

# LIVE STREAMING & AUDIO RECORDING

*Now In Progress*



COLLABORATE. CREATE. DEVELOP. COMPLETE.

# Board of Commissioners

Regular Meeting  
June 11, 2018

# AGENDA

## I. Call to Order

Vice Chair Woodings

## II. Agenda Changes

Vice Chair Woodings

## III. Consent Agenda

### A. Expenses

1. Approval of Paid Invoice Report – May 2018

### B. Minutes & Reports

1. Approval of May 14, 2018 Meeting Minutes

### C. Other

1. Approve Resolution #1522 – 801 N Main Street – Wells Fargo Center Retail – Type One Participation Agreement with ODC-FIC, LP [*Designation 5/14/18, NTE \$150,000*]

# CONSENT AGENDA

Motion to Approve Consent Agenda



# AGENDA

## IV. Action Item

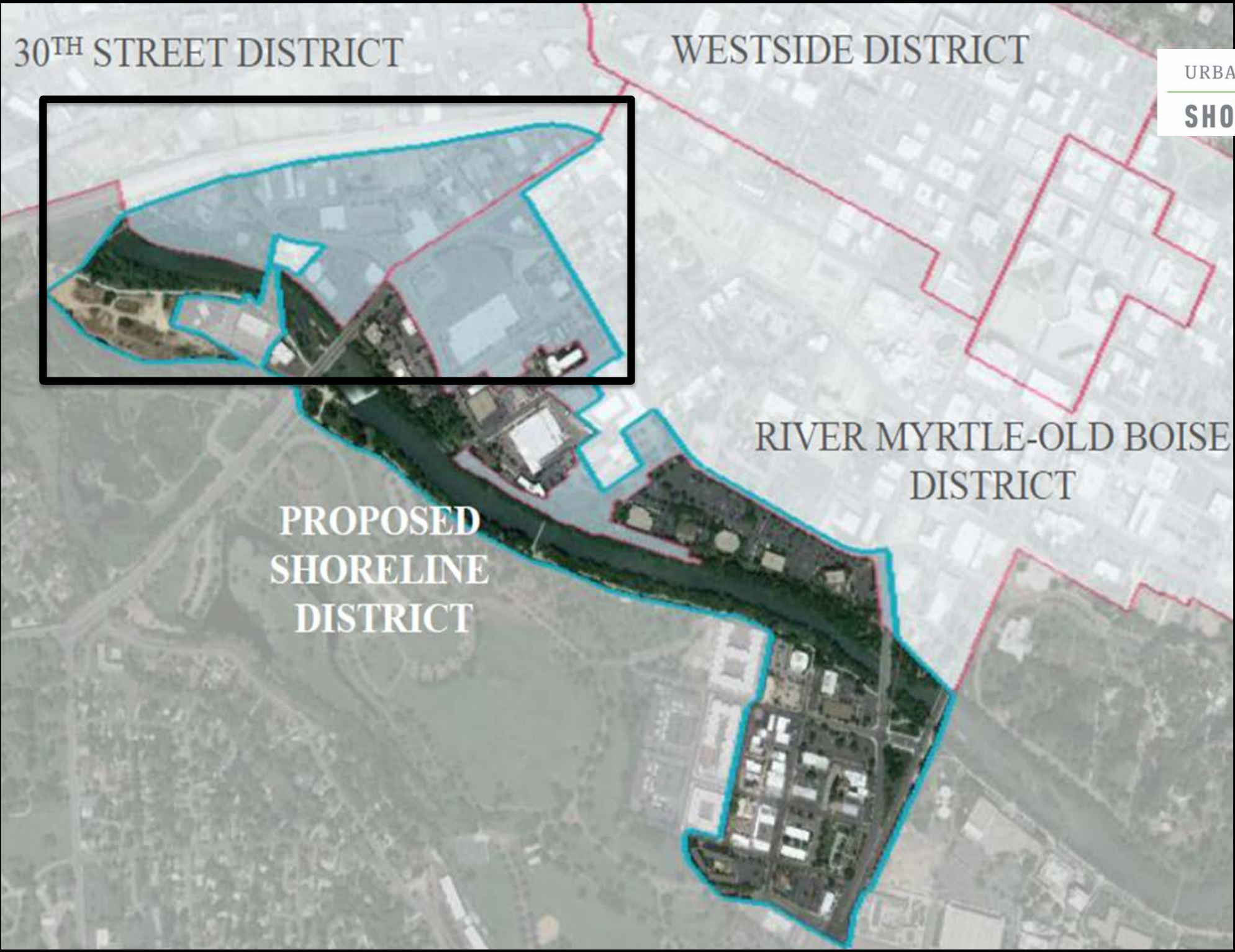
- A. CONSIDER: Resolution #1556 – Approve 30<sup>th</sup> St Plan Amendment (DeAnnex) (5 minutes) .....Shellan Rodriguez
- B. CONSIDER: Resolution #1555A – Approve RMOB Plan Amendment Option A (DeAnnex) (5 minutes) .....Shellan Rodriguez
- C. CONSIDER: Resolution #1555B – Approve RMOB Plan Amendment Option B (DeAnnex) (5 minutes).....Shellan Rodriguez
- D. CONSIDER: Resolution #1542 – Central District Termination (10 minutes) .....Ross Borden
- E. CONSIDER: Capitol & Front Garage Disposition Approve Revised RFP (5 minutes) .....Laura Williams
- F. CONSIDER: Resolution #1551 – Awarding Contract for 10<sup>th</sup> & Front Garage Concrete Repairs Project (5 minutes) .....Kathy Wanner
- G. CONSIDER: Resolution #1553 – Central District CMGC Contract Amendment, GMP #3 (5 minutes) .....Doug Woodruff
- H. CONSIDER: Resolution #1554 – Westside Downtown Urban Park Master Development Agreement (15 minutes) .....Doug Woodruff

**CONSIDER: Resolution #1556 – Approve RMOB Plan Amendment (DeAnnex)**

**Shellan Rodriguez**  
**Real Estate Development Manager**

## Resolution 1556

Adoption of the First Amendment to the Urban Renewal Plan, 30<sup>th</sup> Street Area Urban Renewal Project, seeking to deannex certain parcels from the existing 30<sup>th</sup> Street Project Area.



30<sup>TH</sup> STREET DISTRICT

WESTSIDE DISTRICT

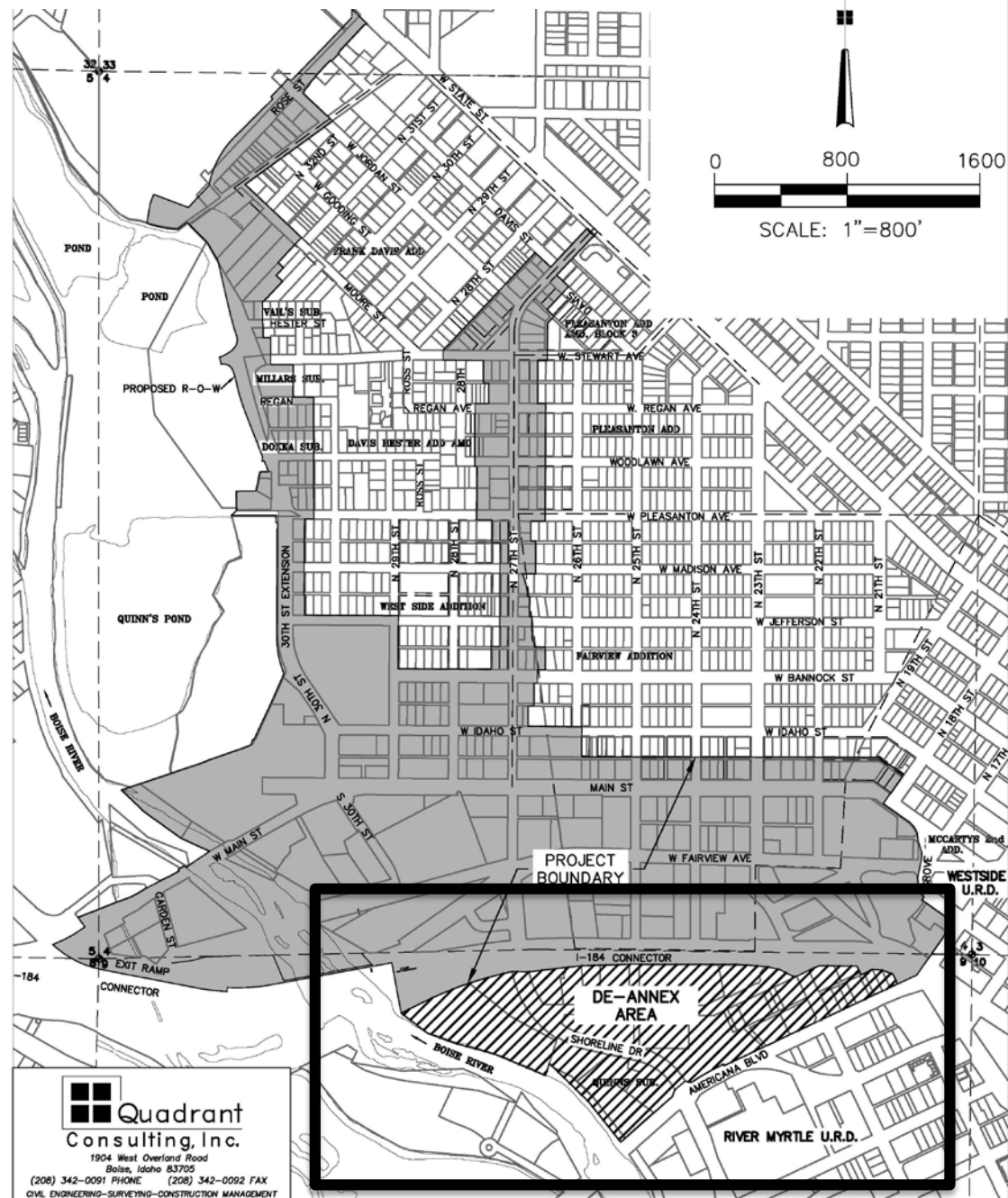
URBAN RENEWAL PLANNING  
**SHORELINE DISTRICT**

RIVER MYRTLE-OLD BOISE  
DISTRICT

**PROPOSED  
SHORELINE  
DISTRICT**

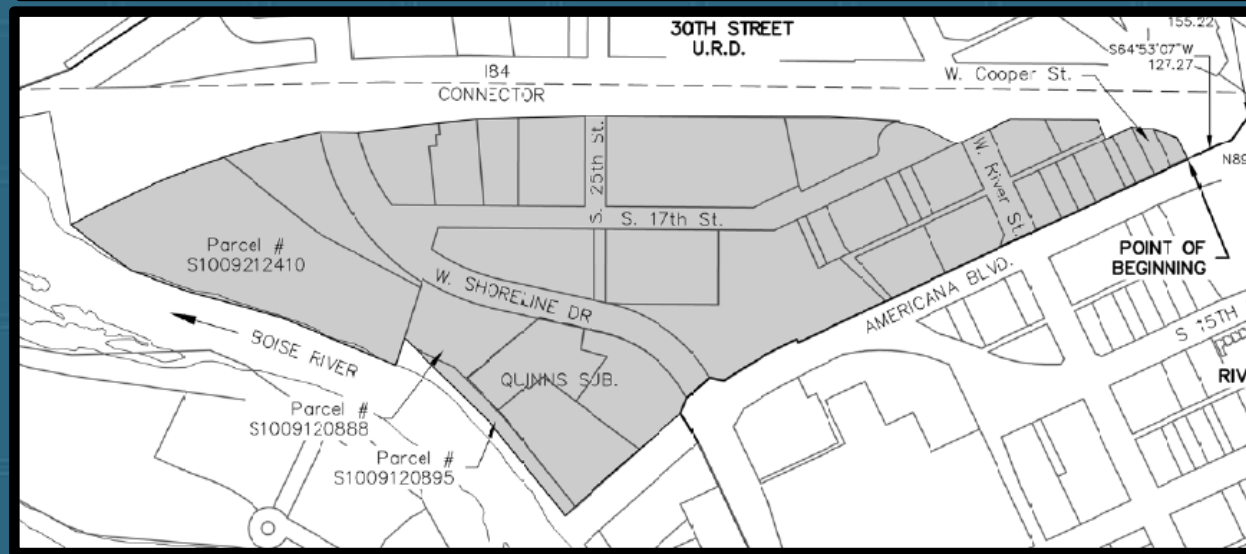


# 30th STREET PROJECT BOUNDARY AND PROPOSED DEANNEXATION AREAS



**Quadrant Consulting, Inc.**  
 1904 West Overland Road  
 Boise, Idaho 83705  
 (208) 342-0091 PHONE (208) 342-0092 FAX  
 CIVIL ENGINEERING—SURVEYING—CONSTRUCTION MANAGEMENT

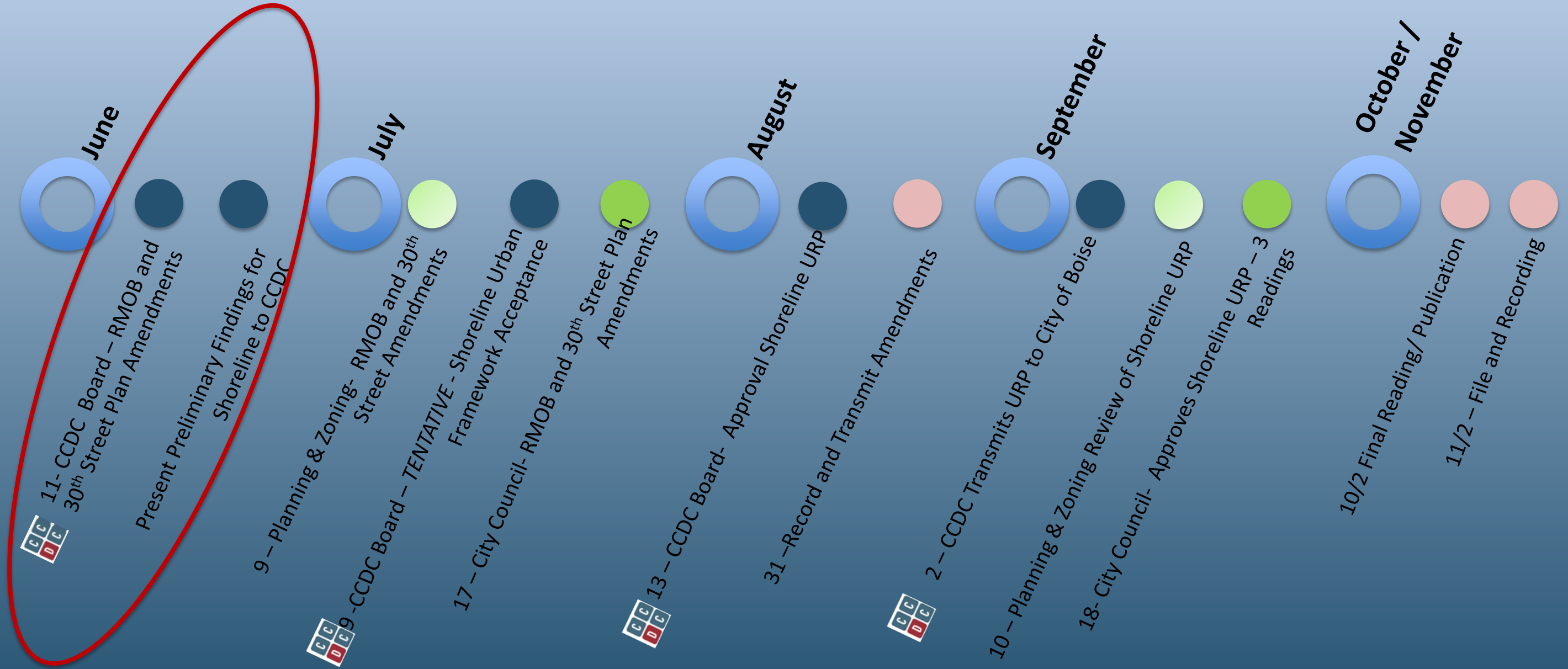
## DE-ANNEX AREA (DETAIL)



## SPECIFICS

- Deannexation is processed as a URD plan amendment
- Deannexation must occur by 9/1/2018
- 249 acres currently within 30<sup>th</sup> Street
- Proposed Deannexation of 36 acres
- Deannexed area within Eligibility Study and proposed Shoreline URD
- No impact on the duration of 30<sup>th</sup> Street District (2014-2033)
- Estimated reduction of 30<sup>th</sup> Street Tax Increment Revenue by \$109,700 of \$7,291,000

# DISTRICT CREATION PLAN AMENDMENTS PUBLIC MEETING MILESTONES



## Suggested Motion:

I move to adopt Resolution #1556 approving and adopting the First Amendment to the Urban Renewal Plan, 30<sup>th</sup> Street Area Urban Renewal Project, seeking to deannex certain parcels from the existing 30<sup>th</sup> Street Project Area.



# AGENDA

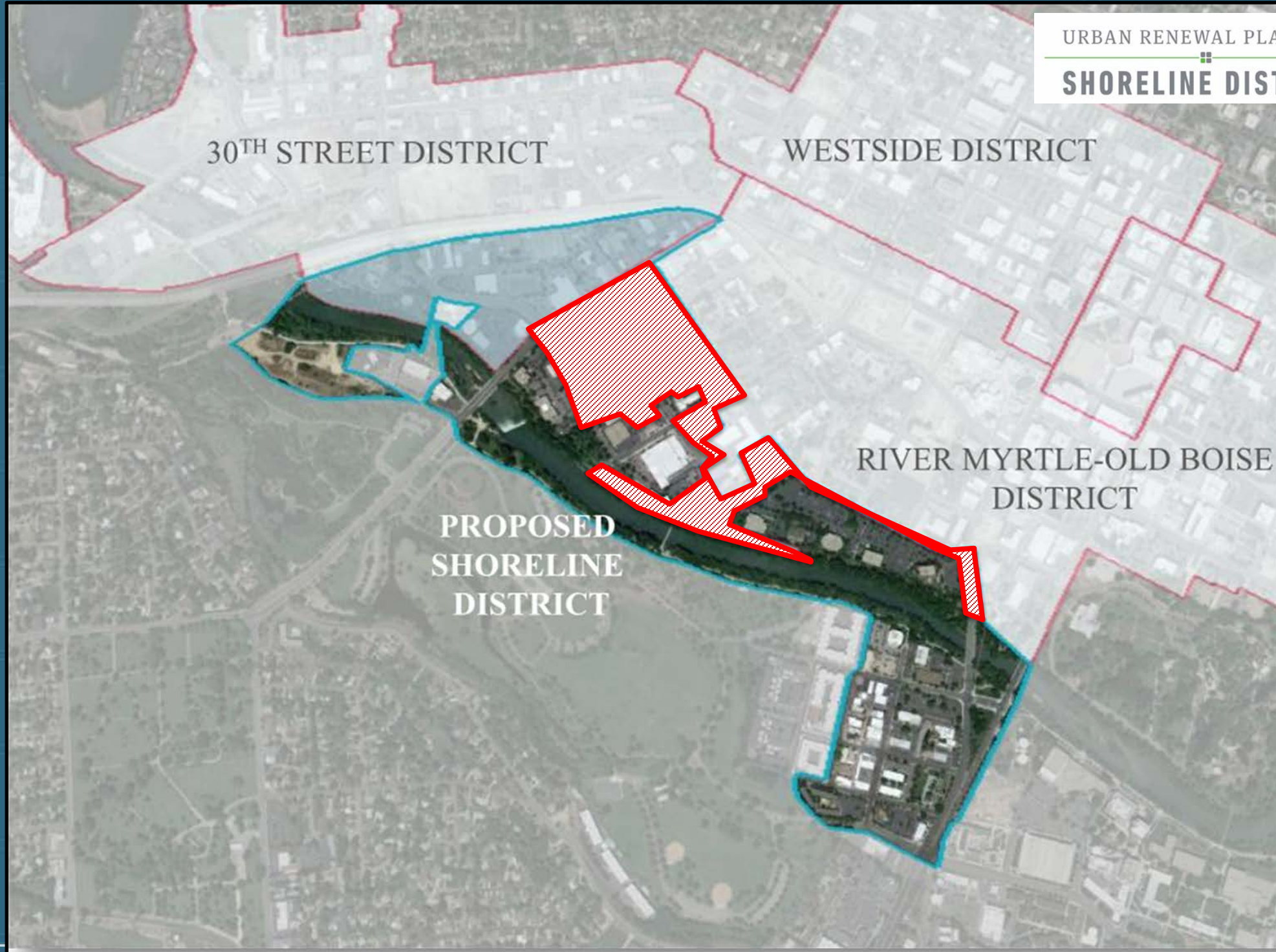
## IV. Action Item

- A. CONSIDER: Resolution #1556 – Approve 30<sup>th</sup> St Plan Amendment (DeAnnex) (5 minutes) .....Shellan Rodriguez
- B. CONSIDER: Resolution #1555A – Approve RMOB Plan Amendment Option A (DeAnnex) (5 minutes) .....Shellan Rodriguez
- C. CONSIDER: Resolution #1555B – Approve RMOB Plan Amendment Option B (DeAnnex) (5 minutes).....Shellan Rodriguez
- D. CONSIDER: Resolution #1542 – Central District Termination (10 minutes) .....Ross Borden
- E. CONSIDER: Capitol & Front Garage Disposition Approve Revised RFP (5 minutes) .....Laura Williams
- F. CONSIDER: Resolution #1551 – Awarding Contract for 10<sup>th</sup> & Front Garage Concrete Repairs Project (5 minutes) .....Kathy Wanner
- G. CONSIDER: Resolution #1553 – Central District CMGC Contract Amendment, GMP #3 (5 minutes) .....Doug Woodruff
- H. CONSIDER: Resolution #1554 – Westside Downtown Urban Park Master Development Agreement (15 minutes) .....Doug Woodruff

## Resolution 1555A and Resolution 1555B

- Two Proposed Resolutions and two distinct motions
- Different geographies, A and B
- Adoption of both Resolutions at this time
- Only one Resolution 1555 will be finalized at City Council.

Adoption of the First Amendment to the First Amended and Restated Urban Renewal Plan, River Myrtle –Old Boise Urban Renewal Project, seeking to deannex certain parcels from the existing River Myrtle-Old Boise Project Area, Option A and B.



30<sup>TH</sup> STREET DISTRICT

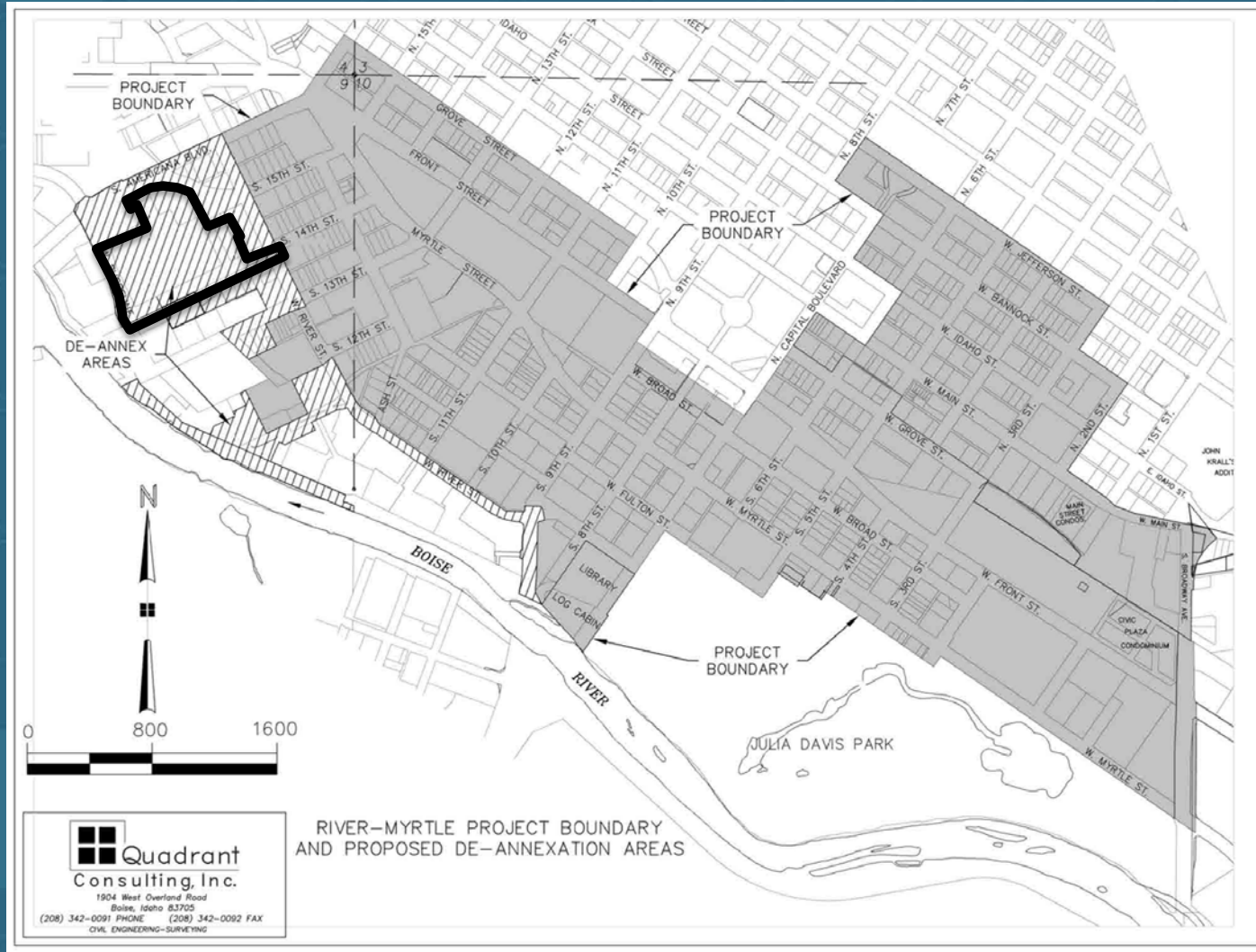
WESTSIDE DISTRICT

RIVER MYRTLE-OLD BOISE DISTRICT

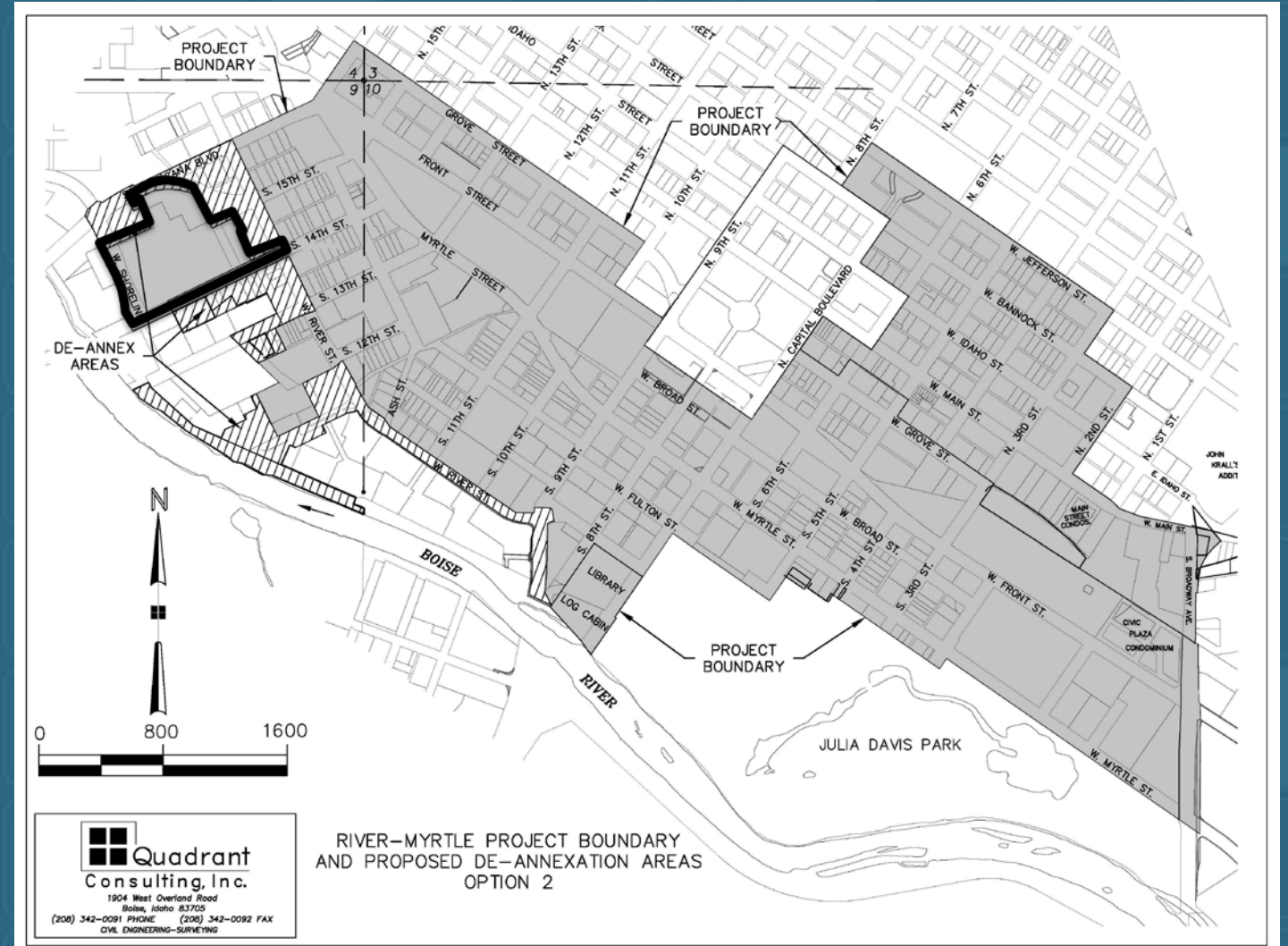
PROPOSED SHORELINE DISTRICT



## A: RMOB STREET PROJECT BOUNDARY AND PROPOSED DEANNEXATION AREAS



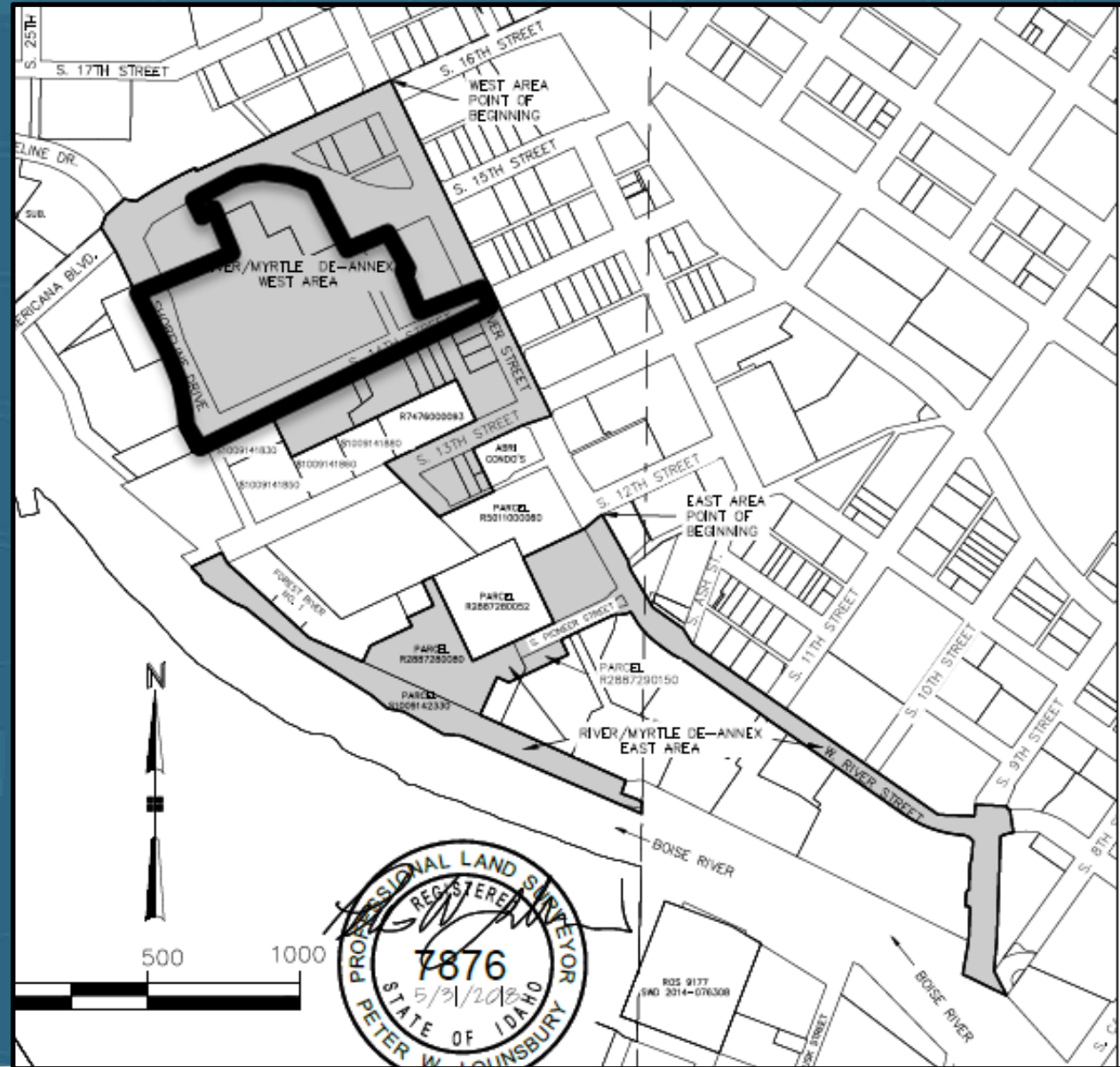
## B: RMOB STREET PROJECT BOUNDARY AND PROPOSED DEANNEXATION AREAS



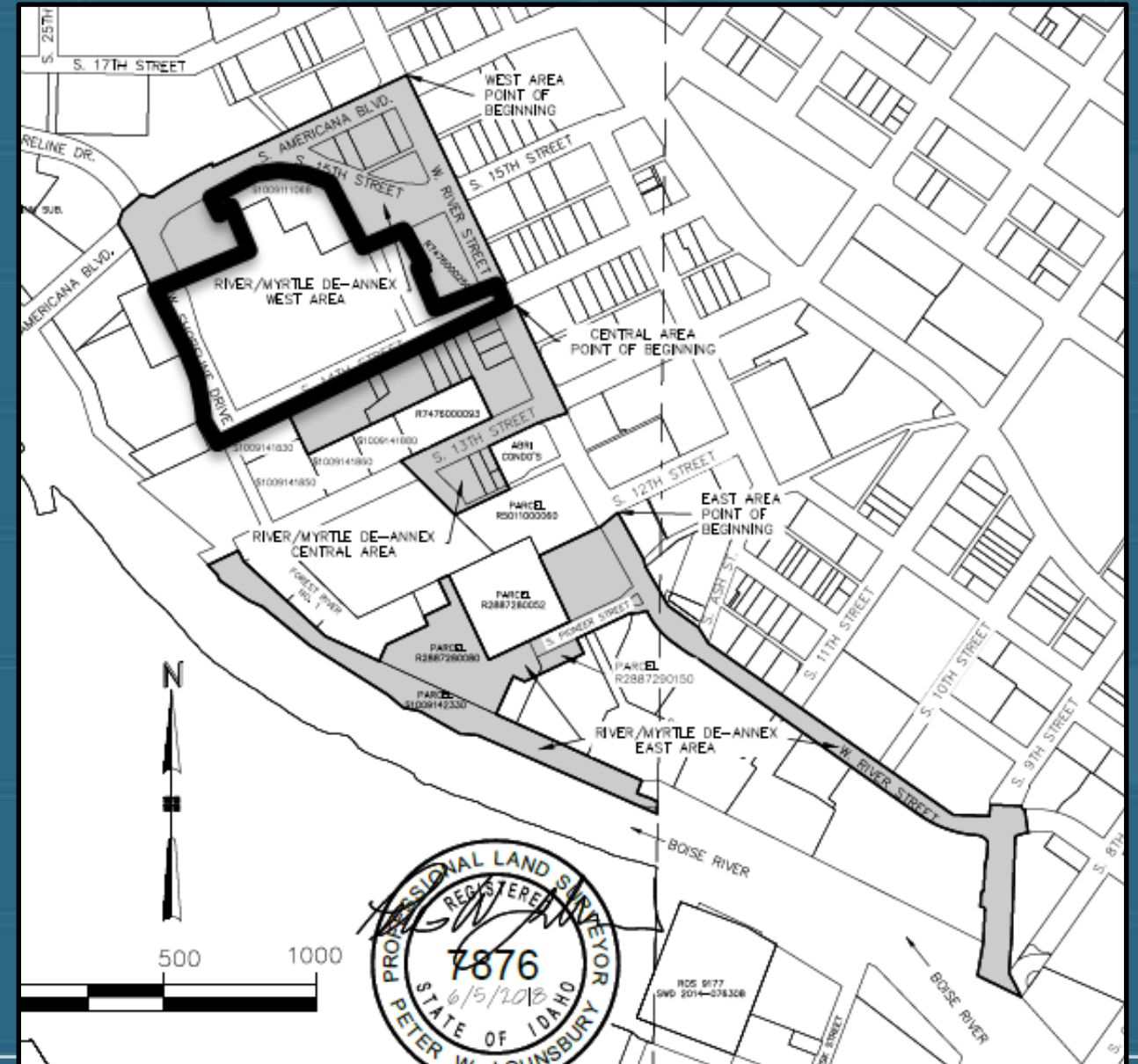


# DE-ANNEX AREA (DETAIL)

## A: RMOB STREET PROJECT BOUNDARY AND PROPOSED DEANNEXATION AREAS



## B: RMOB STREET PROJECT BOUNDARY AND PROPOSED DEANNEXATION AREAS



# SPECIFICS

- Deannexation is processed as a plan amendment
- Deannexation must occur by 9/1/2018
- 340 acres currently within RMOB Street
- Deannexed area within Eligibility Study and proposed Shoreline URD
- No impact on the duration of RMOB Urban Renewal District (1996-2025)
- No material reduction in tax increment, meets existing Bond Resolutions

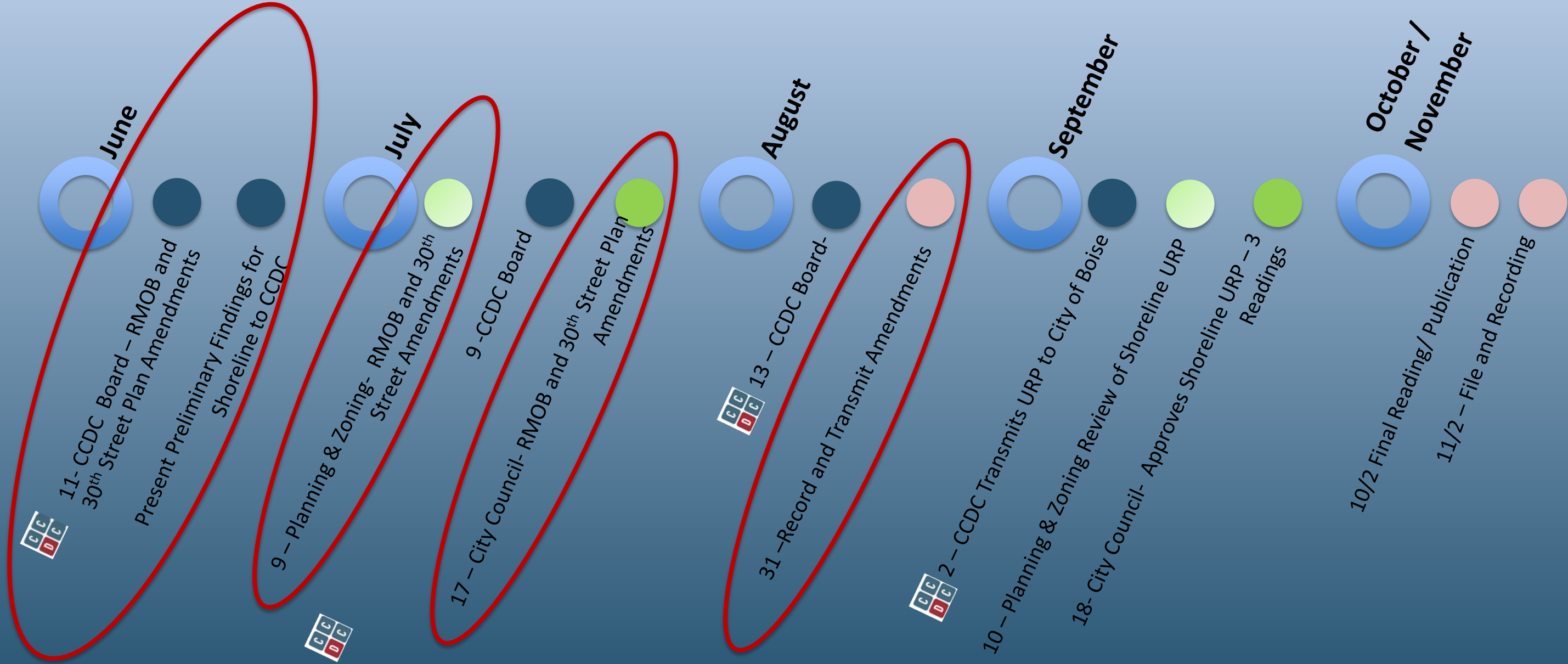
## **RES No. 1555 A**

- Proposed Deannexation of 37 acres
- Estimated reduction of RMOB Tax Increment Revenue by \$198,400 of \$8,676,000.

## **RES. No. 1555B**

- Proposed Deannexation of 25 acres
- Estimated reduction of RMOB Tax Increment Revenue by \$102,000 of \$8,676,000.

# DISTRICT CREATION PLAN AMENDMENTS PUBLIC MEETING MILESTONES



# Suggested Motions:

I move to adopt Resolution No. 1555A approving and adopting the First Amendment to the First Amended and Restated Urban Renewal Plan, River Myrtle –Old Boise Urban Renewal Project, seeking to deannex certain parcels from the existing River Myrtle-Old Boise Project Area based on Option A.

and

I move to adopt Resolution No. 1555B approving and adopting the First Amendment to the First Amended and Restated Urban Renewal Plan, River Myrtle –Old Boise Urban Renewal Project, seeking to deannex certain parcels from the existing River Myrtle-Old Boise Project Area based on Option B.



# AGENDA

## IV. Action Item

- A. CONSIDER: Resolution #1556 – Approve 30<sup>th</sup> St Plan Amendment (DeAnnex) (5 minutes) .....Shellan Rodriguez
- B. CONSIDER: Resolution #1555A – Approve RMOB Plan Amendment Option A (DeAnnex) (5 minutes) .....Shellan Rodriguez
- C. CONSIDER: Resolution #1555B – Approve RMOB Plan Amendment Option B (DeAnnex) (5 minutes).....Shellan Rodriguez
- D. CONSIDER: Resolution #1542 – Central District Termination (10 minutes) .....Ross Borden
- E. CONSIDER: Capitol & Front Garage Disposition Approve Revised RFP (5 minutes) .....Laura Williams
- F. CONSIDER: Resolution #1551 – Awarding Contract for 10<sup>th</sup> & Front Garage Concrete Repairs Project (5 minutes) .....Kathy Wanner
- G. CONSIDER: Resolution #1553 – Central District CMGC Contract Amendment, GMP #3 (5 minutes) .....Doug Woodruff
- H. CONSIDER: Resolution #1554 – Westside Downtown Urban Park Master Development Agreement (15 minutes) .....Doug Woodruff



*Consider*

## Resolution 1542 Central District Sunset

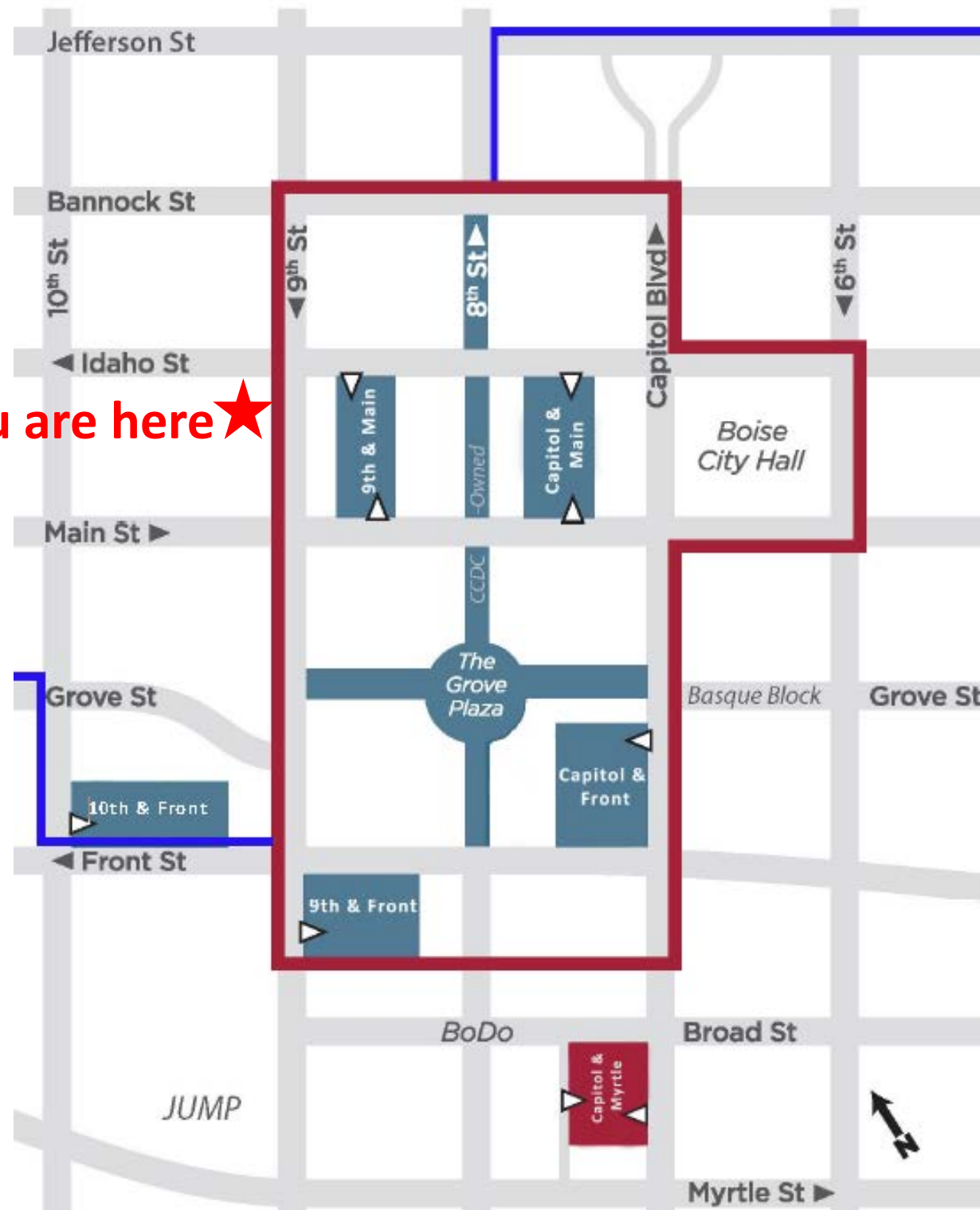
- Exhibit A: Termination Narrative
- Exhibit B: Termination Budget

Ross Borden, Finance Director

June 11, 2018

# Central District

You are here★



# Central District Sunset

## TIMELINE



### Working Group:

- > John Hale, Chair, CCDC Board of Commissioners
- > Maryanne Jordan, CCDC Commissioner, City Councilor, State Senator
- > Jade Riley, Chief of Staff, Boise City
- > John Brunelle, Executive Director, CCDC

### Staff:

- Ryan Armbruster, Counsel
- Todd Bunderson, Development Director
- Ross Borden, Finance Director

# CCDC URDs

## CENTRAL

CENTRAL		
Tax Year	Fiscal Yr	Remain
1988	FY1989	30
1989	FY1990	29
1990	FY1991	28
1991	FY1992	27
1992	FY1993	26
1993	FY1994	25
1994	FY1995	24
1995	FY1996	23
1996	FY1997	22
1997	FY1998	21
1998	FY1999	20
1999	FY2000	19
2000	FY2001	18
2001	FY2002	17
2002	FY2003	16
2003	FY2004	15
2004	FY2005	14
2005	FY2006	13
2006	FY2007	12
2007	FY2008	11
2008	FY2009	10
2009	FY2010	9
2010	FY2011	8
2011	FY2012	7
2012	FY2013	6
2013	FY2014	5
2014	FY2015	4
2015	FY2016	3
2016	FY2017	2
2017	FY2018	1

## RMOB

RIVER-MYRTLE / OLD BOISE		
Tax Year	Fiscal Yr	Remain
1995	FY1996	30
1996	FY1997	29
1997	FY1998	28
1998	FY1999	27
1999	FY2000	26
2000	FY2001	25
2001	FY2002	24
2002	FY2003	23
2003	FY2004	22
2004	FY2005	21
2005*	FY2006	20
2006	FY2007	19
2007	FY2008	18
2008	FY2009	17
2009	FY2010	16
2010	FY2011	15
2011	FY2012	14
2012	FY2013	13
2013	FY2014	12
2014	FY2015	11
2015	FY2016	10
2016	FY2017	9
2017	FY2018	8
2018	FY2019	7
2019	FY2020	6
2020	FY2021	5
2021	FY2022	4
2022	FY2023	3
2023	FY2024	2
2024	FY2025	1

## WESTSIDE

WESTSIDE		
Tax Year	Fiscal Yr	Remain
2002	FY2003	24
2003	FY2004	23
2004	FY2005	22
2005	FY2006	21
2006	FY2007	20
2007	FY2008	19
2008	FY2009	18
2009	FY2010	17
2010	FY2011	16
2011	FY2012	15
2012	FY2013	14
2013	FY2014	13
2014	FY2015	12
2015	FY2016	11
2016	FY2017	10
2017	FY2018	9
2018	FY2019	8
2019	FY2020	7
2020	FY2021	6
2021	FY2022	5
2022	FY2023	4
2023	FY2024	3
2024	FY2025	2
2025	FY2026	1

## 30<sup>TH</sup> ST

30th STREET		
Tax Year	Fiscal Yr	Remain
2013	FY2014	20
2014	FY2015	19
2015	FY2016	18
2016	FY2017	17
2017	FY2018	16
2018	FY2019	15
2019	FY2020	14
2020	FY2021	13
2021	FY2022	12
2022	FY2023	11
2023	FY2024	10
2024	FY2025	9
2025	FY2026	8
2026	FY2027	7
2027	FY2028	6
2028	FY2029	5
2029	FY2030	4
2030	FY2031	3
2031	FY2032	2
2032	FY2033	1

## In Process

1. Shoreline
2. Gateway East
3. Bench
4. State Street

# Central District Sunset

## TERMINATION RESOLUTION

### Board's final, formal (non-budget) Central District action

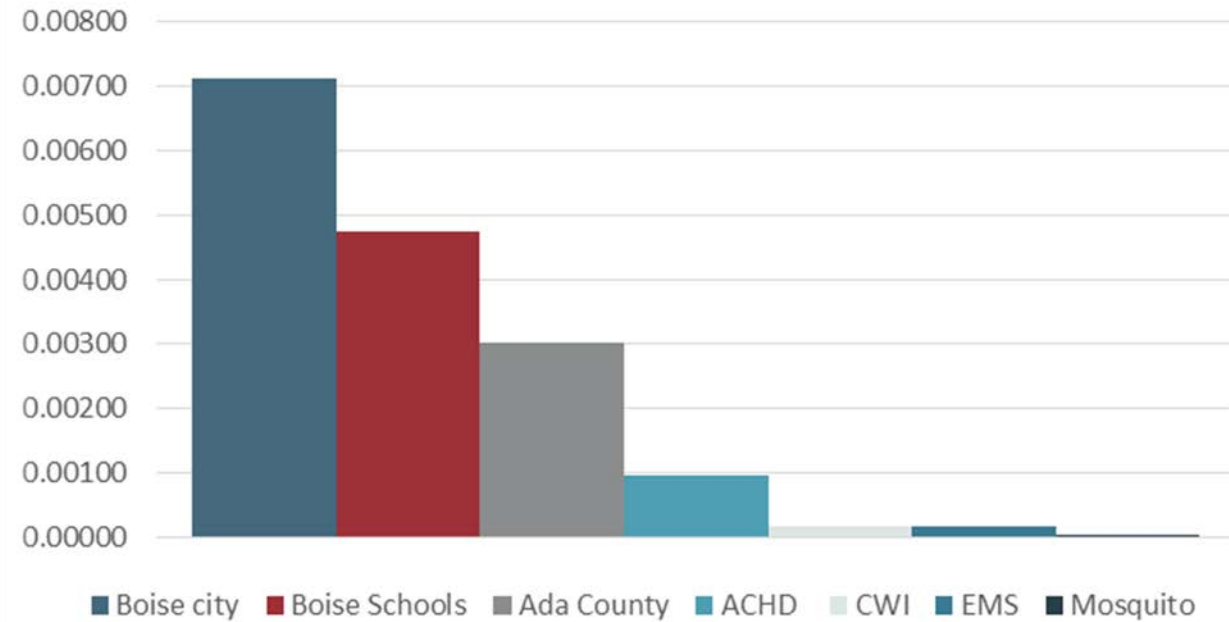
- Terminates the Central District
- Notifies 7 Taxing Districts
  - Add Assessed Values above Base to Property Tax budgets
  - Add 2006-17 Increment Value to New Construction Roll
- CCDC has sufficient funds for FY18 projects
  - Projects on-track for completion by Sept 30
  - Surplus, late, future TIF goes to Taxing Districts
- Requests City Council to adopt Termination Ordinance
- Formal notification to:
  - Ada County, State Tax Commission

# Central District Sunset

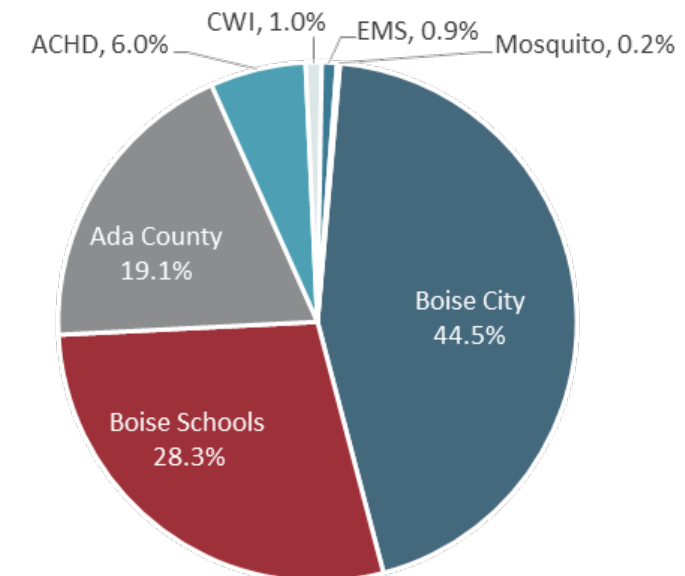
## TAXING DISTRICTS

1. City
2. School District
3. County
4. Highway District
5. College of Western Idaho
6. Emergency Medical Services
7. Mosquito Abatement

7 Taxing Districts - Individual Levy Rates



% of Total Central District Increment Levy



Total / Combined Levy  
 0.015471388  
 \$1.55 per \$100 Assessed Value

# Central District Sunset

## INCREMENT REVENUE to TAXING DISTRICTS (*estimate\**)

TAXING DISTRICT	ADDITION TO BUDGET (est)
1. City	\$990,900
2. School District	\$1,404,800
3. County	\$424,900
4. Highway District	\$132,900
5. College of Western Idaho	\$22,100
6. Emergency Medical Services	\$21,000
7. Mosquito Abatement	\$4,100
<b>TOTAL</b>	<b>\$3,000,700</b>

### Add Increment Value to Base Value

- Increment since 2006
  - Not 1988
- Legislative action essentially reset Base Year to 2006

\*Actual amount determined by Ada County



# Central District Sunset

## TERMINATION NARRATIVE – EXHIBIT A

### How to Handle Loose Ends...

1. Unexpended Increment Revenue on Sept 30
2. Delinquent Tax Increment Revenue
3. Unfinished projects after Sept 30
  -
4. Miscellaneous Expenses after Sept 30
5. Real Property
6. Intergovernmental Agreements

# Central District Sunset

## TERMINATION NARRATIVE – EXHIBIT A

### How to Handle Loose Ends...

1. Unexpended Increment Revenue on Sept 30
  - Nominal amount. To 7 Taxing Districts
2. Delinquent Tax Increment Revenue
3. Unfinished projects after Sept 30
  -
4. Miscellaneous Expenses after Sept 30
5. Real Property
6. Intergovernmental Agreements

# Central District Sunset

## TERMINATION NARRATIVE – EXHIBIT A

### How to Handle Loose Ends...

1. Unexpended Increment Revenue on Sept 30
  - Nominal amount. To 7 Taxing Districts
2. Delinquent Tax Increment Revenue
  - Nominal amount. To 7 Taxing Districts
3. Unfinished projects after Sept 30
  -
4. Miscellaneous Expenses after Sept 30
5. Real Property
6. Intergovernmental Agreements

# Central District Sunset

## TERMINATION NARRATIVE – EXHIBIT A

### How to Handle Loose Ends...

1. Unexpended Increment Revenue on Sept 30
  - Nominal amount. To 7 Taxing Districts
2. Delinquent Tax Increment Revenue
  - Nominal amount. To 7 Taxing Districts
3. Unfinished projects after Sept 30
  - Cancel or Encumber.
4. Miscellaneous Expenses after Sept 30
5. Real Property
6. Intergovernmental Agreements

# Central District Sunset

## TERMINATION NARRATIVE – EXHIBIT A

### How to Handle Loose Ends...

1. Unexpended Increment Revenue on Sept 30
  - Nominal amount. To 7 Taxing Districts
2. Delinquent Tax Increment Revenue
  - Nominal amount. To 7 Taxing Districts
3. Unfinished projects after Sept 30
  - Cancel or Encumber.
4. Miscellaneous Expenses after Sept 30
  - \$50k est. No Tax Increment Revenue so Agency Ops
5. Real Property
6. Intergovernmental Agreements

# Central District Sunset

## TERMINATION NARRATIVE – EXHIBIT A

### How to Handle Loose Ends...

1. Unexpended Increment Revenue on Sept 30
  - Nominal amount. To 7 Taxing Districts
2. Delinquent Tax Increment Revenue
  - Nominal amount. To 7 Taxing Districts
3. Unfinished projects after Sept 30
  - Cancel or Encumber.
4. Miscellaneous Expenses after Sept 30
  - \$50k est. No Tax Increment Revenue so Agency Ops
5. Real Property
  - 8<sup>th</sup> Street, The Grove Plaza, Streetscapes
  - 4 Parking Garages
6. Intergovernmental Agreements

# Central District Sunset

## TERMINATION NARRATIVE – EXHIBIT A

### How to Handle Loose Ends...

1. Unexpended Increment Revenue on Sept 30
  - Nominal amount. To 7 Taxing Districts
2. Delinquent Tax Increment Revenue
  - Nominal amount. To 7 Taxing Districts
3. Unfinished projects after Sept 30
  - Cancel or Encumber.
4. Miscellaneous Expenses after Sept 30
  - \$50k est. No Tax Increment Revenue so Agency Ops
5. Real Property
  - 8<sup>th</sup> Street, The Grove Plaza, Streetscapes
  - 4 Parking Garages
6. Intergovernmental Agreements
  - City, GBAD

# Central District Sunset

## CONTRACTS, LICENSES, MAINTENANCE AGREEMENT

1. 8<sup>th</sup> Street Parking Meters and Enforcement
  - > City
2. Patio Licensing on 8<sup>th</sup> Street and The Grove Plaza
  - > City
3. MOU for Maintenance and Service of Greater Downtown
  - > City
4. The Grove Plaza Operations and Maintenance
  - > GBAD



# Central District Sunset

## TERMINATION BUDGET – EXHIBIT B

### REVENUE

\$5.0M FY18 Tax Increment

\$4.9M Working Capital

**\$9.97M TOTAL**

### EXPENDITURES

\$2.29M Series 2015 bonds payoff, 3/3

\$1.38M Capitol Blvd streetscapes

\$1.37M City Hall Plaza Renovation

\$ 764k 8<sup>th</sup> & Main Bldg, 4/4

\$ 750k Agency Ops (7.5%)

\$ 600k Four Type 1 max matches

\$2.82M All Other (28%)

**\$9.96M TOTAL**

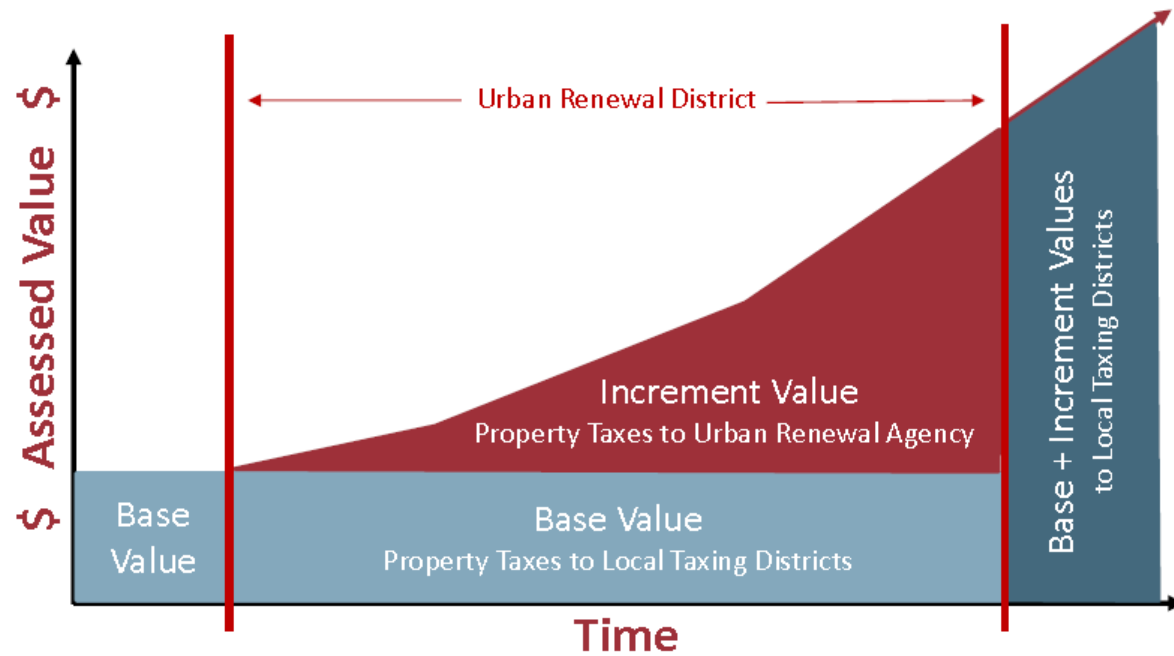
**BALANCE**

**\$2,096**

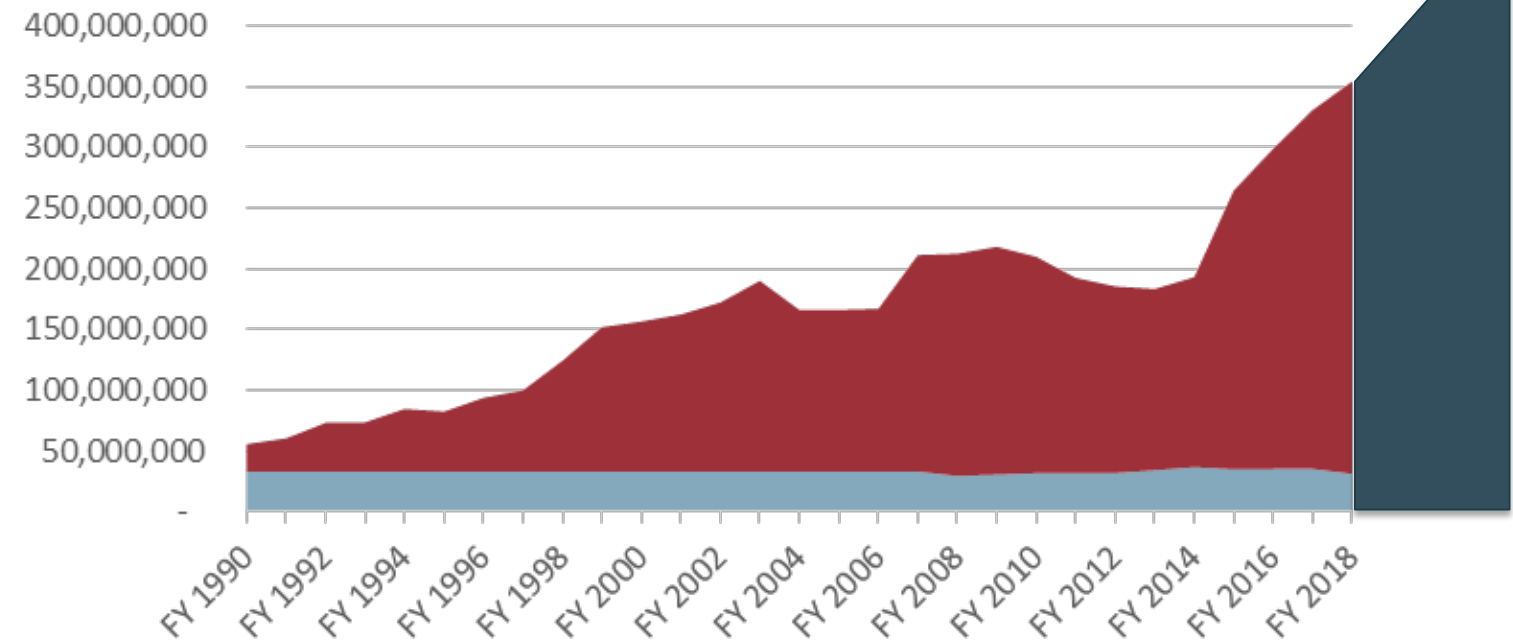
To Taxing Districts

# Central District Sunset

## INCREMENT VALUE



Central District  
Base & Increment Value

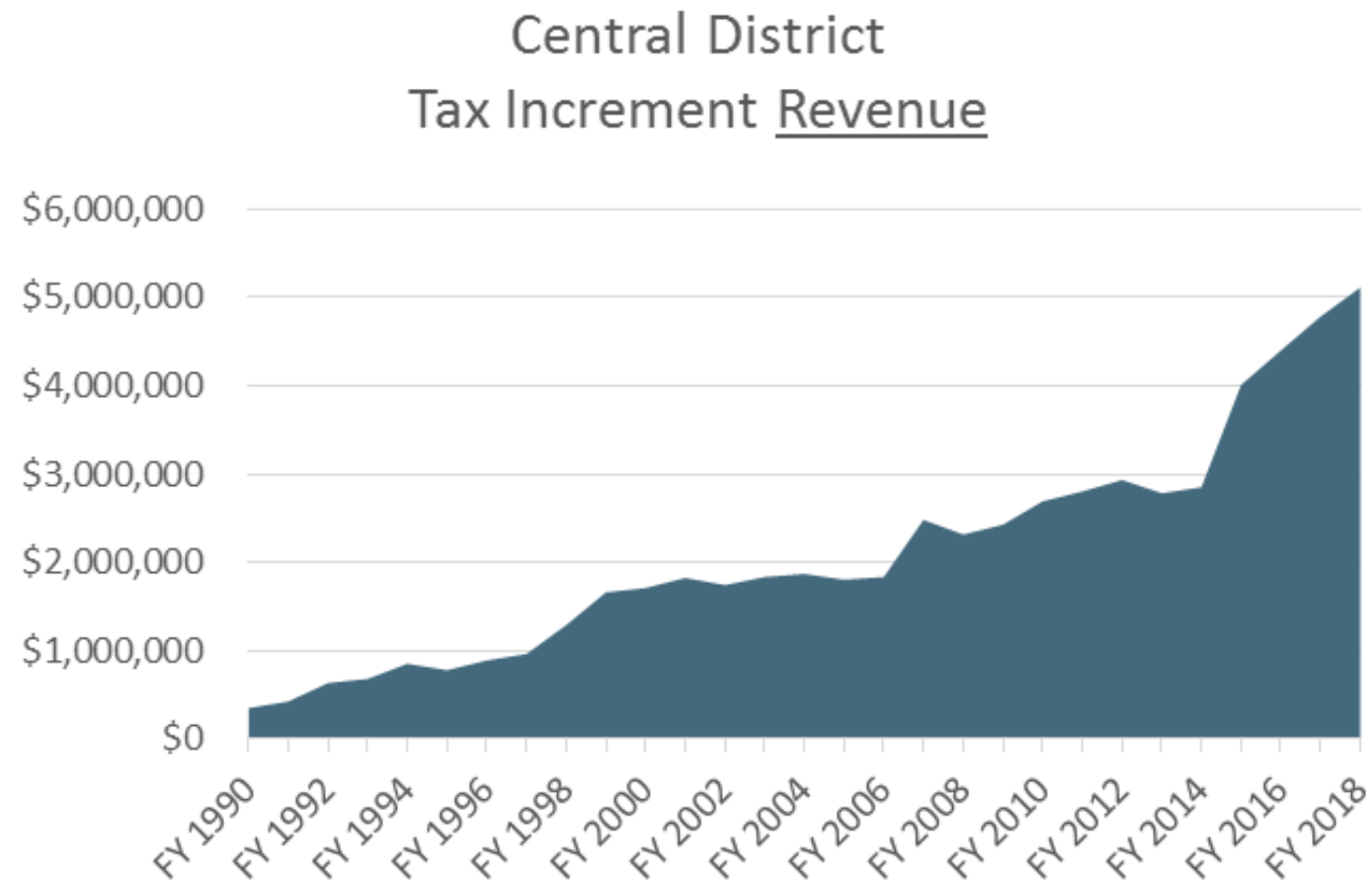


**FY88**  
Increment \$1.4M  
Base \$33M (average)

**FY18**  
Increment \$322.3M  
**223X**

# Central District Sunset

## INCREMENT REVENUE



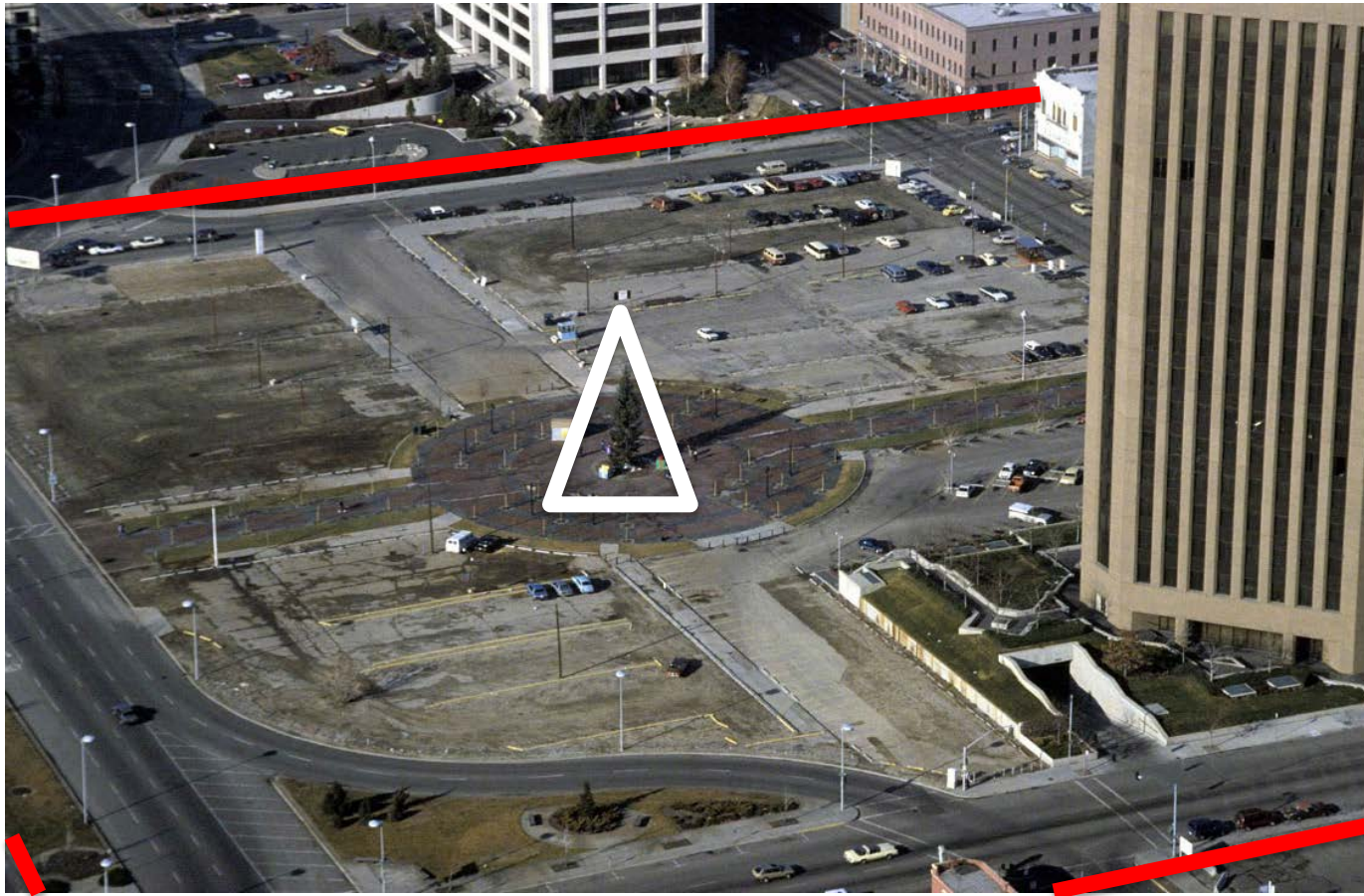
**\$60.9 million**  
over 30 year Term

**+11%**  
Average Annual Change



# Central District Sunset

**BEFORE and AFTER**





# Central District Sunset

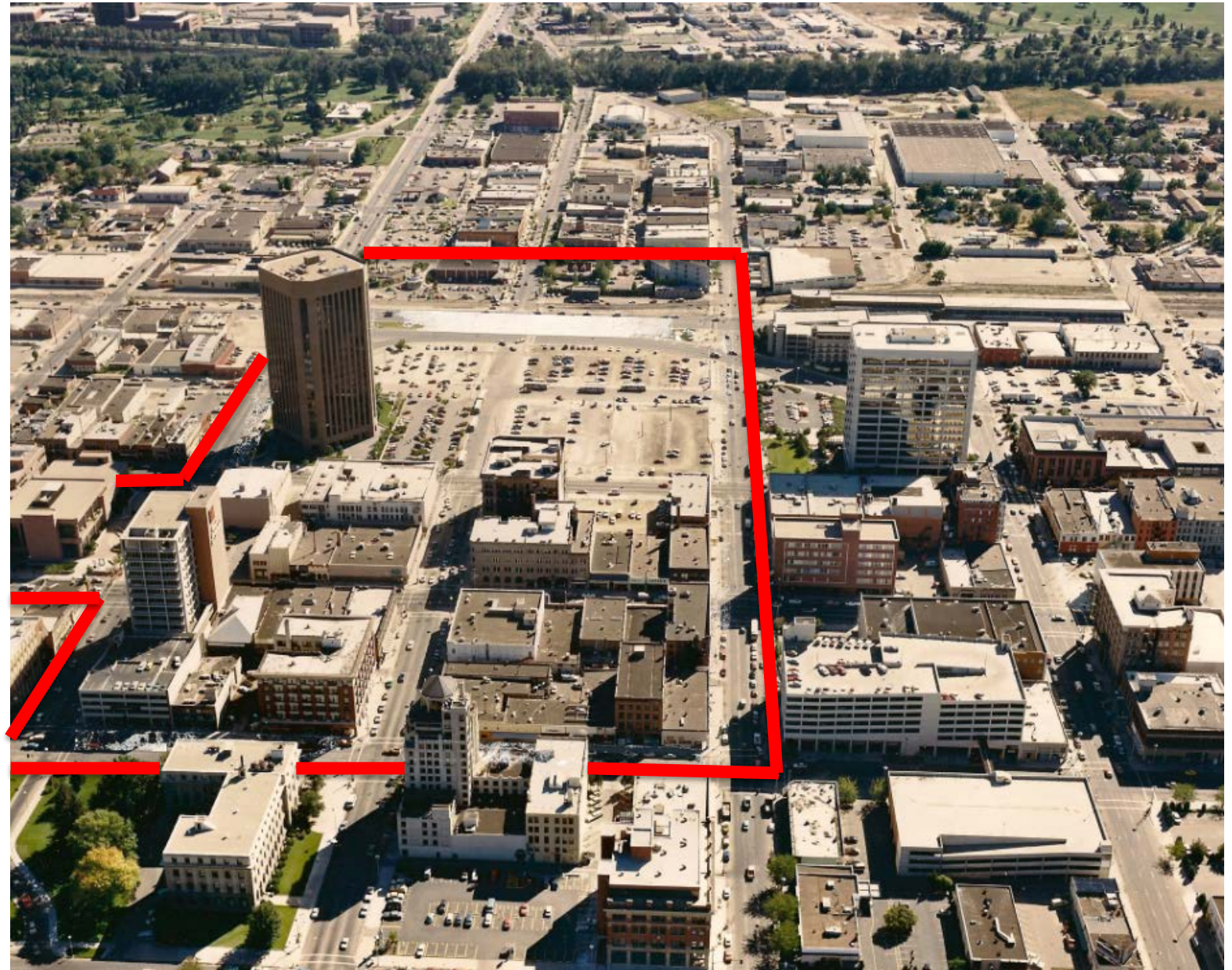
## SAVE THE DATE

- 4-8 pm, Monday, Nov 5, Boise Centre
- Idaho Smart Growth Awards
- Featuring CCDC and the Central District

## QUESTIONS?

Suggested Motion:

I move adoption of Resolution 1542 terminating the Central District and providing notice to the seven affected taxing districts including Ada County, and the Idaho State Tax Commission.





# AGENDA

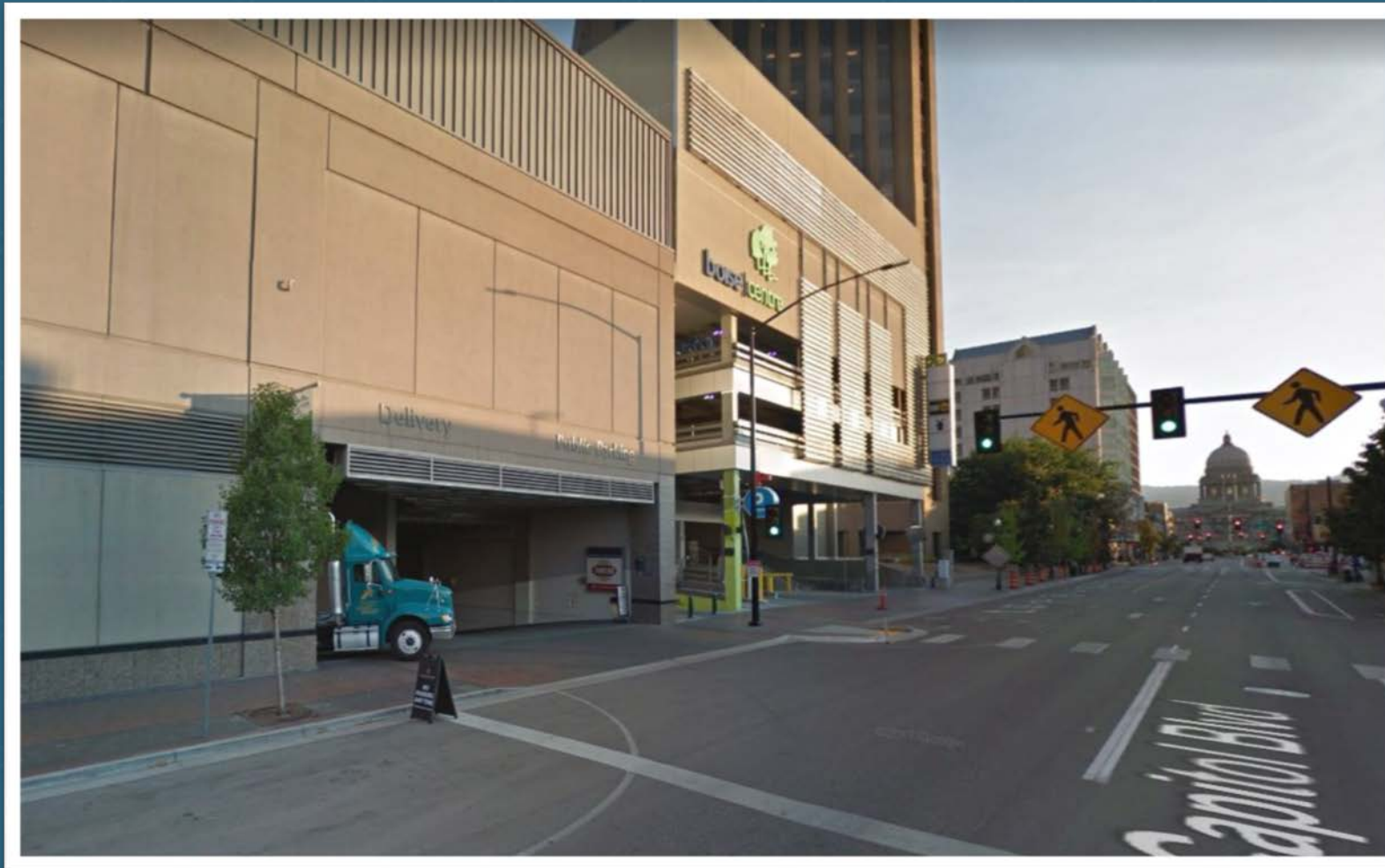
## IV. Action Item

- A. CONSIDER: Resolution #1556 – Approve 30<sup>th</sup> St Plan Amendment (DeAnnex) (5 minutes) .....Shellan Rodriguez
- B. CONSIDER: Resolution #1555A – Approve RMOB Plan Amendment Option A (DeAnnex) (5 minutes) .....Shellan Rodriguez
- C. CONSIDER: Resolution #1555B – Approve RMOB Plan Amendment Option B (DeAnnex) (5 minutes).....Shellan Rodriguez
- D. CONSIDER: Resolution #1542 – Central District Termination (10 minutes) .....Ross Borden
- E. CONSIDER: Capitol & Front Garage Disposition Approve Revised RFP (5 minutes) .....Laura Williams
- F. CONSIDER: Resolution #1551 – Awarding Contract for 10<sup>th</sup> & Front Garage Concrete Repairs Project (5 minutes) .....Kathy Wanner
- G. CONSIDER: Resolution #1553 – Central District CMGC Contract Amendment, GMP #3 (5 minutes) .....Doug Woodruff
- H. CONSIDER: Resolution #1554 – Westside Downtown Urban Park Master Development Agreement (15 minutes) .....Doug Woodruff

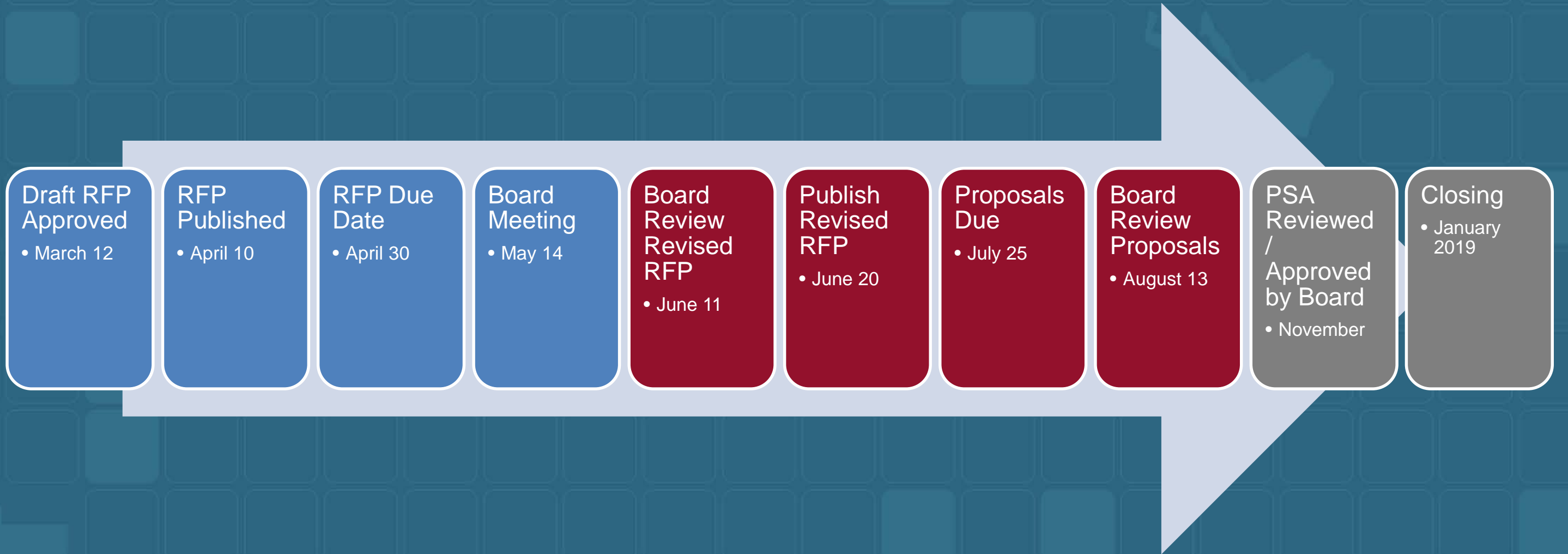
# CONSIDER: Capitol & Front Garage Disposition Approve Revised RFP

Laura Williams  
Project Manager – Property Development

# Capitol & Front Garage Disposition



# RFP Timeline



# Parking Garage Valuation

## Income Based Approach

Net Operating Income / Capitalization Rate

\$231,113 / 6% = \$3,851,881

## Cost Depreciation

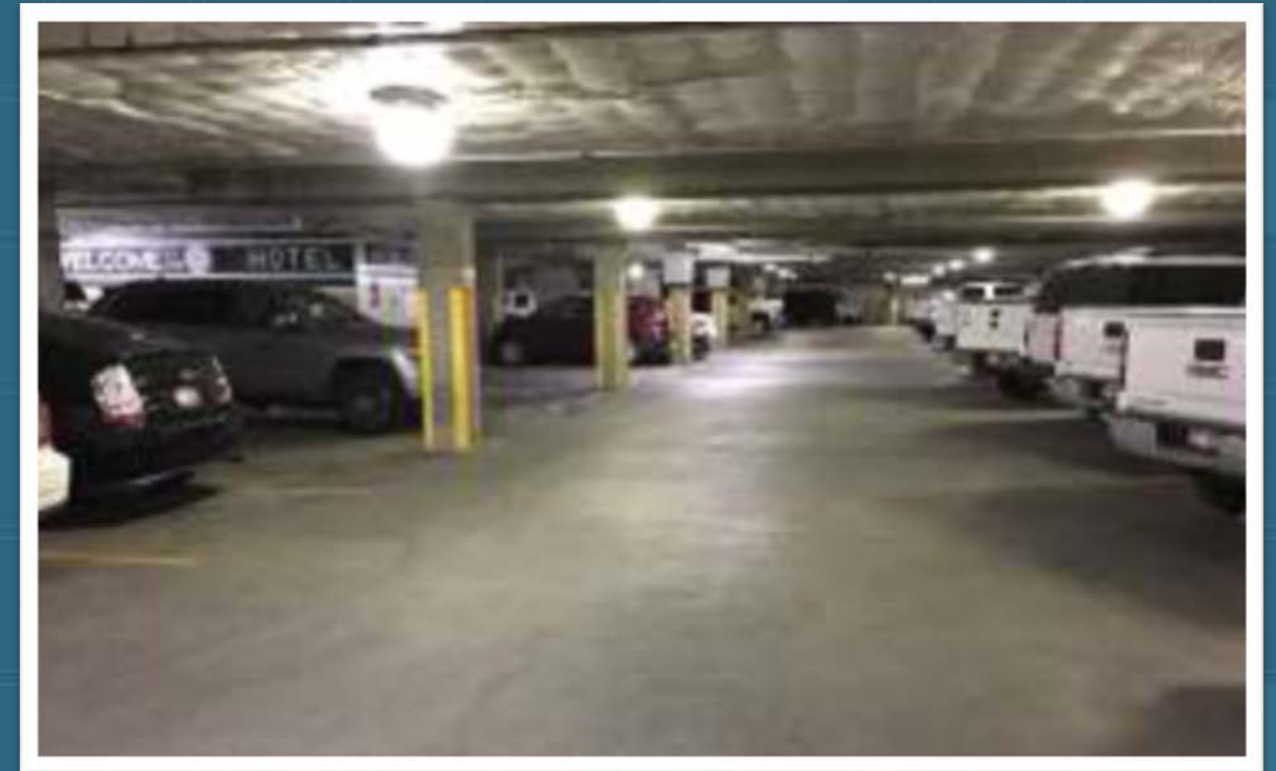
\$54,734/space to build today = \$11,330,000

Depreciate 40% of useful life (20 years out of 50) =  
\$6,798,000

## Market Comparison

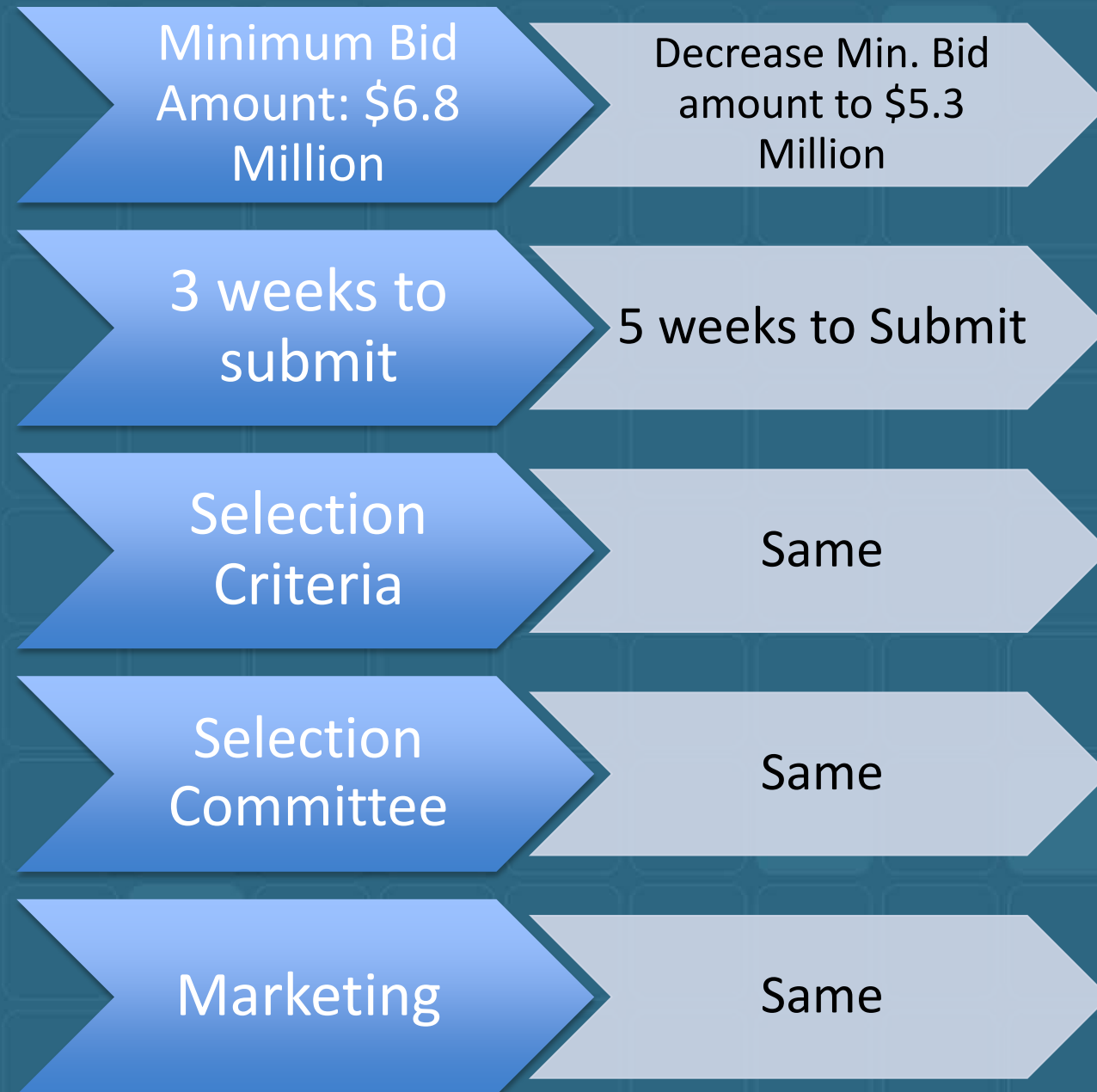
“Any Garage” \$23,000 X 207 Spaces = \$4,761,000

“Specific Use Garage” \$51,000 X 207 Spaces =  
\$10,557,000





# RFP Recommendations



# RFP Selection Committee and Criteria

- Board Selection Committee – Executive Committee reviews for facts and findings prior
- 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



## Suggested Motion:

I move to authorize the Executive Director to revise the Capitol & Front Garage Request for Proposals, and publish the revised RFP using the process as outlined.

# AGENDA

## IV. Action Item

- A. CONSIDER: Resolution #1556 – Approve 30<sup>th</sup> St Plan Amendment (DeAnnex) (5 minutes) .....Shellan Rodriguez
- B. CONSIDER: Resolution #1555A – Approve RMOB Plan Amendment Option A (DeAnnex) (5 minutes) .....Shellan Rodriguez
- C. CONSIDER: Resolution #1555B – Approve RMOB Plan Amendment Option B (DeAnnex) (5 minutes).....Shellan Rodriguez
- D. CONSIDER: Resolution #1542 – Central District Termination (10 minutes) .....Ross Borden
- E. CONSIDER: Capitol & Front Garage Disposition Approve Revised RFP (5 minutes) .....Laura Williams
- F. CONSIDER: Resolution #1551 – Awarding Contract for 10<sup>th</sup> & Front Garage Concrete Repairs Project (5 minutes) .....Kathy Wanner
- G. CONSIDER: Resolution #1553 – Central District CMGC Contract Amendment, GMP #3 (5 minutes) .....Doug Woodruff
- H. CONSIDER: Resolution #1554 – Westside Downtown Urban Park Master Development Agreement (15 minutes) .....Doug Woodruff



**CONSIDER: Resolution # 1551: Awarding Contract for  
10<sup>th</sup> & Front Garage Concrete Repairs Project**



**Kathy Wanner, Contracts Specialist**

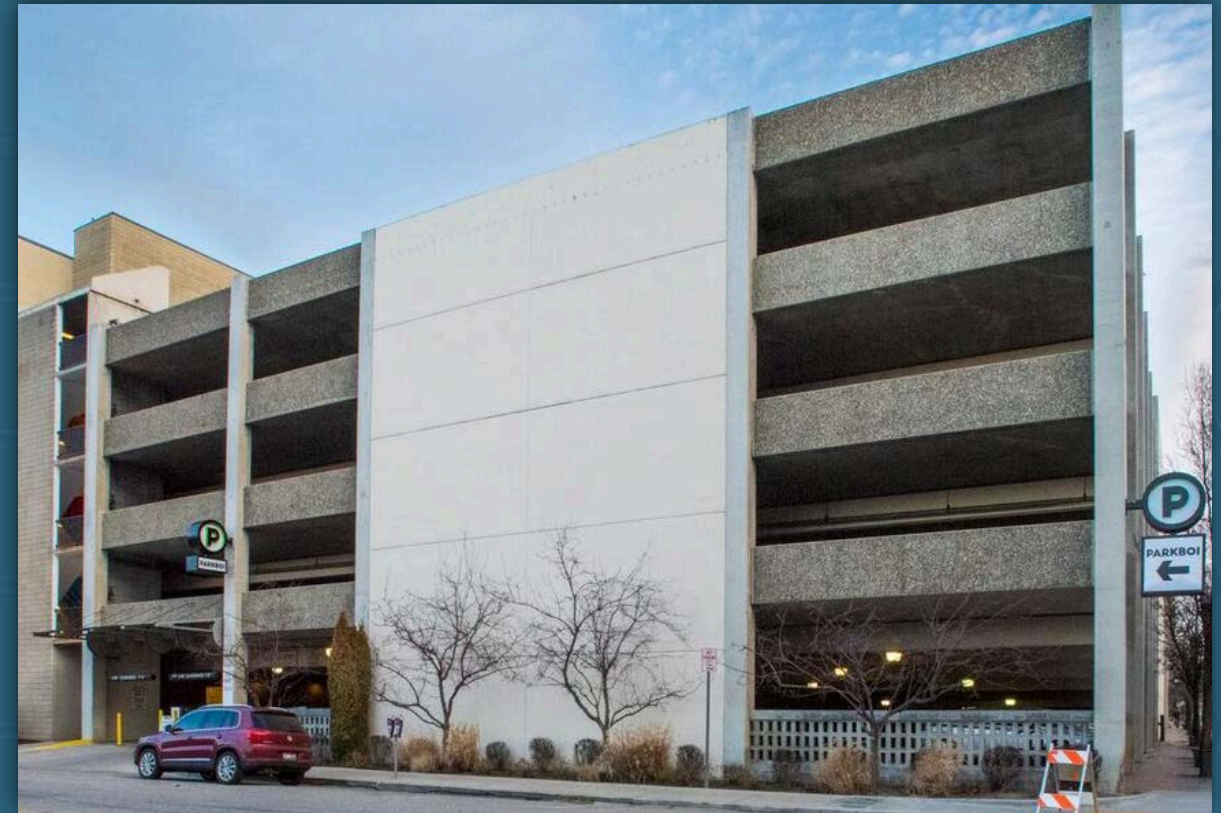


# Project Background

The 10<sup>th</sup> & Front Garage was completed in 1978

Project will:

- Repair various locations of spalling concrete
- Repair and seal concrete on all levels
- Full depth concrete repair in some locations
- Install new guardrails
- Repair roofs over stair towers and elevator shaft.



Unique project with complex site conditions, logistics and public relations.

CCDC chose to pre-qualify bidders

# Two Step Procurement Process

**April 9, 2018**

Board approved  
three prequalified  
contractors

**May 9, 2018**

Invitation to Bid  
Issued

**May 18, 2018**

Three contractors  
attended the pre-  
bid meeting

**May 30, 2018**

Two bids received

**Today**

Bid Award

# BID RESULTS

BIDDER	BASE BID AMOUNT	BID ALTERNATE (roof repairs)	TOTAL BID
<b>Guho Corp</b>	\$365,276.84	\$31,811.13	<b>\$397,087.97</b>
McAlvain	Did not bid		
Structural Group	\$524,900.00	\$122,900.00	\$647,800.00



## **Suggested Motion:**

I move to adopt Resolution No. 1551 recognizing Guho Corp. as the lowest responsive bidder, awarding the 10<sup>th</sup> & Front Garage Concrete Repairs Project contract to Guho Corp. for the total Base Bid plus Bid Alternate amount of \$397,087.97, and authorizing the Executive Director to negotiate and execute the contract and to expend funds as set forth in the resolution.



# AGENDA

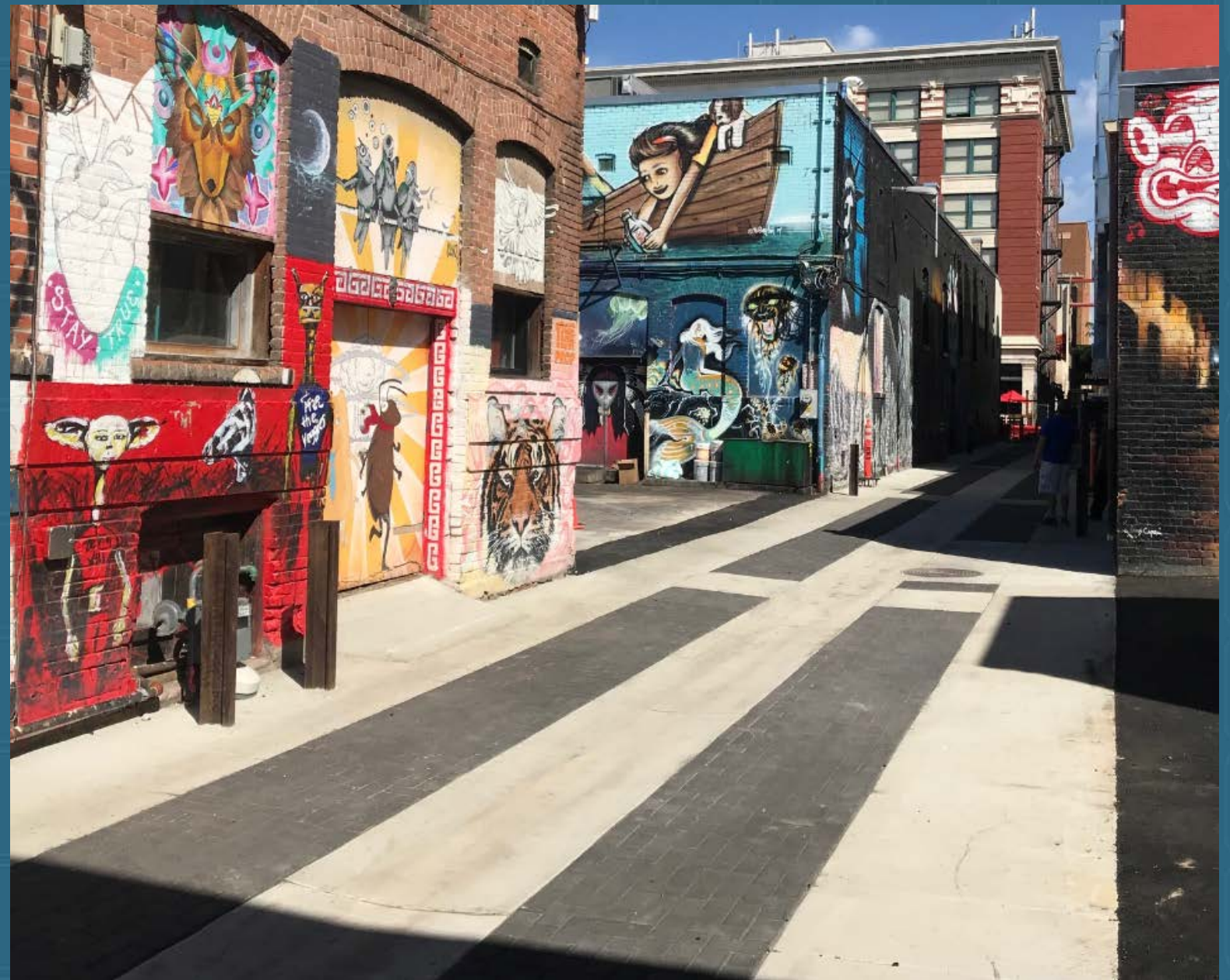
## IV. Action Item

- A. CONSIDER: Resolution #1556 – Approve 30<sup>th</sup> St Plan Amendment (DeAnnex) (5 minutes) .....Shellan Rodriguez
- B. CONSIDER: Resolution #1555A – Approve RMOB Plan Amendment Option A (DeAnnex) (5 minutes) .....Shellan Rodriguez
- C. CONSIDER: Resolution #1555B – Approve RMOB Plan Amendment Option B (DeAnnex) (5 minutes).....Shellan Rodriguez
- D. CONSIDER: Resolution #1542 – Central District Termination (10 minutes) .....Ross Borden
- E. CONSIDER: Capitol & Front Garage Disposition Approve Revised RFP (5 minutes) .....Laura Williams
- F. CONSIDER: Resolution #1551 – Awarding Contract for 10<sup>th</sup> & Front Garage Concrete Repairs Project (5 minutes) .....Kathy Wanner
- G. CONSIDER: Resolution #1553 – Central District CMGC Contract Amendment, GMP #3 (5 minutes) .....Doug Woodruff
- H. CONSIDER: Resolution #1554 – Westside Downtown Urban Park Master Development Agreement (15 minutes) .....Doug Woodruff

# 2018 Central District Public Improvements

Construction Manager / General Contractor  
Contract Amendment – GMP No. 3





CM/GC Contract *signed* in November.

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

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

February  
2018

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

May 2018

- 8<sup>th</sup> St. nearly complete
- Alleys underway
- **GMP No 3 Approval**
- Complete – Aug/Sept

**TODAY**

- Alleys to be complete
- GMP No 4. Geothermal
- Complete –Sept

August



September  
30, 2018

## Guho Corp. Contract Summary

	<u>Estimate</u>	<u>Approved</u>
Pre-construction Services		\$ 80,060
Amendment GMP No. 1 – 8 <sup>th</sup> Street & long lead-time items		\$ 762,238
Amendment GMP No. 2 – Freak & Union Alleys		\$ 561,020
<b>TODAY: Amendment GMP No. 3 – Capitol Blvd</b>		<b>\$ 1,011,588</b>
<u>Amendment GMP No. 4 – Geothermal, Misc. Repairs</u>	<u>\$ 386,839</u>	
	Estimated Subtotal:	\$ 386,839
<b>Amended Construction Contract Amount:</b>		<b>\$2,334,846</b>
Estimated Final Contract Amount: \$ 2,721,685		



# GMP No. 3 Improvements

- Capitol Boulevard Streetscape Improvements
  - Urban Brick Streetscape Standards
  - Stormwater drainage
  - Protected Bike Lane
- Capitol Blvd and Idaho Street pedestrian crossing
- Sidewalk enhancement at loading zones







## TODAY

**BOARD APPROVAL:** Amendment - Guaranteed Maximum Price No. 3  
Capitol Boulevard Streetscape and Protected Bike  
Lane Improvements

## LATER

**BOARD APPROVAL:** Amendment - Guaranteed Maximum Price No. 4  
Union Block Geothermal and Misc. Repairs

An aerial night view of a city, likely downtown Denver, showing a dense grid of buildings. A prominent feature is a tall, modern skyscraper with a distinctive red-lit top edge. The city lights are visible, and the overall scene is illuminated by the warm glow of streetlights and building interiors. A semi-transparent red box is overlaid on the upper portion of the image, containing white text.

## Suggested Motion:

I move to adopt Resolution #1553 authorizing the amendment of the Central District CMGC Agreement with Guho Corporation.

# AGENDA

## IV. Action Item

- A. CONSIDER: Resolution #1556 – Approve 30<sup>th</sup> St Plan Amendment (DeAnnex) (5 minutes) .....Shellan Rodriguez
- B. CONSIDER: Resolution #1555A – Approve RMOB Plan Amendment Option A (DeAnnex) (5 minutes) .....Shellan Rodriguez
- C. CONSIDER: Resolution #1555B – Approve RMOB Plan Amendment Option B (DeAnnex) (5 minutes).....Shellan Rodriguez
- D. CONSIDER: Resolution #1542 – Central District Termination (10 minutes) .....Ross Borden
- E. CONSIDER: Capitol & Front Garage Disposition Approve Revised RFP (5 minutes) .....Laura Williams
- F. CONSIDER: Resolution #1551 – Awarding Contract for 10<sup>th</sup> & Front Garage Concrete Repairs Project (5 minutes) .....Kathy Wanner
- G. CONSIDER: Resolution #1553 – Central District CMGC Contract Amendment, GMP #3 (5 minutes) .....Doug Woodruff
- H. CONSIDER: Resolution #1554 – Westside Downtown Urban Park Master Development Agreement (15 minutes) .....Doug Woodruff

# Westside Downtown Urban Park

## Master Development Agreement

Resolution 1554

Doug Woodruff, Senior Project Manager





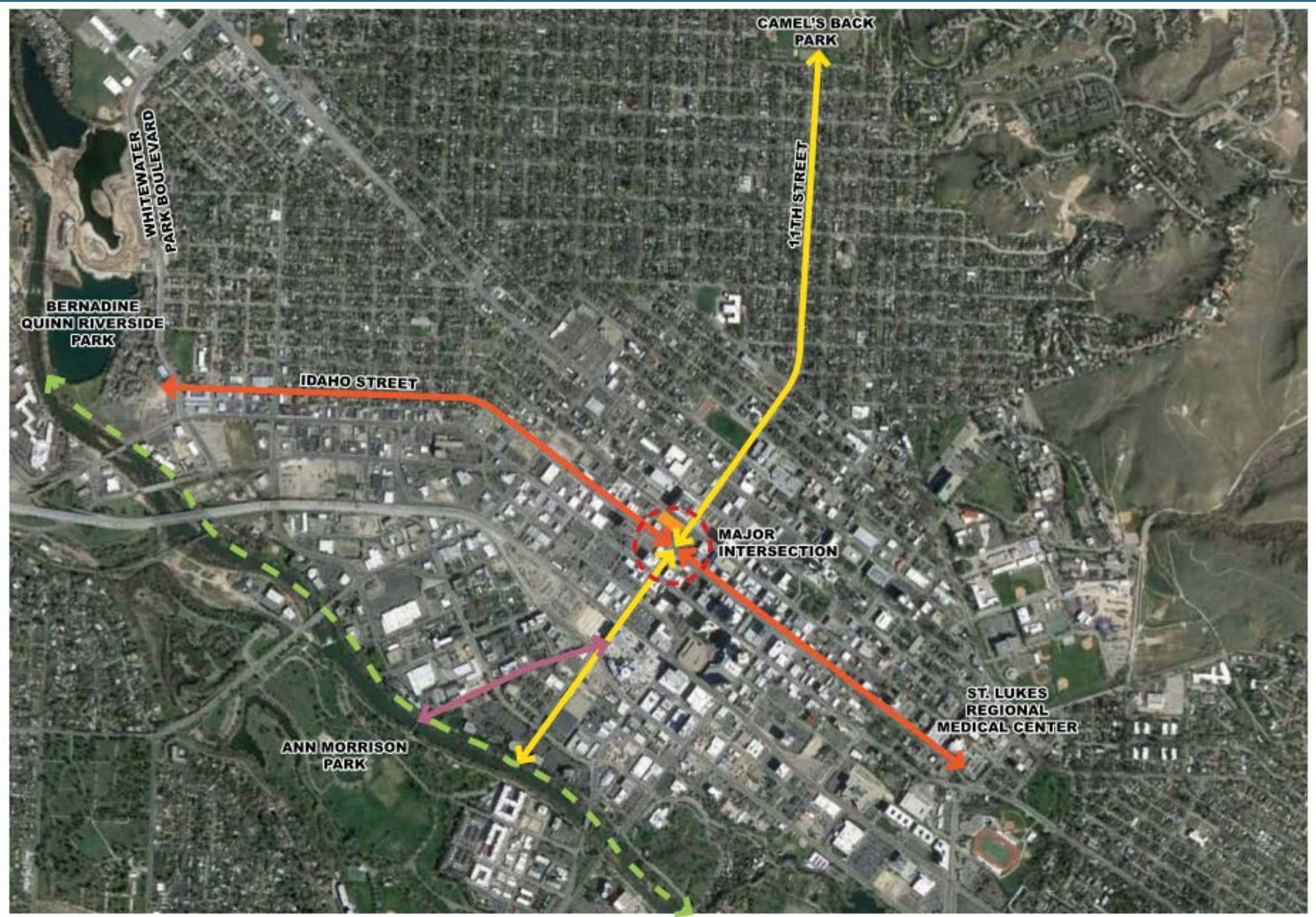
## DOWNTOWN PARKS and PUBLIC SPACES *Master Plan*

### 3 Westside

- Indoor/outdoor Farmer's Market
- Large plaza near 11th and Bannock Streets
- Grove "Green Festival" street plaza

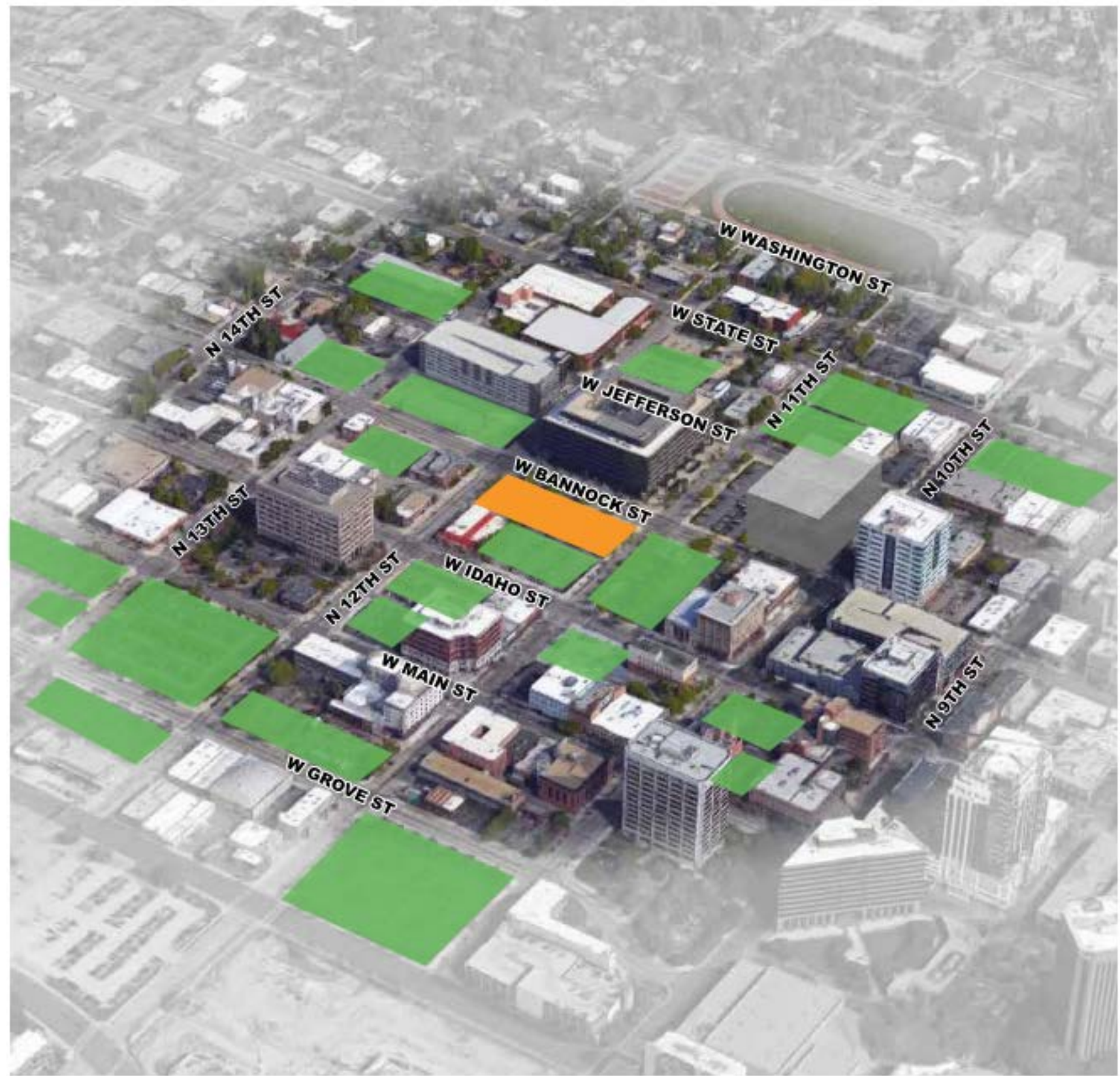






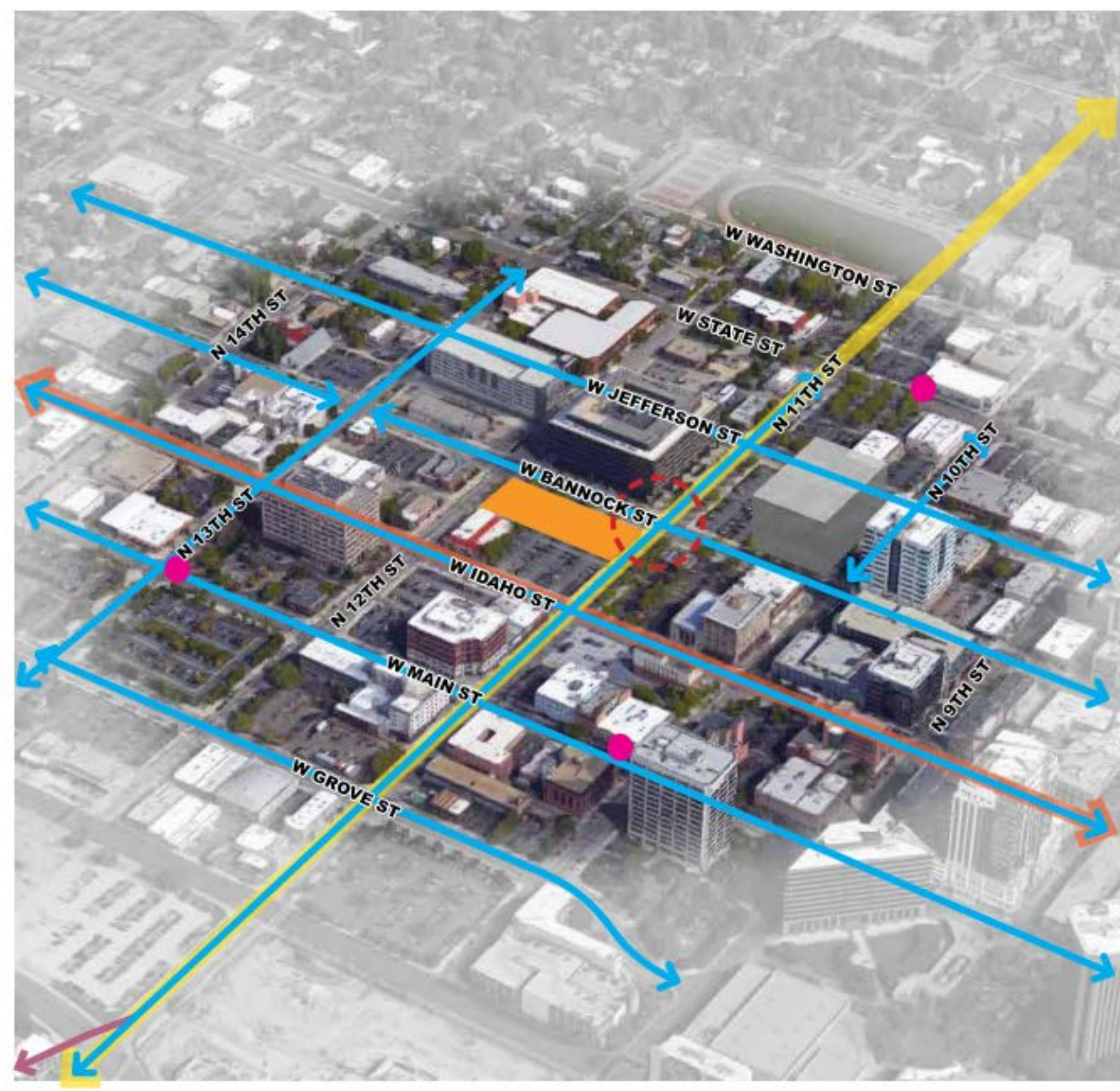


- Design Site
- Underutilized Parcels





- Design Site
- Major Intersection
- Existing/Proposed Bike Infrastructure
- Pioneer Pathway
- 11th Street
- Idaho Street
- Boise Green Bike Hub





W BANNOCK ST

Streetscape Improvements

PARKING PARCEL

PARK PARCEL

RUDOLPH INVESTMENTS, INC  
1100 W BANNOCK ST  
BOISE, ID 83702

VACATED ALLEY

EL KORAH SHRINERS  
1118 W IDAHO ST  
BOISE, ID 83702

ELEVEN ELEVENWEST JEFFERSON, LLC  
C/O RAFANELLIAND NAHAS MANAGE  
1118 W IDAHO ST  
BOISE, ID 83702

ELECTRICAL VAULT

MEYERS CABINET

ELECTRICAL VAULT

N 12TH ST

N 11TH ST



# Master Development Agreement

- CCDC, City, and Eleven Eleven West Jefferson, LLC
- City's lease of the Site
- Ongoing maintenance and operation of the park
- Parking needs for the park
- Process to select a final design
- Construction and funding

# Roles and Responsibilities

- CCDC
  - Park **design**, public engagement, and **construction**
  - No ownership or operations
- City of Boise Parks and Recreation
  - **Park** ownership, operation, and maintenance
- Eleven Eleven West Jefferson, LLC
  - **Parking lot** ownership, operation, and maintenance

# Fiscal Notes

- CCDC
  - \$2,000,000 (2018 approved budget)
- City of Boise Parks and Recreation
  - \$1,000,000 contribution (via Type 4 Agreement)
- Eleven Eleven West Jefferson, LLC
  - \$30,000 contribution for parking lot considerations
- **Total Budget \$3,030,000**



# Next Steps

- Public open house
  - Boise Plaza terrace
  - June 14, 2018 from 5 to 7:30pm
- Preferred design concept
- Stakeholder working group – June 25
- Seek approval of final design – late summer
  - CCDC Board
  - Parks Commission
  - City Council

# Westside Downtown Urban Park

## Suggested Motion:

I move to adopt Resolution #1554 approving the Westside Downtown Urban Park Master Development Agreement.

# AGENDA

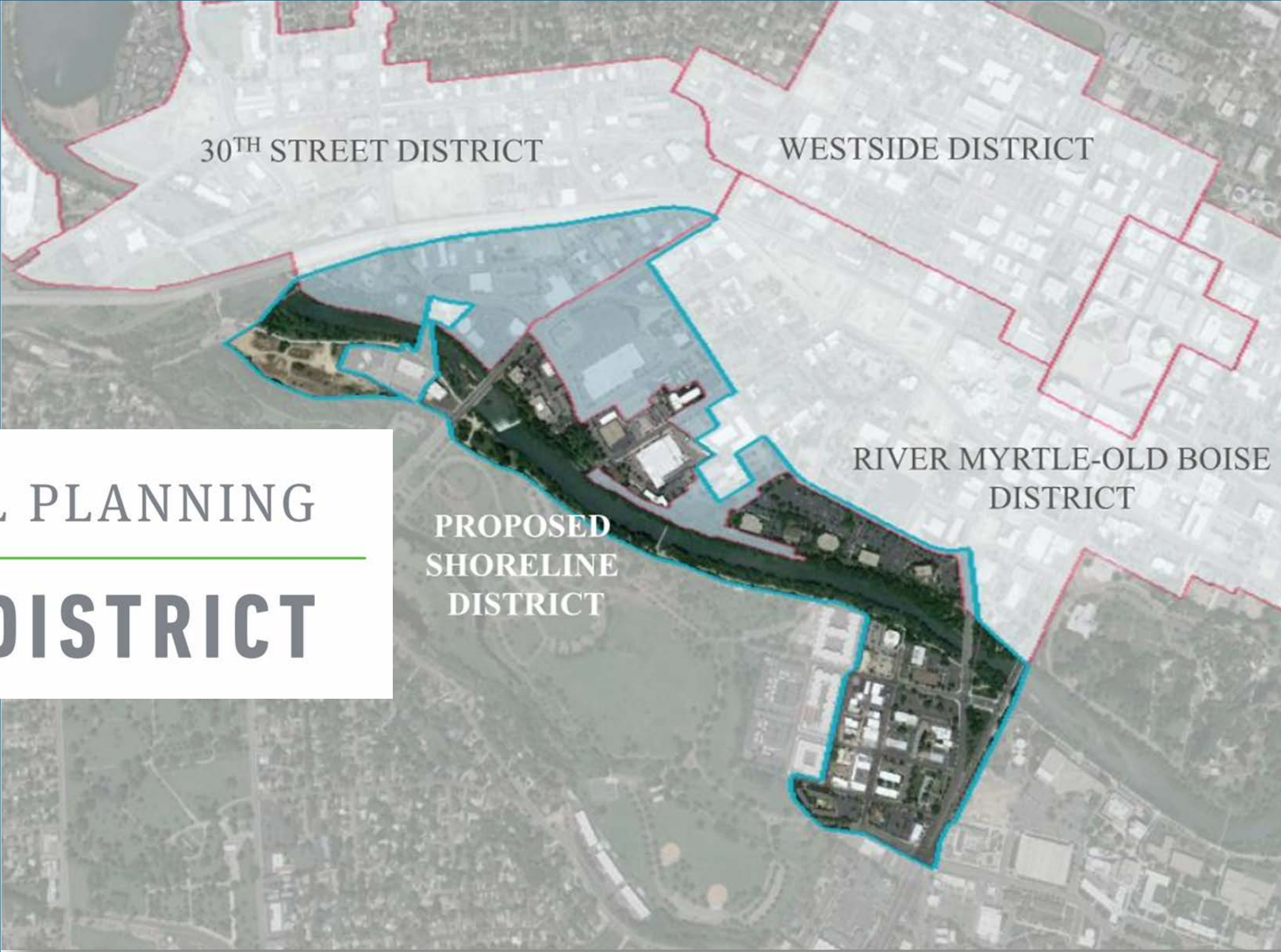
## V. Information/Discussion Items

- A. CCDC & CTA Present Preliminary Findings for Shoreline Urban Framework and Feasibility Study .....Shellan Rodriguez/Doug Woodruff
- B. Secure Bike Parking Update .....Matt Edmond
- C. ParkBOI System Update .....Max Clark
- D. Operations Report .....John Brunelle

# Information Item: CCDC & CTA Present Preliminary Findings for Shoreline Urban Framework and Feasibility Study

Shellan Rodriguez, Real Estate Development Manager  
Doug Woodruff, Senior Project Manager, Capital Improvements





30<sup>TH</sup> STREET DISTRICT

WESTSIDE DISTRICT

RIVER MYRTLE-OLD BOISE DISTRICT

PROPOSED SHORELINE DISTRICT

URBAN RENEWAL PLANNING  
— ■ —  
**SHORELINE DISTRICT**

# Where we've been...

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



# Urban Framework Process

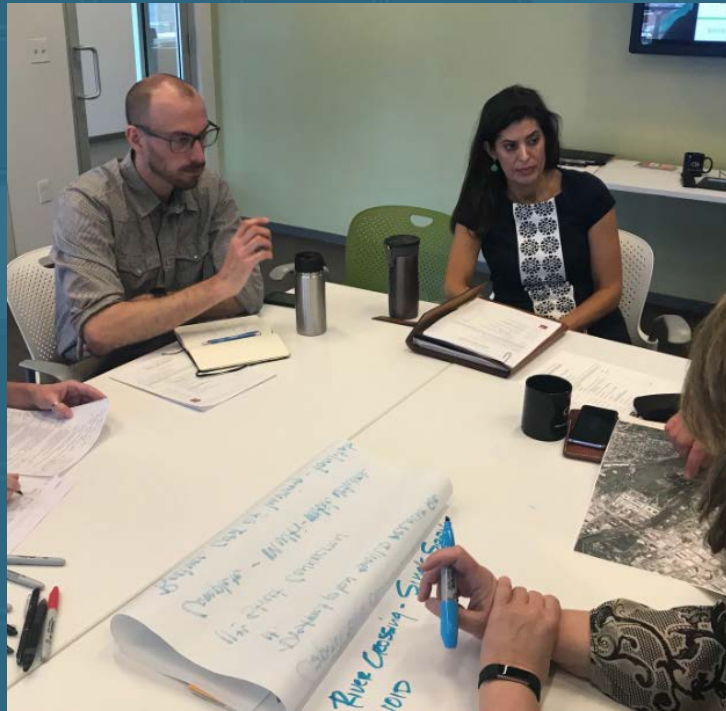


## Public Outreach - to date

- SWOT of the Area
- Gap Analysis of Existing Plans
  - Common themes
    - Urban Design
    - Mobility
    - River Management
- Potential Public Improvements (Working List)
- Policy Recommendations (Working List)



# Public Agency Stakeholders



- Zoning and Land Use
- SWOT Analysis
- Guiding Documents and Plans
- Key Topics
  - Urban Design
  - Mobility
  - River Management





# Open Houses - Public Input



## URBAN RENEWAL PLANNING SHORELINE DISTRICT

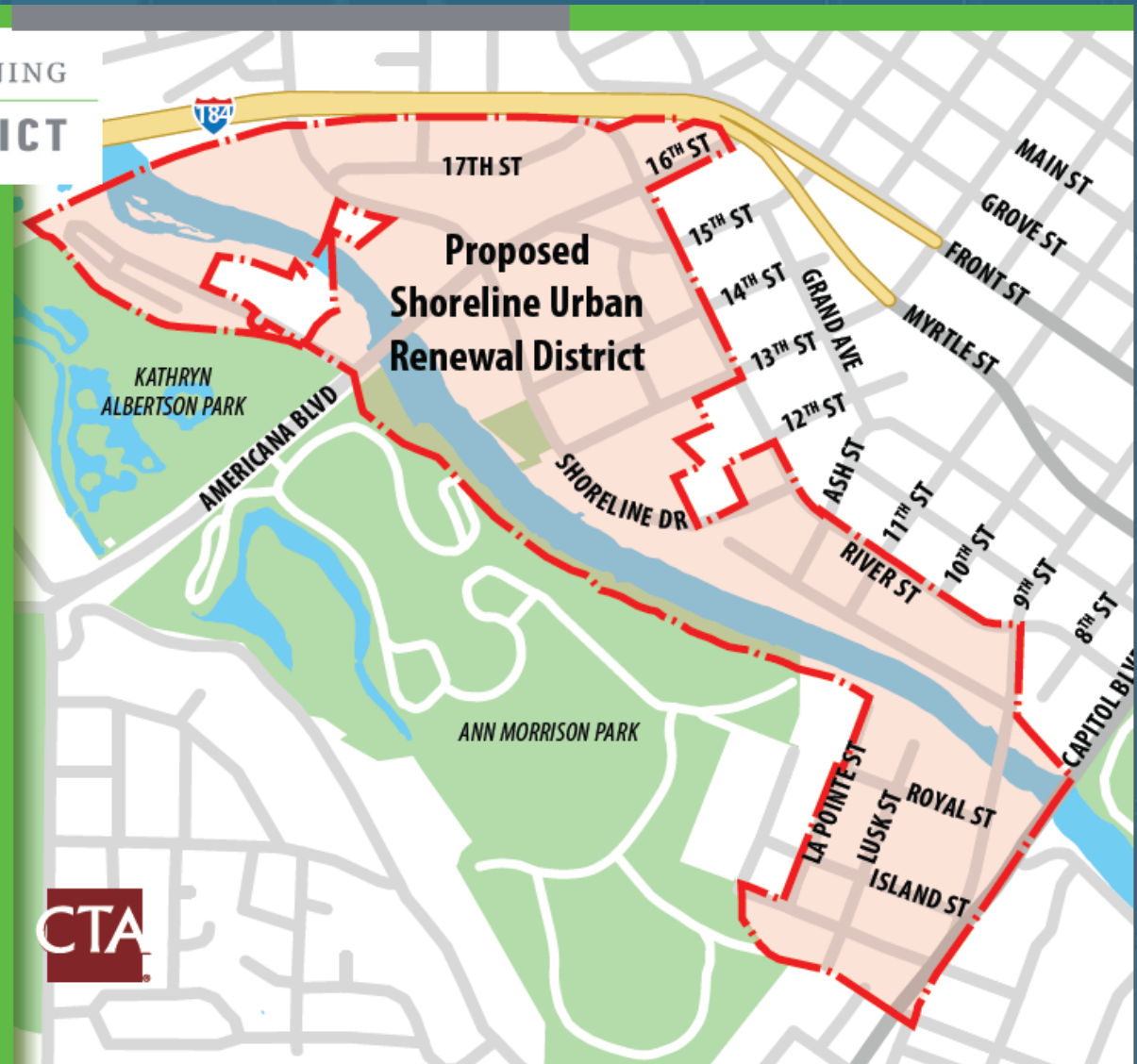
**WE VALUE YOUR  
INPUT!**

Join us for a public input session for the proposed Shoreline Urban Renewal District.

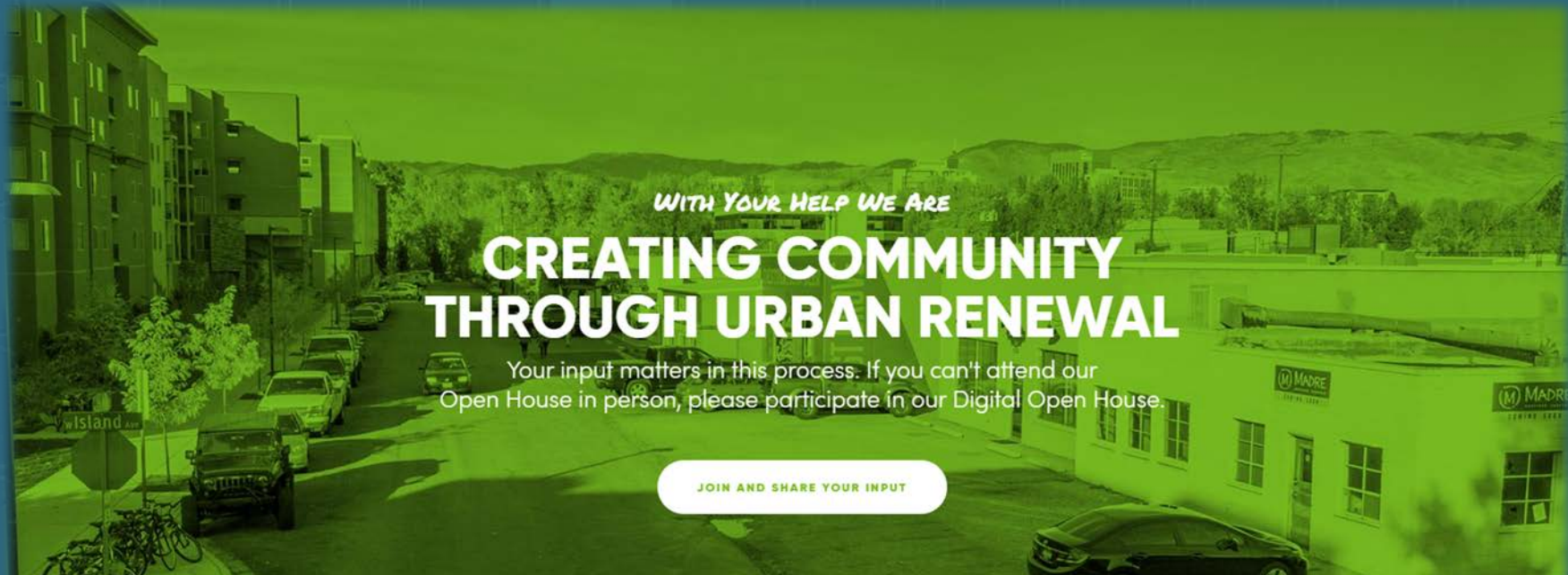
Date: June 7, 2018

Time: 5:00 - 7:00 pm

Location: Trademark Design  
915 West Royal Blvd.







# Online Open House

URBAN RENEWAL PLANNING  
SHORELINE DISTRICT

[www.ccdcshoreline.com](http://www.ccdcshoreline.com)



## DISTRICT FORMATION PROCESS

*ESTABLISHING THE SHORELINE DISTRICT IS A MULTI-STEP PUBLIC PROCESS THAT RELIES ON INPUT AND FEEDBACK FROM THE GENERAL PUBLIC, KEY STAKEHOLDERS, CONSULTANTS, AND AGENCY PARTNERS.*

A six-month eligibility study completed in October 2017 has determined that the Shoreline Study Area meets state statute requirements and is eligible for urban renewal. Boise City Council adopted the [Eligibility Report](#) and directed Capital City Development Corporation (CCDC) to begin the formation process to create the Shoreline District. The formation process includes conducting an economic feasibility study, infrastructure deficiency assessment, and a public improvements master plan. Information from all of these efforts will be reviewed with the public and then compiled into an Urban Renewal Plan for consideration and possible adoption by the Boise City Council and the CCDC Board of Commissioners in the fall of 2018.

If adopted by Boise City and recorded with Ada County in 2018, as anticipated, the proposed Shoreline District will take effect January 1, 2019 and remain an active district for 20 years. During the district's term, the neighborhood will benefit from CCDC's ability to assist in economic development projects, make infrastructure improvements, implement mobility initiatives, and create placemaking projects.





# URBAN FRAMEWORK

## SHORELINE URBAN RENEWAL PLAN PROGRESS UPDATE



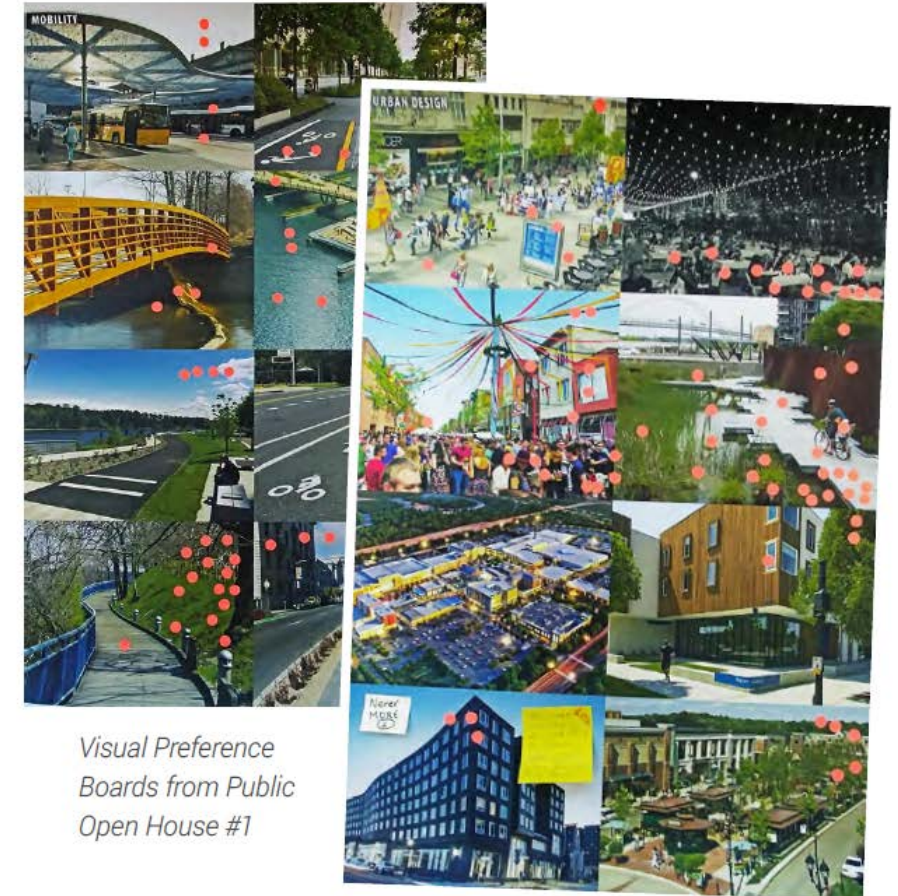
URBAN RENEWAL PLANNING  
SHORELINE DISTRICT

06 | 05 | 18



## Progress

- Existing Plan Assessment/Gap Analysis
- Stakeholder Meeting #1
- Public Open House #1
- Market/Engineering Assessments
- List of Public Improvements/Policy Recommendations
- Draft Concepts
- Stakeholder Meeting #2
- Public Open House #2



Visual Preference Boards from Public Open House #1

PROGRESS

URBAN RENEWAL PLANNING  
SHORELINE DISTRICT





# FIG 1 | URBAN DESIGN

CONCEPT 1:



CONCEPT 2:



- FESTIVAL STREET
- ACTIVATED GREEN BELT
- NEIGHBORHOOD
- URBAN CONCRETE
- URBAN PARKWAY
- LVST STREET
- ROYAL STREET
- LA POINTE STREET
- PUBLIC SPACE INTERVENTION
- OPPORTUNITY FOR INFILL DEVELOPMENT
- OPPORTUNITY FOR ACTIVE NODE
- PARKING STRUCTURE



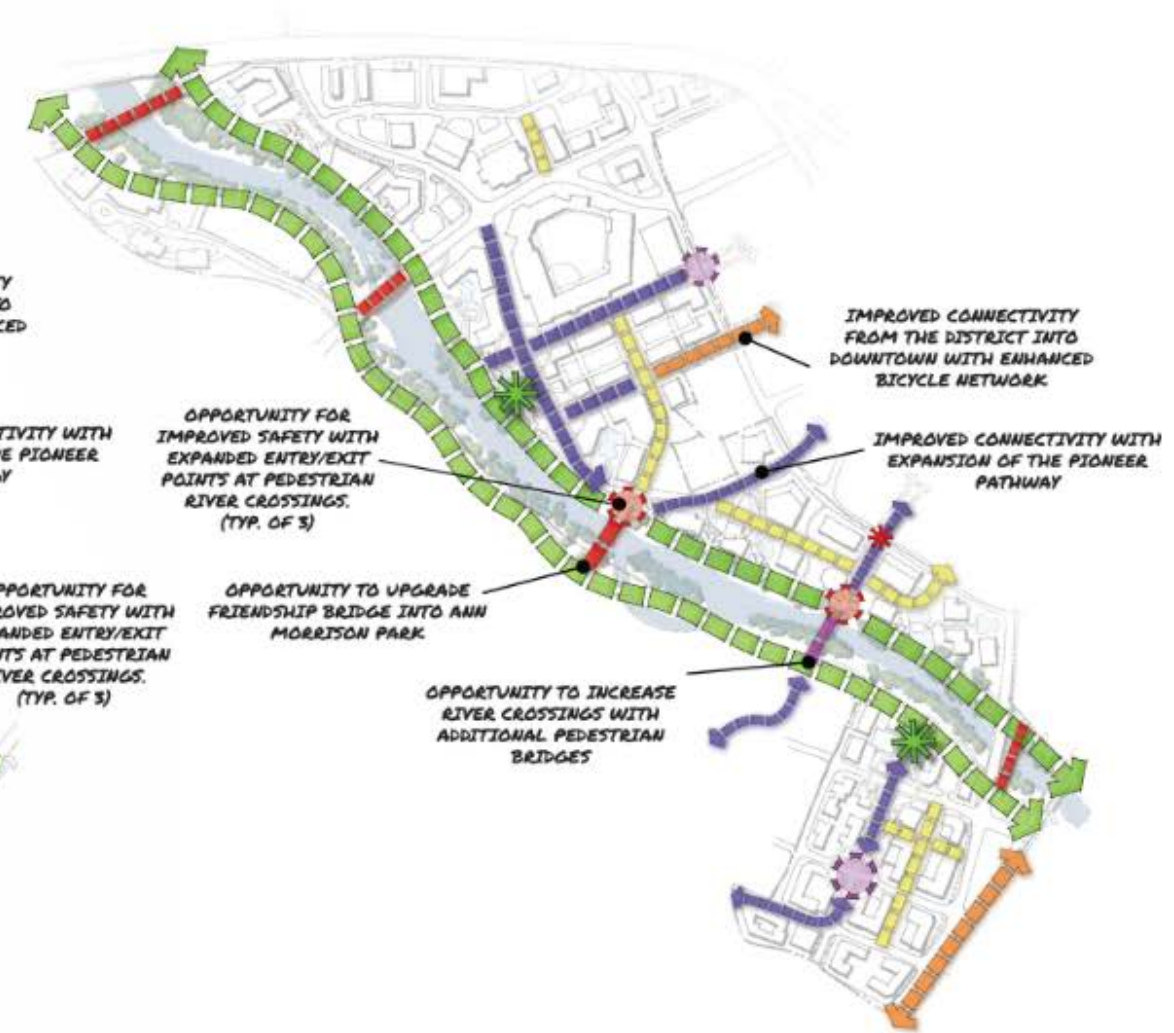


# FIG 2 | MOBILITY

CONCEPT 1:



CONCEPT 2:



-  EXISTING MULTI-USE BRIDGE
-  PROPOSED MULTI-USE BRIDGE
-  ENHANCED GREENBELT
-  NEW RIGHT OF WAY
-  ENHANCED MULTI-USE NETWORK
-  BICYCLE NETWORK
-  PUBLIC SPACE INTERVENTION
-  OPPORTUNITY FOR INFILL DEVELOPMENT
-  OPPORTUNITY FOR ACTIVE NODE
-  PARKING STRUCTURE

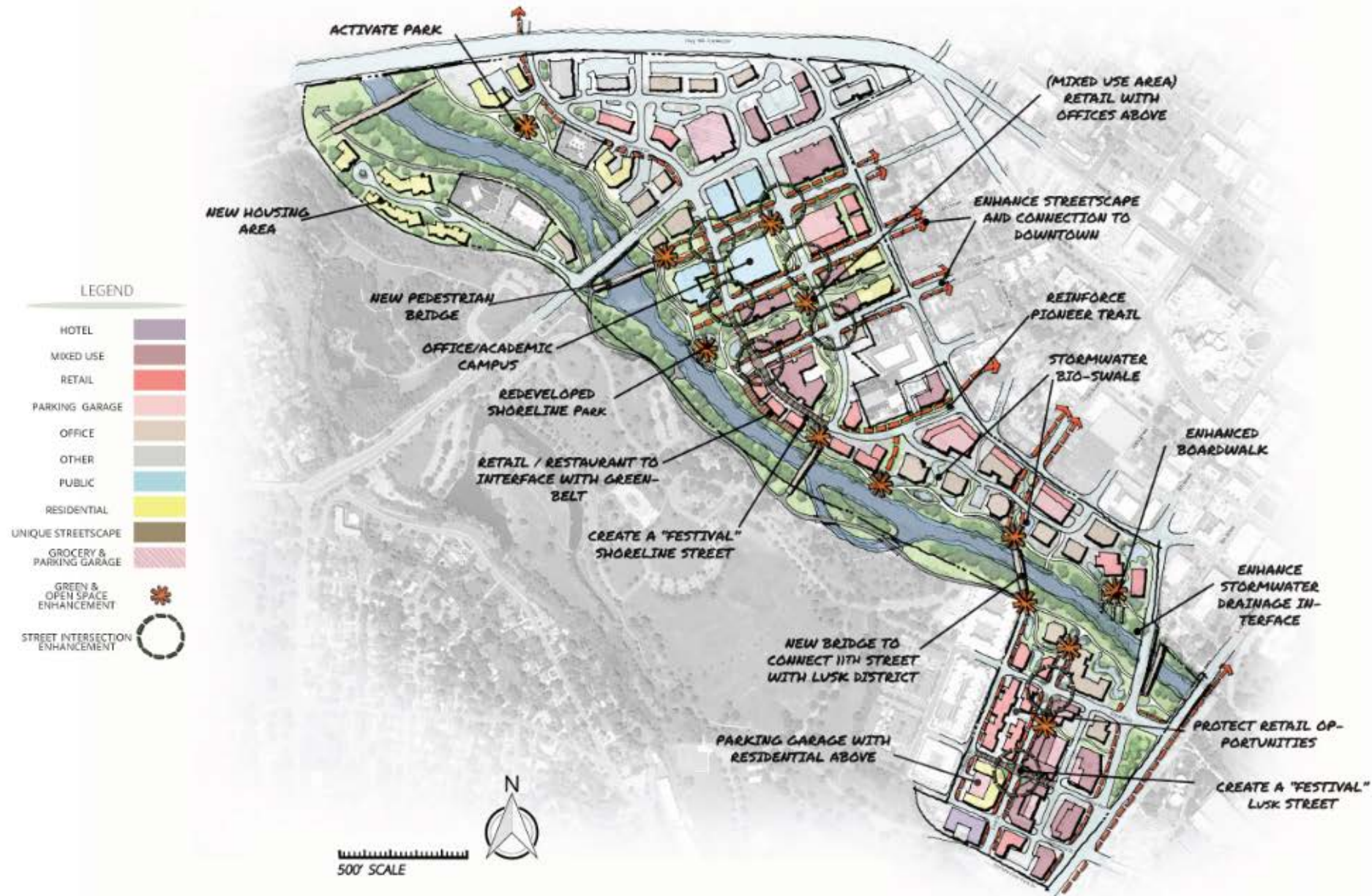
# FIG 3 | RIVER MANAGEMENT

SHORELINE DISTRICT RIVER MANAGEMENT OPPORTUNITIES



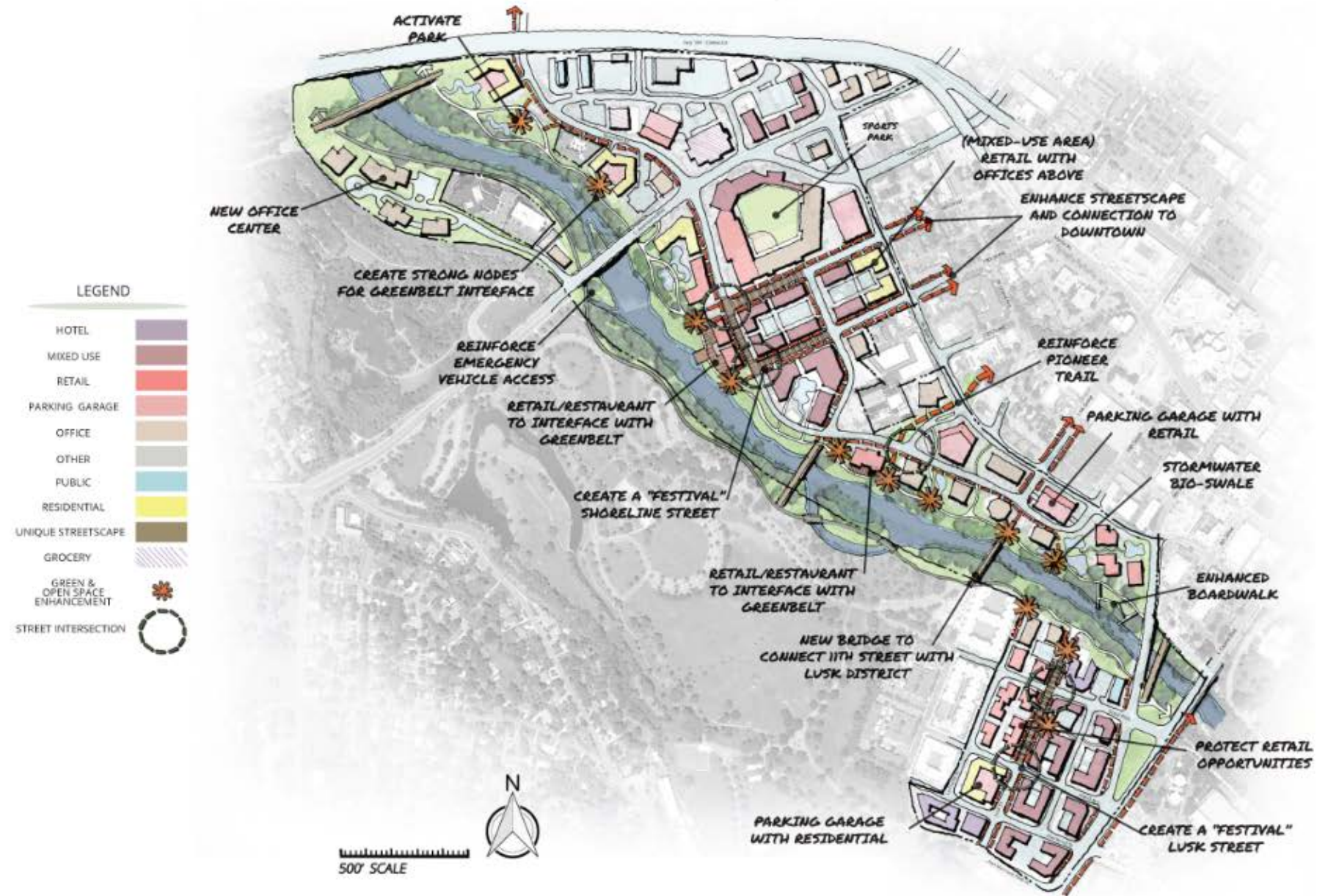


# FIG 4 | PROPOSED SHORELINE DISTRICT - CONCEPT #1





# FIG 5 | PROPOSED SHORELINE DISTRICT - CONCEPT #2





# Potential Public Improvements

1. Streetscaping/curb, gutter, in Lusk District
2. New street furniture to include branding
3. Designated bike lanes on Capitol Blvd
4. Improve surface of 9th St bridge
5. Festival streetscaping in Lusk District
6. New river footbridge from Lusk District to 11th St
7. Separated use paths on Greenbelt
8. Designated bicycle lanes or sharrows on 11th St
9. Designated bicycle lanes or sharrows on 13th St
10. Enhance, widen, or replace Ann Morrison Park footbridge
11. Streetscaping on Shoreline Dr related to potential development
12. One additional river access point for emergency services, recreation, and sportsmen
13. Develop a public parking garage in Lusk District
14. Develop a public parking garage in River St Neighborhood
15. Parking Garage and/or public improvement associated with Sports Park or catalytic mixed use development
16. Larger canopy trees on Capitol Blvd
17. Redesign/redevelop Shoreline Park
18. Complete Street designs on River St
19. Complete Street designs on Americana Blvd
20. Extend Shoreline Line Dr to 10th St
21. Complete Street designs on Shoreline Dr
22. Re-vegetate and enhance tree canopy on south river bank
23. Pedestrian/bicycle connection at Lusk St and Greenbelt
24. Green stormwater infrastructure/functional wetlands
25. Improve intersection of 13th St and Shoreline Dr
26. Further enhance Pioneer Path
27. New right-of-way network through River St office property
28. Boulevard enhancements to River St that prioritize pedestrian and bicycle amenities
29. Better connect Boise River to neighborhood in strategic areas
30. Boise River Diversion Dam recreational and ecological enhancements
31. Install fiber optic and wireless infrastructure
32. Recommend the development of City-owned properties

- DRAFT
- Not prioritized
- No cost estimations
- No specific design
- Does not currently include necessary sewer, stormwater, power upgrades
- Does not include specific land purchases

**DRAFT**

# Potential Policy Recommendations

1. Adopt unified streetscape standards
2. Adopt form-based standards
3. Incentivize an active Greenbelt frontage for new development
4. Pursue dense housing with an affordable housing component
5. Preserve retail in Lusk District
6. Implement Ann Morrison Park Master Plan Greenbelt projects
7. Floodplain mitigation projects
8. Assist concessions/vending applicants in City parks
9. Expand Bronco Shuttle system
10. Perform environmental/water quality projects
11. List of properties most qualified for strategic acquisition and disposition
12. Best management practices for fish habitat maintenance
13. Consider Geothermal expansion projects in accordance with Geothermal Master Plan



# Next Steps...

## STEP TWO

### FEASIBILITY

SB FRIEDMAN ECONOMIC  
FEASIBILITY STUDY (contract  
approved January)

+

CTA URBAN FRAMEWORK PLAN  
(contract approved March)

FEB '18 – AUGUST '18

Cost Estimates & Prioritize Improvements

Correlate with Feasibility Analysis

Additional Input – public agencies and open house

Revise and Finalize Both Urban Framework & Feasibility

CCDC/ City Council Review

Draft proposed URP

CCDC Reviews and/ or Approves URP

COB Planning & Zoning makes appropriate  
Findings

Boise City Council Approves as ordinance

# AGENDA

## V. Information/Discussion Items

- A. CCDC & CTA Present Preliminary Findings for Shoreline Urban Framework and Feasibility Study .....Shellan Rodriguez/Doug Woodruff
- B. Secure Bike Parking Update .....Matt Edmond
- C. ParkBOI System Update .....Max Clark
- D. Operations Report .....John Brunelle

# INFORMATION ITEM: Secure Bike Parking

Matt Edmond, CCDC Project Manager  
Rob Thornton, CTY Studio









CITY CENTER PLAZA

**All bikes, skateboards  
and pedestrians  
must use the  
elevators or stairs  
to exit this garage.  
Please stay off of the  
ramps at all times.**



THE CAR PARK

Operated by The Car Park 336-6597









# Potential Features & Amenities

Key card access  
Dynamic lighting  
Two-tier racks  
Electric outlets  
Security camera  
Restroom access  
Air & repair station  
Lockers  
Bike vending machine



**P**  
**A**  
**R**  
**K**  
**BOI**

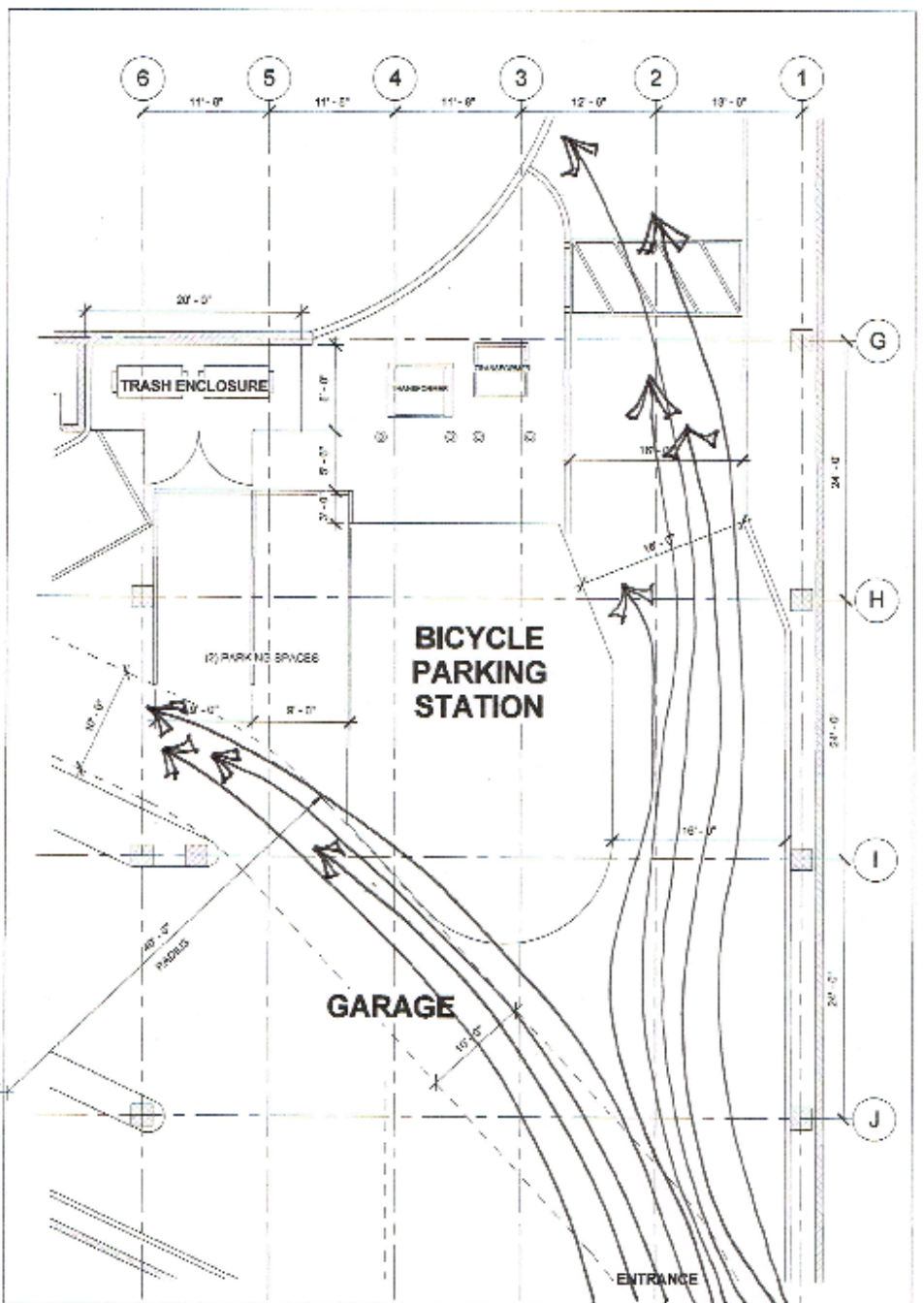
BRANDING GUIDE





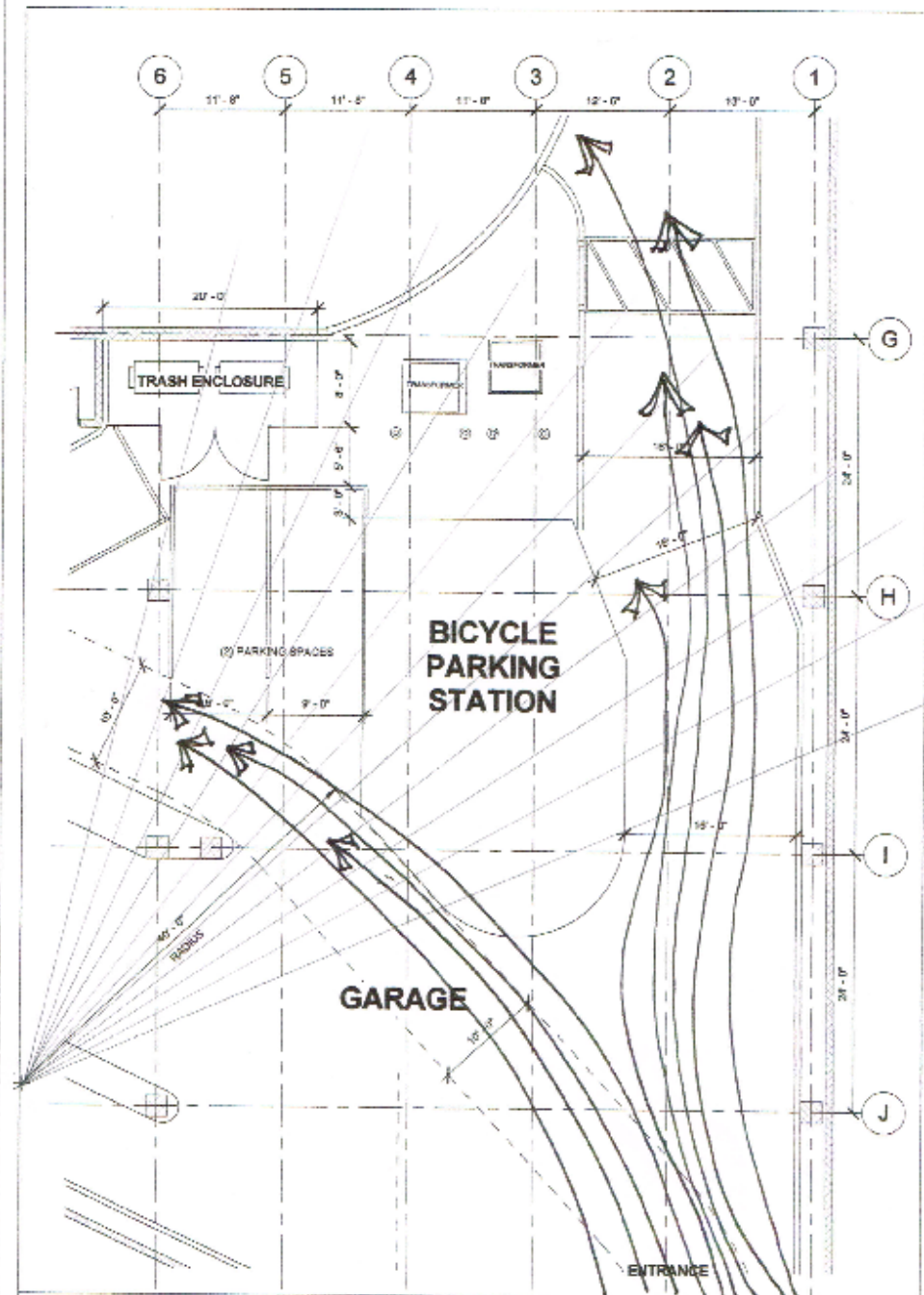
WEDNESDAYS  
GROVE  
PLAZA  
5-8pm  
JUNE - AUGUST





<b>5th Main Parking Garage Bicycle Parking Station</b>		<b>Parking Station Plan</b>	
348 W Main Street, Boise, Idaho		Project number: 2017.13	<b>Ske-1</b>
<b>Carver   Thornton   Young</b> ARCHITECTURAL PLANNING DESIGN LLC <small>1000 W. MAIN STREET, SUITE 200, BOISE, IDAHO 83725</small>		Date: 06/20/18	
		Drawn by: Author	
		Checked by: C. Young	
		Scale: 1/8" = 1'-0"	

5/24/2018 9:44:34 AM



9th Main Parking Garage Bicycle Parking Station

548 W Main Street, Boise, Idaho

**Carver | Thornton | Young**  
 ARCHITECTURE PLANNING DESIGN LLC

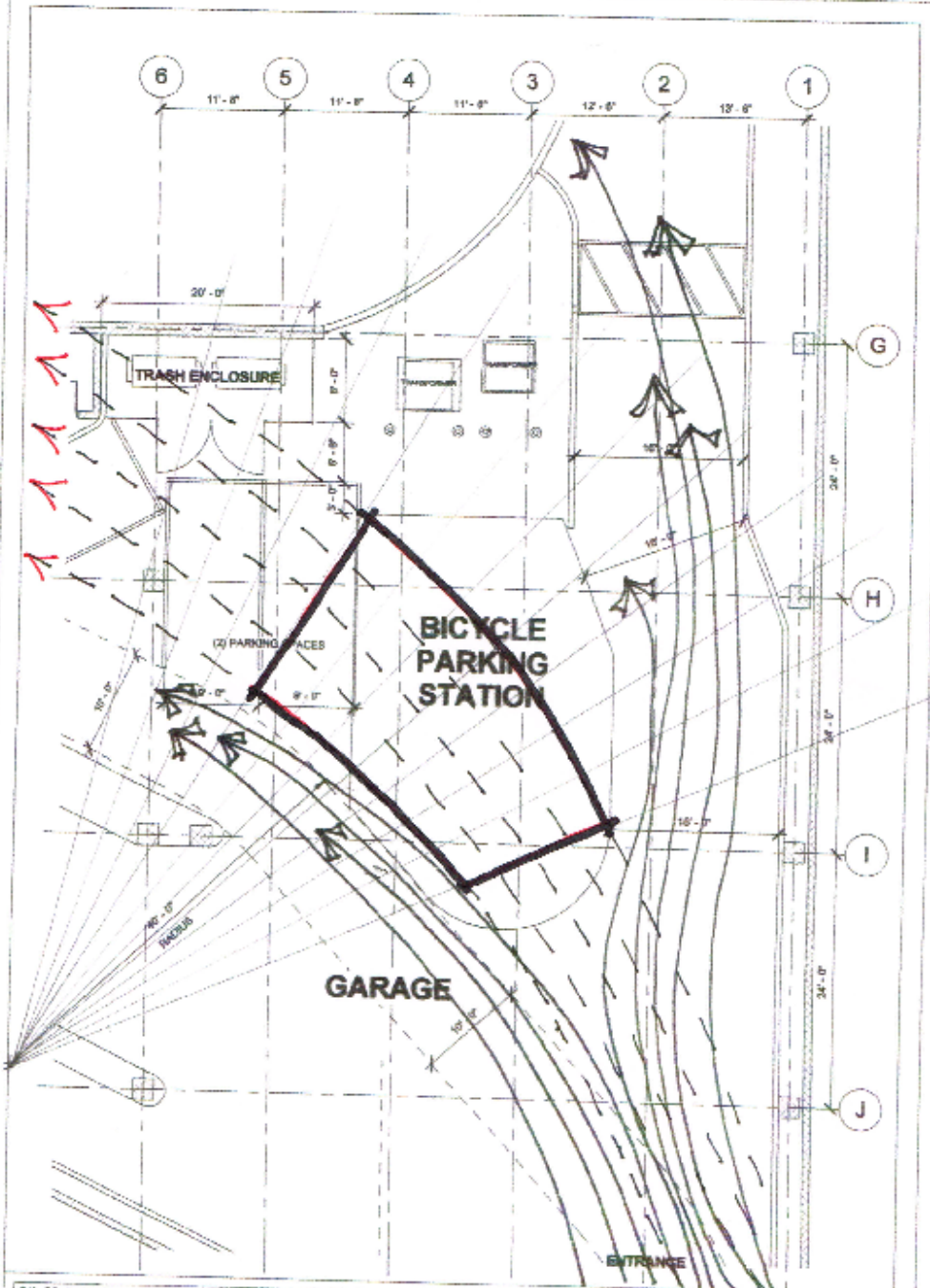
A DIV OF PFC PLLC  
 1000 2ND AVE S STE 1000 BOISE ID 83725

Parking Station Plan

Project number: 2017.13  
 Date: 09/02/18  
 Created by: Author  
 Checked by: Checker

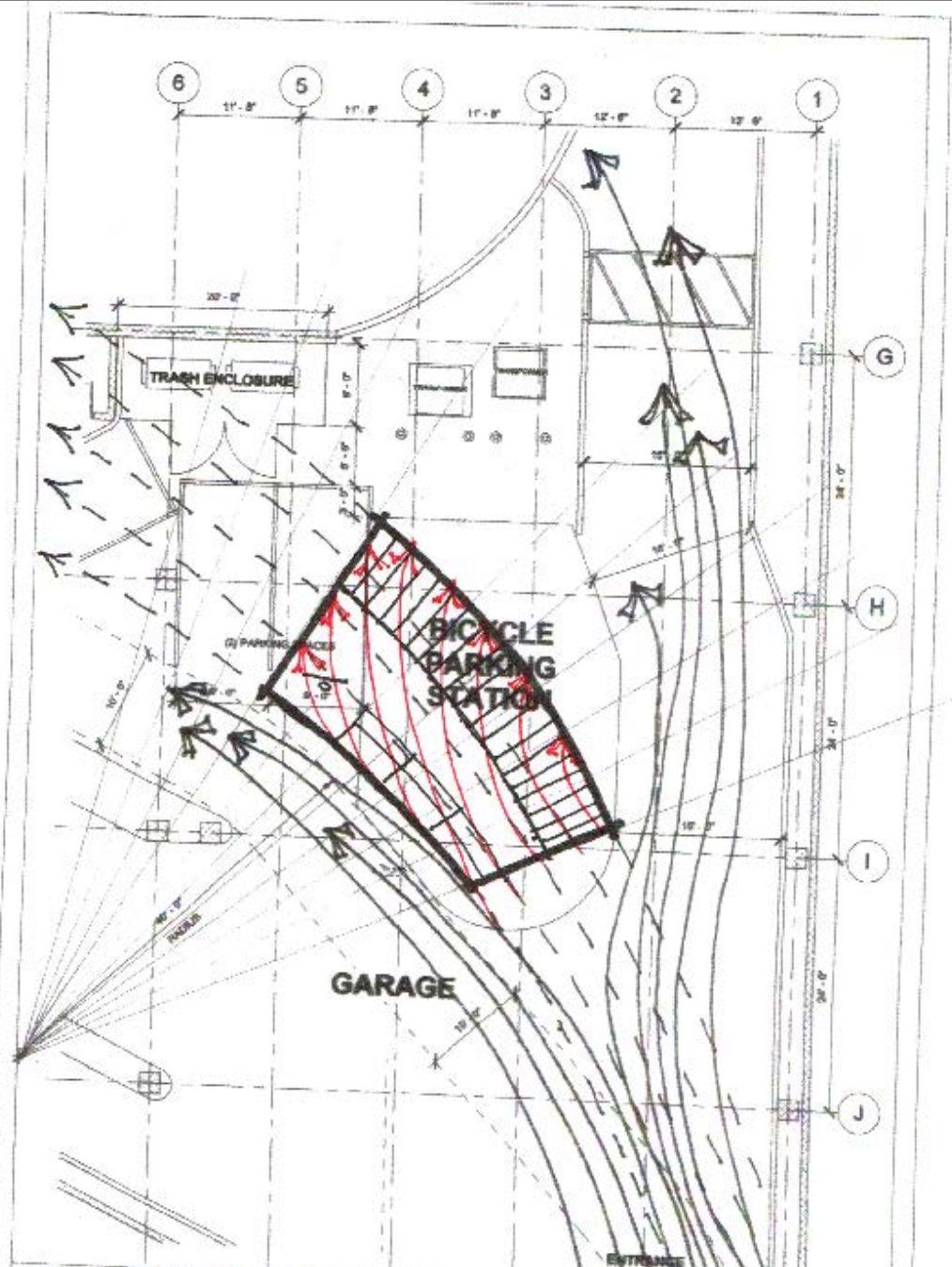
Ske-1

Scale: 1/8" = 1'-0"

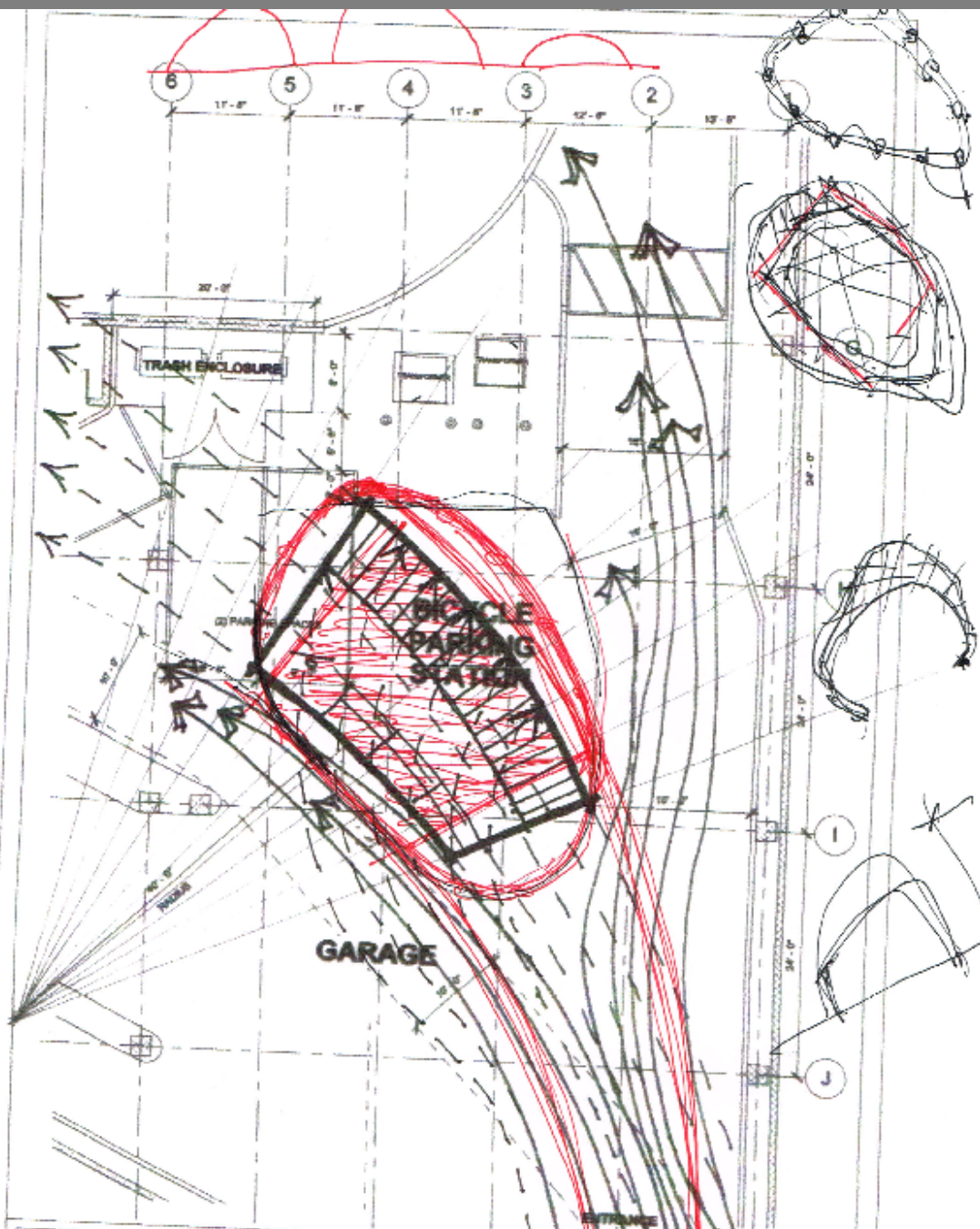


9th Main Parking Garage Bicycle Parking Station		Parking Station Plan	
848 W Main Street, Salem, Maine		Project number	2017.191
<b>Carver   Thornton   Young</b> ARCHITECTURE PLANNING INTERIOR ART		Date	03/02/18
		Drawn by	Author
		Checked by	Checker
		Scale	1/8" = 1'-0"

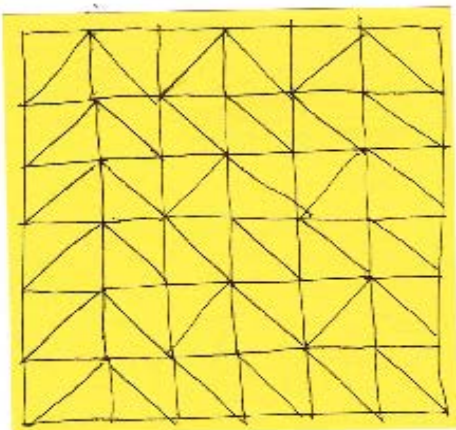
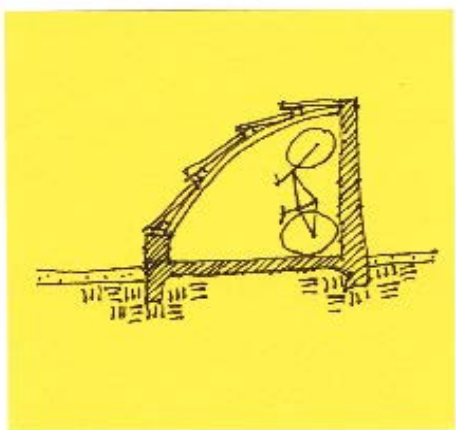
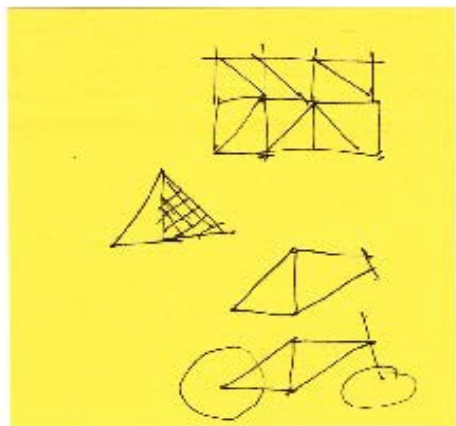




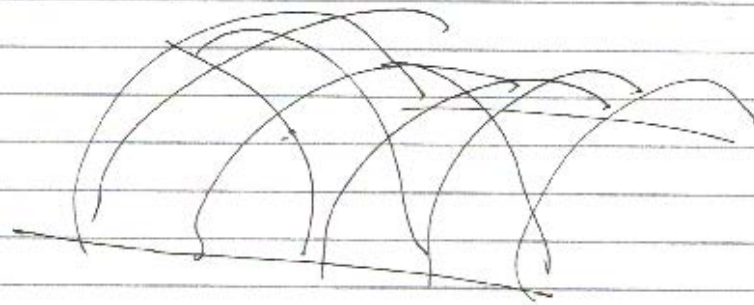
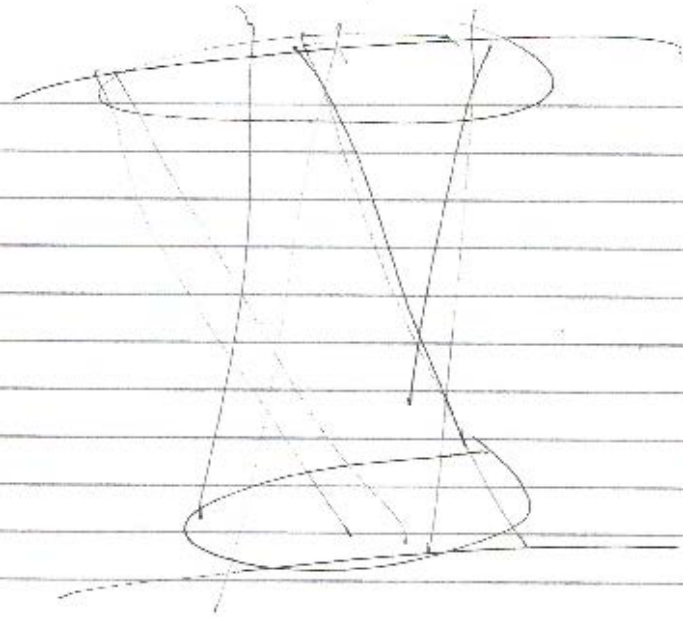
9th Main Parking Garage Bicycle Parking Station		Parking Station Plan	
240 W Main Street, Boise, Idaho		Project number	2017.13
 ARCHITECTS PLANNERS ENGINEERS	400 N. 10th St. Suite 200 Boise, ID 83725	Date	08/01/18
		Drawn by	Author
		Checked by	Checker



<b>9th Main Parking Garage Bicycle Parking Station</b> 400 W Main Street, Boise, Idaho		<b>Parking Station Plan</b>	
<b>Carver   Thornton   Young</b> ARCHITECTURE PLANNING DESIGN INC. <small>815 ONE FIVE FIVE FOUR &amp; SIXTH ST. BOISE, ID 83702</small>		Project number: 2017.13 Date: 08/02/18 Design by: Author Checked by: Checker	Scale: 1/8" = 1'-0" <b>Ske-1</b>







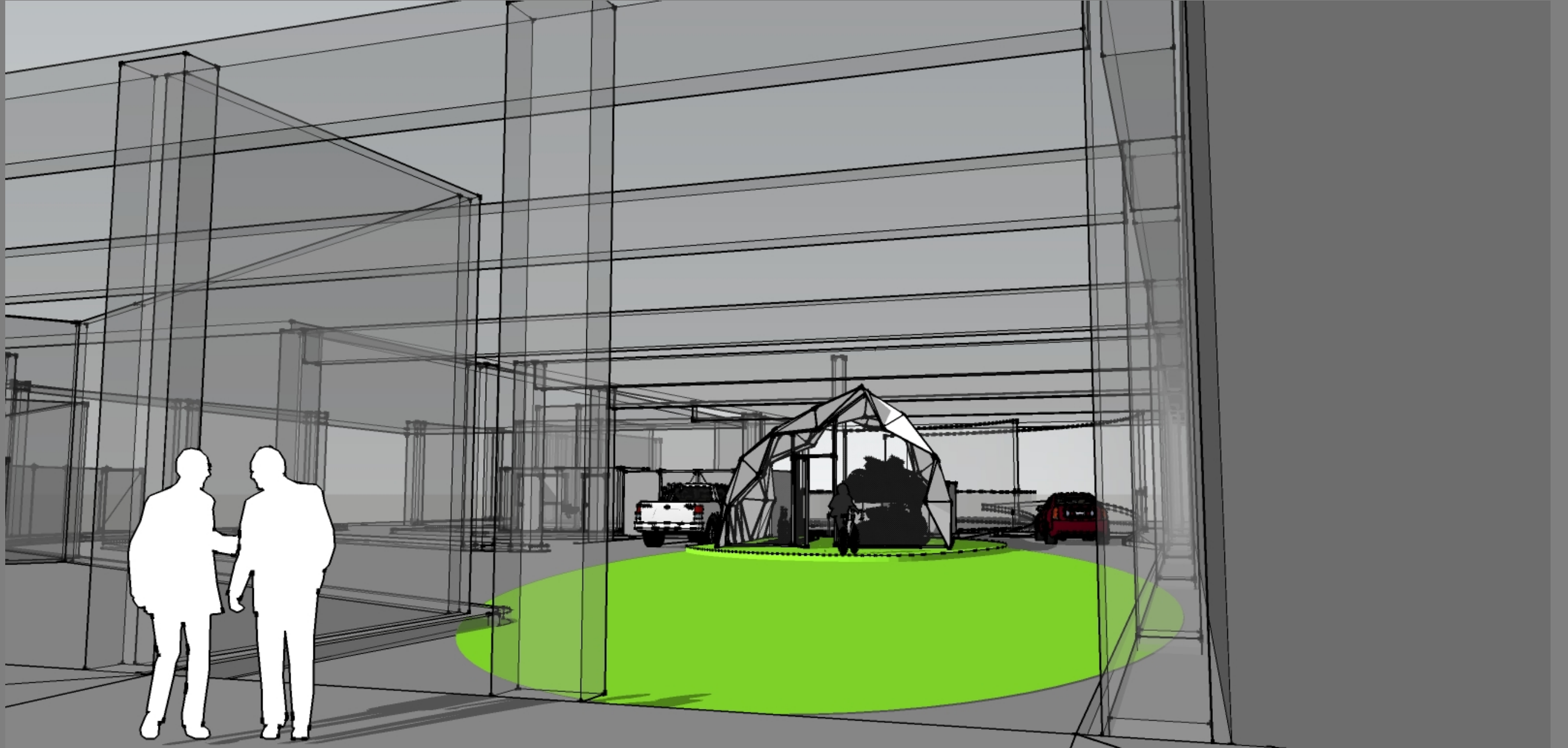


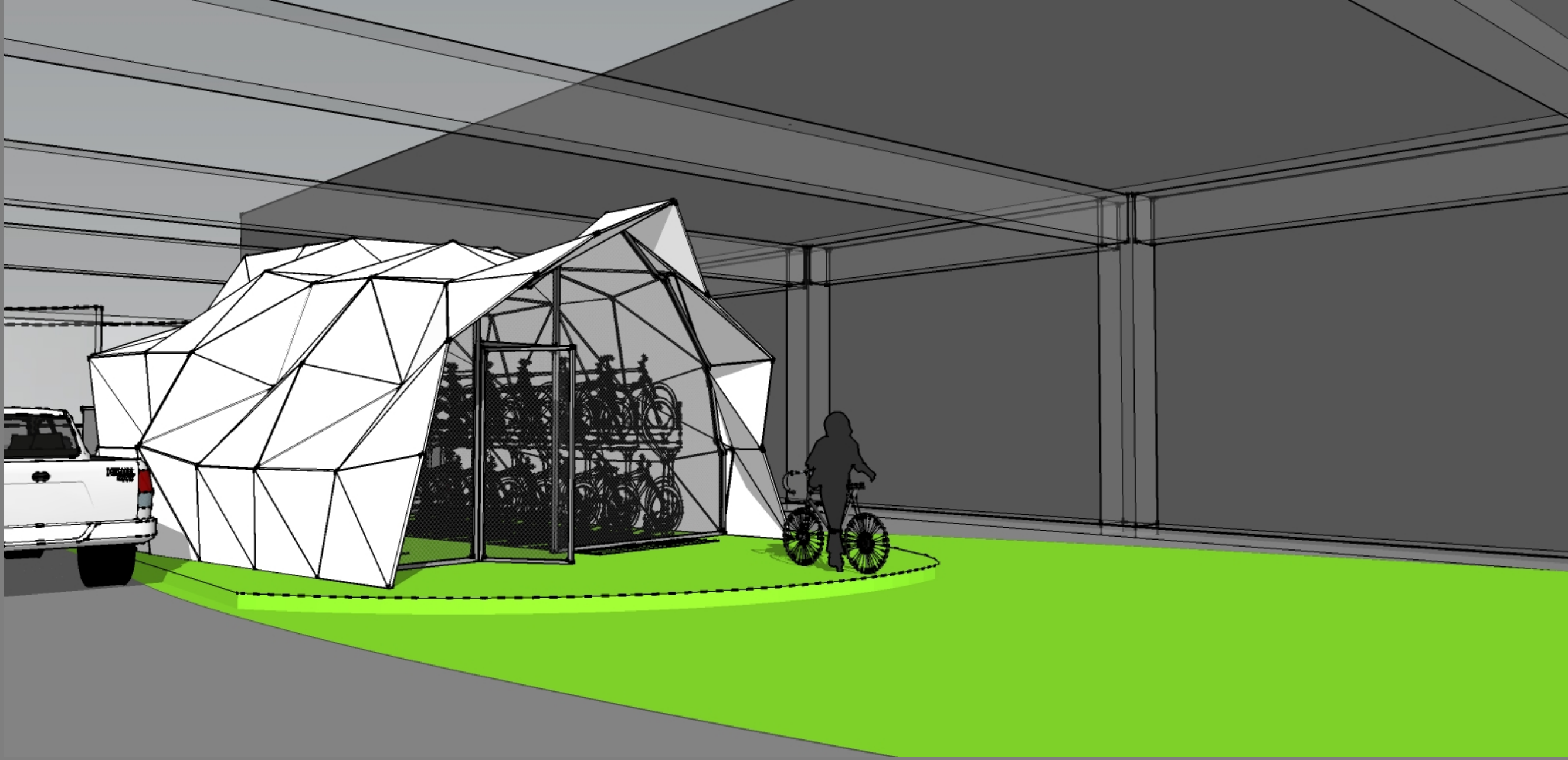








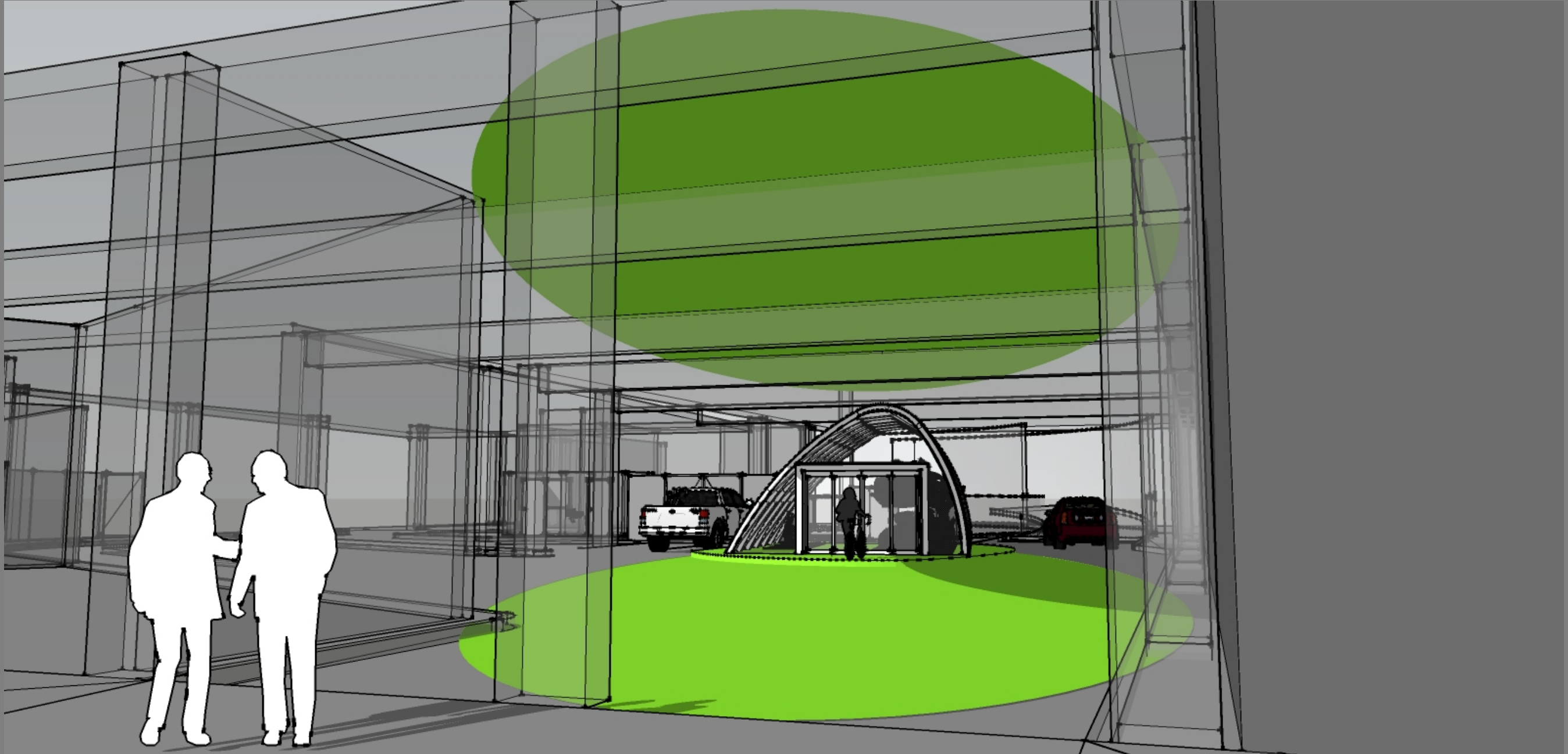


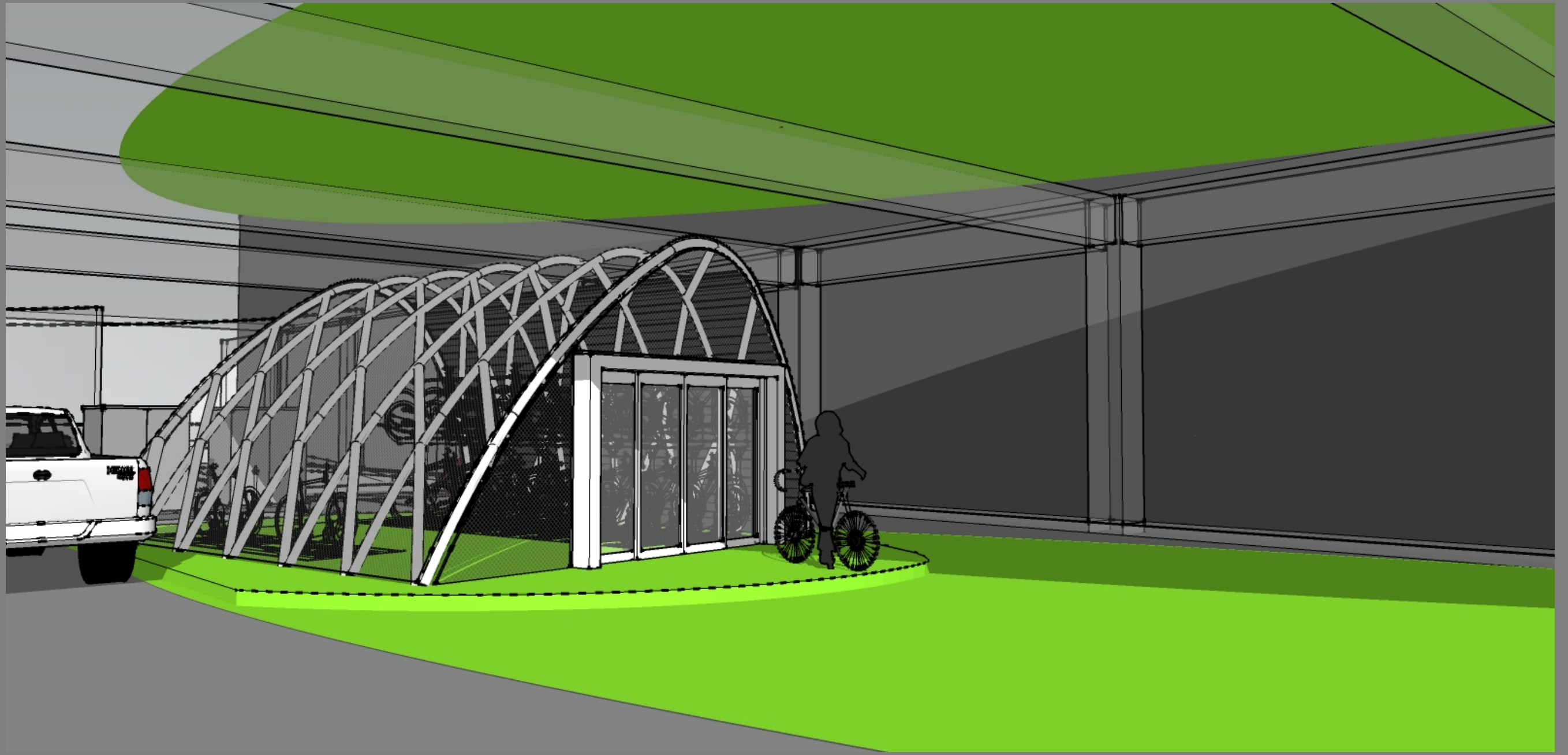


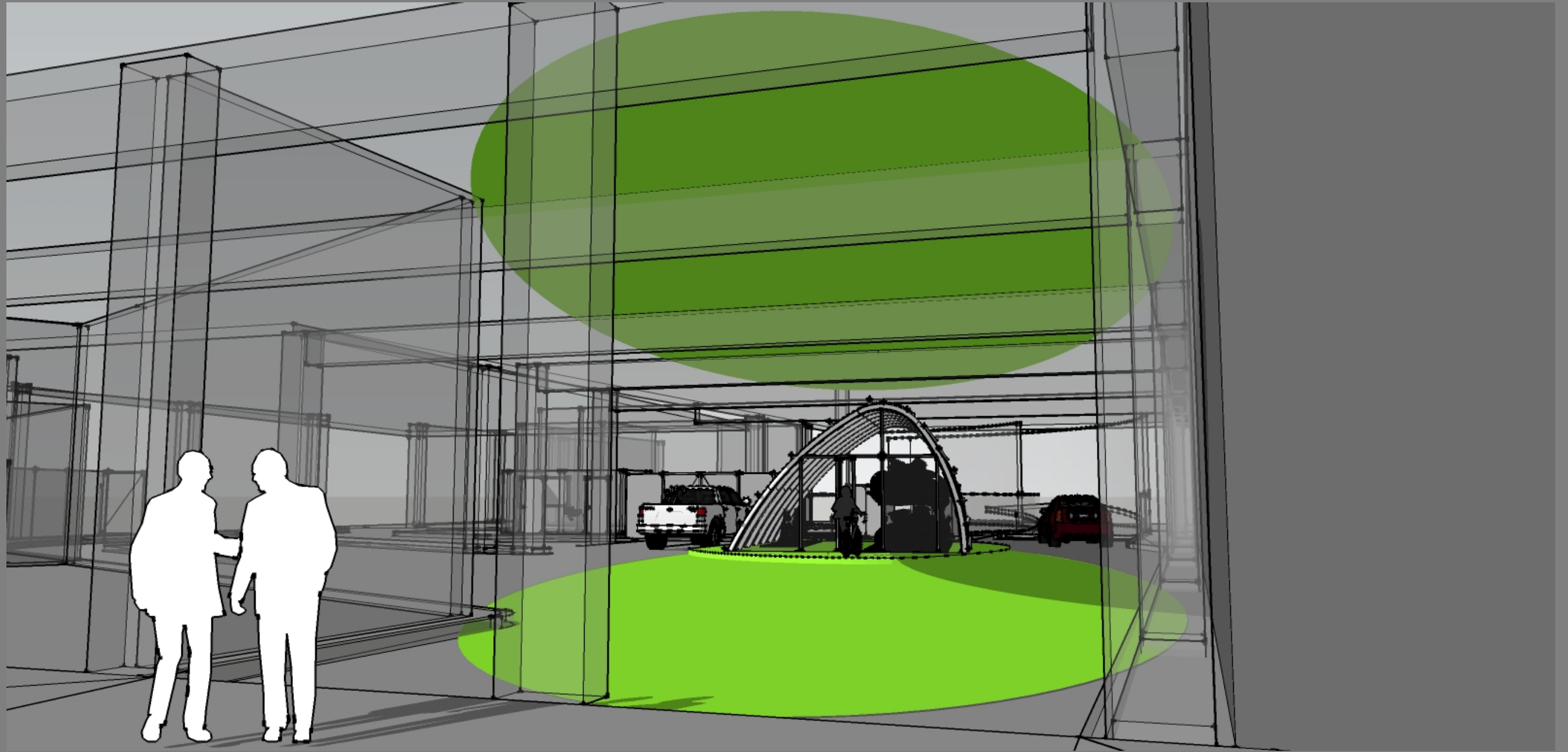




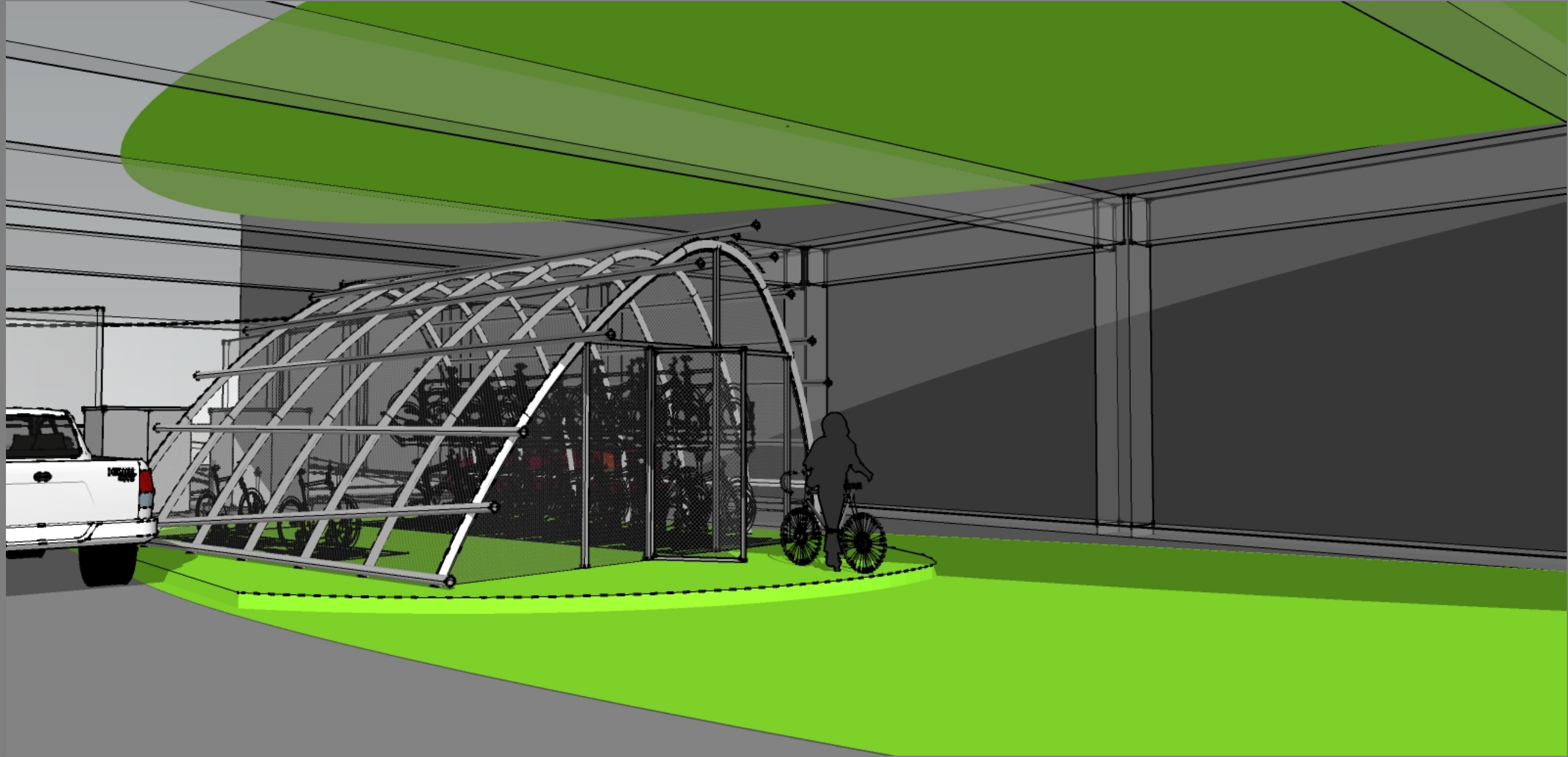


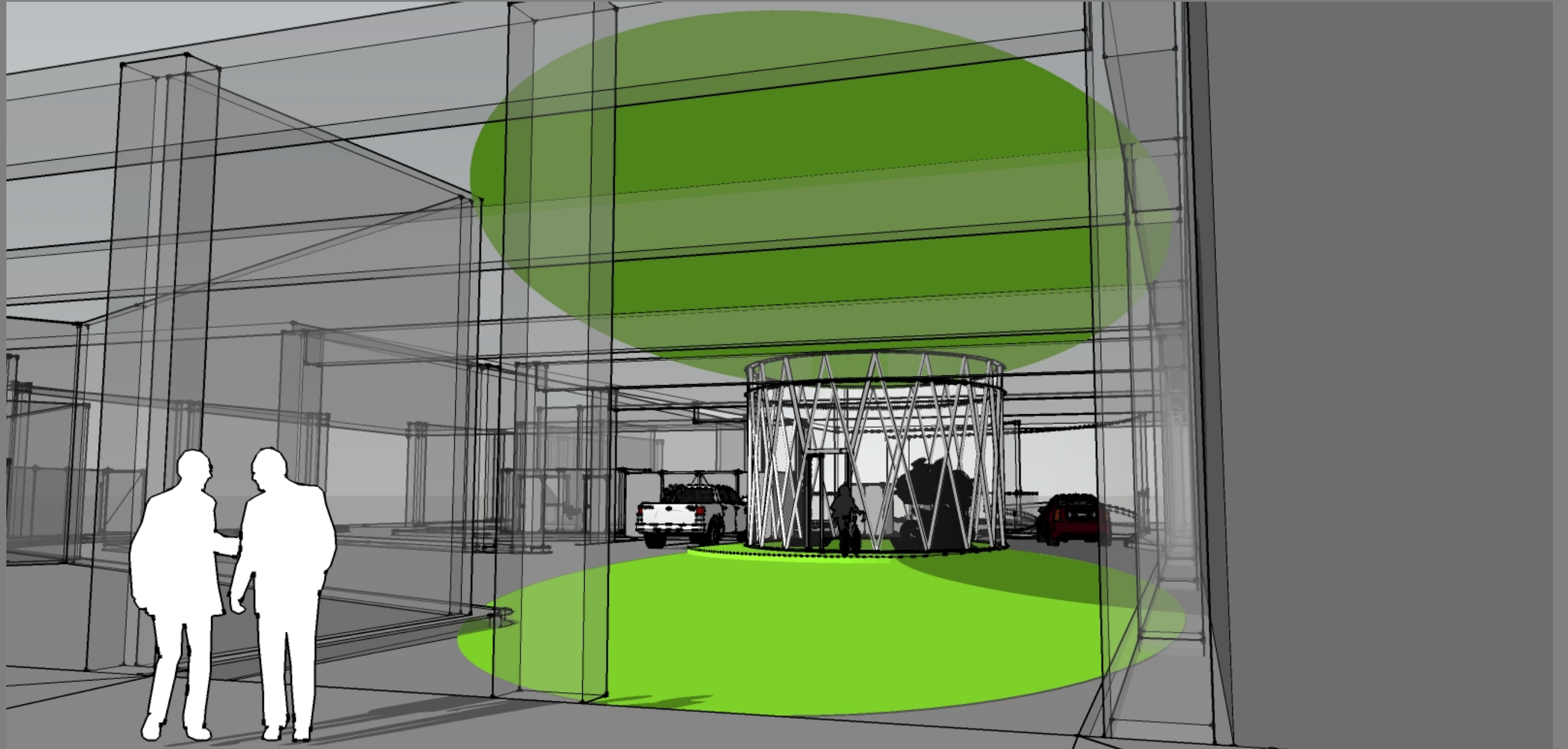


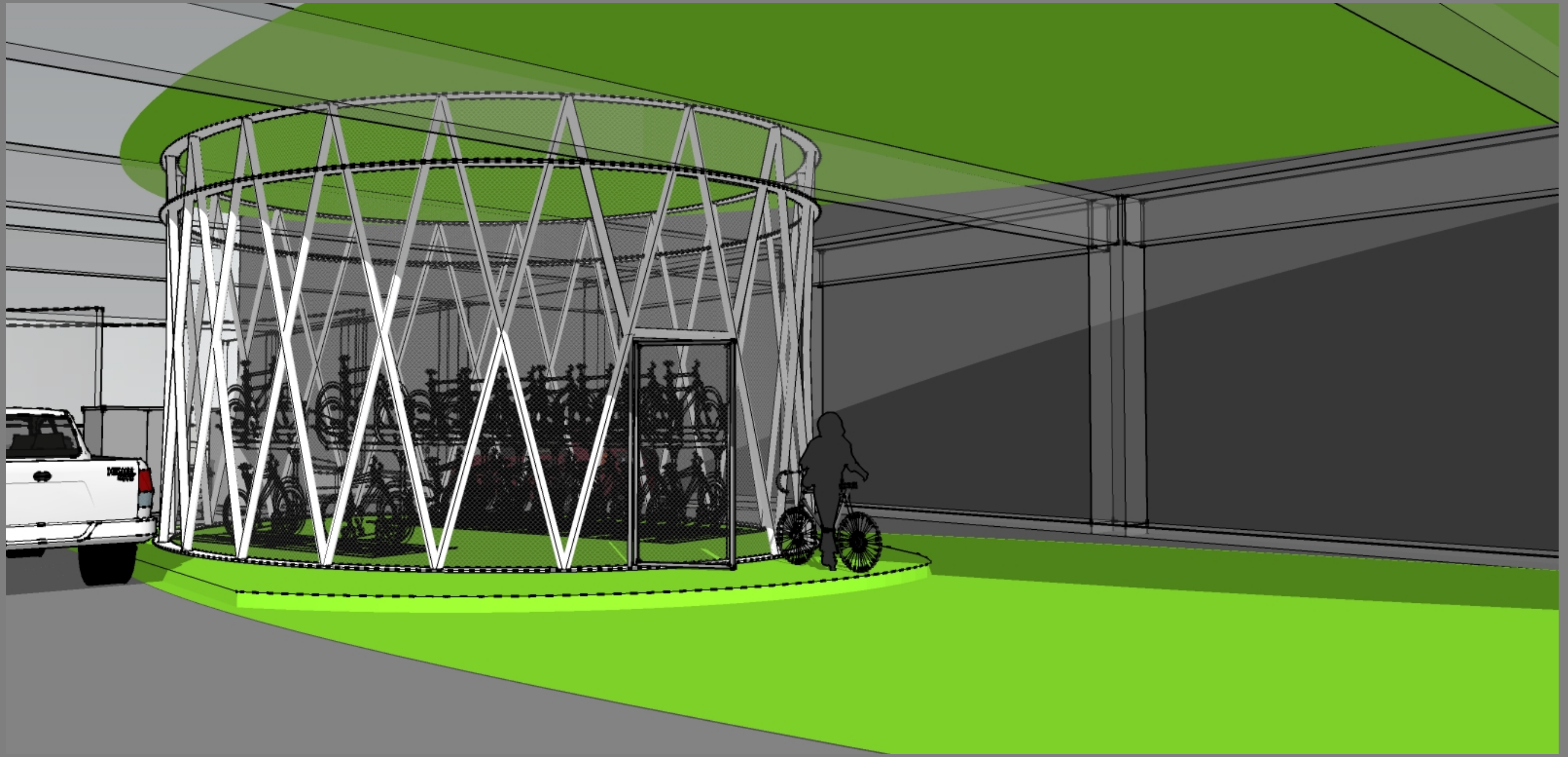














# AGENDA

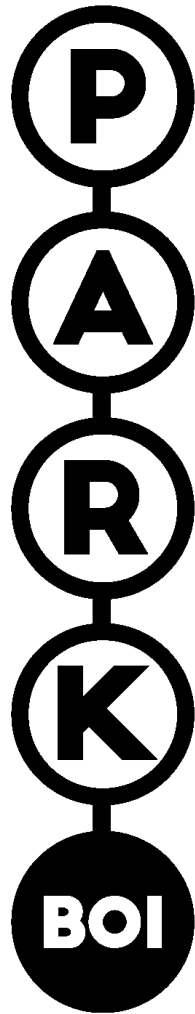
## V. Information/Discussion Items

- A. CCDC & CTA Present Preliminary Findings for Shoreline Urban Framework and Feasibility Study .....Shellan Rodriguez/Doug Woodruff
- B. Secure Bike Parking Update .....Matt Edmond
- C. ParkBOI System Update .....Max Clark
- D. Operations Report .....John Brunelle



# ParkBOI Garage Metrics

April 2018



# Total Garage Revenue April 2018

Transient:

Gross Revenue → \$331,167

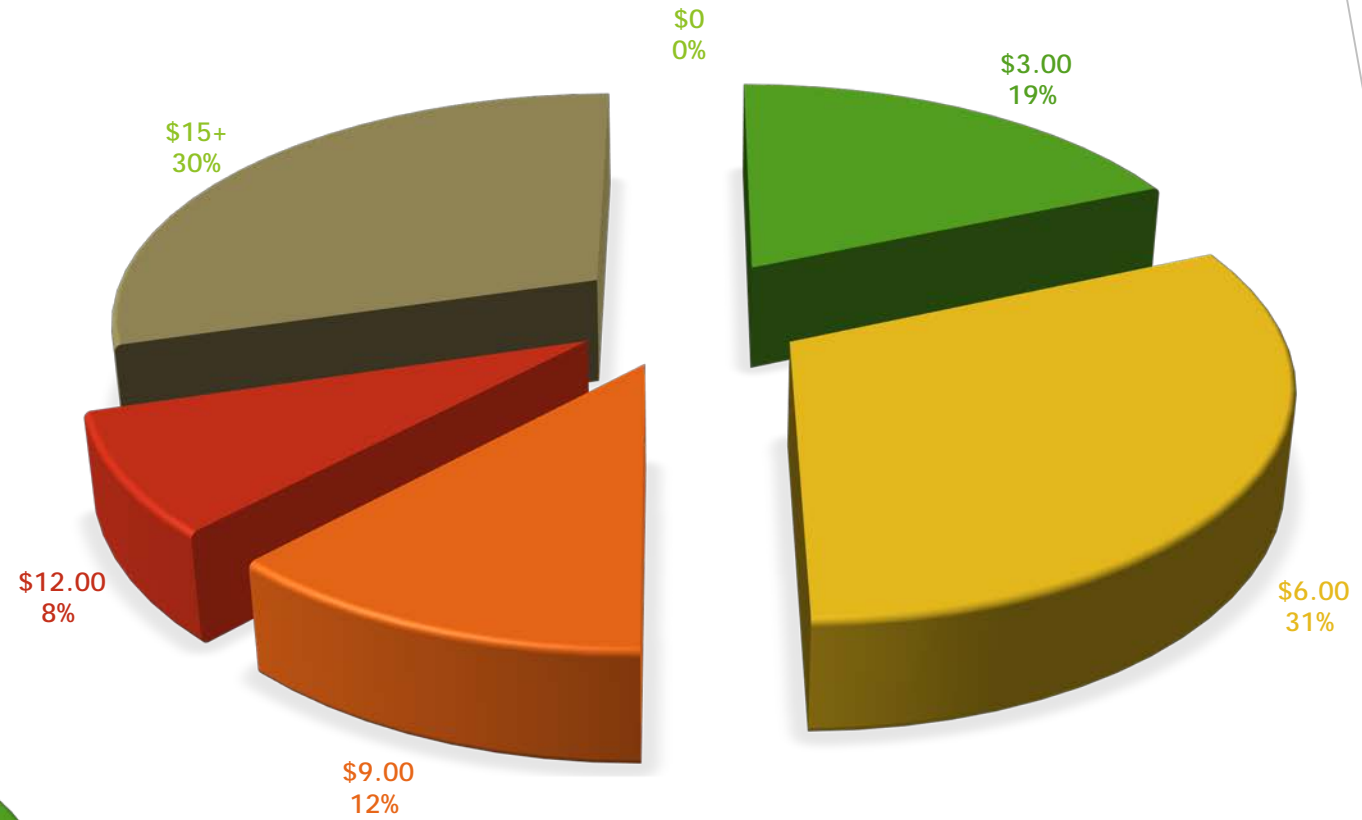
Average Ticket → \$5.40

Average Length of Stay → 2.8 Hours

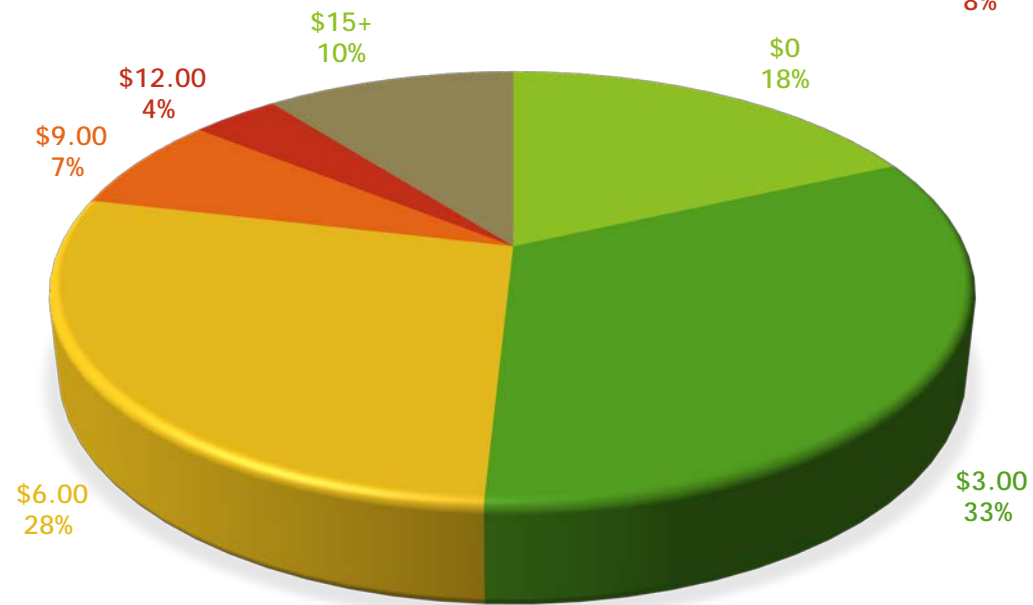


# Revenue Rate Buckets

## RATE BUCKETS BY REVENUE



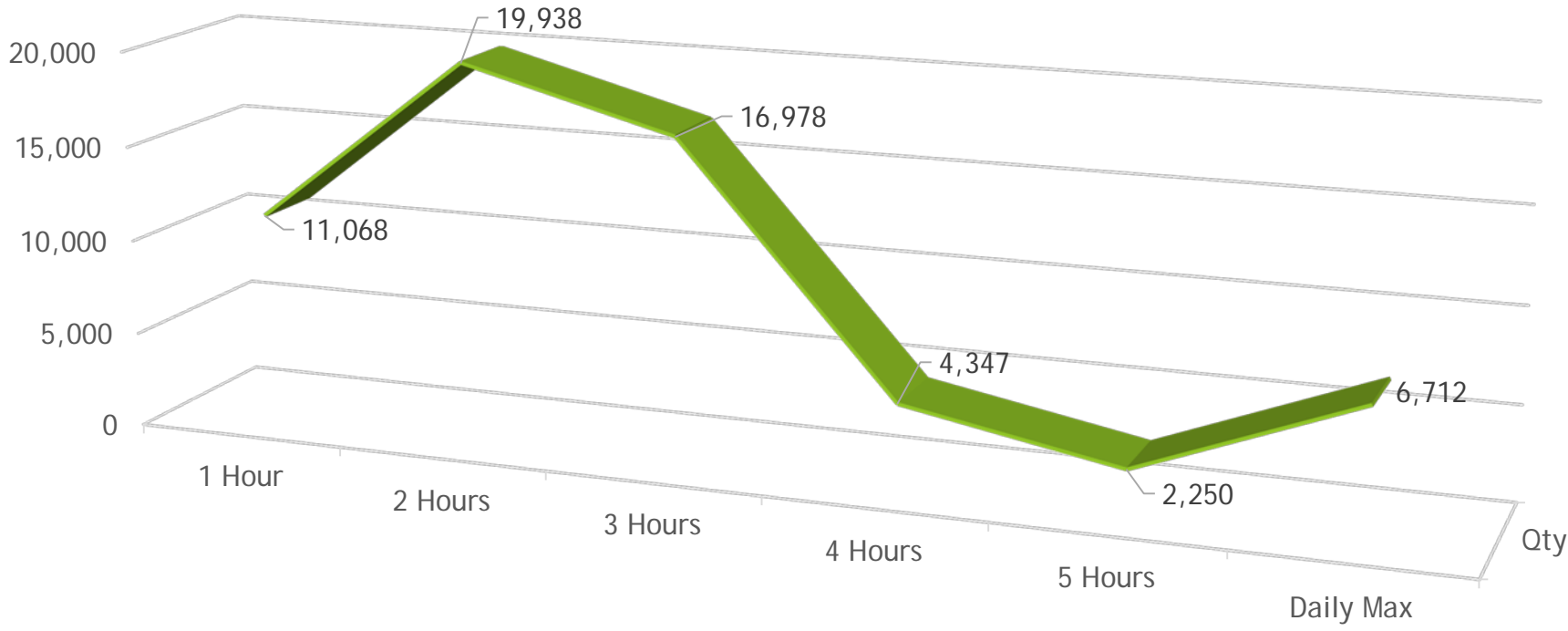
## RATE BUCKETS BY QUANTITY



April 2018

# Length of Stay (Average → 2.8 hours)

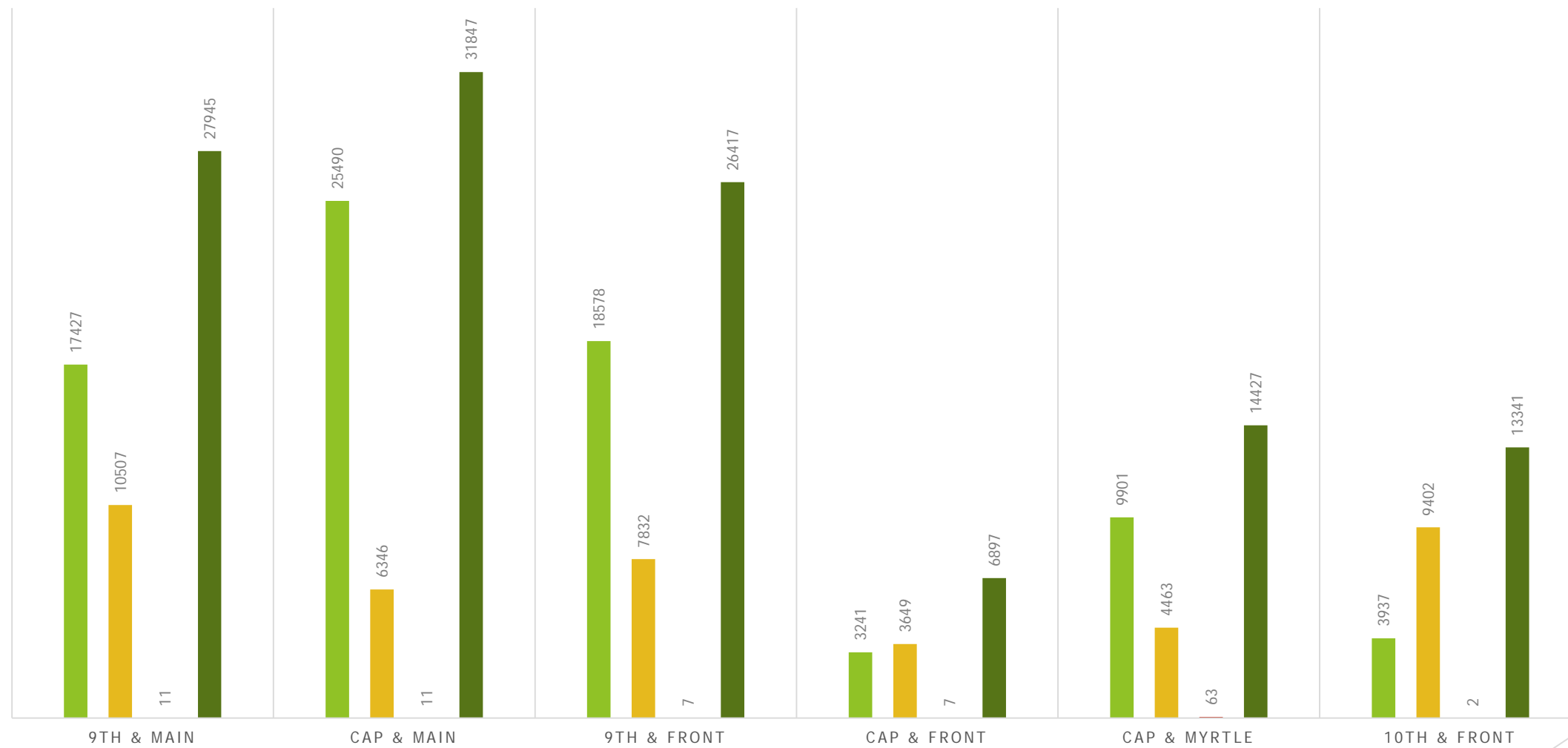
All Garages  
April 2018



# Entries (Total → 120876)

## ENTRIES

■ ShortTerm ■ Monthly ■ Gate Vends ■ Total



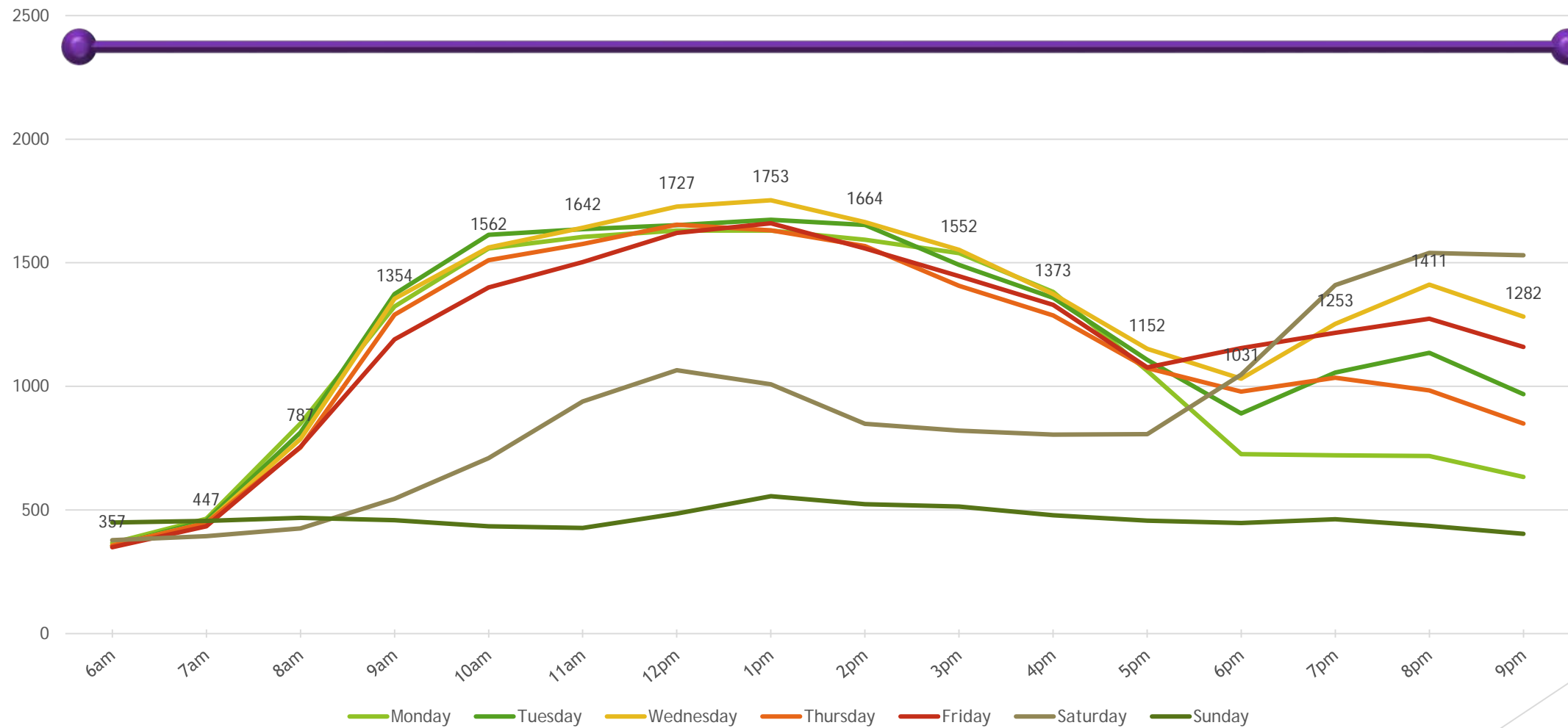
April 2018



# Peak Occupancy (Typical Week 4/23-4/29)

Maximum 2475 Available Spaces

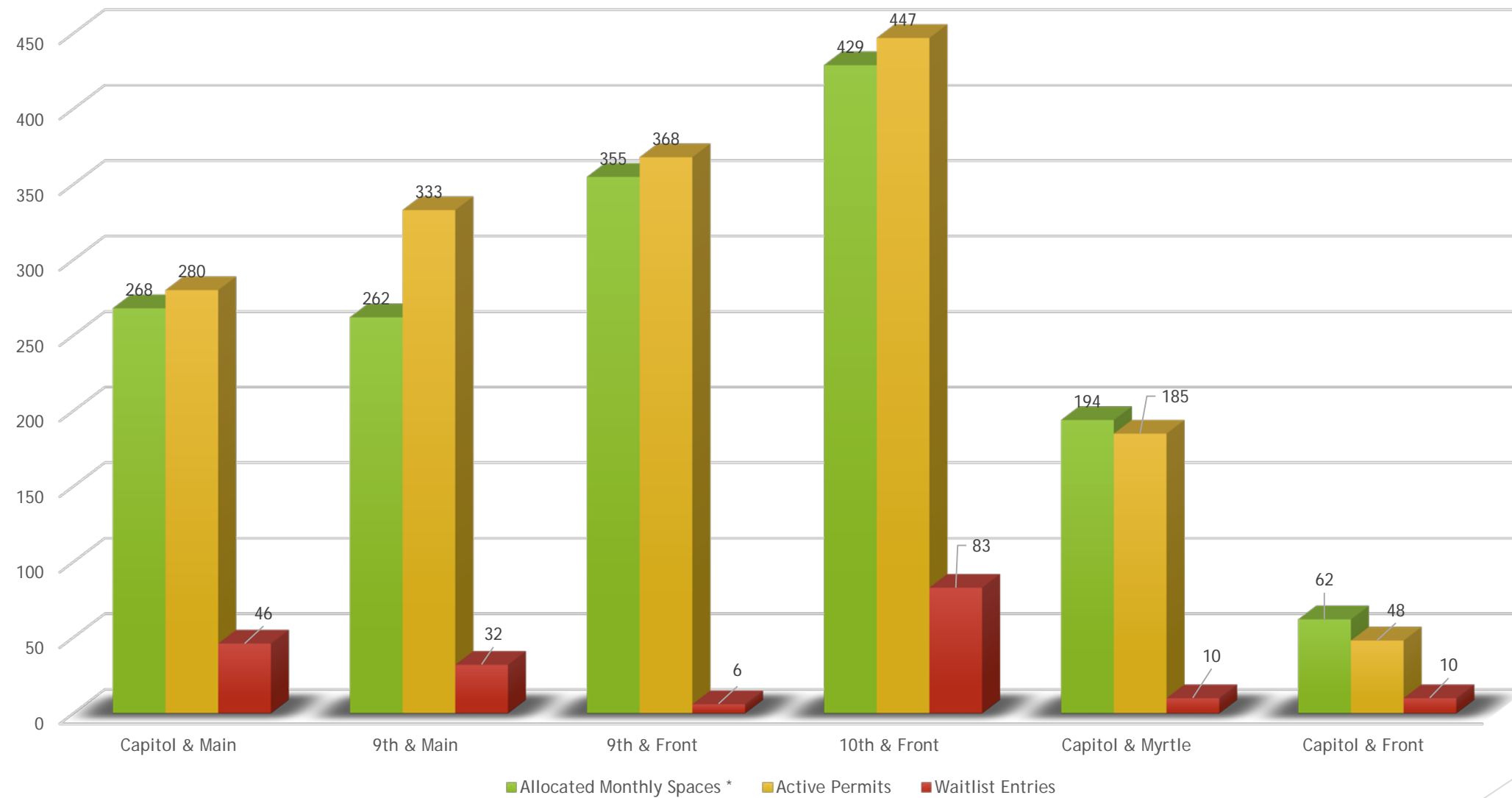
All Garages



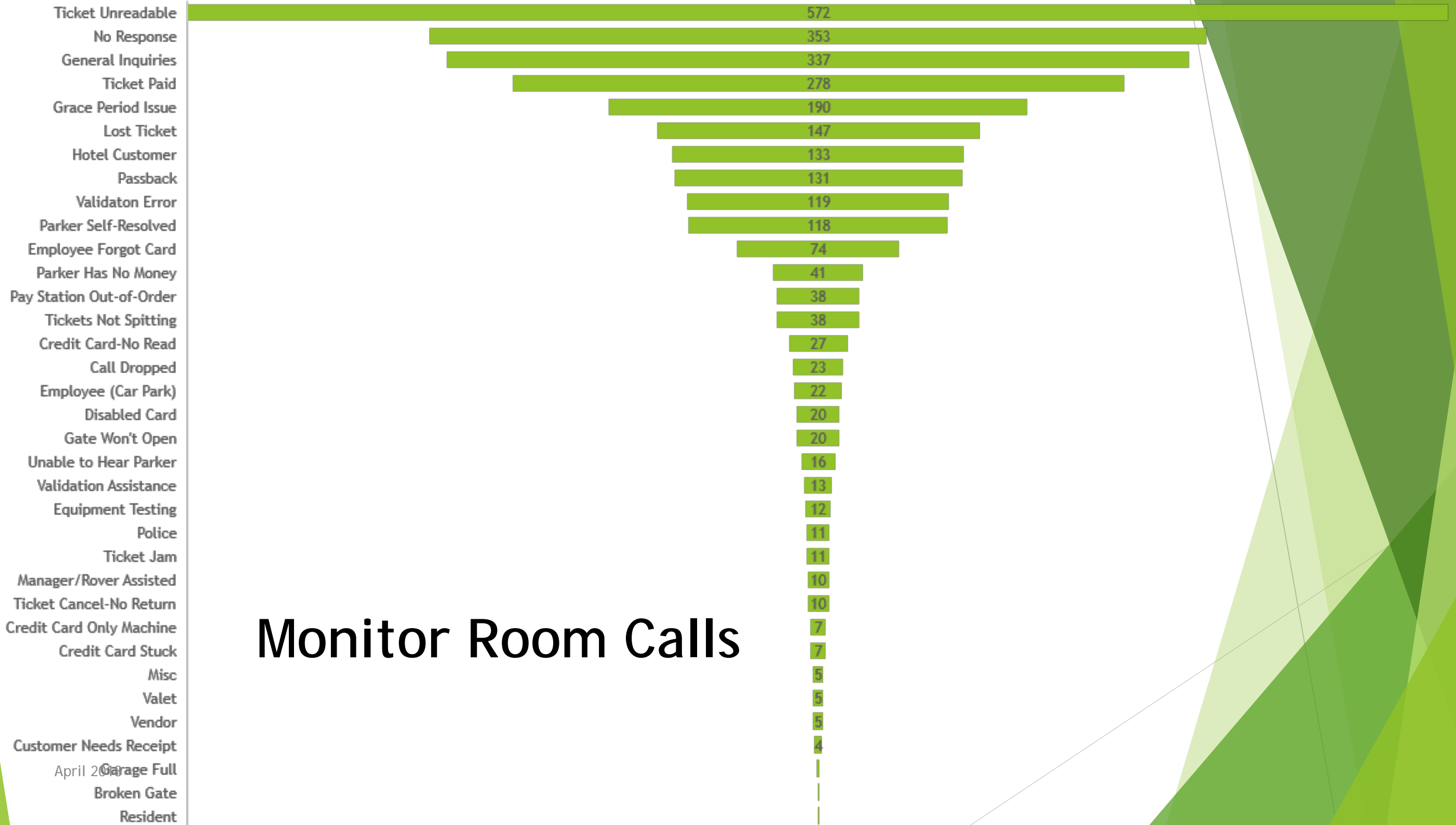
Average Weekday Peak  
67%  
Average Weekend Peak  
28%

# Active Keycards & Waitlists\*

(\*As of April 30)



April 2018



# Monitor Room Calls



# AGENDA

## V. Information/Discussion Items

- A. CCDC & CTA Present Preliminary Findings for Shoreline Urban Framework and Feasibility Study .....Shellan Rodriguez/Doug Woodruff
- B. Secure Bike Parking Update .....Matt Edmond
- C. ParkBOI System Update .....Max Clark
- D. Operations Report .....John Brunelle

## VI. Executive Session

## VII. Adjourn

# Operations Report

John Brunelle  
Executive Director

# 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).*