

# LIVE STREAMING & AUDIO RECORDING

*Now In Progress*



**COLLABORATE. CREATE. DEVELOP. COMPLETE.**

# Board of Commissioners

**Regular Meeting  
February 12, 2018**

# AGENDA

## **I. Call to Order**

Chair Zuckerman

## **II. Agenda Changes**

Chair Zuckerman

## **III. Consent Agenda**

### **A. Expenses**

1. Approval of Paid Invoice Report – January 2018

### **B. Minutes & Reports**

1. Approval of January 8, 2018 Meeting Minutes

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## IV. Action Item

- A. CONSIDER: Annual Independent Audit and Financial Report for FY 2017  
.....(10 minutes) Kevin Smith, Eide Bailly
- B. CONSIDER: 301 N 29th Street – Whittier Elementary – Type 4 Participation Agreement Designation  
.....(5 minutes) Laura Williams
- C. CONSIDER: 222 N 8th Street – Diablo and Son’s – Type 1 Participation Agreement Designation  
.....(5 minutes) Laura Williams
- D. CONSIDER: 122 N 5th Street – Brownfield’s Redevelopment – Type 1 Participation Agreement Designation  
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- E. CONSIDER: Resolution #1524 – Parking Wait List Policy Update.....(5 minutes) Max Clark
- F. CONSIDER: Resolution #1525 – Parking Enforcement & Collection Policy Update.....(5 minutes) Max Clark
- G. CONSIDER: Resolution #1526 – Central District CMGC Contract Amendment, GMP #1  
.....(5 minutes) Doug Woodruff/Mary Watson
- H. CONSIDER: Resolution #1527 – 2403 W Fairview – Adare Manor - Type 4 Participation Agreement  
..... (5 minutes) Shellan Rodriguez

# CONSIDER: Annual Independent Audit & Financial Report for FY 2017

Kevin Smith  
Eide Bailly

# AGENDA

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..... (5 minutes) Shellan Rodriguez

# CONSIDER: 301 N. 29<sup>th</sup> Street – Whittier Elementary Type 4

Laura Williams  
CCDC Project Manager



# Whittier Elementary - Type 4 Designation





# Project Location





# Project Background





# Public Improvements Plan



- Jefferson, Idaho, 29<sup>th</sup> Streetscapes
- Public Plaza on 29<sup>th</sup> and Jefferson
- Utility Line (water, sewer)
- Street demolition and repaving (29<sup>th</sup>)



# Type 4 Agreement Details



- Phase 1: December 2018
  - School
  - Jefferson Street
- Phase 2: July 2019
  - 29<sup>th</sup> Street
  - Idaho Street
  - Community Building
- Not To Exceed Amount: \$540,000



WHITTIER ELEMENTARY

## Suggested Motion:

I move to direct staff to negotiate a final Type 4 Capital Improvements Reimbursement Participation Agreement with Boise School District for future board approval.



# AGENDA

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..... (5 minutes) Shellan Rodriguez

# CONSIDER: 222 N. 8<sup>th</sup> Street – Diablo & Son's – Type 1

Laura Williams  
CCDC Project Manager



# Diablo & Sons – Type 1 Designation





# Diablo & Sons Project Location



# Fidelity Building History



Early 1900's



1970's

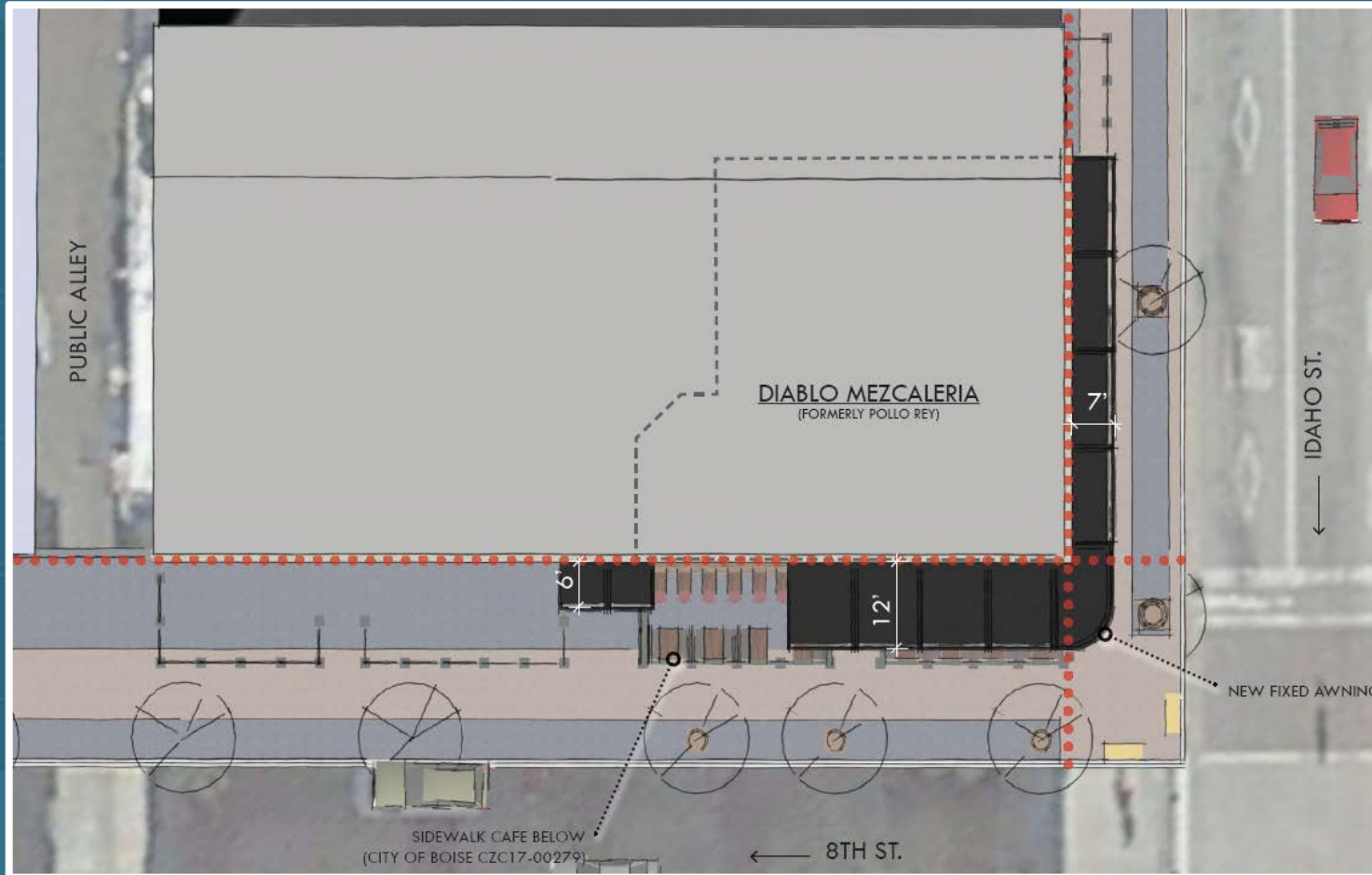


# Diablo & Sons Type 1 Project Details



- 3,000 SF restaurant renovation
- \$2.2 Million estimated Total Development Costs
- February – DR approval (staff level)
- February 12, 2018 – CCDC Board Type 1 Agreement Designation
- March 12, 2018 – CCDC Board Approval of Type 1 Agreement
- Spring 2018 – Construction Complete
- \$150,000 Not-to-Exceed Amount

# Participation Program Requirements - Awnings



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

## Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Bittercreek/Red Feather, LLC for future board approval.



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..... (5 minutes) Shellan Rodriguez

# CONSIDER: 122 N. 5<sup>th</sup> Street – Brownfield's Redevelopment – Type 1

Laura Williams  
CCDC Project Manager



# Shops on 5<sup>th</sup> (Brownfield's Building) – Type 1 Designation



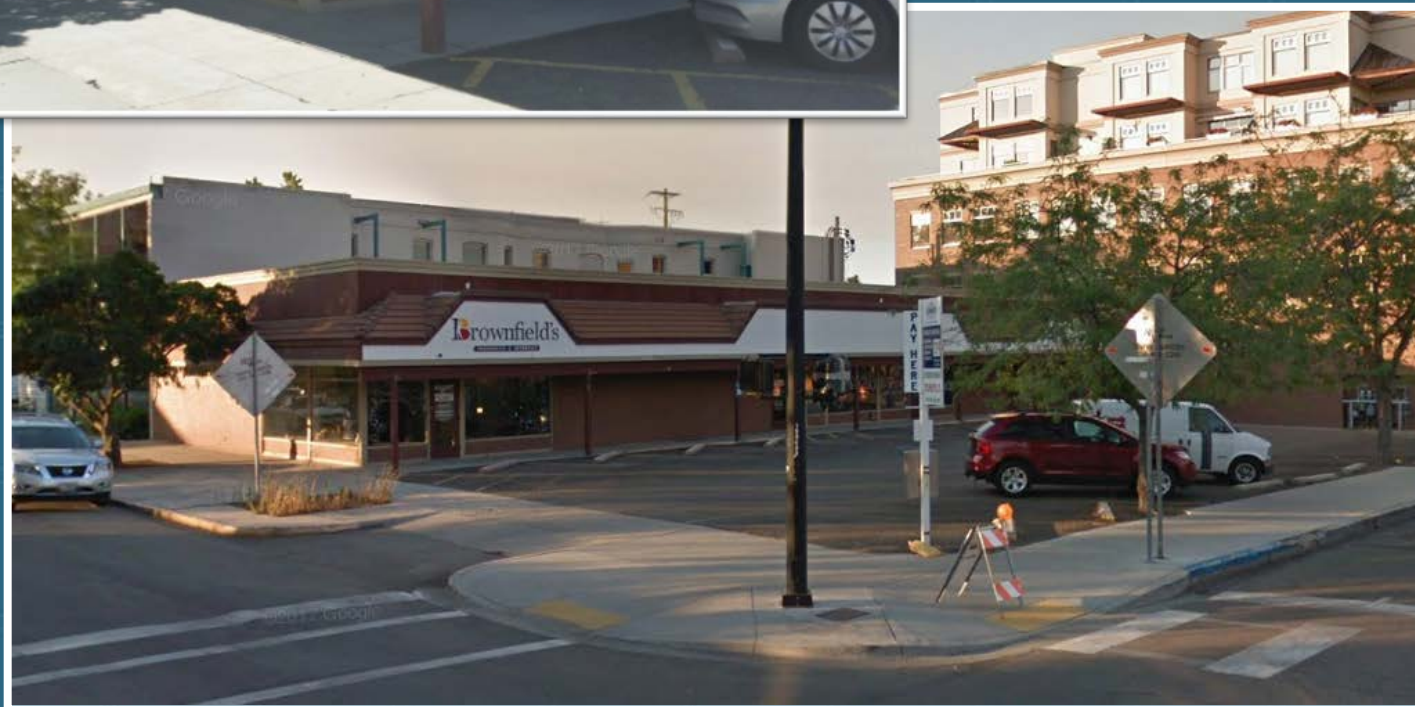


# Shops at 5<sup>th</sup> Project Location



Project Site

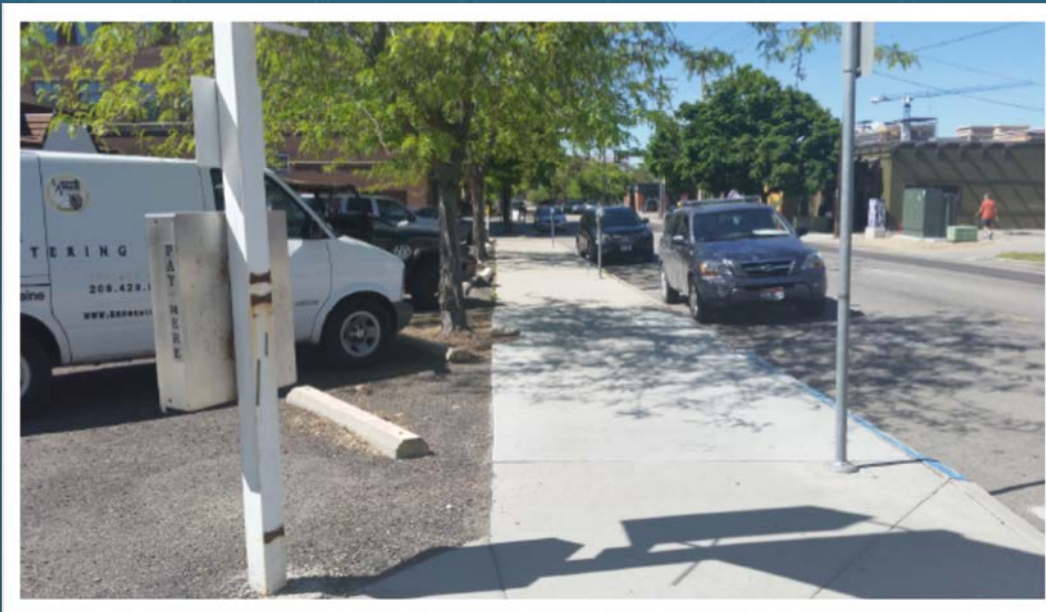
# Shops at 5<sup>th</sup> Project Background



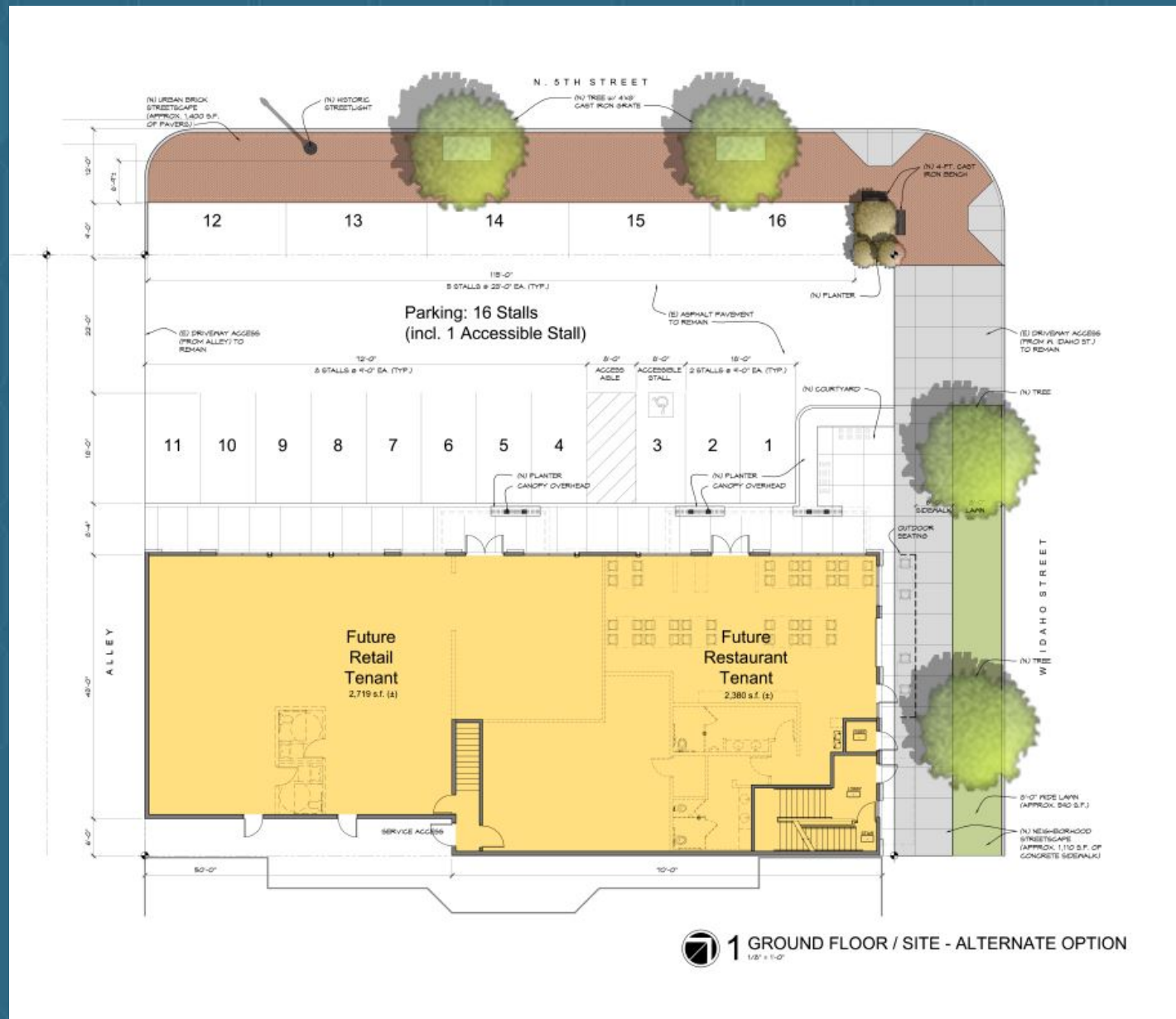
- 11,000 SF renovation and addition
- \$2 Million estimated Total Development Costs
- Spring 2018 – Construction Begins
- Early 2019 – Construction Complete



# Shops at 5<sup>th</sup> - Type 1 Project Details



# Public Improvements Plan



- 5<sup>th</sup> Street and Idaho Streetscapes
- Silva Cells on 5<sup>th</sup>
- Street furnishings
- Street trees
- \$150,000 Not-to-Exceed Amount



## Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Brownfield's Building, LLC. for future board approval.

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..... (5 minutes) Shellan Rodriguez

# CONSIDER: Resolution #1524 – Parking Wait List Policy Update

Max Clark  
CCDC Director of Parking & Mobility



# Intent of Policy Update

*One accurate wait list of serious potential parkers, accomplished by*

- Eliminating all old multiple lists
- Establishing one new master list by enrollment date and time
- Providing two garage options: specific garage or first available
- Establishing a \$20 non-refundable fee applied to card activation
- Encouraging auto pay for payment efficiency
- Provide alternate parking until preferred garage space available

# Current Wait List Totals

## ParkBOI Monthly Waitlist Tracker: By Number of Spaces Requested

Location	9 <sup>th</sup> & Main	9 <sup>th</sup> & Front	10 <sup>th</sup> & Front	Capitol & Main	Capitol & Myrtle	Capitol & Front	11 <sup>th</sup> & Front	5 <sup>th</sup> & Broad	Total
Requested as of 1/18/2018	502	372	365	460	425	368	561	321	3374
Called	74	37	0	92	0	52	0	0	255
Emailed	62	201	0	274	0	167	0	0	704
Duplicates Removed	245	11	256	42	246	81	0	0	881
Total Remaining	121	123	109	52	179	68	561	321	<b>1534</b>

The average call list (excluding 11<sup>th</sup> & Front and 5<sup>th</sup> & Broad) is 108

## SUGGESTED MOTION

I move to approve Resolution No. 1524 adopting the updated Wait List Policy for the ParkBOI off-street garage parking system.

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..... (5 minutes) Shellan Rodriguez

# CONSIDER: Resolution #1525 – Parking Enforcement & Collection Policy Update

Max Clark  
CCDC Director of Parking & Mobility

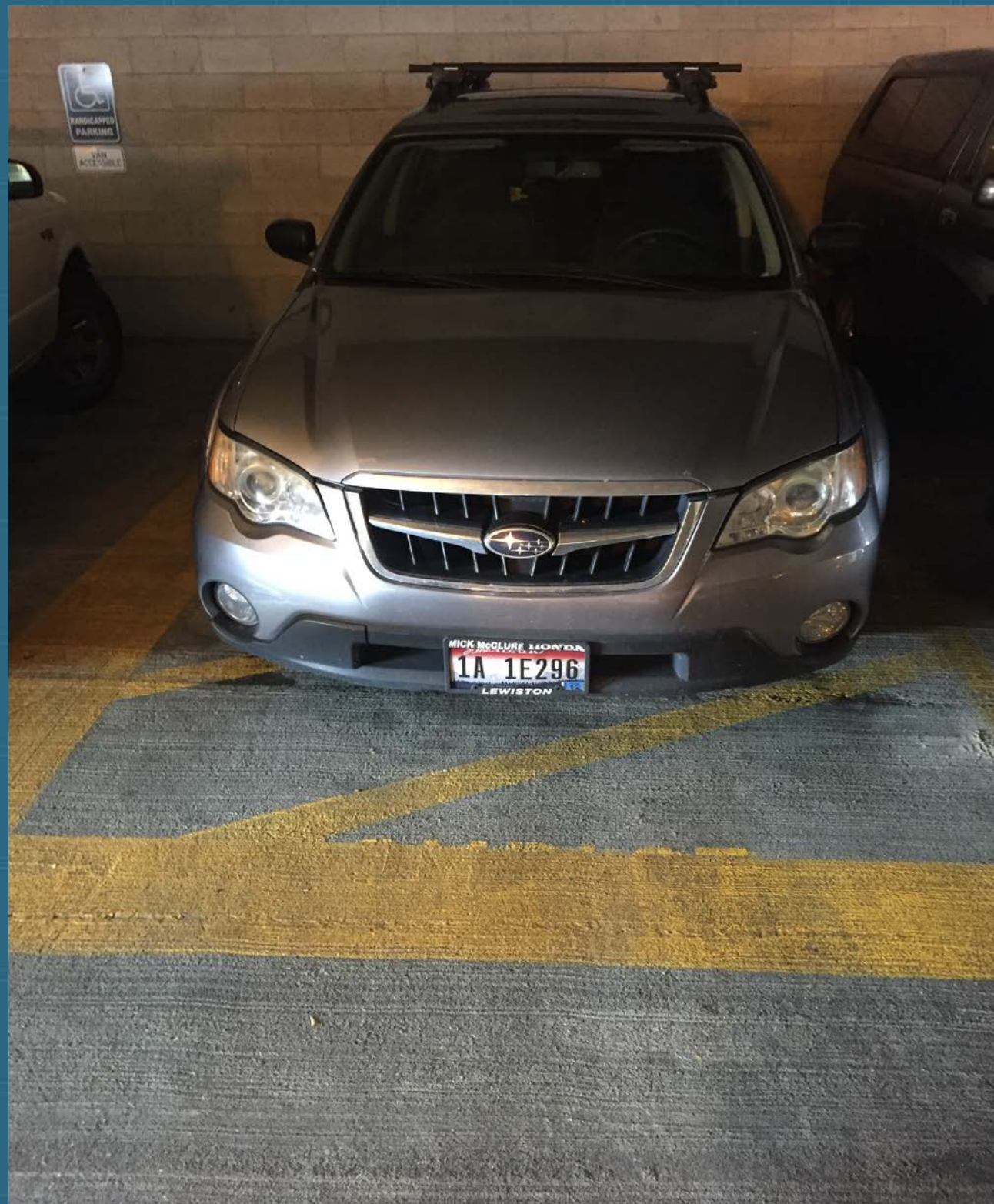
## Intent of Policy Update

- Define, standardize, and communicate violations
- Fines and fees commensurate with infractions
- Encourage web based payment
- Promote safe driving and parking
- Establishing a \$200.00 threshold for impound

# Proposed Schedule of Fees & Fines

Fee/ Fine	Current Fee/Fine	Proposed
Wait List Fee	\$00.00	\$20.00
Activation Fee	\$15.00	\$20.00
Non-Payment	\$12.00	\$25.00
Monthly Parking Check Fee	\$00.00	\$10.00
Late Monthly Payment	\$00.00	\$25.00
Improperly Parked	\$12.00	\$25.00
Invalid Permit	\$12.00	\$25.00
No Valid Permit	\$12.00	\$25.00
Blocking Fire Lane	\$25.00	\$150.00
Accessible Violation	\$100.00	\$150.00
Parked in Reserved Stall	\$55.00	\$100.00
Illegal Entry/Exit	\$12.00	\$100.00 plus equipment damage
EV Charging Station	\$00.00	\$100.00









lat. 43.616 N  
lon. 116.204 W

12/7/17 12:36 PM















141 - Cap. & Myrtle - Cap. Entry 07:42:40.105 PM 10/7/2017

## SUGGESTED MOTION

I move for the approval of Resolution No. 1525 adopting an updated Parking Enforcement & Collections Policy.



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# CONSIDER: Resolution #1526 – Central District CMGC Contract Amendment, GMP #1

Doug Woodruff, CCDC Project Manager  
Mary Watson, CCDC General Counsel & Contracts Manager



# 2018 Central District Public Improvements

Construction Manager / General Contractor  
Contract Amendment – GMP No. 1

Copyright ©2017  
Mahan Architects, Inc.





- District Assessment
- CIP Budget
- City Coordination

Summer 2017

Fall 2017

- Preparing DR Drawings
- CMGC Selection Process

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

**TODAY**

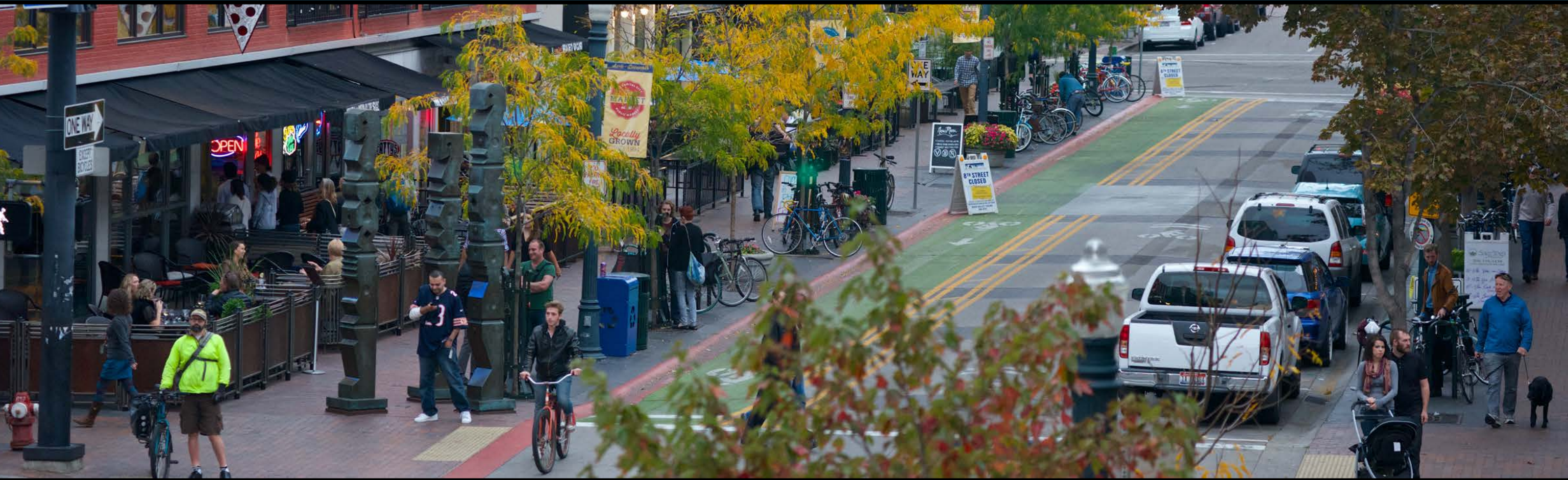
Spring/Summer

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



September 30,  
2018





CM/GC Contract *signed* in November.

Time to begin construction – amend Contract for GMP #1



## Guho Corp. Contract Summary

	<u>Estimate</u>	<u>Approved</u>
Pre-construction Services		\$ 80,060
<b>TODAY: Amendment GMP No. 1 – 8<sup>th</sup> Street &amp; long lead-time items</b>		<b>\$ 762,238</b>
Amendment GMP No. 2 – Freak & Union Alleys	\$ 568,000	
Amendment GMP No. 3 – Capitol Blvd, Misc. Repairs	\$ 1,060,000	
Amendment GMP No. 4 – Idaho Street Streetscape	\$ 700,000	
Estimated Subtotal:	\$ 2,328,000	
<b>Amended Contract Amount:</b>		<b>\$ 842,298</b>
Estimated Final Contract Amount:	\$ 3,170,298	



# GMP No. 1 Improvements

- 8th Street Furnishing Zone
- 8<sup>th</sup> Street Pedestrian Crossings
- Retractable Bollards
- Early Procurement: Light Poles and Tree Grates





## TODAY

**BOARD APPROVAL:** Amendment - Guaranteed Maximum Price No. 1  
8<sup>th</sup> Street Improvements and Materials

## LATER

**BOARD APPROVAL:** Amendment - Guaranteed Maximum Price No. 2  
Freak & Union Alley Improvements



## Suggested Motion:

I move to adopt Resolution No. 1526 authorizing the amendment of the Central District CM/GC Agreement with Guho Corporation.



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# CONSIDER: Resolution #1527 – Adare Manor Type 4

Shellan Rodriguez  
CCDC Real Estate Development Manager



# Adare Manor – Type 4 Agreement

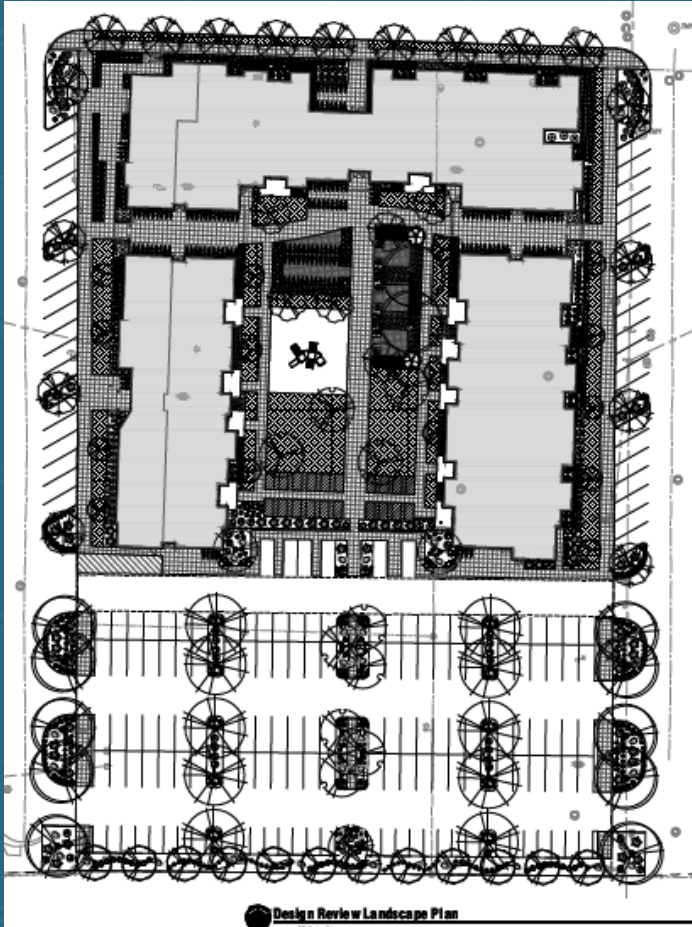


- 2403 W. Fairview Avenue
- 30<sup>th</sup> Street URD (WestEnd)
- Mixed Income and mixed use apartment building
- 3.14 acres
- Site Control from City of Boise
- Developer: Northwest Integrity Housing Co., Thomas Development, Pacific West Communities, Inc.





# Adare Manor



- Dec. 2015: Adare Manor awarded RFP
- Nov. 2016: Initial Entitlements Complete
- Spring 2017:
  - Financing Committed
- Fall 2017: Type 2 Agreement awarded
  - (approx. \$480,000, over 4 years)
- January 2018: Additional Financing request made to CCDC and other partners.
- March 2018- Fall 2019: Construction Period
- Dec. 2019: Lease up complete





# Adare Manor – Development Summary

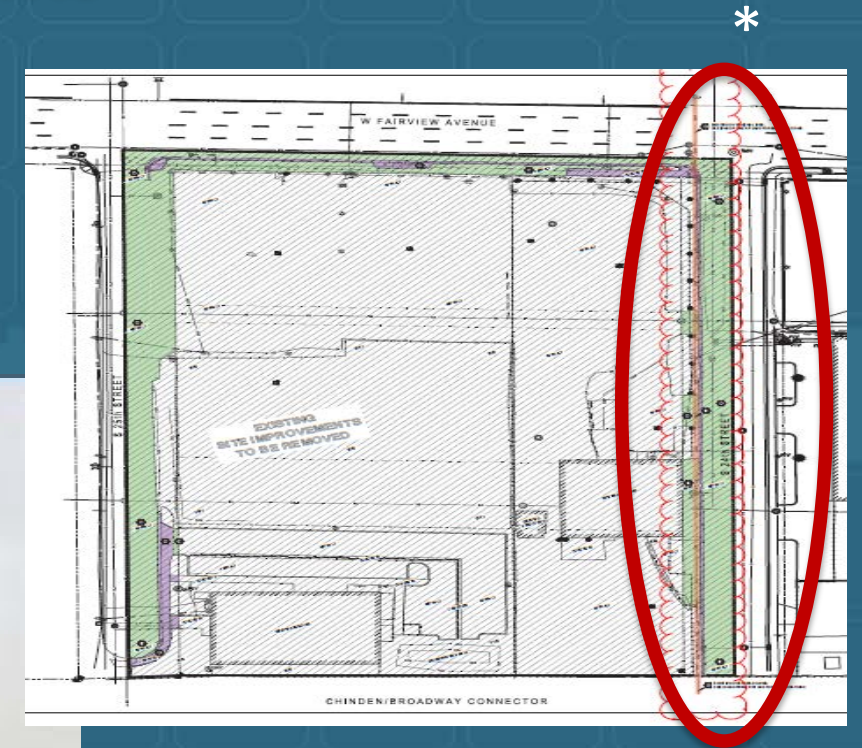
- 134 units mixed income housing
  - 30% AMI (\$38,580 family) to Market Rate units
  - 1, 2 and 3 bedroom units
  - 145 surface parking spaces, 173 bike spaces
- Indoor / Outdoor amenities
- Smaller Retail proposed at corner
- Connectivity: private pathway and public service drive connecting 24<sup>th</sup> to 25<sup>th</sup>
- \$27 Million total development costs



# Adare Manor – Public Improvements

PUBLIC IMPROVEMENTS	
Sewer Relocation	\$ 95,000
<b>Undergrounding Power Lines - (Distribution Lines - 24th St.)*</b>	<b>\$ 279,000</b>
Street / ROW Improvements	\$ 320,000
Streetscapes (sidewalks, street trees, furnishings, etc.)	\$ 200,000
SUB TOTAL:	\$ 894,000
Contingency (8% n/i Power)	\$ 49,000
<b>TOTAL:</b>	<b>\$ 943,000</b>

CCDC PARTICIPTATION		
Type 2 (Awarded)	Streetscapes	\$480,000 +/-
<b>Type 4</b>	<b>Utilities*</b>	<b>\$250,000</b>
	<b>TOTAL:</b>	<b>\$730,000</b>





# Adare Manor – Public Improvements



# Adare Manor Next Steps

## Suggested Motion:

I move to adopt Resolution No. 1527 authorizing the execution of the Type 4 Public Private Participation Agreement with Northwest Integrity Housing Co.



# Adare Manor



# AGENDA

## V. Information/Discussion Items

- A. Trailhead Management Report.....(5 minutes) Dan Faricy
- B. VRT ValleyConnect 2.0 Plan.....(15 minutes) Kelli Badesheim
- C. Operations Report.....(5 minutes) John Brunelle

## VI. Executive Session

## VII. Adjourn





Where business  
starts in Boise

CCDC Annual Review  
February 12, 2018

# Agenda

- Trailhead Mission
- Trailhead Space
  - North
  - Base Camp
- 2017 Highlights
  - Community Connections
  - Programs
- Support
- Q&A



Where Business Starts in Boise

OPEN OVER  
**2,200**  
HOURS PER YEAR



**20,500**  
CUPS OF COFFEE

**350+** MEMBERS



**60%**

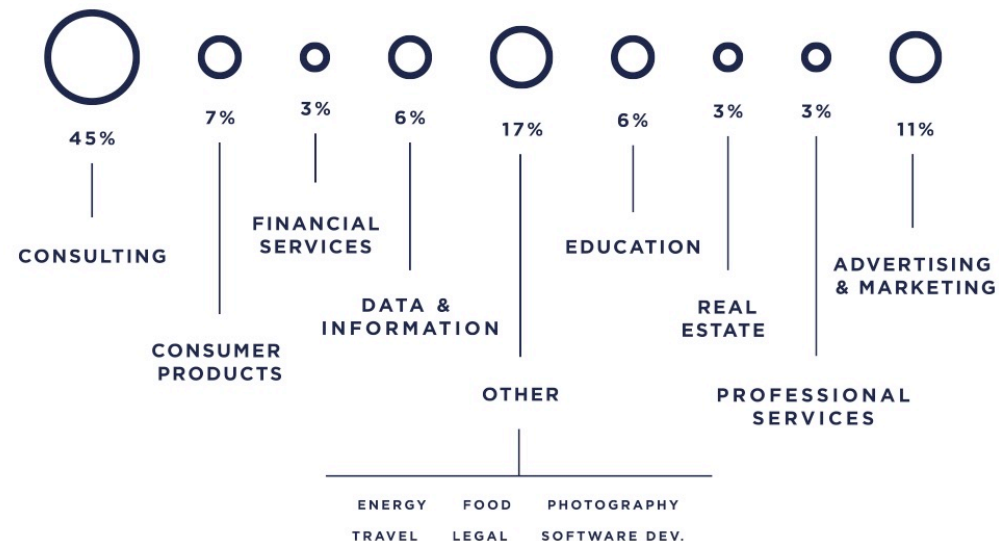


**40%**

OVER 2.5 MILLION



IN CONTRIBUTIONS





# Trailhead Message



- Trailhead supports development of Boise's entrepreneurial ecosystem by connecting entrepreneurs, innovators and creative visionaries with the resources, people and educational opportunities that can help them succeed.
- Trailhead is different because with a commitment to engagement, networking and space, we promise a vibrant ecosystem where **business starts in Boise.**

# Trailhead North



Dedicated Desks 95% (34/36)

Dedicated Offices

Lovevery (7)

Natural Intelligence (11)

Fathom (2)

Learning Center

Workshops

SE Marketing, Wells Fargo

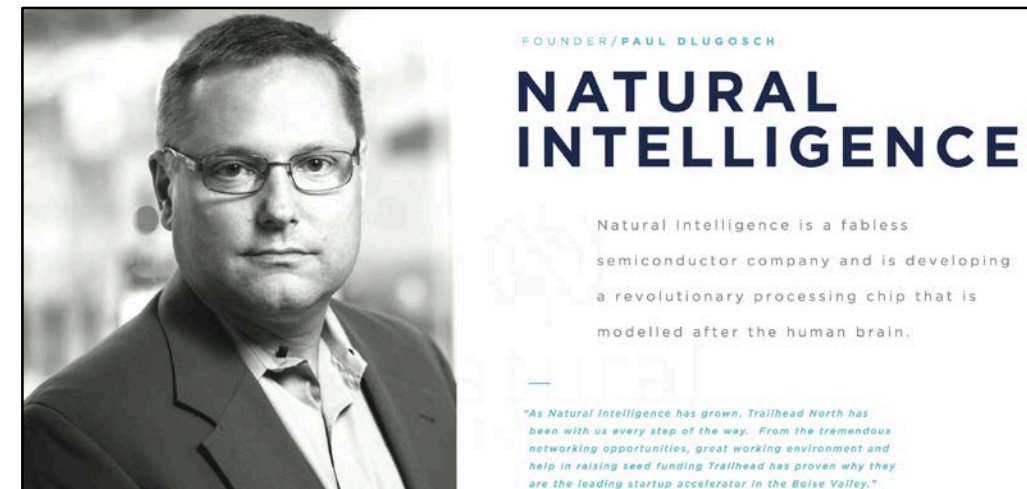
Zions, QBS Solutions,  
TriNet, Micron

NexCom - Robotics C of E

Australian "Launch Pad"

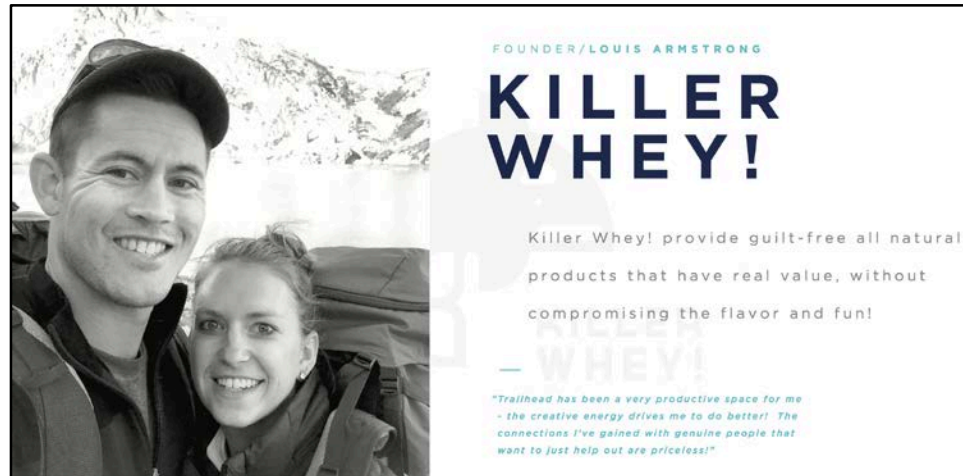
BSU Student Athletes

Venture College, W in Tech





# Trailhead Base Camp



286 Members  
40-60 daily average

## Events –

Boise Startup Week

“Comic Con” Library

Innovation Awards

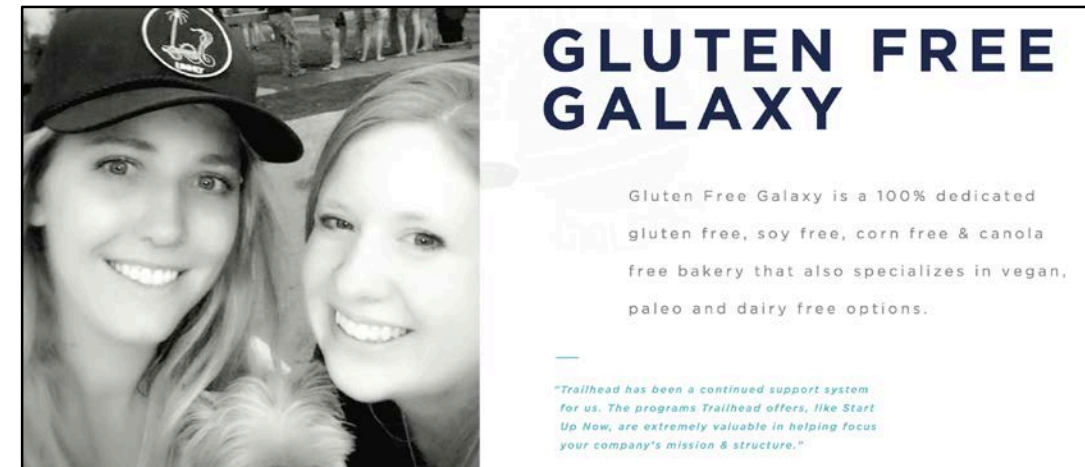
E-Lan Weekends

State of the City preview, BYP

Innovation Awards

Workshops – Startup Velocity Series

Mentorship Program



# 2017 Highlights



- Community Connections
  - Venture College, One Stone, Library (CCON), SBDC, INL, IGEM
  - STEM Action Center, SWBoise
  - Union Software – entrepreneur ecosystem
  - Innovation in Action Awards commitment (IGEM, INL, SBDC)
- Programs
  - Start Up Velocity (ISG, SUN, Accelerate)
  - Women’s Focused Series, Women’s Resource Center
  - Stand Up/Start Up
  - Camp Fire
  - Digital Membership



# 2017 Highlights



- Support –
  - City of Boise, CCDC, Micron, KeyBank, STEM Action Center, JKAF, Perkins Coie, Keynetics, AmerisourceBergen (MWI), Cradle Point
  - Lam Research, Peregrine Capital, TriNet, Perkins Coie Foundation
  - University of Idaho, Boise State University

# 2018 Focus



- Cash Flow Positive
  - Revenue driven, expense focused, P&L specific
- Sustainability Long Term
  - Sponsorship Commitment
  - Community growth digital membership
  - Revenue driven events, programs, classes, and workshops





# Board Members

- Nic Miller - Board President (City of Boise)
- Mike Sadler- Treasurer (Micron, retired)
- Melanie Rubocki– Secretary (Perkins Coie)
- Eileen Barber (Keynetics /Kount)
- Bob Dean (Gemstone Capital LLC)
- John Hale (founder)
- Gordon Jones (Boise State University – CID)
- Joel Poppen (Micron)
- Faisal Shah (founder, AppDetex)
- Ryan Woodings (MetaGeek)

# Q&A – Thank You



Daniel J. Faricy  
Executive Director  
208 890-7991

[dfaricy@trailheadboise.org](mailto:dfaricy@trailheadboise.org)

# AGENDA

## V. Information/Discussion Items

- A. Trailhead Management Report.....Dan Faricy
- B. VRT ValleyConnect 2.0 Plan.....Kelli Badesheim
- C. Operations Report.....John Brunelle

## VI. Executive Session

## VII. Adjourn



# VRT ValleyConnect 2.0 Plan

Kelli Badesheim  
VRT Executive Director

# AGENDA

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## VI. Executive Session

## VII. Adjourn

# OPERATIONS REPORT

John Brunelle  
CCDC Executive Director



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# 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)].*

# 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).*