



# **BOARD OF COMMISSIONERS MEETING**

CAPITAL CITY DEVELOPMENT CORPORATION  
Board of Commissioners Meeting  
Conference Room, Fifth Floor, 121 N. 9th Street  
September 10, 2018 12:00 p.m.  
A G E N D A

**I. CALL TO ORDER** ..... Chair Zuckerman

**II. AGENDA CHANGES/ADDITIONS** ..... Chair Zuckerman

**III. CONSENT AGENDA**

- A. Expenses
  - 1. Approval of Paid Invoice Report – August 2018
- B. Minutes and Reports
  - 1. Approval of August 13, 2018 Meeting Minutes
  - 2. Approval of August 29, 2018 Special Meeting Minutes

**IV. ACTION ITEM**

- A. CONSIDER: Resolution #1572 – Approve amended special warranty deed conveying ownership of the Grove Plaza to the City of Boise (5 minutes) ..... John Brunelle/Ryan Armbruster
- B. CONSIDER: Resolution #1573 – Approve the License for Access and Use of Units 401-102 between CCDC and Ada County (5 minutes) ..... John Brunelle/ Ryan Armbruster

**V. INFORMATION/DISCUSSION ITEMS**

- A. Update on Gateway East Urban Renewal Plan, prep for October adoption (10 minutes) .... Matt Edmond
- B. Update on Shoreline Urban Renewal Plan, prep for October adoption (10 minutes)  
..... Shellan Rodriguez/Geoff Dickinson
- C. Boise Main Library Campus Project Update (20 minutes) ..... Shawn Wilson, City of Boise
- D. Operations Report (5 minutes) ..... John Brunelle

**VI. 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).*



# **III. CONSENT AGENDA**

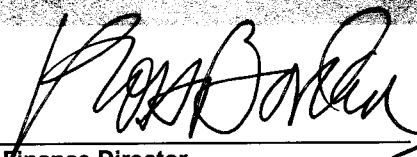
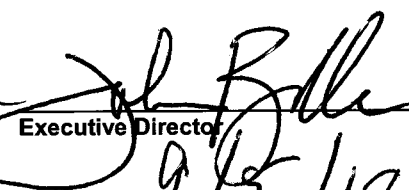


## Paid Invoice Report

For the Period: 8/01/2018 through 8/31/2018

Payee	Description	Payment Date	Amount
<b>Debt Service:</b>			
US Bank	2015 Bond interest	8/31/2018	20,025.00
US Bank	2015 Bond Principal	8/31/2018	2,250,000.00
US Bank	2011 B Bond interest	8/31/2018	191,662.50
US Bank	2011 B Bond principal	8/31/2018	1,000,000.00
Zions Bank	2017 A Bond interest	8/31/2018	146,334.00
Zions Bank	2017 A Bond principal	8/31/2018	1,680,000.00
Zions Bank	2017 B Bond interest	8/31/2018	71,064.00
Zions Bank	2017 B Bond principle	8/31/2018	660,000.00
Total Debt Payments:			6,019,085.50
<b>Payroll:</b>			
EFTPS - IRS	Federal Payroll Taxes	8/1/2018	12,288.22
CCDC Employees	Direct Deposits Net Pay	8/1/2018	33,794.47
EFTPS - IRS	Federal Payroll Taxes	8/15/2018	12,350.18
Idaho State Tax Commission	State Payroll Taxes	8/15/2018	1,780.00
CCDC Employees	Direct Deposits Net Pay	8/15/2018	34,284.16
PERSI	Retirement Payment	8/15/2018	15,315.05
EFTPS - IRS	Federal Payroll Taxes	8/29/2018	12,703.52
Idaho State Tax Commission	State Payroll Taxes	8/29/2018	1,826.00
CCDC Employees	Direct Deposits Net Pay	8/29/2018	35,244.13
PERSI	Retirement Payment	8/29/2018	15,678.62
Total Payroll Payments:			175,264.35
<b>Checks and ACH</b>			
Various Vendors	Check and ACH Payments Issued (See Attached)	August 2018	579,792.82
Total Paid Invoice, Reported Payments:			579,792.82
Total Cash Disbursements:			<u>\$ 6,774,142.67</u>

*I have reviewed and approved all cash disbursements for the month listed above.*

 Finance Director <u>9/4/2018</u> Date	 Executive Director <u>9/5/18</u> Date
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Report Criteria:  
Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
3871	ABC Stamp Signs & Award	0519476	Notary blue stamp	08/03/2018	133.02	10921	08/14/2018
Total 3871:					133.02		
1139	American Cleaning Service	2203	Trailhead Cleaning - Windo	07/25/2018	199.50	10922	08/14/2018
		2299	Trailhead Cleaning - 12 Mo	08/01/2018	936.71	10922	08/14/2018
Total 1139:					1,136.21		
3838	American Fire Protection L	11820	Annual inspection 2018	07/10/2018	3,821.00	62984	08/10/2018
		12114	Monthly pump inspection &	08/01/2018	185.00	636006	08/27/2018
Total 3838:					4,006.00		
4055	Anderson & Wood Constr	180078 2	Alley Imprv (6th to 3rd Mai	07/31/2018	213,638.75	10943	08/29/2018
Total 4055:					213,638.75		
1316	Blue Cross of Idaho	1818300010	Health Insurance - August	08/01/2018	22,589.02	62980	08/01/2018
Total 1316:					22,589.02		
1385	Boise City Utility Billing	00788 AUG1	421 N 10th, ISG 00788500	08/01/2018	168.07	10940	08/13/2018
		1177 AUG18	848 Main St # 0447416001	08/01/2018	7.15	10942	08/27/2018
Total 1385:					175.22		
1418	Boise Metro Chamber of C	5783644	Leadership Boise Alumni D	07/30/2018	50.00	10923	08/14/2018
		5784377	Mayor's State of the City sp	08/01/2018	650.00	10923	08/14/2018
Total 1418:					700.00		
4082	BVGC Parcel B LLC	PIONEER T-	T-4 Pioneer Corner Project	07/31/2018	110,905.50	63015	08/28/2018
Total 4082:					110,905.50		
3462	Canterbury Designs	CINQ2862	High Impact Bollard	08/08/2018	1,530.00	62985	08/10/2018
Total 3462:					1,530.00		
3816	Capitol Landscape Inc.	BASQUE BL	Brick Repair - RMOB	07/26/2018	2,475.00	636007	08/27/2018
		PO#180103	Brick Repair - RMOB	07/26/2018	2,900.00	62986	08/10/2018
		PO#180103	Brick Repair - WS	07/26/2018	370.00	62986	08/10/2018
Total 3816:					5,745.00		
3857	Carew Co	2547	Migrating CCDC site from fi	08/09/2018	656.25	636008	08/27/2018
Total 3857:					656.25		
1556	Caselle Inc.	88806	Contract support - August	08/01/2018	787.33	62981	08/01/2018
Total 1556:					787.33		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
2810	CenturyLink	1447781197	Grove - Data Service	08/11/2018	1,212.81	10939	08/23/2018
Total 2810:					1,212.81		
1595	CITY OF BOISE	IL1160	Down Town Core Maint - C	07/30/2018	1,110.00	62987	08/10/2018
		IL1160	Down Town Core Maint - R	07/30/2018	754.80	62987	08/10/2018
		IL1160	Down Town Core Maint -	07/30/2018	355.20	62987	08/10/2018
		IL1204	Down Town Core Maint - C	08/03/2018	1,110.00	636009	08/27/2018
		IL1204	Down Town Core Maint - R	08/03/2018	754.80	636009	08/27/2018
		IL1204	Down Town Core Maint -	08/03/2018	355.20	636009	08/27/2018
Total 1595:					4,440.00		
2474	Clark, Max	8/14/18	Travel Reimbursement - A	08/14/2018	459.02	10949	08/28/2018
Total 2474:					459.02		
4070	Copperhead Electric	1536	grove plaza fountain cat5e	08/06/2018	500.00	62988	08/10/2018
Total 4070:					500.00		
3947	Crane Alarm Service	10669	Yearly Inspection	07/31/2018	2,010.00	62989	08/10/2018
		JULY 2018	Fire Alarm System - Monito	07/31/2018	25.00	62989	08/10/2018
Total 3947:					2,035.00		
1787	Downtown Boise Associati	101670	Stage Rental Storage - 2nd	07/31/2018	300.00	62990	08/10/2018
		8185	CD Flower Pots	08/14/2018	5,954.20	63016	08/28/2018
		8185	WS Flowe Pots	08/14/2018	2,892.04	63016	08/28/2018
		8185	RMOB flower pots	08/14/2018	1,020.72	63016	08/28/2018
Total 1787:					10,166.96		
1838	Elam & Burke P.A.	174303	CD Closeout	06/30/2018	1,216.70	Multiple	Multiple
		174304	Civic Partners Developmen	06/30/2018	539.00	Multiple	Multiple
		174305	Parcel B Hotel Project	06/30/2018	40.00	Multiple	Multiple
		174306	Parking Matters	06/30/2018	160.00	Multiple	Multiple
		174307	RM 2017 Bonds	06/30/2018	202.50	Multiple	Multiple
		174308	Downtown Boise Public Lib	06/30/2018	157.50	Multiple	Multiple
		174309A	New URD - Shoreline	06/30/2018	9,433.40	10932	08/15/2018
		174311	New URD - State STreet	06/30/2018	405.00	Multiple	Multiple
		174312	101-0 General	06/30/2018	365.20	Multiple	Multiple
		174313	RM Implement	06/30/2018	180.00	Multiple	Multiple
		174315	WS District	06/30/2018	1,778.15	Multiple	Multiple
		174316	New URD - GWD	06/30/2018	780.30	Multiple	Multiple
		174743	Ash Street Properties	07/31/2018	140.00	10944	08/29/2018
		174744	New Bench URD	07/31/2018	760.00	10944	08/29/2018
		174745	CD Closeout	07/31/2018	800.00	10944	08/29/2018
		174746	Civic Partners Developmen	07/31/2018	1,318.50	10944	08/29/2018
		174747	Parking Matters	07/31/2018	60.00	10944	08/29/2018
		174748	Downtown Boise Public Lib	07/31/2018	112.50	10944	08/29/2018
		174749	New URD - Shoreline	07/31/2018	10,802.85	10944	08/29/2018
		174750	AMPCO vs. Car Park	07/31/2018	160.00	10944	08/29/2018
		174751	New URD - State STreet	07/31/2018	1,805.85	10944	08/29/2018
		174752	101-0 General	07/31/2018	650.25	10944	08/29/2018
		174753	RM Implement	07/31/2018	200.00	10944	08/29/2018
		174754	101-0 General	07/31/2018	80.00	10944	08/29/2018

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
		174755	WS District	07/31/2018	820.00	10944	08/29/2018
		174756	New URD - GWD	07/31/2018	3,380.00	10944	08/29/2018
	Total 1838:				36,347.70		
1898	Fiberpipe	0769	E-mail & Audio hosting	08/01/2018	64.90	10924	08/14/2018
	Total 1898:				64.90		
4043	Fountain Supply Company	57440	Grove Plaza Fountain Prog	07/19/2018	13,959.75	63004	08/13/2018
	Total 4043:				13,959.75		
3807	FreedomVoice Systems	2018-080105	Monthly Service	08/01/2018	516.26	62991	08/10/2018
	Total 3807:				516.26		
3916	Fund Raisers LTD	48628	Replacement Bricks	08/20/2018	18.50	636010	08/27/2018
	Total 3916:				18.50		
3778	Gingerich Site & Undergro	18-1880	Grove Bi-weekly Maint	07/31/2018	2,324.25	62992	08/10/2018
		18-1880	Mulligans	07/31/2018	843.75	62992	08/10/2018
		18-1880	9th Street, Myrtle to Lee St.	07/31/2018	1,571.25	62992	08/10/2018
	Total 3778:				4,739.25		
3853	Hawkins Companies LLC	08062018	Cap T. Condo: July - Sept	07/01/2018	13,038.78	63005	08/13/2018
	Total 3853:				13,038.78		
2129	Idaho Blueprint & Supply C	428927	ID Water Center	07/27/2018	128.75	10925	08/14/2018
	Total 2129:				128.75		
2165	Idaho Power	06607 JULY	9th St outlets #220040660	07/31/2018	3.54	10938	08/20/2018
		34903 JULY	8th St lights #2202934903	07/31/2018	31.32	10938	08/20/2018
		7995 JULY 1	9th & State # 2201627995	07/31/2018	3.54	10938	08/20/2018
		8260 AUG18	421 N 10th St, 222370826	08/02/2018	1,445.82	10950	08/17/2018
		83212 JULY	Grove Vault #2205983212	07/31/2018	589.58	10938	08/20/2018
	Total 2165:				2,073.80		
3900	Idaho Records Manageme	0128489	Records Storage	07/31/2018	96.05	10926	08/14/2018
	Total 3900:				96.05		
2186	Idaho Statesman	263244 JULY	Legal Notices	07/31/2018	355.63	62993	08/10/2018
	Total 2186:				355.63		
2189	Idaho Transportation Dep't	ADDITIONAL	RMOB - Additional Work	08/01/2018	17,261.59	63017	08/28/2018
	Total 2189:				17,261.59		
3966	Involta	0033531	Website Hosting Services	07/31/2018	1,347.90	62994	08/10/2018

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 3966:					1,347.90		
2288	Jensen Belts	1765-7	WD, Downtown Urban Par	07/31/2018	19,585.12	10933	08/15/2018
Total 2288:					19,585.12		
3439	KPFF Consulting Engineer	222055	10th & Front Garage Refur	07/31/2018	495.00	10945	08/30/2018
		222359	9th & Main Precast Panel	07/31/2018	495.00	10945	08/30/2018
Total 3439:					990.00		
3819	Level 3 Communications L	71864600	Internet & Data	07/17/2018	605.18	62995	08/10/2018
Total 3819:					605.18		
3833	Musgrove Engineering P.A.	16-1980	Alley Imprv (6th to 3rd Mai	07/31/2018	555.00	10946	08/30/2018
Total 3833:					555.00		
4064	PGAV Planner LLC	109210	Bench URD - Eligibility Stu	07/28/2018	6,102.50	63018	08/28/2018
Total 4064:					6,102.50		
2774	Pro Care Landscape Mana	21426	8th Street - Misc Repairs	07/31/2018	84.15	62996	08/10/2018
		21427	10th & Front Garage	07/31/2018	34.44	62996	08/10/2018
		21428	Repair Tree Grates - Grove	07/31/2018	804.00	62996	08/10/2018
		21521	8th Street	07/31/2018	263.00	62996	08/10/2018
		21522	10th & Front Garage	07/31/2018	290.00	62996	08/10/2018
Total 2774:					1,475.59		
2798	Quadrant Consulting Inc.	9890	Shoreline Infrastructure As	07/31/2018	2,190.00	62997	08/10/2018
Total 2798:					2,190.00		
3896	Rim View LLC	AUGUST 20	Monthly Rent and NNN - Tr	08/01/2018	13,279.29	62982	08/01/2018
Total 3896:					13,279.29		
4079	SafeGuard Business Syste	032895769	Parking Deposit Slips	07/31/2018	175.25	10920	08/06/2018
Total 4079:					175.25		
3929	SB Friedman Development	PO#180098	Gateway URD	07/01/2018	13,121.77	10934	08/15/2018
		PO#180098	Gateway URD	07/31/2018	10,042.50	10934	08/15/2018
Total 3929:					23,164.27		
3796	Scheidt & Bachmann USA	33258	July 2018 Merchant Fees	07/31/2018	816.52	10947	08/30/2018
Total 3796:					816.52		
3542	Security LLC - Plaza 121	AUGUST 20	Office rent - August 2018	08/01/2018	10,898.86	62983	08/01/2018
Total 3542:					10,898.86		



Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
3974	Stability Networks Inc.	27343	Complete Care Network Su	07/31/2018	2,125.00	10927	08/14/2018
		27343	Azure Cloud Backup	07/31/2018	420.00	10927	08/14/2018
Total 3974:					2,545.00		
3029	State Insurance Fund	18719443	Installment Premium	07/26/2018	1,098.00	62998	08/10/2018
Total 3029:					1,098.00		
3242	Suez Water Idaho	30025 JULY1	437 S 9th St irri #06006688	07/16/2018	70.40	10941	08/02/2018
		34259 JULY1	516 S 9th St irri #06006391	07/16/2018	74.39	10941	08/02/2018
		40945 AUG1	1010 Jefferson 060003957	08/01/2018	87.49	10951	08/02/2018
		777190 JULY	8th & Bannock 060055507	07/20/2018	51.48	62999	08/10/2018
		92853 JULY	Eastman office #06000337	07/17/2018	65.07	10941	08/02/2018
Total 3242:					348.83		
3831	The Land Group Inc.	0140298	8th Street	07/31/2018	848.50	10935	08/15/2018
		0140299	RD, River Street SS, Ash t	07/31/2018	5,032.39	10935	08/15/2018
		0140299	RD, River Street SS, Ash t	07/31/2018	231.68	10935	08/15/2018
Total 3831:					6,112.57		
4074	The Potting Shed	15837	Interior Plant Maint.	07/31/2018	65.00	63000	08/10/2018
		15909	Interior Plantings	07/31/2018	940.74	63000	08/10/2018
Total 4074:					1,005.74		
4009	TML Heating & Air Conditio	344140	Cooling Fan - Server Room	08/08/2018	59.00	636011	08/27/2018
Total 4009:					59.00		
3907	Total System Services	982	Troubleshoot Trailhead	07/31/2018	150.00	636012	08/27/2018
Total 3907:					150.00		
3170	Treasure Valley Coffee Inc.	05658400	Coffee & tea	07/23/2018	158.62	63001	08/10/2018
		05662682	Cooler Rental	07/24/2018	75.00	63001	08/10/2018
Total 3170:					233.62		
3233	United Heritage	02014-001 A	ST & LT Dissability & Life I	08/01/2018	1,321.27	63002	08/10/2018
Total 3233:					1,321.27		
3835	US Bank - Credit Cards	07.25.2018	Accounts Receivable	07/25/2018	27.00	10936	08/15/2018
		07.25.2018	Prepaid Expenses	07/25/2018	749.00	10936	08/15/2018
		07.25.2018	Recruitment Expenses	07/25/2018	696.96	10936	08/15/2018
		07.25.2018	Voice, data & webhosting s	07/25/2018	31.80	10936	08/15/2018
		07.25.2018	Office Supplies	07/25/2018	2,230.98	10936	08/15/2018
		07.25.2018	Computer & Software Supp	07/25/2018	479.76	10936	08/15/2018
		07.25.2018	Dues & Subscriptions	07/25/2018	1,900.00	10936	08/15/2018
		07.25.2018	Travel & Meeting(non-local	07/25/2018	989.99	10936	08/15/2018
		07.25.2018	Personnel Training (Local)	07/25/2018	215.00	10936	08/15/2018
		07.25.2018	Local Meetings & Transpor	07/25/2018	299.04	10936	08/15/2018
		07.25.2018	Professional Services Gen	07/25/2018	204.95	10936	08/15/2018
		07.25.2018	The Grove - Operations	07/25/2018	14.32	10936	08/15/2018

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
		07.25.2018	R&M - Trailhead Facility	07/25/2018	5.55	10936	08/15/2018
	Total 3835:				7,844.35		
4068	Veritas Material Consulting	1074	10th & Front Garage Refur	07/26/2018	600.00	63003	08/10/2018
		INV# 1083	10th & Front Garage Refur	08/17/2018	3,900.00	636013	08/27/2018
	Total 4068:				4,500.00		
3841	VoiceText Communications	07.23.18-736	Conference calls	07/22/2018	7.07	10928	08/14/2018
		07.29.18-746	Conference calls	07/29/2018	5.60	10928	08/14/2018
		08.06.18-804	Conference calls	08/05/2018	5.49	10928	08/14/2018
	Total 3841:				18.16		
3997	Wash Worx	#INV-000302	Fountain Repair	07/31/2018	500.00	10929	08/14/2018
		#INV-000303	Bollard Repair	07/31/2018	150.00	10929	08/14/2018
	Total 3997:				650.00		
3365	Westerberg & Associates	212 JULY 20	Legislative Advisement Ser	07/31/2018	2,000.00	10930	08/14/2018
	Total 3365:				2,000.00		
3374	Western States Equipment	IN000732850	Bldg 8 generator maintena	08/08/2018	270.39	636014	08/27/2018
	Total 3374:				270.39		
3883	Wide Eye Productions	H4095	Podcast production service	07/31/2018	605.00	10948	08/30/2018
	Total 3883:				605.00		
3990	Xerox Corporation	094121756	Copier Lease	07/31/2018	428.36	10931	08/14/2018
	Total 3990:				428.36		
	Grand Totals:				579,792.82		

Report Criteria:

Detail report type printed

MINUTES OF REGULAR MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
Call-in Meeting  
121 N. 9th St., Conference Room  
Boise, ID 83702  
August 13, 2018 12:00 p.m.

**I. CALL TO ORDER:**

Chairman Zuckerman convened the meeting with a quorum at 12:06 p.m.

Present: Commissioner David Bieter, Commissioner Maryanne Jordan, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman.

Absent: Commissioner Scot Ludwig, Commissioner Gordon Jones, and Commissioner Ben Quintana

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Parking and Mobility Director; Ross Borden, Finance & Administration Director; Mary Watson, General Counsel & Contracts Manager; Doug Woodruff, Senior Project Manager; Karl Woods, Project Manager; Laura Williams, Project Manager; Matt Edmond, Project Manager; Shellan Rodriguez, Real Estate Development Manager; Joey Chen, Controller; Kathy Wanner, Contracts Specialist; Holli Klitsch, Accountant, and Sandy Lawrence, Administrative Assistant, Property Manager. Also present was Agency legal counsel, Ryan Armbruster.

**II. AGENDA CHANGES/ADDITIONS:**

There were no changes/additions to the agenda.

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**III. CONSENT AGENDA**

Commissioner Woodings made a motion to approve the Consent Agenda.

Commissioner Jordan seconded.

All said Aye, the motion carried, 4-0.

**IV. ACTION ITEM**

**A. CONSIDER: Resolution #1561 - Relinquishment and Transfer of Interests of CCDC in River Plaza LLC**

Ross Borden, CCDC Director of Finance & Administration, gave a report.

Chair Zuckerman opened the meeting to public comment at 12:09 p.m.

Fred Shoemaker (Attorney representing River Plaza LLC), 800 West Main Street Suite 1300, Boise, made a public comment in support of Resolution #1561.

Chair Zuckerman closed public comment at 12:12 p.m.

Commissioner Woodings moved to adopt Resolution #1561, relinquishing and transferring CCDC's interest in River Plaza, LLC.

Commissioner Jordan seconded.  
All said Aye. Motion carried, 4-0.

**B. CONSIDER: Resolution #1563 - Central District Termination Resolution Supplemental**

Ross Borden, CCDC Director of Finance & Administration, gave a report.

Commissioner Woodings moved to adopt Resolution #1563, adding Supplemental Narrative and the final Termination Budget to the Central District Termination record, and directing staff to provide these materials to the seven affected taxing districts including Ada County, and the Idaho State Tax Commission.

Commissioner Jordan seconded.  
All said Aye. The motion carried, 4-0.

**C. CONSIDER: Proposed FY 2018 Amended Budget**

Ross Borden, CCDC Director of Finance & Administration, gave a report.

Commissioner Woodings moved to amend the FY 2018 Original Budget to new revenue and expense totals of \$39,953,693 and set the time and date of Noon, August 29, 2018, for the statutorily required public hearing on the budget.

Commissioner Jordan seconded.  
All said Aye. The motion carried, 4-0.

**D. CONSIDER: Proposed FY 2019 Original Budget**

Ross Borden, CCDC Director of Finance & Administration, gave a report.

Commissioner Woodings moved to approve the FY 2019 Original Budget totaling \$58,268,629 and set the time and date of Noon, August 29, 2018, for the statutorily-required public hearing on the Agency's budget for the coming fiscal year.

Commissioner Jordan seconded.  
All said Aye. The motion carried, 4-0.

**E. CONSIDER: Proposed FY 2019-2023 Capital Improvement Plan**

Todd Bunderson, CCDC Development Manager, gave a report.

Commissioner Woodings moved to approve the CIP as presented.

Commissioner Jordan seconded.  
All said Aye. The motion carried, 4-0.

**F. CONSIDER: Resolution #1565 - Authorize Execution of Declaration of Public Space Deed Restrictions and Covenants**

John Brunelle, CCDC Executive Director, and Ryan Armbruster, Agency Counsel, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1565, authorizing the execution of public space deed restrictions and covenants on The Grove Plaza.

Commissioner Jordan seconded.  
All said Aye. The motion carried, 4-0.

**G. CONSIDER: Resolution #1566 - Convey Ownership of The Grove Plaza to City of Boise**

John Brunelle, CCDC Executive Director, and Ryan Armbruster, Agency Counsel, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1566, to convey ownership of The Grove Plaza by special warranty deed to the City of Boise.

Commissioner Jordan seconded.  
All said Aye. The motion carried, 4-0.

**H. CONSIDER: Resolution #1562 - Convey Ownership of 8th Street to City of Boise (Main Street to Idaho Street, and Idaho Street to Bannock Street)**

Mary Watson, CCDC Contracts Manager & General Counsel, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1562, to convey ownership of the two 8<sup>th</sup> Street parcels to the City of Boise.

Commissioner Jordan seconded.  
All said Aye. The motion carried, 4-0.

**I. CONSIDER: Resolution #1559 – Accepting Gateway East Urban Renewal Area Eligibility Study and Transmit to Boise City Council for Consideration.**

Matt Edmond, CCDC Project Manager, gave a report with SB Friedman Representatives, Fran Lefor Rood, and Caren Kay.

Commissioner Woodings moved to adopt Resolution No. 1559, which accepts the Gateway East Urban Renewal Area Eligibility report and directs CCDC staff to transmit

to the Boise City Council for future consideration.

Commissioner Jordan seconded.  
All said Aye. The motion carried, 4-0.

**J. CONSIDER: 204 N Capitol Blvd. – Adelman Building – Type 1 Participation Designation with Alturas Capital Partners.**

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to direct staff to negotiate a final Type 1 Participation Agreement with Alturas Capital for future board approval.

Commissioner Jordan seconded.  
All said Aye. The motion carried, 4-0.

**K. CONSIDER: 3200 Moore Street – Sandhill Crane Apartments – Type 2 Participation Designation with Boise City/Ada County Housing Authority.**

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to designate Sandhill Crane Apartments as a project eligible for a Type 2 General Assistance Participation Agreement and direct staff to negotiate a final Type 2 Agreement with Boise City Ada County Housing Authority for future board approval.

Commissioner Jordan seconded.  
All said Aye. The motion carried, 4-0.

**L. CONSIDER: Capitol & Front Garage Authorizing Negotiations for Disposition**

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to authorize the Executive Director and Executive Committee to begin negotiations

Commissioner Jordan seconded.  
All said Aye. The motion carried, 4-0.

**VII. INFORMATION/ DISCUSSION ITEMS**

**A. Review Shoreline Urban Framework**

Shellan Rodriguez, CCDC Real Estate Development Manager; and Doug Woodruff, CCDC Senior Project Manager, gave a report.

**B. Shoreline Feasibility Study**

Shellan Rodriguez, CCDC Real Estate Development Manager; and Doug Woodruff,

CCDC Senior Project Manager, gave a report.

**C. Operations Report**

John Brunelle, CCDC Executive Director, gave a report.

**VIII. ADJOURN**

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

Commissioner Jordan seconded the motion.

All said Aye. 4-0. The meeting was adjourned at 2:05 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 10<sup>th</sup> DAY OF SEPTEMBER 2018.

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Dana Zuckerman, Chair

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Ryan Woodings, Vice Chair

MINUTES OF SPECIAL MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
Conference Room, Fifth Floor, 121 N. 9th Street  
August 29, 2018 12:00 p.m.

**I. CALL TO ORDER**

Chair Zuckerman convened the meeting with a quorum at 12:04 p.m.

Present: Commissioner Gordon Jones, Commissioner Maryanne Jordan, Commissioner Scot Ludwig, Commissioner Ben Quintana, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman.

Absent: Commissioner David Bieter

Agency staff members present: John Brunelle, Executive Director; Todd Bunderson, Development Director; Ross Borden, Finance & Administration Director; Mary Watson, Contracts Manager/Attorney, Joey Chen, Controller, Laura Williams, Project Manager; Sandy Lawrence, Administrative Assistant. Also present was Agency legal counsel, Ryan Armbruster.

**II. AGENDA CHANGES/ADDITIONS**

Commissioner Ludwig moved to remove Resolution #1570 - 202 Capitol Boulevard – Adelman Building - Type 1 Participation Agreement with Adelman Alturas, LLC [Designation 8/14/18, NTE \$95,000] from Consent Agenda and move to Action Items.

Commissioner Jordan seconded the motion.  
All said Aye. The motion carried, 6 – 0.

**III. CONSENT AGENDA**

**A. Minutes and Reports**

**1. Approval of Meeting Minutes from August 13, 2018**

Commissioner Quintana and Commissioner Ludwig recused themselves from voting on the August 13, 2018 meeting minutes due to their absence from that meeting.

Commissioner Woodings moved to defer the August 13, 2018 meeting minutes to the September 10, 2018 Board Meeting.

Commissioner Jordan seconded.  
All said Aye. The motion carried, 6 – 0.

Commissioner Woodings moved to approve the one remaining Consent Agenda item.

Commissioner Jordan seconded.  
All said Aye. The motion carried, 6 – 0.



#### **IV. ACTION ITEMS**

##### **A. PUBLIC HEARING: Proposed FY 2018 Amended Budget**

CCDC Finance & Administration Director, Ross Borden, gave a report.

Chair Zuckerman opened the public hearing at 12:16 p.m. No public comment was made and no comment in writing was received.

Public Hearing was closed at 12:17 p.m.

##### **B. CONSIDER: Resolution #1568 Adopt FY 2018 Amended Budget**

Commissioner Woodings moved to adopt Resolution #1568 to approve the FY 2018 Amended Budget to new revenue and expense totals of **\$39,953,693** and authorize the Executive Director to file copies of the budget as required by law.

Commissioner Jordan seconded the motion.

All said Aye. The motion carried 6 – 0.

##### **C. PUBLIC HEARING: Proposed FY 2019 Original Budget**

CCDC Finance & Administration Director, Ross Borden, gave a report

Chair Zuckerman opened the public hearing at 12:27 p.m. No public comment was made and no comment in writing was received.

Public Hearing was closed at 12:28 p.m.

##### **D. CONSIDER: Resolution #1569 Adopt FY 2019 Original Budget**

Commissioner Woodings moved to adopt Resolution #1569 to approve the FY 2019 Original Budget of **\$58,268,629** and authorize the Executive Director to file copies of the budget as required by law.

Commissioner Jordan seconded the motion.

All said Aye. The motion carried 6 – 0.

##### **E. CONSIDER: Resolution #1570 - 202 Capitol Boulevard – Adelman Building - Type 1 Participation Agreement with Adelman Alturas, LLC [Designation 8/14/18, NTE \$95,000]**

Commissioner Ludwig moved to defer Resolution #1570 in order to re-examine the CCDC Participation Policy concerning building awnings.

Commissioner Jones seconded.

Commissioners Jordan, Quintana, and Zuckerman voted against the motion.

Commissioners Ludwig, Jones, and Woodings voted in favor of the motion.

Motion fails.

Commissioner Jordan moved to approve Resolution #1570-202 Capitol Boulevard-Adelman Building-Type 1 Participation Agreement with Adelman Alturas, LLC [Designation 8/14/18, NTE \$95,000]. Commissioner Quintana seconded

Commissioners Jordan, Quintana, Woodings and Zuckerman voted in favor of the motion.

Commissioners Ludwig and Jones voted against the motion. Motion carried.

Commissioner Jordan directed staff to return to the board as soon as possible for the discussion on the participation policy concerning building awnings.

**V. ADJOURNMENT**

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

Commissioner Jordan seconded the motion.

All said Aye.

The meeting was adjourned at 1:13 p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 10<sup>th</sup> DAY OF SEPTEMBER, 2018.

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**Dana Zuckerman, Chair**

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**Ryan Woodings, Vice Chair**



# **IV. ACTION ITEMS**



## AGENDA BILL

<b>Agenda Subject:</b> Convey Ownership of Grove Plaza to City of Boise		<b>Date:</b> 9/10/2018
<b>Staff Contact:</b> John Brunelle/Ryan Armbruster	<b>Attachments:</b> None	
<b>Action Requested:</b> Defer item to October 8 <sup>th</sup> , 2018 Board Meeting		

**Background:** After previously approving a resolution to approve a special warranty deed which conveys The Grove Plaza to the City of Boise an issue regarding one of the conditions arose. This item was therefore put back on the Board's September agenda anticipating an amendment to the special warranty deed in the event the new language was ready to consider. Since publication of the agenda it has been determined that this action will need to be deferred to the October 8<sup>th</sup>, 2018 Board Meeting.

**Fiscal Notes:** N/A

**Staff Recommendation:** Defer Item IV A to the October 8<sup>th</sup>, 2018 Board Meeting.

**Suggested Motion:** I move to defer Item IV to the October 8<sup>th</sup>, 2018 Board Meeting.



## AGENDA BILL

<b>Agenda Subject:</b> Approve License for Access and Use of Units 401-102 Between CCDC and Ada County		<b>Date:</b> 9/10/2018
<b>Staff Contact:</b> John Brunelle/Ryan Armbruster	<b>Attachments:</b> Resolution 1573 License Agreement	
<b>Action Requested:</b> Approve Resolution 1573		

**Background:** CCDC has a long-term lease of these parcels with the anticipation of development occurring. This license agreement permits temporary/interim use of property for County parking activity pending development of the parcels. Development may commence after CCDC provides notice of license termination with 90 days prior notice to Ada County.

**Fiscal Notes:** None

**Staff Recommendation:** Approve Resolution 1573

**Suggested Motion:** I move to approve Resolution 1573.

RESOLUTION NO. 1573

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO APPROVING THE LICENSE FOR ACCESS AND USE OF UNITS 401 AND 102 FOR PARKING BETWEEN THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AND ADA COUNTY, IDAHO; AND AUTHORIZING THE EXECUTIVE DIRECTOR AND SECRETARY, RESPECTIVELY, TO EXECUTE AND ATTEST SAID LICENSE FOR ACCESS AND USE OF UNITS 401 AND 102 FOR PARKING; AUTHORIZING THE EXECUTIVE DIRECTOR AND SECRETARY TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO IMPLEMENT THE LICENSE FOR ACCESS AND USE OF UNITS 401 AND 102 FOR PARKING AND TO MAKE ANY NECESSARY TECHNICAL CHANGES TO THE LICENSE FOR ACCESS AND USE OF UNITS 401 AND 102 FOR PARKING SUBJECT TO CERTAIN CONDITIONS, INCLUDING SUBSTANTIVE CHANGES; AND PROVIDING AN EFFECTIVE DATE OF THIS RESOLUTION.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency, hereinafter referred to as the "Agency."

WHEREAS, the Agency is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code Title 50, Chapter 20, as amended and supplemented (the "Urban Renewal Law");

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River-Myrtle Urban Renewal Plan");

WHEREAS, the City, by adoption of Ordinance No. 5596 on December 6, 1994, duly approved the River-Myrtle Urban Renewal Plan;

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River-Myrtle/Old Boise Urban Renewal Project Plan");

WHEREAS, following said public hearing, the City, by adoption of Ordinance No. 6362 on November 30, 2004, approved the River-Myrtle/Old Boise Urban Renewal Project Plan and made certain findings;

WHEREAS, Ada County and the Agency entered into that certain Second Amended and Restated Master Ground Lease, dated as of September 1, 2011 and the Amended and Restated Surplus Ground Lease, dated as of September 1, 2011 (collectively, the “Ground Leases”) for the lease of the real property (the “Ada County Property”), commonly known as the Ada County Courthouse Corridor Property;

WHEREAS, the Agency and Civic Partners Idaho, LLC and Civic Partners, Inc. (Civic Partners Idaho, LLC and Civic Partners, Inc. collectively, “Civic”) (collectively, the “Parties” and each, individually, a “Party”) entered into that certain Amended and Restated Disposition and Development Agreement with respect to Ada County Courthouse Project, dated December 1, 1999, as amended from time to time, and that certain Amended and Restated Avenue A Disposition and Development Agreement with respect to the Avenue A Project, dated October 1, 2002, as amended from time to time (collectively, the “DDAs”), which DDAs were approved as to form and content by the County;

WHEREAS, In furtherance of the DDAs and pursuant to the requirements of the Ground Leases, the Agency and Civic entered into that certain Second Amended and Restated Master Sublease For Parcel 4 and Parcel 5, dated as of September 1, 2011, as amended from time to time and that Amended and Restated Parcel 1 Sublease, dated as of September 1, 2011, as amended from time to time (collectively, the “Subleases”) for the sublease of certain components of the Ada County Property, which Subleases were approved as to form and content by the County;

WHEREAS, following further division and sublease of the Ada County Property and certain condemnation actions by the County, the remaining properties that are subject to the Subleases are Unit 401, Unit 102, Parcel 4 and Parcel 5 of the Ada County Property, (collectively, the “Subleased Property”). For clarification, the Subleased Property does not include any of the other properties or parcels of the Ada County Property described in the Subleases and the DDAs, and does not include any property that has been subleased to Civic Plaza LP, an Idaho limited partnership (“Civic Plaza”);

WHEREAS, the DDAs, the Subleases, and all other documents, instruments and agreements entered into between and among any of the Parties pertaining to the Subleased Property are referred to collectively as, the “Project Agreements”;

WHEREAS, the Parties entered into a Termination Agreement and Mutual Release to terminate the Project Agreements (except to the extent of any interests therein that have been assigned to Civic Plaza and/or relate to the apartment project owned by Civic Plaza) and all interest that Civic has in and to the Subleased Property, and to provide a mutual release as set forth in the Termination Agreement and Mutual Release;

WHEREAS, Agency and County have entered into a lease of real estate covering, *inter alia*, Units 401 and 102 of the Civic Plaza Condominiums;

WHEREAS, County and Agency have entered into various agreements which have resulted in County acquiring an ownership interest in Unit 301 of the Civic Plaza Condominiums;

WHEREAS, Unit 301 lies underneath the Premises, as defined in the License for Access and Use of Units 401 and 102 for Parking, and has been subjected to water infiltration; and

WHEREAS, County has previously repaired the surface of Unit 301 and continues to maintain the same; and

WHEREAS, County has, from time to time, a need for additional parking to accommodate patrons and users of the Ada County Courthouse;

WHEREAS, County has determined that effective management of the parking amenities on the Ada County Courthouse Corridor would be rendered more effective by use of the Premises for long term parking thereby freeing short term parking for the use of patrons of the Ada County Courthouse, and other users; and

WHEREAS, Agency has agreed to accommodate these temporary uses while the Premises is being held for further development by entering into a License for Access and Use of Units 401 and 102 for Parking.

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

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

Section 2. That the License for Access and Use of Units 401 and 102 for Parking, attached hereto as Exhibit A, is hereby incorporated herein and made a part hereof by reference and is hereby approved and accepted as to form recognizing technical changes or corrections which may be required prior to execution of the License for Access and Use of Units 401 and 102 for Parking.

Section 3. That the Executive Director of the Agency is hereby authorized to sign and enter into the License for Access and Use of Units 401 and 102 for Parking and, further, is hereby authorized to execute all necessary documents required to implement the actions contemplated by the License for Access and Use of Units 401 and 102 for Parking subject to representations by the Agency staff and Agency legal counsel that all conditions precedent to and any necessary technical changes to the License for Access and Use of Units 401 and 102 for Parking or other documents are acceptable upon advice from the Agency's legal counsel and that said changes are consistent with the provisions of the License for Access and Use of Units 401 and 102 for Parking and the comments and discussions received at the September 10, 2018, Agency Board meeting, including any substantive changes discussed and approved at that meeting.

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



PASSED by the Urban Renewal Agency of Boise City, Idaho, on September 10, 2018.  
Signed by the Chair and attested by the Secretary on September 10, 2018.

APPROVED

By \_\_\_\_\_  
Dana Zuckerman, Chairman

Attest:

\_\_\_\_\_  
David H. Bieter, Secretary

4841-6272-7993, v. 1

**LICENSE FOR ACCESS AND USE  
OF UNITS 401 AND 102 FOR PARKING**

The Urban Renewal Agency of Boise, aka Capital City Development Corporation, an independent public body corporate and politic, authorized and existing under the authority of Chapters 20 and 29, Title 50, Idaho Code, as amended (“Agency”), grants to ADA COUNTY, a duly formed and existing county pursuant to the laws and Constitution of the State of Idaho, (“County”) a license to use Units 401 and 102 for the purposes and under the conditions described herein.

**W I T N E S S E T H:**

**WHEREAS**, Ada County and the Agency entered into that certain Second Amended and Restated Master Ground Lease, dated as of September 1, 2011 and the Amended and Restated Surplus Ground Lease, dated as of September 1, 2011 (collectively, the “Ground Leases”) for the lease of the real property (the “Ada County Property”), commonly known as the Ada County Courthouse Corridor Property; and

**WHEREAS**, the Agency and Civic Partners Idaho, LLC and Civic Partners, Inc. (Civic Partners Idaho, LLC and Civic Partners, Inc. collectively, “Civic”) (collectively, the “Parties” and each, individually, a “Party”) entered into that certain Amended and Restated Disposition and Development Agreement with respect to Ada County Courthouse Project, dated December 1, 1999, as amended from time to time, and that certain Amended and Restated Avenue A Disposition and Development Agreement with respect to the Avenue A Project, dated October 1, 2002, as amended from time to time (collectively, the “DDAs”), which DDAs were approved as to form and content by the County; and

**WHEREAS**, in furtherance of the DDAs and pursuant to the requirements of the Ground Leases, the Agency and Civic entered into that certain Second Amended and Restated Master Sublease For Parcel 4 and Parcel 5, dated as of September 1, 2011, as amended from time to time and that Amended and Restated Parcel 1 Sublease, dated as of September 1, 2011, as amended from time to time (collectively, the “Subleases”) for the sublease of certain components of the Ada County Property, which Subleases were approved as to form and content by the County; and

**WHEREAS**, following further division and sublease of the Ada County Property and certain condemnation actions by the County, the remaining properties that are subject to the Subleases are Unit 401, Unit 102, Parcel 4 and Parcel 5 of the Ada County Property, (collectively, the “Subleased Property”). For clarification, the Subleased Property does not include any of the other properties or parcels of the Ada County Property described in the Subleases and the DDAs, and does not include any property that has been subleased to Civic Plaza LP, an Idaho limited partnership (“Civic Plaza”); and

**WHEREAS**, the DDAs, the Subleases, and all other documents, instruments and agreements entered into between and among any of the Parties pertaining to the Subleased Property are referred to collectively as, the “Project Agreements”; and

**WHEREAS**, the Parties entered into a Termination Agreement and Mutual Release to terminate the Project Agreements (except to the extent of any interests therein that have been assigned to Civic Plaza and/or relate to the apartment project owned by Civic Plaza) and all interest that Civic has in and to the Subleased Property, and to provide a mutual release as set forth in the Termination Agreement and Mutual Release; and

**WHEREAS**, Agency and County have entered into a lease of real estate covering, inter alia, Units 401 and 102 of the Civic Plaza Condominiums; and

**WHEREAS**, County and Agency have entered into various agreements which have resulted in County acquiring an ownership interest in Unit 301 of the Civic Plaza Condominiums; and

**WHEREAS**, Unit 301 lies underneath the Premises and has been subjected to water infiltration; and

**WHEREAS**, County has previously repaired the surface of Unit 301 and continues to maintain the same; and

**WHEREAS**, County has, from time to time, a need for additional parking to accommodate patrons and users of the Ada County Courthouse; and

**WHEREAS**, County has determined that effective management of the parking amenities on the Ada County Courthouse Corridor would be rendered more effective by use of the Premises, defined below, for long term parking thereby freeing short term parking for the use of patrons of the Ada County Courthouse, and other users; and

**WHEREAS**, Agency has agreed to accommodate these temporary uses while the Premises is being held for further development.

**NOW, THEREFORE**, Agency and County have agreed that County may enter upon the Premises for the term and for the uses, and on the terms and conditions hereinafter set forth, and Agency does hereby grant to County, a license over, upon and across the Premises for the purposes, period and uses described below.

In mutual exchange for the promises and covenants made herein, Agency issues a license to County on the following terms:

1. Definitions.

- a. “Agreement” or “License” shall mean this License for Access and Use of Units 401 and 102 for Parking.

- b. “Civic Plaza Condominiums” shall mean those condominium units as are more fully described in the Plat of the Civic Plaza Condominiums and the Declaration of Covenants and Restrictions establishing a plan of condominium ownership for the Civic Plaza Condominiums, recorded as Instrument Nos. 102116493 and 102116495 in the real property records of Ada County, Idaho, as they have been amended from time to time.
- c. “Parking Equipment and Maintenance” shall mean parking equipment such as gates, barriers, ticket dispensers on or near the Premises to support the use of the Premises by cars and light trucks for parking, and repairs and ongoing maintenance, repair or replacement of the parking equipment and Premises as may be reasonably necessary.
- d. “Premises” shall mean Units 102 and 401 of the Civic Plaza Condominiums.
- e. “Term” shall mean collectively the Initial Term and any Renewal Terms.
- f. “Unit 301” shall mean Unit 301 of the Civic Plaza Condominiums.

2. License for Maintenance. A continuing License is granted by Agency to County for installation, maintenance, repair and replacement of Parking Equipment and Maintenance, as well as maintenance of the Premises, and Unit 301. This license may be extended to such design professionals and contractors and their agents, employees, subcontractors and consultants as determined by County to facilitate, continue and complete Parking Equipment and Maintenance as it may be necessary from time to time. County shall be responsible for paying the costs of Parking Equipment and Maintenance.

3. License for Use as Temporary Parking. A license for access to and use of the Premises for parking purposes is hereby granted by Agency to County on condition that parking be used for public purposes in compliance with the parking regimen operated by Ada County for the Ada County Courthouse Corridor as an integrated whole. This license is personal to County and solely for the benefit of County and its patrons and shall not be deemed to run with the land or in any other way create a perpetual interest in County or any successors of County.

4. Initial Term. This License shall commence retroactively to October 1, 2017, and end September 30, 2018.

5. Renewal Terms. The County may, solely at its option, and when and if it duly budgets and appropriates funds therefore from revenues legally available to it for the ensuing fiscal year, renew this License Agreement for additional annual Renewal Terms. Each annual renewal of this Agreement shall be deemed to be exercised by the County upon the adoption no later than September 15 of any year, a budget for the ensuing fiscal year, duly budgeting and appropriating the amount of money required to make the License Payments and all other payments payable by the County under this Agreement. Following the adoption of a budget duly budgeting and appropriating said funds of the ensuing year, County shall deliver to the Agency a written

statement certifying that it has duly budgeted and appropriated said funds for the ensuing year. The due appropriation of funds as aforesaid shall constitute a valid and enforceable obligation of the County for the payment of such funds for the purposes provided herein, and shall not be subject to abatement for any cause. Each Renewal Term shall commence on October 1 of the fiscal year following adoption of the budget as provided hereinabove and shall terminate on September 30 of the following calendar year

6. License Payments. County and Agency anticipate that County will incur significant expense in Parking Equipment and Maintenance. In exchange, all revenues from use of the Premises by County shall belong to County during the Term.

7. Termination. Agency and County agree that this License may be revoked by Agency to allow or participate in private development of the Premises. Agency shall give County 90 days' prior notice of the termination date.

8. Maintenance. County shall at all times and at its sole expense maintain the Premises in a safe, neat, and clean fashion, free of weeds, trash, debris, and snow. County further agrees to keep and maintain all improvements located upon said Premises in a good state of repair and as good or better condition as when County entered the Premises, ordinary wear and tear excepted.

9. Indemnification. The County hereby agrees to indemnify and hold Agency harmless from and against any and all claims for loss, injury, death and damage caused by or arising out of the use of the license granted herein by County, its employees, contractors and agents, hereunder, and including, without limitation, attorneys fees and costs that might be incurred by Agency in defending any such claims, , provided, however, that nothing in the foregoing or elsewhere in this Agreement is intended, nor may it be construed to increase the limits of liability of County as capped by the Idaho Tort Claims Act (Idaho Code § 6-901 through § 6-929), or to otherwise lessen the protections afforded County under said Act.

10. Restoration of Premises After Termination. Upon the termination of the Initial Term of this License and any Renewal Terms, County shall promptly deliver the Premises, including any improvements thereon, to Agency in an "as is" condition. County may remove Parking Equipment in its discretion. Any property left on the Premises after the end of the Term and any Renewal Terms shall become the property of Agency.

11. Signage and Detour. The County is solely responsible for placing signage that warns Avenue A and Civic Plaza Condominium users of the temporary construction or maintenance activities on the Premises and detouring users away from the Premises during any such period of construction.

12. Condition of the Premises. Agency makes no warranty of any kind concerning the condition of the Premises and has no obligation whatsoever to repair or replace any portion of the Premises. During the Term and any Renewal Terms, as between Agency and County, County shall have all responsibilities and obligations with respect to the condition of the Premises and the repair and maintenance thereof.

13. Binding Effect. The terms of this License are binding on Agency, its successors and assigns and the County, and its successor and assigns.

14. Interpretation/Severability. If any clause, provisions, subparagraph, or paragraph set forth in this License is illegal, invalid, or unenforceable under present or future applicable laws, it is the intention of Agency and the County that the remainder of this License shall not be affected thereby.

15. Choice of Law and Venue. The terms and provisions contained in this License shall be governed and construed in accordance with the laws of the State of Idaho. For the resolution of any dispute arising from this License, venue shall be in the courts of the County of Ada, State of Idaho.

16. Attorney's Fees and Costs. In any suit, action or appeal therefrom to enforce, revoke or interpret this License, the prevailing party shall be entitled to recover its costs incurred therein, including reasonable attorneys' fees.

17. Complete Agreement. This License embodies the complete agreement between Agency and the County with respect to the subject matter herein. This License cannot be modified, altered, amended, or terminated except by the written agreement of Agency and County, duly signed and executed by both Agency and County.

18. Permits. If any proposed reconstruction, relocation or maintenance of the uses contemplated by this License requires County to obtain land use, building, or other permits, County shall first obtain such permit before commencing such work, pay the required fees, and otherwise comply with the conditions set forth therein.

19. No Costs to Agency. Any and all costs and expenses associated with the County's ongoing use of the Premises, or the repair and maintenance thereof, shall be at the sole cost and expense of the County.

20. Compliance with Law; Waste and Nuisances Prohibited. In connection with the County's use of the Premises, the County covenants and agrees to:

- a. Comply with and observe in all respects any and all federal, state and local statutes, ordinances, policies, rules and regulations, including, without limitation, those relating to traffic and pedestrian safety, and/or to the presence, use, generation, release, discharge, storage or disposal in, on or under the Premises of any Hazardous materials (defined as any substance or material defined or designated as hazardous or toxic waste, material or substance, or other similar term, by any federal, state, or local environmental statute, regulation or occurrence presently in effect or that may be promulgated in the future);
- b. Obtain any and all permits and approvals required by any other unit of government; and

- c. Commit no waste or allow any nuisance on the Premises.
- d. The County covenants and agrees to indemnify and hold Agency harmless from and against any and all claims, demands, damages license, liabilities and expenses (including, without limitation, reasonable attorneys' fees) arising directly or indirectly from or in any way connected with the breach of these covenants.

21. Authority. Agency and the County represent to the other that such party has full power and authority to execute, deliver and perform this License, that the individuals executing this License on behalf of said party have been and are fully empowered and authorized by all requisite action to do so; and this License constitutes a valid and legally binding obligation of said party enforceable against such party in accordance with this License.

**IN WITNESS WHEREOF**, this Agreement has been executed by the parties hereto on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**Board of Ada County Commissioners**

By: \_\_\_\_\_  
David L. Case, Commissioner

By: \_\_\_\_\_  
Jim Tibbs, Commissioner

By: \_\_\_\_\_  
Rick Visser, Commissioner

ATTEST:

\_\_\_\_\_  
Christopher D. Rich, Ada County Clerk

**AGENCY:**

CAPITAL CITY DEVELOPMENT CORPORATION

By: \_\_\_\_\_  
John Brunelle, Executive Director

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

By: \_\_\_\_\_  
David H. Bieter, Secretary

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

4825-5624-1977, v. 4





# V. INFORMATION ITEMS



## AGENDA BILL

<b>Agenda Subject:</b> Update on Shoreline Urban Renewal Plan, prep for October adoption		<b>Date:</b> September 10, 2018
<b>Staff Contact:</b> Shellan Rodriguez	<b>Attachments:</b> 1) Shoreline District Economic Feasibility Study Draft Executive Summary 2) Shoreline District Draft Public Improvements List 3) Shoreline District Draft Inter-agency Initiatives List	
<b>Action Requested:</b> Informational Item; no action is being requested.		

### Fiscal Notes:

The FY2018 and FY2019 approved budgets include funding for consultant services required to prepare and complete the Shoreline District formation.

### Background:

The Shoreline Urban Renewal Plan is slated for consideration by CCDC Board of Commissioner on October 8, 2018. In preparation for that request for approval, SB Friedman Associates will present the Economic Feasibility Study analysis and findings during the September 10, 2018 board meeting. A presentation by SB Friedman will review the analysis. The Economic Feasibility Study's draft executive summary is attached.

Integrated into SB Friedman's Economic Feasibility Study is content produced by CTA Architects for the Shoreline District Urban Framework. The Urban Framework document explains, in qualitative terms, the public projects contemplated to be completed during the Shoreline District's term. It also provides cost estimates and tabulates all public improvement projects into a single list. This list is integrated into the economic model prepared by SB Friedman to determine the Economic Feasibility of the Urban Renewal Plan. A final draft version of the Urban Framework Public Improvements List is enclosed with this agenda bill to provide further context and explanation of the projects included within the Economic Model.

Additionally, the Urban Framework also explains the implementation initiatives necessary to accomplish the public improvement projects. These initiatives are summarized within the enclosed Inter-agency Initiatives List. These inter-agency initiatives are important to review and understand because they explain the cooperative partnerships required with other public agencies.

### Staff Recommendation:

Staff recommends reviewing the included attachments in preparation for the Board Meeting presentation.

## Executive Summary

### Urban Renewal Law Requirements

Idaho Code 50-2905 provides that the Urban Renewal Agency shall prepare and adopt an Urban Renewal Plan (Plan) for each revenue allocation area included as a part of the Plan. The Agency shall submit the Plan and recommendation for approval thereof to the local governing body. Among the requirements listed in Idaho Code 50-2905, the Plan shall include an economic feasibility study. Idaho Code 50-2905 also articulates the feasibility study must be held to a standard of specificity. The following are preliminary findings of the economic feasibility study for the proposed Shoreline Urban Renewal District (URD) for review by the Capital City Development Corporation (CCDC).

Economic feasibility was defined as an analysis of a scenario of revenues that could be generated by the URD based upon a market assessment, and the future costs required for the implementation of the Urban Framework Plan (Projects) that can be supported by those revenues. SB Friedman evaluated projected revenues against planned Projects to ensure economic feasibility of the Plan.

### Findings of Feasibility

The incremental taxable values and resulting tax increment revenues for the URD over the 20 year term of the URA (assessment years 2019-2038) are summarized in **Figure 1**. Incremental property tax revenues are based on increases in taxable value for existing properties in the district and increases in taxable value resulting from new development over the 20 year term. Adjustments were made to account for reductions in existing taxable value to accommodate redevelopment. The total incremental property tax revenues for the URD projected over the 20-year Plan period amount to \$54.6 million undiscounted.

**Figure 2** shows a scenario which demonstrates the ability of the URD to fund approximately \$32.9 million in present value Project costs over the 20 year term. Project costs were provided to SB Friedman by CCDC, prioritized by in five year quarters (years 1 – 5, 6 – 10, 11 - 15 and 16 – 20). The scenario includes Project costs paid out of the cash flow in the first quarter, followed by three bond issuances – one in each of the remaining three quarters. Project costs are limited to \$32.9 million in present value due to the expected escalation of construction costs over time and the cost of financing each of the bonds (assumed 4% cost of funds). According to these projections, the Urban Renewal Agency would be capable of assuming approximately \$41.3 million in debt in the final three quarters (years 6-20), all of which can be paid off by the expiration of the district. The projected revenues and Project costs result in a cumulative fund balance of approximately \$1.6 million in 2039, or \$755,000 in present value (discounted at 4% to 2019 dollars). Any surplus after expiration of the URA would revert back to the local taxing districts.

### Limitations

Other funding sources than incremental property taxes may be available or be feasible for CCDC to use in financing anticipated Projects within the URD. Other revenues can include federal, state or local government funding sources that may become available to assist in the financing of future Projects.

Our report is based on estimates, assumptions and other information developed from research of the market, and knowledge of the industry.

## Feasibility Study Outline

1. Executive summary
2. Introduction
  - a. Statutory requirement overview
  - b. Existing land use
  - c. Base value of the URA
3. Growth projections – overview of assumptions that guide development program
  - a. Two primary revenue generation sources:
    - i. Appreciation based on the economy
    - ii. Investment – new improvements, beautification, enhancements, infrastructure, etc.
      1. Brief summary of market study assumptions & findings
  - b. Absorption/phasing of private investment
  - c. Levy Rate (list of all taxing jurisdictions effected & total levy)
  - d. Operation fee percentage
  - e. Discount rate
4. Revenue generation
5. Projects - infrastructure improvements & other investments
  - a. Information on Urban Framework Plan costs
  - b. Figure with infrastructure and other improvement costs by quarter
6. Bond Payments
  - a. Bond schedule scenario to balance the revenues and proposed Projects
7. Determination of cash flow feasibility
  - a. The project can fulfill hypothetical bond obligations and still leave the Agency with some cash on hand for other uses
  - b. Overall bond timing observations
8. Conclusions/recommendations
  - a. The Shoreline URA will generate sufficient revenue to retire bonds if the scenario described in the above projection is realized
  - b. Improvements are possible and can benefit the overall economic strength of the URA
  - c. Any remaining increment revenue at the end of the URA will be returned to the tax rolls

FIGURE 1: DRAFT Shoreline URA Increment Projections

August 31, 2018

Base Assumptions:	
Inflation Rate	2.5%
Composite Tax Levy	0.015
Urban Renewal Annual Program Operations [1]	12%
CCDC Discount Rate [2]	4%

Timing Assumptions:			
	Retail	Office	Residential
Development Start Year [3]	2019	2019	2019
Years to Deliver Known Developments	1		1
Other Demand Years to Deliver [4]	15	15	15
Taxable Value Assumptions:			
Taxable Value	\$315	\$195	\$130,280
Unit	SF	SF	Unit

				Sources of New Increment Value					Sources of Revenue		Combined Revenue	
				Value Growth of Existing Real Estate	Value Growth from Projected New Real Estate in the Shoreline URA				Revenue from Existing Value Growth	Value from Projected New Value Growth	Gross URA Revenue (Existing + New)	New Increment Value Revenue
URA Year	Assessment Year	CCDC Fiscal Year	Cumulative TV Increment on Existing Real Estate	TV Increment from Known Developments	TV Increment from Demand	TV Deductions of Existing Land/Improvements	Cumulative TV Increment on Development					
[5]	[6]/[7]	[6]/[7]	[8]	[9]/[11]	[10]/[11]	[11]	[12]	[13]	[13]		[14]	
Q1	0	2018	2019	\$2,700,572	\$0	\$0	\$0	\$0				
	1	2019	2020	\$5,468,659	\$15,288,485	\$0	-\$736,352	\$14,552,133	\$40,509	\$0	\$40,509	\$35,648
	2	2020	2021	\$8,305,948	\$13,649,370	\$13,321,236	-\$437,684	\$41,448,859	\$82,030	\$218,282	\$300,312	\$264,274
	3	2021	2022	\$11,214,170	\$0	\$13,654,267	-\$448,626	\$55,690,722	\$124,589	\$621,733	\$746,322	\$656,763
	4	2022	2023	\$14,195,096	\$0	\$13,995,624	-\$459,842	\$70,618,772	\$168,213	\$835,361	\$1,003,573	\$883,145
Q2	5	2023	2024	\$17,250,546	\$0	\$14,345,515	-\$471,338	\$86,258,418	\$212,926	\$1,059,282	\$1,272,208	\$1,119,543
	6	2024	2025	\$20,382,382	\$0	\$14,704,153	-\$483,121	\$102,635,910	\$258,758	\$1,293,876	\$1,552,634	\$1,366,318
	7	2025	2026	\$23,592,514	\$0	\$15,071,756	-\$495,199	\$119,778,365	\$305,736	\$1,539,539	\$1,845,274	\$1,623,841
	8	2026	2027	\$26,882,900	\$0	\$15,448,550	-\$507,579	\$137,713,795	\$353,888	\$1,796,675	\$2,150,563	\$1,892,496
	9	2027	2028	\$30,255,545	\$0	\$15,834,764	-\$520,269	\$156,471,135	\$403,243	\$2,065,707	\$2,468,950	\$2,172,676
Q3	10	2028	2029	\$33,712,506	\$0	\$16,230,633	-\$533,275	\$176,080,272	\$453,833	\$2,347,067	\$2,800,900	\$2,464,792
	11	2029	2030	\$37,255,891	\$0	\$16,636,399	-\$546,607	\$196,572,070	\$505,688	\$2,641,204	\$3,146,892	\$2,769,265
	12	2030	2031	\$40,887,861	\$0	\$17,052,309	-\$560,272	\$217,978,408	\$558,838	\$2,948,581	\$3,507,419	\$3,086,529
	13	2031	2032	\$44,610,630	\$0	\$17,478,617	-\$574,279	\$240,332,206	\$613,318	\$3,269,676	\$3,882,994	\$3,417,035
	14	2032	2033	\$48,426,468	\$0	\$17,915,582	-\$588,636	\$263,667,457	\$669,159	\$3,604,983	\$4,274,143	\$3,761,245
Q4	15	2033	2034	\$52,337,702	\$0	\$18,363,472	-\$603,352	\$288,019,263	\$726,397	\$3,955,012	\$4,681,409	\$4,119,640
	16	2034	2035	\$56,346,717	\$0	\$18,822,558	-\$618,436	\$313,423,867	\$785,066	\$4,320,289	\$5,105,354	\$4,492,712
	17	2035	2036	\$60,455,958	\$0	\$0	\$0	\$321,259,463	\$845,201	\$4,701,358	\$5,546,559	\$4,880,972
	18	2036	2037	\$64,667,929	\$0	\$0	\$0	\$329,290,950	\$906,839	\$4,818,892	\$5,725,731	\$5,038,644
	19	2037	2038	\$68,985,200	\$0	\$0	\$0	\$337,523,224	\$970,019	\$4,939,364	\$5,909,383	\$5,200,257
	20	2038	2039	Last Year of Collections:				\$1,034,778	\$5,062,848	\$6,097,626	\$5,365,911	
			Total Revenue, 2019-2038						\$10,019,000	\$52,040,000	\$62,059,000	\$54,612,000
			Present Value of URA Revenue (2019\$):						\$6,135,000	\$31,652,000	\$37,786,000	\$33,252,000

- [1] Assumes 12.0% of increment revenue for operations. Discount rate reflects the standard bond rate for new URAs.
- [2] Assuming the program of Known Developments deliver first, taxable value is absorbed over a 2 year period. Other demand within the District is assumed to come online beginning in the year following Known Development.
- [3] Assumes the Shoreline URA is approved in 2018, with the first increment revenue collected in CCDC fiscal year 2020. Taxes are collected one year in arrears, taxes in calendar year 2019 are modeled to be collected in calendar year 2020.
- [4] The Shoreline URA will receive collections from the 20th and last year of the URA in CCDC fiscal year 2039. Assumes a 2.5% inflation of the base taxable value, which is assumed at \$108,022,900 based on 2017 Ada County Assessor Data
- [5] Assumes a portion of taxable value (varies by land use) comes online in the year placed in service, the remaining coming online in the following year.
- [6] Includes all demand not associated with Known Development proposals.
- [7] Does not show cumulative taxable value increment, only displays increment or deductions associated with new investment coming online in a given year.
- [8] Includes increment from new product in the given calendar year, in addition to the cumulative inflated increment from new product in previous calendar years.
- [9] Assumes the 2018 tax levy is constant through the life of the Shoreline URA.
- [10] Gross URA revenue available increment less Urban Renewal Program operations.

Assumptions provided by CCDC

FIGURE 2: DRAFT Shoreline URA Feasibility Model  
URA Amortization

Projected Bond Terms

Interest Rate on Bonds [1]	4%
Cost of Funds [1]	4%
Interest Earnings [2]	1%
Issuance Costs [3]	1%
Q2 Level P&I Payment Term	15
Q3 Level P&I Payment Term	10
Q4 Level P&I Payment Term	5

Notes:

- [1] Interest rate and cost of funds provided by CCDC  
[2] Interest earnings rate assumption based on current interest earnings on existing URA districts  
[3] Issuance cost assumption based on SB Friedman project experience  
[4] Bond total amounts based on CCDC project funding by quarter matrix  
[5] Loan amount plus issuance costs  
[6] Project costs provided by CCDC are escalated at 3% annually to account for increasing construction costs  
[7] Taxes are collected one year in arrears, taxes in calendar year 2019 are modeled to be collected in calendar year 2020

Funding Structure

Assumed Bonds	Assumed Year	Amount [4]	Issuance Costs	Total Issuance [5]	Years of URA Before Payment Begins
Proposed - 2nd Quarter	2024	\$13,959,978	\$139,600	\$14,099,578	5
Proposed - 3rd Quarter	2029	\$13,261,095	\$132,611	\$13,393,706	10
Proposed - 4th Quarter	2034	\$13,710,892	\$137,109	\$13,848,001	15

Annual Escalation of Construction Costs [6]	3%
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Summary

Cumulative Fund Balance in 2039	\$1,590,819
PV of Cumulative Fund Balance (2019\$)	\$755,070
Outstanding Debt in 2039	\$0

PV of funded improvements	\$32,932,000
PV of revenues @ 4%	\$33,252,012

URA Year	Assessment Year [7]	New Increment Value Revenue	Proposed First Quarter Costs Paid Out of Cash Flow	Debt Service			Debt Service			Debt Service			URA Payoff Analysis		
				Proposed - 2nd Quarter			Proposed - 3rd Quarter			Proposed - 4th Quarter					
				URA Backed Bonds Issued	URA Annual Debt Service Target Payments	Principal Balance	URA Backed Bonds Issued	URA Annual Debt Service Target Payments	Principal Balance	URA Backed Bonds Issued	URA Annual Debt Service Target Payments	Principal Balance	Annual Surplus/Shortfall	Cumulative Fund Balance	Interest Earnings/ on Cumulative Balance
0	2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2019	\$35,648	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,648	\$35,648	\$356
2	2020	\$264,274	\$151,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,864	\$148,868	\$1,489
3	2021	\$656,763	\$639,723	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,041	\$167,398	\$1,674
4	2022	\$883,145	\$892,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$9,613	\$159,459	\$1,595
5	2023	\$1,119,543	\$737,208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$382,335	\$543,388	\$5,434
6	2024	\$1,366,318	\$0	\$14,099,578	\$1,268,132	\$13,395,430	\$0	\$0	\$0	\$0	\$0	\$0	\$98,187	\$647,009	\$6,470
7	2025	\$1,623,841	\$0	\$0	\$1,268,132	\$12,663,115	\$0	\$0	\$0	\$0	\$0	\$0	\$355,710	\$1,009,188	\$10,092
8	2026	\$1,892,496	\$0	\$0	\$1,268,132	\$11,901,508	\$0	\$0	\$0	\$0	\$0	\$0	\$624,364	\$1,643,644	\$16,436
9	2027	\$2,172,676	\$0	\$0	\$1,268,132	\$11,109,437	\$0	\$0	\$0	\$0	\$0	\$0	\$904,545	\$2,564,626	\$25,646
10	2028	\$2,464,792	\$0	\$0	\$1,268,132	\$10,285,683	\$0	\$0	\$0	\$0	\$0	\$0	\$1,196,661	\$3,786,933	\$37,869
11	2029	\$2,769,265	\$0	\$0	\$1,268,132	\$9,428,979	\$13,393,706	\$1,651,323	\$12,278,131	\$0	\$0	\$0	-\$150,190	\$3,674,612	\$36,746
12	2030	\$3,086,529	\$0	\$0	\$1,268,132	\$8,538,006	\$0	\$1,651,323	\$11,117,934	\$0	\$0	\$0	\$167,075	\$3,878,433	\$38,784
13	2031	\$3,417,035	\$0	\$0	\$1,268,132	\$7,611,395	\$0	\$1,651,323	\$9,911,329	\$0	\$0	\$0	\$497,581	\$4,414,798	\$44,148
14	2032	\$3,761,245	\$0	\$0	\$1,268,132	\$6,647,719	\$0	\$1,651,323	\$8,656,459	\$0	\$0	\$0	\$841,791	\$5,300,737	\$53,007
15	2033	\$4,119,640	\$0	\$0	\$1,268,132	\$5,645,496	\$0	\$1,651,323	\$7,351,395	\$0	\$0	\$0	\$1,200,186	\$6,553,930	\$65,539
16	2034	\$4,492,712	\$0	\$0	\$1,268,132	\$4,603,185	\$0	\$1,651,323	\$5,994,128	\$13,848,001	\$3,110,637	\$11,291,285	-\$1,537,379	\$5,082,091	\$50,821
17	2035	\$4,880,972	\$0	\$0	\$1,268,132	\$3,519,181	\$0	\$1,651,323	\$4,582,571	\$0	\$3,110,637	\$8,632,300	-\$1,149,119	\$3,983,793	\$39,838
18	2036	\$5,038,644	\$0	\$0	\$1,268,132	\$2,391,816	\$0	\$1,651,323	\$3,114,551	\$0	\$3,110,637	\$5,866,955	-\$991,447	\$3,032,183	\$30,322
19	2037	\$5,200,257	\$0	\$0	\$1,268,132	\$1,219,357	\$0	\$1,651,323	\$1,587,810	\$0	\$3,110,637	\$2,990,997	-\$829,834	\$2,232,672	\$22,327
20	2038	\$5,365,911	\$0	\$0	\$1,268,132	\$0	\$0	\$1,651,323	\$0	\$0	\$3,110,637	\$0	-\$664,180	\$1,590,819	\$15,908
TOTAL		\$54,611,706	\$2,421,099	\$14,099,578	\$19,021,974		\$13,393,706	\$16,513,226		\$13,848,001	\$15,553,183		\$1,102,225	\$1,590,819	\$504,502

## SHORELINE DISTRICT

## Prioritized Project List

as of: September 5, 2018

## Revenue

<b>Q1</b>	\$ 2,222,975
<b>Q2</b>	\$ 12,041,114
<b>Q3</b>	\$ 10,188,635
<b>Q4</b>	\$ 8,799,276

## Quarter 1

Key Strategy	Project Name	Costs	\$ 2,222,975
1 Infrastructure	Streetscape Improvements - Lusk St, Boise River to Ann Morrison Park Dr	\$655,000	
2 Infrastructure	Streetscape Improvements - La Pointe St, Royal Blvd to Sherwood St	\$357,000	
3 Infrastructure	Streetscape Improvements - Royal Blvd, La Pointe St to 9th St	\$353,000	
4 Infrastructure	Underground Overhead Power and Telecomm - Lusk Neighborhood	\$250,000	
5 Mobility	Greenbelt Path Improvements - North and South shores, Phase 1	\$460,000	
6 Placemaking	Area Lighting - Greenbelt Bridge Adjacent to I-184 Connector	\$72,000	
7 Placemaking	Surface Improvements - 8th St Pedestrian Bridge	\$75,000	
<b>Total</b>		<b>\$2,222,000</b>	<b>\$ 975</b>

## Quarter 2

Key Strategy	Project Name	Costs	\$ 12,041,114
8 Mobility	Greenbelt Path Improvements - North and South shorelines, Phase 2	\$565,000	
9 Economic Dev	Mixed-use Development including Public Garage - Lusk Neighborhood	\$5,200,000	
10 Placemaking	Lusk Neighborhood Entrance Park - at Greenbelt and Lusk St Intersection	\$360,000	
11 Economic Dev/ Housing	Mixed-use Redevelopment Assistance -River Street Neighborhood	\$850,000	
12 Economic Dev/ Housing	Residential-focused Redevelopment Assistance - (e.g. 1025 Capitol Blvd City Property)	\$1,200,000	
13 Economic Dev/ Housing	Mixed-use Redevelopment Assistance - near 13th St and Shoreline Dr	\$2,000,000	
14 Placemaking	Public Plaza and Riverbank Restoration - Shoreline Park	\$1,850,000	
15 Placemaking	Recreational/Emergency River Access Facility - Shoreline Park	\$87,000	
16 Infrastructure	Fiber Optic Network Expansion - District Wide	\$180,000	
17 Infrastructure	Underground Powerlines - River Street Neighborhood	\$250,000	
18 Infrastructure	Underground Powerlines - Lusk Street Neighborhood	\$250,000	
19 Economic Dev	Floodplain Remediation	\$100,000	
<b>Total</b>		<b>\$12,892,000</b>	<b>\$ (850,886)</b>

# DRAFT

## Quarter 3

Key Strategy	Project Name	Costs	\$ 10,188,635
20 Mobility	11th Street Bridge	\$3,800,000	
21 Economic Dev	Right-of-Way Acquisition - 11th St, through Forest River Office Park to Boise River	\$315,000	
22 Mobility	11th St Public Space Connection - River St to Proposed 11th St. Bridge	\$433,000	
23 Placemaking	Festival Street Improvements - Island Ave	\$686,000	
24 Infrastructure	Streetscape Improvements - Sherwood St, La Pointe St to Cap Blvd	\$463,000	
25 Mobility	Right-of-Way Acquisition - Shoreline Dr Extension, 13th St to River St	\$943,000	
26 Placemaking	Streetscape Improvements - Shoreline Dr Extension, 13th St to River St	\$525,000	
27 Placemaking	Festival Street Improvements - Shoreline Dr, 14th St to 13th St	\$1,070,000	
28 Infrastructure	Streetscape Improvements - 14th St, Shoreline Dr to River St	\$645,000	
29 Infrastructure	Underground Powerlines - River Street Neighborhood	\$250,000	
30 Infrastructure	Underground Powerlines - Lusk Street Neighborhood	\$250,000	
31 Infrastructure	Fiber Optic Network Expansion - District Wide	\$187,500	
32 Placemaking	Alley Improvements - Between La Pointe St & Lusk St, from Island Ave to Royal Blvd	\$300,000	
33 Economic Dev	Floodplain Remediation	\$300,000	
Total		\$10,167,500	\$ 21,135



# DRAFT

## Quarter 4

Key Strategy	Project Name	Costs	\$	8,799,276
34 Infrastructure	Streetscape Improvements - Shoreline Dr, Americana to 14th St	\$483,000		
35 Special Projects	Recreation Enhancements and Habitat Restoration - Settler's Diversion Dam	\$65,000		
36 Infrastructure	Boulevard Improvements - River St, Americana Blvd to 9th St	\$1,775,000		
37 Infrastructure	Streetscape Improvements - Capitol Blvd, Boise River to Ann Morrison Park Dr	\$835,000		
38 Infrastructure	Streetscape Improvements - 9th St, River St to Ann Morrison Park Dr	\$890,000		
39 Economic Dev	Right-of-Way Acquisition - Spa St realignment/extension, from 17th St through Kmart site to Shoreline Dr Extension	\$1,380,000		
40 Placemaking	Streetscape Improvements - Spa St Extension, 14th St to Shoreline Dr Extension	\$665,000		
41 Placemaking	Streetscape Improvements - Spa St Extension, 17th St to 14th St	\$620,000		
42 Infrastructure	Streetscape Improvements - 17th St, Shoreline Dr to Cul-de-sac	\$1,100,000		
43 Infrastructure	Fiber Optic Network Expansion - District Wide	\$187,500		
44 Infrastructure	Underground Powerlines - District Wide	\$500,000		
45 Economic Dev	Floodplain Remediation	\$300,000		
Total		\$8,800,500	\$	(1,224)

**Grand Total (Q1, Q2, Q3, Q4)** \$34,082,000 \$ (830,000)

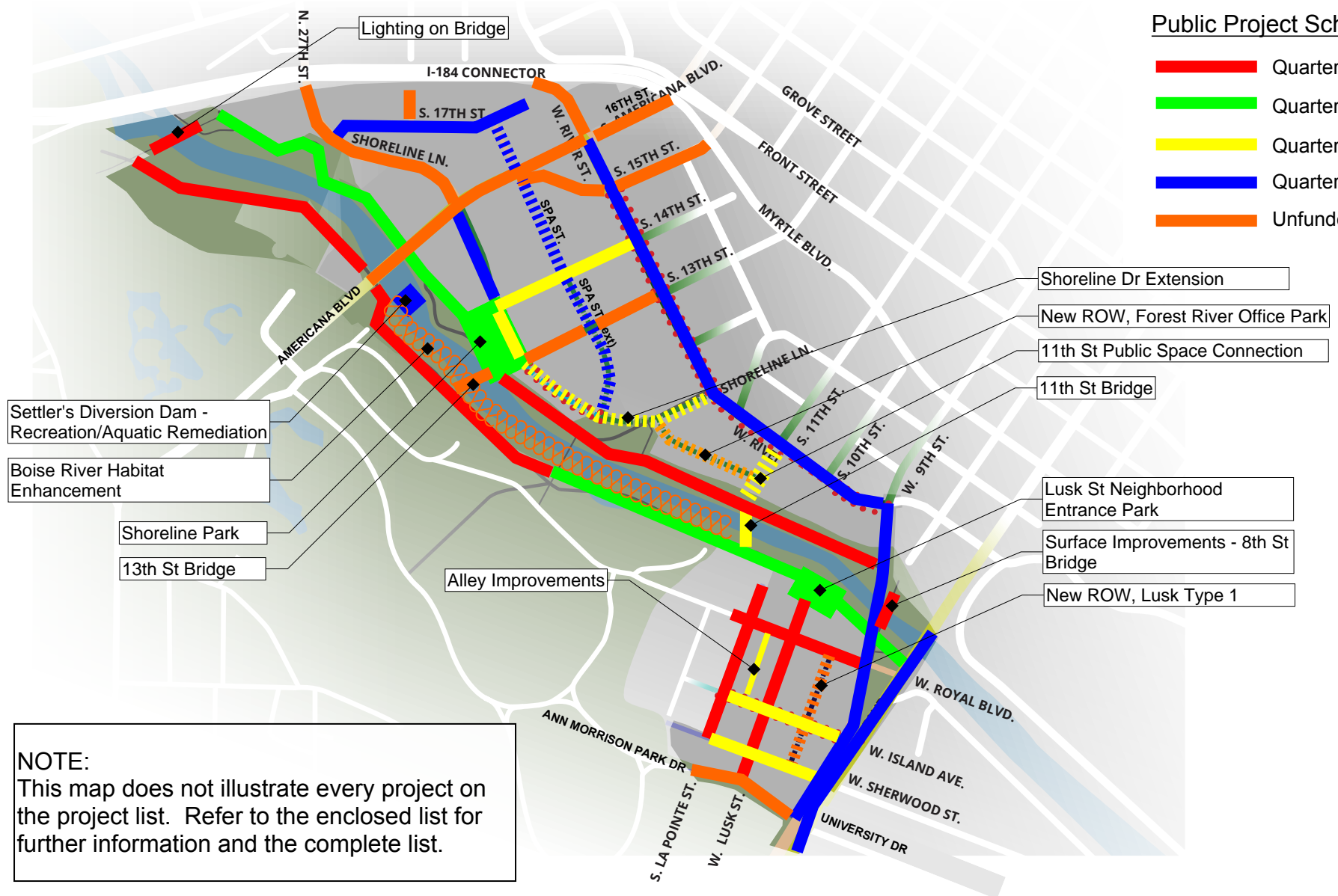
# DRAFT

## Unfunded/Partnerships/Other Revenue

Key Strategy	Project Name	Costs
46 Economic Dev	Right-of-Way Acquisition - Forest River Office Park	\$690,000
47 Placemaking	Streetscape Improvements - New Right-of-Way Forest River Office Park, Shoreline Dr to 11th St	\$618,000
48 Infrastructure	Streetscape Improvements - 15th Street, Americana Blvd junction to I-184 Connector	\$735,000
49 Infrastructure	Streetscape Improvements - Americana Blvd, Americana Terrace to River St	\$1,020,000
50 Infrastructure	Streetscape Improvements - Americana Blvd (16th St), River St to I-184 Connector	\$495,000
51 Infrastructure	Streetscape Improvements - 25th Street, I-184 Connector to 17th St	\$225,000
52 Infrastructure	Streetscape Improvements - Ann Morrison Park Dr, La Pointe St to Capitol Blvd	\$355,000
53 Infrastructure	Streetscape Improvements - 13th St, Shoreline Dr to River St	\$650,000
54 Infrastructure	Streetscape Improvements - River St, I-184 Connector to Americana Blvd	\$222,000
55 Special Project	Boise River South Shore Habitat Enhancement - Ann Morrison Park	\$2,750,000
56 Mobility	Streetscape Improvements - Lusk Type 1 Right of Way, Royal Blvd to Sherwood St	\$350,000
57 Economic Dev	Mixed-use Redevelopment Assistance - Firefighter Training Facility	\$3,200,000
58 Economic Dev	Redevelopment Assistance - ACHD Remnant Parcel at Shoreline Dr and I-184 Connector	\$800,000
59 Mobility	Shoreline Park Bridge - 13th St Connection to Ann Morrison Park	\$3,500,000
60 Mobility	Mixed-use Development including Public Garage -River Street Neighborhood	\$7,000,000
61 Economic Dev	Residential-focused Redevelopment Assistance - (e.g. 1020 Lusk St, 1028 Lusk St, or City Property)	\$710,000
62 Infrastructure	Streetscape Improvements - Shoreline Dr, I-184 Connector to Americana Blvd	\$1,035,000
63 Economic Dev	Redevelopment Assistance, ACHD, 829 S 17th St	\$500,000
64 Economic Dev	Redevelopment Assistance, City of Boise, 825 S 17th St	\$400,000
65 Infrastructure	Fiber Optic Network Expansion - District Wide	\$2,267,500
66 Infrastructure	Underground Overhead Powerlines - District Wide	\$1,000,000
67 Mobility	Greenbelt Underpass Expansion - Americana Blvd	\$850,000
68 Mobility	Greenbelt Underpass Expansion - 9th St	\$850,000
69 Mobility	Greenbelt Underpass Expansion - Capitol Boulevard	\$850,000
70 Mobility	Transit Station/Stop - Lusk St Neighborhood	\$350,000
71 Mobility	Transit Station/Stop - River St Neighborhood	\$350,000
Total		\$31,772,500

# Shoreline Public Improvement Projects

As of: August 27, 2018



URBAN RENEWAL PLANNING

**SHORELINE DISTRICT**

## Inter-Agency Initiatives

as of: September 6, 2018

The following list of initiatives have been identified by the stakeholder group and project team during the urban framework planning process. In order for CCDC to begin and complete certain public improvement projects listed in the urban framework project list, these initiatives should be completed.

Item	Initiative	Priority	Lead / Partner
1	Incent affordable housing that is dense, serves a mix of incomes, and provides diverse housing options by funding eligible public improvements. Housing that is dense, serves a mix of incomes, and provides diverse housing options by funding eligible public improvements.	Immediate / On-Going	<b>HCD</b> / PDS / CCDC
2	Develop an innovative, mixed use, mixed income housing development on existing public entity owned parcels in the Lusk Street neighborhood.	Immediate / On-Going	<b>HCD</b> / PDS / CCDC
3	Prior to disposition of Lusk area City/BSU owned properties, create a development plan that identifies highest and best use objectives, sets forth strategic land trades as needed, and leverages public agency tools and resources.	Immediate	<b>BSU</b> / City / CCDC
4	Finalize the type, route and facilities for public transportation and shuttle systems in the Lusk and River Street neighborhoods.	High Priority	<b>PDS</b> / VRT / CCDC
5	Update the Boise Downtown Streetscape Standards Manual to incorporate this plan's streetscape typologies recommendations.	Immediate	<b>PDS</b>
6	Establish development standards that activate the greenbelt and riverfront area with pedestrian level amenities. This should include amending the Boise River Setback Ordinance to allow public license of private commercial patios within the setback zone.	High Priority	<b>PDS</b>
7	Implement strategies and regulations that bolster existing retail in Lusk District as well as a mix of uses, both horizontally and vertically disbursed (E.G. neighborhood branding, update design review, update C-2 zoning, or form-based code specific to this area).	Medium Priority	<b>PDS</b>
8	Revegetate Ann Morrison Park's river bank with native shade trees to improve park user experience, improve aquatic habitat, and lower river water temperatures.	Medium Priority	<b>Parks</b> / PW
9	Create a master plan for Settler's Diversion Dam that allows passage of recreational watercraft, improves aquatic habitat, and meets irrigation needs.	Medium Priority	<b>Parks</b> / PW / Fish & Game

## SHORELINE DISTRICT

Item	Initiative	Priority	Lead / Partner
10	Update geothermal master plan to service the development forecast in the Shoreline District.	High Priority	<b>PW</b>
11	Update City-owned IT conduit network master plan to service the development forecast in the Shoreline District.	High Priority	<b>IT</b>
12	Pursue strategic land trades amongst public agencies as well as consider the acquisition of privately held properties to optimize development and economic development potential, improve neighborhood and provide a diversity of housing options. Private properties are not currently identified but may be considered.	Medium Priority	<b>PDS / CCDC/ BSU/ ACHD/ Others</b>
13	Provide support of affordable housing development by assisting with eligible costs such as resident relocation, impact fees, financing, public improvements, and utility improvements as per existing Idaho state statutes.	Ongoing	<b>CCDC / HCD</b>
14	Pursue efforts, plans and policies that avoid displacement of existing social service organizations located within Shoreline District.	Medium Priority	<b>HCD</b>
15	Align partner agencies' long-range financial plans, five year capital improvement plans, and annual budgets with Shoreline District Urban Renewal Plan so that adequate resources are available for the planned Shoreline District public improvements.	Immediate / Ongoing	<b>PDS / Parks / PW / IT / ACHD / ITD / BSU/ CCDC</b>
16	Conduct environmental studies before starting the design or construction of any public improvements that may impact the Boise River.	High Priority	<b>PW / CCDC / Parks</b>
17	Unify the Capitol Boulevard master plan and partner agency work plans to provide clear direction about the desired public improvements.	Medium Priority	<b>PDS / ACHD / BSU / VRT</b>
18	Create a storm water implementation plan for Lusk Street and River Street neighborhoods that specifies system type and system location (private property or public right of way). Amend or update necessary license agreements with ACHD to allow for the systems to be built.	Medium Priority	<b>PW / PDS / ACHD</b>



**TO: Dana Zuckerman, Chair, and Board of Commissioners**  
**FM: John Brunelle, Executive Director**  
**RE: CCDC Operations Report – September 2018**

### **LOOKING FORWARD, PLANNING AHEAD, PUBLIC OUTREACH**

With eyes on the future, we are deep into the planning process for Boise's next urban renewal areas. Our thorough and successful public outreach effort related to the new Shoreline District continues, and we're rolling forward with the same approach for the Gateway East URD. Our Shoreline public outreach model has been "out there" 24/7 thanks to the innovative idea of creating [www.ccdcshoreline.com](http://www.ccdcshoreline.com). We later added 'digital open houses' to our existing site, which were helpful as well.

A number of meetings and discussions regarding Gateway East have taken place, with the City of Boise's office of Economic Development leading the effort. The initial Gateway East Study Area Open House for stakeholders and interested members of the general public to learn more about the study area and provide input will be Thursday, September 13. Anyone can drop by anytime between 4:30 and 7:30 p.m. at Best Western Northwest Lodge in the Bear Creek Conference Room, 6989 South Federal Way. We've already arranged an additional open house as well to provide additional public outreach. That additional event is on September 26 from 6 pm – 8 pm at Idaho Ice World. We'll also, once again, create a special website to be launched later this week at [www.ccdcgateway.com](http://www.ccdcgateway.com)



**Development Team: Todd Bunderson, Matt Edmond, Shellan Rodriguez, Laura Williams, Karl Woods, Doug Woodruff, Ben Hout & Kevin Martin.**

## ECONOMIC DEVELOPMENT

### Gateway East Study Area

#### **Project Description**

The City of Boise and CCDC are collaborating on the potential establishment of an industrial urban renewal district located in east Boise, generally east of the airport and along Eisenman Road.

#### **Update**

At its August 28 meeting, city council adopted the findings of the Eligibility Report by SB Friedman and directed CCDC to prepare an urban renewal plan for the area.

#### **Next Steps**

CCDC and City of Boise will host a public open house on the Gateway East Study Area on Thursday, September 13th, 4:30-7:30pm at the Best Western Northwest Lodge in the Bear Creek Conference Room, 6989 South Federal Way Boise, 83716.



*Gateway East*

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

#### **401 S. Capitol – Marriott Residence Inn – Type 2**

The City attorney provided an easement to CCDC staff for review. CCDC's counsel reviewed and provided a few small revisions. The Easement will be recorded in the next few weeks. Once the easement is granted and recorded, CCDC will have all the required information for the reimbursement. Per the Type 2 agreement, the reimbursement will be paid starting in FY 2019 using tax increment the project generates. The total reimbursement will not exceed \$875,000.

#### **6th & Front - Hotel and Parking Garage - Type 3, 5**

The developer provided all necessary documentation per the Disposition and Development agreement, and CCDC closed on the remnant parcel with Front Street Investors on August 31. Now that CCDC has closed, the developer can finalize the Lot Line Adjustment for the remnant and adjacent properties, the new record of survey will need to be finalized before financing will be approved. The developer has indicated a slight delay in this process, and anticipates eight weeks before the new survey plat is final. Construction will commence once these elements are finalized.

### **27th & Stewart Development - White Water Station - Potential PP**

This is a phased, mixed-use project that includes retail and residential units. The proposed project meets the 30th Street master plan and there are likely public improvements that are eligible costs. After a year of delay, a member of the development reached out to CCDC and we have passed along a Type 2 Participation Program application and requested a meeting. CCDC staff will continue to monitor this project and upon receipt of an application will review and recommend action.

### **Shoreline District**

CCDC staff is working diligently with CTA to produce a draft Urban Framework and SB Friedman to produce a draft Economic Feasibility Study for the proposed district. Both were discussed at the August Board meeting. The third and final stakeholder meeting with City partners occurred on August 15, which included representatives from PDS, Public Works, Housing and Community Development, IT, Community Engagement, Office of the Mayor, Economic Development, ACHD, State Fish and Game, etc. Additionally, on the evening of August 15 the third and final public Open House occurred from 5-7 pm at 1649 Shoreline Drive, Idaho Associated General Contractors Building. Plan amendments for both RMOB and 30th District are required and are on schedule for completion by September.

### **New District Study – The Bench**

Boise's Bench area developed during the mid-twentieth century into residential neighborhoods linked together by automotive-oriented commercial corridors. Today, some of these commercial corridors are experiencing decline in private investment and increase in vacancies along with public infrastructure deficiencies. The City of Boise requested CCDC formally analyze a preliminary study area to determine if the area is eligible for urban renewal. The 1,000-acre study area encompasses the Orchard Street, Overland Road, and Vista Avenue commercial corridors, as well as the Tesoro/Chevron Tank Farm near Curtis Road. CCDC has hired PGAV Planners, a Missouri based planning and development consultation firm, to conduct an Urban Renewal Eligibility Study. The results of this study will inform whether or not CCDC should advance with further district formation efforts on the Boise Bench. The study area includes parcels within eight different Neighborhood Associations. City of Boise Comprehensive Planning's first step is to interface with each Association about its Neighborhood Plan to determine the appropriate planning efforts to conduct for the Bench urban renewal study area. Corridor Plans are likely needed for Orchard Street and Overland Road. PGAV Planners is preparing the final Eligibility report for CCDC Board of Commissioners consideration at the January 2019 meeting.

## **INFRASTRUCTURE PROJECTS**

### **1402 W. Front Street – Verraso – Type 1**

#### **Project Description**

The developer notified CCDC of project completion in mid-August, and staff performed a site inspection. All reimbursement paperwork was submitted as required by the Type 1 contract to show actual costs for the streetscape construction. The reimbursement total of \$149,950 will be paid to the developer in early September.



**Update**

CCDC staff and Board are invited to a private tour on September 26 at 4 pm. The project is currently under contract to be sold to an investor who will rent the units as apartments.

**Next Steps**

If the sale does not go through, the developer plans to sell the eight units as condominiums.



Verraso

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

**Bannock Street, 9th to Capitol Blvd - Streetscape Improvement Project**

CCDC has collaborated with City of Boise and ACHD to arrive at a mutually preferred design concept. CCDC has hired Kittleson & Associates to perform a traffic and bike lane analysis to confirm the validity the concept. Kittleson's work is underway. Kittleson has completed their modeling and associated geometry, Jensen Belts is working on the DR package for review.

**8th Street, State - Bannock, Both Sides (Split w RM)**

CCDC has collaborated with City of Boise and ACHD to arrive at a mutually preferred design concept. CCDC has hired Kittleson & Associates to perform a traffic and bike lane analysis to confirm the validity the concept. Kittleson's work is underway. Kittleson has completed their modeling and associated geometry. Jensen Belts is working on the DR package for review.

**15th Street Utility Undergrounding and Conduit Bank**

Quadrant and Idaho Power have completed preliminary concepts and cost estimates; review pending. Staff is working to secure easements for pad-mounted equipment. Quadrant and Idaho Power have completed preliminary concepts and cost estimates; review pending. Staff is working to secure easements for pad-mounted equipment.

## PARKING & MOBILITY PROJECTS

### **Dedicated Motorcycle Parking**

#### **Project Description**

With the update of CCDC's Parking Enforcement & Collections Policy in February the Agency adopted a policy prohibiting motorcycles from using the upper floors of the public garages. This is because there are entry/exit issues with such small vehicles.

#### **Update**

As an alternative, areas in two garages were identified and equipped to accommodate FREE daily motorcycle use. Improved lighting, signage and fresh paint in the 9th & Main and 9th & Front garages create safe and highly visible areas for daily motorcycle parking. There are now 10+ motorcycles using the Cap & Main garage; and 2-3 using the 9th & Front garage.



*Cap & Main Motorcycle Parking*

#### **Next Steps**

Some adjustments will need to be made to the Cap & Main motorcycle area to assure cyclists have access to and from the area itself. If the area becomes too popular we will be looking at adding an additional central garage motorcycle parking facility.

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

#### **Capitol & Front Garage Disposition**

After completing two thorough RFP processes, the Board authorized the Executive Director and Executive Committee to begin negotiations with interested parties. The Executive Director has initiated conversations with all known, interested parties. Staff will bring initial information to the Executive Committee in September. Next steps will be determined based on Executive Committee direction.

#### **Capitol & Main Parking Expansion**

There are no plans to expand parking in the near future.

#### **Parking Rate Examination**

New rates went into effect February 1, 2018 and a revised Waitlist Policy was adopted by the Board on February 12, 2018. The wait lists have been reduced from nearly 1,300 to less than 150. Demand is still strong in four of our garages, which may indicate the rates should be reviewed in those facilities. The FY19 budget was adopted without any rate parking adjustments. If issues arise in a specific facility, staff may bring rate adjustments forward for Board consideration during FY19.

### **Park & Ride Shuttle**

With higher rates and a parking shortage occurring in downtown Boise, a temporary solution of a remote site for parking and a shuttle service to connect riders to downtown has been initiated. The site is owned by BSU and is near the airport. The service has been operating since June 2017. The addition of a second van last fall resulted in additional times to ride to and from downtown and has increased use of the service. There are currently 85 registered participants, and there are between 5-17 cars in the lot most weekdays. Summer saw a decrease in ridership to less than 200 riders/mo., down from a high of 435 in March. Reasons for this decline include the City's popular E-permit program and better weather which encourages walking and biking. In addition, participants were on summer vacations. The City is in the process of renewing their contract with BSU for FY19. Once done, we will renew our agreement to reimburse the City 50% of the costs incurred. Funds were included in our 2019 Budget. An enhanced promotional program will be undertaken in the first quarter of fiscal 2019 to boost ridership.

### **New ParkBOI Website**

The new websites, particularly the My Account ParkBOI website feature, has been successful. The website basically allows the customer to set up and manage their own parking account. This fall we will review the overall website and make some updates. This includes an overall site "refresh" and a few minor adjustments that are needed for the "My Account" pages.

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

Staff intends to have a set of the most useful parking metrics available for the October Board meeting.

### **10th & Front Garage Concrete Repairs**

CCDC has issued, received and reviewed an RFQ to establish a qualified list of bidders for the repair work needed. The recommendation was approved by the Board in April. Construction documents have been completed and the project was put out to bid May 9. Bids were opened May 30, and Guho Corp. is the apparent successful low bidder. The bid was within the established budget. The CCDC Board approved the contract with Guho. Construction is underway with Guho and on schedule.

### **Capitol and Main Garage Painting**

CTA Architects has provided painting schemes for review. The color scheme without the green accent is preferred. Hawkins has provided an estimate for the work. An estimate has been provided. T4 agreement was approved at the July Board Meeting and painting is now underway and anticipated to be completed prior to September 30.

### **Secure Bike Parking**

CCDC will hold a final stakeholder meeting and plan review on September 7. Staff expects to put the project out to informal bidding in September/October, 2018.

## **PLACE MAKING PROJECTS**

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

The City Hall Plaza Renovation is complete. The City invoiced CCDC for reimbursement of eligible costs. The invoice and supporting documentation is compliant with the Agreement and

the full and final payment has been made. The project is complete and the terms of the Agreement have been satisfied.

### **800 W. Main - 8th & Main LLC - Type 3**

The fourth and final reimbursement payment was invoiced by Gardner Company and paid by CCDC, concluding this agreement. Project complete.

### **Central District Improvements (Inc. 8th Street) - CIP Project**

Improvements completed to date include: 8th Street furnishing zones, Freak Alley, and Union Block Alley. Capitol Boulevard streetscape and protected bike lane improvements are under construction and nearing completion. Capitol Boulevard east sidewalk is substantially complete and once again open for public use. The protected bike lane is on schedule to be opened for public use by September 20. The Union Block geothermal improvements began on September 4 which requires travel lane restrictions on Capitol Boulevard and Idaho Street. Once the new pipe connections to the Capitol Boulevard existing geothermal lines are made, work will continue westbound down Idaho Street. The district-wide miscellaneous repairs are underway by roving repair crews throughout the Central District. About fifty percent of the brick pavement repair is complete. The tree grates arrived and are mostly installed. Bike racks, benches and trash receptacles are being updated as needed block by block. Guho Construction is on pace to have all work substantially complete by September 20. CCDC will be punch listing and approving the work during the last week of September. If progress is able to continue as planned, CCDC will issue a certificate of final completion on September 28, formally closing out the construction contract.

### **West End Traffic Box - Public Art**

City of Boise Arts and History has issued the Call To Artists. CCDC and the City have collaborated on content for the art on the respective boxes. Artists were selected and traffic boxes assigned on March 7. Artist proposals were due on June 4. Proposals have been reviewed and traffic box wrap installations are in process.

### **Traffic Box Wraps - Public Art**

City of Boise Arts and History has issued the Call To Artists. CCDC and the City have collaborated on content for the art on the respective boxes. Artists were selected and traffic boxes assigned on March 7. Artist proposals were due on June 4. Proposals have been reviewed and traffic box wrap installations are in process.

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

Artists selected through CoB, design professionals for design projects contracted by CCDC. Project schedules are being reevaluated based on comments with the exception of the Simplot Alley work which will align with ACHD's permeable alley project in 2018. CTY has provided a revised design for the tension sculpture based on Board comments. Bridge lighting installation is complete. 8th & Fulton mural is complete. Simplot Alley is underway.

### **River Street Streetscape Improvements**

The Land Group Inc. has submitted for ACHD review and has received comments. Comments have been addressed and resubmitted to ACHD for approval. City of Boise Public Works has completed their review. Bids were opened on August 7, with Guho Corp. being the successful bidder. Contract has been completed with Guho and construction is anticipated to start at the end of September.

**Main Street Station Art**

Arts and History is collaborating with VRT and CCDC and working on contract negotiations with local artists. Contracts are complete and MOU is complete. Artists have provided content, which has been approved. Installations are underway. Arts and History has contracted with the artists and artists have finalized content and installation is underway. Work to be completed prior to September 30.

**Freak Alley & Union Block Alley - CCDC Alley Program**

Lights are expected to arrive and be installed with substantial completion of both alleys (except the Union Block excavation effort) by the end of September. Union Block is expected to complete the open section with pavers this fall.

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

All power is undergrounded. Staff is working with St. Luke's to remove its remaining overhead fiber, and potentially a change order for some remaining telecom line crossing 3rd St. Contractor is awaiting a meter pedestal for city street lights. Substantial completion is expected by the end of September.

**Alley, Capitol to 6th between Grove and Main (Block 7)**

CCDC and City of Boise are working with property owners and managers to improve the Block 7 alley as a public space. The Land Group has been hired to do the design work and TLG and CCDC staff conducted outreach with affected properties late August/early September. TLG will have a schematic design for CCDC/stakeholder review and comment late September.

## PROPERTY MANAGEMENT UPDATES

**8th Street**

Agency staff is preparing to convey this property to the City of Boise.

**The Grove Plaza**

Agency staff is preparing to convey this property to the City of Boise. CCDC is working on producing commemorative items produced from the trees harvested during the Grove Plaza Renovation. CCDC is getting estimates from companies to fabricate the items prior to September 30.

**10<sup>th</sup> & Front Repairs**

Work began on August 6. The contractor started with deck repairs on level 4 and is working down by level. The estimated substantial completion date is November 3.

**Capitol & Main Elevator Refurbish**

The Agency has contracted with Hummel Architects to provide project documents and specifications. Staff is reviewing bid documents.

**Capitol & Main Painting**

Painting began on the Idaho Street side on August 7 to be completed no later than September 30.



## **AGREED-UPON PROCEDURES – FRAUD AWARENESS**

Last year, then-Board Chair John Hale directed independent auditor Eide Bailly to conduct Agreed-Upon Procedures focusing on fraud awareness and prevention in the Agency. This is a governing board level best practice that is intended to be performed periodically. An Agreed-Upon Procedures engagement follows standards established by the American Institute of CPA's and are comparatively less stringent than an audit.

Eide Bailly's procedures and areas of investigation included conducting forensic interviews with key staff, sampling invoices to verify vendors, validating employment of a sample of Agency employees, and tracing two months of credit card expenditures to their receipts.

The nearly final report, which will be presented to the Board when complete, found no evidence of fraud and succeeded in raising the Agency's awareness of fraud vulnerabilities. The report contains one recommendation to tighten up employee reimbursements and one finding with a recommendation for a secondary review and approval process for missing receipts.

Staff welcomed this review and are now pleased to have the strength of existing internal controls confirmed. The recommendations are also welcomed and will be implemented in accordance with the Agency's commitment to continuous improvement. Credit for the Agency's exemplary accounting practices goes to Controller Joey Chen.

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

### **CM/GC Central District Improvements Project**

Selection of a Construction Manager / General Contractor (CM/GC) for final year (pre-sunset) Central District improvements.

#### **2017**

- August 9: Request for Qualifications issued; public notice in *Idaho Statesman*.
- Sept 7: Submissions due from licensed CM/GCs.
- October 9: Board approved Guho Corp as CM/GC.
- November 21: Contract Executed; pre-construction services begin.

#### **2018**

- February 12: GMP #1 (Guaranteed Max Price) for construction approved by the Board.
- March 12: GMP #2 approved by the Board.
- June 11: GMP #3 approved by the Board.
- August 13: GMP #4 considered by the Board.
- Sept 30: Construction completion target – *on schedule*.

## **2018 Streetscape Improvements Project**

Design and construction of 2018 streetscape improvements on River Street between Ash Street and 12<sup>th</sup> Street.

### **2017**

- October 24: RFP issued to three on-call design professional firms.
- November 28: The Land Group selected as the design professional of record.

### **2018**

- January: Task Order with The Land Group for design documents.  
*Note: Project costs are estimated at less than \$200k – informal bidding planned.*
- March 31: 90% CD Drawings and specifications completed
- June: City of Boise review for grading permits.
- July 25: Informal Bidding. Bid sets sent to three qualified contractors.
- August 7: Bids received. Contract award to Guho Corp, lowest responsive bidder.
- September: Construction to proceed – *anticipated*.

## **CM/GC Westside District Urban Park Project**

Selection of a Construction Manager / General Contractor (CM/GC) for an Urban Park project in the Westside District.

### **2017**

- November 22: Request for Qualifications issued.
- Nov 23 & 30: Public notice in *Idaho Statesman*.
- December 8: Submissions due from licensed CM/GCs.

### **2018**

- January 8: Board approval of Wright Brothers as CM/GC.
- March 7: Contract executed; pre-construction services begin.

## **Power Line Undergrounding – Invitation to Bid**

Formal bid process to select an electrical contractor to install underground power and telecommunication lines in the alley between Main and Idaho running from 3<sup>rd</sup> Street to 5<sup>th</sup> Street. The project is coordinated with Idaho Power and ACHD.

- January 24, 2018: Invitation to Bid issued.
- February 22: One Bid received.
- March 12: Board awarded the contract to Anderson & Wood Construction.
- March 27: Contract executed.

- April: Notice to Proceed
- June 1: Construction commencement, coincident with ACHD's start date.
- August: Substantial Completion.
- September: Final Completion – *anticipated*.

### **10<sup>th</sup> & Front Garage Concrete Repairs – RFQ and Bidding**

Two-step process to contract for extensive concrete repairs. Prequalification process then bidding process. Construction in Late-Summer 2018.

- March 1, 2018: Request for Qualifications Issued.
- March 15: Statements of Qualifications due from licensed contractors.
- April 9: Board approved the list of prequalified contractors.
- May 9: Invitation to Bid given to 3 prequalified contractors.
- June 11: Board awards contract to lowest responsive bidder Guho Corp.
- July 27: Notice to Proceed.
- August 6: Construction commencement.
- November: Construction completion – *anticipated*.

### **Block 7 Alley Improvement Project – between Grove & Main, 6<sup>th</sup> to Capital**

Design and construction of the CCDC Alley Program project – Block 7 Alley between Grove and Main Street, 6<sup>th</sup> to Capital.

### **2018**

- June 22: RFP issued to three On-Call Design Professional firms.
- July 11: Proposals due from Design Professionals.
- July 13: The Land Group selected as Design Professional of Record.
- August: Task Order with The Land Group for design services.  
*Note: New project cost estimate exceeds \$200k – formal bidding planned.*

### **OTHER CONTRACTS ACTIVITY**

#### **Central District:**

- **Boise City Arts & History:** Amendment to the 2018 Traffic Box Grant Agreement to add three additional boxes in the Central District.
- **Boise City Arts & History:** 2018 Grant Agreement for the Main Street Station Public Art finalized and executed.

#### **River Myrtle-Old Boise District:**

- **The Land Group:** Task Order for design through construction administration for the Block 7 Alley (Grove to Main streets, 6th St to Capitol Blvd) Project.



- **Capitol Landscape:** Amendment to the 2018 Spring Sidewalk Maintenance Task Order to add paver repair services on the Basque Block.
- **Quadrant Consulting:** Task Order to draft an easement for Idaho Power as part of the Utility Undergrounding Project on 15th Street between Front & Grove streets.
- **Guho Corp:** Public Works Agreement to remove the prototype wayfinding sign on Capitol Boulevard.

**Multi-District / Agency-focused / Interagency**

- **CTY Studio:** Task Order for office schematic design.