

COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Regular Meeting
December 12, 2016

AGENDA

I. Call to Order

Chairman Zuckerman

II. Agenda Changes

Chair Zuckerman

III. Consent Agenda

III. Expenses

III. Approval of Paid Invoice Report – November 2016

IV. Minutes & Reports

III. Approval of Meeting Minutes from November 14, 2016

IV. Approval of Meeting Minutes from November 29, 2016

V. Other

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

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

AGENDA

III. Action Items

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

IV. Information/Discussion Items

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

V. Executive Session

VI. Adjourn

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

Shellan Rodriguez
Project Manager, Property Development

Consider Resolution 1473

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

Where We've Been...

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

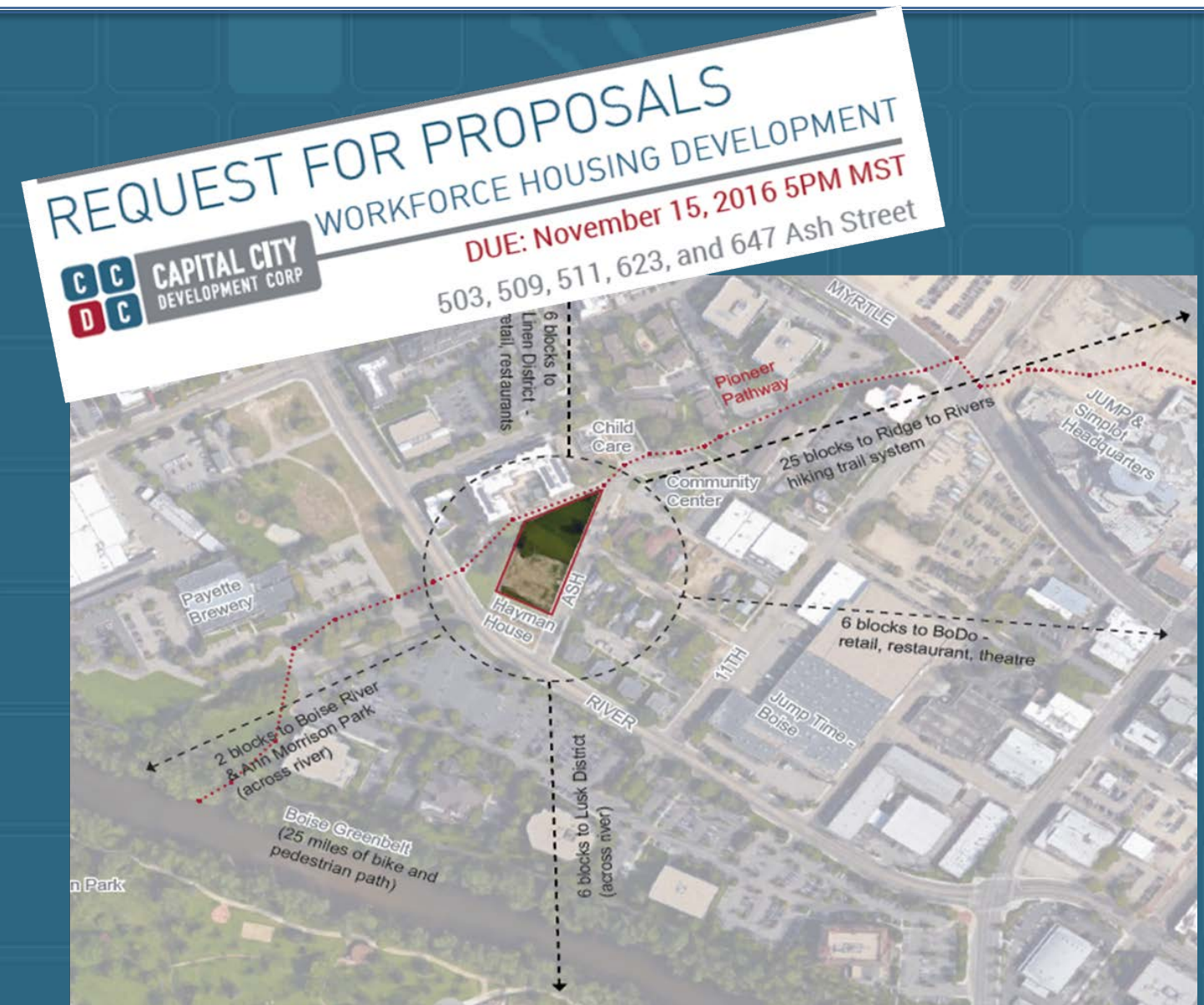
November 15, 2016: Two Complete Proposals Received, deChase Miksis and Gardner Company.

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

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

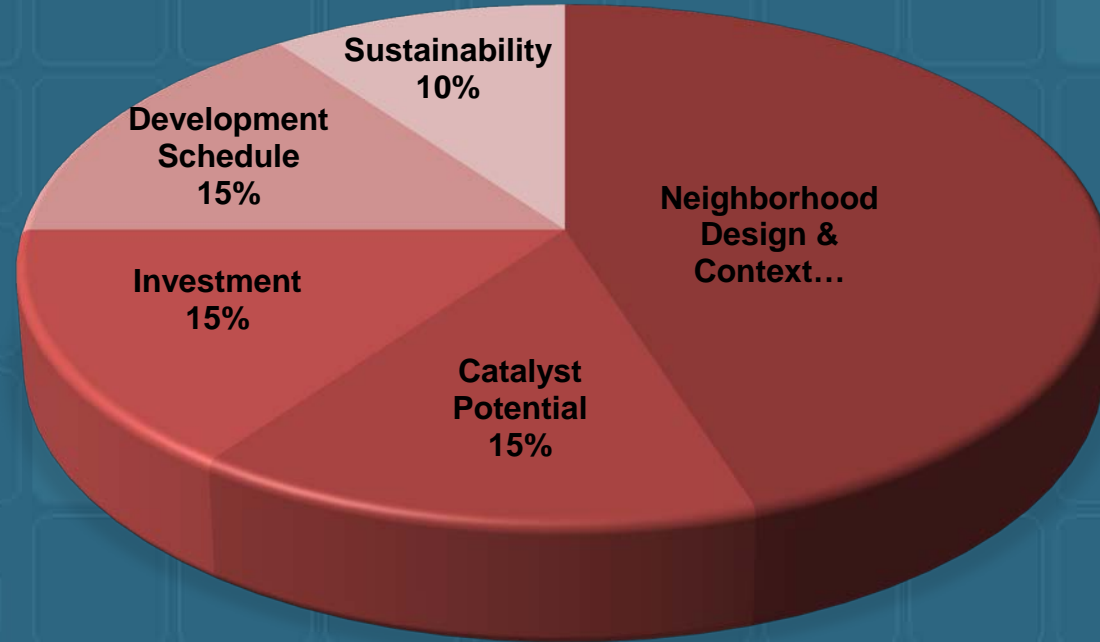
December 12, 2016 Board Meeting: Opportunity to adopt Resolution to move the disposition forward by entering into the an Agreement to Negotiation exclusively.

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



Where We Are...

Consider the deChase Miksis proposal based on response and presentation.



31 Residences, \$7.3 Million TDC

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



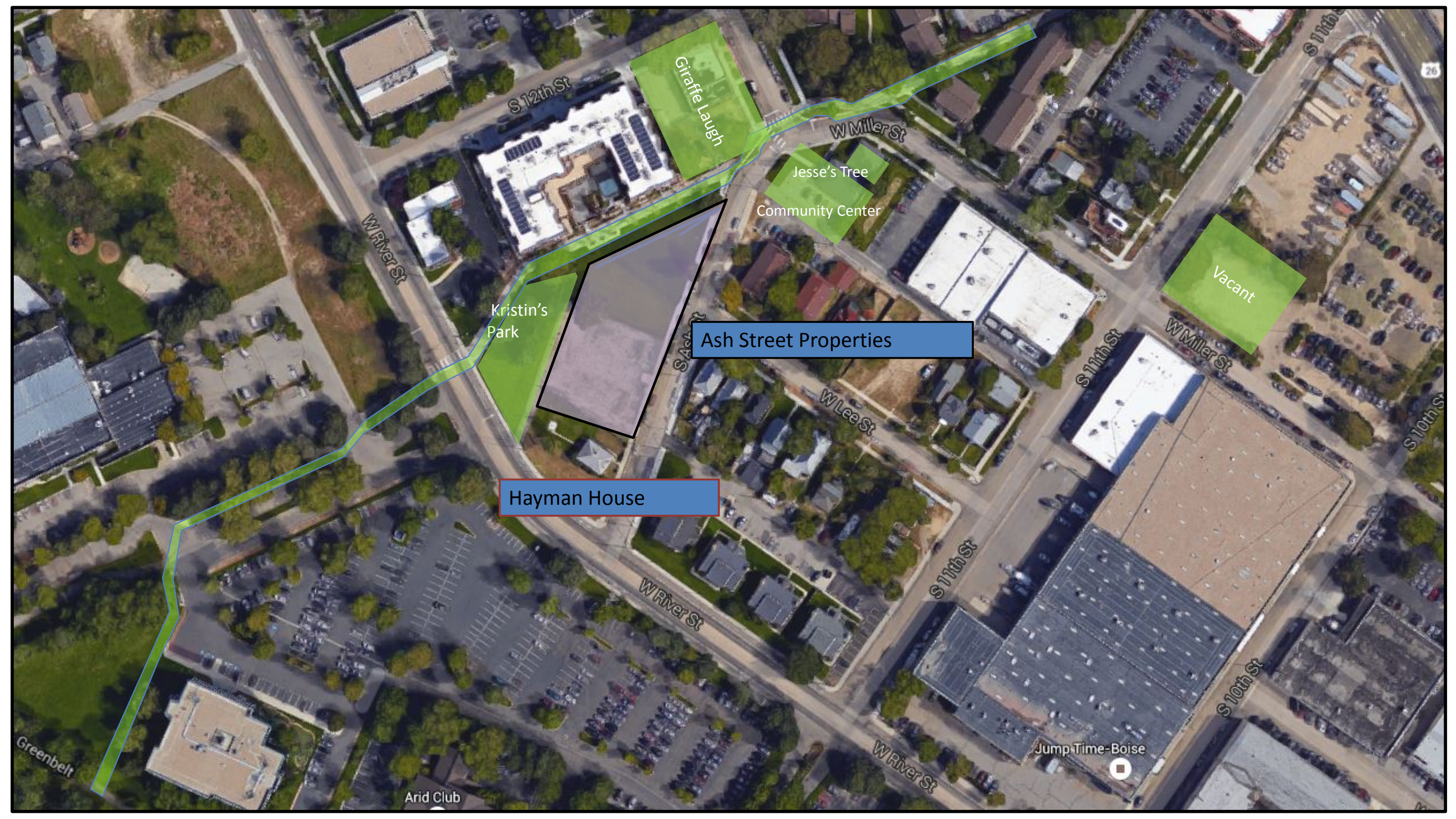


Agreement to Negotiate Exclusively

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

Next Steps....

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



Giraffe Laugh

Jesse's Tree
Community Center

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

S 11th St

W Miller St

S 11th St

S 10th St

W River St

S 11th St

S 10th St

W River St

26

What is Workforce Housing?

CCDCs Policy – 2007: Resolution 1085







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

- Rental

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

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

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

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

AGENDA

III. Action Items

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

IV. Information/Discussion Items

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

V. Executive Session

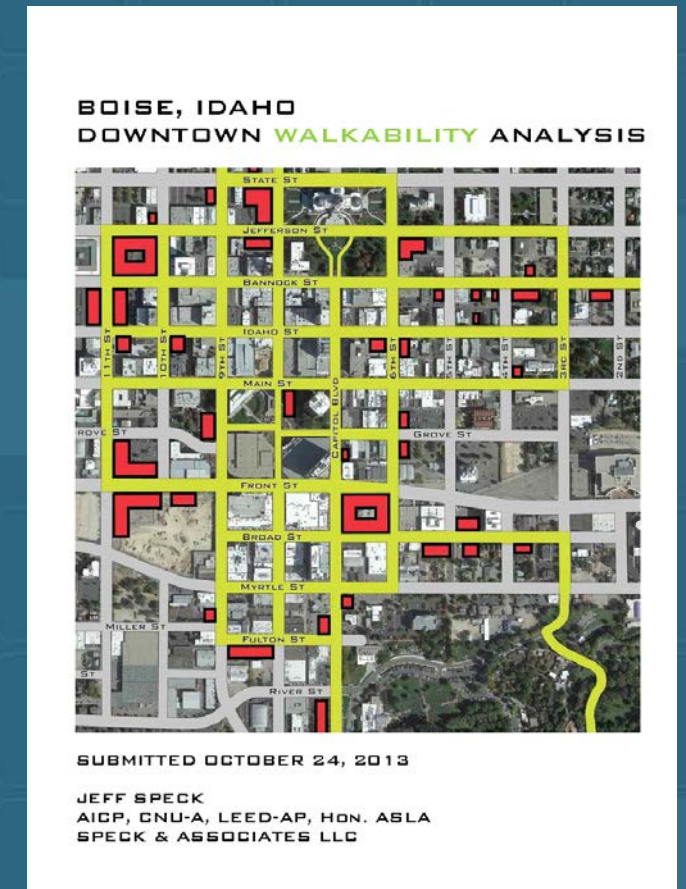
VI. Adjourn

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

Matt Edmond
Project Manager, Capital Improvements

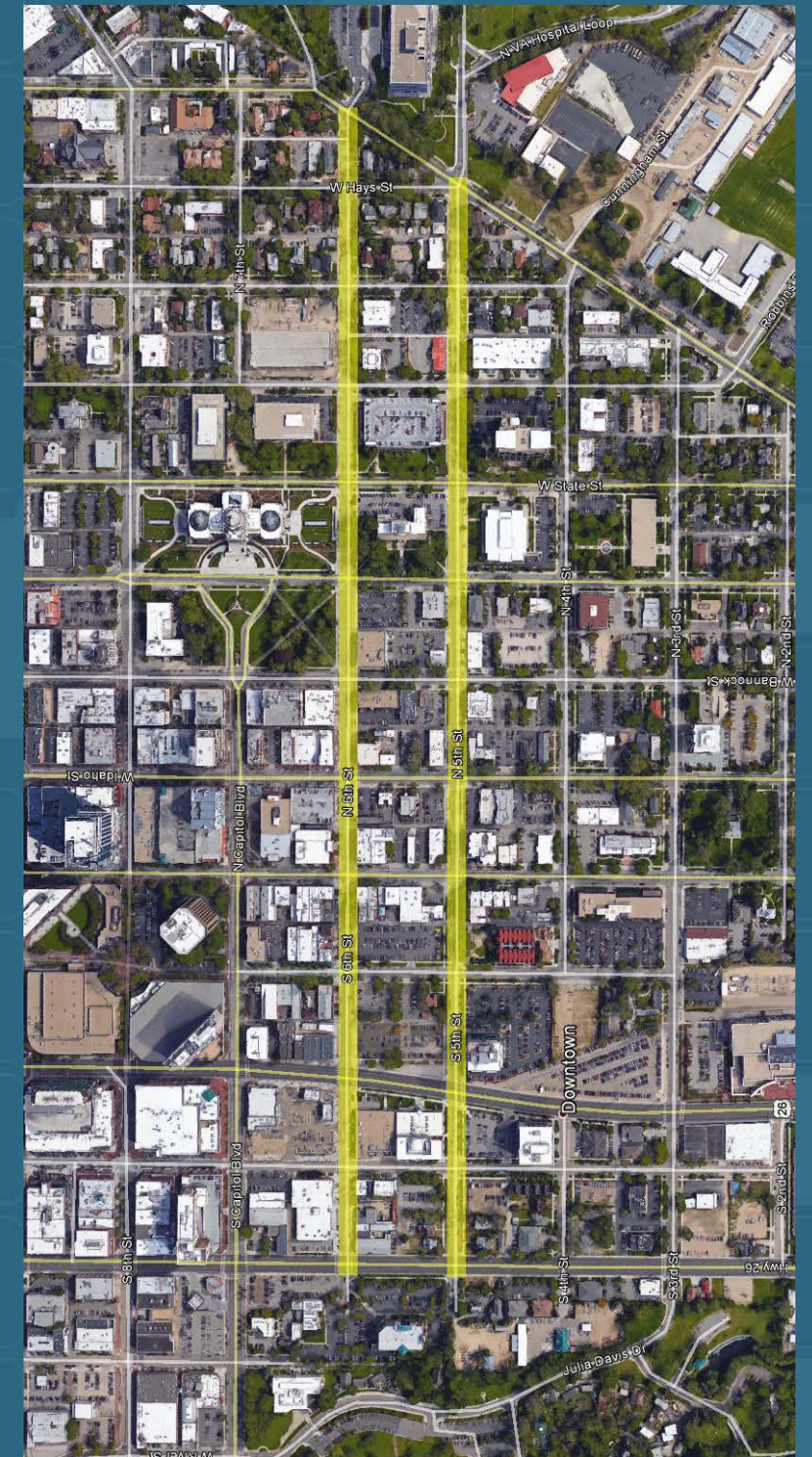
Background

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



Concept Study

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



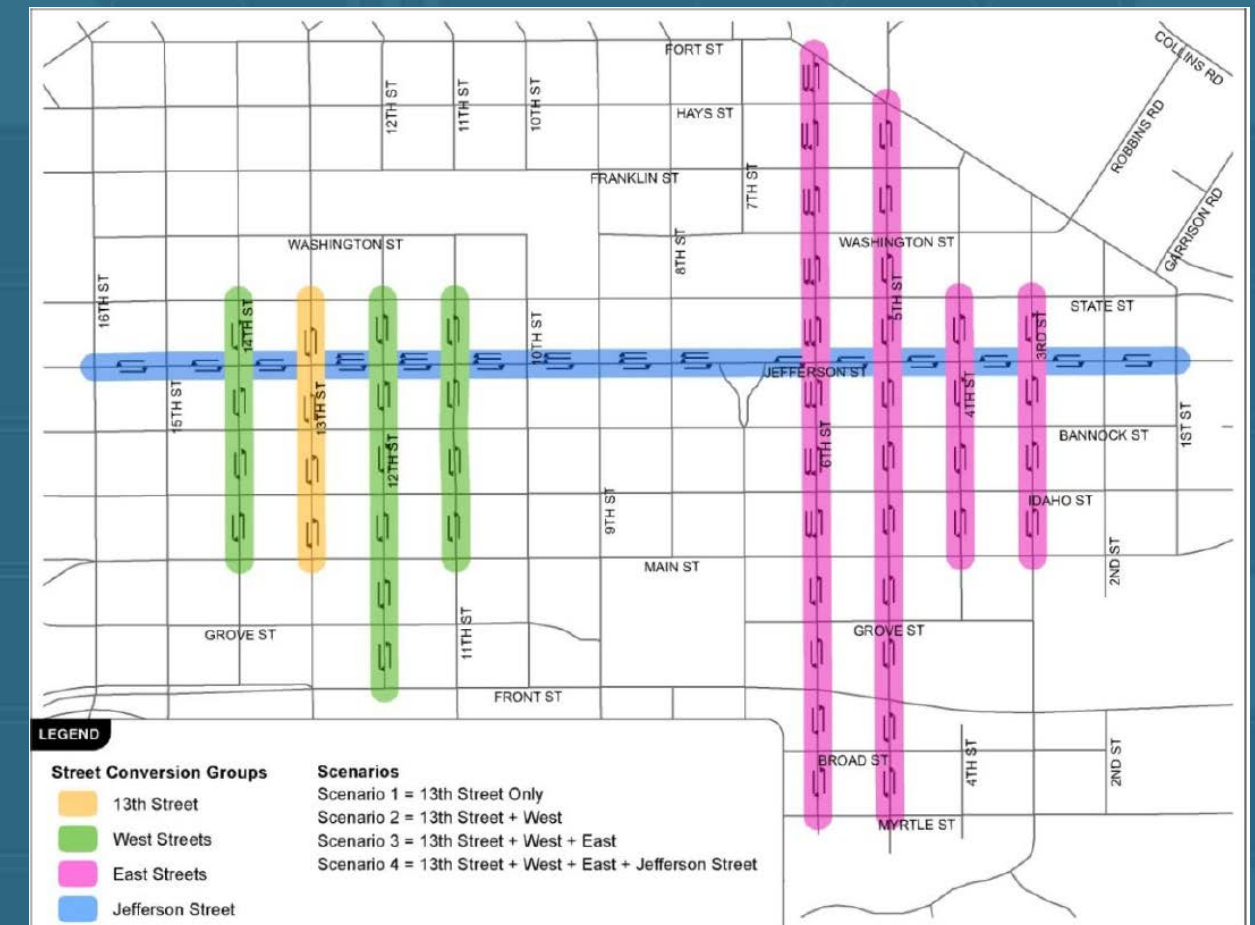
Concept Study Cost Share

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



Project Timeline/Next Steps

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



Suggested Motion

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

AGENDA

III. Action Items

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

IV. Information/Discussion Items

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

V. Executive Session

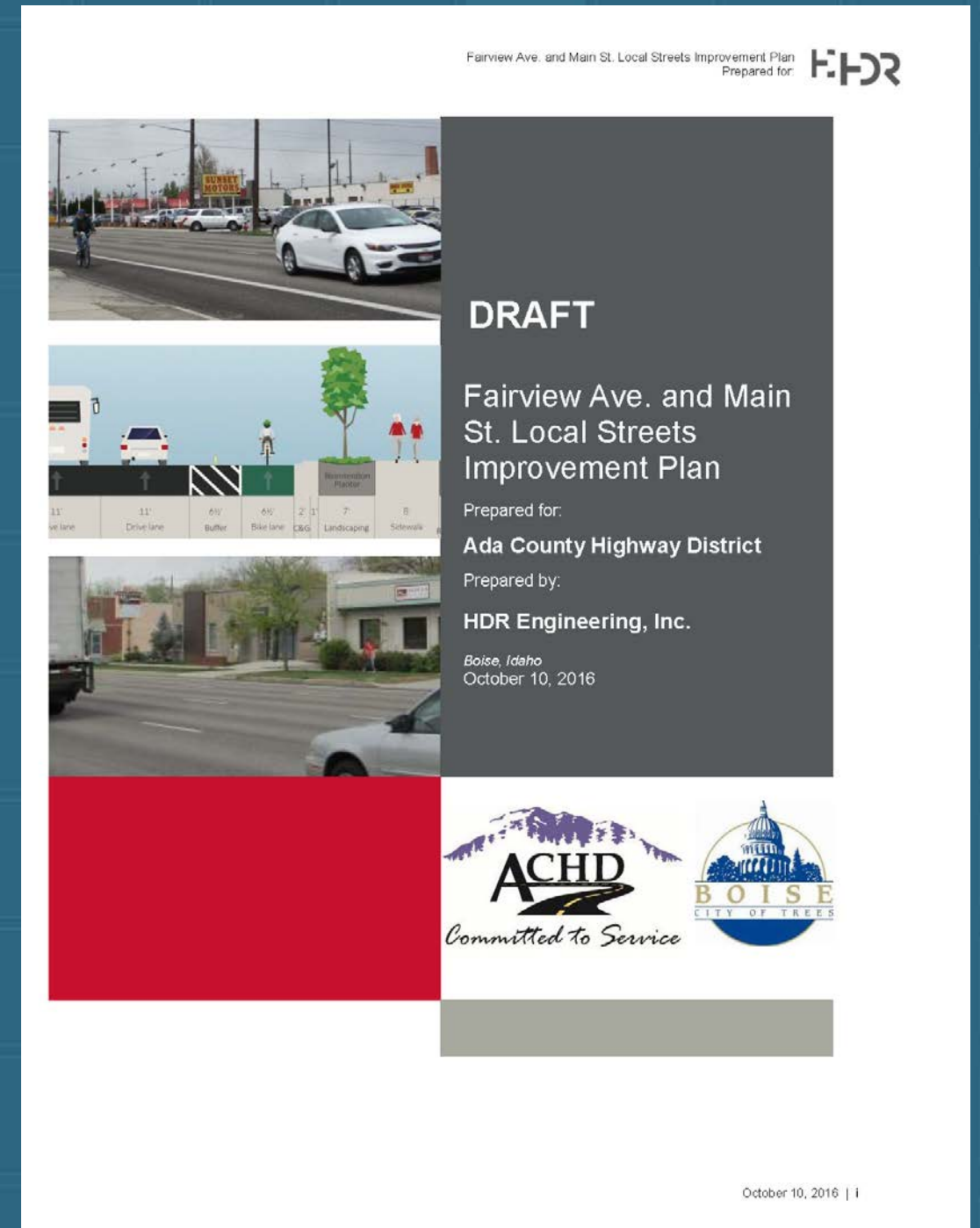
VI. Adjourn

INFORMATION: Fairview & Main Local Streets Improvement Plan

Matt Edmond
Project Manager, Capital Improvements

Purpose

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



Background

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



30th Street Area Master Plan

September, 2012

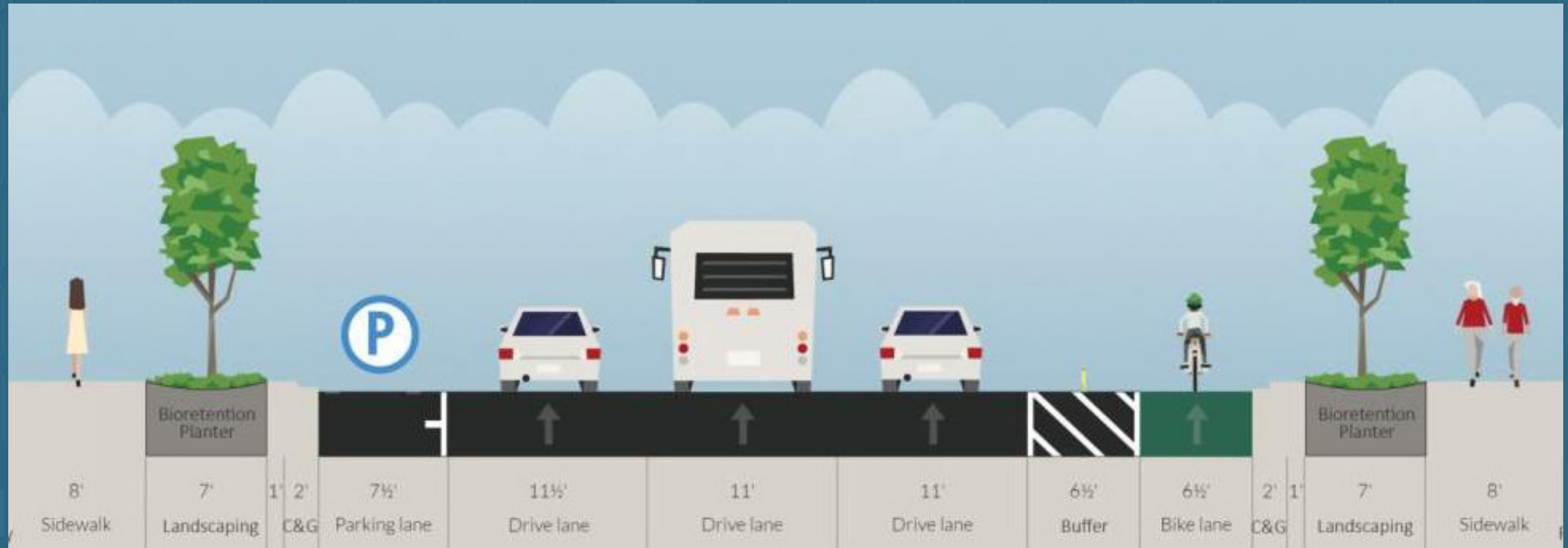
City of Boise, Idaho
Prepared by Boise City Planning & Development Services &
Capital City Development Corporation

Consultants
HDR
Leland Consulting Group
Parametrix

Recommendations: Fairview Avenue



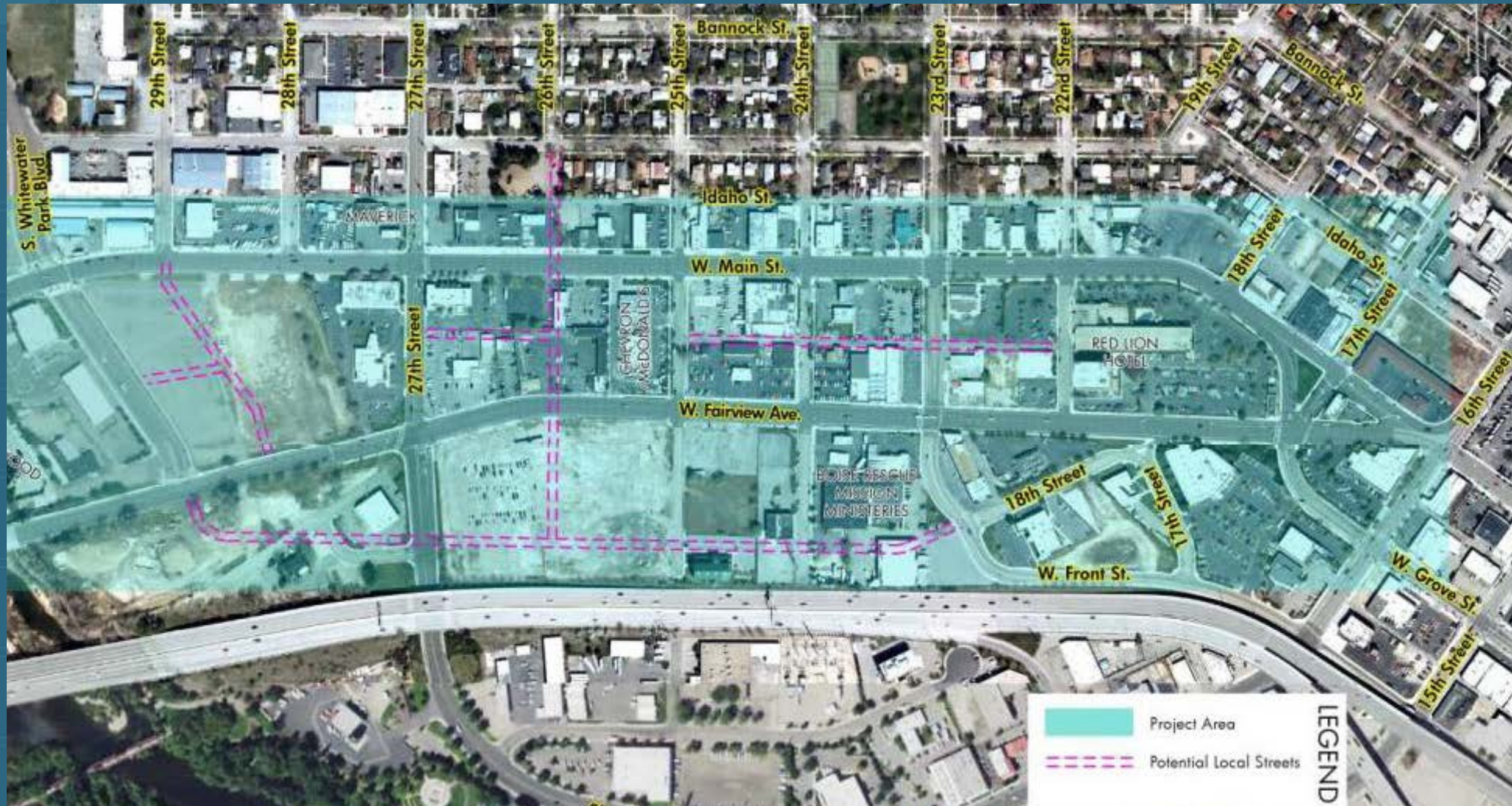
Recommendations: Main Street



Recommendations: Bridge Cycle Tracks



Recommendations: New Local Streets



Next Steps

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

AGENDA

III. Action Items

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

IV. Information/Discussion Items

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

V. Executive Session

VI. Adjourn

OPERATIONS REPORT

John Brunelle
CCDC Executive Director

AGENDA

III. Action Items

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

IV. Information/Discussion Items

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

V. Executive Session

VI. Adjourn

EXECUTIVE SESSION

*Deliberate regarding acquisition of an interest in real property which is not owned by a public agency
[Idaho Code 74-206 (1)(c)] Communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated
[Idaho Code 74-206(1)(f)]*

ADJOURN

