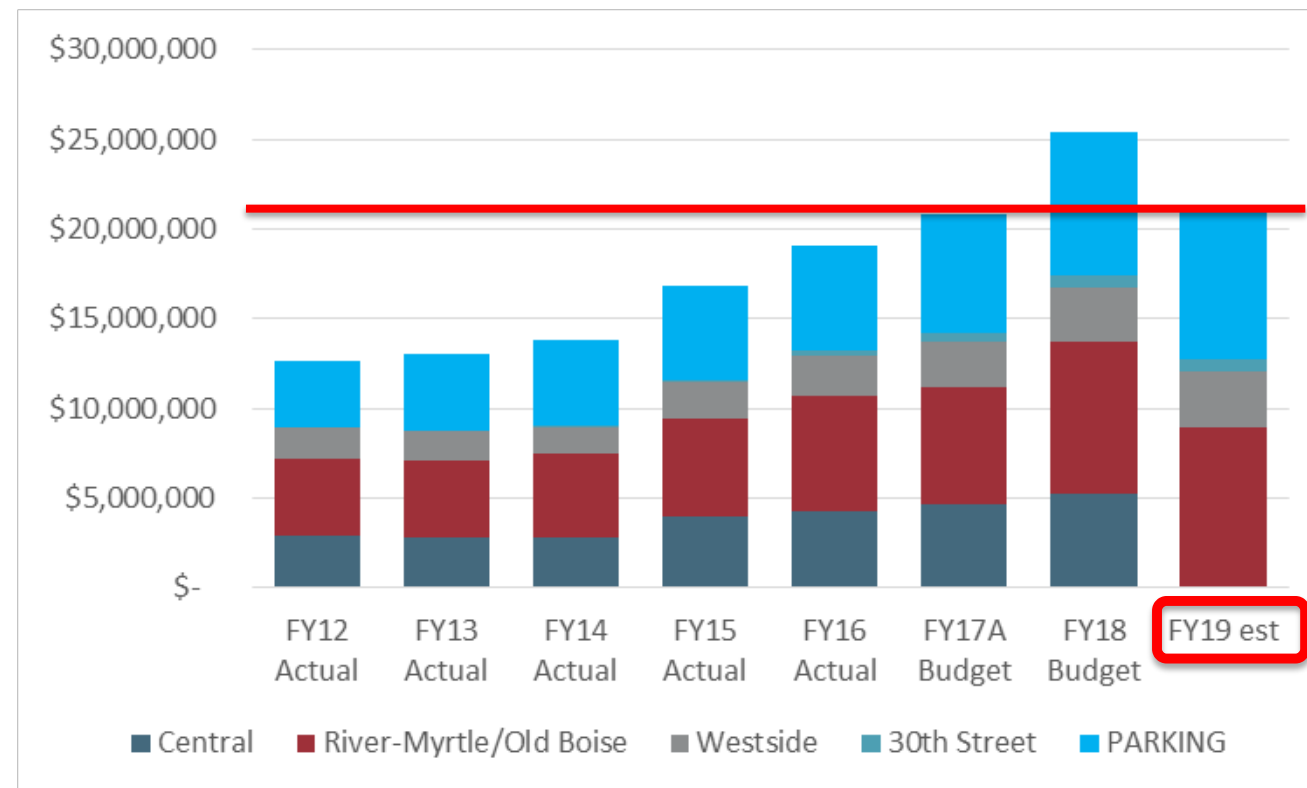
FY 2018

FY 2018 Capital Expenses by CIP Class *(millions)*



FY 2019

Without Central District Increment Revenue



FY 2018

Action Requested

1. Approve proposed FY 2018 Original Budget
2. Advertise Public Hearing at August 29 Special Meeting
 - Exhibit A (page 13)

Questions?



Suggested Motion

I move to approve the FY 2018 Original Budget totaling **\$66,114,567** and set the time and date of Noon, August 29, 2017, for the statutorily-required public hearing on the Agency's budget for the coming fiscal year.

End

Big Picture

Business Plan

- Projected / Estimated Revenue & Expenditures
- For each URD
- For each Fiscal Year of URD Term

REVENUE - projections/estimates

- TIF + Parking
- Growth rate / inflator
- TIF from new development
- Parking fee increases
- Misc revenue
- Bond proceeds
- Use of Working Capital

EXPENDITURES — projections/estimates

- Debt Service
- Contractual obligations
- CIP
- PRP
- Major Parking Garage Refurbish
- Facilities
- Agency Initiatives & Operations

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – July 2017

B. Minutes & Report

1. Approval of Meeting Minutes from July 10, 2017

IV. Action Items

- A. CONSIDER: Proposed FY 2017 Amended Budget (10 min).....Ross Borden
- B. CONSIDER: Proposed FY 2018 Original Budget (10 min).....Ross Borden
- C. CONSIDER: Proposed FY 2018-2022 Capital Improvement Plan (10 min).....Todd Bunderson

CONSIDER: Proposed FY 2018-2022 Capital Improvement Plan

Todd Bunderson
CCDC Development Director



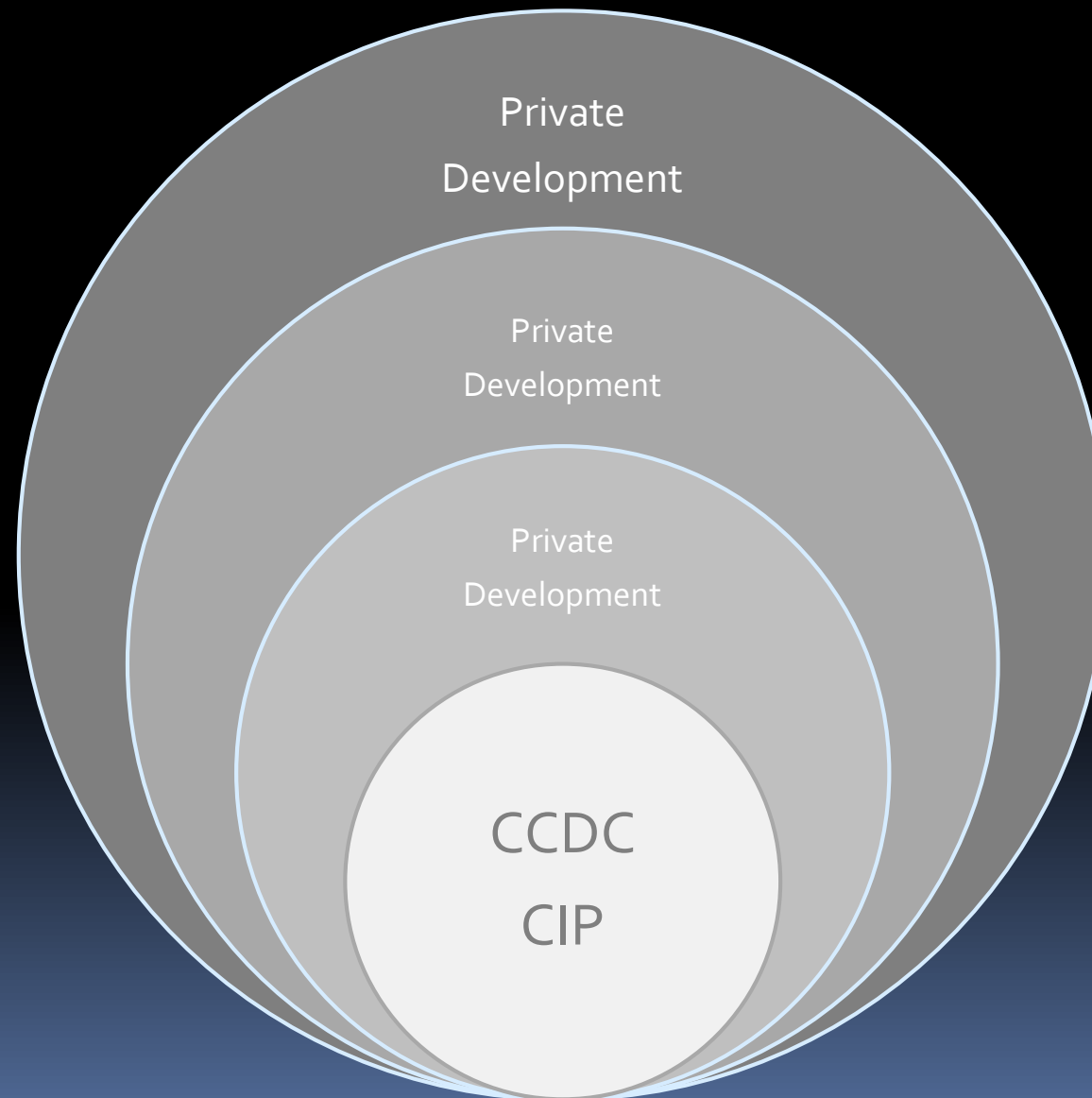
Capital City Development Corp.

2018-2022

CAPITAL IMPROVEMENT PLAN

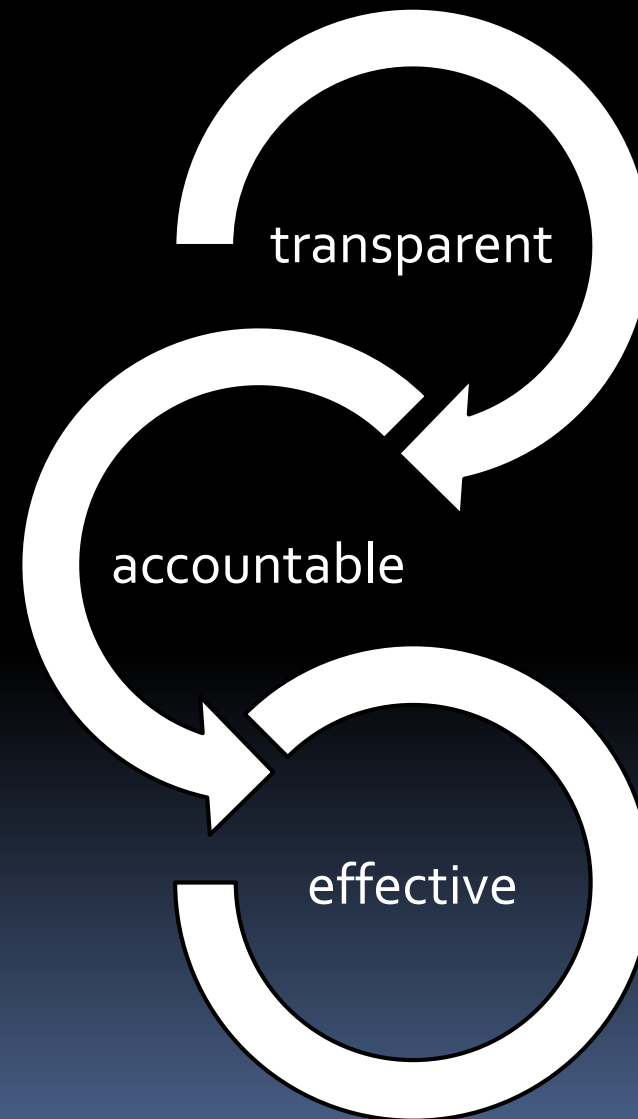
Goal

Stimulating downtown development with public infrastructure



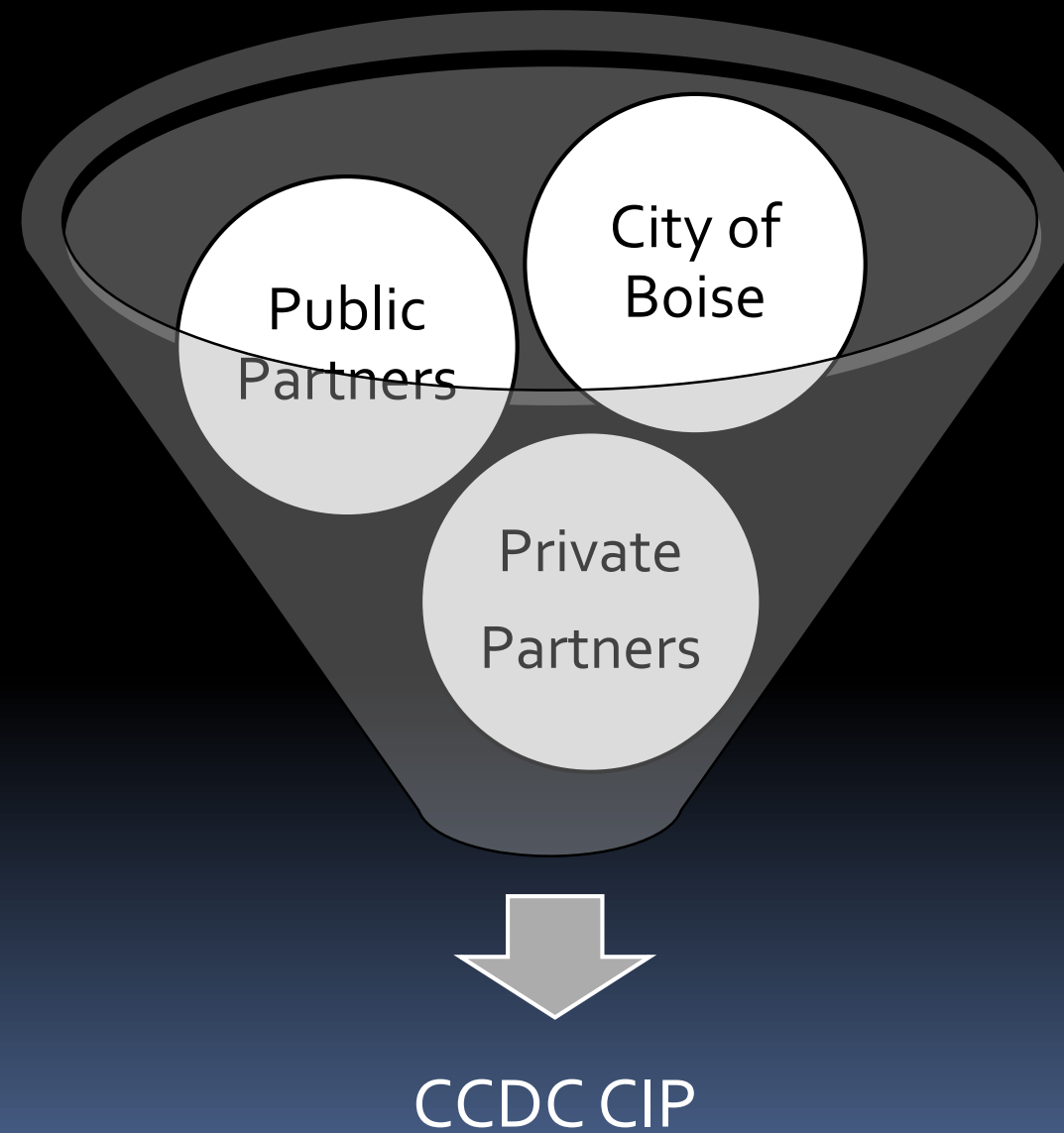
Purpose

Create, coordinate, develop, complete



Process

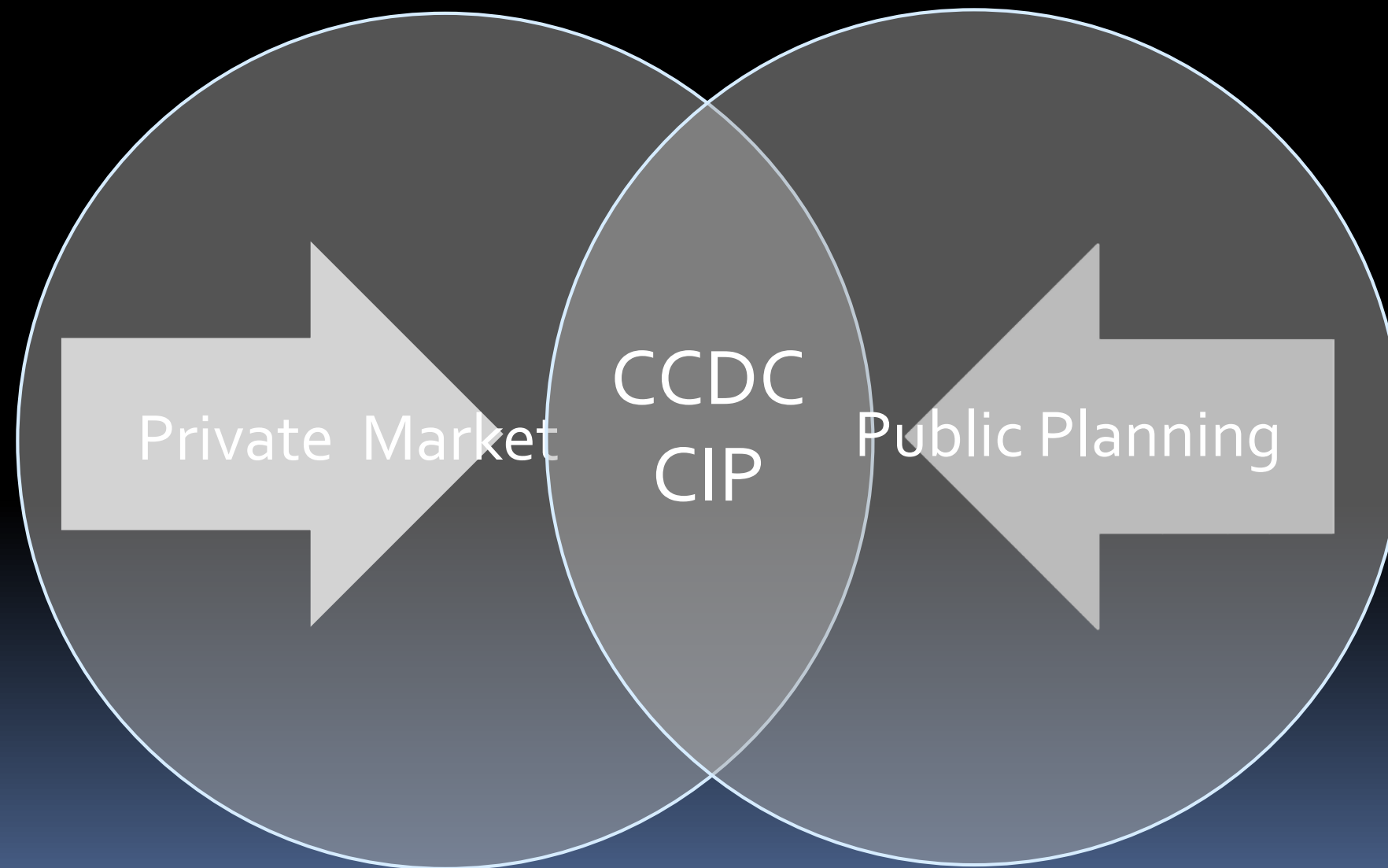
Partnership planning



Integration



Synthesis




■■■■■





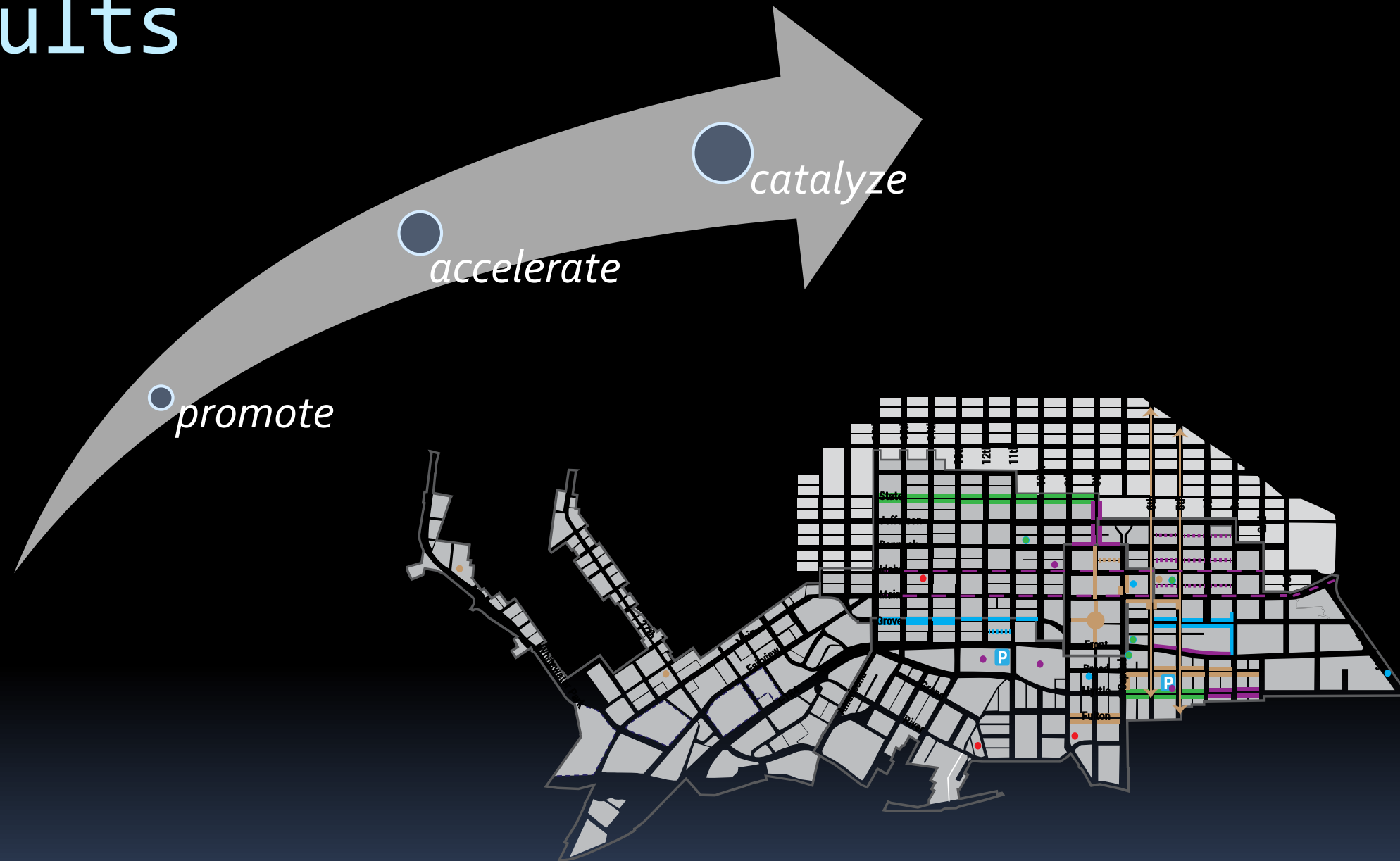
Proposed Capital Improvement Plan for 2018-2022

\$87,691,400



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

Results

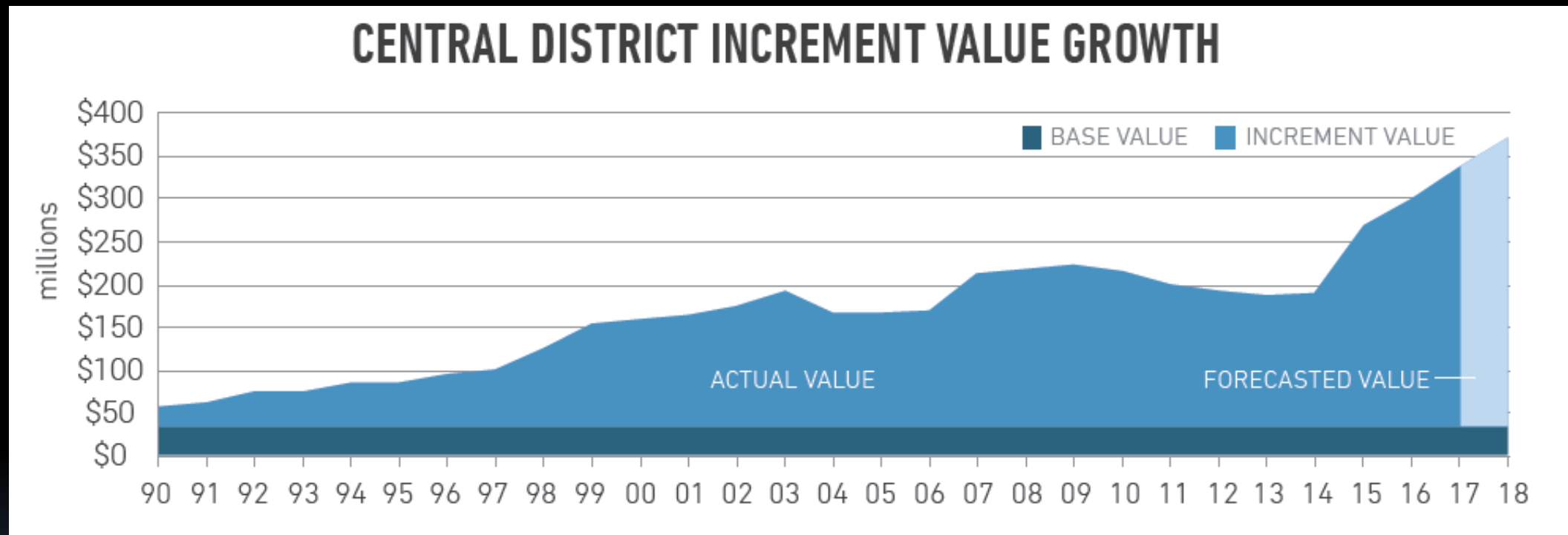


- Participation Projects / Development Agreements
- P Parking Participation
 - Type 1 Participation Project: Streetscape Grant
 - Type 2 Participation Project: General Assistance
 - Type 3 Participation Project: Transformative Assistance
 - Type 4 Participation Project: Public-Private Coordination
 - Type 5 Participation Project: Property Disposition (CCDC - Owned)
 - Pending 30th Street Area (West End) Developments

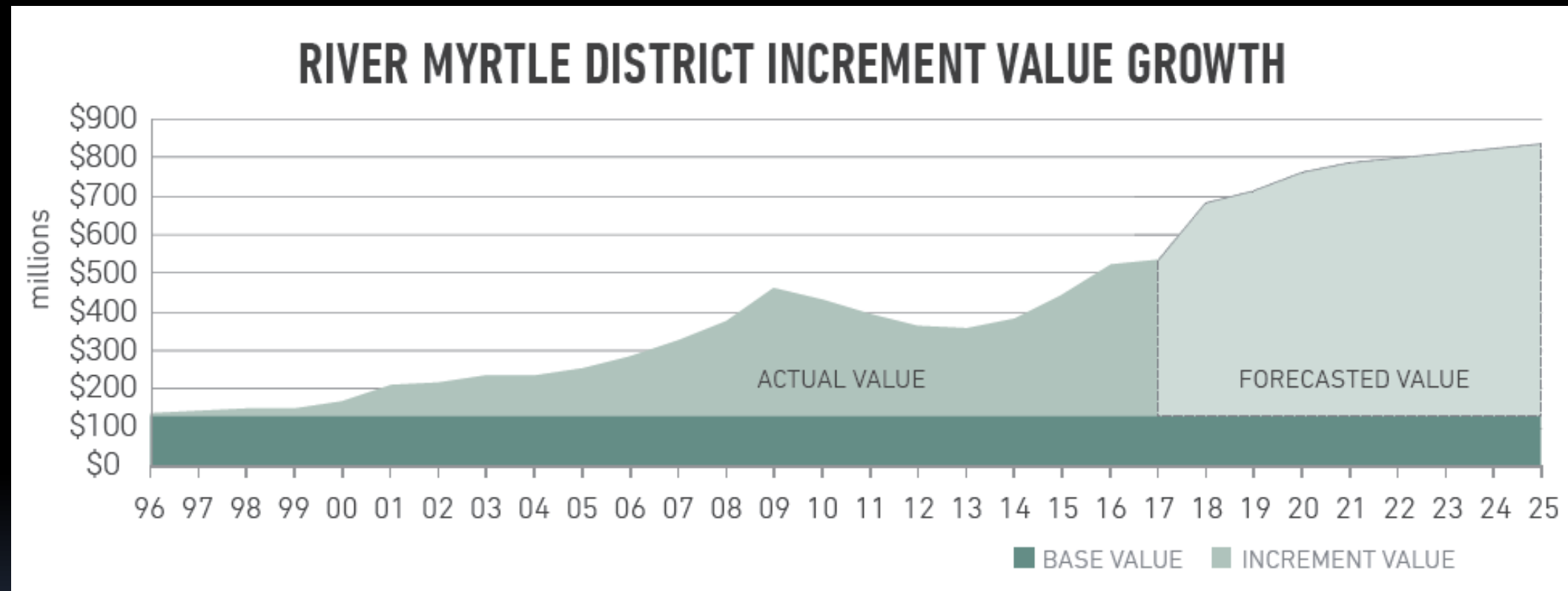
- Placemaking & Streetscape Projects
- 2017
 - 2018
 - 2019
 - 2020
 - 2021

- Infrastructure Projects
- 2017 2-way Street Conversion (pending ACHD Approval)
 - 2017 Alley Improvements (utility undergrounding)
 - 2019 Protected Bike Lanes
 - 2019 Alley Improvements (utility undergrounding)
 - 2020 Alley Improvements (utility undergrounding)

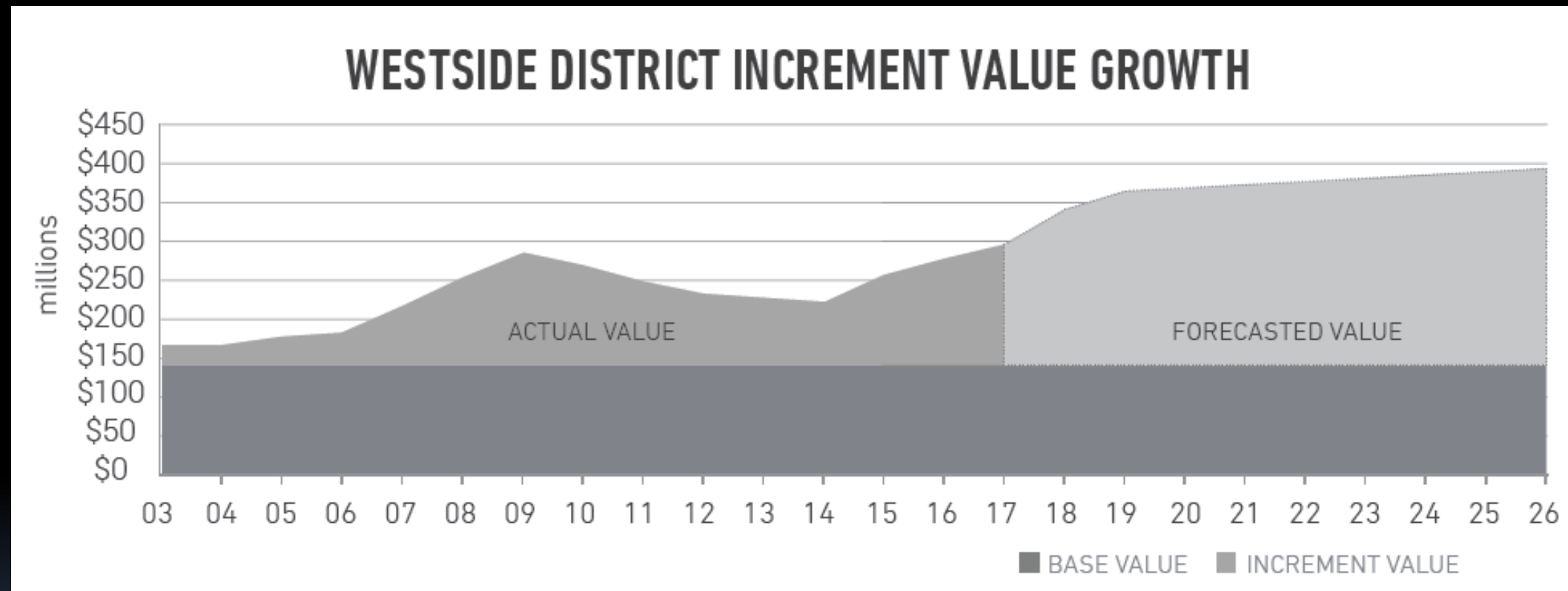
Economic Growth



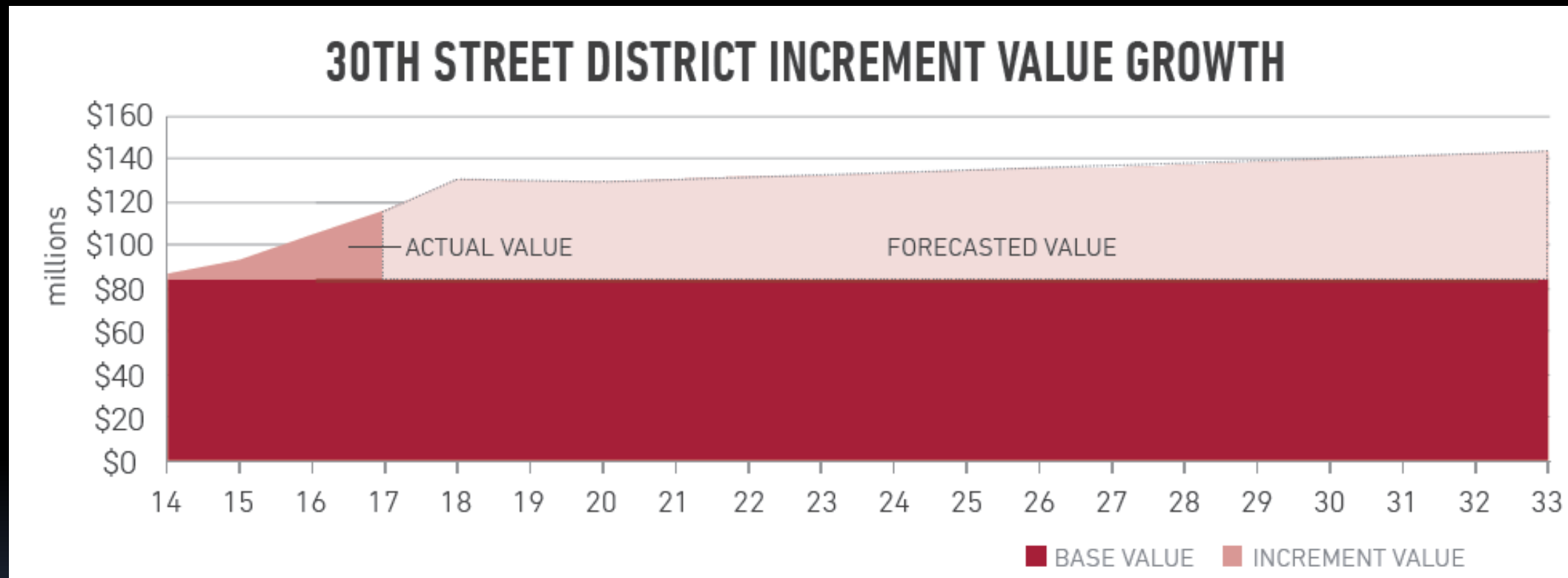
Economic Growth



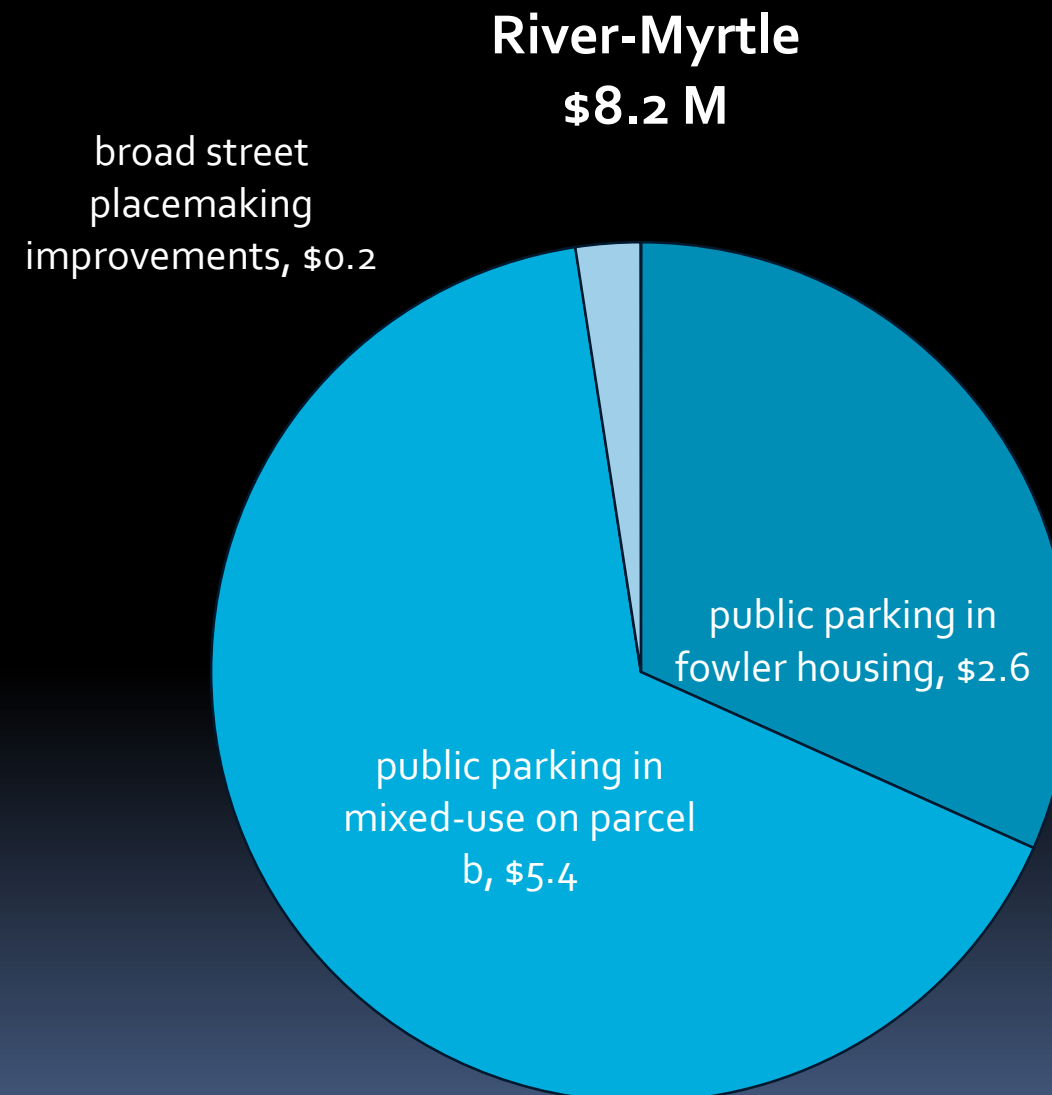
Economic Growth



Economic Growth

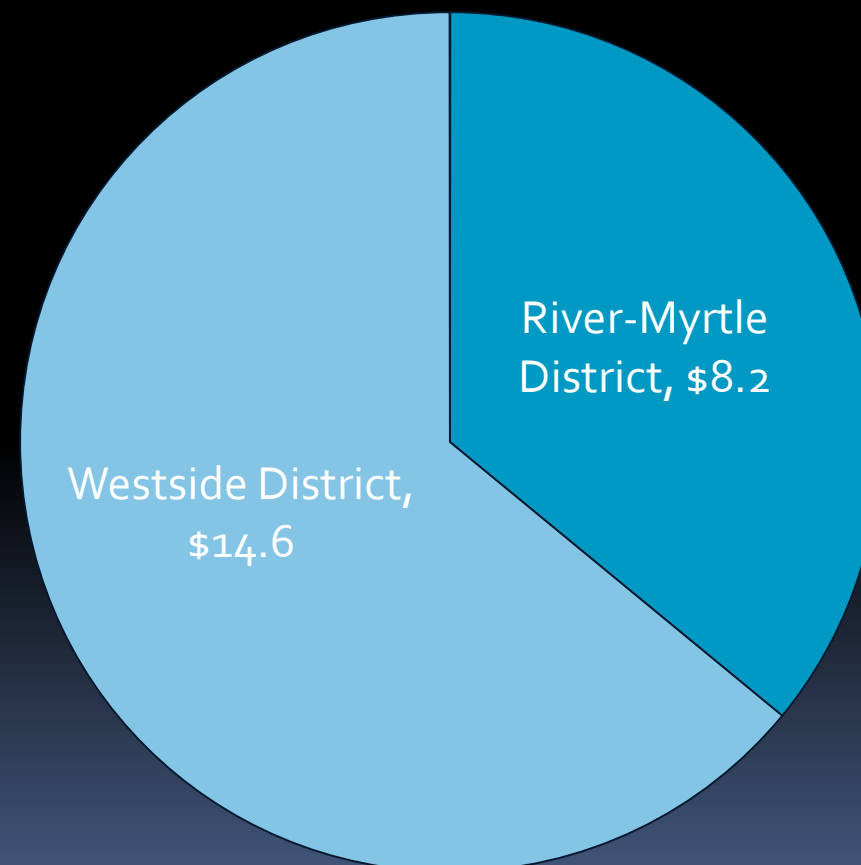


FY2018 Bond Proceeds



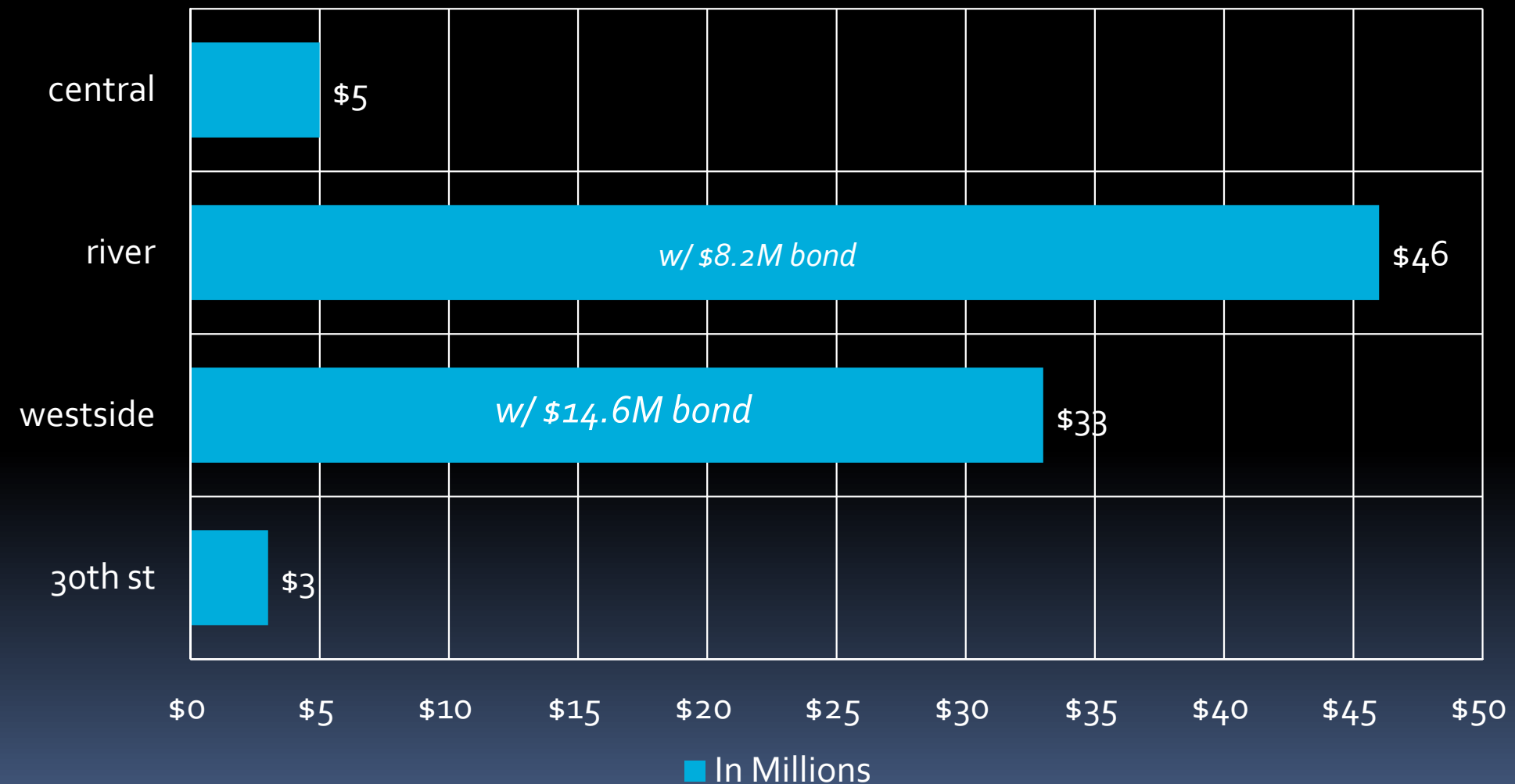
FY2017 Included Bonds

River-Myrtle + Westside District
= \$22.8 Million

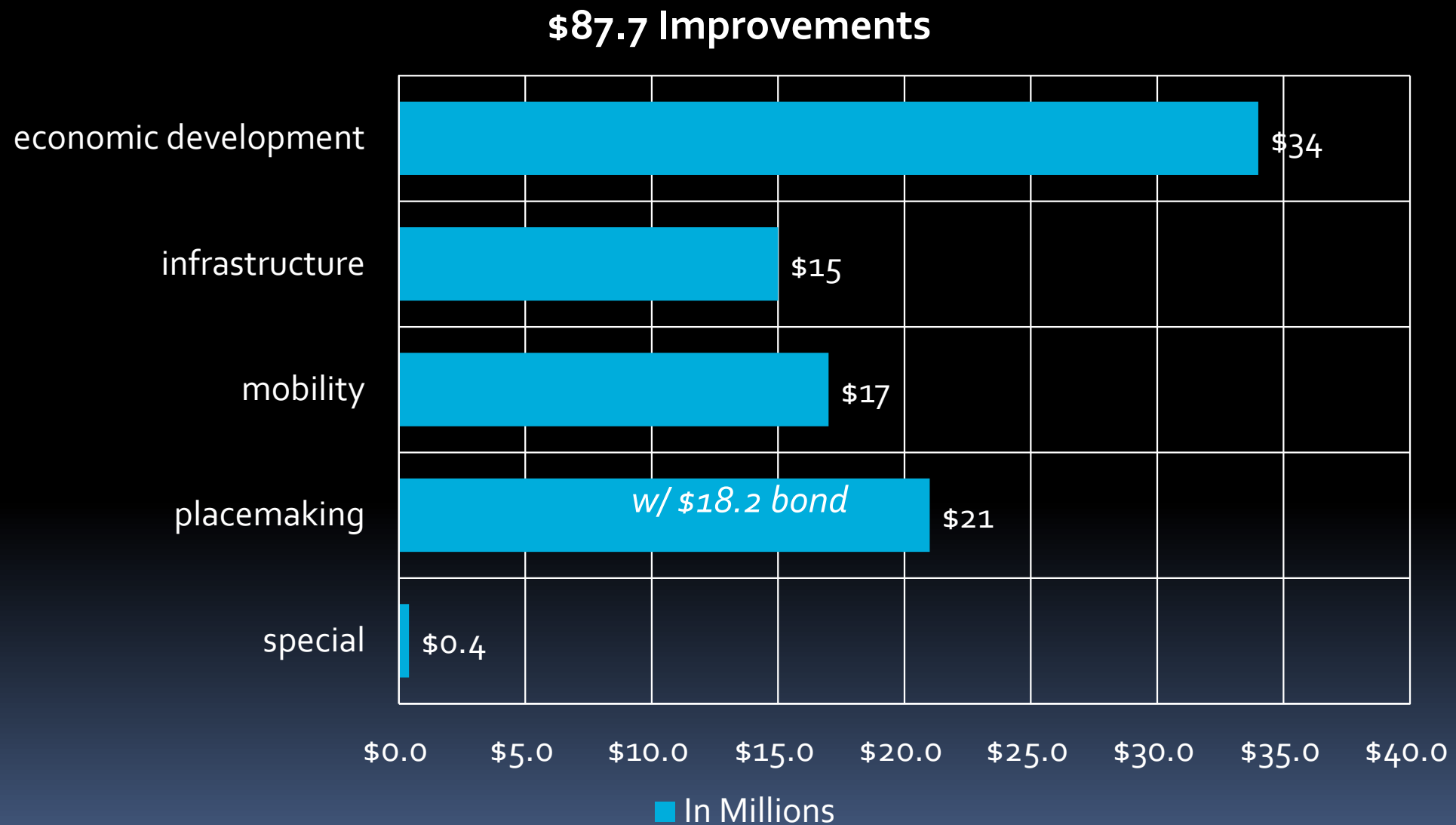


5-Year Totals by District

\$87.7M Improvements

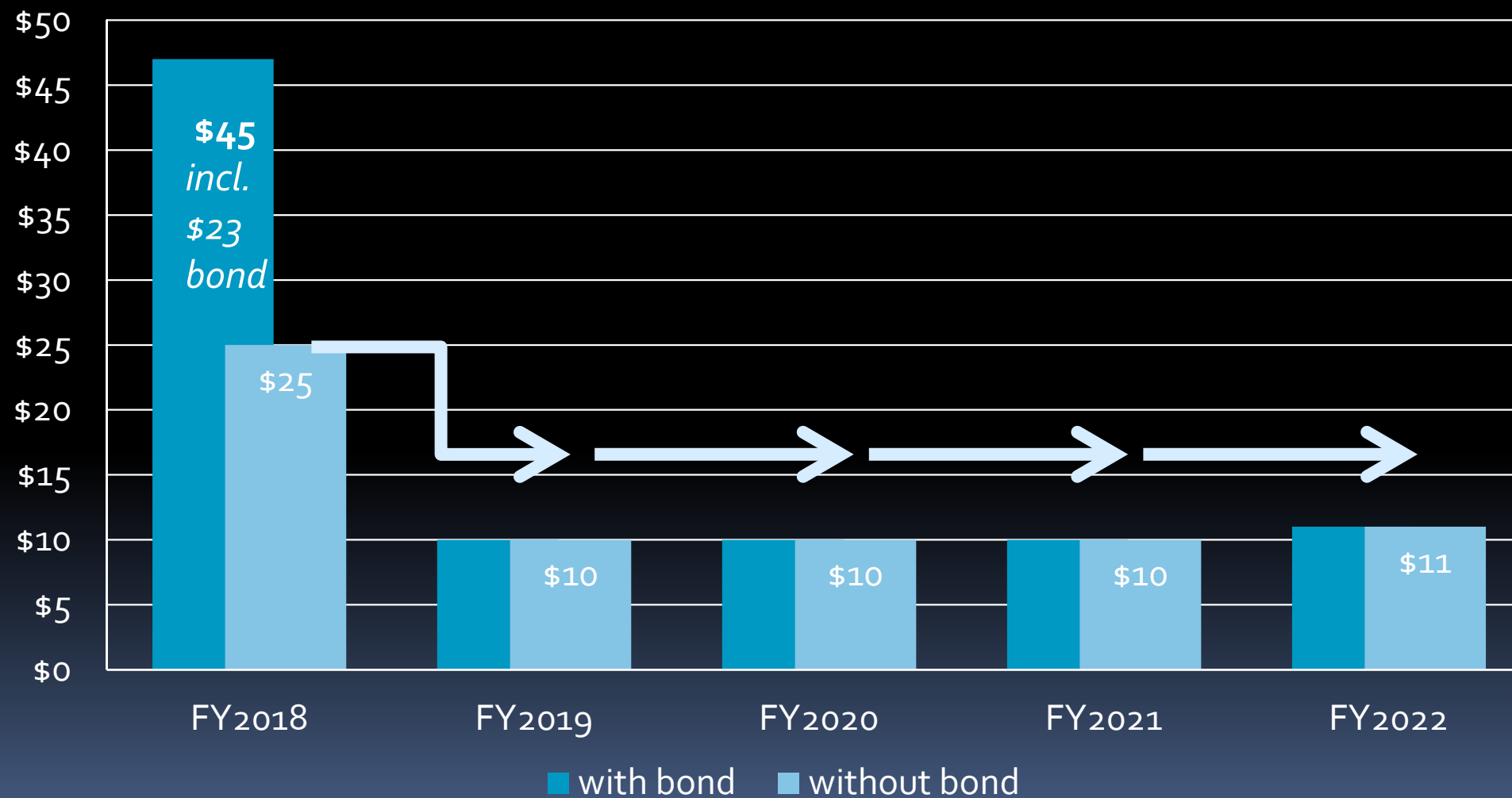


5-Year Totals by Type



CIP Totals by Year

In Millions



The Grove Plaza



The New Broad Street



Structured Parking



Hospitality



Downtown Housing





5-YEAR CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2018-2022

Total \$87.7 Million

CONSIDER: Proposed FY 2018-2022 Capital Improvement Plan

SUGGESTED MOTION:

I move to approve the CIP as presented.

AGENDA

V. Information/Discussion Items

A. Operations Report (5 min).....John Brunelle

VI. Adjourn

OPERATIONS REPORT

John Brunelle
CCDC Executive Director

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).

COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Budget Approval Meeting
August 29, 2017**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Minutes & Reports

1. Approval of Meeting Minutes from August 14, 2017

IV. Action Items

- A. PUBLIC HEARING: Proposed FY 2017 Amended Budget.....Chairman Hale (5 minutes)
- B. CONSIDER: Resolution 1504 Adopt FY 2017 Amended Budget.....Joey Chen (5 minutes)
- C. PUBLIC HEARING: Proposed FY 2018 Original Budget.....Chairman Hale (5 minutes)
- D. CONSIDER: Resolution 1505 Adopt FY 2018 Original Budget.....Joey Chen (5 minutes)
- E. CONSDIER: Resolution 1506 Adopt FY 2018-2022 Original Capital Improvement Plan
.....Todd Bunderson (5 minutes)

V. ADJOURN

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Minutes & Reports

1. Approval of Meeting Minutes from August 14, 2017

IV. Action Items

- A. PUBLIC HEARING: Proposed FY 2017 Amended Budget.....Chairman Hale (5 minutes)
- B. CONSIDER: Resolution 1504 Adopt FY 2017 Amended Budget.....Joey Chen (5 minutes)
- C. PUBLIC HEARING: Proposed FY 2018 Original Budget.....Chairman Hale (5 minutes)
- D. CONSIDER: Resolution 1505 Adopt FY 2018 Original Budget.....Joey Chen (5 minutes)
- E. CONSDIER: Resolution 1506 Adopt FY 2018-2022 Original Capital Improvement Plan
.....Todd Bunderson (5 minutes)

V. ADJOURN

PUBLIC HEARING: Proposed FY 17 Amended Budget

Chairman Hale

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Minutes & Reports

1. Approval of Meeting Minutes from August 14, 2017

IV. Action Items

- A. PUBLIC HEARING: Proposed FY 2017 Amended Budget.....Chairman Hale (5 minutes)
- B. CONSIDER: Resolution 1504 Adopt FY 2017 Amended Budget.....Joey Chen (5 minutes)
- C. PUBLIC HEARING: Proposed FY 2018 Original Budget.....Chairman Hale (5 minutes)
- D. CONSIDER: Resolution 1505 Adopt FY 2018 Original Budget.....Joey Chen (5 minutes)
- E. CONSDIER: Resolution 1506 Adopt FY 2018-2022 Original Capital Improvement Plan
.....Todd Bunderson (5 minutes)

V. ADJOURN

CONSIDER: Resolution 1504 – Adopt FY 17 Amended Budget

Joey Chen
CCDC Controller



Public Hearing

- FY 2017 Amended Budget
 - FY 2018 Original Budget
- August 29, 2017

How we got here & Next step:

April – June	All Staff Prepare & Develop Budgets
June 27	Executive Director & Mgmt Team Review
August 1	Executive Committee Review
August 14	Board considers proposed Budgets
August 21 & 28	Budgets published in <i>Idaho Statesman</i>
August 29	Public hearing, Budget Resolutions
September 1	Deadline to Adopt FY 2018 Budget
October 1	Fiscal Year 2018 begins

Budget work is teamwork!



Proposed
FY 2017 AMENDED
Budget
\$34,017,195

FY17 Amended

FY 2017 Original	FY 2017 Amended	\$ Change	% Change
\$56.5M	\$34.0M	-\$22.5M	-40%

FY17 Amended

Changes

REVENUE		Perm	Timing
FY 2017	\$56.5		
TIF, Parking, Broad St reimburse	2.2	1.7	0.5
Westside Bond	(10.0)		(10.0)
Series 2010B refinance	5.1	5.1	
Add to Working Capital	(18.7)	0.8	(19.5)
GBAD Pass-Thru	(1.1)	(1.1)	
FY 2017 Amended	\$34.0		
	Δ \$22.5		

EXPENDITURES		Perm	Timing
FY 2017	\$56.5		
*OE			
*Debt Service / Contracts	7.6	7.0	0.6
Capital Projects			
*Obligated/Designated	(11.3)	1.0	(12.3)
*Tentative	(16.0)	(0.3)	(15.7)
*Parking	(0.6)	(0.3)	(0.3)
*Property Development	(1.1)		(1.1)
CIP Subtotal	(29.0)	0.4	(29.4)
GBAD Pass-Thru	(1.1)		
FY 2017 Amended	\$34.0		
	Δ \$22.5		

* See Line-Item detail in Budget document

FY17 Amended

Action Requested

- Adopt Resolution 1504 - FY 2017 Amended Budget

Questions?

Suggested Motion

- I move adoption of Resolution 1504 to approve the FY 2017 Amended budget totaling \$34,017,195 and authorize the Executive Director to file copies as required by law.

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Minutes & Reports

1. Approval of Meeting Minutes from August 14, 2017

IV. Action Items

- A. PUBLIC HEARING: Proposed FY 2017 Amended Budget.....Chairman Hale (5 minutes)
- B. CONSIDER: Resolution 1504 Adopt FY 2017 Amended Budget.....Joey Chen (5 minutes)
- C. PUBLIC HEARING: Proposed FY 2018 Original Budget.....Chairman Hale (5 minutes)
- D. CONSIDER: Resolution 1505 Adopt FY 2018 Original Budget.....Joey Chen (5 minutes)
- E. CONSDIER: Resolution 1506 Adopt FY 2018-2022 Original Capital Improvement Plan
.....Todd Bunderson (5 minutes)

V. ADJOURN

PUBLIC HEARING: Proposed FY 18 Original Budget

Chairman Hale

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Minutes & Reports

1. Approval of Meeting Minutes from August 14, 2017

IV. Action Items

- A. PUBLIC HEARING: Proposed FY 2017 Amended Budget.....Chairman Hale (5 minutes)
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- D. CONSIDER: Resolution 1505 Adopt FY 2018 Original Budget.....Joey Chen (5 minutes)
- E. CONSDIER: Resolution 1506 Adopt FY 2018-2022 Original Capital Improvement Plan
.....Todd Bunderson (5 minutes)

V. ADJOURN

CONSIDER: Resolution 1505 – Adopt FY 2018 Original Budget

Joey Chen
CCDC Controller

Proposed
FY 2018 ORIGINAL
Budget
\$66,114,567

FY 2018

FY 2017 Amended	FY 2018 Original	\$ Change	% Change
\$34.0M	\$66.1M	\$32.1M	94%

FY 2018

Changes

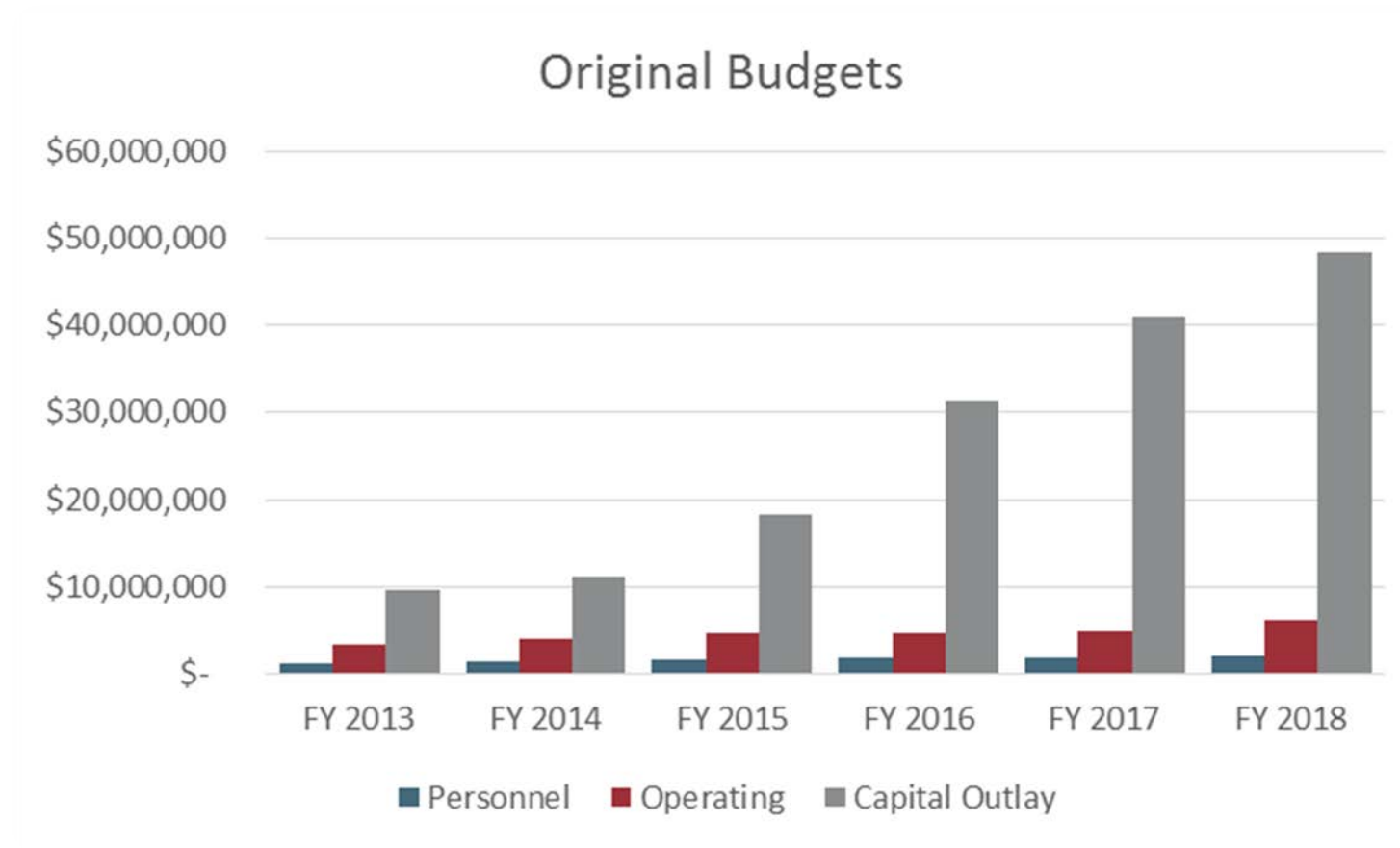
REVENUE	
FY 2017 Amended	\$34.0
Tax Increment & Other Reimb	2.2
Parking	1.4
Bond Financing	(3.5)
Use of Working Capital	32.0
FY 2018	\$66.1
	Δ \$32.1

EXPENDITURES	
FY 2017 Amended	\$34.0
*OE	1.5
*Debt Service / Contracts	(7.0)
Capital Projects	
*Obligated/Designated	9.8
*Tentative	22.7
*Parking	1.7
*Property Development	3.4
CIP Subtotal	37.6
FY 2018	\$66.1
	Δ \$32.1

* See Line-Item detail in Budget document

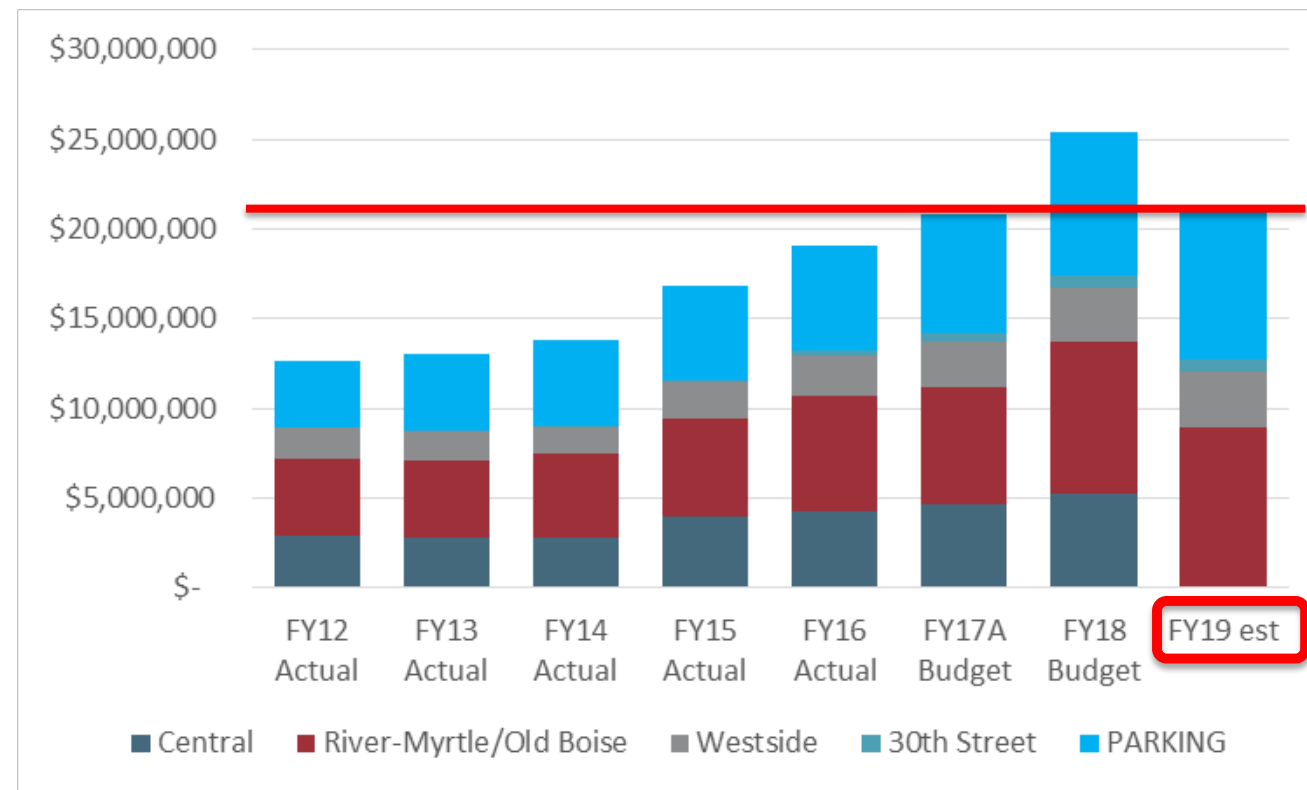
FY 2018

Growth in Capital Projects



Looking Beyond FY18

Without Central District Increment Revenue



FY 2018

Action Requested

- Adopt Resolution 1505 - FY 2018 Original Budget

Questions?

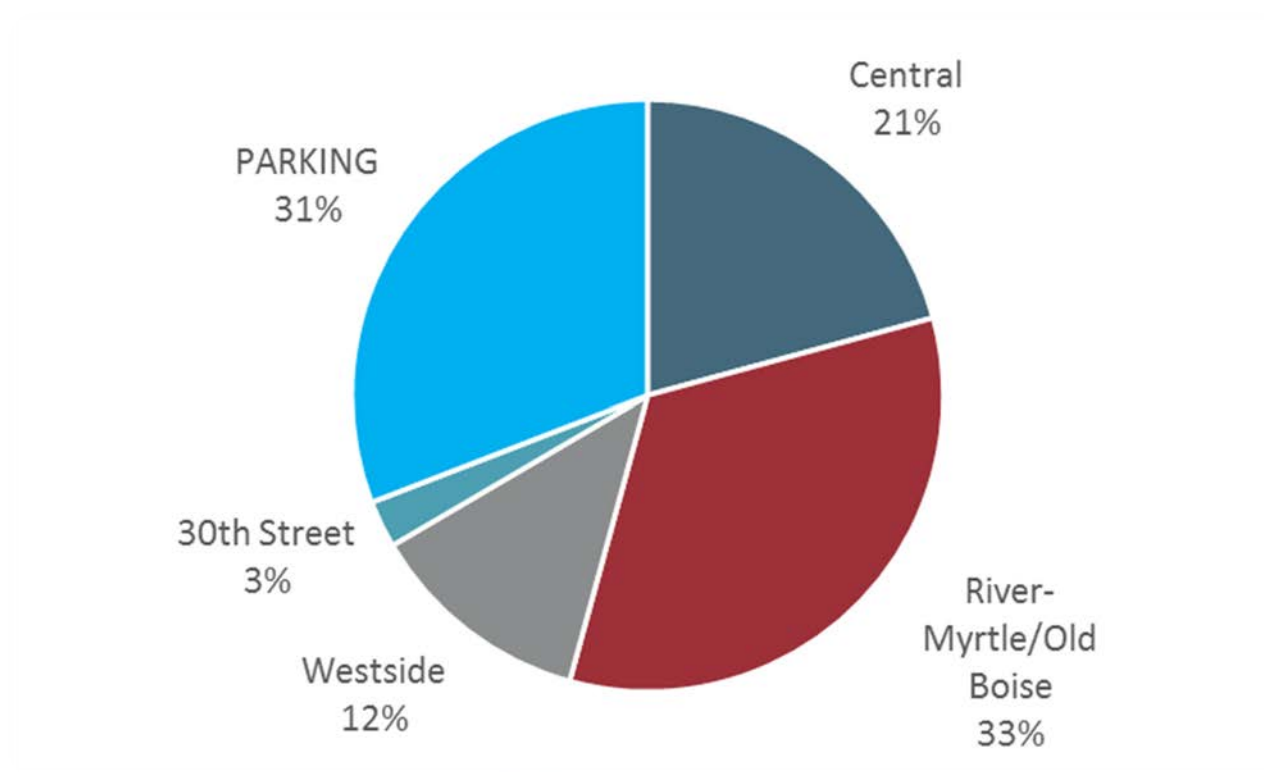
Suggested Motion

- I move adoption of Resolution 1505 to approve the FY 2018 Original budget totaling \$66,114,567 and authorize the Executive Director to file copies as required by law.

Big Picture

Increment Revenue + Gross Parking Revenue

FY 2018
\$25.4 million



Misc Revenue

- Reimbursements
- Property Transactions
- Grants
- Leases
- Brick Sales

Big Picture

Business Plan

- Projected / Estimated Revenue & Expenditures
- For each URD
- For each Fiscal Year of URD Term

REVENUE - projections/estimates

- TIF + Parking
- Growth rate / inflator
- TIF from new development
- Parking fee increases
- Misc revenue
- Bond proceeds
- Use of Working Capital

EXPENDITURES — projections/estimates

- Debt Service
- Contractual obligations
- CIP
- PRP
- Major Parking Garage Refurbish
- Facilities
- Agency Initiatives & Operations

FY17 Amended

Definitions – Capital Improvement Projects

Obligated / Designated

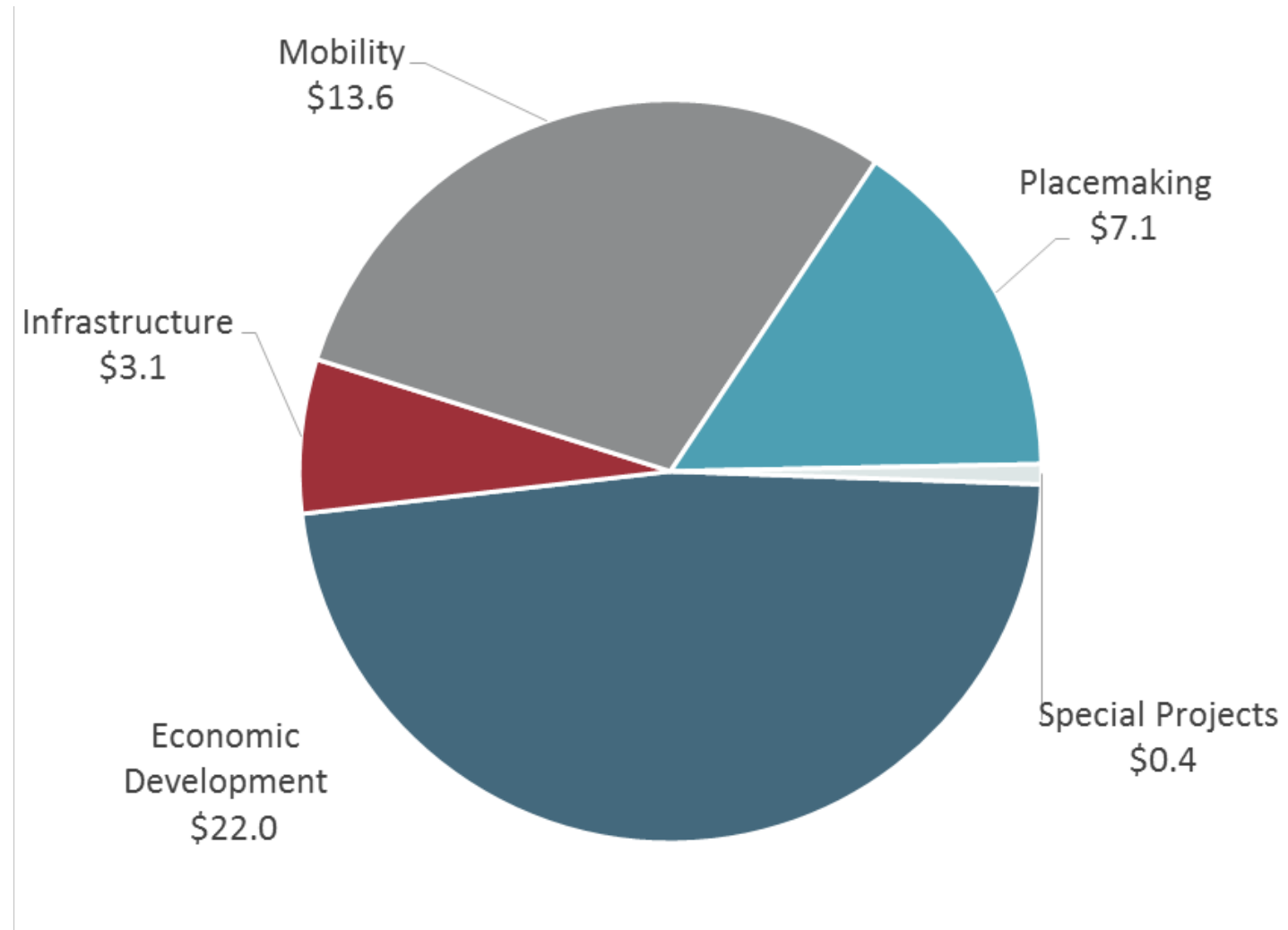
- Designated by the Board of Commissioners
- Formal or informal agreement or demonstrated commitment

Tentative

- Important projects and initiatives in early stages of development timeline.

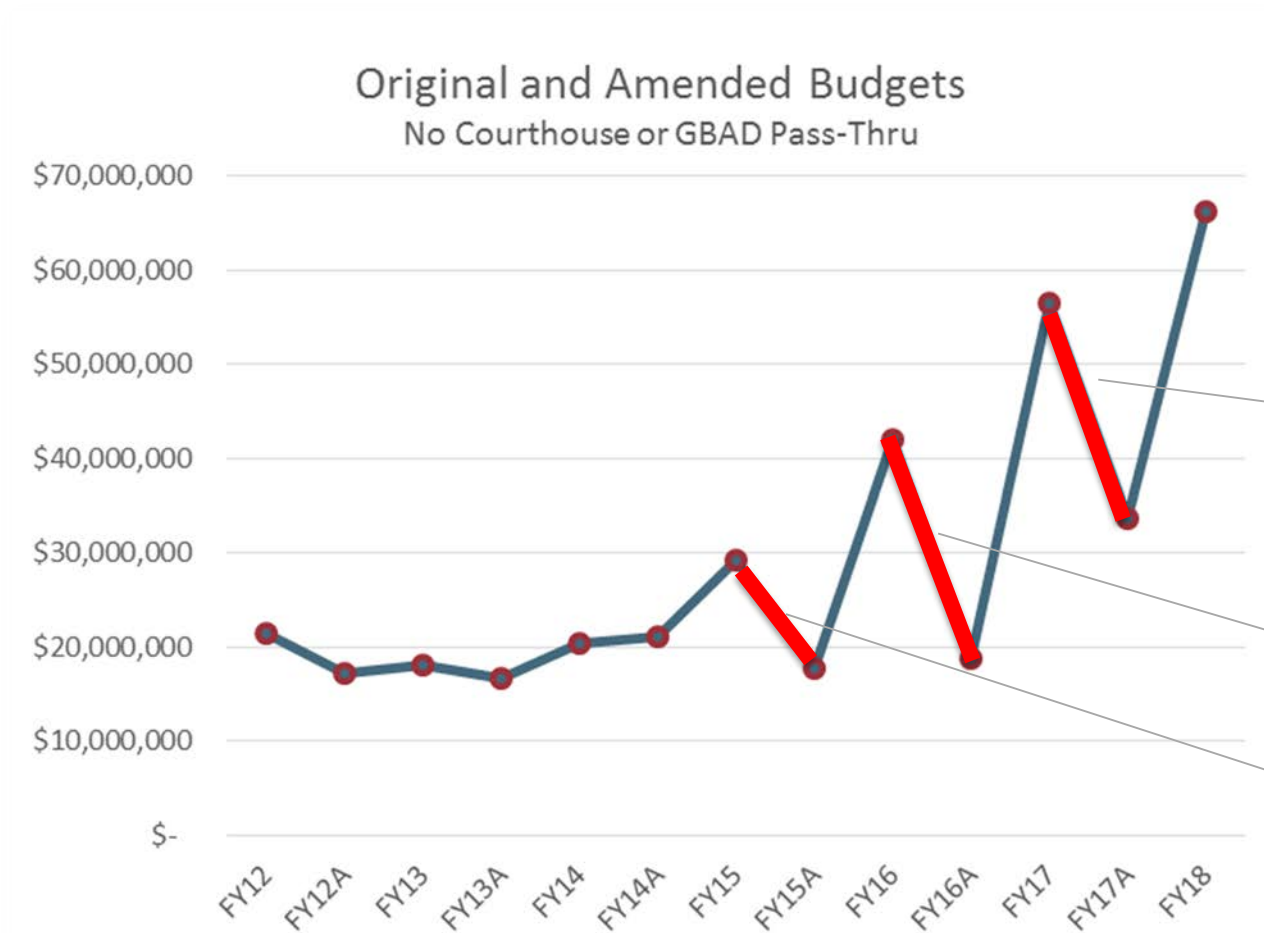
FY 2018

FY 2018 Capital Expenses by CIP Class *(millions)*



Big Picture

Original & Amended Budgets



FY 2017 Amended:

- \$10.2M Westside bond
- \$8M 11th & Front, 5th & Broad garages
- \$1.4M 8th St Corridor
- \$1.2M city hall plaza & streetscape
- + \$13M RMOB bond financed
- + \$5.1M RMOB bond refinanced
- + \$1.6M RMOB bond redeemed

FY 2016 Amended:

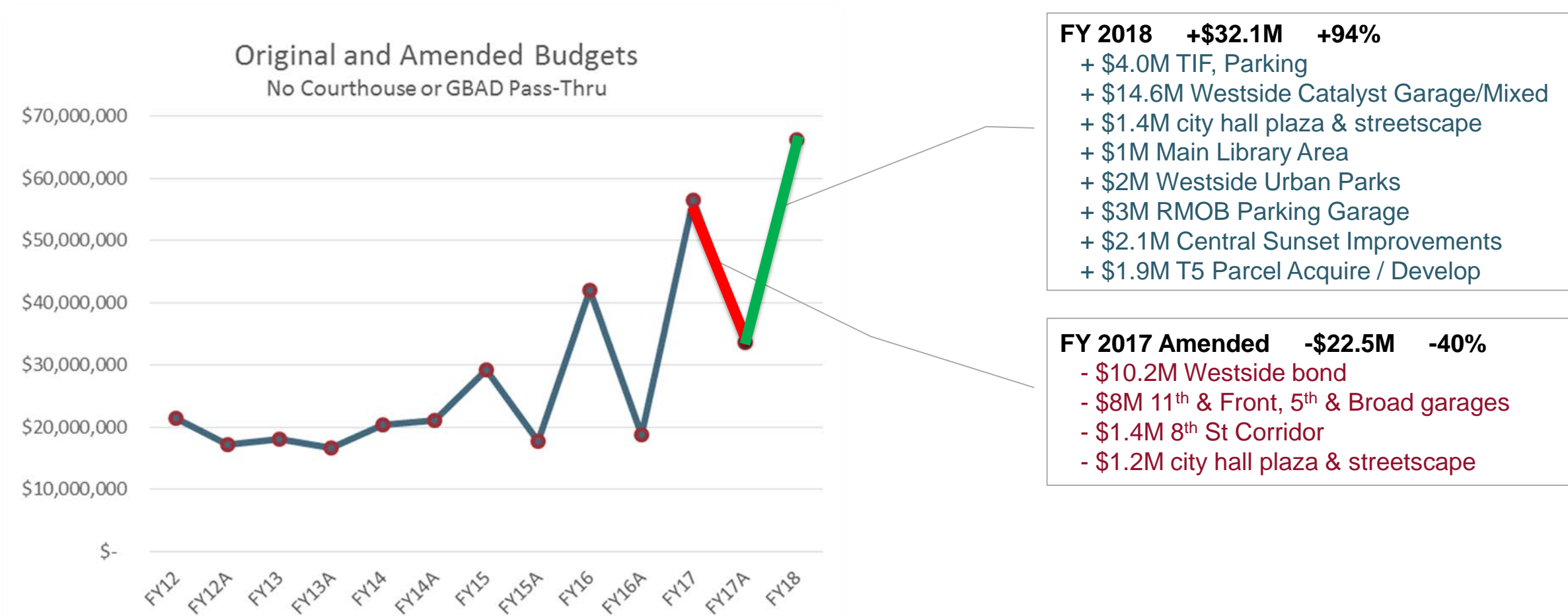
- \$13.5M RMOB bond
- \$4M Parking Garage / Partial Owner
- \$2.5M Property Develop Westside
- \$1.4M 8th St Corridor
- + \$5M Central bond financed

FY 2015 Amended:

- \$7M RLOC
- \$2M Property Develop RMOB, Westside
- \$1.2M Streetscapes: city hall, 8th St
- \$800k Multi-Modal Ctr Local Match

Big Picture

Original & Amended Budgets



AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Minutes & Reports

1. Approval of Meeting Minutes from August 14, 2017

IV. Action Items

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- E. CONSIDER: Resolution 1506 Adopt FY 2018-2022 Original Capital Improvement Plan
.....Todd Bunderson (5 minutes)

V. ADJOURN

CONSIDER: Resolution 1506 – Adopt FY 2018-2022 Original Capital Improvement Plan

Todd Bunderson
CCDC Director of Development



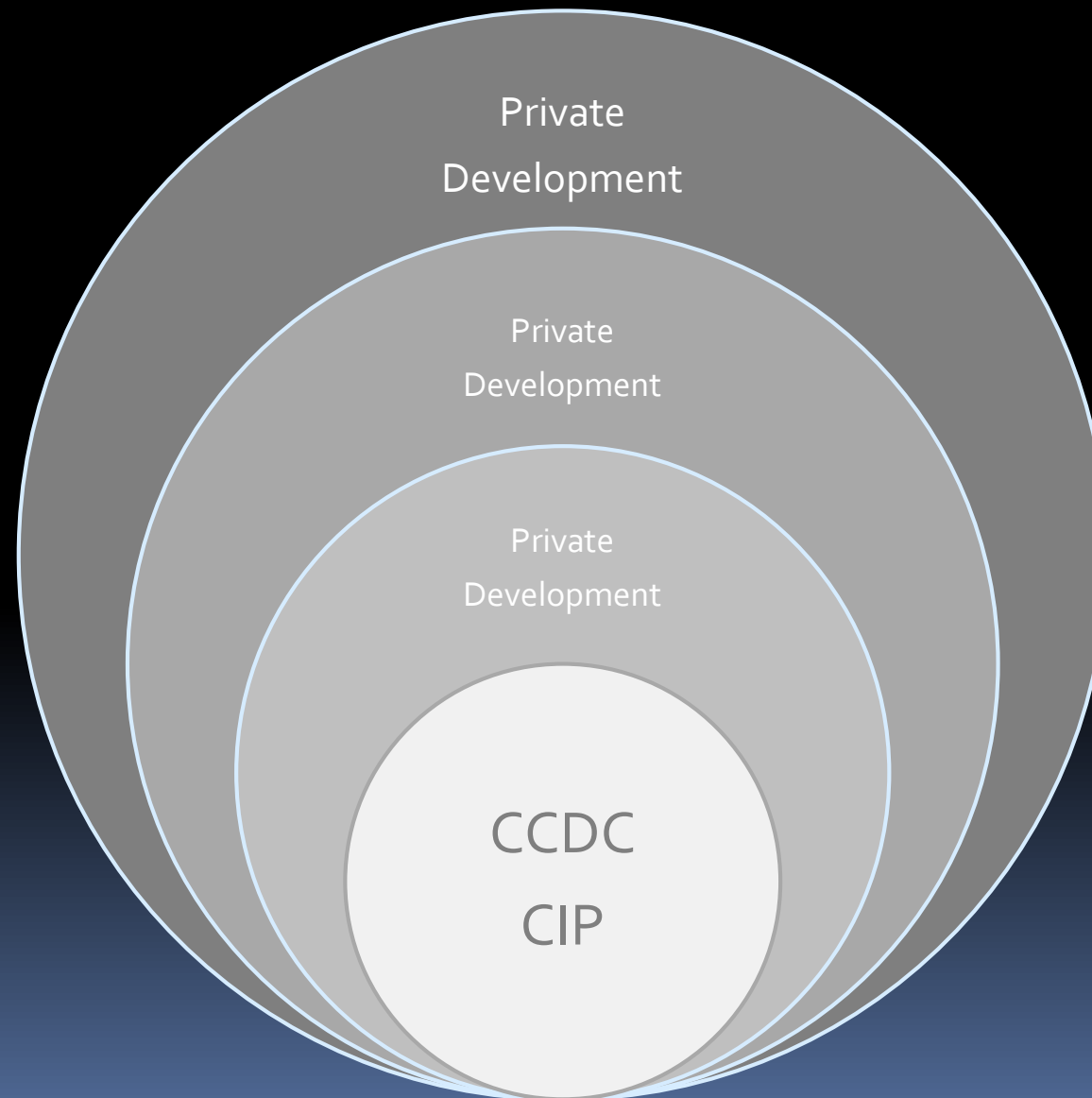
Capital City Development Corp.

2018-2022

CAPITAL IMPROVEMENT PLAN

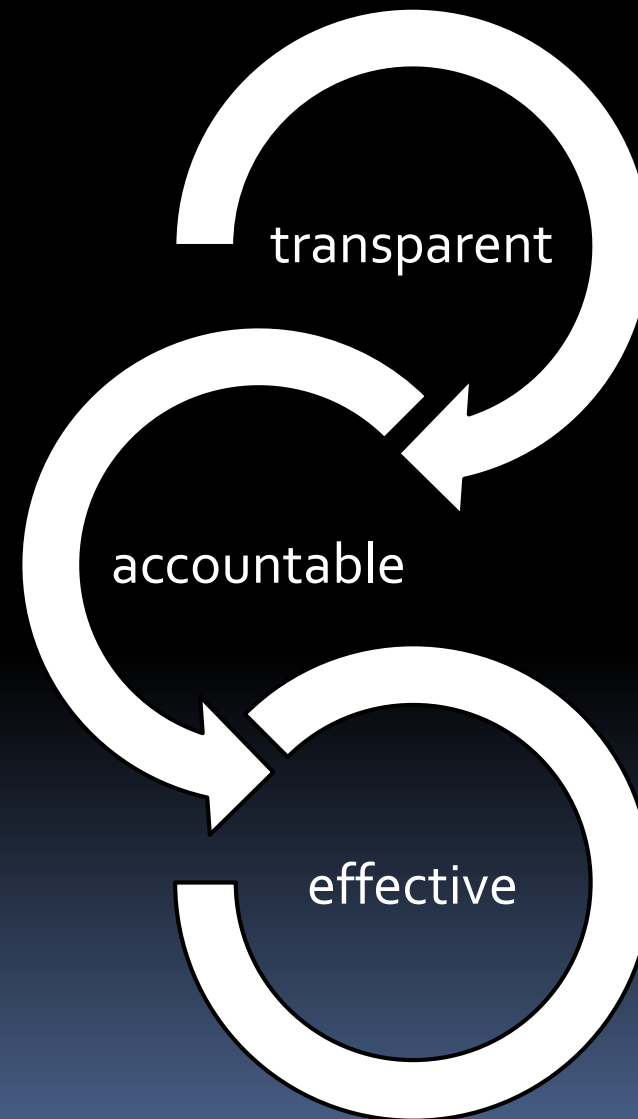
Goal

Stimulating downtown development with public infrastructure



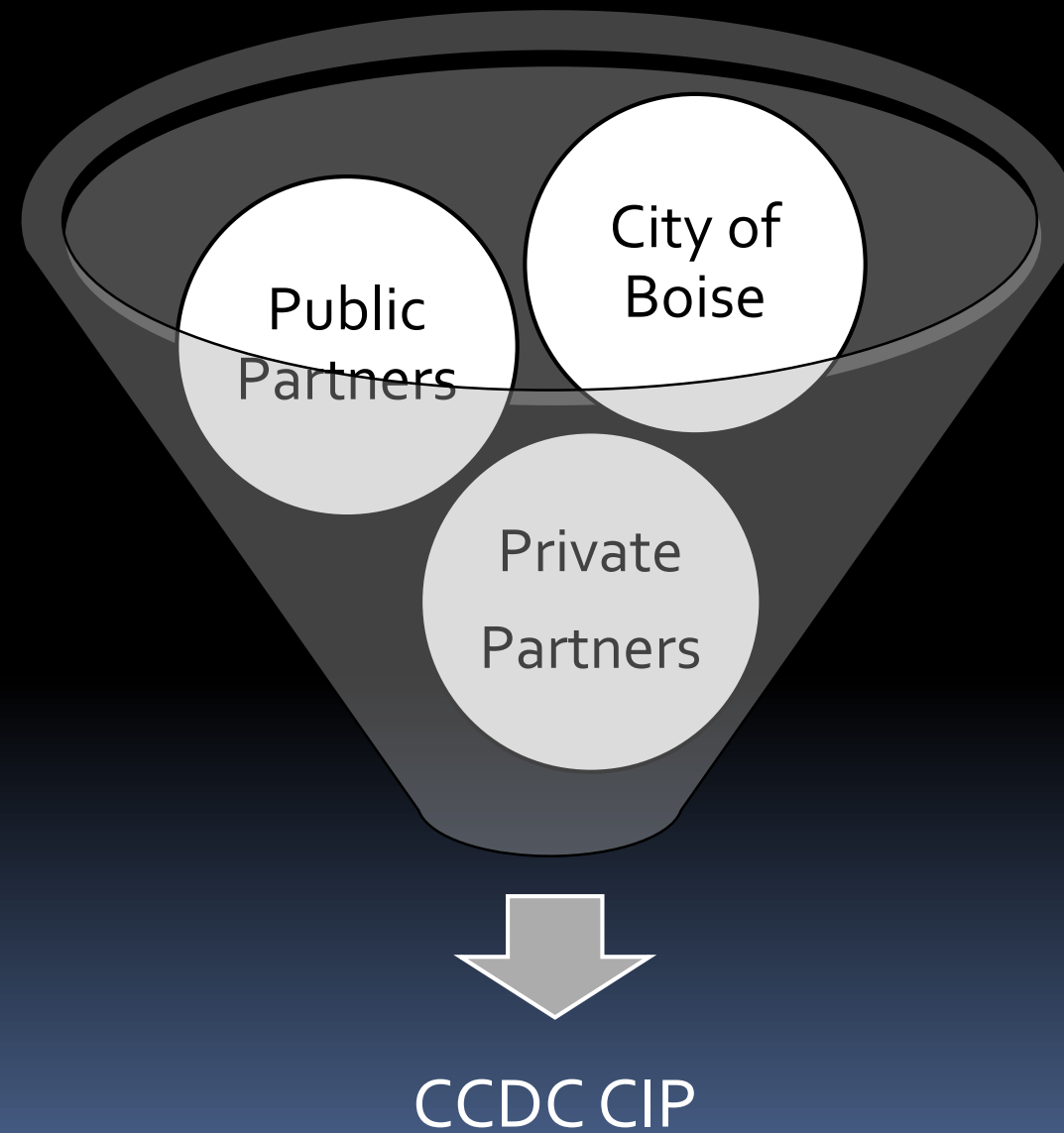
Purpose

Create, coordinate, develop, complete



Process

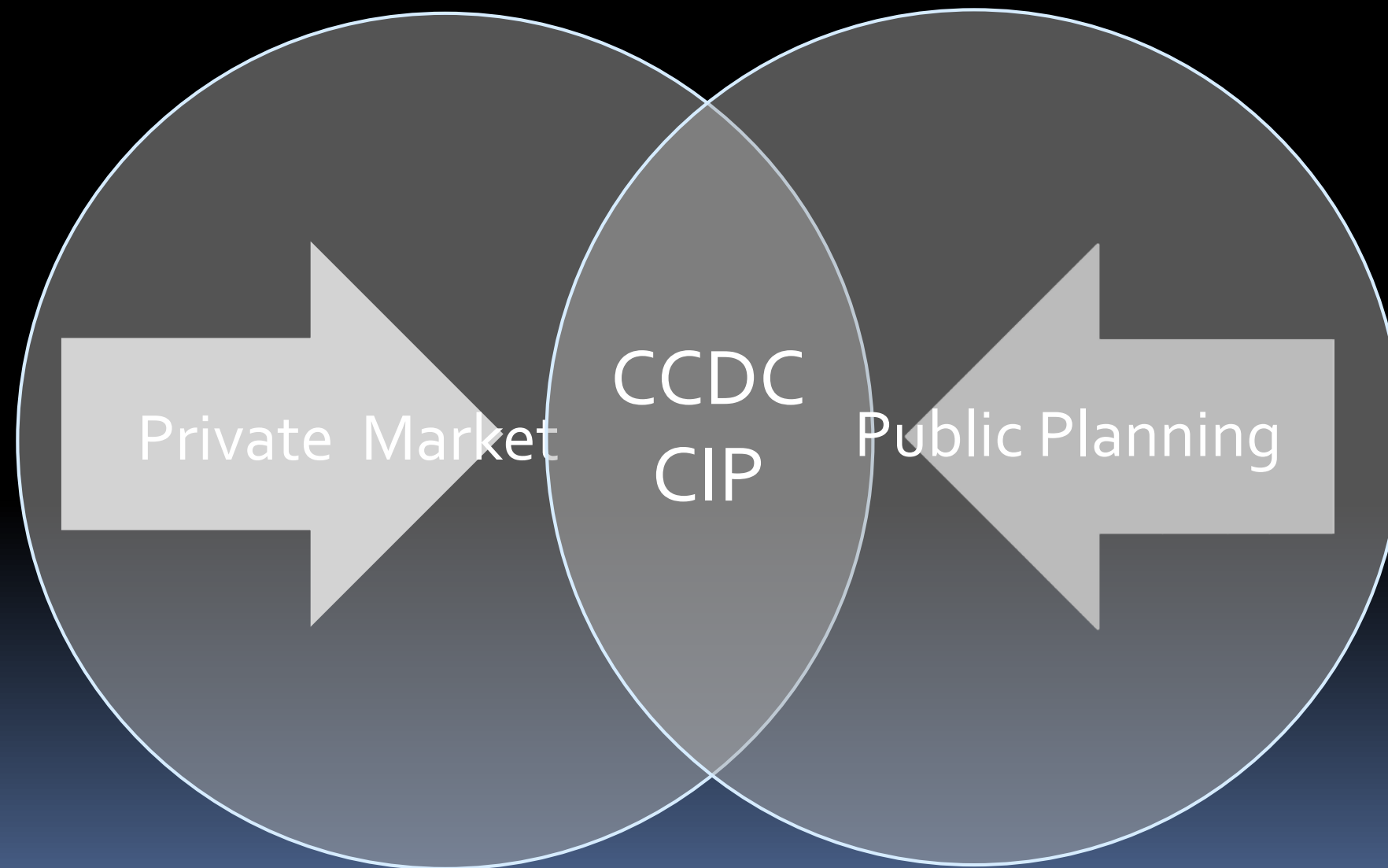
Partnership planning



Integration



Synthesis




■■■■■





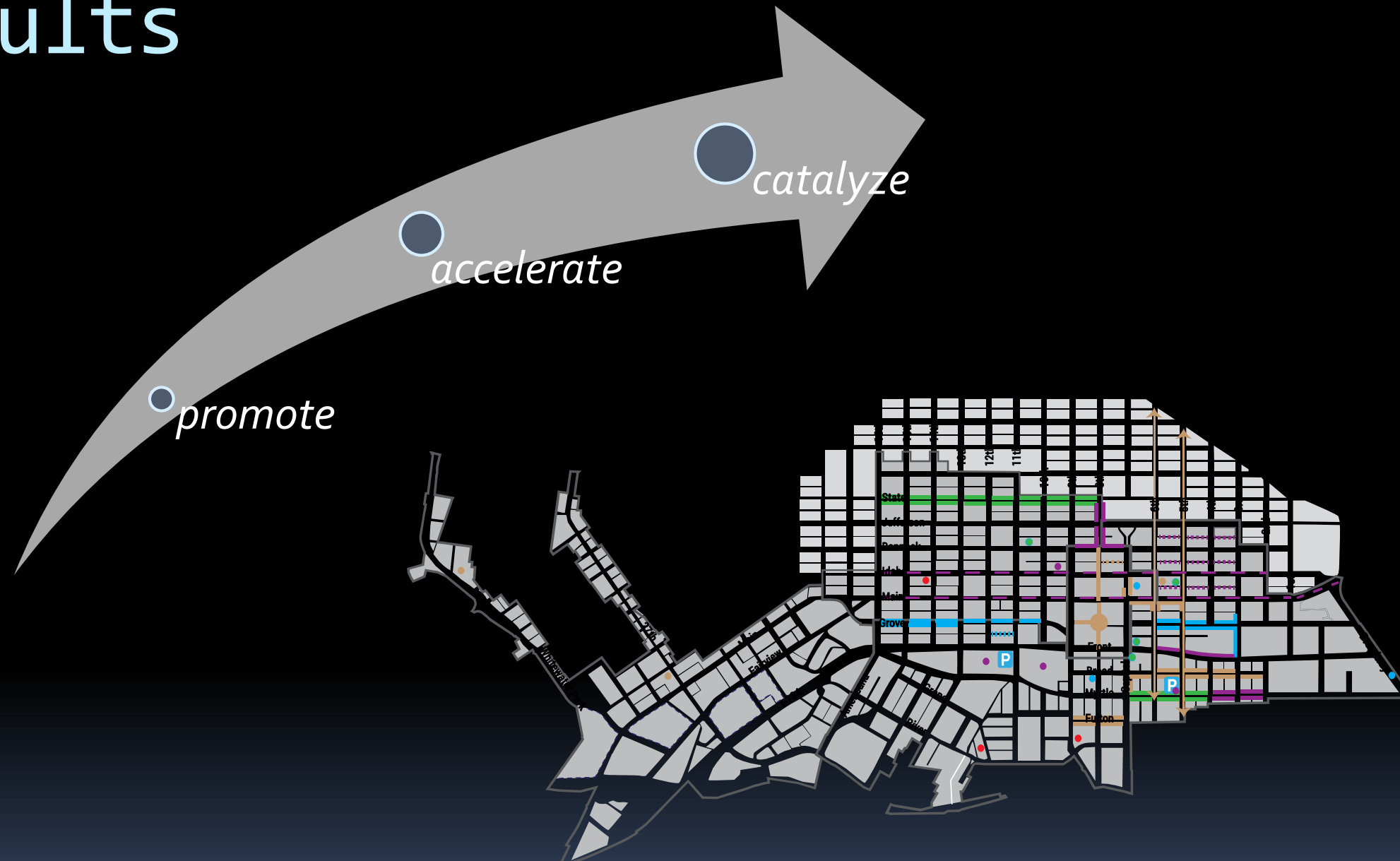
Proposed Capital Improvement Plan for 2018-2022

\$87,691,400



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

Results

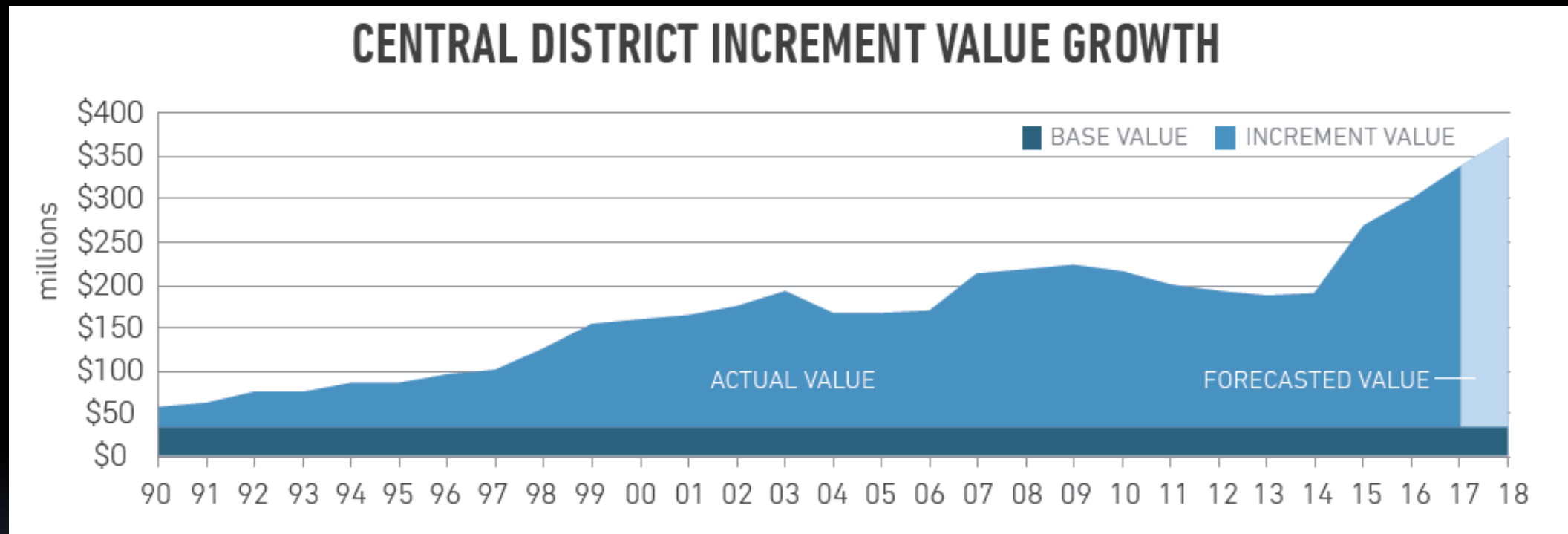


- Participation Projects / Development Agreements
- P Parking Participation
 - Type 1 Participation Project: Streetscape Grant
 - Type 2 Participation Project: General Assistance
 - Type 3 Participation Project: Transformative Assistance
 - Type 4 Participation Project: Public-Private Coordination
 - Type 5 Participation Project: Property Disposition (CCDC - Owned)
 - Pending 30th Street Area (West End) Developments

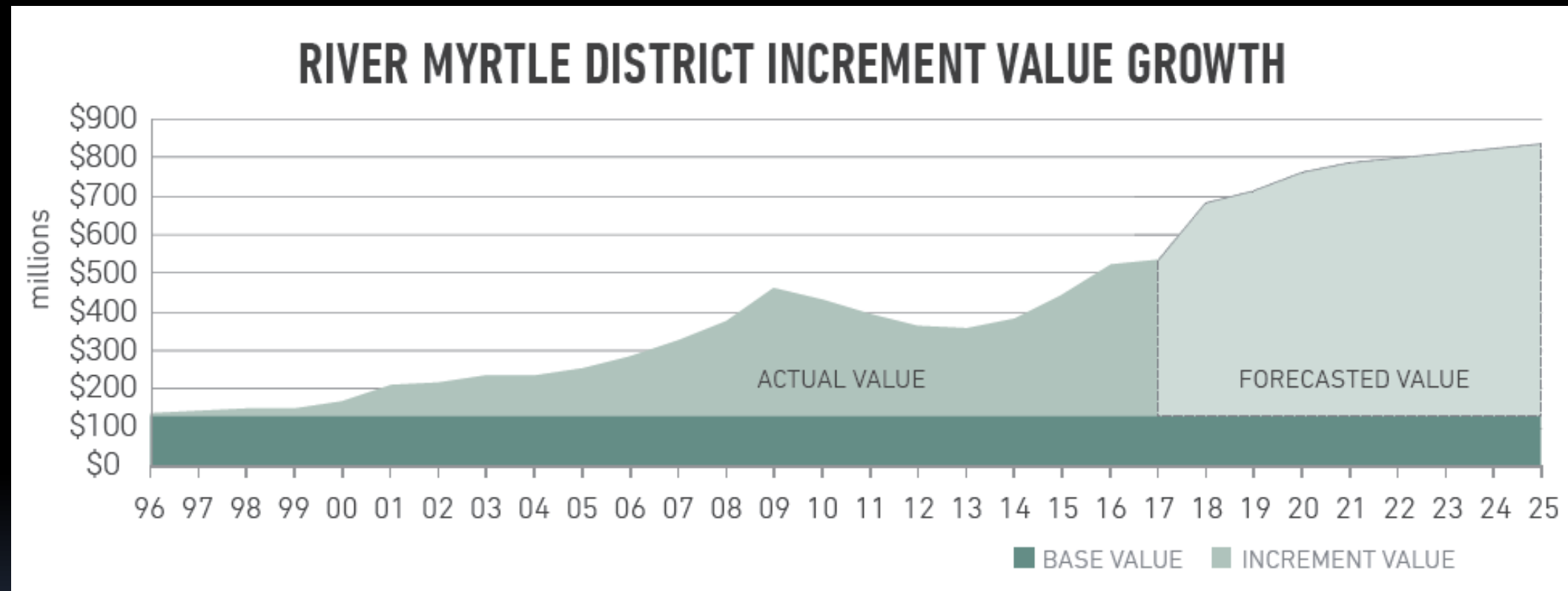
- Placemaking & Streetscape Projects
- 2017
 - 2018
 - 2019
 - 2020
 - 2021

- Infrastructure Projects
- 2017 2-way Street Conversion (pending ACHD Approval)
 - 2017 Alley Improvements (utility undergrounding)
 - 2019 Protected Bike Lanes
 - 2019 Alley Improvements (utility undergrounding)
 - 2020 Alley Improvements (utility undergrounding)

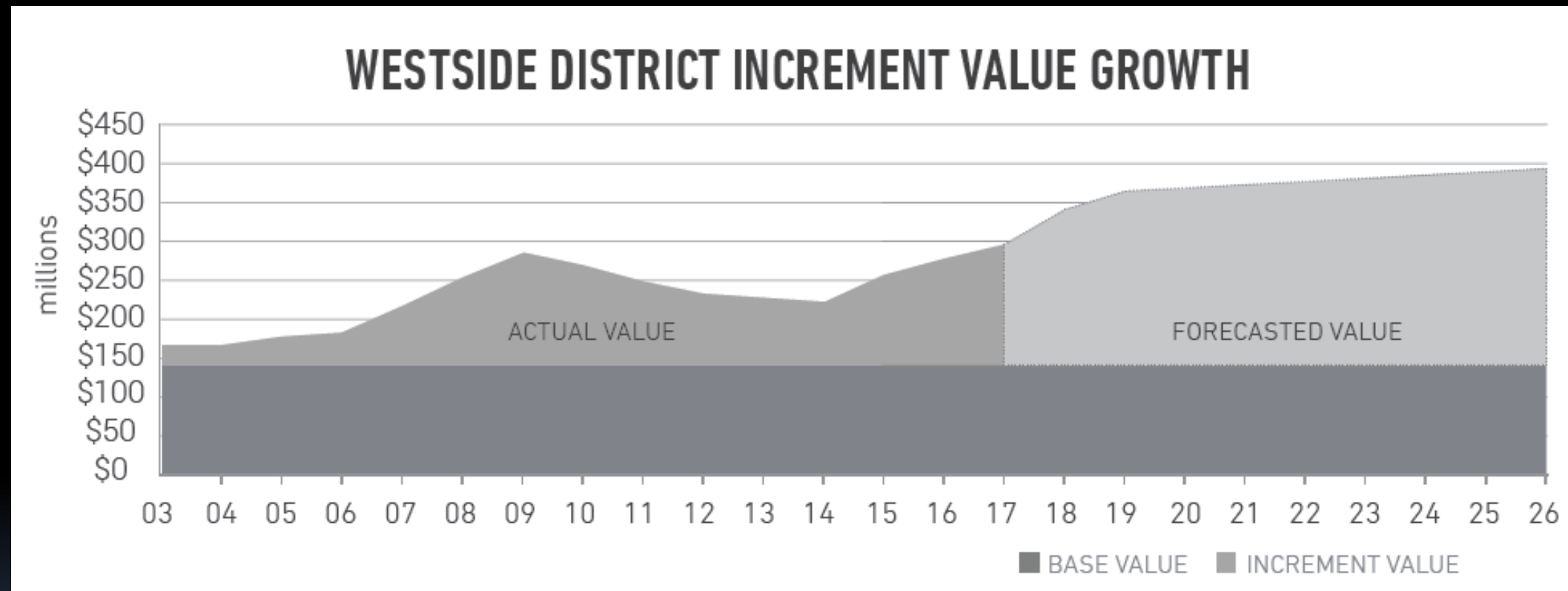
Economic Growth



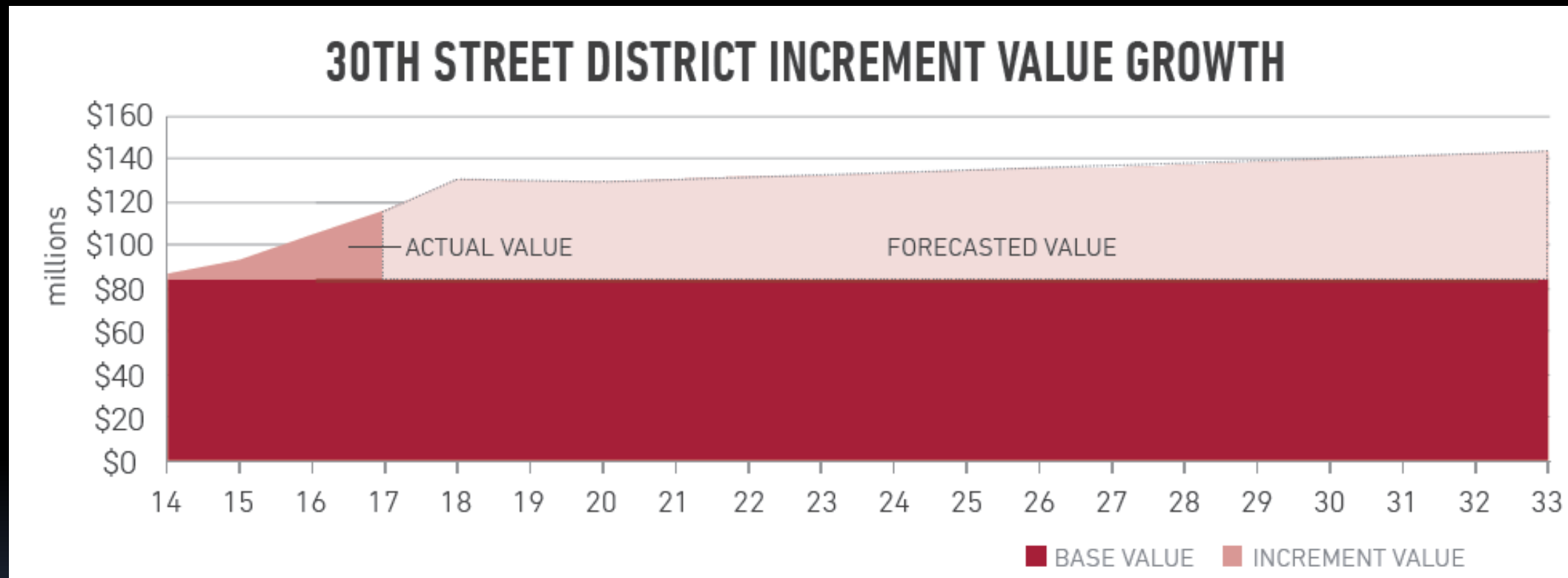
Economic Growth



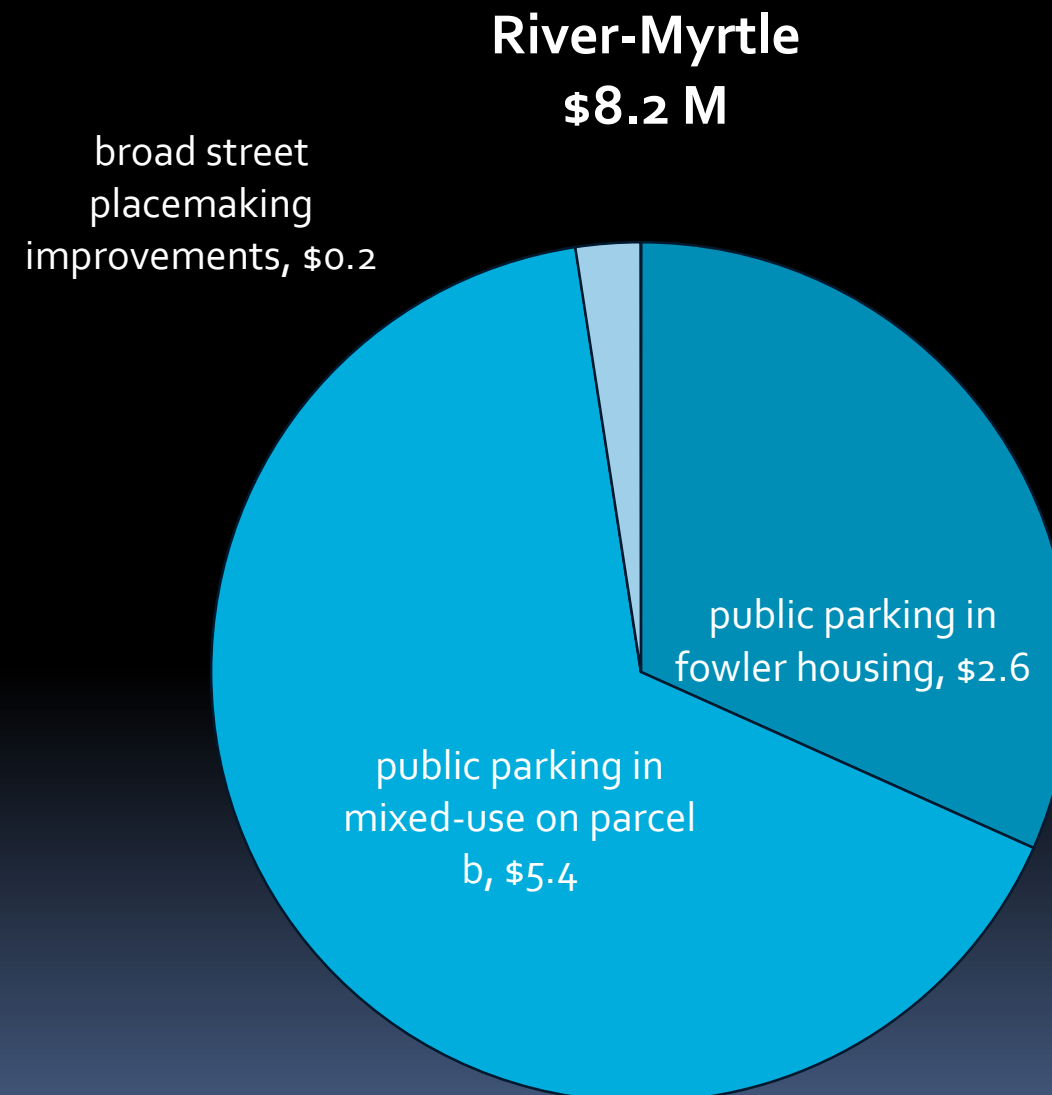
Economic Growth



Economic Growth

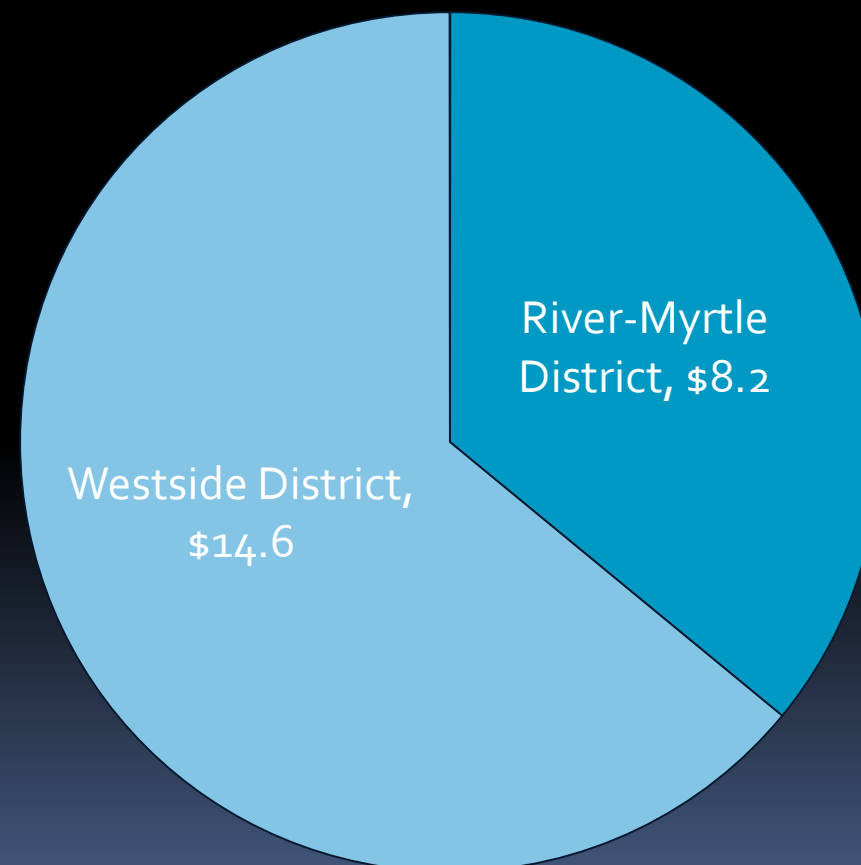


FY2018 Bond Proceeds



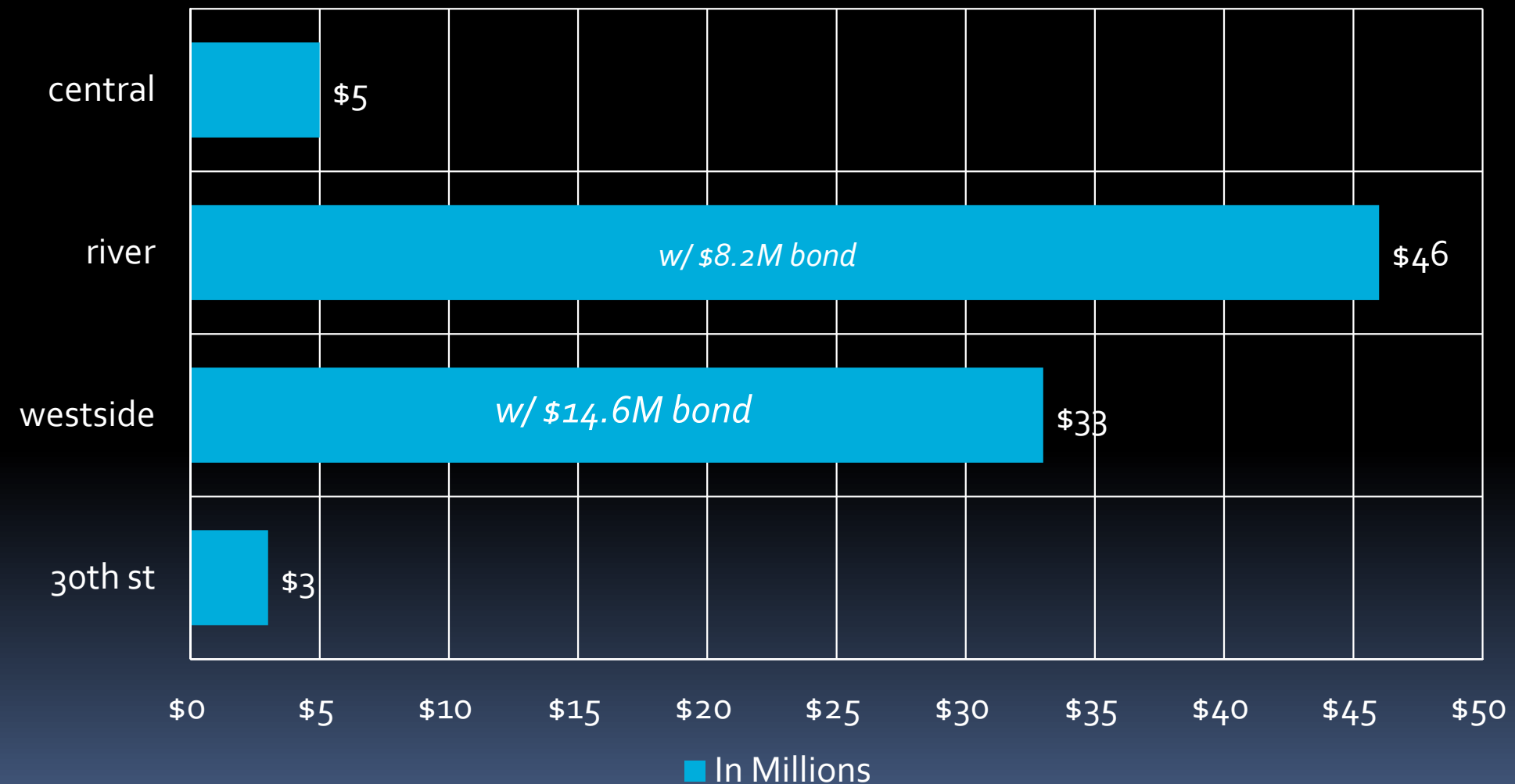
FY2018 Included Bonds

River-Myrtle + Westside District
= \$22.8 Million

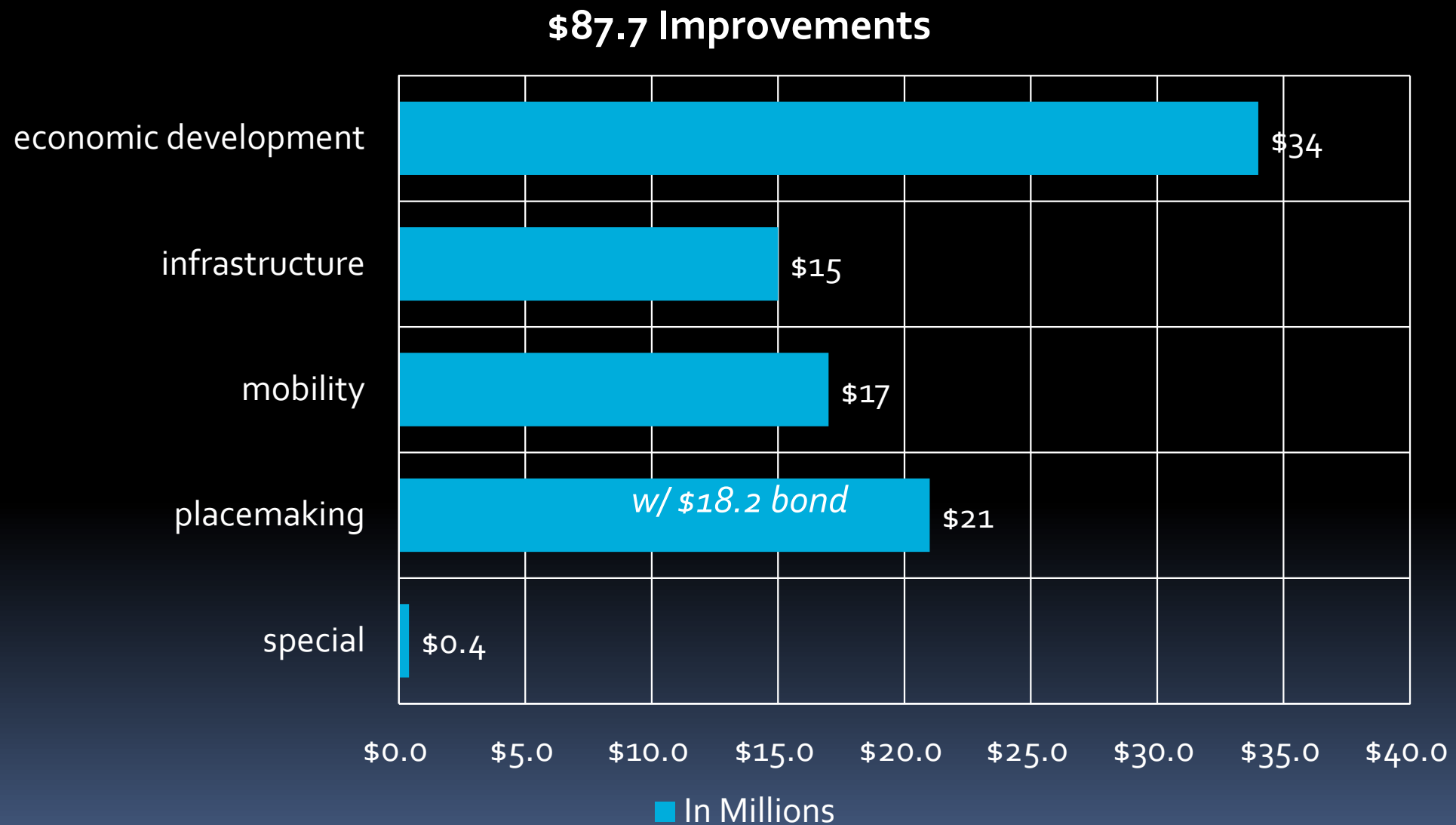


5-Year Totals by District

\$87.7M Improvements

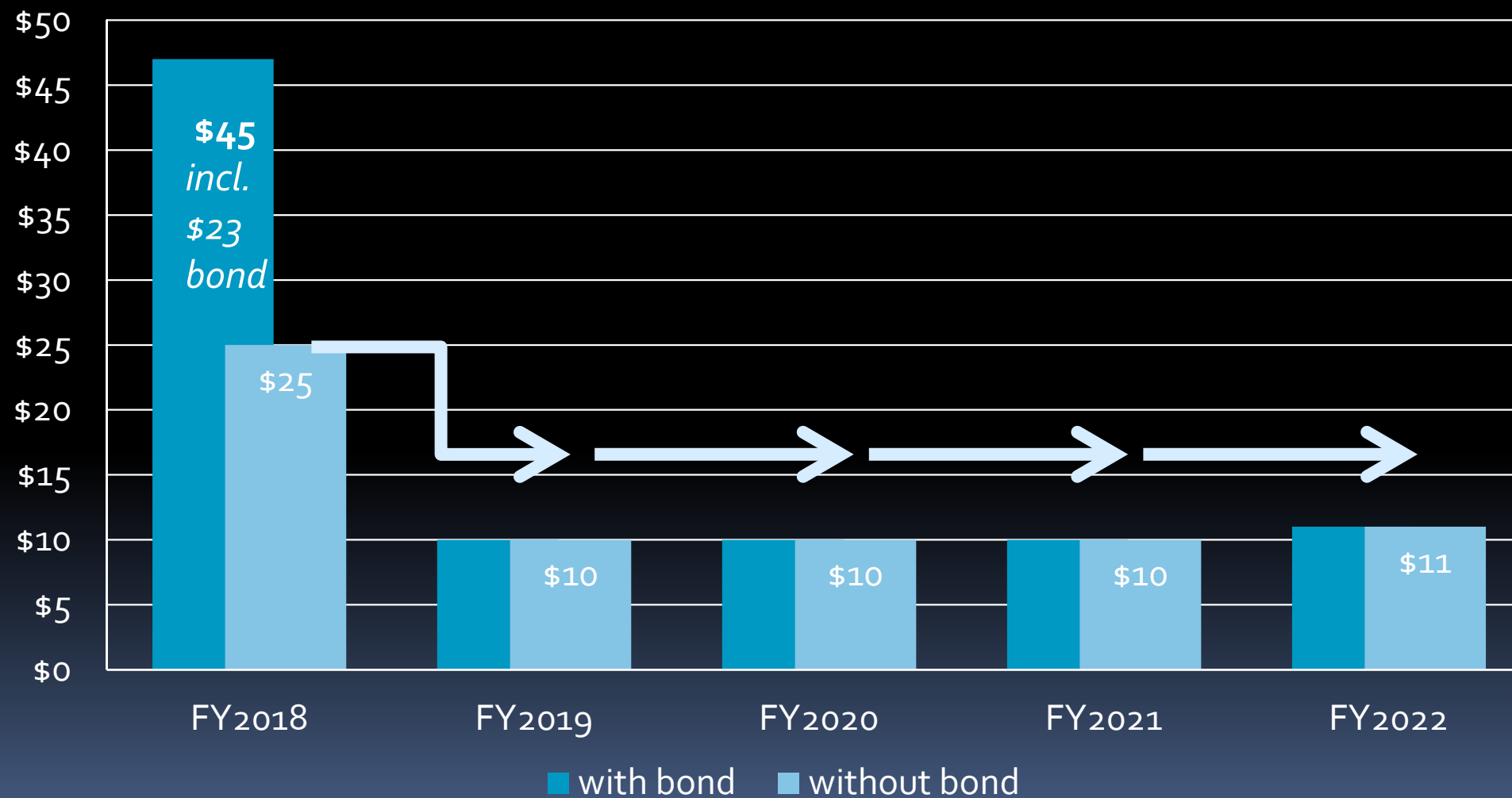


5-Year Totals by Type



CIP Totals by Year

In Millions



The Grove Plaza



The New Broad Street



Structured Parking



Hospitality



Downtown Housing



ADJOURN





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
September 11, 2017**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – August 2017

B. Minutes & Report

1. Approval of Meeting Minutes from August 29, 2017

IV. Action Items

- A. CONSIDER: Resolution 1503 Approving the Ash Street Property Disposition and Development Agreement (DDA) (10 min).....Todd Bunderson
- B. CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type Four Participation Agreement with BVGC Parcel B, LLC (5 min).....Matt Edmond
- C. CONSIDER: Resolution 1507 Approval of Master License Agreement between CCDC, City of Boise, and Ada county Highway District for Installation and Maintenance of Wayfinding Signage (10 min).....Matt Edmond

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – August 2017

B. Minutes & Report

1. Approval of Meeting Minutes from August 29, 2017

IV. Action Items

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- C. CONSIDER: Resolution 1507 Approval of Master License Agreement between CCDC, City of Boise, and Ada county Highway District for Installation and Maintenance of Wayfinding Signage (10 min).....Matt Edmond

CONSIDER: Resolution 1503 Approving the Ash Street Property Disposition and Development Agreement (DDA)

Todd Bunderson
CCDC Director of Development

Consider Resolution 1503

The Disposition and Development Agreement with Ash and River Investment, LLC to develop the Ash Street Townhomes.

Where We've Been...

September 2016 Board Meeting: RFQ/P Approved by Board

November 2016: Two Complete Proposals Received

January 2017: Exclusive Right to Negotiate (ERN) executed with DeChase Miksis for the Ash Street Townhomes

May 2017:

- a) CCDC Staff approves Design Development Plan per the ERN.
- b) City of Boise Design Review Committee approves the project.

June 2017: Disposition and Development Agreement drafted and negotiations begin

September 2017:
DDA drafted for Board Approval

March 2018 – September 2019:
Land Closing, and planned construction timeline



DDA Terms

- Based on the:
 - RFQ/P Thresholds
 - The Developer's Commitment
 - ERN Obligations





Terms include

1. Workforce Housing
2. Design Revisions
3. Green Building
4. Conditions Precedent to Conveyance
5. Public Improvements Reimbursement

Workforce Housing

- Deed Restricted
 - 7 years post completion
 - Rents in a range that are affordable to workforce
 - (80-120% AMI)

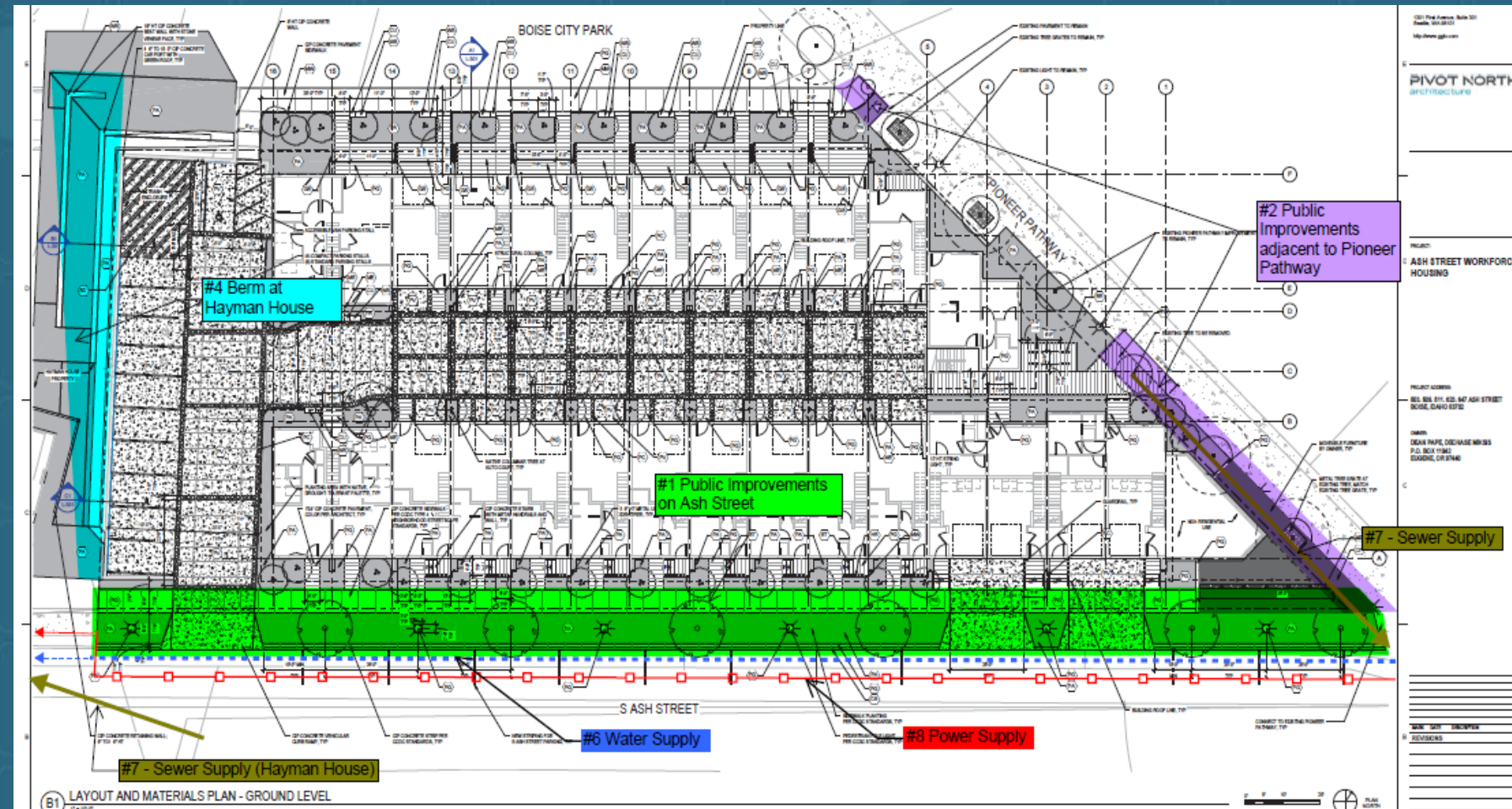
Rent Limits for 2017
(Based on 2017 AMI Income Limits)

Bedrooms (People)	Charts	80.00%	100.00%	120.00%
Efficiency (1.0)		900	1,125	1,350
1 Bedroom (2.0)		1,028	1,285	1,542
2 Bedrooms (3.0)		1,158	1,447	1,737
3 Bedrooms (4.0)		1,286	1,607	1,929

Public Improvements Reimbursement

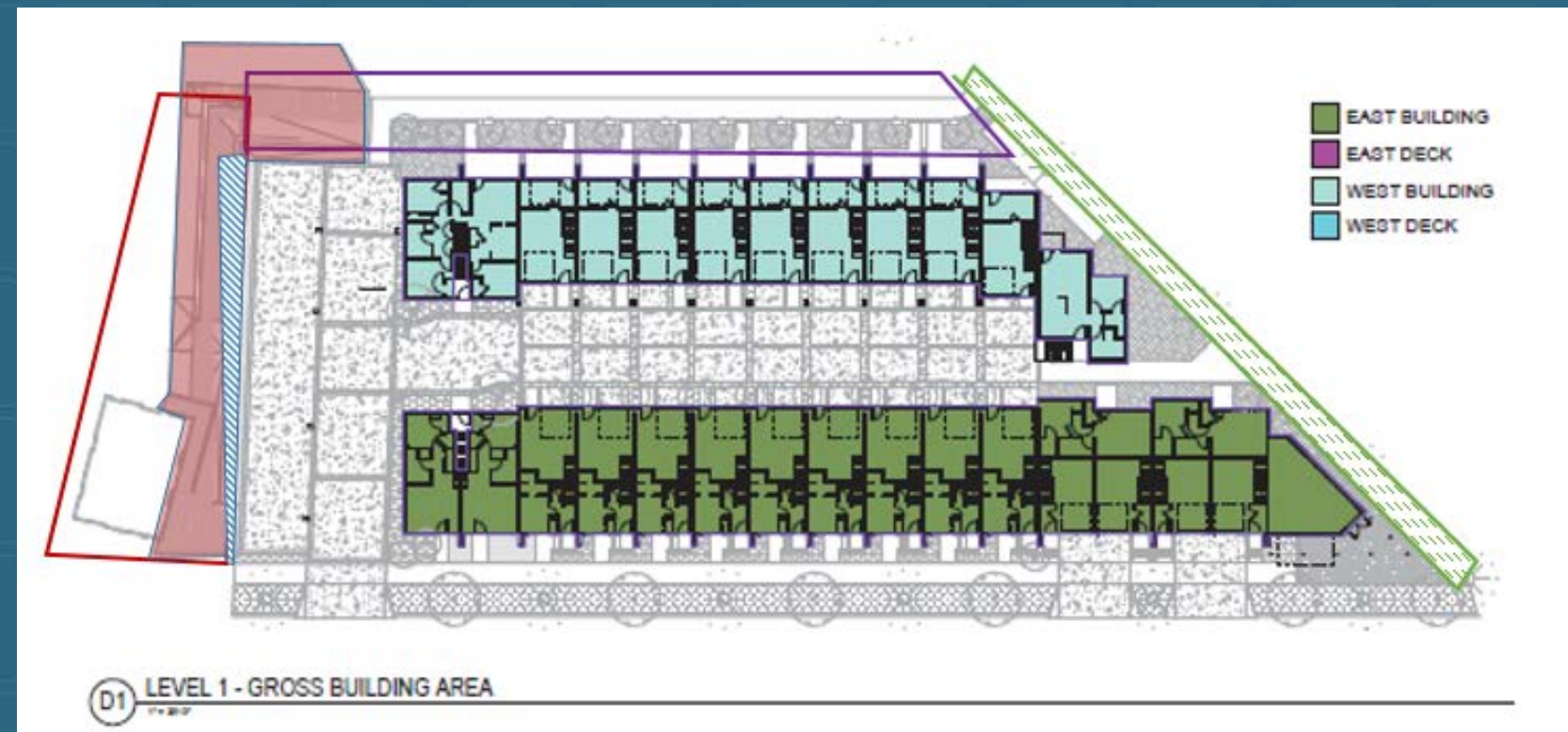
- Not to Exceed \$318,000 - For Public Eligible Costs
- Paid Upon Completion of the Project
- Shown in Exhibits to the DDA

1.	Berms providing a visual barrier to the covered parking structure:	\$35,000
2.	Streetscape Improvements:	\$134,000
3.	Water / Sewer/ Power Utility improvements in ROW	\$98,000
4.	Pedestrian Connections in Pioneer Pathway Right of Way	\$24,000
6.	Contingency (10%)	\$27,000
TOTAL		\$318,000



Design Revisions

- As Per the ERN the DDP was approved with:
 - A decrease in retail space (1,000 SF to 500+/-)
 - A decrease in the encroachments into Hayman House Property
 - Alley Vacation



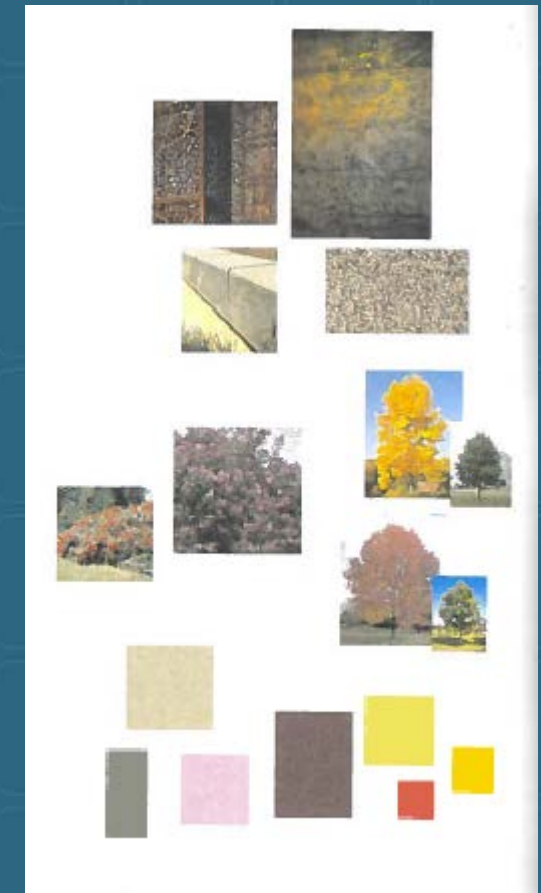
Draft Design

- As per the ERN the Developer collaborated with Arts & History Staff, the successor to CCDC of the Hayman House Property.
- CCDC Staff, Parks & Rec and PDS worked together to maintain the design and the value of the parcel to Arts and History.

Opportunities

While not formally approved, this is a list of opportunities as identified by the design team:

- 1 MARKER** Announces the Hayman House.
- 2 VERTICAL MARKER** Suggest a landmark art element that terminates the plat line and visually announces the River Street Neighborhood.
- 3 STORYTELLING** Interpretive signage panels tell the story of the River Street neighborhood, of Erma Hayman, and the Hayman House. Educate visitors about the density of buildings that used to be on this site.
- 4 MARKER** Fronton Court art element to mark this early Basque influence.
- 5 ART WALL** This wall could be an applied art installation, painted mural, or mosaic that celebrates the River Street Neighborhood and/or tells a story.
- 6 CONNECTION TO GREENBELT / RIVER / DOWNTOWN / PIONEER PATHWAY** Reference train tracks and/or wayfinding, and tie back to site.
- 7 PRIVACY SCREENS** Vertical elements that are fabric or fruit tree-inspired.
- 8 STAGE BACKGROUND** Reflect the community voice and provide a backdrop for performances, selfies, readings, etc. There's also an opportunity for an integrated, custom-designed railing or ground plane texture treatment.
- 9 HISTORIC PLAT LINES** Rhythmic lines that could also continue to Pioneer Pathway.



Prior to Land Conveyance

Section 5.3

- Land Use Approvals & Easements/ Encroachments obtained
- Deeds and Restrictions in Escrow
- Evidence Financing documents must be in escrow prior to land closing.
- Insurance
- Construction Contract
- Alley Vacation
- Construction Documents approved by CCDC

Initial Sales Price and Adjusted Sales Price

Full land price: \$679,000

— Land Appraisal	\$645,000
— Alley Vacation	<u>\$ 34,000*</u>
TOTAL	\$679,000

**based on ACHDs acceptance*

DDA includes 100% land write down upon completion of the project as described in the DDA

Reuse Value: Negative \$1,160,000

Land Write Down: \$679,000

Net Reuse Value: Negative \$480,000

Repayment Public Improvements: \$318,000

Net Value of Project: Negative \$163,000

(difference accounted for in profit delta)

Green Building

- LEED Certification

(LEED Certification exceeds City's Green Building Code)



08 Green Building Certification Form

Green Building Certification

To: Capital City Development Corporation (CCDC)

Re: RFQ/P for a Workforce Housing Development,
503, 506, 511, 623, 647 Ash Street, Boise, Idaho

My signature below legally binds this development known as Ash and River to meet or exceed the Boise City Green Construction Code, Boise City Code, Title 4, Chapter 7 (the "Code"). Or in the event the Code does not pertain to the construction type, the developer will obtain written confirmation from a Boise City Building Official that the project meets or exceeds the intent of the Code. By my signature below, I acknowledge for myself and the developer / company that this condition is a requirement of submission of the RFQ/P and that it is a condition that must be satisfied in order to receive any benefit of the RFQ/P, including a site write down.

Signature: 

Print Name: J. Dean Pape

Title: Member/Owner

Developer / Company: deChase Miksis

Date: 15-Nov-16

Resolution

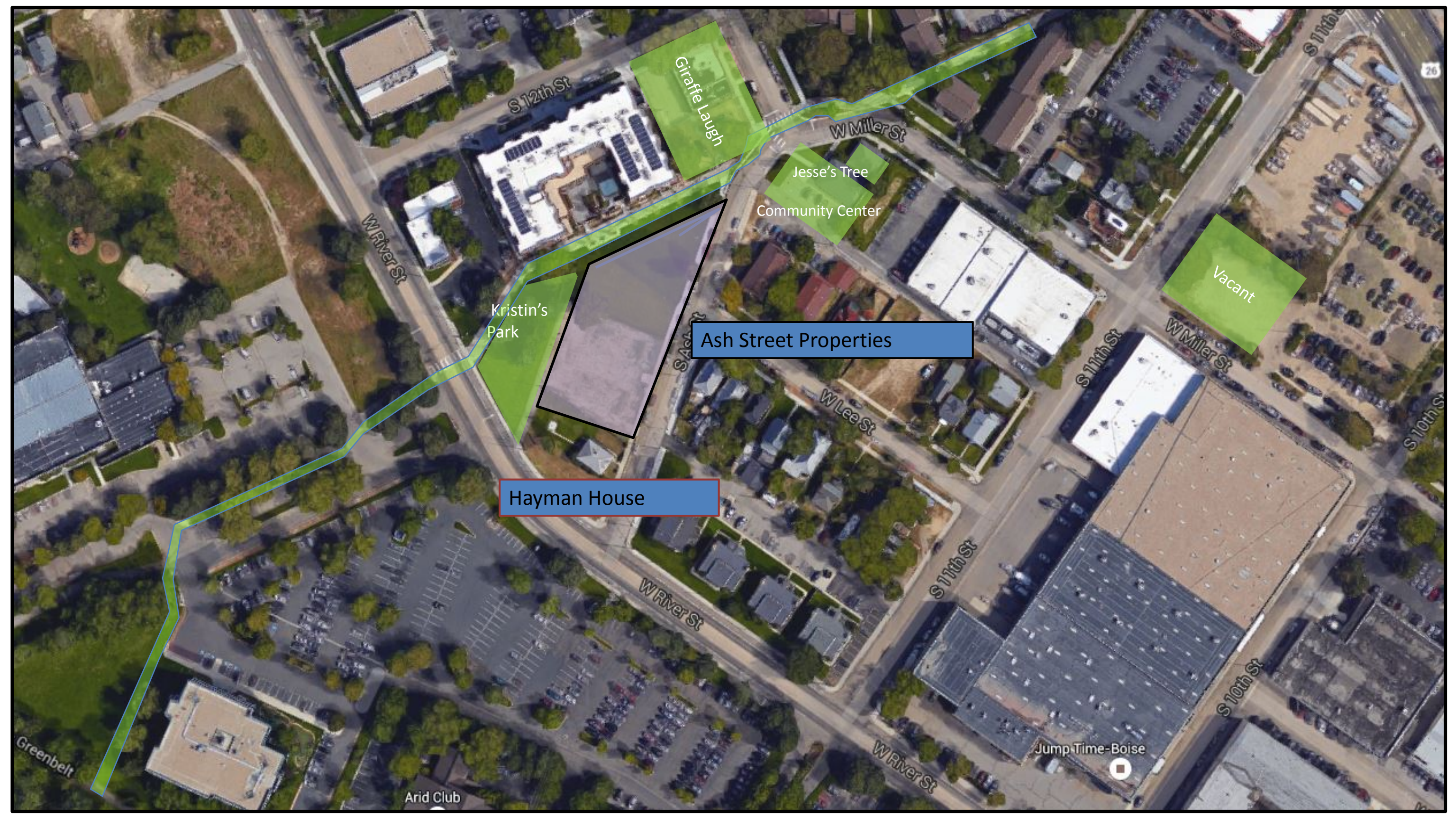
I move to adopt Resolution No.1503 to authorize the Executive Director to execute the DDA and all associated documents as required to implement the Agreement.











Giraffe Laugh

Jesse's Tree
Community Center

Kristin's
Park

Ash Street Properties

Hayman House

Vacant

Greenbelt

Arid Club

Jump Time-Boise

S 12th St

W Miller St

W River St

S 11th St

W Lee St

W River St

S 11th St

W River St

S 10th St

S 11th St

S 10th St

26



Ash St. Properties



View from Ash Street



- ▶ Parks Dept.
- ▶ CCDC Hayman House
- ▶ 647 Ash
- ▶ 621 Ash (burned)
- ▶ CCDC Pioneer Street Green

View from Pioneer Corridor



Ash St.



▶ 647 Ash



▶ 621 Ash (burned)



▶ CCDC

Pioneer Street Green

Pioneer
Corridor

12th & River Apts.
(Mercy Housing)

621 Ash (burned)





PIONEER CORRIDOR PROPERTIES

5/13/2013

	owner	address	land SF	description	assessed	purchased
1	ccdc	503 ash razed	3,920	land+impr	2006 61,300 \$16	2006 128,000 \$33
2	ccdc	509 ash land	5,184	land exchange w/ city	2006 62,200 \$12	2007 197,000 \$38
3	ccdc	511 ash* razed	6,883	land + six plex	2011 219,000 \$32	2011 265,000 \$39
4	ccdc	617 ash stonehouse	6,098	land + house	2010 105,100 \$17	2010 108,800 \$18
5	Ellen Smith Morgan Smith	621 ash burned	6,969	land + 4-plex	assessed '12 195,900 \$28	Pending 300,000 \$43
6	Ellen Smith Sydney Smith	647 ash apartment	7,535	land + 4-plex	assessed '12 202,100 \$27	Pending 300,000 \$40
	Total	621 + 647	36,589	2 parcels 2 buildings	Total 398,000 \$27	Total 600,000 \$41

* 2006 area appraisal comparables were \$28.37 to \$38.55 with \$38.00 used for 511 Ash

CONSIDER: Resolution 1503 Approving the Ash Street Property Disposition and Development Agreement (DDA)

QUESTIONS?

CONSIDER: Resolution 1503 Approving the Ash Street Property Disposition and Development Agreement (DDA)

SUGGESTED MOTION:

Adopt Resolution No. 1503 to authorize the Executive Director to execute the DDA and all associated documents as required to implement the Agreement.

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – August 2017

B. Minutes & Report

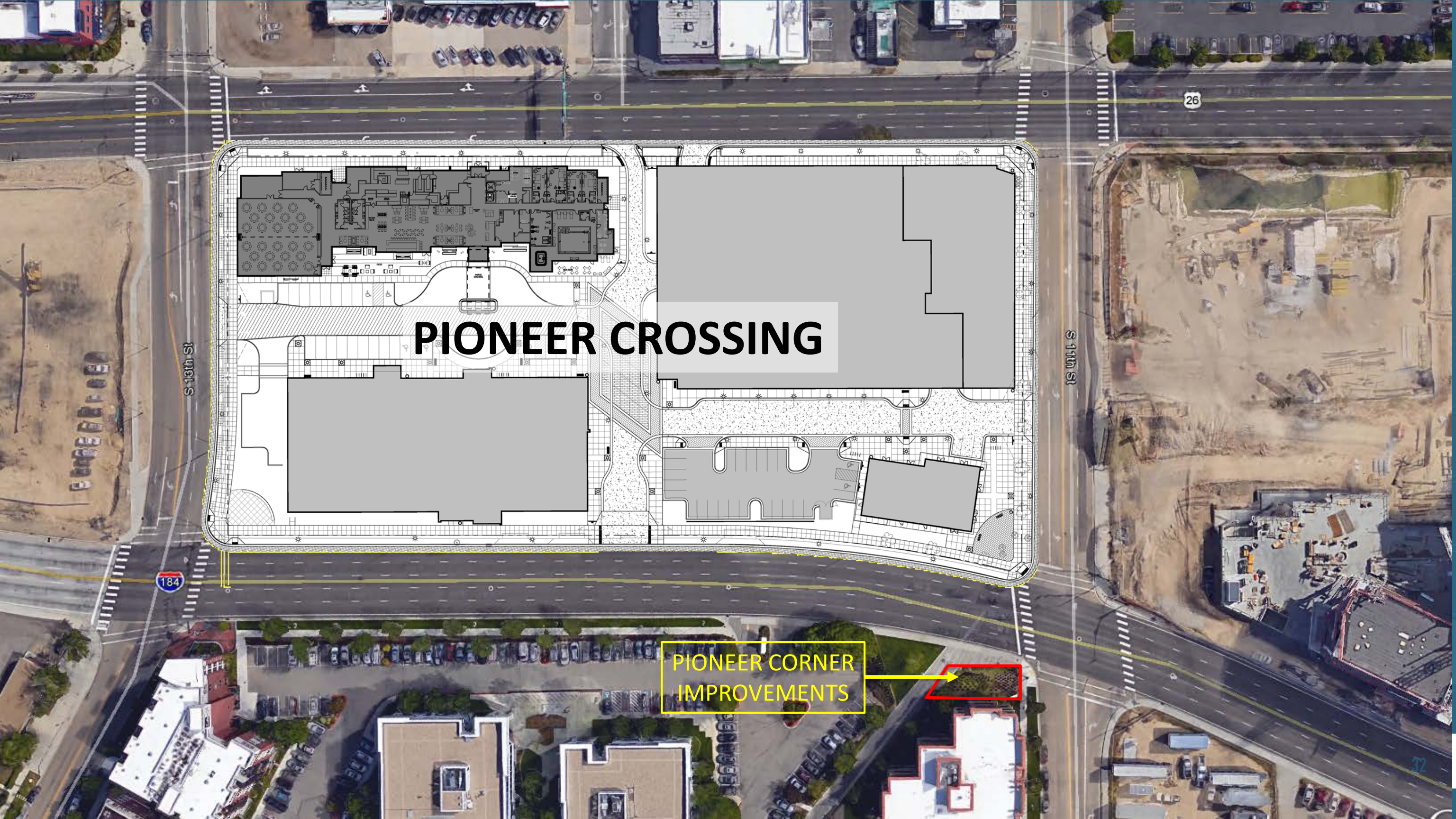
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CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type
Four Participation Agreement with BVGC Parcel B, LLC

Matt Edmond
CCDC Project Manager



PIONEER CROSSING

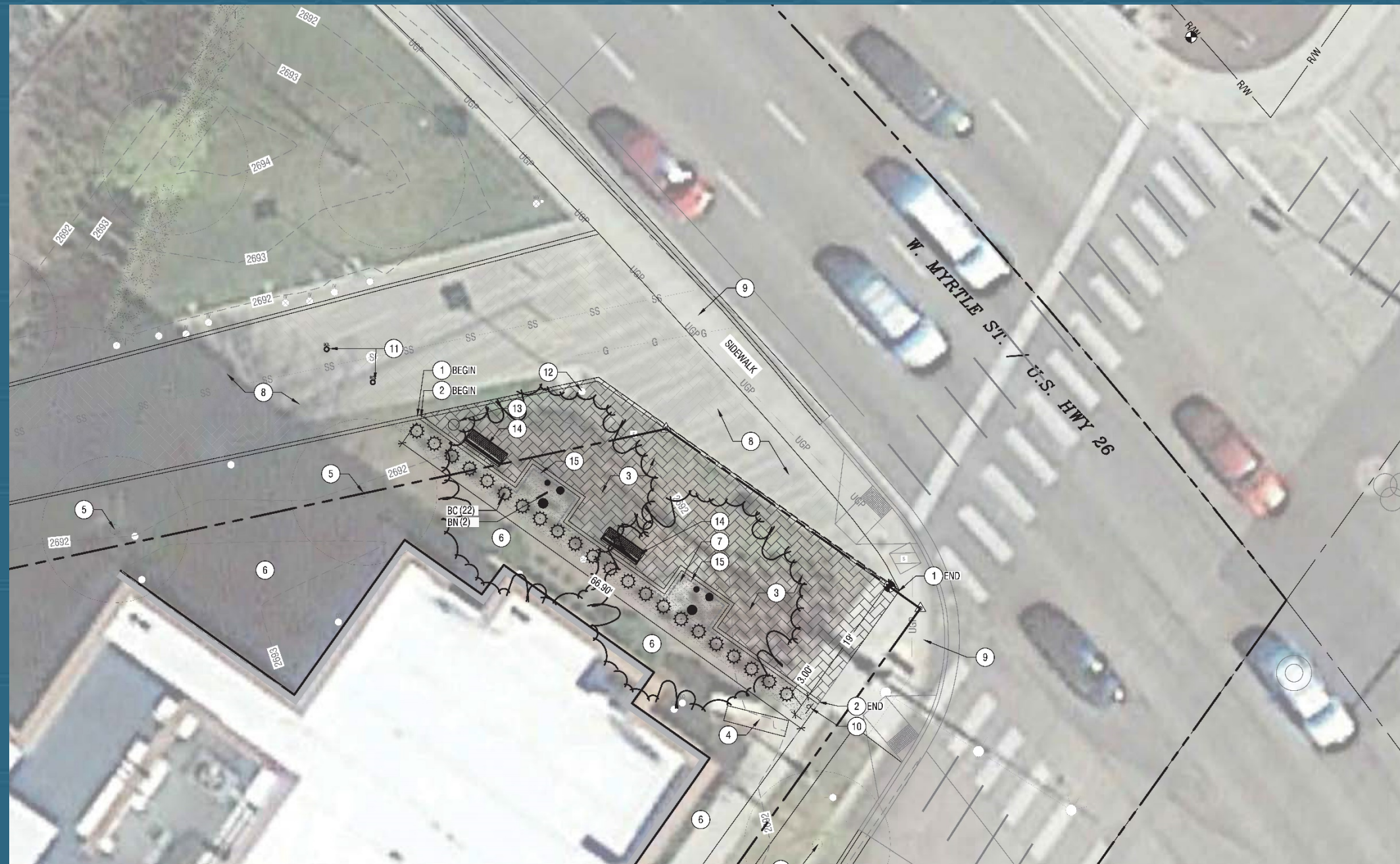
PIONEER CORNER
IMPROVEMENTS



Pioneer Corner: Existing Conditions



Pioneer Corner: Planned Improvements



Pioneer Corner: Timeline and Next Steps



CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type
Four Participation Agreement with BVGC Parcel B, LLC

QUESTIONS?

CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type Four Participation Agreement with BVGC Parcel B, LLC

SUGGESTED MOTION:

I move to adopt Resolution No. 1508, approving the Type 4 Participation Agreement with BVGC Parcel B, LLC to construct Pioneer Corner Improvements

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – August 2017

B. Minutes & Report

1. Approval of Meeting Minutes from August 29, 2017

IV. Action Items

- A. CONSIDER: Resolution 1503 Approving the Ash Street Property Disposition and Development Agreement (DDA) (10 min).....Todd Bunderson
- B. CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type Four Participation Agreement with BVGC Parcel B, LLC (5 min).....Matt Edmond
- C. CONSIDER: Resolution 1507 Approval of Master License Agreement between CCDC, City of Boise, and Ada county Highway District for Installation and Maintenance of Wayfinding Signage (10 min).....Matt Edmond

Downtown Boise Wayfinding

Wayfinding Project Update &
Consider Resolution 1507
Approving Master License Agreement

September 11, 2017

Wayfinding Purpose & Goals

An attractive, well-designed, durable, and easy-to-use Downtown wayfinding system that:

- ➔ Promotes Downtown Boise as an exciting destination that is easy to navigate
- ➔ Enhances community identity
- ➔ Welcomes visitors
- ➔ Encourages residents and visitors to get out of their cars and use other modes of transportation: "Park Once"
- ➔ Positively affects business and spurs economic growth

The Process To Date

**September
2013**

Sea Reach
hired to
develop
wayfinding
system

June 2014

Public
workshops
on three
concepts

**December
2014**

“City of
Trees”
concept
approved by
City Council,
CCDC Board

Spring 2015

Development
& refinement
of wayfinding
system

June 2015

ACHD issue
with FHWA
community
wayfinding
standards

March 2016

ACHD
initiated legal
task for
master
license
agreement

May 2016

Draft sign
package to
ITD for
review

April 2017

ITD required
changes to
wayfinding
design and
arrangement

**Summer
2017**

Consultant
and staff
revisions
based on ITD
requirements

Primary Destinations

- Airport
- Albertsons Stadium
- Boise Centre/Conv Ctr
- Boise State University
- CenturyLink Arena
- City Hall
- County Courthouse
- Julia Davis Park
- Main Street Station
- St. Luke's (H)
- State Capitol
- The Grove Plaza
- VA Medical Center

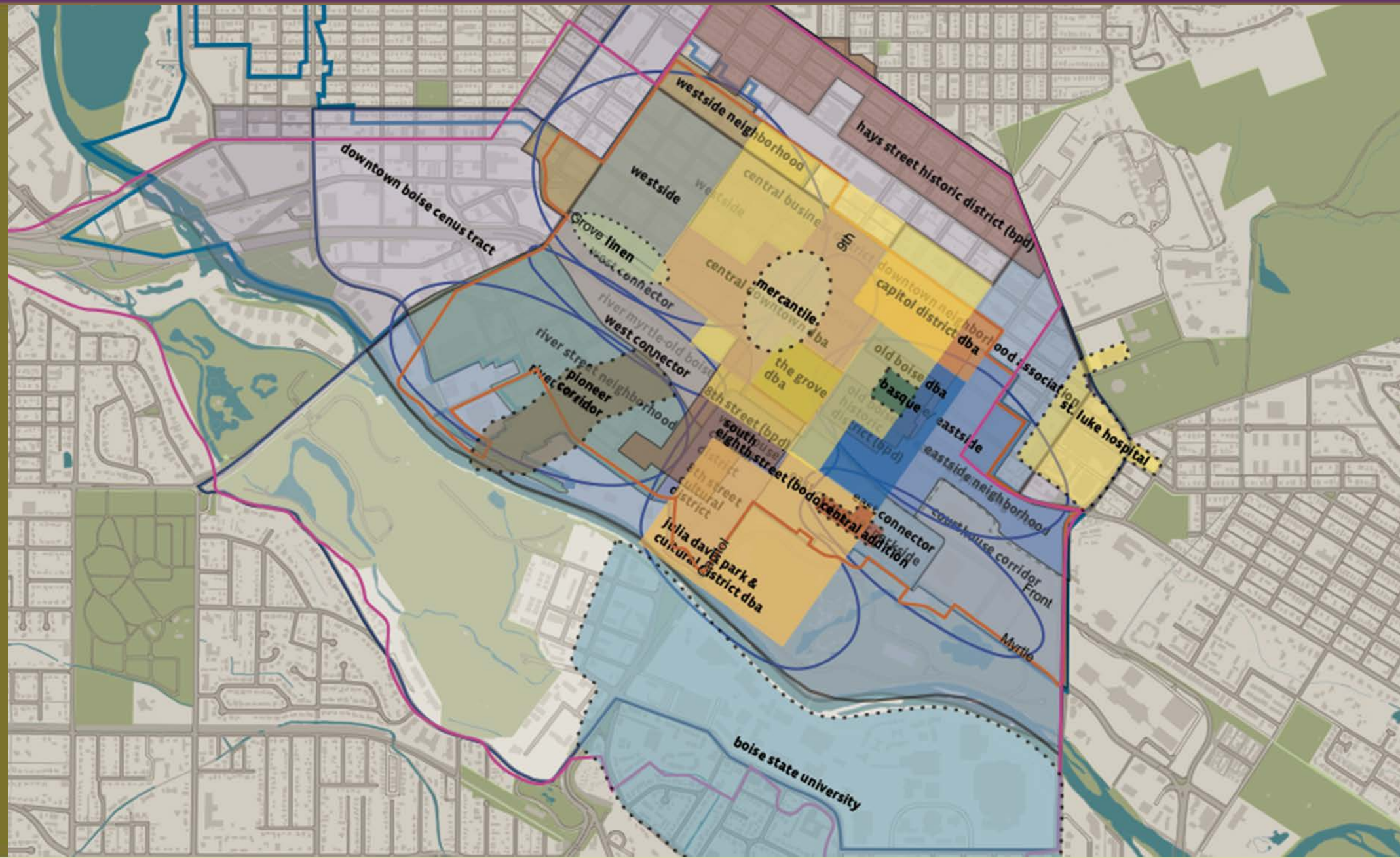
Secondary Destinations

- Ann Morrison Park
- Black History Museum
- BoDo/8th St Marketplace
- Boise Art Museum
- Boise River Greenbelt
- Camel's Back Park
- Central Addition
- Cultural District
- Discovery Center
- Dona Larsen Park
- Foothills Learning Center
- Fort Boise
- Halls Gulch Trailheads
- Idaho Botanical Gardens
- JUMP
- Kathryn Albertson Park
- Library!
- Linen District
- Lusk District
- Main Post Office
- Military Reserve Trailheads
- Morrison Center
- Old Boise Historic District
- Old Idaho Penitentiary
- State Historical Museum
- Taco Bell Arena
- University of Idaho
- Whitewater Park
- YMCA
- Zoo

Tertiary Destinations

- Anne Frank Memorial
- Basque Block
- Boise Contemporary Theater
- Boise Depot
- Boise High School
- Boise Little Theater
- Borah Post Office
- Capitol Park
- Cancer Survivor Plaza
- Concordia School of Law
- CW Moore Park
- Egyptian Theater
- Esther Simplot Performing Arts
- Ft. Boise Community Center
- Harrison Blvd Historic District
- Hays Street Historic District
- Hyde Park
- Pioneer Cemetery
- Pioneer Pathway
- Rhodes Skateboard Park
- U of I College of Law
- Visitor Information
- Warm Springs Historic District

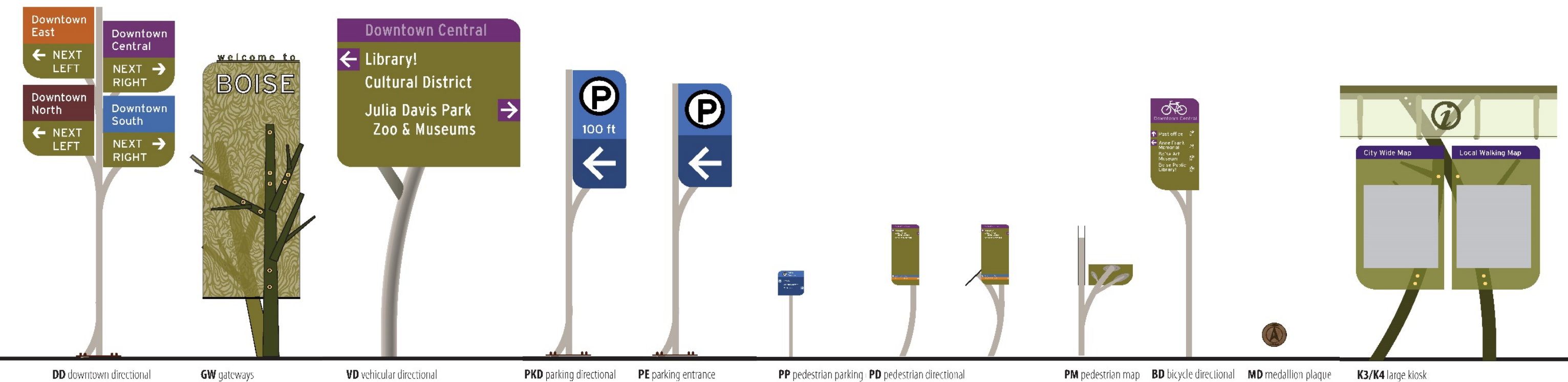
Downtown Districts & Neighborhoods



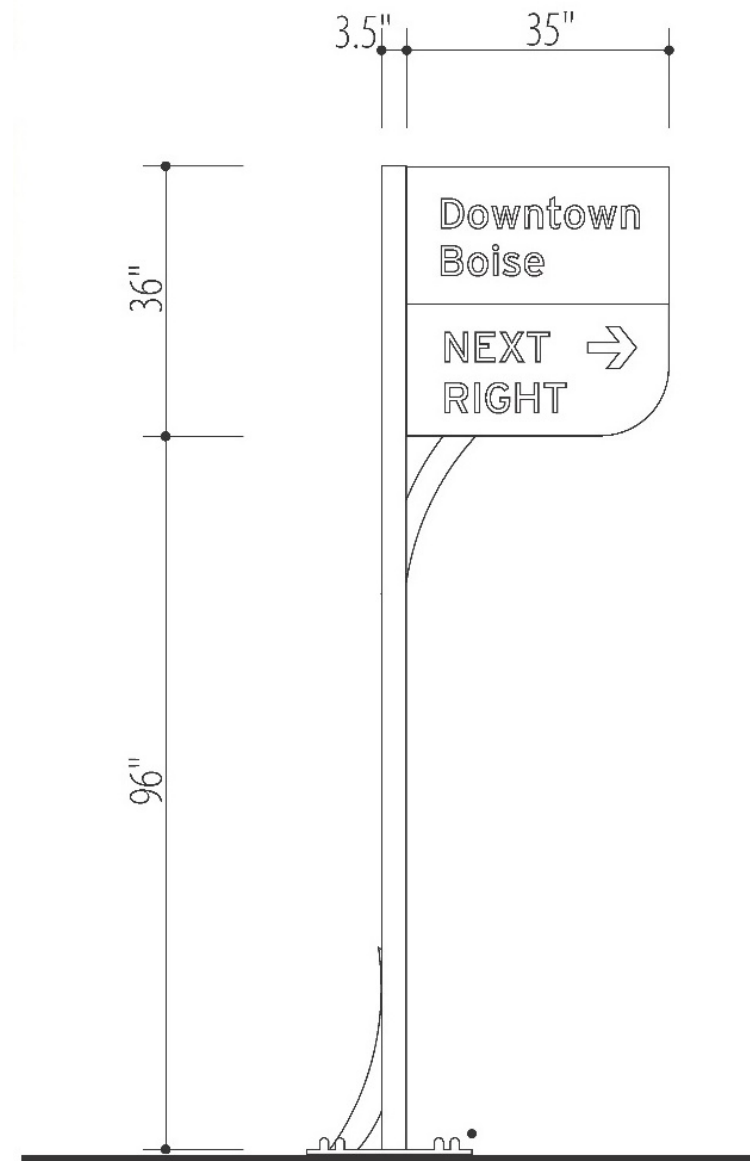
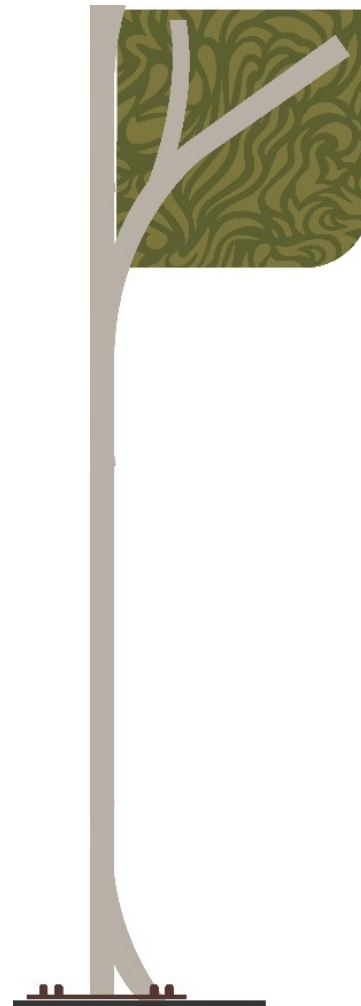
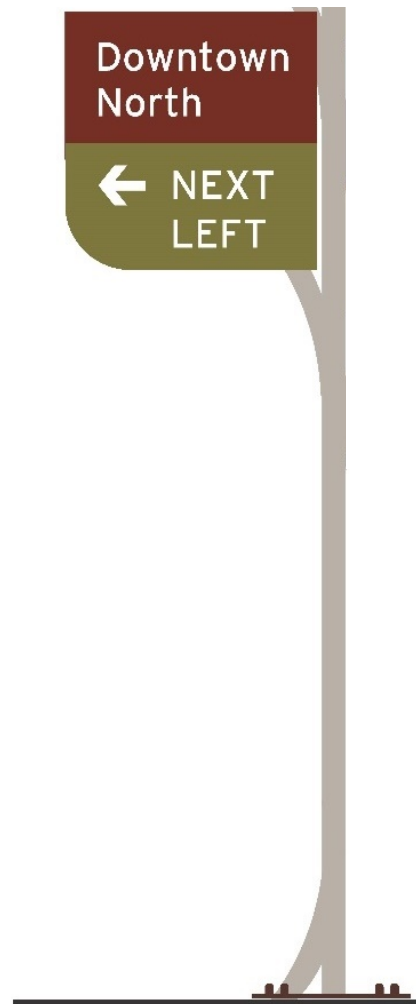
Wayfinding Zones



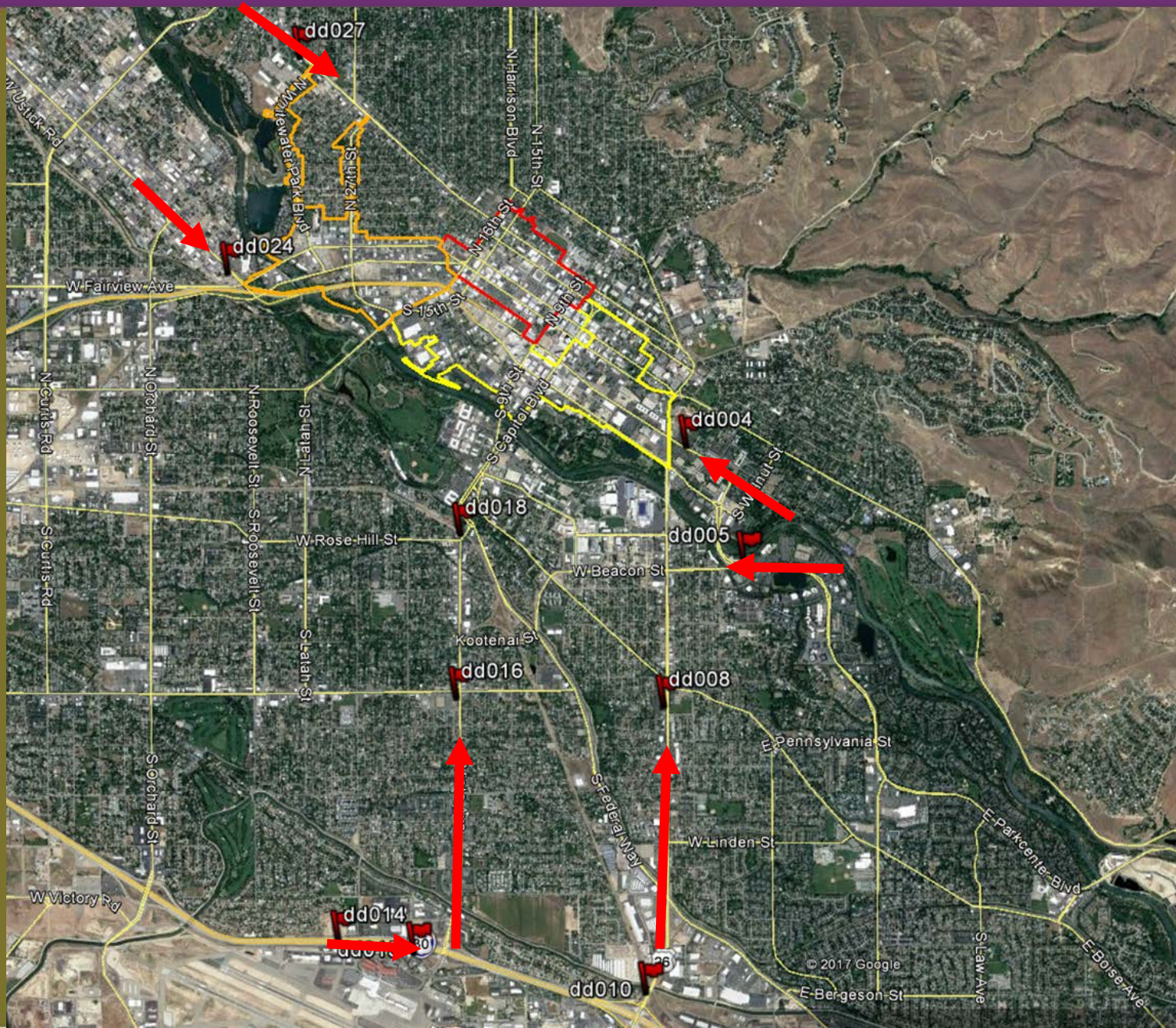
Wayfinding Elements



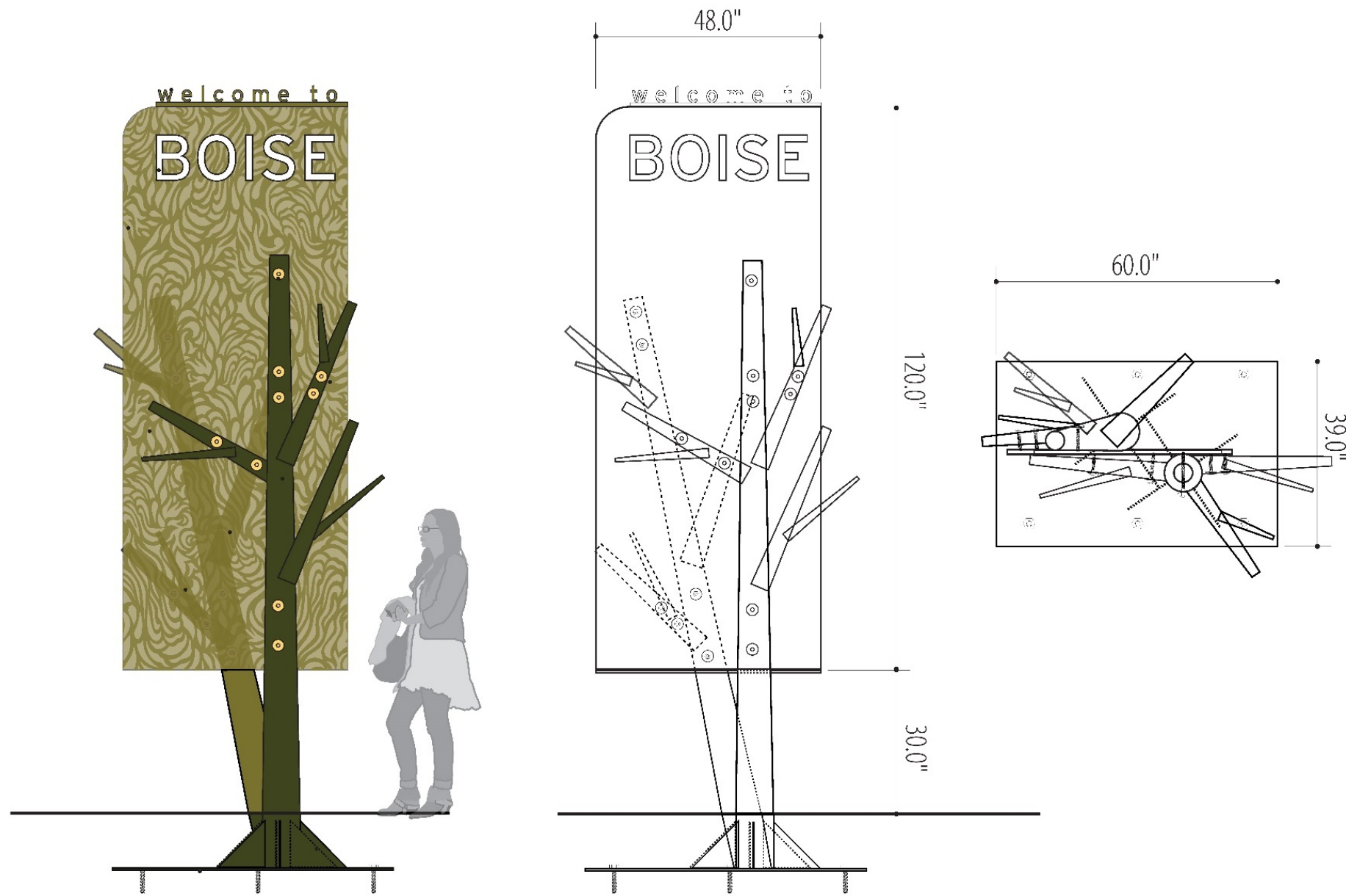
Downtown Directional Signs



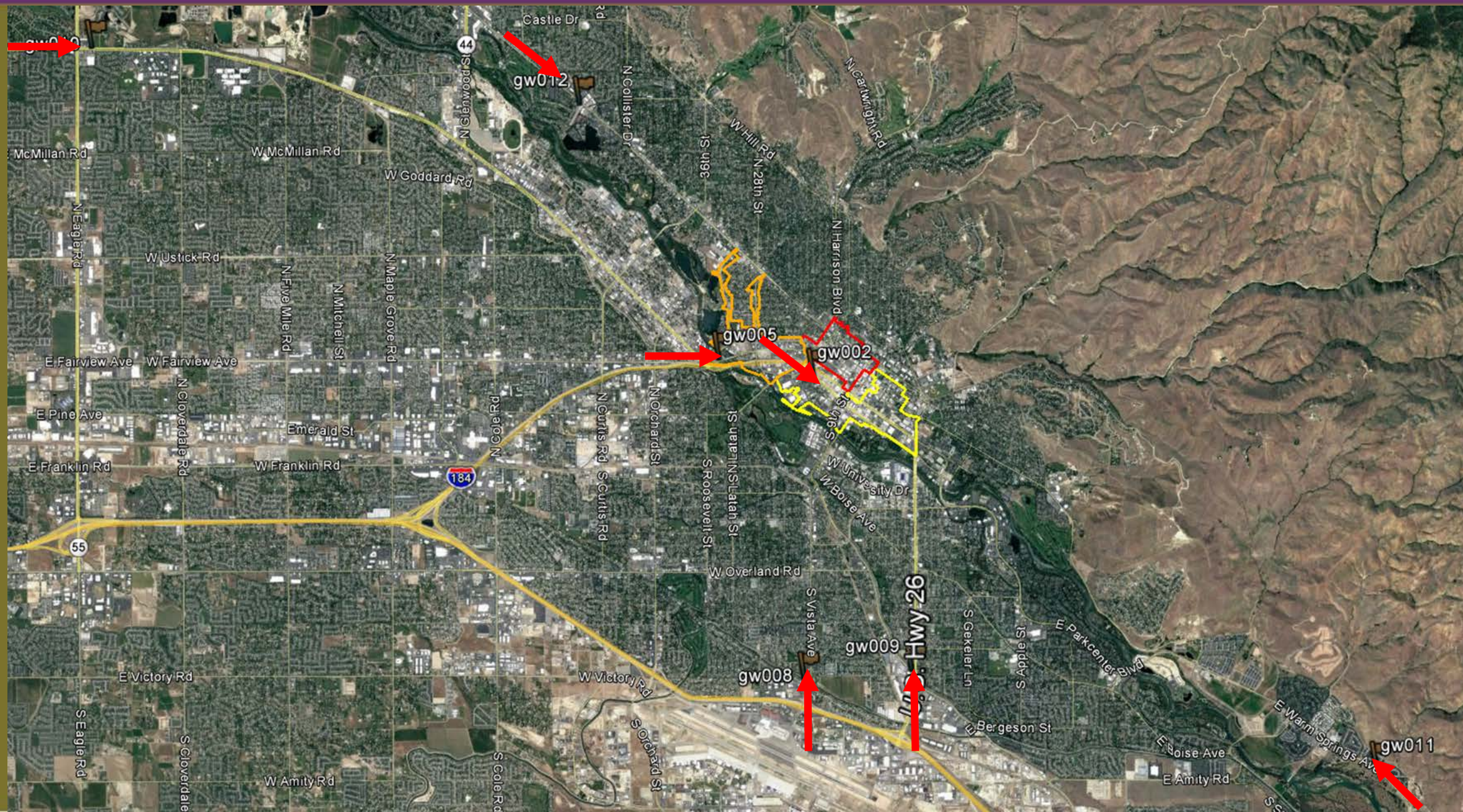
Downtown Directional Signs



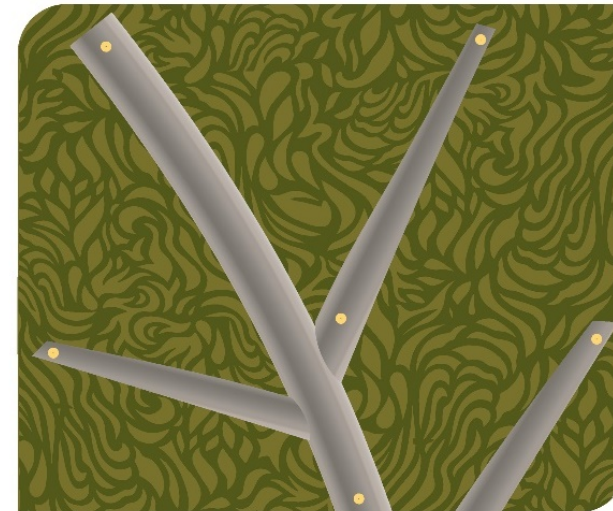
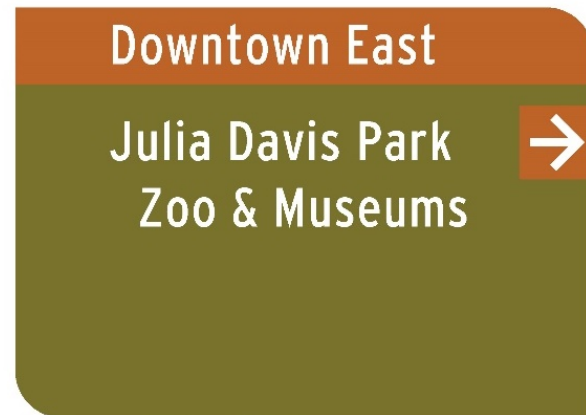
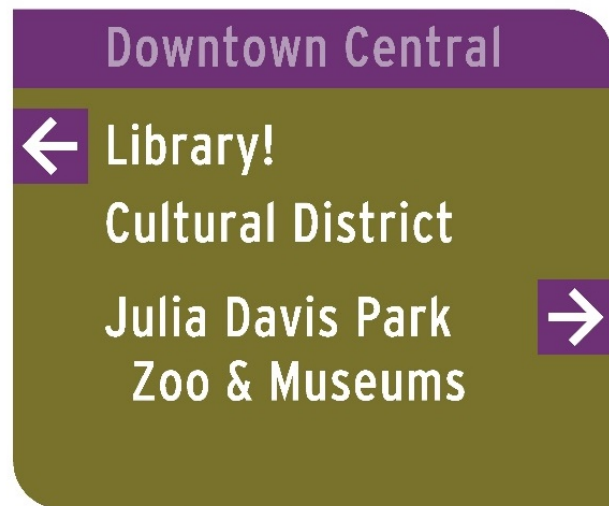
Gateway Signs



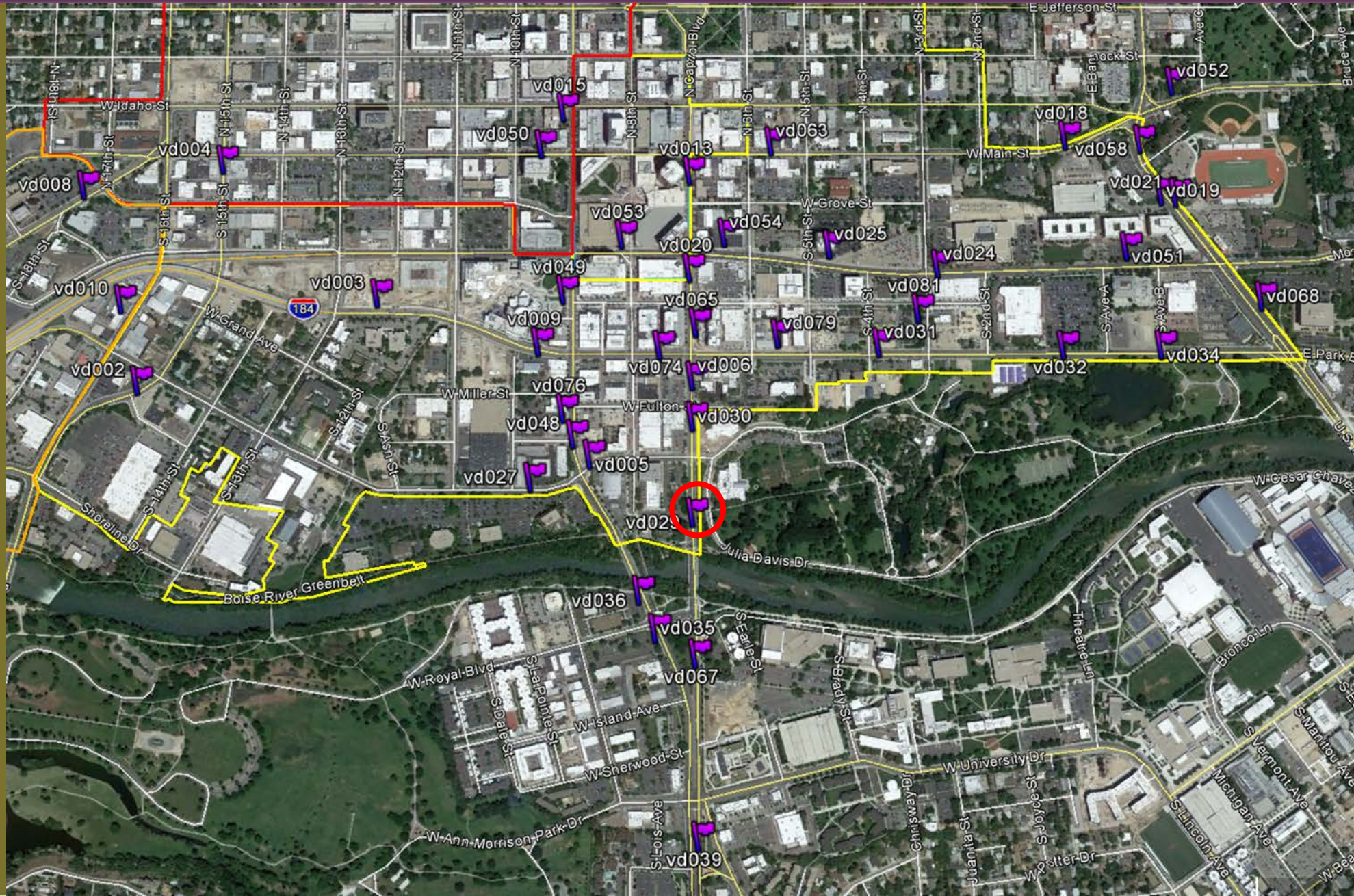
Gateway Signs



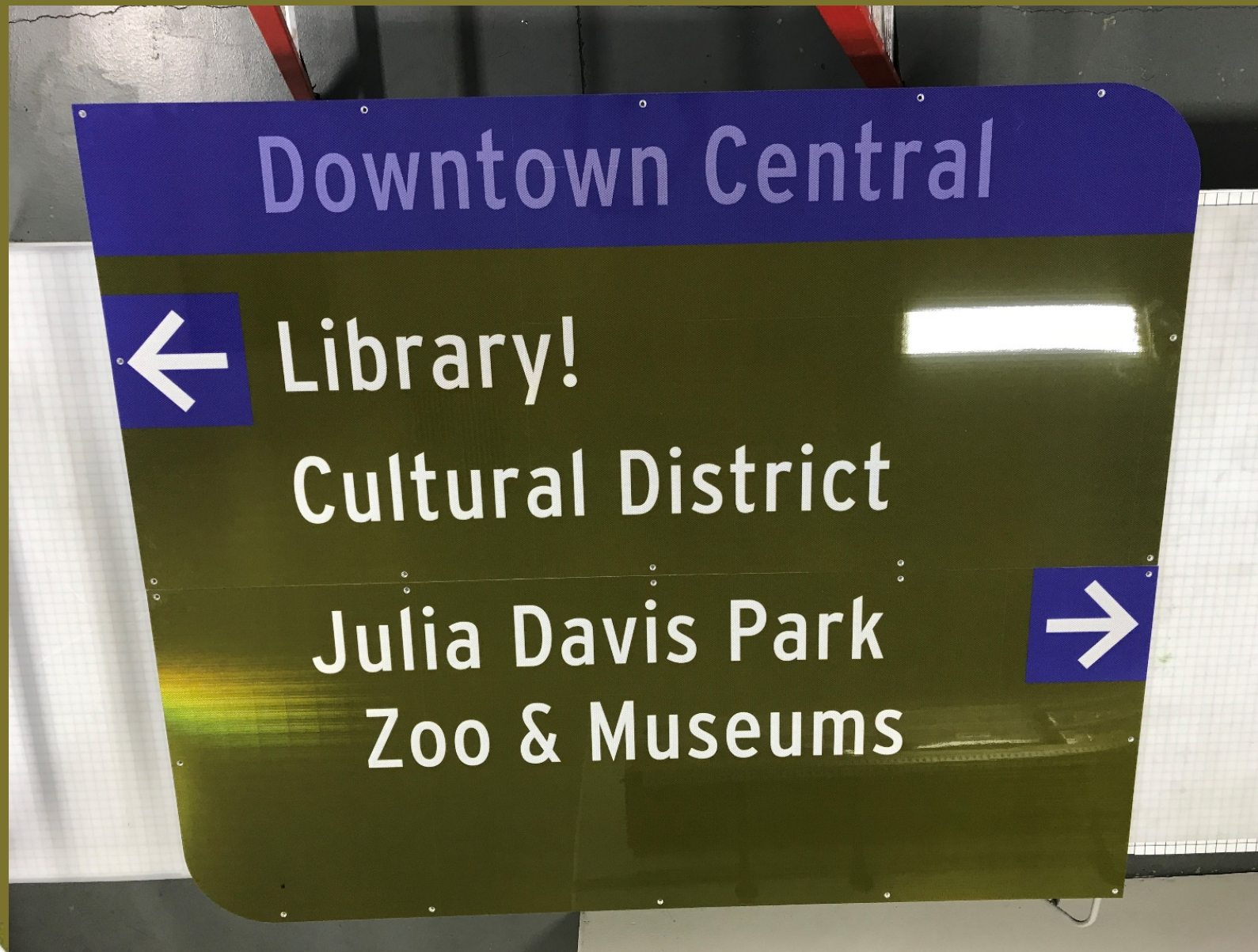
Vehicular Directional Signs



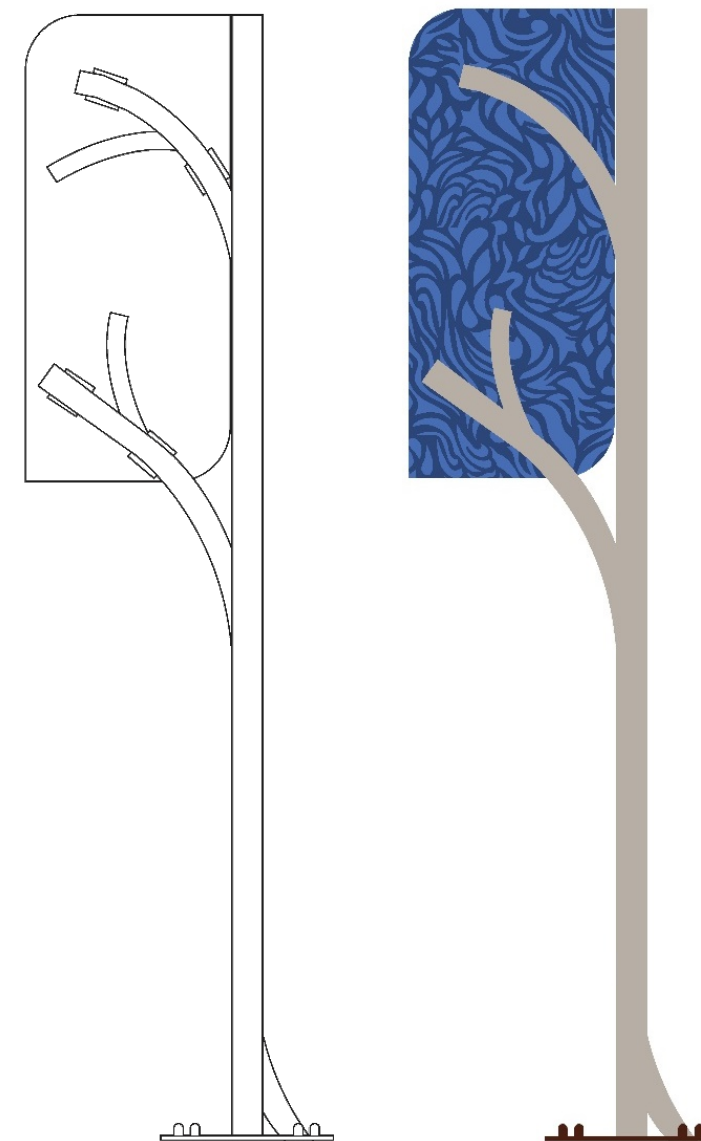
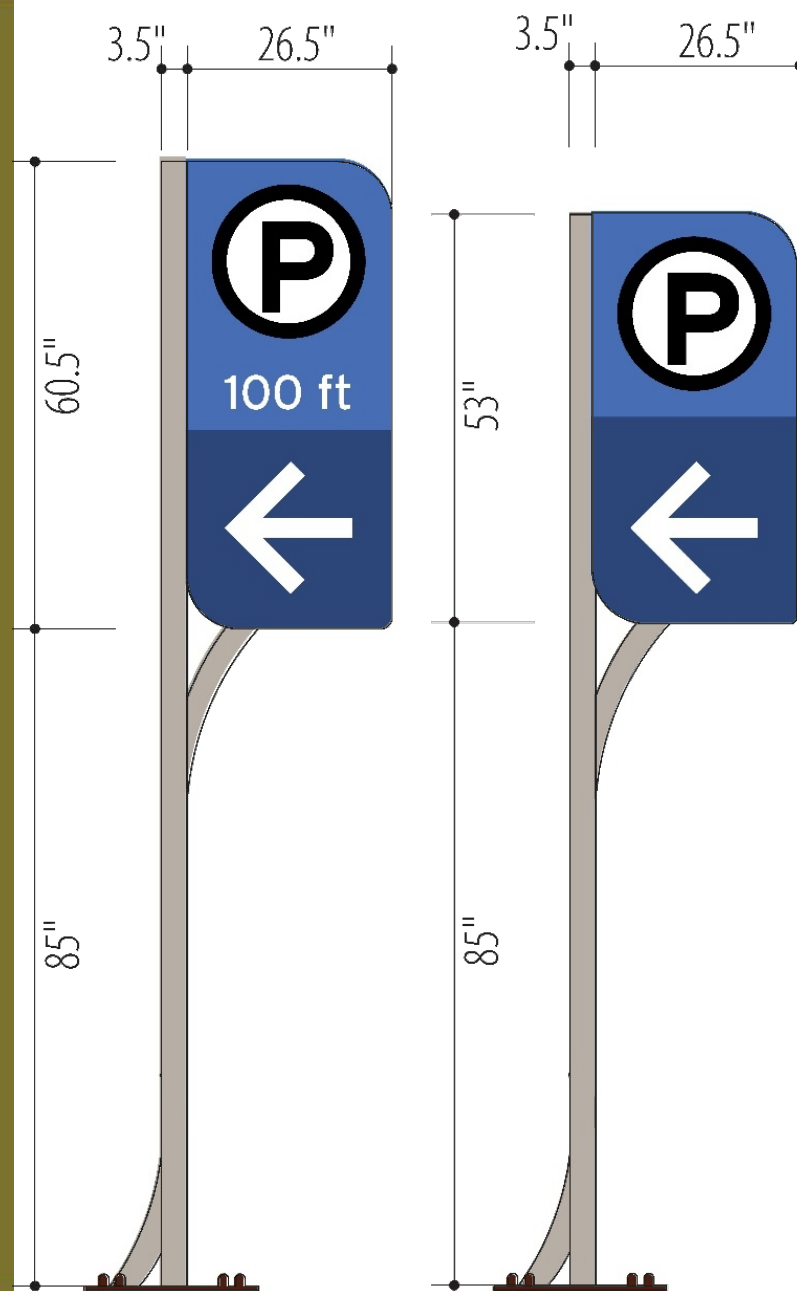
Vehicular Directional Signs



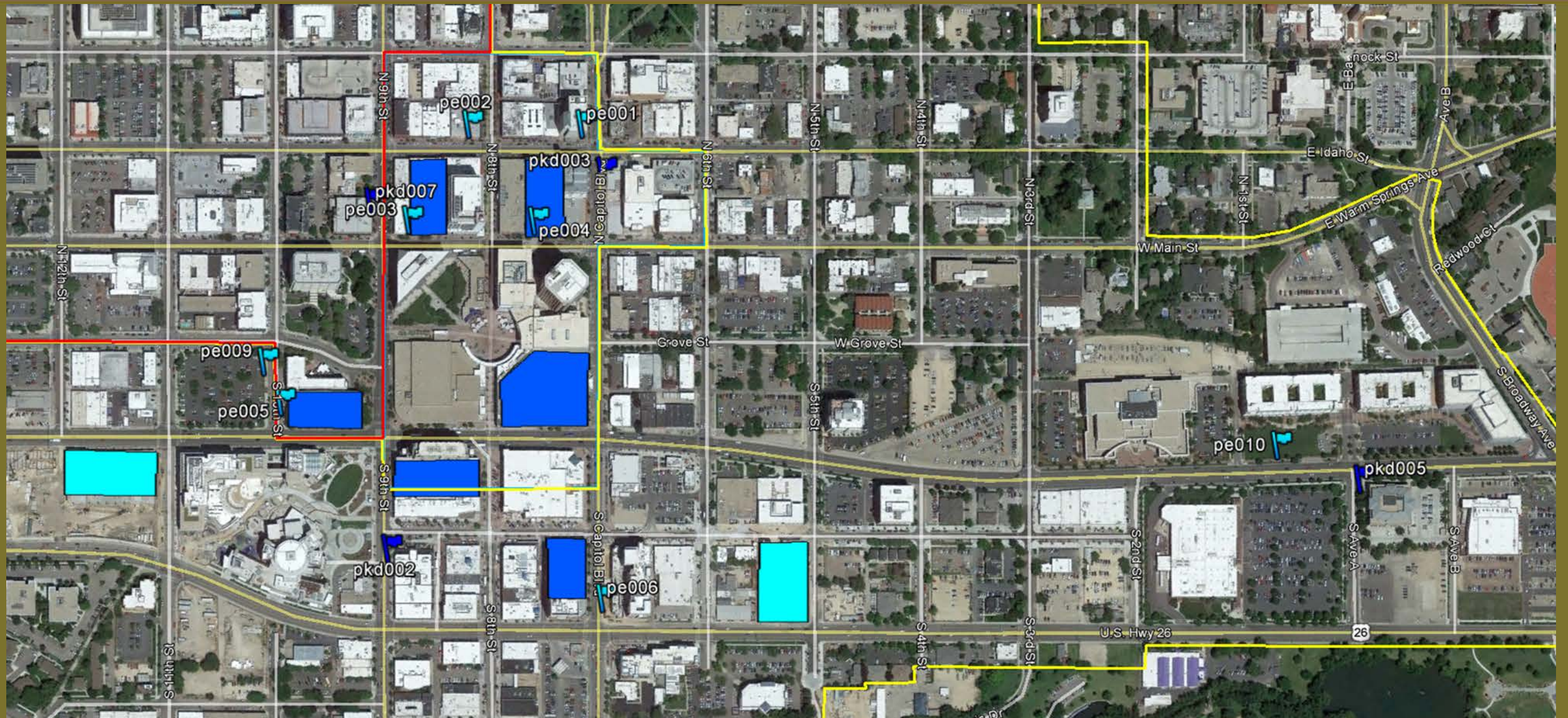
Vehicular Prototype



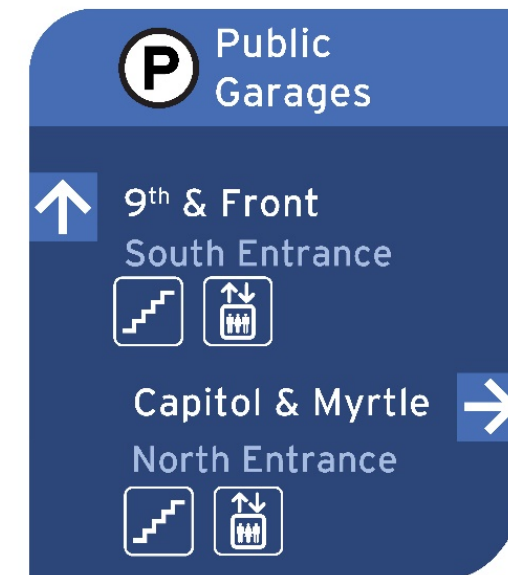
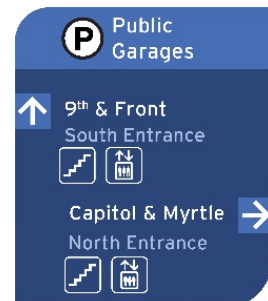
Parking Signs



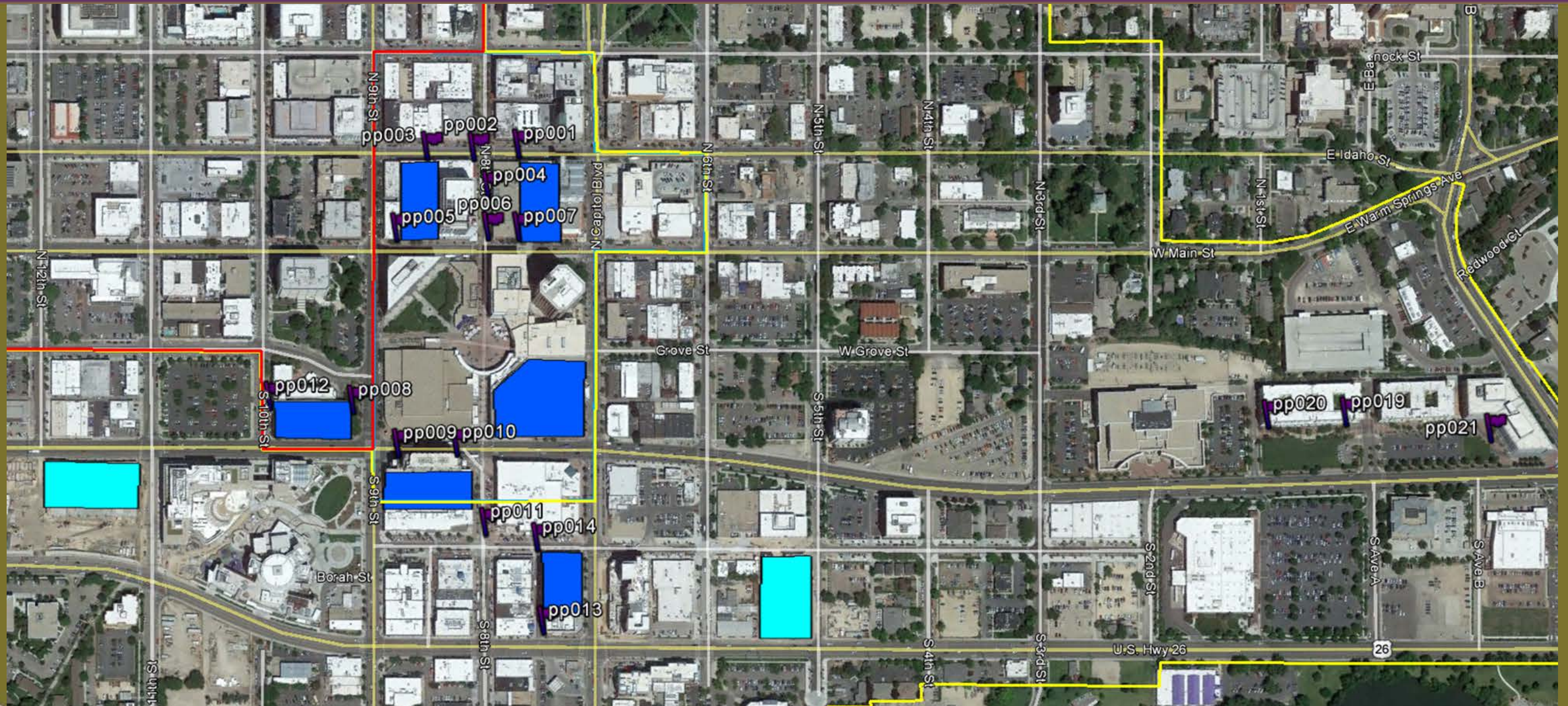
Parking Signs



Pedestrian Parking Signs



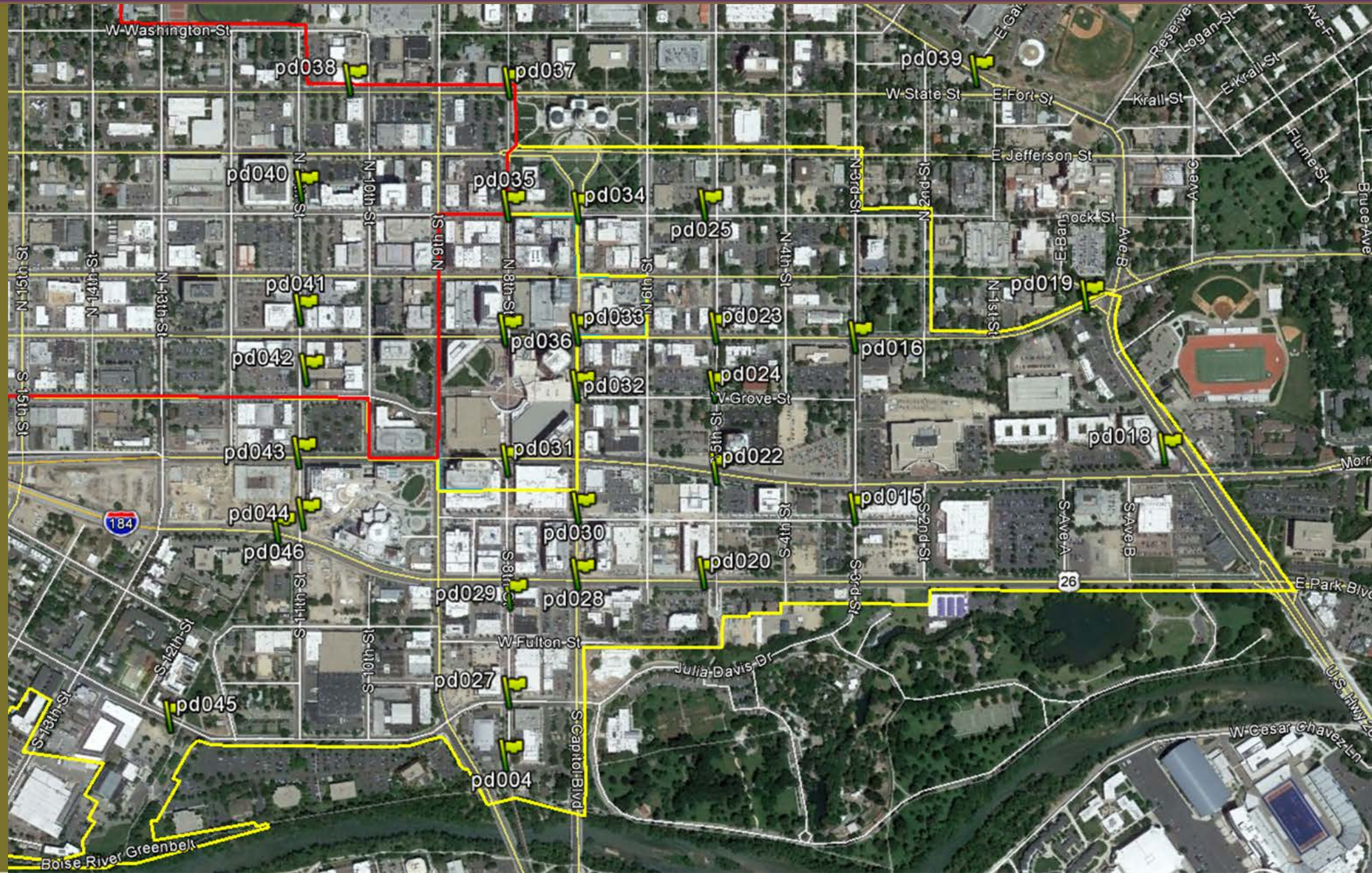
Pedestrian Parking Signs



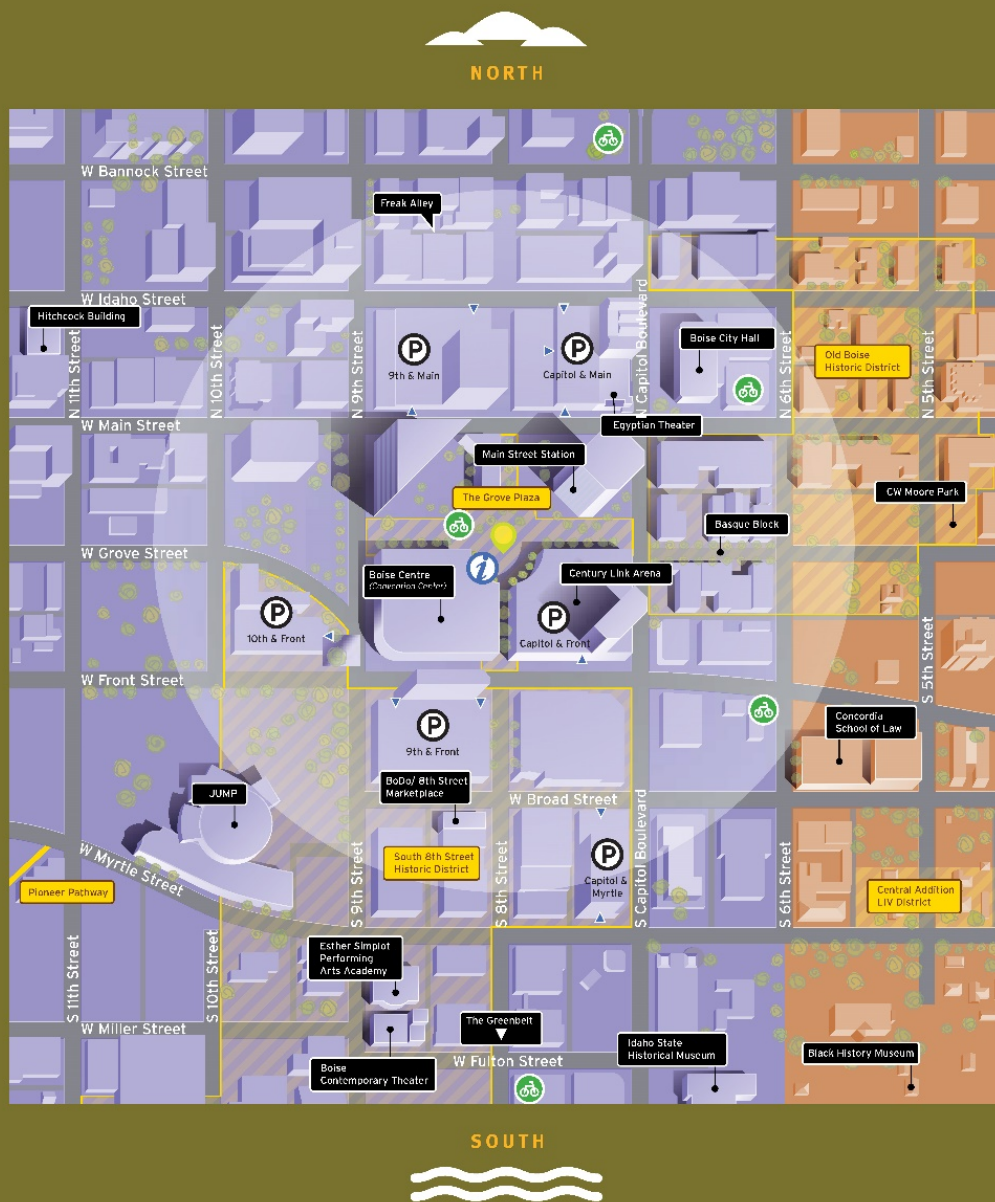
Pedestrian Directional Signs



Pedestrian Directional Signs



Pedestrian Maps

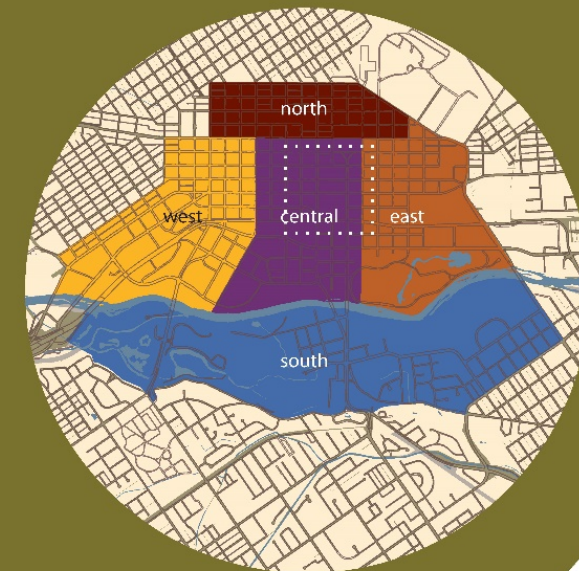


Local Map Key

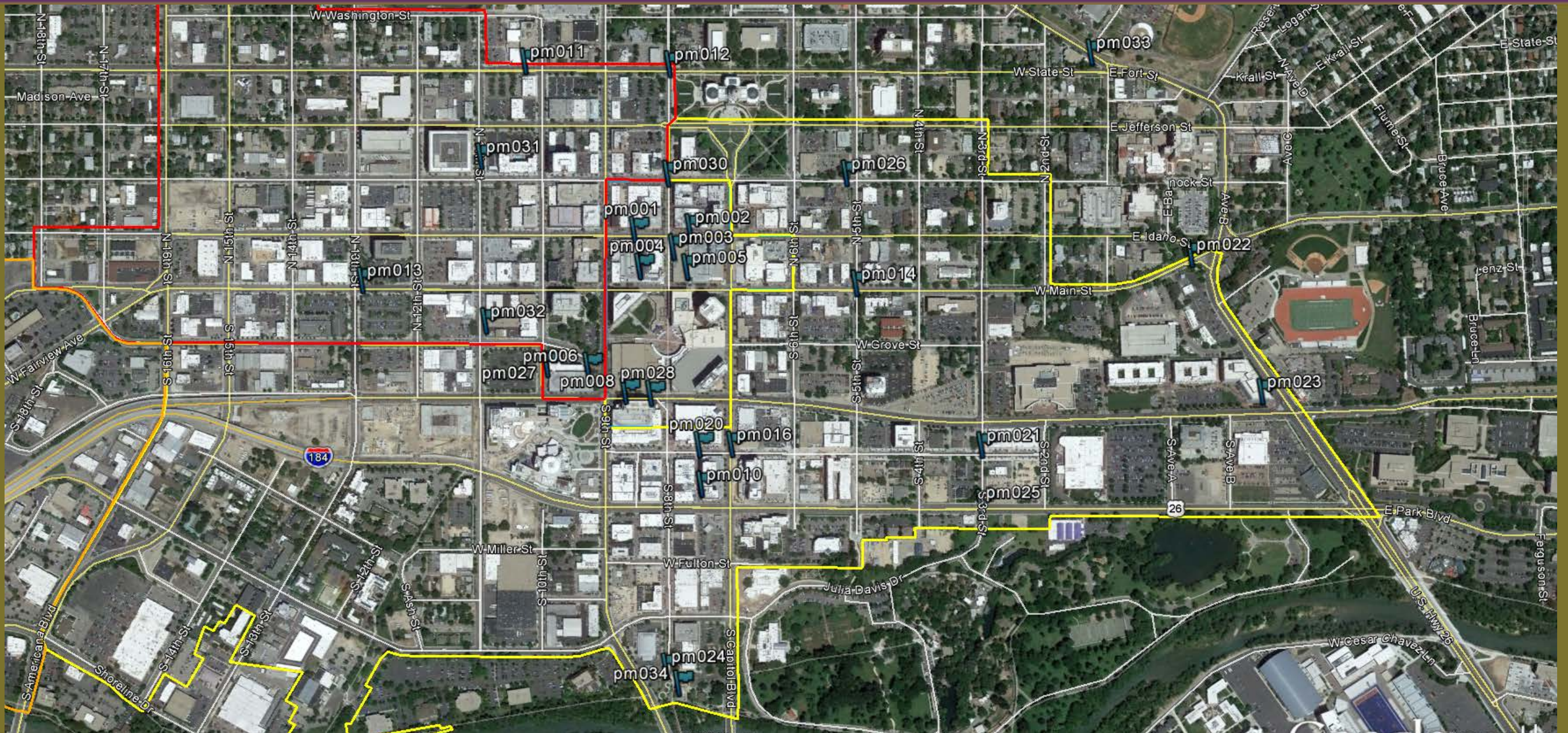
- You are here, and you are facing north which is on top of the map.
- The light circle on the map shows a 5-minute walking radius.
- 100 feet
50 meters
5 minute walk
- This arrow indicates a pedestrian entrance into the parking garage.
- Downtown Central
- Downtown East
- District
- Destination structure
- Public Parking Garage
- GreenBike Hub
- Map & information
- Destination name
- District Name
- Boise Mountains (to the north)
- Boise River (to the south)

Downtown Central

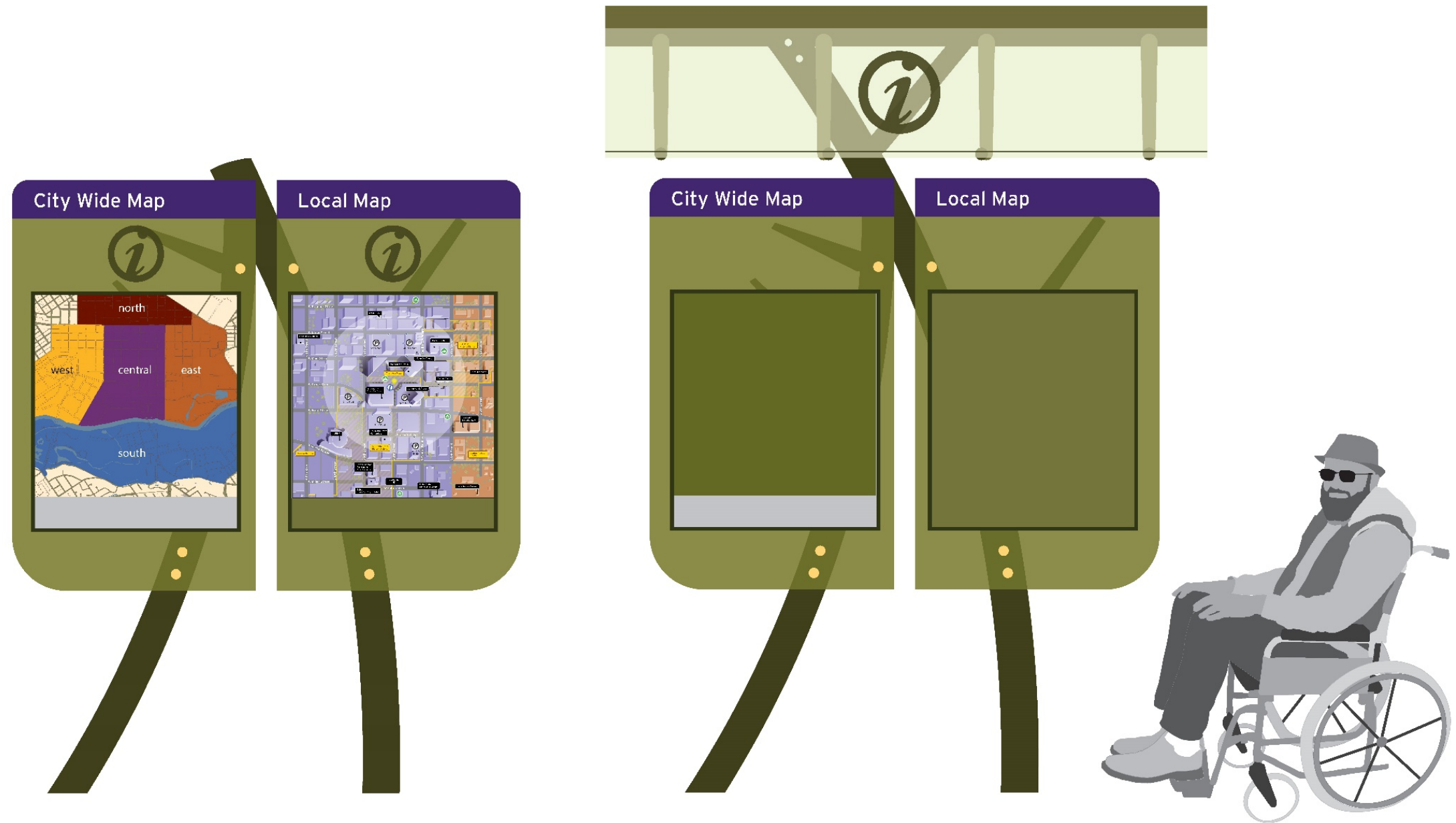
Downtown Boise is divided into five regions for easy navigation. Each region has a designated color on maps, vehicular, bicycle and pedestrian signs. You are in Downtown Central, the purple region.



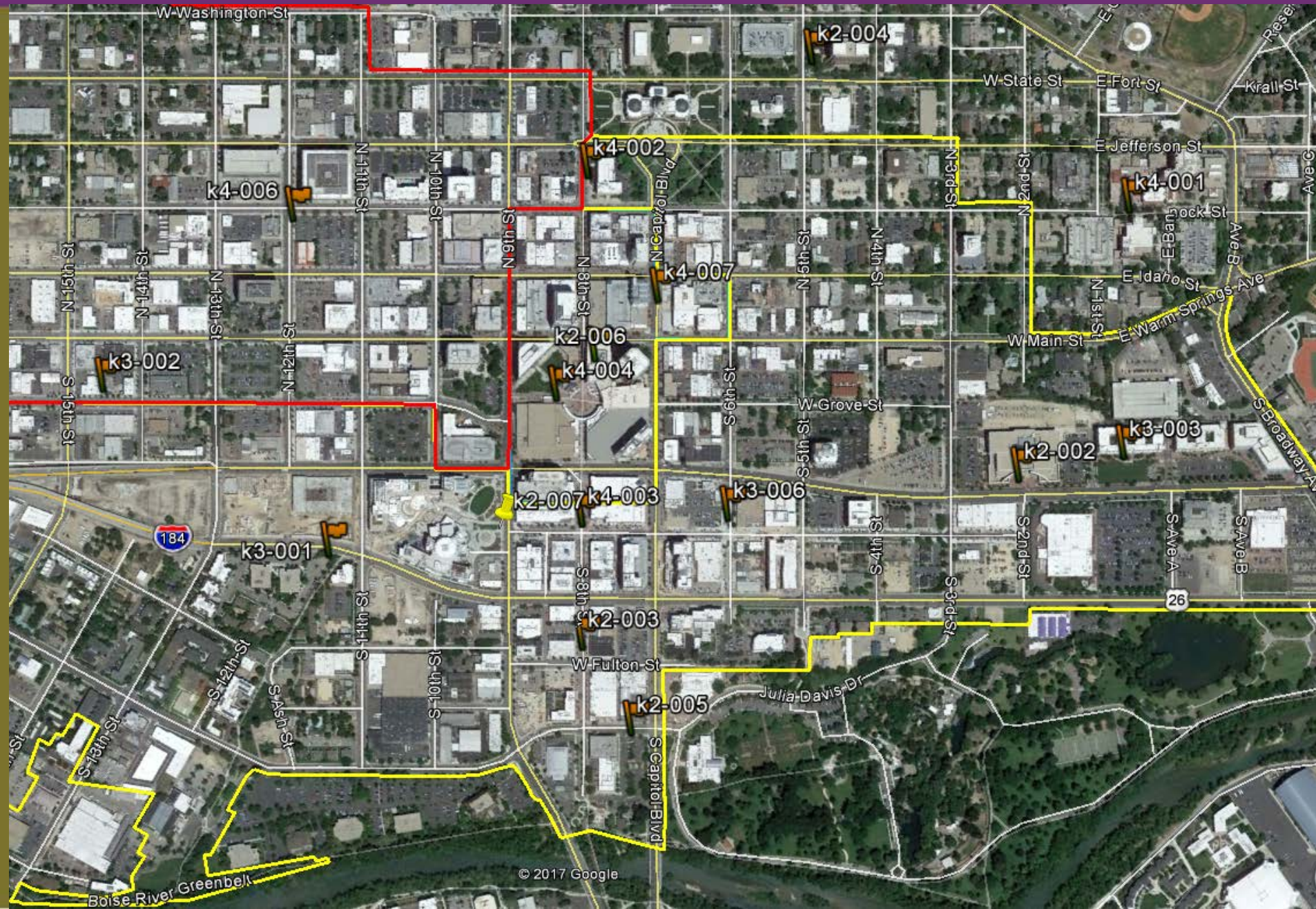
Pedestrian Maps



Kiosks



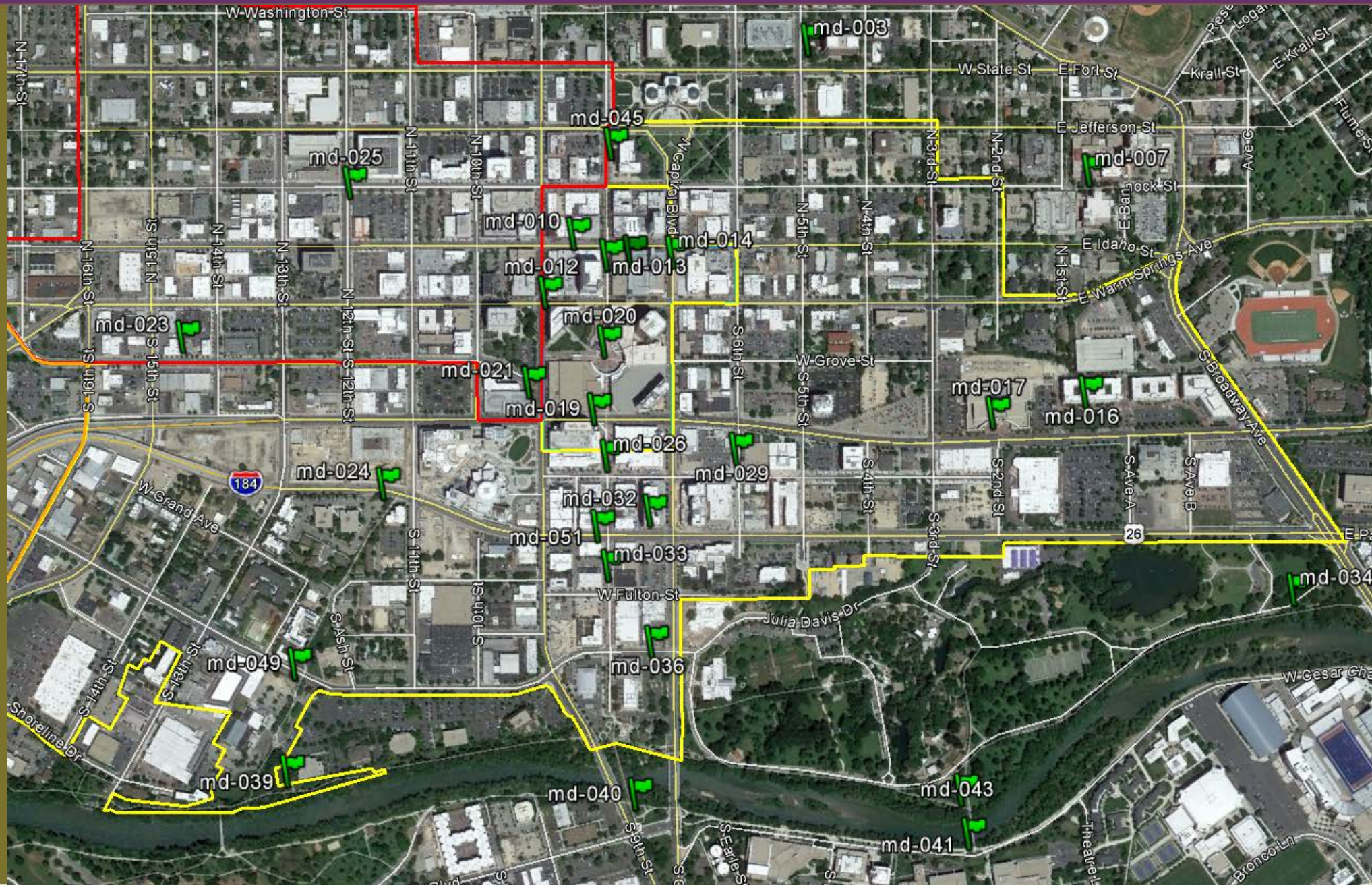
Kiosks



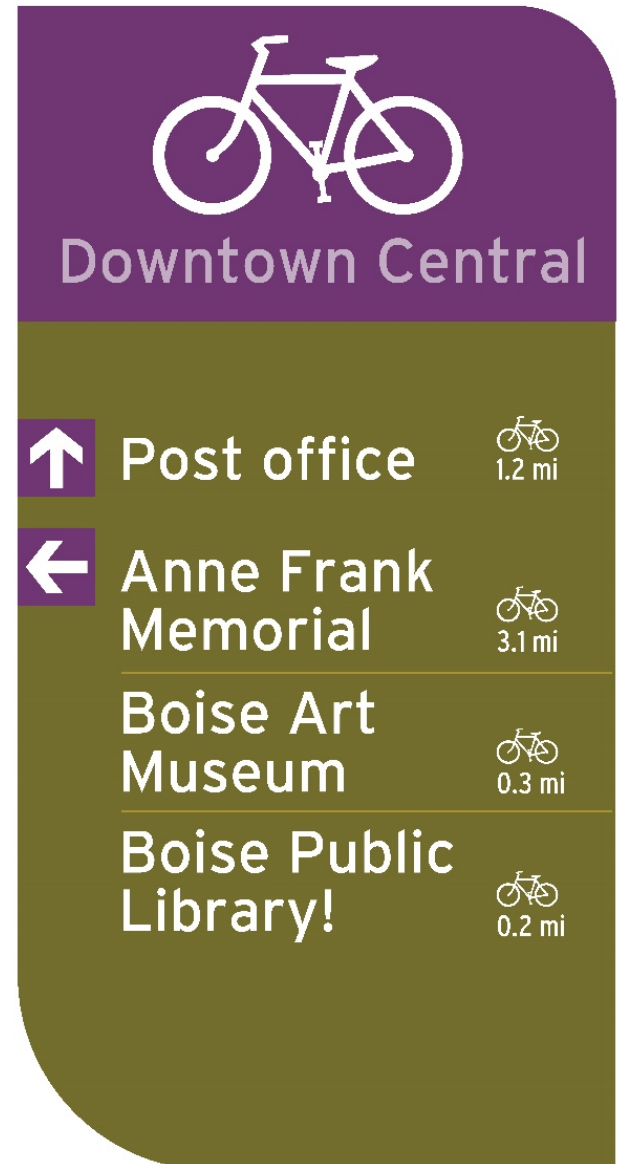
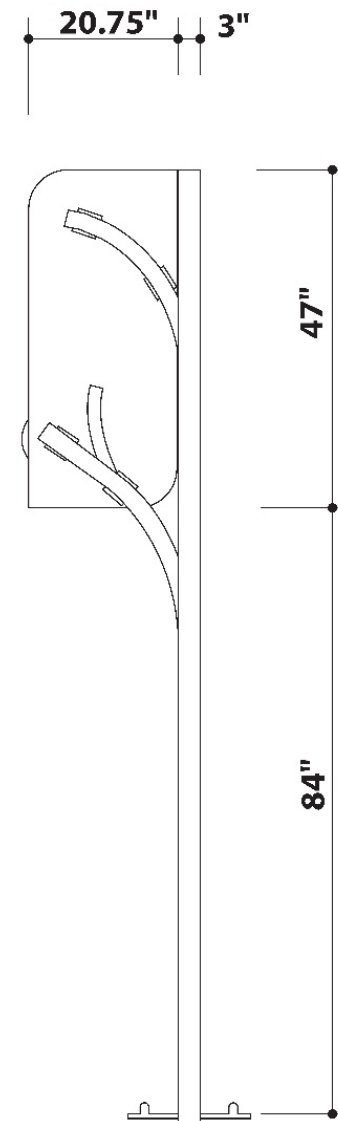
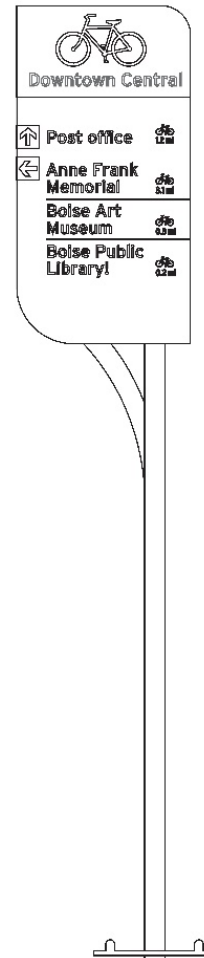
Compass Medallions



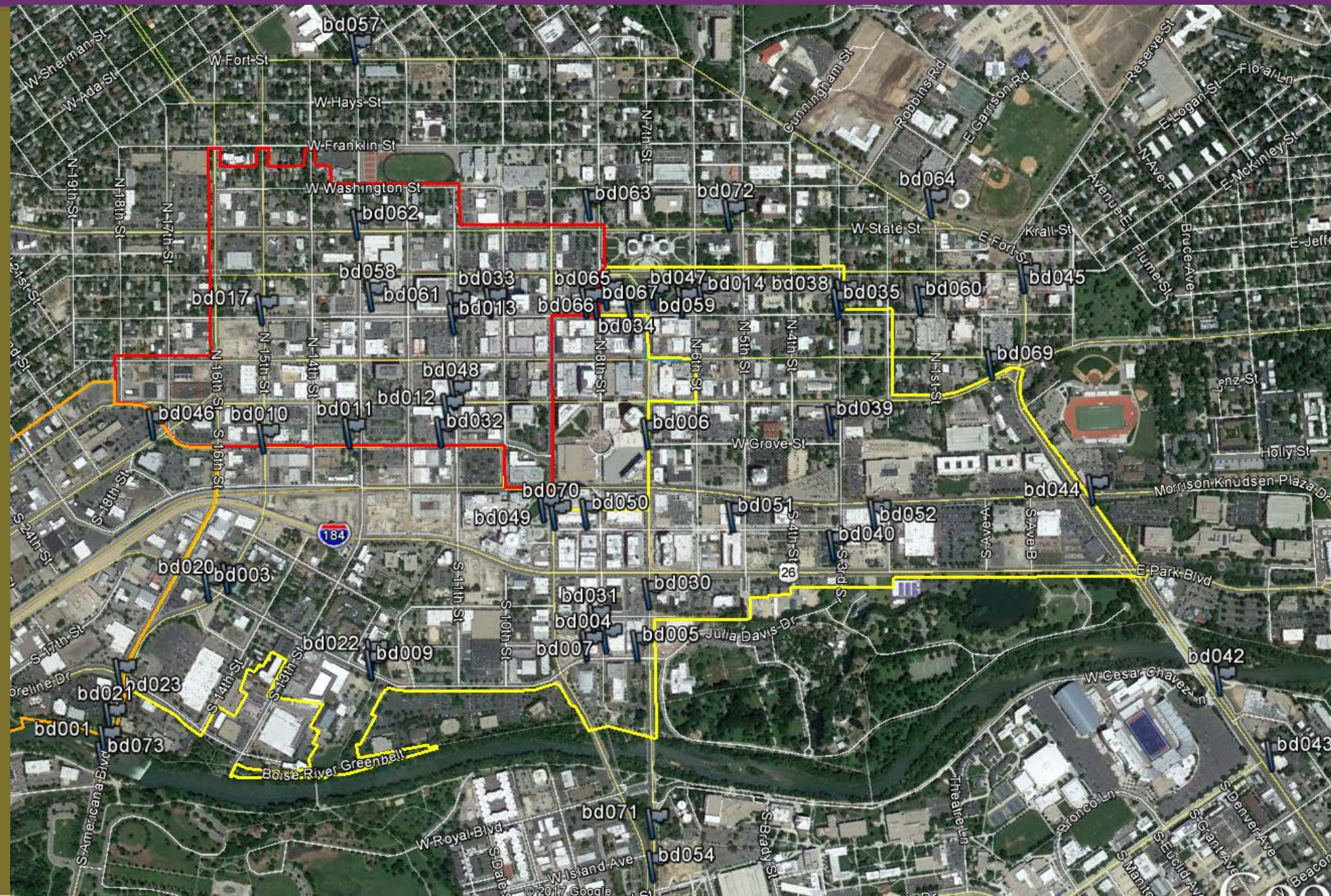
Compass Medallions



Bicycle Directional Signs



Bicycle Directional Signs



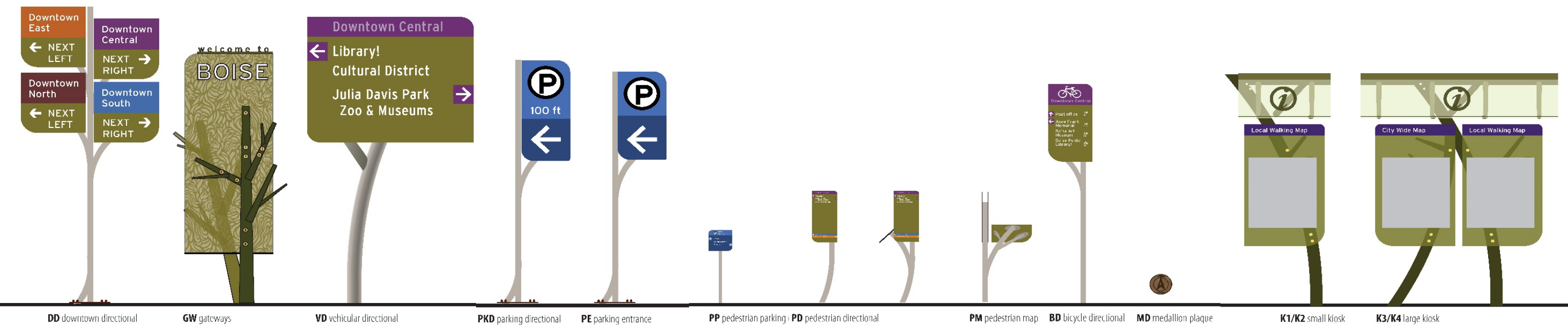
Project Cost Estimate

	Vehicle Directional Signs	Downtown Directional Signs	Gateway Signs	Parking Signs	Parking Pedestrian Signs	Pedestrian Maps	Pedestrian Signs	Bicycle Signs	Kiosks	Compass Medallion s	Cost By District
Estimated Unit Cost	\$17,000 – \$ 19,000	\$ 5,000 - \$ 7,500	\$ 20,500	\$ 3,500	\$ 1,000	\$ 800 – \$ 1,100	\$ 1,500	\$ 4,000	\$ 12,000	\$ 800	
Outside a URD	7	8	5	0	0	1	2	12	3	6	\$ 362,000
Central District	4	0	0	5	9	8	6	3	3	6	\$ 152,000
River Myrtle – OB	27	0	1	6	6	10	18	30	9	13	\$ 770,000
Westside Downtown	2	0	0	1	2	6	4	8	2	3	\$ 111,000
30th Street	2	1	1	0	0	0	0	1	0	0	\$ 61,000
Total	42	9	7	12	17	25	30	54	17	28	\$1,456,000

Next Steps

- ➔ Finalize Master License Agreement with ACHD
- ➔ Install Prototype Sign (Capitol Blvd/Julia Davis Park)
- ➔ Finalize Encroachment Permit with ITD
- ➔ Cost share agreement for elements outside URDs
- ➔ Finalize Project Manual
- ➔ Bid Project
- ➔ Construct Project

Comments/Questions?



Suggested Motion

**I move to adopt Resolution No. 1507,
approving the Master License Agreement
between CCDC, City of Boise, and ACHD for
installation and maintenance of wayfinding
signage.**

AGENDA

V. Information/Discussion Items

- A. Proposed Shoreline District Eligibility Report (20 min).....Geoff Dickinson, Senior Vice President, SB Friedman
- B. 8th Street Corridor Improvements (5 min).....Karl Woods
- C. FY 18 Central District Improvements (5 min).....Doug Woodruff
- D. Operations Report (5 min).....John Brunelle

VI. 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).

INFORMATION/DISCUSSION

Proposed Shoreline District Eligibility Report

Geoff Dickinson
Senior Vice President, SB Friedman

AGENDA

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- A. Proposed Shoreline District Eligibility Report (20 min).....Geoff Dickinson, Senior Vice President, SB Friedman
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INFORMATION/DISCUSSION

8th Street Corridor Improvements

Karl Woods
CCDC Project Manager

- Board budget approval
- Iolci planning document
- CTY working plan
- January 2017 Board Meeting priorities presentation



2019 Bannock and 8th Street Streetscape Improvements

2018 Alley Improvements

2018 Central Closeout

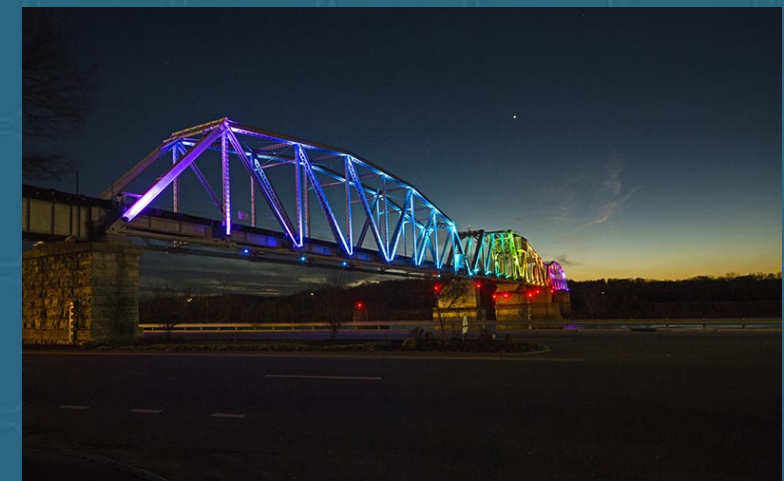
2018 Simplot Alley Improvements

2020 Streetscape Improvements

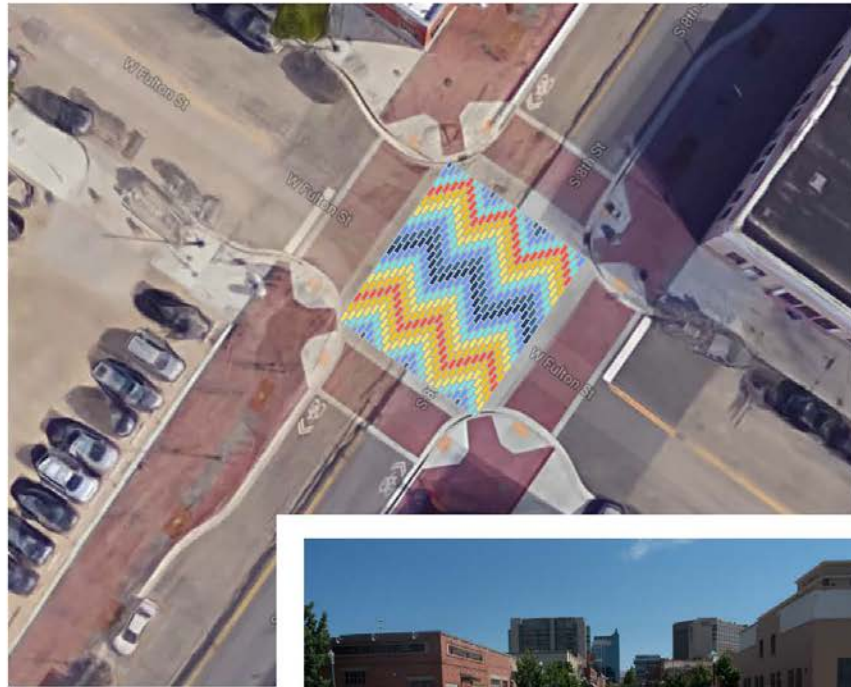
2018 Intersection Mural and Overhead Infrastructure

2018 Pedestrian Bridge Lighting

- Adjustable and programmable LED lighting for seasonal and special occasions. Improve pedestrian experience and safety
- City of Boise Arts and History has contracted with Rocky Mountain Electric and DMA lighting through an RFP process
- October Arts and History funding approval
- Installation late this year
- MOU cost share between City of Boise and CCDC



8th and Fulton - geometric design

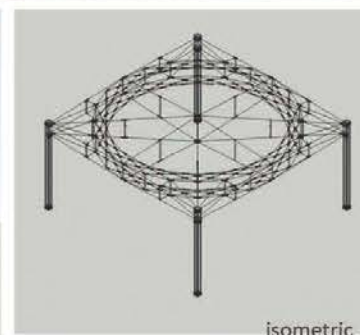
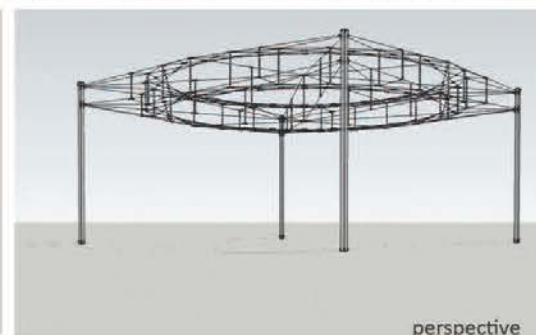
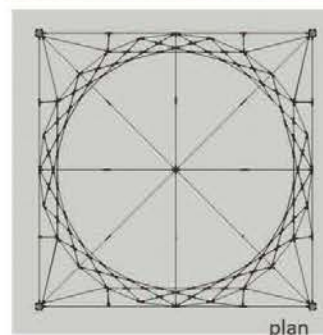


JASON KEEBLE

915 Royal Blvd.
Boise ID. 83706
208.949.1160

This area is in great need of a color splash. This design offers a chance to brighten up the area with a fun and engaging pattern. Depending on your view point, this design can offer a multitude of perspectives and with the Foothills Learning Center on the corner, the bright colors will be sure to resonate with the children in this area.

- City of Boise Arts and History Issued an RFP for design services for a mural at 8th & Fulton Streets
- Jason Keeble was chosen to provide design proposals
- Arts and History staff is recommending this design for the installation
- 2017 Fall installation
- MOU cost share between City of Boise and CCDC

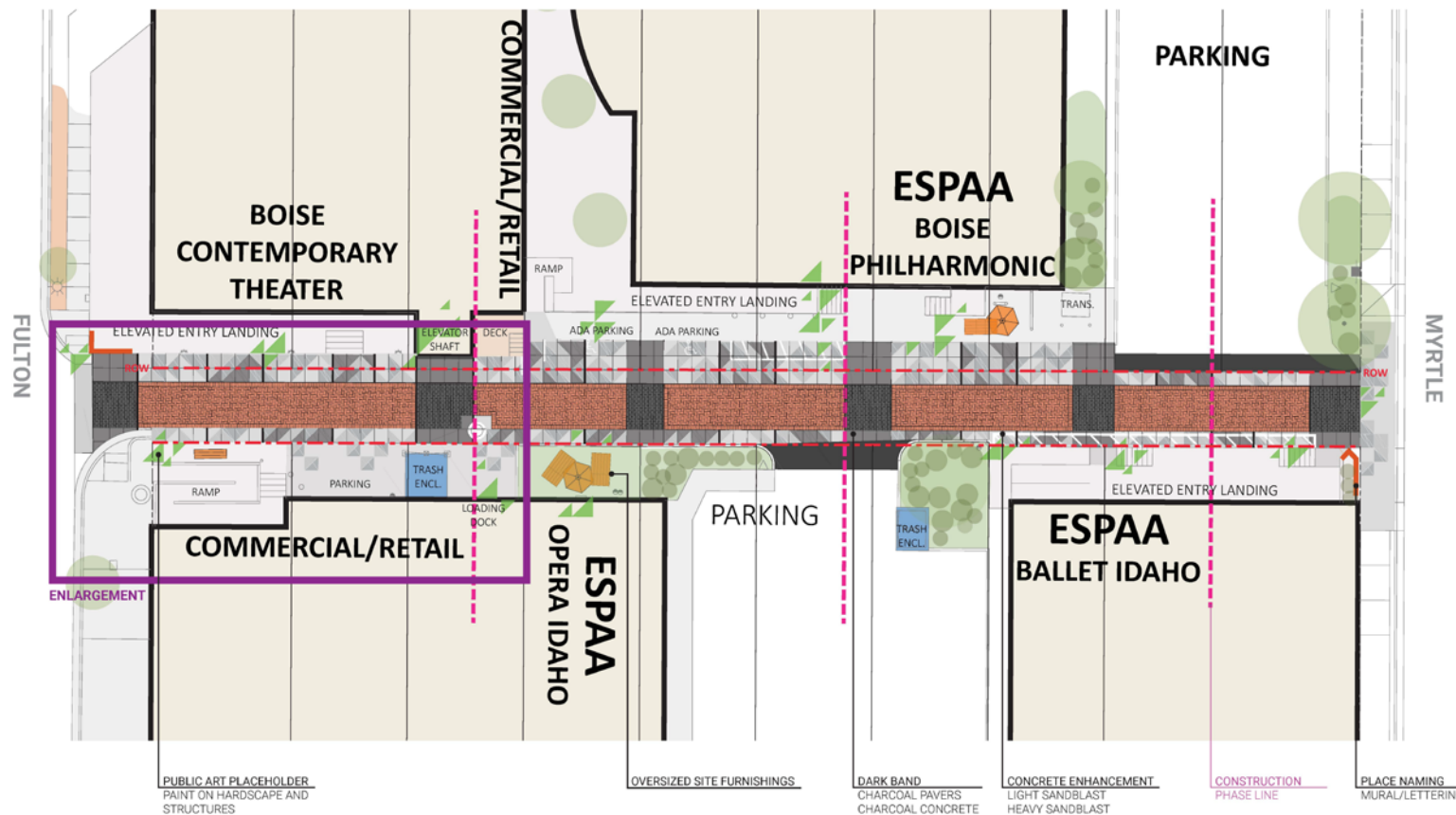


Schematic Design for a
circular tensegrity structure at
8th and Fulton Streets

CTV
studio

- A multi-functional part of a series of landmarks that should visually connect Broad and Myrtle to Fulton and the river. Helping entice pedestrians and draw interest to the area.
- 2017 Fall - design completed
- 2017 Fall – bidding
- 2017 / 2018 - construction
- Budget allowance - \$100K

Site Base



SIMPLOT ALLEY

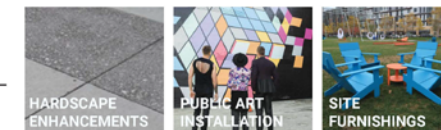
PLACEMAKING PROJECT



Fulton Perspective



Materials



Partnership Opportunities

STAKEHOLDER MEETING
PN: 117038 08.08.17

- Create safer, pedestrian friendly points of entry into the district
- Partnership with ACHD & Stakeholders
- 2017 Fall - design completed
- 2018 Spring – bidding
- 2018 Summer – construction
- Budget allowance - \$40K



- Multi-functional overhead infrastructure to facilitate temporary installations.
- 2017 Fall - design completed
- 2018 – bidding
- 2018 –construction following alley resurface
- Budget allowance - \$20K

INFORMATION/DISCUSSION

8th Street Corridor Improvements

QUESTIONS?

AGENDA

V. Information/Discussion Items

- A. Proposed Shoreline District Eligibility Report (20 min).....Geoff Dickinson, Senior Vice President, SB Friedman
- B. 8th Street Corridor Improvements (5 min).....Karl Woods
- C. FY 18 Central District Improvements (5 min).....Doug Woodruff
- D. Operations Report (5 min).....John Brunelle

VI. Adjourn

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INFORMATION/DISCUSSION

FY 18 Central District Improvements

Doug Woodruff
CCDC Project Manager

Central District Public Improvements



CENTRAL DISTRICT		FY2018	FY2019	FY2020	FY2021	FY2022	STATUS
Estimated Resources		\$4,866,800	N/A	N/A	N/A	N/A	
INFRASTRUCTURE							
1	176 Capitol Blvd - Business Interiors of Idaho - Type 1 Participation Program						
2	150 8th Street - Capitol Terrace - Type 1 Participation Program						
3	8th Street Streetscape Improvements - Main to Bannock	650,000					Designated
4	Capitol Blvd. Streetscape Imp - east side, Front St to alley between Grove and Main St.						
5	Capitol Blvd. Streetscape Imp - east side, Idaho to Bannock						
6	Treegrates repair/replacement - district wide	150,000					Designated
7	Paving, furnishings, misc. spot repair/replacement - district wide						
8	Loading Zone/Sidewalk Enhancement - @ 5 locations	125,000					Designated
9	Idaho Street Pedestrian/Bike Improvements - North side, Capitol BLVD to 9th St						
MOBILITY							
10	Idaho Street Pedestrian/Bike Improvements - 9th - Capitol, see #9						Designated
11	Main Street Pedestrian/Bike Improvements - 9th - Capitol						
12	Wayfinding Project Installation						
13	Pedestrian Scramble - 8th and Main Intersection	100,000					Tentative
14	Pedestrian Scramble - 8th and Idaho Intersection						
15	Pedestrian Scramble - 8th and Bannock Intersection						
PLACEMAKING							
16	8th Street Retractable Event Bollards						
17	Alley Placemaking Project (8th to Capitol between Idaho and Bannock)						
18	City Hall Plaza Improvements	787,000					Obligated
19	City Hall Streetscapes West Side	655,000					Obligated
SPECIAL PROJECTS							
20	Protective Bollards at Capitol Blvd. & Front St.	30,000					Designated
Estimated Expenses		\$4,866,800					

8th Street \$788,000

Freak/Union Alleys \$419,000

Idaho St. Bike/Ped \$230,000

Capitol BLVD Streetscape \$523,000

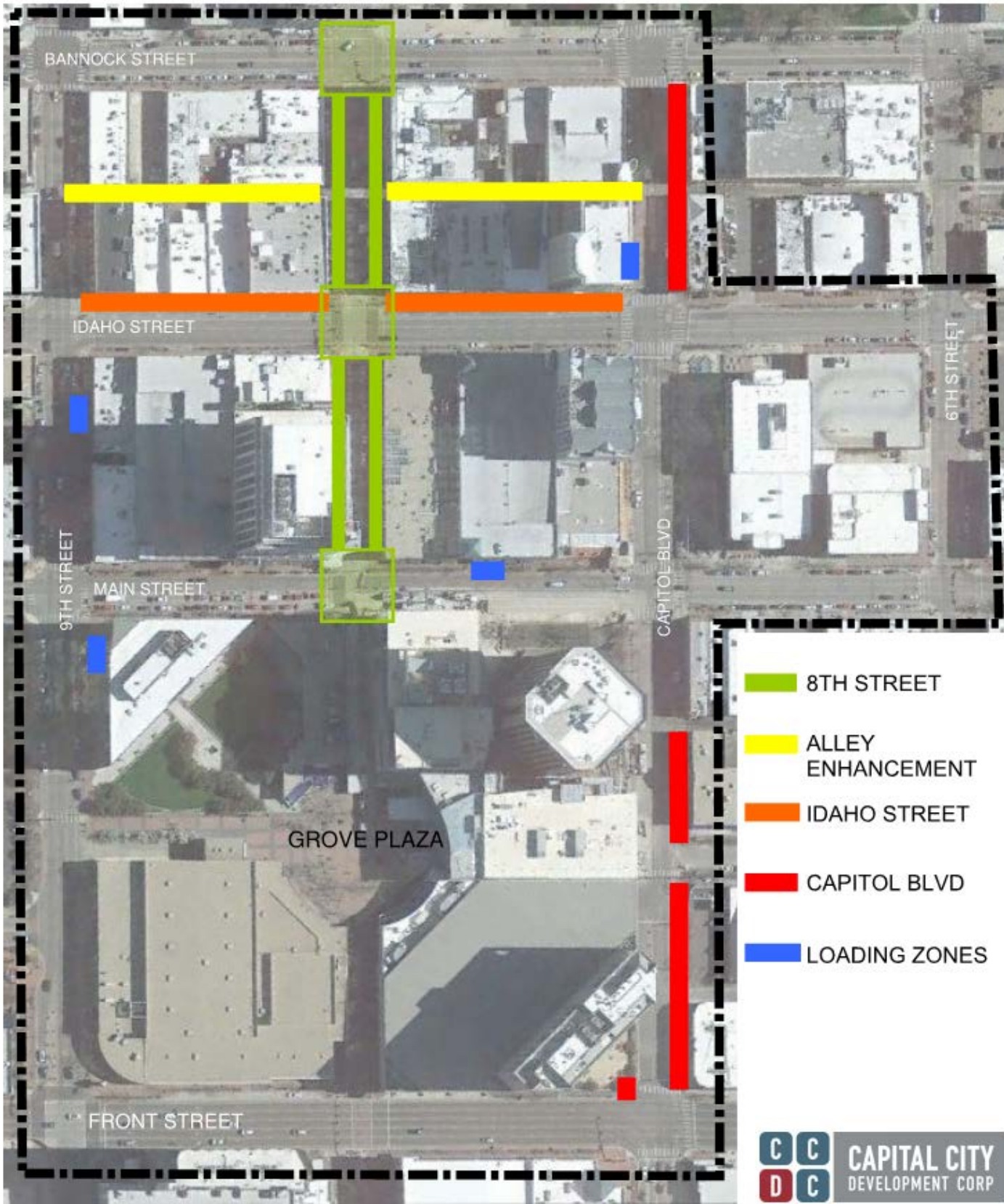
DISTRICT CLOSED

Loading Zones \$105,000

Construction Budget \$2,065,000

Soft Costs \$334,000

CIP Line Items – Total Budget \$2,399,000



Construction Budget

\$2,065,000

One CMGC Contract

Multiple GMP's

Coordinated Construction – minimize disruptions downtown

- District Assessment
- CIP Budget
- City Coordination

Summer 2017

Today

- Preparing DR Drawings
- CMGC Selection Process

- Technical Drawings
- Precon Planning
- Permits – Jan/Feb
- GMP Approval - Feb

Fall/Winter

Spring/Summer

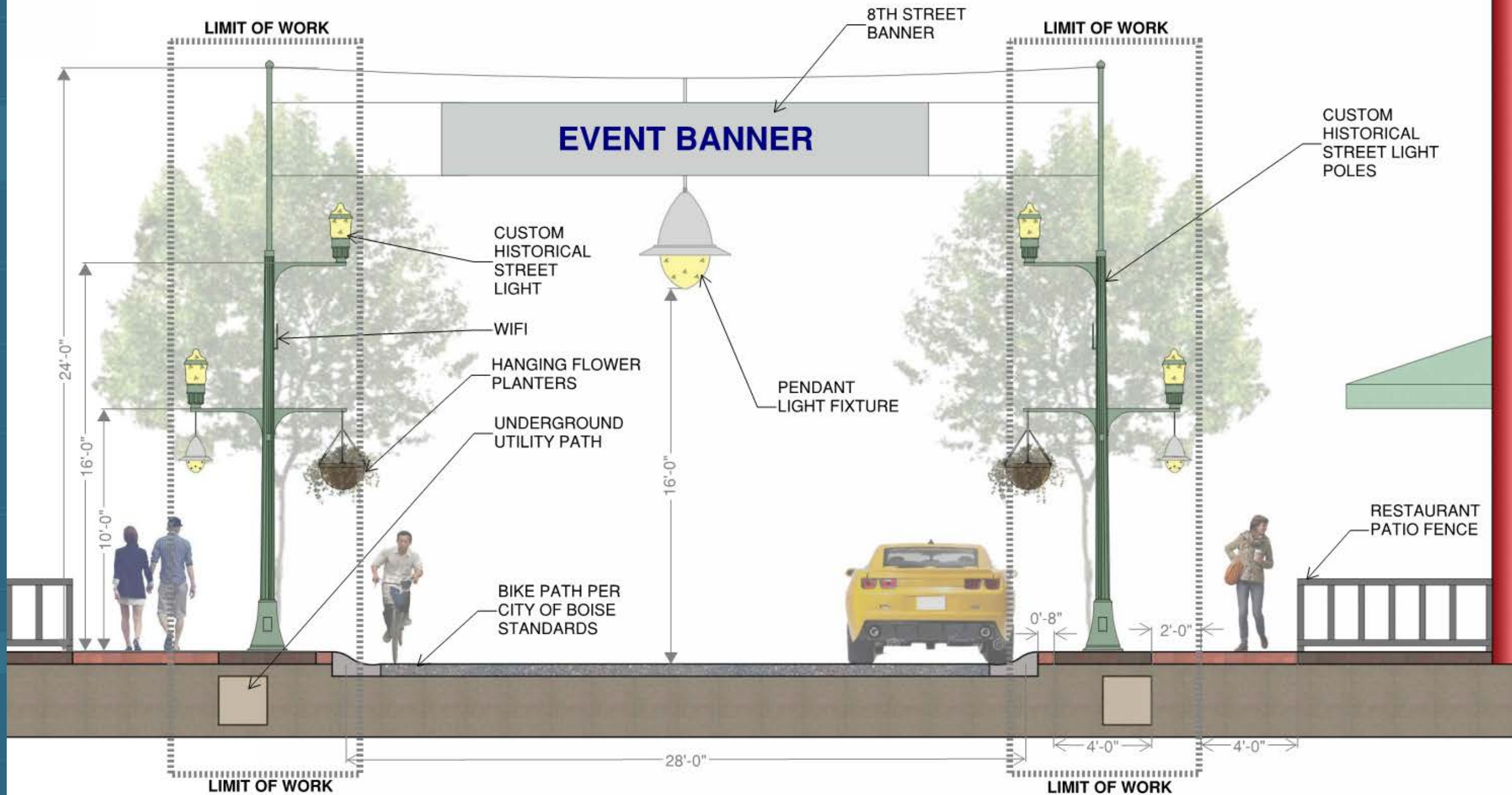
- Start Construction -March
- Phased Construction
- GMP Approval - April
- Complete – Aug/Sept

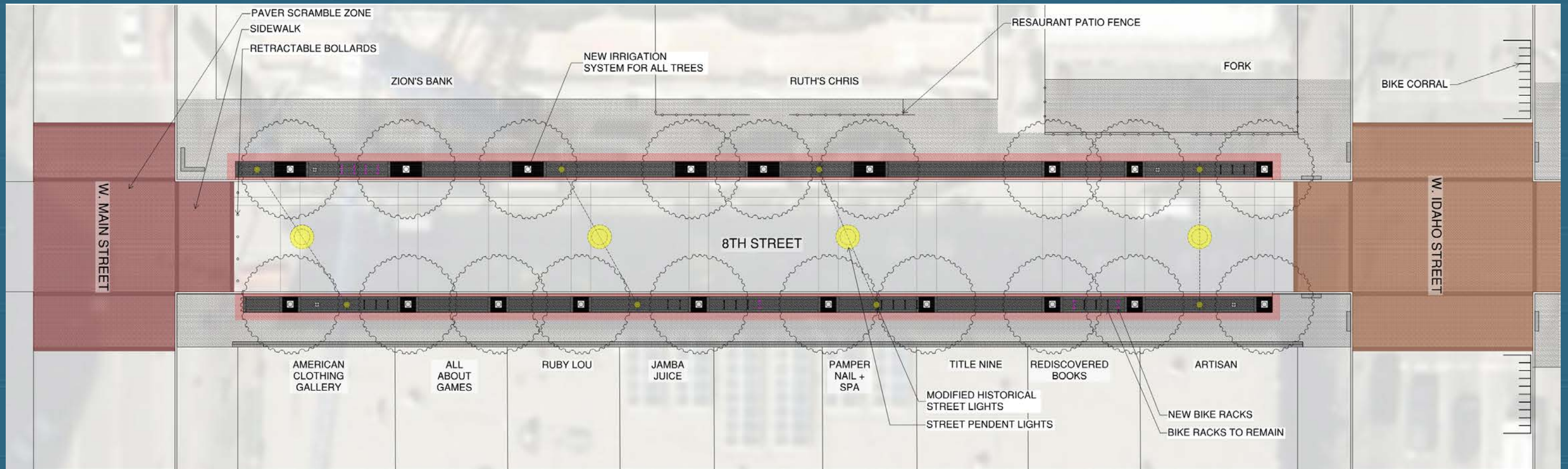


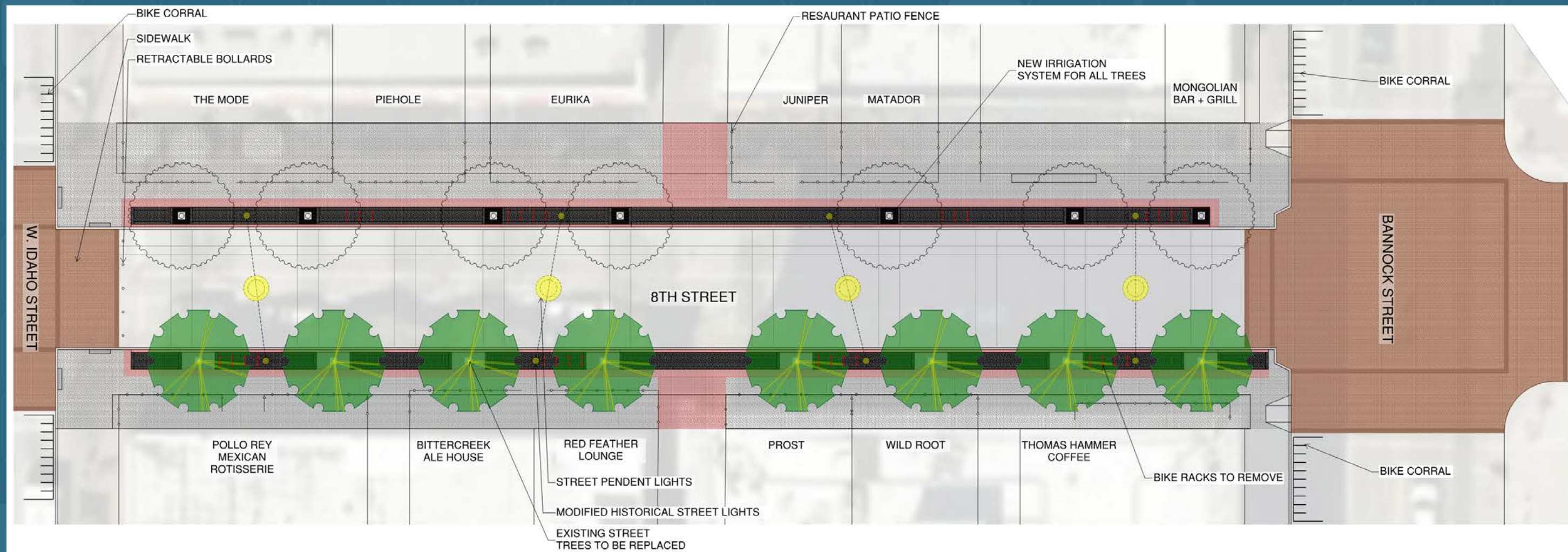
September 30, 2018

8th Street Furnishing Enhancements

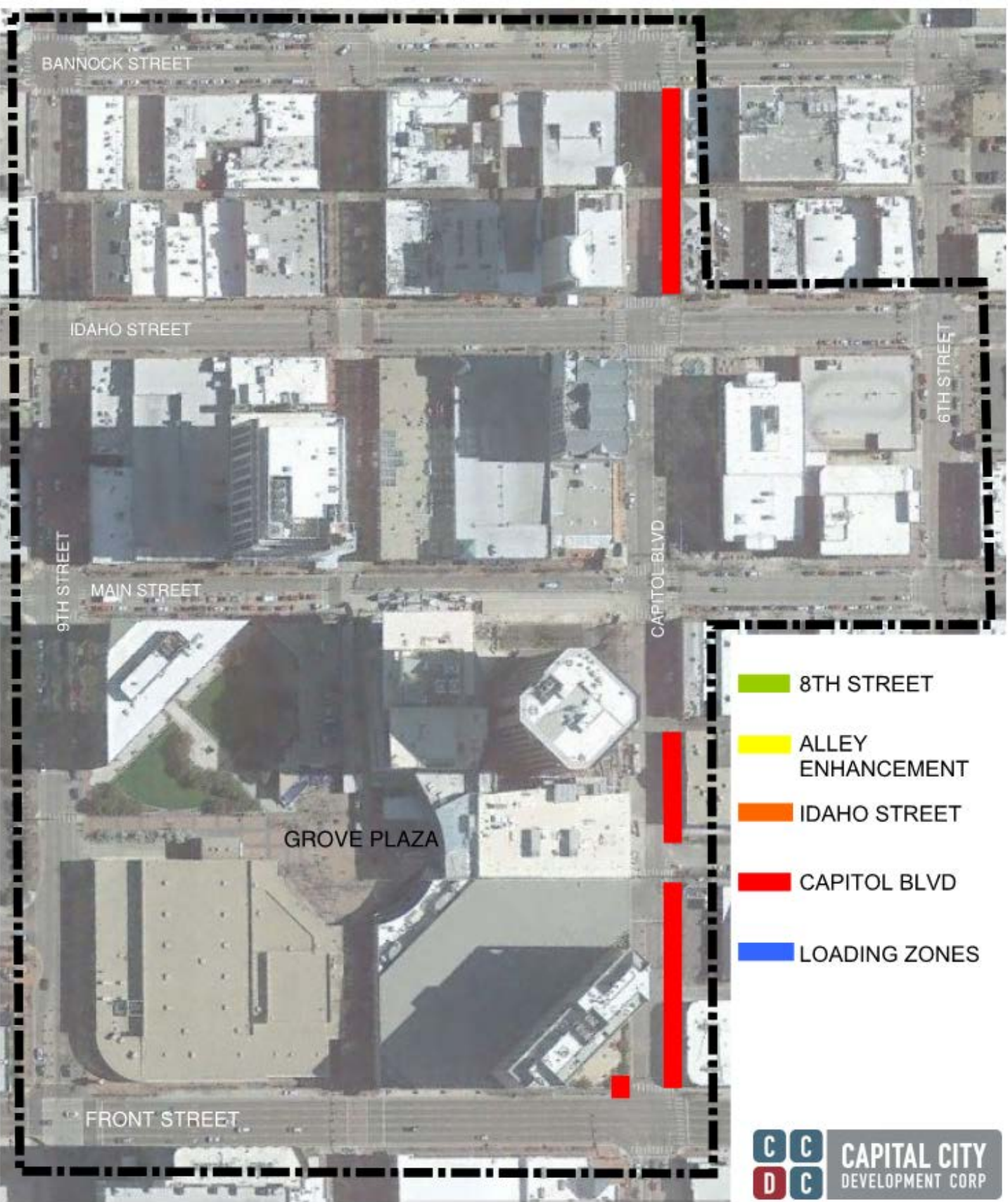








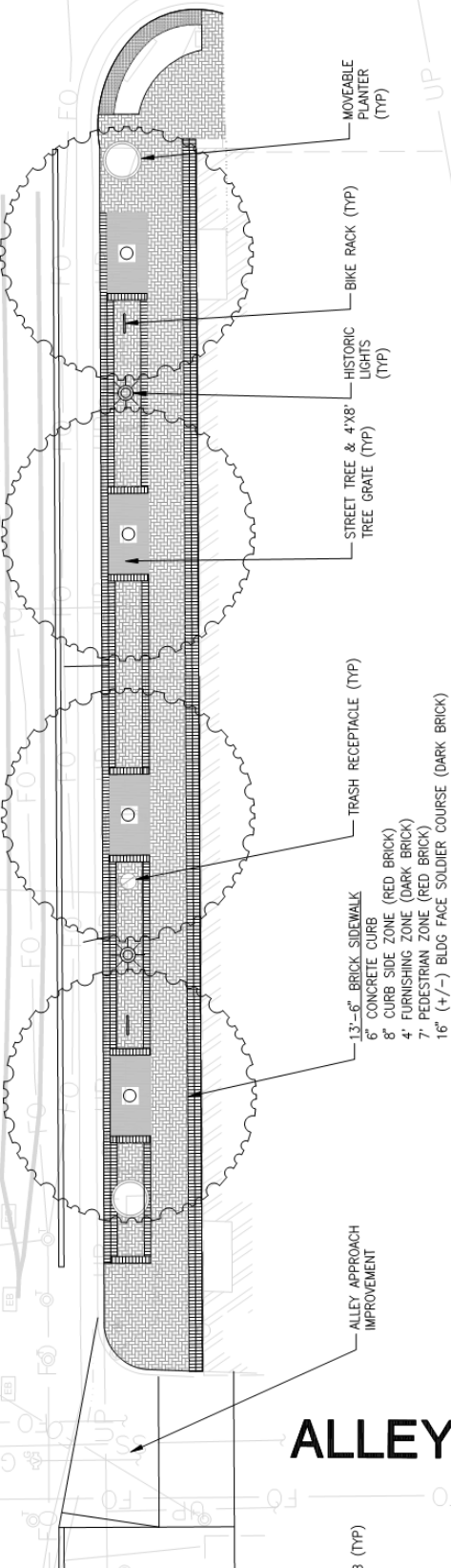
Capitol Blvd Streetscape Improvements



CAPITOL BLVD.

BANNOCK ST.

ALLEY



SOUTH CAPITOL BLVD.

ALLEY

ALLEY APPROACH IMPROVEMENT

MOVEABLE PLANTER (TYP)

BIKE RACK (TYP)

HISTORIC LIGHTS (TYP)

STREET TREE & 4'X8' TREE GRATE (TYP)

BIKE LANE CURB (TYP)

TRASH RECEPTACLE (TYP)

13'-6" BRICK SIDEWALK
6" CONCRETE CURB
8" CURB SIDE ZONE (RED BRICK)
4' FURNISHING ZONE (DARK BRICK)
7' PEDESTRIAN ZONE (RED BRICK)
16" (+/-) BLDG FACE SOLDIER COURSE (DARK BRICK)

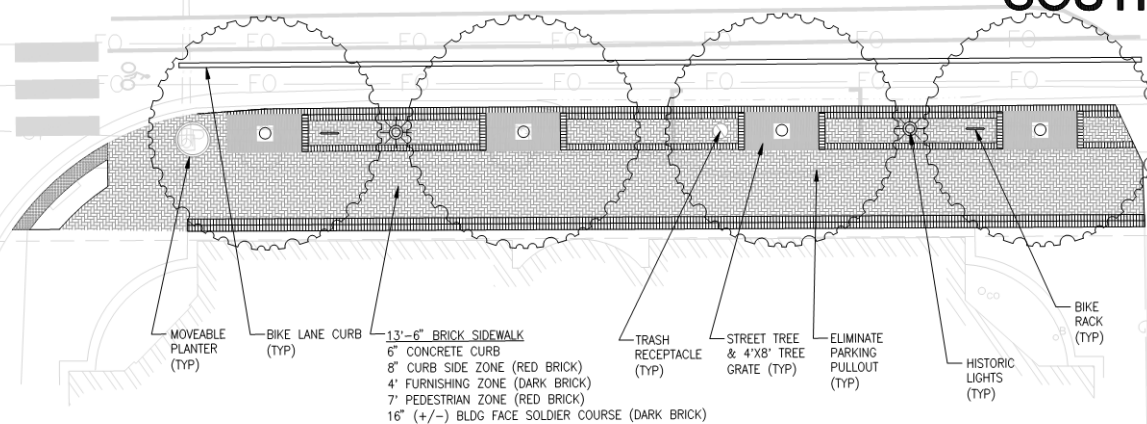
W. GROVE ST.





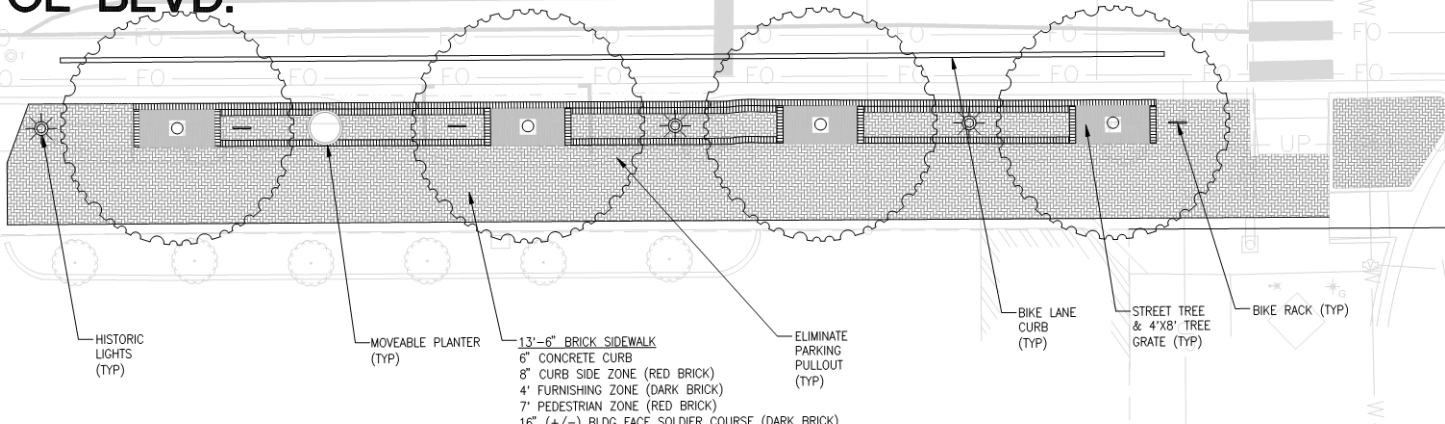
SOUTH CAPITOL BLVD.

W. FRONT ST.



ALLEY APPROACH IMPROVEMENT

W. GROVE ST.



Idaho Street Enhancements - Protected Bike lanes



9th Street to 8th Street



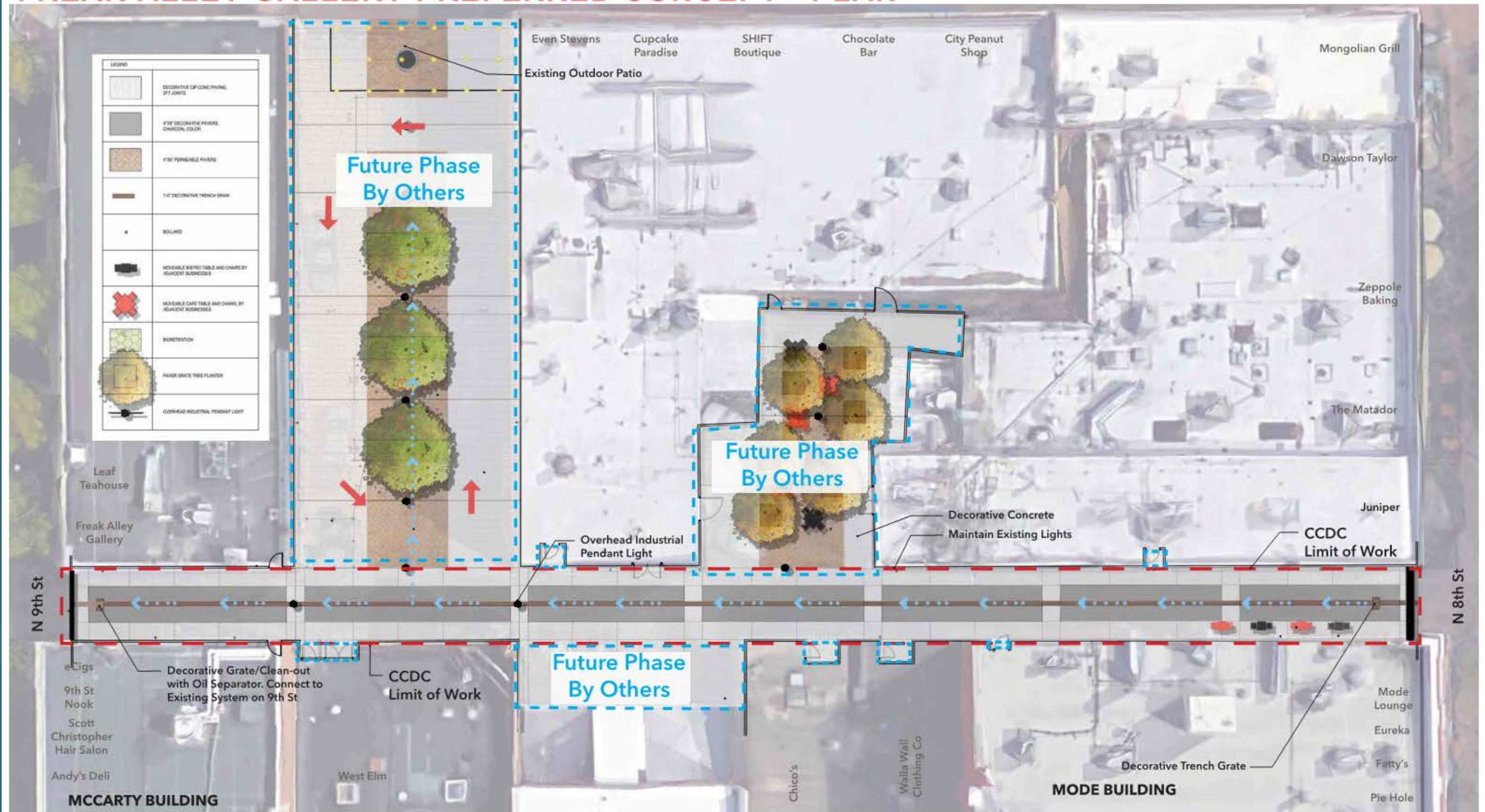
8th Street to Capitol Boulevard



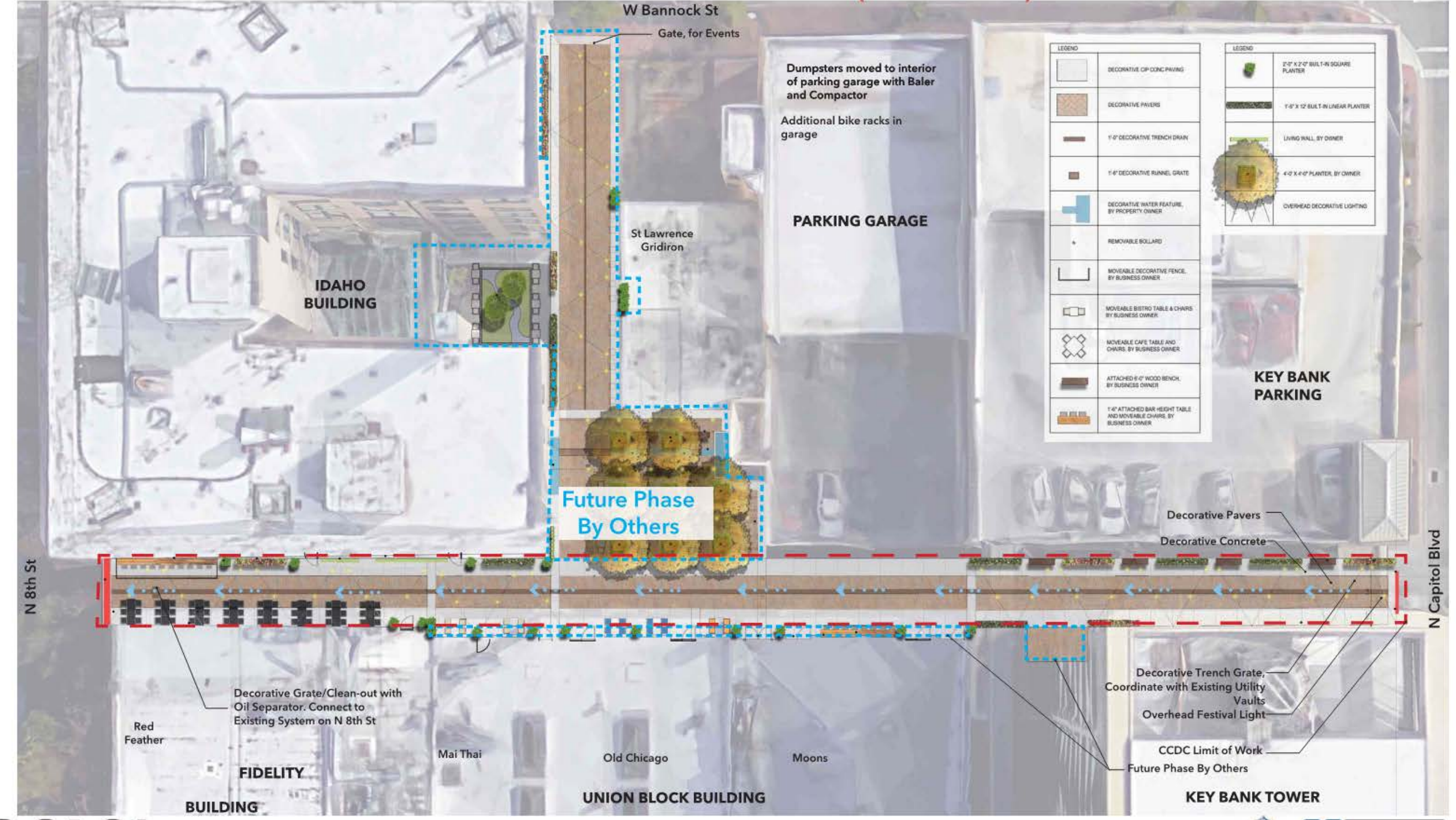
Freak & Union Alley Improvements



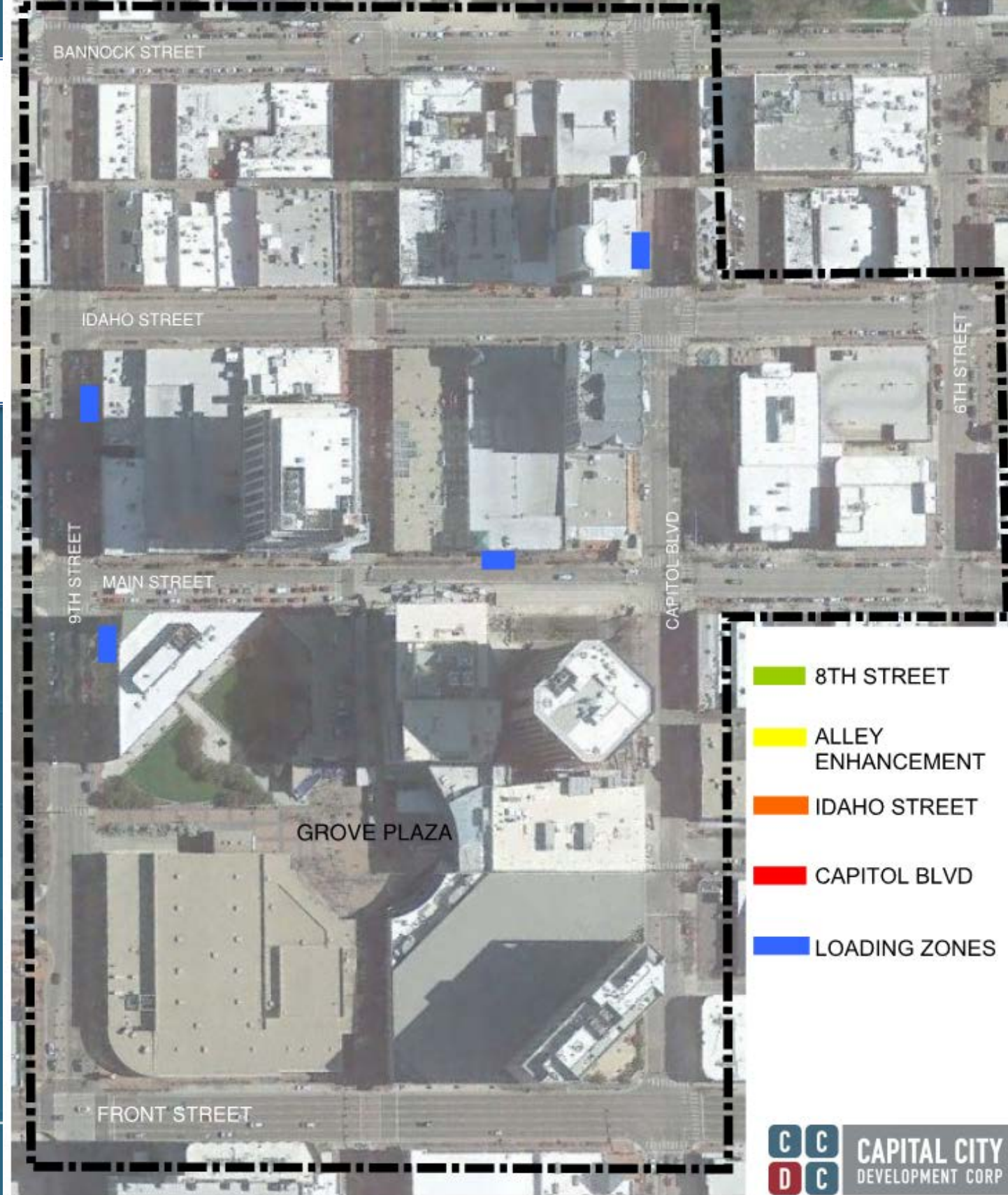
FREAK ALLEY GALLERY PREFERRED CONCEPT - PLAN



UNION BLOCK ALLEY PREFERRED CONCEPT - PLAN (MODIFIED)



Loading Zone Sidewalk Enhancements





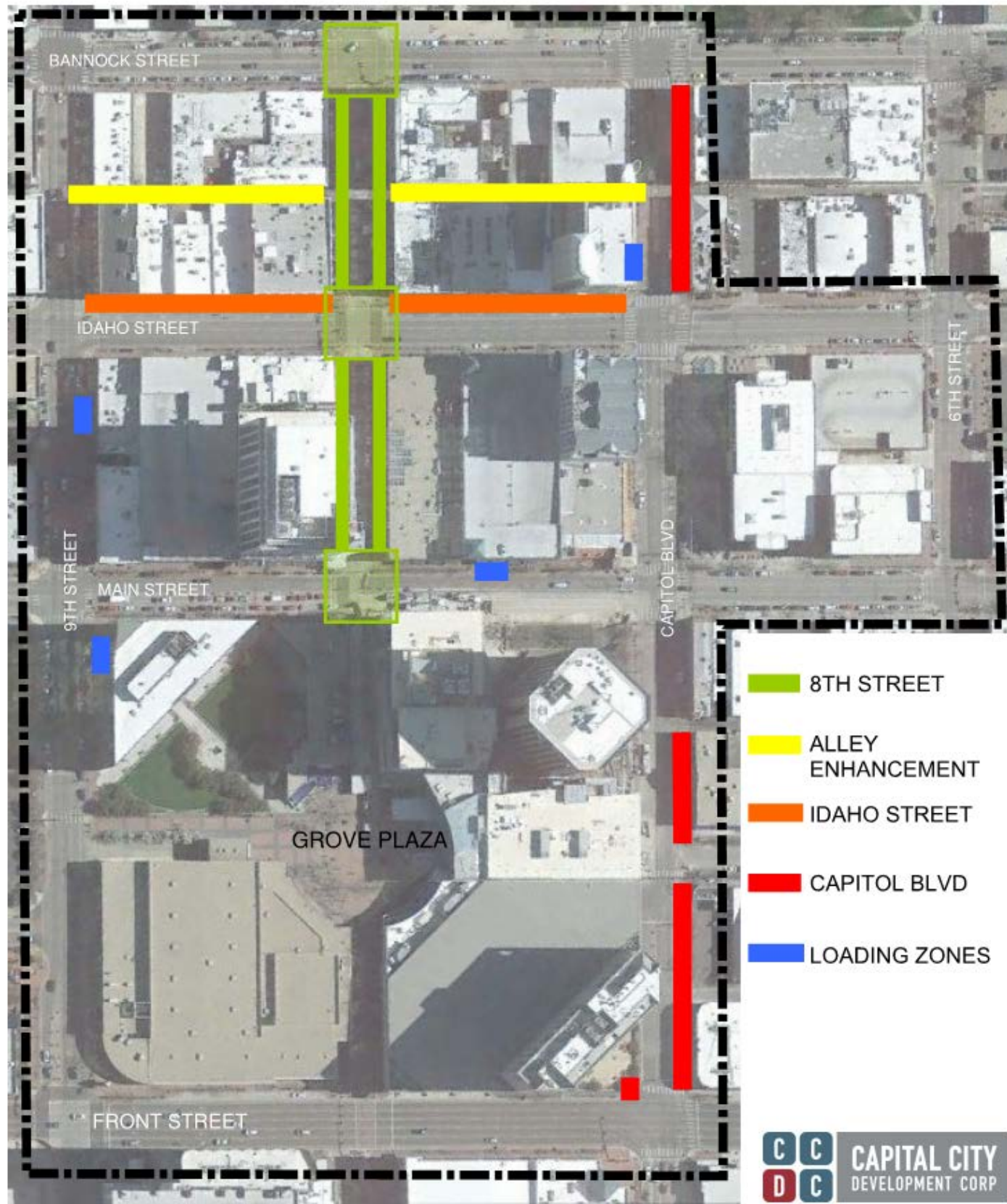
Sidewalk

Loading
Zone

Next Steps

- DR submission – before October
- CMGC Selection/Contract – October Board Meeting
- 60% Estimate and Design Informational Update – December
- Phase 1 Guaranteed Max Price - February 2018

Questions/Discussion



AGENDA

V. Information/Discussion Items

- A. Proposed Shoreline District Eligibility Report (20 min).....Geoff Dickinson, Senior Vice President, SB Friedman
- B. 8th Street Corridor Improvements (5 min).....Karl Woods
- C. FY 18 Central District Improvements (5 min).....Doug Woodruff
- D. Operations Report (5 min).....John Brunelle

VI. 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).

OPERATIONS REPORT

John Brunelle
CCDC Executive Director

ADJOURN

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COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
October 9, 2017**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – September 2017

B. Minutes & Report

1. Approval of Meeting Minutes from September 11, 2017

C. Other

1. Approve Resolution #1509 Records Disposition

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. **CONSIDER:** Downtown Garage Customer Survey and Parking Rate Modification (15 minutes).....Matt Edmond & Max Clark
- B. **CONSIDER:** Resolution #1508 Accepting Shoreline Urban Renewal Area Eligibility Study and Forward to Boise City Council for Consideration (5 minutes).....Shellan Rodriguez
- C. **CONSIDER:** 2403 Fairview Ave – Adare Manor – Type Two Participation Agreement Designation (5 minutes)....Shellan Rodriguez
- D. **CONSIDER:** 2200 Fairview Ave – New Path Community Housing – Type One Participation Agreement Designation (5 minutes).....Laura Williams
- E. **CONSIDER:** 750 Main Street – Capitol Terrace Renovation – Type One Participation Agreement Designation (5 minutes).....Laura Williams
- F. **CONSIDER:** Resolution #1507 Approving Selection of CM/GC for 2018 Central District Public Improvements Project (10 minutes).....Mary Watson & Doug Woodruff

INFORMATION/ACTION ITEM: Parking Survey & Rate Change Notice

Max Clark, Parking & Facilities Director

Matt Edmond, Project Manager

Background

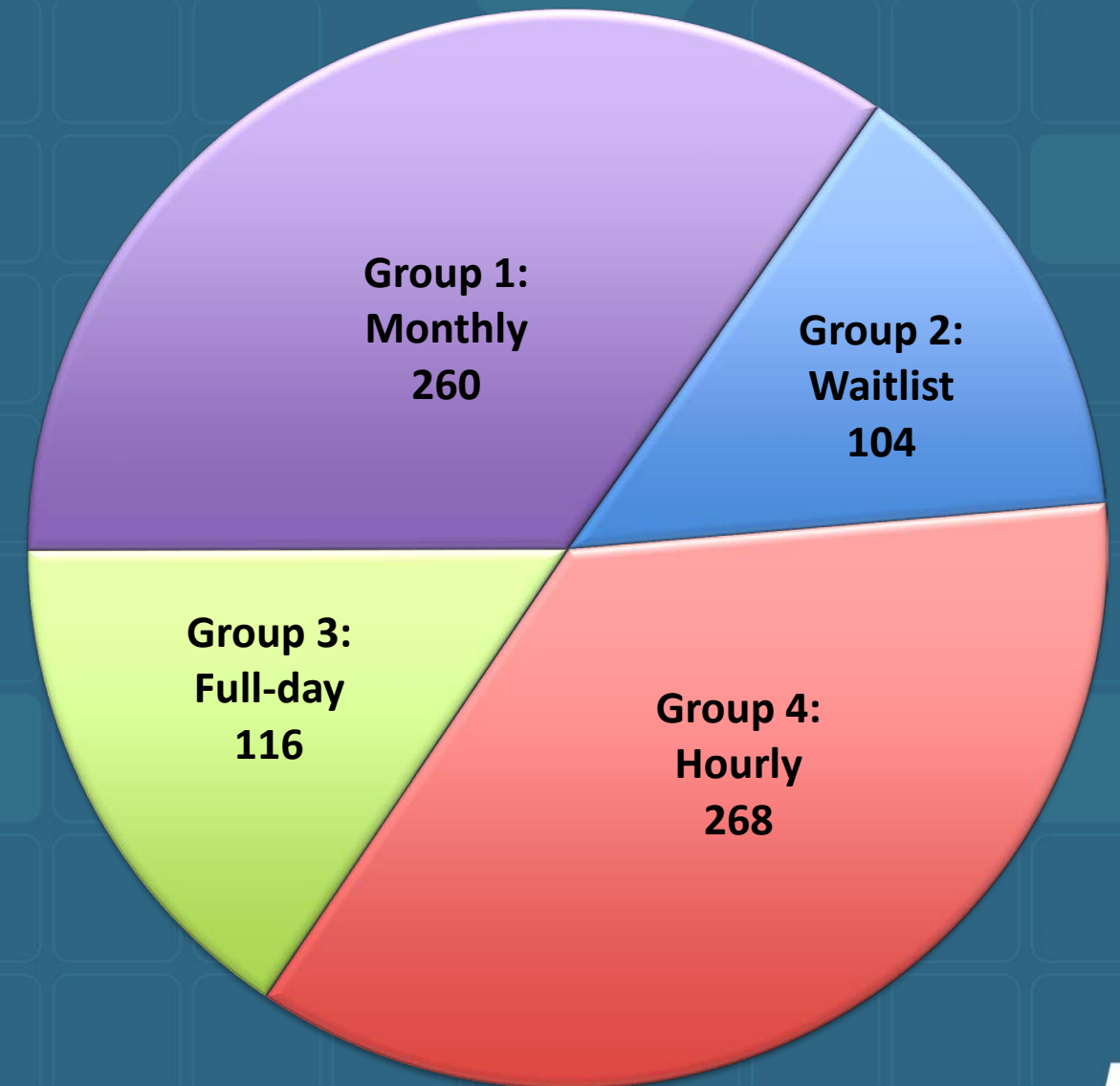
- Parking Strategic Plan
- Demand exceeds supply
- Board directed rate survey
- Development impacts
- Need to provide alternatives
- Help fund alternatives



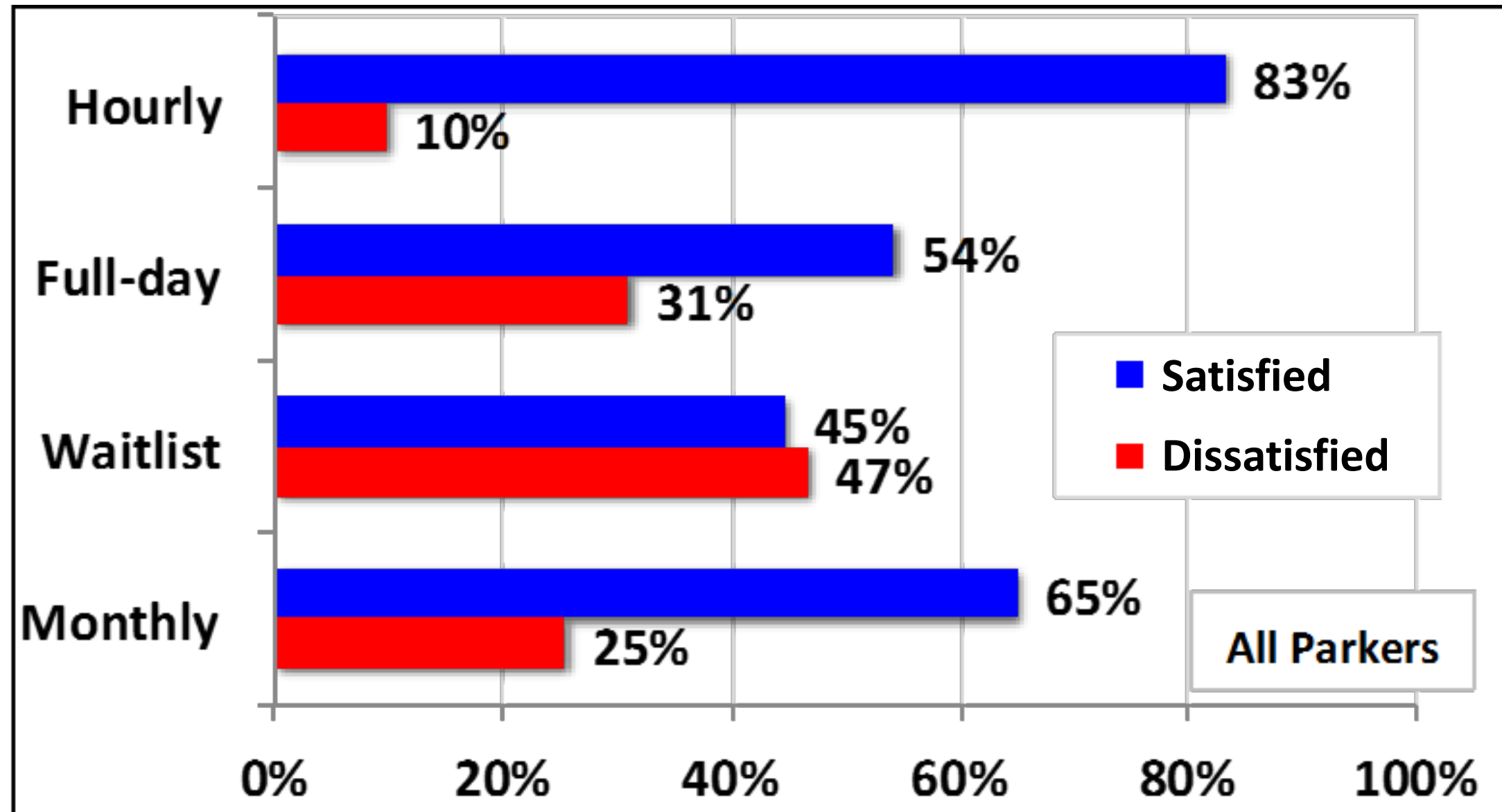
Methodology

- Phone and online
- Park minimum once/month
- High reliability +/-3.6% overall
- Asked about:
 - Use Frequency
 - Satisfaction
 - Out of Pocket Cost
 - Tolerance for rate increase
 - Alternatives

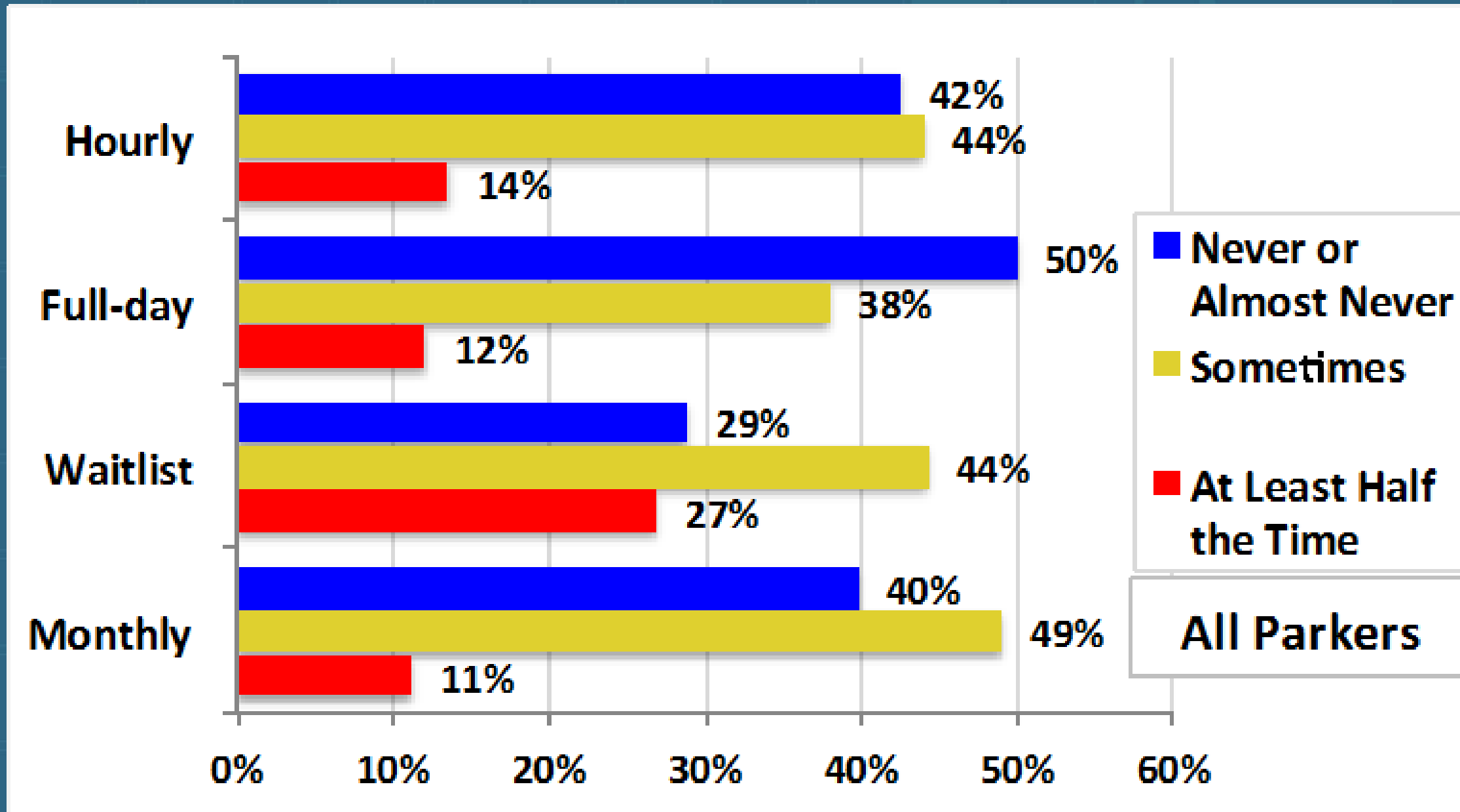
Total Surveyed: 748



Public Outreach: Customer Satisfaction

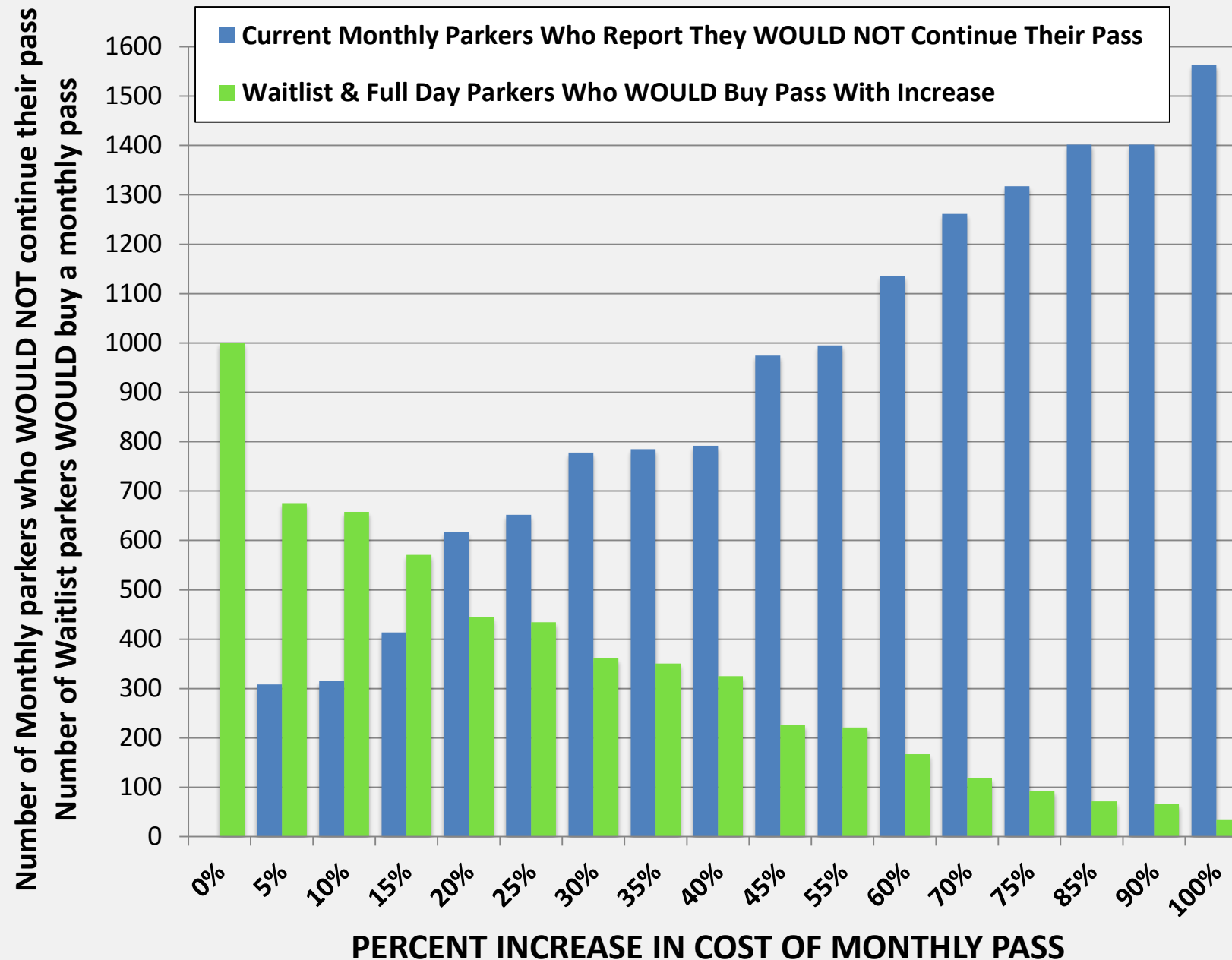


Feedback: Difficulty Finding Parking



Monthly Rate Change Feedback

Impact of Monthly Rate Increases: Loss of Current Pass Holders and Tolerance of Waitlist/Full-Day Parkers for Higher Rate





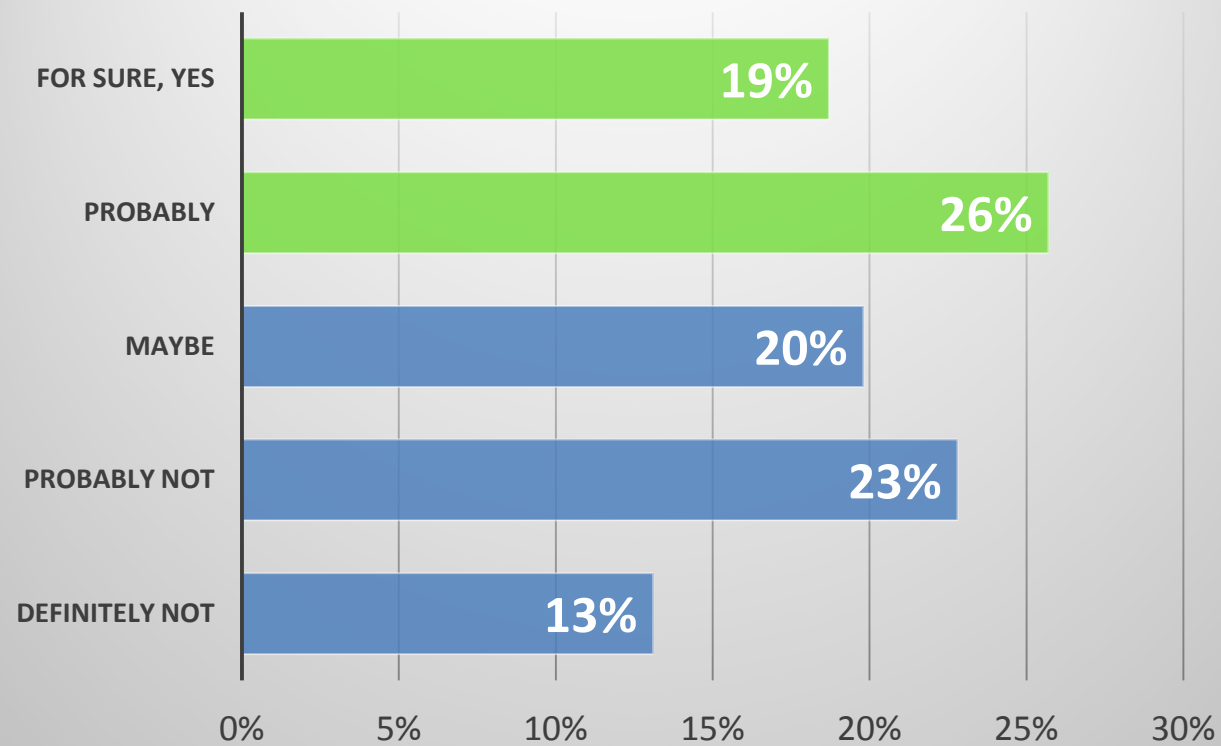
Recommendation for Monthly Rates

Garage	Monthly Spaces	Current Rate	Proposed Rate
11th & Front (Pioneer Crossing)	250 + 425	NA	\$100
5th & Broad (The Fowler)	20 + 20*	NA	\$175
9th & Front (City Centre)	318	\$120	\$140
10th & Front (Grove Street)	503	\$120	\$140
Capitol & Myrtle (Myrtle Street)	185	\$120	\$140
Capitol & Front (Boulevard)	129	\$120	\$140
Capitol & Main (Capitol Terrace)	285	\$135	\$175
9th & Main (Eastman)	275	\$135	\$175

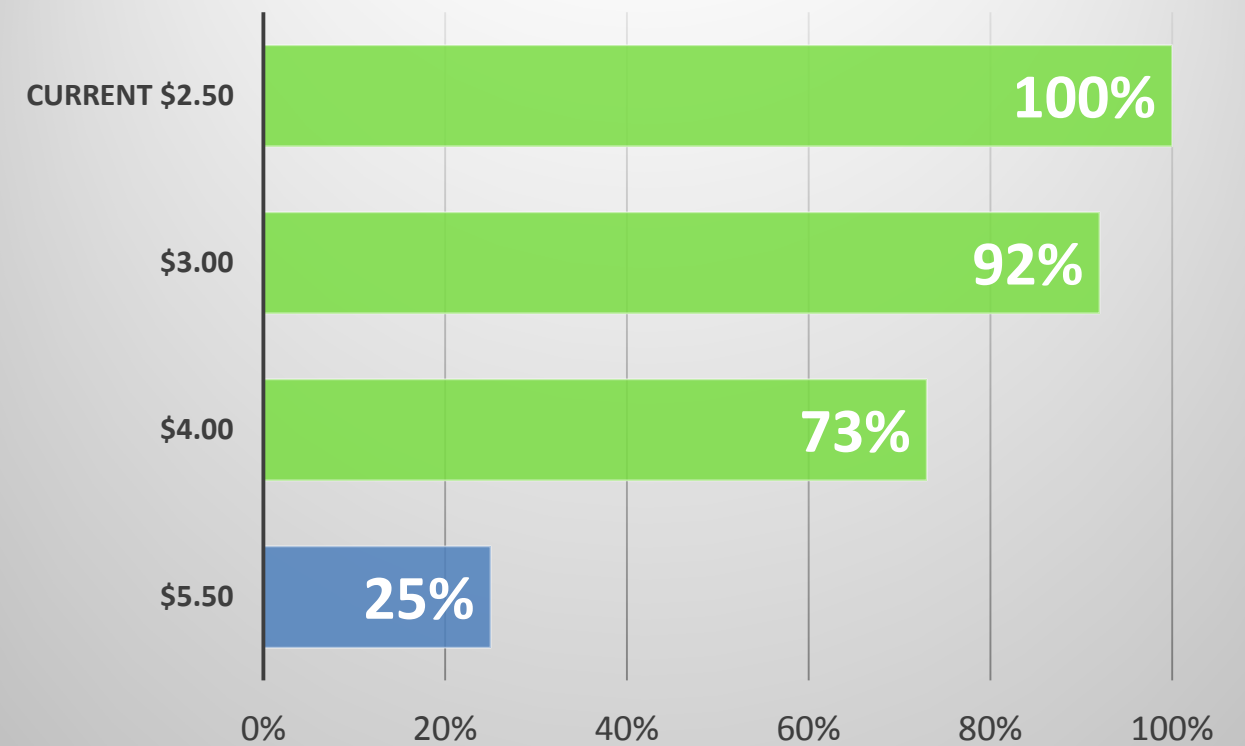
* 20 spaces each weekday/daytime and night/weekend

Hourly Rate Change Feedback

Hourly Parkers: If 1st Hour Were Not Free, Would You Continue to Park as You Do?



Hourly Rate Tolerance

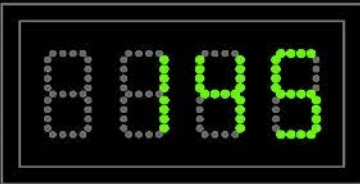




PARKBOI

CAPITOL & MYRTLE

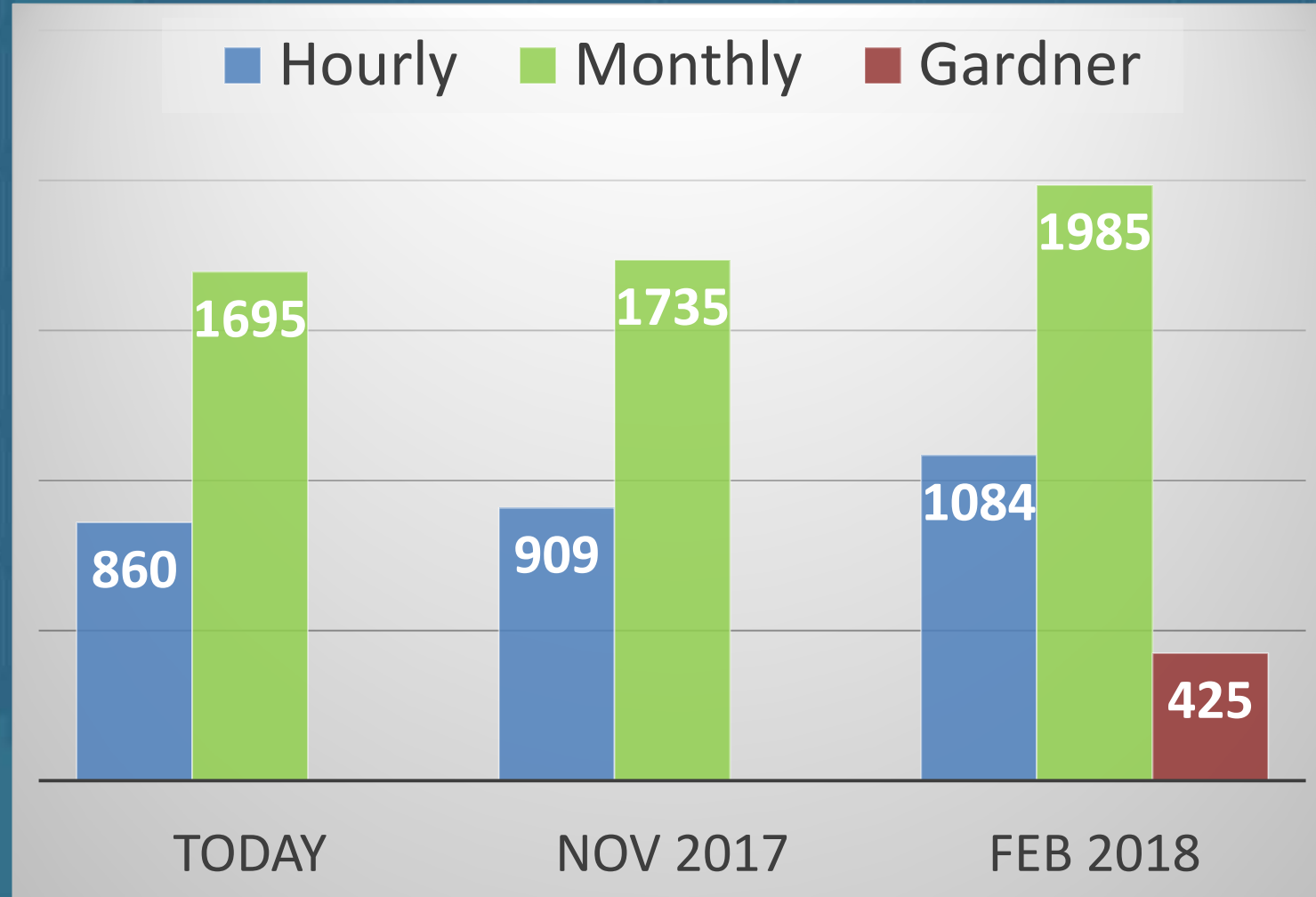
**SPACES
AVAILABLE**



Recommendation for Hourly Rates

Garage	Length	Current Rate	Proposed Rate
All Garages	First Hour	Free	Free
All Garages	1-2 hours	\$2.50	\$3.00
All Garages	2-3 hours	\$5.00	\$6.00
All Garages	3-4 hours	\$7.50	\$9.00
All Garages	4-5 hours	\$10.00	\$12.00
All Garages	5-6 hours	\$12.00	\$15.00
All Garages	6+ hours (Weekday Max)	\$12.00	\$15.00
All Garages	Weekend Max	\$5.00	\$6.00

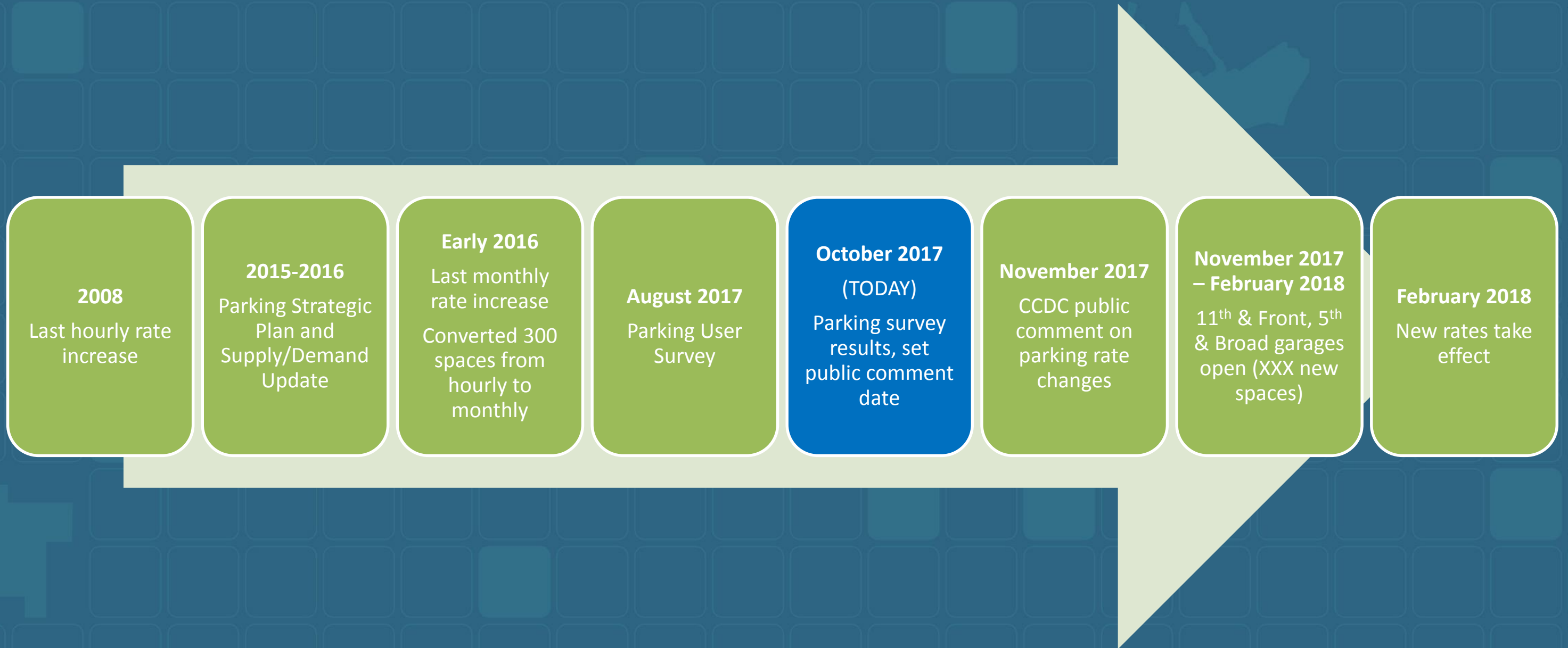
ParkBOI Inventory



What Our Customers Want for Higher Rates



Timeline



Suggested Motion

I move to accept the survey findings and to schedule a public comment date for the Board meeting of November 13, 2017 to consider adjusting parking rates in early 2018.

AGENDA

IV. Action Items

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CONSIDER: Resolution #1508 Accepting Shoreline Urban Renewal Area Eligibility Study and Forward to Boise City Council for Consideration

Shellan Rodriguez
Project Manager

Resolution #1508

Accepting Shoreline Urban Renewal Area Eligibility Study
and Forward to the Boise City Council for Consideration

Urban Renewal District Process

1. Eligibility Study
 - a) CCDC Board Accept Study and forward to City Council
 - b) City Council accept and direct CCDC to initiate an Urban Renewal Planning Process
2. Urban Renewal Planning Process
 2. Stakeholder / Public outreach
 3. Infrastructure & Public Improvement Assessment & Planning
 4. Land Survey, Economic Feasibility, Zoning, Revenue Allocation Area, etc.
3. CCDC Board reviews and approves Urban Renewal Plan
4. City Council reviews and approves Urban Renewal Plan

Shoreline Urban Renewal Area Eligibility Study

Shoreline Urban Renewal Area Preliminary Eligibility Study Boise, Idaho

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
September 11, 2017 12:00 p.m.
A G E N D A

V. INFORMATION/DISCUSSION ITEMS

- A. Proposed Shoreline District Eligibility Report (20 minutes)
.....Geoff Dickinson, Senior Vice President, SB Friedman

CCDC Board of Commissioners Meeting

September 11, 2017
12:00 PM



CITY COUNCIL AGENDA CITY OF BOISE

Regular Day Meeting

Tuesday, September 26, 2017
12:00 PM

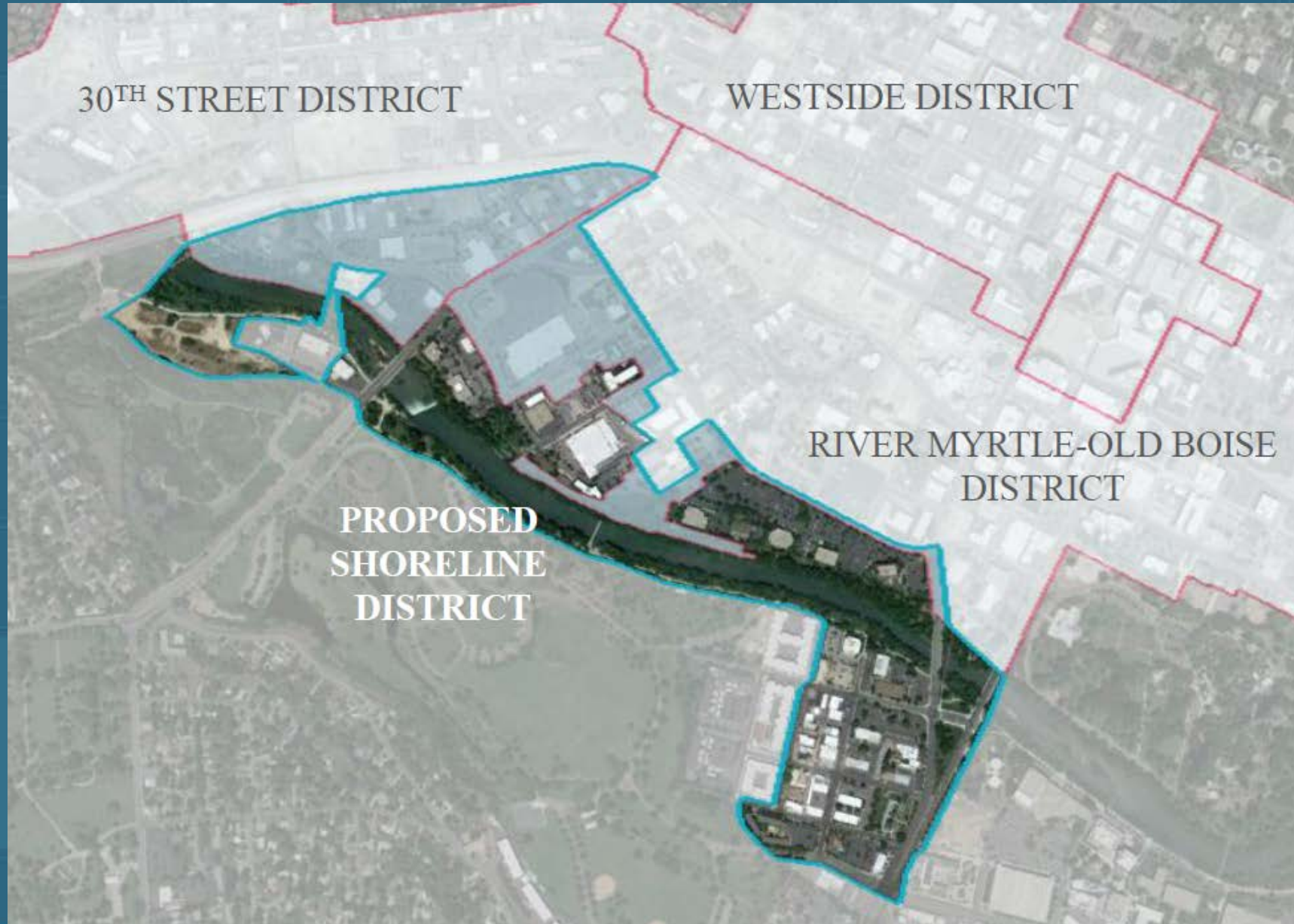
City Hall - Council Chambers
150 Capitol Blvd
Boise, ID 83702

MAYOR

David H. Bieter

CITY COUNCIL MEMBERS

Shoreline Urban Renewal Area Eligibility Study



- 190 +/- acres:
Including ROWs, Boise River
- 126 parcels, 100 buildings
- Downtown Planning Area
 - ✓ River Street Master Plan
 - ✓ Lusk Street Master Plan
 - ✓ Ann Morrison Park Master Plan Update
 - ✓ Boise River Resource Management & Master Plan

Eligibility Study – Analysis

Deteriorated or Deteriorating

10 Factors

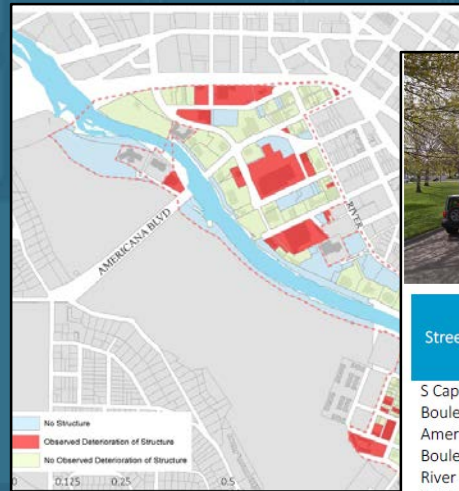
- 1- a) The presence of a substantial number of deteriorated or deteriorating structures;
- 2- b) Predominance of defective or inadequate street layout;
- 3- c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- 4- d) Insanitary or unsafe conditions;
- 5- e) Deterioration of site or other improvements;
- 6- f) Diversity of ownership;
- 7- g) Tax or special assessment delinquency exceeding the fair value of the land;
- 8- h) Defective or unusual conditions of title;
- 9- i) Existence of conditions which endanger life or property by fire and other causes; or
- 10- j) Any combination of such factors;

arrests the sound growth of the municipality or constitutes a social liability.

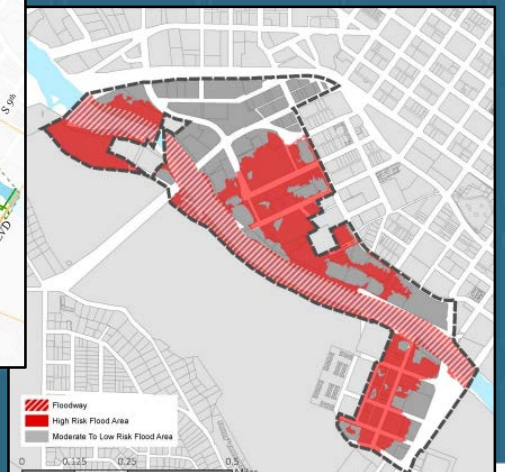
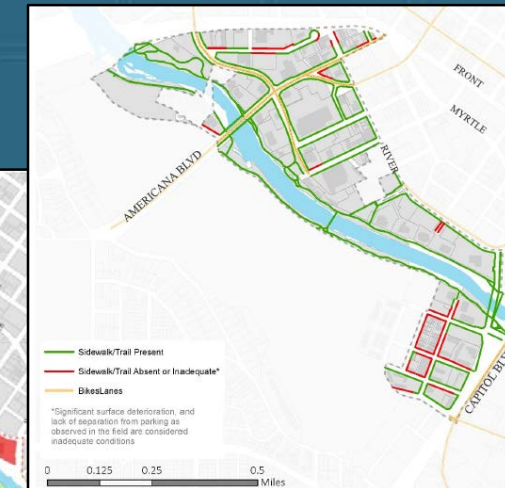
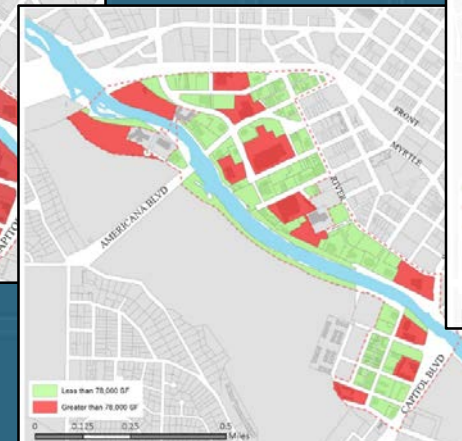
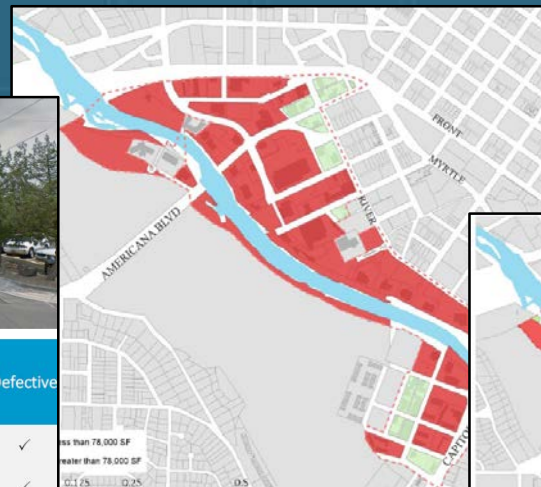
Eligibility Study – Findings

6 of 10 meaningfully present and reasonably distributed...

- 1- a) The presence of a substantial number of deteriorated or deteriorating structures;
- 2- b) Predominance of defective or inadequate street layout;
- 3- c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- 4- d) Insanitary or unsafe conditions;
- 5- e) Deterioration of site or other improvements;
- 6- i) Existence of conditions which endanger life or property by fire and other causes; or
j) Any combination of such factors;



Street Name	Number of Lanes	One-Way	Arterial/Collector	Speed Limit	Federal Recommended Speed Limit Based on Layout	Defective
S Capitol Boulevard	8	✓	Arterial	30	50	✓
Americana Boulevard	5		Arterial	30	45	✓
River Street	5	✓	Collector	30	45	✓
Shoreline Drive	5		Arterial	20-30	45	✓
S 15th	3		Arterial	30	45	✓
S 9th	4	✓	Arterial	35	50	✓
S 13th	3		Collector	20	35	✓
Lusk Street	2		Local	20	30	✓
Royal Boulevard	2		Collector	20	35	✓
S 14th	2		Local	20	30	✓



Shoreline Urban Renewal Area Eligibility Study– Next Steps

1. Eligibility Study
 - a) CCDC Board Accept
 - b) City Council accept and direct CCDC to initiate an Urban Renewal Planning Process**
2. Urban Renewal Planning Process

Shoreline Urban Renewal Area Eligibility Study– Next Steps

Suggested Motion:

I move to approve Resolution #1508, which accepts the Shoreline Urban Renewal Area Eligibility Study and directs CCDC staff to forward to the Boise City Council for future consideration.

AGENDA

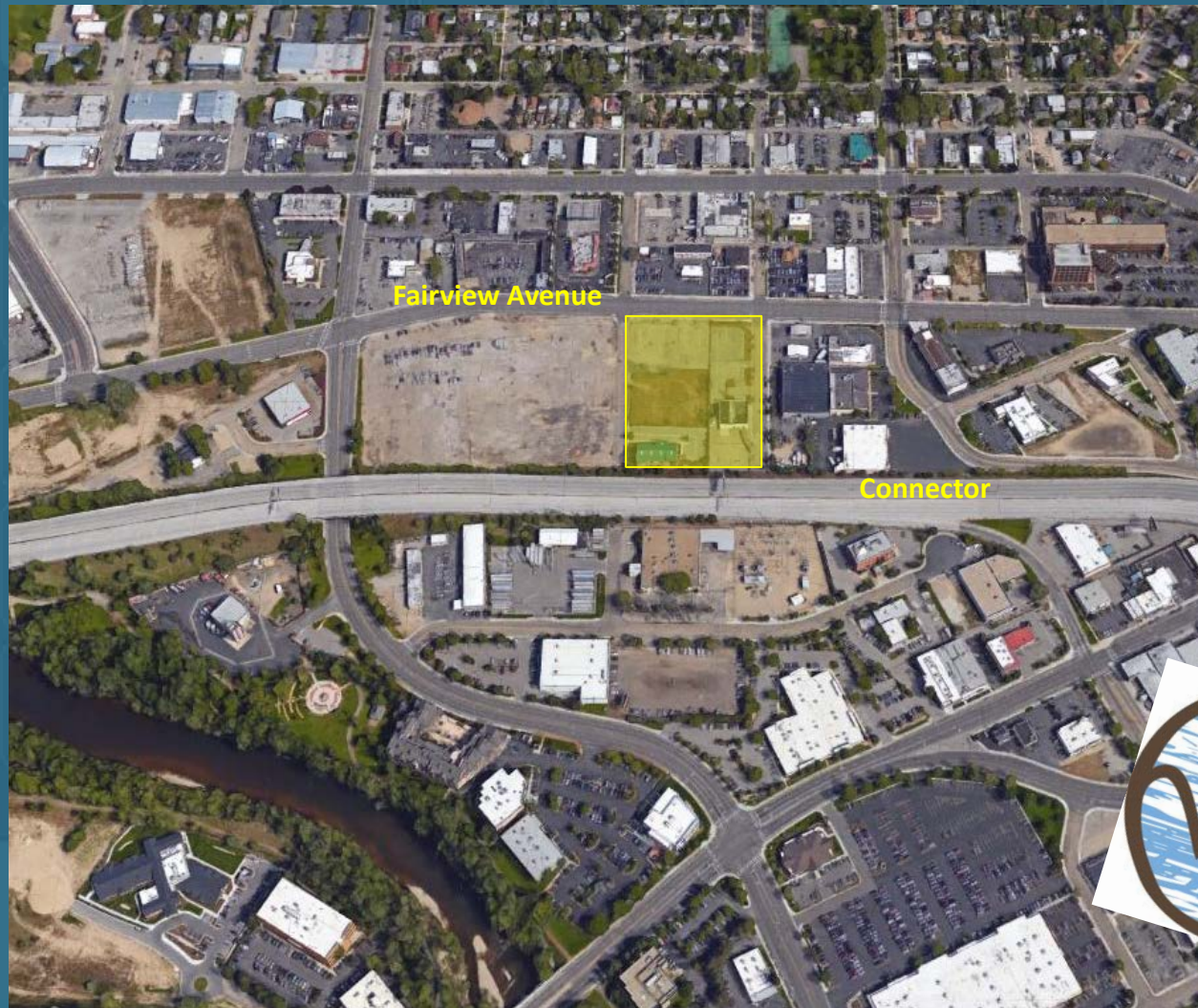
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CONSIDER: 2403 Fairview Ave – Adare Manor
Type 2 Participation Agreement Designation

Shellan Rodriguez
Project Manager

Adare Manor – Type 2 Designation

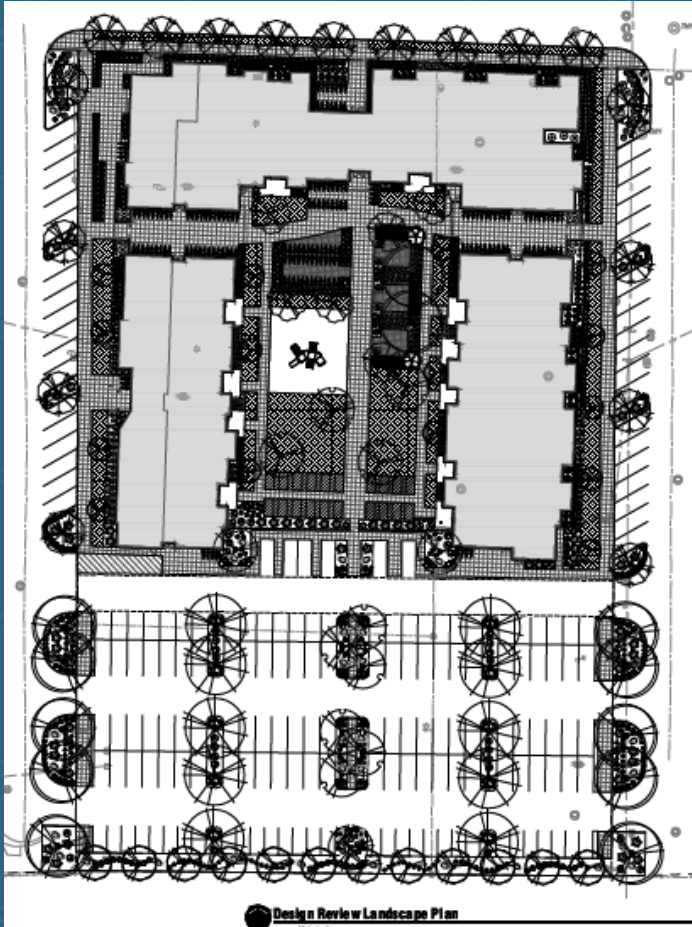


- 2403 W. Fairview Avenue
- 30th Street URD (WestEnd)
- Mixed Income and mixed use apartment building
- 3.14 acres
- Site Control from City of Boise
- Developer: Thomas Development Company and Northwest Integrity Housing Co.



Adare Manor – History

- Dec. 2015: Adare Manor awarded RFP from the City of Boise
- Nov. 2016: Initial Design Entitlements Complete
- Spring 2017:
 - Financing Committed
 - Low Income Housing Tax Credits from the State (IHFA)
 - Tax Exempt Bonds
 - State HOME funds
 - City of Boise HOME funds



Adare Manor – Development Summary

- 130 units mixed income housing
 - 30% AMI (very low income) to Market Rate units
 - 1, 2 and 3 bedroom units
 - 145 surface parking spaces, 173 bikes
- Indoor / Outdoor amenities
- Retail / Restaurant Space proposed at corner
- Connectivity: private pathway and public service drive connecting 24th to 25th
- \$20 Million+ total Development Cost

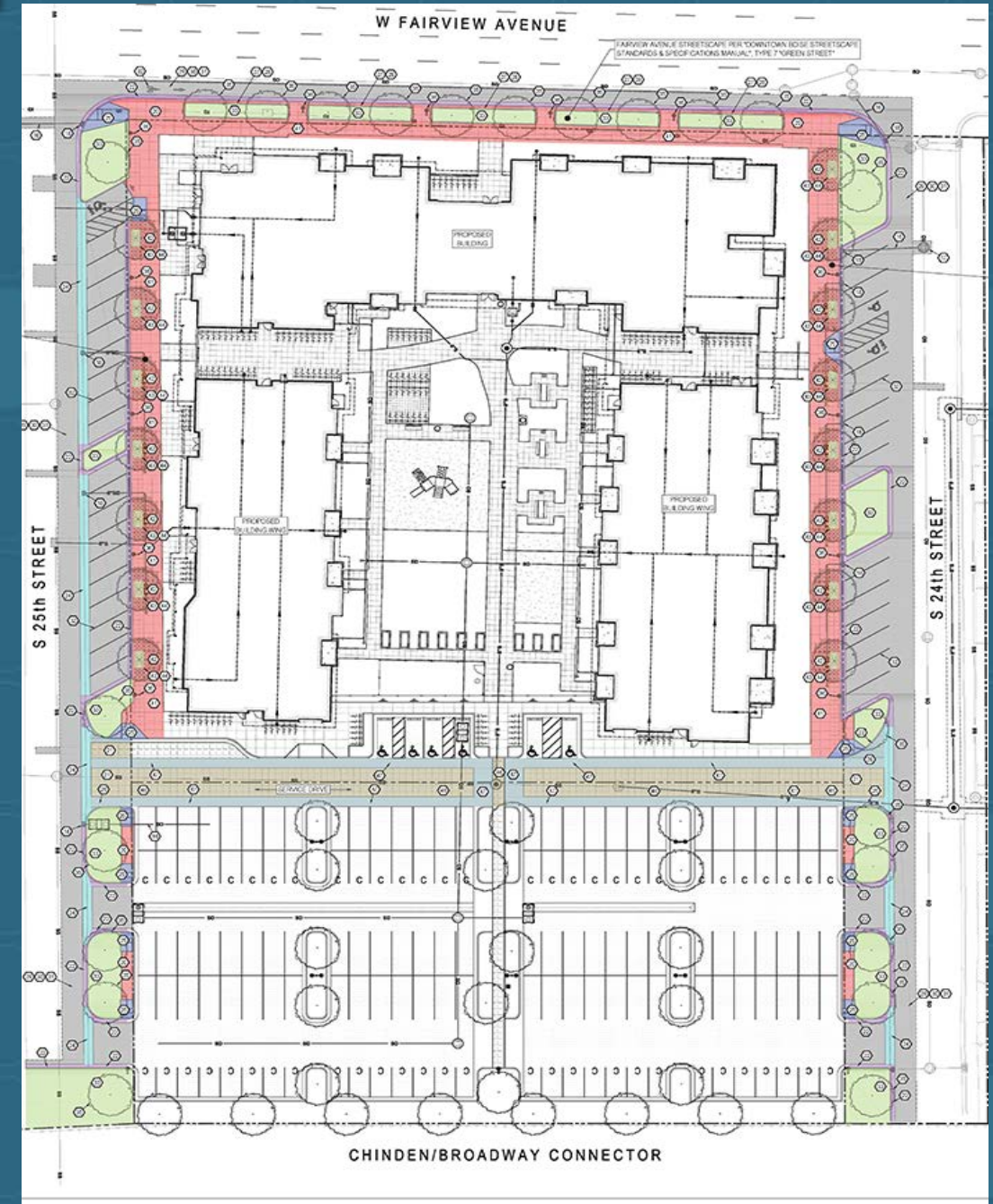


Adare Manor – Public Improvements

Sewer Relocation	\$ 95,000
Undergrounding Power Lines - (Distribution Lines - 24th St.)	\$ 280,000
Street / ROW Improvements	\$320,000
Streetscapes (sidewalks, street trees, furnishings, etc.)	\$200,000
SUB TOTAL	\$ 895,000
Contingency (8% n/i Power)	\$ 49,000

TOTAL \$944,007

Initial Score – Tier 1: 80% Increment, 4 years
*Estimated \$480,000



Adare Manor – Public Improvements



Adare Manor Next Steps

Suggested Motion:

I move to designate the proposed Adare Manor development as a Type 2 Participation Project and negotiate a Final Type 2 Participation Agreement with Adare Manor, LLC or their successors for future board approval.

Adare Manor



AGENDA

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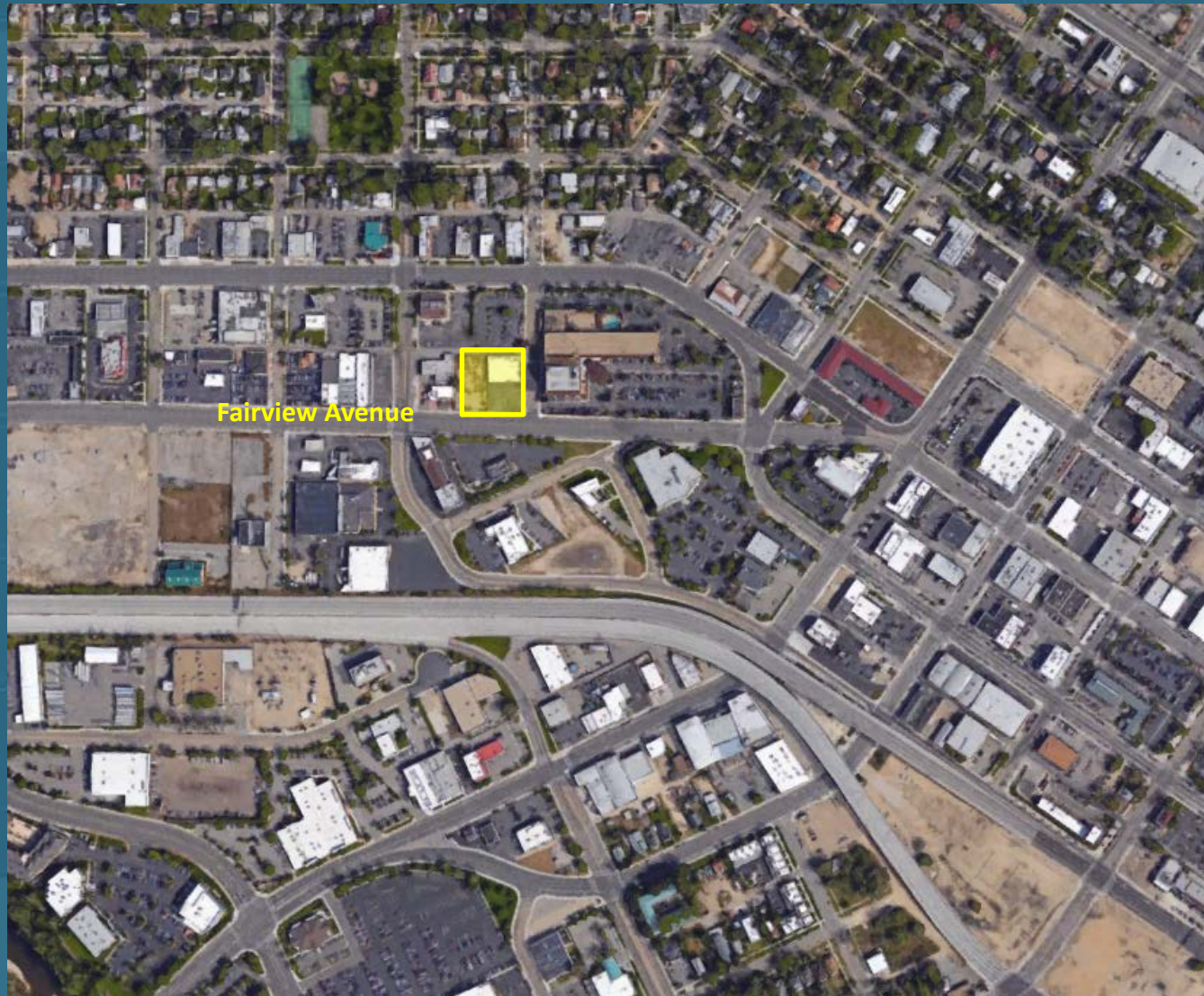
CONSIDER: 2200 Fairview Ave – New Path Community Housing – Type One Participation Agreement Designation

Laura Williams
Project Manager

New Path Community Housing – Type 1 Designation



New Path Project Location



What is Housing First?

Housing First

Housing First is an approach to solving homelessness that prioritizes housing chronically homeless people first then providing supportive services to help them live healthier lives.



Source: Research conducted by Boise State University in 2016

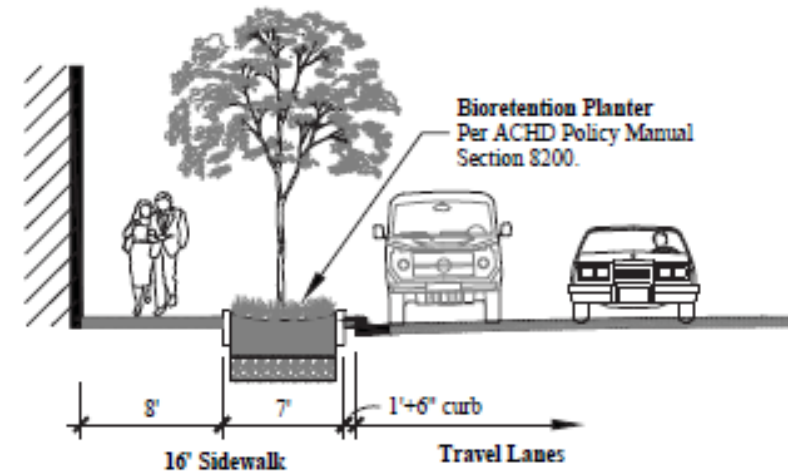
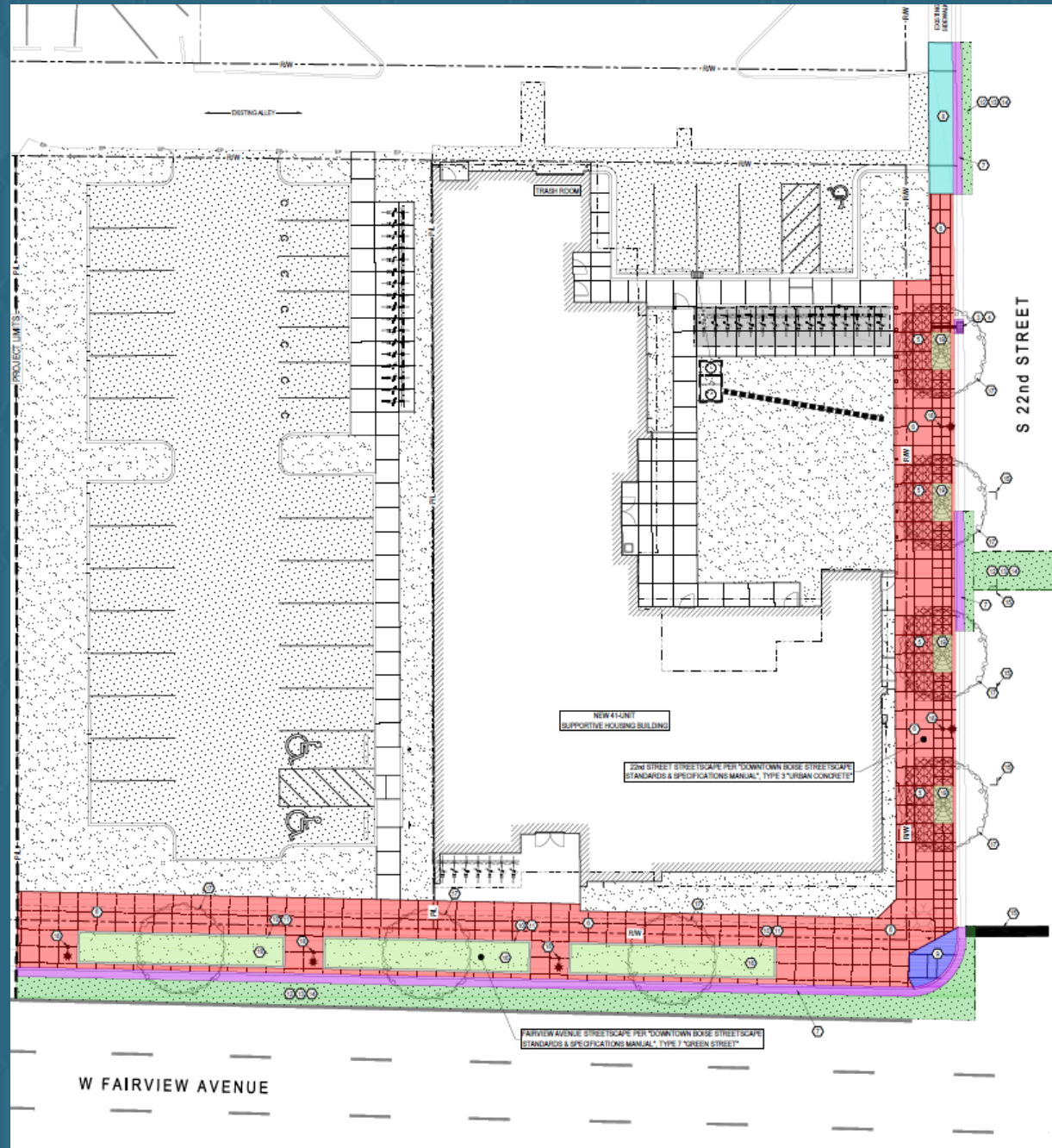
New Path Project Background



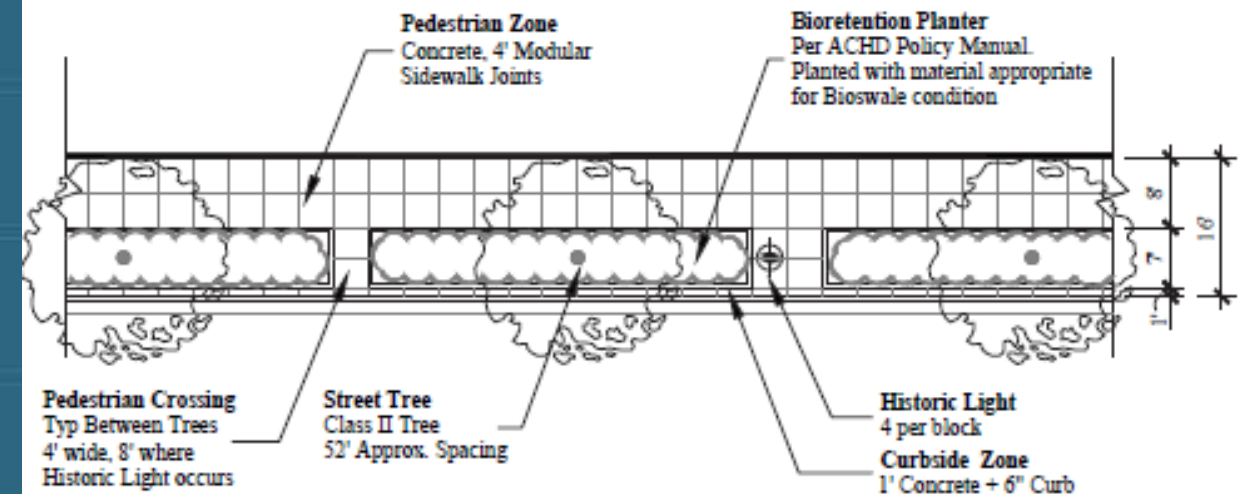
Rendering looking NW at Fairview and 22nd St.

- Permanent Supportive Housing
- 41 units
- 40 – one bedroom
- 1 – two bedroom (on-site manager)
- \$7.3 million Total Development Costs
- May 2017 - DR Approval
- Fall 2017 - Construction Start
- October 2018 - Construction Complete

New Path Type 1 Public Improvements



TYPE 7 - FAIRVIEW & MAIN GREEN STREETS STREETSCAPE SECTION



TYPE 7 - FAIRVIEW & MAIN GREEN STREETS DETAIL PLAN

JBA 2015



Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Boise Pacific NIHC Associates LP for future board approval.

AGENDA

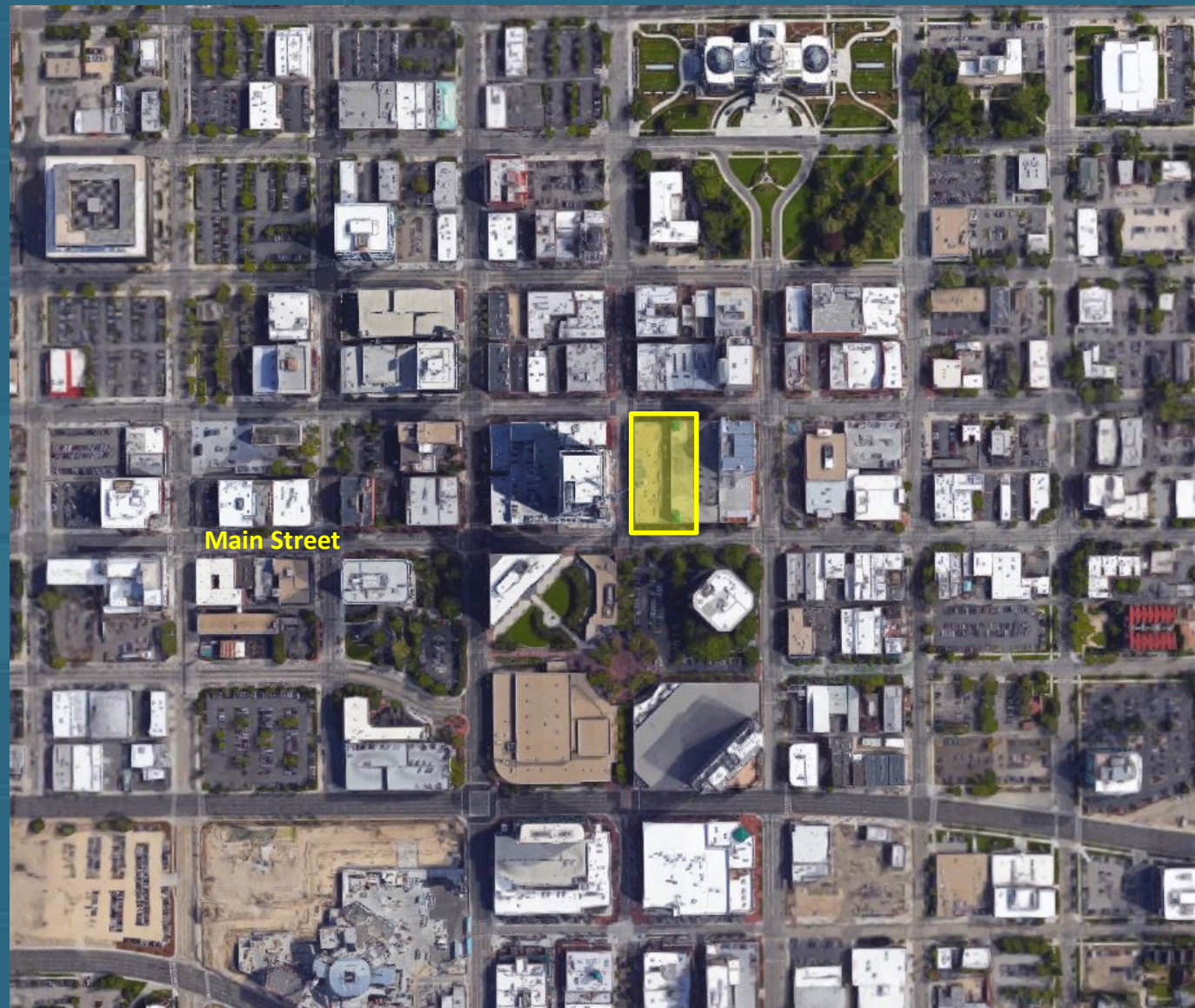
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CONSIDER: 750 Main Street – Capitol Terrace Renovation – Type One Participation Agreement Designation

Laura Williams
Project Manager

Capitol Terrace – Type 1 Designation



- 750 E Main Street
- Central URD

Capitol Terrace Project Background



Capitol Terrace Type 1 - Awnings

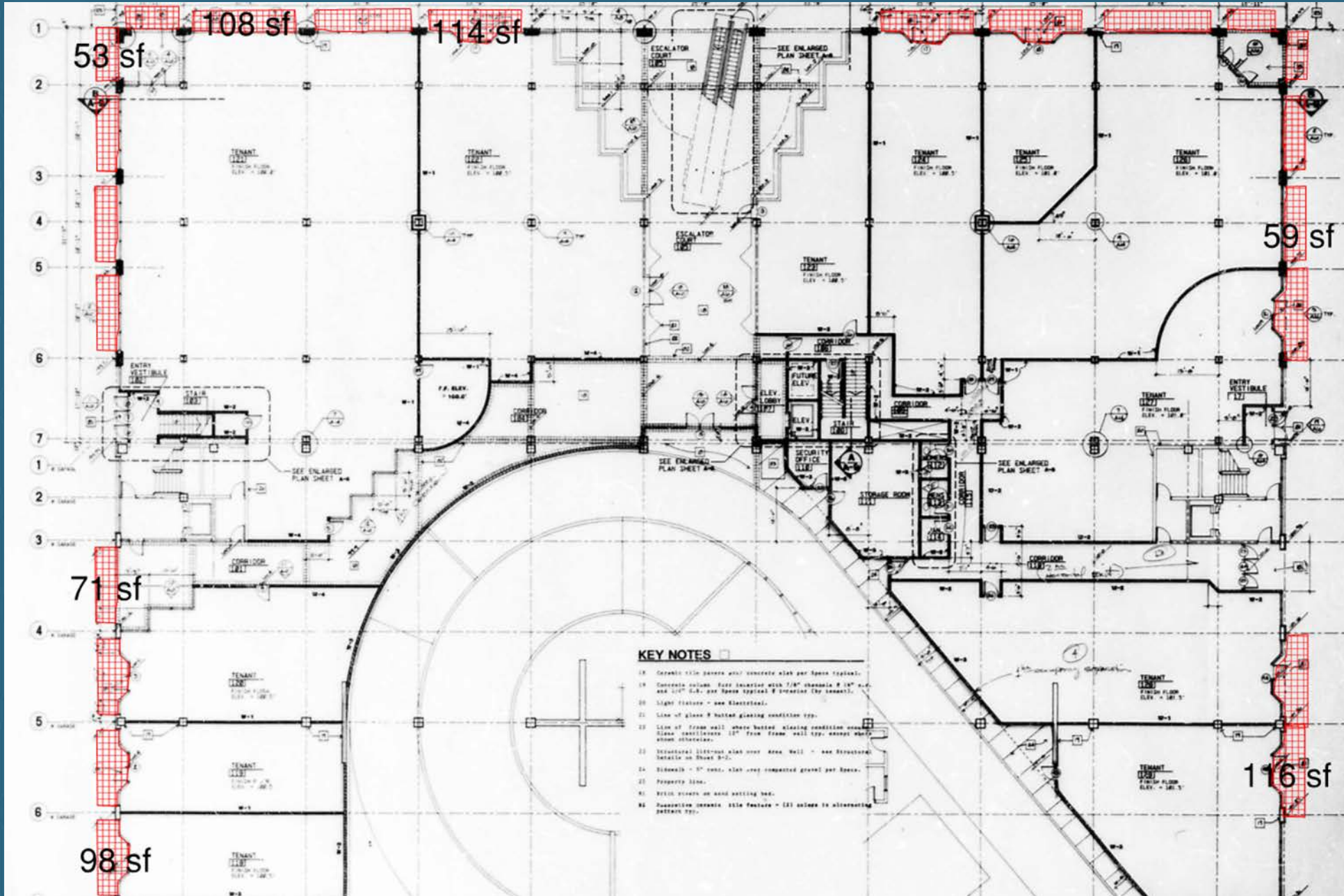


- 22 New Awnings
- 1st Level Only - CCDC Participation
- Type 1 Participation Program
- \$150,000 NTE

Participation Program Requirements - Awnings



New Path Type 1 Public Improvements



Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Hawkins Company for future board approval.

CONSIDER: 750 Main Street – Capitol Terrace Renovation – Type One Participation Agreement Designation

SUGGESTED MOTION:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Hawkins Companies for future board approval.

AGENDA

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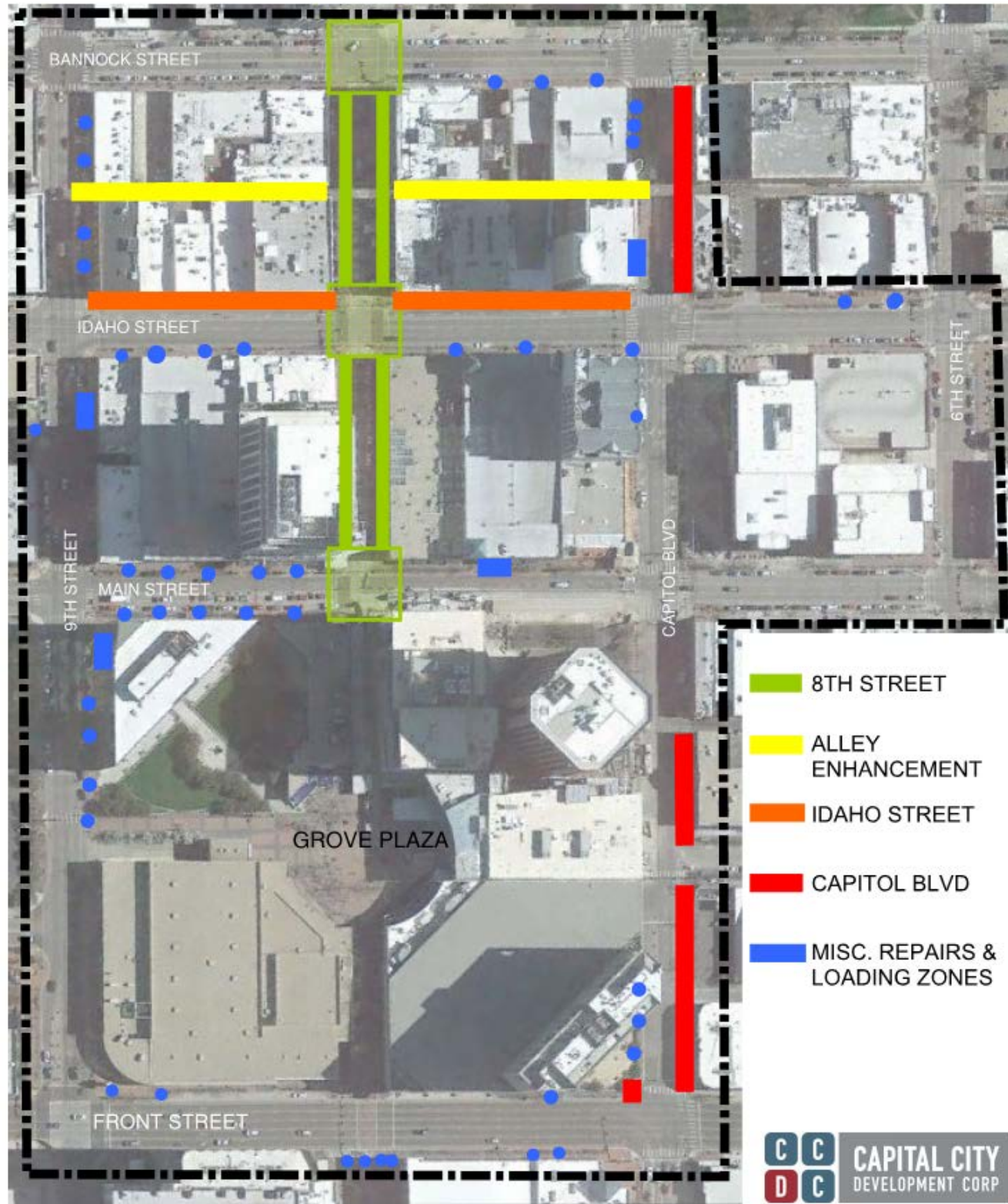
CONSIDER: Resolution #1507 – Approving Selection of CM/GC for 2018 Central District Public Improvements Project

Mary Watson, Contracts Manager & Attorney
Doug Woodruff, Project Manager

2018 Central District Public Improvements

Construction Manager / General Contractor
Competitive Selection

2018 CENTRAL DISTRICT IMPROVEMENTS KEY MAP



WHY CM/GC?

- Pre-construction budgeting, strategic bidding, precise buyout – get the most value with the set budget
- Multiple infrastructure projects, need to minimize business and traffic disruptions
- Imminent District Sunset – completion by September 30, 2018 is very important.
- Coordination of design teams and CD packages
- Strategic bidding processes and predictable bidding results
- Better overall process and results

CENTRAL DISTRICT		FY2018	FY2019	FY2020	FY2021	FY2022	STATUS
Estimated Resources		\$4,866,800	N/A	N/A	N/A	N/A	
INFRASTRUCTURE							
1	176 Capitol Blvd - Business Interiors of Idaho - Type 1 Participation Program						
2	150 8th Street - Capitol Terrace - Type 1 Participation Program						
3	8th Street Streetscape Improvements - Main to Bannock	650,000					Designated
4	Capitol Blvd. Streetscape Imp - east side, Front St to alley between Grove and Main St.						
5	Capitol Blvd. Streetscape Imp - east side, Idaho to Bannock						
6	Treegrates repair/replacement - district wide	150,000					Designated
7	Paving, furnishings, misc. spot repair/replacement - district wide						
8	Loading Zone/Sidewalk Enhancement - @ 5 locations	120,000					Designated
9	Idaho Street Pedestrian/Bike Improvements - North side, Capitol BLVD to 9th St						
MOBILITY							
10	Idaho Street Pedestrian/Bike Improvements - 9th - Capitol, see #9						Designated
11	Main Street Pedestrian/Bike Improvements - 9th - Capitol						
12	Wayfinding Project Installation						
13	Pedestrian Scramble - 8th and Main Intersection	100,000					Tentative
14	Pedestrian Scramble - 8th and Idaho Intersection						
15	Pedestrian Scramble - 8th and Bannock Intersection						
PLACEMAKING							
16	8th Street Retractable Event Bollards						
17	Alley Placemaking Project (8th to Capitol between Idaho and Bannock)						
18	City Hall Plaza Improvements	787,000					Obligated
19	City Hall Streetscapes West Side	655,000					Obligated
SPECIAL PROJECTS							
20	Protective Bollards at Capitol Blvd. & Front St.	30,000					Designated
Estimated Expenses		\$4,866,800					

8th Street \$788,000

Freak/Union Alleys \$419,000

Idaho St. Bike/Ped \$230,000

Capitol BLVD Streetscape \$523,000

DISTRICT CLOSED

Misc. Repairs & Loading Zones \$380,000

Construction Budget \$2,340,000

Soft Costs \$398,500

CIP Line Items – Total Budget \$2,738,500

- District Assessment
- CIP Budget
- City Coordination

Summer 2017

TODAY

- Preparing DR Drawings
- CMGC Selection Process

- Technical Drawings
- Precon Planning
- Permits – Jan/Feb
- GMP Approval - Feb

Fall/Winter

Spring/Summer

- Start Construction - March
- Phased Construction
- GMP Approval - April
- Complete – Aug/Sept



September 30,
2018

Qualification-Based Selection Process

Idaho Code § 67-2320

Must be licensed as Construction
Manager AND General Contractor

CM/GC Selection Process Schedule	
RFQ Issued	August 9, 2017
Public Notice	August 9 and 16
Pre-Proposal Meeting	August 17
Submissions Due	September 7 by 3pm
Evaluations	September 11 - 18
CCDC Board Decision	October 9

SOQ Evaluation Scoring Results



Company	Score (800 max.)
Guho Corporation	752
McAlvain Construction Inc.	730
Wright Bros. The Building Company	698



TODAY

BOARD APPROVAL:

Selection of Guho Corp. to provide CM/GC Services and authorize Exec. Director to execute a CM/GC Agreement (Pre-Construction Services)

LATER

BOARD APPROVAL:

Guaranteed Maximum Price
(Contract Amendment for Construction)



Suggested Motion:

I move to adopt Resolution No. 1507 approving the selection of Guho Corp. as the CM/GC for the 2018 Central District Public Improvements Project, and authorize the Executive Director to negotiate and execute a CM/GC agreement with Guho Corp.

AGENDA

V. Information/Discussion Items

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

VI. Executive Session

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)].

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OPERATIONS REPORT

John Brunelle
CCDC Executive Director

AGENDA

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LIVE STREAMING & AUDIO RECORDING

Now In Progress



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
November 13, 2017**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – October 2017

B. Minutes & Report

1. Approval of October 9, 2017 Meeting Minutes

C. Other

1. Approve Resolution #1512 – Approval of 2200 W Fairview – New Path Community Housing – Type One Participation Agreement with Boise Pacific NIHC Associates LP *[Designation 10/9/17, NTE \$150,000]*
2. Approve Resolution #1513 – Approval of 750 E Main – Capitol Terrace – Type One Participation Agreement with Hawkins Companies *[Designation 10/9/17, NTE \$150,000]*
3. Approve Resolution #1514 – 2403 Fairview Avenue – Adare Manor – Type Two Participation Agreement Designation *[Designation 10/9/17]*

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. PUBLIC COMMENT: Proposed Parking Rate Increases.....Max Clark (20 minutes)
- B. CONSIDER: Resolution #1516 – Approval of Parking Rate Increases.....Max Clark (10 minutes)
- C. CONSIDER: Resolution #1515 – Approving the Second Amendment to the Purchase & Sale Agreement Between CCDC & BVGC Parcel B, LLC.....Shellan Rodriguez (10 minutes)

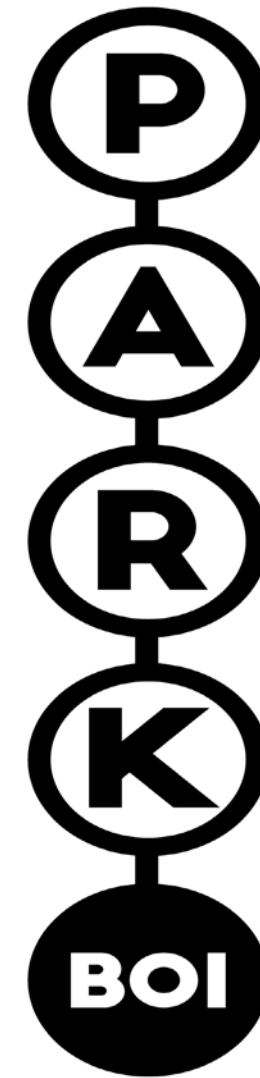
CONSIDER: Resolution #1516 Approval of Parking Rate Increases

CCDC Board of Commissioners

November 13, 2017

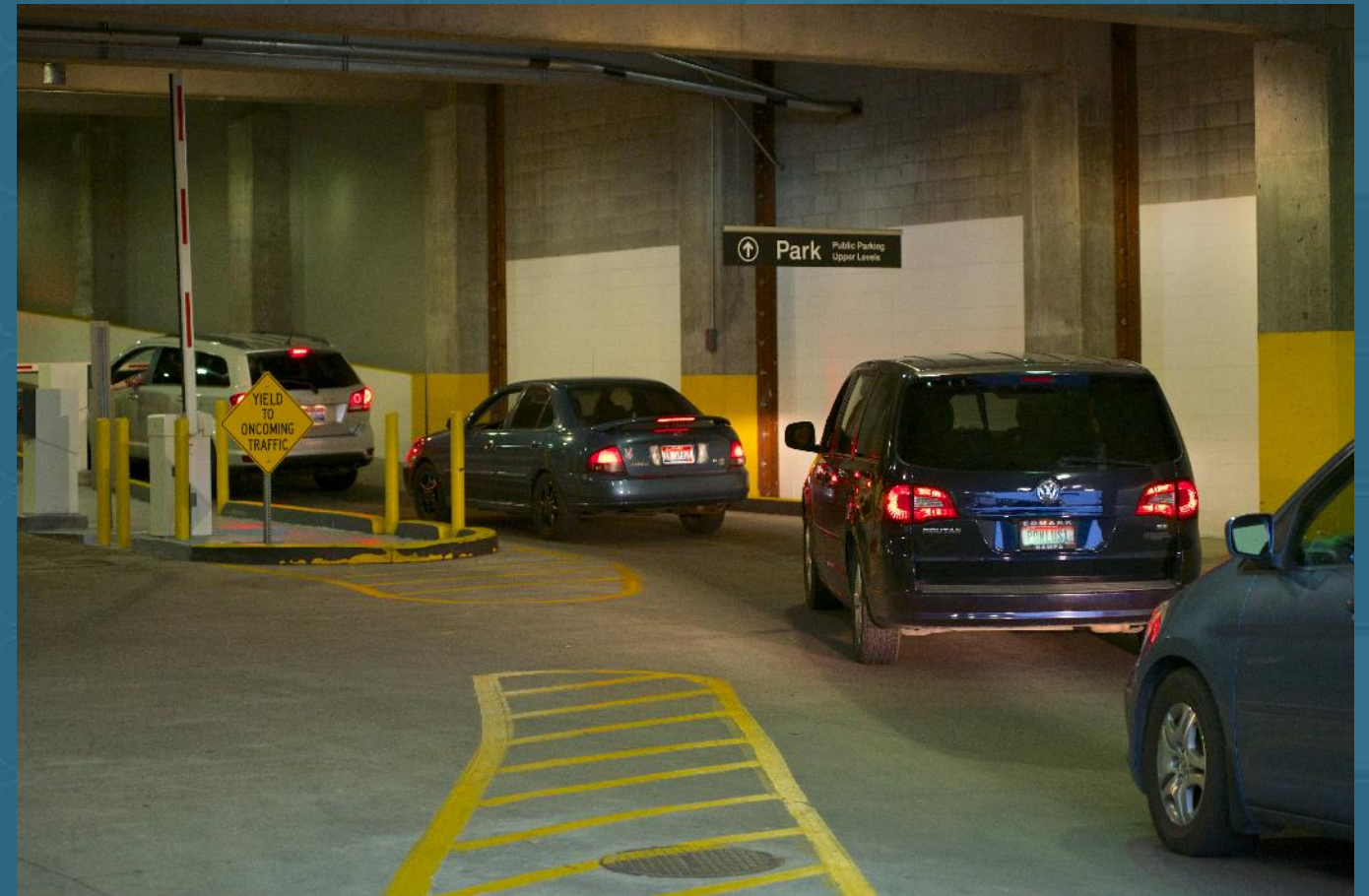
Max Clark

Parking & Mobility Director



Action Requested

After taking public comment approve the proposed slate of parking rate adjustments to be effective February 1, 2018.



Agenda Bill Summary

Parking Strategic Plan Access/Mobility Priorities (covers 4 of 6 priorities)

- Implement Demand Based Parking Pricing Strategies

- Maximize utilization garages; increase TDM; create additional parking

Survey recommendations

- Keep First Hour Free; increase rate for subsequent hours up to \$4/hr.

- Increase long-term rates by 30%-50% ; improve customer satisfaction (more parking, transit)

- Improve on-going communication with our customers

- Work with employers to improve service, rate and product options

Rate implementation to coincide with opening of 11th & Front Garage February 1, 2018

Public outreach process followed

- Email to stakeholders

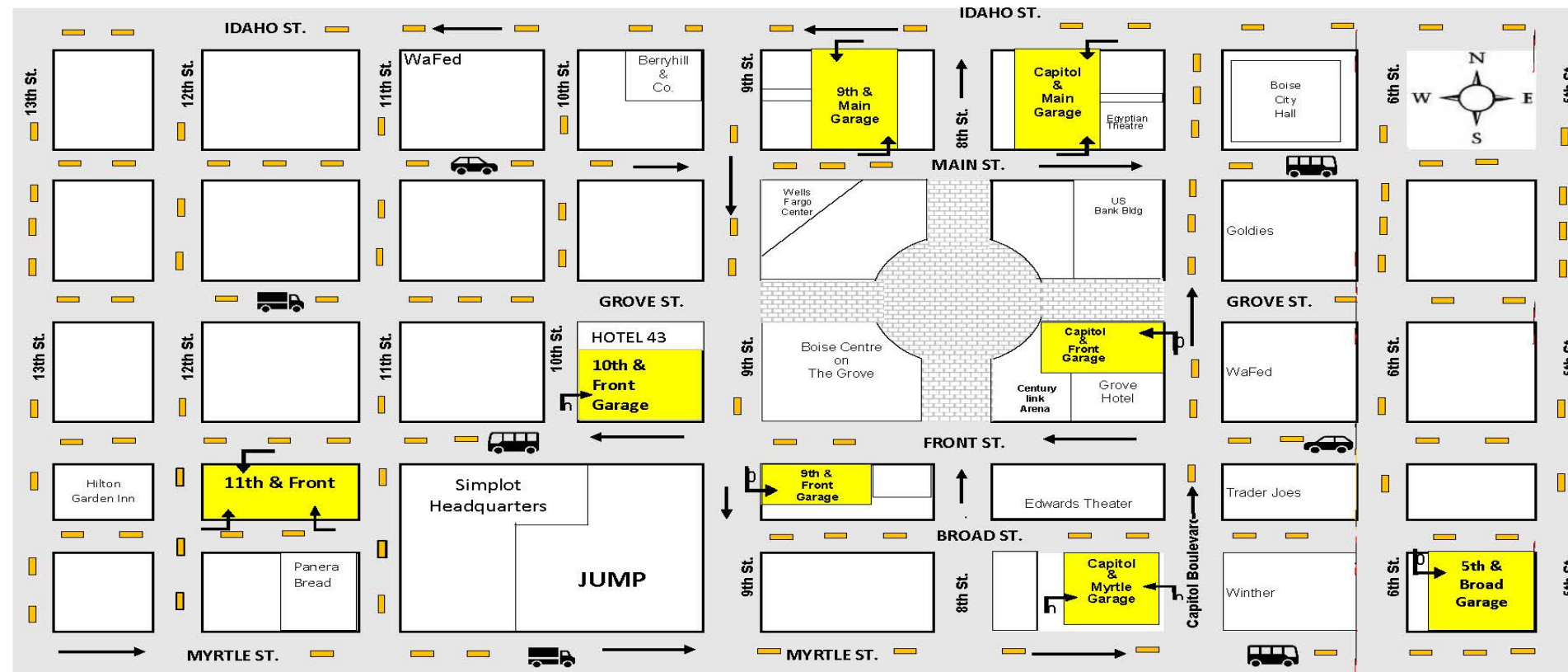
- Post notices in garages

- Publish notice in Statesman

- Post information on our Website



ParkBOI
(208) 368-7944



Use of Funds: Facility O&M and More Mobility Products



Suggested Motion

I move the adoption of Resolution No. 1516 authorizing parking rate increases as proposed in the eight public parking garages managed by the CCDC.

Suggested Motion

Chairman Hale closes comment period.

I move the adoption of Resolution No. 1516 authorizing parking rate increases as proposed in the eight public parking garages managed by the CCDC.

Board Deliberation & Decision

AGENDA

IV. Action Items

- A. PUBLIC COMMENT: Proposed Parking Rate Increases.....Max Clark (20 minutes)
- B. CONSIDER: Resolution #1516 – Approval of Parking Rate Increases.....Max Clark (10 minutes)
- C. CONSIDER: Resolution #1515 – Approving the Second Amendment to the Purchase & Sale Agreement Between CCDC & BVGC Parcel B, LLC.....Shellan Rodriguez (10 minutes)

CONSIDER: Resolution #1515 Approving the Second Amendment to the Purchase and Sale Agreement Between CCDC & BVGC Parcel B, LLC

Shellan Rodriguez
Real Estate Development Manager

Resolution #1515

Approving the 2nd Amendment to the PSA between CCDC and BVGC Parcel B, LLC



2nd Amendment Terms

- Increase 4 to 5 levels
 - (650 spaces to 829 spaces +/-)
- CCDC will continue to own 250 spaces, 30%
- Revised to Amano equipment
- CCDC maintains rights to 1 additional level (future proofing)
- Pro Rata share of the cost of a Concrete Sealer
- Purchase Price Adjustment
- Project Completion Date extended October 2017 to January 2018

Purchase Price

\$ 5,400,000	Initial Sales Price
<u>\$ (200,000)</u>	<u>Less 50% air rights</u>
\$ 5,200,000	New Purchase Price
\$ 5,529	CCDC Equipment Revision
\$ 41,102	Portion of add'l sealant
\$ 5,246,631	Final Purchase Price

Resolution #1515

Suggested Motion:

I move to adopt #1515 authorizing the execution of the 2nd Amendment to the Purchase and Sale Agreement between CCDC and BVGC Parcel B, LLC.



AGENDA

V. Information/Discussion Items

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

VI. Executive Session

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OPERATIONS REPORT

John Brunelle
CCDC Executive Director

EXECUTIVE SESSION

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LIVE STREAMING & AUDIO RECORDING

Now In Progress



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
December 11, 2017**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – November 2017

B. Minutes & Reports

1. Approval of November 13, 2017 Meeting Minutes

C. Other

1. Annual Employee Policy Manual Updates
2. Central District Sunset Working Group – Minutes – Meeting #5

CONSENT AGENDA

Motion to Approve Consent Agenda

IV. Action Items

- A. CONSIDER: Resolution #1517 – Open Land Addendum to Shoreline Eligibility Report.....Shellan Rodriguez/Elam & Burke
- B. CONSIDER: 176 S. Capitol Blvd – Business Interiors of Idaho – Type One Participation Agreement Designation.....Laura Williams
- C. CONSIDER: 1005 Main Street – 10th and Main Street Office – Type One Participation Agreement Designation.....Laura Williams

CONSIDER: Resolution #1517 – Open Land Addendum to Shoreline Eligibility Report

Shellan Rodriguez, CCDC Real Estate Development Manager
Ryan Armbruster, Elam & Burke

CONSIDER: Resolution #1517 – Open Land Addendum to Shoreline Eligibility Report

Accepting Open Land Addendum to the Shoreline Urban Renewal Area Eligibility Study and Forward to the Boise City Council for Consideration

Open Land Addendum



- 120 acres:
(190 Including ROWs, Boise River)
- 126 parcels
- Eligibility Study - “improved area”
vs.
- Addendum considers - “Open Land”

NO DEFINITION OF OPEN LAND

- Conclusion- up to 18 Potentially Land Parcels (POLPs)
 - 1) 50-2903(8)- deterioration of improvements
 - 2) 50-2008(d) – addresses acquisition of open land.
 - A) Outmoded Street Patterns
 - B) Deterioration
 - C) Faulty lot layout

Open Land Addendum Conclusion

“...POLPs are eligible for acquisition according to Urban Renewal Law should POLPs be found to be Open Land parcels at some point.”

No affect on the overall timeline.

1. Eligibility Study (10/2017)
 - a) CCDC Board Accept
 - b) City Council accept and direct CCDC to initiate an Urban Renewal Planning Process
2. Urban Renewal Planning Process (Now thru 9/2018)

Addendum to the Eligibility Study

- aa) CCDC (12/11/2017)
- bb) City Council (12/2017)

Suggested Motion

Open Land Addendum

I move to approve Resolution No. 1517, which accepts the Open Land Addendum to the Shoreline Urban Renewal Area Eligibility Study and directs CCDC staff to forward to the Boise City Council for future consideration.

Open Land Addendum



IV. Action Items

- A. CONSIDER: Resolution #1517 – Open Land Addendum to Shoreline Eligibility Report.....Shellan Rodriguez/Elam & Burke
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CONSIDER: 176 S. Capitol Blvd – Business Interiors of Idaho Type One Participation Agreement

Laura Williams
CCDC Project Manager – Property Development

Business Interiors of Idaho – Type 1 Designation



Business Interiors of Idaho Location



Project Site

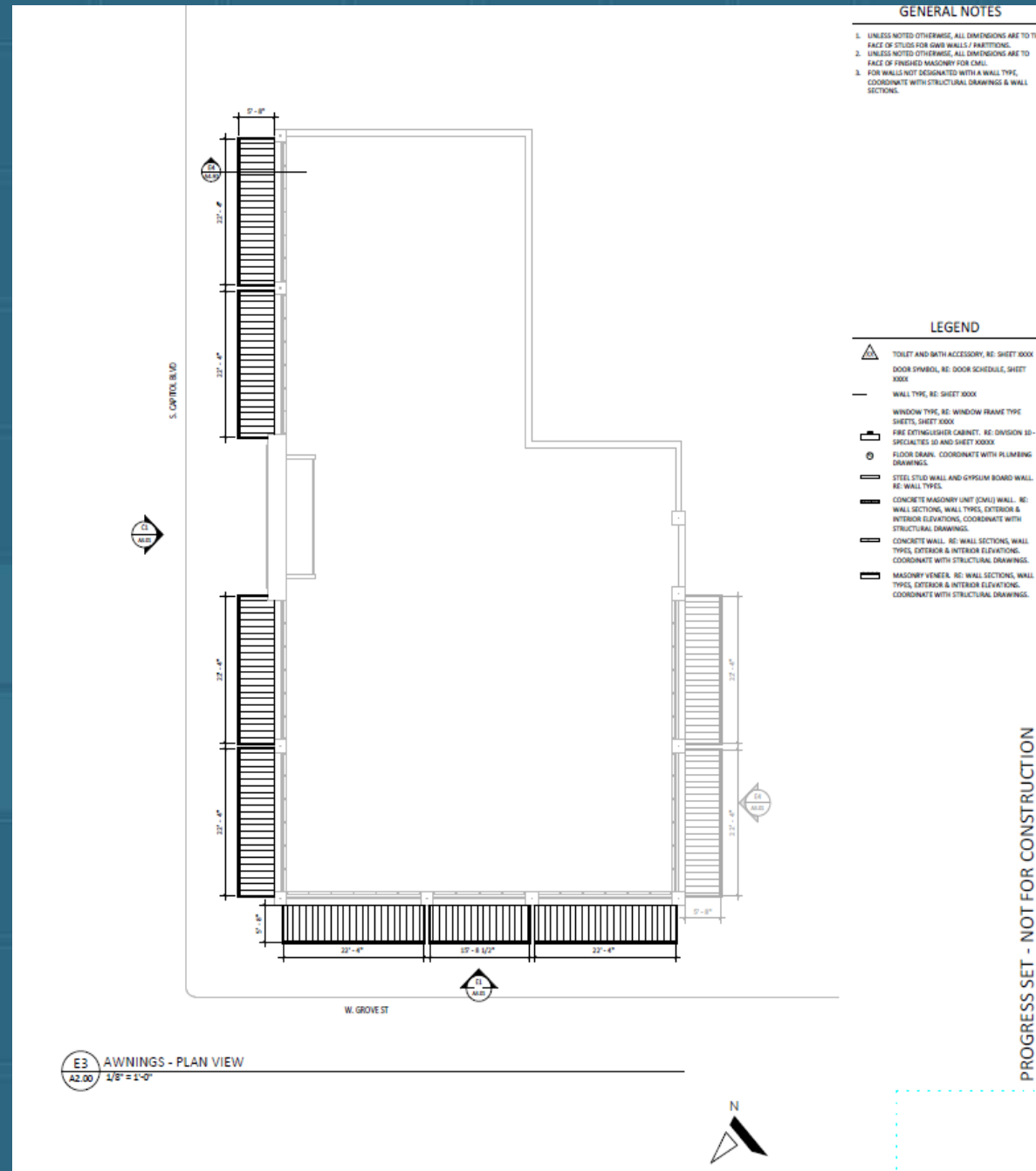
Business Interiors of Idaho Project Background



Business Interiors Type 1 - Awnings



Participation Program Requirements - Awnings



- ✓ Awnings must be located in the right-of-way or included in a public easement
- ✓ Awnings must provide functional services (shelter from sun, rain, etc.) to the public sidewalks and streetscapes
- ✓ Awnings must be made of durable material (including but not limited to metal, polycarbonate, and durable fabric)
- ✓ Awnings must extend at least 5 feet into the right-of-way
- ✓ Awnings must cover over 75% of the ground-floor frontage



Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Business Interiors of Idaho, Inc. for future board approval.

IV. Action Items

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CONSIDER: 1005 Main Street – 10th and Main Street Office Type One Participation Agreement Designation

Laura Williams
CCDC Project Manager – Property Development

10th & Main Building – Type 1 Designation



10th & Main Project Location



Project Site

The 119

10th & Main Project Background



Participation Program Requirements - Awnings



- ✓ Awnings must be located in the right-of-way or included in a public easement
- ✓ Awnings must provide functional services (shelter from sun, rain, etc.) to the public sidewalks and streetscapes
- ✓ Awnings must be made of durable material (including but not limited to metal, polycarbonate, and durable fabric)
- ✓ Awnings must extend at least 5 feet into the right-of-way
- ✓ Awnings must cover over 75% of the ground-floor frontage

10th & Main Type 1 Details



Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Tenth and Main, LLC. for future board approval.

AGENDA

V. Information/Discussion Items

- A. Operations Report.....John Brunelle
- B. ParkBOI System Update.....Max Clark
- C. Special Business.....Chair Hale

VI. Executive Session

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OPERATIONS REPORT

John Brunelle
CCDC Executive Director

AGENDA

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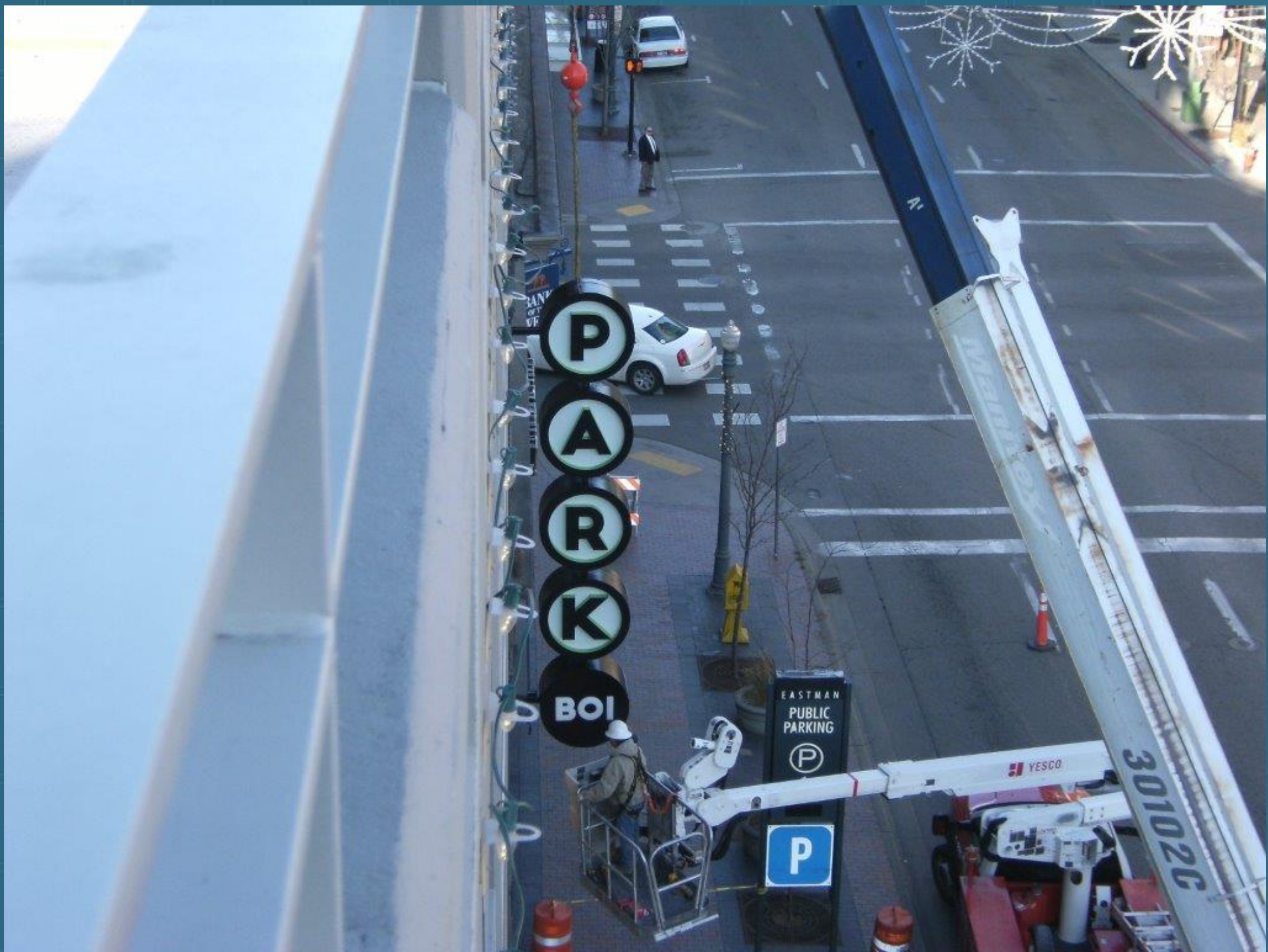
ParkBOI System Update

Max Clark
CCDC Parking & Mobility Director

COLLABORATE. CREATE. DEVELOP. COMPLETE.

ParkBOI Update

CCDC Board of Commissioners
December 11, 2017



Recent & Current Initiatives

System Rebranding
Painting: Identity & Wayfinding
Exterior Signage
Interior Signage
Additional Access Options

Rebranding Initiative: 2015



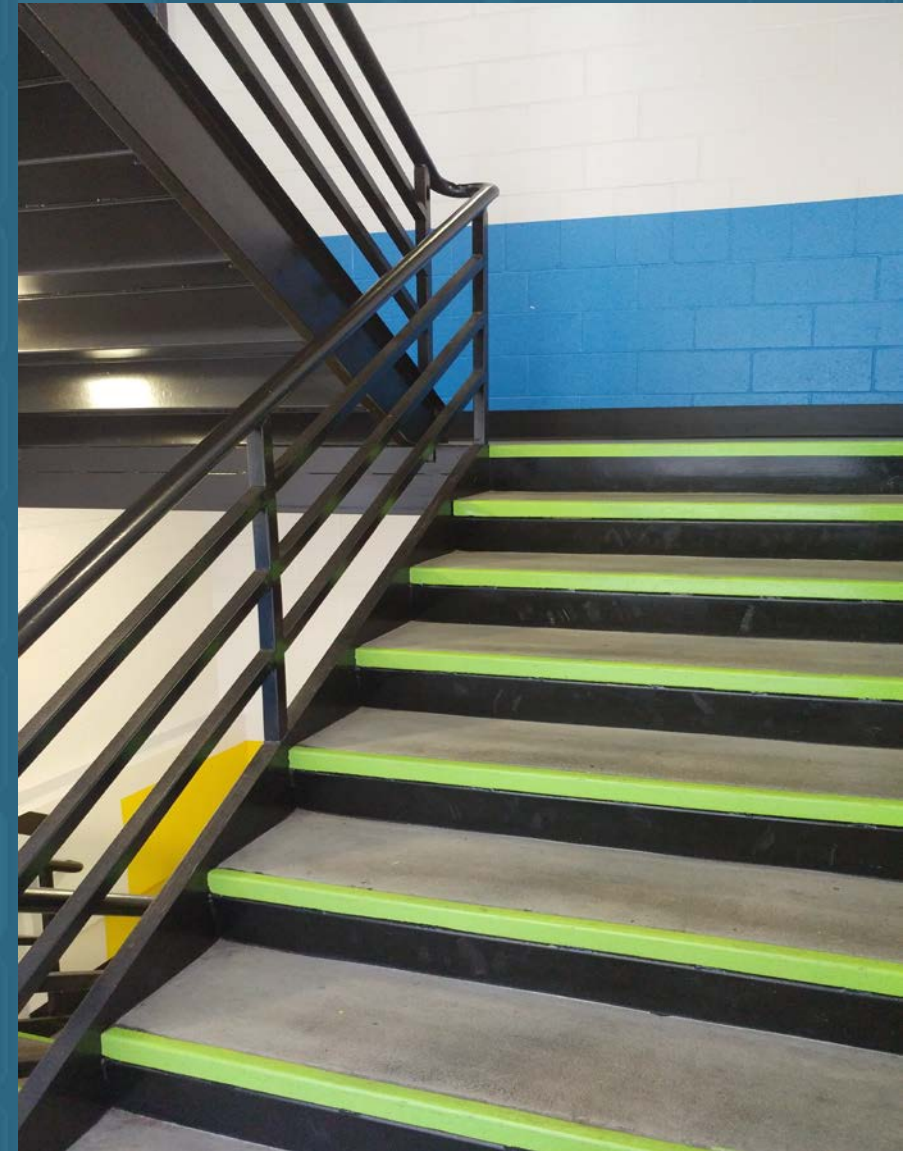
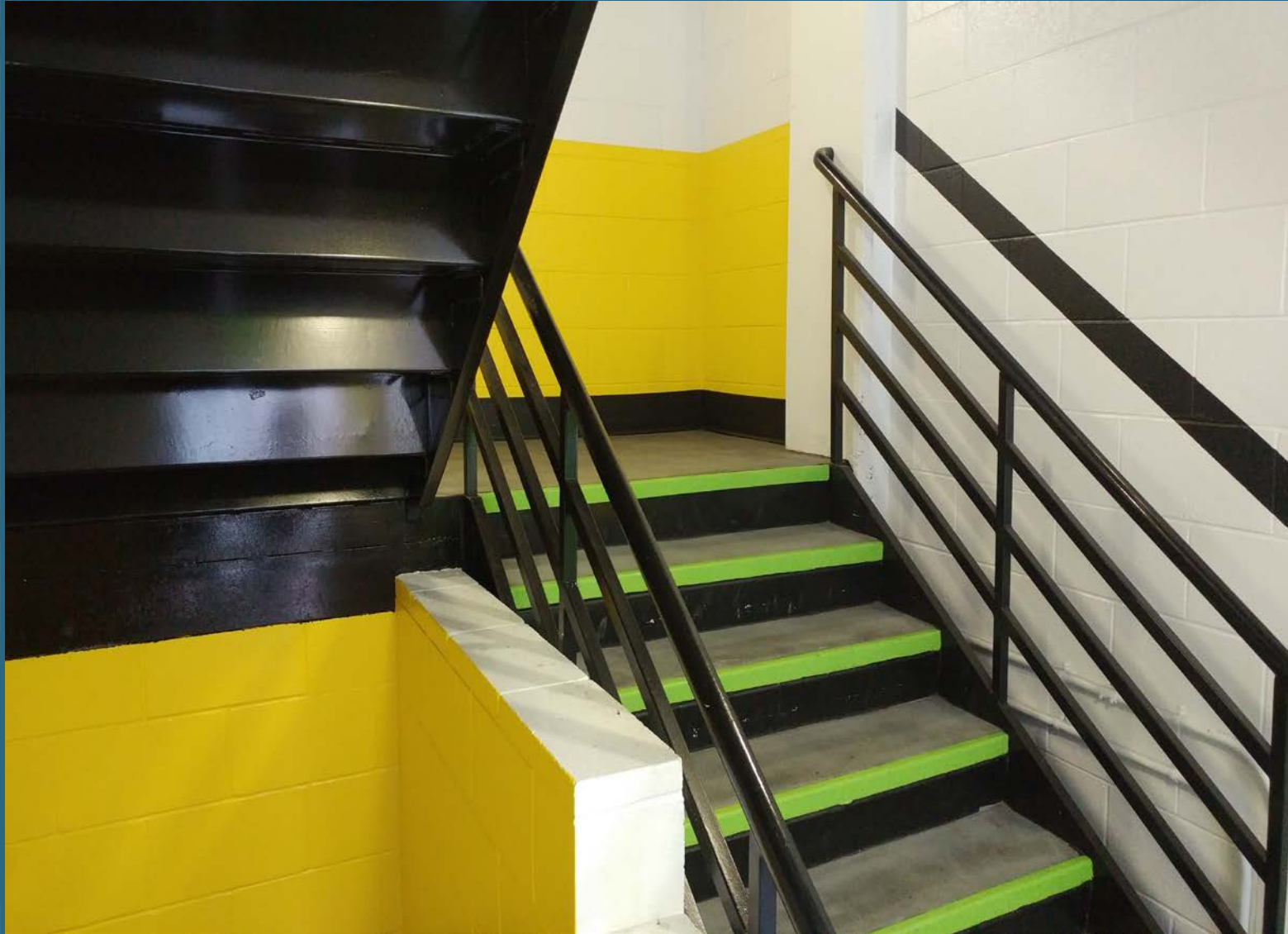
Branding Modern Meters



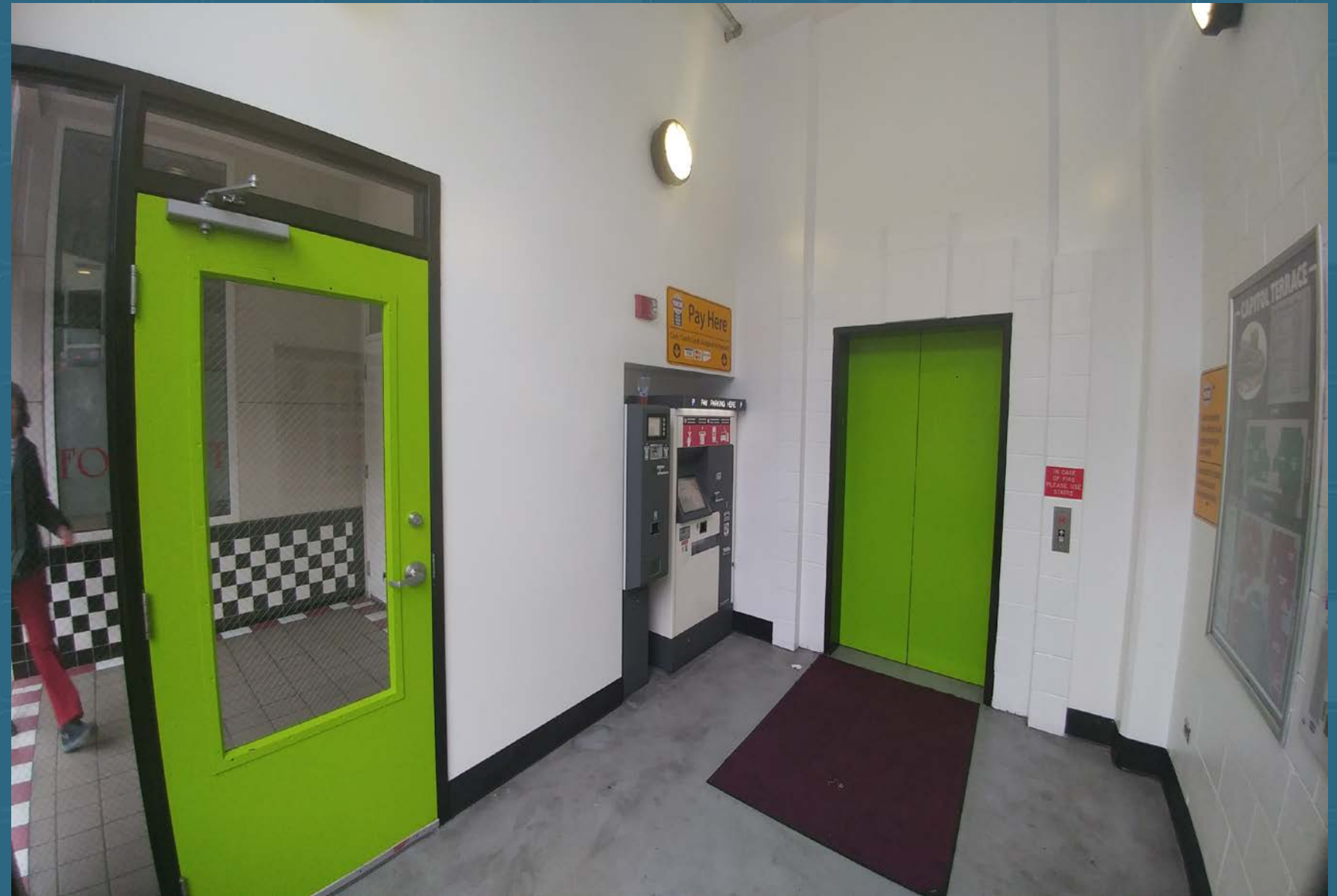
Exterior Painting: 9th & Main Garage



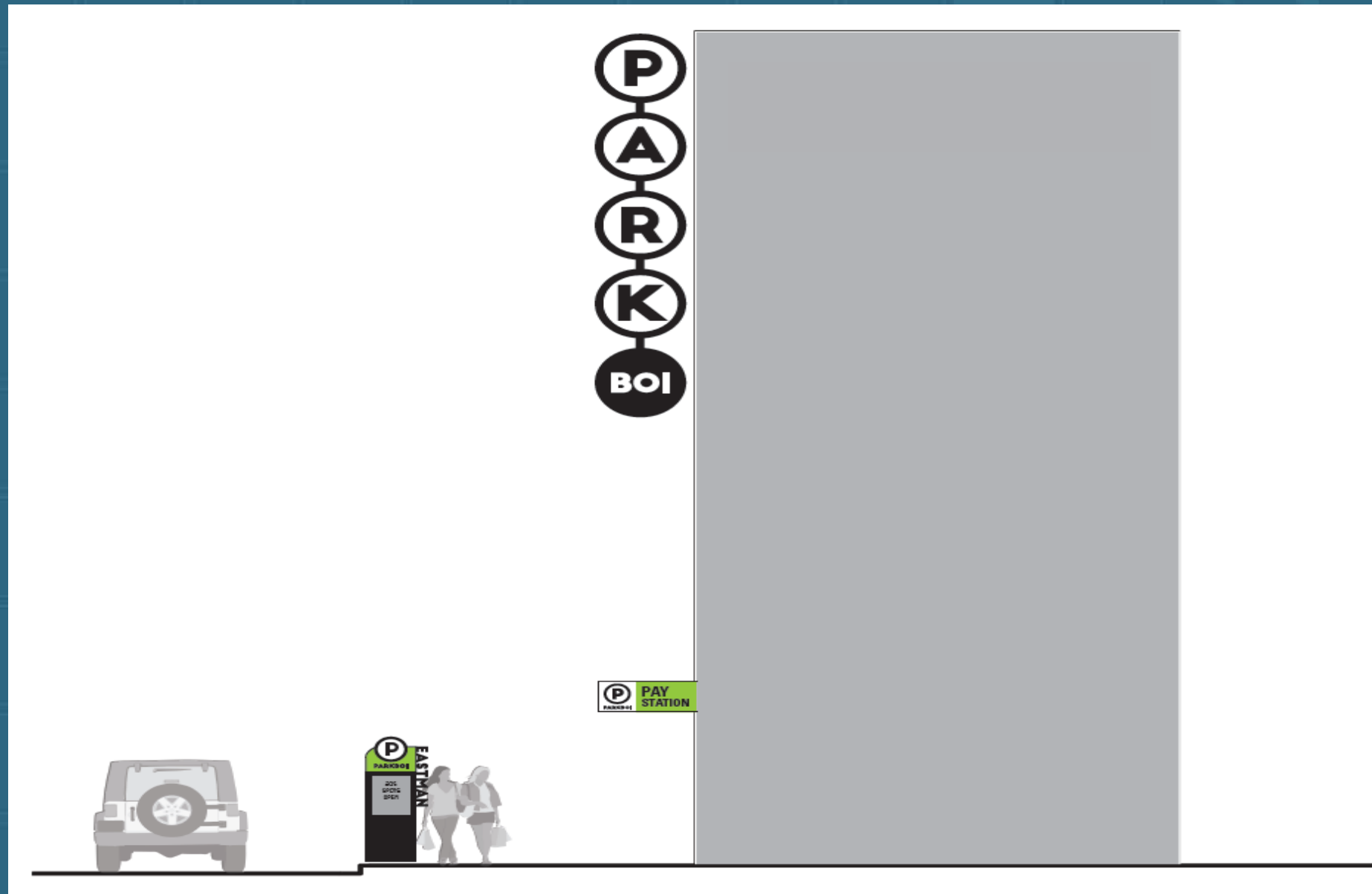
Brand Identity & Wayfinding: Stairwells



Brand Identity & Wayfinding: Elevator Lobbies



Exterior Signage Concepts



Exterior Signage Installations



Next Up: Interior Signage



Next Up: Additional Access Options



AGENDA

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