

CAPITAL CITY DEVELOPMENT CORPORATION  
Board of Commissioners Meeting  
Conference Room, Fifth Floor, 121 N. 9th Street  
April 10, 2017 12:00 p.m.

A G E N D A

- I. **CALL TO ORDER**.....Chairman Hale
- II. **AGENDA CHANGES/ADDITIONS**.....Chairman Hale
- III. **CONSENT AGENDA**
- A. Expenses
    - 1. Approval of Paid Invoice Report – March 2017
  - B. Minutes and Reports
    - 1. Approval of Meeting Minutes from March 13, 2017
    - 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 3/13/17, NTE \$75,000]*

IV. **ACTION ITEMS**

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

V. **INFORMATION/DISCUSSION ITEMS**

- A. Parking Status (30 minutes) ..... Max Clark
- B. 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)].*

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).*



## Monthly ACH Board Approval Report

For the Period 03/01/2017 through 03/31/2017

Payee	Description	Payment Date	Amount
<b>Payroll:</b>			
EFTPS - IRS	Federal Payroll Taxes	3/1/2017	12,337.84
Idaho State Tax Commission	State Payroll Taxes	3/1/2017	2,332.00
CCDC Employees	Direct Deposits Net Pay	3/1/2017	30,485.76
EFTPS - IRS	Federal Payroll Taxes	3/15/2017	12,412.44
Idaho State Tax Commission	State Payroll Taxes	3/15/2017	2,340.00
CCDC Employees	Direct Deposits Net Pay	3/15/2017	30,559.13
PERSI	Retirement Payment	3/15/2017	10,403.01
EFTPS - IRS	Federal Payroll Taxes	3/29/2017	12,420.08
Idaho State Tax Commission	State Payroll Taxes	3/29/2017	2,341.00
CCDC Employees	Direct Deposits Net Pay	3/29/2017	30,579.22
PERSI	Retirement Payment	3/29/2017	10,394.80
Total Payroll Payments:			156,605.28
<b>Checks and ACH</b>			
Various Vendors	Check and ACH Payments Issued (See Attached)	March 2017	1,255,265.31
Total Paid Invoice, Reported Payments:			1,255,265.31
Total Cash Disbursements:			\$ 1,411,870.59

I (Finance Director/Executive Director/Board Member) have reviewed and approved all cash disbursements in the month listed above.

Finance Director

Executive Director

Board Member

Date

Date

Date

## Report Criteria:

Detail report type printed

Vendor Name	Check/ACH Number	Check/ACH Issue Date	Description	Check Amount
ABC Stamp Signs & Awards	62356	03/30/2017	Board Room Name Tags - G. Jones	23.60
Total ABC Stamp Signs & Awards:				23.60
Access Integration	62337	03/13/2017	New Glass for Office Windows @ Front	970.08
Access Integration	62357	03/30/2017	New Glass for Office Windows @ Front	229.92
Total Access Integration:				1,200.00
Advanced Sign Design	62358	03/30/2017	Main Street Bike Rack	834.00
Total Advanced Sign Design:				834.00
American Cleaning Service Inc	62359	03/30/2017	Trailhead Cleaning - 12 Months	892.10
Total American Cleaning Service Inc:				892.10
American Fire Protection LLC	62360	03/30/2017	Monthly pump inspection & Drip Inspection	185.00
Total American Fire Protection LLC:				185.00
Blue Cross of Idaho	62333	03/01/2017	Health Insurance - March 2017	18,957.33
Total Blue Cross of Idaho:				18,957.33
Boise Centre	62338	03/13/2017	Grove maintenance fee - FEB2017	2,458.33
Total Boise Centre:				2,458.33
Boise City Utility Billing	10362	03/27/2017	CD 107 S 9th-Trash service	231.32
Boise City Utility Billing	10362	03/27/2017	RM 107 S 9th-Trash service	157.30
Boise City Utility Billing	10362	03/27/2017	WS 107 S 9th-Trash service	74.02
Boise City Utility Billing	10362	03/27/2017	848 Main St # 044741600191177	6.65
Total Boise City Utility Billing:				469.29
Boise Metro Chamber of Com	10354	03/31/2017	Annual Membership Dues	450.00
Total Boise Metro Chamber of Com:				450.00
Boise Valley Economic Prtnshp	10332	03/02/2017	BVEP 2017 Econ Summit Table Sponsor	1,000.00
Total Boise Valley Economic Prtnshp:				1,000.00
Business Interiors of Idaho	62339	03/13/2017	Small Conference Room Chairs	3,510.20
Total Business Interiors of Idaho:				3,510.20
Car Park	10333	03/02/2017	LED Lights - Grove	4,857.00
Car Park	10333	03/02/2017	10th & Front - BLVD	990.60
Car Park	10333	03/02/2017	LED Lights - Eastman	990.60
Car Park	10333	03/02/2017	LED Lights - City Centre	2,310.00
Car Park	10339	03/15/2017	9th & Main - Eastman	26,584.01
Car Park	10339	03/15/2017	Capitol & Main - Cap T	35,467.90
Car Park	10339	03/15/2017	9th & Front - City Centre	32,818.40
Car Park	10339	03/15/2017	10th & Front - Grove	26,410.93
Car Park	10339	03/15/2017	Capitol & Front - BLVD	12,681.54

Vendor Name	Check/ACH Number	Check/ACH Issue Date	Description	Check Amount
Car Park	10339	03/15/2017	Capitol & Myrtle - Myrtle	25,462.21
Car Park	10355	03/31/2017	SMARKING	.00
Car Park	Multiple	03/31/2017	9th & Main - Eastman	34,821.06
Car Park	Multiple	03/31/2017	Capitol & Main - Cap T	47,653.44
Car Park	Multiple	03/31/2017	9th & Front - City Centre	47,366.38
Car Park	Multiple	03/31/2017	10th & Front - Grove	37,241.43
Car Park	Multiple	03/31/2017	Capitol & Front - BLVD	12,850.48
Car Park	Multiple	03/31/2017	Capitol & Myrtle - Myrtle	26,056.78
Total Car Park:				374,562.76
Caselle Inc.	62334	03/01/2017	Contract support - March 2017	787.33
Total Caselle Inc.:				787.33
Chen, Joey			2017 GFOA Budget Training - CA - Per Diem	
Chen, Joey			2017 GFOA Budget Training - CA - Per Diem	
Chen, Joey	10353	03/28/2017	2017 GFOA Budget Training - CA - Registration	925.00
Chen, Joey	10353	03/28/2017	2017 GFOA Budget Training - CA - Air Fair	312.50
Total Chen, Joey:				1,237.50
Crane Alarm Service	62340	03/13/2017	Fire Alarm System - Monitoring	25.00
Total Crane Alarm Service:				25.00
CSHQA	10340	03/15/2017	Final Design, Construction Docs, & Const Super	3,486.25
Total CSHQA:				3,486.25
CTA Inc.	10341	03/15/2017	CWI Park & Ride	9,700.00
Total CTA Inc.:				9,700.00
Downtown Boise Association	62341	03/13/2017	8th St Clean Team	546.00
Downtown Boise Association	62341	03/13/2017	CD Clean Team	2,193.63
Downtown Boise Association	62341	03/13/2017	RM Clean Team	1,491.67
Downtown Boise Association	62341	03/13/2017	WS Clean Team	701.96
Downtown Boise Association	62341	03/13/2017	CD Clean Team	2,193.63
Downtown Boise Association	62341	03/13/2017	RM Clean Team	1,491.67
Downtown Boise Association	62341	03/13/2017	WS Clean Team	701.96
Downtown Boise Association	62341	03/13/2017	8th St Clean Team	546.00
Total Downtown Boise Association:				9,866.52
Fiberpipe	62342	03/13/2017	Email, Audio, & Domain	64.90
Total Fiberpipe:				64.90
FreedomVoice Systems	62343	03/13/2017	Monthly Service	531.56
Total FreedomVoice Systems:				531.56
Glancey Rockwell & Associates	62361	03/30/2017	CCDC Garage and Lobby Paint	765.00
Glancey Rockwell & Associates	62361	03/30/2017	Design & CA for Exterior Painting	1,410.00
Total Glancey Rockwell & Associates:				2,175.00

Vendor Name	Check/ACH Number	Check/ACH Issue Date	Description	Check Amount
Guho Corp.	10334	03/02/2017	CMGC Contract - LIV District Broad Street	13,547.12
Guho Corp.	10334	03/02/2017	LIV District Broad Street	318,754.79
Guho Corp.	10342	03/15/2017	CMGC Contract - LIV District Broad Street	251,106.95
Total Guho Corp.:				583,408.86
Guy Hand Productions	62344	03/13/2017	Pictures for CCDC Annual Report	2,500.00
Total Guy Hand Productions:				2,500.00
Idaho Airships Inc.	62345	03/13/2017	Arial Map Updates	6,930.00
Idaho Airships Inc.	62345	03/13/2017	Digital Files for Print - Arial Maps	170.00
Total Idaho Airships Inc.:				7,100.00
Idaho Blueprint & Supply Co.	10356	03/31/2017	URD Map Copies	176.19
Total Idaho Blueprint & Supply Co.:				176.19
Idaho Power	10361	03/21/2017	9th St outlets #2200406607	4.42
Idaho Power	10361	03/21/2017	617 S Ash #2200910368	10.69
Idaho Power	10361	03/21/2017	8th St lights #2202934903	123.93
Idaho Power	10361	03/21/2017	9th & State # 2201627995	3.54
Total Idaho Power:				142.58
Idaho Records Management	62346	03/13/2017	Records Storage & Destruction	120.46
Idaho Records Management	62362	03/30/2017	Records Storage	100.48
Total Idaho Records Management:				220.94
Idaho Statesman	62347	03/13/2017	Legal Notices	40.52
Total Idaho Statesman:				40.52
Idaho Transportation Dep't	62363	03/30/2017	Reduce Curb Radius @ 19 Corners - RMOB	70,300.00
Idaho Transportation Dep't	62363	03/30/2017	Reduce Curb Radius @ 2 Corners - CD	3,700.00
Total Idaho Transportation Dep't:				74,000.00
In The Bag Promotions Inc.	62364	03/30/2017	Zippered Padfolio	478.50
Total In The Bag Promotions Inc.:				478.50
Intermountain Gas Company	62348	03/13/2017	617 Ash St #69482130007	35.64
Total Intermountain Gas Company:				35.64
Involta	62349	03/13/2017	Website Hosting Services	1,347.90
Total Involta:				1,347.90
Jensen Belts	10335	03/02/2017	2017 RMOB SS	4,523.38
Jensen Belts	10335	03/02/2017	2017 WS SS	519.84
Jensen Belts	10335	03/02/2017	2016 LIV District Public Infrastructure Improvement Project	4,481.88
Jensen Belts	10343	03/15/2017	2016 LIV District Public Infrastructure Improvement Project	3,330.20
Jensen Belts	10343	03/15/2017	2017 RMOB SS	1,920.00
Jensen Belts	10343	03/15/2017	2017 WS SS	1,212.00

Vendor Name	Check/ACH Number	Check/ACH Issue Date	Description	Check Amount
Jensen Belts	10343	03/15/2017	2017 RMOB SS	3,975.00
Jensen Belts	10343	03/15/2017	2017 WS SS	2,976.44
Total Jensen Belts:				22,938.74
Level 3 Communications LLC	62350	03/13/2017	Internet & Data	669.61
Total Level 3 Communications LLC:				669.61
McAlvain Construction Inc.	10344	03/15/2017	Grove Construction	3,414.19
Total McAlvain Construction Inc.:				3,414.19
Musgrove Engineering P.A.	10345	03/15/2017	Power Line Relocation - TO14-001	695.94
Total Musgrove Engineering P.A.:				695.94
Pro Care Landscape Management	62351	03/13/2017	Holiday Lighting	96.00
Pro Care Landscape Management	62351	03/13/2017	Holiday Lighting	480.00
Pro Care Landscape Management	62351	03/13/2017	Holiday Lighting	120.00
Pro Care Landscape Management	62351	03/13/2017	Holiday Lighting	55.00
Pro Care Landscape Management	62351	03/13/2017	Holiday Lighting	110.00
Pro Care Landscape Management	62351	03/13/2017	Holiday Lighting	168.00
Pro Care Landscape Management	62351	03/13/2017	Holiday Lighting	720.00
Pro Care Landscape Management	62351	03/13/2017	Snow removal on 8th Street FY2017	891.25
Total Pro Care Landscape Management:				2,640.25
Quality Electric Inc.	10346	03/15/2017	Install Charging Stations	16,893.75
Total Quality Electric Inc.:				16,893.75
Rim View LLC	62335	03/01/2017	Monthly Rent and NNN - Trailhead - March 17	12,878.91
Total Rim View LLC:				12,878.91
Roper Investments	62352	03/13/2017	Capitol Terrace Condo billing - FEB2017	2,992.06
Total Roper Investments:				2,992.06
Sam Schwartz Engineering DPC	10347	03/15/2017	Front & Myrtle Couplet Alternatives Analysis	18,623.73
Total Sam Schwartz Engineering DPC:				18,623.73
Security LLC - Plaza 121	62336	03/01/2017	Office rent - March 2017	10,219.30
Total Security LLC - Plaza 121:				10,219.30
Stability Networks Inc.	10348	03/15/2017	Complete Care Network Support FY17	1,800.00
Stability Networks Inc.	10348	03/15/2017	Azure Cloud Backup	420.00
Stability Networks Inc.	10348	03/15/2017	App River SecureTide	70.00
Stability Networks Inc.	10357	03/31/2017	Garage Firewalls - Updated	3,750.00
Total Stability Networks Inc.:				6,040.00
Total System Services	62353	03/13/2017	Furnace Repair	1,285.72
Total System Services	62365	03/30/2017	HVAC Agreement @ Trailhead (6 Years)	99.56

Vendor Name	Check/ACH Number	Check/ACH Issue Date	Description	Check Amount
Total System Services:				1,385.28
Trailhead	10358	03/31/2017	Idaho Power - 02/02/17 Statement - 90%	276.70
Trailhead	10358	03/31/2017	Intermountain Gas - 02/17/17 Statement - 90%	293.81
Total Trailhead:				570.51
Treasure Valley Coffee Inc.	10336	03/02/2017	Water & Cooler Rental	75.00
Treasure Valley Coffee Inc.	10336	03/02/2017	Coffee	132.05
Treasure Valley Coffee Inc.	10349	03/15/2017	Coffee & tea	138.95
Treasure Valley Coffee Inc.	10359	03/31/2017	Cooler Rental	75.00
Treasure Valley Coffee Inc.	10359	03/31/2017	Tea	14.55
Total Treasure Valley Coffee Inc.:				435.55
United Heritage	62354	03/13/2017	ST & LT Dissability & Life Insurance	1,265.64
Total United Heritage:				1,265.64
US Bank - Credit Cards			Street/District Improvements	
US Bank - Credit Cards			Voice, data & webhosting svc	
US Bank - Credit Cards			Office Supplies	
US Bank - Credit Cards			Computer & Software Supplies	
US Bank - Credit Cards			Postage	
US Bank - Credit Cards			Dues & Subscriptions	
US Bank - Credit Cards			Travel & Meeting(Out of State)	
US Bank - Credit Cards			Personnel Training (Local)	
US Bank - Credit Cards			Local Meetings & Transport	
US Bank - Credit Cards			Professional Services General	
US Bank - Credit Cards	10352	03/16/2017	Professional Services General	7.16
US Bank - Credit Cards	10352	03/16/2017	Street/District Improvements	18.01
US Bank - Credit Cards	10352	03/16/2017	Voice, data & webhosting svc	132.00
US Bank - Credit Cards	10352	03/16/2017	Office Supplies	714.21
US Bank - Credit Cards	10352	03/16/2017	Computer & Software Supplies	48.00
US Bank - Credit Cards	10352	03/16/2017	Postage	6.65
US Bank - Credit Cards	10352	03/16/2017	Dues & Subscriptions	667.99
US Bank - Credit Cards	10352	03/16/2017	Travel & Meeting(Out of State)	2,447.90
US Bank - Credit Cards	10352	03/16/2017	Personnel Training (Local)	1,250.00
US Bank - Credit Cards	10352	03/16/2017	Local Meetings & Transport	351.94
Total US Bank - Credit Cards:				5,643.86
USI Idaho Kibble & Prentice	62366	03/30/2017	Building 8 Condo - Commercial Package	38,807.00
Total USI Idaho Kibble & Prentice:				38,807.00
VoiceText Communications	10337	03/02/2017	Conference calls	3.33
VoiceText Communications	10350	03/15/2017	Conference calls	7.07
VoiceText Communications	10360	03/31/2017	Conference calls	17.45
Total VoiceText Communications:				27.85
Westerberg & Associates	10351	03/15/2017	Legislative Advisement Services	5,000.00
Total Westerberg & Associates:				5,000.00
Western Records Destruction	62367	03/30/2017	Records Destroyed	40.00

Vendor Name	Check/ACH Number	Check/ACH Issue Date	Description	Check Amount
Total Western Records Destruction:				40.00
Western States Equipment	62368	03/30/2017	Bldg 8 generator maintenance	217.78
Western States Equipment	62368	03/30/2017	Bldg 8 generator maintenance	260.13
Western States Equipment	62368	03/30/2017	Bldg 8 generator Parts and Repairs	1,287.94
Total Western States Equipment:				1,765.85
Xerox Corporation	62355	03/13/2017	Copier Lease - FEB2017	449.49
Total Xerox Corporation:				449.49
Grand Totals:				1,255,265.31

## Report Criteria:

Detail report type printed



CAPITAL CITY DEVELOPMENT CORPORATION  
Board of Commissioners Meeting  
Conference Room, Fifth Floor, 121 N. 9th Street  
March 13, 2017 12:00 p.m.

REGULAR MEETING MINUTES

**I. CALL TO ORDER**

Chairman Hale convened the meeting with a quorum at 12:00 p.m.

Present were: Commissioner John Hale, Commissioner Scot Ludwig, Commissioner Pat Shalz, Commissioner Dana Zuckerman, Commissioner Ryan Woodings, Commissioner Gordon Jones, and Commissioner Ben Quintana.

Absent Were: Commissioner Maryanne Jordan, Commissioner Dave Bieter.

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Ross Borden, Finance Director, Max Clark, Parking and Facilities Director; Mary Watson, Attorney & Contracts Manager; Kathy Wanner, Contracts Specialist, Shellan Rodriguez, Project Manager; Matt Edmond, Project Manager; Doug Woodruff, Project Manager; Karl Woods, Project Manager; Laura Williams, Executive Assistant/Development Specialist. Also present was Agency legal counsel, Ryan Armbruster.

**II. AGENDA CHANGES/ADDITIONS**

There were no changes/additions to the agenda.

**III. CONSENT AGENDA**

A. Expenses

1. Approval of Paid Invoice Report – February 2017

B. Minutes and Reports

1. Approval of Meeting Minutes from February 13, 2017

C. Other

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

Chair Hale moved to approve the Consent Agenda.

All said Aye. The motion carried 7-0.

**IV. ACTION ITEMS**

**A. PUBLIC MEETING: 2016 Annual Report**

There being no public comments, Commissioner Hale requested a brief statement on the Annual Report from CCDC Executive Director John Brunelle.

**B. CONSIDER: Approval of the 2016 Annual Report**

John Brunelle, CCDC Executive Director, gave a report.

Commissioner Zuckerman moved to approve the 2016 Annual Report for publication.

Commissioner Shalz seconded the motion.

All said Aye. The motion carried, 7-0

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

Todd Bunderson, CCDC Development Director, gave a report

Commissioner Zuckerman moved to approve the mid-year CIP Amendment.

Commissioner Shalz seconded the motion.

Commissioner Ludwig recused himself on the River Street District that pertains to Broad Street improvements, as he own real estate on both sides.

All said Aye. The motion carried, 6-0.

**D. CONSIDER: Resolution #1486 Approving Pre-Qualification of Contractors for 2017 Streetscape Improvements Project**

Mary Watson, CCDC Attorney & Contracts Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution #1486, selecting pre-qualified contractors for the 2017 Streetscape Improvements Project.

Commissioner Shalz seconded the motion.

All said Aye. Motion carried, 7-0.

**E. CONSIDER: The Sturiale Place, LLC Historic Façade Agreement Designation**

Shellan Rodriguez, CCDC Project Manager, and Laura Williams, CCDC Development Specialist, gave a report.

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

Commissioner Shalz seconded the motion

All said Aye. Motion carried, 7-0.

**V. INFORMATION/DISCUSSION ITEMS**

**A. Central District Infrastructure Assessment**

Doug Woodruff, CCDC Project Manager, gave a report.

**B. Operations Report**

CCDC Executive Director, John Brunelle, gave a report.

**VI. EXECUTIVE SESSION**

Commissioner Dana Zuckerman moved to enter into executive session to 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)].

Commissioner Shalz seconded the motion

At 1:02 pm a roll call vote was taken:  
Chair Hale Aye  
Commissioner Zuckerman Aye  
Commissioner Shalz Aye  
Commissioner Ludwig Aye  
Commissioner Jones Aye  
Commissioner Woodings Aye  
Commissioner Jordan Absent  
Commissioner Quintana Aye  
Commissioner Bieter Absent

## **VII. EXECUTIVE SESSION ADJOURNMENT**

A motion was made by Commissioner Zuckerman to adjourn executive session at 1:29 p.m. and return to the public meeting. Commissioner Shalz seconded the motion.

A roll call vote was taken:  
Chair Hale Aye  
Commissioner Zuckerman Aye  
Commissioner Shalz Aye  
Commissioner Ludwig Aye  
Commissioner Pearson Aye  
Commissioner Woodings Aye  
Commissioner Jordan Absent  
Commissioner Quintana Aye  
Commissioner Bieter Absent

## **VIII. REGULAR MEETING ADJOURNMENT**

There being no further business to come before the Board, a motion was made by Commissioner Zuckerman to adjourn the meeting.

Commissioner Shalz seconded the motion.

All said Aye. The motion carried, 7-0.

The meeting was adjourned at 1:30 p.m.

- - - -

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION  
ON THE 10<sup>th</sup> DAY OF April, 2017.

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**John Hale, Chair**

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**Ryan Woodings, Secretary/Treasurer**

BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
Conference Room, Fifth Floor, 121 N. 9th Street  
March 24, 2017 9:00 a.m.

MINUTES OF SPECIAL MEETING

**I. CALL TO ORDER**

Chairman Hale convened the meeting with a quorum at 9:02am

Present were: Commissioner John Hale. The following called in via conference line: Commissioner Dave Bieter, Commissioner Ben Quintana, Commissioner Pat Shalz, Commissioner Dana Zuckerman, Commissioner Gordon Jones, and Matt Parks, Agency Legal Counsel.

Absent Were: Commissioner Ryan Woodings, Commissioner Scot Ludwig, Commissioner Maryanne Jordan.

Agency staff members present were: John Brunelle, Executive Director; Matt Edmond, Project Manager; Todd Bunderson, Development Director, Max Clark Director of Parking & Facilities, Mary Watson, Attorney & Contracts Manager, and Sarah Jones, Administrative Assistant.

**II. AGENDA CHANGES/ADDITIONS**

There were no changes/additions to the agenda.

**III. ACTION ITEM**

**A. CONSIDER: Resolution 1490 Approving Cooperative Agreement with Idaho Transportation Departments – Front and Myrtle**

Matt Edmond, CCDC Project Manager, gave a report.

Commissioner Hale moved 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.

Commissioner Zuckerman seconded the motion.

All said Aye. The motion carried, 6-0

**IV. ADJOURN**

There being no further business to come before the Board, a motion was made by Commissioner Zuckerman to adjourn the meeting. Commissioner Shalz seconded the motion.

All said Aye. The motion carried, 6-0

The meeting was adjourned at: 9:10am

- - - -

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION  
ON THE 10<sup>th</sup> DAY OF April, 2017.

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**John Hale, Chair**

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**Ryan Woodings, Secretary**



## AGENDA BILL

<b>Agenda Subject:</b>  Resolution 1489 Approving Historic Façade Agreement with The Sturiale Place, LLC.  Reimbursement for preservation and renovation costs incurred by developer to restore the façade of the historic Wood House moved from the Central Addition (River Myrtle URD) to 1501 W. Jefferson Street (Westside URD) for the conversion into a commercial space.		<b>Date:</b>  4/10/2017
<b>Staff Contact:</b> Shellan Rodriguez & Laura Williams	<b>Attachments:</b> 1) Resolution 1489	
<b>Action Requested:</b>  Adopt Resolution 1489 approving and authorizing staff to execute the final Historic Façade Agreement with The Sturiale Place, LLC.		

### Background:

Since late 2014, the owner of Sturiale Place has worked to relocate, preserve, and restore the historic Wood House. The building was originally located on 5<sup>th</sup> Street in the Central Addition, and was moved to a vacant parcel at 1501 Jefferson Street (the southwest corner of Jefferson and 15<sup>th</sup> in the Westside URD).

The 3,000 SF historic residence was initially built in 1893, and Mary F. Wood the first librarian of the Boise Carnegie Library purchased the home in 1899. The home is an example of the Queen Ann style of architecture. The current owner is dedicated to sharing the preservation of this historic building with the public, and has created a mixed-use building with a retail and restaurant component. The renovation includes an exhibit in the front entrance of the building telling the history of the Wood House.

The owner has invested more than \$800,000 in the renovation of the house into Sturiale Place, a specialty Italian café and gift shop which will be open to the public daily. The renovation improvements include: structural improvements, the addition of a full basement, ADA restrooms, a commercial kitchen and dining space, streetscapes, historic street lights, landscaping, an exterior wall mural, and renovating the interior and exterior with careful consideration to historic styles.

The proposed Historic Façade Agreement will reimburse the owner for a portion of expenses related to the preservation and refurbishment of the exterior façade of the historic building. The reimbursement will be contingent upon proof of expenses and proof of a permanent Historic Façade Easement granted to the City of Boise. A Façade Easement will protect the historic architecture and restoration of the Wood House in perpetuity. The current or any future owner of the building will have to obtain approval from the City's Historic Preservation Commission in order to make any modifications to the exterior façade.

The owner has restored and replaced the siding, roof, windows, and doors. Two of the windows were replaced with custom stained glass to match the historic style. Additionally, the owner added a custom made wrought-iron railing to the front porch and detailed woodwork along the side porch both in keeping with the Queen Ann style. Eligible expenses will include exterior improvements that will be covered in the façade easement such as siding material, paint, glass/glazing, masonry/concrete, and railings. The reimbursement will not exceed \$74,206.

The agency seeks to assist in historic preservation when appropriate as it promotes character and sustainability in the urban renewal districts. Along with benefiting the neighborhood aesthetically, Sturiale Place is located on a previously undeveloped lot in the Westside URD. The design and use of Sturiale Place will bring an active public use to the pedestrian level as well. The project's combination of historic preservation and conversion into a new commercial use also promotes economic growth in the district. The café and gift shop will create several new jobs and the previously vacant parcel will now be taxed as a commercial property.

The owner has completed most of the improvements and plans to open the café and gift shop in April 2017. She has applied for a Façade Easement with the city and received a recommendation of approval from the Preservation Commission on March 27. The project should receive final approval from City Council in the coming months. The owner is also applying with Preservation Idaho for the Orchid Award, an award dedicated to those who have made a positive contribution to historic preservation.

**Project Summary:**

- Located 15<sup>th</sup> and Jefferson Street (Westside URA)
- Project Completion April 2017
- 3,000 SF of retail space
- Over \$800,000 estimated Total Development Costs
- Approve agreement at April Board Meeting
- Historic Façade Easement process completion expected June 2017

**Fiscal Notes:**

The Agreement will not exceed \$74,206 for the reimbursement of façade costs included in the public façade easement to the City of Boise.

This funding will come from the available Westside District Type 1 Participation Program budget allocation for FY 2017.

The project will generate approximately \$96,000 in tax increment over the remaining life of the district. Due to the uniqueness of this commercial project the preliminary estimates stated above are based on project costs and actual assessed value may be different.

**Staff Recommendation:**

Adopt Resolution 1489, approving and authorizing staff to execute the Historic Façade Agreement.

**Suggested Motion:**

I move to adopt Resolution 1489 approving and authorizing staff to execute the final Historic Façade Agreement with The Sturiale Place, LLC.

**Attachment 1 – Resolution 1489**

**SEE NEXT PAGE**



**RESOLUTION NO. 1489**

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE HISTORIC FAÇADE AGREEMENT BY AND BETWEEN THE AGENCY AND THE STURIALE PLACE, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code, as the duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency"); and,

WHEREAS, the City of Boise City, Idaho ("City"), after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan", and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, THE STURIALE PLACE, LLC ("Owner"), owns or controls certain real property (the "Site") located in the Westside Urban Renewal District ("Westside District"), as created by the Westside Plan; and,

WHEREAS, Owner is restoring the historic property and renovating it for commercial, retail, or restaurant uses on the Site (the "Project"); and,

WHEREAS, Idaho Code § 67-4601 declares the preservation of historical property to be the public policy and in the public interest and further authorizes all levels of the government of the State of Idaho and its political subdivisions to engage in historical preservation; and,

WHEREAS, the Agency has determined that it is in the public interest to enter into a Historic Façade Agreement ("Agreement") with Owner, attached hereto as Attachment 1, whereby Owner will renovate and remodel the Project for commercial use in the Westside District and will dedicate a façade easement to the City of Boise, and thereafter the Agency will reimburse Owner for the Eligible Expenses as specified in the Agreement; and,

WHEREAS, before Agency is obligated to reimburse Owner for the Eligible Expenses set forth in the Agreement, Owner must provide Agency with proof from the City that the City has been granted a perpetual historic façade easement for the Residence and that such historic façade easement has been accepted by the City and recorded; and,

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the Agreement and to authorize Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agreement, which is attached hereto as Attachment 1 and incorporated herein by reference, is hereby approved.

Section 3: That the Executive Director of the Agency is hereby authorized to sign and enter into the Agreement and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the April 10, 2017, Agency Board meeting; and further, the Agency is authorized to appropriate any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Boise City, Idaho, on April 10, 2017. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on April 10, 2017.

URBAN RENEWAL AGENCY OF BOISE CITY

By: \_\_\_\_\_  
John Hale, Chairman

ATTEST:

By: \_\_\_\_\_  
Ryan Woodings, Secretary

## HISTORIC FAÇADE AGREEMENT

THIS HISTORIC FAÇADE AGREEMENT ("Agreement") is entered into by and between the Urban Renewal Agency of the City of Boise, also known as the Capital City Development Corporation, an independent public body, corporate and politic, of the State of Idaho ("CCDC"), and The Sturiale Place, LLC ("Owner"). CCDC and Owner may be collectively referred to as the "Parties" and individually referred to as a "Party."

### RECITALS

A. CCDC is an urban renewal agency created by and existing pursuant to the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Project Act, being Idaho Code, Title 50, Chapter 29, as amended and supplemented (collectively the "Act").

B. In 2015 Owner acquired a residence located within the River Myrtle-Old Boise Urban Renewal District and addressed as 412 S. 5<sup>th</sup> Street, Boise, Idaho (the "Residence"), depicted on attached **Exhibit A**.

C. On November 23, 2015, Owner relocated the Residence to a lot located at 1501 West Jefferson Street, Boise, Idaho in CCDC's Westside URD.

D. The new location of the Residence is not within an Historic District within the City of Boise.

E. The Residence was originally constructed in 1893 and is a unique example of the Queen Ann style of architecture for residences constructed in Boise in the 1890s. Owner is in the process of renovating the Residence to become a commercial property that will host a gift shop and café called Sturiale Place.

F. Owner seeks to donate a façade easement to the City of Boise, after which CCDC will reimbursement the owner for the costs incurred to preserve and refurbish the exterior of the Residence.

G. If the Residence had not been relocated, it would have been demolished.

H. Idaho Code § 67-4601 declares the preservation of historical property to be the public policy and in the public interest and authorizes all levels of the government of the State of Idaho and its political subdivisions to engage in historical preservation.

I. CCDC finds it in the interest of the agency and in the interest of the public to reimburse Owner for façade preservation costs in exchange for a grant of a historic façade easement to the City of Boise, which will preserve the historical structure.

## AGREEMENTS

NOW, THEREFORE, in consideration of the above recitals, which are incorporated into this Agreement; the mutual covenants contained herein; and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Effective Date.** The effective date ("Effective Date") of this Agreement shall be the date when this Agreement has been signed by Owner and CCDC (last date signed).

2. **Recitals, Purpose of This Agreement, and Interest.** The Parties agree that the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them and forming a portion of the consideration for the agreements contained herein. CCDC's commitment herein is designed to comply with CCDC's authority under the Act and is intended to constitute an expenditure of CCDC funds for a public purpose and not be deemed a gift or donation of public funds.

3. **Eligible Expenses.** The Parties acknowledge and agree Owner has incurred \$74,206 in façade preservation expenses (the "Eligible Expenses") for the refurbishment of the Residence. Attached hereto as **Exhibit B** is a schedule of Eligible Expenses for renovation and preservation of the Residence's façade. CCDC agrees to reimburse Participant 100% of Actual Eligible Costs not to exceed Seventy-Four Thousand, Two Hundred-Six, and no/100 Dollars (\$74,206). Under no circumstance shall CCDC's reimbursement obligation to Owner under this Agreement exceed \$74,206.

4. **Donation of Historic Façade Easement.** Before Agency is obligated to reimburse Owner for the Eligible Expenses, Owner must provide Agency with written notice from the City that the City has been granted a perpetual historic façade easement for the Residence and that such historic façade easement has been accepted by the City and recorded.

5. **Reimbursement.** Upon Owner's delivery to CCDC of appropriate cost documentation, and written confirmation acceptable to CCDC that the City has been granted a perpetual historic façade easement for the Residence and that such historic façade easement has been accepted by the City and recorded, CCDC shall pay Owner the Eligible Expenses, subject to the limitation of amount set forth in Section 3 above, within thirty (30) days after receipt of such acceptable written confirmation.

6. **Indemnification.** Owner shall indemnify, defend, and hold CCDC and its respective officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable architect and attorney fees (collectively referred to in this Section as "Claim"), which may be imposed upon or incurred by or asserted against CCDC or its respective officers, agents, and employees relating to the preservation of the Residence

or otherwise arising out of this Agreement. Notwithstanding the foregoing, Owner shall have no obligation to indemnify and hold CCDC and its respective officers, agents, and employees harmless from and against any matter to the extent it arises from the active negligence or willful act of CCDC or its respective officers, agents, or employees. In the event an action or proceeding is brought against CCDC or its respective officers, agents, and employees by reason of any such claim, Owner, upon written notice from CCDC, shall, at Owner's expense, resist or defend such action or proceeding.

**7. Rights and Remedies Are Cumulative.** Except as otherwise expressly stated in this Agreement, the rights and remedies of the Parties are cumulative, and the exercise by any Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same time or different times, of any other rights or remedies for the same default or any other default by the other Party.

**8. Captions and Headings.** The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

**9. No Joint Venture or Partnership.** CCDC and Owner agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making CCDC and Owner a joint venture or partners.

**10. Notices and Receipt.** All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, addressed to the appropriate Party at the address set forth below:

If to Owner: Rita Sturiale, Owner  
621 N 18<sup>th</sup> Street  
Boise, Idaho 83702  
208-724-1448  
[Collector\\_girl@hotmail.com](mailto:Collector_girl@hotmail.com)

If to CCDC: John Brunelle, Executive Director  
Capital City Development Corporation  
121 N. 9<sup>th</sup> Street, Suite 501  
Boise, Idaho 83701  
208-384-4264  
[jbunelle@ccdcb Boise.com](mailto:jbunelle@ccdcb Boise.com)

The person and address to which notices are to be given may be changed at any time by any Party upon written notice to the other Party. All notices given pursuant to this Agreement shall be deemed given upon receipt. For the purpose of this Agreement, the term "receipt" shall mean the earlier of any of the following:

- (i) date of delivery of the notice or other document to the address specified above as shown on the return receipt;
- (ii) date of actual receipt of the notice or other document by the person or entity specified above; or
- (iii) in the case of refusal to accept delivery or inability to deliver the notice or other document, the earlier of:
  - (a) date of the attempted delivery or refusal to accept delivery,
  - (b) date of the postmark on the return receipt, or
  - (c) date of receipt of notice of refusal or notice of non-delivery by the sending Party.

**11. Successors and Assigns.** This Agreement shall, except as otherwise provided herein, be binding upon and inure to the benefit of the successors and assigns of the Parties hereto.

**12. Applicable Law/Attorney Fees.** This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the court.

**13. Severability.** If any provisions of this Agreement shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this Agreement, and this Agreement shall be construed and enforced as if such illegal or invalid provisions had not been contained herein.

**14. Entire Agreement, Waivers, and Amendments.** This Agreement, constitutes the entire understanding and agreement of the Parties concerning the preservation of the Wood House. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter thereof. Nothing in this Agreement is intended to modify the completed Type 1 Participation Agreement between the parties dated April 11, 2016. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of CCDC and Owner, and all amendments hereto must be in writing and signed by the appropriate authorities of CCDC and Owner.

End of Historic Façade Agreement | Signatures on following page.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year last written below.

CAPITAL CITY DEVELOPMENT  
CORPORATION

THE STURIALE PLACE, LLC

\_\_\_\_\_  
John Brunelle, Executive Director

\_\_\_\_\_  
Rita Sturiale, Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attachments

Exhibit A: Depiction of the Residence

Exhibit B: Eligible Expenses

Exhibit A

Before and After photos of Historic Wood House





## Exhibit B

### Eligible Expenses

#### Sturiale Place Eligible Costs

Historic Façade Agreement

Item	Cost
Cedar Siding	\$ 30,542.70
Exterior Paint	\$ 9,933.41
Custom Woodwork, Side Porch	\$ 4,360.00
Stained Glass Windows	\$ 12,031.00
Iron Railing, Front Porch	\$ 2,035.00
Concrete Front Steps	\$ 3,937.50
Carpentry, Porch Labor	\$ 3,600.00
Mural	\$ 5,780.86
Attic Window	\$ 700.00
Kitchen Windows	\$ 1,285.50
<b>TOTAL</b>	<b>\$ 74,206</b>



## AGENDA BILL

<b>Agenda Subject:</b> River-Myrtle URD Redevelopment Bonds: Finance, Refinance, Redeem		<b>Date:</b> April 10, 2017
<b>Staff Contact:</b> Ross Borden, Finance Director	<b>Attachments:</b> <div>1. Exhibit A: Zions Bank Proposal</div> <div>2. Exhibit B: Financial Advisor Analysis</div>	
<b>Action Requested:</b> Authorize the Finance Director in consultation with the Agency’s financial advisor, bond counsel and Agency counsel to incorporate the refinancing of the 2010B bonds (\$5.6 million) and redemption of the 2010C bonds (\$1.7 million) into the Bond Resolution for the already-authorized \$13 million RMOB Redevelopment Bonds, Series 2017A (Resolution 1483).		

### Background

What started out in the Agency's FY 2017 / current year budget as a \$13 million financing for three projects in the River-Myrtle / Old Boise (RMOB) District has the potential to add refinancing and redemption components for existing bonds. The Agency could save an estimated \$473,400 compared to the current debt service schedule for those existing bonds.

In February the Board adopted Resolution 1483 selecting a proposal from Zions Bank and authorizing the Finance Director in consultation with Eric Heringer, Financial Advisor, Piper Jaffray, Kurt Kaufmann, Bond Counsel, Sherman & Howard, and Ryan Armbruster, Agency Counsel, Elam & Burke, to negotiate formal terms for the direct placement of Redevelopment Bonds, Series 2017A to finance these projects:

1. 11 <sup>th</sup> & Front Public Parking Garage Condo (250 spaces)	\$5.4 million
2. 5 <sup>th</sup> & Broad Public Parking Garage Condo (89 spaces)	\$2.6 million
3. Broad Street/Central Addition/LIV District improvements:	\$4.9 million
Costs of Issuance (estimate)	\$122k
Total (estimate)	\$13.0 million

Considering Zions Bank's favorable terms for the Series 2017A bonds, the Agency requested a proposal to allow it to refinance its current 2010B bonds (\$5.6 million principal outstanding) and redeem its 2010C bonds (\$1.7 million principal outstanding)<sup>1</sup>. Like the already-authorized 2017A bonds, the 2017B bonds would have an approximately seven year term.

<sup>1</sup> The 2010B bonds (\$7,480,000 original principal) refunded earlier Agency bonds issued to purchase the Capitol & Myrtle (formerly Myrtle Street) public parking garage and pay for surrounding, BODO-related streetscape improvements. The 2010C Bonds (\$2,540,000 original principal) refunded earlier Agency bonds issued to purchase the Agency's 17% undivided interest in the 374 parking space Avenue A East parking garage and 44 spaces in the Avenue A West parking garage related to the Civic Plaza Housing project in the Courthouse Corridor development.

Zions Bank proposed two options. A combined interest rate of 2.79% for the entire \$18.7 million or 2.59% for the \$13 million 2017A financing and 3.09% for the \$5.6 million 2010B refinancing (**Exhibit A**). The separate interest rates would save \$43,700 over the combined rate.

Conveniently the original Series 2017A financing timeline is being extended one month to resolve technical public/private use details of the 11<sup>th</sup> & Front public / Pioneer Crossing private parking garage operation and management agreement. That agreement will determine the tax exempt eligibility of that project's financing. The additional month also accommodates the refinancing and redemption work.

## 2017 TIMELINE

Feb 13	Board adopts Resolution 1483 authorizing negotiations with Zions Bank
April 10	Board considers authorizing Financing, Refinancing, Redemption.
April 11	Zions Bank delivers updated commitment letter with firm interest rate (60 days prior to close).
April 17	Notice Certificates for additional bonds delivered to Bank of America, Civic Plaza and Boise City / Ada County Housing Authority.
April 24	Public notice published two weeks prior to May 8 Board meeting.
May 8	Board considers Resolution authorizing Series 2017A and Series 2017B bonds. 30 day comment period begins.
June 7	30 day comment period ends. Anticipated Closing. <ul style="list-style-type: none"> <li>- \$13 million Series 2017A bonds financed</li> <li>- \$5.6 million Series 2010B bonds refinanced with 2017B bonds</li> <li>- \$1.7 million Series 2010C bonds redeemed</li> </ul>
June	Final Agency payments to Guho Corp for construction of Broad Street / Central Addition / LIV District improvements.
August	Planned completion of 5 <sup>th</sup> & Broad public parking garage condo in The Fowler development. Agency purchases from developer Local Construct upon completion.
October	Planned completion of the 11 <sup>th</sup> & Broad public parking garage condo in the Pioneer Crossing development. Agency purchases from developer Gardner Company upon completion.

## Fiscal Notes

The Agency currently has \$16,260,000 in outstanding River-Myrtle / Old Boise (RMOB) debt (principal only) spread across three bond issues all held by Bank of America. At the Finance Team's request Zions Bank proposed terms for refinancing of the Agency's existing Series 2010B bonds – which would also facilitate the redemption of the existing Series 2010C bonds – along with the financing of the new Series 2017A bonds.

Current RMOB Debt			
	REFINANCE	REDEEM	NO ACTION
Issue	2010B	2010C	2011 B
Original	\$7.5 million	\$2.5 million	\$12.9 million
Remaining	\$5.6 million	\$1.7 million	\$9.0 million
Debt Service	\$838k	\$248k	\$1.4 million
Retire	FY 2024	FY 2024	FY 2024

- **2017A Financing.** Bond counsel is currently analyzing a well-developed draft of the 11<sup>th</sup> & Front public / Pioneer Crossing private parking garage management and operating agreement between the Agency and Gardner Company. An opinion is imminent. Ideally the agreement will comply with IRS public use rules allowing the Series 2017A financing to be eligible for lower tax-exempt interest rates. If not, a taxable series of bonds would have to be issued to finance all or a portion of the Agency's 11<sup>th</sup> & Front public parking condominium.
- **2017B Refinancing.** With no refinancing and redemption, the current debt service on the 2010B and 2010C bonds to maturity will total \$7.5 million. The combination of refinancing the 2010B bonds to lower the (tax-exempt) interest rate from 4.25% to 3.09% and paying off the 2010C bonds would result in total debt service of \$7.1 million, saving \$473,400 in interest costs over the next approximately seven years.
- **2010C Redemption.** The existing 2010B and 2010C Debt Service Reserve Funds (\$748,000 and \$250,300, respectively) would be combined with Agency cash of \$699,100 to redeem the \$1,650,000 2010C principal and pay the \$28,100 estimated redemption premium and \$19,300 in estimated accrued interest. The Agency can modify its spending plan to redirect that \$699,100 for this purpose. Those changes would be captured in the annual 2017 Budget Amendment.
- **See Financial Advisor analysis (Exhibit B)**

Like the Series 2017A bonds, the proposed 2017B bonds would be retired on September 1, 2024, one year in advance of the RMOB URD sunset date. Principal payments would be made annually each September 1 from 2017 through 2024. Interest would be paid semi-annually. The bonds would be secured by a first lien Parity pledge of Available Agency Revenues consisting of RMOB Tax Increment Revenue and Net Parking Revenue.

Covenants in current Bank of America-held bonds allow the Agency to issue additional debt secured by a Parity pledge of RMOB Tax Increment Revenue and Net Parking Revenue provided a two-part Additional Bonds Test is satisfied. The results of those tests are well above the required coverage levels. The required written notice will be provided to the Bank of America, Civic Plaza and the Boise City / Ada County Housing Authority.

#### **Staff Recommendation:**

Authorize the Finance Director in consultation with the Agency's financial advisor, bond counsel and Agency counsel to incorporate the refinancing of the 2010B bonds (\$5.6 million) and redemption of the 2010C bonds (\$1.7 million) into the Bond Resolution for \$13 million RMOB Redevelopment Bonds, Series 2017A.

#### **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 (\$5.6 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.

March 21, 2017

Ross Borden  
Finance Director  
Capital City Development Corporation  
121 N 9<sup>th</sup> Street, Suite 501  
Boise, ID 83702

Re: CCDC Series 2017 \$13,000,000 Redevelopment Bonds – Updated Proposal

Dear Mr. Borden,

Zions Bank Public Finance is pleased to submit this revision to our original proposal dated January 26, 2017 (attached). That earlier proposal remains in effect if CCDC chooses not to accept the updated terms below. This updated proposal reflects the additional risk exposure to Zions under a larger financing, and any terms not detailed below remain as presented in the original proposal.

**Option 1:** Single series of up to \$19 million

- a) **Interest Rate:** 2.79% fixed as of March 21, 2017
- b) **Interest Rate Formula:** Des Moines FHLB 5-YR Fixed-Rate Advance Regular Rate + 0.40% (<http://members.fhlbdm.com/advance-rates/3/>)

**Option 2:** Separate \$13 million series and refunding series of up to \$6 million

- a) **Interest Rate:** 2.59% fixed as of March 21, 2017 for \$13 million series;  
3.09% fixed as of March 21, 2017 for \$6 million series
- b) **Interest Rate Formula:** Des Moines FHLB 5-YR Fixed-Rate Advance Regular Rate + 0.20% for \$13 million new money series  
Des Moines FHLB 5-YR Fixed-Rate Advance Regular Rate + 0.70% for refunding series of up to \$6 million  
(<http://members.fhlbdm.com/advance-rates/3/>)

Thank you for your consideration of our updated proposal. Please direct all communications to Christian Anderson at (208) 501-7533 or [christian.anderson@zionsbancorp.com](mailto:christian.anderson@zionsbancorp.com).

Sincerely,



Christian Anderson  
Vice President  
Zions Bank Public Finance



## **Zions Bank**

### **Disclosure Regarding the Direct Purchase of a Bank Loan, Municipal Lease, or Municipal Security**

Identified Transaction: CCDC Series 2017 Redevelopment and Refunding Bonds

For the transaction identified above, Zions Bank including all of its affiliates (the Bank) is not recommending an action to you as the potential issuer. The Bank is not acting as a municipal advisor to you for this issue and does not owe you a fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 with respect to the information and material contained in this communication. The Bank is acting in its own best interests and you may wish to discuss any information or material provided to you by the Bank with any internal or external experts that you deem appropriate before acting on that information.

If the Bank has previously provided any advice to you regarding the transaction or project identified above, the Bank will not be allowed to purchase the transaction.



January 26, 2017

Ross Borden  
 Finance Director  
 Capital City Development Corporation  
 121 N 9<sup>th</sup> Street, Suite 501  
 Boise, ID 83702

Re: CCDC Series 2017 \$13,000,000 Redevelopment Bonds

Dear Mr. Borden,

Zions Bank Public Finance is pleased to submit its proposal to purchase CCDC's planned Series 2017 Redevelopment Bonds. With municipal portfolio holdings of approximately \$2.2 billion and true in-house legal counsel, Zions has the resources and expertise necessary to deliver a rapid and seamless execution of the proposal below.

- a) **Interest Rate:** 2.60% fixed as of January 26, 2017
- b) **Interest Rate Formula:** Des Moines FHLB 5-YR Fixed-Rate Advance Regular Rate + 0.20% (<http://members.fhlbdm.com/advance-rates/3/>)
- c) **Interest Rate Details:** Good for 60 days if accepted within 15 days; indicative otherwise. Rate can be locked up to 60 days prior to closing.
- d) **Bank and Legal Fees:** None
- e) **Call Provisions:** Callable anytime at par plus accrued interest with 30 days' notice
- f) **Final Approval Timeline:** Two weeks from acceptance in order to provide final credit write-ups, complete legal review, and prepare for funding. Zions believes that all necessary information has already been obtained from CCDC.
- g) **Terms and Conditions:** As described in the Preliminary Financing Package
- h) **Referrals:**

*City of Boise*  
 General Obligation Bonds, Series 2015  
 Richard Downen, Deputy Treasurer  
 (208) 972-8174; [rdownen@cityofboise.org](mailto:rdownen@cityofboise.org)

*Twin Falls Urban Renewal Agency*  
 Revenue Allocation Bonds, Series 2013A (Chobani)  
 Lorie Race, City of Twin Falls CFO  
 (208) 735-7285; [lrace@tfid.org](mailto:lrace@tfid.org)

Thank you for your consideration of our proposal. Please direct all communications to Christian Anderson at (208) 501-7533 or [christian.anderson@zionsbancorp.com](mailto:christian.anderson@zionsbancorp.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Christian Anderson', with a stylized, flowing script.

Christian Anderson  
Vice President  
Zions Bank Public Finance



**CCDC 2010B Refinance and 2010C Redeem Strategy****Debt Service Savings Summary***Prepared by Piper Jaffray. April 3, 2017*

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

# CCDC 2010B Refinance and 2010C Redeem Strategy

## Annual Debt Service Savings Estimate (assumes 3.09% interest rate on 2017B)

*Prepared by Piper Jaffray. April 3, 2017*

				A			B	=A-B
Fiscal Year	2010B Payments	2010C Payments	Existing Reserves	Existing Net Debt Service	2017B Refinancing Payments	Cash Transfer (redeem 2010C Bonds)	Proposed Net Debt Service	Annual Debt Service Savings
2017(*)	718,681	210,393		929,074	710,501	699,068	1,409,569	(480,496)
2018	836,863	248,278		1,085,140	804,964		804,964	280,177
2019	840,300	250,341		1,090,641	809,879		809,879	280,763
2020	837,463	246,976		1,084,438	809,021		809,021	275,417
2021	838,563	248,396		1,086,958	807,546		807,546	279,413
2022	838,388	249,387		1,087,774	805,452		805,452	282,322
2023	836,938	249,949		1,086,886	807,741		807,741	279,146
2024	839,213	245,082	(998,341)	85,953	809,257		809,257	(723,304)
	6,586,406	1,948,799		7,536,864	6,364,358		7,063,427	473,437

\*2017 payments do not include March 1, 2017 debt service payments already made

**CCDC - Zions Bank Refinance Proposal - Comparison  
Series 2017 RMOB Redevelopment Bonds**

*Prepared by Piper Jaffray, 4/3/2017*

	Combined Interest Rate	Separate Interest Rate
New Money Interest Rate	2.79%	2.59%
Refinancing Interest Rate	2.79%	3.09%
New Money Interest Cost	1,530,377	1,418,342
Savings from Refinancing(*)	(541,766)	(473,437)
<b>Net Impact for comparison</b>	<b>988,611</b>	<b>944,905</b>

\*includes savings from 2010B redemption

## AGENDA BILL



<b>Agenda Subject:</b> Parking Update		<b>Date:</b> April 10, 2017
<b>Staff Contact:</b> Max Clark, Parking & Facilities Director	<b>Attachments:</b> Chart of All Day Parking Transactions Total February 2016-March 2017 Chart of All Day Parking Transactions by Garage February 2016-March 2017	
<b>Action Requested:</b> No action requested at this meeting. Informational only.		

### Fiscal Notes:

There is no fiscal impact as a result of this informational session.

### Background:

Parking remains an important piece of the downtown's vitality. While comprising only 15% of the 17,500 spaces downtown, our 2,500 spaces are situated to provide maximum benefit to the entire downtown. In the past four years the off-street public system (our Downtown Public Parking System) has gone from being 60% occupied during weekday daytimes, to being 80% occupied during the same time period, with our two centrally located garages (Capitol & Main and 9<sup>th</sup> & Main) often full weekdays and many weekends.

Utilization of the on-street (City) system and privately owned off-street facilities mirrors ours. The City has approximately 2,500 spaces, 1,300 of which are metered. On a typical weekday, daytime (8a-6p in their case), their system is around 75% full (95% along Idaho Street from Capital Boulevard to 9th Street).

The private sector controls 70% of the parking downtown. Those facilities which have public parking are full, or oversold and are now offering monthly parking only, and only to their tenants. For example, The Car Park manages 2,353 private spaces downtown, and currently has a wait list of 1,775 for those spaces.

A recent change is the large number of weekday-daytime parkers in our garages, who, unable to secure monthly passes anywhere, are parking all day in our facilities for \$12/day. These parkers are apparently willing to pay \$240/month (\$12 x 20 days vs. our monthly fee of \$135).

A high increase of weekday-daytime parkers --creates the following situation:

1. These daily parkers are filling the garages, often causing CCDC to close them to all but monthly (paid in advance) parkers, thereby discouraging hourly visitors to park where they want to, or forcing them to visit several garages to find parking.

2. Increasingly monthly parkers are finding full garages, especially when special events occur, and are diverted to adjacent garages. This takes time, and we have received some complaints about lost productivity due to tardy arrivals of staff.

It should be noted that we feel this problem would have surfaced even if we would not have converted 300 hourly spaces to monthly. The sheer demand for parking would have resulted in those would-be monthly parkers paying the daily rate and we'd be in the same position as we are now.

Looking ahead, CCDC has additional public parking spaces coming online. 250 spaces at the 11<sup>th</sup> and Front garage, scheduled to be complete by Nov 1, 2017, and 89 spaces at 5<sup>th</sup> and Broad garage, scheduled to be complete in late 2017, will be purchased by CCDC for public parking. The City of Boise and the private sector are also making adjustments to their parking.

Possible strategies and solutions will be determined through an examination of past actions, planned programs, and potential measures such as:

- Carpool preference/wait list management; preferential parking
- Car Share vehicles in garages;
- Secure bike parking facilities;
- Motorcycle accommodation;
- Shared permits;
- Remote Park & Rides/Shuttle Services;
- Transportation Management Organization;
- Mobility App development;
- Rate adjustments to pay for these innovations and reduce demand.

**Staff Recommendation:**

Absorb information to be presented, seek clarification as needed, provide direction and request specific information for subsequent meetings.

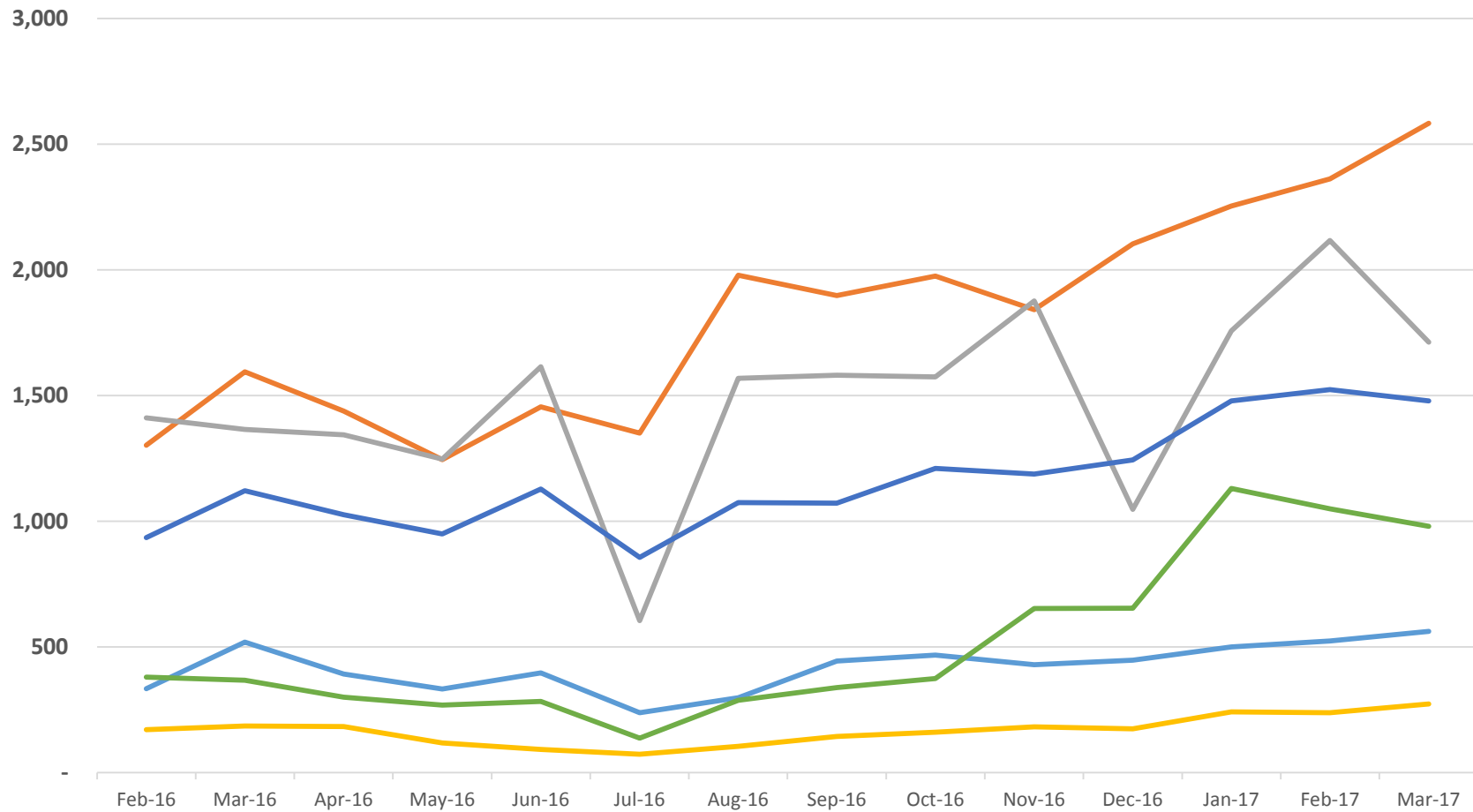
**Suggested Motion:**

NA

# All Day Parking Transactions



## All Day Parking Transactions



— Capitol & Myrtle (Myrtle) — Capitol & Main (Cap Terr)  
— 9th & Front (City Centre) — Capitol & Front (Blvd)  
— 9th & Main (Eastman) — 10th & Front (Grove)



## FRIDAY UPDATE

April 7, 2017

**TO: John Hale, Chairman, CCDC Board Executive Committee**

**FM: John Brunelle, Executive Director**

**RE: CCDC Operations Report – April 2017**

### REDEDICATION DAY SET FOR THE GROVE PLAZA

Plans are underway for the “Grand Re-Opening” of TGP on Wednesday, June 7. The agency is working alongside the Downtown Boise Association to mark the occasion, which will include the official dedication of the new fountain sponsored by Suez. The event will be an expanded version of Alive After Five, which returns home to the plaza after a one-year absence. The entertainment lineup will match The Grove Plaza: proven, beloved by AAF fans, and authentically Boise.

A number of construction details remain underway, including the testing of the water feature, sound checks of the renovated space, our new portable stage, and installation of our place-defining and TGP branded signage.



### TWO WAY SOIREE IS THURSDAY

On Thursday, April 13, from 11:30 a.m. to 1 p.m. and 5 p.m. to 7 p.m., the public is welcome to an open house regarding the possible conversion of 5th & 6th streets to two-way in CCDC's River-Myrtle District. CCDC staff will attend as we remain closely engaged with ACHD and the City of Boise in exploring the conversion between Fort and Myrtle streets. The open house is at the Basque Center and offers a chance to learn about the project, review potential options, and provide input. Materials from the open house and a project survey, will be available online by close of business on April 14, according to the highway district.

### SINE DIE

Coming to an end in March was the Regular Session of the 64th Idaho Legislature, with adjourned Sine Die at noon on March 29. No significant changes were made to urban renewal statutes or that would impact the agency. As Idaho's first, largest, and highly visible Urban Renewal Agency, the legislative session marks one of our important opportunities for compliance and transparency – filing our Annual Report with the city clerk's office. That task was accomplished in March, and you can see the final version [HERE](#).

### NOTABLE DATES

Some recent milestones worth noting from the CCDC team include “work-iversaries” for Ben Hout (3 years); Kevin Martin (2 years); Karl Woods (2 years); Matt Edmond (2 years); and Sarah Jones (1 year). And there was a wedding as well: Laura Williams married Graham Knight on March 25<sup>th</sup> in Laguna Beach, Calif. Congratulations to all!





### **River-Myrtle / Old Boise Redevelopment Bonds: Financing, Refinancing, Redemption**

What started out in the Agency's FY 2017 / current year budget as a \$13 million financing for three projects in the River Myrtle-Old Boise (RMOB) District (5<sup>th</sup> & Broad parking garage condo - 89 spaces - at The Fowler, 11<sup>th</sup> & Front parking garage condo - 250 spaces - at Pioneer Crossing, and Broad Street / Central Addition infrastructure improvements) has the potential to add refinancing and redemption components for existing bonds. The Agency could save an estimated \$473,400 compared to the current debt service schedule for those existing bonds. The Board of Commissioners will consider this proposal at its April meeting.

The Agency currently has \$16,260,000 in outstanding RMOB debt (principal only) spread across three bond issues all held by Bank of America. Based on the favorable terms for the \$13 million Series 2017 bonds from the competitively-selected Zions Bank, the Agency requested a second proposal from Zions to refinance the Agency's existing Series 2010B bonds which would also facilitate the redemption of the existing Series 2010C bonds.

Current RMOB Debt			
	REFINANCE	REDEEM	NO ACTION
Issue	2010B	2010C	2011 B
Original	\$7.5 million	\$2.5 million	\$12.9 million
Remaining	\$5.6 million	\$1.7 million	\$9.0 million
Debt Service	\$838k	\$248k	\$1.4 million
Retire	FY 2024	FY 2024	FY 2024

- **2017A Financing (authorized by Reso 1483).** Bond counsel is currently analyzing a well-developed draft of the 11<sup>th</sup> & Front public / Pioneer Crossing private parking garage management and operating agreement between the Agency and Gardner Company. An opinion is imminent. Ideally the agreement will comply with IRS public use rules allowing the Series 2017A financing to be eligible for lower tax-exempt interest rates. If not, a taxable series of bonds would have to be issued to finance all or a portion of the Agency's 11<sup>th</sup> & Front public parking condominium.
- **2017B Refinancing (proposed).** With no refinancing and redemption, the current debt service on the 2010B and 2010C bonds to maturity will total \$7.5 million. The combination of refinancing the 2010B bonds to lower the (tax-exempt) interest rate from 4.25% to 3.09% and paying off the 2010C bonds would result in total debt service of \$7.1 million, saving \$473,400 in interest costs over the next approximately seven years.
- **2010C Redemption (proposed).** The existing 2010B and 2010C Debt Service Reserve Funds (\$748,000 and \$250,300, respectively) would be combined with Agency cash of \$699,100 to redeem the \$1,650,000 2010C principal and pay the \$28,100 estimated redemption premium and \$19,300 in estimated accrued interest. The Agency can modify its spending plan to redirect that \$699,100 for this purpose. Those changes would be captured in the annual Budget Amendment.

Like the Series 2017A bonds, the proposed 2017B bonds would be retired on September 1, 2024, one year in advance of the RMOB URD sunset date. Principal payments would be made annually each September 1 from 2017 through 2024. Interest would be paid semi-annually. The bonds would be secured by a first lien Parity pledge of Available Agency Revenues consisting of RMOB Tax Increment Revenue and Net Parking Revenue. The required written notice will be provided to the Bank of America, Civic Plaza and the Boise City / Ada County Housing Authority. If approved by the Board, closing is anticipated on June 7, 2017.

## **COMPETITIVE BIDDING and QUALIFICATION-BASED SELECTIONS**

### **2017 Streetscape Improvements Project – Request for Qualifications**

Project: The Agency desires to hire a general contractor to construct designed streetscape improvements this coming summer. Per Agency procedure and state law, only pre-qualified contractors are able to bid the on this project.

- Jan 4: RFQ issued.
- Feb 8: Pre-qualification submissions due from interested public works contractors.
- March 13: Board approves four pre-qualified contractors; now eligible to bid.
- May: Bids due (projected).

### **ParkBOI Garage Signage – Invitation to Bid**

Project: The Agency seeks new garage signage to implement the ParkBOI brand identity.

- Feb 28 & Mar 7: Invitation to Bid issued
- March 8: Mandatory pre-bid meeting. Zero attendance.
- March 17: Invitation to Bid #2 issued
- March 29: Mandatory pre-bid meeting. Four companies attended.
- April 12: Bids due
- May 8: Board review and award of public works contract (projected)

### **ParkBOI Garage Painting – Invitation to Bid**

Project: The Agency will paint the stairwells and lobbies inside its six public parking garages to achieve a clean, simple and uniform public parking garage aesthetic.

- March 1: Invitation to Bid issued.
- March 9: Non-mandatory pre-bid meeting.
- March 22: Bids due. One responsive bid received. Project put on temporary hold.

### **Broad Street – LIV District Public Infrastructure Improvement Project**

Project: Agency investments in Broad Street, the core of the city's first LIV District, include streetscapes, expansion of the city's geothermal system, installation of green storm water management and fiber optic infrastructure and historic preservation activities. Guho Corp was competitively selected for Construction Manager / General Contractor (CM/GC) services.

- Sept 12, 2016            The Board of Commissioners approved Amendment 2 to the CM/GC contract, authorizing the amended Guaranteed Maximum Price (GMP) start of construction services and award of subcontracts.
- Jan 9, 2017:            Board awards final GMP construction amendment
- April 2017:            Anticipated Phase 1 Substantial Completion.
- March 2017:            Anticipated start of Phase 2 construction.
- May 31, 2017:           Anticipated Phase 2 Substantial Completion.

Status: Spring weather has allowed construction to proceed apace.

### **OTHER CONTRACTS ACTIVITY**

- **Central District Closeout** – Task Order with CSHQA to assess and prioritize repairs and enhancements to the public infrastructure in the Central District, emphasizing 8<sup>th</sup> Street.
- **8<sup>th</sup> Street** – One Time One Task Agreement with Wash Worx to pressure wash Agency-owned 8<sup>th</sup> Street between Bannock and Main streets.
- **8<sup>th</sup> Street** – Task Order with Pavement Specialties to restripe and repaint 8<sup>th</sup> Agency-owned Street between Bannock to Main streets.
- **8<sup>th</sup> Street** – updated Patio License Agreements for Gyro Shack, Fork Restaurant, Pollo Rey, and Bittercreek / Red Feather.
- **Alley Program** – Partnership with Idaho Power for design and engineering to underground the power lines in the alley from 11<sup>th</sup> to 12<sup>th</sup> streets between Front & Grove streets.
- **Ash Street Properties** – Task Order with Mountain States Appraisal to complete a Re-Use Appraisal on the Ash Street Townhouse development concept.
- **617 Ash Street** – Work Order with ProCare Landscape to relocate an existing irrigation line and select sprinkler heads to conform to a new property boundary.
- **Pioneer Pathway** – Task Order with The Land Group for civil engineering and landscape architecture services for pedestrian improvements at the 11<sup>th</sup> and Front street Pioneer Pathway terminus.
- **South 8<sup>th</sup> Street Placemaking** – Task Order with CTY Studio for conceptual design services and future construction services for overhead structures at Fulton and 8<sup>th</sup> streets and on “Simplot Alley” as part of CCDC’s placemaking strategies.
- **South 8<sup>th</sup> Street Placemaking** – Task Order with The Land Group for design services for hardscapes adjacent to the ACHD permeable pavers project in “Simplot Alley.”
- **The Grove Plaza** – Limited Vehicular Access License Agreement with Larry H. Miller for a vehicle display in front of Century Link Arena during the hockey games on March 11, 18, and April 1.

- **Landscape Services** – Task Order with Gingerich Site and Underground for landscape maintenance on The Grove Plaza, 9<sup>th</sup> Street from Myrtle to Lee streets, and Main Street between 10<sup>th</sup> and 11<sup>th</sup> Streets.
- **Boise Valley Towing** – a one year extension to the On Call Agreement with Boise Valley Towing for towing services.

**Development Team: Todd Bunderson, Doug Woodruff, Shellan Rodriguez, Karl Woods, Matt Edmond, & Laura Williams**

## INFRASTRUCTURE PROJECTS

### **Central Addition Broad Street Improvements**

#### **Project Description**

Progress continues on the Central Addition Improvements which include streetscape Improvements on Broad Street from Capitol Blvd. to 2nd Street, geothermal system expansion, fiber optic expansion, and road rebuild. The project is anticipated to be complete by the end of June.

#### **Project Update**

- **Streetscape Improvements between 6th and 5th Streets**  
Guho has been working adjacent Boise Brewing's entry this week and will continue to be active in the area this coming week.
- **Streetscape Improvements between 5th and 4th Streets**  
Guho has power washed this area and parking was reopened last week. There will be minimal construction in this area from this point forward.
- **Streetscape Improvements between 4th and 3rd Streets**  
Guho is preparing this area for asphalt road paving, which was scheduled to occur toward the middle of this week. Following paving, concrete will be finished with an anticipated turnover of this area the first week of May.
- **Streetscape Improvements between 3rd and 2nd Streets**  
Guho is preparing this area for asphalt road paving, which was scheduled to occur toward the middle of this week. Following paving, concrete will be finished with an anticipated turnover of this area the first week of May.



*Broad Street Improvements*

### ***Other Active Infrastructure Projects***

#### **Whittier Elementary School**

Staff at various levels has met with representatives of the Boise School District, the design team, and City PDS to learn about the proposed project. LKV submitted on behalf of the School District to Boise City Design Review for a February review. Staff is working with the design team to determine what eligible costs may exist and may request some level of reimbursement

accordingly from the Board in coming months. Staff expects to receive more communication give the passage of the Bond in March.

### **515 W. Idaho - Paulsen - PP Type 1**

There is an existing Type 1 Streetscape Grant Participation Agreement approved by the Board in May 2016. The project aims to underground utilities within the adjacent alley and in conjunction with the proposed 5th and Idaho Apartments. This project's timeline is based on the 5th and Idaho project moving forward and begun in March 2017. Staff expects the developer to request an extension as the improvements are being delayed due to the timing of the 5th and Idaho Apartment project in the next 30-60 days and may be approved at staff level.

### **2017 Streetscape Improvements - CIP Project**

Streetscape Improvements have been approved by Design Review. Construction documents have been submitted to ACHD for permit review. Project will be bid once ACHD approval has been obtained.

## **MOBILITY PROJECTS**

### **Front & Myrtle Alternatives Analysis**

#### **Project Description**

This project will analyze alternatives on how Front and Myrtle streets might be modified to function better as downtown streets and less as barriers, while still serving as essential transportation corridors. The (public agency) project team includes ACHD, CCDC, Boise City, COMPASS, and ITD.

#### **Project Update**

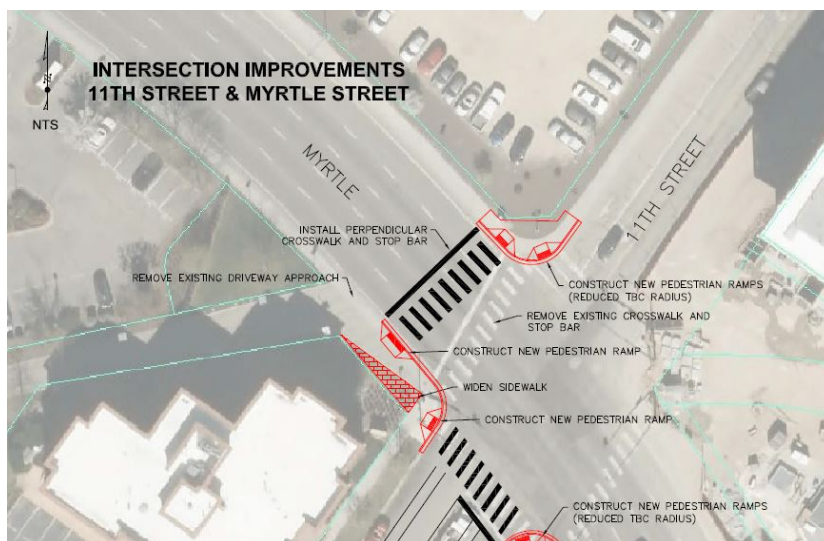
CCDC hosted project workshop #3 on March 29. Discussion items included weighting metrics and evaluating alternative configurations and treatments. CCDC executed a cooperative agreement for \$80,000 for the following with ITD's 2017 project:

- Reduce curb radius/crossing distance at 20 corners
- Improve Pioneer Pathway connection to and across 11th/Myrtle
- Install signal conduit across Front at 10th and 12th
- Close 4 unused driveway cuts

Separately, CCDC will widen the Pioneer Pathway at the southwest corner of Myrtle/11th in 2017.

#### **Next Steps**

The consultants (Sam Schwartz, Kittelson, Leland) are compiling workshop feedback and will





develop a draft report with short term and long term preferred alternatives. The draft is expected in June/July 2017.

### ***Other Active Mobility Projects***

#### **1101 Front - Pioneer Crossing / 11<sup>th</sup> and Front Garage- PP Type 3**

As per the Purchase and Sale Agreement, staff and consultants completed their review of the Construction Drawings in order to ensure as much compliance with CCDCs design guidelines as possible. Additionally, the developer has requested staff and counsel begin working on condominium drafts and agreements. Staff and developer are working on sign and branding package to confirm ParkBOI signage is included at the appropriate locations. Staff continues to review and approve specifications for desired equipment and staff and counsel are drafting condo declarations. Staff aims to attend regular construction meetings in the future. Staff is working closely with development team to approve signage for the 11th and Front Garage and the Pioneer Crossing development.

#### **401 S. 5th Street - The Fowler Public Parking - PP Type 3**

CCDC will be purchasing a portion of the 5th and Broad parking garage at Fowler, totaling (89) stalls. CCDC is working with Andersen and Local Construct to finalize parking equipment and signage packages. Final signage design to be completed in April.

#### **11<sup>th</sup> and Front Parking Garage**

CCDC is working with the Pioneer Crossing team on parking signage, parking equipment and finishes. Sign package were presented to the City on April 4.

#### **Boise GreenBike Station Sponsorship at Red Lion Downtowner**

CCDC and Boise GreenBike (VRT) have signed a sponsorship agreement for a new bike share station at the Red Lion Downtowner (at 1800 W Fairview, not to be confused with the Riverside in Garden City that was formerly a Red Lion). GreenBike installed a temporary bike share station along Fairview for TreeFort, which will remain in place until the permanent station is installed. The permanent bike share station is expected to be installed May 2017.

## **PLACE MAKING PROJECTS**

#### **826 W Main Street - The Grove Plaza Renovation - CIP Project**

##### **Project Description**

The Grove Plaza renovation replaces the plaza's aging infrastructure and upgrades its key features to provide an improved public space for civic events. The construction budget is \$4.85 million dollars.

##### **Project Update**

McAlvain has occupied the south spoke construction area and begun Phase 2 of the renovation efforts in full force. The Grove Plaza feature signs were installed above the



*The Grove Plaza Icon Iron Inlay*

south spoke on Boise Centre's elevated concourse during the last week of March. The fountain was started on April 3 for the first time with great success. Much work remains to be done including calibrating pumps, loading programs, and many other typical adjustments. Brick paving has also resumed in front of Boise Centre West. Deep excavation in the south spoke and installation of the storm water system is also underway. This requires short and periodic closures of the south spoke which have been coordinated with adjacent property owners.

### **Next Steps**

Construction activities will continue through April and May with construction fences being pulled back incrementally as portions of the plaza improvements are completed. The project will be complete by June 1, and a Grand Re-Opening is being planned as part of the first Alive After Five of the 2017 season on June 7<sup>th</sup>.

## ***Other Active Place Making Projects***

### **Central District Assessment Improvements - CIP Project**

CCDC staff and consultant team continue to develop a district assessment and program of improvements possible in the Central District. On March 28, CCDC and City staff had a work session reviewing initial findings and studying additional opportunities. The draft assessment will be shared via written communications with CCDC Board in April for mid-stream input on which projects to prioritize in the budget.

### **Traffic Box Artwork - Public Art**

2016 Traffic Boxes have been completed. Call to artists was released in fall of 2016 with a deadline of February 2017. Artist selection panel scheduled for April 7.

### **5th and Myrtle - Julia Davis Park Entry - CIP Project**

CCDC, in partnership with the City of Boise, is developing a pathway connection from the south end of 5th Street into Julia Davis Park and will increase connections across Front and Myrtle streets between Julia Davis Park, the Central Addition, and downtown Boise. The project is under construction with Silva Cell installation complete. The construction is anticipated to be completed at the end of April 2017.

### **South 8th Street District Plan - CIP Project**

CCDC hired CTY and The Land Group as design professionals for design work for the 8th & Fulton intersection and Simplot Alley. The City of Boise has issued a call to artists for a mural at 8th and Fulton and is preparing an RFQ for lighting the 8th Street pedestrian bridge. Artists will be selected through the City of Boise Arts and History Department. Conceptual designs to be presented to Board in the future.

### **Alley, 8th to Capitol between Idaho and Bannock - CCDC Alley Program**

GGLO submitted the final concept work to City of Boise March 15. CCDC selected CSHQA to do the final design work. CSHQA is developing a scope, schedule, and budget, to be considered by the CCDC board at the May 8 meeting.

### **Alley, 6th to 3rd between Main & Idaho - CCDC Alley Program**

The Type 4 amendment to reimburse the 5th & Idaho Development for alley improvements (including utilities, concrete & pavers) between 5th and 6th was executed March 6, 2017. Idaho Power and Musgrove Engineers are finalizing design of the undergrounding between 5th and 3rd.

ACHD is planning on installing a "green alley" between 5th and 4th in 2018. Staff is working on identifying and negotiating easements for pad-mount transformers that generally need to be located next to the alley at or near mid-block.

### **826 W Main Street - The Grove Plaza - Brick Program**

The final phase of engraved bricks will be complete by April 14. Installation on the plaza will begin shortly thereafter and continue through the month of May. All engraved bricks will be installed by June 1 for the public to enjoy.

### **150 N. Capitol - City Hall Plaza - PP Type 4**

Construction began on April 3 which included the closure of the Capitol Blvd building entrance. The building is best accessed at the Main Street entrance. This entrance detour will be in place until early September 2017. CCDC staff will track construction progress and await request for inspection and payment from City, expected to happen in October 2017.

## **ECONOMIC DEVELOPMENT PROJECTS**

### **5th Street - 5th and Idaho Apartments - PP Type 2 & 4**

#### **Project Description**

The 5<sup>th</sup> and Idaho Apartments is a \$13 million, mixed use project that includes approximately 79 apartments, 80 subterranean and ground level parking spaces, a small retail space and a 3600 s.f. urban public park. CCDC approved a Type 4 and Type 2 Participation Agreement, which includes the cost of the public park (land and improvements), streetscapes, alley improvements and undergrounding of utilities. The Participation Agreements were approved in May 2016.



*5th & Idaho Rendering*

#### **Project Update**

Developer has notified CCDC Staff they received a HUD Firm Commitment letter and hope to close on their construction loan in mid-May. Currently, the off-site public improvements are under construction including the alley between 5th and 6th Streets.

#### **Next Steps**

Construction is planned to take 18 months. CCDC will continue to track the project and await request from reimbursement for the public improvements as approved in the Type 2 and Type 4 agreements.

### ***Other Active Economic Development Projects***

#### **850 W Front Street - Boise Centre Concourse Project**

March 31, 2017 the Greater Boise Auditorium District received a temporary Occupancy Certification and officially opened the Boise Centre phase 2 expansion to patrons. The



completed expansion now provides an internal connection between Boise Centre West and Boise Centre East's 4th floor and ballroom via two sets of escalators and an elevated concourse, which offer views into The Grove Plaza. ESI Construction delivered a high quality project on time despite many constraints including limited access, adjacent construction, working within an occupied building, and abysmal winter weather conditions. Kudos to their staff and construction team. CCDC staff will review the Property Use Agreement with Boise Centre staff and carryout the final administrative steps of closing out the agreement.

### **503 - 647 S. Ash Street - Ash Street RFP - PP Type 5**

The developer's team is submitting a complete set of design documents this month for review by DR in May. As per the ERN the developer submitted their Design Development Plan to staff, and staff is currently reviewing it. The Design Development Plan includes a series of minor revisions to the unit counts within the residential project that staff is currently analyzing based on the revisions. Additionally, the developer submitted estimates of the project budget to be submitted to Valbridge to complete a Re Use Appraisal. Staff is drafting a DDA. Upon completion of the ERN Phase (which contractually ends on July 1, 2017) a DDA will be brought to the Board for review and approval.

### **620 S. 9th - The Afton - PP Type 5**

In December, CCDC approved a five month extension to the Phase I construction completion deadline. The development continues to move forward and is near completion. Additionally, the developer is working on phase 2 of his project and will likely close on it before contractually obligated, likely in summer of 2017. Staff coordinated a tour of Phase I with the developer, scheduled to take place on April 14.

### **1401 W. Idaho - Watercooler - PP Type 5**

Construction is underway and estimated to be complete by June 2017. Staff will be coordinating a walk through with the developer in coming months.

### **918 W. Idaho - Athlos - PP Type 3**

The historical renovation is underway. Staff decided not to move forward with an amendment to fund an additional \$45,000 of streetscape work associated with the building adjacent to CC Anderson Building as it is not considered a priority for new streetscape at this time which allows preserves some symmetry at the 9<sup>th</sup> & Idaho corner by keeping the art inlays in the serpentine pathway intact as desired by the City of Boise. The project is currently under construction and nearing completion. Staff expects to receive a request for Type 3 reimbursement in the coming months.

## **SPECIAL PROJECTS**

### **617 S. Ash St. - Hayman House - PP Type 5**

The Hayman House will be conveyed to the City to preserve the building as a public amenity. Staff plans to have a Memorandum of Understanding for Board approval in coming months. Staff has completed a Capital Needs Assessment (CNA) on the property and is working on some of the improvements, not to exceed \$70,000 and will convey thereafter.

Currently, Boise City Arts and History Department is undergoing a Request for Proposal process for site design and public art that may or may not affect the adjacent workforce housing project. CCDC is supporting the improvements as proposed in the workforce housing development on the Hayman House property, unless the City requests CCDC and the Developer proceed differently based on the responses received within the City process.

### **Exterior Signage for All Garages**

A pre-bid meeting occurred on March 29. It was attended by several sign companies; and excellent dialogue occurred. A garage walk-through will occur later this week. Bids will be received in time for staff to take this item to the May Board meeting for approval.

### **Parking Rate Examination**

CCDC Executive Committee was briefed on the state of our system's occupancy and other challenges. Staff is preparing to present to the CCDC Board at its April 10 meeting on these issues. After the April 10th meeting, staff expects to address the Board again in May regarding specific strategies to deal with parking demand.

### **Park & Ride Shuttle**

After an extensive outreach process in 2016 it was determined that there appeared to be sufficient interest in Park & Ride sites as an alternative to paying to park downtown. Staff has paused on this project to examine alternatives to a P&R; to assess the impact that adding nearly 590 public parking spaces downtown will have on demand; and to determine Council interest in the P&R options. This item may be discussed at the April and May Board meetings.

### **CCDC Parking Websites**

Minor updates are in the works for the CCDC.com Parking page. We are freshening up the look and feel of the new ParkBOI site, which includes CCDC and City of Boise public parking content. The new ParkBOI site should be fully operational by June 1st, including garage financial transaction features. Non ParkBOI content will be moved to a new area under the Boiseparking.com URL. Content ideas are being finalized for a regional mobility website to be called GoBOI.org, which will include resources and references to public and private sector mobility options.

### **Daily/Weekly/Monthly Parking Statistics**

Parking staff lost much of its statistical capabilities with staff turnover. We are working to restore that skillset. We have been facilitating negotiations between our equipment manufacturer (Scheidt & Bachmann) and Smarking, a data management company, for regularly generating data from our parking equipment. We hope to be fully functional for statistical generation in the near future.

### **Property Management Updates**

#### **HOA Meetings Update**

Meetings have been occurring for condo associations that have been impacted by winter damage, or will be impacted by our branding painting and exterior signage projects. Parking updates are also being discussed. Hoped for outcomes of the condo association meetings are agreements for minimizing business interruptions while we are undertaking garage improvements; and planning to minimize winter damage next season.

#### **8<sup>th</sup> Street**

Patio fees were sent out in early March, due mid-May-includes updating old agreements. Street washed March 29, painted April 2. The Capital City Public Market begins April 15.

## **Parking System**

9th/Front exit sign installed April 4, needs to be moved, Ben to contact Tri-state. Stairwell Painting bids rejected April 4. Sign bids due April 19 (extended). 10th & Grove concrete repairs moved up, could begin April 15. EV charging stalls painted April 2, working with AS&D on signage- will go online when signage installed.

## **Trailhead**

Spring HVAC PM performed by TSS in late March. Cleaning Contract auto-renewed April 1. Kitchen Faucet replaced April 4. Ben is currently pursuing window cleaning.

## **Ash Street Properties**

Staff is working on Capital Need Improvements to the Hayman House property. Bids were received for electric, roof, and windows. Staff expects to move forward with these projects in the coming months.

## **General Maintenance**

Irrigation systems being activated. In the process of compiling sidewalk repair areas. We've replaced 5 tree grates since winter.