

# LIVE STREAMING & AUDIO RECORDING

*Now In Progress*



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

# Board of Commissioners

**Regular Meeting  
March 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 – February 2018

### B. Minutes & Reports

1. Approval of February 12, 2018 Meeting Minutes

### C. Other

1. Approve Resolution #1530 – 222 N 8<sup>th</sup> Street – Diablo & Sons – Type One Participation Agreement with Bittercreek/Red Feather LLC *[Designation 2/12/18, NTE \$150,000]*
2. Approve Resolution #1531 – 122 N 5<sup>th</sup> Street – Shops on 5<sup>th</sup> – Type One Participation Agreement with Brownfield's Building, LLC *[Designation 2/12/18, NTE \$150,000]*
3. Approve Resolution #1534 Approval of 201 N 29<sup>th</sup> Street – Whittier Elementary – Type Four Participation Agreement with Boise School District *[Designation 2/12/18, NTE \$540,000]*
4. Approve FY 2018 Q1 Financial Report, October 1 thru December 31, 2017 (Unaudited)

# CONSENT AGENDA

Motion to Approve Consent Agenda

## IV. Action Item

- A. PUBLIC MEETING: 2017 Annual Report .....Chair Zuckerman
- B. CONSIDER: Approval of the 2017 Annual Report.....John Brunelle
- C. CONSIDER: Approval of the 2018-2022 Capital Improvement Mid-Year Amendment (5 minutes)  
.....Laura Williams & Todd Bunderson
- D. CONSIDER: Capitol & Front Garage Disposition – Discuss and Approve Disposition Process and Request for  
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- E. CONSIDER: Resolution #1536 – Approval of Termination of the Purchase and Sale Agreement for the  
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5<sup>th</sup> Streets (5 minutes).....Kathy Wanner & Matt Edmond

# PUBLIC MEETING: 2017 Annual Report

Chair Zuckerman

# CONSIDER: Approval of the 2017 Annual Report

John Brunelle  
Executive Director

# CONSIDER: Approval of the 2017 Annual Report

## Suggested Motion:

Approve 2017 Annual Report and direct staff to finalize document and fulfill statutory publication and access requirements.



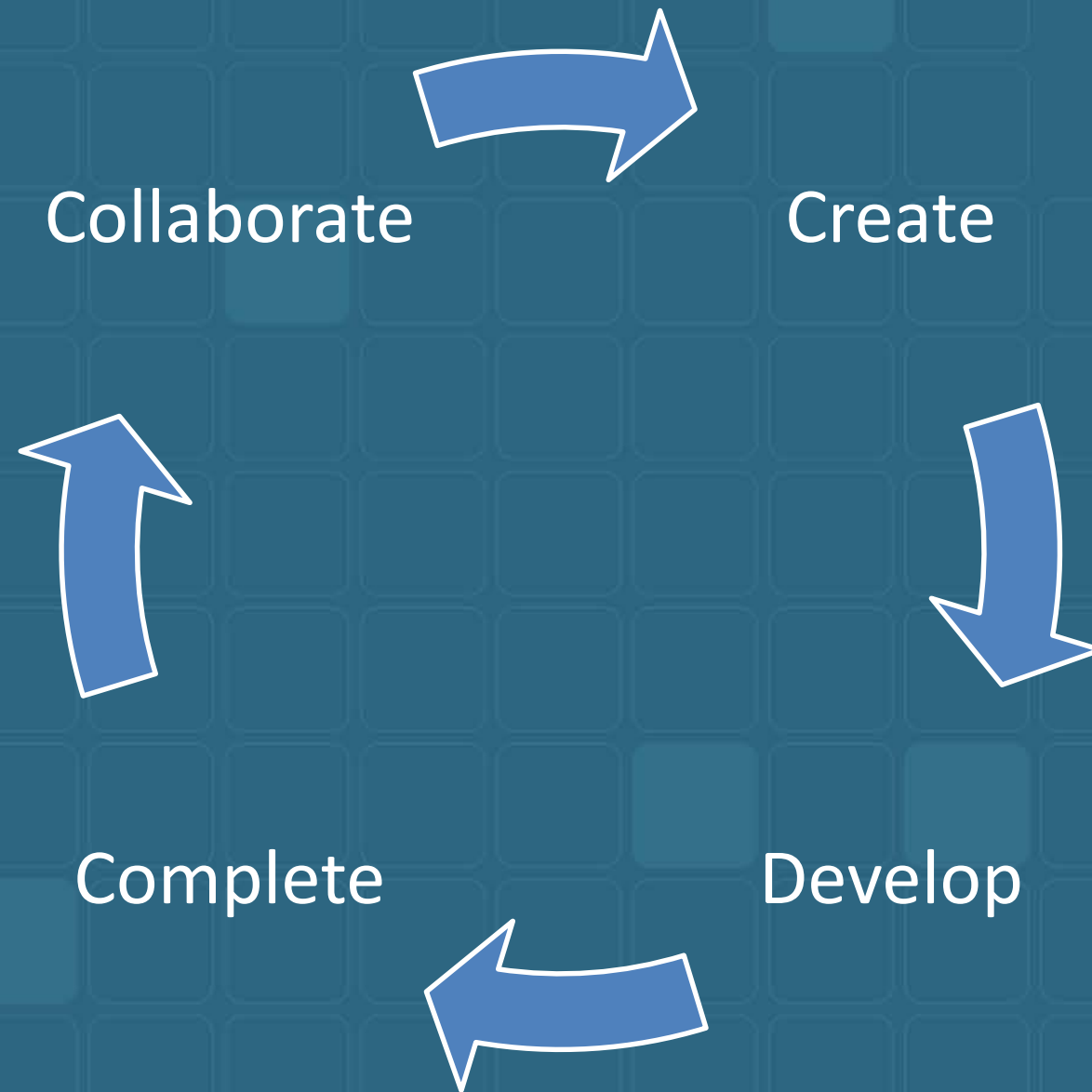
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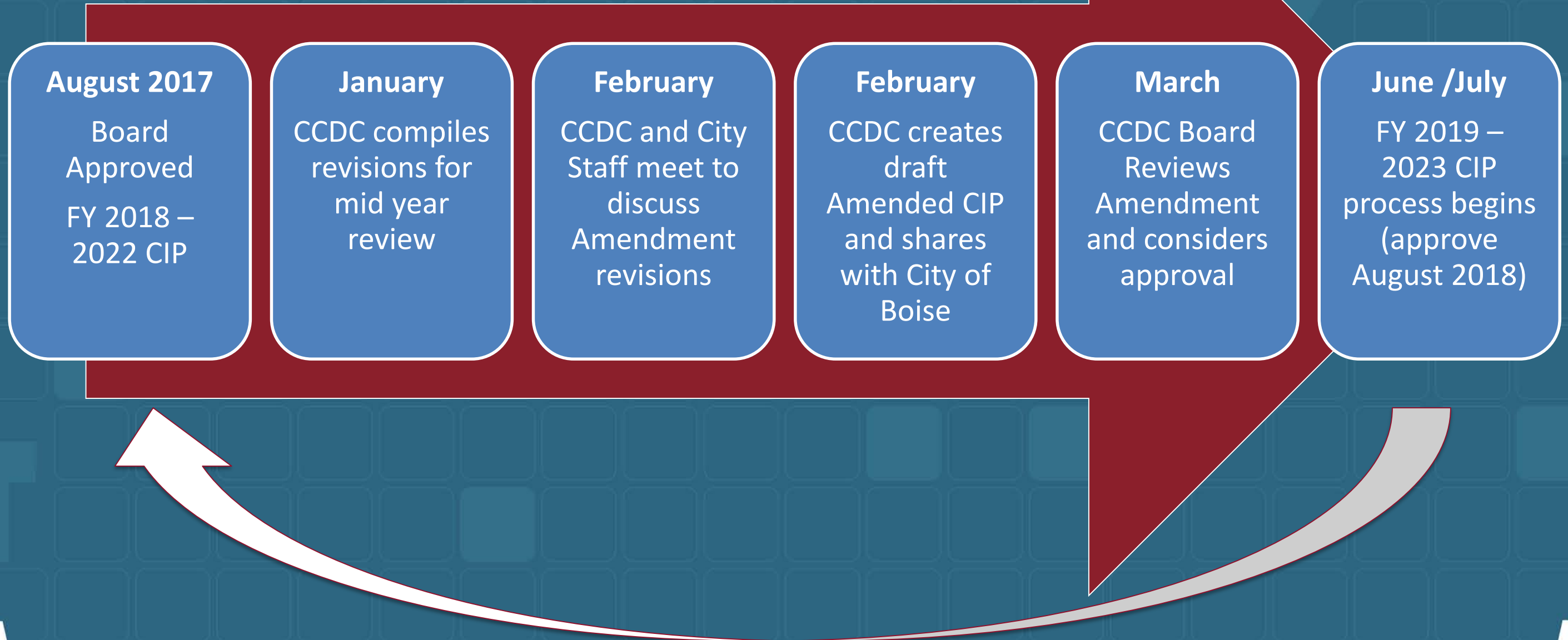
# CONSIDER: Approval of the 2018-2022 Capital Improvement Mid-Year Amendment

Laura Williams, Project Manager  
Todd Bunderson, Director of Development

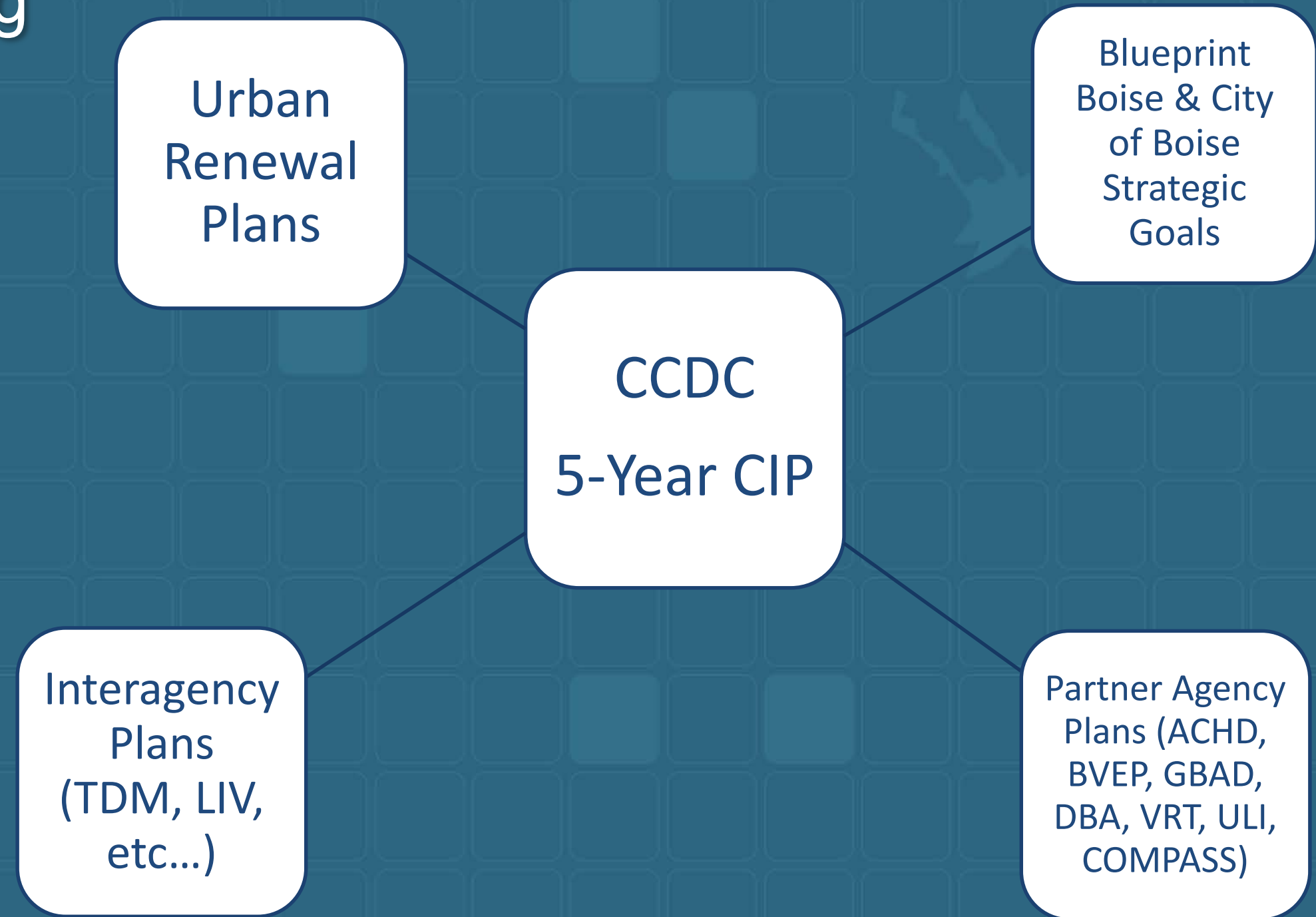
# 2018-2022 CIP Amendment



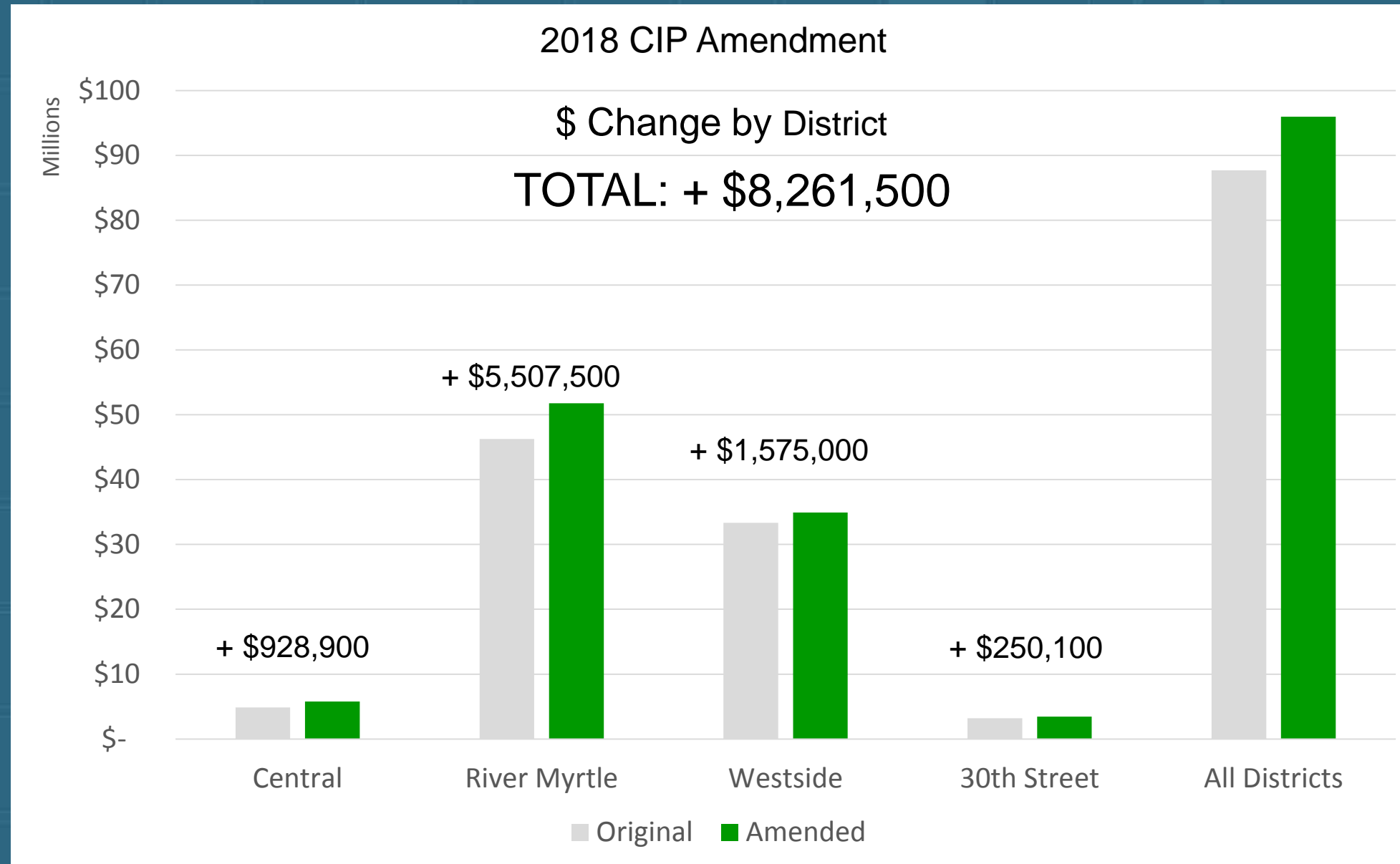
# Process



# Project Planning



# Summary of Changes





# Central District Changes

- Central District Closeout Improvements Updates
- \$350,000 additional Participation Program Projects
- \$300,000 Parking and Mobility Projects





# River Myrtle District Changes

- \$6.8 million for Parking on South 8<sup>th</sup> Street
- \$5.2 million Streetscapes and Sitework on South 8<sup>th</sup>
- \$3 million for South 8<sup>th</sup> Street Public Plaza
- \$600,000 Utility Line Undergrounding (5<sup>th</sup> and 15<sup>th</sup>)
- \$500,000 Downtown Mobility Infrastructure

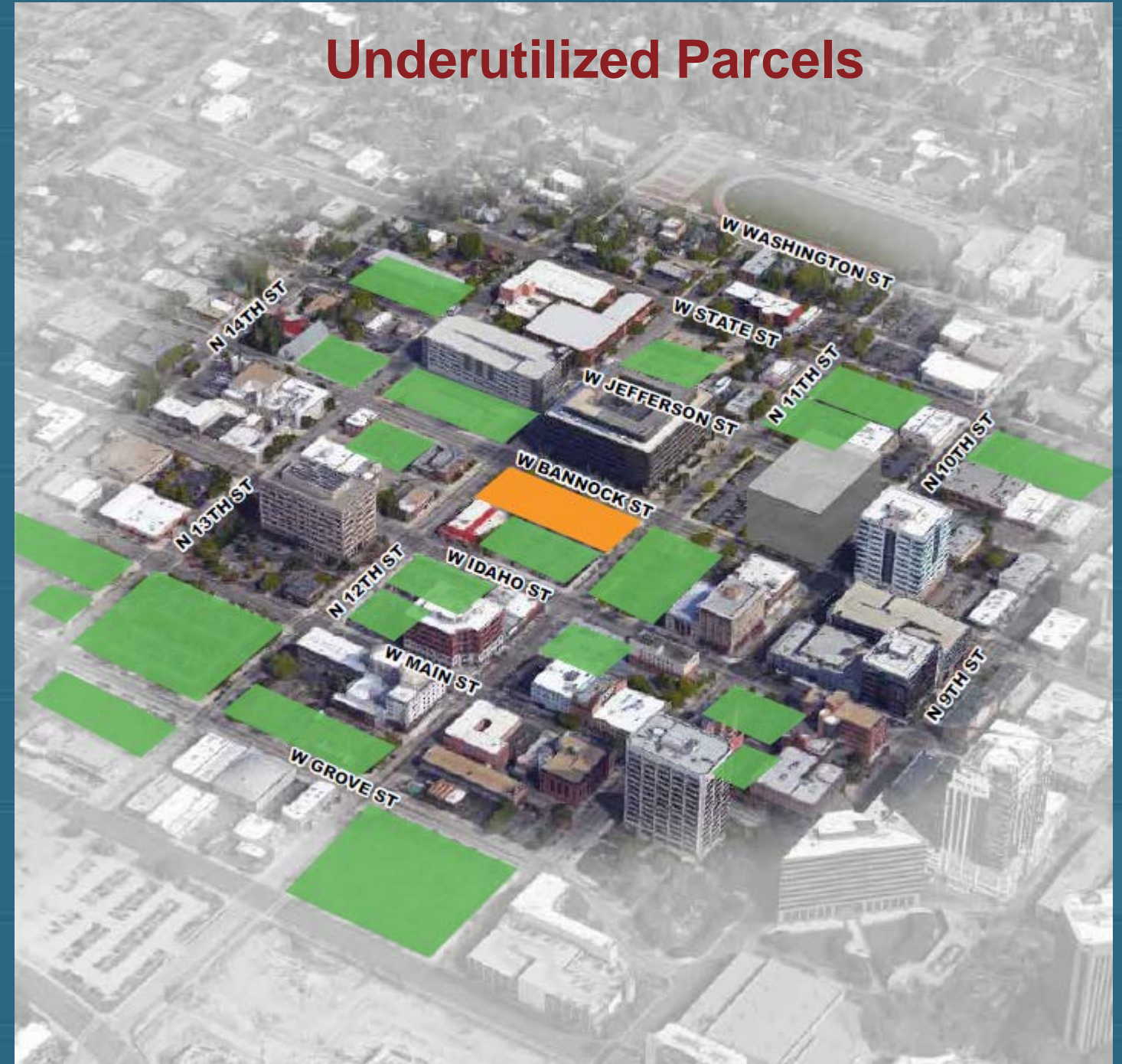


Image Courtesy Trout Architects



# Westside District Changes

- \$2,100,000 of \$3,800,000 were used to purchase property at 421 South 10th Street for redevelopment
- \$14.6 million Bonding Capacity
- \$700,000 Downtown Mobility Infrastructure
- \$2,000,000 programmed for 11th and Bannock Park





# 30<sup>th</sup> Street (West End)

- \$700,000/year starting in FY '21 for Boise Sports Park
- \$540,000 for Whittier Elementary
- \$250,000 for Adare Manor
- \$250,000 Main/Fairview Mobility



# CONSIDER: Approval of the 2018-2022 Capital Improvement Mid-Year Amendment

## Suggested Motion:

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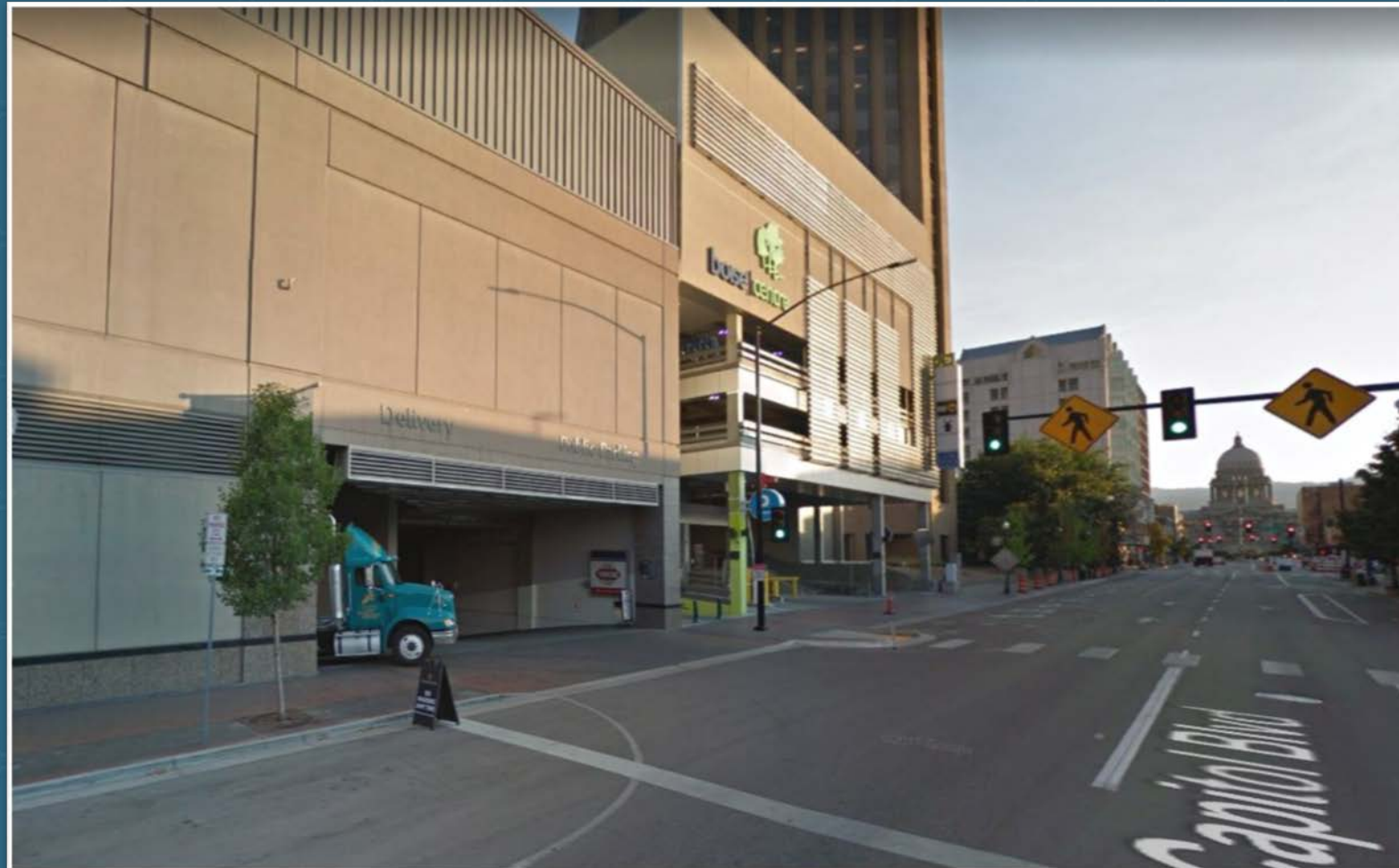
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# CONSIDER: Capitol & Front Garage Disposition

Laura Williams, Project Manager  
Todd Bunderson, Director of Development



# Capitol & Front Garage Disposition



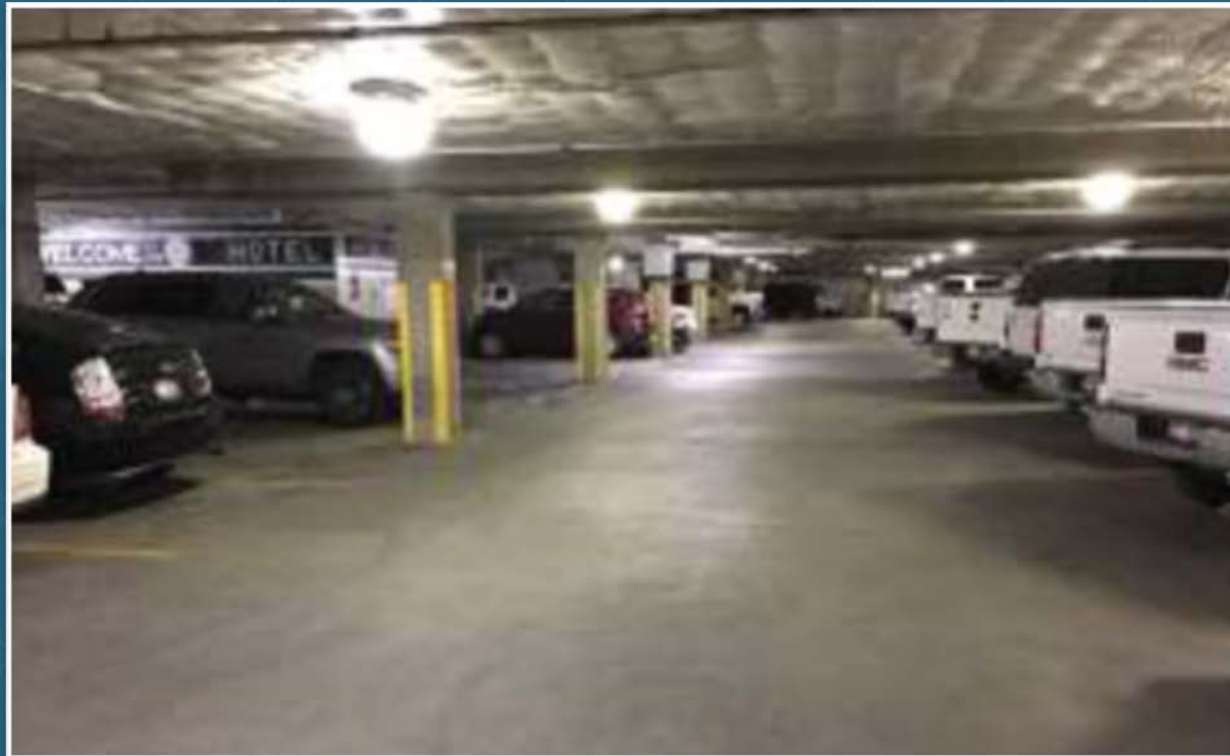
# Capitol & Front Garage History





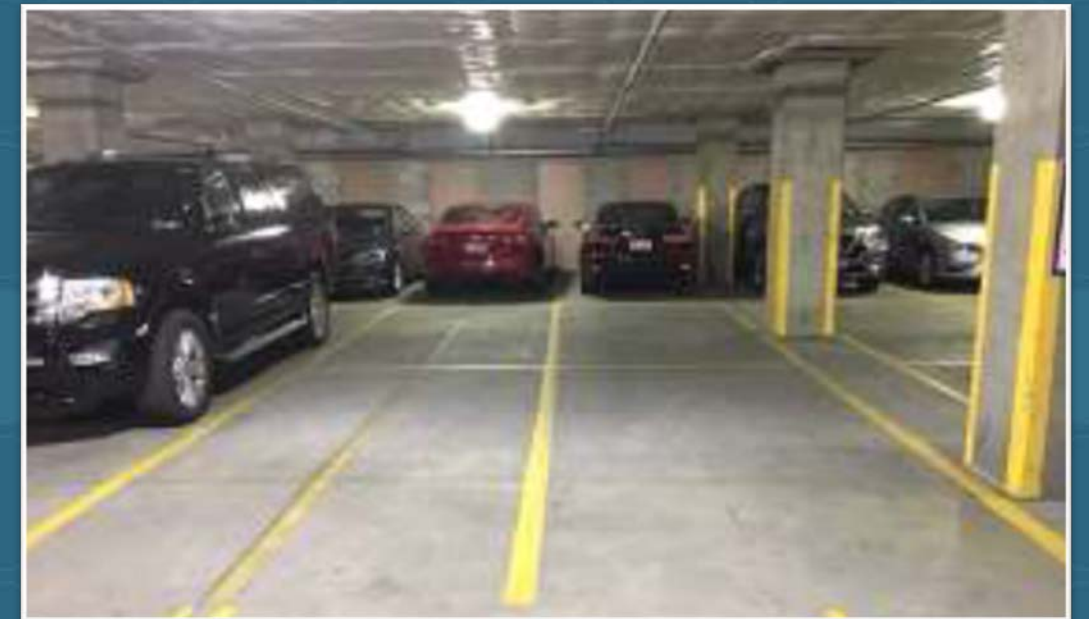
# Purpose of Disposition

1. Development Success Achieved
2. Specialized Garage
3. Minimal Contribution to ParkBOI System
4. Reinvest in Public Parking on South 8<sup>th</sup> Street

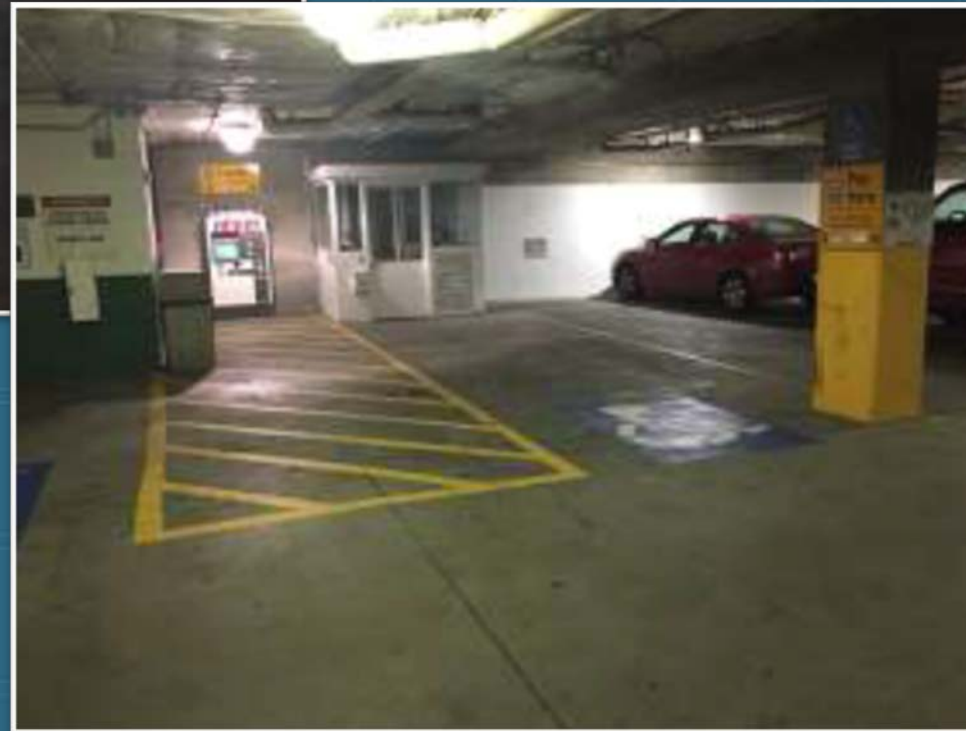
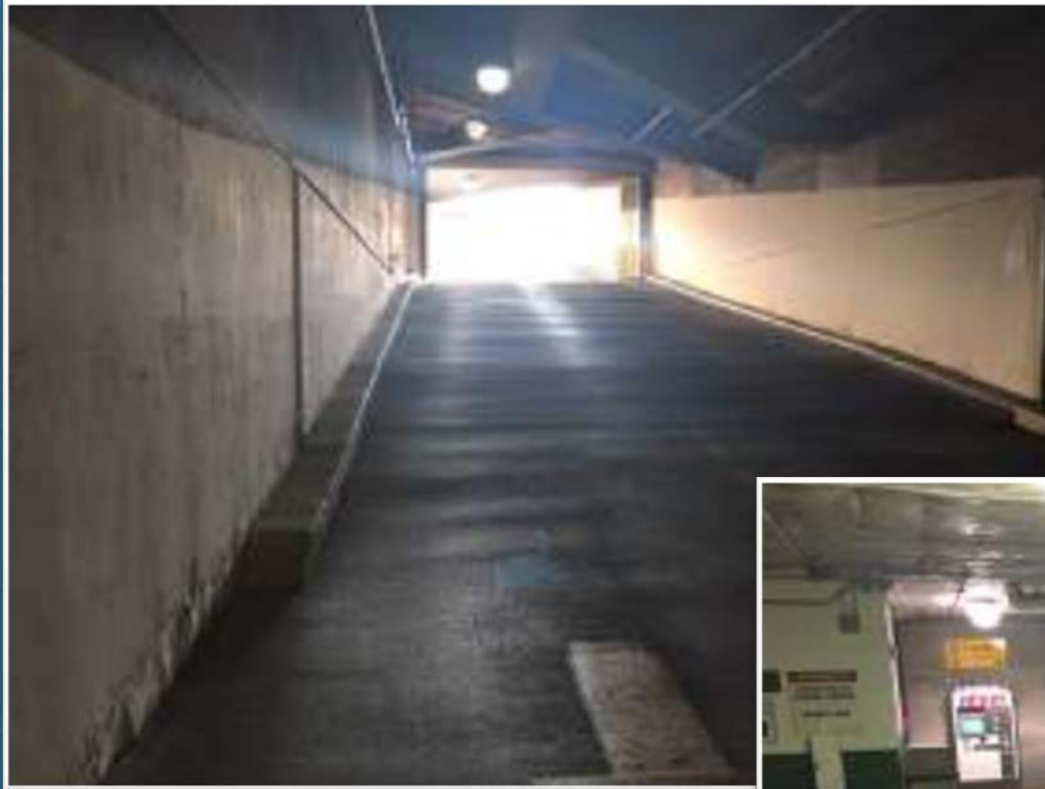




# Garage Operations



# Garage Bond and Debt Service

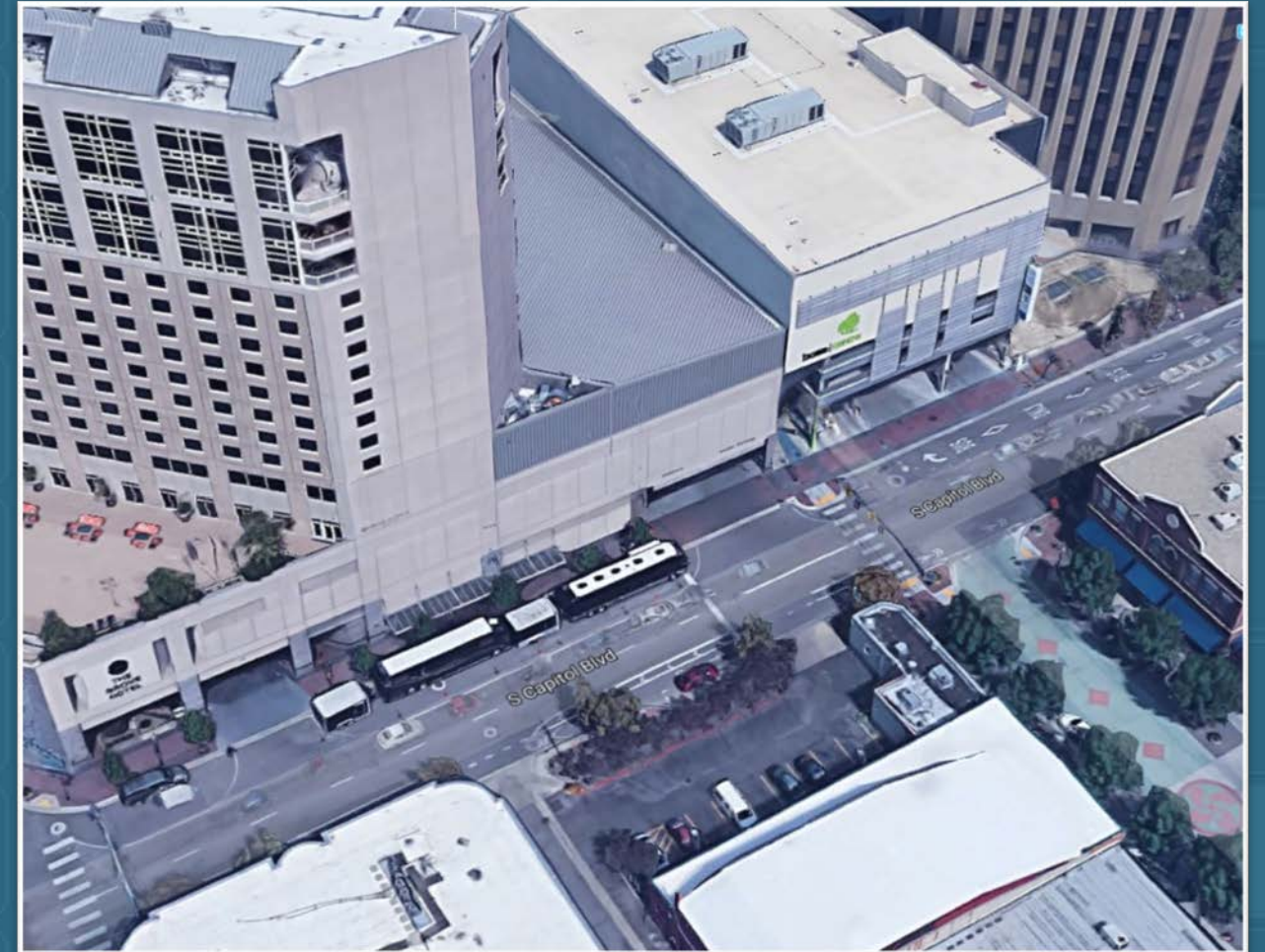


Capitol & Front Garage	% of ParkBOI System
% of Total Monthly Revenue	4%
% of Total Hourly Revenue	3%
% of Total Revenue	5%
% of Total Expenses	8%
% of Net Income	4%
% of Total Parking Spaces	8%



# Disposition Process

- Alternative Process
- Competitive Request for Proposal
- Minimum Bid Amount: \$6.8 Million
- Board selection Committee – Executive Committee reviews
- Selection Criteria:
  1. Impact the current users of the Garage
  2. Proposal's ability to advance economic vitality in downtown Boise
  3. Parking Management Plan accommodating adjacent public and private development and the existing lease agreements
  4. Experience with and understanding of the downtown Boise business community
  5. Experience in operating or owning a parking structure
  6. Purchase price
  7. Financial capacity
  8. Ability to close in a timely manner



# Tentative Disposition Timeline

**March 2018**

Board Feedback  
and Approval  
RFP and Process

**April 2018**

Publish RFP and  
notice in Idaho  
Statesman

**May 2018**

Proposals Due,  
*May 14 Meeting*  
– *Board award  
proposal*

**90 – 120 Days**

Due Diligence  
Purchase and  
Sale Agreement  
Negotiated

**September  
2018**

Tentative  
Closing

# CONSIDER: Capitol & Front Garage Disposition

## Suggested Motion:

Authorize the Executive Director to finalize the Capitol & Front Garage Request for Proposals, and public the RFP using the process as outlined.

## IV. Action Item

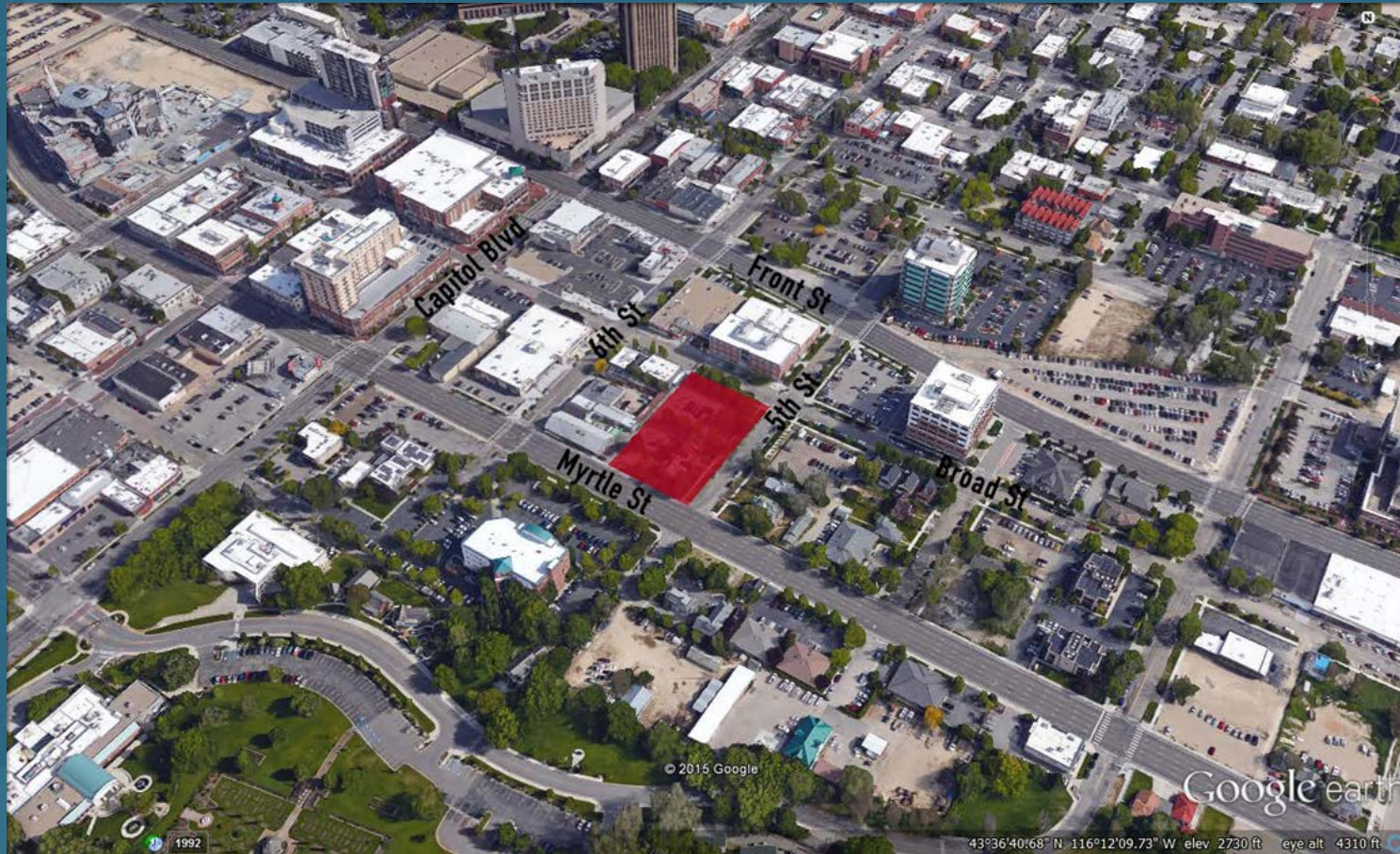
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# CONSIDER: Resolution #1536 5<sup>th</sup> & Broad Purchase Termination

Shellan Rodriguez, Real Estate Development Manager



# 5<sup>th</sup> & Broad Purchase Termination





# Project History

Feb. 2015: CCDC provided LOI to developer

May 2015: Downtown Housing Strategy

- Leland and ECONorthwest

July 2015: SB Friedman Analysis

- Concludes assistance makes the project financially feasible

August 2015: T3 Agreement Approved

- \$550,000 Public Improvement
- \$2.6m purchase

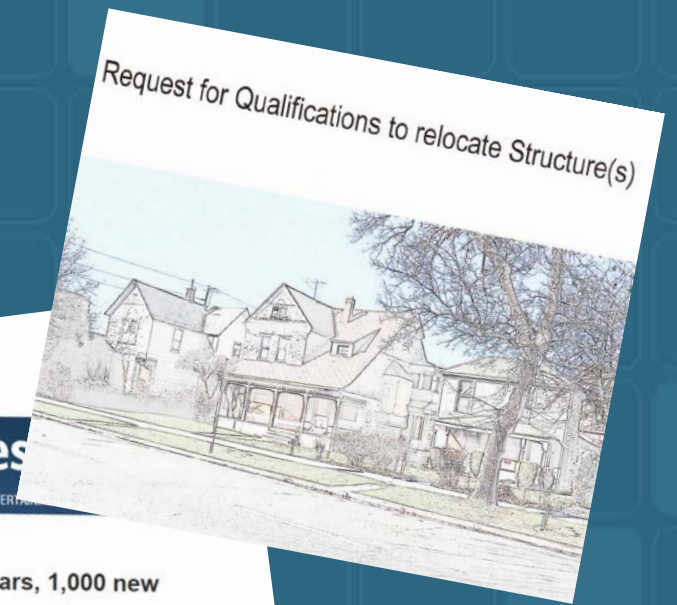
Jan. 2016 : Fowler Construction Begins

Dec. 2017: Construction Complete

- Wylder Restaurant opens
- Form & Function Coffee open

Jan. 2018: Punchlist and Closing set

Feb. 2018: Request to Terminate





# Since then...



- The Grove Plaza
- Downtown Housing
  - 119 Condos
  - The Afton
  - Watercooler
- JUMP! & Simplot World HQ
- BSU Downtown Presence
- Main Street Station
- LIV DISTRICT





# The Fowler Apartments





# Today's Request

## TERMS OF PSA

- Executed December 2015
- 89 Spaces of structured parking as a condo
- \$2.59 million
- Option to Purchase and Right of First Refusal- material consideration
  - Option Term, Years 2-6
  - Option price at Fair market value
  - Due to reasons in regards to financing and market competition

## REQUEST TO TERMINATE

- CCDC commitment spurred the \$27m project
  - lack of developer experience in new construction Boise
  - Lack of downtown housing comparables
- Needed for successful apartment project
- Additional parking is in the works across the street on Local Construct property
- Local Construct is committed to providing parking for LIV District businesses, including customers and employees.

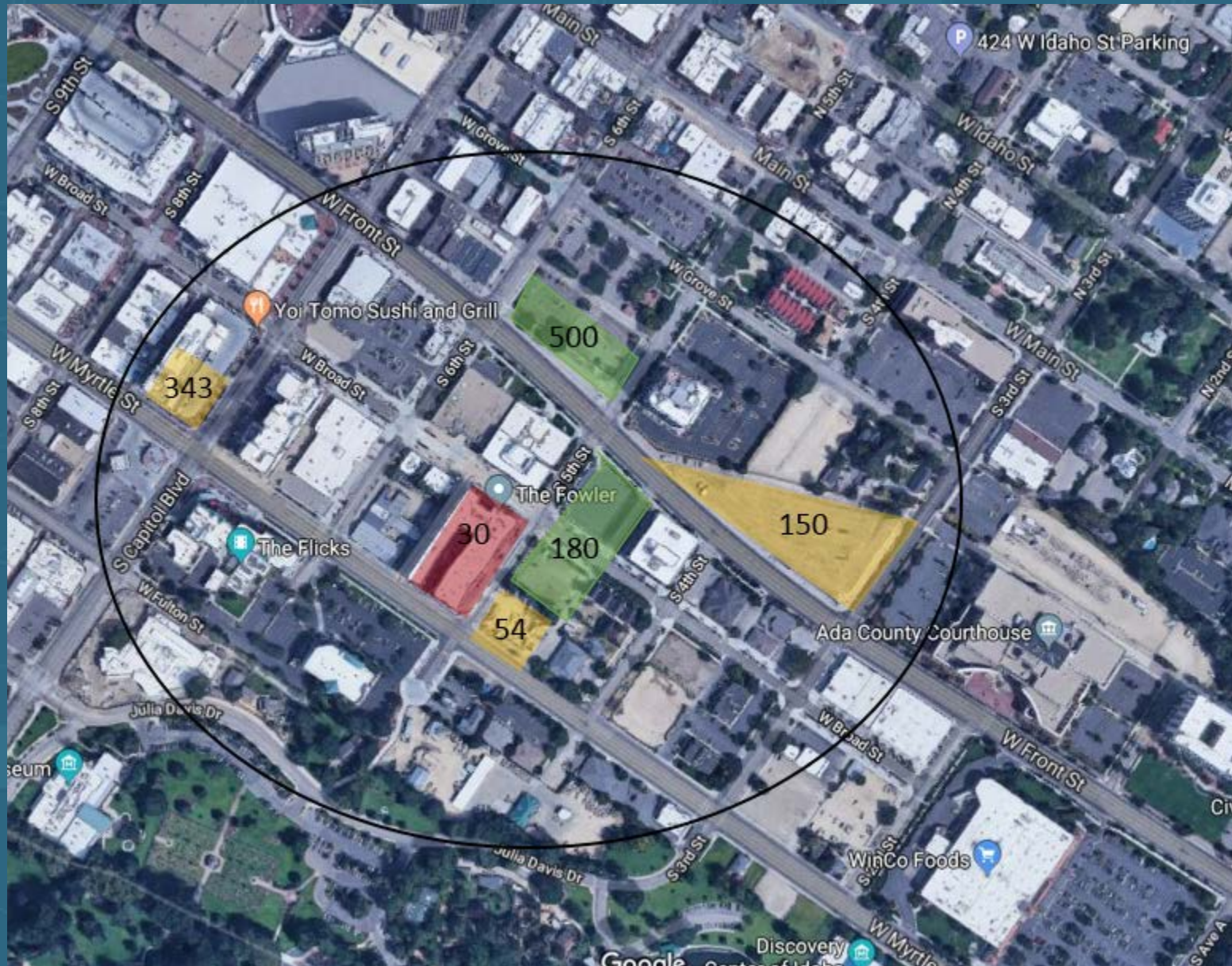
# Purchase Termination

## Suggested Motion:

I move to adopt Resolution No. 1536 approving and authorizing the execution of the Termination of Purchase and Sale Agreement for Unit 1 Parking Unit of The Fowler Apartment Building.



# Purchase Termination



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# CONSIDER: Resolution #1532

## Central District CMGC Contract Amendment #2

Doug Woodruff  
Senior Project Manager – Capital Improvements





CM/GC Contract *signed* in November.

Construction of GMP #1 8<sup>th</sup> Street Improvements began in February



- District Assessment
- CIP Budget
- City Coordination
- Preparing DR Drawings
- CMGC Selection Process

2017

February 2018

- 8<sup>th</sup> Street Improvements
- Permits – Jan/Feb
- GMP No 1

- Capitol Blvd Drawings
- 8<sup>th</sup> Street under const.
- Alley Permits – March
- **GMP No 2 Approval**

**TODAY**

Spring/Summer

- Phased Construction
- GMP No 3 – May
- Complete – Aug/Sept



September 30,  
2018

## Guho Corp. Contract Summary

	<u>Estimate</u>	<u>Approved</u>
Pre-construction Services		\$ 80,060
Amendment GMP No. 1 – 8th Street & long lead-time items		\$ 762,238
<b>TODAY: Amendment GMP No. 2 – Freak &amp; Union Alley Improvements</b>		<b>\$ 569,033</b>
Amendment GMP No. 3 – Capitol Blvd, Misc. Repairs	\$ 1,060,000	
Estimated Subtotal:	\$ 1,060,000	
<b>Amended Contract Amount:</b>		<b>\$ 1,323,258</b>
Estimated Final Contract Amount:	\$ 2,471,685	

# GMP No. 2 Improvements

- Freak & Union Alleys
  - High-end pavement
  - Stormwater drainage
  - Custom overhead lighting
- Early Procurement: Flower planters and trash receptacles





## TODAY

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

## LATER

*BOARD APPROVAL:* Amendment - Guaranteed Maximum Price No. 3  
Capitol Boulevard & Misc. Repairs



## Suggested Motion:

I move to adopt Resolution No. 1532 authorizing the amendment of the Central District CM/GC Agreement with Guho Corporation.



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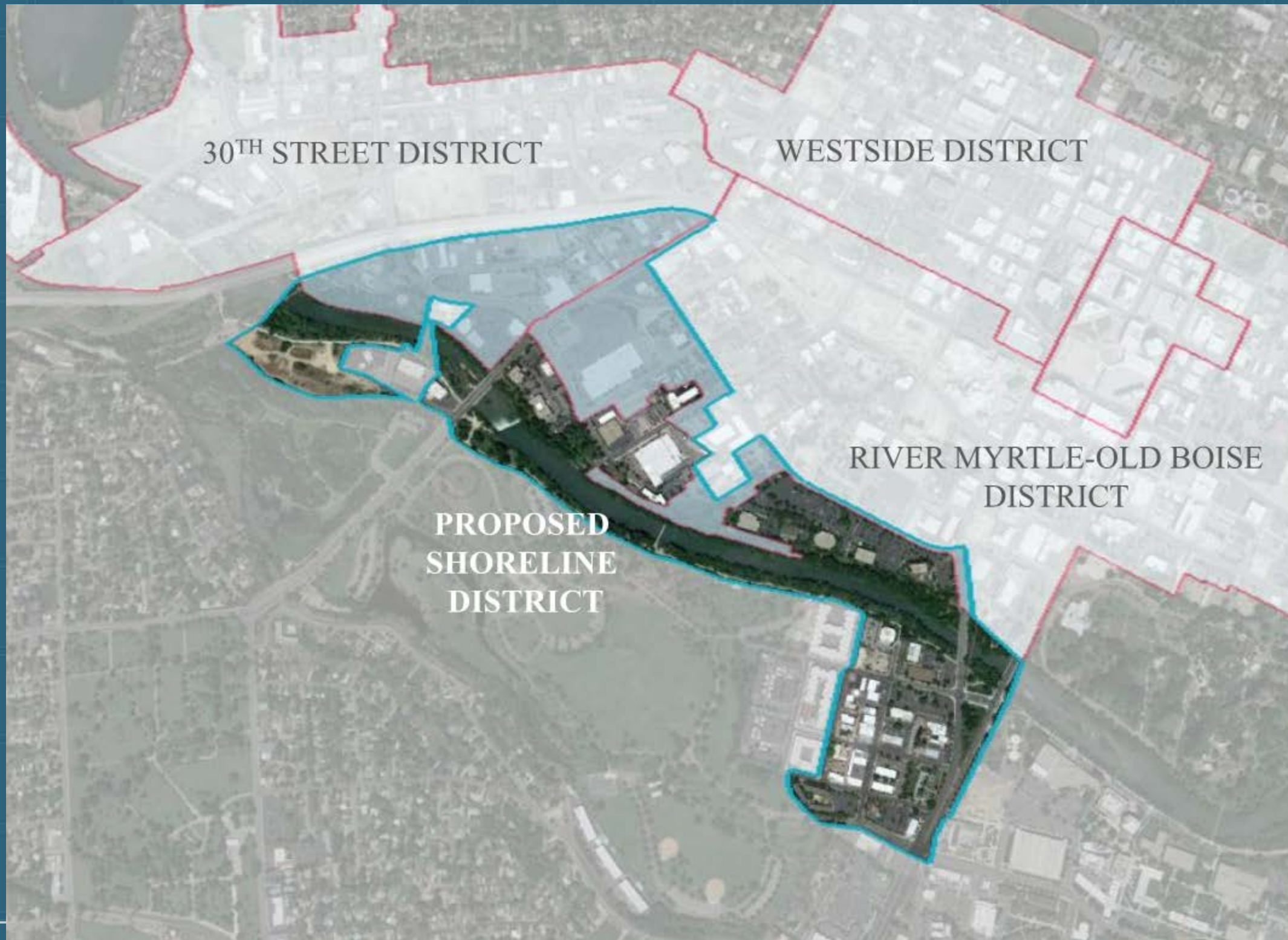


URBAN RENEWAL PLANNING



# SHORELINE DISTRICT

Resolution #1533 Professional Services Agreement with CTA for  
Shoreline District Urban Framework Plan



STEP ONE

# ELIGIBILITY

SB FRIEDMAN  
ELIGIBILITY REPORT

APPROVED FALL 2017

STEP TWO

# FEASIBILITY

SB FRIEDMAN  
ECONOMIC FEASIBILITY  
STUDY

+

**CTA URBAN  
FRAMEWORK PLAN**

FEB '18 – AUGUST '18

STEP THREE

# ADOPTION

URBAN RENEWAL  
PLAN ADOPTION  
PROCESS

+

RMOB & 30<sup>TH</sup>  
DEANNEXATION

AUGUST '18 – DEC '18



## **Typical Urban Renewal Plan Table of Contents**

100 – Intro (*sections 100 to 1100 prepared by legal counsel*)

200 – Description of Project Area

300 – Proposed Redevelopment actions

400 – Uses permitted in the Project Area

500 – Methods of Financing the Project

600 – Actions by the City

700 – Enforcement

800 – Duration of the Plan

900 – Procedure for Amendment

1000 – Severability

1100 – Performance Review

Attachment 1: Boundary Map (*prepared by surveyor*)

Attachment 2: Legal Description of Project Area (*prepared by surveyor*)

Attachment 3: Properties to be acquired (*prepared by CCDC, design consultant*)

Attachment 4: Map depicting land uses (*Blueprint Boise land use map, zoning ordinance*)

Attachment 5: Economic Feasibility Study (*SB Friedman report*)

**Attachment 6: Urban Framework**  
***(design consultant, this scope of services)***

# URBAN FRAMEWORK PLAN

- Compendium of existing plans and policies
- Supplement as needed (E.G. riverfront area, Capitol Boulevard)
- List of public improvements, and cost
- Coordinate with SB Friedman, economic feasibility study

## Guiding Documents

- Blueprint Boise
- Transportation Action Plan
- Downtown Parks and Public Spaces Master Plan, PDS – February, 2017

## Master Plans

- River Street Master Plan, PDS – July, 2017
- Lusk Street Area Master Plan, PDS – December, 2013
- Boise State University Master Plan
- Ann Morrison Park Master Plan, Parks Dept. – November, 2016
- Capitol Boulevard Plan

## Vision Documents

- River Myrtle Urban Renewal Plan (for the de-annexing portion)
- 30<sup>th</sup> Street Urban Renewal Plan (for the de-annexing portion)
- Shoreline Riverfront Concept Plan, CCDC (VIA) – January, 2018
- Sports Park Development Proposal
- City/Boise State University Lusk Development Proposal (pending)
- Hormaechea development study

## Boise River Regulations

- Boise River Resource Management and Master Plan, Parks Dept. – Dec, 2014
- Boise River Riparian Corridor Stewardship Plan, ACOE – September, 2015
- Boise Development Code 11-05-06. Waterways Overlay Districts
- FEMA (specific docs tbd)



## **ARCHITECTS ENGINEERS**

- Integrated design firm
- Denver office urban renewal planning expertise
- Billings office site planning and design
- Boise office project management and public facilitation
- Local knowledge and experience with development
- Trusted reputation for Shoreline formation process





The professional services agreement agrees to pay CTA a  
**not-to-exceed amount of \$160,361.**



URBAN RENEWAL PLANNING



## SHORELINE DISTRICT

**Suggested Motion:**

I move to adopt Resolution #1533 and authorize the professional services agreement with CTA for the Shoreline District Urban Framework Plan.

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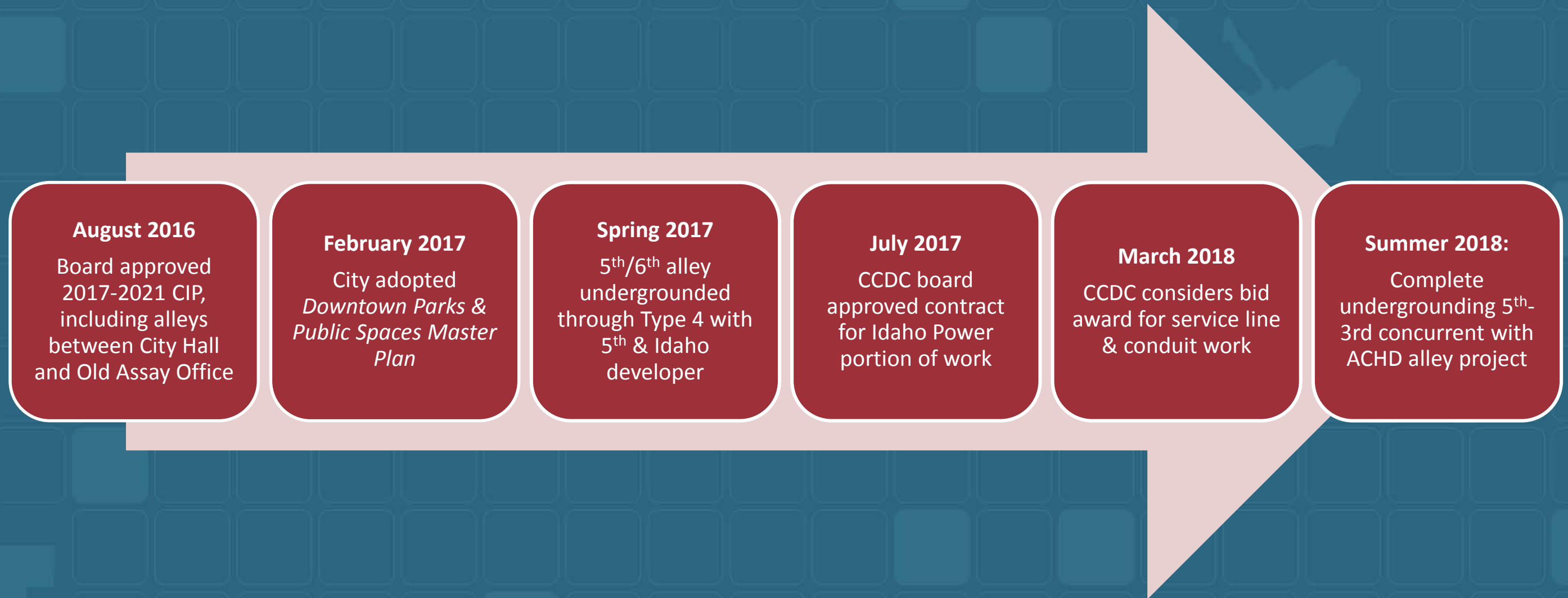
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**POWERLINE RELOCATION:  
MAIN & IDAHO ALLEY | 3<sup>rd</sup> to 5<sup>th</sup> STREET  
CITY HALL – ASSAY OFFICE ALLEY**

**Kathy Wanner, Contracts Specialist  
Matt Edmond, Project Manager**

# Project Background



# Project Overview



- ❖ Idaho Power: primary (transmission line) and transformers
- ❖ CCDC: service lines conduit, and panels to buildings



# Public Works Construction – Lowest Responsive Bid

## Idaho Code § 67-2805(2)(a)

### Project Procurement Schedule

Invitation to Bid Issued	January 24, 2018
Public Notice in <i>Idaho Statesman</i>	January 24 and 31
Non-Mandatory Pre-Bid Meeting	February 8
Bids Due	February 22 by 3pm
CCDC Board Decision	March 12, 2018



# Motion:

I move to adopt Resolution No. 1538 recognizing Anderson & Wood Construction Co. as the lowest responsive bidder for the Power Line Relocation Project, and authorizing the Executive Director to negotiate and execute a contract with Anderson & Wood Construction Co. for the total Base Bid amount of \$328,767.90.



# AGENDA

## V. Information/Discussion Items

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

## VI. Executive Session

## VII. Adjourn



# OPERATIONS REPORT

John Brunelle  
CCDC Executive Director

# EXECUTIVE SESSION

*Deliberations 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).*