

LIVE STREAMING & AUDIO RECORDING

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Board of Commissioners

Regular Meeting
September 10, 2018

AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – August 2018

B. Minutes & Reports

1. Approval of August 13, 2018 Meeting Minutes
2. Approval of August 29, 2018 Special Meeting Minutes

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- 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

VI. 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

CONSIDER: Resolution #1572 – Approve amended special warranty deed conveying ownership of The Grove Plaza to the City of Boise

John Brunelle, CCDC Executive Director
Ryan Armbruster, Elam & Burke

Suggested Motion:

I move to defer Resolution #1572 to the October 8th, 2018 Board Meeting.

AGENDA

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CONSIDER: Resolution #1573 – Approve the License for Access and Use of Units 401-102 between CCDC and Ada County

John Brunelle, CCDC Executive Director
Ryan Armbruster, Elam & Burke

Suggested Motion:

I move to approve Resolution #1573.

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Gateway East Study Area Update

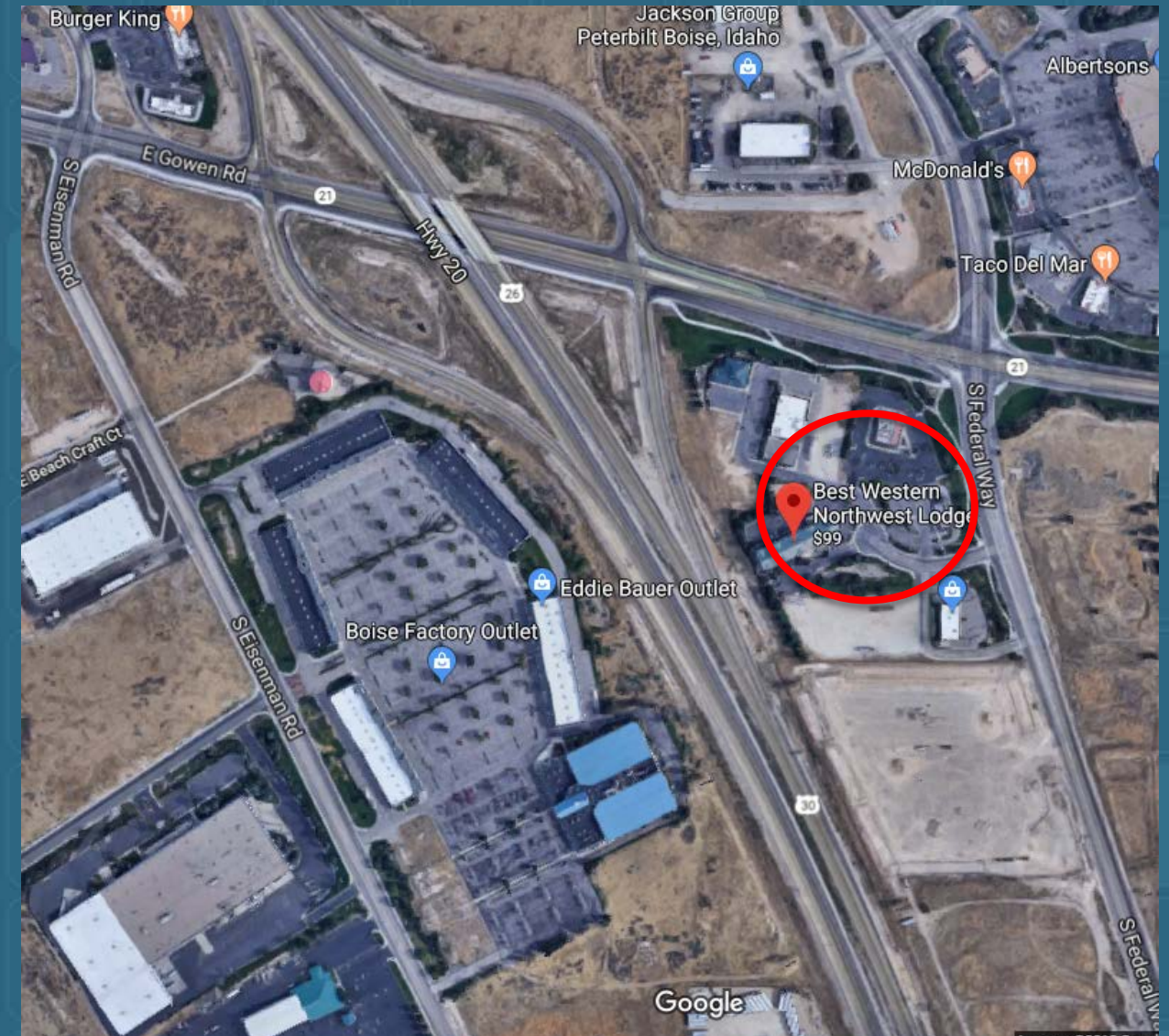
Matt Edmond, Project Manager, CCDC
Geoffrey Dickinson, Vice President, SB Friedman
Caren Kay, Associate, SB Friedman

Gateway East Feasibility Update (SB Friedman)



Open House #1

- Thursday, September 13, 2018
- 4:30pm – 7:30pm
- Best Western Northwest Lodge
 - Bear Creek Conference Room
 - 6989 S Federal Way



Board #1: Urban Renewal & CCDC

Urban Renewal Defined

Urban renewal is an economic development tool used to encourage private development or redevelopment in an area via tax-increment-financed public investment. The renewal process can include repurposing old or run-down buildings, constructing new infrastructure, upgrading utilities, or adding in civic amenities like public plazas, public parking, or other public facilities.

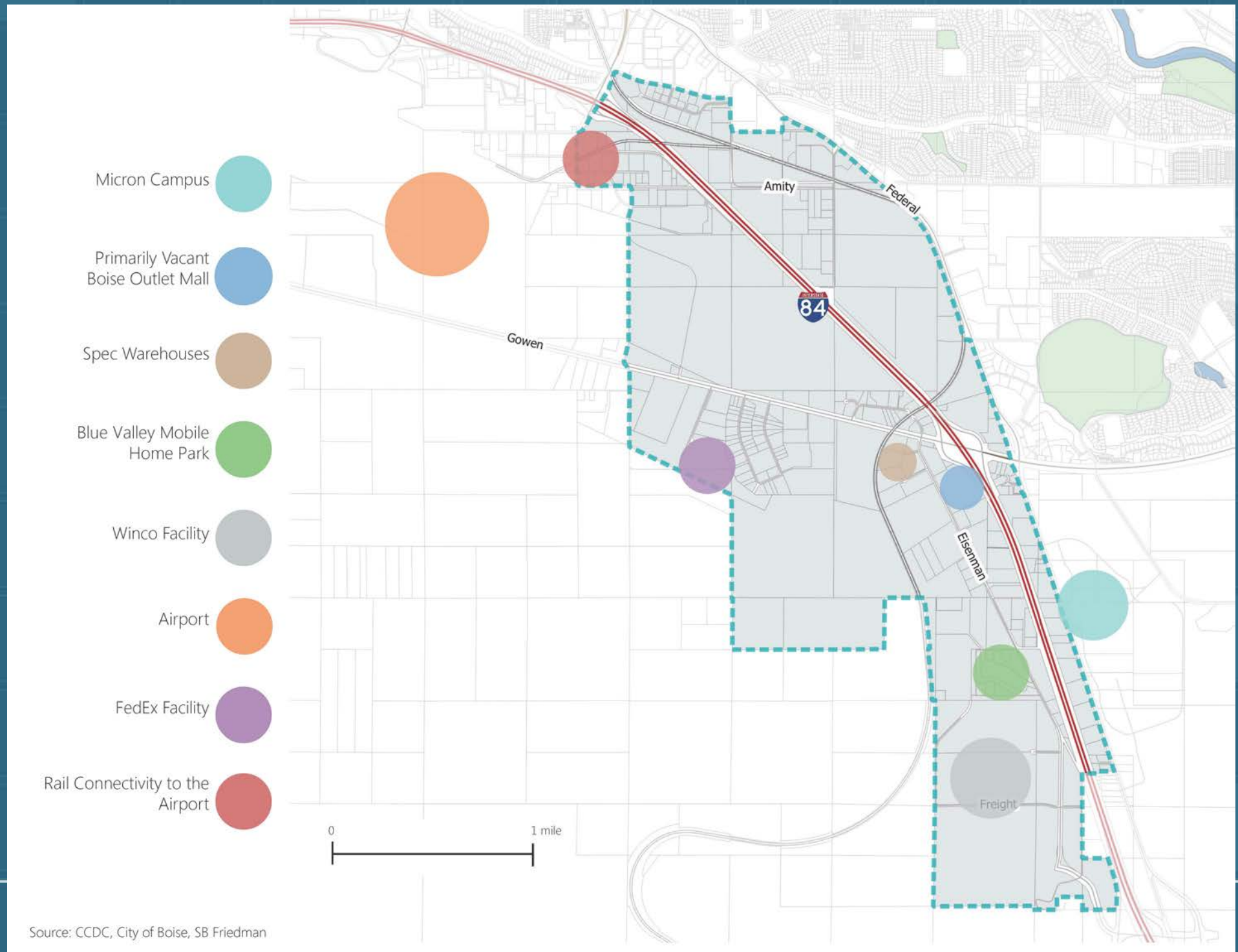
About CCDC

Capital City Development Corporation (CCDC) is the redevelopment and urban renewal agency for Boise, Idaho, founded by the City of Boise in 1965 as the Boise Redevelopment Agency (B.R.A.). Today, CCDC is a public redevelopment agency serving as a catalyst for quality private development through urban design, economic development and infrastructure investment with a goal of “igniting diverse economic growth, building vibrant urban centers, and promoting healthy community design...”

Board #2: Gateway East Study Area

Characteristics

- ~3,260 acres
- 244 parcels
- 178 buildings



Board #3: Economic Development Opportunities

Boise's industrial vacancy rate is at an all-time low (3.46% per Colliers) and far below national average (5.1% per Colliers)

There is the opportunity to bring jobs and businesses to diversify Boise's economy

Per the Idaho Department of Labor, the industrial sector has decreased jobs in Boise since 2007

The addition of new industrial companies and quality jobs will be a primary focus for Gateway East Study Area

Good-paying jobs are key to sustainable growth in Boise

Examples of success in other Idaho Urban Renewal Districts

The Twin Falls Urban Renewal Agency has supported industrial projects through infrastructure upgrades.

Chobani: 1,000+ jobs

Clif Bar: 250+ jobs

URBAN RENEWAL PLANNING



GATEWAY EAST DISTRICT

Board #4: Market Study Findings

- Sites Susceptible to Change (SSC) – vacant or underutilized land that is likely to develop or redevelop over time.
 - Industrial SSC = 1,000 acres
 - Non-Industrial SSC = 50 acres
- Demand
 - Industrial = +/-10,000,000 square feet
 - Retail = +/-90,000 square feet
 - Hotels = 1 or 2 new hotels

Board #5: Gateway East Needs

- Deteriorating or deteriorated structures on 30% of parcels
- Deterioration of site or other improvements on 50% of parcels
- Defective or inadequate street layout
 - 26% of the streets lack sidewalks on either side of the road
 - 11% of the roads don't meet ACHD design guidelines for industrial use
 - 15% of the parcels have inadequate street access
- Obsolete platting of open land parcels lacking street connectivity and too large to develop without subdivision
- Need to upgrade utilities for future growth

Board #6: Gateway Opportunities

- **Improve Infrastructure** – projects could include new sidewalks, roads and street lights. Investment in the study area could also provide access to activity centers for residents.
- **Diversify Boise's Economy** – industrial development can help local businesses expand and attract new businesses.
- **Leverage Landholdings** – Use the 300-acres of city owned property to create a tax base for services in the community.
- **Plan for Growth Responsibly** – Developing an Urban Renewal District is one of the few tools to plan and prepare for growth in this area responsibly and holistically.

Board #7: Opportunities & Challenges

In an industrial area, what opportunities and challenges to you see?



Board #8: Timeline

- **August 15:** CCDC submitted Eligibility Report to City Council
- **August 28:** City Council accepted Eligibility Report
- **September 13:** Open House #1 (Best Western Northwest Lodge)
- **September 13-24:** Digital Open House + online comment period
- **September 26:** Open House #2 (Idaho Ice World)
- **October 8:** CCDC considers Gateway East Urban Renewal Plan
 - CCDC submits Plan to the City of Boise Planning and Zoning Commission
 - CCDC sends notifications to taxing districts
- **November 5:** Planning and Zoning considers Plan for conformity
- **November 13:** City Council Public Hearing + First Reading
- **November 27/December 4:** Second & Third Readings
- **December:** Publish ordinance, file and record plan documents

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Shoreline Urban Renewal Plan

Shellan Rodriguez, CCDC Real Estate Development Manager
Geoff Dickinson, SB Friedman Senior Vice President



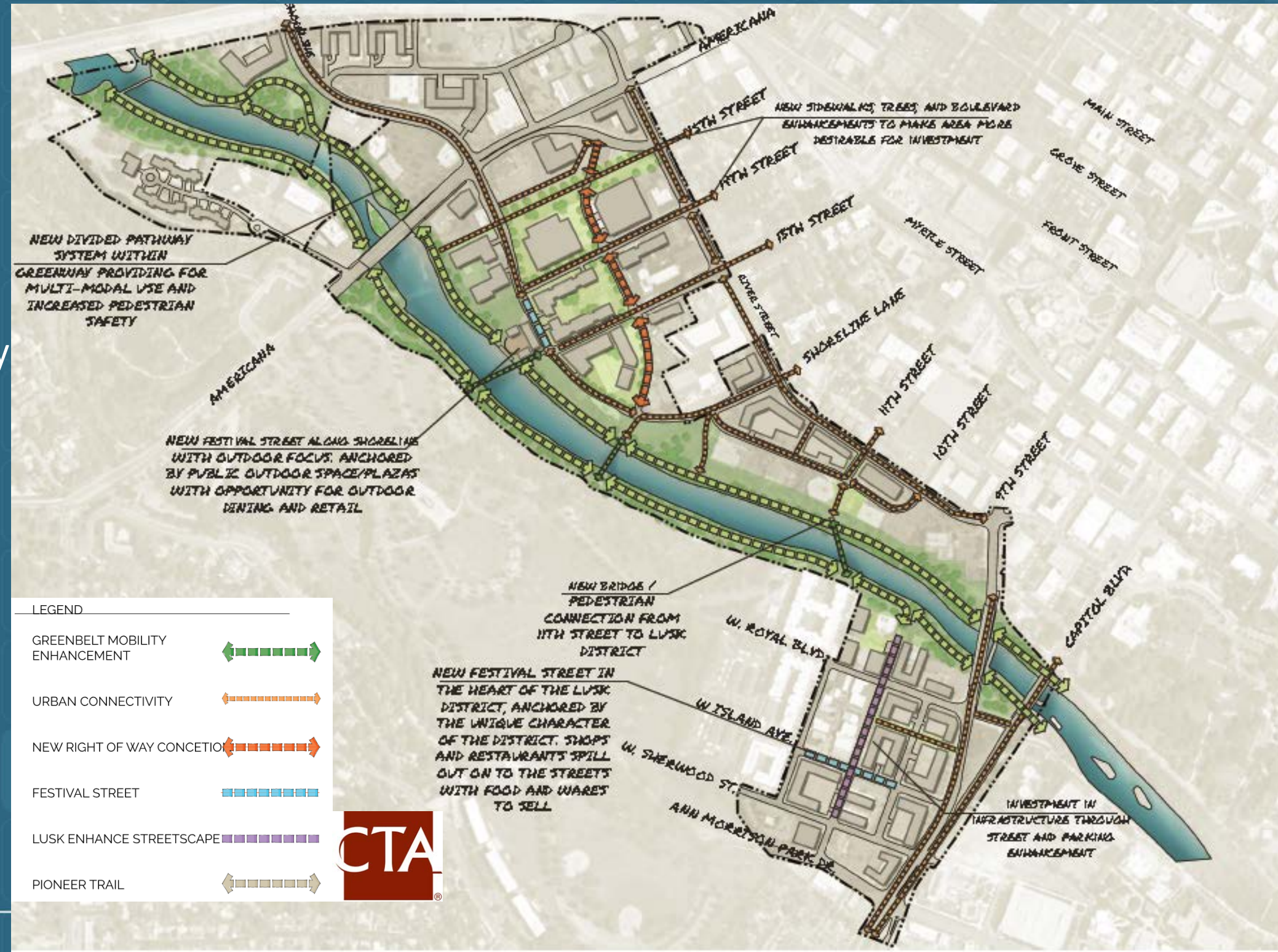
URBAN RENEWAL PLANNING

SHORELINE DISTRICT

Framework Plan

Key Projects

- BSP not in District
- Redevelopment of underutilized sites
- Increase connectivity/ mobility
- Shoreline Park
- Greenbelt
- 11th Street Bridge
- Island Ave Festival St.
- Lusk, Parking Garage
- Streetscape & Riverfront Typologies



Proposed Public Improvements – Q1 and Q2

Quarter 1

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

Quarter 2

Key Strategy	Project Name	Costs \$	12,041,114
Mobility	Greenbelt Path Improvements - North and South shorelines, Phase 2	\$565,000	
Economic Dev	Mixed-use Development including Public Garage - Lusk Neighborhood	\$5,200,000	
Placemaking	Lusk Neighborhood Entrance Park - at Greenbelt and Lusk St Intersection	\$360,000	
Economic Dev	Residential-focused Redevelopment Assistance - (e.g. 1025 Capitol Blvd City Property)	\$1,200,000	
Economic Dev	Mixed-use Redevelopment Assistance - near 13th St and Shoreline Dr (E.G. Post Office or Graybar Electric site)	\$2,000,000	
Placemaking	Public Plaza and Riverbank Restoration - Shoreline Park	\$1,850,000	
Placemaking	Recreational/Emergency River Access Facility - Shoreline Park	\$87,000	
Infrastructure	Fiber Optic Network Expansion - District Wide	\$180,000	
Infrastructure	Underground Powerlines - River Street Neighborhood	\$250,000	
Infrastructure	Underground Powerlines - Lusk Street Neighborhood	\$250,000	
Economic Dev	Floodplain Remediation	\$100,000	
Total		\$12,042,000	\$ (886)

Proposed Public Improvements - Q3 and Q4

Quarter 3

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

Quarter 4

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

URBAN RENEWAL PLANNING
SHORELINE DISTRICT

Inter-Agency Initiatives as of: August 27, 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	HCD / 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	HCD / 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	BSU / City / CCDC
4	Finalize the type, route and facilities for public transportation and shuttle systems in the Lusk and River Street neighborhoods.	High Priority	PDS / VRT / CCDC
5	Update the Boise Downtown Streetscape Standards Manual to incorporate this plan's streetscape typologies recommendations.	Immediate	PDS
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	PDS
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	PDS
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	Parks / 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	Parks / PW / Fish & Game
10	Update geothermal master plan to service the development forecast in the Shoreline District.	High Priority	PW

URBAN RENEWAL PLANNING
SHORELINE DISTRICT

Item	Initiative	Priority	Lead / Partner
11	Update City-owned IT conduit network master plan to service the development forecast in the Shoreline District.	High Priority	IT
12	Pursue strategic land trades of currently owned public properties amongst public agencies to optimize development potential and improve neighborhood.	Medium Priority	PDS / CCDC
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	CCDC / HCD
14	Pursue efforts, plans and policies that avoid displacement of existing social service organizations located within Shoreline District.	Medium Priority	HCD
15	Align partner agencies' long-range financial plans, <u>five year</u> 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	PDS / Parks / PW / IT / ACHD / ITD / BSU / CCDC
16	Conduct environmental studies before starting the design or construction of any public improvements that may impact the Boise River.	High Priority	PW / CCDC / Parks
17	Unify the Capitol Boulevard master plan and partner agency work plans to provide clear direction about the desired public improvements.	Medium Priority	PDS / ACHD / BSU / VRT
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	PW / PDS / ACHD

Economic Feasibility Analysis

Geoff Dickinson, AICP
Senior Vice President



SB Friedman
Development Advisors

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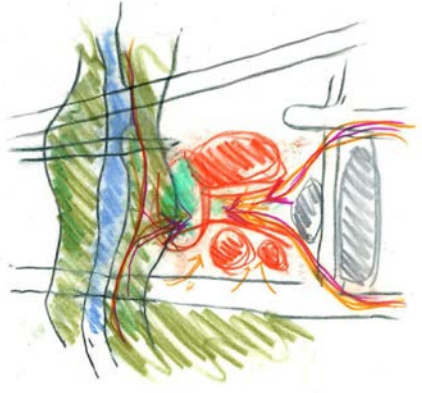
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LIBRARY CAMPUS PROJECT UPDATE

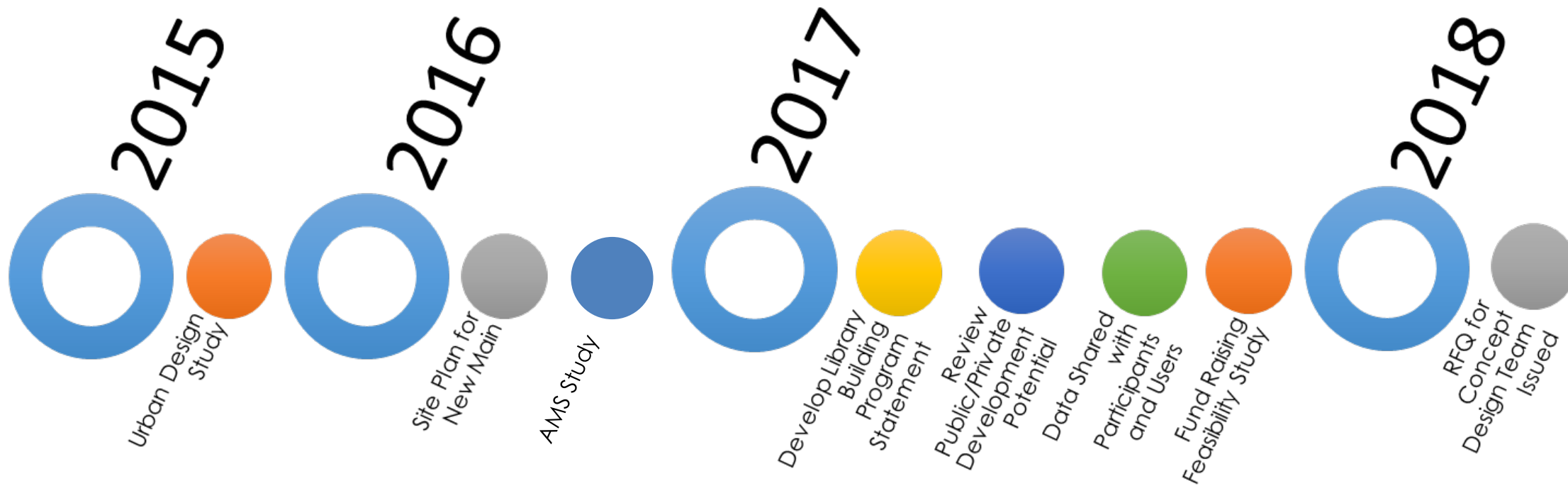
A New Main Library *and* Center for Arts & History



AGENDA

- Background
- Current Status
- Next Steps

ACHIEVEMENTS



*All Studies and Reports are available online at:
CityofBoise.org/imagine

Library Campus Team

Okland Construction
Construction Manager / General Contractor

CSHQA
Local Architect Lead

Safdie Architects
Design Architects

**Subcontractor
Community**

KPFF
Structural Engineering

CSHQA
MEP / Civil Engineering

Atelier Ten
Energy + Sustainability

Vitruvian Planning
Health Impact Assessment

MOSHE SAFDIE, FAIA



SafdieArchitects

Moshe Safdie, CC, OQ, RAIC, FAIA

Moshe Safdie is an architect, urban planner, educator, theorist, and author. Over a celebrated 50-year career, Safdie has explored the essential principles of socially responsible design with a distinct visual language. A citizen of Israel, Canada and the United States, Moshe Safdie graduated from McGill University. After apprenticing with Louis I. Kahn in Philadelphia, Safdie returned to Montréal to oversee the master plan for the 1967 World Exhibition. In 1964 he established his own firm to realize Habitat '67, an adaptation of his undergraduate thesis and a turning point in modern architecture.

Since then, Moshe and his firm have been responsible for designing and realizing a wide range of projects worldwide, including cultural, civic, and educational institutions; mixed-use urban centers and airports; and masterplans for existing neighborhoods and entirely new cities. Recent library and civic projects include the Salt Lake City Public Library, the Kauffman Center for the Performing Arts in Kansas City, Crystal Bridges Museum of American Art in Bentonville, Arkansas and the National Medal of Honor Museum in Patriots Point, South Carolina, among others.

Author of four books and a frequent essayist and lecturer, Safdie's global practice includes projects in North and South America, the Middle East, the developing world and throughout Asia and Australia. Projects span a wide range of typologies, including airports, museums, performing arts, libraries, housing, mixed use and entire cities. His honors include the Companion of the Order of Canada, the Gold Medal from both the Royal Architectural Institute of Canada and the American Institute of Architects, la Medaille du Merite from the Order of Architects of Quebec, Canada, and Israel's Rechter Prize. The Cooper Hewitt, Smithsonian Design Museum awarded Mr. Safdie the National Design Award for Lifetime Achievement in 2016.



Salt Lake City Public Library
Salt Lake City, Utah



Vancouver Library Square
Vancouver, BC



Jepson Center at the Telfair Museum of Art
Savannah, Georgia



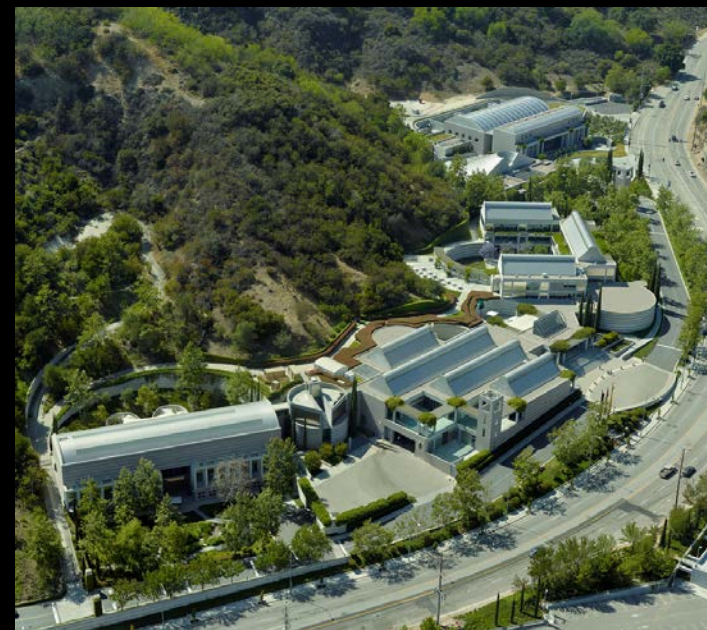
Crystal Bridges Museum of American Art
Bentonville, Arkansas



Kauffman Center for the Performing Arts
Kansas City, Missouri



Peabody Essex Museum
Salem, Massachusetts

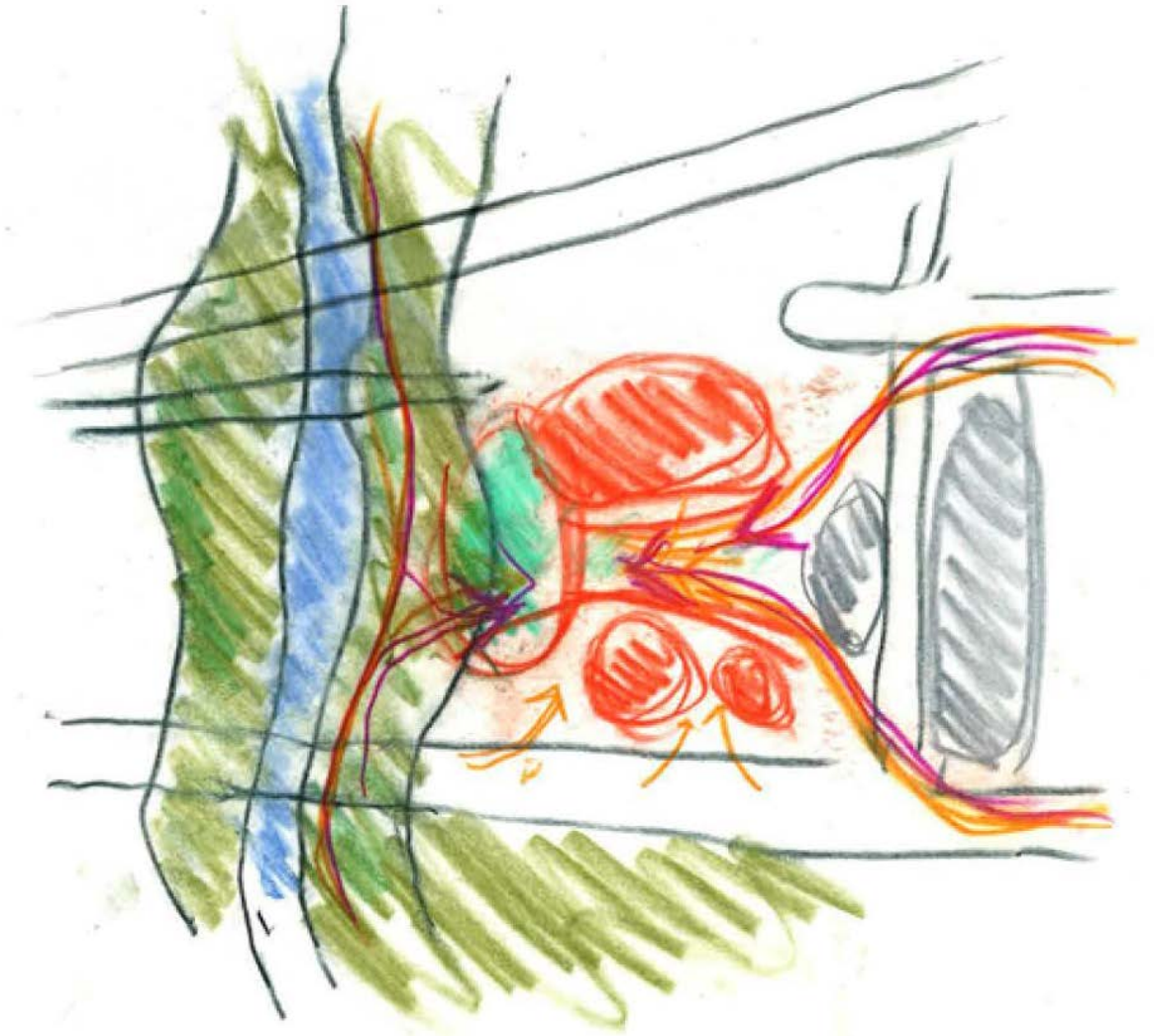


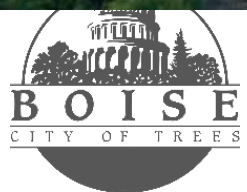
Skirball Cultural Center
Los Angeles, California



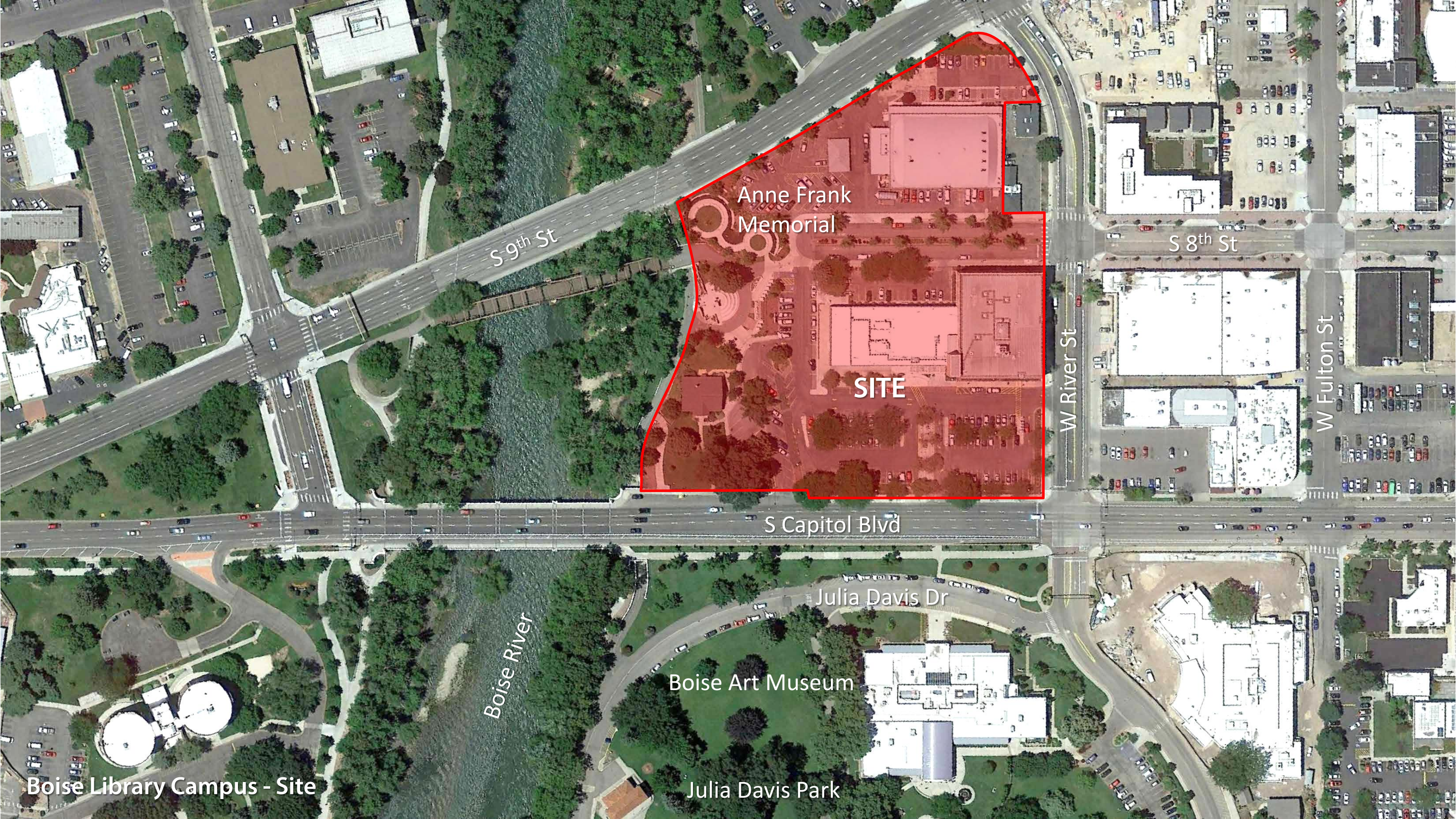
United States Federal Courthouse
Springfield, MA

CURRENT STATUS





CAMPUS PROJECT, CAMPUS APPROACH



Anne Frank
Memorial

S 9th St

S 8th St

W River St

W Fulton St

SITE

S Capitol Blvd

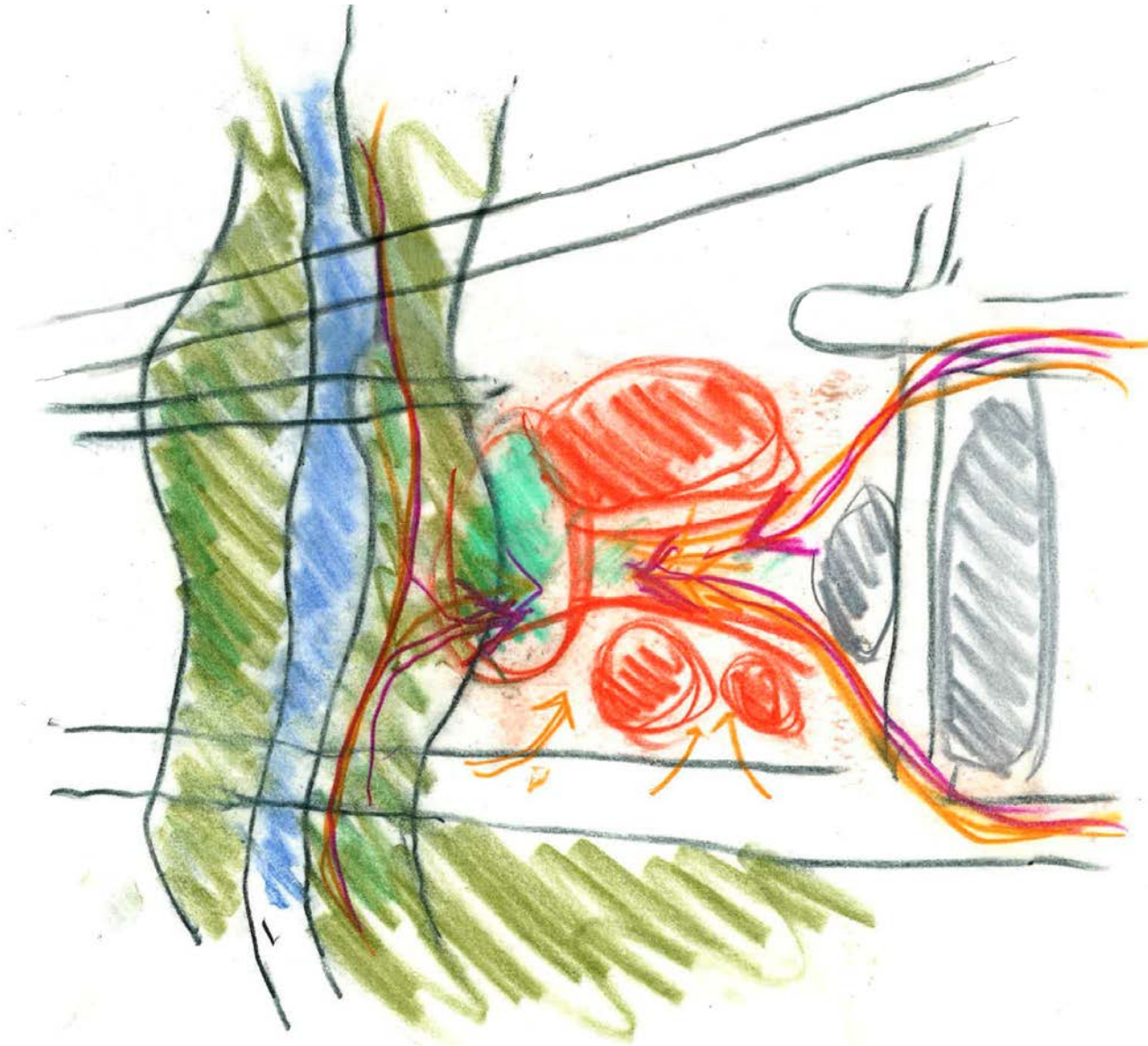
Julia Davis Dr

Boise Art Museum

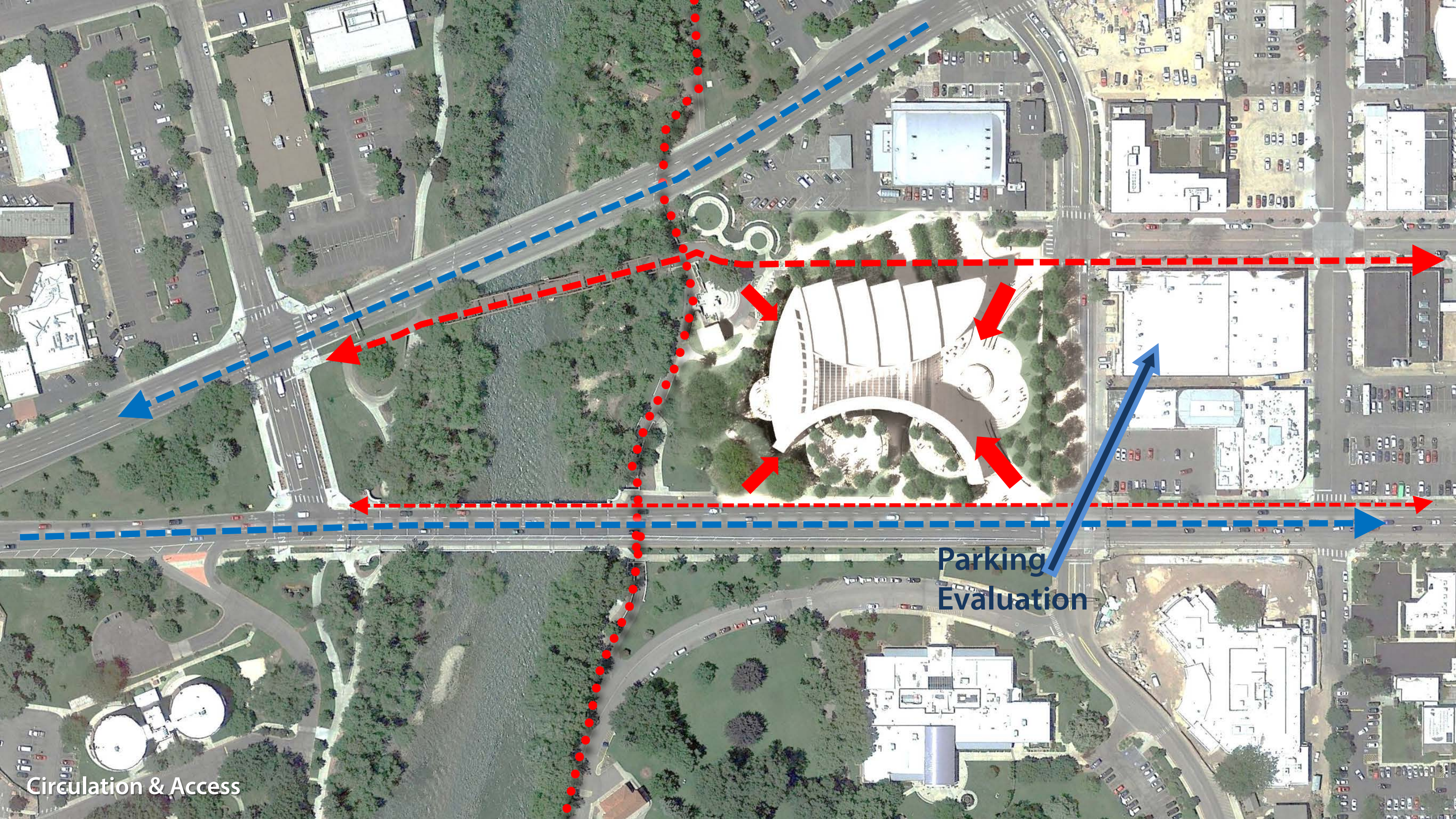
Julia Davis Park

Boise Library Campus - Site

Boise River

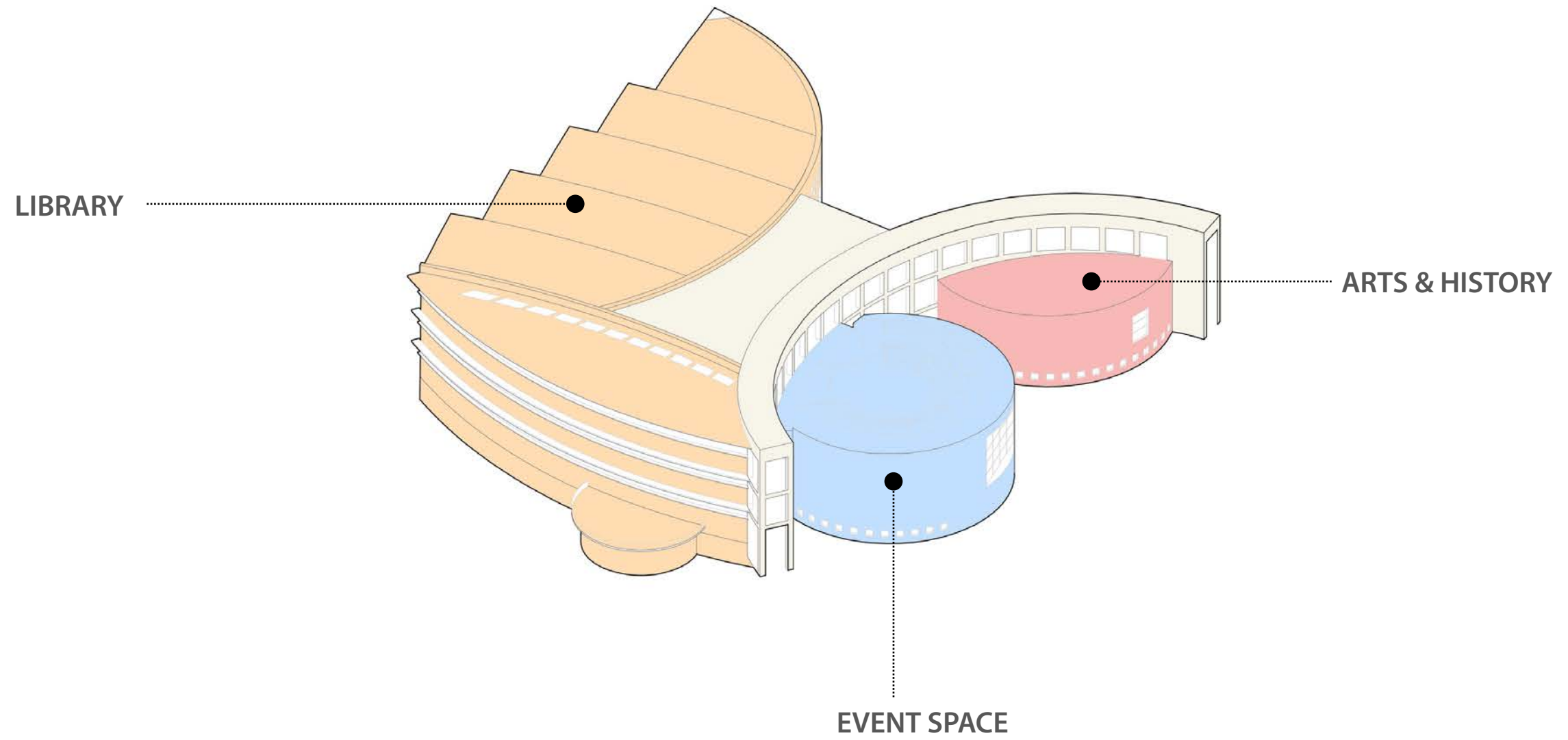


Boise Library Campus - Design Vision
Concept Sketch

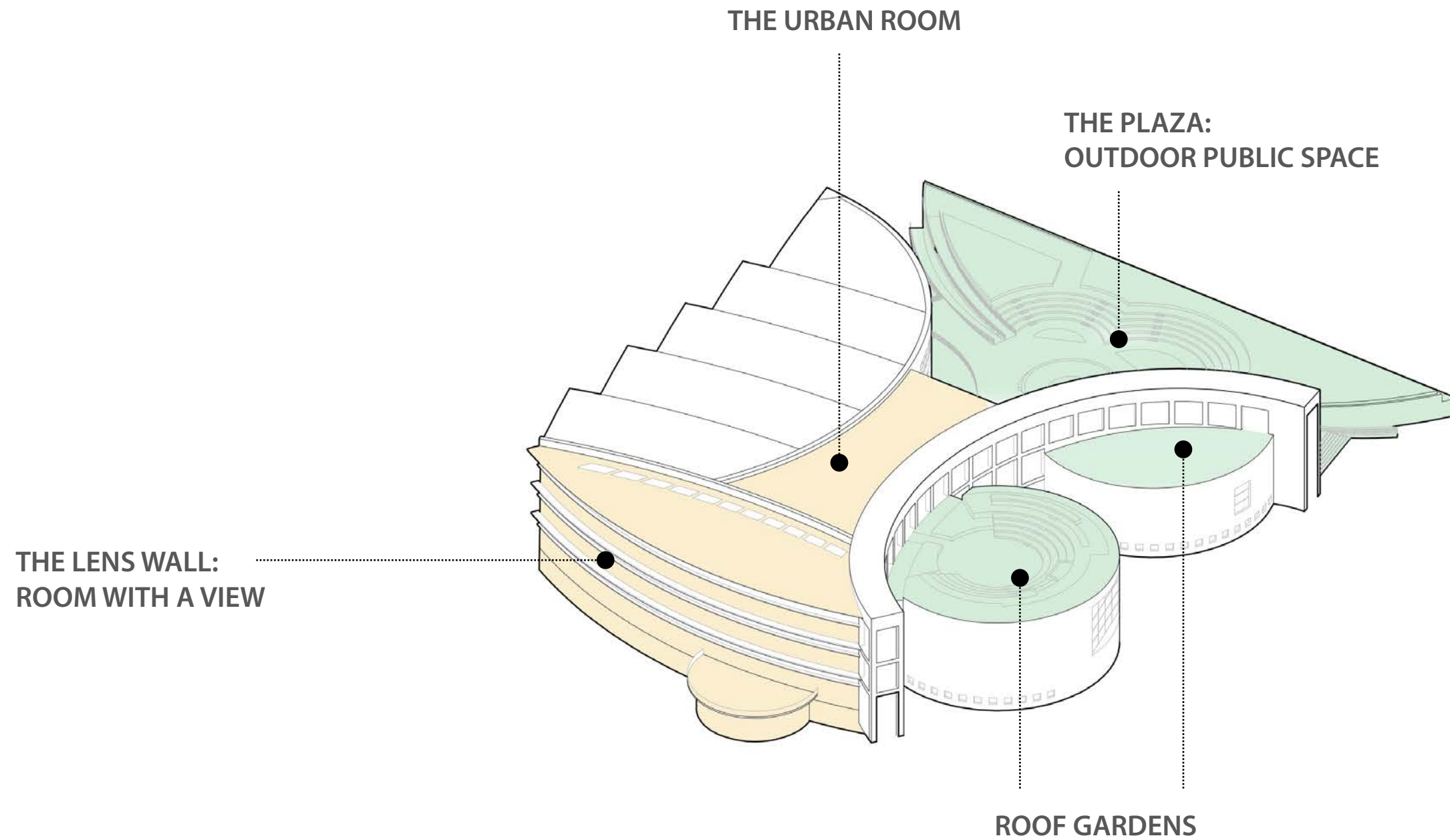


Circulation & Access

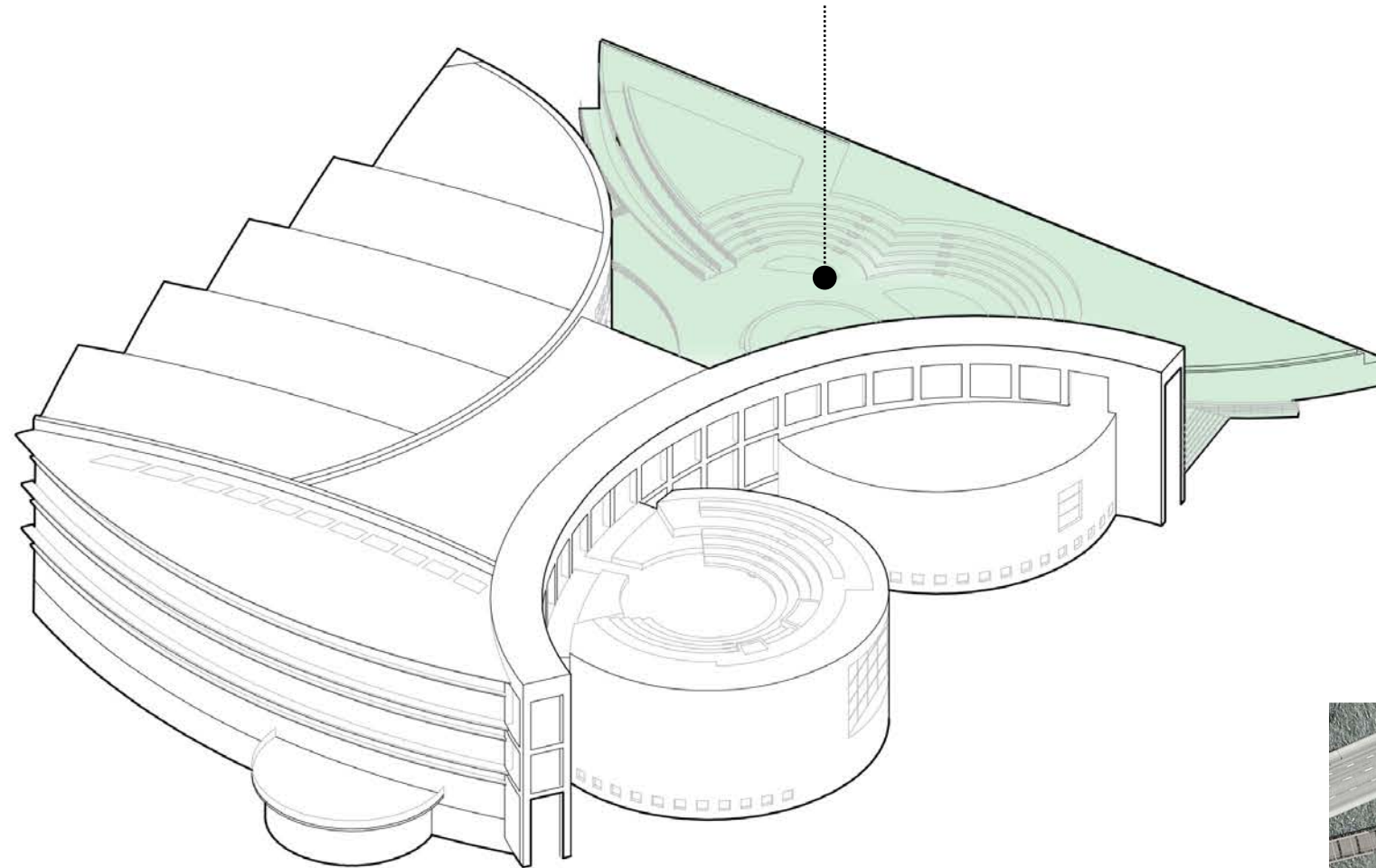
Parking
Evaluation



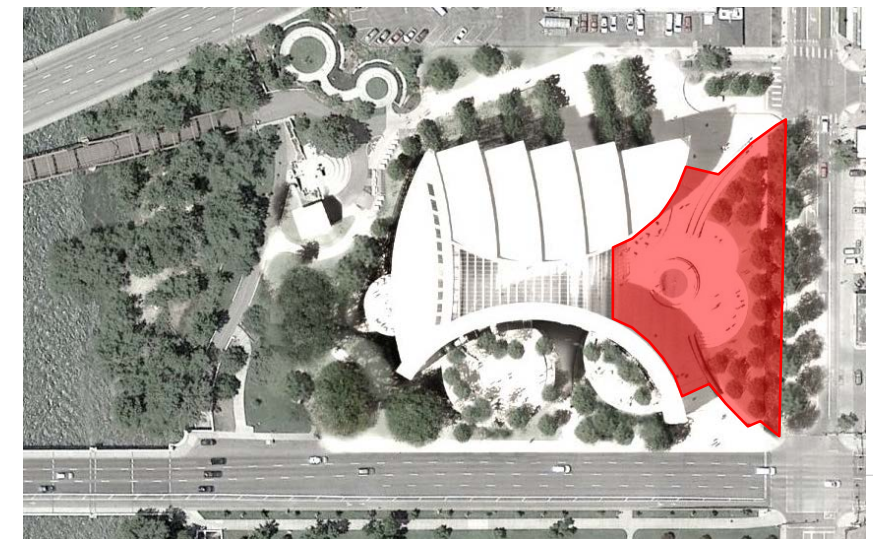
Boise Library Campus - Design Vision
Program Diagram



THE PLAZA:
OUTDOOR PUBLIC SPACE



Boise Library Campus - Design Vision
The Public Plaza

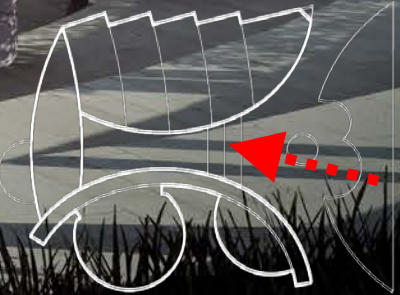




Boise Library Campus - Design Vision
View from S. 8th St. at W. River St.



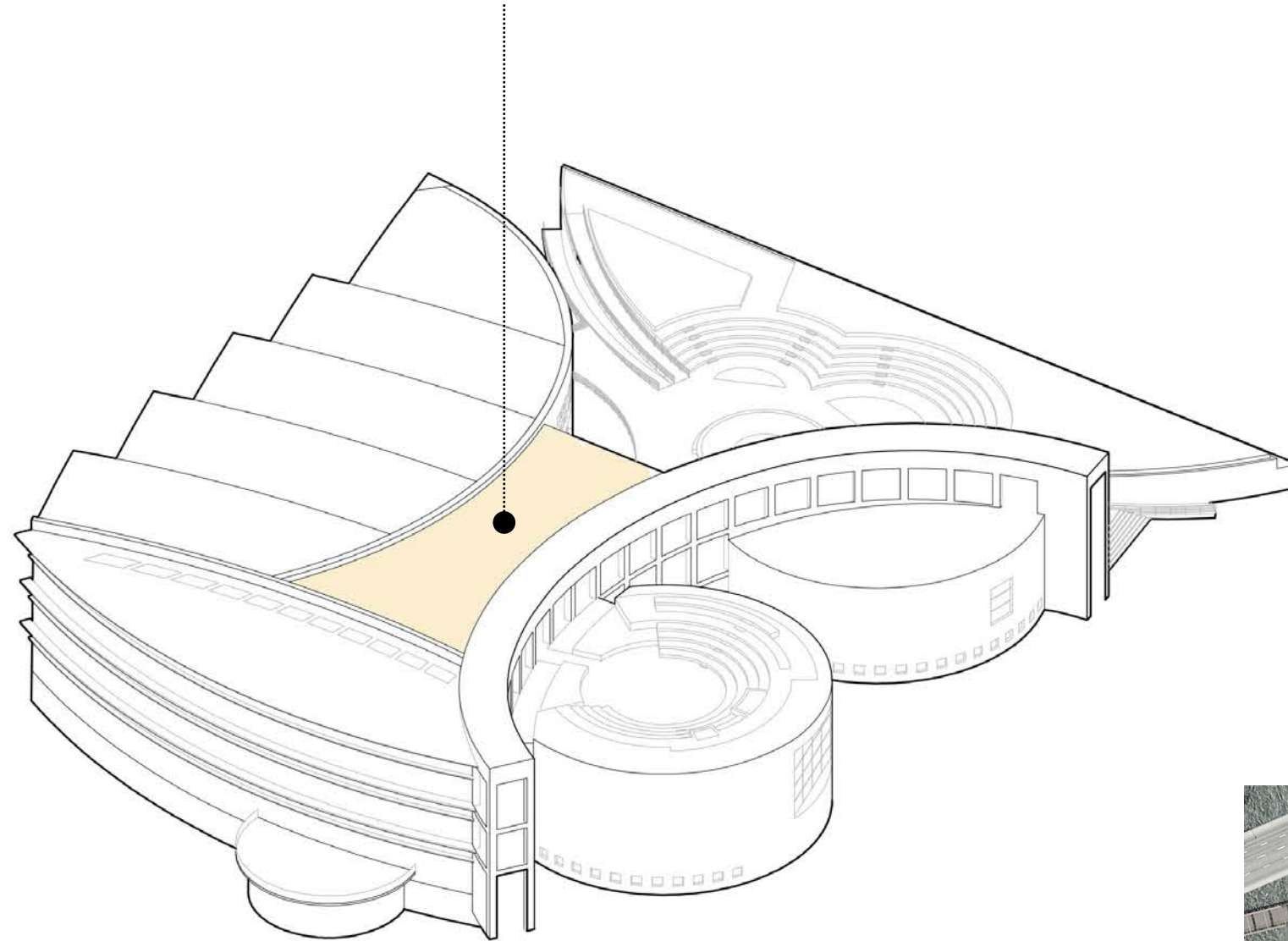
Boise Library Campus - Design Vision
Entry Plaza at River Street



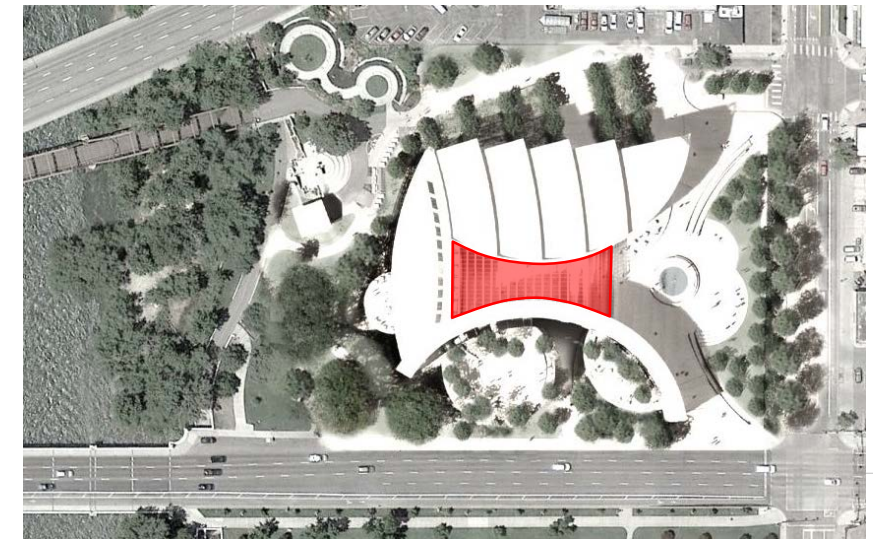


Salt Lake City Public Library

THE URBAN ROOM



Boise Library Campus - Design Vision
The Urban Room



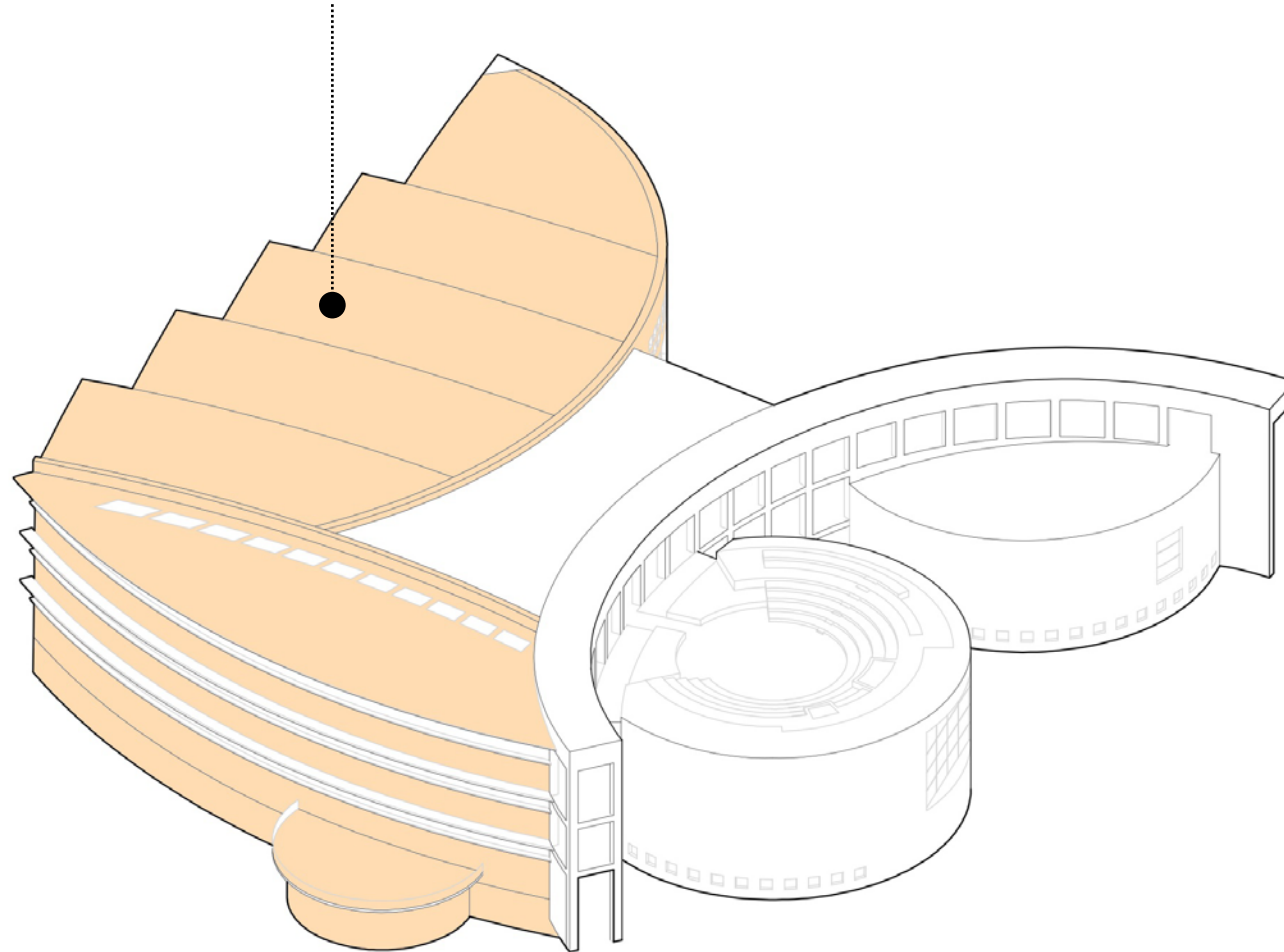


Peabody Essex Museum

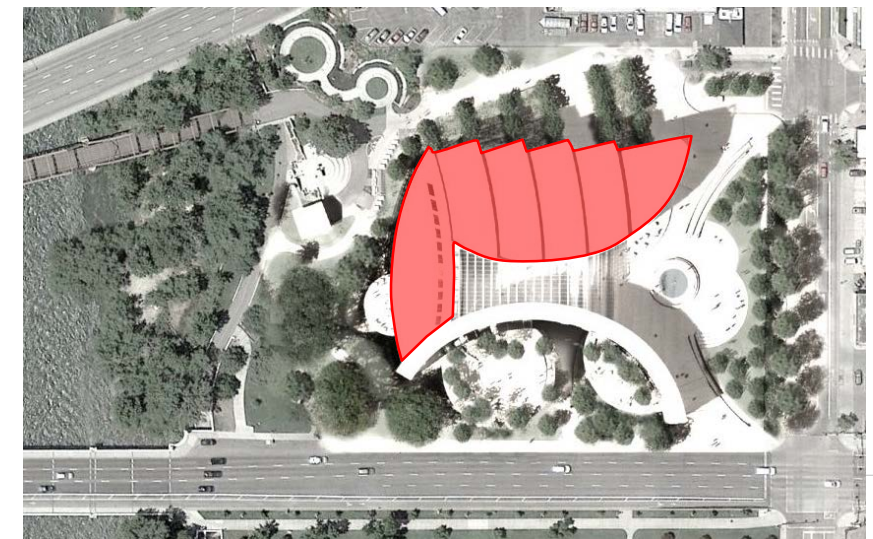


Salt Lake City Public Library

THE LIBRARY



Boise Library Campus - Design Vision
The Library

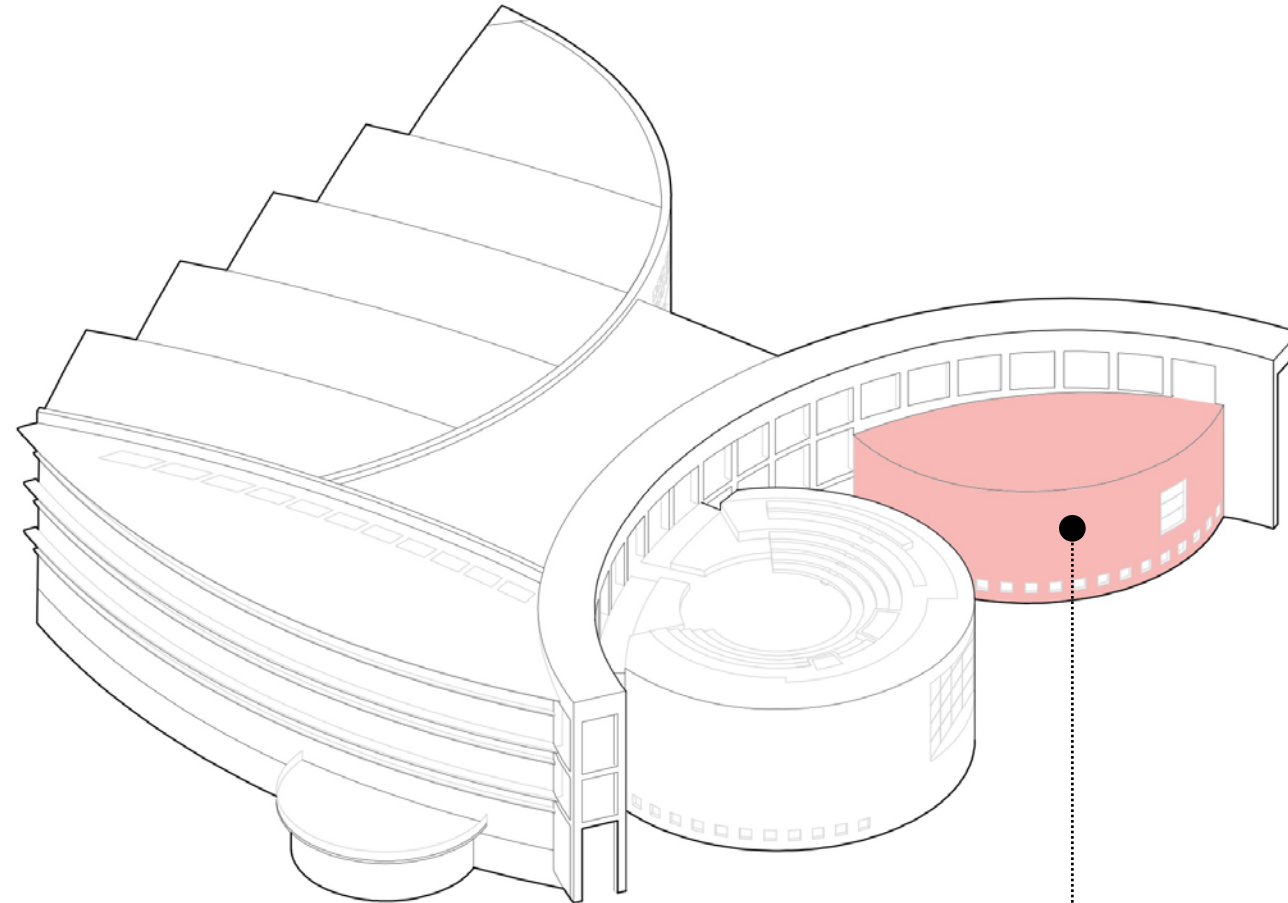




Vancouver Public Library

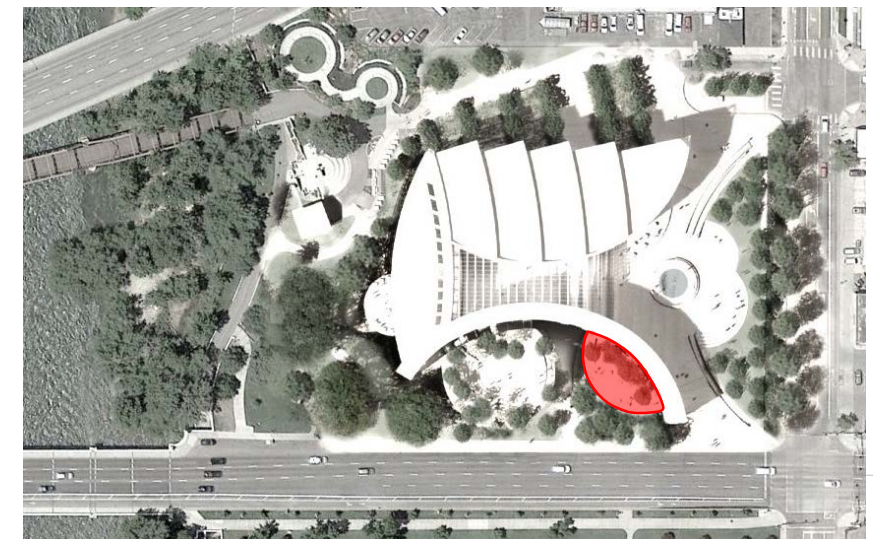


Salt Lake City Public Library



ARTS & HISTORY

Boise Library Campus - Design Vision
Arts & History





Telfair Museum of Art



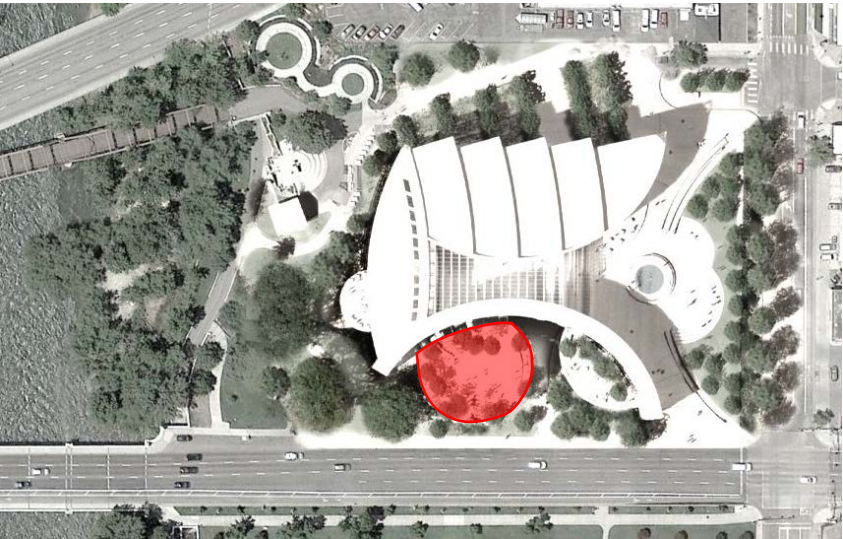
National Campus for the Archaeology of Israel

Boise Library Campus - Design Vision

Event Space



EVENT SPACE



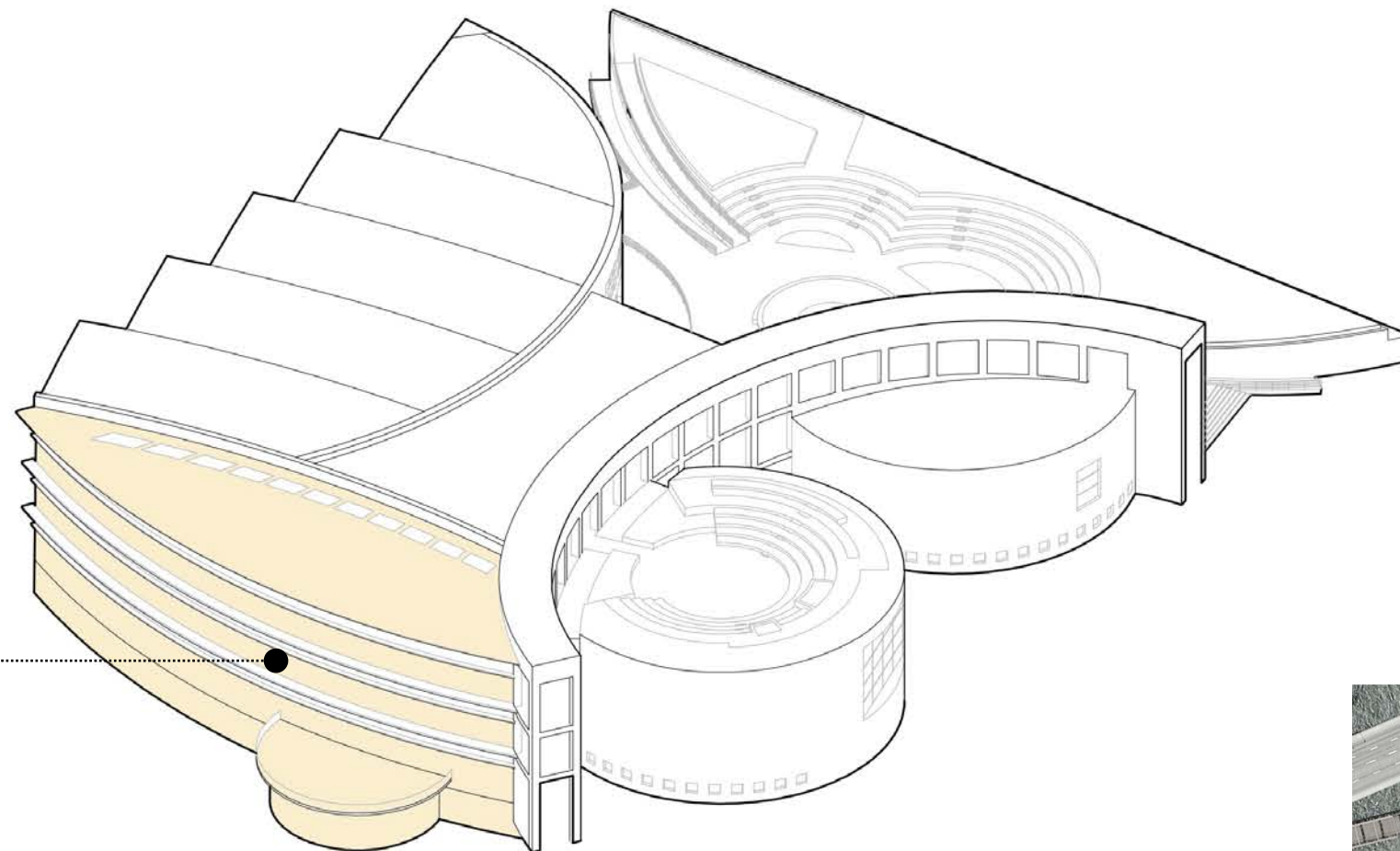


Boise Library Design Vision
Event Space – View from the Exterior

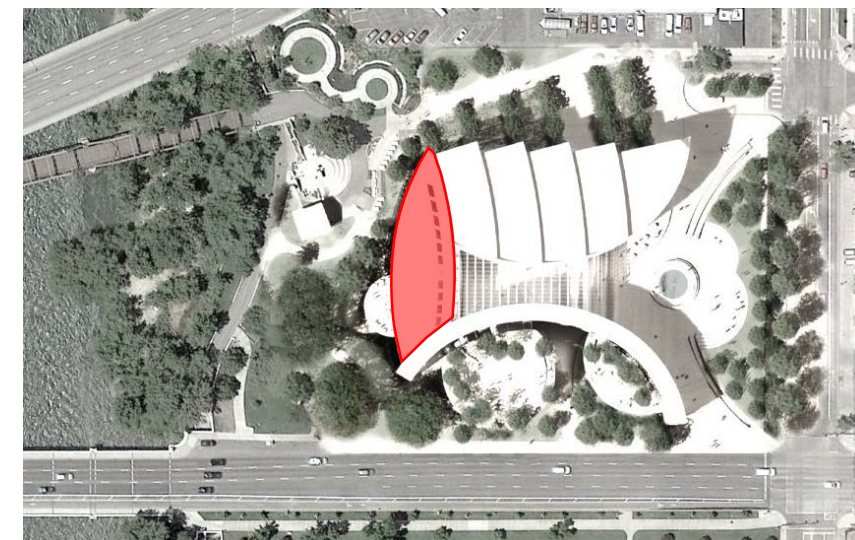


Skirball Cultural Center

THE LENS WALL:
ROOM WITH A VIEW



Boise Library Campus - Design Vision
Room with a View



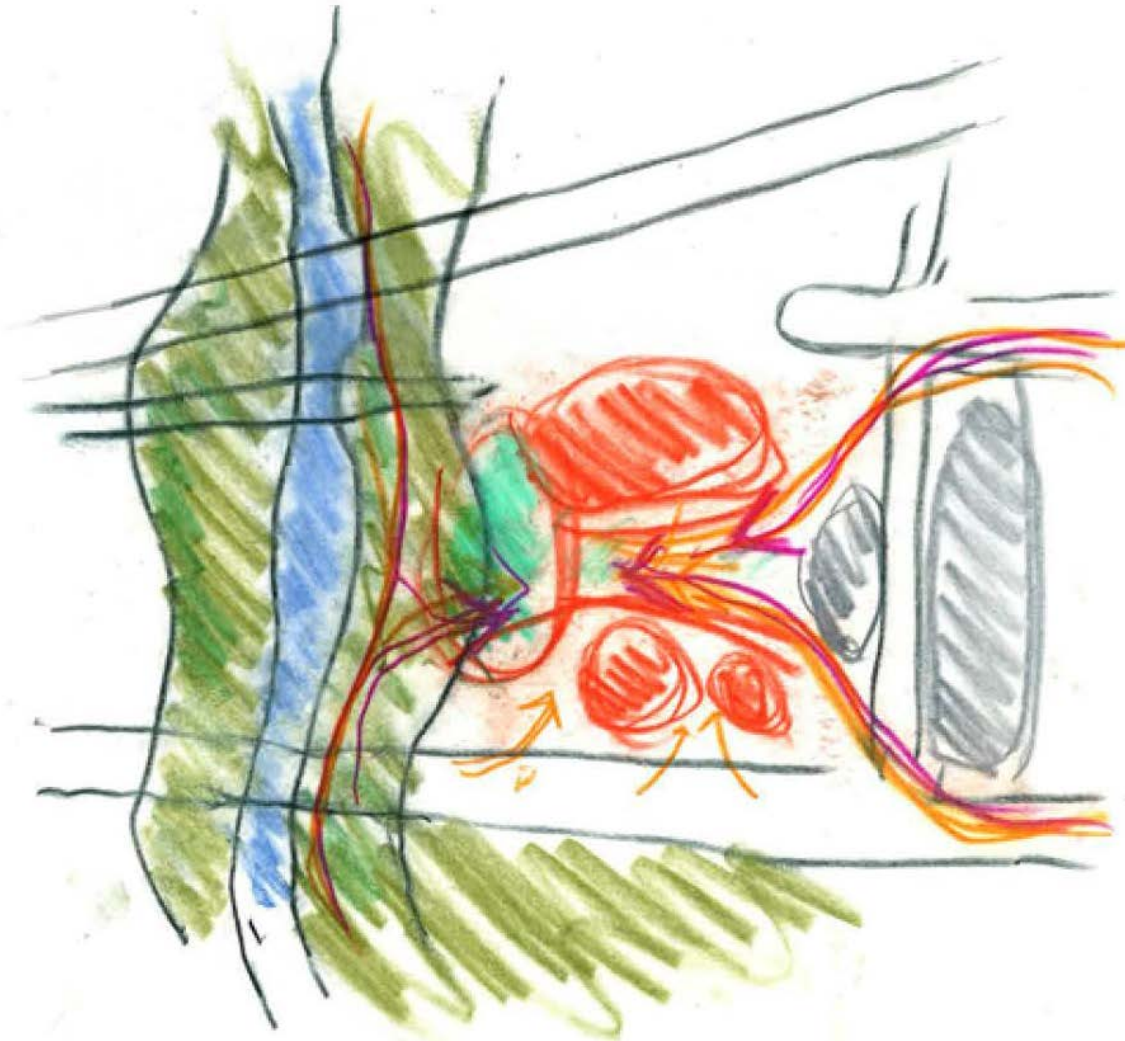


Boise Library Campus - Design Vision
View from S Capitol Blvd

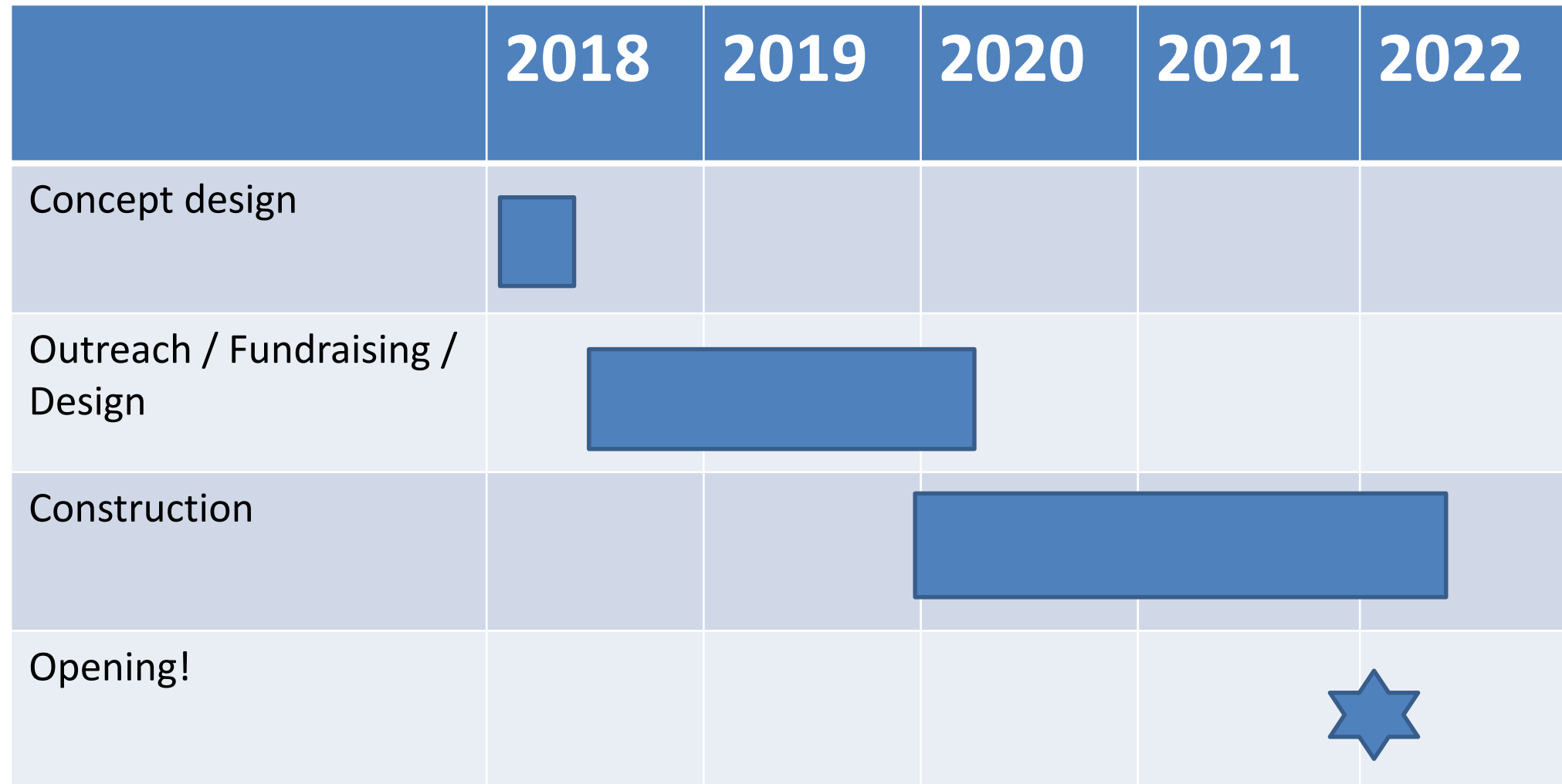


Boise Library Campus - Design Vision
View from Greenbelt and Anne Frank Memorial

NEXT STEPS



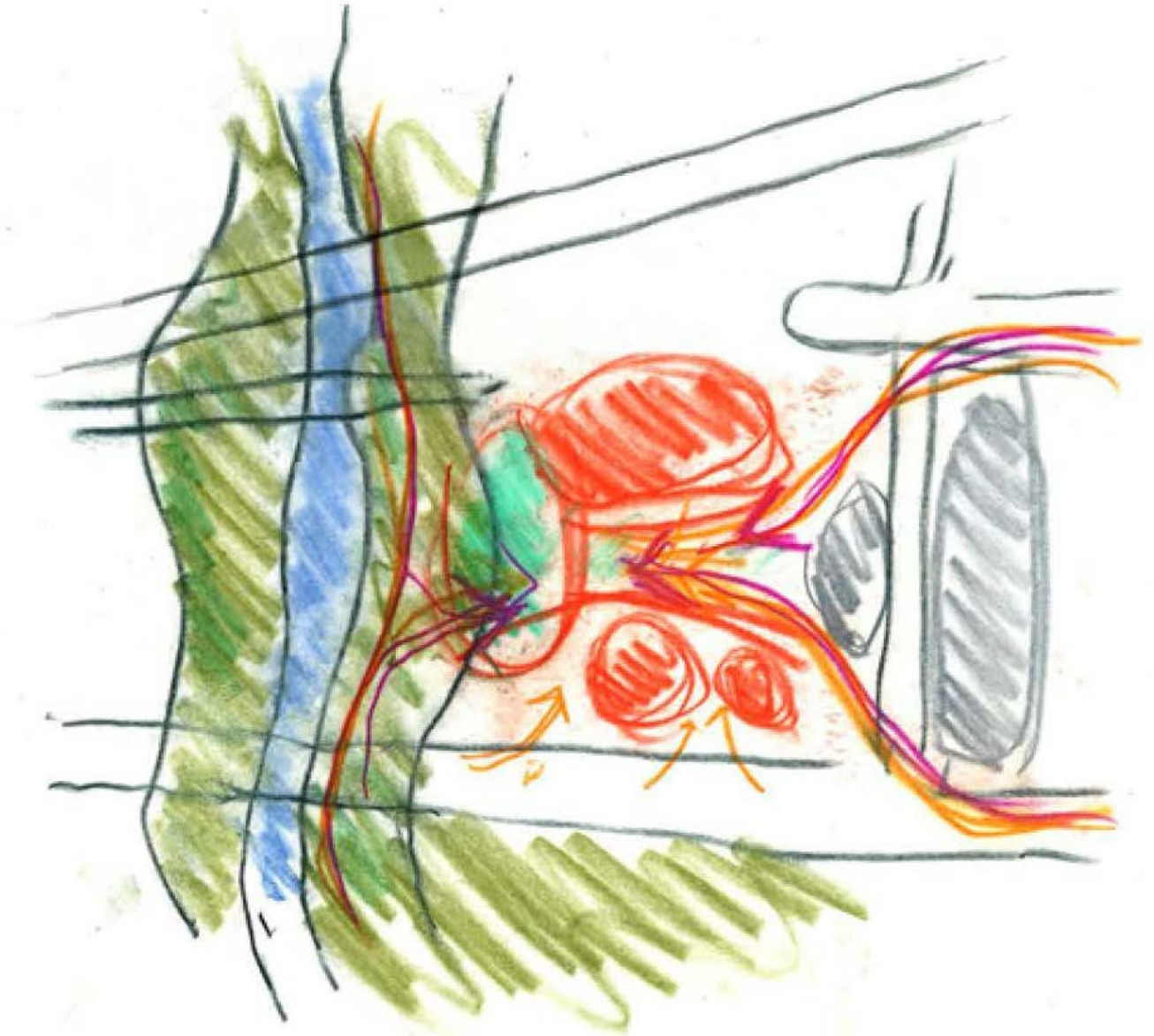
PROJECT TIMELINE



COORDINATION ITEMS

- CCDC 5-Year CIP
 - South 8th Street Sitework and Streetscapes
 - South 8th Street Parking and Mobility
 - South 8th Street Public Plaza
- Lease financing
- Timing of contributions

QUESTIONS?



*Moshe Safdie
Early Sketch*

AGENDA

VI. 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

VII. Adjourn

Operations Report

John Brunelle
Executive Director

ADJOURN

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