

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



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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

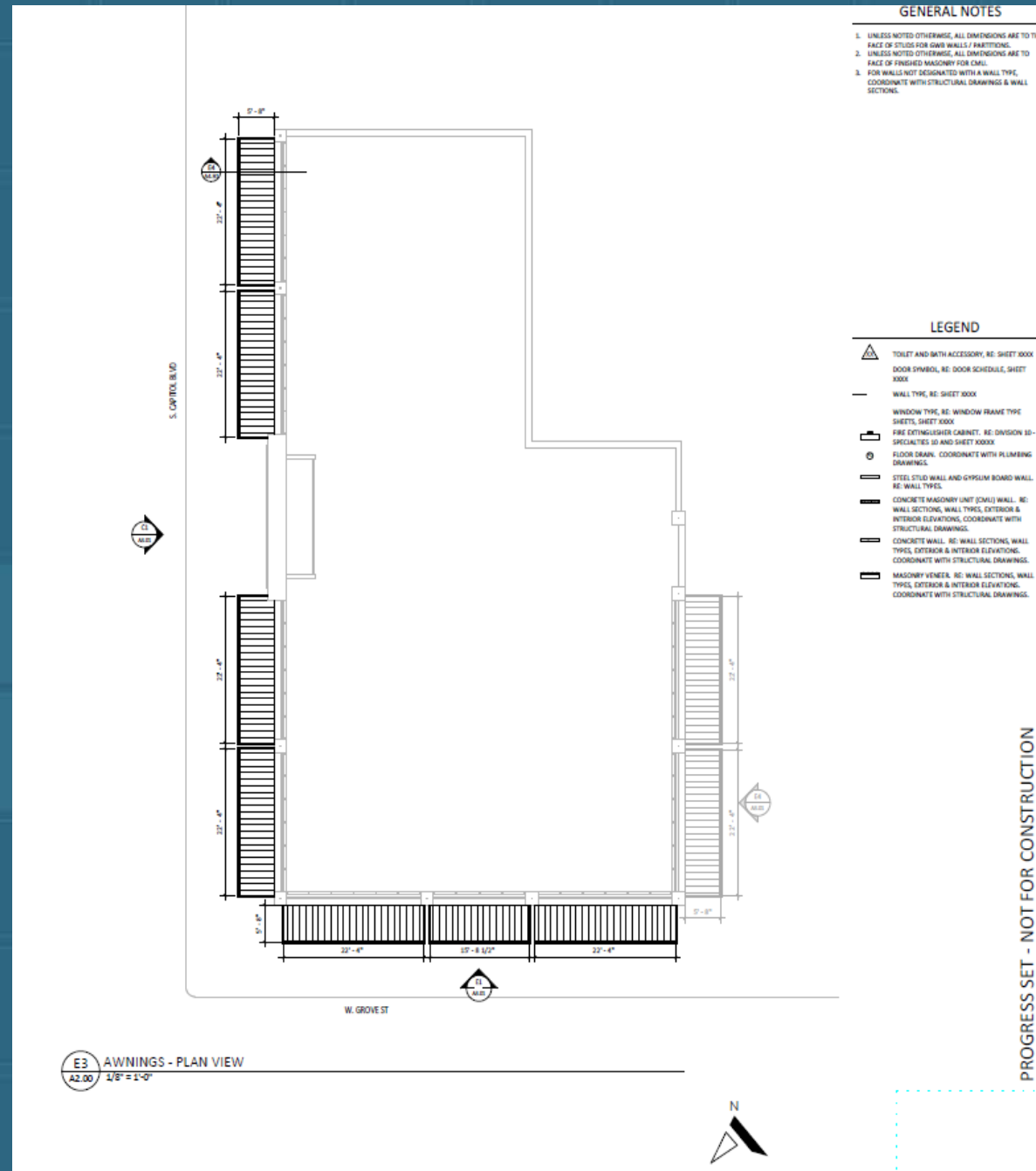
Business Interiors of Idaho Project Background



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

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)].

VII. Adjourn

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

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



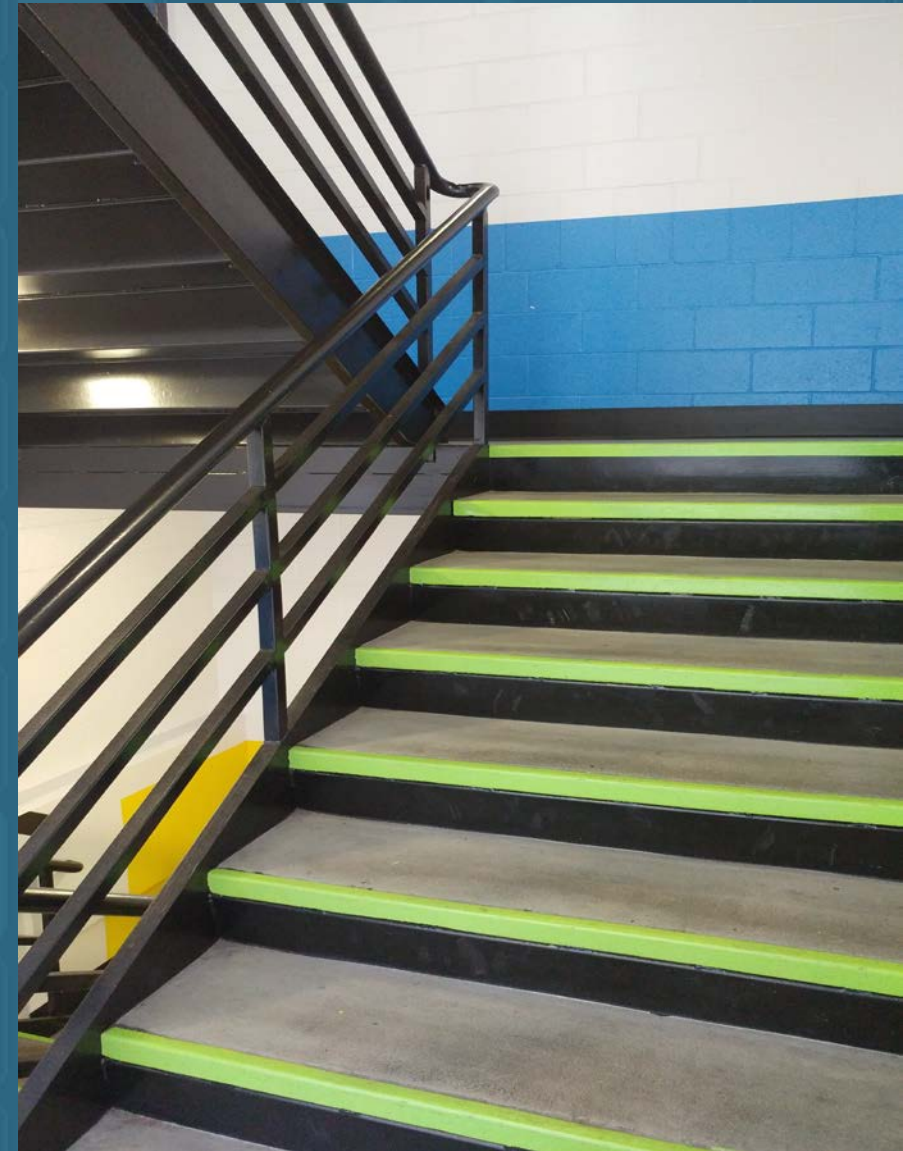
Branding Modern Meters



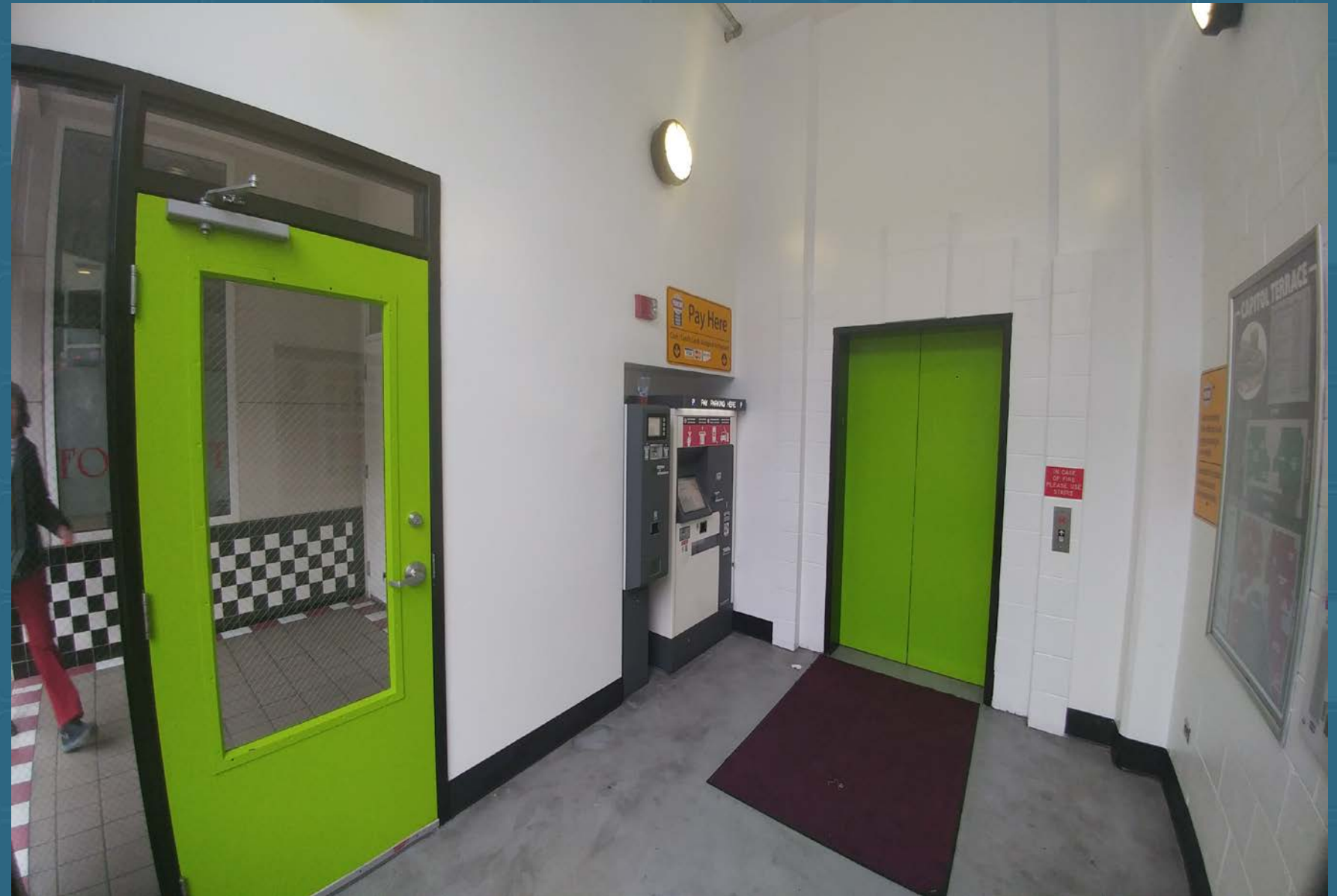
Exterior Painting: 9th & Main Garage



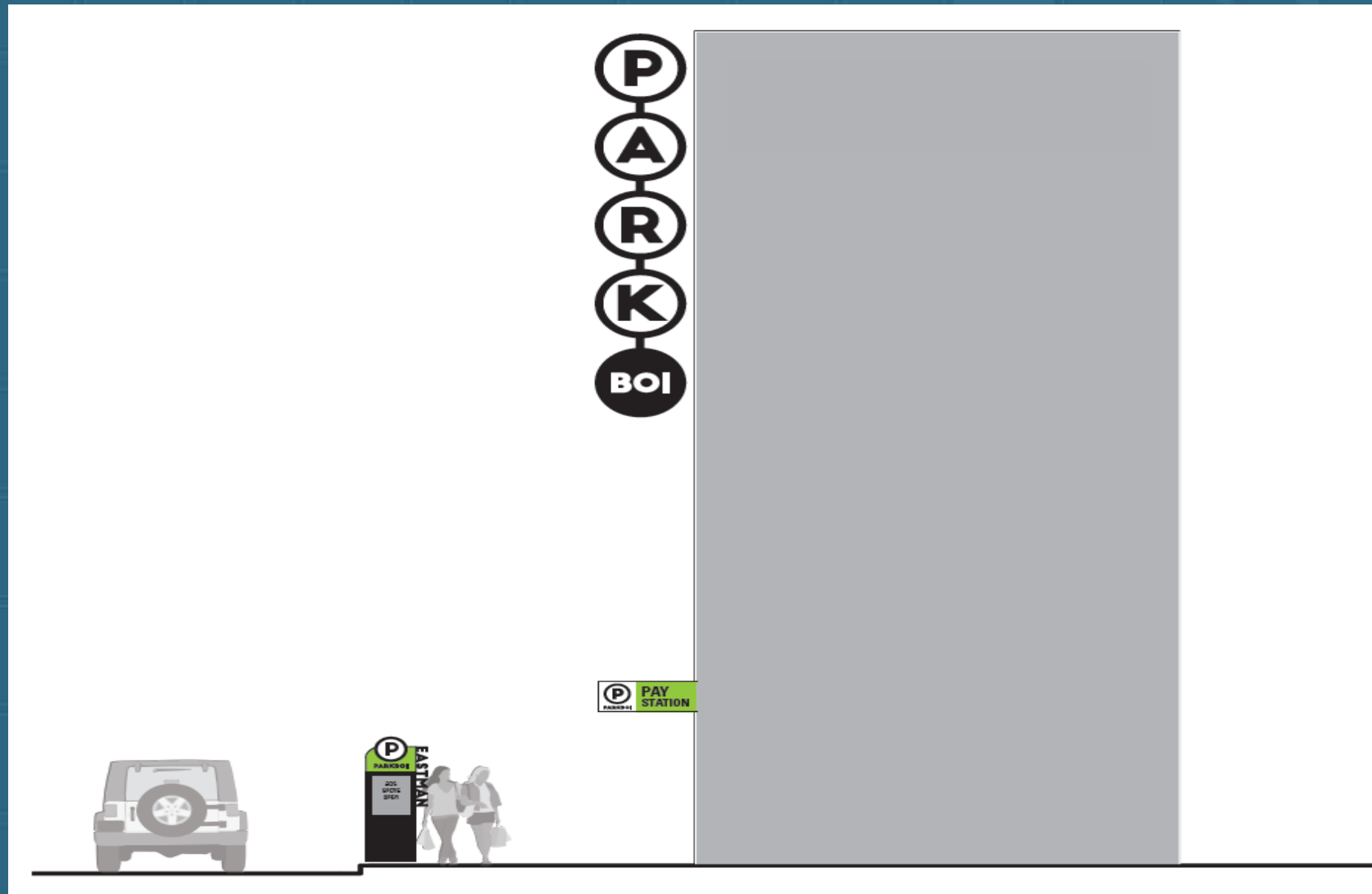
Brand Identity & Wayfinding: Stairwells



Brand Identity & Wayfinding: Elevator Lobbies



Exterior Signage Concepts



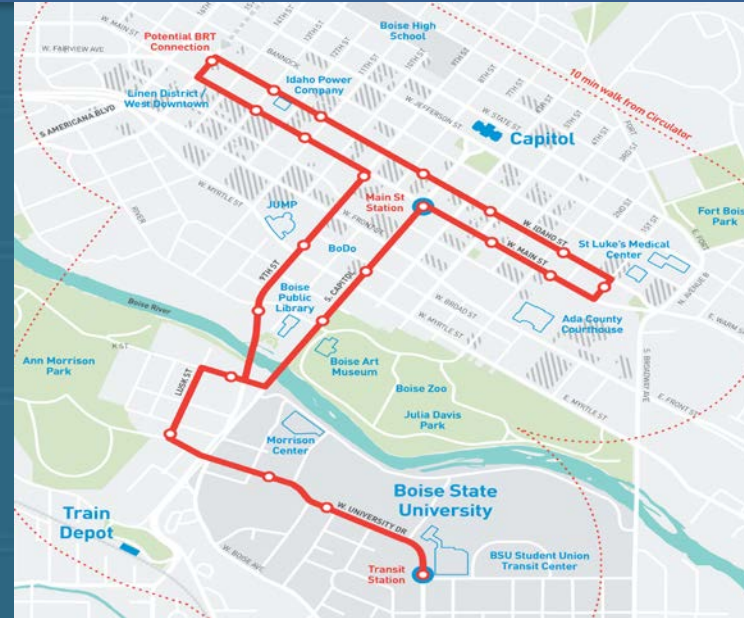
Exterior Signage Installations



Next Up: Interior Signage



Next Up: Additional Access Options



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EXECUTIVE SESSION

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