

# LIVE STREAMING & AUDIO RECORDING

*Now In Progress*



COLLABORATE. CREATE. DEVELOP. COMPLETE.

# Board of Commissioners

Regular Meeting  
December 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 – October & November 2018

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

- A. Approval of October 24, 2018 Special Meeting Minutes

### **C. Other**

1. Approve Resolution #1578 – Modifying the ParkBOI Waitlist Policy

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## IV. Action Items

- A. CONSIDER: Resolution #1582 – Bid Award Capitol & Main Garage – Elevator Modernization Project (10 minutes)  
.....Kathy Wanner

## V. Information/Discussion Items

- A. Participation Program Revisions (20 minutes) ..... Laura Williams & Shellan Rodriguez
- B. Operations Report (5 minutes) ..... John Brunelle

## VI. Executive Session

## VII. Adjourn

# CONSIDER: Resolution # 1582 Awarding Contract for Capitol & Main Garage – Elevator Modernization Project



**Kathy Wanner, Contracts Specialist**

# Project Background

Capitol & Main Garage was constructed in 1987

- ❖ Most heavily used garage in the ParkBOI system.
- ❖ More than 30,000 visitors/month.
- ❖ Elevators are safe, but maintenance intensive.
- ❖ Heavy use and age have taken toll

## AGENCY OPTIONS: REPLACE OR **RESTORE**

*Restoration (modernization) will upgrade or replace almost all elevator parts, equipment, and technology.*

### Why Restore?

- Better performance, improved safety and aesthetics.
- Less costly than replacement.
- Faster than replacement.
- Same life expectancy as replacement.



# Public Works Construction – Lowest Responsive Bid

## Idaho Code § 67-2805(2)(a)

Project Procurement Schedule	
Invitation to Bid Issued	October 2, 2018
Public Notice in Idaho Statesman	October 2 and 9
Non-Mandatory Pre-Bid Meeting	October 10
Bids Due – TWO BIDS RECEIVED	October 30 by 3pm
CCDC Board Decision	December 10, 2018

# BID RESULTS

BIDDER	BASE BID	BID ALTERNATE	TOTAL BID AMOUNT
Schindler	\$257,544	\$3,500	\$261,044
ThyssenKrupp	\$297,656	\$2,800	\$300,456

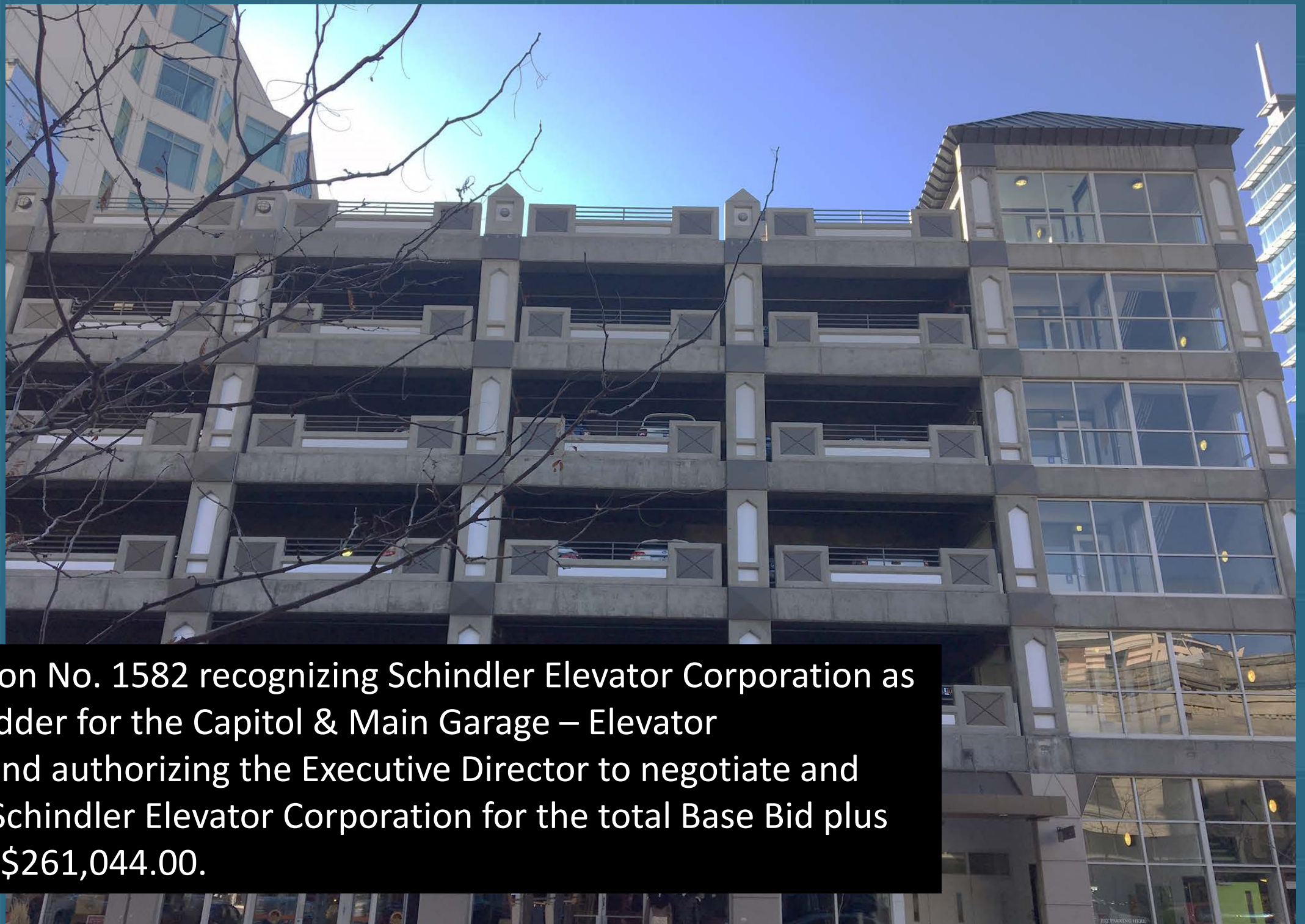


**Base Bid:** replace or upgrade the majority of elevator components, controllers, and power and electrical system; and provide major overhaul to jacks, pistons & guiderails.

**Bid Alternate:** Add remote access module to provide 24-hour monitoring capabilities.

# Motion:

I move to adopt Resolution No. 1582 recognizing Schindler Elevator Corporation as the lowest responsive bidder for the Capitol & Main Garage – Elevator Modernization Project, and authorizing the Executive Director to negotiate and execute a contract with Schindler Elevator Corporation for the total Base Bid plus Bid Alternate amount of \$261,044.00.



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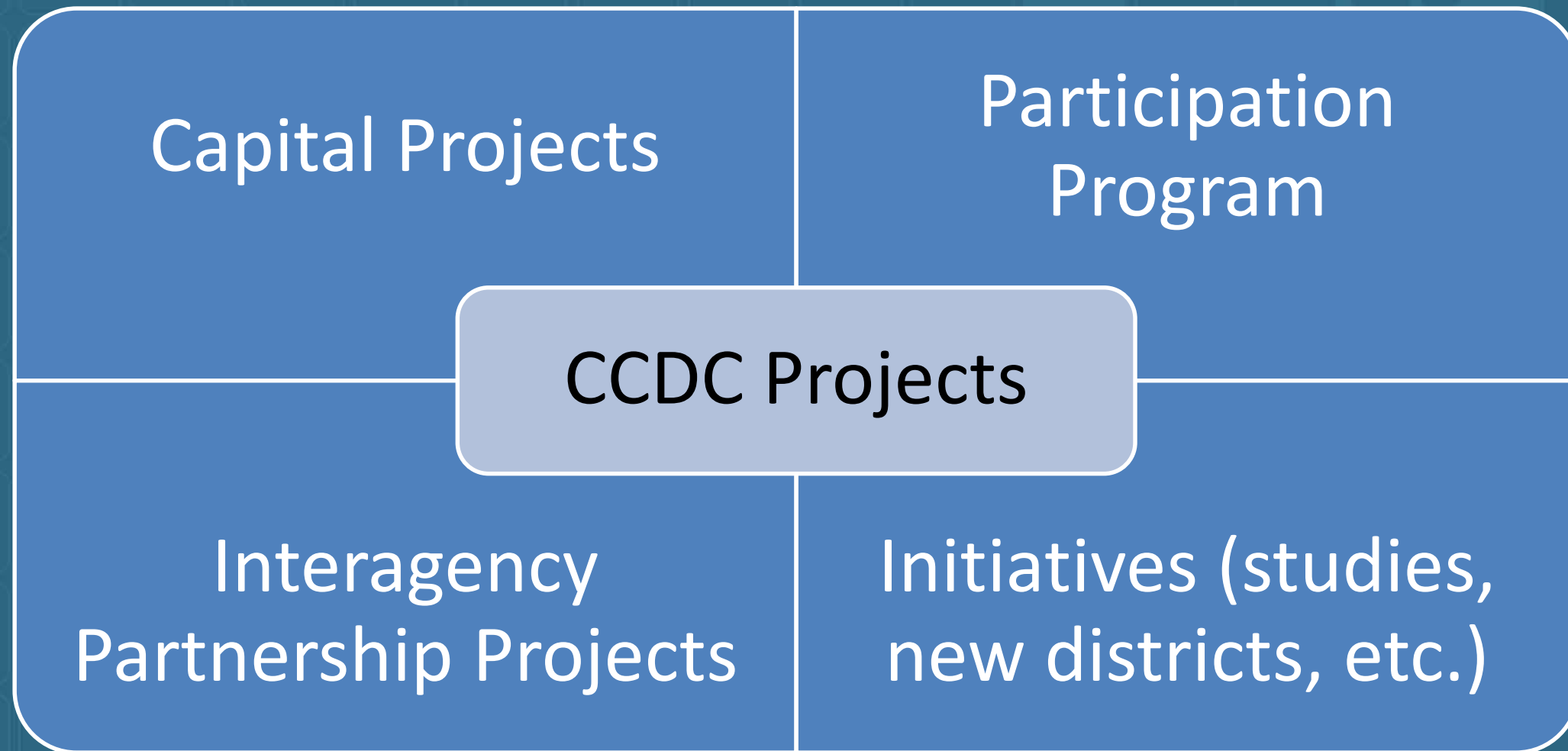
# INFORMATION: Participation Program Revisions

Laura Williams and Shellan Rodriguez

# Participation Program Updates

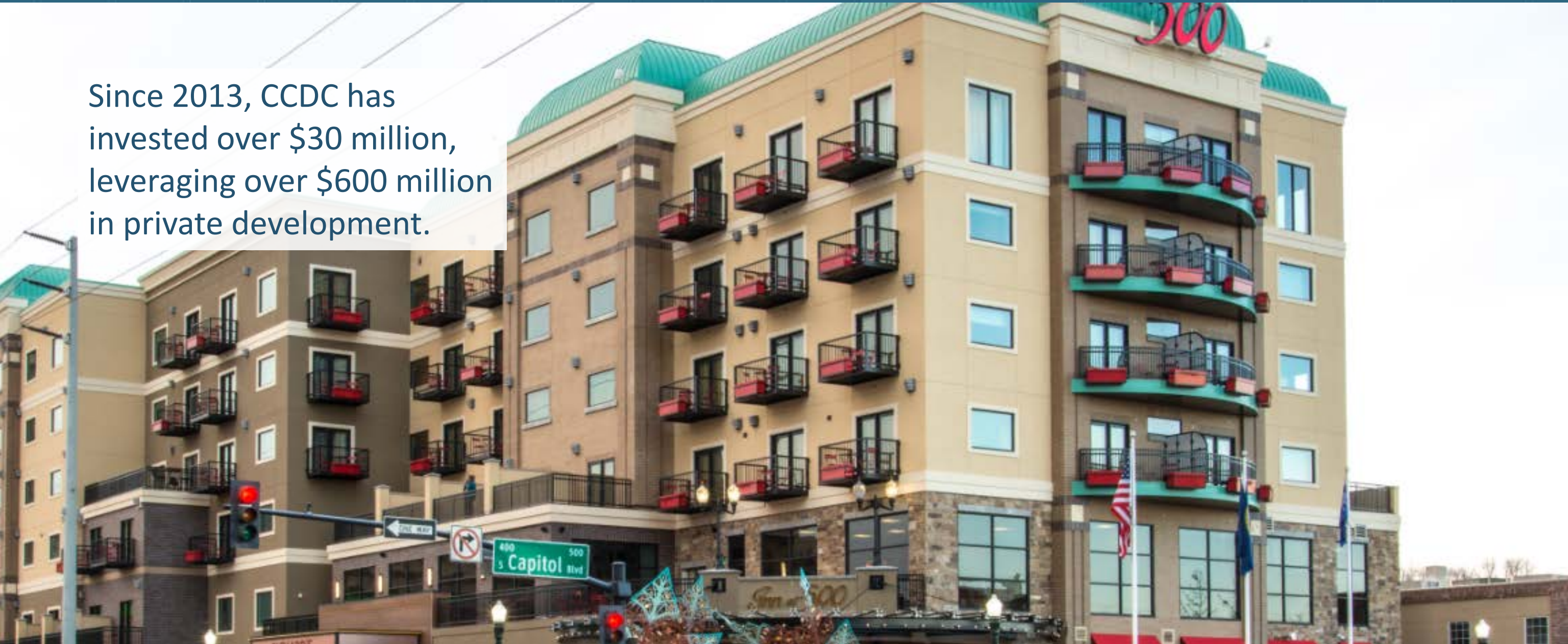


# CCDC Resource Planning



# Program History

Since 2013, CCDC has invested over \$30 million, leveraging over \$600 million in private development.



# Revision Process

Board Requests and Comments, City-Wide Discussions, Staff Assessments



CCDC Staff Deliberations



Work with City Departments / Plans



Board Feedback (Today)



Integrate Feedback



Bring Back to Board (January Meeting)

# Process and Definitions

- Definitions applicable to all Program Types
- A project is only eligible for 1 Program Type
- Applications must be submitted before building permits are pulled
- Public Art - approved by the Boise City Arts and History Department
- Public Park/Plaza - approved by Boise City Parks and Recreation Department

# Type 1 Changes

- Increase Type 1 funding to \$200,000
- Matching private investment

Example	Private Improvement	Public Improvements	Total Budget	CCDC Reimbursement
New Construction Housing Project	\$1.2 million	\$300,000	\$1.5 million	\$200,000
Exterior Remodel (includes awnings and streetscapes)	\$800,000	\$150,000	\$950,000	\$150,000
Awnings Only	\$0	\$150,000	\$150,000	\$75,000
Awnings and Exterior Paint	\$50,000	\$150,000	\$200,000	\$100,000

# Awnings

## OPPORTUNITY

- Consider design variations and sizes, making sure the CCDC reimbursement is reasonable

## OPTION

- Use a per square foot reimbursement value based on “standard” awning design



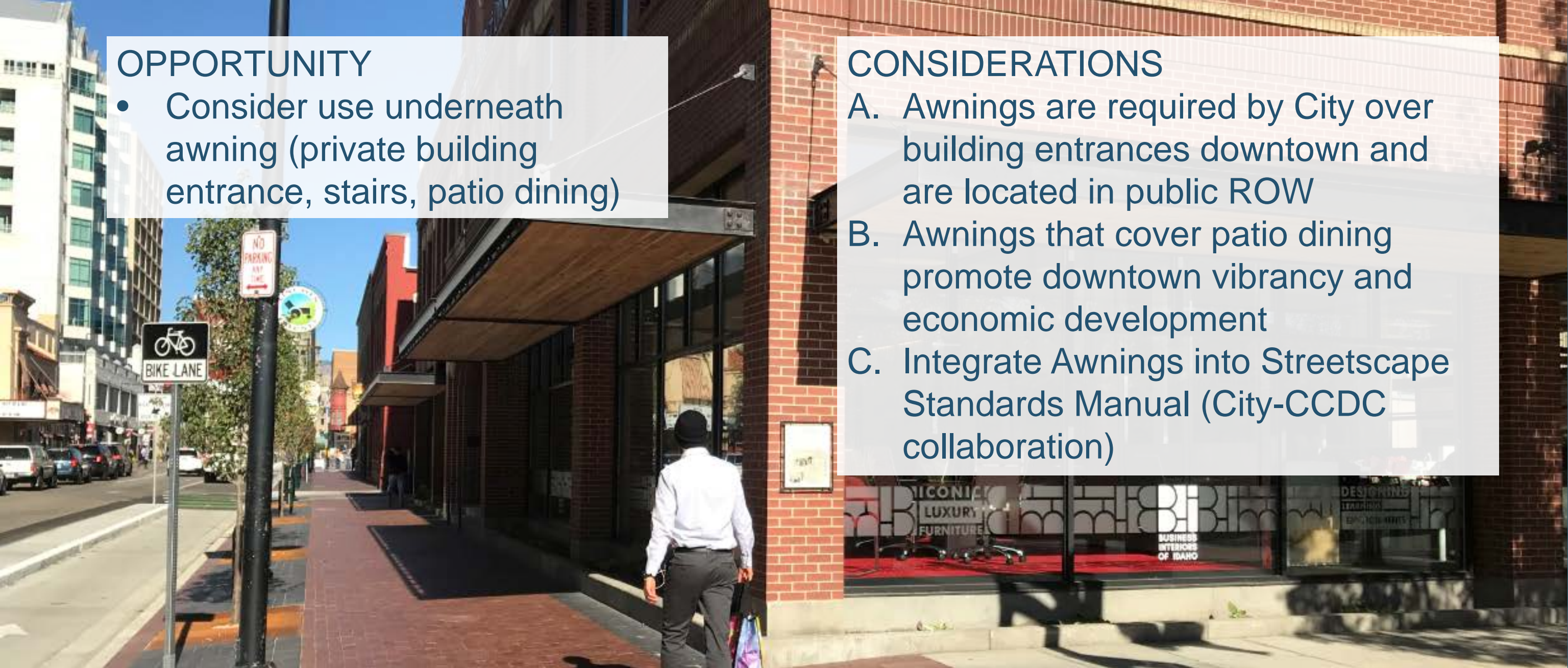
# Awnings

## OPPORTUNITY

- Consider use underneath awning (private building entrance, stairs, patio dining)

## CONSIDERATIONS

- A. Awnings are required by City over building entrances downtown and are located in public ROW
- B. Awnings that cover patio dining promote downtown vibrancy and economic development
- C. Integrate Awnings into Streetscape Standards Manual (City-CCDC collaboration)



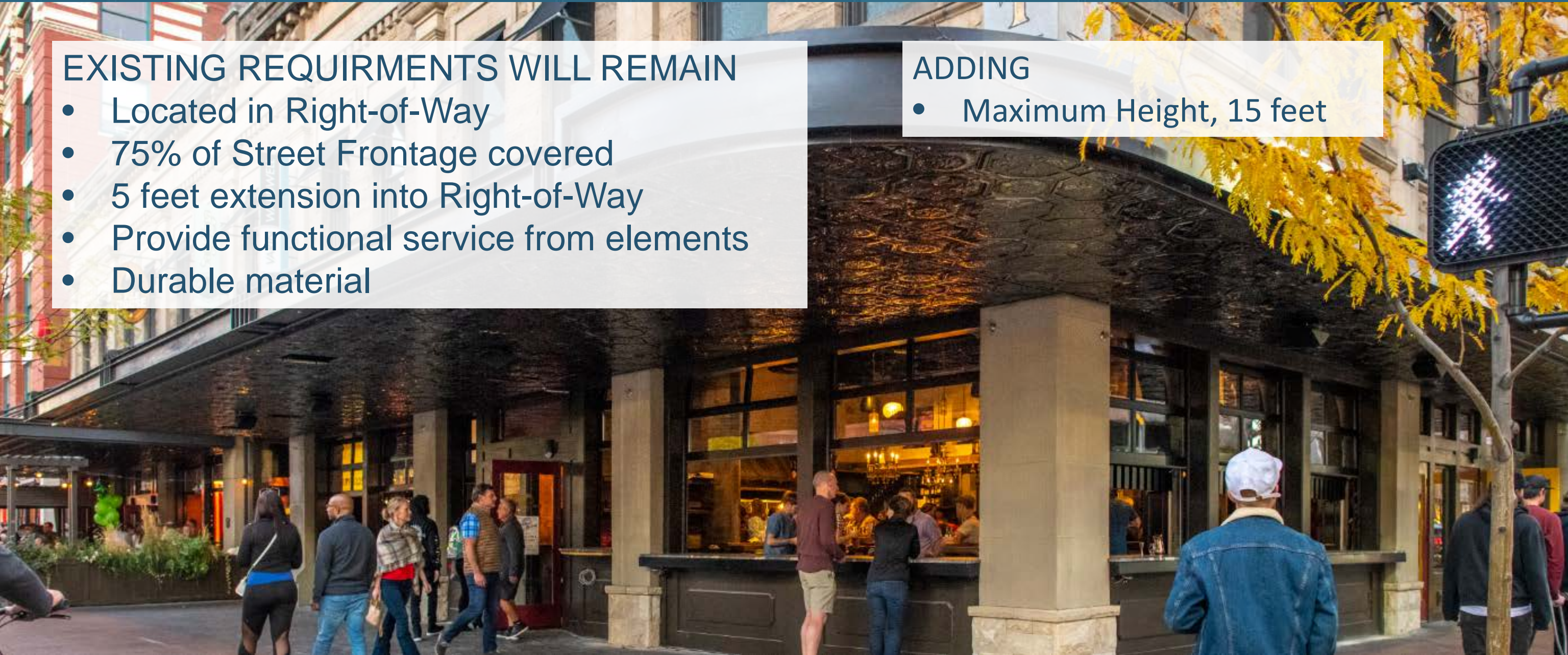
# Awnings

## EXISTING REQUIRMENTS WILL REMAIN

- Located in Right-of-Way
- 75% of Street Frontage covered
- 5 feet extension into Right-of-Way
- Provide functional service from elements
- Durable material

## ADDING

- Maximum Height, 15 feet



# Housing - Game of Musical Chairs

Sightline Institute

**Ever wonder why rent is so high?**



# Housing and the Participation Program

## OPPORTUNITY

- Because MF rentals property taxes are based on income, affordable rentals ended up being eligible for less reimbursement of public improvements

## OPTION

- Increase reimbursement term for income qualified projects

## Requirements for Increased Term

- 10% of units be income qualified to serve 100% or below AMI (rental rates or sales price) as defined by the Boise City Housing and Community Development Division

# Type 2 Participation Program

## Currently

- Housing (or any type of project)
  - 40%, 60% or 80% of increment generated paid back for up to 4 years.
  - Reference Workforce from 80-140% AMI

## Proposed

- Housing is prioritized and defined
  - For Rent
    - Below 60% AMI
    - Below 100% AMI
  - For Sale
    - Below 100%
  - Way to incent mixed income via 10% of units rule

# Type 2 Participation Program

## Rental

Income	Type 2 Term	Single Person Income (annual)	1 bedroom monthly rent	4 person Household Income (annual)	3 bedroom monthly rent
60% below	Up to 8 years	Below \$29,500	\$843	Below \$42,180	\$1054
61%-100%	Up to 6 years	\$29,501 - \$49,200	\$844-\$1405	\$42,181-70,300	\$1,055 - \$1,757

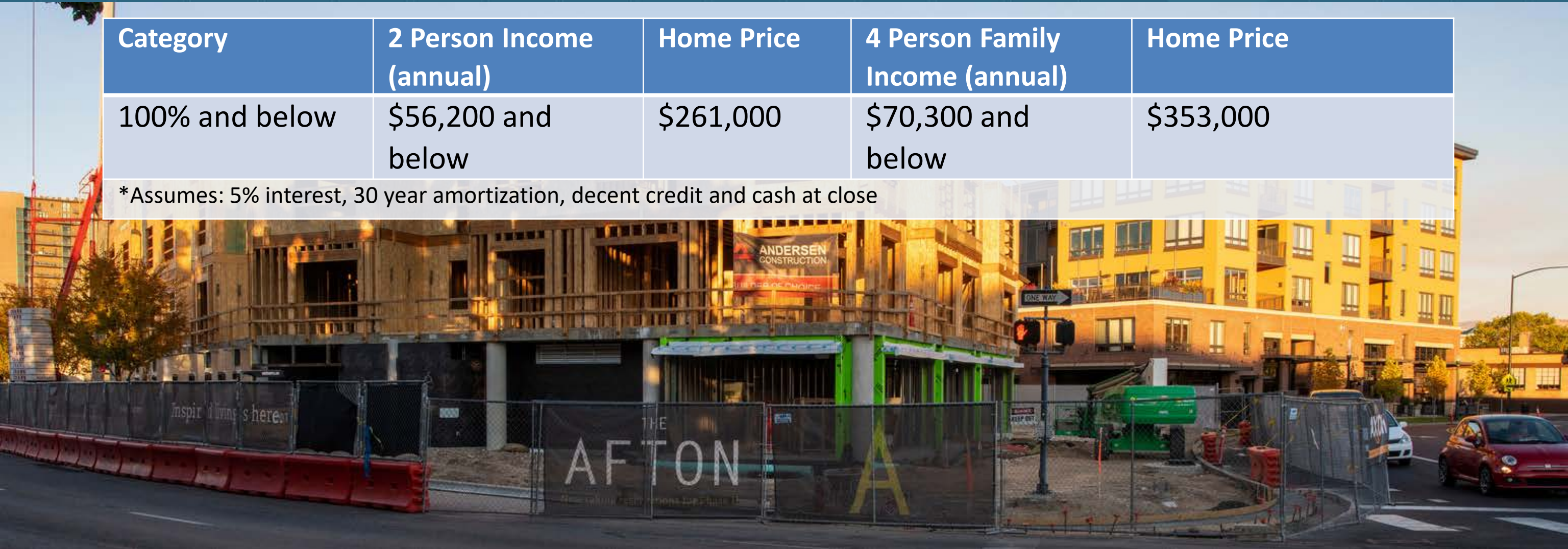


# Type 2 Participation Program

## Ownership

Category	2 Person Income (annual)	Home Price	4 Person Family Income (annual)	Home Price
100% and below	\$56,200 and below	\$261,000	\$70,300 and below	\$353,000

\*Assumes: 5% interest, 30 year amortization, decent credit and cash at close



# Examples...

## 1. Sample Project, 50 apartments

Total Dev Cost= 13 million

Actual Public Improvements (i.e. Eligible Costs): \$700,000

### A. Tax Credit Rents: serving 30-60% AMI Households

1. Today: est. \$81,000 in TIF x **4 years** = \$324,000
2. Updated: \$81,000 in TIF x **8 years** = \$648,000

### B. Income Qualified: serving 61-100% AMI Households

1. Today: est. \$135,000 in TIF x **4 years** = \$540,000
2. Updated: \$135,000 in TIF x **6 years** = \$810,000 generated = NTE \$700,000

Eligible Costs  
maxed

### C. Same project, market rate

Today: \$135,000 in TIF x **4 years** = \$540,000

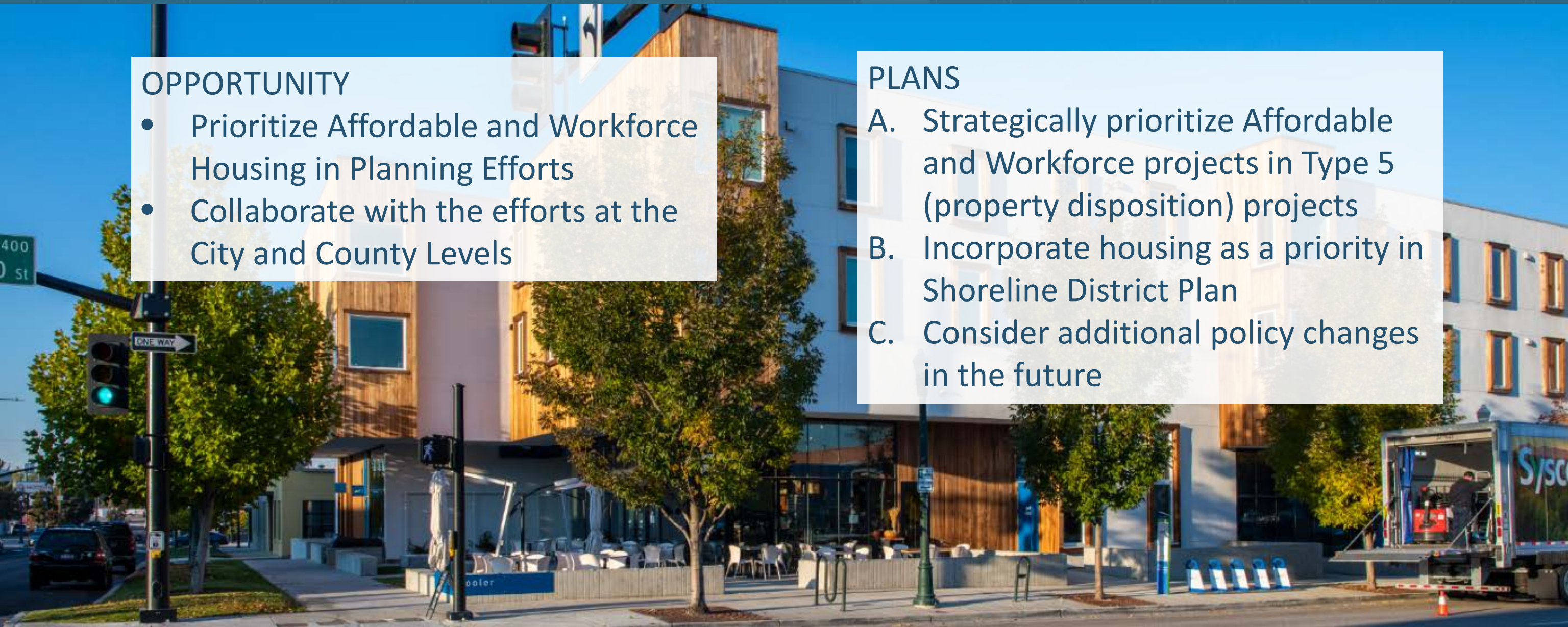
# Next Steps

## OPPORTUNITY

- Prioritize Affordable and Workforce Housing in Planning Efforts
- Collaborate with the efforts at the City and County Levels

## PLANS

- A. Strategically prioritize Affordable and Workforce projects in Type 5 (property disposition) projects
- B. Incorporate housing as a priority in Shoreline District Plan
- C. Consider additional policy changes in the future



# Feedback and Questions



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# Operations Report

John Brunelle  
Executive Director

# EXECUTIVE SESSION

*To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general; To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student; To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code [Idaho Code 74-206(1)(a), (b), (d)].*

# 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).*