



# LIVE STREAMING & AUDIO RECORDING

*Now In Progress*



COLLABORATE. CREATE. DEVELOP. COMPLETE.

# Board of Commissioners

Regular Meeting  
April 9, 2018

# AGENDA

## **I. Call to Order**

Chair Zuckerman

## **II. Agenda Changes**

Chair Zuckerman

## **III. Consent Agenda**

### **A. Expenses**

1. Approval of Paid Invoice Report – March 2018

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

1. Approval of March 12, 2018 Meeting Minutes

### **C. Other**

1. Approve Resolution #1540 – Records Disposition

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## IV. Action Item

- A. **CONSIDER: 6<sup>th</sup> & Front – Type 3 Participation Project, Remnant Disposition, and Parking Permit Purchase Agreement with Front Street Investors (5 minutes).....Laura Williams**
- B. **CONSIDER: Resolution #1535 – Approval of Real Estate Conveyance Agreement with the City of Boise for 617 Ash Street (5 minutes).....Shellan Rodriguez**
- C. **CONSIDER: Resolution #1537 --- Authorizing Purchase of Property within Westside District (5 minutes).....Shellan Rodriguez**
- D. **CONSIDER: Resolution #1539 – Prequalification of Contractors for 10<sup>th</sup> & Front Garage Concrete Repairs Project (5 minutes).....Mary Watson**



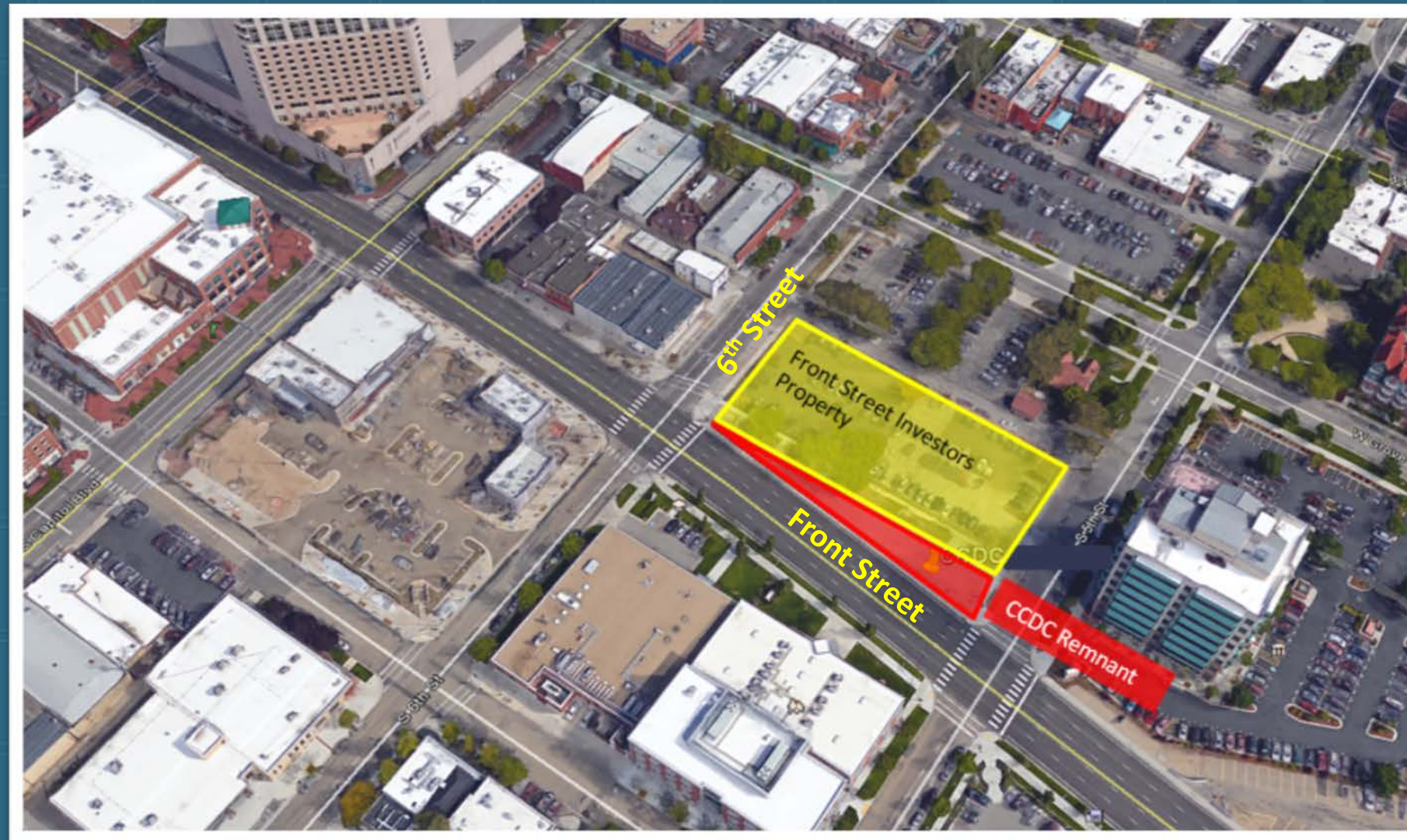
# CONSIDER: 6<sup>th</sup> & Front – Type 3 Participation Project

Laura Williams  
Project Manager – Property Development

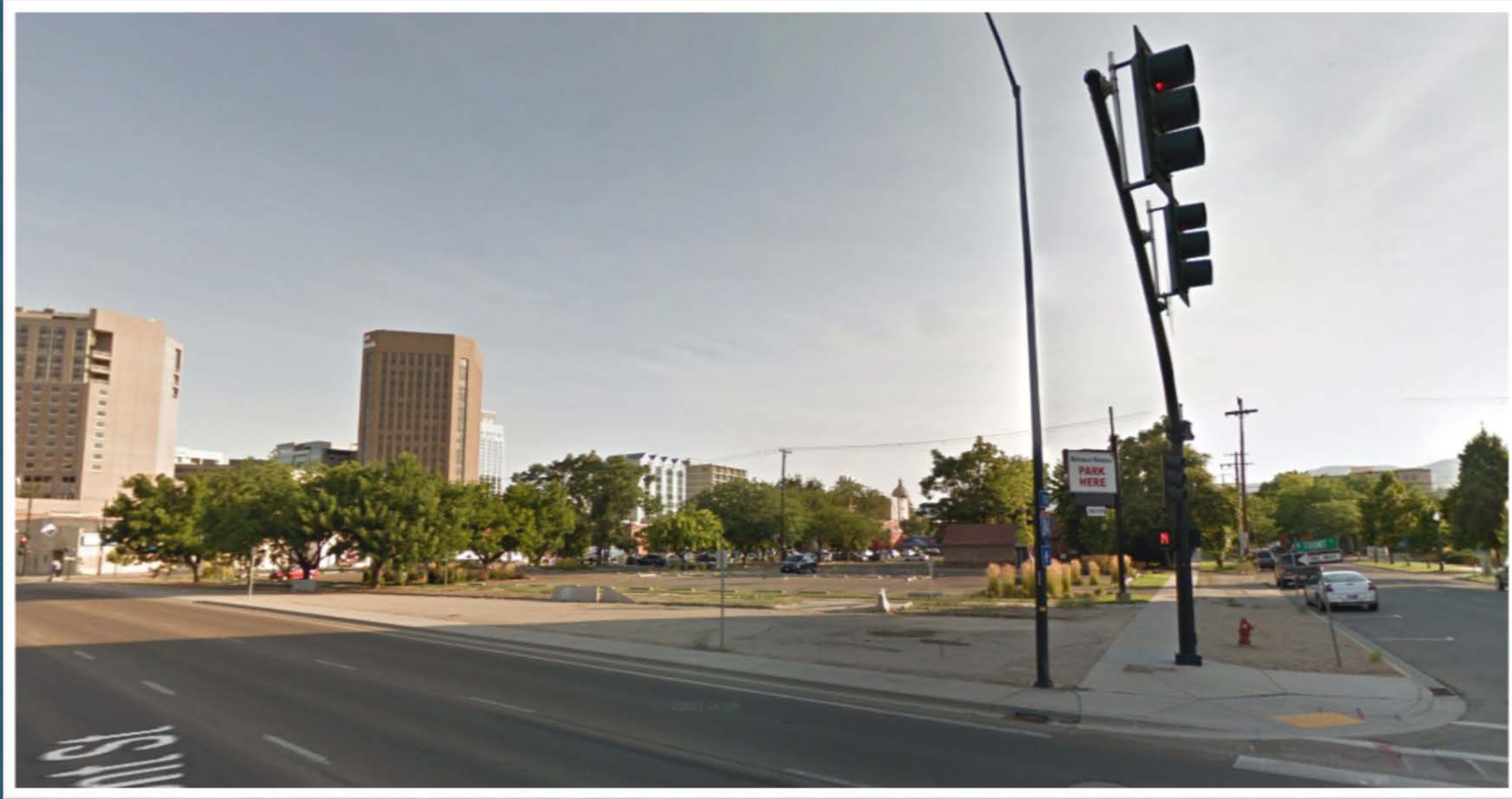
# 6<sup>th</sup> and Front Project – Remnant Disposition, Type 3 Designation, and Parking Permits



# Project Location



# Project Location



# Project Overview



- 540 Space Parking Garage
- 140 Room Hotel
- \$18 Million Total Development Costs – Garage
- \$30 Million Total Development Costs - Hotel
- CCDC Participation:
  - Discounted Land Disposition
  - Type 3 Public Improvement Reimbursement
  - Parking Permit Purchase

# Project Timeline



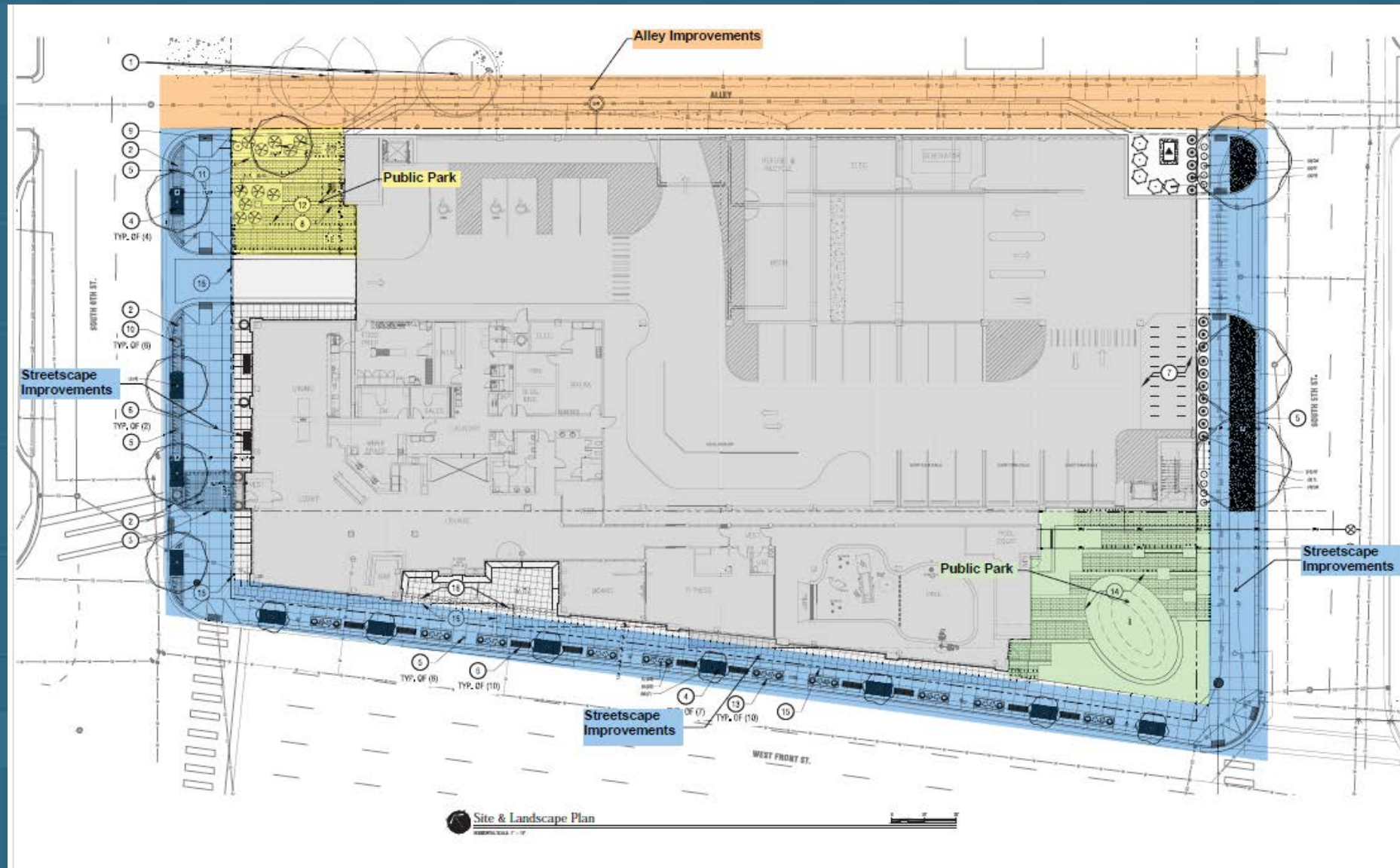
# Agreement Details – Disposition Agreement



## Disposition and Development Agreement Terms

- Requirement to build 500 space parking garage and hotel/commercial valued at \$25 million within 3 years.
- \$300,000 paid by Developer to CCDC at closing, no additional land write-down after completion
- Requirements to close on property will include:
  - Evidence of financing
  - General Contractor under contract
  - Entitlements with City of Boise
- Construction commencing not later than Jan. 1, 2019
- All three Agreements must be finalized and signed before conveyance

# Agreement Details – Type 3 Public Improvements



## Type 3 Agreement Terms

- Total Request of \$1,845,200
  - Streetscapes: \$794,465
  - Utilities: \$572,303
  - 2 Public Parks: \$478,406
- Reimbursement paid over 4 years, once CCDC receives increment generated by project

# Agreement Details – Parking Permits Agreement



View of Hotel from 5th Street & Alley intersection

## Parking Permit Purchase Agreement Terms

- CCDC purchases 200 monthly passes for 7 years @ \$150 per space
- Spaces re-sold by Developer/Operator, and CCDC will receive the income from any of the 200 allotted spaces that are re-sold to the public
- All passes must be sold at same pricing and at a minimum price of \$150/month
- Developer's existing customers, will not be included in passes re-sold from CCDC's allotted spaces
- Developer can terminate at any time (30 days notice)



## Suggested Motion:

I move to Designate the 6<sup>th</sup> and Front project as a Type 3 Transformative Assistance Project and direct staff to negotiate and finalize terms of a Disposition and Development Agreement, a Type 3 Transformative Assistance Agreement, and a Parking Permit Purchase Agreement for future Board Approval.

# AGENDA

## IV. Action Item

- A. CONSIDER: 6<sup>th</sup> & Front – Type 3 Participation Project, Remnant Disposition, and Parking Permit Purchase Agreement with Front Street Investors (5 minutes).....Laura Williams
- B. CONSIDER: Resolution #1535 – Approval of Real Estate Conveyance Agreement with the City of Boise for 617 Ash Street (5 minutes).....Shellan Rodriguez
- C. CONSIDER: Resolution #1537 --- Authorizing Purchase of Property within Westside District (5 minutes).....Shellan Rodriguez
- D. CONSIDER: Resolution #1539 – Prequalification of Contractors for 10<sup>th</sup> & Front Garage Concrete Repairs Project (5 minutes).....Mary Watson

# CONSIDER: Resolution #1535 – Approval of Real Estate Conveyance Agreement for 617 Ash Street

Shellan Rodriguez  
Real Estate Development Manager

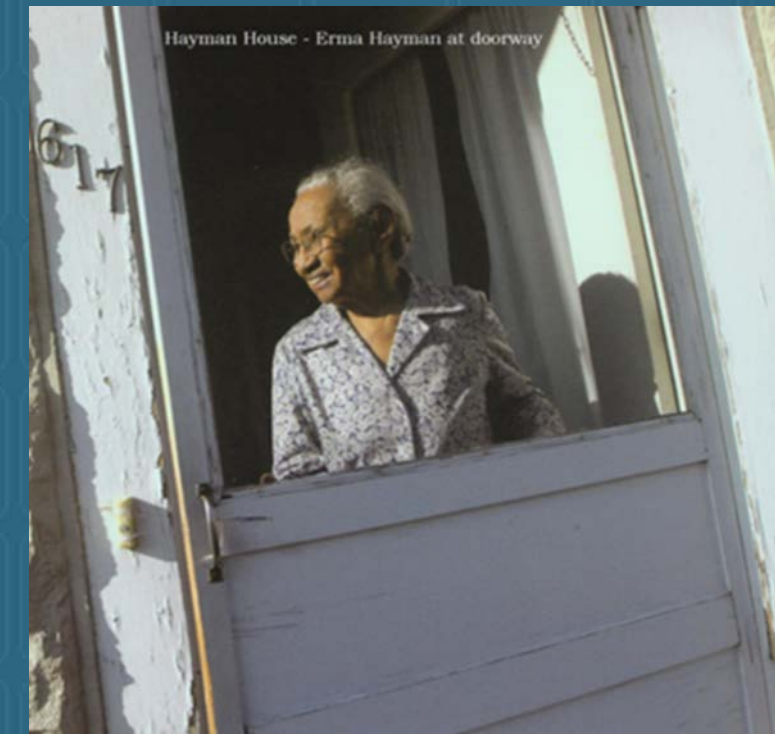
# 617 Ash Street (Hayman House)



Hayman House - 617 Ash Street



Hayman House - Erma Hayman at doorway



Hayman House - Erma Andre on piano with family band



# Where we've been...

Spring 2016

- University of Idaho - Architectural Dig
- CCDC declares desire to preserve
- discussions with COB Arts and History Department

2016 thru Summer 2017

- RFQ/P awarded for Ash Street Townhomes
- Design Development for Ash Street Townhomes
- Arts & History RFP for Design of HH Property

September 2017

- Ash Street DDA Approved by CCDC
- Conveyance Drafted with COB, Within CCDC CIP
- A&H completes design, works closely with developer and stakeholders

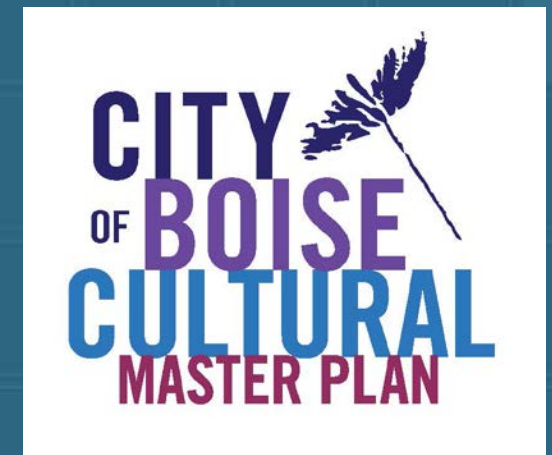
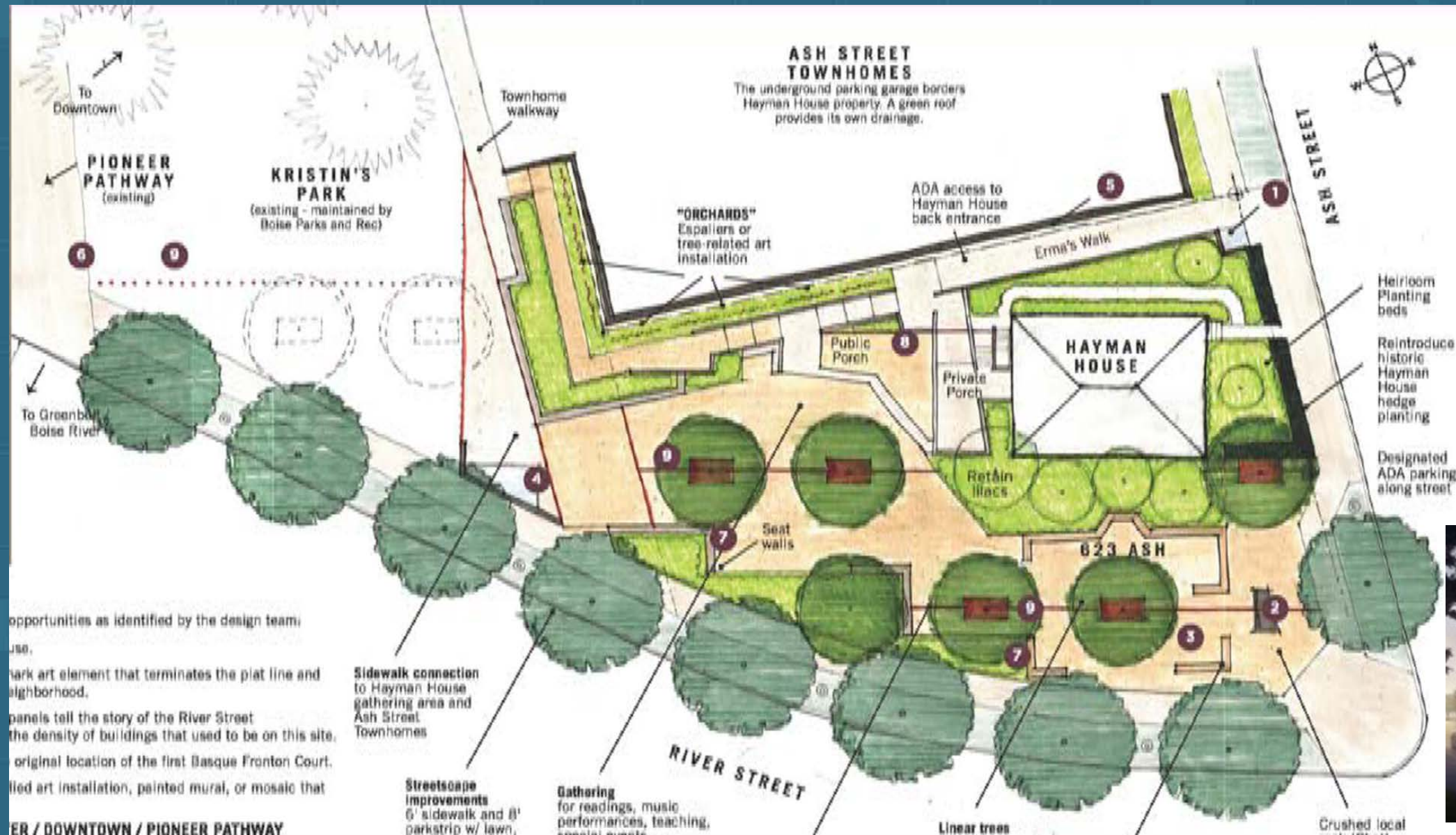
Spring 2018

- Additional financial request due to Flood Plain Mitigation
- Approved within Amended CIP
- Agreement to be finalized (CCDC Board and City Council)

# Conveyance Terms

- 1) CCDC Contribution \$277,000 as is
- 2) Closing within 30 days of execution
- 3) Ash Street Townhomes Neighbor
  - a) Access to site for construction staging of Ash Street
  - b) City will not withhold landscaping or drainage easements for Ash Street Townhomes

# Where We're Going...



## Suggested Motion:

I move to Adopt Resolution #1535 approving and authorizing the execution of the Real Estate Conveyance Agreement by and between CCDC and the City of Boise for the property located at 617 Ash Street.

# AGENDA

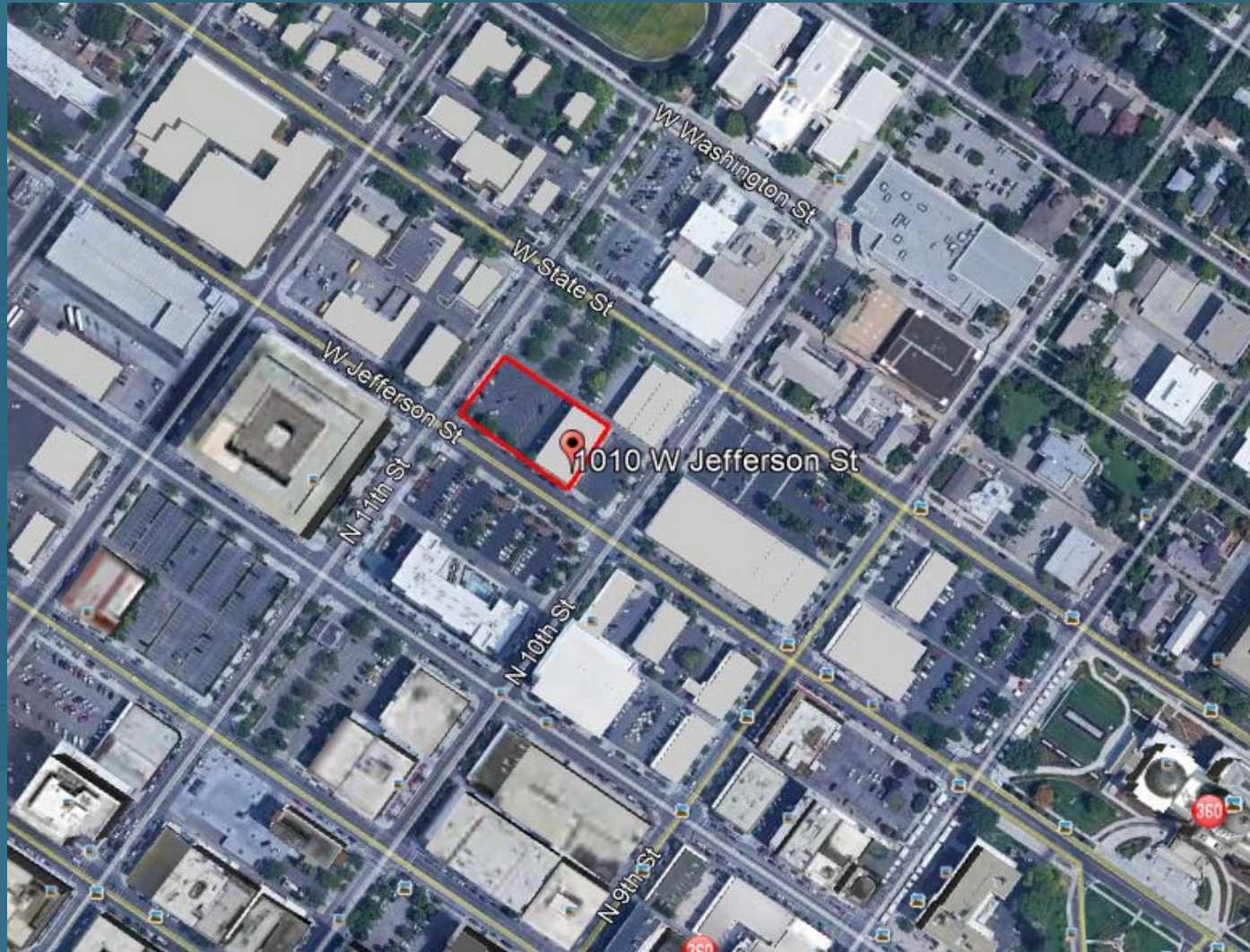
## IV. Action Item

- A. CONSIDER: 6<sup>th</sup> & Front – Type 3 Participation Project, Remnant Disposition, and Parking Permit Purchase Agreement with Front Street Investors (5 minutes).....Laura Williams
- B. CONSIDER: Resolution #1535 – Approval of Real Estate Conveyance Agreement with the City of Boise for 617 Ash Street (5 minutes).....Shellan Rodriguez
- C. CONSIDER: Resolution #1537 --- Authorizing Purchase of Property within Westside District (5 minutes).....Shellan Rodriguez
- D. CONSIDER: Resolution #1539 – Prequalification of Contractors for 10<sup>th</sup> & Front Garage Concrete Repairs Project (5 minutes).....Mary Watson

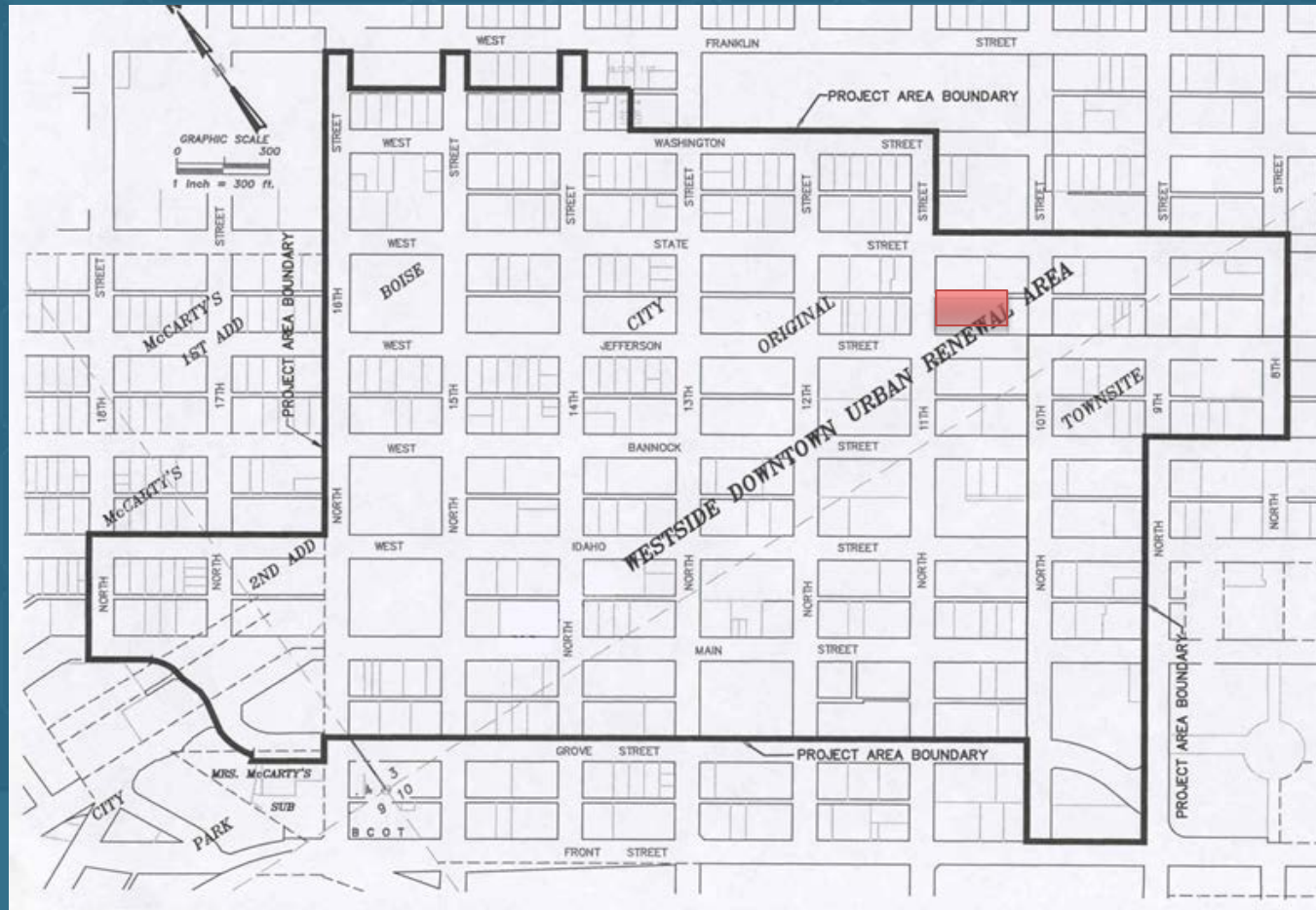
# CONSIDER: Resolution #1537 – Authorizing Purchase of Property within Westside District

Shellan Rodriguez  
Real Estate Development Manager

# 1010 W. Jefferson Street



# The Location

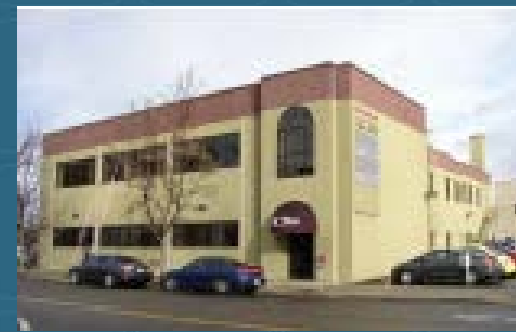
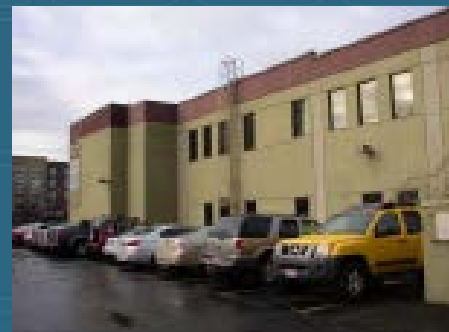


WESTSIDE URBAN RENEWAL DISTRICT:  
FY 2003-2026

# The Property

## General Info

- 0.6 acres
- 28,000 +/- s.f. office
- 2 stories w/ basement
- Circa 1950, multiple upgrades, renovations
- 57 space parking lot
- 5 Existing Tenants
  - (2 are part owners):
- At closing 88% lease up due to one current owner not releasing with the sale
- Surface lot is being managed by Diamond Parking



# The Terms

## Due Diligence Summary

- ☐ Appraisal
- ☐ Phase I
- ☐ ALTA survey
- ☐ Building Inspection
- ☐ Thorough review of existing leases

### Price

- \$4,840,000
- Appraised Value
- \$95,000 refundable Deposit
- Stabilized cap rate 6.25%, \$184/ s.f.

### Closing Date

- Before April 16, 2018
- Title One

### Contingencies

- CCDC Board Approval
- Leaseback terms with owner-complete
- **120** day Due Diligence - complete

# Why?

## Property Acquisition Guidelines:

(7 of 14)

1. Vacant or underutilized building
2. Site represents a catalyst for area/neighborhood if redeveloped in a certain fashion
3. Surface Parking Lot
4. **Property is part of a parcel assemblage to meet a long term goal: community project, affordable housing, placemaking, transit, etc.**
5. Highly Visible Location
6. Partnership Potential – Public or Private
7. Promotion of Transit Oriented Development



ECONOMIC  
DEVELOPMENT



MOBILITY



INFRASTRUCTURE

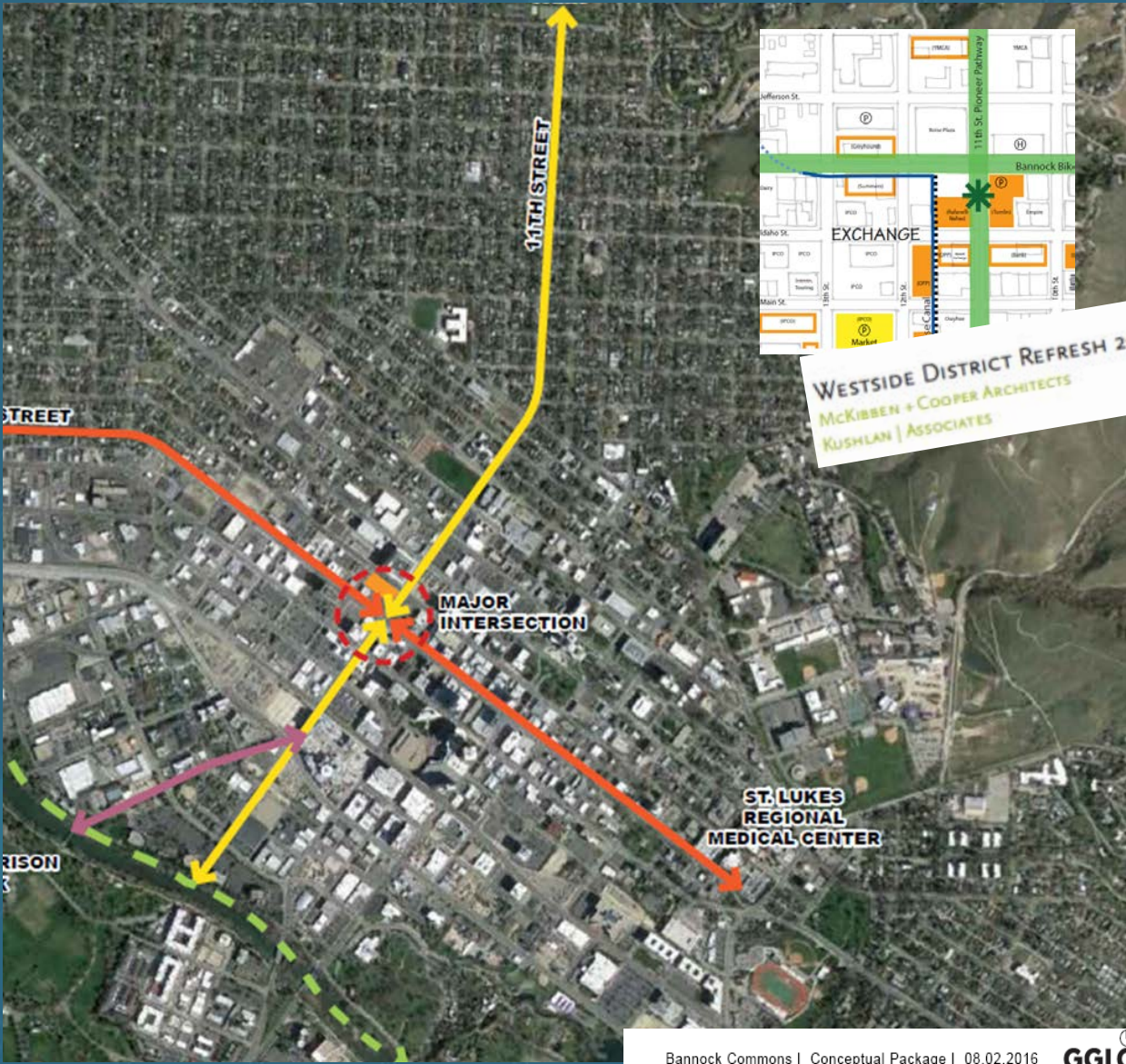


PLACE MAKING

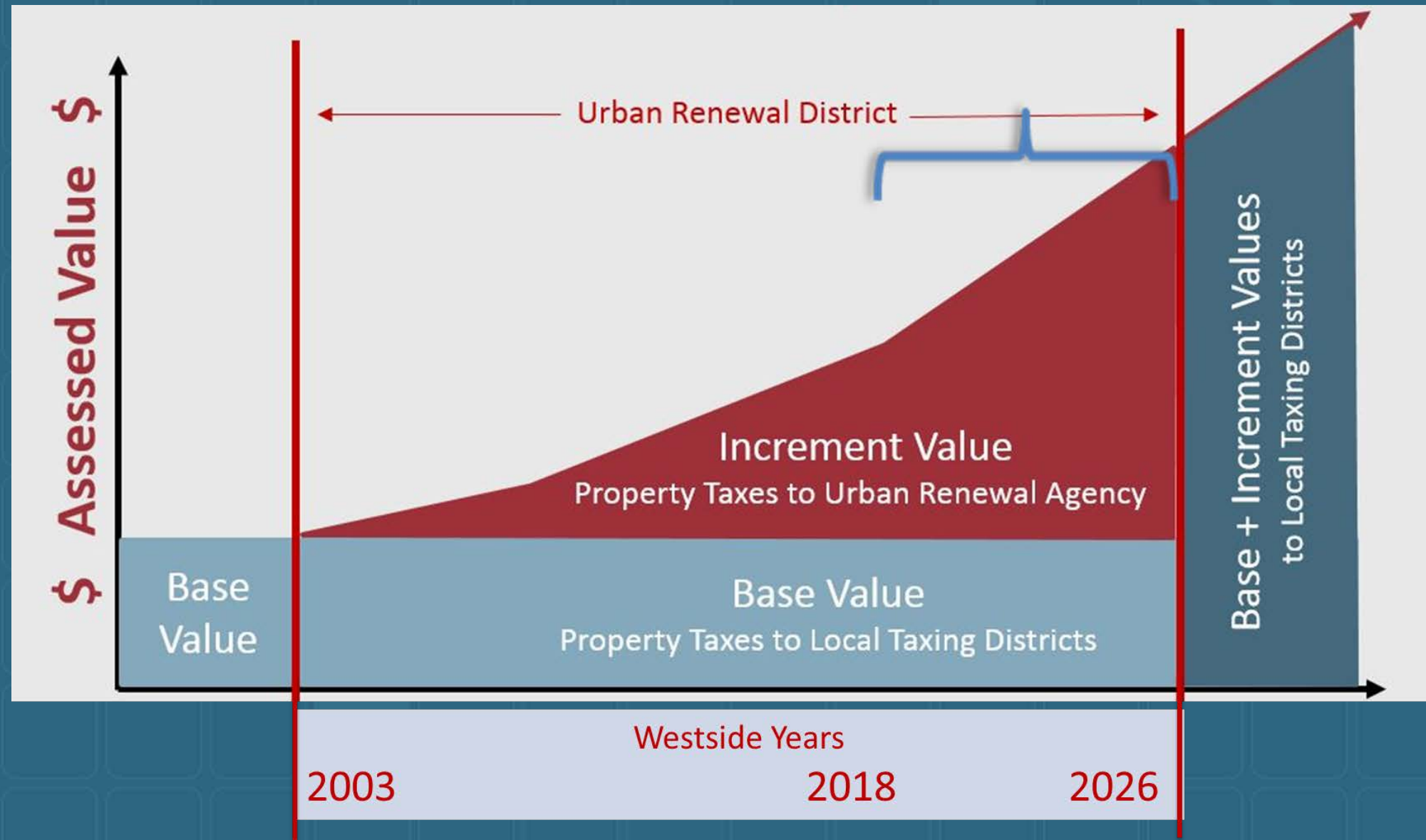


SPECIAL  
PROJECTS

# Why?



# Timing



## Suggested Motion:

I move to adopt Resolution #1537 approving and authorizing the execution of the Purchase and Sale Agreement for 1010 W. Jefferson and the adjacent parking lot.

# AGENDA

## IV. Action Item

- A. CONSIDER: 6<sup>th</sup> & Front – Type 3 Participation Project, Remnant Disposition, and Parking Permit Purchase Agreement with Front Street Investors (5 minutes).....Laura Williams
- B. CONSIDER: Resolution #1535 – Approval of Real Estate Conveyance Agreement with the City of Boise for 617 Ash Street (5 minutes).....Shellan Rodriguez
- C. CONSIDER: Resolution #1537 --- Authorizing Purchase of Property within Westside District (5 minutes).....Shellan Rodriguez
- D. CONSIDER: Resolution #1539 – Prequalification of Contractors for 10<sup>th</sup> & Front Garage Concrete Repairs Project (5 minutes).....Mary Watson

# 10<sup>th</sup> & Front Garage Concrete Repairs Project Contractor Pre-Qualification



Mary Watson, General Counsel | Contracts Manager

## Idaho Code § 67-2805(2)(b): Two Stage Procurement Process

- Stage 1 Pre-qualify: Examine preliminary qualifications of licensed public works contractors.
- Stage 2 Bidding: Invite competitive bids from the pre-qualified contractors.

### 10<sup>th</sup> & Front Garage - Pre-Qualification Schedule

Stage 1: RFQ Issued March 1, 2018

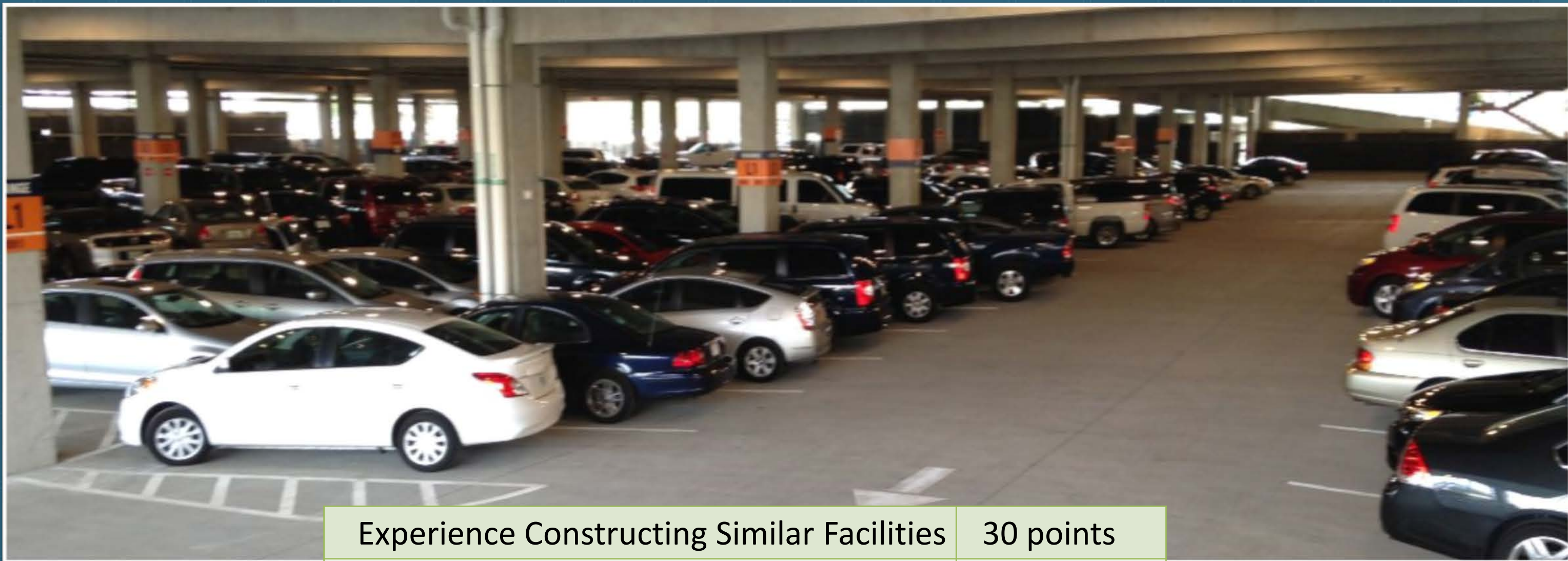
Public Notice in *Idaho Statesman* March 1 and 8

Submissions Due March 15, 2018 by 3 p.m.

<< Review for compliance and scoring RFQ requirements >>

CCDC Board Decision April 9, 2018

Stage 2: Invitation to Bid . . . *anticipated mid-May*



Experience Constructing Similar Facilities	30 points
Key Personnel	20 points
Overall Performance History	25 points
References	15 points
Prior Experience with CCDC	10 points



## SOQs Received:

Consurco, Inc.

ESI-Engineered Structures, Inc.

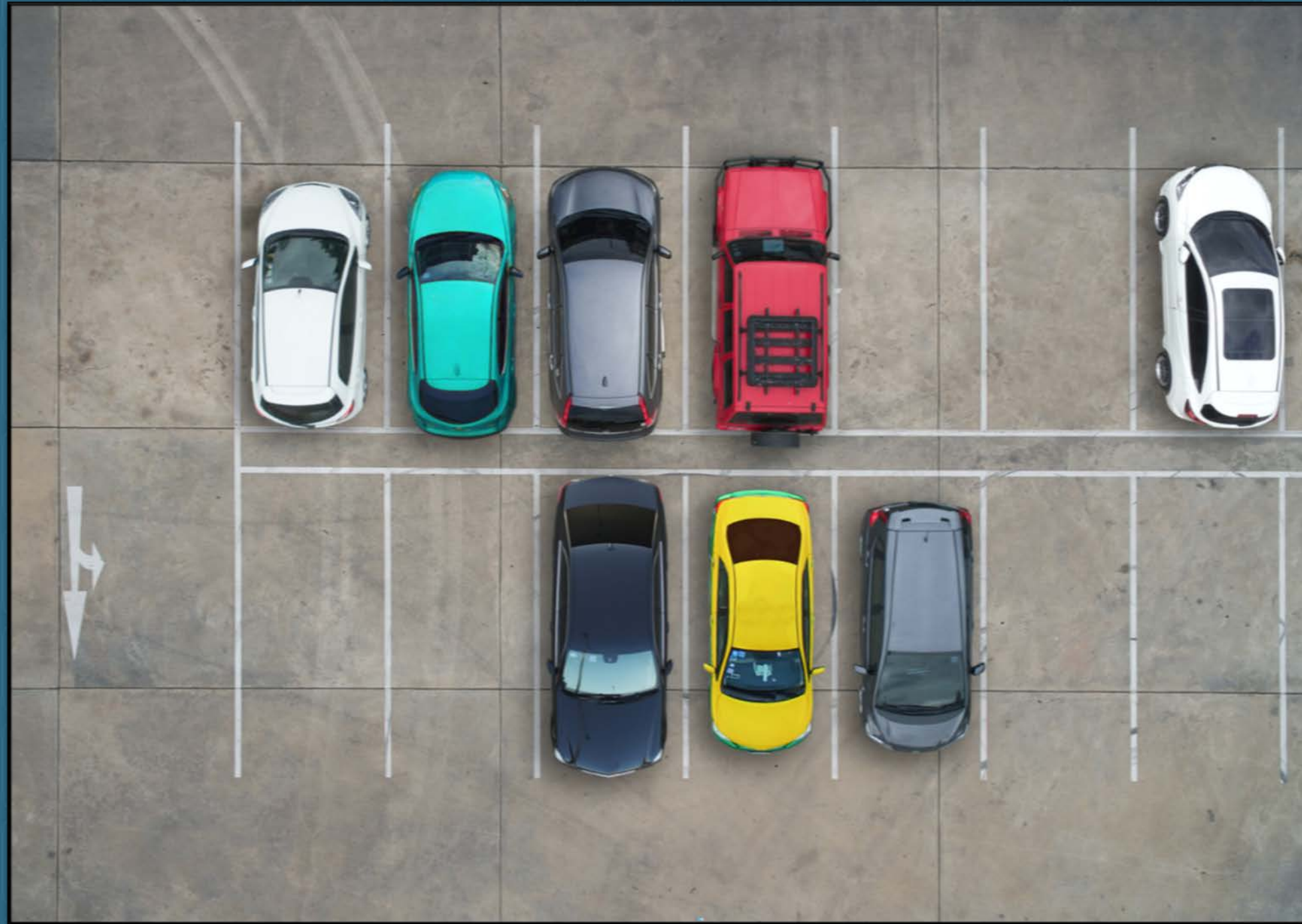
Guho Corp.

McAlvain Construction, Inc.

Structural Preservation Systems

Watson Associates

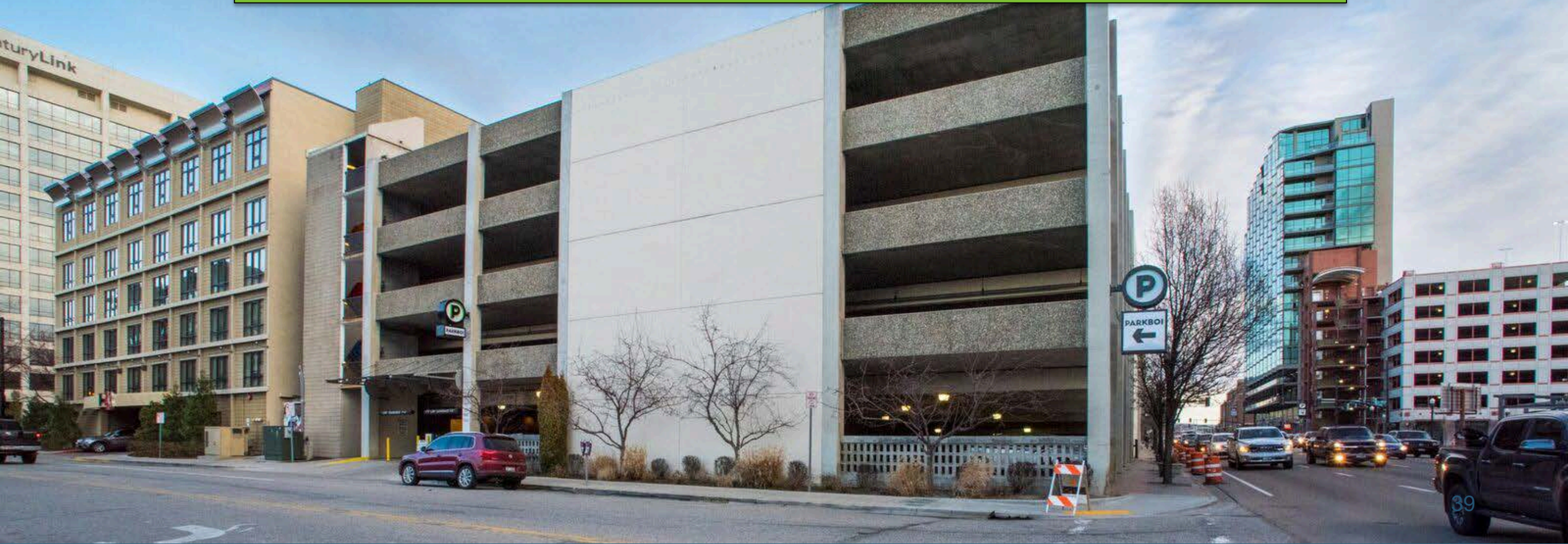
Western Specialty Contractors



# Board Action

## Resolution No. 1539

Prequalifying Guho Corp., McAlvain Construction, and Structural Preservation Systems as eligible to submit competitive bids for the 10<sup>th</sup> & Front Garage Concrete Repairs Project.



# AGENDA

## V. Information/Discussion Items

- A. Shoreline URD Update (5 minutes).....Shellan Rodriguez
- B. Parking and Mobility Programs Update (5 minutes).....Max Clark
- C. Operations Report (5 minutes).....John Brunelle

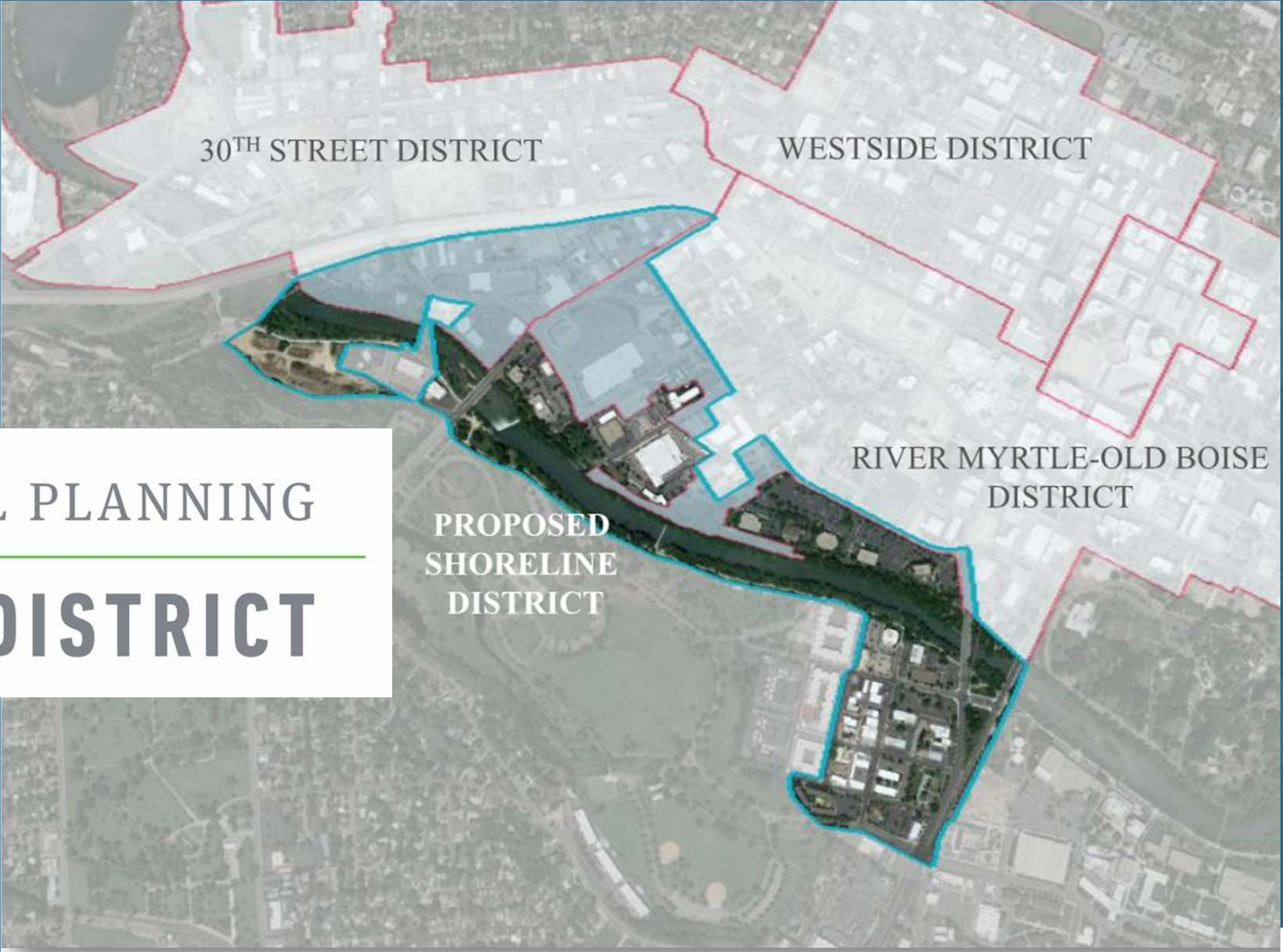
## VI. Executive Session

## VII. Adjourn



# Shoreline URD Update

Shellan Rodriguez  
Real Estate Development Manager



URBAN RENEWAL PLANNING

---

**SHORELINE DISTRICT**

## STEP ONE

# ELIGIBILITY

SB FRIEDMAN  
ELIGIBILITY REPORT

APPROVED FALL 2017

## STEP TWO

# FEASIBILITY

SB FRIEDMAN  
ECONOMIC FEASIBILITY  
STUDY (contract  
approved January)

+

CTA URBAN  
FRAMEWORK PLAN  
(contract approved March)

FEB '18 – AUGUST '18

## STEP THREE

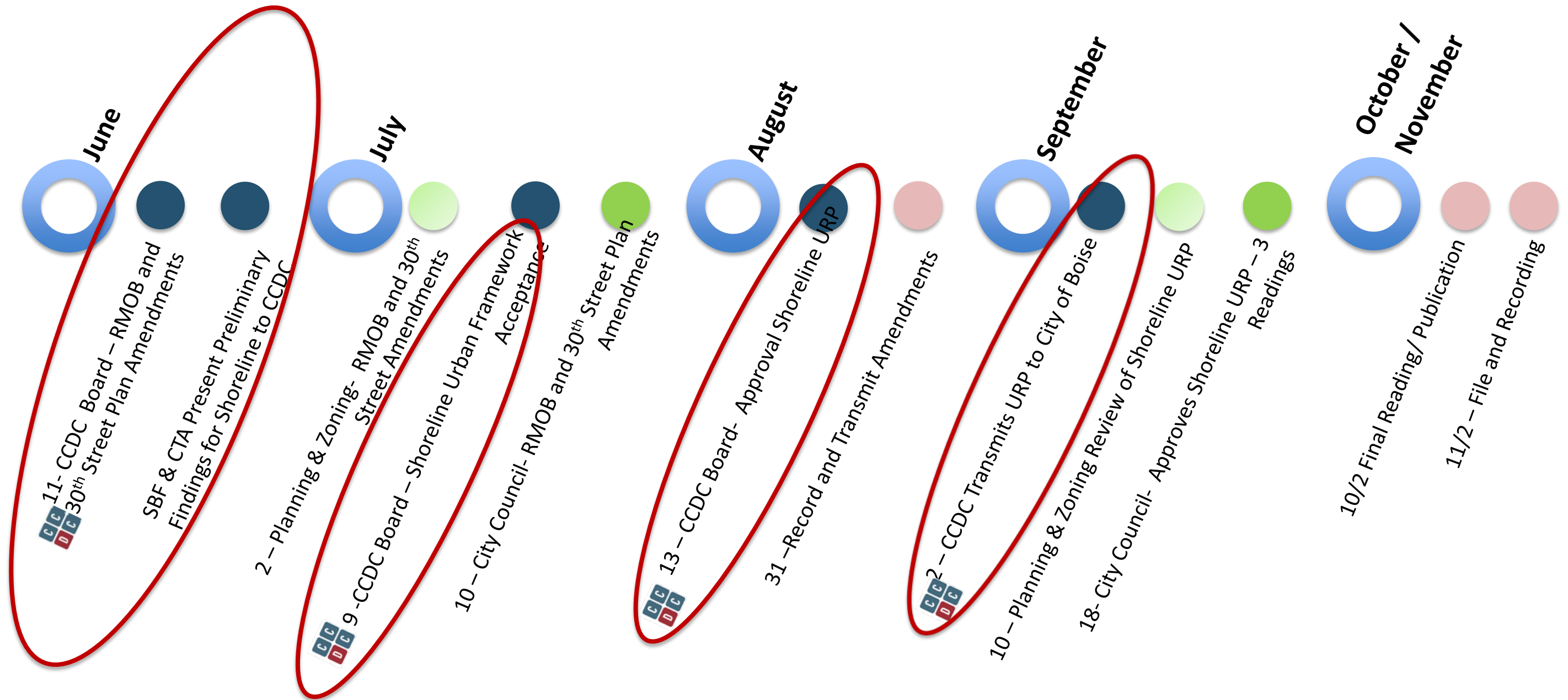
# ADOPTION

URBAN RENEWAL  
PLAN ADOPTION  
PROCESS

FALL '18

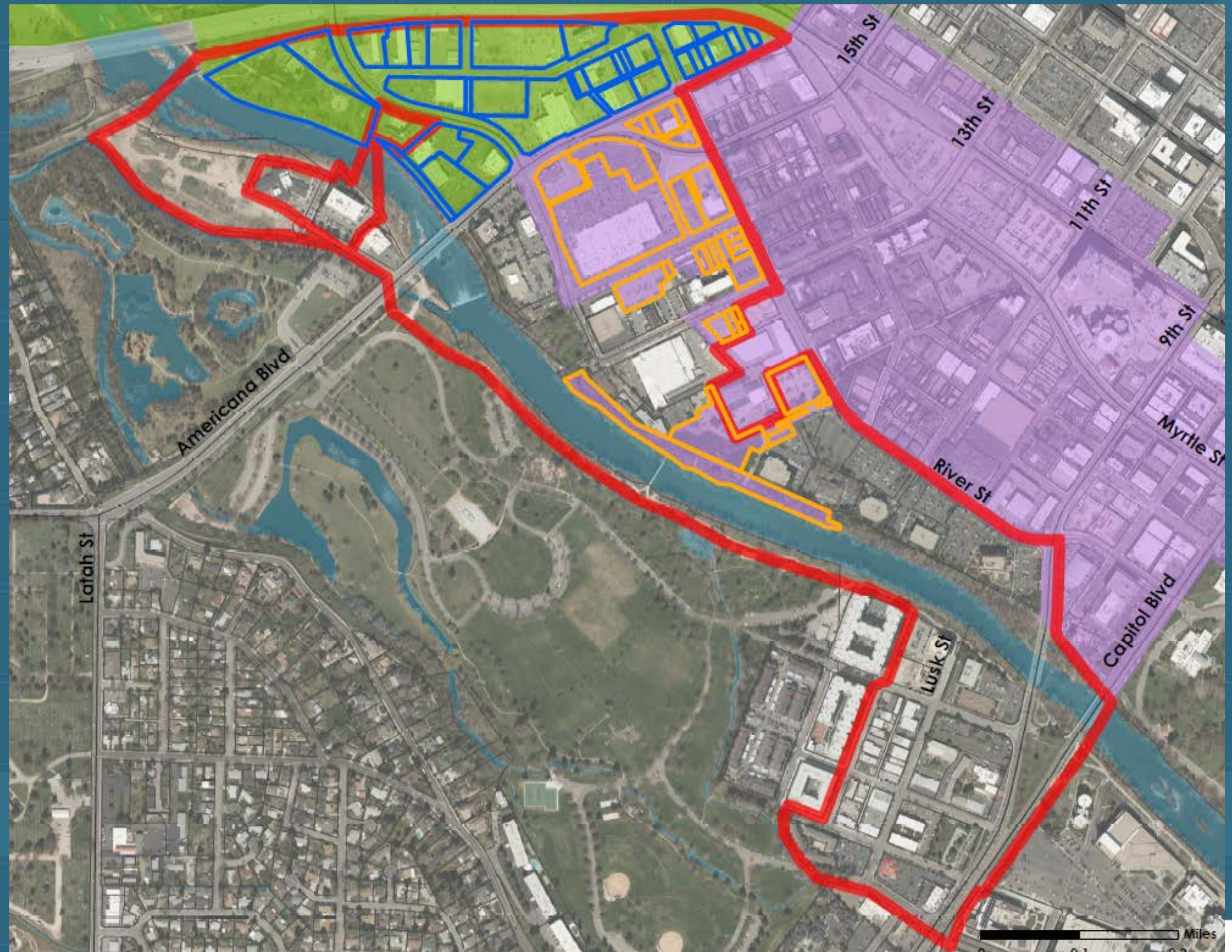
# District Creation Plan Amendments

## Public Meeting Milestones



URBAN RENEWAL PLANNING

SHORELINE DISTRICT



# AGENDA

## V. Information/Discussion Items

- A. Shoreline URD Update (5 minutes).....Shellan Rodriguez
- B. Parking and Mobility Programs Update (5 minutes).....Max Clark
- C. Operations Report (5 minutes).....John Brunelle

## VI. Executive Session

## VII. Adjourn

# Parking & Mobility Programs Update

Max Clark  
Director of Parking & Mobility

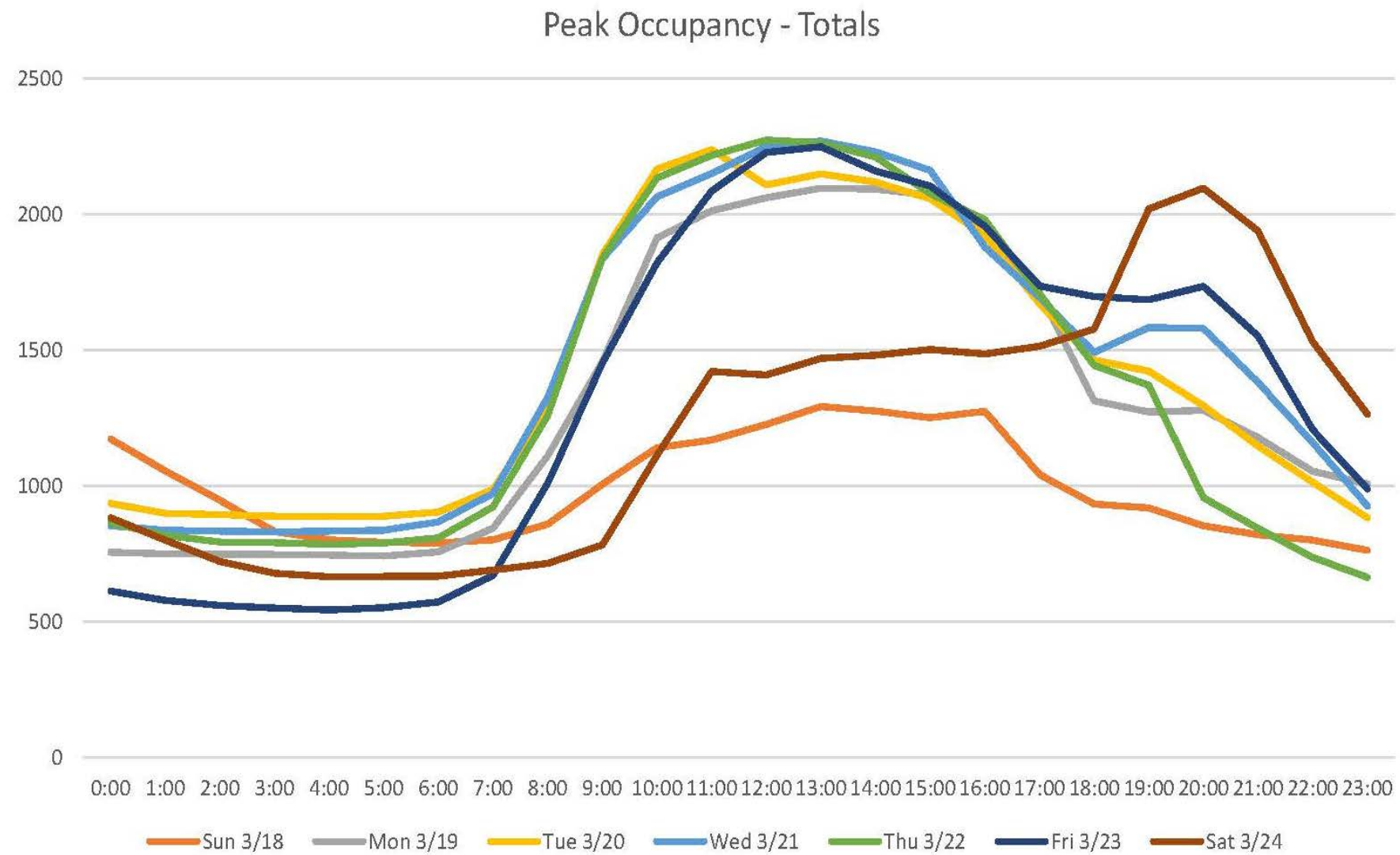
# ParkBOI Off-Street System



# Transactions: February 2017 v. February 2018

Hourly	Capitol & Myrtle (Myrtle)	Capitol & Main (Capitol Terrace)	9th & Front (City Centre)	Capitol & Front (Boulevard)	9th & Main (Eastman)	10th & Front (Grove)	Totals
Feb '17	6,883	22,988	15,656	1,535	14,128	3,089	64,279
Feb '18	6,579	19,704	14,101	1,735	13,302	3,062	58,483
Change	-4.42%	-14.29%	-9.93%	13.03%	-5.85%	-0.87%	-9.02%
Monthly	Capitol & Myrtle (Myrtle)	Capitol & Main (Capitol Terrace)	9th & Front (City Centre)	Capitol & Front (Boulevard)	9th & Main (Eastman)	10th & Front (Grove)	Totals
Feb '17	266	288	407	84	337	504	1,886
Feb '18	193	305	392	95	339	474	1,798
Change	-27.44%	5.90%	-3.69%	13.10%	0.59%	-5.95%	-4.67%

# Occupancy February 2018



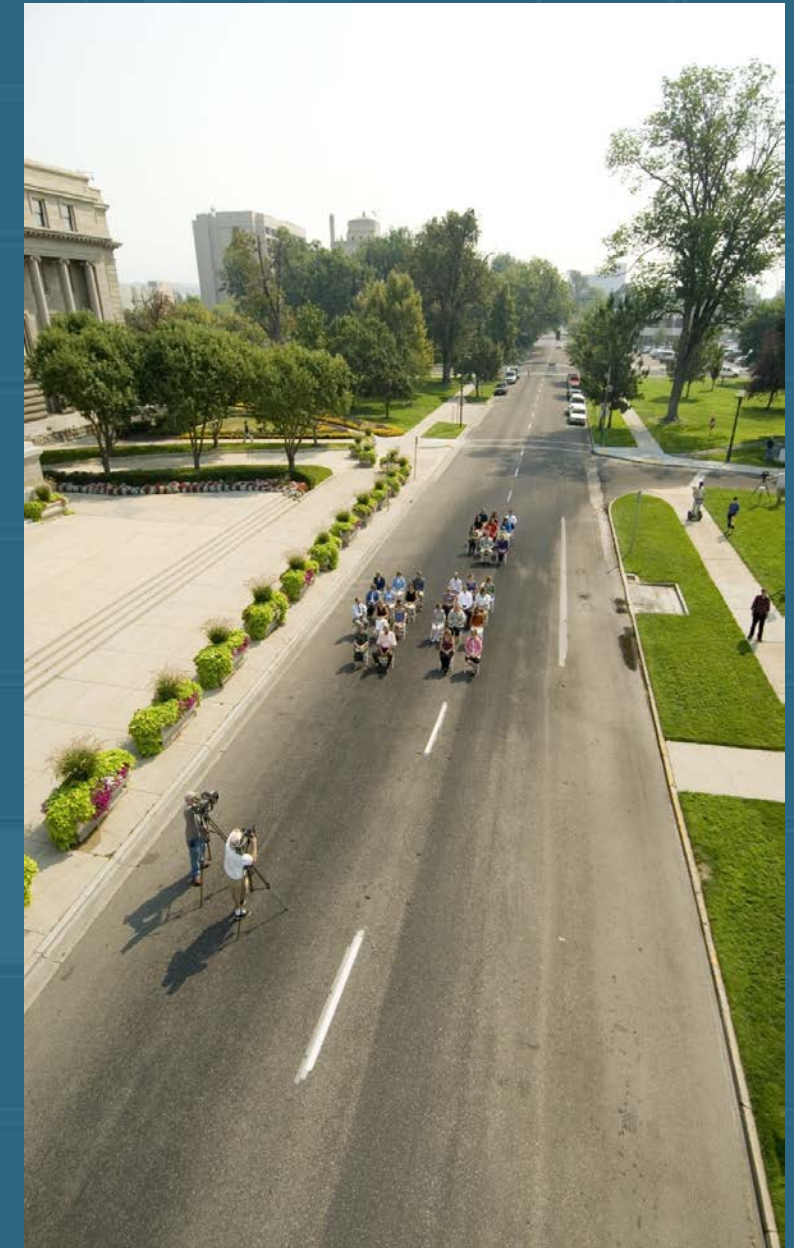
# 11<sup>th</sup> & Front Sales

Individuals	Current	Future
Accounts Registered	50	
Businesses - in process	Current	Future
Simplot	150	
Oppenheimer	75	
Clearwater Analytics	37	
Boise Chamber	33	
Lunatic Fringe	21	
Hilton Garden	10	
Jelli*	10	
PCA	10	10
US Ecology	8	2
Boise Downtown Dental	6	
Practice in Your Pocket	2	
Seiniger Law	2	
Totals	364	12

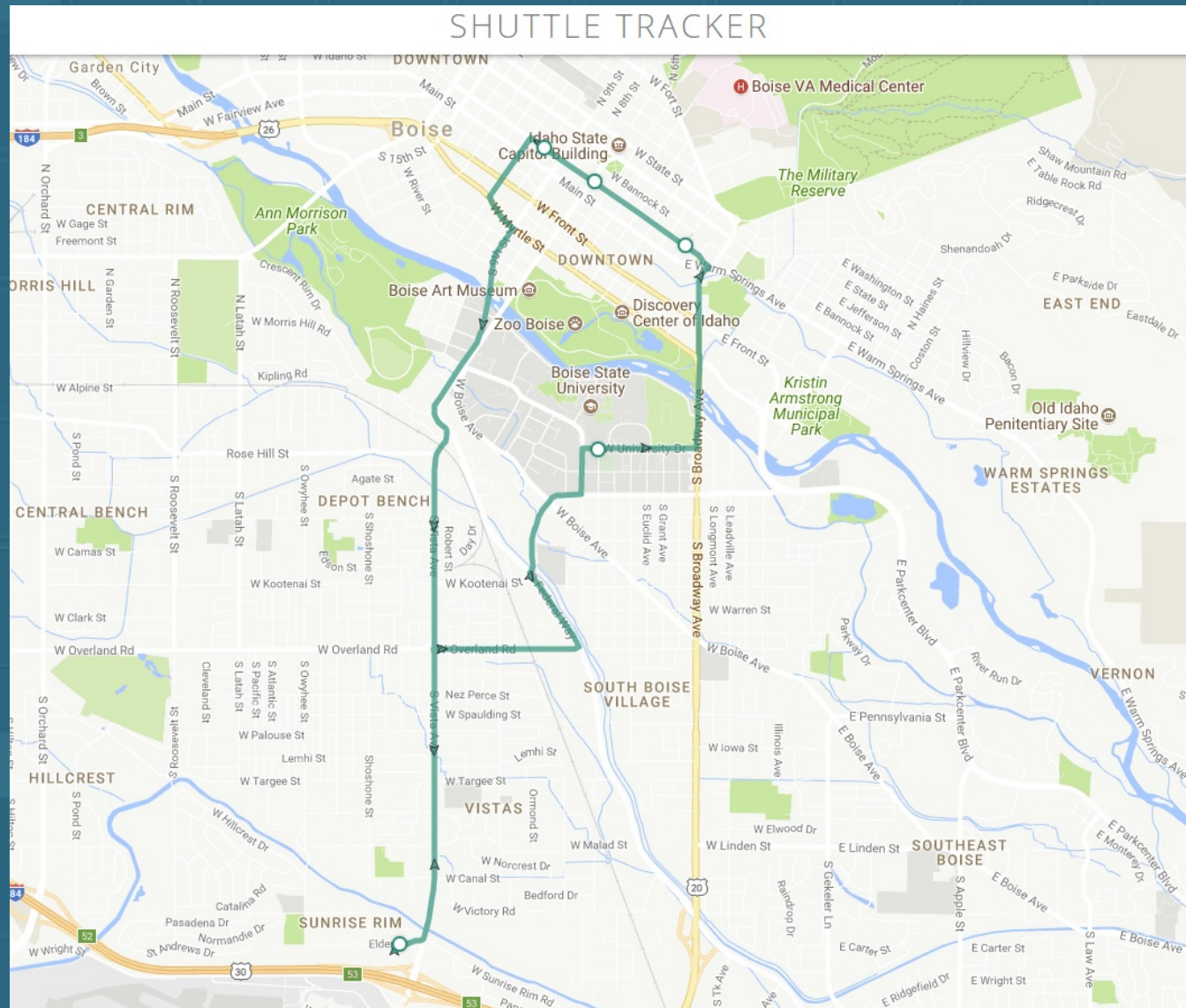
# Current Waitlist Totals

Garage	Corporate	Individual	Total
Capitol & Myrtle (Myrtle)		9	9
Capitol & Main (Capitol Terrace)	18	6	24
9th & Front (City Centre)		7	7
Capitol & Front (Boulevard)	4	5	9
9th & Main (Eastman)	9	7	16
10th & Front (Grove)	79	3	82
	110	37	147

# Shared Mobility Future



# Elder Street Park & Ride/Shuttle



Partnership BSU, City, CCDC  
2 Vans + VRT Vista Routes  
75 Registered Riders  
435 Rides in March  
5-17 Vehicles/Day

# Secure Bicycle Parking



# Motorcycle Parking



# Carpool Preference



Carpool 4x/week  
Split Parking Fee  
Preferential Parking  
3+ Immediate Access  
2 Top of Waitlist

# Questions?



**PARKBOI**

# AGENDA

## V. Information/Discussion Items

- A. Shoreline URD Update (5 minutes).....Shellan Rodriguez
- B. Parking and Mobility Programs Update (5 minutes).....Max Clark
- C. Operations Report (5 minutes).....John Brunelle

## VI. Adjourn



# Operations Report

John Brunelle  
Executive Director

# 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).*