# LIVE STREAMING 8 AUDIO RECORDING









### COLLABORATE. CREATE. DEVELOP. COMPLETE.

# Board of Commissioners

Regular Meeting January 8, 2018



# AGENDA

### **Call to Order**

Vice Chair Zuckerman

### **Agenda Changes** Ι.

Vice Chair Zuckerman

### III. Consent Agenda

- Expenses Α.
  - Approval of Paid Invoice Report December 2017 1.
- Minutes & Reports Β.
  - Approval of December 11, 2017 Meeting Minutes 1.
  - Approval of December 20, 2017 Special Meeting Minutes 2.
- Other C.
  - Approve Resolution #1520 Approve Type One Participation Agreement with Tenth & Main Boise, LLC 1. [Designation 12/11/17, NTE \$150,000]
  - Approve Resolution #1521 Approve Type One Participation Agreement with Business Interiors of Idaho, 2. Inc. [Designation 12/11/17], NTE \$120,000]



# **CONSENT AGENDA**

### Motion to Approve Consent Agenda





# AGENDA

### **IV.** Action Items

- A. CONSIDER: Election of Executive Committee Officers, approval of Executive Committee Charge, and designation of Secretary Pro Tempore. (10 minutes)......Vice Chair Zuckerman
- CONSIDER: Resolution #1522 CMGC Selection for Westside District Urban Park Β. (5 minutes)......Mary Watson/Doug Woodruff
- C. CONSIDER: Resolution #1523 SB Friedman Development Advisors Shoreline Urban Renewal Planning Scope Approval (5 minutes)......Shellan Rodriguez

# CONSIDER: Election of Executive Committee Officers, approval of Executive Committee Charge, and designation of Secretary Pro Tempore

### Vice Chair Zuckerman





CONSIDER: Election of Executive Committee Officers, approval of Executive Committee Charge, and designation of Secretary Pro Tempore

> **Proposed Officers:** Chair – Commissioner Zuckerman Vice Chair – Commissioner Woodings Secretary/Treasurer - TBD





### **Suggested Motion**

I move to elect the Executive Committee officers as presented, defer appointment of the At-Large member of Executive Committee, approve the Executive Committee Charge, and designate Ross Borden, CCDC Finance Director, as the Secretary Pro Tempore.



### **Suggested Motion**

I move to defer elect the Executive Committee officers as presented, defer appointment of the At-Large member of Executive Committee, approve the Executive Committee Charge, and designate Ross Borden, CCDC Finance Director, as the Secretary Pro Tempore.



# AGENDA

### **IV.** Action Items

- A. CONSIDER: Election of Executive Committee Officers, approval of Executive Committee Charge, and designation of Secretary Pro Tempore. (10 minutes)......Vice Chair Zuckerman
- Β. CONSIDER: Resolution #1522 – CMGC Selection for Westside District Urban Park (5 minutes)......Mary Watson/Doug Woodruff
- C. CONSIDER: Resolution #1523 SB Friedman Development Advisors Shoreline Urban Renewal Planning Scope Approval (5 minutes)......Shellan Rodriguez

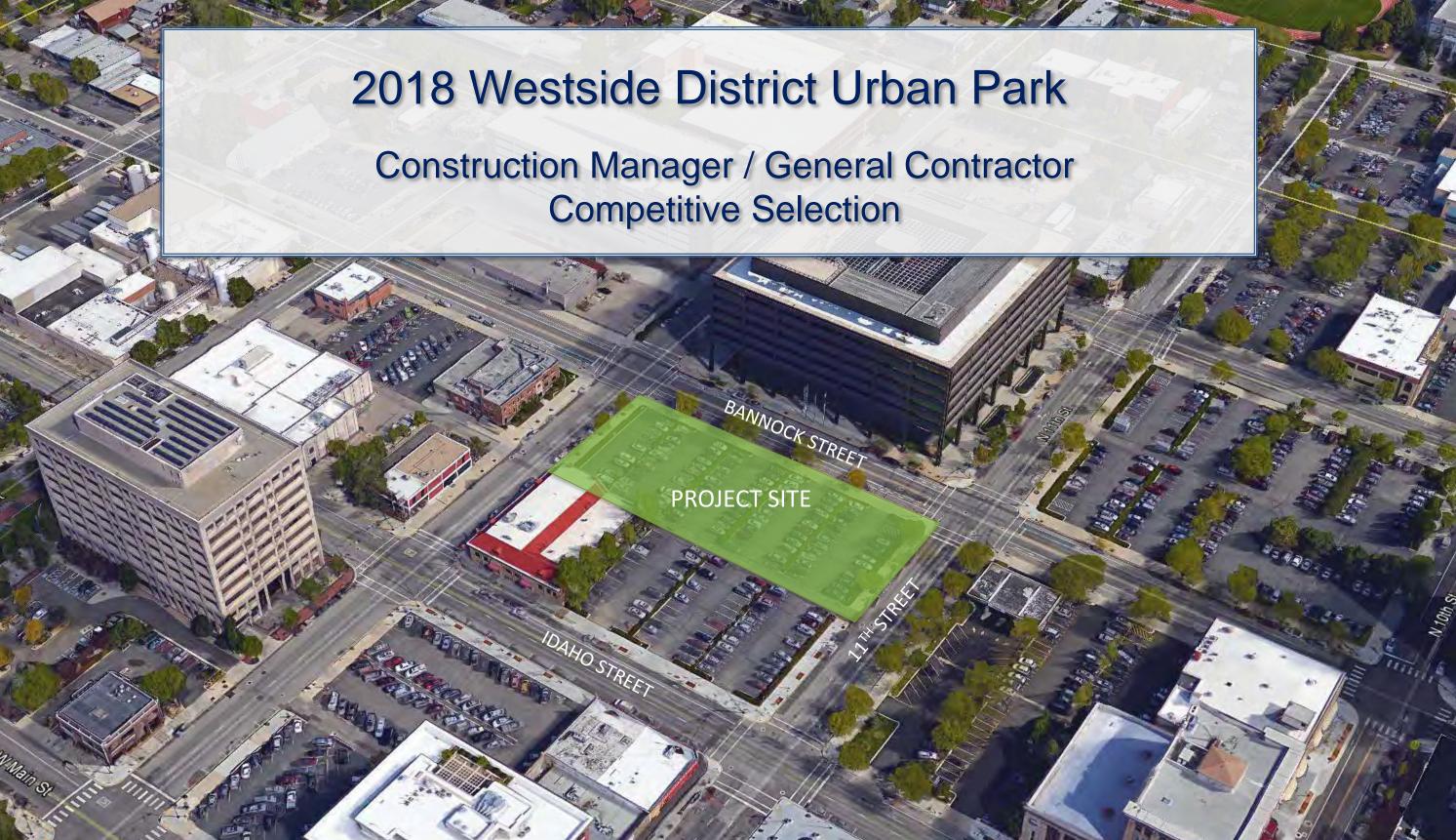
### CONSIDER: Resolution #1522 – CMGC Selection for Westside District Urban Park

### Doug Woodruff, Senior Project Manager – Capital Improvements Mary Watson, General Counsel & Contracts Manager





**Competitive Selection** 



\$1 million City + \$2 million CCDC \$3 million total budget

\$400,000 for design/planning \$2,600,000 for construction

Refine program with cost estimation

Pre-construction budgeting, strategic bidding, precise buyout

Better overall process and results





### © 2012 Jonnu Singleton/SWA Group

### Qualification-Based Selection Process Idaho Code § 67-2320

### Must be licensed as Construction Manager AND General Contractor

### **CM/GC** Selection Process Schedule

RFQ Issued	November 22, 2017
Public Notice	November 23 and 30
Pre-Proposal Meeting	November 30
Submissions Due	December 8, 2017 by 3 p.m.
Evaluations	December 11-15
CCDC Board Decision	January 8, 2018



### **SOQ Evaluation Scoring Results**



C C D C HII

Guho Corporation	708
McAlvain Construction Inc.	688
Petra Inc.	622
Wright Bros. The Building Company	734

Source: Wheretraveler

### **TODAY** *BOARD APPROVAL*: Selection of Wright Bros. to provide CM/GC Services and authorize Exec. Director to execute a CM/GC Agreement (Pre-Construction Services)

LATER BOARD APPROVAL: Guaranteed Maximum Price (Contract Amendment for Construction)





### Source: Mapio

### Suggested Motion:

I move to adopt Resolution No. 1522 approving the selection of Wright Brothers, The Building Company as the CM/GC for the 2018 Westside District Urban Park and authorize the Executive Director to negotiate and execute a CM/GC agreement with Wright Brothers.

Source: Wikipedia

# AGENDA

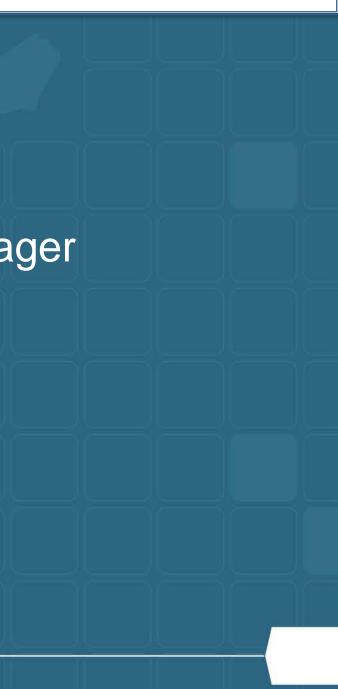
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- CONSIDER: Resolution #1522 CMGC Selection for Westside District Urban Park Β. (5 minutes)......Mary Watson/Doug Woodruff
- CONSIDER: Resolution #1523 SB Friedman Development Advisors Shoreline Urban Renewal Planning Scope C. Approval (5 minutes)......Shellan Rodriguez

### CONSIDER: Resolution #1523 – SBF Urban Renewal Planning Scope I & II

### Shellan Rodriguez, Real Estate Development Manager





### Suggested Motion

I move to adopt Resolution No. 1523, authorizing the approval of the execution of the professional services agreement with SB Friedman Development Advisors to complete an economic feasibility study for the proposed Shoreline Urban Renewal Plan not to exceed \$120,000.



# AGENDA

### **Information/Discussion Items V**.

- Front and Myrtle Alternatives Analysis (5 minutes)......Matt Edmond Α.
- Operations Report (5 minutes).....John Brunelle Β.

### 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).

# Front & Myrtle Alternatives Analysis

### Matt Edmond, Project Manager – Capital Improvements Daren Fluke, City of Boise Comprehensive Planning Manager

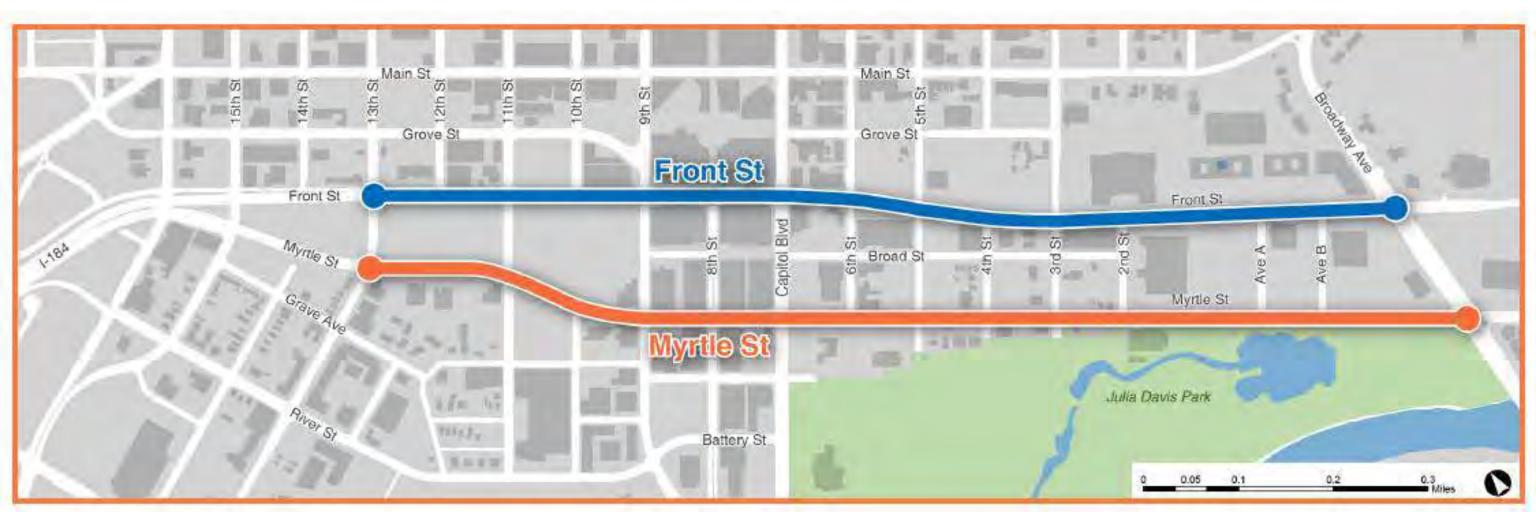




# Overview

- Project Background
- Vision Statement
- Existing Conditions
- Short Term Improvements
- Alternatives Analysis & Recommendations
- Next Steps (Discussion & Request)

# **Project Background**















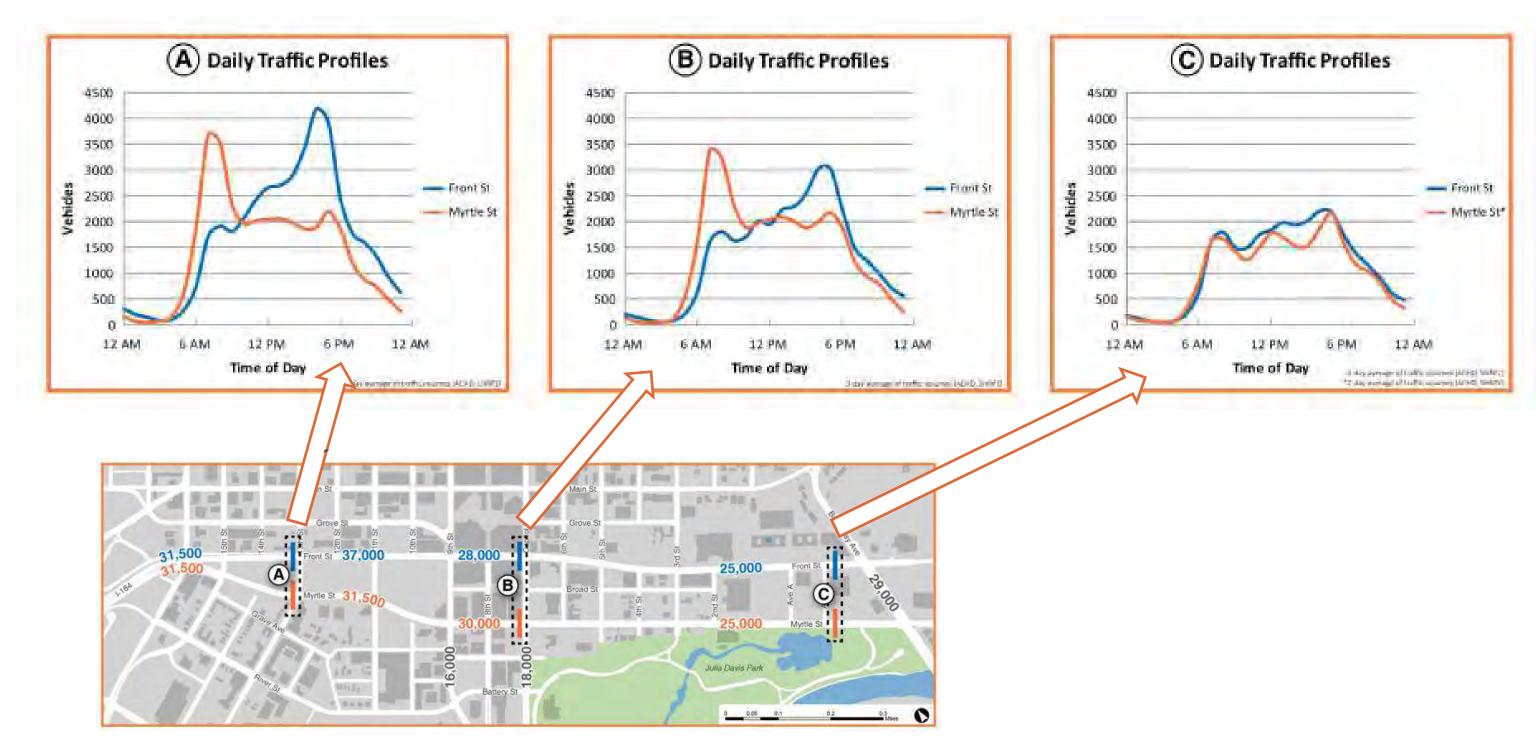
# **Project Background: Vision Statement**

The Front and Myrtle corridor should:

- 1) Function as a safe and efficient multi-modal transportation facility moving people (employees, customers, visitors and residents) and goods to and through Downtown Boise while allowing all of Downtown to function as a seamless, integrated urban neighborhood;
- 2) Acknowledge, complement, and enhance surrounding land uses and activities within the context of a vibrant Central Business District;
- 3) Promote and support economic development and buildings facing and interacting with pedestrians on Front Street and Myrtle Street;
- 4) Reduce barriers to all modes of cross traffic while accommodating through traffic;
- 5) Contribute to a greener downtown through sustainable infrastructure and widespread street trees and vegetative elements



# **Existing Conditions: Traffic Volumes & Peaks**

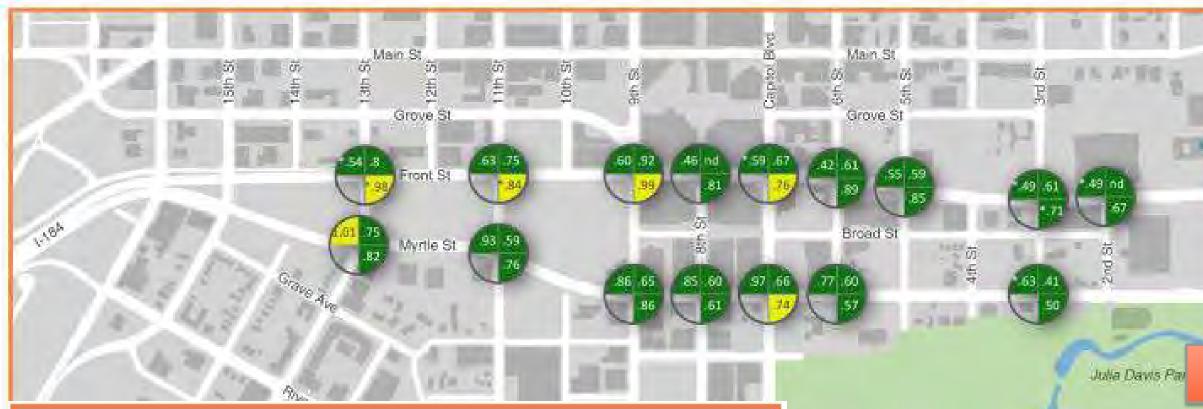




# **Existing Conditions: Corridor Operations**

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### SIGNAL CYCLE LENGTHS COMPARISON

Location	AM	MD	PM
Front St (5th St - Avenue A)	90	65	70
Myrtle St (13th St - Avenue A)	90	65	70
Front St (13th St - 6th St)	90	65	140
Front St/Myrtle St (Broadway Ave)	120	130	140

Lane Utilization ~75% of all vehicles travel via the middle three lanes



### 2:30 to 2:45 mins\*

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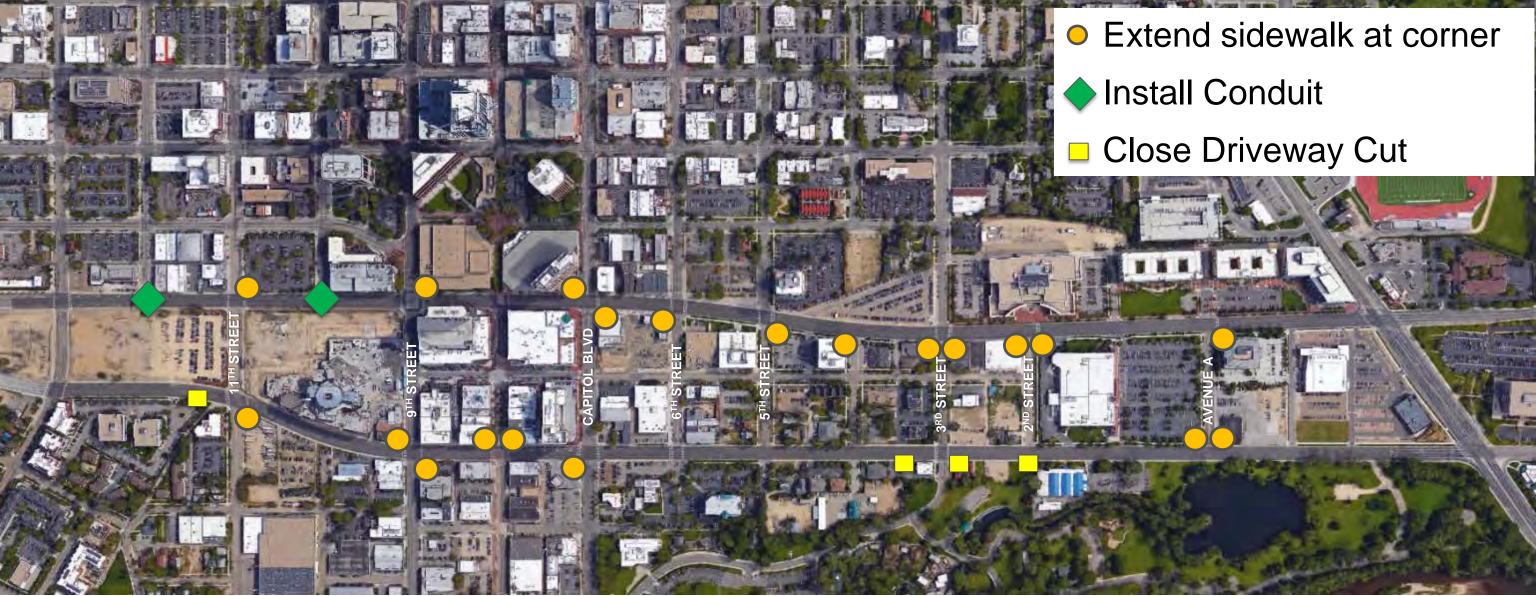
Front St.

Ave B

Myrtle St

\*End-to-end travel time

# **Short Term: ITD Cooperative**



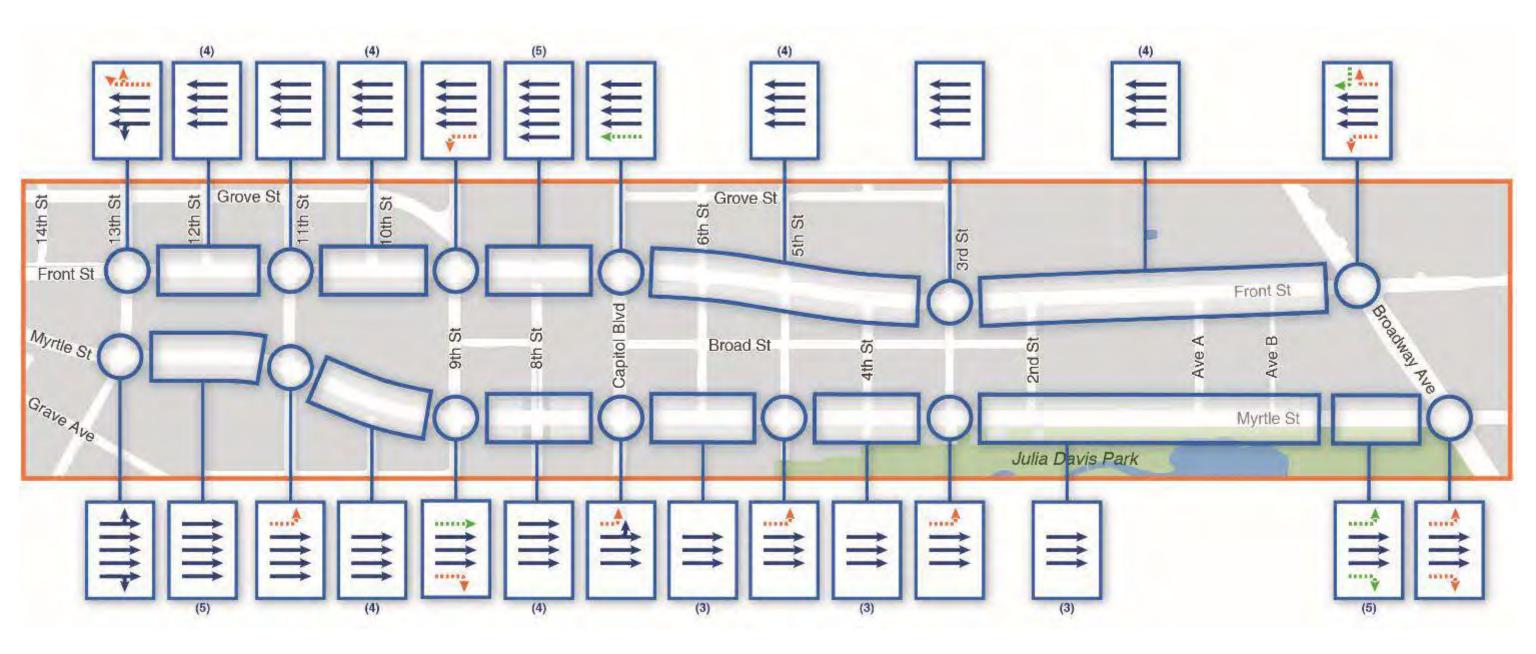
# **Short Term: Pioneer Corner**







# **Preferred Alternative: Lane Configurations**



# **Preferred Alternative: On-Street Design Elements**



\*Could include parklets / public seating / plantings / other flexible uses (e.g. mountable sidewalks for (ood trucks)

# **Preferred Alternative: New Signals & Crossings**



New Signalized Intersection + Marked Pedestrian Crosswalk

New Marked Pedestrian Crosswalk Leg



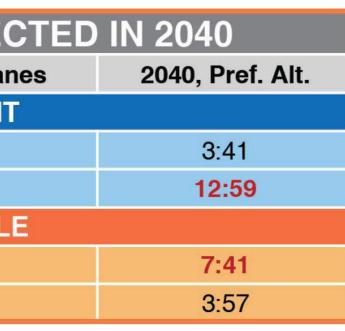
# **Preferred Alternative: Traffic Analysis**

### **Travel Time Comparison**

### **Travel Time Comparison**

TAD				
TABLE 3: AS OF TODAY		IABLE	<u>4: PROJE0</u>	
	Current, 5-Lanes	Current, Pref. Alt.		2040, 5-Lan
FRONT			FRONT	
AM	3:16	3:45	AM	4:03
PM	3:45	6:21	РМ	7:34
MYRTLE			MYRTL	
AM	3:36	4:18	AM	4:36
РМ	3:07	3:18	PM	3:13



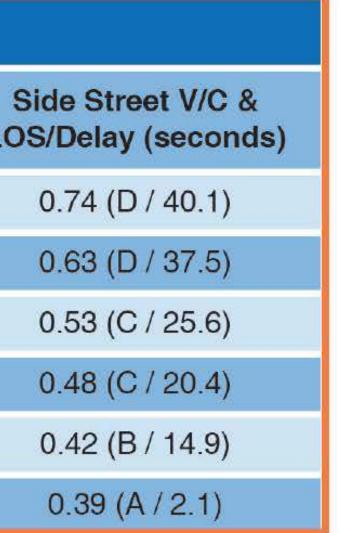


# **Additional Considerations: Signal Timing**

Weekday PM Peak Hour Operations Under Different Cycle Lengths (140, 120, 100, 90, 80, 70)

9TH STREET / FRONT STREET					
Cycle Length (seconds)	Intersection LOS (seconds)	WB Through V/C & LOS/Delay (seconds)	LC		
140	C (22.6)	0.78 (B / 16.1)			
120	C (25.6)	0.85 (C / 21.2)			
100	C (30.1)	0.97 (C / 31.5)			
90	D (43.0)	1.07 (D / 50.9)			
80	F (104.0)	1.24 (F / 134.9)			
70	F (163.4)	1.43 (F / 219.4)			





# **Next Steps**



January-March 2018 Outreach to key stakeholders

Spring 2018 Re-Engage ITD & ACHD

# That's All. . .

# **QUESTIONS?**

### AGENDA

### **Information/Discussion Items V**.

- Front and Myrtle Alternatives Analysis (5 minutes)......Matt Edmond Α.
- Operations Report (5 minutes).....John Brunelle Β.

### VI. Adjourn

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# **OPERATIONS REPORT**

### John Brunelle CCDC Executive Director





ADJOURN

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# LIVE STREAMING 8 AUDIO RECORDING









### COLLABORATE. CREATE. DEVELOP. COMPLETE.

# **Board of Commissioners**

Regular Meeting February 12, 2018



# AGENDA

### I. Call to Order

Chair Zuckerman

### II. Agenda Changes

Chair Zuckerman

### III. Consent Agenda

- A. Expenses
  - 1. Approval of Paid Invoice Report January 2018
- B. Minutes & Reports
  - 1. Approval of January 8, 2018 Meeting Minutes





# **CONSENT AGENDA**

### Motion to Approve Consent Agenda





# AGENDA

### **IV.** Action Item

- CONSIDER: Annual Independent Audit and Financial Report for FY 2017 Α. .....(10 minutes) Kevin Smith, Eide Bailly
- CONSIDER: 301 N 29th Street Whittier Elementary Type 4 Participation Agreement Designation Β.
- CONSIDER: 222 N 8th Street Diablo and Son's Type 1 Participation Agreement Designation C.
- CONSIDER: 122 N 5th Street Brownfield's Redevelopment Type 1 Participation Agreement Designation D.
- Ε.
- CONSIDER: Resolution #1525 Parking Enforcement & Collection Policy Update......(5 minutes) Max Clark F.
- CONSIDER: Resolution #1526 Central District CMGC Contract Amendment, GMP #1 G.
- CONSIDER: Resolution #1527 2403 W Fairview Adare Manor Type 4 Participation Agreement Η.

### **CONSIDER:** Annual Independent Audit & Financial Report for FY 2017

### Kevin Smith Eide Bailly







# AGENDA

### **IV.** Action Item

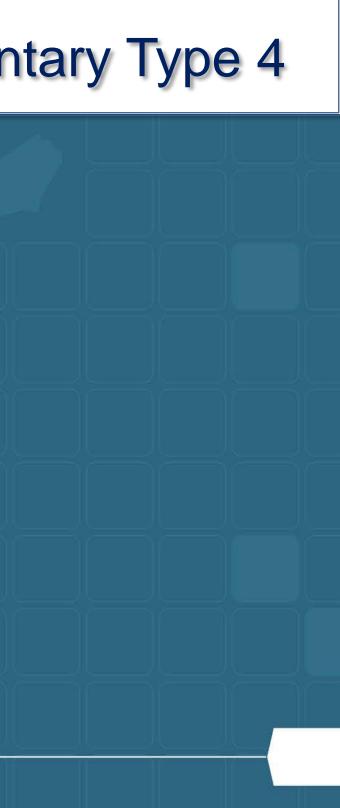
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### 

### CONSIDER: 301 N. 29<sup>th</sup> Street – Whittier Elementary Type 4

### Laura Williams CCDC Project Manager





### Whittier Elementary - Type 4 Designation



# **Project Location**



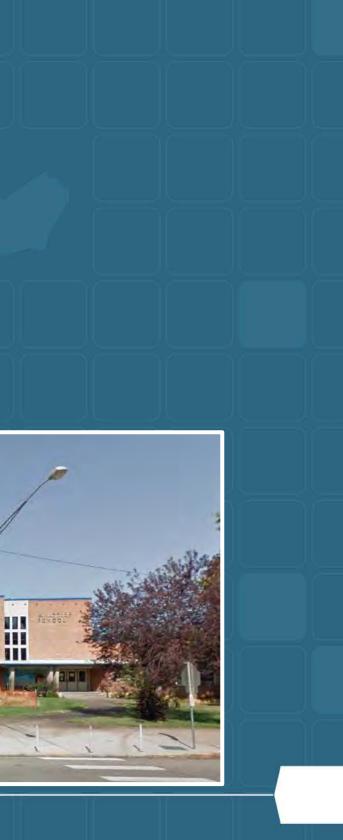


# Project Background



C C D C



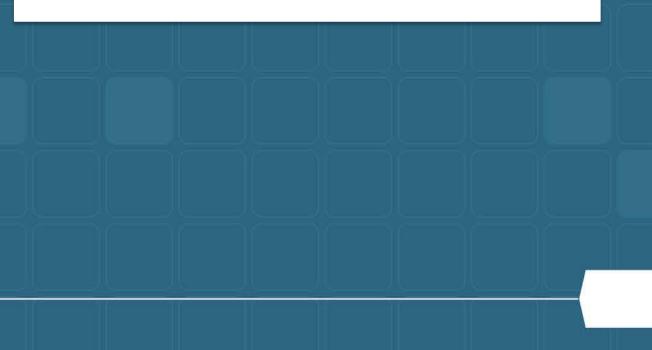


### Public Improvements Plan



- Jefferson, Idaho, 29<sup>th</sup> Streetscapes Public Plaza on 29<sup>th</sup> and Jefferson Utility Line (water, sewer)

- Street demolition and repaving (29<sup>th</sup>)



### Type 4 Agreement Details



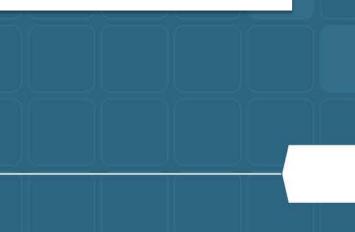
- - School
- Phase 2: July 2019
  - 29<sup>th</sup> Street
  - Idaho Street



Phase 1: December 2018 **Jefferson Street** 

**Community Building** 

Not To Exceed Amount: \$540,000



### Suggested Motion:

I move to direct staff to negotiate a final Type 4 Capital Improvements Reimbursement Participation Agreement with Boise School District for future board approval.



# AGENDA

### **IV.** Action Item

- CONSIDER: Annual Independent Audit and Financial Report for FY 2017 Α.
- CONSIDER: 301 N 29th Street Whittier Elementary Type 4 Participation Agreement Designation Β.
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# 

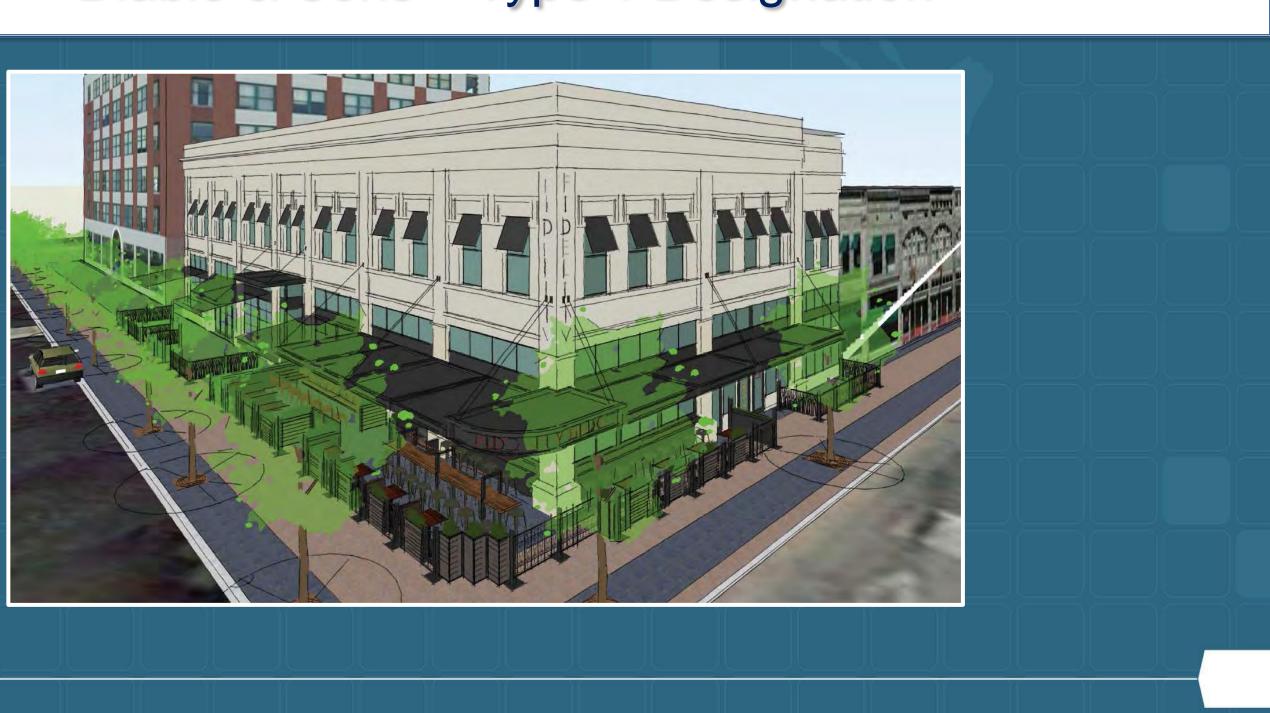
### CONSIDER: 222 N. 8<sup>th</sup> Street – Diablo & Son's – Type 1

### Laura Williams CCDC Project Manager





# Diablo & Sons – Type 1 Designation





### **Diablo & Sons Project Location**



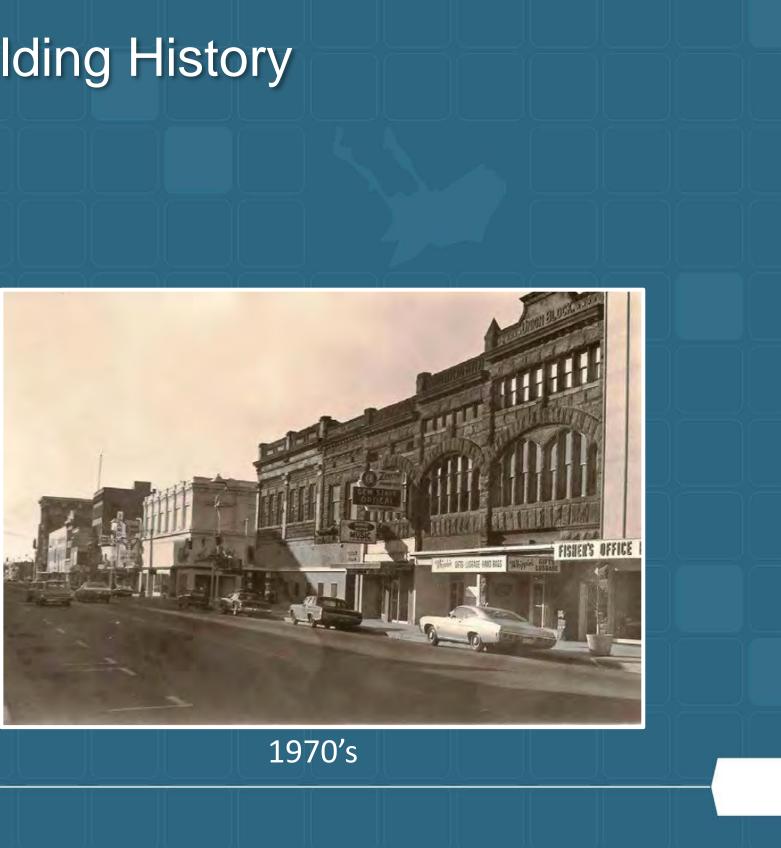




### Fidelity Building History



### Early 1900's







### Diablo & Sons Type 1 Project Details

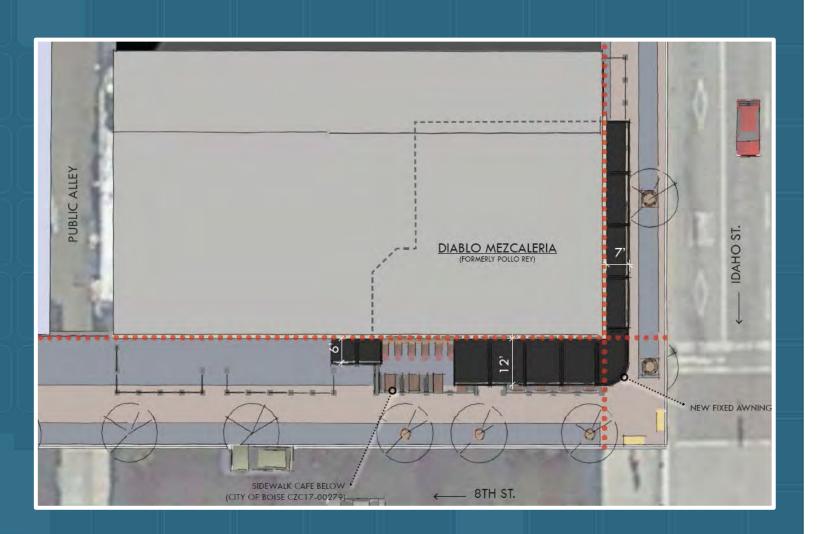


C C D C

- 3,000 SF restaurant renovation
- \$2.2 Million estimated Total **Development Costs**
- February DR approval (staff level)
- February 12, 2018 CCDC Board Type 1 Agreement Designation
- March 12, 2018 CCDC Board Approval of Type 1 Agreement
- Spring 2018 Construction Complete
- \$150,000 Not-to-Exceed Amount

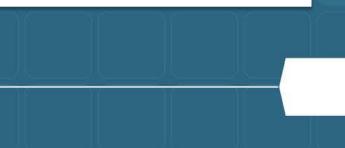


### Participation Program Requirements - Awnings



C C D C

- Awnings must be located in the right-of-way or included in a public easement
- Awnings must provide functional services (shelter from sun, rain, etc.) to the public sidewalks and streetscapes
- Awnings must be made of durable material (including but not limited to metal, polycarbonate, and durable fabric)
- Awnings must extend at least 5 feet into the right-of-way
- Awnings must cover over 75% of the ground-floor frontage



### Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Bittercreek/Red Feather, LLC for future board approval.



# AGENDA

### **IV.** Action Item

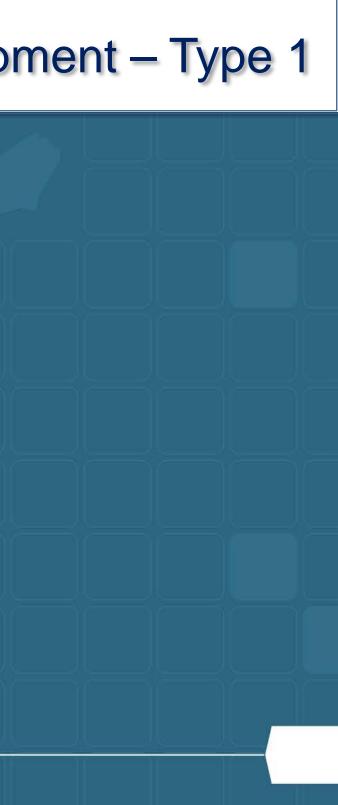
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### 

### CONSIDER: 122 N. 5<sup>th</sup> Street – Brownfield's Redevelopment – Type 1

### Laura Williams CCDC Project Manager





### Shops on 5<sup>th</sup> (Brownfield's Building) – Type 1 Designation





### Shops at 5<sup>th</sup> Project Location



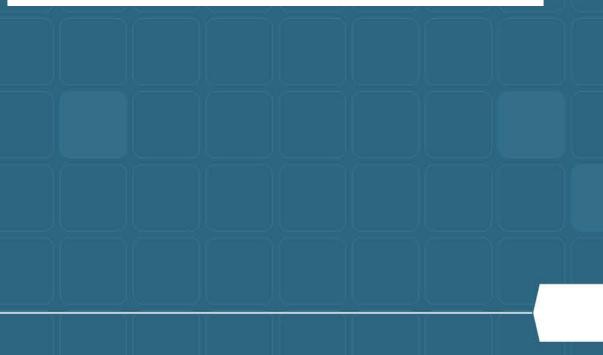


### Project Site

### Shops at 5<sup>th</sup> Project Background



- 11,000 SF renovation and addition
- \$2 Million estimated Total **Development Costs**
- Spring 2018 Construction Begins
- Early 2019 Construction Complete





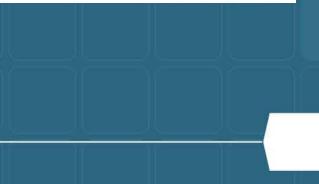
# Shops at 5<sup>th</sup> - Type 1 Project Details



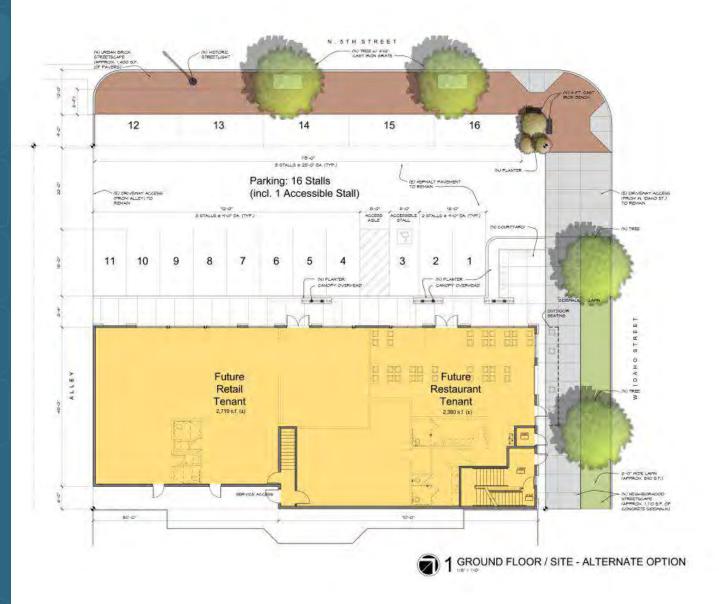








### Public Improvements Plan



- 5<sup>th</sup> Street and Idaho Streetscapes
- Silva Cells on 5<sup>th</sup>
- Street furnishings
- Street trees
- \$150,000 Not-to-Exceed Amount





### Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Brownfield's Building, LLC. for future board approval.



# AGENDA

### **IV.** Action Item

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### CONSIDER: Resolution #1524 – Parking Wait List Policy Update

### Max Clark CCDC Director of Parking & Mobility





# Intent of Policy Update

One accurate wait list of serious potential parkers, accomplished by Eliminating all old multiple lists Establishing one new master list by enrollment date and time Providing two garage options: specific garage or first available Establishing a \$20 non-refundable fee applied to card activation Encouraging auto pay for payment efficiency Provide alternate parking until preferred garage space available



### **Current Wait List Totals**

ParkBOI Monthly Waitlist Tracker: By Number of Spaces Requested										
Location	9 <sup>th</sup> & Main	9 <sup>th</sup> & Front	10 <sup>th</sup> & Front	Capitol & Main		Capitol & Front	11 <sup>th</sup> & Front	5 <sup>th</sup> & Broad	Total	
Requested as of 1/18/2018	502	372	365	460	425	368	561	321	3374	
Called	74	37	0	92	0	52	0	0	255	
Emailed	62	201	0	274	0	167	0	0	704	
Duplicates Removed	245	11	256	42	246	81	0	0	881	
Total Remaining	121	123	109	52	179	68	561	321	1534	
	The ave	rade call lis	t (excluding	111 <sup>th</sup> & Fro	ot and 5th &	(Broad) is 1(	08			

The average call list (excluding 11<sup>th</sup> & Front and 5<sup>th</sup> & Broad) is 108



### SUGGESTED MOTION

I move to approve Resolution No. 1524 adopting the updated Wait List Policy for the ParkBOI offstreet garage parking system.



# AGENDA

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- CONSIDER: Resolution #1527 2403 W Fairview Adare Manor Type 4 Participation Agreement Η.

### CONSIDER: Resolution #1525 – Parking Enforcement & Collection Policy Update

### Max Clark CCDC Director of Parking & Mobility

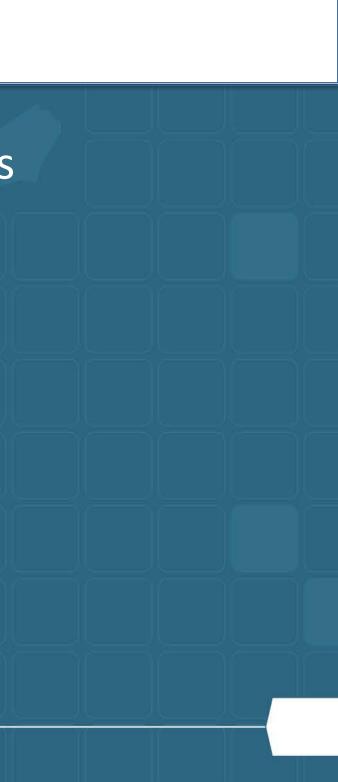




#### Intent of Policy Update

- Define, standardize, and communicate violations
- Fines and fees commensurate with infractions
- Encourage web based payment
- Promote safe driving and parking
- Establishing a \$200.00 threshold for impound

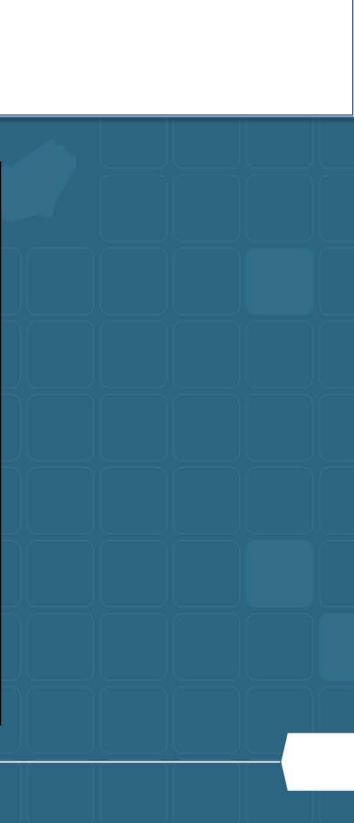


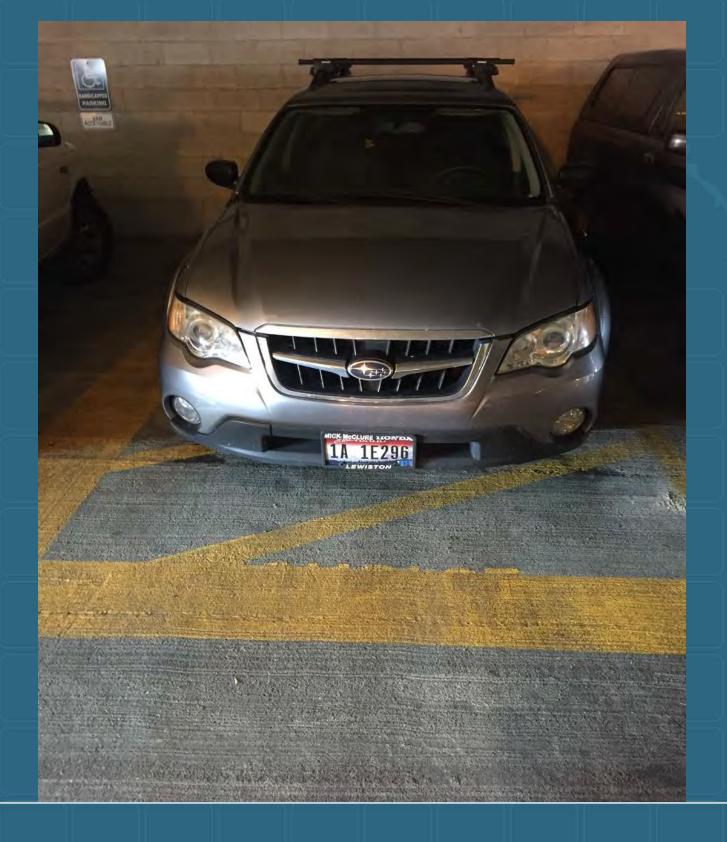


### **Proposed Schedule of Fees & Fines**

Fee/ Fine	<b>Current Fee/Fine</b>	Proposed
Wait List Fee	\$00.00	\$20.00
Activation Fee	\$15.00	\$20.00
Non-Payment	\$12.00	\$25.00
Monthly Parking Check Fee	\$00.00	\$10.00
Late Monthly Payment	\$00.00	\$25.00
Improperly Parked	\$12.00	\$25.00
Invalid Permit	\$12.00	\$25.00
No Valid Permit	\$12.00	\$25.00
Blocking Fire Lane	\$25.00	\$150.00
Accessible Violation	\$100.00	\$150.00
Parked in Reserved Stall	\$55.00	\$100.00
Illegal Entry/Exit	\$12.00	\$100.00 plus equipment damage
EV Charging Station	\$00.00	\$100.00

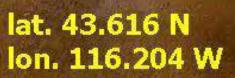












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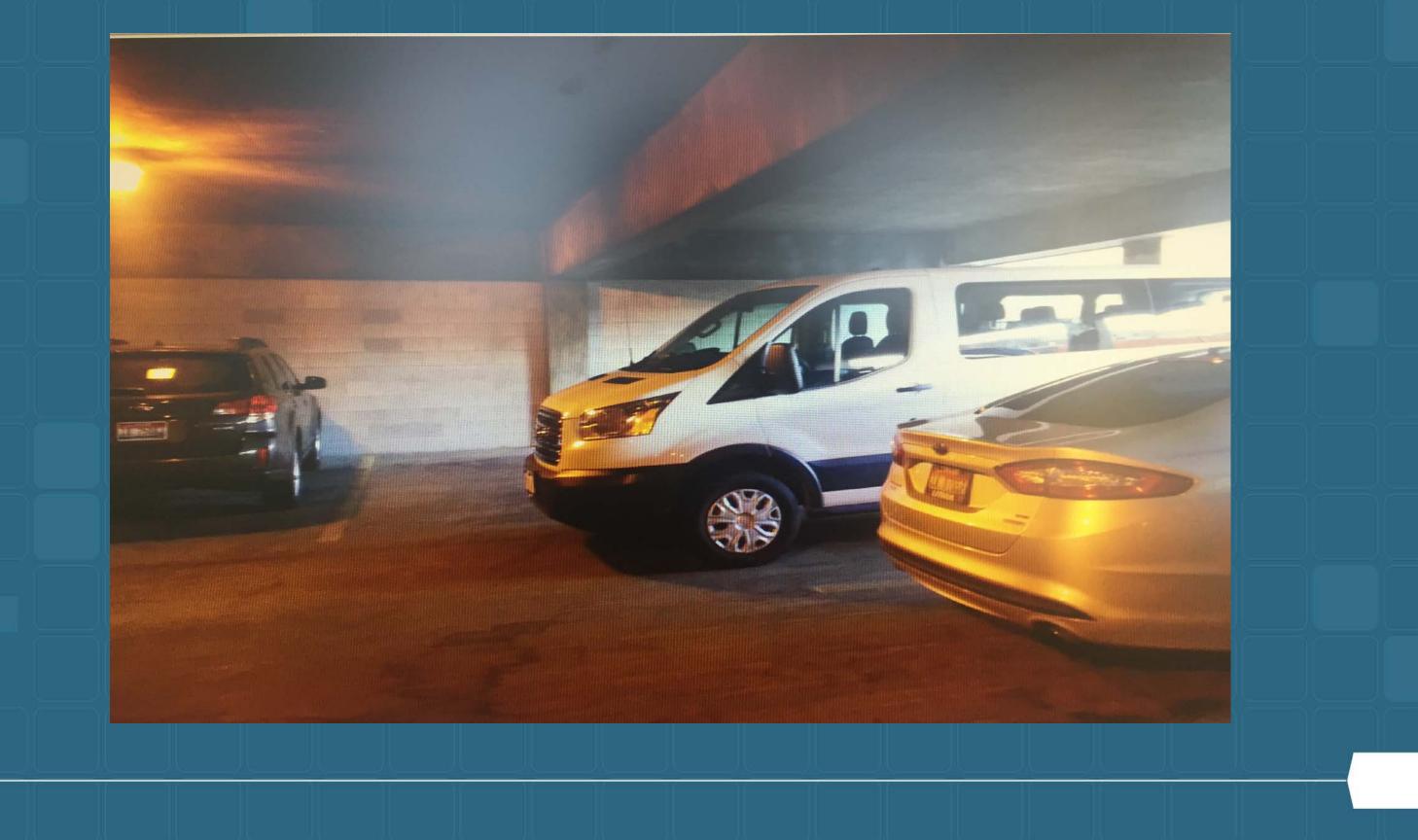
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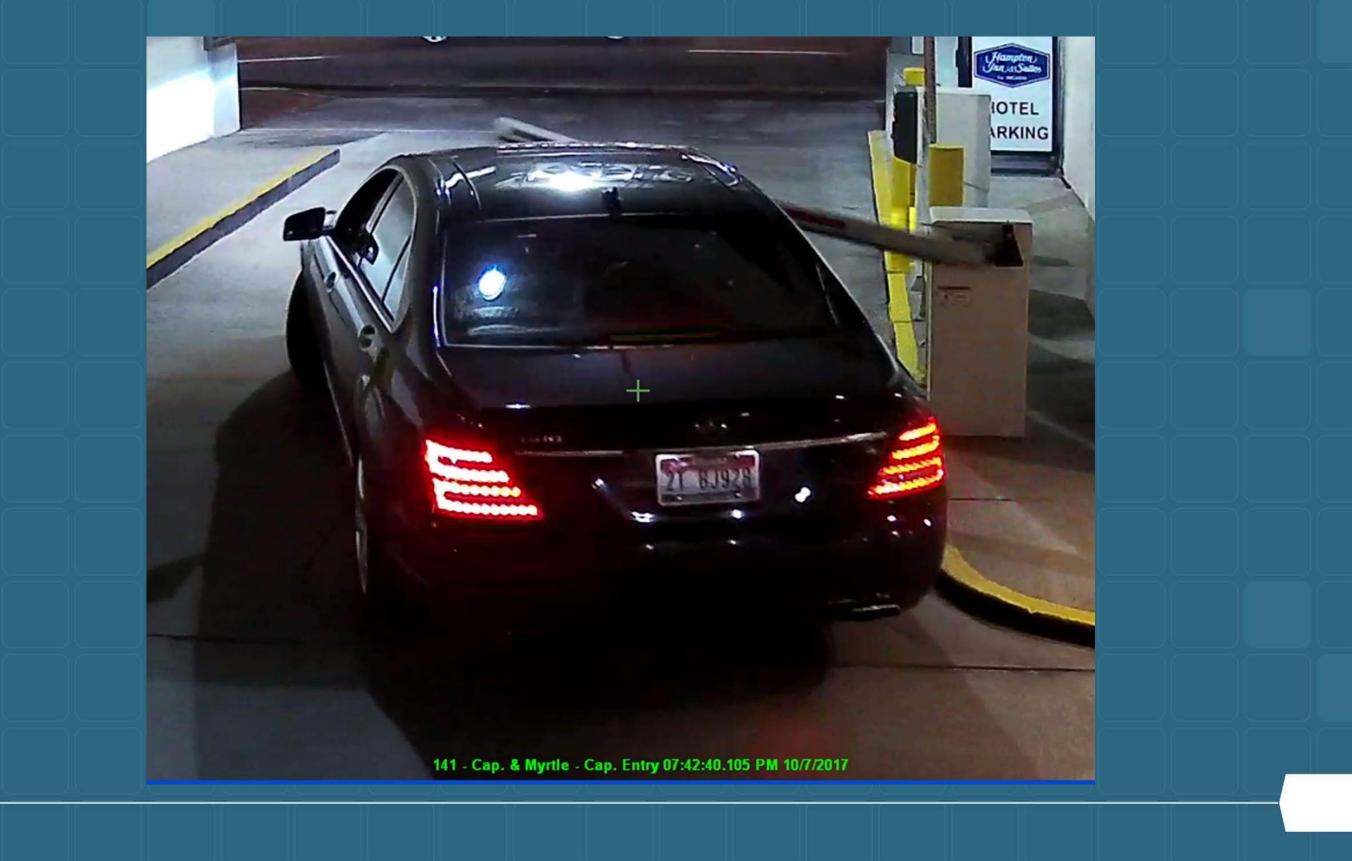


C C D C











### SUGGESTED MOTION

### I move for the approval of Resolution No. 1525 adopting an updated Parking Enforcement & Collections Policy.



# AGENDA

#### **IV.** Action Item

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- CONSIDER: Resolution #1527 2403 W Fairview Adare Manor Type 4 Participation Agreement Η.

#### 

### CONSIDER: Resolution #1526 – Central District CMGC Contract Amendment, GMP #1

### Doug Woodruff, CCDC Project Manager Mary Watson, CCDC General Counsel & Contracts Manager



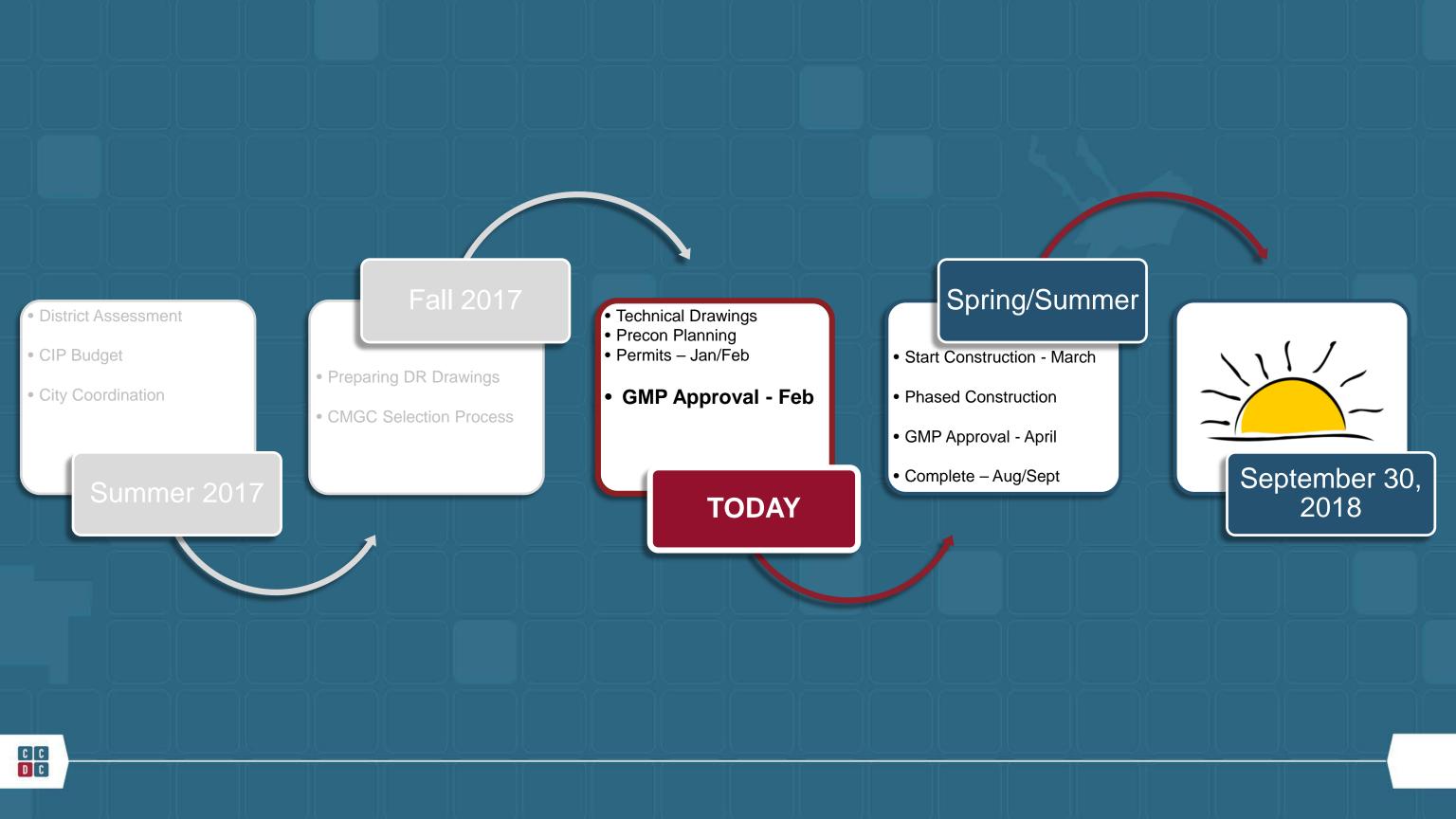


### 2018 Central District Public Improvements

Construction Manager / General Contractor Contract Amendment – GMP No. 1









### CM/GC Contract *signed* in November.

Time to begin construction – amend Contract for GMP #1



#### Guho Corp. Contract Summary

<u>Estimate</u>

**Pre-construction Services** 

# TODAY: Amendment GMP No. 1 – 8<sup>th</sup> Street & long lead-time items

Amendment GMP No. 2 – Freak & Union Alleys	\$ 568,000
Amendment GMP No. 3 – Capitol Blvd, Misc. Repairs	\$ 1,060,000
Amendment GMP No. 4 – Idaho Street Streetscape	\$ 700,000
Estimated Subtotal:	\$ 2,328,000
Amended Contract Amount:	

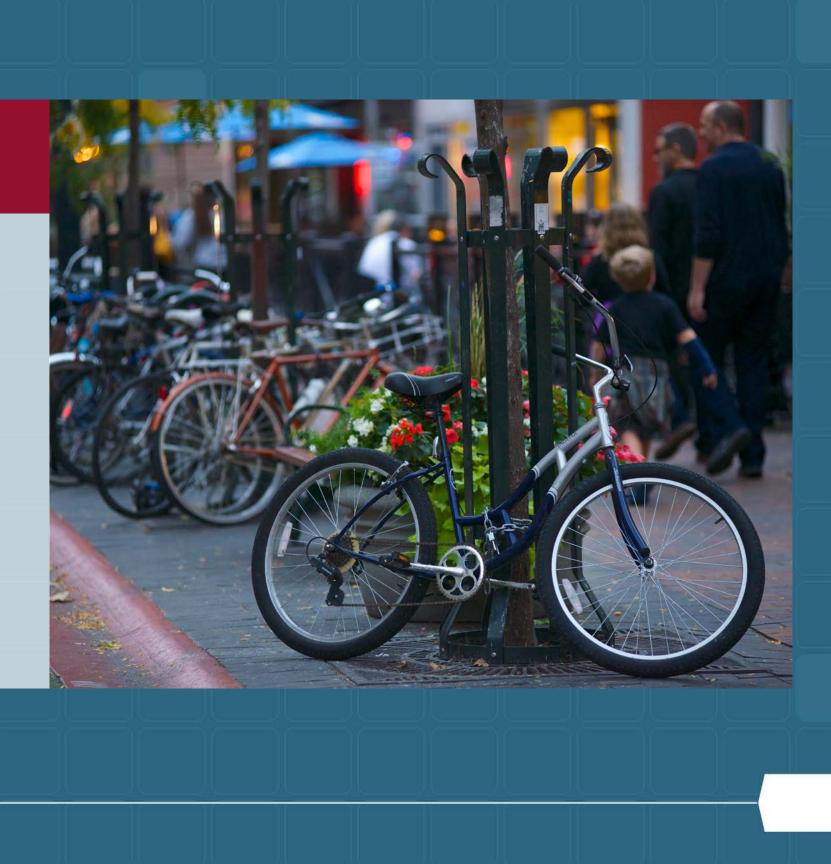
Estimated Final Contract Amount: \$3,170,298





### GMP No. 1 Improvements

- 8th Street Furnishing Zone
- 8<sup>th</sup> Street Pedestrian Crossings
- Retractable Bollards
- Early Procurement: Light Poles and Tree Grates







#### TODAY **BOARD APPROVAL:** Amendment - Guaranteed Maximum Price No. 1 8<sup>th</sup> Street Improvements and Materials

LATER **BOARD APPROVAL:** Amendment - Guaranteed Maximum Price No. 2 Freak & Union Alley Improvements



#### Suggested Motion:

I move to adopt Resolution No. 1526 authorizing the amendment of the Central District CM/GC Agreement with Guho Corporation.





# AGENDA

#### **IV.** Action Item

- CONSIDER: Annual Independent Audit and Financial Report for FY 2017 Α.
- CONSIDER: 301 N 29th Street Whittier Elementary Type 4 Participation Agreement Designation Β.
- CONSIDER: 222 N 8th Street Diablo and Son's Type 1 Participation Agreement Designation C.
- CONSIDER: 122 N 5th Street Brownfield's Redevelopment Type 1 Participation Agreement Designation D.
- Ε.
- CONSIDER: Resolution #1525 Parking Enforcement & Collection Policy Update......(5 minutes) Max Clark F.
- CONSIDER: Resolution #1526 Central District CMGC Contract Amendment, GMP #1 G.
- CONSIDER: Resolution #1527 2403 W Fairview Adare Manor Type 4 Participation Agreement Η.

#### 

#### CONSIDER: Resolution #1527 – Adare Manor Type 4

### Shellan Rodriguez **CCDC Real Estate Development Manager**







# Adare Manor – Type 4 Agreement



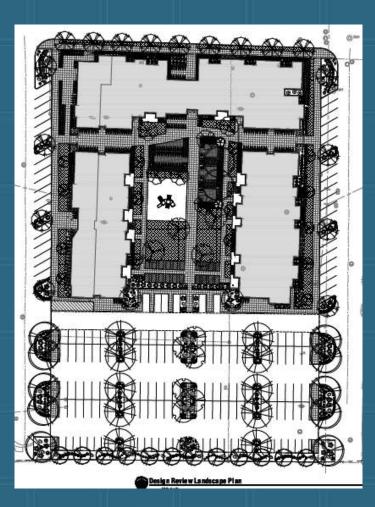
- 2403 W. Fairview Avenue
- 30<sup>th</sup> Street URD (WestEnd)
- Mixed Income and mixed use apartment  $\bullet$ building
- 3.14 acres  $\bullet$
- Site Control from City of Boise
- **Developer: Northwest Integrity Housing** Co., Thomas Development, Pacific West Communities, Inc.











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# Adare Manor

- Dec. 2015: Adare Manor awarded RFP  $\bullet$
- Nov. 2016: Initial Entitlements Complete  $\bullet$
- Spring 2017:

 $\bullet$ 

- **Financing Committed** •
- Fall 2017: Type 2 Agreement awarded  $\bullet$ 
  - (approx. \$480,000, over 4 years)  $\bullet$

- January 2018: Additional Financing request made to CCDC and other  $\bullet$ partners.
- March 2018- Fall 2019: Construction Period
  - Dec. 2019: Lease up complete



5 9

# Adare Manor - Development Summary

- 134 units mixed income housing
  - 30% AMI (\$38,580 family) to Market Rate units
  - 1, 2 and 3 bedroom units
  - 145 surface parking spaces, 173 bike spaces
- Indoor / Outdoor amenities
- Smaller Retail proposed at corner
- Connectivity: private pathway and public service drive connecting 24<sup>th</sup> to 25<sup>th</sup>
- \$27 Million total development costs









## Adare Manor - Public Improvements

#### PUBLIC IMPROVEMENTS

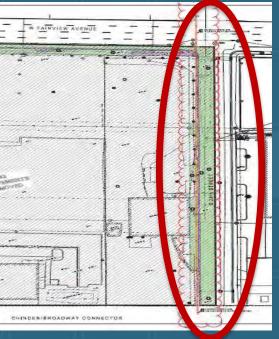
Sewer Relocation	\$ 95,000
Undergrounding Power Lines - (Distribution Lines - 24th St.)*	\$ 279,000
Street / ROW Improvements	\$ 320,000
Streetscapes (sidewalks, street trees, furnishings, etc.)	\$ 200,000
SUB TOTAL:	\$ 894,000
Contingency (8% n/i Power)	\$ 49,000
TOTAL:	\$ 943,000

s \$480,000 +/-
\$250,000
AL: \$730,000

C C D C







\*



# Adare Manor - Public Improvements













6 2

### Adare Manor Next Steps

Suggested Motion:

I move to adopt Resolution No. 1527 authorizing the execution of the Type 4 Public Private Participation Agreement with Northwest Integrity Housing Co.



# Adare Manor











# AGENDA

#### **V. Information/Discussion Items**

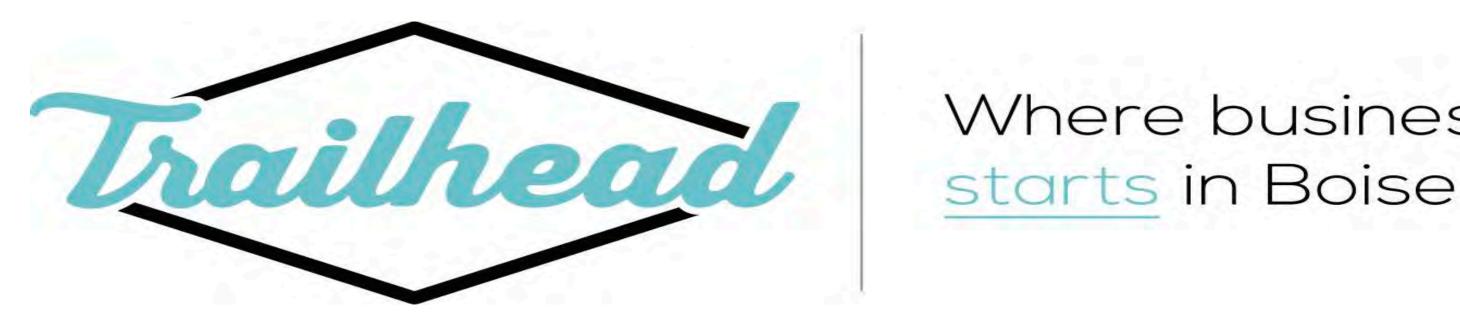
Α.	Trailhead Management Report
Β.	VRT ValleyConnect 2.0 Plan(15 m
C.	Operations Report

#### **VI. Executive Session**

#### VII. Adjourn



#### ..(5 minutes) Dan Faricy ninutes) Kelli Badesheim 5 minutes) John Brunelle



# **CCDC** Annual Review February 12, 2018

# Where business

# Agenda

- Trailhead Mission
- Trailhead Space
  - North
  - Base Camp
- 2017 Highlights
  - Community
     Connections
  - Programs
- Support
- Q&A





# Trailhead Message



 Trailhead supports development of Boise's entrepreneurial ecosystem by connecting entrepreneurs, innovators and creative visionaries with the resources, people and educational opportunities that can help them succeed.

• Trailhead is different because with a commitment to engagement, networking and space, we promise a vibrant ecosystem where **business starts in Boise**.

# **Trailhead North**





Dedicated Desks 95% (34/36) **Dedicated Offices** Lovevery (7) Natural Intelligence (11) Fathom (2)

**Learning Center** Workshops SE Marketing, Wells Fargo Zions, QBS Solutions, TriNet, Micron NexCom - Robotics C of E Australian "Launch Pad" **BSU Student Athletes** Venture College, W in Tech



Trailhead 2018

NATURAL TELLIGENCE Natural Intelligence is a fabless

FOUNDER/PAUL DLUGOSCH

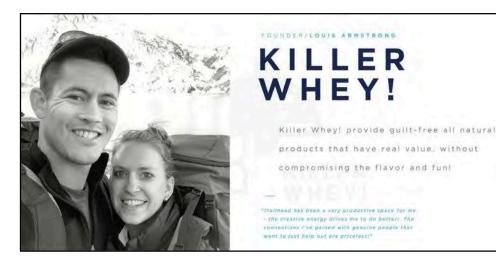
emiconductor company and is developing a revolutionary processing chip that is modelled after the human brain

been with us every step of the way. From the ies, areat working any held in faising seed funding Trailhead has proven why the stor in the Bolse Vall





# **Trailhead Base Camp**



# 286 Members40-60 daily average

Events –

Boise Startup Week "Comic Con" Library Innovation Awards E-Lan Weekends State of the City preview, BYP Innovation Awards Workshops – Startup Velocity Series Mentorship Program

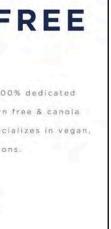


#### GLUTEN FREE GALAXY

Gluten Free Galaxy is a 100% dedicated gluten free, soy free, corn free & canola free bakery that also specializes in vegan paleo and dairy free options.

"Trailhead has been a continued support system for us. The programs Trailhead offers, like Start Up Now, are extremely valuable in helping focus you'r company"s mission & structure."

Trailhead 2018





# 2017 Highlights

- Community Connections
  - Venture College, One Stone, Library (CCON), SBDC, INL, IGEM
  - STEM Action Center, SWBoise
  - Union Software entrepreneur ecosystem
  - Innovation in Action Awards commitment (IGEM, INL, SBDC)
- Programs
  - Start Up Velocity (ISG, SUN, Accelerate)
  - Women's Focused Series, Women's Resource Center
  - Stand Up/Start Up
  - Camp Fire
  - Digital Membership

# 2017 Highlights



- Support
  - City of Boise, CCDC, Micron, KeyBank, STEM Action Center, JKAF, Perkins Coie, Keynetics, AmerisourceBergen (MWI), Cradle Point
  - Lam Research, Peregrine Capital, TriNet, Perkins Coie Foundation
  - University of Idaho, Boise State University

## **2018 Focus**



- Cash Flow Positive
  - Revenue driven, expense focused, P&L specific
- Sustainability Long Term
  - Sponsorship Commitment
  - Community growth digital membership
  - Revenue driven events, programs, classes, and workshops

73

# **Board Members**



- Nic Miller Board President (City of Boise)
- Mike Sadler- Treasurer (Micron, retired)
- Melanie Rubocki– Secretary (Perkins Coie)
- Eileen Barber (Keynetics /Kount)
- Bob Dean (Gemstone Capital LLC)
- John Hale (founder)
- Gordon Jones (Boise State University CID)
- Joel Poppen (Micron)
- Faisal Shah (founder, AppDetex)
- Ryan Woodings (MetaGeek)



## Q&A – Thank You

## Daniel J. Faricy Executive Director 208 890-7991

dfaricy@trailheadboise.org

#### **V. Information/Discussion Items**

Α.	Trailhead Management Report
Β.	VRT ValleyConnect 2.0 Plan
C.	Operations Report

#### **VI. Executive Session**

## VII. Adjourn



## .....Dan Faricy .....Kelli Badesheim ....John Brunelle

## VRT ValleyConnect 2.0 Plan

## Kelli Badesheim VRT Executive Director





#### **V. Information/Discussion Items**

C.	Operations Report(
	VRT ValleyConnect 2.0 Plan(15 n
Α.	Trailhead Management Report

#### **VI. Executive Session**

## VII. Adjourn



...(5 minutes) Dan Faricy minutes) Kelli Badesheim (5 minutes) John Brunelle

## **OPERATIONS REPORT**

## John Brunelle CCDC Executive Director





#### V. Information/Discussion Items

Α.	Trailhead Management Report
Β.	VRT ValleyConnect 2.0 Plan
C.	Operations Report

#### **VI. Executive Session**

## VII. Adjourn



### .....Dan Faricy .....Kelli Badesheim ....John Brunelle

## EXECUTIVE SESSION

Deliberate regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1)(c),(d) and (f)].



ADJOURN

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



# LIVE STREAMING 8 AUDIO RECORDING









## COLLABORATE. CREATE. DEVELOP. COMPLETE.

# **Board of Commissioners**

Regular Meeting March12, 2018



**Call to Order** Ι.

Chair Zuckerman

#### Agenda Changes Ш.

Chair Zuckerman

## III. Consent Agenda

- Expenses Α.
  - Approval of Paid Invoice Report February 2018 1.
- Minutes & Reports Β.
  - Approval of February 12, 2018 Meeting Minutes 1.

#### C. Other

- Approve Resolution #1530 222 N 8<sup>th</sup> Street Diablo & Sons Type One Participation Agreement with 1. Bittercreek/Red Feather LLC [Designation 2/12/18, NTE \$150,000]
- Approve Resolution #1531 122 N 5<sup>th</sup> Street Shops on 5<sup>th</sup> Type One Participation Agreement with 2. Brownfield's Building, LLC [Designation 2/12/18, NTE \$150,000]
- Approve Resolution #1534 Approval of 201 N 29<sup>th</sup> Street Whittier Elementary Type Four Participation 3. Agreement with Boise School District [Designation 2/12/18, NTE \$540,000]
- Approve FY 2018 Q1 Financial Report, October 1 thru December 31, 2017 (Unaudited) 4.



## **CONSENT AGENDA**

## Motion to Approve Consent Agenda





## **IV. Action Item**

A.	PUBLIC MEETING: 2017 Annual Report
B.	CONSIDER: Approval of the 2017 Annual Report
C.	CONSIDER: Approval of the 2018-2022 Capital Improvement Mid-Year Amendment (5 min Laura Willi
D.	CONSIDER: Capitol & Front Garage Disposition – Discuss and Approve Disposition Proce Proposals (5 minutes)Laura Willia
Ε.	CONSIDER: Resolution #1536 – Approval of Termination of the Purchase and Sale Agree condominium of 406 S. 5 <sup>th</sup> Street, aka 5 <sup>th</sup> & Broad Garage (5 minutes)
F.	CONSIDER: Resolution #1532 – Central District CMGC Contract Amendment #2, Freak A Improvements (5 minutes).
G.	CONSIDER: Resolution #1533 – Approval of Consultant Services Contract for Shoreline E (5 minutes).
H.	CONSIDER: Resolution #1538 – Awarding Contract for the Power Line Relocation Project 5 <sup>th</sup> Streets (5 minutes)



## .....Chair Zuckerman .....John Brunelle

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ess and Request for ams & Todd Bunderson

ement for the .....Shellan Rodriguez

Alley and Union Alley

District Formation

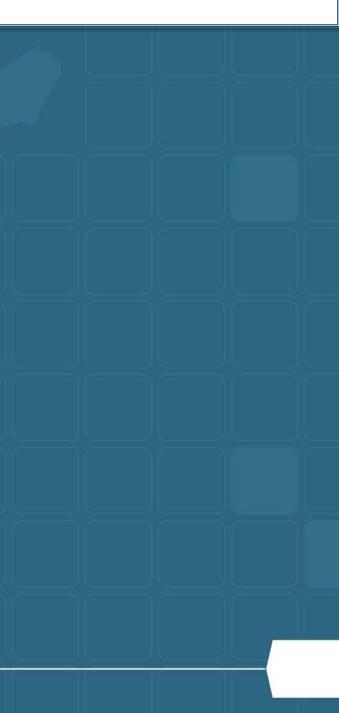
t: Main & Alley | 3<sup>rd</sup> to Wanner & Matt Edmond

## **PUBLIC MEETING: 2017 Annual Report**

## Chair Zuckerman







## **CONSIDER:** Approval of the 2017 Annual Report

## John Brunelle **Executive Director**







## **CONSIDER:** Approval of the 2017 Annual Report

## Suggested Motion:

## Approve 2017 Annual Report and direct staff to finalize document and fulfill statutory publication and access requirements.





## **IV.** Action Item

A. PUBLIC MEETING: 2017 Annual Report	
---------------------------------------	--

- CONSIDER: Approval of the 2017 Annual Report.....John Brunelle Β.
- CONSIDER: Approval of the 2018-2022 Capital Improvement Mid-Year Amendment (5 minutes) C. .....Laura Williams & Todd Bunderson
- CONSIDER: Capitol & Front Garage Disposition Discuss and Approve Disposition Process and Request for D. Proposals (5 minutes).....Laura Williams & Todd Bunderson
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- CONSIDER: Resolution #1538 Awarding Contract for the Power Line Relocation Project: Main & Alley | 3<sup>rd</sup> to Η. 5<sup>th</sup> Streets (5 minutes)......Kathy Wanner & Matt Edmond



# .....Chair Zuckerman

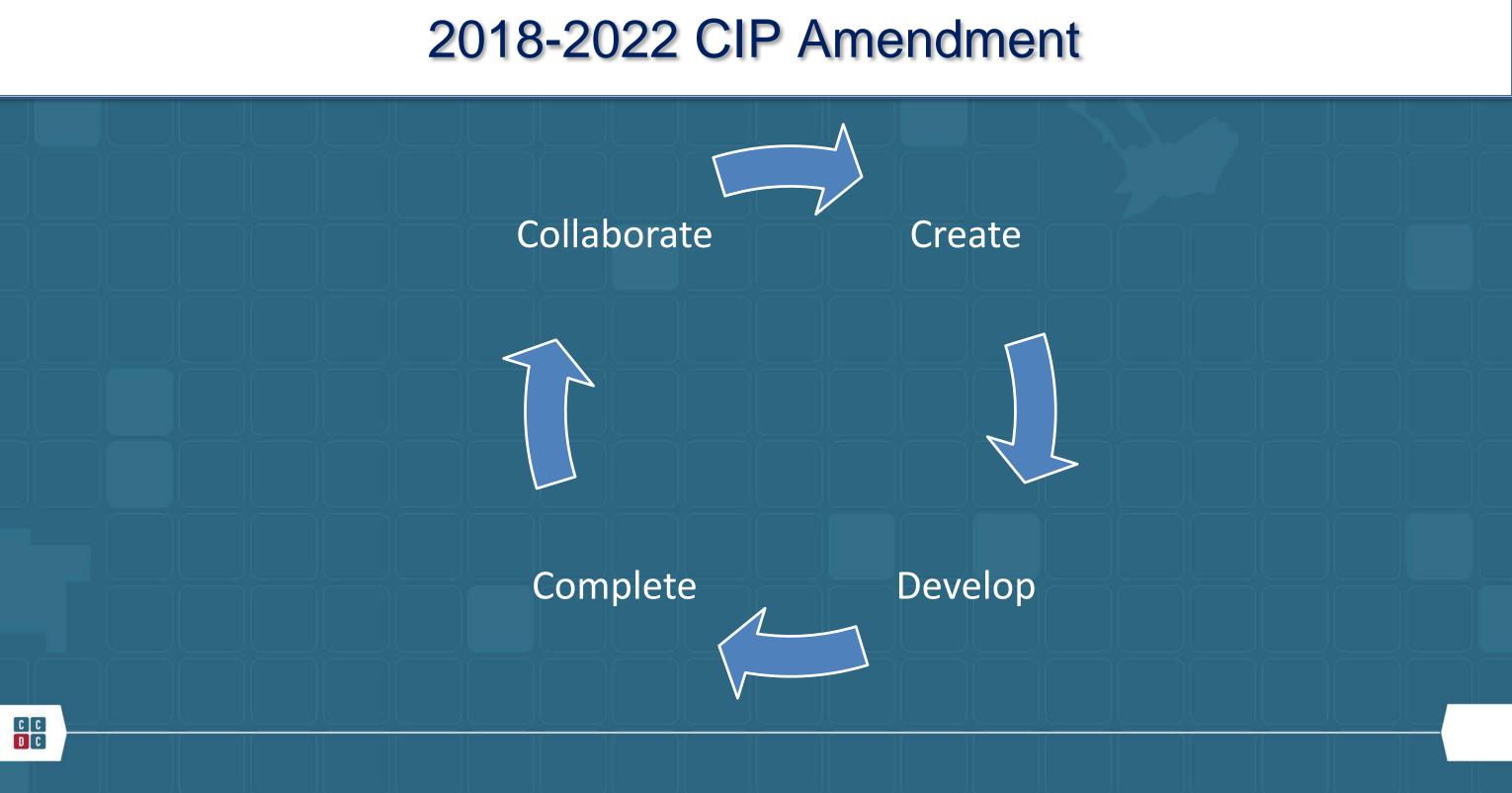
## CONSIDER: Approval of the 2018-2022 Capital Improvement Mid-Year Amendment

## Laura Williams, Project Manager Todd Bunderson, Director of Development









## Process

August 2017

Board Approved FY 2018 – 2022 CIP

#### January

CCDC compiles revisions for mid year review

#### February

CCDC and City Staff meet to discuss Amendment revisions

#### February

CCDC creates draft Amended CIP and shares with City of Boise

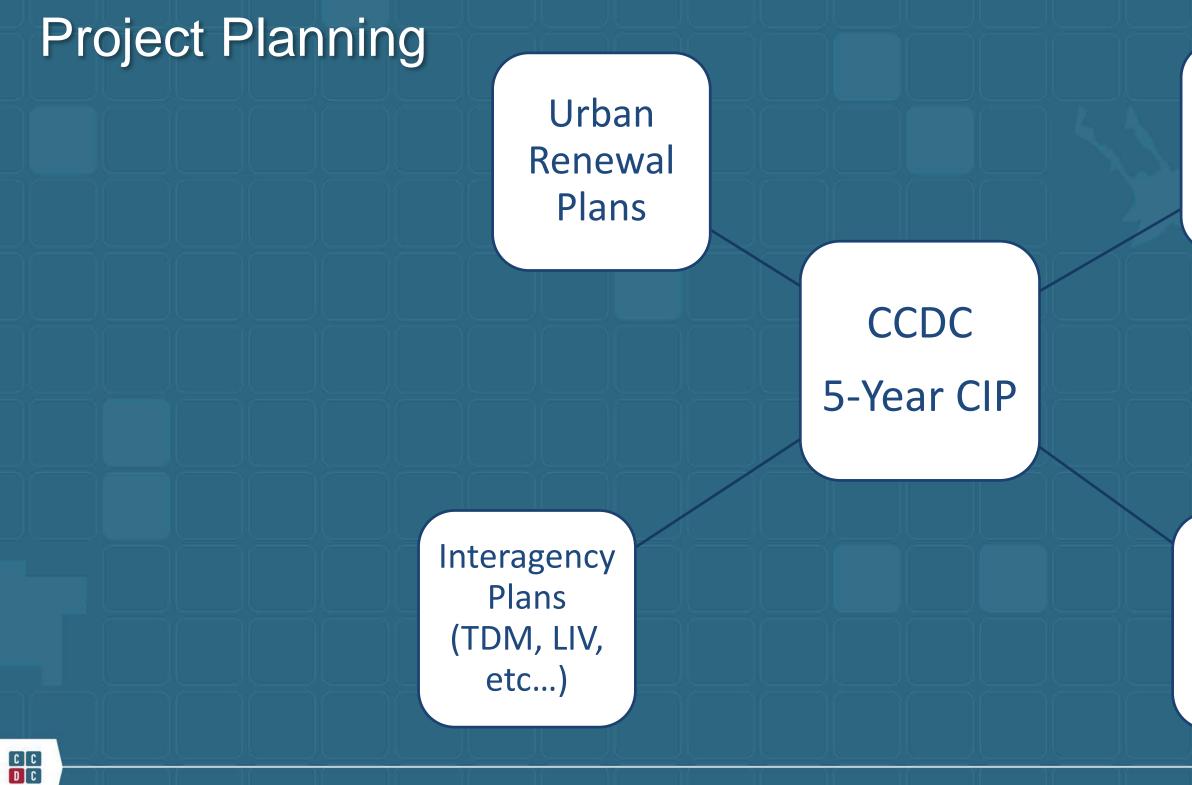
#### March

CCDC Board Reviews Amendment and considers approval



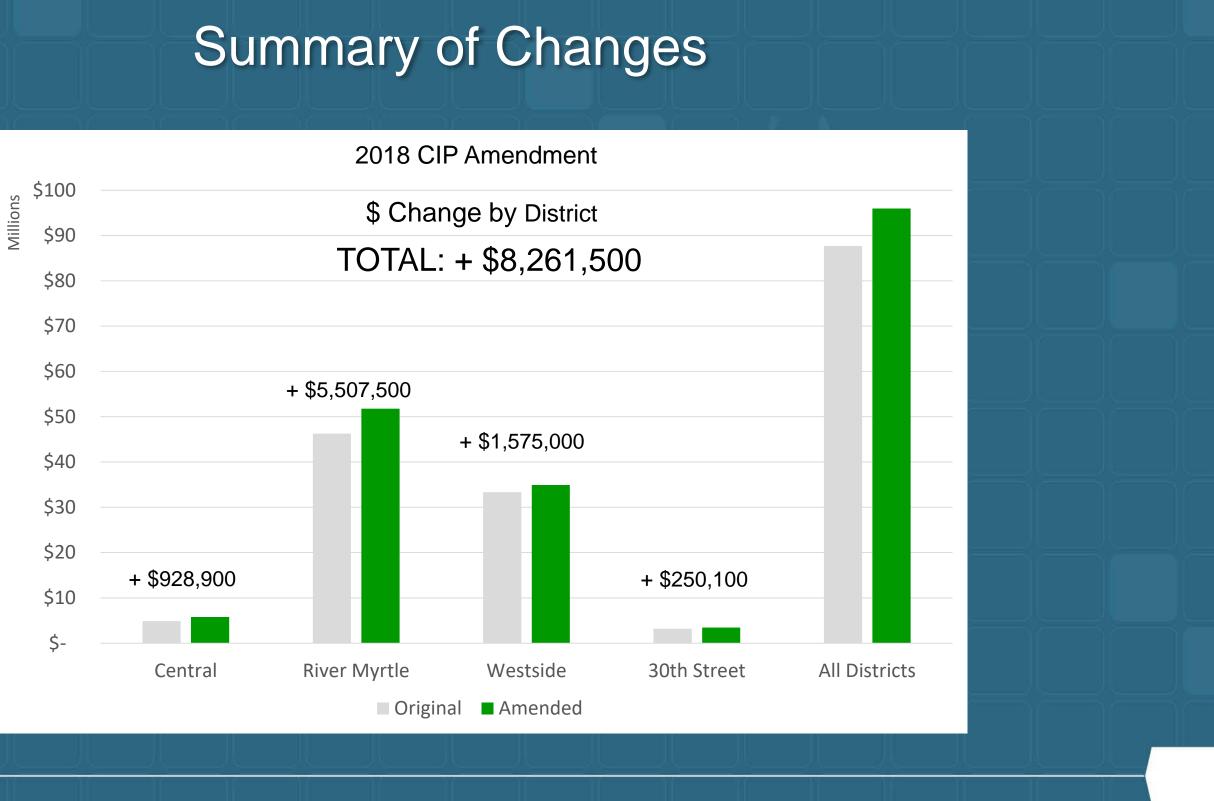
#### June /July

FY 2019 – 2023 CIP process begins (approve August 2018)



Blueprint Boise & City of Boise Strategic Goals

Partner Agency Plans (ACHD, BVEP, GBAD, DBA, VRT, ULI, COMPASS)





## **Central District Changes**

- Central District Closeout Improvements Updates
- \$350,000 additional Participation Program Projects
- \$300,000 Parking and Mobility Projects

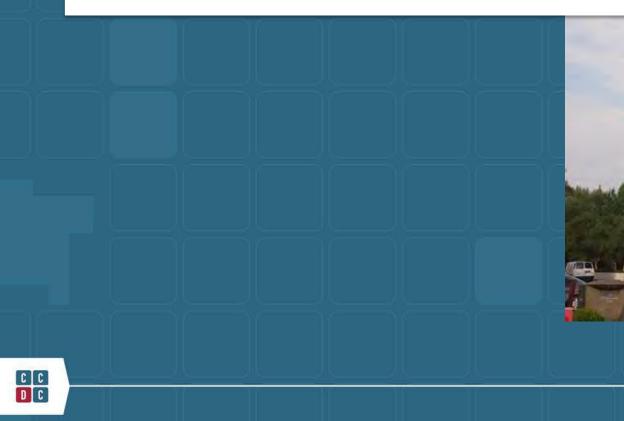
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## **River Myrtle District Changes**

- \$6.8 million for Parking on South 8<sup>th</sup> Street
- \$5.2 million Streetscapes and Sitework on South 8<sup>th</sup>
- \$3 million for South 8<sup>th</sup> Street Public Plaza
- \$600,000 Utility Line Undergrounding (5<sup>th</sup> and 15<sup>th</sup>)
- \$500,000 Downtown Mobility Infrastructure





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## Westside District Changes

- \$2,100,000 of \$3,800,000 were used to purchase property at 421 South 10th Street for redevelopment
- \$14.6 million Bonding Capacity
- \$700,000 Downtown Mobility Infrastructure
- \$2,000,000 programmed for 11th and Bannock Park





## 30<sup>th</sup> Street (West End)

- \$700,000/year starting in FY '21 for Boise Sports Park
- \$540,000 for Whittier Elementary
- \$250,000 for Adare Manor
- \$250,000 Main/Fairview Mobility









## CONSIDER: Approval of the 2018-2022 Capital Improvement Mid-Year Amendment

## Suggested Motion:

# Approve 2017 Annual Report and direct staff to finalize document and fulfill statutory publication and access requirements.



## **IV.** Action Item

Α.	PUBLIC MEETING: 2017	Annual Report			
----	----------------------	---------------	--	--	--

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.....Chair Zuckerman 

## **CONSIDER: Capitol & Front Garage Disposition**

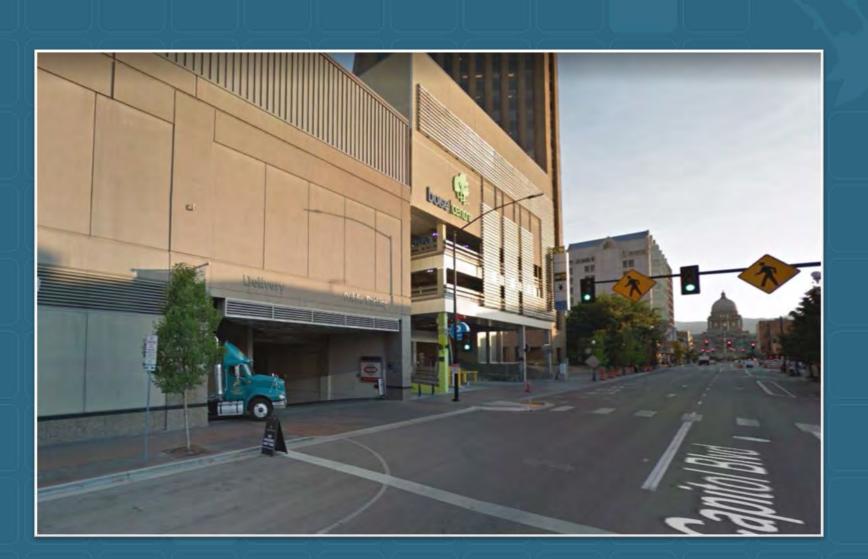
## Laura Williams, Project Manager Todd Bunderson, Director of Development



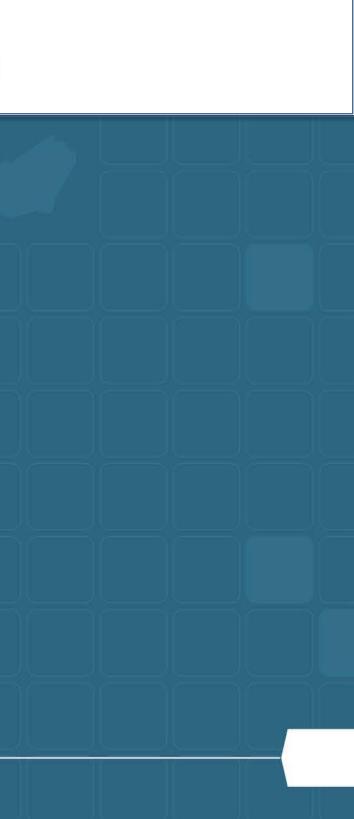




## Capitol & Front Garage Disposition





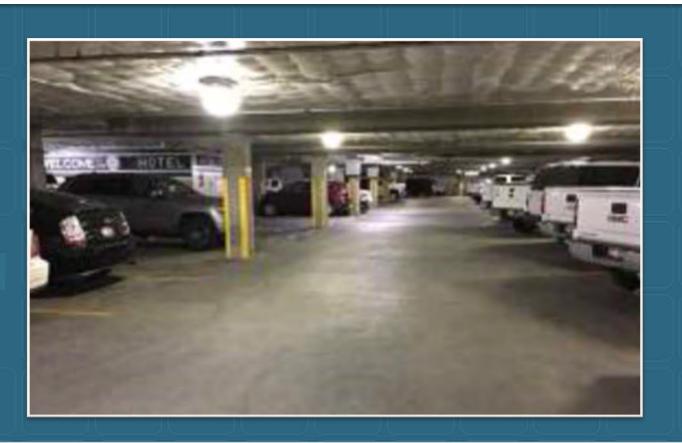


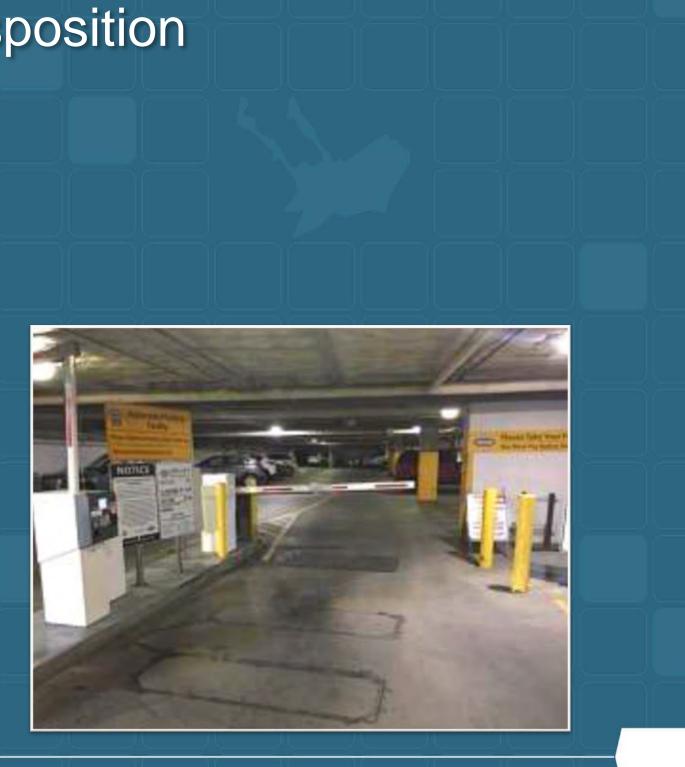




## Purpose of Disposition

- 1. Development Success Achieved
- 2. Specialized Garage
- 3. Minimal Contribution to ParkBOI System
- 4. Reinvest in Public Parking on South 8<sup>th</sup> Street

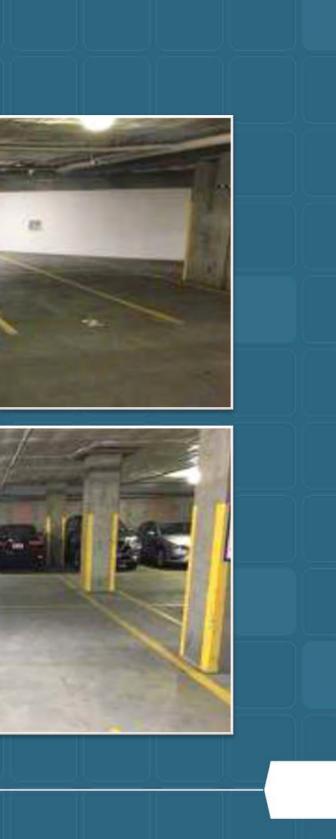




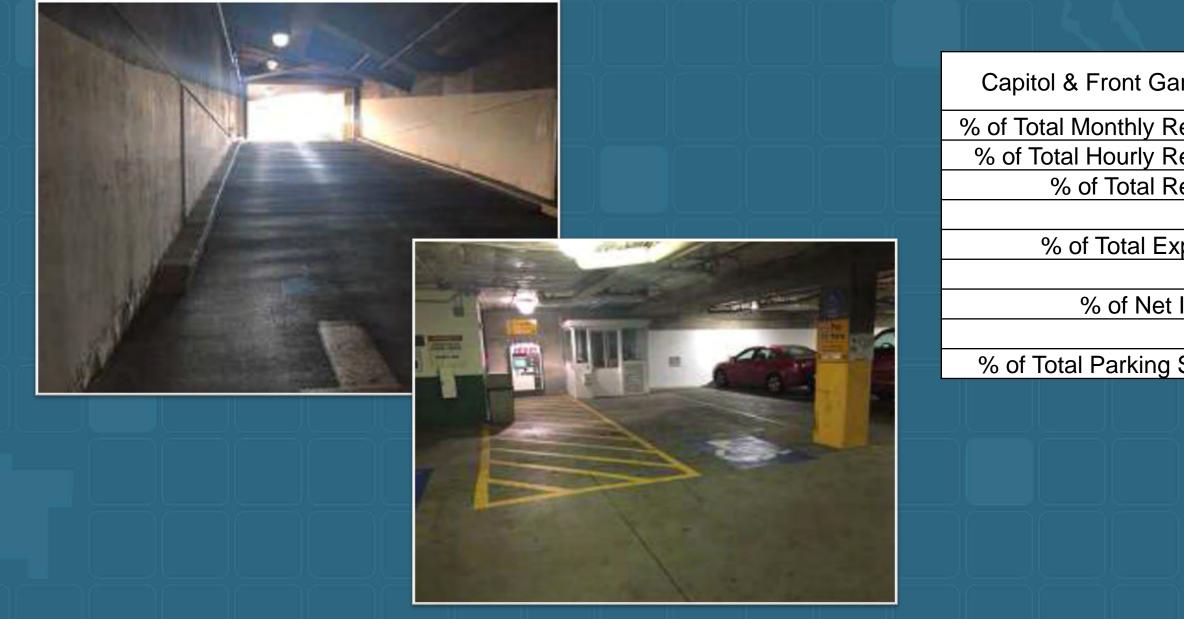
# Garage Operations



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## Garage Bond and Debt Service

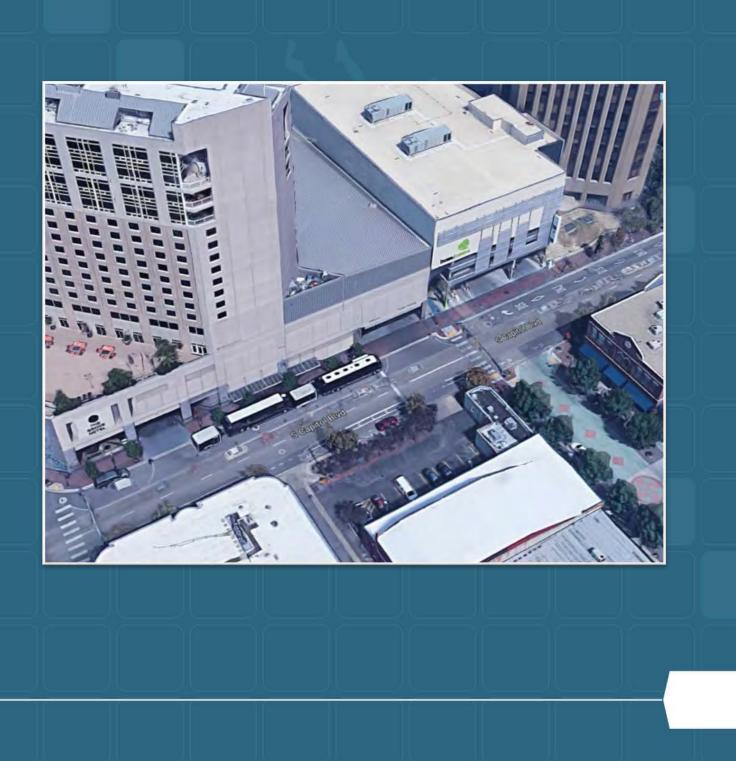


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Revenue	4	4%		
Revenue		3%		
Revenue	ļ	5%		
xpenses	8	3%		
Income	4	4%		
Spaces	8	3%		
1				
				J

### **Disposition Process**

- Alternative Process
- Competitive Request for Proposal
- Minimum Bid Amount: \$6.8 Million
- Board selection Committee Executive Committee reviews
- Selection Criteria:
  - 1. Impact the current users of the Garage
  - 2. Proposal's ability to advance economic vitality in downtown Boise
  - 3. Parking Management Plan accommodating adjacent public and private development and the existing lease agreements
  - 4. Experience with and understanding of the downtown Boise business community
  - 5. Experience in operating or owning a parking structure
  - 6. Purchase price
  - 7. Financial capacity
  - 8. Ability to close in a timely manner





### **Tentative Disposition Timeline**

#### March 2018

Board Feedback and Approval RFP and Process

#### **April 2018**

Publish RFP and notice in Idaho Statesman

#### May 2018

Proposals Due, May 14 Meeting – Board award proposal

### 90 – 120 Days

Due Diligence Purchase and

Sale Agreement Negotiated September 2018 Tentative Closing

### **CONSIDER: Capitol & Front Garage Disposition**

### Suggested Motion:

### Authorize the Executive Director to finalize the Capitol & Front Garage Request for Proposals, and public the RFP using the process as outlined.





## AGENDA

### **IV. Action Item**

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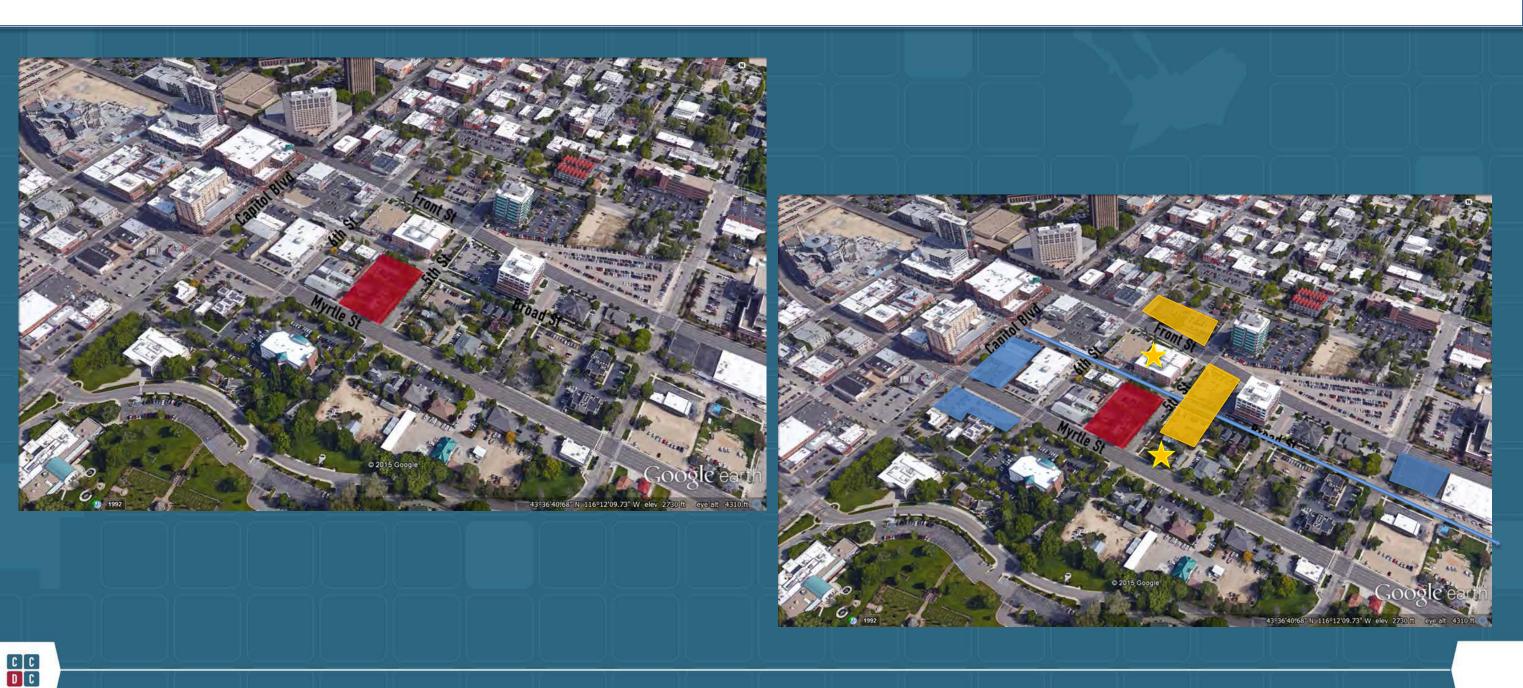
.....Chair Zuckerman .....John Brunelle utes) ......Todd Bunderson ess and Request for ms & Todd Bunderson ment for the .....Shellan Rodriguez lley and Union Alley .....Doug Woodruff District Formation .....Doug Woodruff Main & Alley | 3<sup>rd</sup> to Vanner & Matt Edmond

## CONSIDER: Resolution #1536 5<sup>th</sup> & Broad Purchase Termination

### Shellan Rodriguez, Real Estate Development Manager



# 5<sup>th</sup> & Broad Purchase Termination





# Project History

Feb. 2015:	CCDC provided LOI to developer	
May 2015:	<ul> <li>Downtown Housing Strategy</li> <li>Leland and ECONorthwest</li> </ul>	Idaho State
July 2015:	<ul> <li>SB Friedman Analysis</li> <li>Concludes assistance makes the</li> </ul>	THE NEXT THE NEXT OCOUNT OF THE OFFICE OFFICE OF THE OFFICE OFFIC
August 2015:	project financially feasible T3 Agreement Approved	Stimulating Housing in Downtown Boise Urban Lame Idaho Urban Lame Idaho
	<ul> <li>\$550,000 Public Improvement</li> <li>\$2.6m purchase</li> </ul>	IELAND ECONOMICS -
Jan. 2016 :	Fowler Construction Begins	CONSULTING
Dec. 2017:	Construction Complete	GROOM
	<ul><li>Wylder Restaurant opens</li><li>Form &amp; Function Coffee open</li></ul>	19 C
Jan. 2018:	Punchlist and Closing set	
Feb. 2018:	Request to Terminate	ADDITION VLIV DISTRICT

C C D C





#### G COMMUNITY STROP



S FIRST LIV DISTRIC





# Since then...



- The Grove Plaza
- Downtown Housing

ightarrow

- 119 Condos
- The Afton
- Watercooler
- JUMP! & Simplot World HQ
- BSU Downtown Presence
- Main Street Station
- LIV DISTRICT



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er ot World HQ 1 Presence 1tion



C C D C

# Today's Request

### **TERMS OF PSA**

- Executed December 2015
- 89 Spaces of structured parking as a condo
- \$2.59 million
- Option to Purchase and Right of First Refusal-material consideration
  - Option Term, Years 2-6
  - Option price at Fair market value - 6
  - Due to reasons in regards to financing and market competition

## **REQUEST TO TERMINATE** CCDC commitment spurred the \$27m

- $\bullet$ project
  - lack of developer experience in new construction Boise
  - Lack of downtown housing comparables
- Needed for successful apartment project  $\bullet$
- Additional parking is in the works across the street on Local Construct property
- Local Construct is committed to  $\bullet$ providing parking for LIV District businesses, including customers and employees.



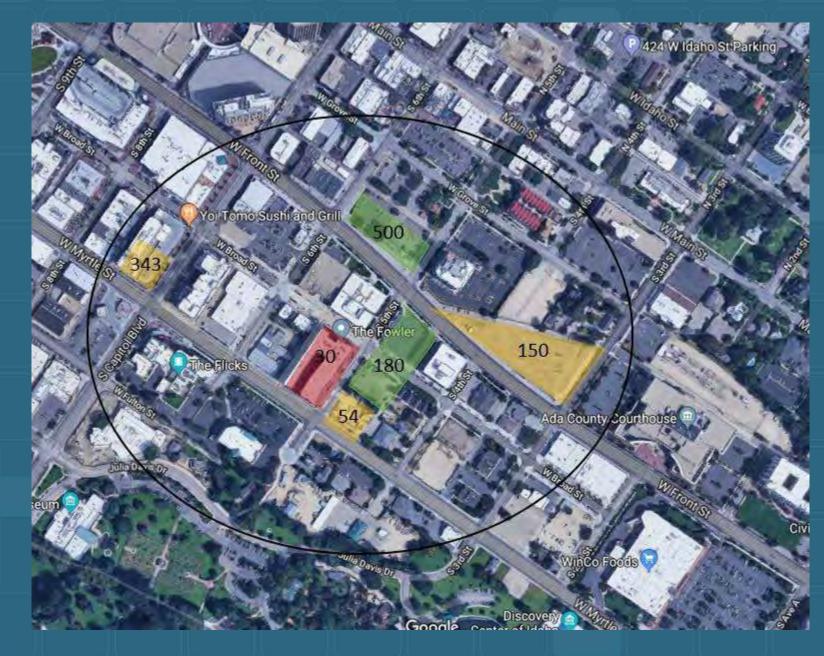
# **Purchase Termination**

Suggested Motion:

I move to adopt Resolution No. 1536 approving and authorizing the execution of the Termination of Purchase and Sale Agreement for Unit 1 Parking Unit of The Fowler Apartment Building.



# **Purchase Termination**







## AGENDA

### **IV. Action Item**

Α.	PUBLIC MEETING: 2017 Annual Report
B.	CONSIDER: Approval of the 2017 Annual Report
C.	CONSIDER: Approval of the 2018-2022 Capital Improvement Mid-Year Amendment (5 minu
D.	CONSIDER: Capitol & Front Garage Disposition – Discuss and Approve Disposition Proces Proposals (5 minutes)Laura William
Ε.	CONSIDER: Resolution #1536 – Approval of Termination of the Purchase and Sale Agreen condominium of 406 S. 5 <sup>th</sup> Street, aka 5 <sup>th</sup> & Broad Garage (5 minutes)
F.	CONSIDER: Resolution #1532 – Central District CMGC Contract Amendment #2, Freak All Improvements (5 minutes)
G.	CONSIDER: Resolution #1533 – Approval of Consultant Services Contract for Shoreline Di (5 minutes).
H.	CONSIDER: Resolution #1538 – Awarding Contract for the Power Line Relocation Project: 5 <sup>th</sup> Streets (5 minutes)



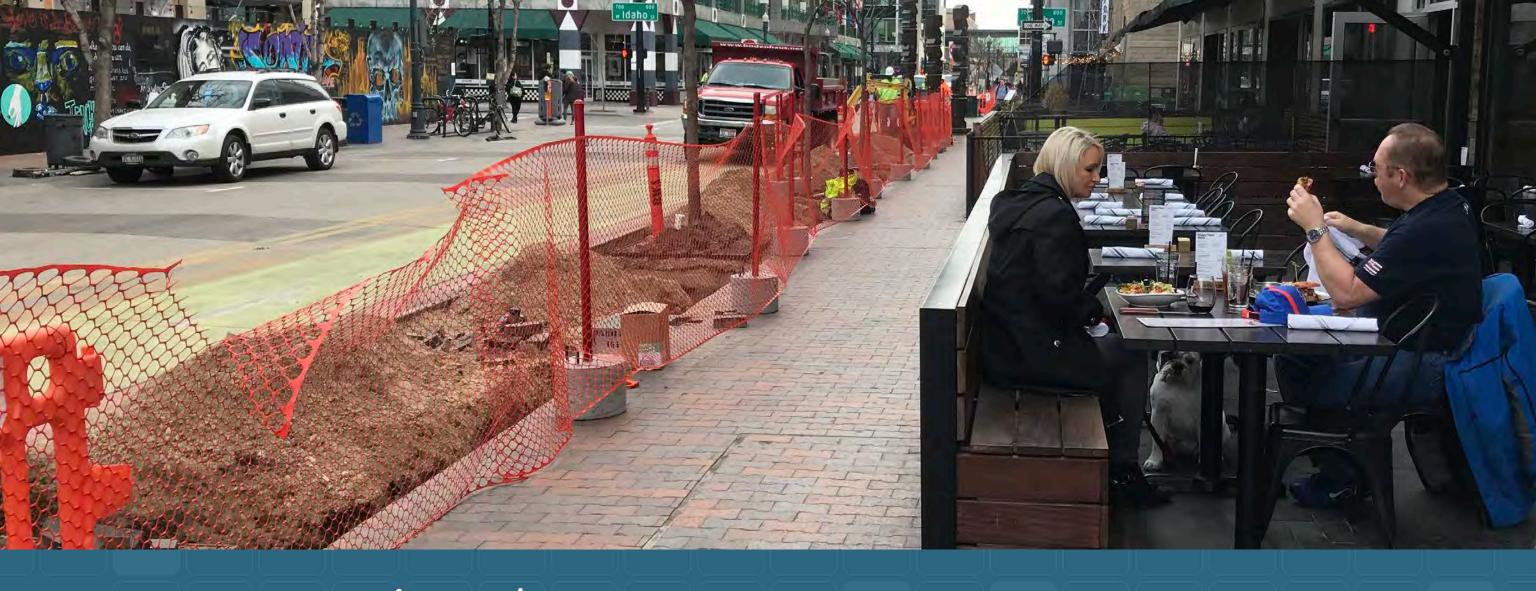
.....Chair Zuckerman .....John Brunelle utes) ......Todd Bunderson ess and Request for ms & Todd Bunderson ment for the ....Shellan Rodriguez ley and Union Alley ......Doug Woodruff istrict Formation .....Doug Woodruff Main & Alley | 3<sup>rd</sup> to anner & Matt Edmond

## **CONSIDER:** Resolution #1532 Central District CMGC Contract Amendment #2

### Doug Woodruff Senior Project Manager – Capital Improvements



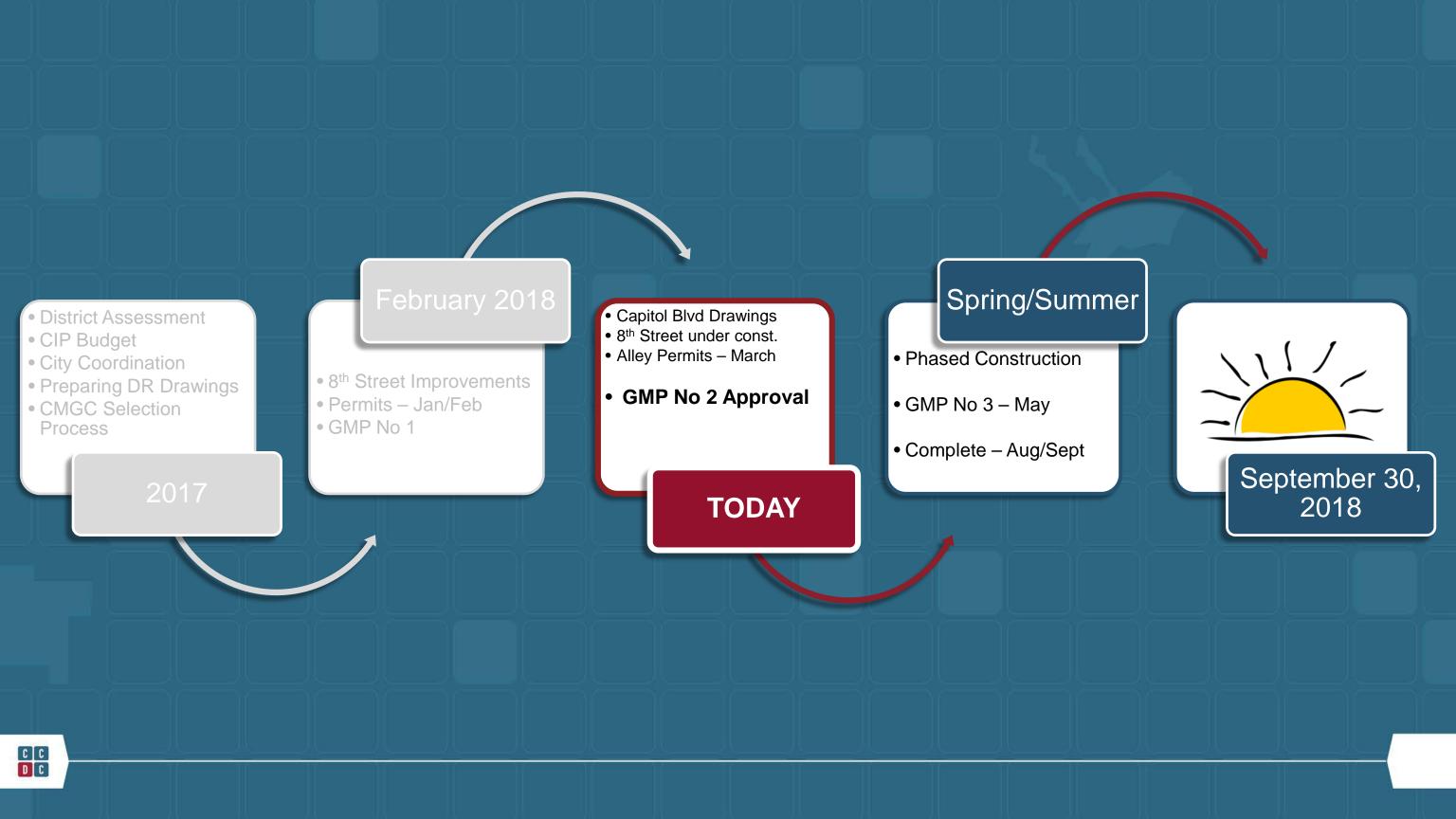




## CM/GC Contract signed in November.

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





### Guho Corp. Contract Summary

<u>Estimate</u>

**Pre-construction Services** 

Amendment GMP No. 1 – 8th Street & long lead-time items

### TODAY: Amendment GMP No. 2 – Freak & Union Alley Improvements

Amendment GMP No. 3 – Capitol Blvd, Misc. Repairs	\$ 1,060,000
---	--------------

Estimated Subtotal: \$1,060,000

### **Amended Contract Amount:**

Estimated Final Contract Amount: \$2,471,685



# <u>Approved</u> \$ 80,060 \$ 762,238

### \$ 569,033

### \$ 1,323,258

### GMP No. 2 Improvements

- Freak & Union Alleys
  - High-end pavement
  - Stormwater drainage
  - Custom overhead lighting
- Early Procurement: Flower planters and trash receptacles







#### TODAY **BOARD APPROVAL:** Amendment - Guaranteed Maximum Price No. 2 Freak Alley & Union Alley Improvements

LATER

**BOARD APPROVAL:** Amendment - Guaranteed Maximum Price No. 3 Capitol Boulevard & Misc. Repairs



### Suggested Motion:

I move to adopt Resolution No. 1532 authorizing the amendment of the Central District CM/GC Agreement with Guho Corporation.





## AGENDA

### **IV.** Action Item

Α.	PUBLIC MEETING: 2017 Annual ReportChair Zuckerman
B.	CONSIDER: Approval of the 2017 Annual ReportJohn Brunelle
C.	CONSIDER: Approval of the 2018-2022 Capital Improvement Mid-Year Amendment (5 minutes) 
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F.	CONSIDER: Resolution #1532 – Central District CMGC Contract Amendment #2, Freak Alley and Union Alley Improvements (5 minutes)
G.	CONSIDER: Resolution #1533 – Approval of Consultant Services Contract for Shoreline District Formation (5 minutes)
H.	CONSIDER: Resolution #1538 – Awarding Contract for the Power Line Relocation Project: Main & Alley   3 <sup>rd</sup> to 5 <sup>th</sup> Streets (5 minutes)



### **URBAN RENEWAL PLANNING** -----**SHORELINE DISTRICT**

Resolution #1533 Professional Services Agreement with CTA for Shoreline District Urban Framework Plan





#### 30<sup>TH</sup> STREET DISTRICT

#### WESTSIDE DISTRICT

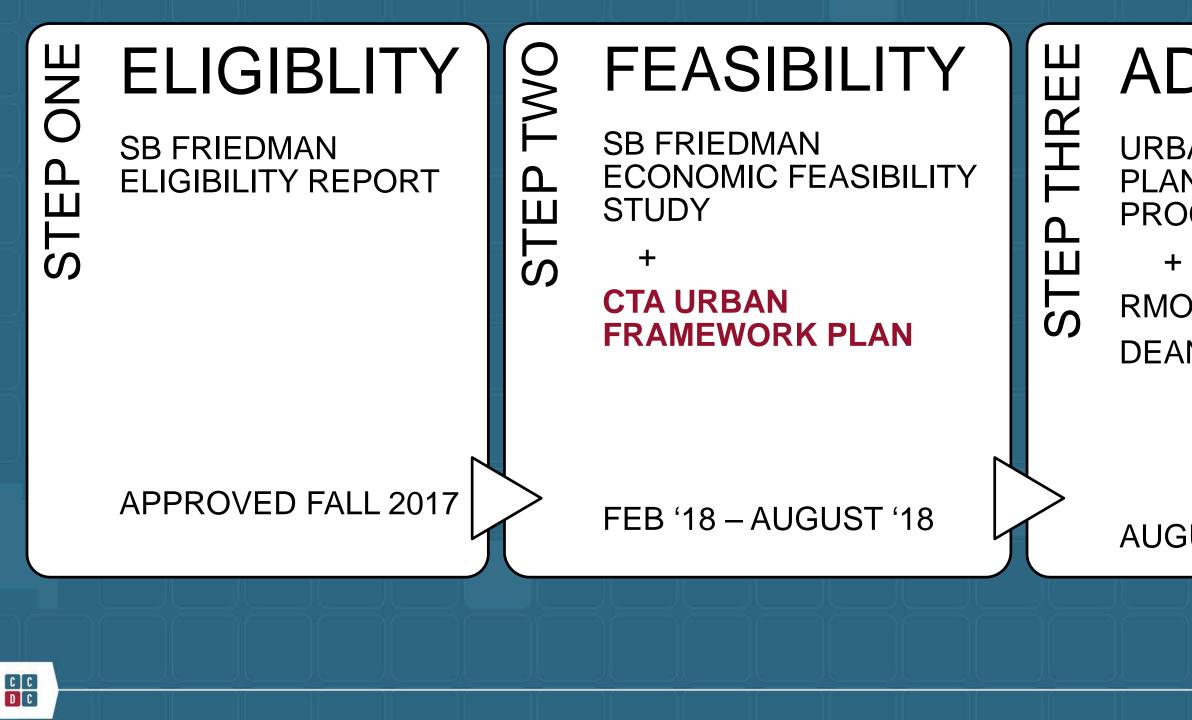
PROPOSED SHORELINE DISTRICT

RIVER MYRTLE-OLD BOISE DISTRICT









# ADOPTION

URBAN RENEWAL PLAN ADOPTION PROCESS

RMOB & 30<sup>TH</sup> DEANNEXATION

### AUGUST '18 – DEC '18

#### Typical Urban Renewal Plan Table of Contents

100 – Intro (sections 100 to 1100 prepared by legal counsel)

200 - Description of Project Area

300 – Proposed Redevelopment actions

400 - Uses permitted in the Project Area

500 – Methods of Financing the Project

600 - Actions by the City

700 – Enforcement

800 - Duration of the Plan

900 - Procedure for Amendment

1000 - Severability

1100 - Performance Review

Attachment 1: Boundary Map (prepared by surveyor) Attachment 2: Legal Description of Project Area (prepared by surveyor) Attachment 3: Properties to be acquired (prepared by CCDC, design consultant) Attachment 4: Map depicting land uses (Blueprint Boise land use map, zoning ordinance) Attachment 5: Economic Ecosibility Study (SB Eriodman report)

Attachment 5: Economic Feasibility Study (SB Friedman report)

Attachment 6: Urban Framework

(design consultant, this scope of services)





### **URBAN FRAMEWORK PLAN**

- Compendium of existing plans and policies
- Supplement as needed (E.G.  $\bullet$ riverfront area, Capitol Boulevard)
- List of public improvements, and cost
- Coordinate with SB Friedman, economic feasibility study

#### **Guiding Documents**

- Blueprint Boise
- Downtown Parks and Public Spaces Master Plan, PDS February, 2017

#### River Street Master Plan, PDS – July, 2017 Master Plans Lusk Street Area Master Plan, PDS – December, 2013

- Boise State University Master Plan
- Ann Morrison Park Master Plan, Parks Dept. November, 2016
- Capitol Boulevard Plan

#### Vision Documents

- Shoreline Riverfront Concept Plan, CCDC (VIA) January, 2018

- City/Boise State University Lusk Development Proposal (pending) Sports Park Development Proposal
- Hormaechea development study

#### **Boise River Regulations**

- FEMA (specific docs tbd)



 River Myrtle Urban Renewal Plan (for the de-annexing portion) 30th Street Urban Renewal Plan (for the de-annexing portion)

Boise River Resource Management and Master Plan, Parks Dept. – Dec, 2014 Boise River Riparian Corridor Stewardship Plan, ACOE - September, 2015 Boise Development Code 11-05-06. Waterways Overlay Districts



### **ARCHITECTS ENGINEERS**

- Integrated design firm
- Denver office urban renewal planning expertise
- Billings office site planning and design
- Boise office project management and public facilitation
- Local knowledge and experience with development
- Trusted reputation for Shoreline formation process









### **URBAN RENEWAL PLANNING SHORELINE DISTRICT**

#### **Suggested Motion:**

I move to adopt Resolution #1533 and authorize the professional services agreement with CTA for the Shoreline District Urban Framework Plan.





## AGENDA

### **IV. Action Item**

Α.	PUBLIC MEETING: 2017 Annual Report
B.	CONSIDER: Approval of the 2017 Annual ReportJohn Brunelle
C.	CONSIDER: Approval of the 2018-2022 Capital Improvement Mid-Year Amendment (5 minutes) Todd Bunderson
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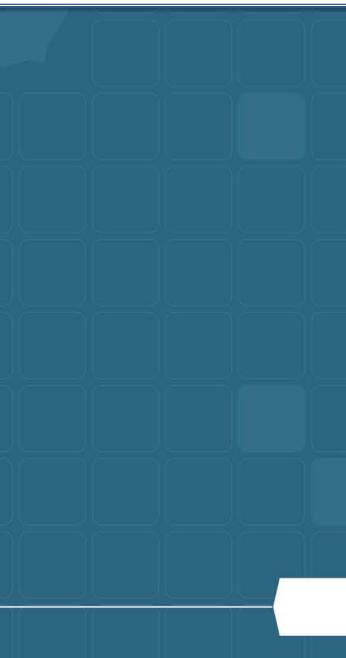


### POWERLINE RELOCATION: MAIN & IDAHO ALLEY | 3<sup>rd</sup> to 5<sup>th</sup> STREET CITY HALL – ASSAY OFFICE ALLEY

### Kathy Wanner, Contracts Specialist Matt Edmond, Project Manager







# Project Background

C C D C



#### Summer 2018:

Complete undergrounding 5<sup>th</sup>-3rd concurrent with ACHD alley project



## Project Overview



Idaho Power: primary (transmission line) and transformers
 CCDC: service lines conduit, and panels to buildings





### Public Works Construction – Lowest Responsive Bid Idaho Code § 67-2805(2)(a)

Project Procurement Schedule		
Invitation to Bid Issued	January 24, 2018	
Public Notice in Idaho Statesman	January 24 and 31	
Non-Mandatory Pre-Bid Meeting	February 8	
Bids Due	February 22 by 3pm	1
CCDC Board Decision	March 12, 2018	





### Motion:

I move to adopt Resolution No. 1538 recognizing Anderson & Wood Construction Co. as the lowest responsive bidder for the Power Line Relocation Project, and authorizing the Executive Director to negotiate and execute a contract with Anderson & Wood Construction Co. for the total Base Bid amount of \$328,767.90.





# AGENDA

### V. Information/Discussion Items

A. Operations Report (5 minutes)......John Brunelle

### **VI. Executive Session**

### VII. Adjourn



# **OPERATIONS REPORT**

### John Brunelle CCDC Executive Director





# EXECUTIVE SESSION

Deliberations regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1)(c),(d) and (f)].





ADJOURN

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



# LIVE STREAMING 8 AUDIO RECORDING









## COLLABORATE. CREATE. DEVELOP. COMPLETE.

# **Board of Commissioners**

Regular Meeting April 9, 2018



# AGENDA

### I. Call to Order

Chair Zuckerman

### II. Agenda Changes

Chair Zuckerman

### III. Consent Agenda

- A. Expenses
  - 1. Approval of Paid Invoice Report March 2018
- B. Minutes & Reports
  - 1. Approval of March 12, 2018 Meeting Minutes
- C. Other
  - 1. Approve Resolution #1540 Records Disposition





# **CONSENT AGENDA**

### Motion to Approve Consent Agenda





# AGENDA

### **IV.** Action Item

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



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

### Laura Williams Project Manager – Property Development







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





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# **Project Overview**

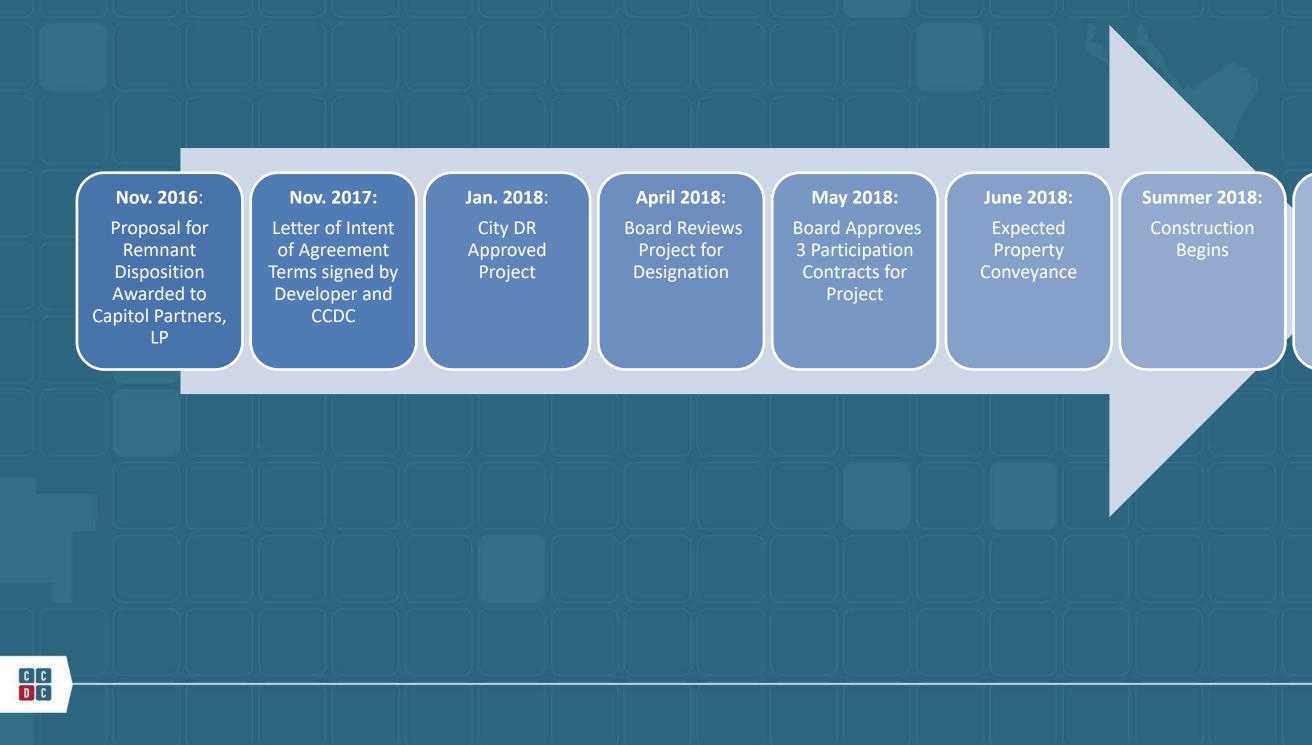


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C C D C

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

# **Project Timeline**



### Early 2020:

Construction Complete

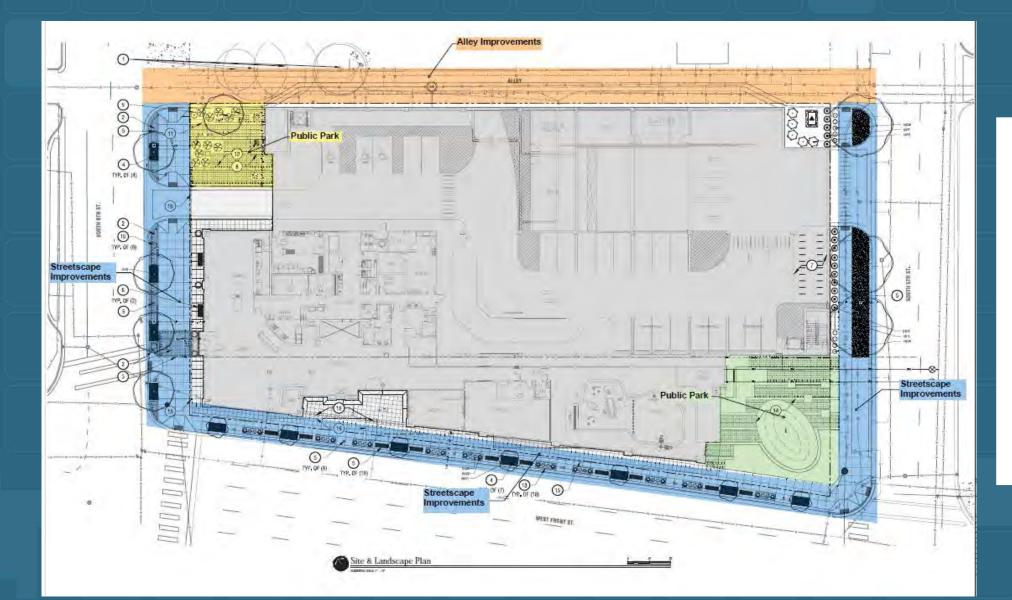
# Agreement Details – Disposition Agreement



CC DC

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

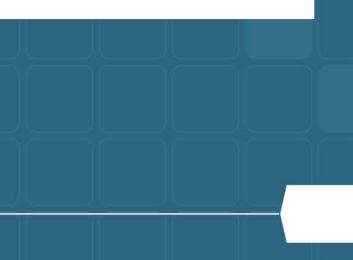
# Agreement Details – Type 3 Public Improvements



- - 0
  - 0



Type 3 Agreement Terms Total Request of \$1,845,200 • Streetscapes: \$794,465 Utilities: \$572,303 2 Public Parks: \$478,406 Reimbursement paid over 4 years, once CCDC receives increment generated by project



# Agreement Details – Parking Permits Agreement



### Parking Permit Purchase Agreement Terms

- CCDC purchases 200 monthly passes for 7 years @ \$150 per space
- re-sold to the public
- be included in passes re-sold from CCDC's allotted spaces
- Developer can terminate at any time (30 days notice)



Spaces re-sold by Developer/Operator, and CCDC will receive the income from any of the 200 allotted spaces that are

All passes must be sold at same pricing and at a minimum price of \$150/month

Developer's existing customers, will not

## Suggested Motion:

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



# AGENDA

### **IV.** Action Item

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



### Shellan Rodriguez Real Estate Development Manager





### 617 Ash Street (Hayman House)



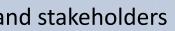
### Hayman House - 617 Ash Street





### Where we've been...

Spring 2016	<ul> <li>University of Idaho - Architectural Dig</li> <li>CCDC declares desire to preserve</li> <li>discussions with COB Arts and History Department</li> </ul>
2016 thru Summer 2017	<ul> <li>RFQ/P awarded for Ash Street Townhomes</li> <li>Design Development for Ash Street Townhomes</li> <li>Arts &amp; History RFP for Design of HH Property</li> </ul>
September 2017	<ul> <li>Ash Street DDA Approved by CCDC</li> <li>Conveyance Drafted with COB, Within CCDC CIP</li> <li>A&amp;H completes design, works closely with developer a</li> </ul>
Spring 2018	<ul> <li>Additional financial request due to Flood Plain Mitigation</li> <li>Approved within Amended CIP</li> <li>Agreement to be finalized (CCDC Board and City Council)</li> </ul>

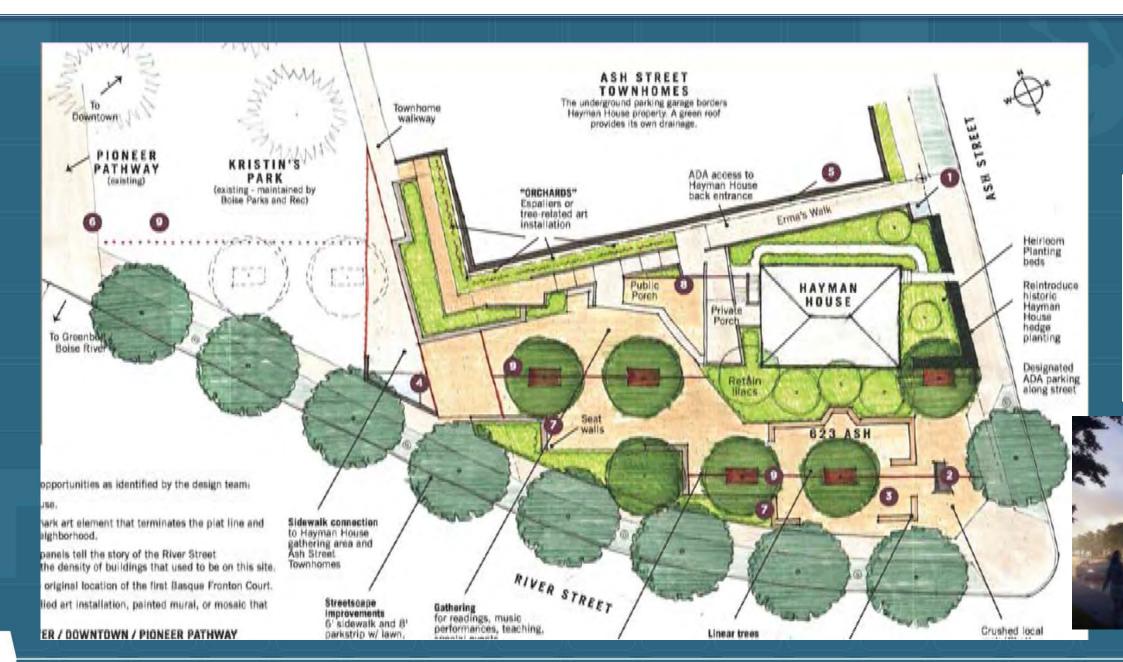




- 1) CCDC Contribution \$277,000 as is
- 2) Closing within 30 days of execution
- 3) Ash Street Townhomes Neighbor
  - a) Access to site for construction staging of Ash Street
  - b) City will not withhold landscaping or drainage easements for Ash Street Townhomes



### Where We're Going...



C C D C







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



# AGENDA

### **IV.** Action Item

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

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

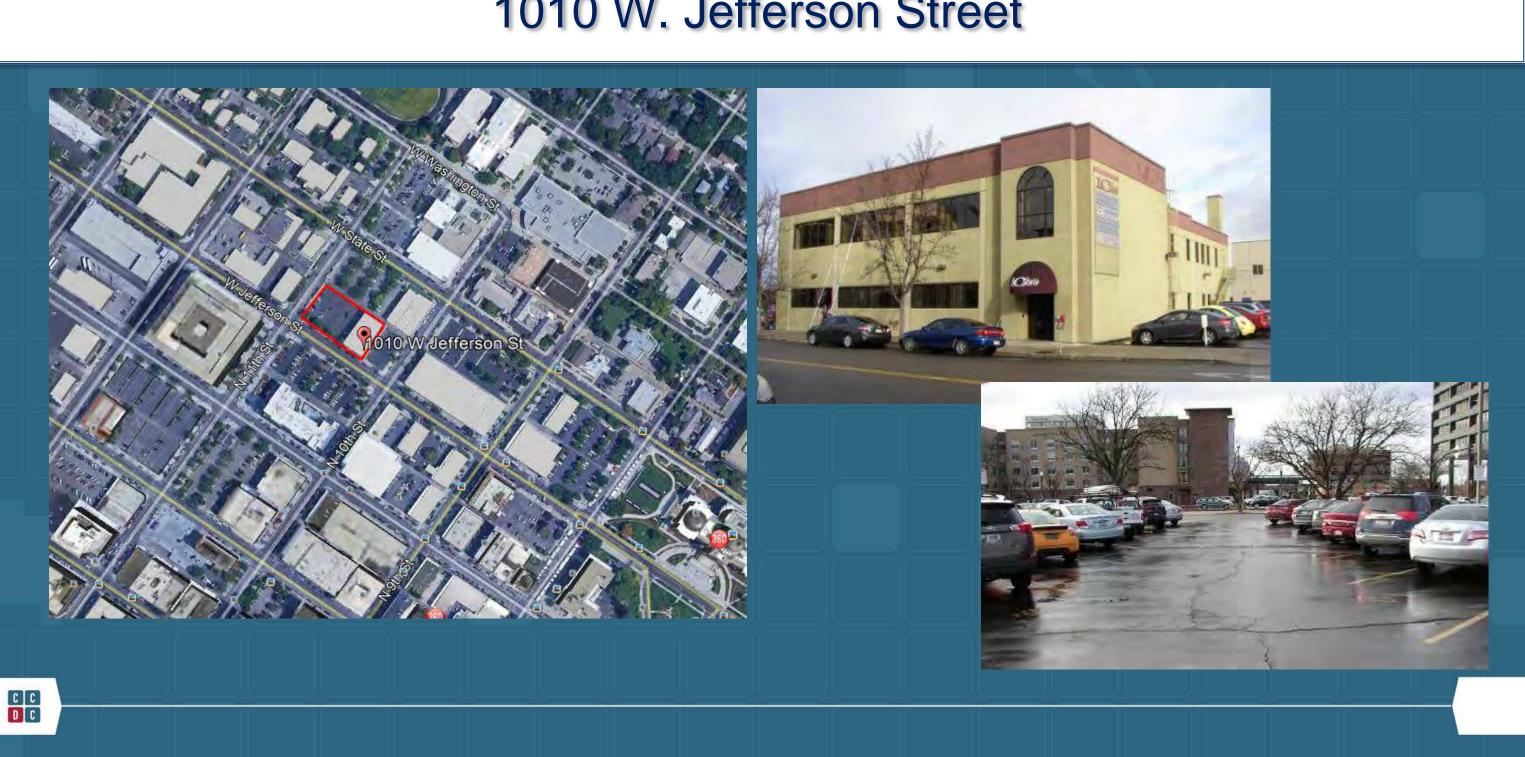
### Shellan Rodriguez Real Estate Development Manager



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### 1010 W. Jefferson Street







### The Property

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









**General Info** 



C C D C

Price	Closing Date
<ul> <li>\$4,840,000</li> <li>Appraised Value</li> <li>\$95,000 refundable Deposit</li> <li>Stabilized cap rate 6.25%, \$184/ s.f.</li> </ul>	<list-item><list-item></list-item></list-item>

### Contingencies

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

# Why?

### **Property Acquisition Guidelines:** (7 of 14)

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





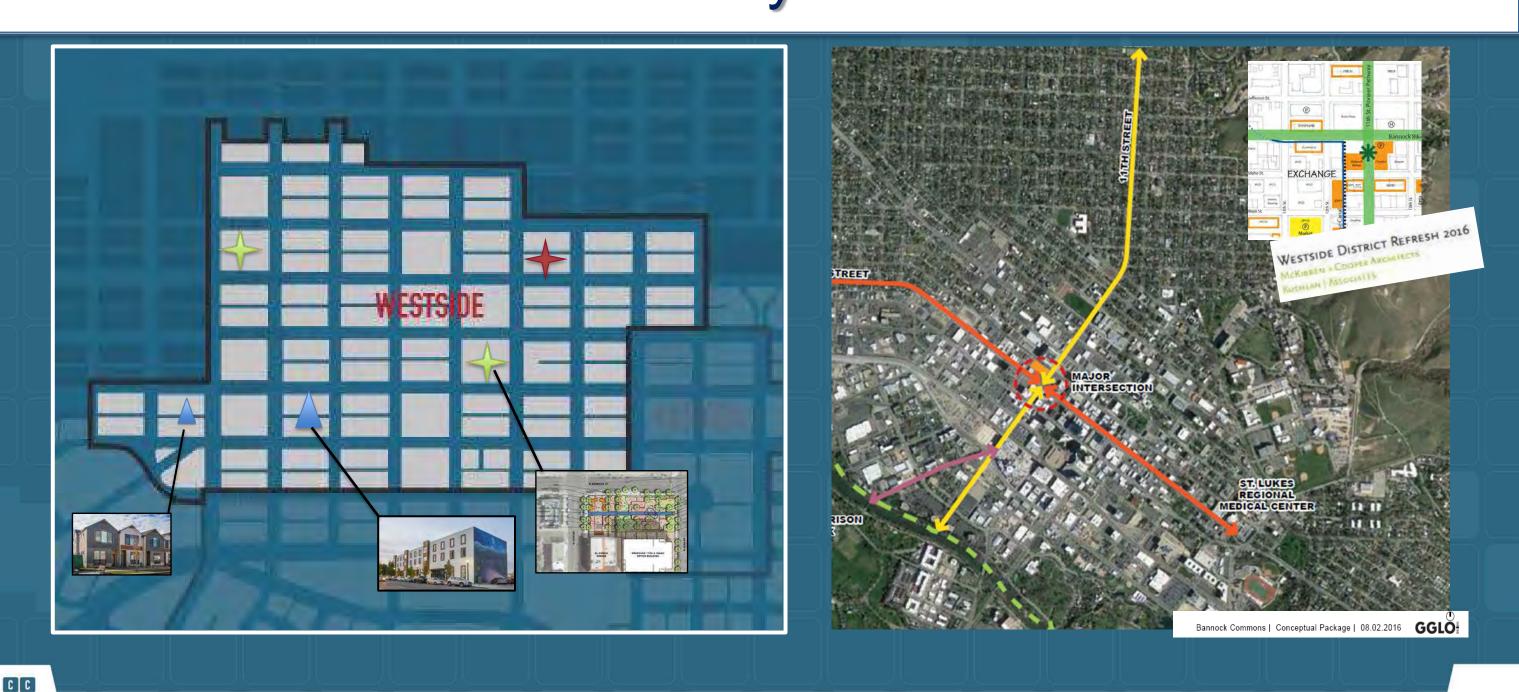


INFRASTRUCTURE





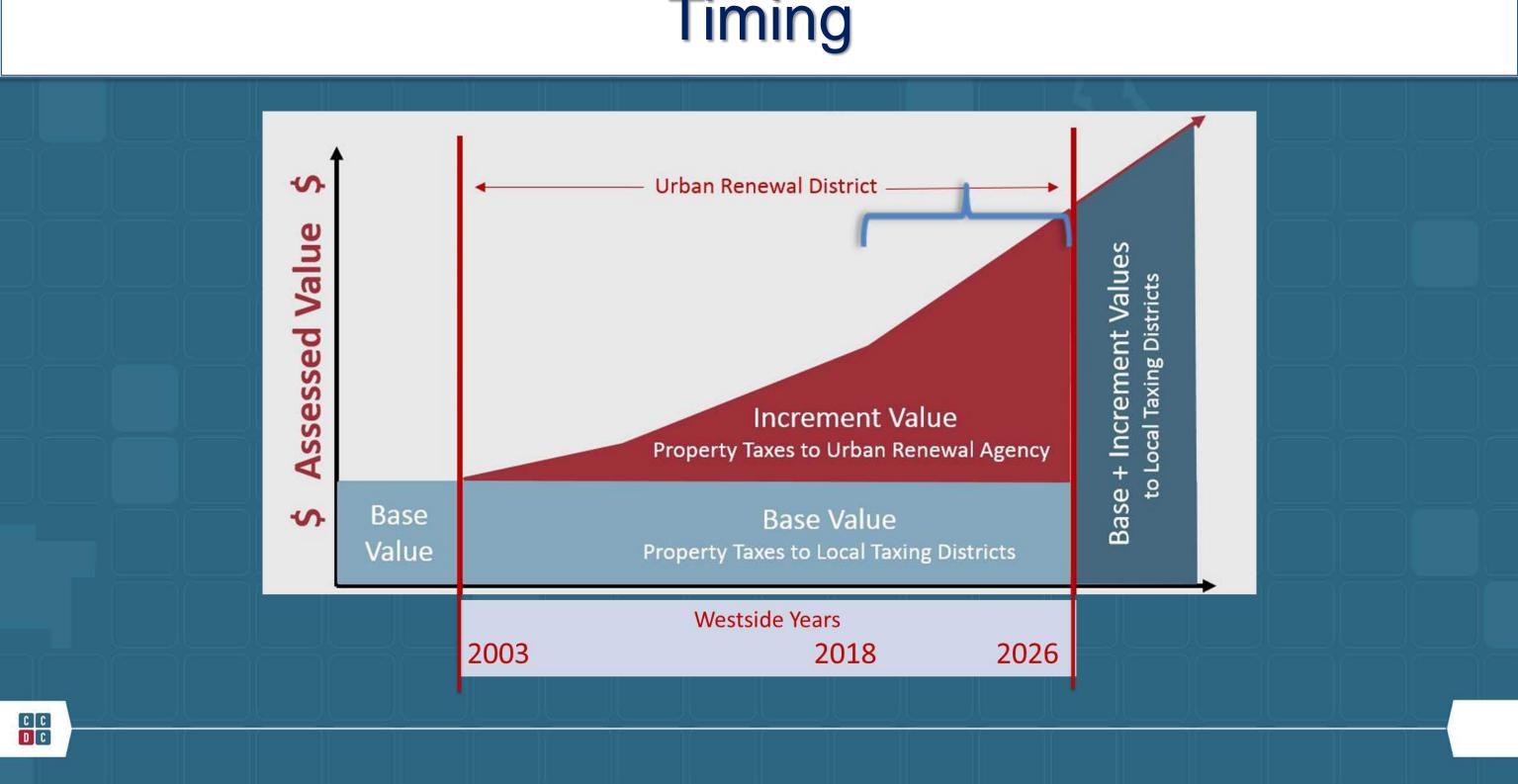




C C D C



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



### AGENDA

#### **IV.** Action Item

- CONSIDER: 6<sup>th</sup> & Front Type 3 Participation Project, Remnant Disposition, and Parking Permit Purchase Α. Agreement with Front Street Investors (5 minutes).....Laura Williams
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#### 10<sup>th</sup> & Front Garage Concrete Repairs Project **Contractor Pre-Qualification**





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

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

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

Stage 1: RFQ Issued March 1, 2018

Public Notice in Idaho Statesman March 1 and 8

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

<< Review for compliance and scoring RFQ requirements >>

CCDC Board Decision April 9, 2018

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

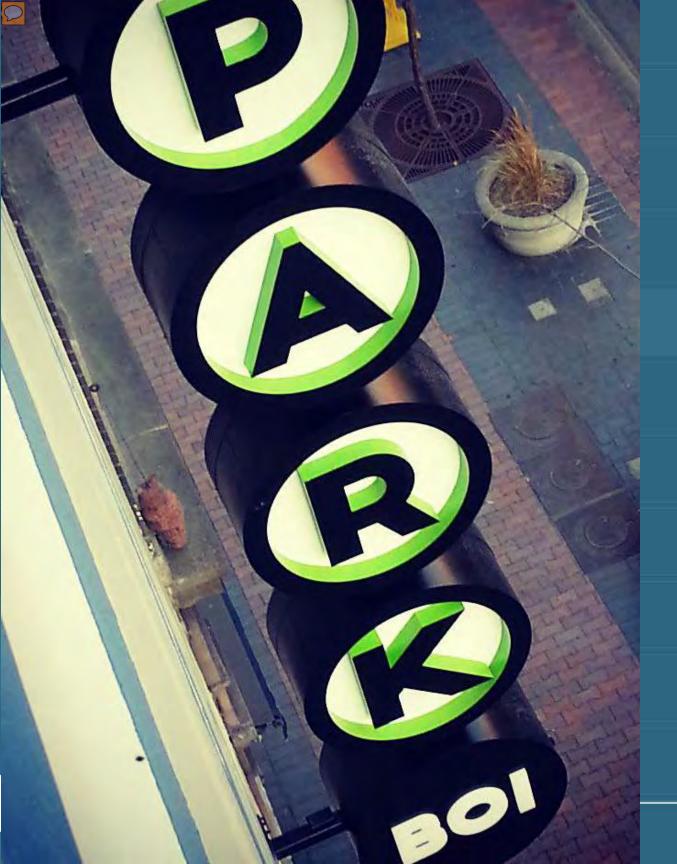




<b>Experience Constructing Similar Facilities</b>	30 points
Key Personnel	20 points
<b>Overall Performance History</b>	25 points
References	15 points
Prior Experience with CCDC	10 points



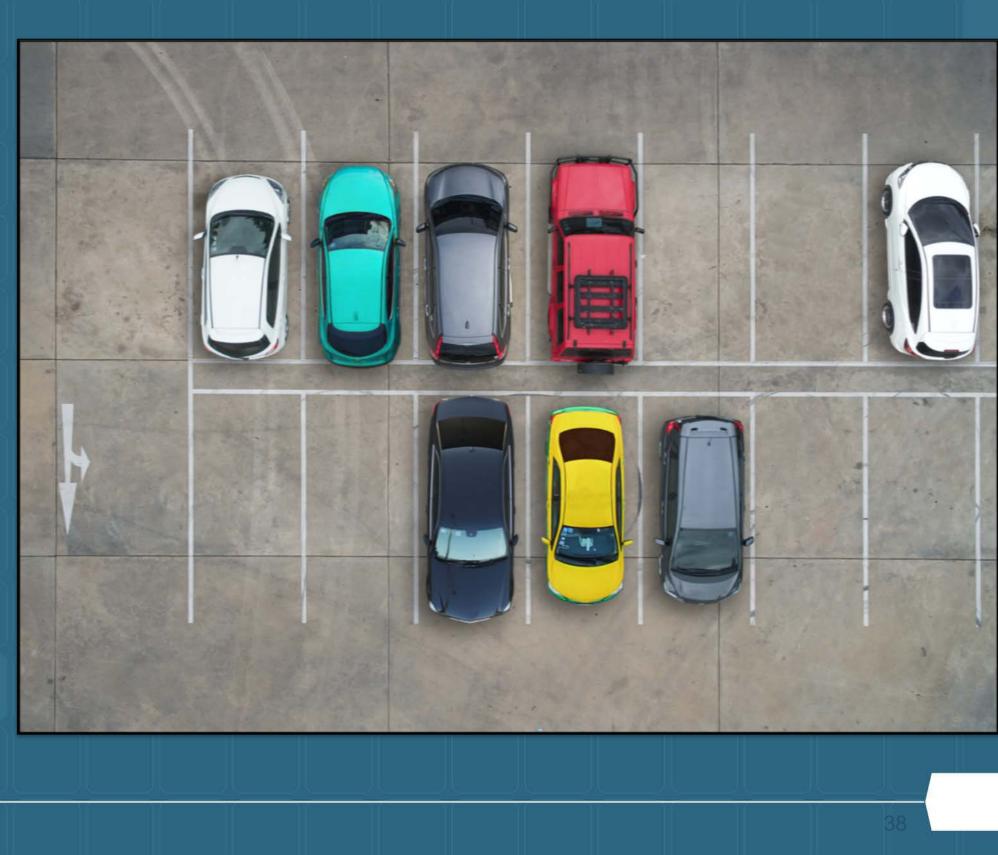




**SOQs Received:** Consurco, Inc. **ESI-Engineered Structures**, Inc. Guho Corp. McAlvain Construction, Inc. **Structural Preservation Systems** Watson Associates Western Specialty Contractors



# struc'tur'al

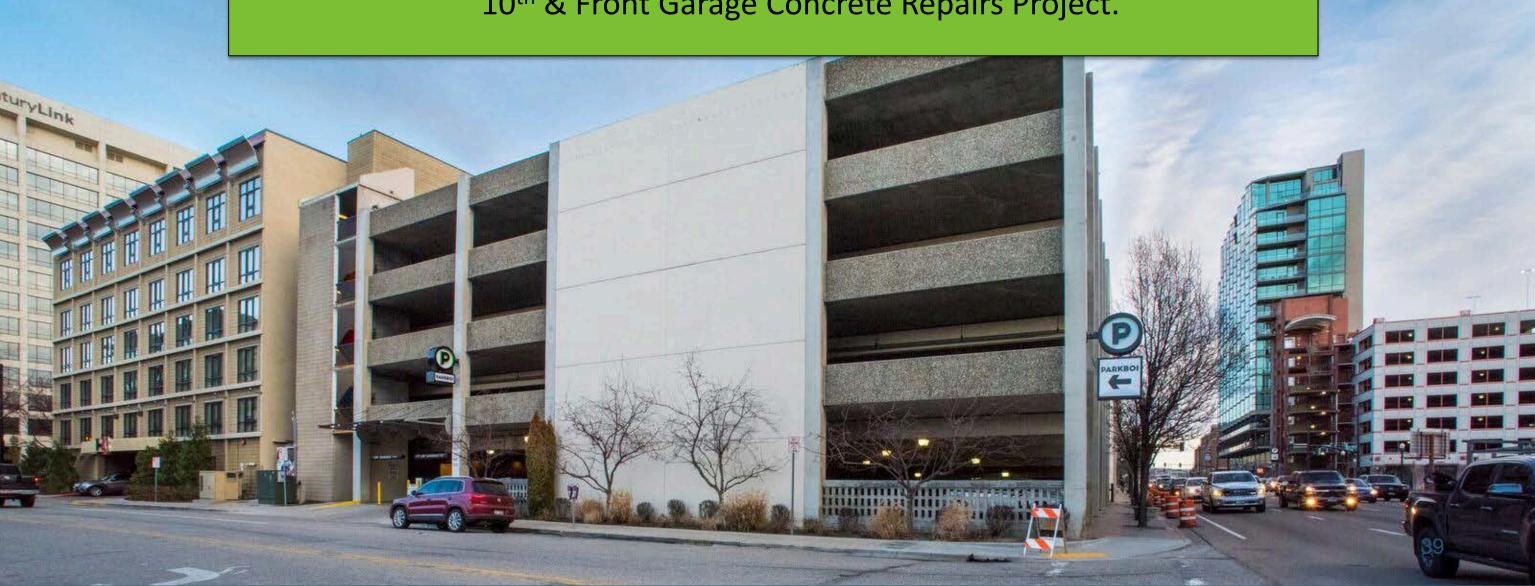






#### **Resolution No. 1539**

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



### AGENDA

#### **V. Information/Discussion Items**

Α.	Shoreline URD Update (5 minutes)
B.	Parking and Mobility Programs Update (5 minutes)
C.	Operations Report (5 minutes)

#### **VI. Executive Session**

#### VII. Adjourn



#### .....Shellan Rodriguez .....Max Clark ....John Brunelle

### Shoreline URD Update

#### Shellan Rodriguez Real Estate Development Manager







#### URBAN RENEWAL PLANNING **SHORELINE DISTRICT**

C C D C

PROPOSED SHORELINE DISTRICT

#### WESTSIDE DISTRICT

#### **RIVER MYRTLE-OLD BOISE** DISTRICT

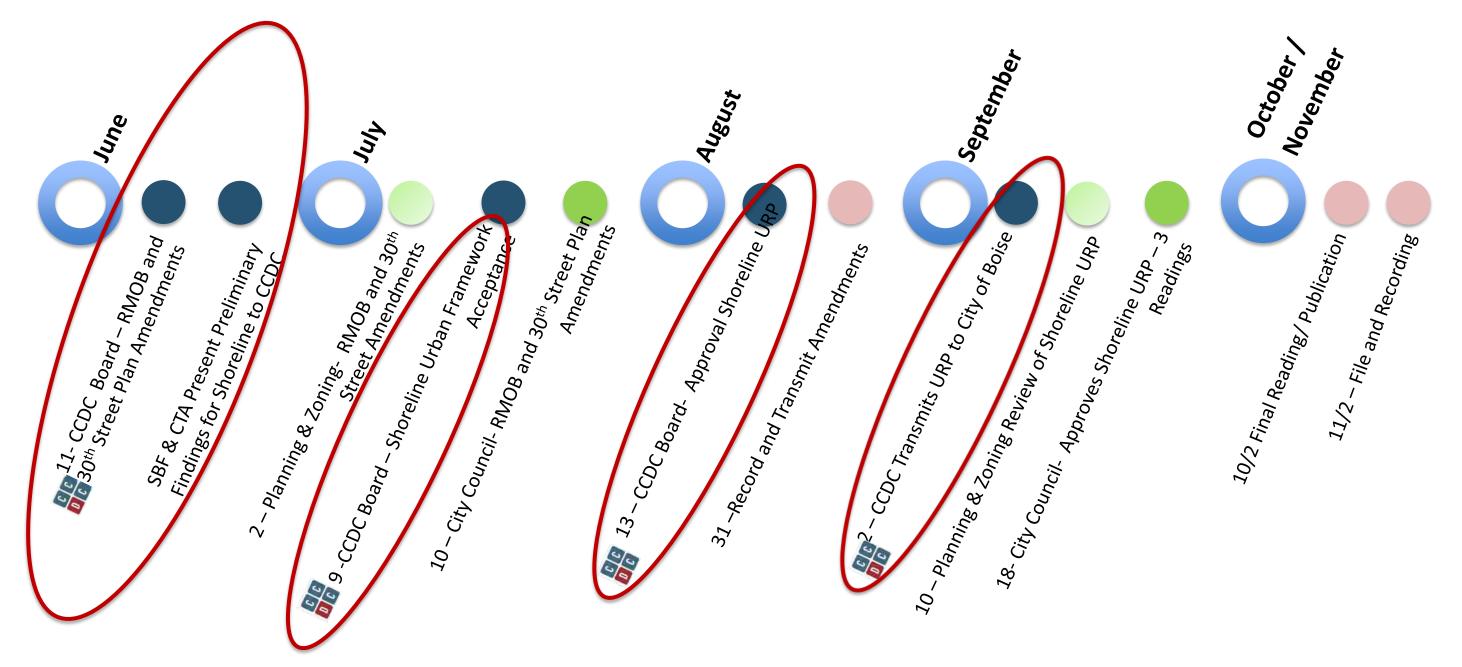


### ADOPTION URBAN RENEWAL

PLAN ADOPTION PROCESS

FALL'18

### **District Creation Plan Amendments Public Meeting Milestones**





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# SHORELINE DISTRICT



### AGENDA

#### V. Information/Discussion Items

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

#### **VI. Executive Session**

#### VII. Adjourn



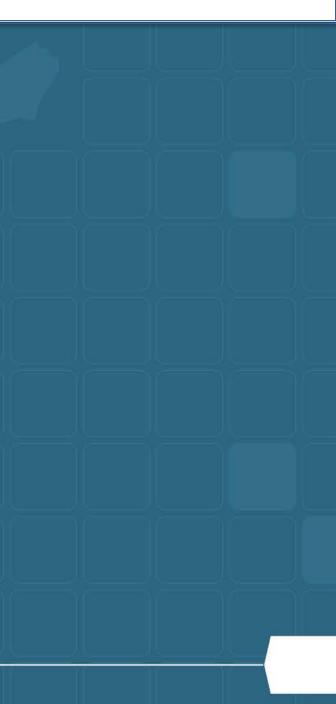
### .....Shellan Rodriguez .....Max Clark



#### Max Clark Director of Parking & Mobility



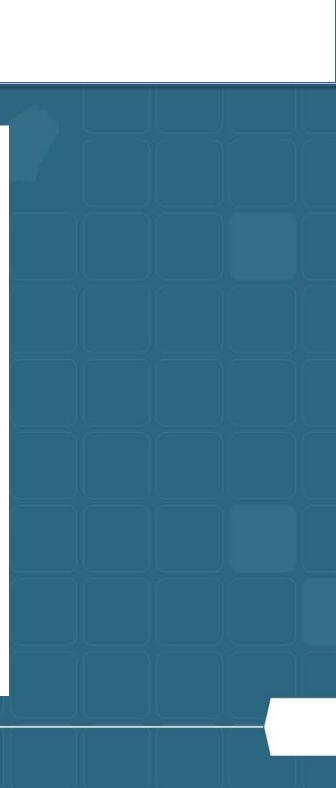




### ParkBOI Off-Street System



C C D C



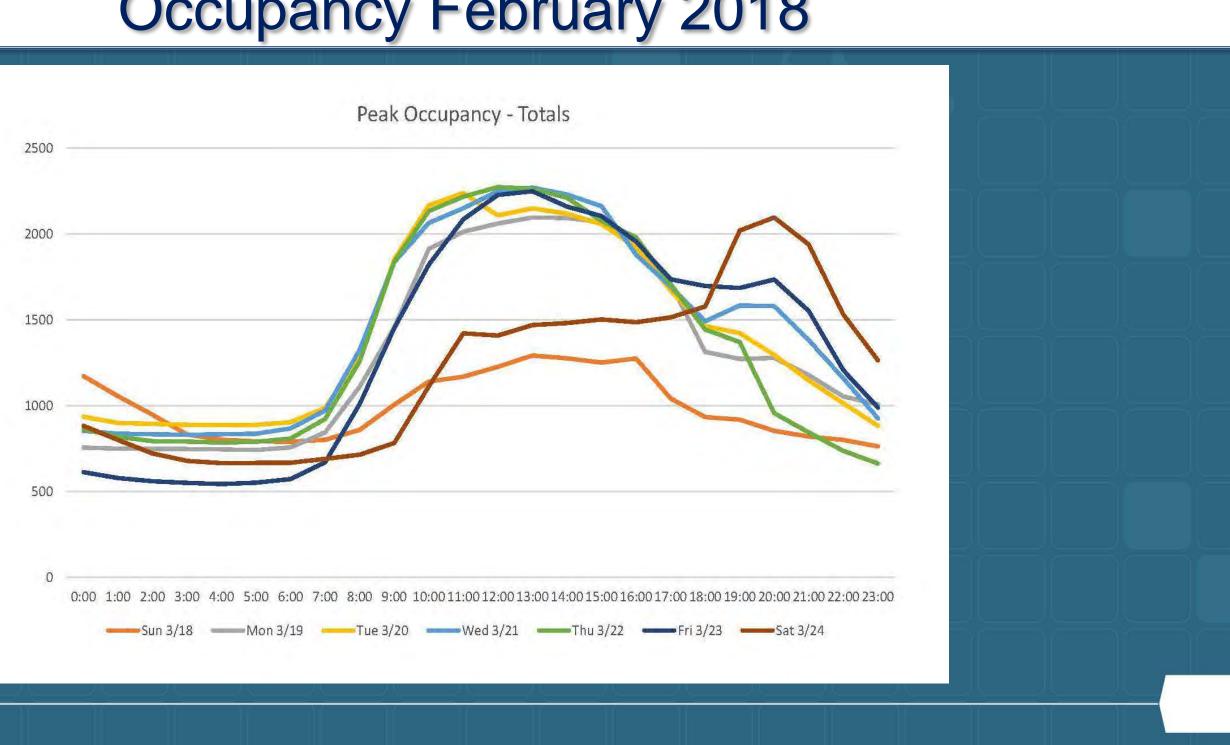
### Transactions: February 2017 v. February 2018

C C D C

Hourly	Capitol & Myrtle (Myrtle)	Capitol & Main (Capitol Terrace)	9th & Front (City Centre)	Capitol & Front (Boulevard)	9th & Main (Eastman)	10th & Front (Grove)	Totals
Feb '17	6,883	22,988	15,656	1,535	14,128	3,089	64,279
Feb '18	6,579	19,704	14,101	1,735	13,302	3,062	58,483
Change	-4.42%	-14.29%	-9.93%	13.03%	-5.85%	-0.87%	-9.02%
Monthly	Capitol & Myrtle (Myrtle)	Capitol & Main (Capitol Terrace)	9th & Front (City Centre)	Capitol & Front (Boulevard)	9th & Main (Eastman)	10th & Front (Grove)	Totals
	· · · · · ·	(capitor remace)	(010) 001110)	(Boulevalu)	(Lastinan)	(Grove)	
Feb '17	266	288	407	84	337	504	1,886
Feb '17 Feb '18							1,886 1,798
	266	288	407	84	337	504	



## **Occupancy February 2018**





 $\sum$ 

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

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

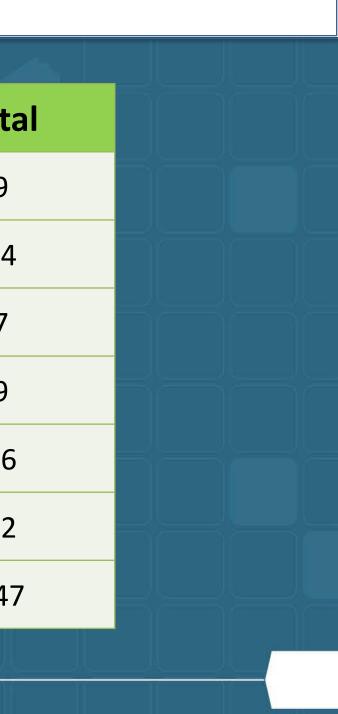




### **Current Waitlist Totals**

Garage	Corporate	Individual	Tot
Capitol & Myrtle (Myrtle)		9	9
Capitol & Main (Capitol Terrace)	18	6	24
9th & Front (City Centre)		7	7
Capitol & Front (Boulevard)	4	5	9
9th & Main (Eastman)	9	7	16
10th & Front (Grove)	79	3	82
	110	37	14



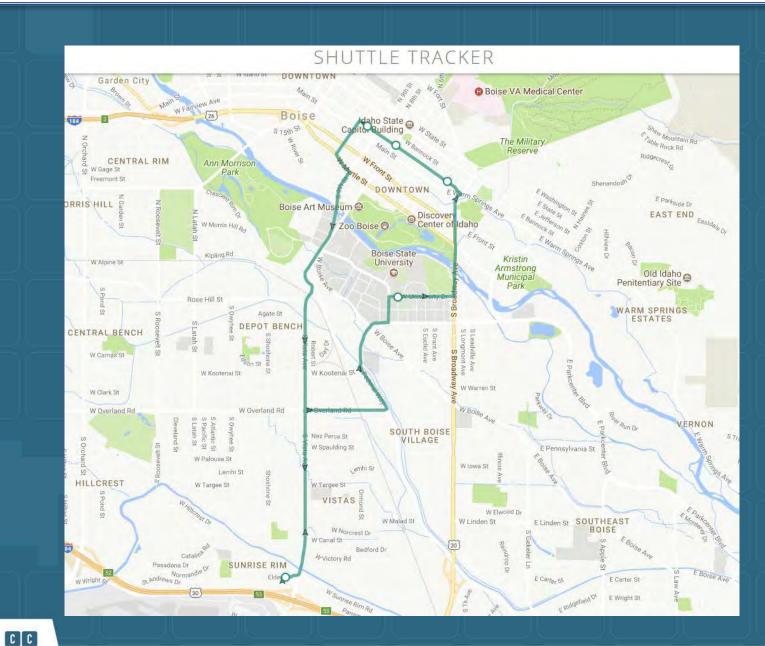


# **Shared Mobility Future**



C C D C

### Elder Street Park & Ride/Shuttle

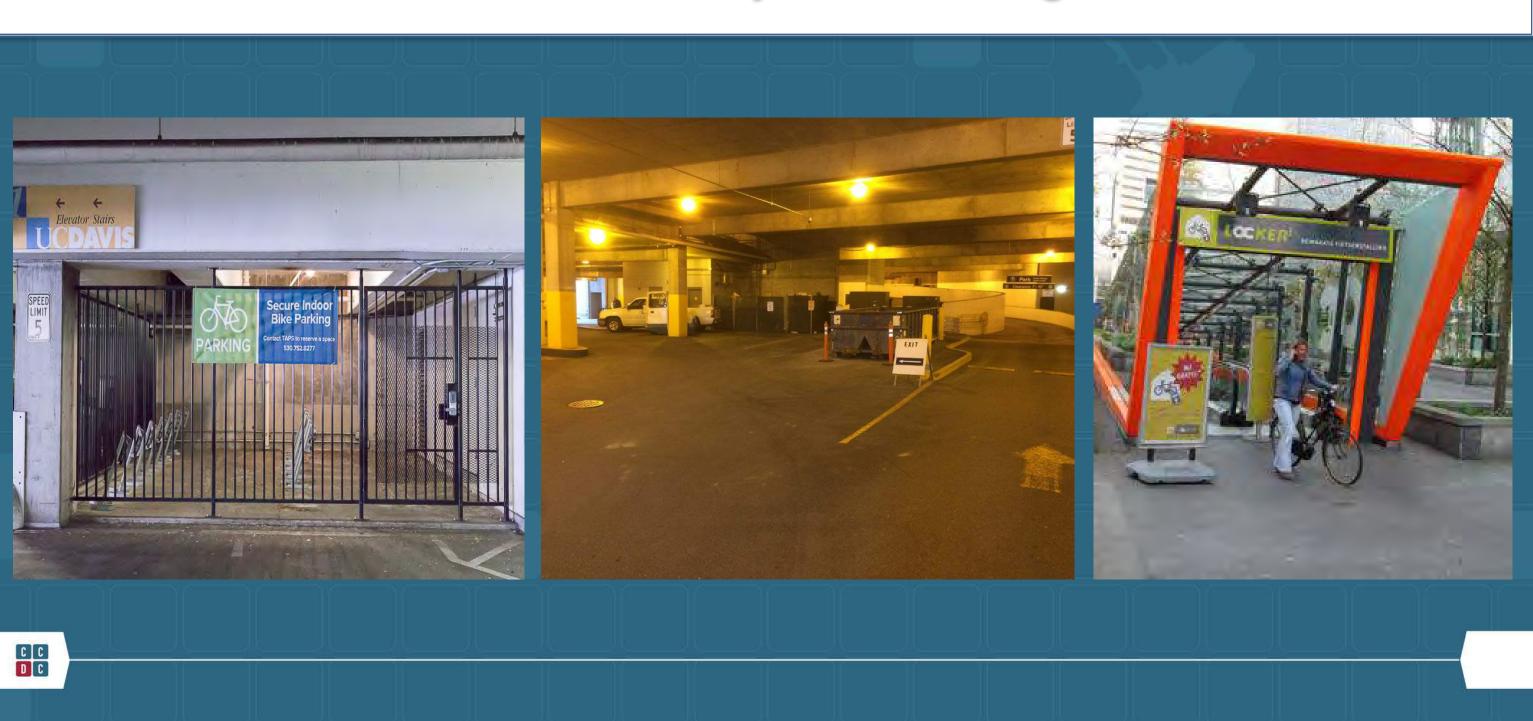


DC

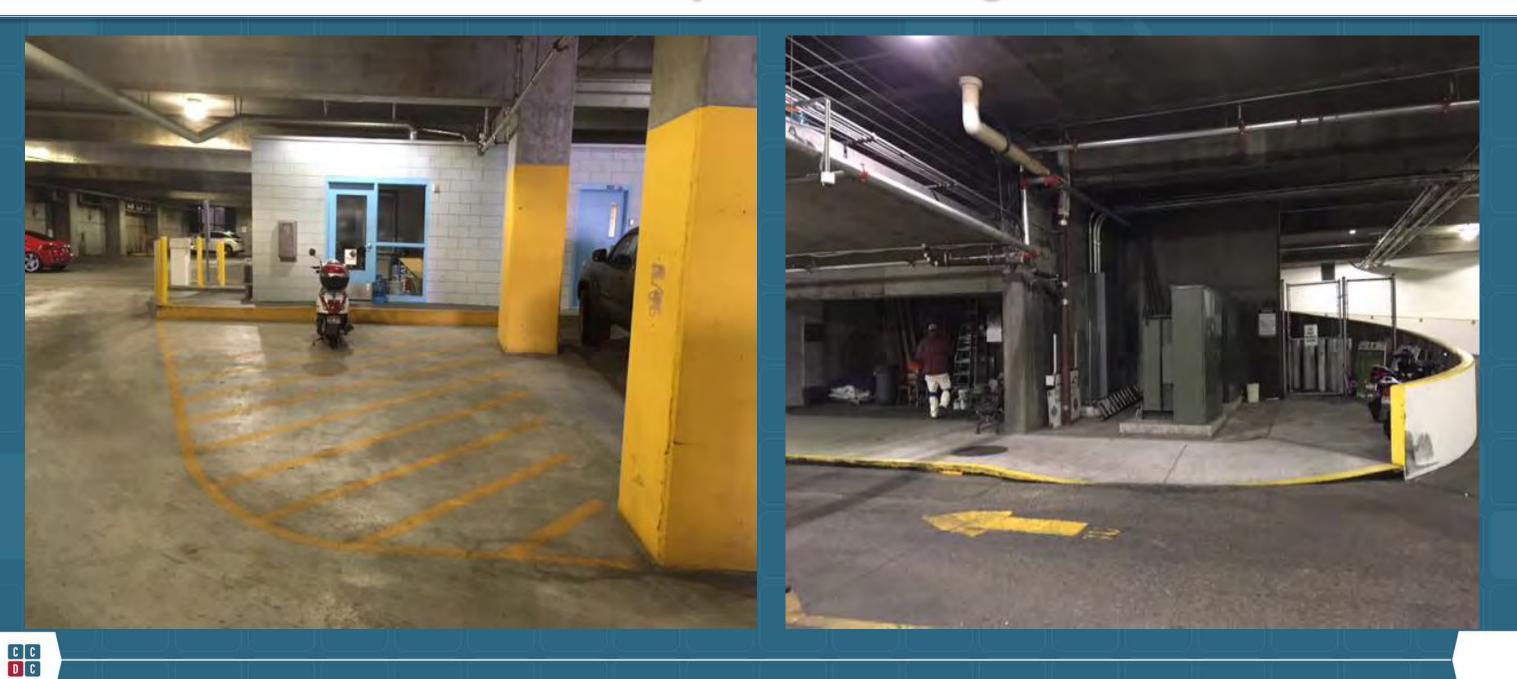
Partnership BSU, City, CCDC 2 Vans + VRT Vista Routes 75 Registered Riders 435 Rides in March 5-17 Vehicles/Day

# **Secure Bicycle Parking**

 $\bigcirc$ 



# Motorcycle Parking



### **Carpool Preference**

REGISTERED CARPOOL PARKING ONLY

P

R

BOI

 $\bigcirc$ 

0 C D C HANG TAG MUST BE DISPLAYED

**Questions? Please Contact** 

ACHD COMMUTERIDE

(208) 345-POOL commuteride@achdidaho.org

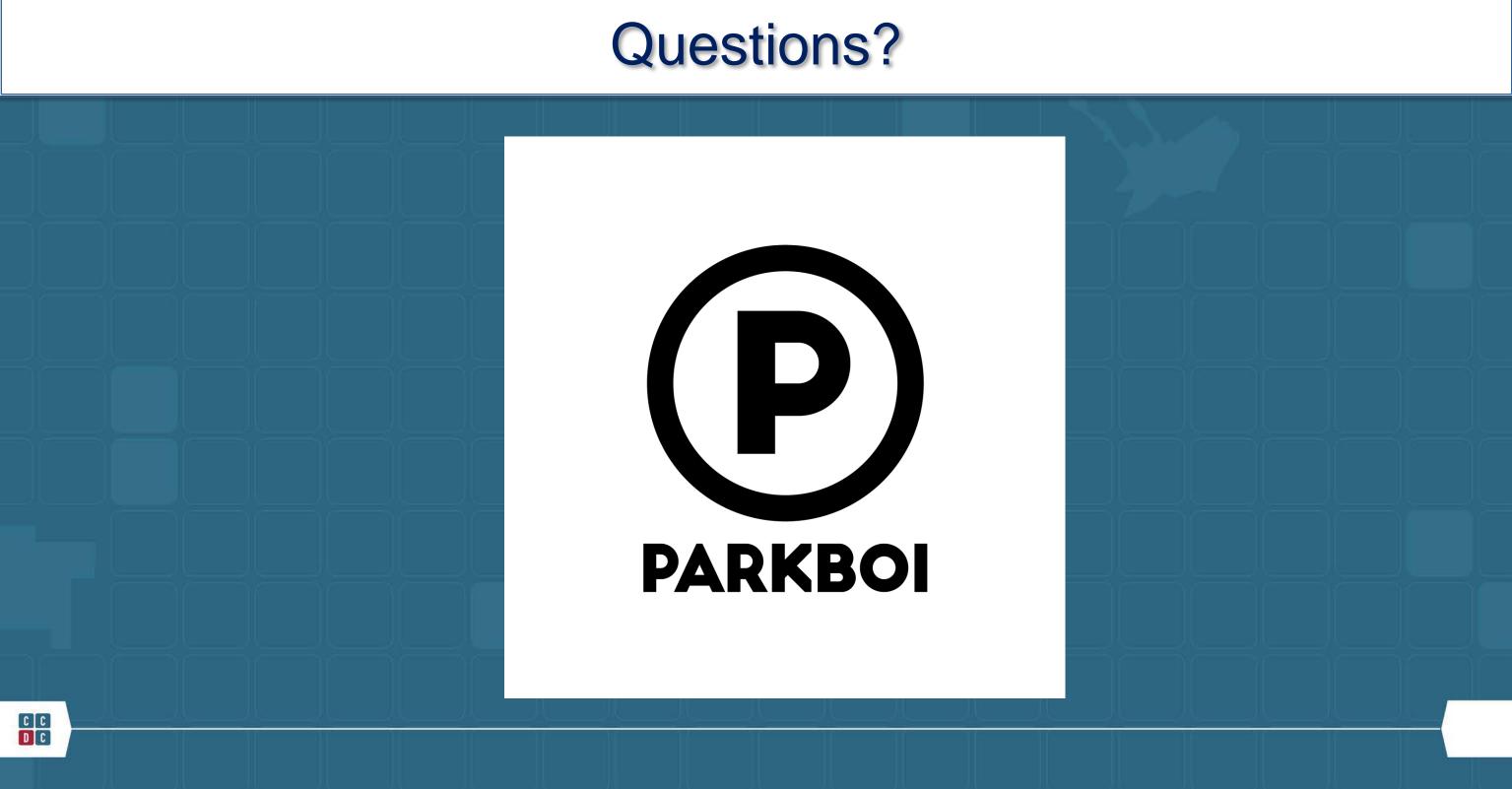
OR

ParkBOI at info@parkboi.com

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







### AGENDA

#### **V. Information/Discussion Items**

Α.	Shoreline URD Update (5 minutes)
B.	Parking and Mobility Programs Update (5 minutes)
C.	Operations Report (5 minutes)

#### VI. Adjourn

#### .....Shellan Rodriguez .....Max Clark ....John Brunelle

### **Operations Report**

### John Brunelle Executive Director





ADJOURN

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



# LIVE STREAMING 8 AUDIO RECORDING









### COLLABORATE. CREATE. DEVELOP. COMPLETE.

# **Board of Commissioners**

Regular Meeting May 14, 2018



# AGENDA

#### **Call to Order** Ι.

Chair Zuckerman

#### **Agenda Changes** Ш.

Chair Zuckerman

#### III. Consent Agenda

- Expenses Α.
  - Approval of Paid Invoice Report April 2018 1.
- Minutes & Reports Β.
  - Approval of April 9, 2018 Meeting Minutes 1.
- C. Other
  - Approve Resolution #1541 CSHQA's Professional Design Services Task Order 14-015 Amendment #1 1. for Central District Public Improvements
  - Approve Resolution #1547 Approving Easement Agreements for BoDo Sidewalks 2.
  - Approve FY 2018 Q2 Financial Report, October 1, 2017 thru March 31, 2018 (Unaudited) 3.



### **CONSENT AGENDA**

#### Motion to Approve Consent Agenda





### Ada County Assessor's Annual Report

#### **Bob McQuade** Ada County Assessor







# AGENDA

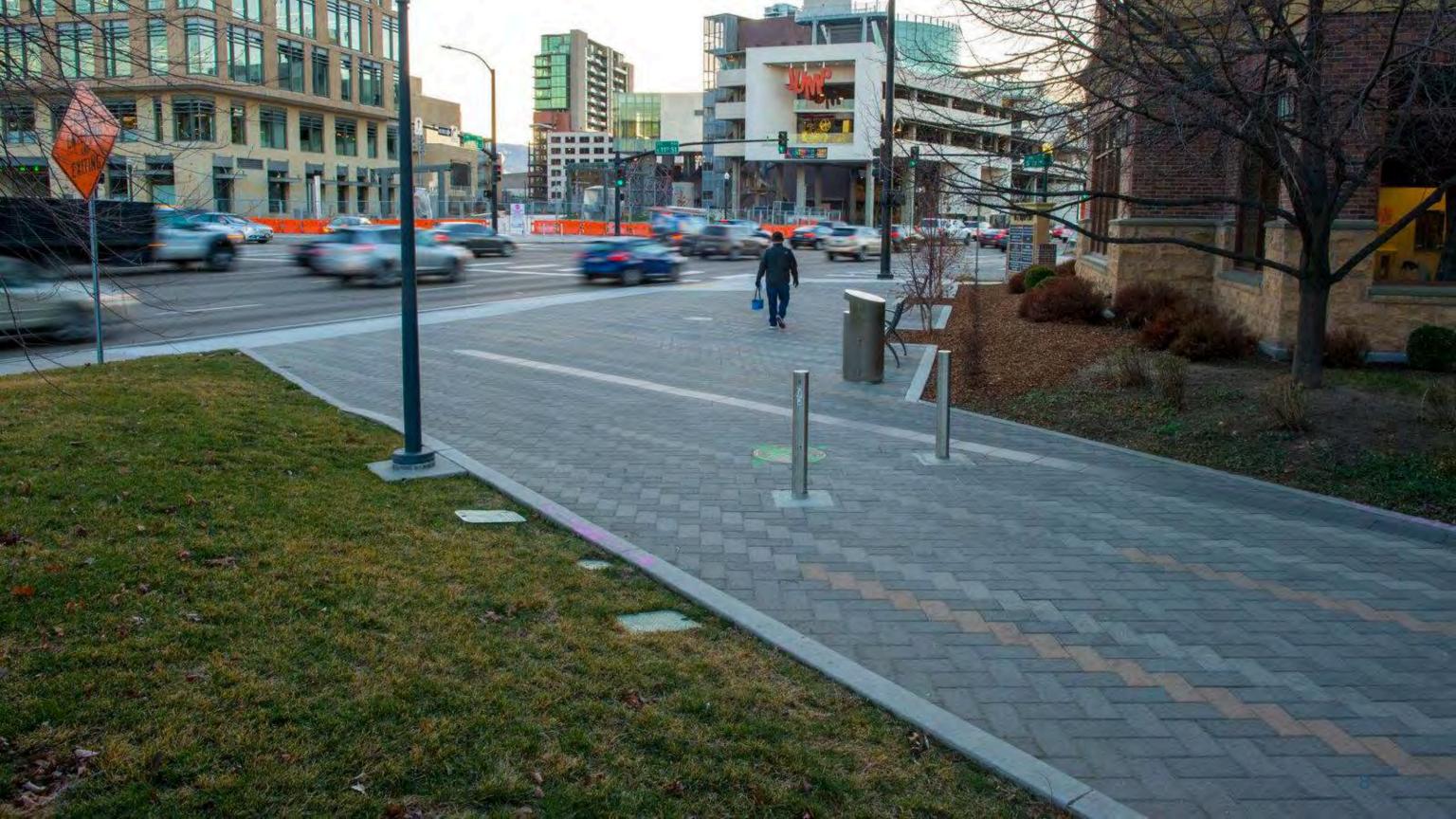
#### **IV.** Action Item

- CONSIDER: Resolution #1548- to Quitclaim 11<sup>th</sup> & Myrtle Remnant to City of Boise (5 minutes) Α.
- CONSIDER: Resolution #1529 Amend Resolution #1478, RMOB Series 2017 A Redevelopment Bonds Β.
- CONSIDER: 801 W Main Street Wells Fargo Center Retail Type 1 Participation Design (5 minutes) C.
- CONSIDER: Resolution #1543 –6<sup>th</sup> and Front Project Approval of the Disposition and Development Agreement D. for 502 West Front Street (5 minutes).....Laura Williams
- CONSIDER: Resolution #1544 6<sup>th</sup> and Front Project Approval of the Type 3 Participation Agreement with Ε. Front Street Investors, LLC (5 minutes).....Laura Williams
- F. CONSIDER: Resolution #1545 – 6<sup>th</sup> and Front Project – Approval of the Parking Permit Purchase Agreement with Front Street Investors, LLC (5 minutes).....Laura Williams
- CONSIDER: Capitol & Front Garage RFP Update and Process Approval (5 minutes).....Laura Williams G.
- CONSIDER: Resolution #1550 Central District Geothermal Type 4 Agreement with City of Boise (5 minutes) Η.



# ......Mary Watson .....Laura Williams





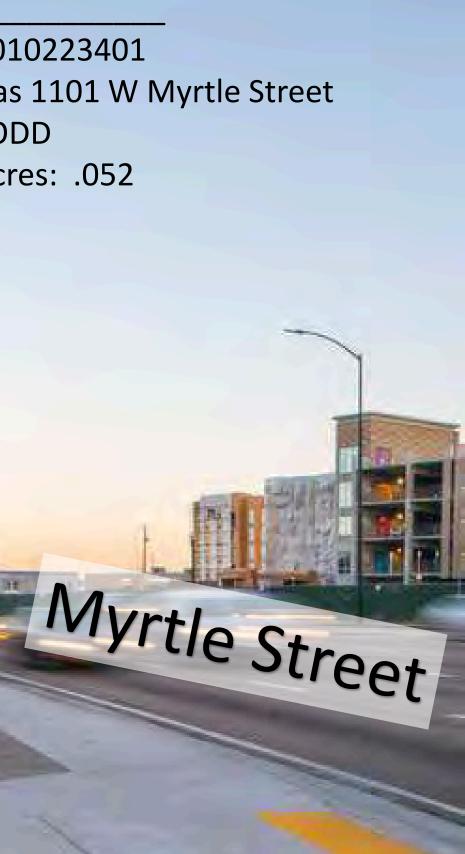


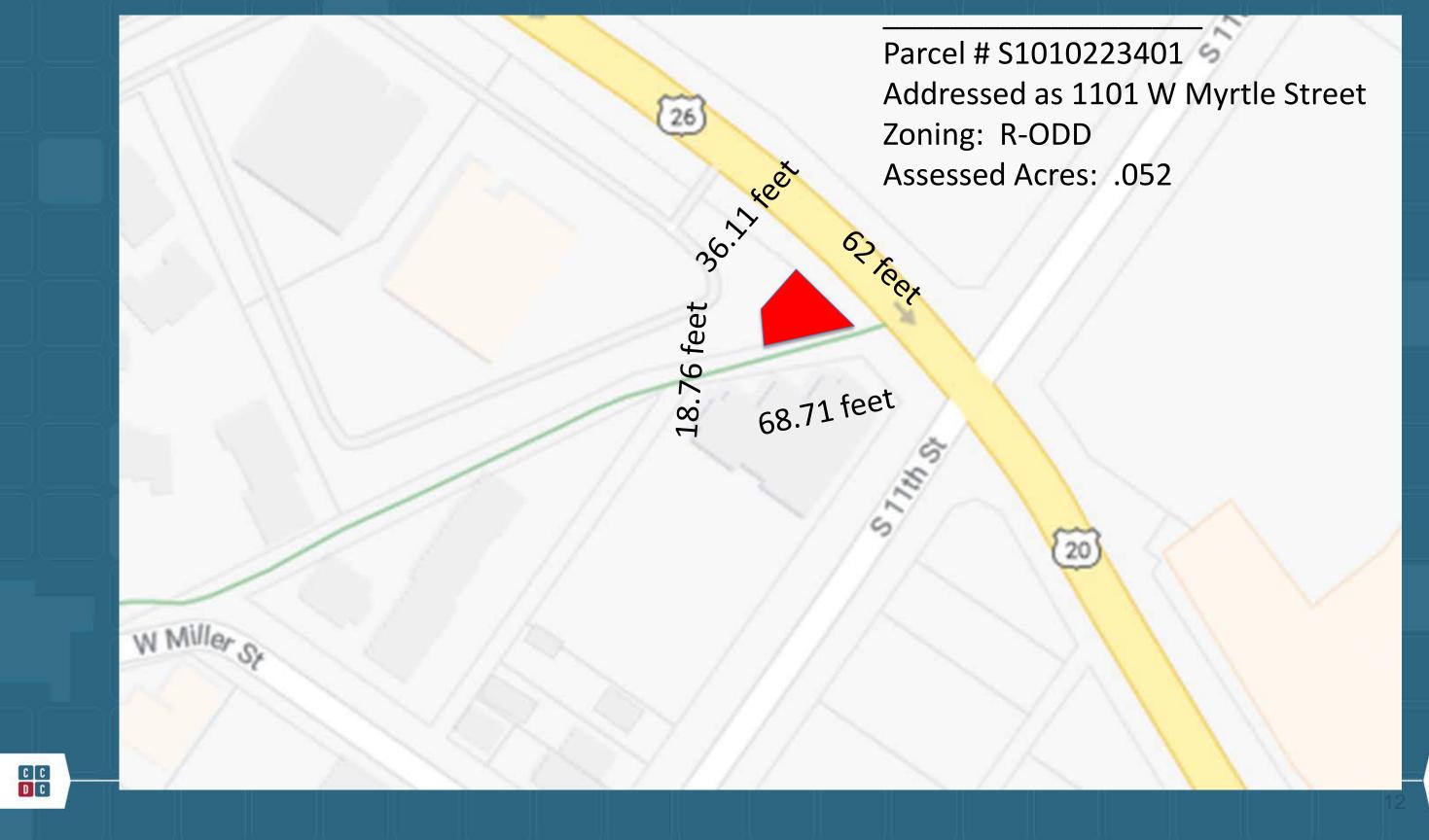
# Looking west...



## Looking west...

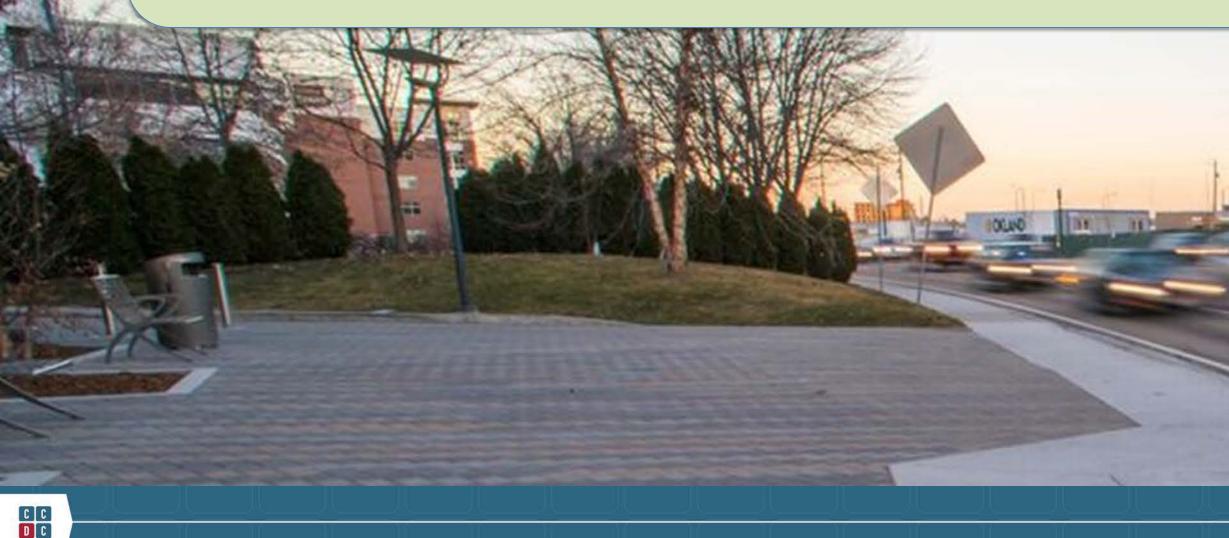
Parcel # S1010223401 Addressed as 1101 W Myrtle Street Zoning: R-ODD Assessed Acres: .052





### Motion:

# I move to adopt Resolution No. 1548 to quitclaim the 11<sup>th</sup> & Myrtle Remnant Parcel to the City of Boise.



# AGENDA

#### **IV.** Action Item

- CONSIDER: Resolution #1548- to Quitclaim 11<sup>th</sup> & Myrtle Remnant to City of Boise (5 minutes) Α.
- CONSIDER: Resolution #1529 Amend Resolution #1478, RMOB Series 2017 A Redevelopment Bonds Β. (5 minutes) ......Ross Borden
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- CONSIDER: Resolution #1550 Central District Geothermal Type 4 Agreement with City of Boise (5 minutes) Η.



# Mary Watson Laura Williams



# **Consider Resolution 1529**

 Amending Resolution 1478 \$13M Series 2017A Bond Resolution

> **Ross Borden**, Finance Director May 14, 2018





#### Resolution 1529 - Amending Resolution 1478 Series 2017 A Bond Resolution





May 2018 <u>Reso 1529</u> Amend 2017 A \$2.6M

## Resolution 1529 - Amending Resolution 1478 Series 2017A Bond \$13 million River-Myrtle / Old Boise



**Broad Street / LIV District** \$4.9M

11<sup>th</sup> & Front Parking Condo 250 of 839 spaces \$5.4M





#### **New Main Library!** \$2.6M

### **Resolution 1529 -** Amending Resolution 1478 Series 2017 A Bond Resolution

#### WHAT IT DOES...

- Redirects \$2.6M from Broad St / LIV District to new main Library! project.
- Reimburses city for \$2.6M new main Library! expenses.  $\bullet$
- Required Agreements:
  - 1. CCDC and city.
    - \$2.6 million for new main Library!
  - 2. City and Builder.
    - General Contractor or Design Build or CM/GC
- \$2.6M must be spent by May 2020.
  - Within 3 years of Series 2017A issuance
- Does not impact bond repayment schedule
  - \$13M Series 2017A bonds retired Sept 1, 2024.
  - \$1.97M P&I annually



#### **Resolution 1529 -** Amending Resolution 1478 Series 2017 A Bond Resolution

#### **Questions?**

#### Suggested Motion:

I move adoption of Resolution 1529 amending Resolution 1478, the Series 2017A Redevelopment Bond Resolution, to authorize redirecting the \$2.6 million originally intended to purchase the 5<sup>th</sup> & Broad Street parking condominium to eligible expenses associated with the construction of the new main Library! project.



# AGENDA

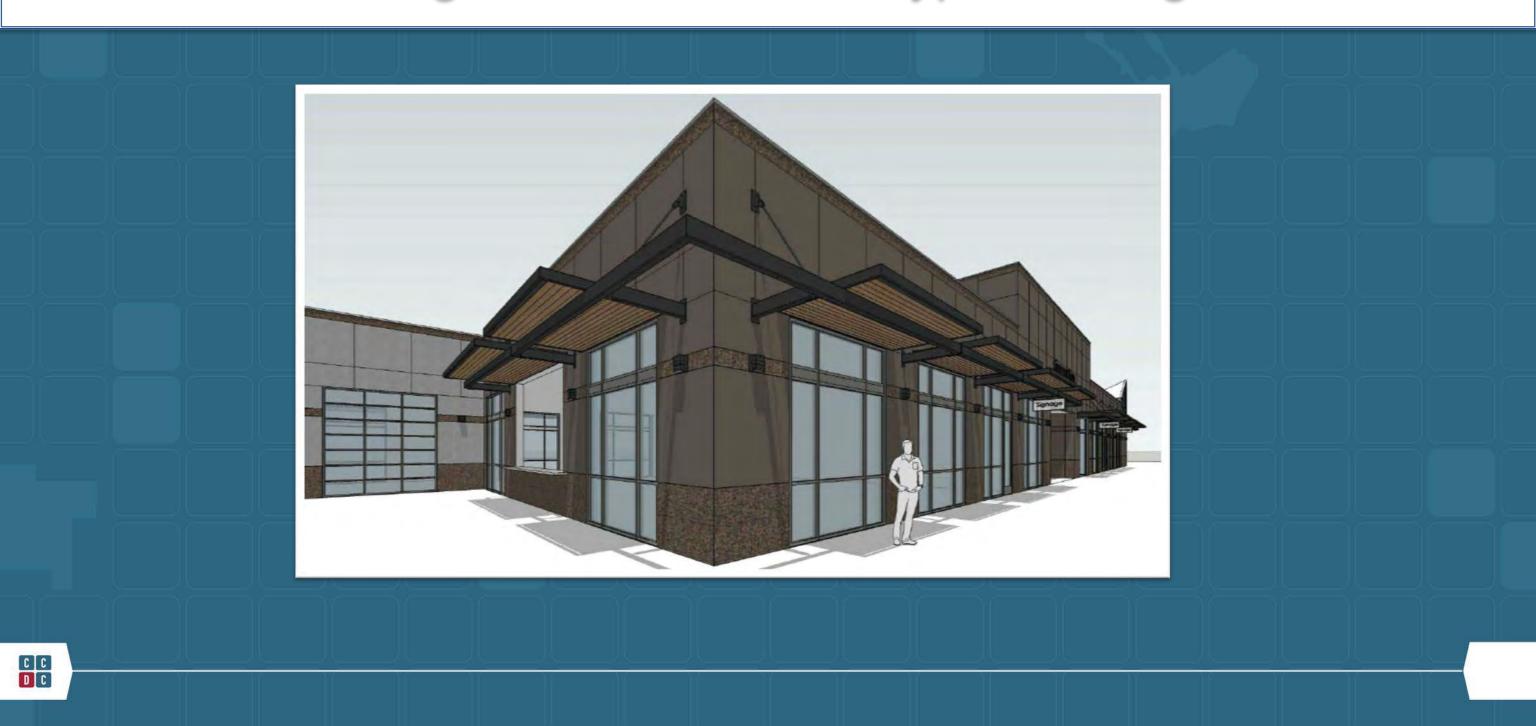
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- CONSIDER: Resolution #1550 Central District Geothermal Type 4 Agreement with City of Boise (5 minutes) Η.



# Mary Watson .....Laura Williams

# Wells Fargo Center Retail – Type 1 Designation





# **Project Location**







# Project Background



## **Project Details**



STANDING SEAM METAL ROOFING, COLOR CHARCOAL



**AWNINGS FRAMES: STEEL TO BE PAINTED CHARCOAL** 



ALUMINUM PANELS IN WOOD FINISH FOR SOFFITS

- 10,780 SF retail space
- \$500,000 Est. Total Renovation Costs
- April 9, 2018 DR approval (staff level)
- May 14, 2018 CCDC Board Type 1 **Agreement Designation**
- June 11, 2018 CCDC Board Approval of Type 1 Agreement
- Summer 2018 Construction
- September 30, 2018 Construction Complete
- \$150,000 Not-to-Exceed Amount



# Participation Program Requirements - Awnings

- Awnings must be located in the right-of-way or included in a public easement
- Awnings must provide functional services (shelter from sun, rain, etc.) to the public sidewalks and streetscapes
- Awnings must be made of durable material (including but not limited to metal, polycarbonate, and durable fabric)
- Awnings must extend at least 5 feet into the right-of-way

C C D C X Awnings must cover over 75% of the ground-floor frontage



## Suggested Motion:

I move to approve a program modification for the awning criteria for the Wells Fargo Center Retail Type 1 Project, and direct staff to negotiate a final Participation Agreement with ODC-FIC, LP.



# AGENDA

#### **IV. Action Item**

- A. CONSIDER: Resolution #1548- to Quitclaim 11th & Myrtle Remnant to City of Boise (5 minut
- B. CONSIDER: Resolution #1529 Amend Resolution #1478, RMOB Series 2017 A Redevelo (5 minutes)
- C. CONSIDER: 801 W Main Street Wells Fargo Center Retail Type 1 Participation Design
- D. CONSIDER: Resolution #1543 –6<sup>th</sup> and Front Project Approval of the Disposition and Dev for 502 West Front Street (5 minutes).....
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#### 6<sup>th</sup> and Front Project – Approval of the Disposition and Development Agreement, Type 3 Participation Agreement, and Parking Permits Purchase Agreement













## **Project Overview**



C C D C

- 540 Space Parking Garage
- 138 Room Hotel
- \$18 Million Total Development Costs Garage
- \$25 Million Total Development Costs Hotel
- 2 Public Park/Plaza Spaces
- CCDC Participation:
  - Discounted Land Disposition DDA
  - Type 3 Public Improvement Reimbursement
  - Parking Permit Purchase

## **Project Timeline**



## Agreement Details – Disposition Agreement

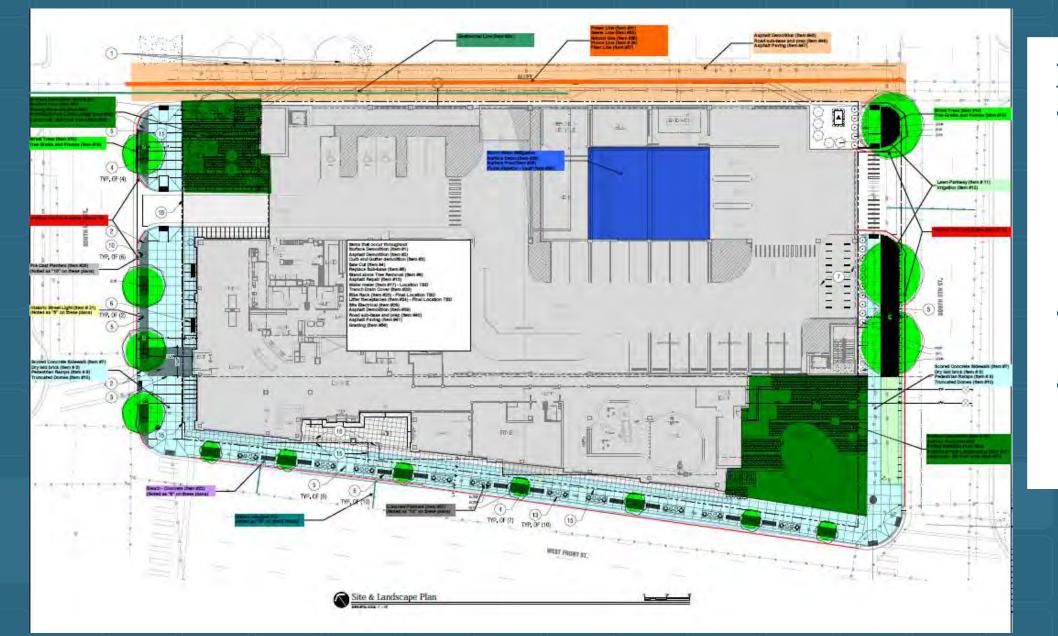


CC DC

#### **Disposition and Development Agreement Terms** Requirement to build 500 space parking garage and hotel/commercial valued at \$25 million within 3 years. \$300,000 paid by Developer to CCDC at closing, no additional land write-down after completion Requirements to close on property will include:

- - Evidence of financing
  - General Contractor under contract
  - Entitlements with City of Boise
- Construction commencing not later than Jan. 1, 2019
- All three Agreements will be finalized and signed before conveyance

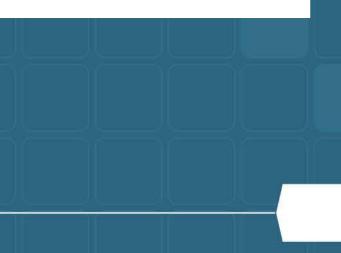
## Agreement Details – Type 3 Public Improvements



C C D C

- - 0
  - 0
  - 0
- generated by project

Type 3 Agreement Terms Total Request of \$1,478,439 • Streetscapes: \$581,514 Utilities: \$636,775 Streets & Alleys: \$94,750 2 Public Parks: \$165,400 \$330,000 upon completion for Front Street Improvements Remainder paid over 4 years, once CCDC receives increment



## Agreement Details – Parking Permits Agreement



CC DC Parking Permit Purchase Agreement Terms:

- CCDC purchases 200 monthly passes for 7 years @ \$150 per space
- re-sold to the public
- All passes must be sold at same pricing
- be included in passes re-sold from CCDC's allotted spaces
- Developer can terminate at any time (30 days notice)

Spaces re-sold by Developer/Operator, and CCDC will receive the income from any of the 200 allotted spaces that are

and at a minimum price of \$150/month

Developer's existing customers, will not

## Suggested Motion:

I move to Adopt Resolution 1543 - approving the Disposition and Development Agreement for 502 W Front Street, Resolution 1544 - approving the Type 3 Participation Agreement with Front Street Investors, LLC and Resolution 1545 - approving the Parking Permit Purchase Agreement with Front Street Investors, LLC











# AGENDA

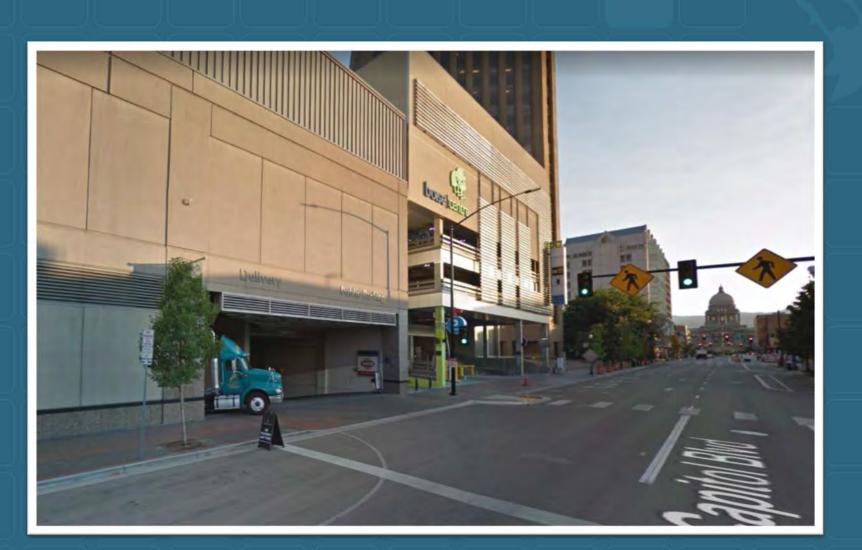
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- G. CONSIDER: Capitol & Front Garage RFP Update and Process Approval (5 minutes).....
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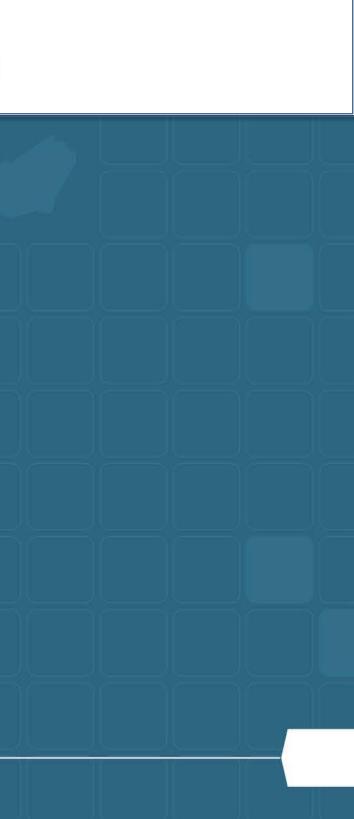


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chase Agreement Laura Williams
Laura Williams
f Boise (5 minutes) Doug Woodruff

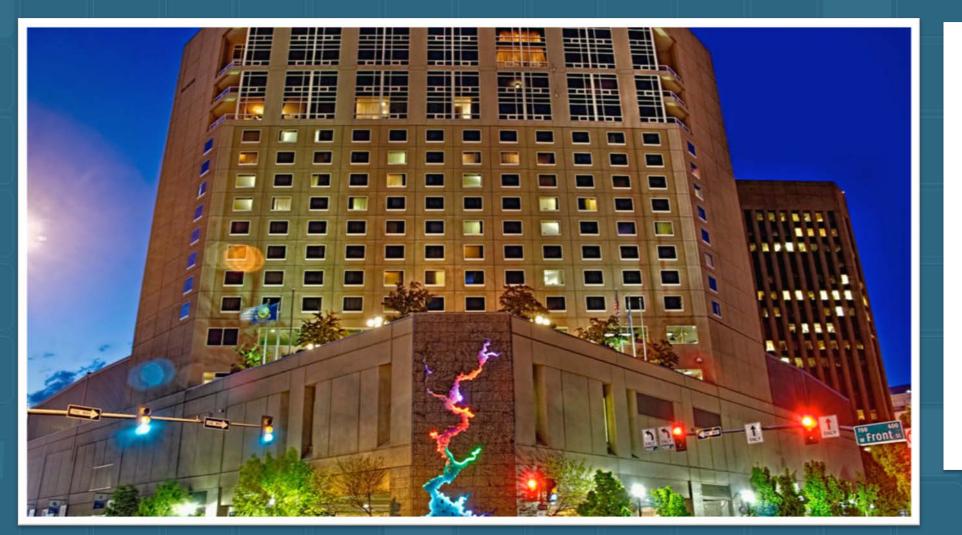
## **Capitol & Front Garage Disposition**







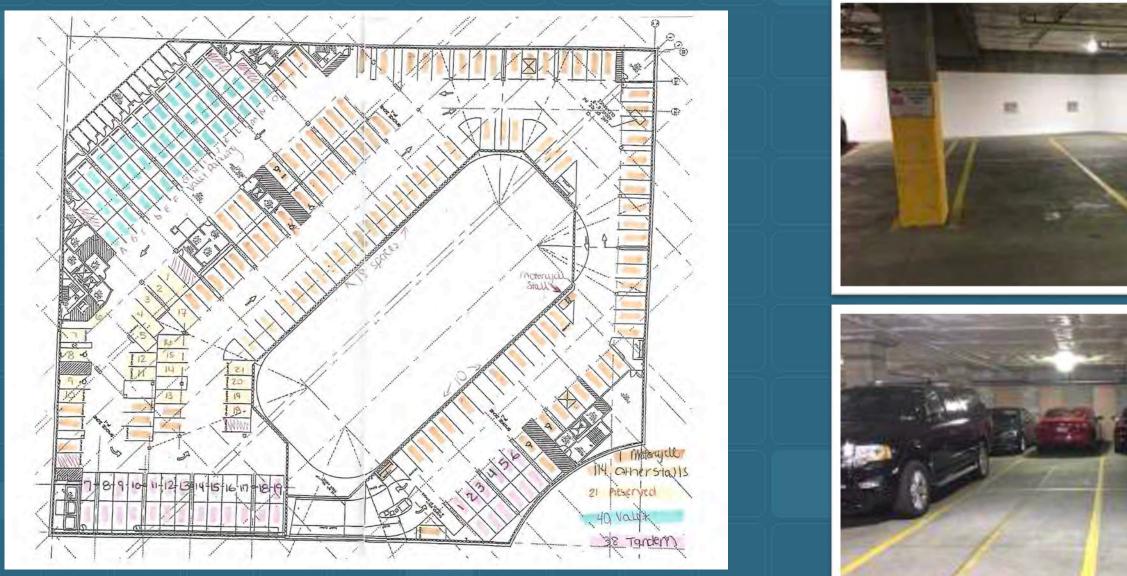
## Capitol & Front Garage Process Background



- 1. Development Success Achieved
- 2. Specialized Garage
- 3. Minimal
  - ParkBOI System
- 4. Reinvest in Public Parking
  - on South 8<sup>th</sup> Street

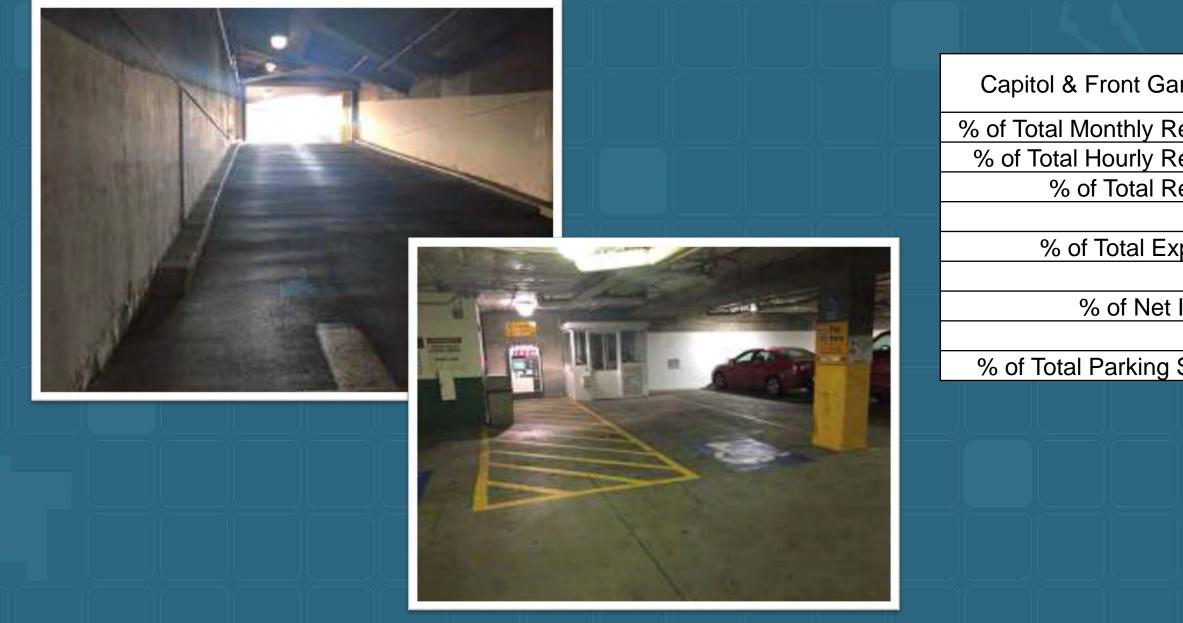
Minimal Contribution to

# Garage Operations

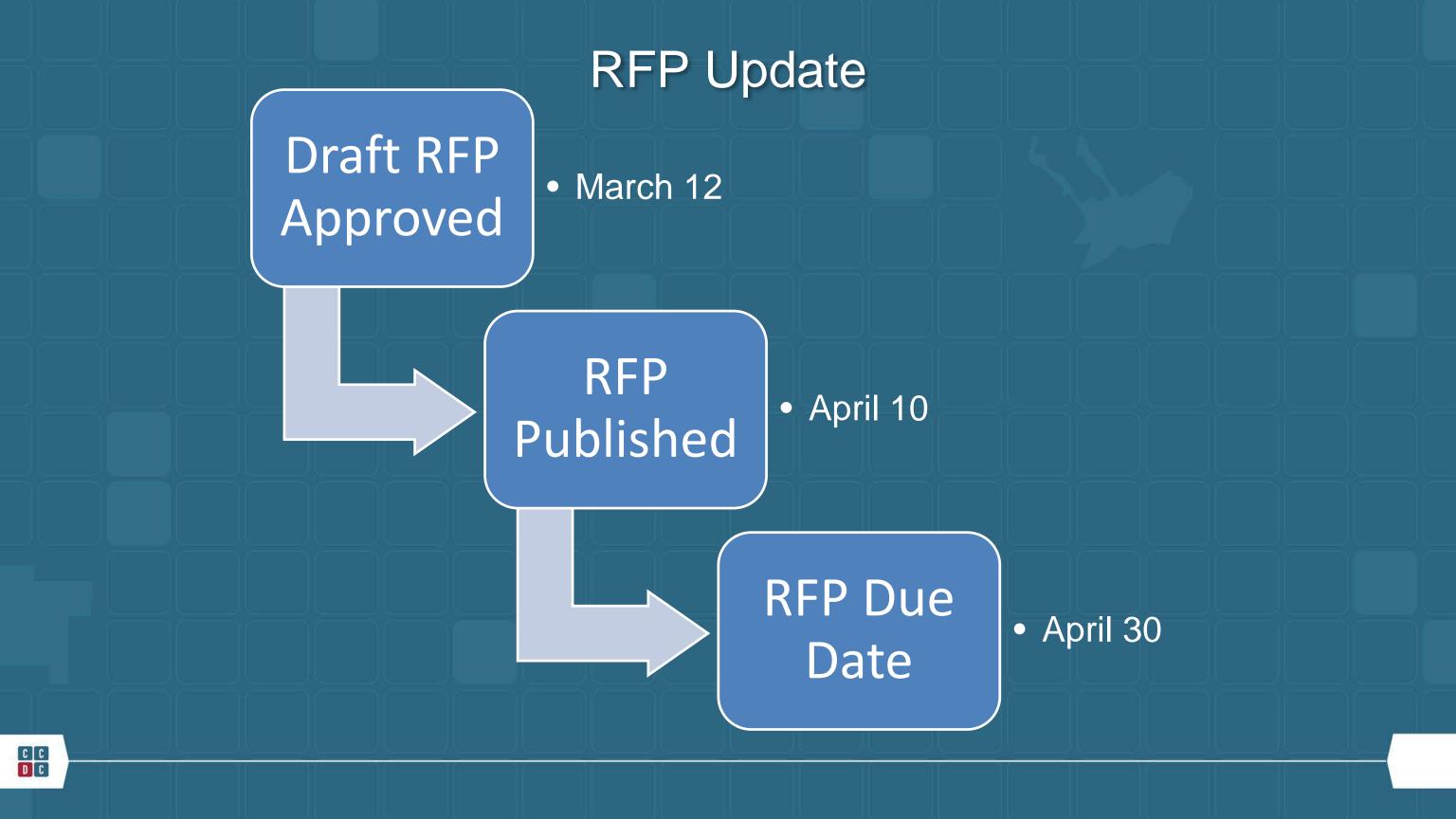




## Garage Bond and Debt Service



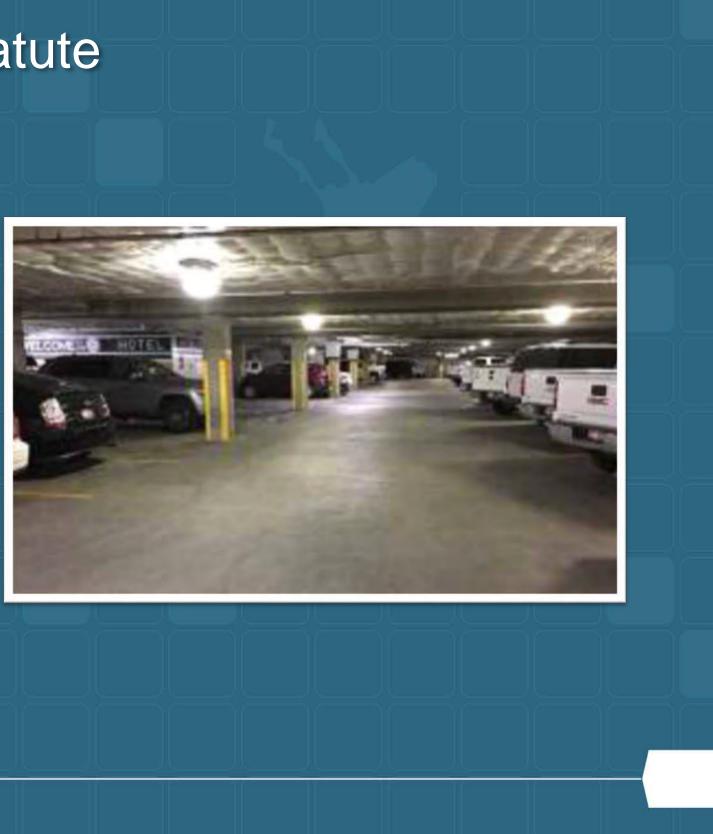
arage		ParkB0 /stem	IC	
Revenue	4	4%		
Revenue		3%		
Revenue	ļ	5%		
xpenses	8	3%		
Income	4	4%		
Spaces	8	3%		
1				
				J



## State Statute

### Disposition of Property

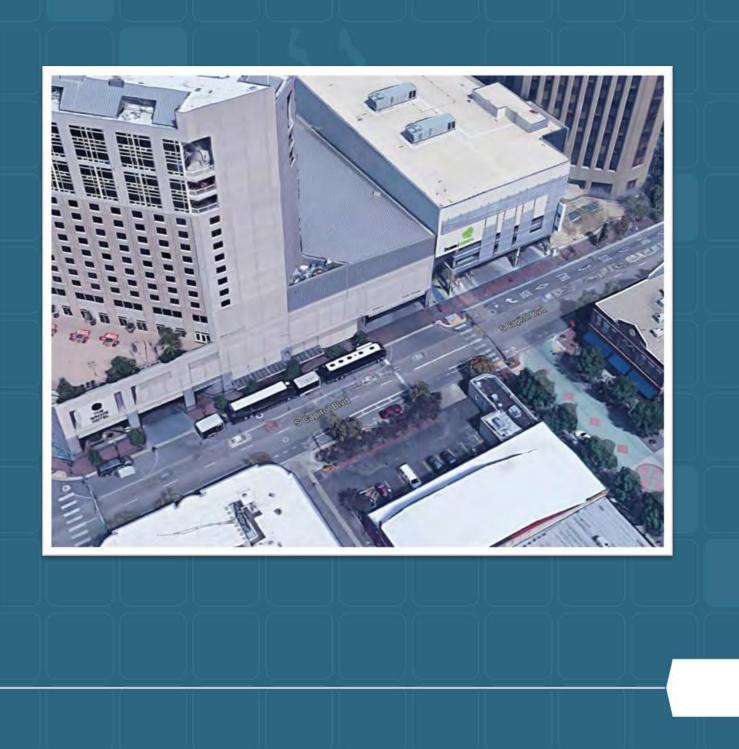
- Typical Disposition of undeveloped parcels
  - Competitive bidding procedures
- Atypical Disposition
  - Alternative process as approved
- Started with seeking competitive bids through RFP
- Silent on exact procedure for Urban Renewal, but does allow a city to move to open market negotiations after unsuccessful unresponsive RFP/Auction
- Executive Director and Members of Executive Committee authorized to act in the best interests of the agency to identify an interested buyer willing to pay a negotiated price



## **Disposition Process**

Executive Director and/or Executive Committee will:

- Contact known interested parties to see if they are still interested in purchasing the garage and can provide interested parties a set of criteria similar to the RFP to describe the best interests of the Agency.
- Negotiate with interested parties to find highest price and party which best meets the interests and goals of CCDC and the City, such as downtown Boise parking needs/uses
- Executive Director and/or Executive Committee members will negotiate details of Purchase and Sale Agreement and seek Board Approval when terms are agreeable



## Suggested Motion:

I move to approve the updated disposition process for the Capitol & Front garage and authorize the Executive Director to begin negotiations on the open market with interested parties.



## AGENDA

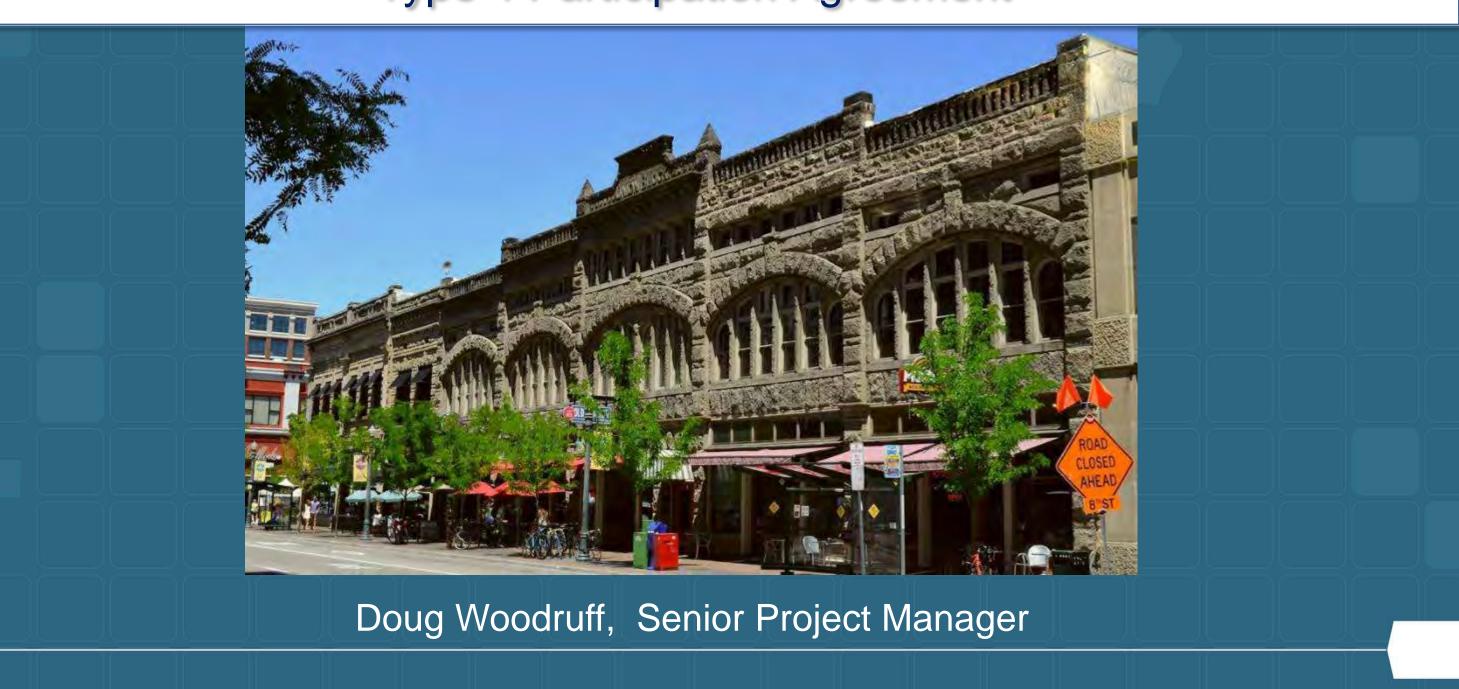
## **IV. Action Item**

- A. CONSIDER: Resolution #1548- to Quitclaim 11th & Myrtle Remnant to City of Boise (5 minut
- B. CONSIDER: Resolution #1529 Amend Resolution #1478, RMOB Series 2017 A Redevelo (5 minutes)
- C. CONSIDER: 801 W Main Street Wells Fargo Center Retail Type 1 Participation Design
- D. CONSIDER: Resolution #1543 –6<sup>th</sup> and Front Project Approval of the Disposition and Dev for 502 West Front Street (5 minutes).....
- E. CONSIDER: Resolution #1544 6<sup>th</sup> and Front Project Approval of the Type 3 Participation Front Street Investors, LLC (5 minutes).....
- F. CONSIDER: Resolution #1545 6<sup>th</sup> and Front Project Approval of the Parking Permit Pure with Front Street Investors, LLC (5 minutes).....
- G. CONSIDER: Capitol & Front Garage RFP Update and Process Approval (5 minutes).....
- H. CONSIDER: Resolution #1550 Central District Geothermal Type 4 Agreement with City of

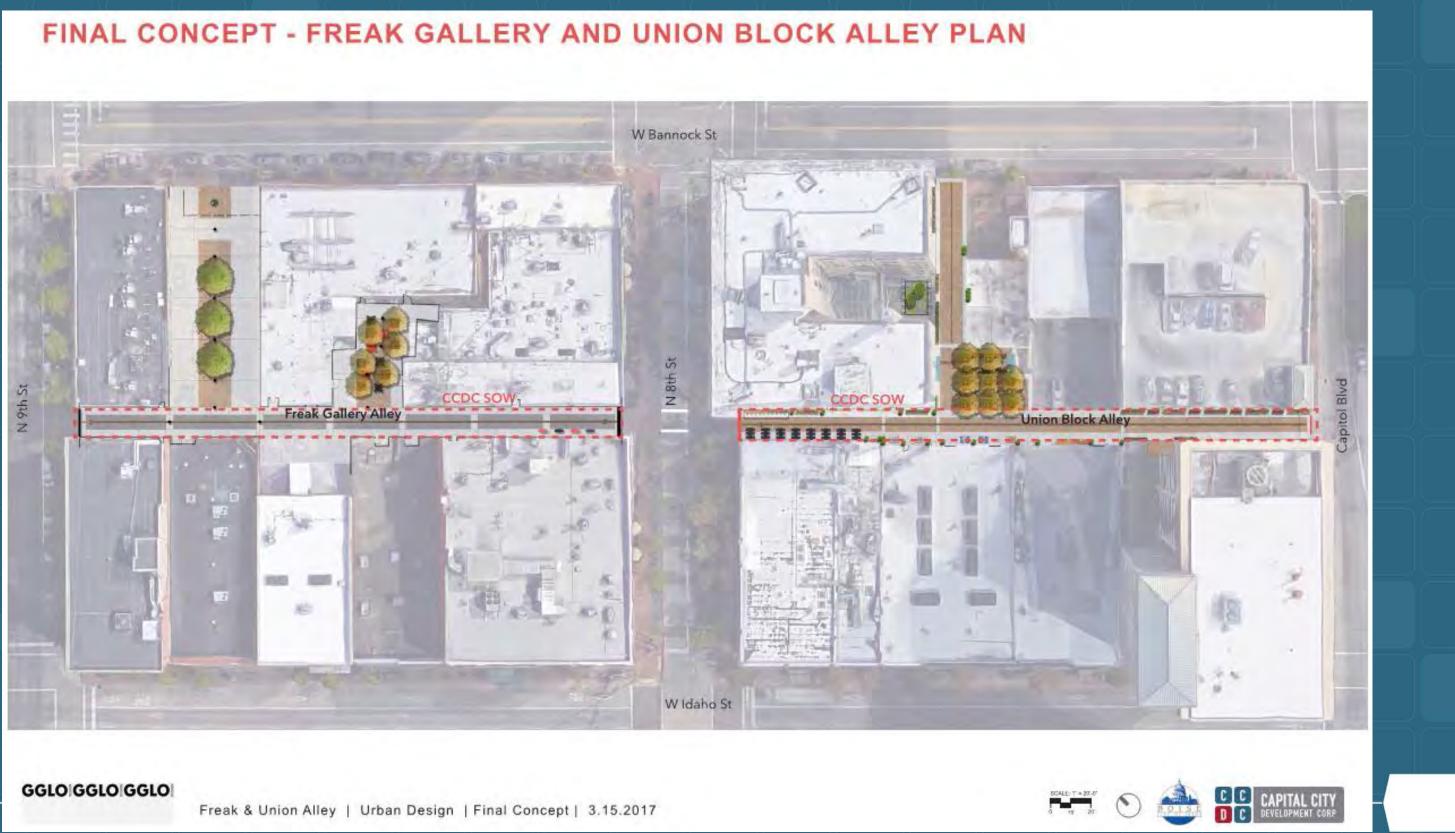


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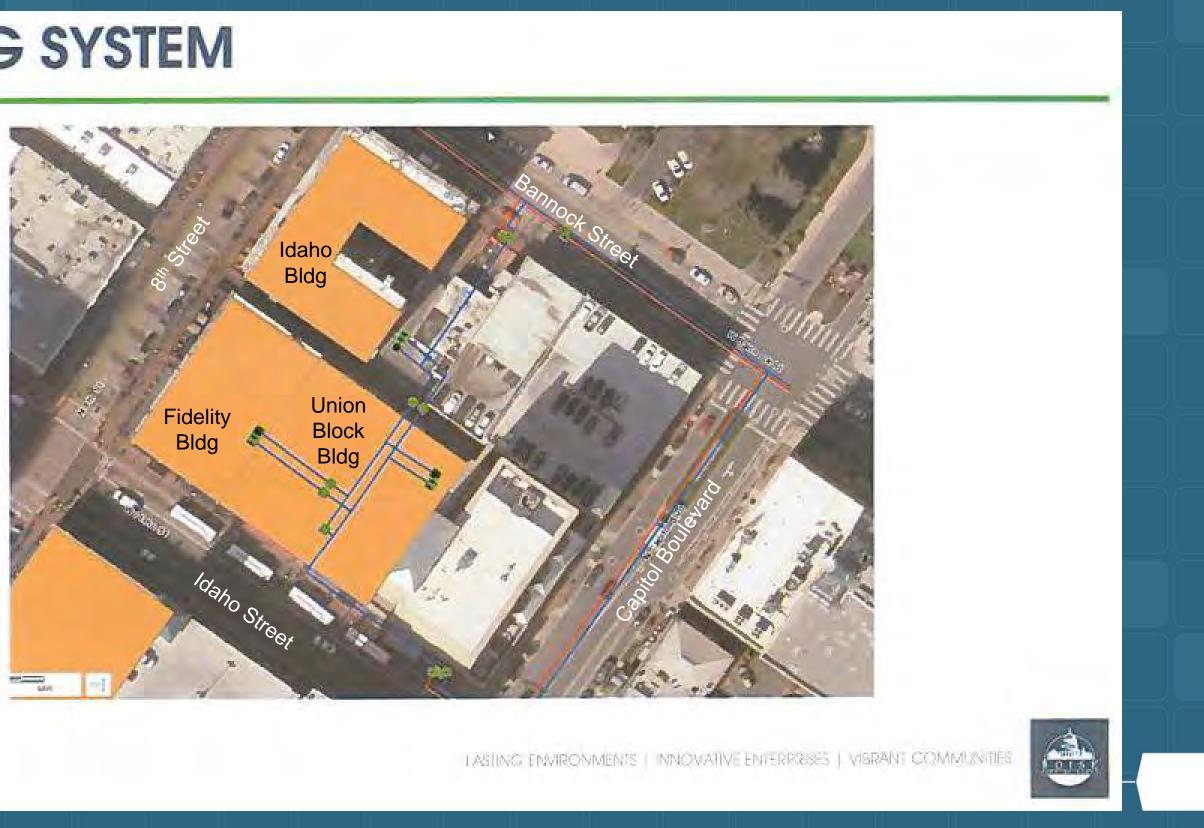
## **Union Block Geothermal Project Type 4 Participation Agreement**



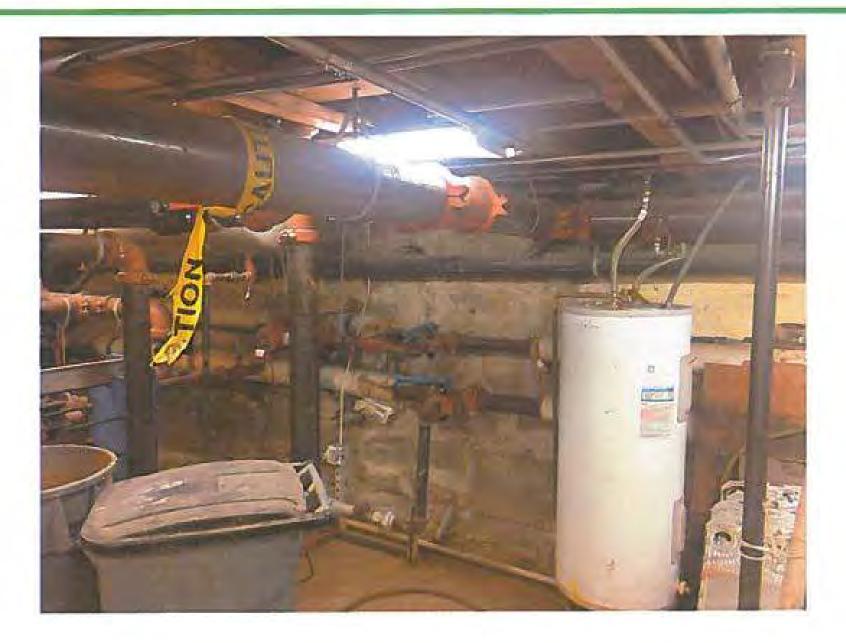




# **EXISTING SYSTEM**

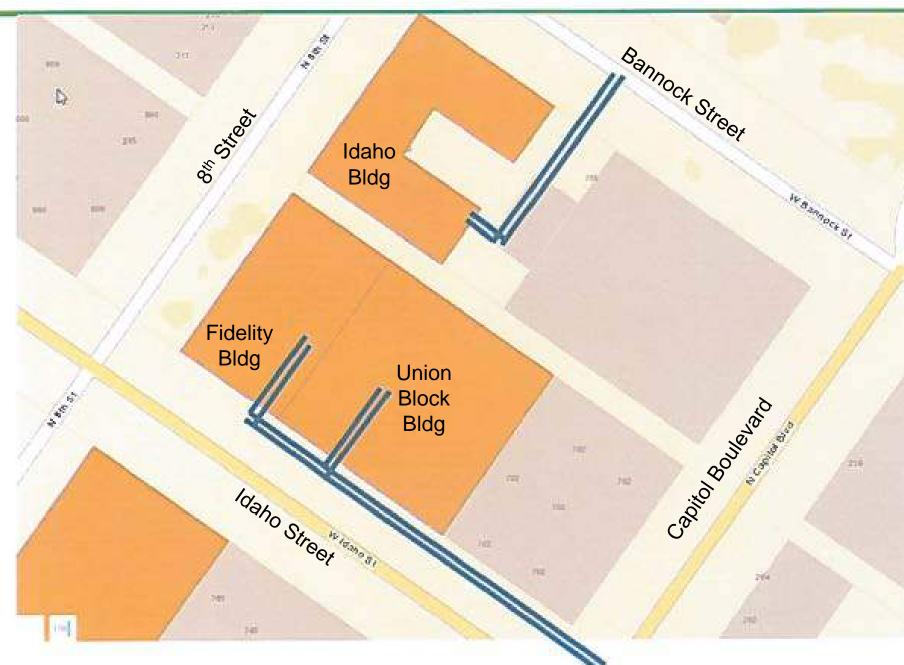


# **EXISTING UNION BLOCK BUILDING**



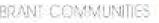


# **OPTION 4 – NEW GEOTHERMAL LINES IN IDAHO**



17







## **Type 4 Participation Agreement**

- Public Works will handle design and approvals
- CCDC's contractor will make improvements
- Public Works takes ownership upon completion

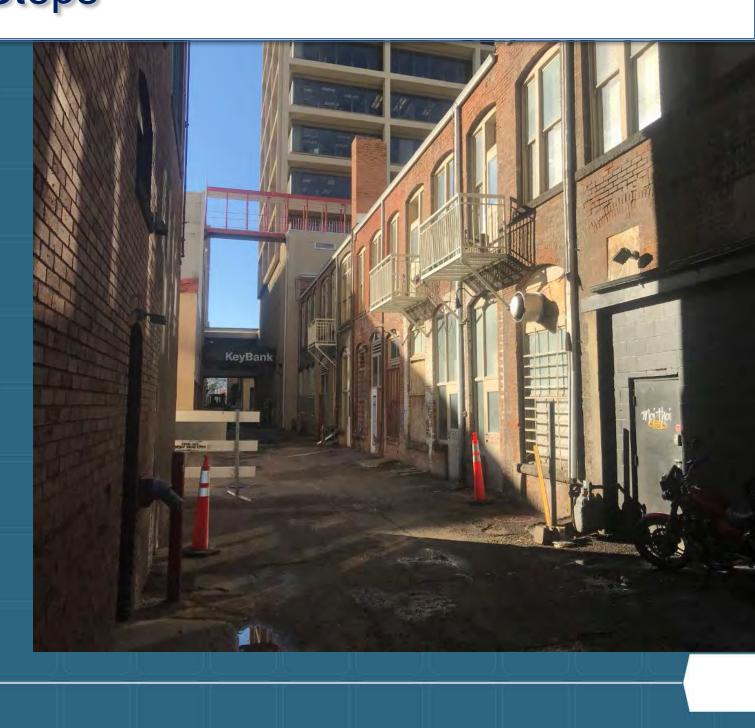
• CCDC funds up to \$200,000 or 100% of costs, whichever is less





- PW provides construction-ready drawings May 30, 2018
- CCDC Board considers GMP amendment July 2018
- Construction August and September 2018

C C D C • Complete before district sunset





I move to adopt Resolution #1550, approving the Union Block Geothermal Project Type 4 Participation Agreement.



## AGENDA

## **V.** Information/Discussion Items

Α.	Ada County Assessor's Annual Report (10 minutes)
B.	Central District Sunset – Update (2 minutes)
C.	Operations Report (5 minutes)

## VI. Adjourn

### .....Bob McQuade .....Ross Borden ....John Brunelle

# Ada County Assessor's Annual Report

## **Bob McQuade** Ada County Assessor







## AGENDA

## V. Information/Discussion Items

Α.	Ada County Assessor's Annual Report (10 minutes)	Bob McQuade
Β.	Central District Sunset – Update (2 minutes)	Ross Borden
C.	Operations Report (5 minutes)	John Brunelle

## VI. Adjourn



## .....Bob McQuade .....Ross Borden



# Central District SunsetUpdate

Ross Borden Finance Director May 14, 2018





# **Central District Sunset - Update TERMINATION RESOLUTION**



June 11 - CCDC Board Meeting **Resolution 1542 - Termination** 

- **Exhibit A: Narrative**
- Exhibit B: Budget •

August 13 & 29 - CCDC Board Meetings **Budgets** 

- FY 2018 Amended
- FY 2019 Budget





## Central District Sunset - Update TERMINATION RESOLUTION

# **Questions?**



# AGENDA

## V. Information/Discussion Items

C.	Operations Report (5 minutes)	John Brunelle
B.	Central District Sunset – Update (2 minutes)	Ross Borden
Α.	Ada County Assessor's Annual Report (10 minutes)	Bob McQuade

## VI. Adjourn

# **Operations Report**

## John Brunelle Executive Director





ADJOURN

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



# LIVE STREAMING & AUDIO RECORDING

# Now In Progress







## COLLABORATE. CREATE. DEVELOP. COMPLETE.

# **Board of Commissioners**

Regular Meeting June 11, 2018



# AGENDA

### **Call to Order**

Vice Chair Woodings

### **Agenda Changes** Π.

Vice Chair Woodings

## III. Consent Agenda

- Expenses Α.
  - Approval of Paid Invoice Report May 2018 1.
- Minutes & Reports Β.
  - Approval of May 14, 2018 Meeting Minutes 1.
- Other C.
  - Approve Resolution #1522 801 N Main Street Wells Fargo Center Retail Type One Participation 1. Agreement with ODC-FIC, LP [Designation 5/14/18, NTE \$150,000]



# **CONSENT AGENDA**

## Motion to Approve Consent Agenda





# AGENDA

## **IV.** Action Item

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



...Shellan Rodriguez

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

## Shellan Rodriguez Real Estate Development Manager





## **Resolution 1556**

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



## 30<sup>TH</sup> STREET DISTRICT

## WESTSIDE DISTRICT



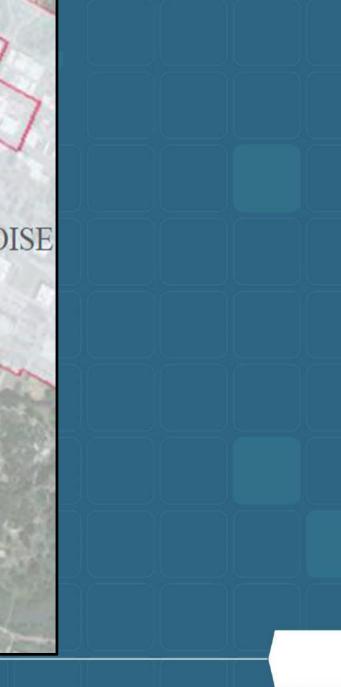
## PROPOSED SHORELINE DISTRICT

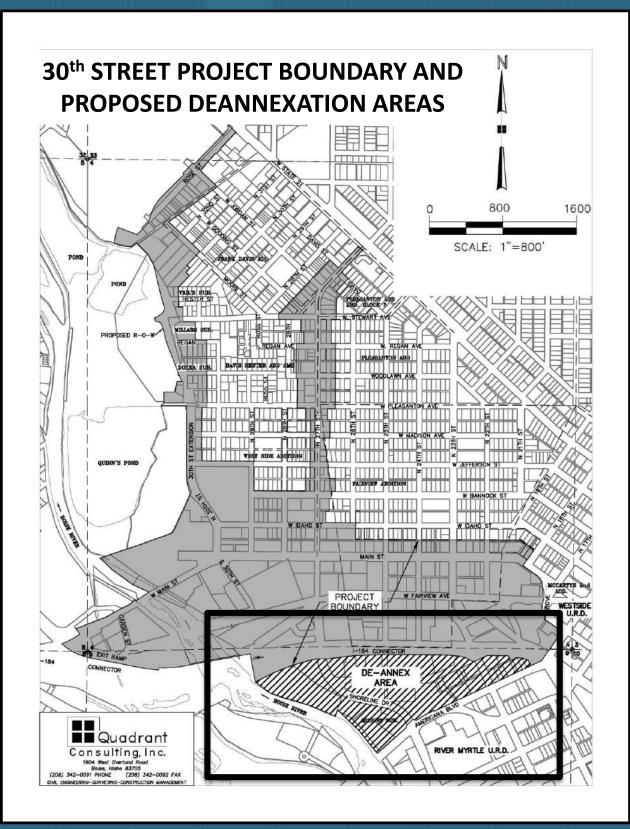
RIVER MYRTLE-OLD BOISE DISTRICT

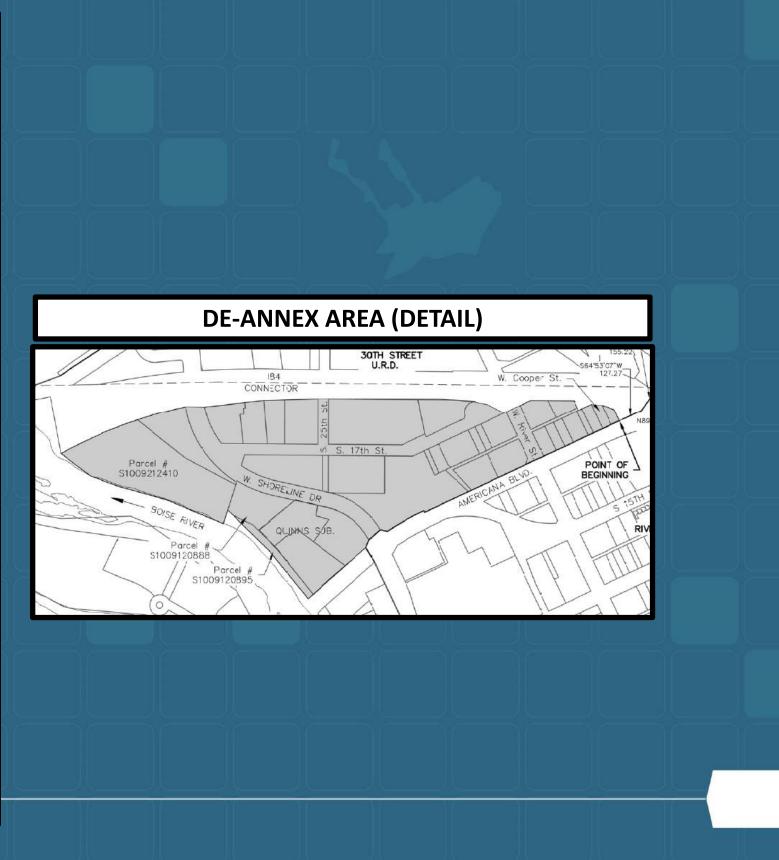




# URBAN RENEWAL PLANNING # SHORELINE DISTRICT





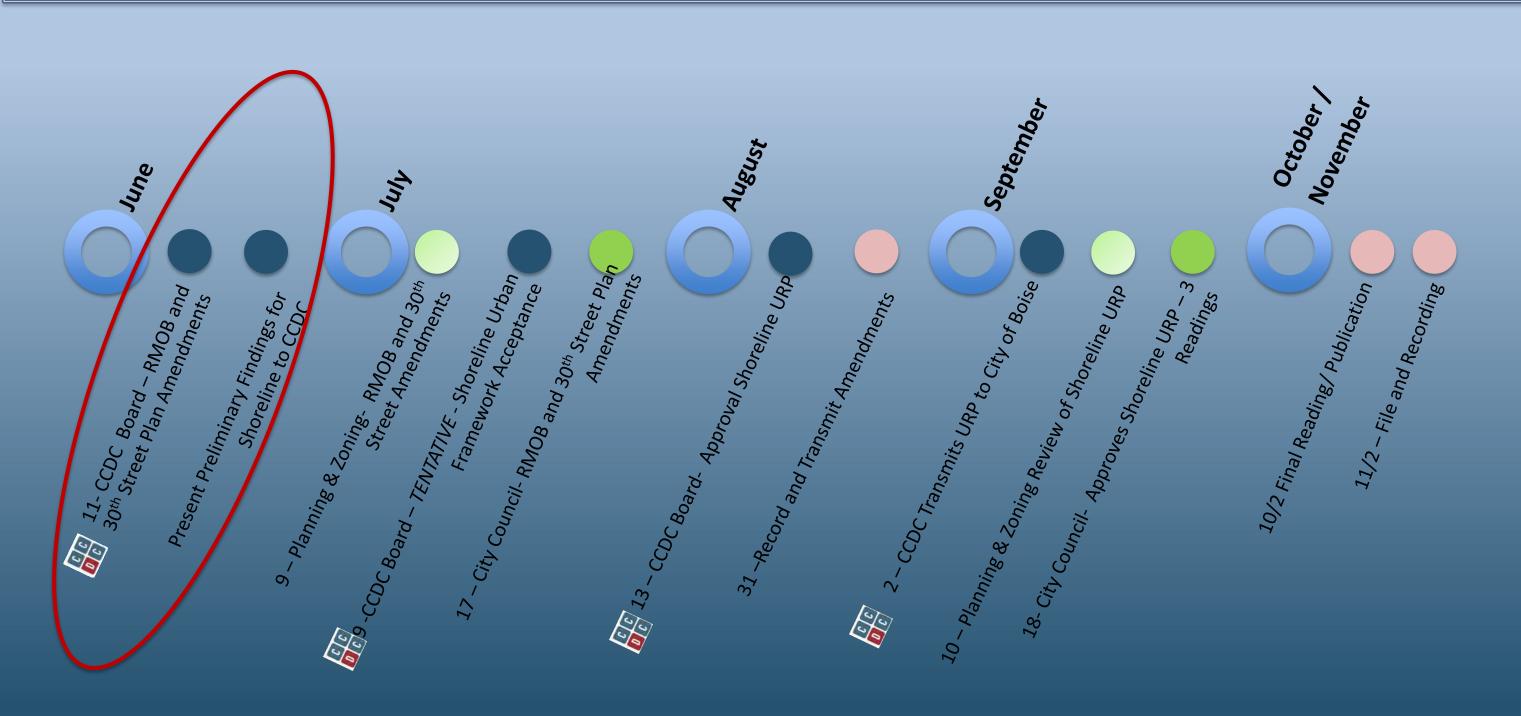


## **SPECIFICS**

- Deannexation is processed as a URD plan amendment  $\bullet$
- Deannexation must occur by 9/1/2018 ullet
- 249 acres currently within 30<sup>th</sup> Street
- Proposed Deannexation of 36 acres •

- Deannexed area within Eligibility Study and proposed Shoreline • URD
- No impact on the duration of 30<sup>th</sup> Street District (2014-2033)
- Estimated reduction of 30<sup>th</sup> Street Tax Increment Revenue by  $\bullet$ \$109,700 of \$693,000 annually.

## DISTRICT CREATION PLAN AMENDMENTS PUBLIC MEETING MILESTONES



## Suggested Motion:

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



# AGENDA

### **IV.** Action Item

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



.Shellan Rodriguez

### Resolution 1555A and Resolution 1555B

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

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



#### 30<sup>TH</sup> STREET DISTRICT

WESTSIDE DISTRICT

RIVER MYRTLE-OLD BOISE DISTRICT

PROPOSED SHORELINE DISTRICT



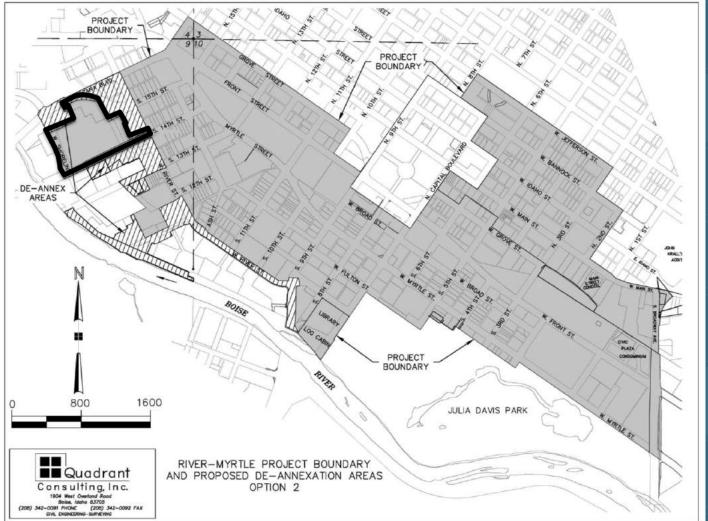


#### A: RMOB STREET PROJECT BOUNDARY AND PROPOSED DEANNEXATION AREAS

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

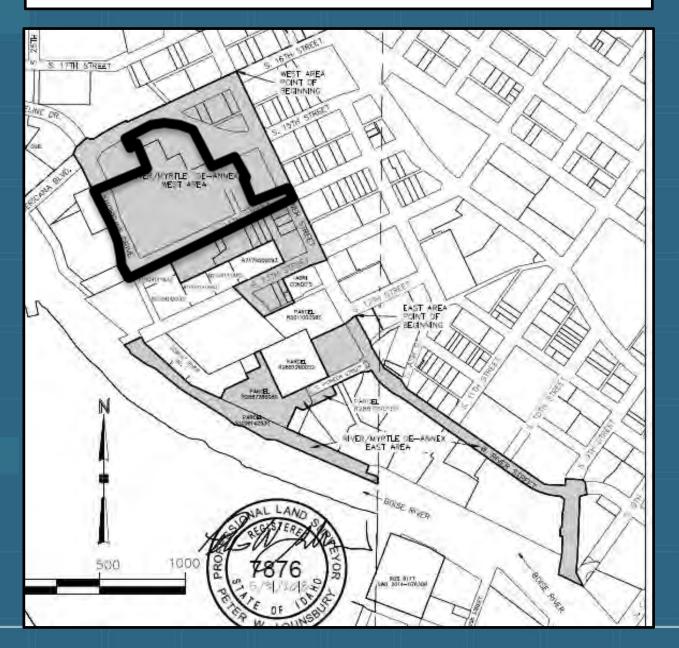


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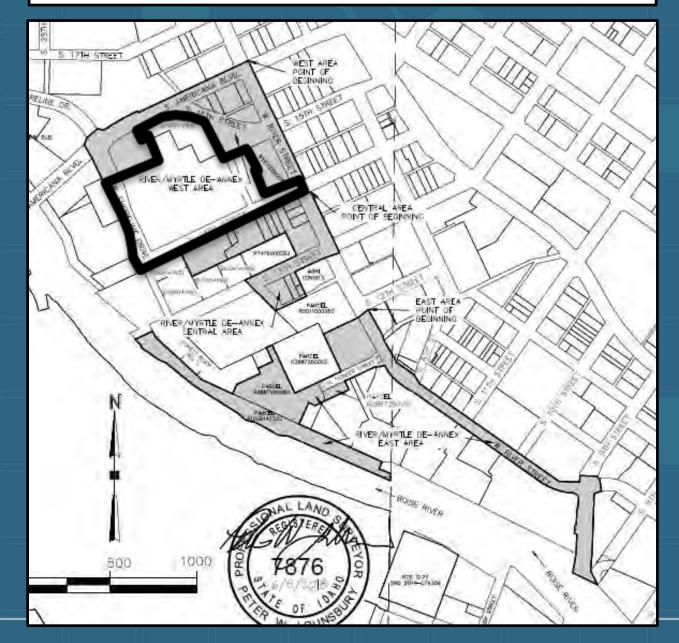
### **DE-ANNEX AREA (DETAIL)**

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



C C D C

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





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

#### **RES No. 1555 A**

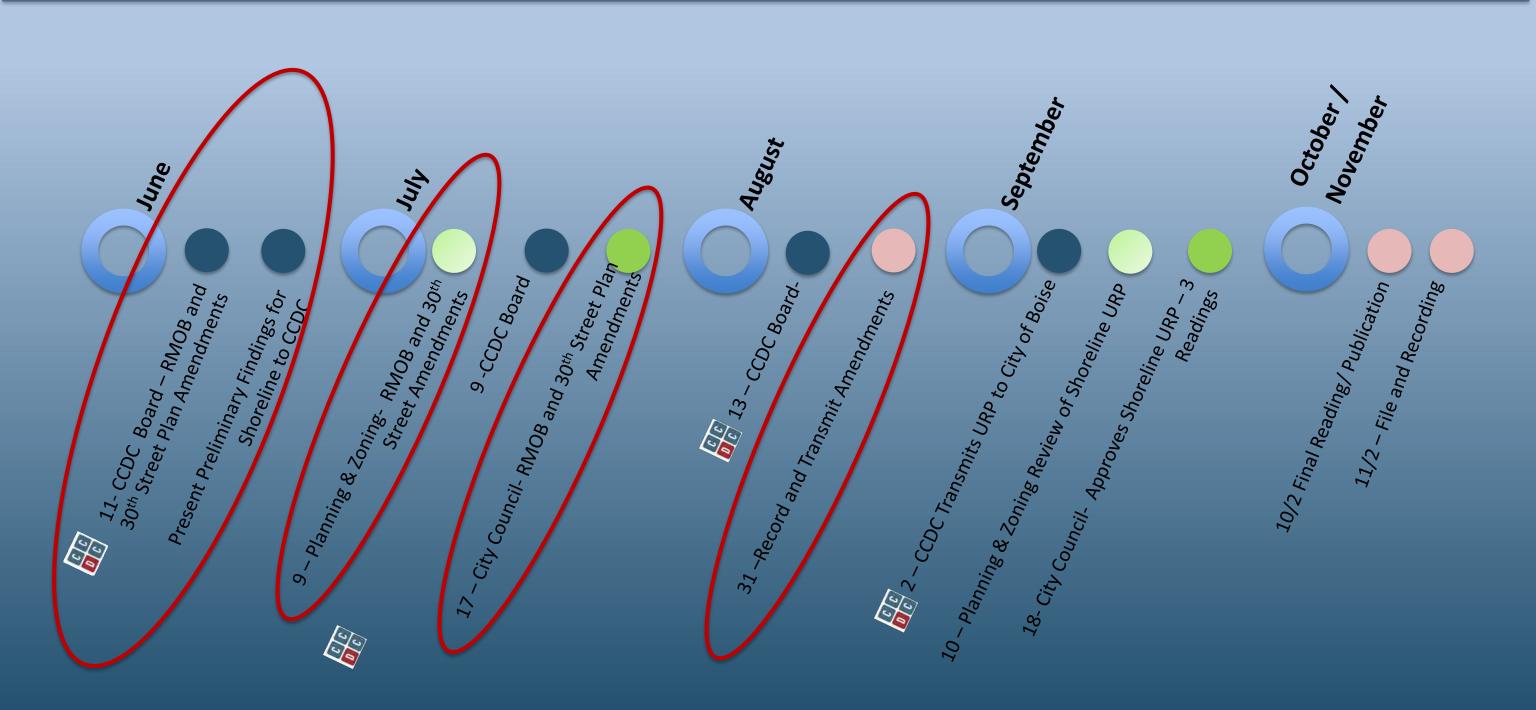
- Proposed Deannexation of 37 acres
- Estimated reduction of RMOB Tax Increment Revenue by \$198,400 of \$8,676,000.

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

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



# DISTRICT CREATION PLAN AMENDMENTS PUBLIC MEETING MILESTONES



# Suggested Motions:

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

#### and

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



# AGENDA

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...Shellan Rodriguez



## Consider

**Resolution 1542 Central District Sunset** 

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

### Ross Borden, Finance Director June 11, 2018





Central District



# **Central District Sunset** TIMELINE



Working Group:

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



- Staff:



Aug 2018 City Council adopts Sunset Ordinance

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

# CCDC URDs

CEN	<b>FRAL</b>
CENTRAL	

CENTRAL											
Tax Year	Fiscal Yr	Remain									
1988	FY1989	30									
1989	FY1990	29									
1990	FY1991	28									
1991	FY1992	27		RMOE	2						
1992	FY1993	26	_								
1993	FY1994	25		IYRTLE / OLD							
1994	FY1995	24	Tax Yea	r Fiscal Yr	Remain						
1995	FY1996	23	1995	FY1996	30						
1996	FY1997	22	1996	FY1997	29						
1997	FY1998	21	1997	FY1998	28						
1998	FY1999	20	1998	FY1999	27		STS	INE			
1999	FY2000	19	1999	FY2000	26						
2000	FY2001	18	2000	FY2001	25	WESTSIC	ЭE				
2001	FY2002	17	2001	FY2002	24	Tax Year	Fiscal Yr	Remain			
2002	FY2003	16	2002	FY2003	23	2002	FY2003	24			
2003	FY2004	15	2003	FY2004	22	2003	FY2004	23			
2004	FY2005	14	2004	FY2005	21	2004	FY2005	22			
2005	FY2006	13	2005*	FY2006	20	2005	FY2006	21			
2006	FY2007	12	2006	FY2007	19	2006	FY2007	20			
2007	FY2008	11	2007	FY2008	18	2007	FY2008	19			
2008	FY2009	10	2008	FY2009	17	2008	FY2009	18			
2009	FY2010	9	2009	FY2010	16	2009	FY2010	17	30	тн <b>S</b> .	
2010	FY2011	8	2010	FY2011	15	2010	FY2011	16			
2011	FY2012	7	2011	FY2012	14	2011	FY2012	15	30th STR		
2012	FY2013	6	2012	FY2013	13	2012	FY2013	14	Tax Year		Re
2013	FY2014	5	2013	FY2014	12	2013	FY2014	13	2013	FY2014	
2014	FY2015	4	2014	FY2015	11	2014	FY2015	12	2014	FY2015	
2015	FY2016	3	2015	FY2016	10	2015	FY2016	11	2015	FY2016	
2016	FY2017	2	2016	FY2017	9	2016	FY2017	10	2016	FY2017	
2017	FY2018	1	2017	FY2018	8	2017	FY2018	9	2017	FY2018	
			2018	FY2019	7	2018	FY2019	8	2018	FY2019	
			2019	FY2020	6	2019	FY2020	7	2019	FY2020	
			2020	FY2021	5	2020	FY2021	6	2020	FY2021	
			2021	FY2022	4	2021	FY2022	5	2021	FY2022	
			2022	FY2023	3	2022	FY2023	4	2022	FY2023	
			2023	FY2024	2	2023	FY2024	3	2023	FY2024	
			2024	FY2025	1	2024	FY2025	2	2024	FY2025	
						2025	FY 2026	1	2025	FY2026	
									2026	FY2027	
									1 0007		



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FY2028

FY2029

FY2030

FY2031

FY2032

FY2033

2027

2028

2029

2030

2031 2032

C C	CAPITAL CITY
D C	DEVELOPMENT CORP

### **In Process** 1. Shoreline 2. Gateway East 3. Bench 4. State Street

# Central District Sunset TERMINATION RESOLUTION

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

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



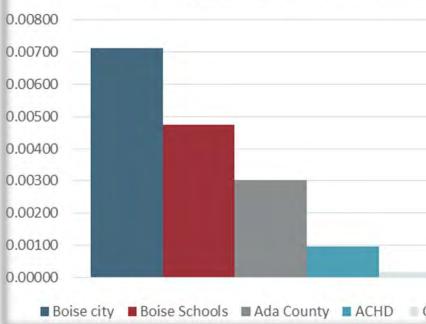
# **Central District Sunset TAXING DISTRICTS**

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

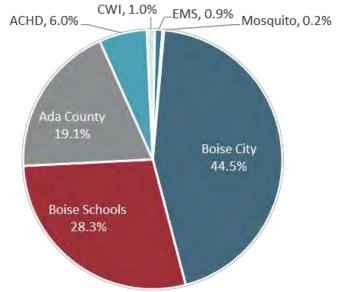
Total / Combined Levy 0.015471388 \$1.55 per \$100 Assessed Value



7 Taxing Districts - Individual Le







Rate			
	-		_

# **Central District Sunset INCREMENT REVENUE to TAXING DISTRICTS** (*estimate*\*)

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

\*Actual amount determined by Ada County

Add Increment Value to Base Value

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



How to Handle Loose Ends...

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



How to Handle Loose Ends...

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



How to Handle Loose Ends...

- 1. Unexpended Increment Revenue on Sept 30
  - Nominal amount. To 7 Taxing Districts
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- 5. Real Property

### 6. Intergovernmental Agreements



How to Handle Loose Ends...

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  - Cancel or Encumber.
- 4. Miscellaneous Expenses after Sept 30
- 5. Real Property

### 6. Intergovernmental Agreements



How to Handle Loose Ends...

- 1. Unexpended Increment Revenue on Sept 30
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- 3. Unfinished projects after Sept 30
  - Cancel or Encumber.
- 4. Miscellaneous Expenses after Sept 30
  - \$50k est. No Tax Increment Revenue so Agency Ops
- 5. Real Property

### 6. Intergovernmental Agreements



How to Handle Loose Ends...

- 1. Unexpended Increment Revenue on Sept 30
  - Nominal amount. To 7 Taxing Districts
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- 5. Real Property
  - 8<sup>th</sup> Street, The Grove Plaza, Streetscapes
  - 4 Parking Garages
- 6. Intergovernmental Agreements



How to Handle Loose Ends...

- 1. Unexpended Increment Revenue on Sept 30
  - Nominal amount. To 7 Taxing Districts
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- 5. Real Property
  - 8<sup>th</sup> Street, The Grove Plaza, Streetscapes
  - 4 Parking Garages
- 6. Intergovernmental Agreements
  - City, GBAD



# **Central District Sunset CONTRACTS, LICENSES, MAINTENANCE AGREEMENT**

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



# Central District Sunset **TERMINATION BUDGET – EXHIBIT B**

### REVENUE

- FY18 Tax Increment \$5.0M
- \$4.9M Working Capital

\$9.97M TOTAL

### **EXPENDITURES**

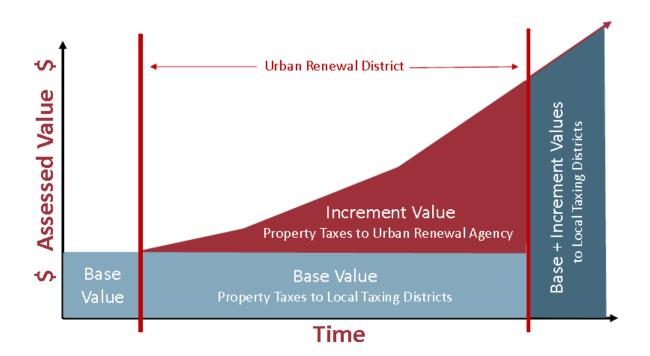
- \$2.29M Series 2015 bonds payoff, 3/3
- \$1.38M Capitol Blvd streetscapes
- \$1.37M City Hall Plaza Renovation
- \$ 764k 8<sup>th</sup> & Main Bldg, 4/4
- **\$ 750k** Agency Ops (7.5%)
- \$ 600k Four Type 1 max matches
- \$2.82M All Other (28%)

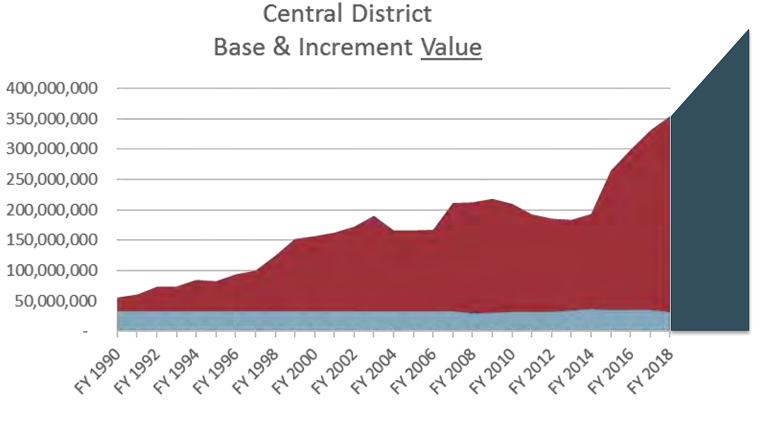
TOTAL **\$9.96M** 



### BALANCE \$2,096 To Taxing Districts

# **Central District Sunset INCREMENT VALUE**



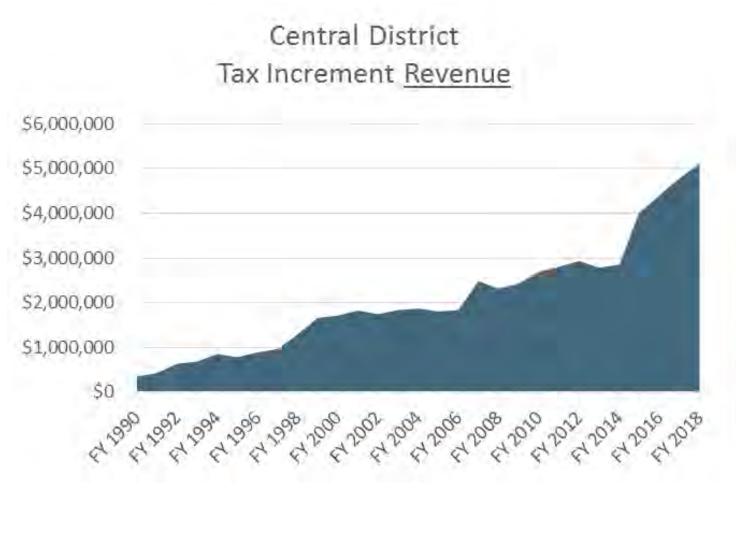


**FY88** Increment \$1.4M Base \$33M (average)



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

# **Central District Sunset INCREMENT REVENUE**

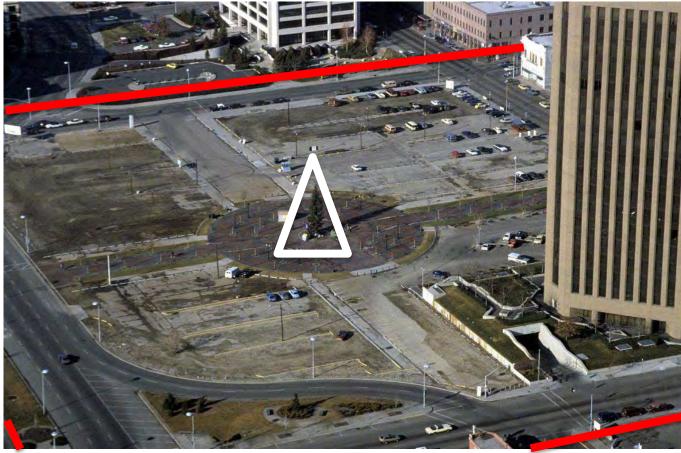




### \$60.9 million over 30 year Term

### +11% Average Annual Change

# Central District Sunset BEFORE and AFTER







# **Central District Sunset**

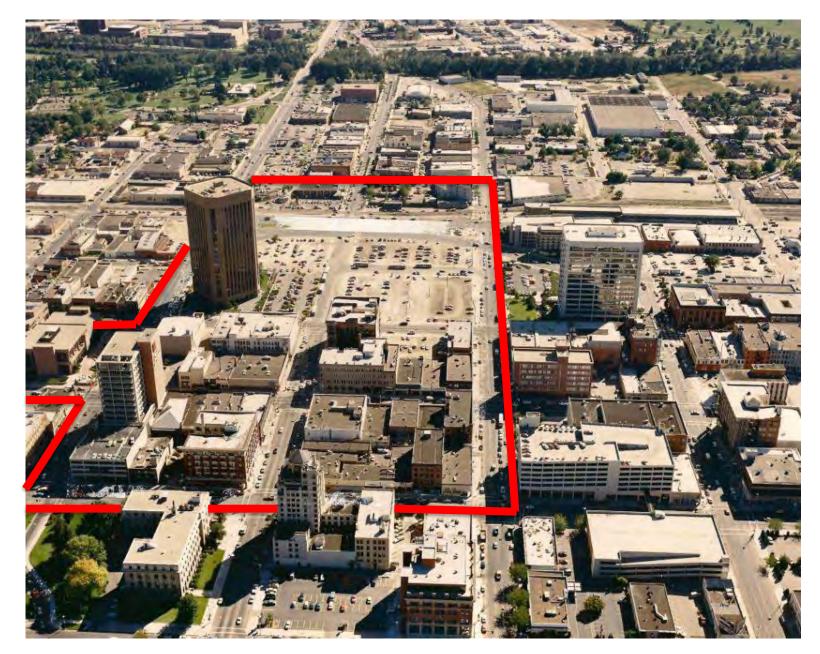
#### SAVE THE DATE

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

# **QUESTIONS?**

### Suggested Motion:

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





# AGENDA

### **IV.** Action Item

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- CONSIDER: Resolution #1553 Central District CMGC Contract Amendment, GMP #3 G.
- CONSIDER: Resolution #1554 Westside Downtown Urban Park Master Development Agreement Η.



...Shellan Rodriguez

# **CONSIDER: Capitol & Front Garage Disposition Approve Revised RFP**

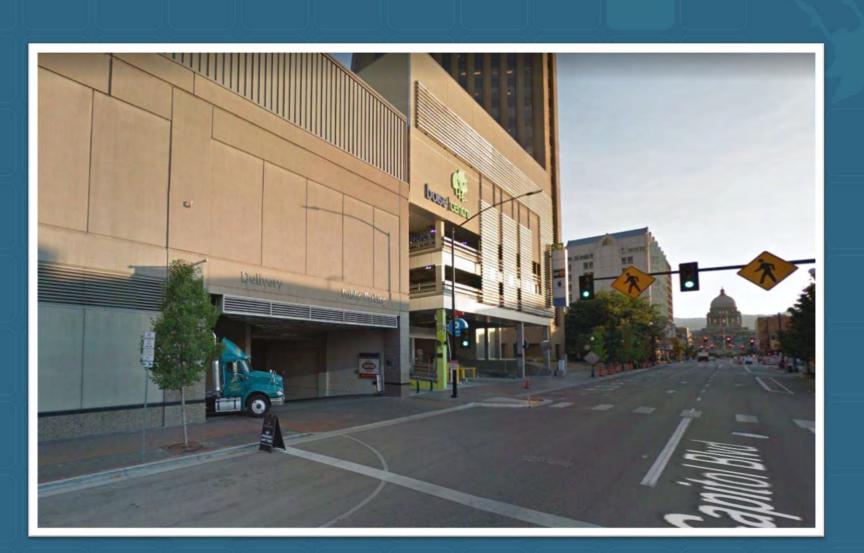
# Laura Williams Project Manager – Property Development



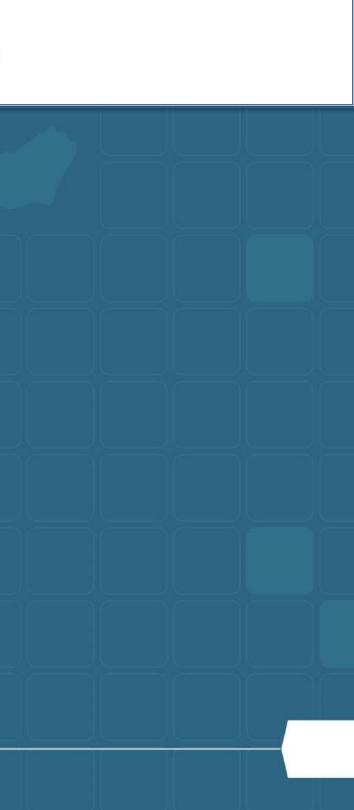




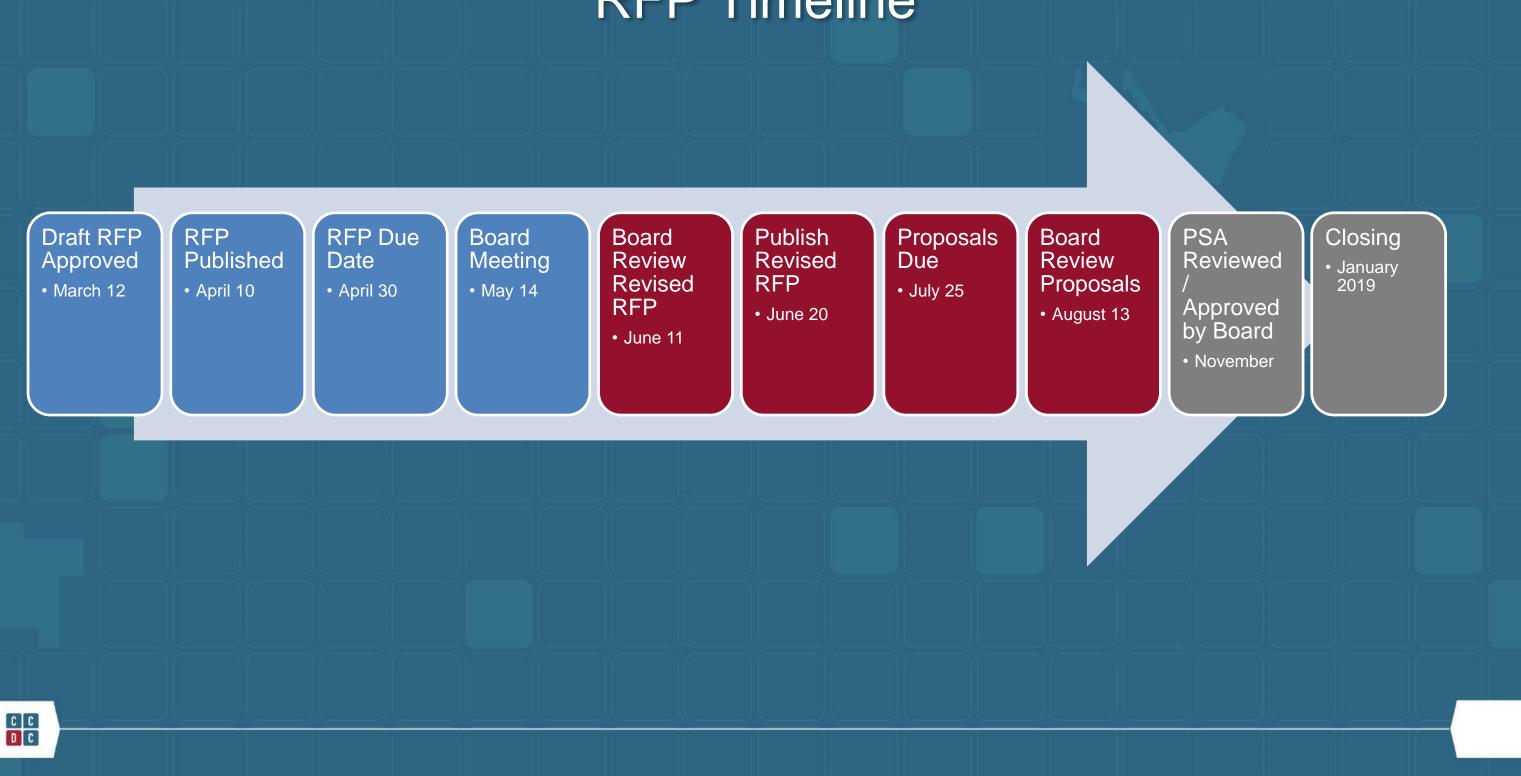
# **Capitol & Front Garage Disposition**







# **RFP** Timeline



# Parking Garage Valuation

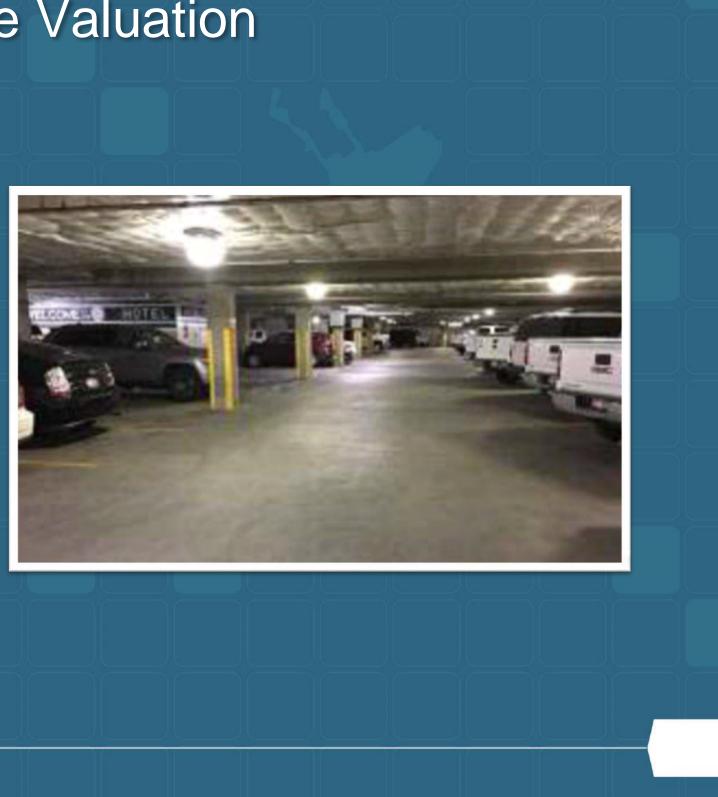
Income Based Approach Net Operating Income / Capitalization Rate \$231,113 / 6% = \$3,851,881

#### **Cost Depreciation**

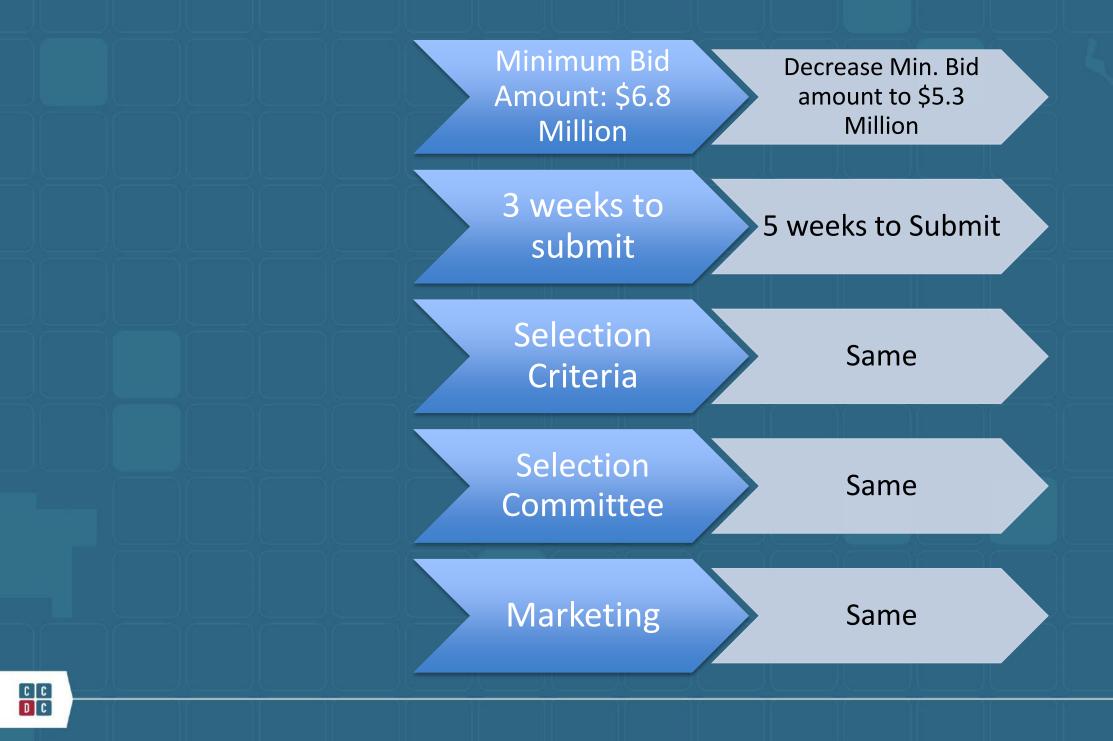
\$54,734/space to build today = \$11,330,000 Depreciate 40% of useful life (20 years out of 50) = \$6,798,000

#### Market Comparison

"Any Garage" \$23,000 X 207 Spaces = \$4,761,000 "Specific Use Garage" \$51,000 X 207 Spaces = \$10,557,000



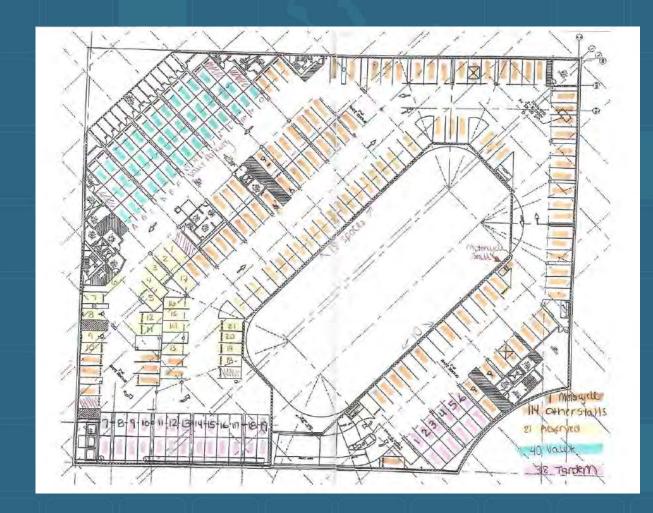
# **RFP** Recommendations





# **RFP Selection Committee and Criteria**

- **Board Selection Committee Executive Committee** reviews for facts and findings prior
- Selection Criteria:
  - 1. Impact the current users of the Garage
  - 2. Proposal's ability to advance economic vitality in downtown Boise
  - 3. Parking Management Plan accommodating adjacent public and private development and the existing lease agreements
  - 4. Experience with and understanding of the downtown Boise business community
  - 5. Experience in operating or owning a parking structure
  - 6. Purchase price
  - 7. Financial capacity
  - 8. Ability to close in a timely manner







# Suggested Motion:

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



# AGENDA

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...Shellan Rodriguez

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

# Kathy Wanner, Contracts Specialist

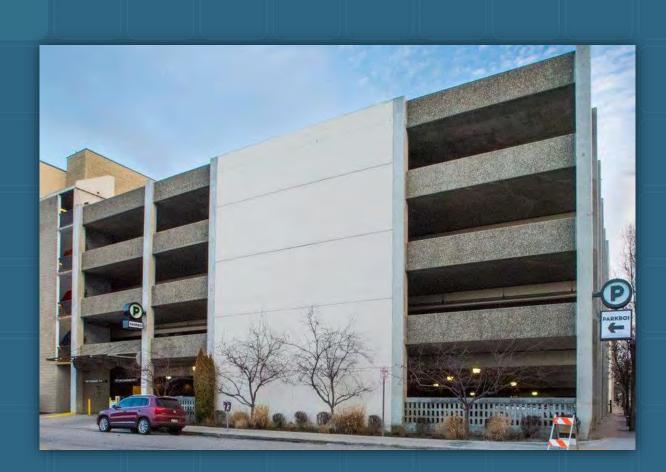


# **Project Background**

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

### Project will:

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



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

CCDC chose to pre-qualify bidders



### Two Step Procurement Process

### April 9, 2018

Board approved three prequalified contractors

### May 9, 2018 Invitation to Bid Issued

### May 18, 2018

Three contractors attended the prebid meeting May 30, 2018 Two bids received



### **Today** Bid Award

### **BID RESULTS**

			7 100
BIDDER	BASE BID AMOUNT	BID ALTERNATE (roof repairs)	TOTAL BID
Guho Corp	\$365 <i>,</i> 276.84	\$31,811.13	\$397,087.97
McAlvain	Did not bid		
Structural Group	\$524,900.00	\$122,900.00	\$647,800.00







# **Suggested Motion:**

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

# AGENDA

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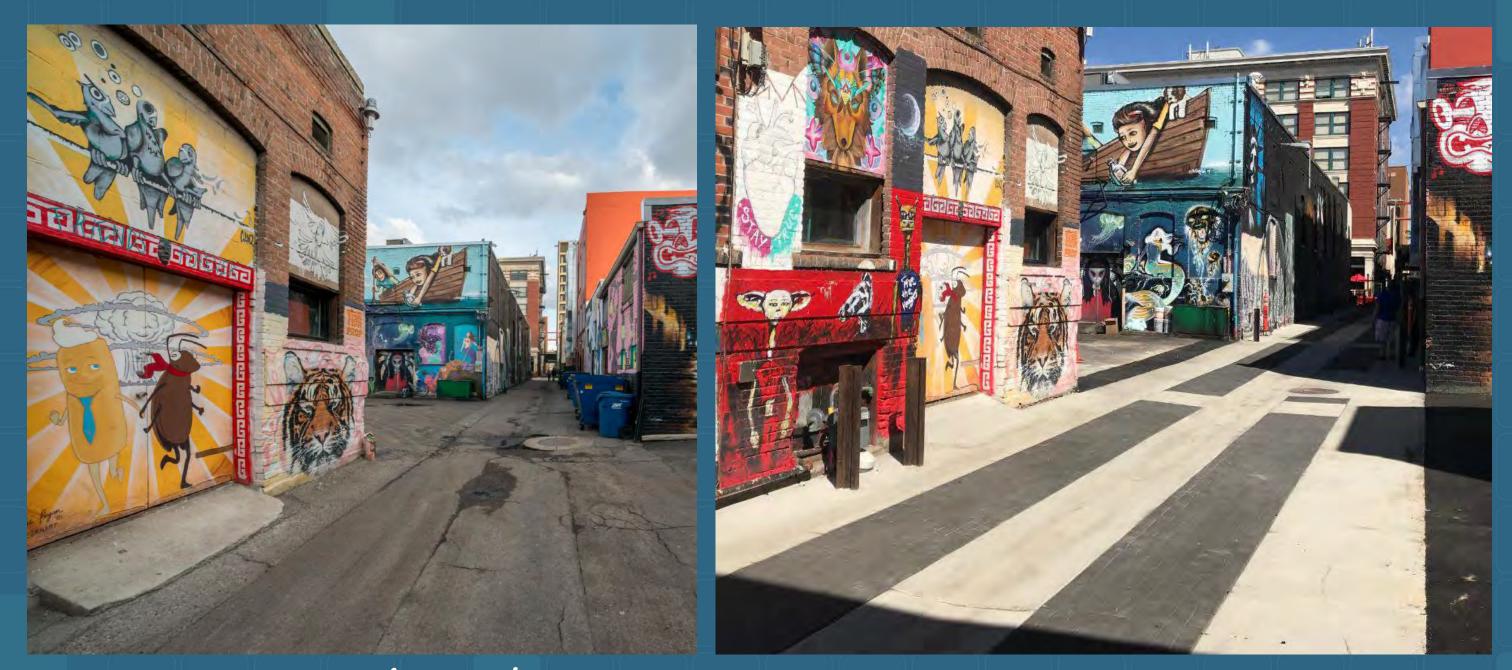


...Shellan Rodriguez

.Doug Woodruff

Contract Amendment – GMP No. 3





CM/GC Contract *signed* in November. Construction of GMP #18<sup>th</sup> Street Improvements began in February

C C D C



### Guho Corp. Contract Summary

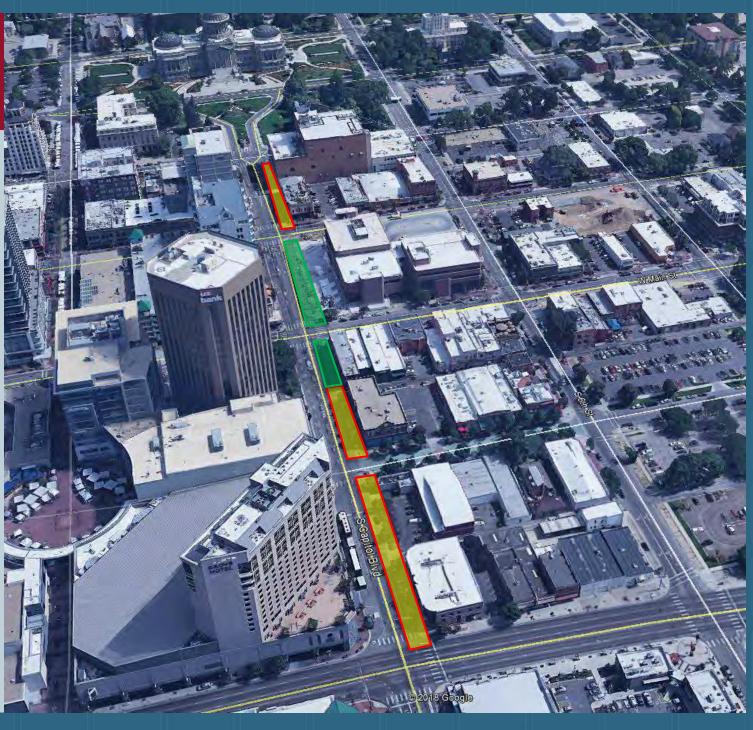
<u>Estimate</u>	<u>A</u> p		
	\$		
	\$ 7		
	\$ 5		
	<b>\$ 1,0</b> <sup>-</sup>		
<u>\$ 386,839</u>			
\$ 386,839			
Amended Construction Contract Amount:			
	<u>\$ 386,839</u>		

C C D C Estimated Final Contract Amount: \$2,721,685

# Approved \$ 80,060 762,238 561,020 011,588 334,846

# GMP No. 3 Improvements

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







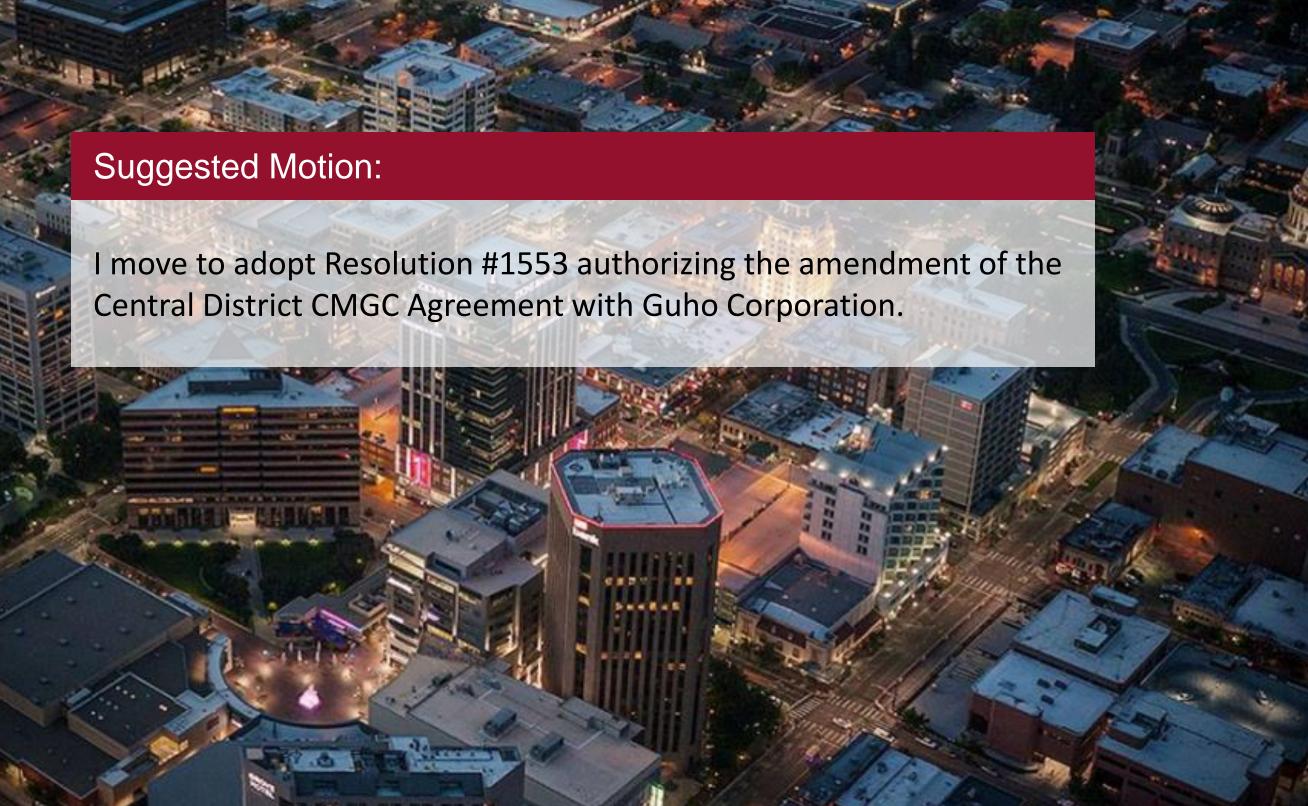
TODAY **BOARD APPROVAL:** 

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

LATER **BOARD APPROVAL:** 

Amendment - Guaranteed Maximum Price No. 4 Union Block Geothermal and Misc. Repairs





# AGENDA

### **IV.** Action Item

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

...Shellan Rodriguez

### Westside Downtown Urban Park

### Master Development Agreement Resolution 1554

Doug Woodruff, Senior Project Manager







**DOWNTOWN PARKS** and PUBLIC SPACES **Master Plan** 

### Westside

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





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Main St

Jefferson St

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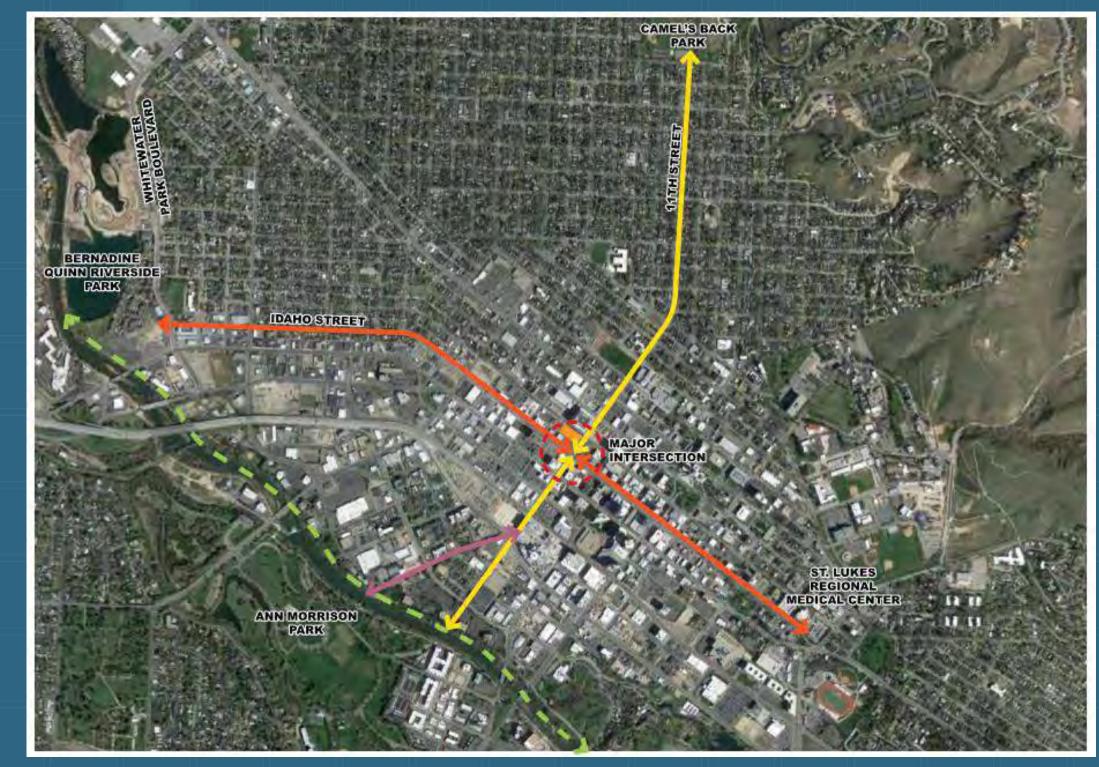
1/4 mi

N Whitewater Park Blvd

S Americana Blvd.

N 27th St

2







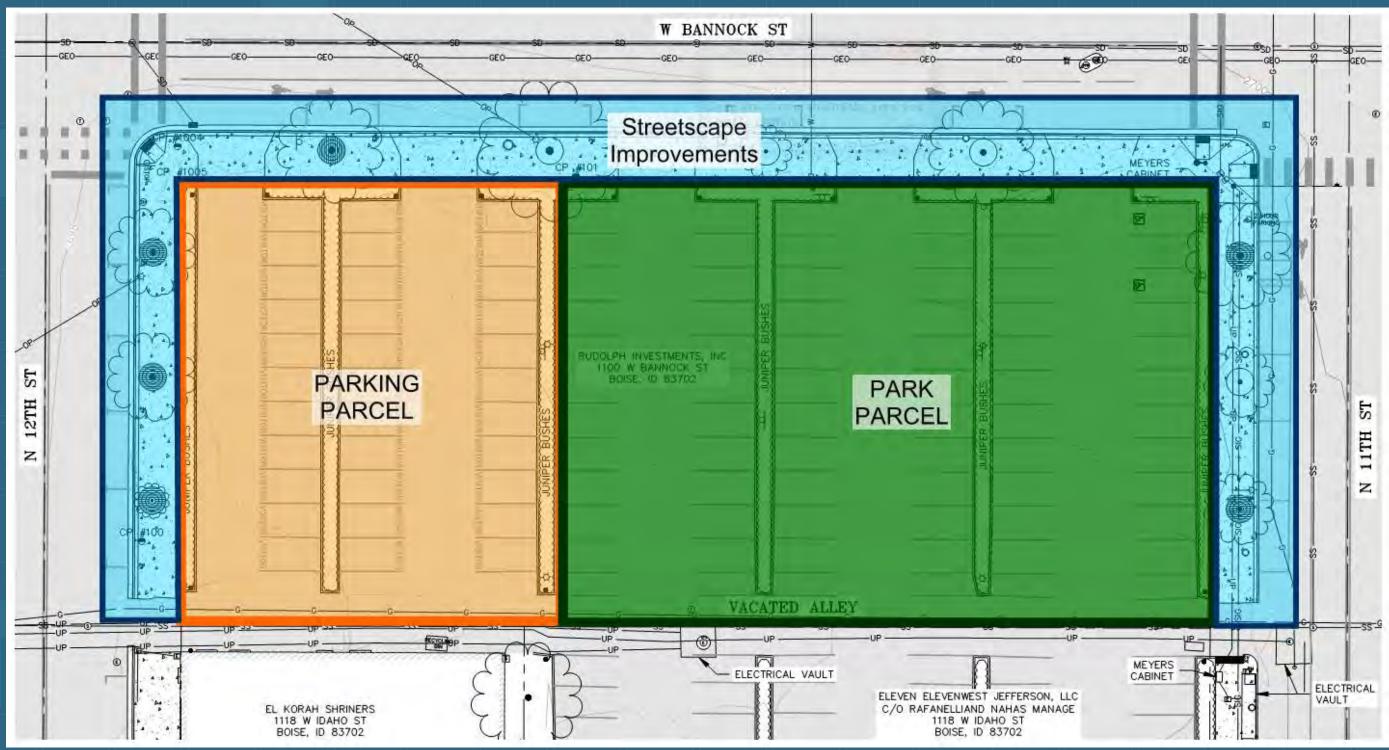










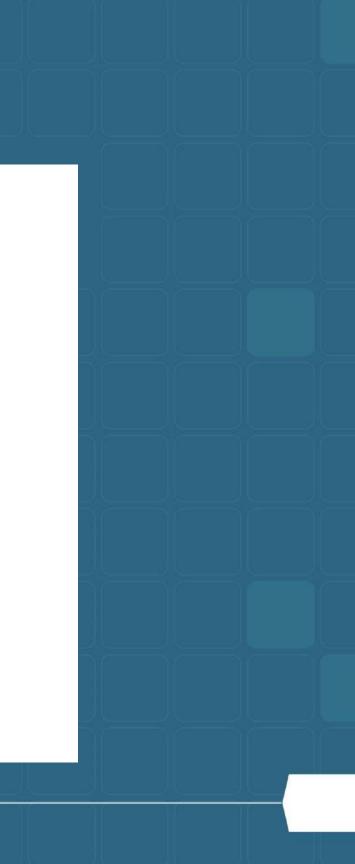


C C D C

### Master Development Agreement

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





# **Roles and Responsibilities**

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





# **Fiscal Notes**

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

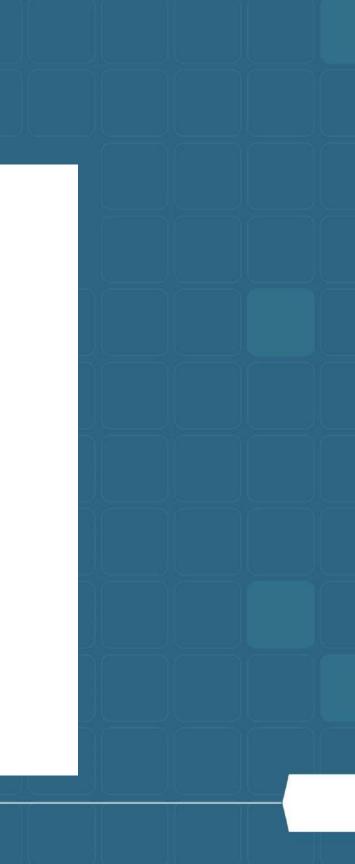




# Next Steps

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





### Westside Downtown Urban Park

# Suggested Motion:

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



# AGENDA

### V. Information/Discussion Items

- CCDC & CTA Present Preliminary Findings for Shoreline Urban Framework and Feasibility Study A.
- Β.
- C.
- Operations Report ......John Brunelle D.

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

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



### 30<sup>TH</sup> STREET DISTRICT

WESTSIDE DISTRICT

## **URBAN RENEWAL PLANNING SHORELINE DISTRICT**

C C D C

PROPOSED SHORELINE DISTRICT

### **RIVER MYRTLE-OLD BOISE** DISTRICT

# Where we've been...

SB FRIEDMAN ELIGIBILITY REPORT

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C C D C

# STEP TW(

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FEASIBILITY

SB FRIEDMAN ECONOMIC FEASIBILITY STUDY (contract approved January)

CTA URBAN FRAMEWORK PLAN (contract approved March)

**APPROVED FALL 2017** 

FEB '18 – AUGUST '18

### ADOPTION URBAN RENEWAL PLAN ADOPTION PROCESS



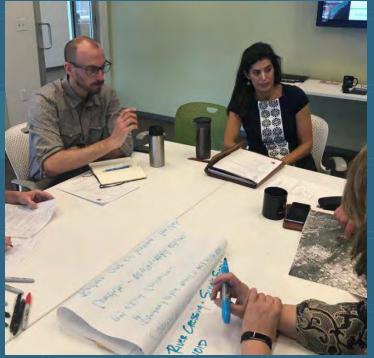
**THREE** 

STE

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

C C D C





# Public Agency Stakeholders



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- SWOT Analysis ullet
  - **Guiding Documents and Plans**
- **Key Topics** 
  - Urban Design
  - Mobility
  - River Management

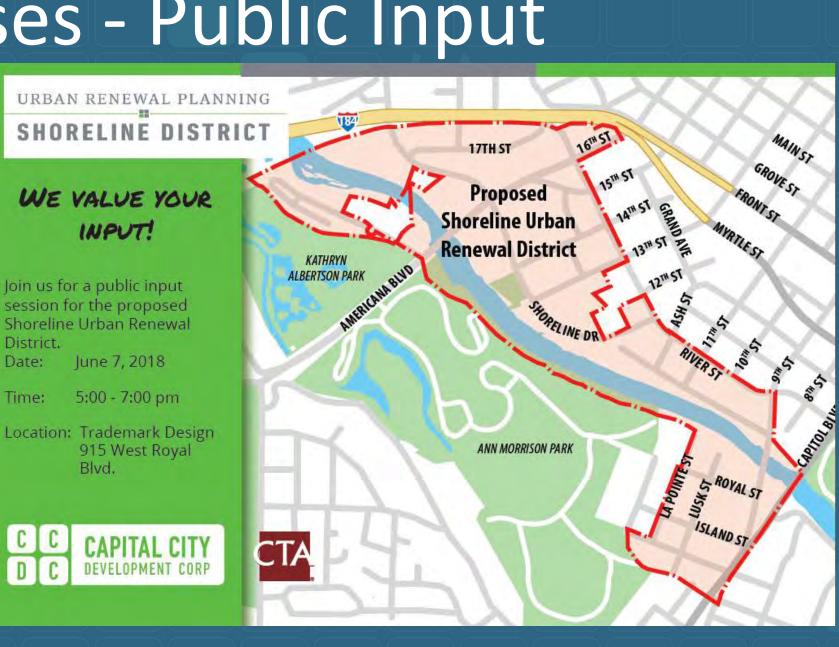






# **Open Houses - Public Input**







Urban Renewal

Project

Open House

Partners

leam

Contact

info@ccdcshoreline.com

# www.ccdcshoreline.com



### **DISTRICT FORMATION PROCESS**

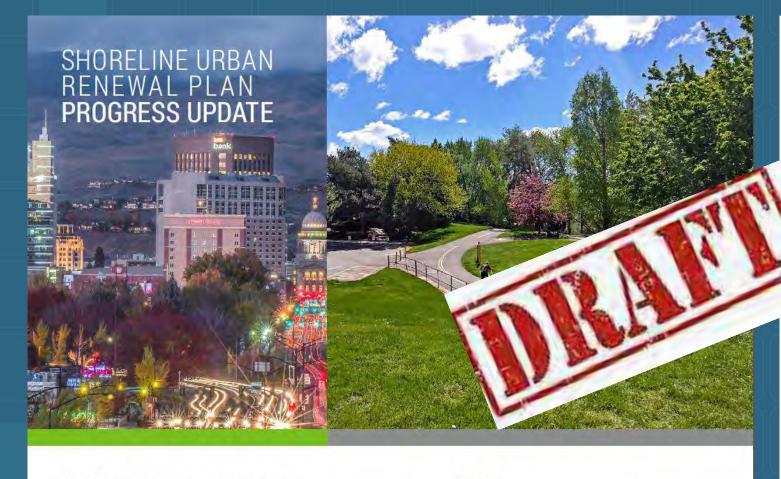
ESTABLISHING THE SHORELINE DISTRICT IS A MULTI-STEP PUBLIC PROCESS THAT RELIES ON INPUT AND FEEDBACK FROM THE GENERAL PUBLIC, KEY STAKEHOLDERS, CONSULTANTS, AND AGENCY PARTNERS.

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



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

# **URBAN FRAMEWORK**



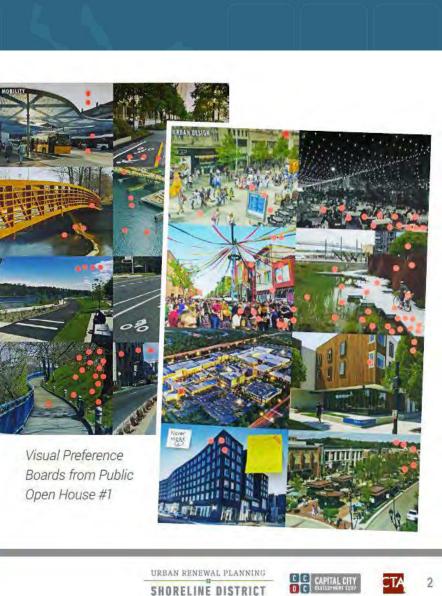
URBAN RENEWAL PLANNING SHORELINE DISTRICT

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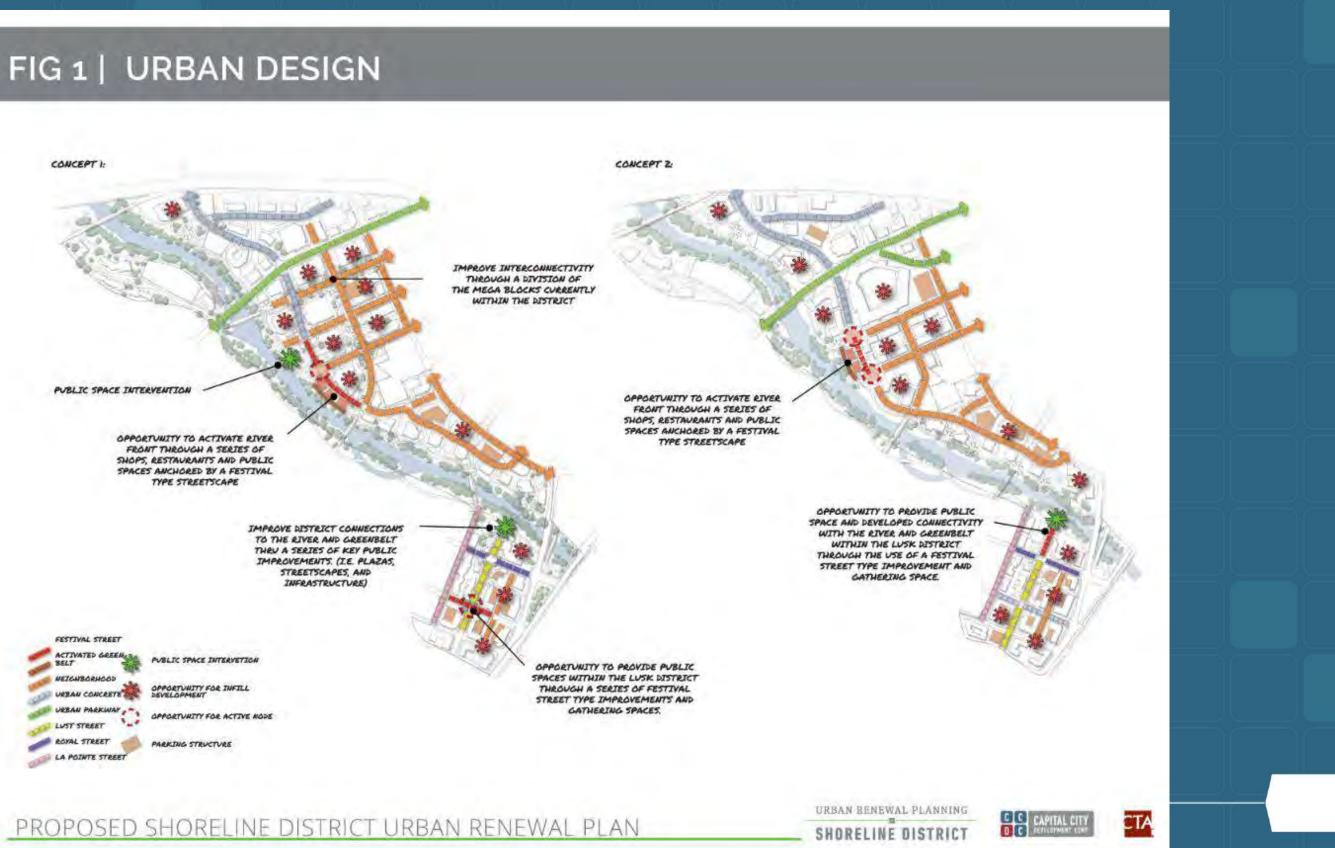




- Existing Plan Assessment/Gap Analysis
- Stakeholder Meeting #1
- Public Open House #1
- Market/Engineering Assessments
- · List of Public Improvements/Policy Recommendations
- Draft Concepts
- Stakeholder Meeting #2
- Public Open House #2

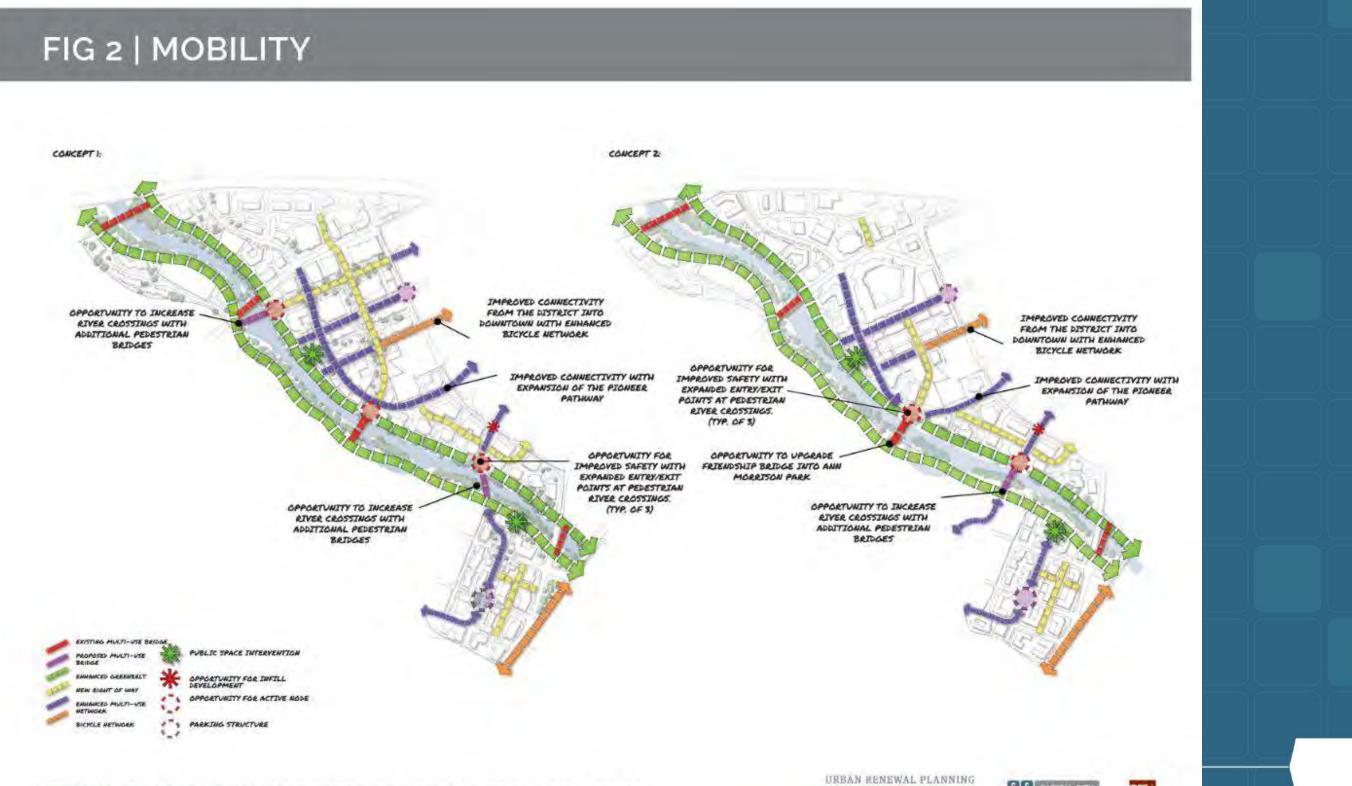


### PROGRESS



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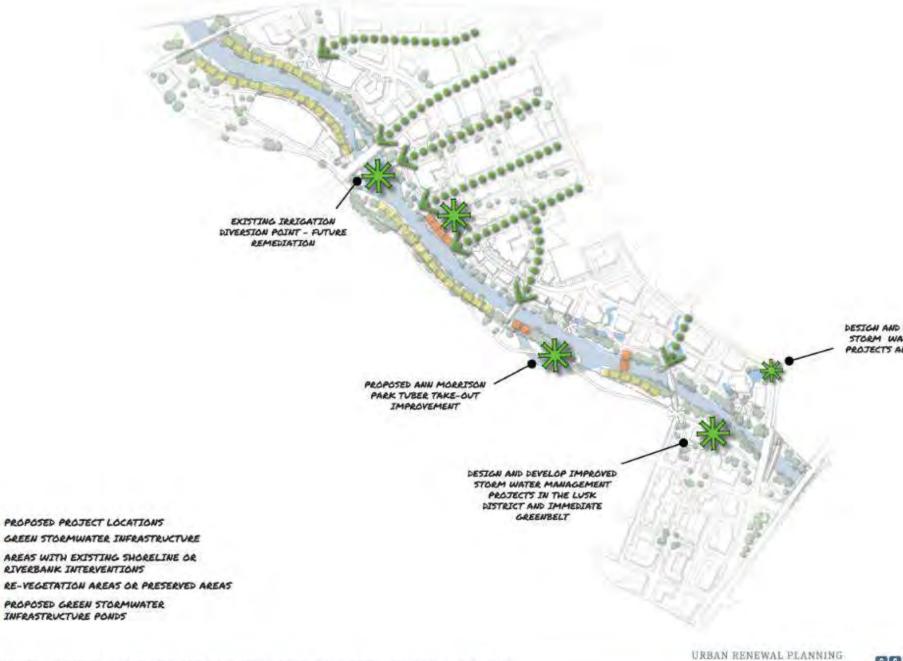


PROPOSED SHORELINE DISTRICT URBAN RENEWAL PLAN

-8-SHORELINE DISTRICT CTA

## FIG 3 | RIVER MANAGEMENT

SHORELINE DISTRICT RIVER MANAGEMENT OPPORTUNITIES



PROPOSED PROJECT LOCATIONS GREEN STORMWATER INFRASTRUCTURE AREAS WITH EXISTING SHORELINE OR RIVERBANK INTERVENTIONS

INFRASTRUCTURE PONDS

C C D C

PROPOSED SHORELINE DISTRICT URBAN RENEWAL PLAN SHORELINE DISTRICT

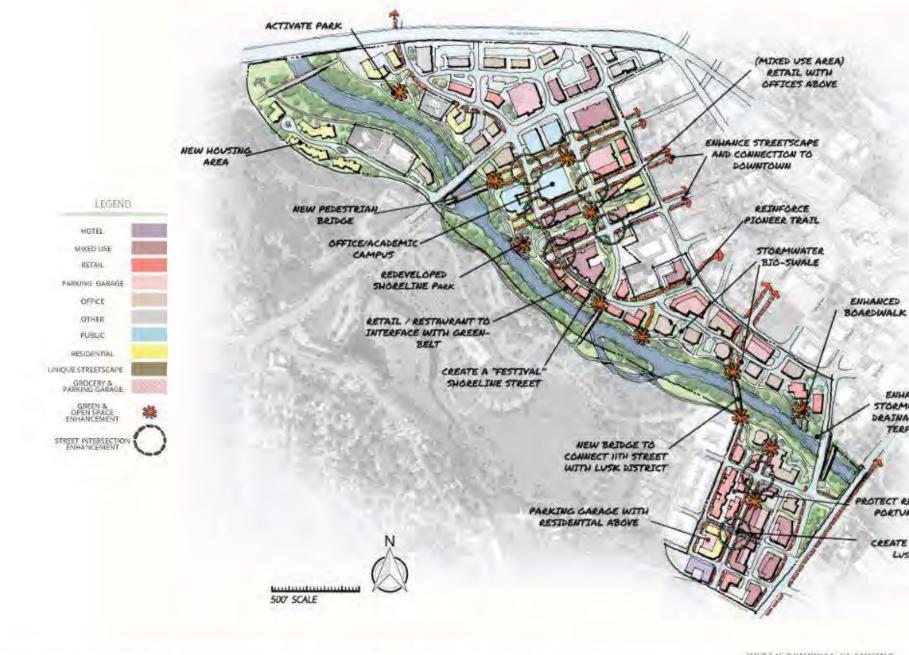


-11

DESIGN AND DEVELOP IMPROVED STORM WATER MANAGEMENT PROJECTS ALONG RIVER STREET



## FIG 4 | PROPOSED SHORELINE DISTRICT - CONCEPT #1



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### PROPOSED SHORELINE DISTRICT URBAN RENEWAL PLAN

SHORELINE DISTRICT

ENHANCE STORMWATER DRAINAGE IN-TERFACE

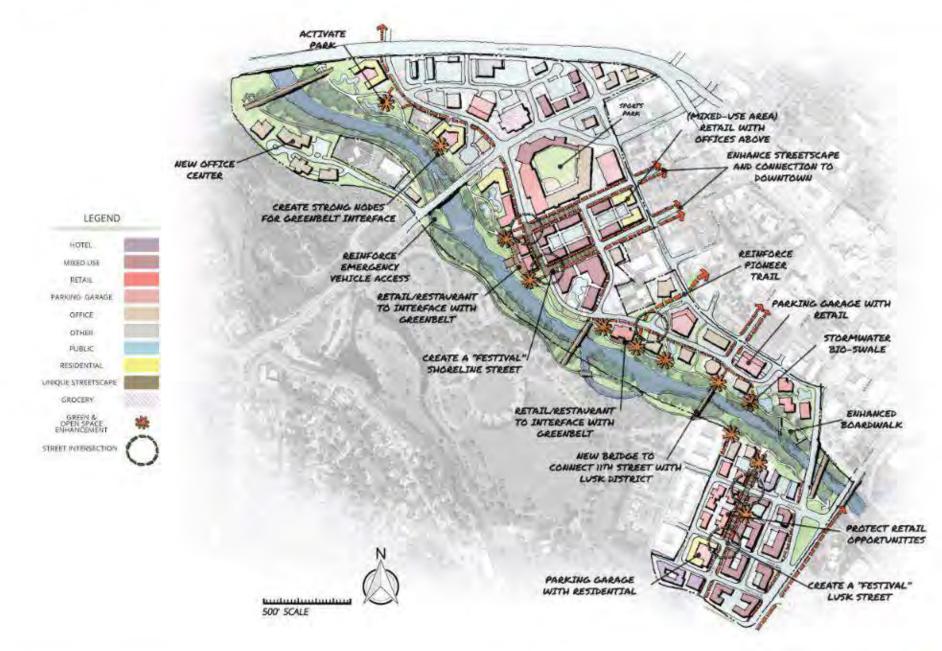
PROTECT RETAIL OP-PORTUNITIES

> CREATE A "FESTIVAL" LUSK STREET





## FIG 5 | PROPOSED SHORELINE DISTRICT - CONCEPT #2



PROPOSED SHORELINE DISTRICT URBAN RENEWAL PLAN

URBAN RENEWAL PLANNING SHORELINE DISTRICT

-16

C C D C



# Potential Public Improvements

- Streetscaping/curb, gutter, in Lusk District
- New street furniture to include branding 2
- 3. Designated bike lanes on Capitol Blvd
- Improve surface of 9th St bridge 4.
- Festival streetscaping in Lusk District 5.
- New river footbridge from Lusk District to 6. 11th St
- Separated use paths on Greenbelt
- Designated bicycle lanes or sharrows on 8. 11th St.
- Designated bicycle lanes or sharrows on 9. 13th St
- Enhance, widen, or replace Ann Morrison 10. Park footbridge
- 11. Streetscaping on Shoreline Dr related to potential development
- 12. One additional river access point for emergency services, recreation, and sportsmen

- 13. Develop a public parking garage in Lusk. District
- 14. Develop a public parking garage in River St. Neighborhood
- Parking Garage and/or public improvement associated with Sports Park or catalytic mixed use development
- Larger canopy trees on Capitol Blvd
- Redesign/redevelop Shoreline Park
- 18. Complete Street designs on River St.
- 19. Complete Street designs on Americana Blvd
- Extend Shoreline Line Dr to 10th St. 20
- Complete Street designs on Shoreline Dr. 21.
- Re-vegetate and enhance tree canopy on 22. south river bank.
- 23. Pedestrian/bicycle connection at Lusk St and Greenbelt

- 24. Green stormwater infrastructure/ functional wetlands
- Improve intersection of 13th St and Shoreline Dr.
- 26. Further enhance Pioneer Path
- New right-of-way network through River S office property
- 28. Boulevard enhancements to River St that prioritize pedestrian and bicycle amenities
  - Better connect Boise River to neighborhood in strategic areas
- 30. Boise River Diversion Dam recreational and ecological enhancements
- 31. Install fiber optic and wireless infrastructure
- 32. Recommend the development of Cityowned properties.



### SHORELINE DISTRICT URBAN RENEWAL PLAN

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

# **Potential Policy Recommendations**

- . Adopt unified streetscape standards
- 2. Adopt form-based standards
- 3. Incentivize an active Greenbelt frontage for new development
- 4. Pursue dense housing with an affordable housing component
- 5. Preserve retail in Lusk District
- 6. Implement Ann Morrison Park Master Plan Greenbelt projects
- 7. Floodplain mitigation projects

- 8. Assist concessions/vending applicants in City parks
- 9. Expand Bronco Shuttle system
- Perform environmental/water quality projects
- List of properties most qualified for strategic acquisition and disposition
- 12. Best management practices for fish habitat maintenance
- 13. Consider Geothermal expansion projects in accordance with Geothermal Master Plan

## POLICY RECOMMENDATIONS

C C D C







# Next Steps...

## FEASIBILITY

**SB FRIEDMAN ECONOMIC** FEASIBILITY STUDY (contract approved January)

+

CTA URBAN FRAMEWORK PLAN (contract approved March)

FEB '18 – AUGUST '18

**Cost Estimates & Prioritize Improvements** 

**Correlate with Feasibility Analysis** 

Additional Input – public agencies and open house

**Revise and Finalize Both Urban Framework & Feasibility** 

**CCDC/ City Council Review** 

**Draft proposed URP** 

**CCDC Reviews and/ or Approves URP** 

**COB Planning & Zoning makes appropriate Findings** 

**Boise City Council Approves as ordinance** 

## AGENDA

## V. Information/Discussion Items

A. CCDC & CTA Present Preliminary Findings for Shoreline Urban Framework and Feasibility Study 

Β.	Secure Bike Parking Update
C.	ParkBOI System Update

Operations Report ......John Brunelle D.



### .....Matt Edmond

## .....Max Clark

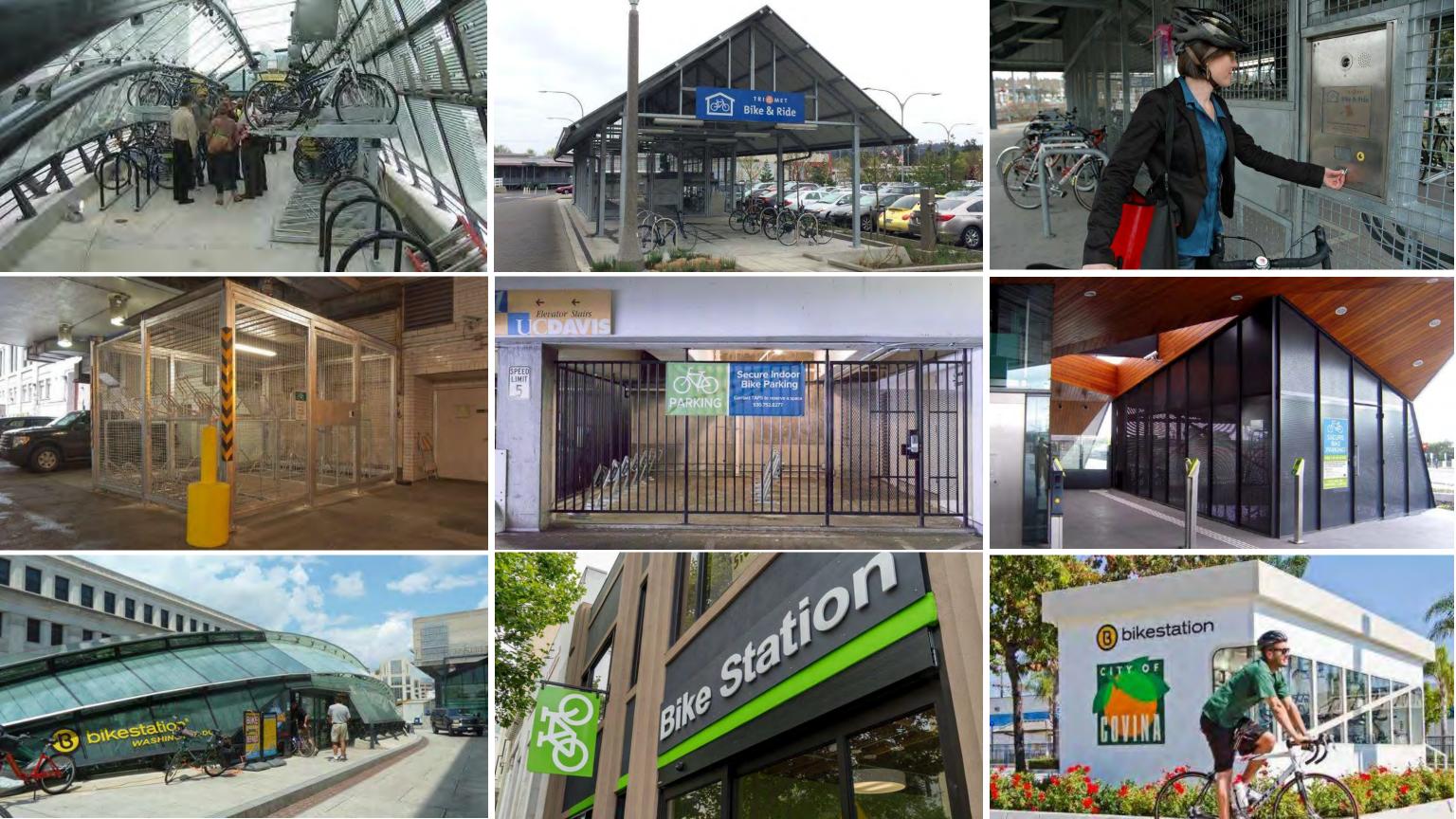
## **INFORMATION ITEM: Secure Bike Parking**

## Matt Edmond, CCDC Project Manager Rob Thornton, CTY Studio



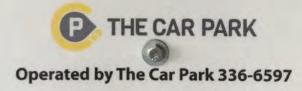






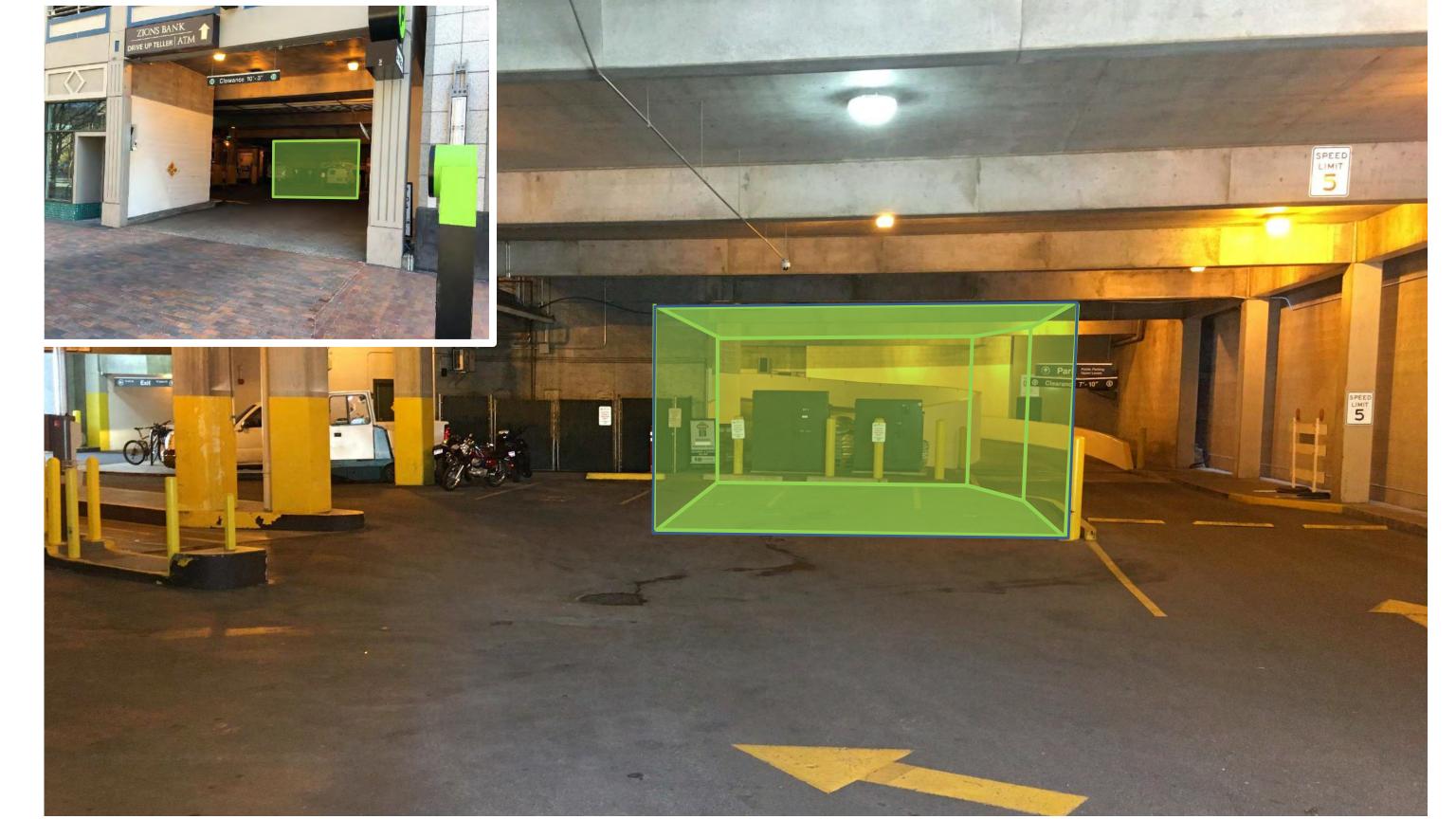
## CITYCENTERPLAZA

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







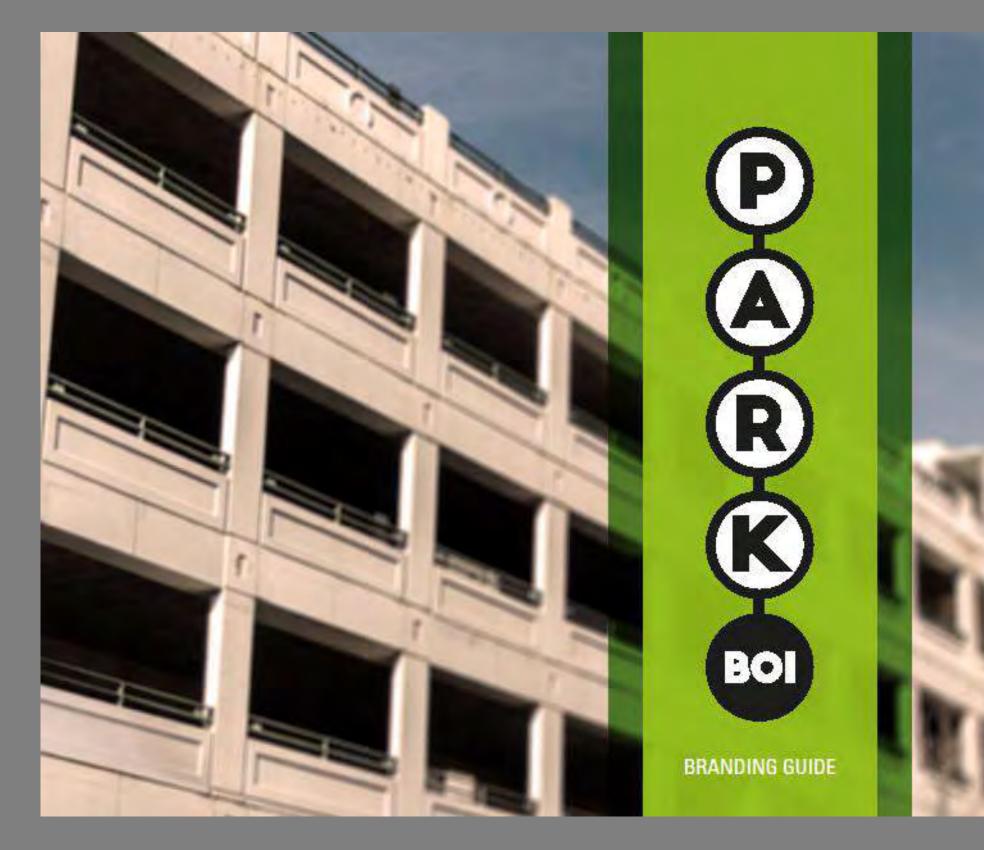


# Potential Features & Amenities

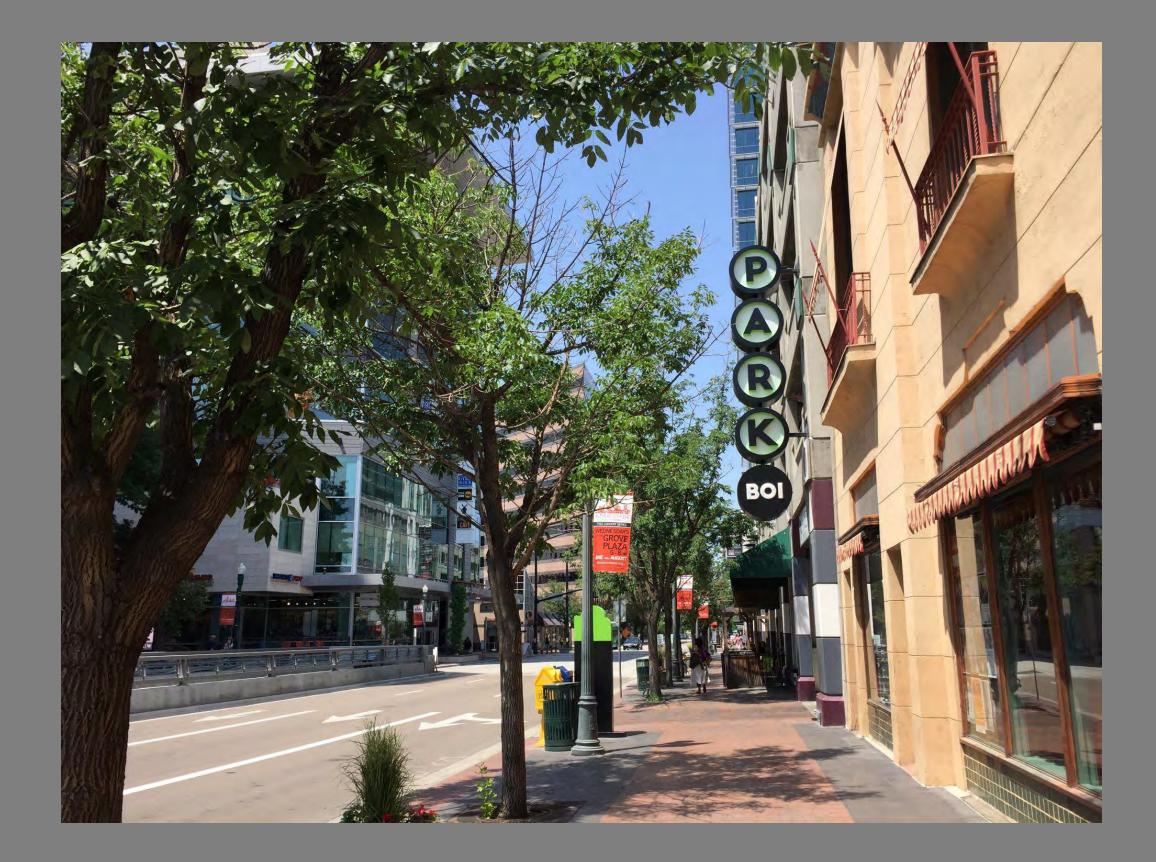
Key card access Dynamic lighting Two-tier racks **Electric outlets** Security camera **Restroom** access Air & repair station Lockers Bike vending machine

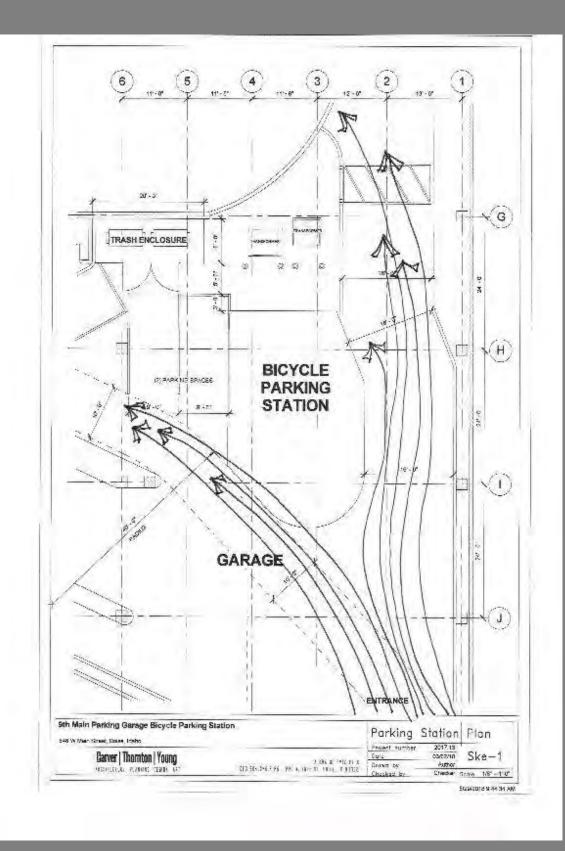


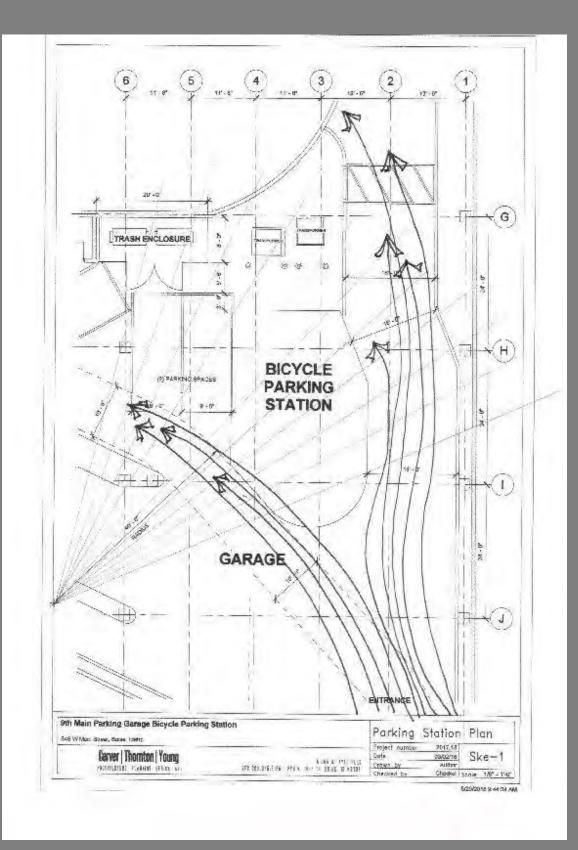


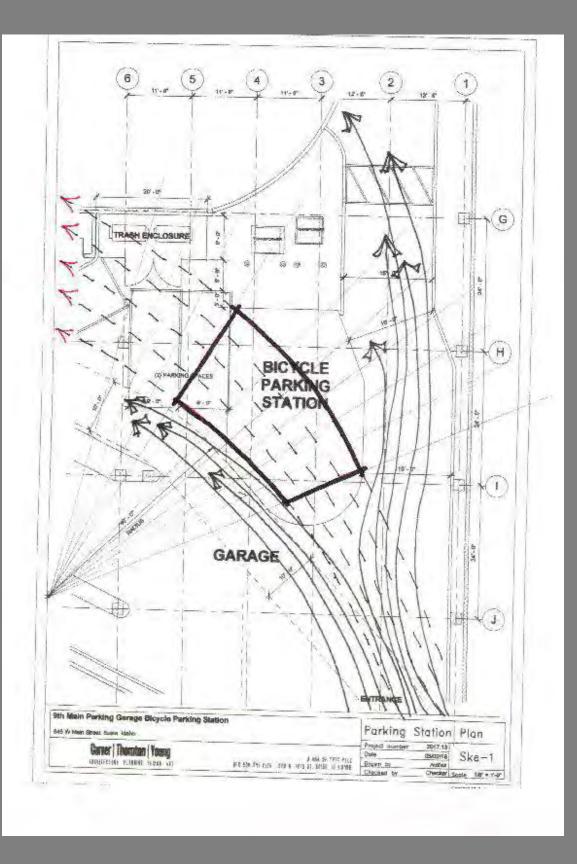


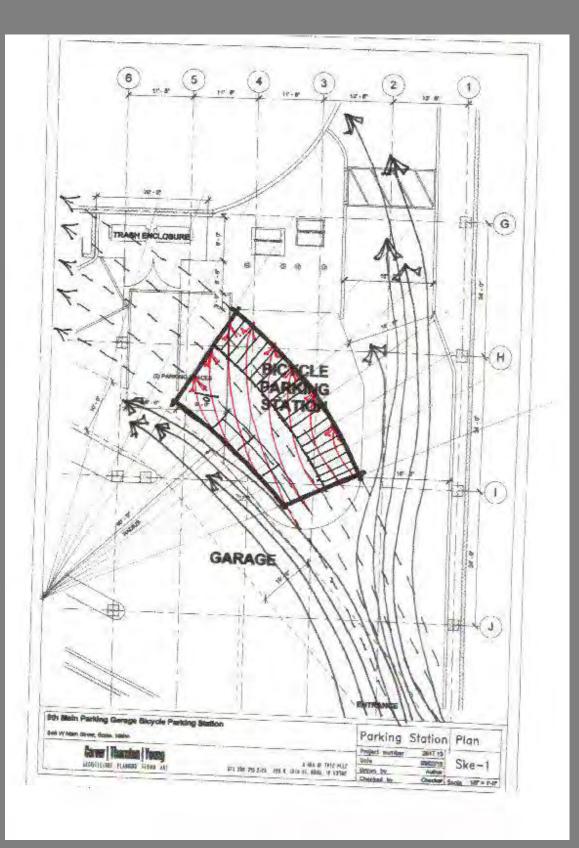


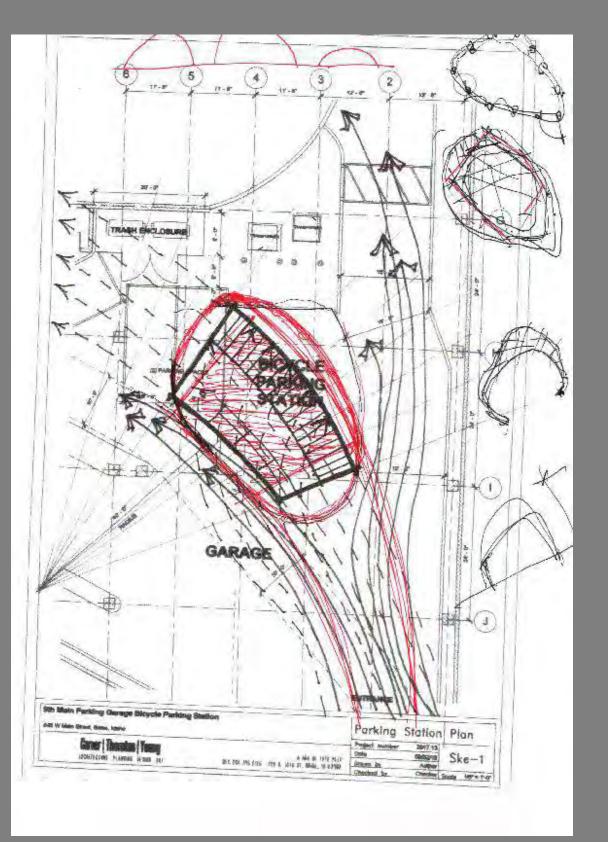


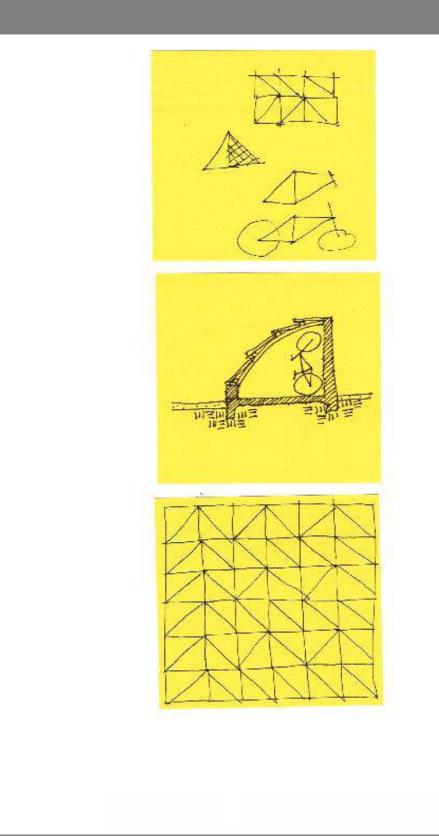


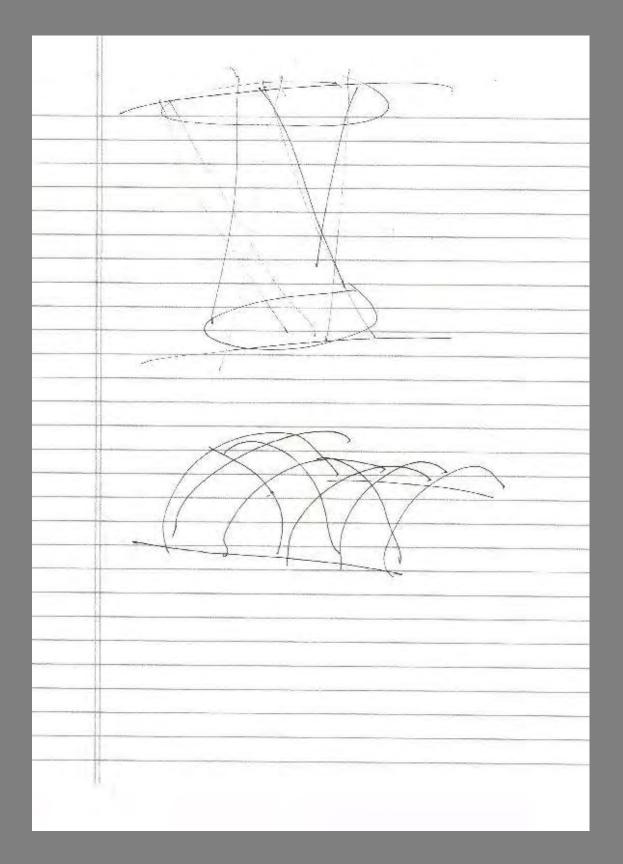






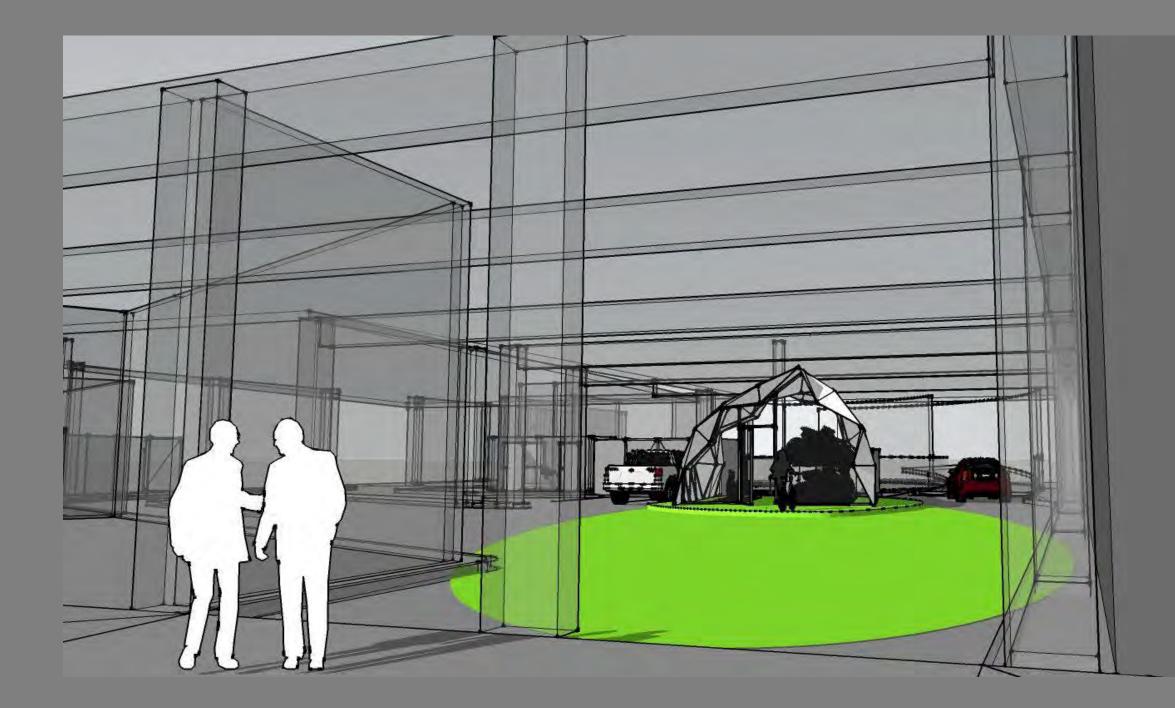




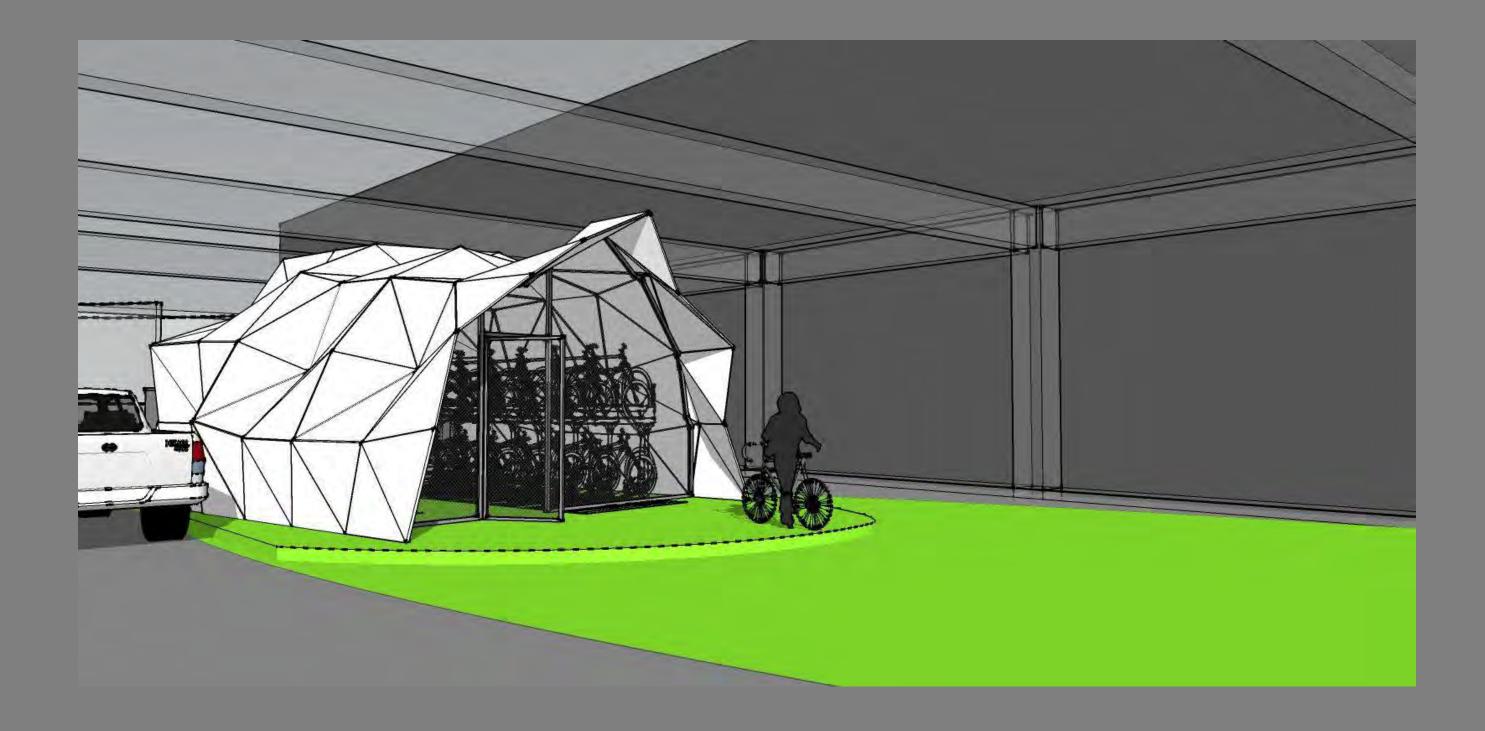




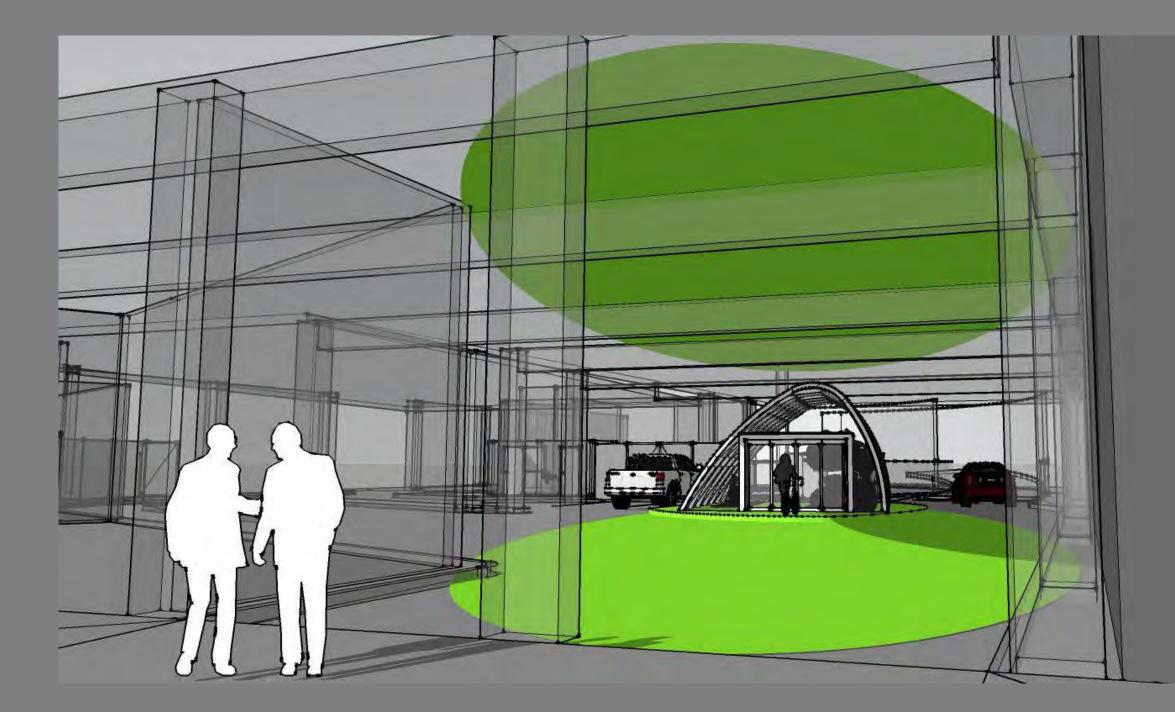




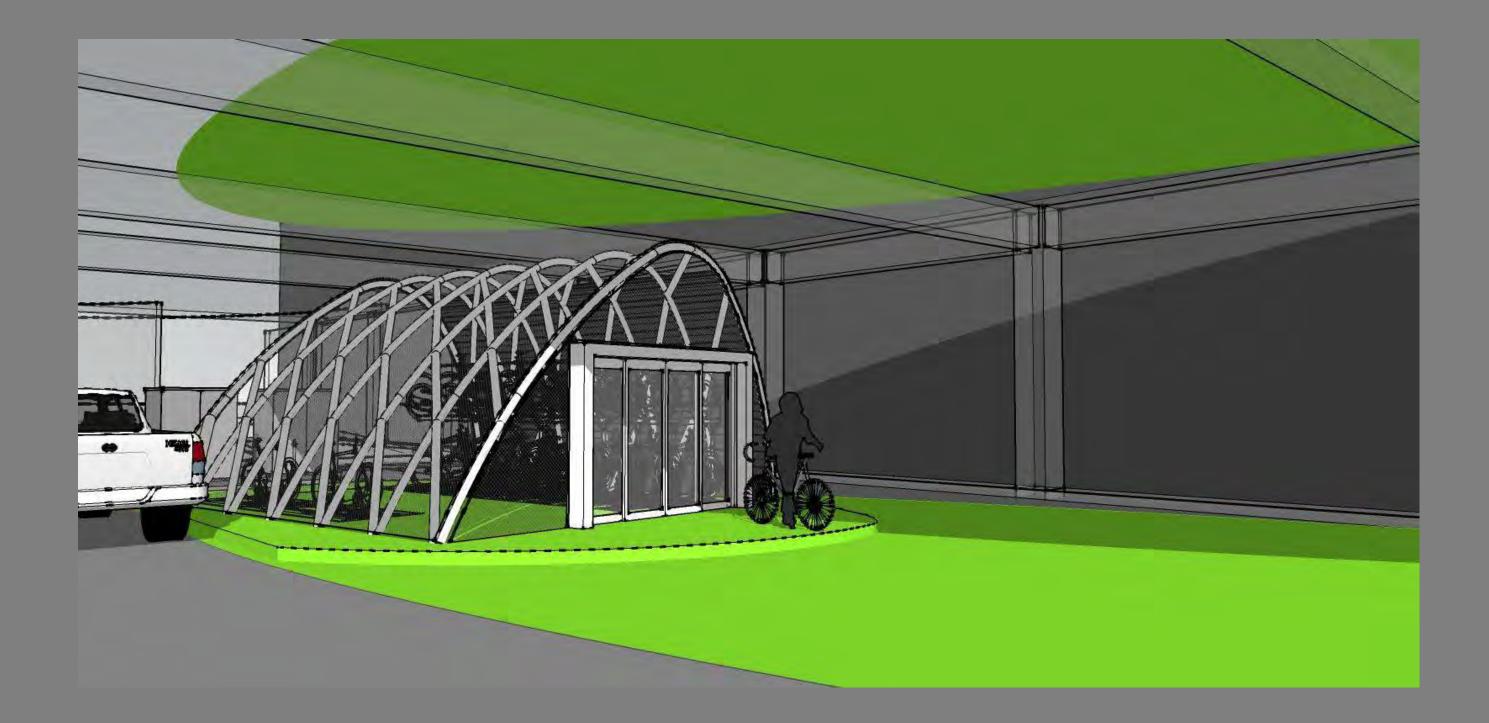


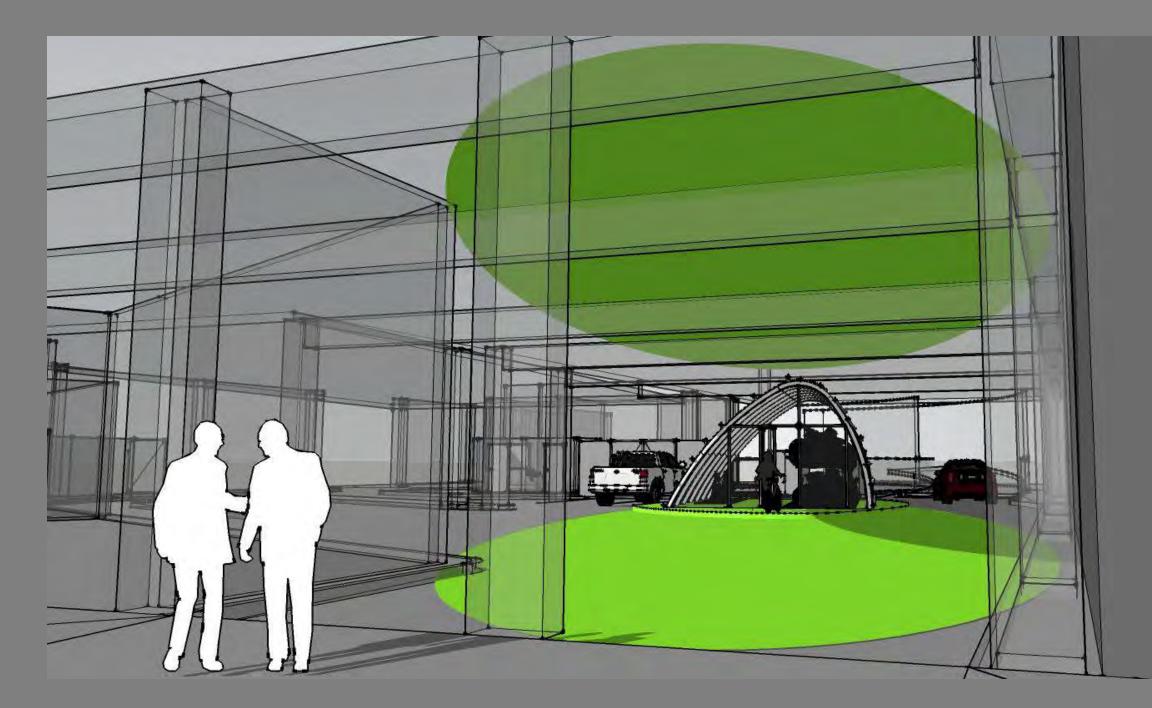




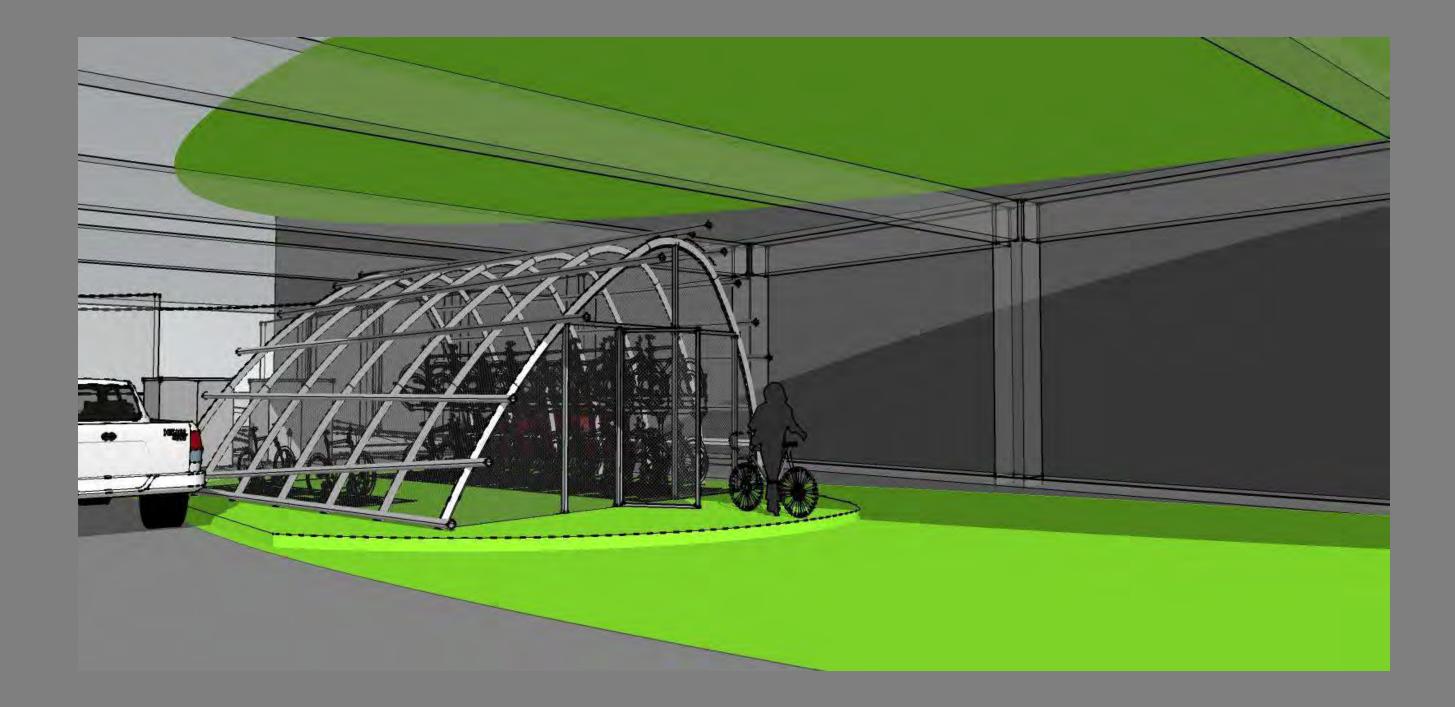


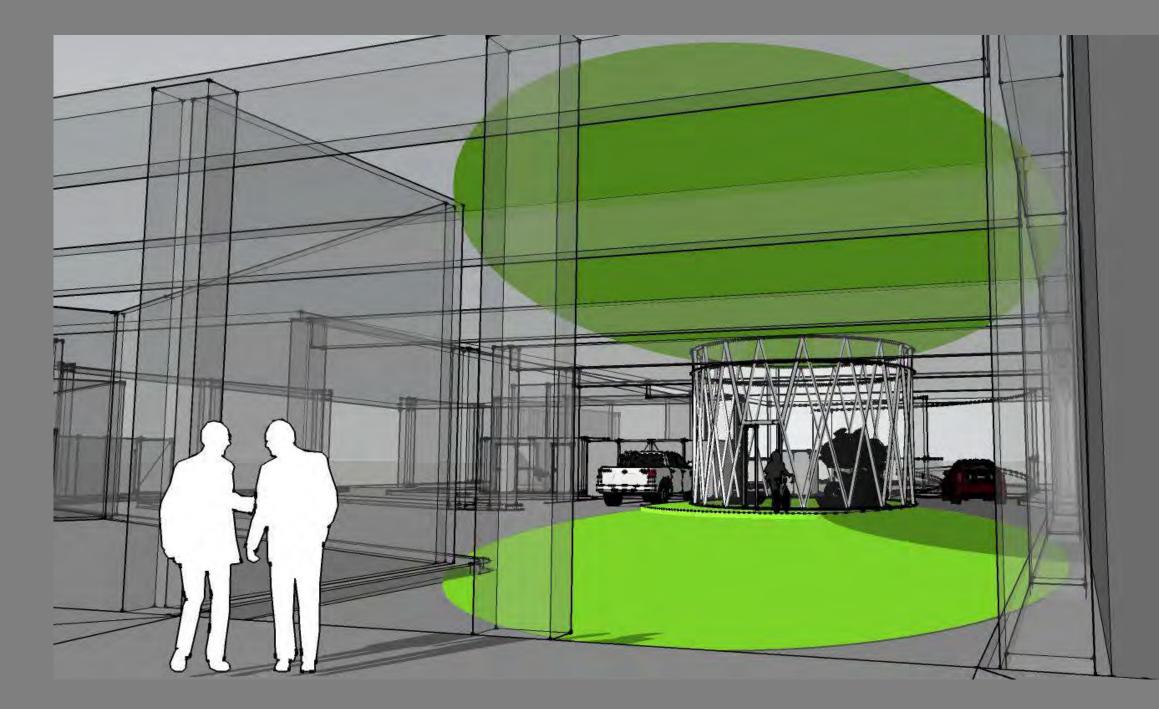




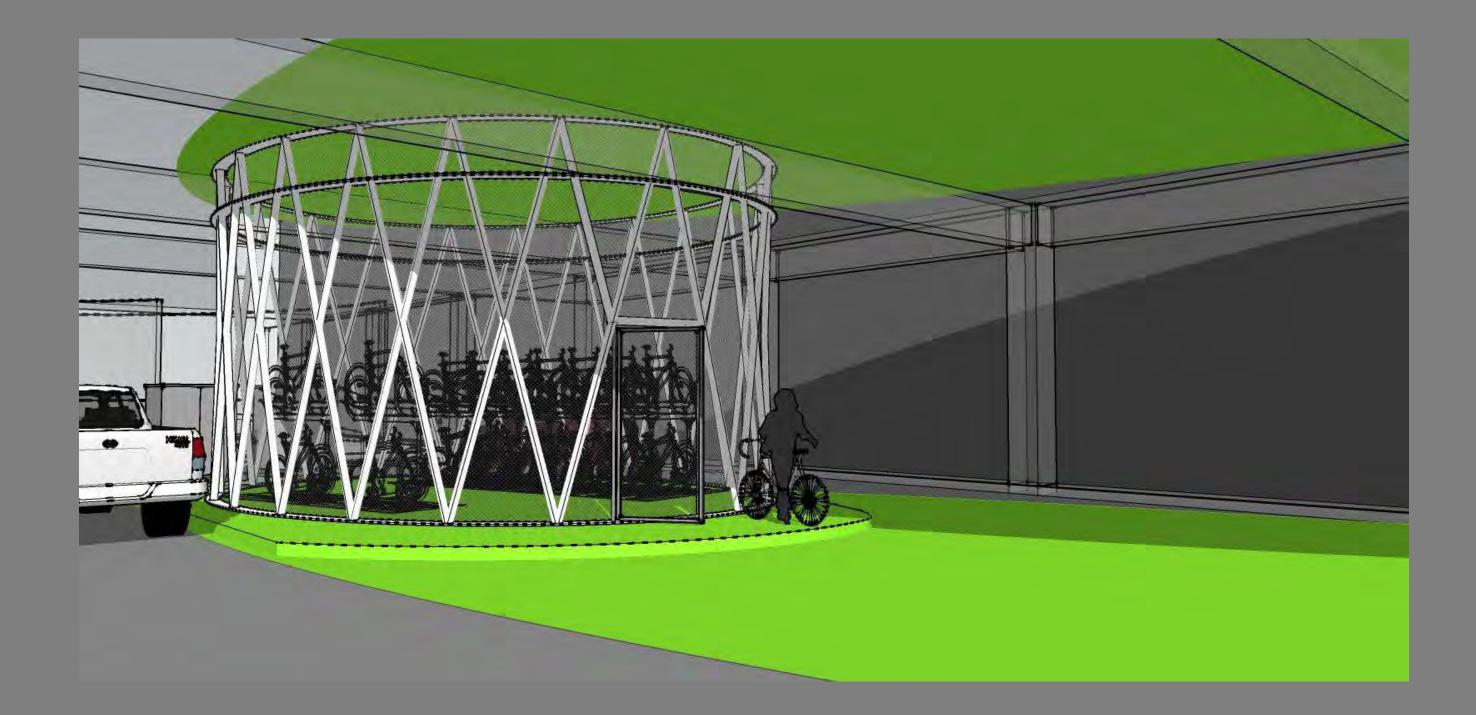












## AGENDA

## V. Information/Discussion Items

Α.	CCDC & CTA Present Preliminary Findings for Shoreline Urban Framework a	
B.	Secure Bike Parking Update	Matt Edmond
C.	ParkBOI System Update	Max Clark
D.	Operations Report	John Brunelle



### Study guez/Doug Woodruff

## .....Matt Edmond

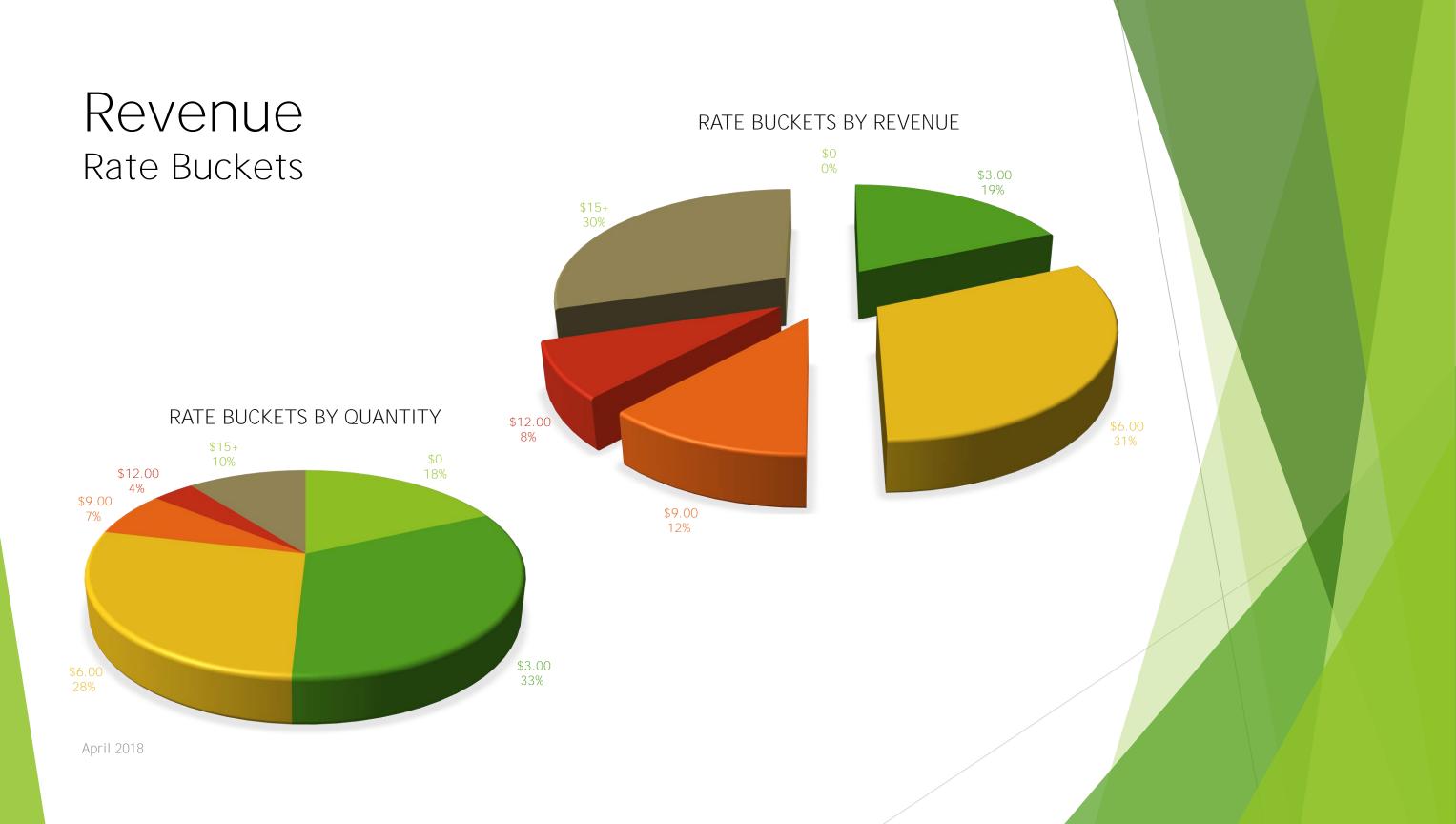
## .....Max Clark



# ParkBOI Garage Metrics April 2018







# Length of Stay (Average $\rightarrow$ 2.8 hours)

All Garages April 2018

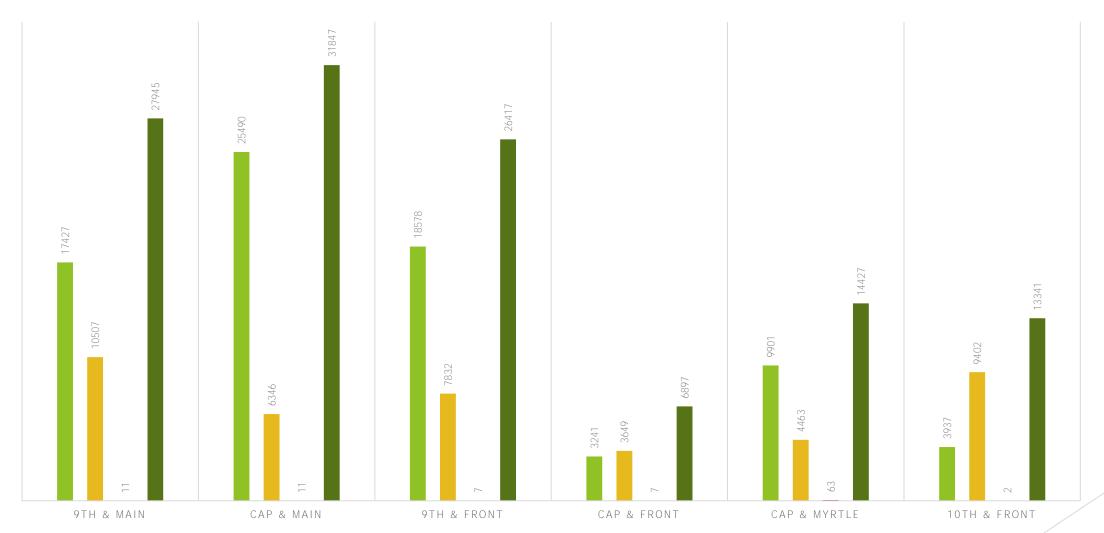




# Entries (Total → 120876)

## entries

ShortTerm Monthly Gate Vends Total

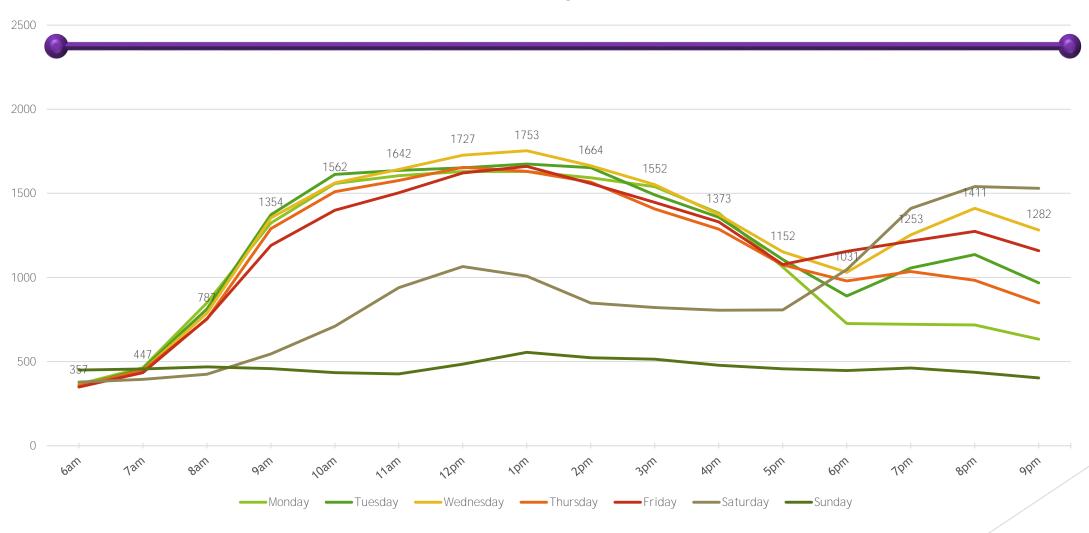




# Peak Occupancy (Typical Week 4/23-4/29)

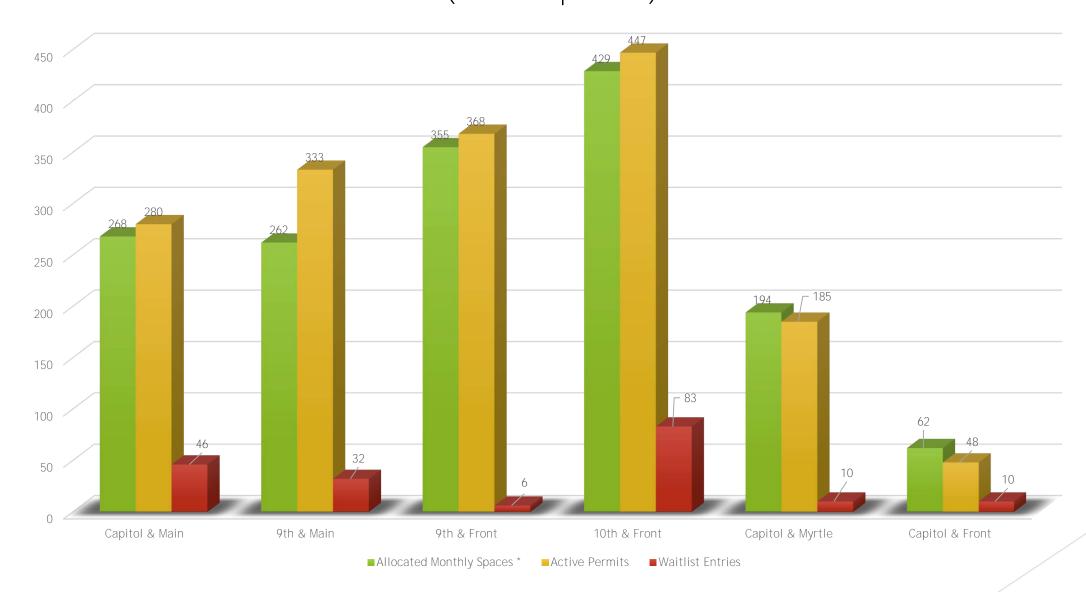
Maximum 2475 Available Spaces

All Garages



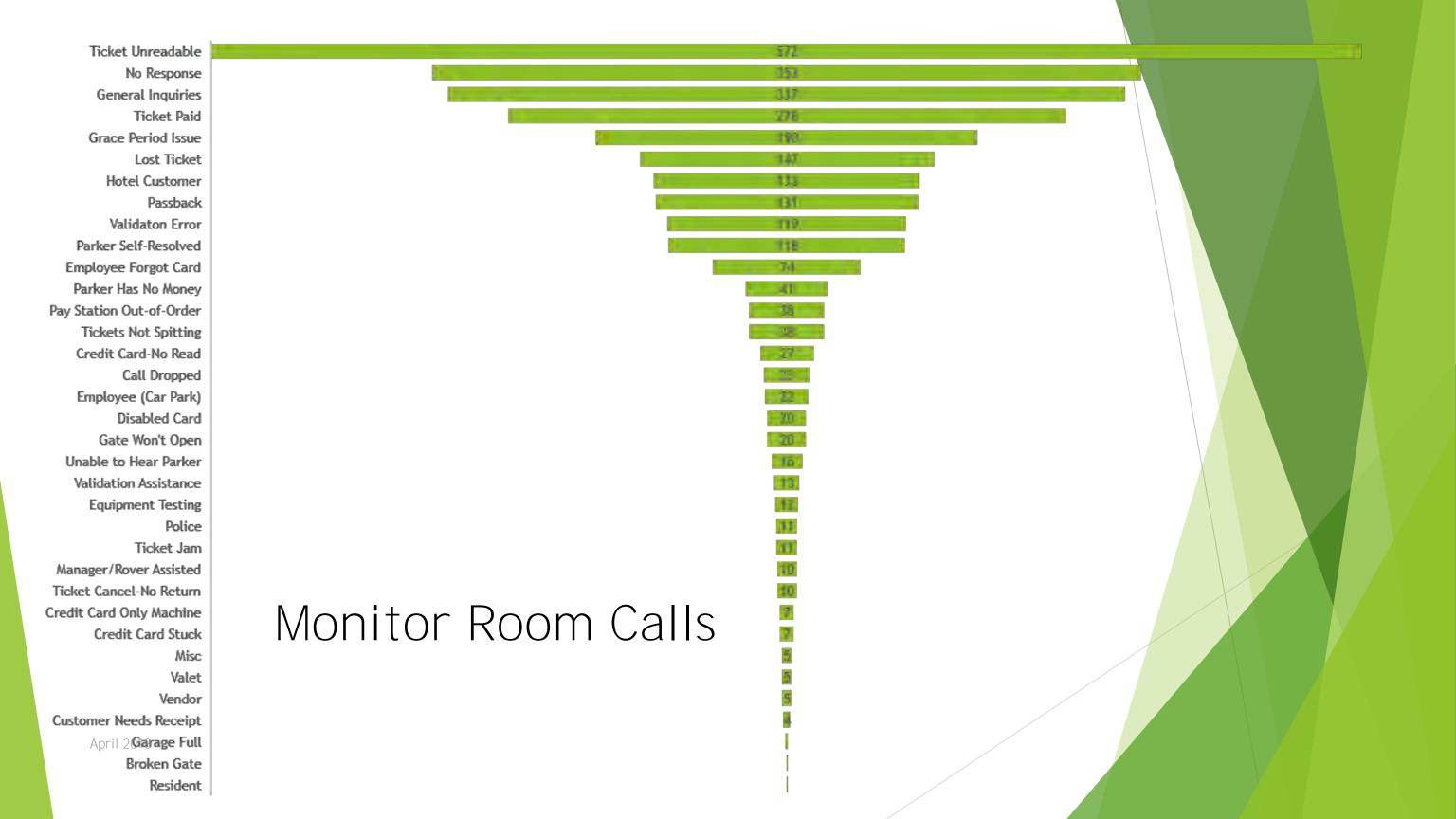
Average Weekday Peak 67% Average Weekend Peak 28%

## Active Keycards & Waitlists\* (\*As of April 30)



April 2018





# AGENDA

## V. Information/Discussion Items

- A. CCDC & CTA Present Preliminary Findings for Shoreline Urban Framework and Feasibility Study
- Β.
- C.
- Operations Report ......John Brunelle D.

## **VI. Executive Session**

**VII. Adjourn** 

# **Operations Report**

# John Brunelle Executive Director





# EXECUTIVE SESSION

Deliberate regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1)(c),(d) and (f)].





# ADJOURN

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



# LIVE STREAMING 8 AUDIO RECORDING









# COLLABORATE. CREATE. DEVELOP. COMPLETE.

# **Board of Commissioners**

Special Call-In Meeting July 11, 2018



# AGENDA

## **Call to Order** Chair Zuckerman

## **Agenda Changes** П.

Chair Zuckerman

## **III.** Action Item

A. CONSIDER: Resolution #1557 – Capitol & Main Parking Garage Painting – Approval of Type 4 Participation Agreement with Hawkins Companies ......Ben Houpt

## IV. Adjourn



## CONSIDER: Resolution #1557 – Capitol & Main Garage Painting

## CCDC Property Manager, Ben Houpt







# CONSIDER: Resolution #1557 – Capitol & Main Garage Painting



C C D C

## Project rendering

# Suggested Motion:

I move to adopt Resolution No. 1557 approving and authorizing the execution of the Type 4 Public Private Participation Agreement.



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).



# LIVE STREAMING 8 AUDIO RECORDING Now In Progress







# COLLABORATE. CREATE. DEVELOP. COMPLETE.

# **Board of Commissioners**

Special Call-In Meeting July 11, 2018



# AGENDA

## **Call to Order** Chair Zuckerman

## **Agenda Changes** П.

Chair Zuckerman

## **III.** Action Item

A. CONSIDER: Resolution #1557 – Capitol & Main Parking Garage Painting – Approval of Type 4 Participation Agreement with Hawkins Companies ......Ben Houpt

## IV. Adjourn



## CONSIDER: Resolution #1557 – Capitol & Main Garage Painting

# CCDC Property Manager, Ben Houpt







# CONSIDER: Resolution #1557 – Capitol & Main Garage Painting



C C D C

## Project rendering

# Suggested Motion:

I move to adopt Resolution No. 1557 approving and authorizing the execution of the Type 4 Public Private Participation Agreement.



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# LIVE STREAMING 8 AUDIO RECORDING









# COLLABORATE. CREATE. DEVELOP. COMPLETE.

# **Board of Commissioners**

Regular Meeting August 13, 2018



# AGENDA

## I. Call to Order

Chair Zuckerman

## II. Agenda Changes

Chair Zuckerman

## III. Consent Agenda

- A. Expenses
  - 1. Approval of Paid Invoice Report June 2018
  - 2. Approval of Paid Invoice Report July 2018

## B. Minutes & Reports

- 1. Approval of June 11, 2018 Meeting Minutes
- 2. Approval of July 11, 2018 Special Meeting Minute





# AGENDA

## **III.** Consent Agenda continued

- A. Other
  - Resolution #1558 4<sup>th</sup> Amendment to Financial Advisory Services Agreement 1.
  - Resolution #1560 Approving Easement Agreement for BoDo Sidewalks (Agora Condos) 2.
  - **CCDC Office Lease Extension** 3.
  - Resolution #1564 Central District CMGC Contract Amendment GMP #4 4.
  - Resolution #1567 Amending the Type 1 Agreement with Businesss Interiors of Idaho, Inc. 5. [Agreement approved 1/9/18 original NTE \$120,000]
  - FY 2018 Q3 Financial Report (unaudited) 6.

# **CONSENT AGENDA**

# Motion to Approve Consent Agenda





# AGENDA

## **IV.** Action Item

- CONSIDER: Resolution #1561 Relinquishment and Transfer of Interests of CCDC in River Plaza LLC (5 Α.
- CONSIDER: Resolution #1563 Central District Termination Resolution Supplemental (5 minutes) Β. .....
- CONSIDER: Proposed FY 2018 Amended Budget (10 minutes) .....Ross Borden C.
- CONSIDER: Proposed FY 2019 Original Budget (10 minutes) ......Ross Borden D.
- CONSIDER: Proposed FY 2019-2023 Capital Improvement Plan (10 minutes) ......Todd Bunderson Ε.
- CONSIDER: Resolution #1565 Authorize Execution of Declaration of Public Space Deed Restrictions and F.



# Ross Borden

## Relinquish and Transfer CCDC Interest in River Plaza LLC

- River Plaza Development: mixed used apartments & office
  - 1249 Grand Avenue
- 1996: CCDC purchases land
- 1998: CCDC sells land to Boise Housing Corp (non-profit)
- Advances Agency goals in RMOB
- CCDC compensated if / when sold or refinanced
  - No plans / Unlikely
- **River Plaza LLC:** 
  - Manager: BHC Idaho TE (Boise Housing Corp)
  - Special Limited Member: CCDC
- Relinquish & Transfer CCDC Interest
  - \$30k paid to CCDC









Relinquish and Transfer CCDC Interest in River Plaza LLC

## **Invitation for Public to Comment**

– Chair Zuckerman

- **Suggested Motion:** 
  - I move to adopt Resolution #1561 relinquishing and transferring CCDC's interest in River Plaza LLC.



**Central District Termination Resolution - Supplemental** 

## June 11 Board Meeting

- Resolution 1542
  - A: Termination Narrative
    - Final details / loose ends
      - Increment Revenue
      - Interagency Agreements
      - 8<sup>th</sup> St, The Grove Plaza, parking garages

## B: Termination Budget – Projected

• \$2,096 to 7 Taxing Districts

## Today

- Resolution 1563
  - 1: Termination Narrative Supplemental
    - Adds GBAD Expansion Conduit Financing
  - 2: Termination Budget Final
    - Refined / Final
    - \$5,330 to 7 Taxing Districts



Central District Termination Resolution - Supplemental

## **GBAD** Lease Revenue Bonds, Series 2016

- Boise Centre East Expansion
- 2016 to 2036 20 years
  - Principal: \$23.1 million
- Annual Payment: \$1.7 million (annual approp)

Zions Bank

- Security: Hotel/motel room taxes
- Lessor: CCDC

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- Lessee: GBAD
  - Trustee:

## CENTRAL DISTRICT TERMINATION BUDGET FY 2018

FY 2018 Tax Increment Revenue Balance of Central District Working Capital

Te

## Project

Newspaper Stand Consolidation Capitol & Main Parking Garage - Painting 8th Street - Trash Collection 8th Street - Operations The Grove Plaza - Operations District-wide (exclude 8th St, Grove Plaza) - Repairs & Mainter District-wide (exclude 8th St, Grove Plaza) - Utilities

City Hall Plaza Renovation District-Wide Closeout Improvements

Traffic Box Art Wrap / Art Conservation Main Street Station - Public Art

176 Capitol Blvd (Business Interiors of Idaho) – Type 1 – Awnin 150 Bth Street (Capitol Terrace) – Type 1 Grant - Awnings Union Block (Diablo & Sons) – Type 1 Grant – Awnings 801 Main Street (Oppenheimer Retail) – Type 1 – Awnings 801 W Bannock (Funky Taco) – Public Art – Mural The Grove Plaza & Brick Program - Outreach Capitol & Front Parking Garage - Disposition (included in Leg

9th & Main Parking Garage - Secure Bike Parking Facility

Central District Termination Central District Termination and Property Transfer (E&B lega

8th & Main Building - Type 3 Reimbursement, Year 4 / 4 Series 2015 Bond Payment, Year 3 / 3 Frogram Operations

14



Balance\*

	100			
		Projected	Final	
	Termination Budget		Termination Buildet	
	\$	5,032,391	5,127,513	
otal Revenue		4,933,695	4,933,696	
	\$	9,966,086	10,061,209	
	\$	60,000	90,000	
	\$ \$	35,000	235,000	
	4 5	17,000	17,000	
	\$	120,000	200,000	
nance	\$	155,000	75,000	
	\$	2,000	2,000	
	\$	405,448	536,448	
	\$	1,371,352	1,371,352	
	\$	3,460,000	3,300,000	
	\$	4,831,352	4,671,352	
	\$	1.8	122,000	
	\$ \$	83,000	83,000	
	\$	83,000	\$ 205,000	
igs.	\$	150,000	150,000	
	\$	150,000	150,000	
	\$	150,000	150,000	
	\$	150,000	150,000	
	4 4	50,000 2,546	7.54	
I fee below)	\$	13,750	2,546	
an tes actory	\$	666,296	616,295	
	\$	45,000	30,000	
	\$	102,500	72,500	
fees)	\$	25,000	25,000	
	\$	127,500	97,500	
	\$	764,345	764,345	
	\$	2,290,050	2,290,050	
	\$ \$	750,000	744,889	
atal Expenses	5	5,004,555	\$ 1000000	
sum expenses	\$	and a state of the	a start and	

10

**Central District Termination Resolution - Supplemental** 

## **Suggested Motion:**

- I move to adopt Resolution No. 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.





# Consider Proposed Budgets FY 2018 Amended FY 2019 Original

Ross Borden, Finance Director Joey Chen, Controller

August 13, 2018





# Budget Calendar

July 18	Executive Director & Mgmt Team Review
July 31	Executive Committee Review 1
August 13	Board considers proposed Budgets
August 20 & 27	Budgets published in Idaho Statesman
August 29	Public hearing, Budget Resolutions
September 1	Deadline to Adopt FY 2019 Budget
September 1	FY 2019 Budget filed with City Clerk
October 1	Fiscal Year 2019 begins

# Big Picture Urban Renewal Districts

	URD	Created	Term	End	Years Lef
	Central	<del>1987</del>	<del>30</del>	FY 2018	θ
1	River-Myrtle / Old Boise	1994	30	FY 2025	7
2	Westside	2001	24	FY 2026	8
3	30 <sup>th</sup> Street	2012	20	FY 2033	15
4	Shoreline	2018	20	FY 2039	20
5	Gateway East	2018	20	FY 2039	20
6	Bench		20		
7	State Street		20		



ft

# Big Picture

GENTRAL		and the second			
Tax Year	and the second se				
1988	FY1989	30			
1989	FY1990	29			
1990	FY1991	28			
1991	FY1992	27			
1992	FY1993	26			
1993	FY1994	25	RIVER-MY	(RTLE / OLI	D BOI
1994	FY1995	24	Tax Year	Fiscal Yr	Rem
1995	FY1998	-23	1995	FY1996	30
1996	FY1997	22	1996	FY1997	29
1997	FY1998	21	1997	FY1998	26
1998	FY1999	20	1998	FY1999	27
1999	FY2000	19	1999	FY2000	26
2000	FY2001	18	2000	FY2001	25
2001	FY2002	17	2001	FY2002	24
2002	FY2003	16	2002	FY2003	23
2003	FY2004	15	2003	FY2004	22
2004	FY2005	14	2004	FY2005	21
2005	FY2006	73	2005*	FY2006	20
2006	FY2007	12	2006	FY2007	19
2007	FY2008	11	2007	FY2008	18
2008	FY2009	10	2008	FY2009	17
2009	FY2010	9	2009	FY2010	16
2010	FY2011	8	2010	FY2011	15
2011	FY2012	7	2011	FY2012	
2012	FY2013	6	2012	FY2013	13
2013	FY2014	5	2013	FY2014	12
2014	FY2015	4	2014	FY2015	11
2015	FY2016	3	2015	FY2016	10
2016	FY2017	2	2016	FY2017	ġ
2017	FY2018	1	2017	FY2018	8
Sunset De	31, 2017		2018	FY2019	7
			2019	FY2020	6
			2020	FY2021	5
			2021	FY2022	4
			2022	FY2023	3
			2023	FY2024	2
			2024	FY2025	1
				ec 31, 2024	

### **URBAN RENEWAL DISTRICT TERMS**

17	SHORELIN	IF		GATEWAY	FAST	_
15	Tax Year	Fiscal Yr	Remain	Tax Year	Fiscal Yr	Remain
14	2019	FY2020	20	2019	FY2020	20
13	2020	FY2021	19	2020	FY2021	19
12	2021	FY2022	18	2021	FY2022	18
11	2022	FY2023	17	2022	FY2023	17
10	2023	FY2024	16	2023	FY2024	16
9	2024	FY2025	15	2024	FY2025	15
8	2025	FY2026	14	2025	FY2026	14
	2026	FY2027	13	2026	FY2027	13
7 6	2027	FY2028	12	2027	FY2028	12
5	2028	FY2029	11	2028	FY2029	11
4	2029	FY2030	10	2029	FY2030	10
3	2030	FY2031	9	2030	FY2031	9
2	2031	FY2032	8	2031	FY2032	8
1	2032	FY2033	7	2032	FY2033	7
×	2033	FY2034	6	2033	FY2034	6
	2034	FY2035	5	2034	FY2035	5
	2035	FY2036	4	2035	FY2036	4
	2036	FY2037	3	2036	FY2037	3
	2037	FY2038	2	2037	FY2038	2
	2038	FY2039	1	2038	FY2039	1
	Sunsets De	ec 31, 2038		Sunsets De	ec 31, 2038	



WESTSIDE

2002

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FY2004

FY2005

FY2006

FY2007

FY2008

FY2009

FY2010

FY2011

FY2012

FY2013

FY2014

FY2015

FY2016

FY2017

FY2018

FY2019

FY2020

FY2021

FY2022

FY2023

FY2024

FY2025

FY2026

Sunsets Dec 31, 2025

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Sunsets Dec 31, 2032

Tax Year Fiscal Yr Remain

FY2014

FY2015

FY2016

FY2017

FY2018

FY2019

FY2020

FY2021

FY2022

FY2023

FY2024

FY2025

FY2026

FY2027

FY2028

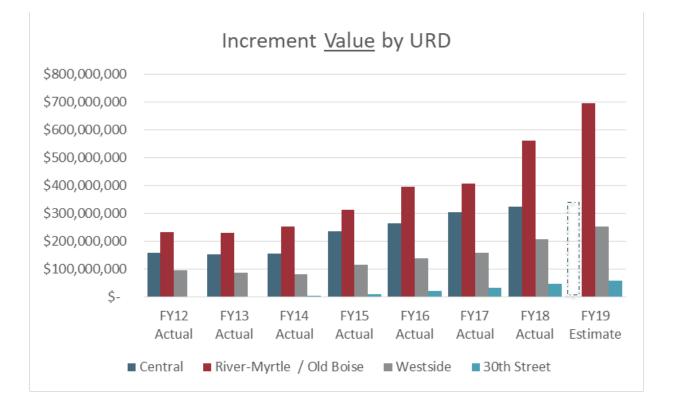
FY2029

FY2030

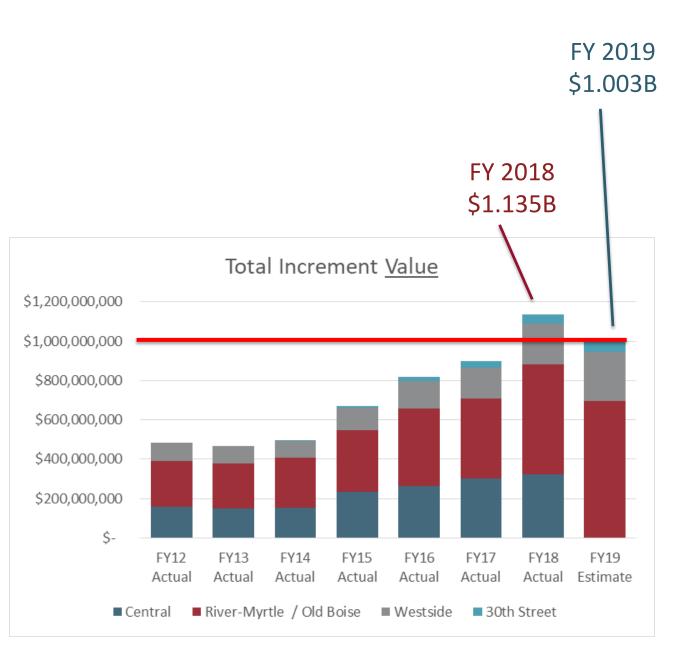
FY2031

FY2032 FY2033



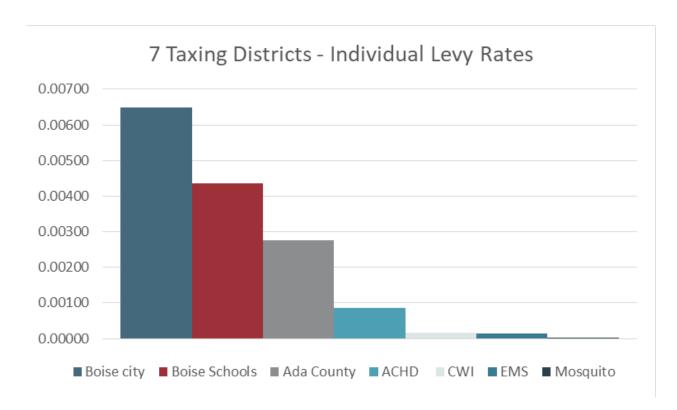


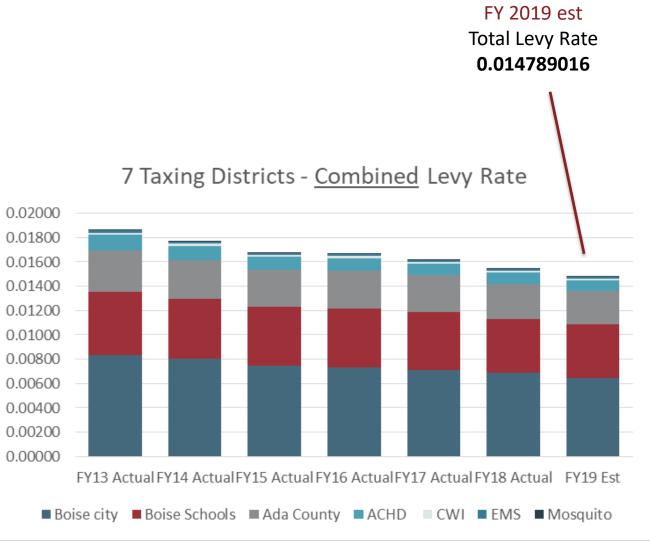
Average URD Increase FY18 – FY19 **23%** 





# Big Picture Levy Rates

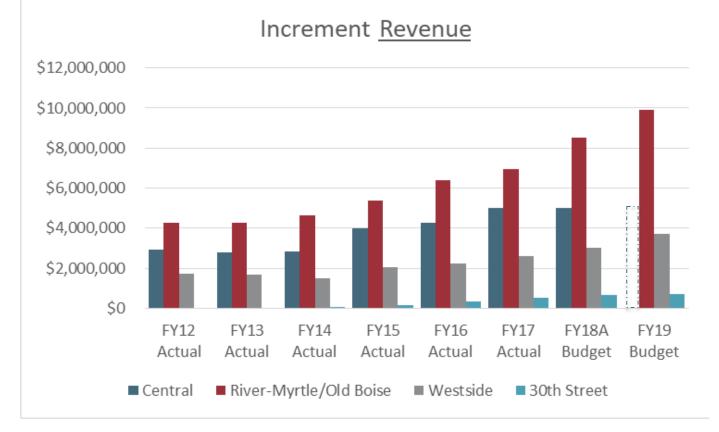


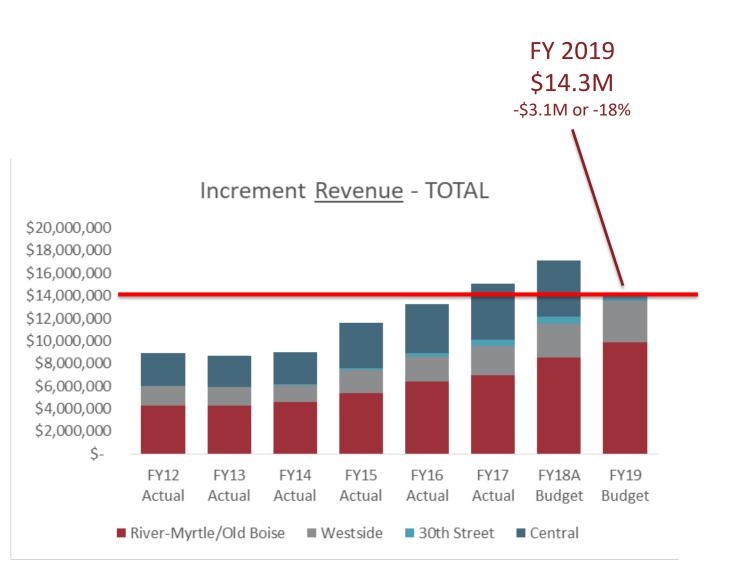


1.5% (rounded) \$1,500 per \$100,000 Increment Value











# Big Picture Increment <u>Revenue</u>

	FY18	FY19	\$ Change	% Change
Central*	\$5.2M	\$0	-\$5.2M	- 100%
RMOB**	\$8.5M	\$9.9M	\$1.4M	16%
Westside	\$3.0M	\$3.7M	\$700k	23%
30 <sup>th</sup> St**	\$670k	\$690k	\$20k	3%
Total	\$17.4M	\$14.3M	-\$3.1M	- 18%

\*Central District terminates at the end of FY 2018.

\*\*Increment revenue decrease due to de-annexations from RMOB and 30<sup>th</sup> Street to create new Shoreline URD.

	# of Parcels	Increment Value	Increment Revenue
MOB	- 30	- \$12.5M	- \$193K
30 <sup>th</sup> St	- 32	- \$7.3M	- \$109K
Total*	- 62	- \$19.8M	- \$302k

Proportionally a much bigger hit to 30<sup>th</sup> Street than RMOB.

RMOB Total Increment Va 30<sup>th</sup> St Total Increment Va



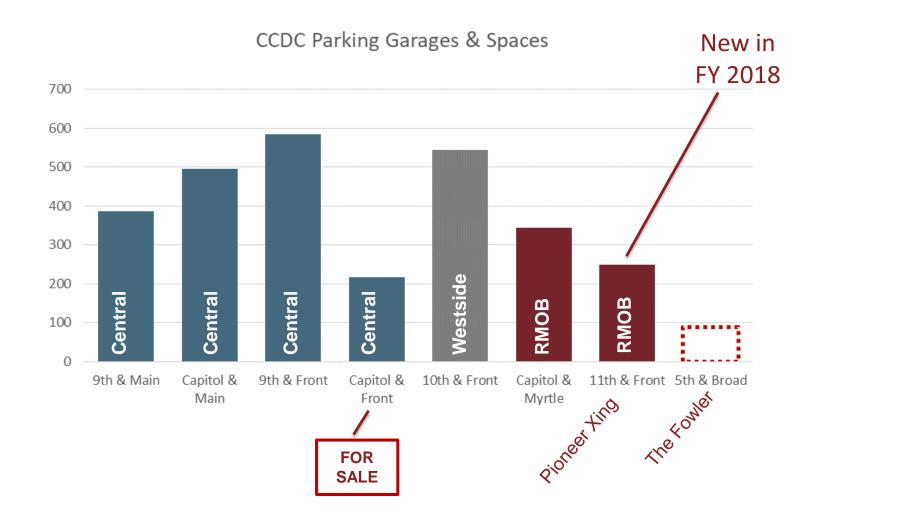
alue	\$680M
alue	\$55M

FY19

Estimate

# **Big Picture**

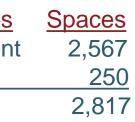
### Parking Assets: Garages and Spaces



<u>Garages</u> 6 Current 1 New 7 Total

> Average Spaces per CCDC Garage: 402



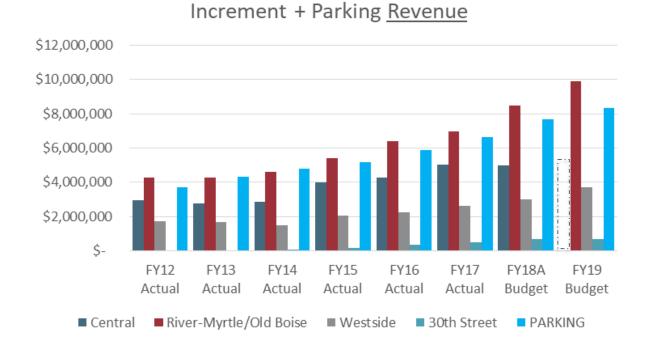


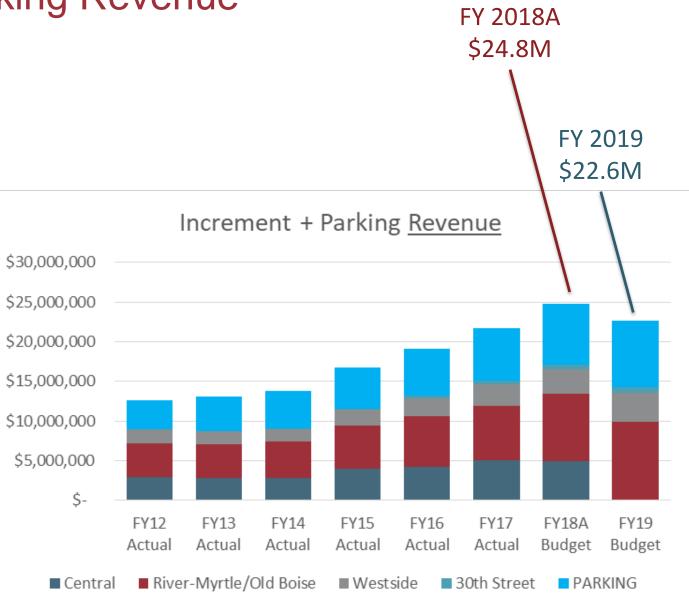
**CCDC Spaces** % of Downtown Total: less than 20%

(garage, surface lot, on-street) (public + private)

# **Big Picture**

### Increment Revenue + Gross Parking Revenue

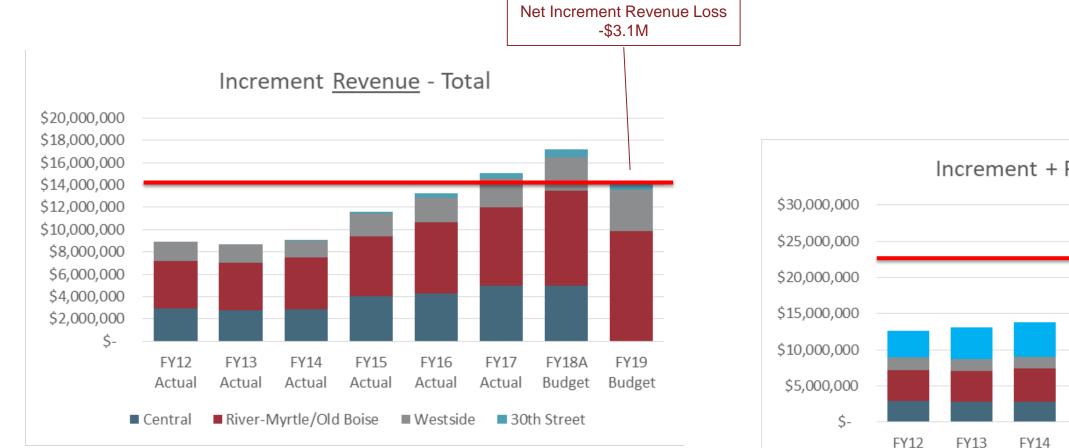






# Without Central District Increment Revenue

FY 2019

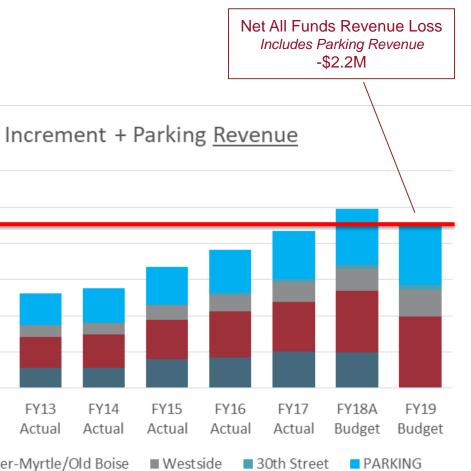


■ River-Myrtle/Old Boise Central

Actual

Actual

Actual





A: Loss of expenses too.

### Q: How to manage \$2.2M revenue loss? - Reallocate among remaining districts.

### But ust wait until RMOB and Westside sunset...

# FY 2019

ENTRAL					
	Fiscal Yr	Remain			
1988	FY1989	30			
1989	FY1990	29			
1990	FY1991	28	l		
1991	FY1992	27			
1992	FY1993	26			
1993	FY1994	25	<b>RIVER-</b>	MYRTLE / OL	LD BOISE
1994	FY1995	24	Tax Yea	ar Fiscal Yr	Remain
1995	FY1996	23	1995	FY1996	30
1996	FY1997	22	1996	FY1997	29
1997	FY1998	21	1997	FY1998	28
1998	FY1999		1998	FY1999	27
1999	FY2000	19	1999	FY2000	26
2000	FY2001	18	2000	FY2001	25
2001	FY2002	17	2001	FY2002	24
2002	FY2003	16	2002	FY2003	23
2003	FY2004	15	2003	FY2004	22
2004	FY2005		2004	FY2005	21
2005	FY2006	13	2005*	FY2006	20
2006	FY2007		2006	FY2007	19
2007	FY2008	11	2007	FY2008	18
2008	FY2009	10	2008	FY2009	17
2009	FY2010		2009	FY2010	16
2010	FY2011	8	2010	FY2011	15
2011	FY2012	7	2011	FY2012	14
2012	FY2013		2012	FY2013	13
2013	FY2014		2013	FY2014	12
2014	FY2015		2014	FY2015	11
2015	FY2016		2015	FY2016	10
2016	FY2017		2016	FY2017	9
2010	FY2018		2010	FY2018	8
Sunset De			2018	FY2019	7
	,		2019	FY2020	6
			2020	FY2021	5
			2021	FY2022	4
			2022	FY2023	3
			2023	FY2024	2
			2024	FY2025	1
			Sunsets	Dec 31, 202	<u>'</u> 4
					. <u> </u>



SHORELIN	١E		GATEWAY	( EAST	
Tax Year	Fiscal Yr	Remain	Tax Year	Fiscal Yr	Remain
2019	FY2020	20	2019	FY2020	20
2020	FY2021	19	2020	FY2021	19
2021	FY2022	18	2021	FY2022	18
2022	FY2023	17	2022	FY2023	17
2023	FY2024	16	2023	FY2024	16
2024	FY2025	15	2024	FY2025	15
2025	FY2026	14	2025	FY2026	14
2026	FY2027	13	2026	FY2027	13
2027	FY2028	12	2027	FY2028	12
2028	FY2029	11	2028	FY2029	11
2029	FY2030	10	2029	FY2030	10
2030	FY2031	9	2030	FY2031	9
2031	FY2032	8	2031	FY2032	8
2032	FY2033	7	2032	FY2033	7
2033	FY2034	6	2033	FY2034	6
2034	FY2035	5	2034	FY2035	5
2035	FY2036	4	2035	FY2036	4
2036	FY2037	3	2036	FY2037	3
2037	FY2038	2	2037	FY2038	2
2038	FY2039	1	2038	FY2039	1
Sunsets D	ec 31, 2038		Sunsets D	ec 31, 2038	

FY2031

FY2032

FY2033

Sunsets Dec 31, 2032

# FY 2027 FY 2028 • Where It **Gets Real**

ENTRAL		
	Fiscal Yr	Remain
1988	FY1989	30
1989	FY1990	29
1990	FY1991	28
1991	FY1992	27
1992	FY1993	26
1993	FY1994	25
1994	FY1995	24
1995	FY1996	23
1996	FY1997	22
1997	FY1998	21
1998	FY1999	20
1999	FY2000	19
2000	FY2001	18
2001	FY2002	17
2002	FY2003	16
2003	FY2004	15
2004	FY2005	14
2005	FY2006	13
2006	FY2007	12
2007	FY2008	11
2008	FY2009	10
2009	FY2010	9
2010	FY2011	8
2011	FY2012	7
2012	FY2013	6
2013	FY2014	5
2014	FY2015	4
2015	FY2016	3
2016	FY2017	2
2017	FY2018	1
unset De	c 31, 2017	

2023

FY2024

2024 FY2025

Sunsets Dec 31, 2024

2

1

WESTSID	Fiscal Yr	Dom
2002	FY2003	24
	FY2003	24
	FY2004	23
	FY2006	21
	FY2007	20
	FY2008	19
	FY2009	18
	FY2010	17
	FY2011	16
	FY2012	15
	FY2013	14
	FY2014	13
	FY2015	
	FY2016	11
	FY2017	10
2017	FY2018	9
2018	FY2019	8
2019	FY2020	7
2020	FY2021	6
2021	FY2022	5
2022	FY2023	4
2023	FY2024	3
2024	FY2025	2
2025	FY2026	1
Sunsets D	ec 31, 202	5

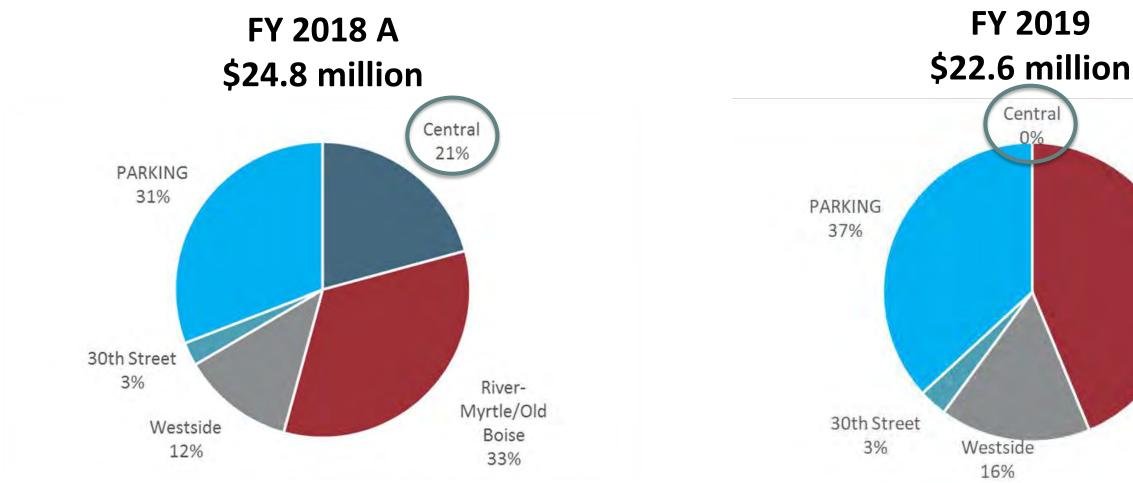
30th \$	STREE	Т			
Tax Y	′ear F	Fiscal Yr	Remain		
201	3	FY2014	20		
201	4	FY2015	19		
201	5	FY2016	18		
201	6	FY2017	17		
201	7	FY2018	16	SHORELIN	IE
201	8	FY2019	15	Tax Year	Fis
201	9	FY2020	14	2019	FΥ
202	20	FY2021	13	2020	FΥ
202	21	FY2022	12	2021	FΥ
202	22	FY2023	11	2022	FΥ
202	23	FY2024	10	2023	FΥ
202	24	FY2025	9	2024	FΥ
202	25	FY2026	8	2025	FΥ
202	26	FY2027	7	2026	FΥ
202	27	FY2028	6	2027	F١
202	28	FY2029	5	2028	F١
202	29	FY2030	4	2029	F١
203	30	FY2031	3	2030	F١
203	31	FY2032	2	2031	F١
203	32	FY2033	1	2032	F١
Sunse	ets Dec	31, 203	2	2033	F١
				2034	F١
				2035	F١
				2036	F١



SHORELIN	SHORELINE				( EAST	
Tax Year	Fiscal Yr	Remain		Tax Year	Fiscal Yr	Remain
2019	FY2020	20		2019	FY2020	20
2020	FY2021	19		2020	FY2021	19
2021	FY2022	18		2021	FY2022	18
2022	FY2023	17		2022	FY2023	17
2023	FY2024	16		2023	FY2024	16
2024	FY2025	15		2024	FY2025	15
2025	FY2026	14		2025	FY2026	14
2026	FY2027	13		2026	FY2027	13
2027	FY2028	12		2027	FY2028	12
2028	FY2029	11		2028	FY2029	11
2029	FY2030	10		2029	FY2030	10
2030	FY2031	9		2030	FY2031	9
2031	FY2032	8		2031	FY2032	8
2032	FY2033	7		2032	FY2033	7
2033	FY2034	6		2033	FY2034	6
2034	FY2035	5		2034	FY2035	5
2035	FY2036	4		2035	FY2036	4
2036	FY2037	3		2036	FY2037	3
2037	FY2038	2		2037	FY2038	2
2038	FY2039	1		2038	FY2039	1
Sunsets D	ec 31, 2038			Sunsets D	ec 31, 2038	

# **Big Picture**

### Increment Revenue + Gross Parking Revenue





River-Myrtle/Old Boise 44%

# Big Picture Bond Payments

		FY	2019 Debt	Service (P&	ЯI)
Issue	Original Principal	Central	RMOB	Westside	<b>30</b> <sup>th</sup>
2011 B	\$12.97M		\$1.38M		
2015	\$5.0M	\$2.29M			
2017 A	\$13.0M		\$1.97M		
2017 B	\$5.15M		\$802k		
AHA			\$170k		
	Total	\$2.29M	\$4.16M	\$0	
		Year			
		3 of 3			





### **\$0**

# Proposed FY 2018 AMENDED Budget

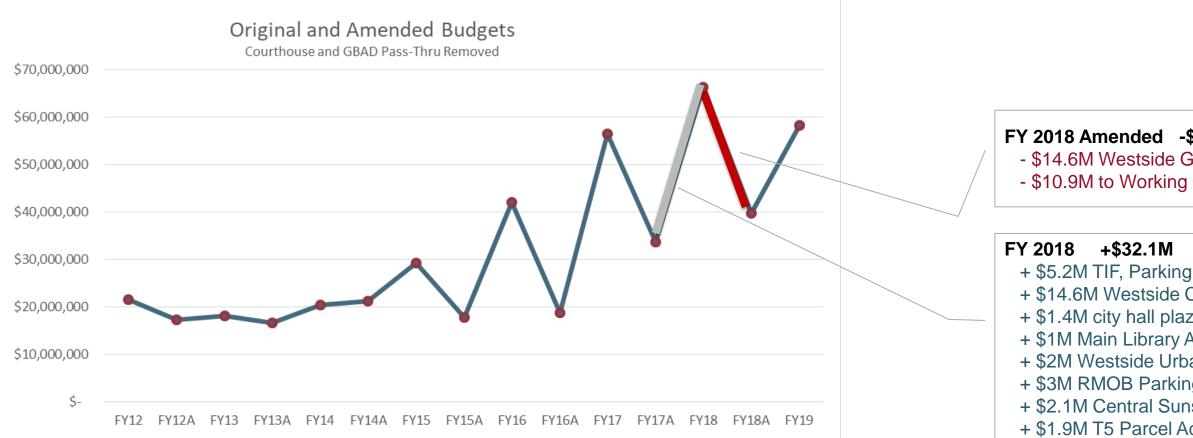


# FY18 Amended

FY 2018	FY 2018	\$	%
	Amended	Change	Change
\$66.1M	\$40.0M	-\$26.2M	-39.6%



# **Big Picture Original & Amended Budgets**





### FY 2018 Amended -\$26.2M -39.6%

- \$14.6M Westside Garage/Mixed Catalyst - \$10.9M to Working Capital

### +\$32.1M +94%

+ \$14.6M Westside Catalyst Garage/Mixed + \$1.4M city hall plaza & streetscape + \$1M Main Library Area + \$2M Westside Urban Parks + \$3M RMOB Parking Garage + \$2.1M Central Sunset Improvements + \$1.9M T5 Parcel Acquire / Develop

# FY18 Amended Changes

REVENUE			Perm	Timing
FY 2018		\$66.1		
TIF, Parking		(0.4)	(0.4)	
Westside Bond		(14.6)		(14.6)
to Working Capital		(10.9)	(5.8)	(5.1)
FY 2018 Amended		\$40.0		
	Δ	(\$26.1)		

EXPENDITURES		Perm	Timing
FY 2018	\$66.1		
*OE	(0.4)	0.2	(0.6)
*Debt Service / Contracts	0.8	0.8	
*Capital Projects (CIP)	(25.4)	(6.5)	(18.9)
*Parking Projects (PRP)	(0.1)	(.03)	(.06)
*Mobility Projects	(1.0)	(0.4)	(0.6)
FY 2018 Amended	\$40.0		
Δ	(\$26.1)		

\* See Line-Item detail in Budget document



# FY18 Amended

### **Action Requested**

- Approve proposed FY 2018 Amended Budget 1.
- Advertise Public Hearing at August 29 Special Meeting 2.
  - Exhibit A (page 11)



### **Suggested Motion**

I move 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 statutorilyrequired public hearing on the Budget Amendment.





# Proposed FY 2019 ORIGINAL Budget

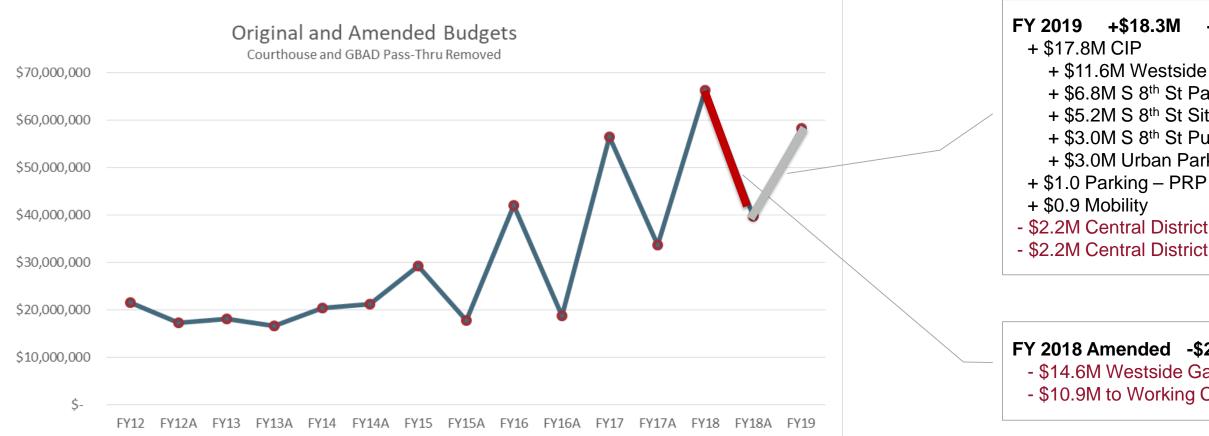


# FY 2019 Original Budget

FY 2018	FY 2019	\$	%
Amended		Change	Change
\$40.0M	\$58.3M	\$18.3M	46%



# **Big Picture Original & Amended Budgets**





+46% + \$11.6M Westside Garage/Mixed + \$6.8M S 8<sup>th</sup> St Parking & Mobility + \$5.2M S 8<sup>th</sup> St Sitework & Streetscape + \$3.0M S 8<sup>th</sup> St Public Plaza + \$3.0M Urban Park 11<sup>th</sup> & Bannock - \$2.2M Central District Bond Retired - \$2.2M Central District Revenue Loss (net)

### FY 2018 Amended -\$26.2M -39.6%

- \$14.6M Westside Garage/Mixed Catalyst

- \$10.9M to Working Capital

# FY 2019 Original Budget Changes

REVENUE	
FY 2018 Amended	\$40.0
Tax Increment	(2.9)
Parking	0.7
Other Revs / Reimburse	6.1
Westside Bond	14.6
from Working Capital	0.3
FY 2019	\$58.3
Δ	\$18.3

EXPENDITURES	
FY 2018 Amended	
*OE	
*Debt Service / Contracts	
*Capital Projects (CIP)	
*Parking Projects (PRP)	
*Mobility Projects	
FY 2019	
	Δ

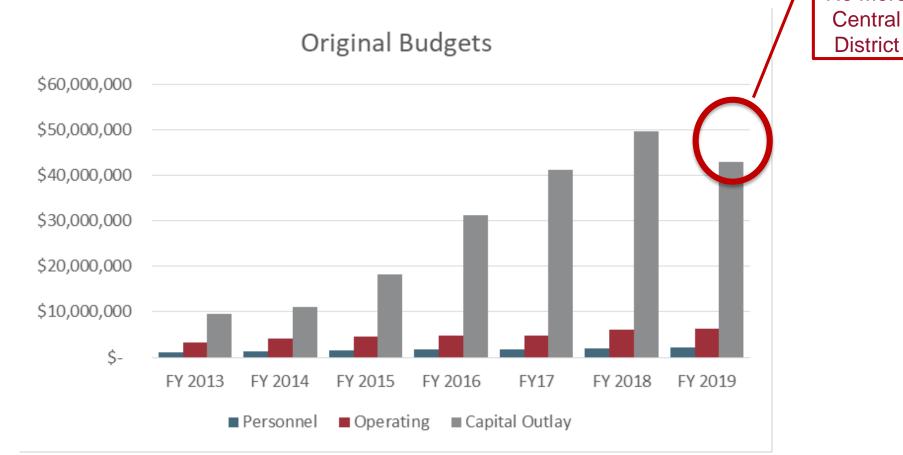
\* See Line-Item detail in Budget document



\$40.0
0.7
(2.2)
17.8
1.0
0.9
\$58.3
\$18.3

# FY 2019 Original Budget

### **Growth in Capital Budgets**





# No More

# FY 2019

### CENTRAL

Balance 7 Taxing Districts 

### **RIVER-MYRTLE / OLD BOISE**

- \$5.3M Cap&Front sale proceeds
- **\$1.9M Contractual Payments**

### **WESTSIDE**

- \$11.6M Parking Garage/Mixed Use Catalytic
- \$3M 11<sup>th</sup> & Bannock urban park  ${}^{\bullet}$
- \$540k lease revenue 1010 Jeff & 420 N 10<sup>th</sup>

### **30<sup>th</sup> STREET**

- \$540K Whittier School
- \$250k Adare Manor
- \$230k Main & Fairview improvements

### PARKING

- \$2.1M in Reinvestment Plan (PRP)
- No rate changes budgeted

### MOBILITY

- \$589k Circulator Engineering Cost-Share
- \$100k Secure Bike Parking Facility
- \$150k Elder Street Park & Ride
- \$100k TMA

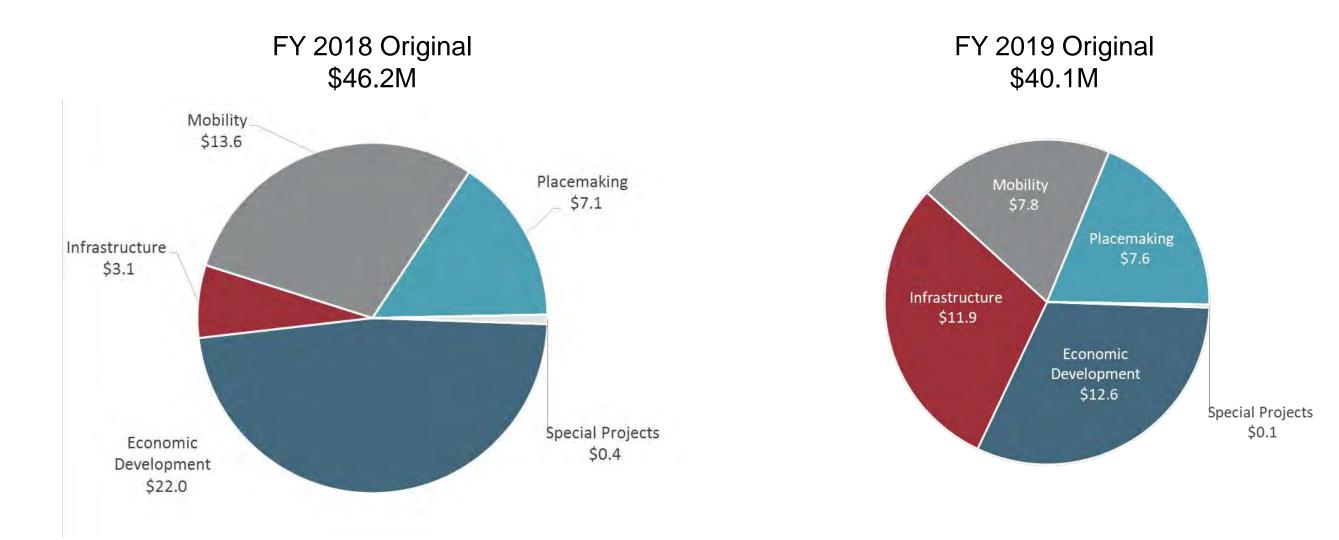
### **AGENCY OPS**

- 1.0 FTE Project Manager (annualized)
- New URD Planning Expenses

New URD	FY18A	FY19	Total
Shoreline	\$341,000	\$37,500	\$378,500
Gateway East	\$231,000	\$20,000	\$251,000
city reimburse	-\$213,000	-\$20,000	-\$251,000
Bench	\$54,500	\$375,000	\$429,500
State Street	\$30,000	\$340,000	\$370,000
Total	\$425 <i>,</i> 500	\$752,500	\$1,178,000



# FY 2019 Capital Expenses by CIP Class





# FY 2019 Original Budget

### **Action Requested**

- Approve proposed FY 2019 Original Budget 1.
- Advertise Public Hearing at August 29 Special Meeting 2.
  - Exhibit A (page 11)



### Suggested Motion

I move to amend the FY 2019 Original Budget to new revenue and expense totals of \$58,268,629 and set the time and date of Noon, August 29, 2018, for the statutorilyrequired public hearing on the Budget Amendment.



# End



# **Big Picture Primary Revenue Sources**

### 1. Tax Increment

Assessed Increment Value <u>x Levy Rate</u> Increment Revenue

### Used for...

- Capital Projects
  - District Restricted
- Repair & Maintenance
- Bond payments
- Initiatives, Partnerships, Studies
- Agency Operations

### 2. Parking

- Fees (Hourly, Monthly, Event, Hotel, etc)
- + Rate Increase (none budgeted in FY19)
- + New Spaces (none budgeted in FY19)
- + Continued Demand / Utilization

**Gross** Parking Revenue

## Used for...

- Parking Operator (contracted)
- Parking Operations
- Parking Garage Repair & Maintenance
- Parking Garage Capital Projects / Reinvestment
- Bond payments
- Mobility Initiatives, Partnerships, Studies
- Agency Operations



# **Definitions - CIP**

## Obligated

- Projects for which a formal agreement has been approves and/or executed.
  - Contract awards, or executed Participation Agreements or Task Orders.

### Designated

- Proposed projects for which there has been a board designation, and  ${\color{black}\bullet}$ informal agreement or a demonstrated commitment.
  - Participation Agreements in-process, interagency coordination.

### **Tentative**

Important projects and initiatives in early stages of development timeline. 



# Parking Revenue & Expenses

Revenue		Expenses	
Hourly	\$6.2M	Parking Operator	\$2.11
- 1 <sup>st</sup> Hour Free	-\$2.3M	Ops	\$356
Monthly	\$3.7M	Pro Services, Facilities Mgmt	\$547
Misc	\$1.0M	PRP	\$3.01
Transfers (net)	-\$900k	Debt Service	\$1.6
Total	\$7.7M	Subtotal	\$7.71



1 M 56k 7 k 5 M 5 M

# **Big Picture**

# **Business Plan**

- Projected / Estimated Revenue & Expenditures
- For each URD
- For each Fiscal Year of URD Term

### **REVENUE -** projections/estimates

- TIF + Parking
- Growth rate / inflator
- TIF from new development
- Parking fee increases
- Misc revenue
- Bond proceeds
- Use of Working Capital

# EXPENDITURES – projections/estimates

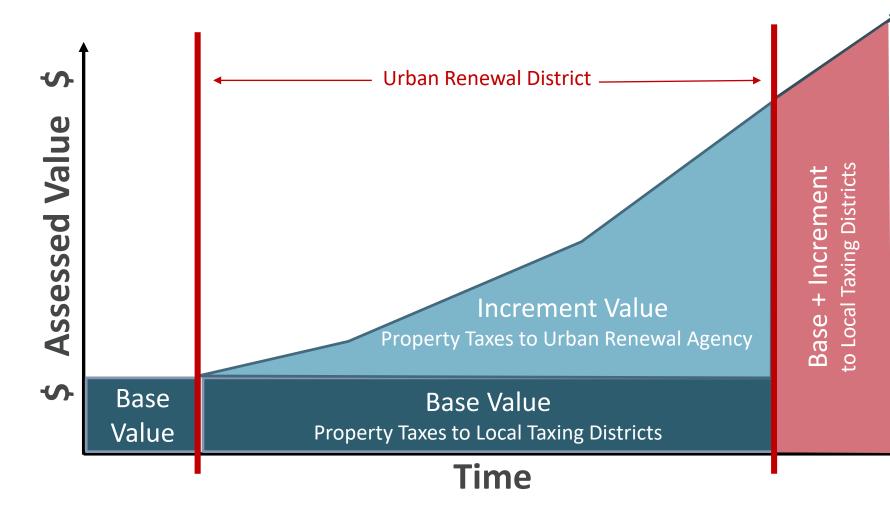
- **Debt Service**
- Contractual obligations
- CIP
- PRP
- Major Parking Garage Refurbish
- Facilities
- Agency Initiatives & Operations





# **Big Picture**

### **Tax Increment Model**





# Action Item A: CCDC Office Lease Extension

Plaza 121, 5th Floor 121 N 9th Street

ADDENDUM 5			Current	0.9%	2.6%	2.6%
			FY18	FY19	FY20	FY21
Suite	Use	Sq Ft	\$18.83	\$19.00	\$19.50	\$20.00
501	CCDC Offices	5,588	\$ 105,222	\$ 106,172	\$ 108,966	\$ 111,760
502	CCDC Board Room	977	\$ 18,397	\$ 18,563	\$ 19,052	\$ 19,540
		6,565	\$ 123,619	\$ 124,735	\$ 128,018	\$ 131,300
500	Reoccupy Space	1,816	\$ 34,195	\$ 34,504	\$ 35,412	\$ 36,320
		8,382	\$ 157,814	\$ 159,239	\$ 163,430	\$ 167,620
		Monthly	\$ 13,151	\$ 13,270	\$ 13,619	\$ 13,968
			27.7%	0.9%	2.6%	2.6%
			\$8,549	\$1,425	\$4,191	\$4,191
Notoe:						

Notes:

- TI Reimbursement = \$5,000.

- 5th Floor Load Factor = 8%





# AGENDA

### **IV.** Action Item

- CONSIDER: Resolution #1561 Relinquishment and Transfer of Interests of CCDC in River Plaza LLC (5) Α.
- CONSIDER: Resolution #1563 Central District Termination Resolution Supplemental (5 minutes) Β.
- CONSIDER: Proposed FY 2018 Amended Budget (10 minutes) .....Ross Borden C.
- CONSIDER: Proposed FY 2019 Original Budget (10 minutes) ......Ross Borden
- CONSIDER: Proposed FY 2019-2023 Capital Improvement Plan (10 minutes) ......Todd Bunderson Ε.
- CONSIDER: Resolution #1565 Authorize Execution of Declaration of Public Space Deed Restrictions and F.



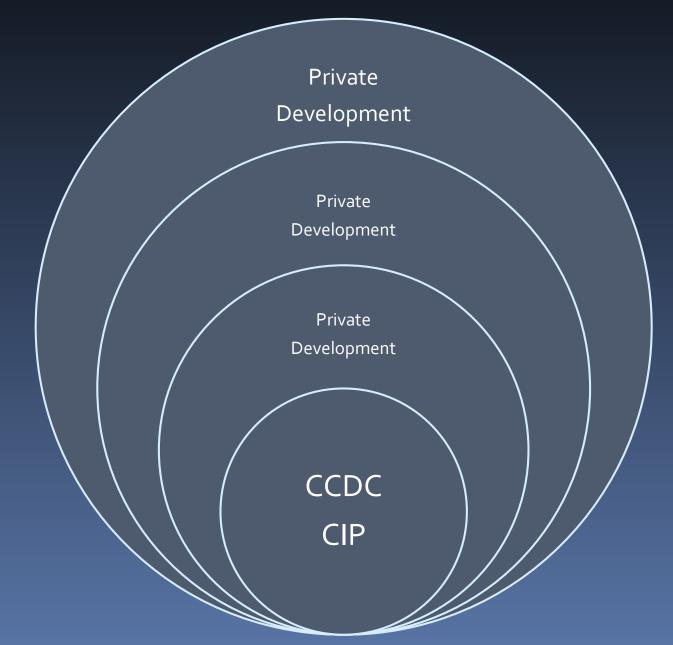
# Ross Borden

#### Capital City Development Corp.

# 2019-2023 CAPITAL IMPROVEMENT PLAN

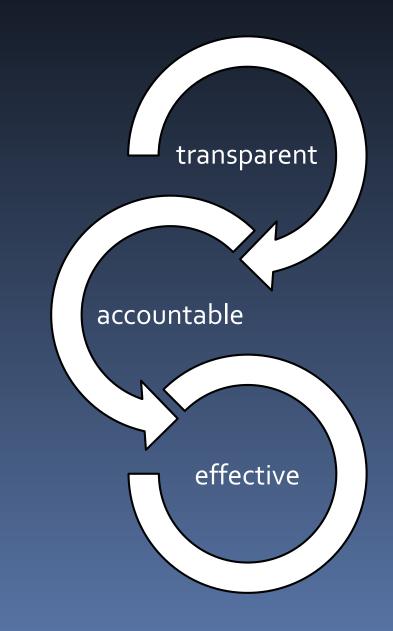
#### Goal

#### Stimulating downtown development with public infrastructure



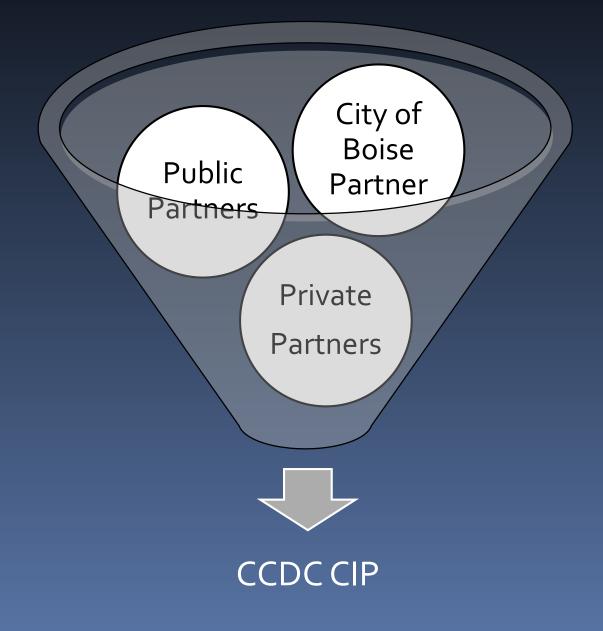
#### Purpose

Create, coordinate, develop, complete



#### Process

#### Partnership planning



## Integration



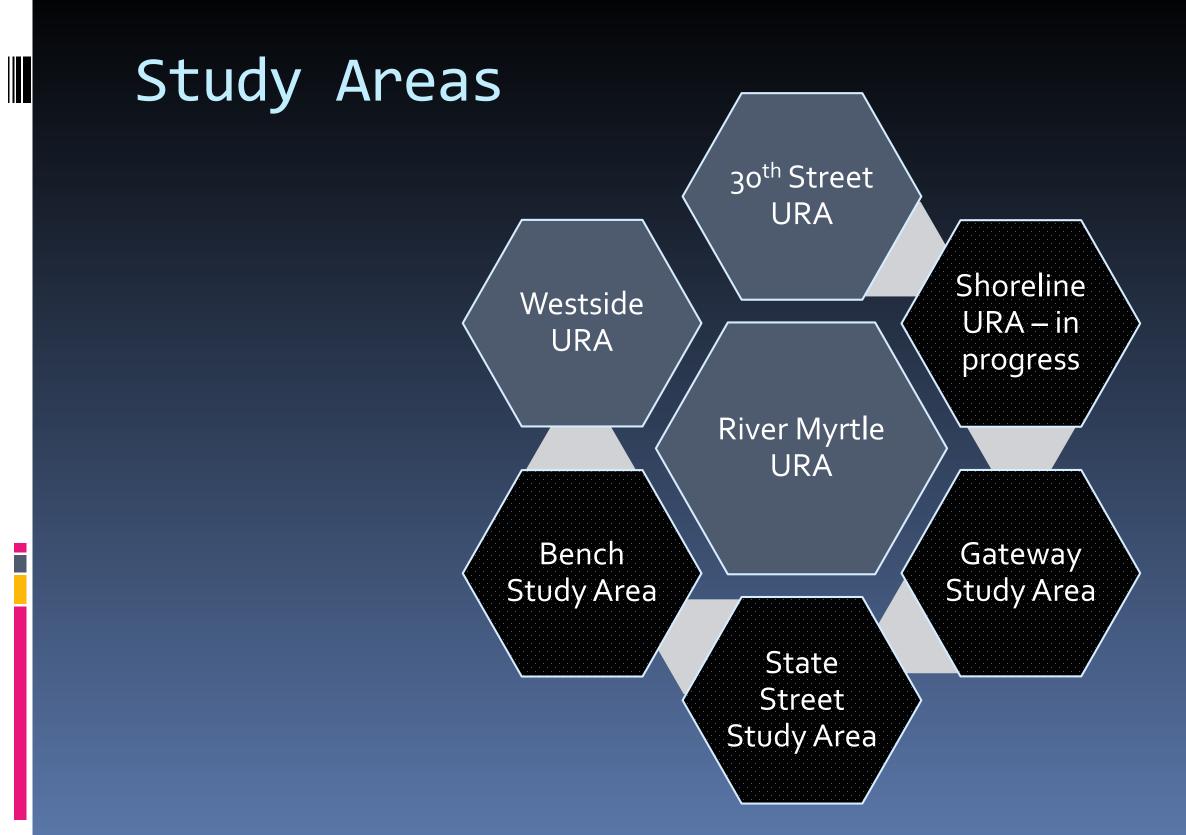


entral Addition Master Plan

COB South 8<sup>th</sup> Street Corridor Plan

## City Goal Implementation

BLUEPRINT BOISE DOWNTOWN GOALS		INFRASTRUCTURE	MOBILITY	
CENTERS, CORRIDORS & NEIGHBORHOODS				
Downtown as civic, economic, educational, social and cultural center	0	•		
Create in-town residential neighborhoods on the periphery of the CBD				
Encourage redevelopment of surface parking				
PARKING				
Implement a Downtownwide parking system				
CONNECTIVITY				
Develop a robust, multimodal transportation system				
Strengthen connections to the Boise River and Downtown subdistricts				
PUBLIC SERVICES/FACILITIES			_	
Maximize the use of existing infrastructure Downtown				
NEIGHBORHOOD CHARACTER				
Use Downtown development as a model for sustainable land use				
Create a safe, clean, and enjoyable environment Downtown				 •
Recognize the role religious institutions and other service providers				•
High standard for quality design and construction Downtown				
CULTURE, EDUCATION & ARTS				
Maintain Downtown as the cultural center for the community and region		•		
Retain and expand education opportunities Downtown				•
Recognize and protect historic resources Downtown	0			•
ECONOMIC DEVELOPMENT				
Create and maintain a prosperous economy Downtown				
Strive to keep Downtown's economy diversified		•		
Balance prosperity, preservation, and design in permitting new development		•		





### Synthesis

#### Private Market CCDC CIP Public Planning



### Timelines

	15 Months					
Standard Project	6 Month Pre-Dev		2 Montl ACHD		3 Months Bid	4 Montł Construct
Month	Year 1		Year 2	hruary	March April	May June Ju
Weeks		7-20 21-24 25-28	3 26 27 28 29 30 3	31 32 33	34 35 36 37 38 39 40 4	1 42 43 44 45 46 47 48 49 50 51
Stakeholder Coordination						
Budget Development						
Budget Approval						
PreDevelopment						
Procure Design Consultants	5					
Design						
DR Approval						
Construction Documents	5					
Pre-Qual Preparation						
Contractor Pre-Qual publication						
Pre-Qual Board Selection*			* *			
Pre-Qual Appeal Period						
ACHD Review & Approval						
Bid Manual Prepared (CCDC)						
Bidding (Publ. & Due)						
Bid Awarded by Board*						
Bid Appeal Period						
Contract Executed, Insurance						
Construction (3-4 mos)						

#### hs tion



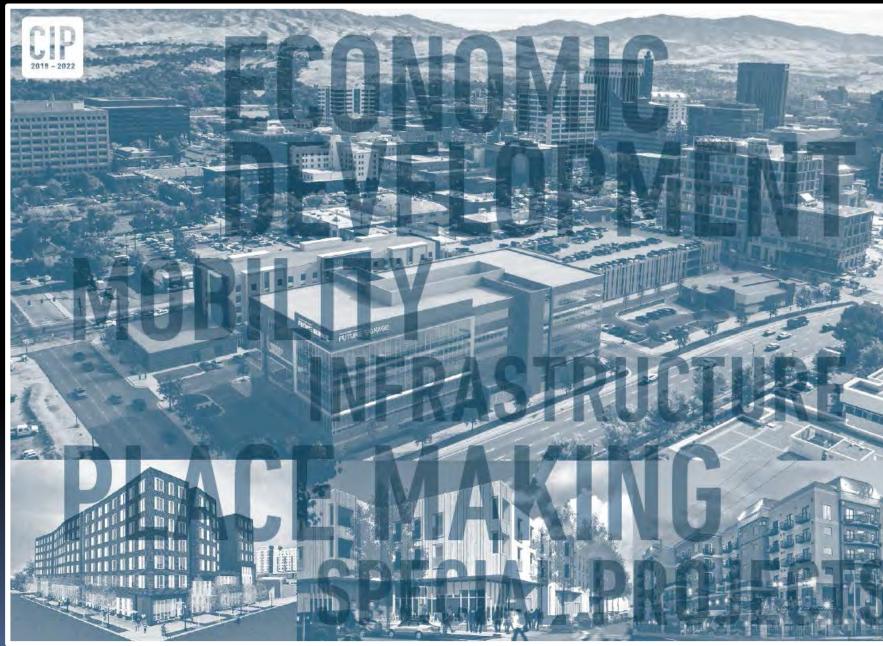
## Capital Improvement Plan 2019-2023

## \$83,032,300 Total

... creating vitality by building public infrastructure and catalyzing hundreds of millions in new private investment in downtown Boise.

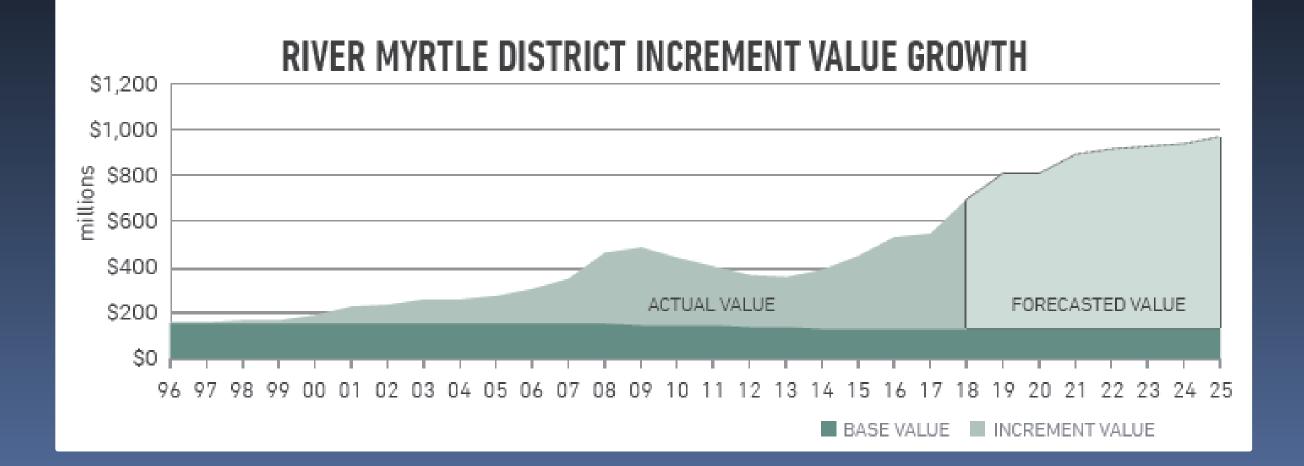


## CCDC's Key Strategies

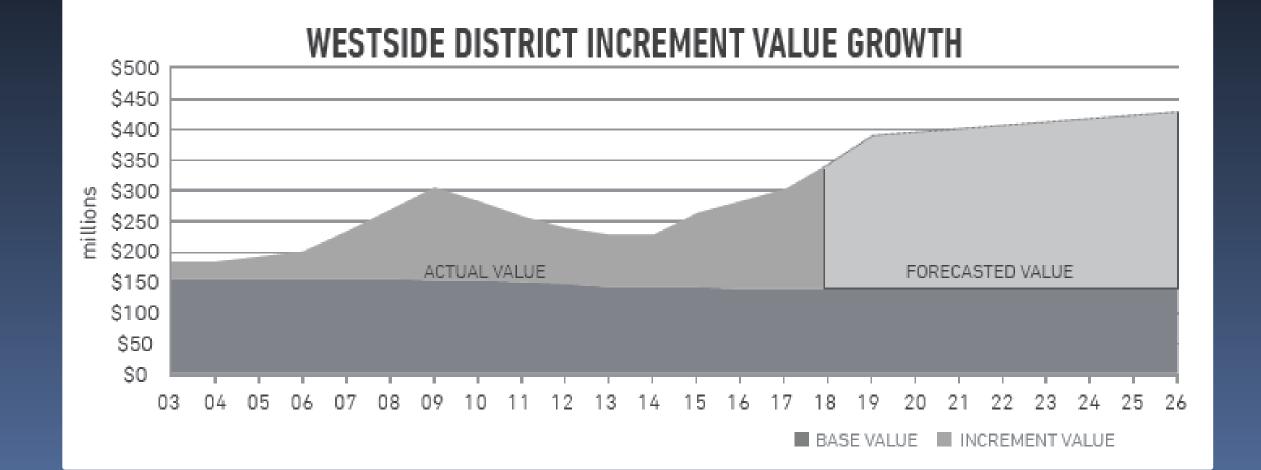




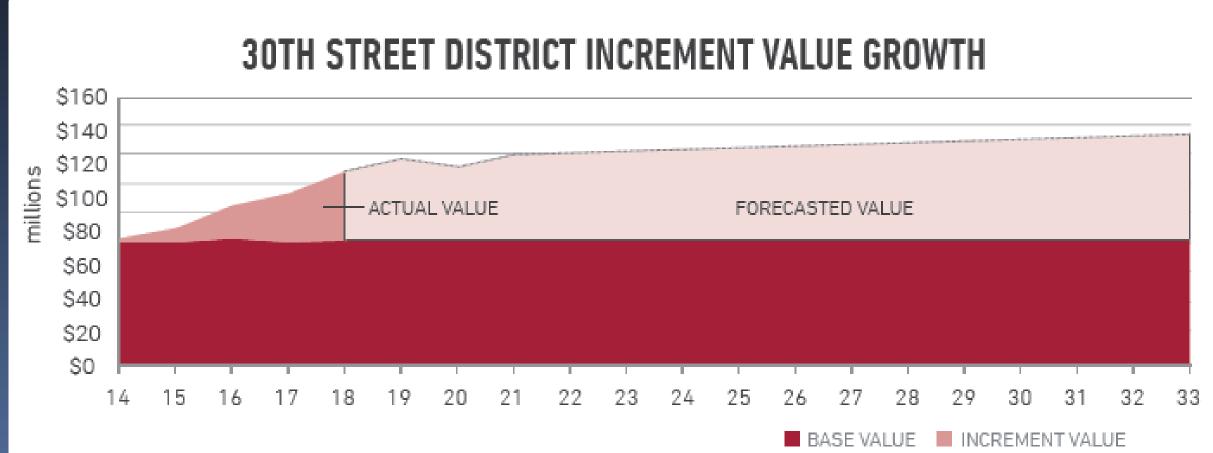
#### Economic Growth



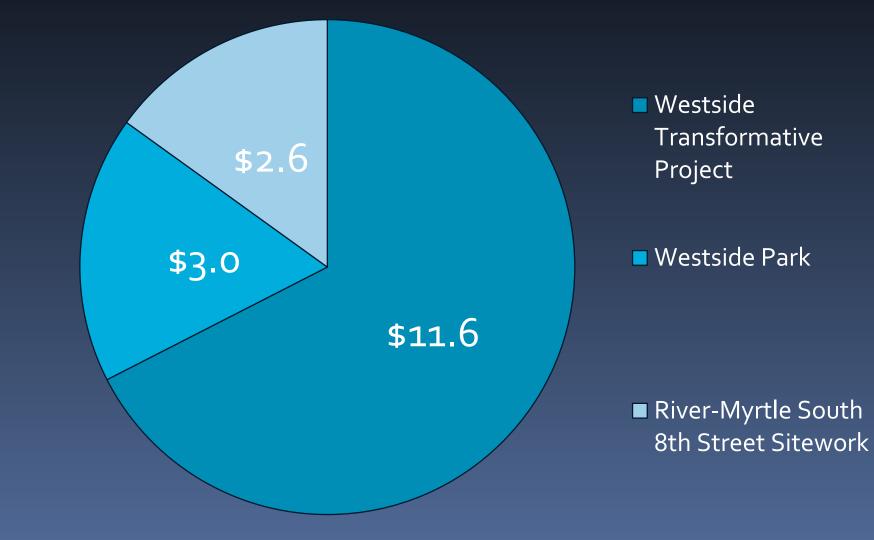
#### Economic Growth



### Economic Growth



## FY2019 Bonding- \$17.19M









## Selected Project Highlights

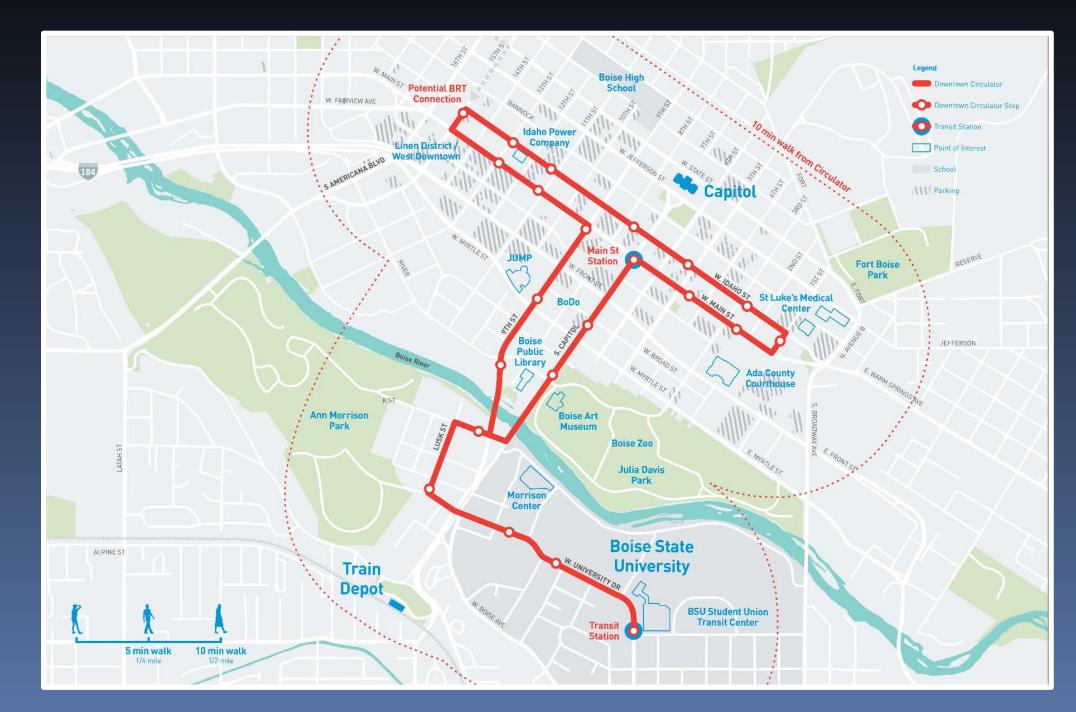
#### Westside Urban Park



### Urban Park as Catalyst



#### Downtown Boise Circulator

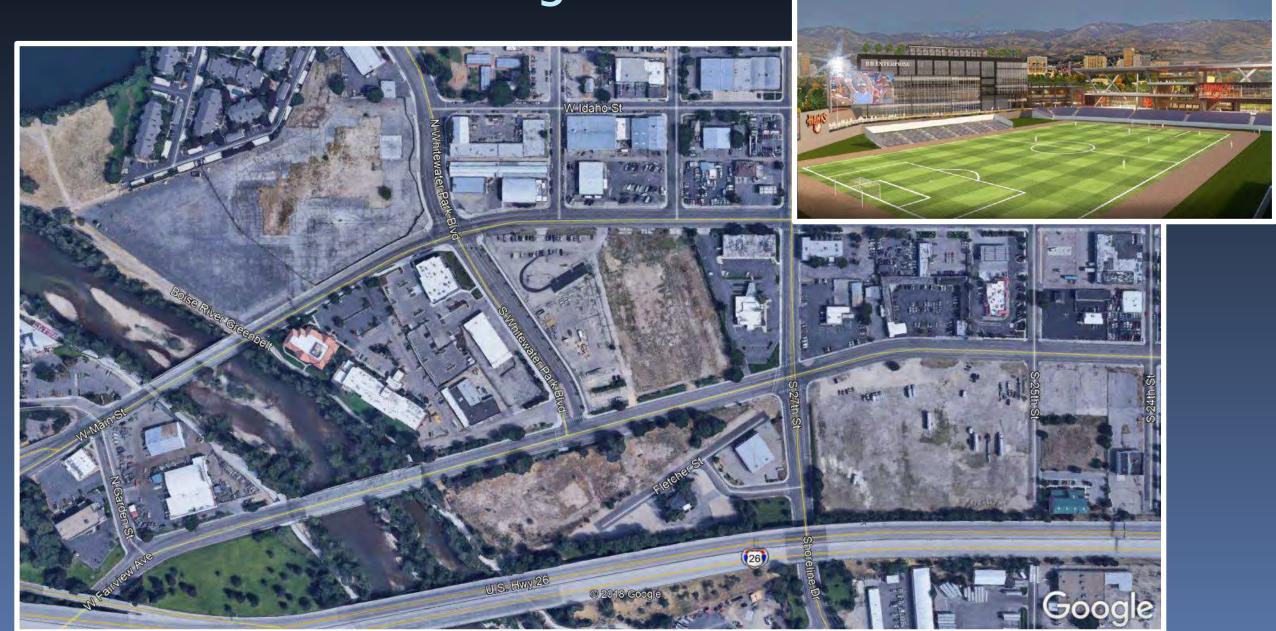


### Communications Infrastructure





## 30<sup>th</sup> Street District Possible Transformative Project



## S 8<sup>th</sup> Street Site Work, Streetscapes, Parking, Plaza



### 11<sup>th</sup> Street Mobility Project





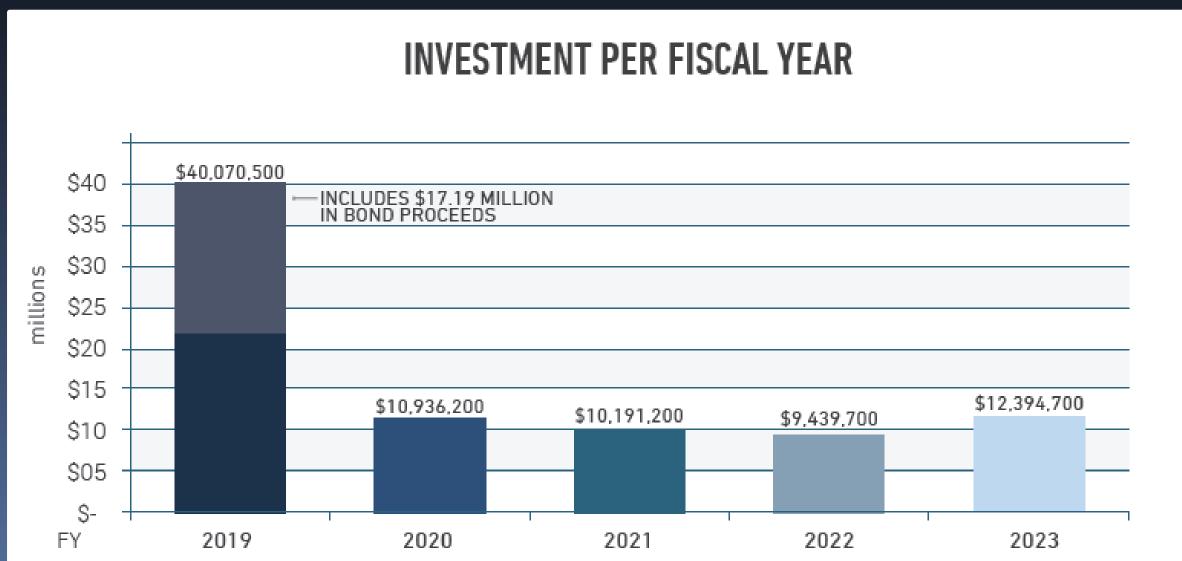
### Catalytic Westside Project





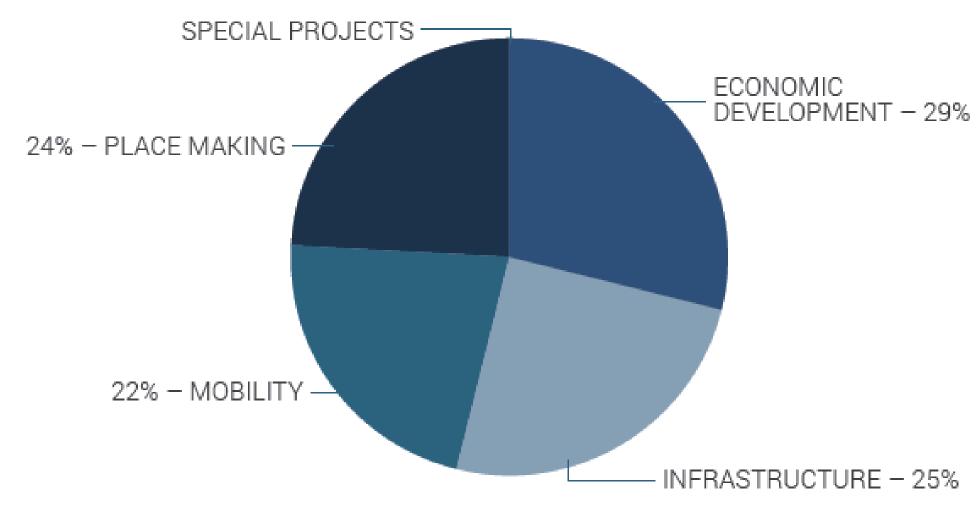
5 YEAR INVESTMENT SUMMARY		RIVER MYRTLE	WESTSIDE	30TH STREET	TOTAL	
111	ECONOMIC DEVELOPMENT	\$6,000,800	\$14,552,000	\$3,510,000	\$24,062,800	
	INFRASTRUCTURE	\$13,868,000	\$6,325,000	\$690,000	\$20,883,000	
	MOBILITY	\$14,112,000	\$3,701,500	\$230,000	\$18,043,500	
$\bigcirc$	PLACE MAKING	\$13,981,000	\$5,935,000	_	\$19,916,000	
{()) <sup>©</sup>	SPECIAL PROJECTS	\$90,000	\$20,000	\$17,000	\$127,000	
\$	TOTAL	\$48,051,800	\$30,533,500	\$4,447,000	\$83,032,300	

### CIP TOTAL - \$83M



### CIP TOTAL - \$83M

#### 5-YEAR INVESTMENT BY PROJECT TYPE





CCDC 5-YEAR **CAPITAL IMPROVEMENT PLAN** 

Fiscal Years 2019-2023

Total \$83 Million



#### Suggested Motion:

I move to approve the CIP as presented.



#### AGENDA

#### **IV.** Action Item

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- CONSIDER: Resolution #1563 Central District Termination Resolution Supplemental (5 minutes) Β.
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- Ε.
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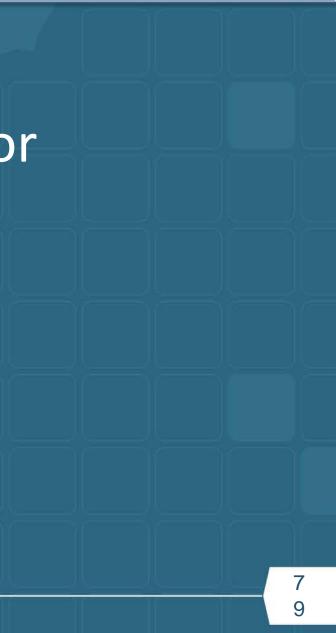


#### Ross Borden

#### CONSIDER: Resolution #1565 Authorize Execution of Declaration of Public Space Deed Restrictions & Covenants

#### John Brunelle, CCDC Executive Director Ryan Armbruster, Agency Counsel





#### AGENDA

#### **IV. Action Items Continued**

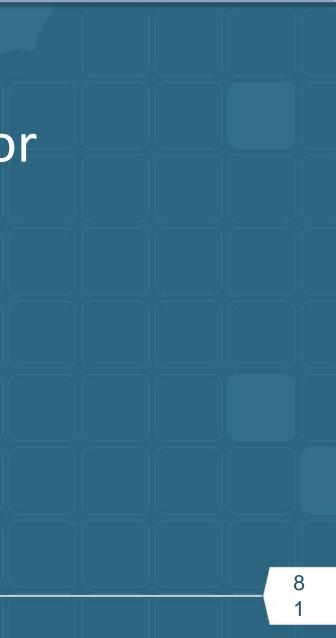
- CONSIDER: Resolution #1566 Convey Ownership of The Grove Plaza to City of Boise (5 minutes) G. John Brunelle/Ryan Armbruster
- CONSIDER: Resolution #1562 Convey Ownership of 8<sup>th</sup> Street to City of Boise (Main Street to Idaho Street, Η.
- CONSIDER: Resolution #1559 Accepting Gateway East Urban Renewal Area Eligibility Study and Transmit to 1.
- CONSIDER: 204 N Capitol Blvd. Adelmann Building Type 1 Participation Designation with Alturas Capital J. Partners (5 minutes) .....Laura Williams
- CONSIDER: 3200 Moore Street Sandhill Crane Apartments Type 2 Participation Designation with Boise Κ. City/Ada County Housing Authority (5 minutes) ......Laura Williams
- CONSIDER: Capitol & Front Garage Authorizing Negotiations for Disposition (5 minutes) ......Laura Williams



#### CONSIDER: Resolution #1566 Convey Ownership of The Grove Plaza to City of Boise

#### John Brunelle, CCDC Executive Director Ryan Armbruster, Agency Counsel





### AGENDA

#### **IV. Action Items Continued**

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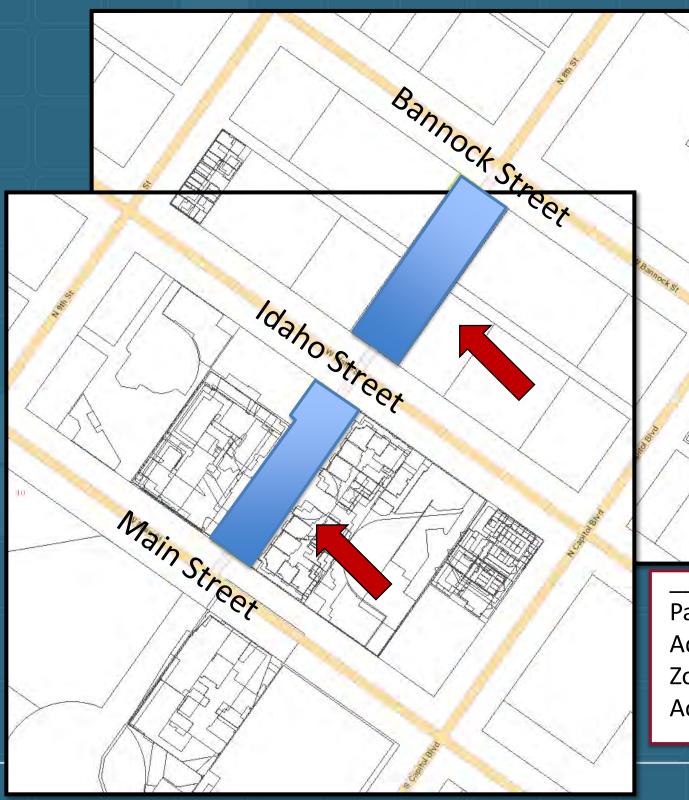


#### 8<sup>th</sup> Street Conveyance to the City of Boise



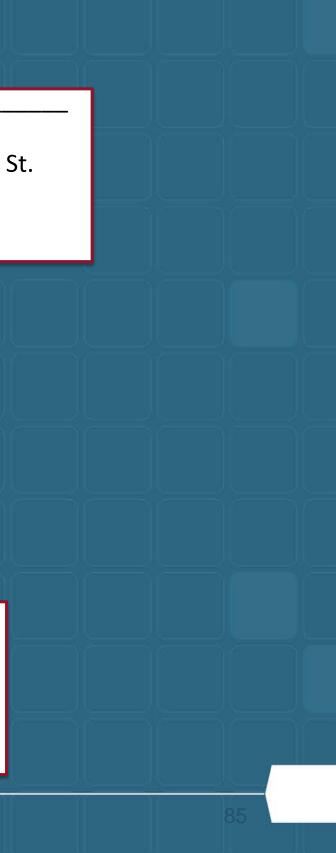
### 8<sup>th</sup> Street Conveyance to the City of Boise





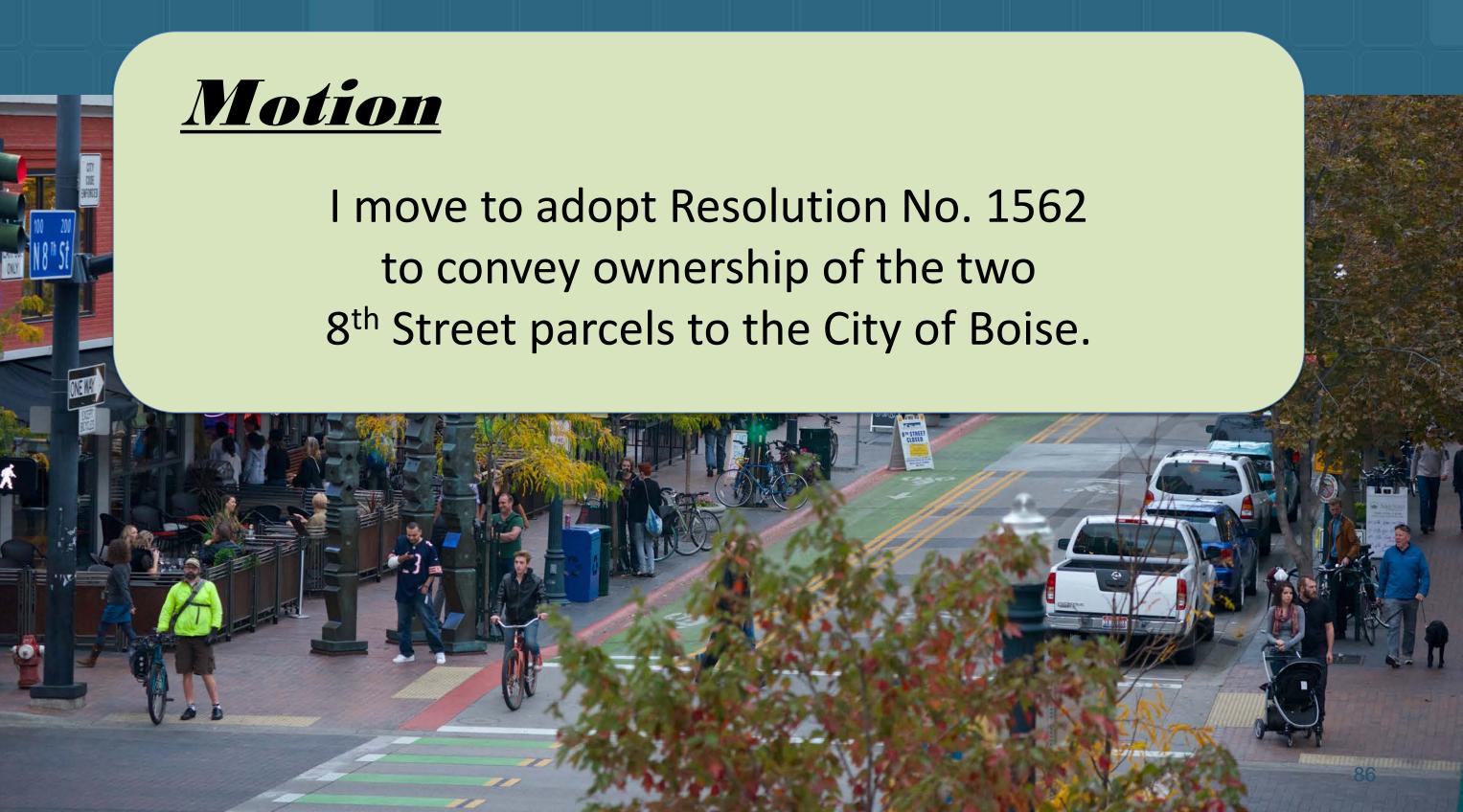
C C D C Parcel # R1013002970 Addressed as 798 W. Idaho St. Zoned: C-5DD Acres: 0.48

Parcel # R1013000146 Addressed as 798 W. Main St. Zoned: C-5DD Acres: 0.372





I move to adopt Resolution No. 1562 to convey ownership of the two



## AGENDA

#### **IV. Action Items Continued**

- CONSIDER: Resolution #1566 Convey Ownership of The Grove Plaza to City of Boise (5 minutes) G. John Brunelle/Rvan Armbruster
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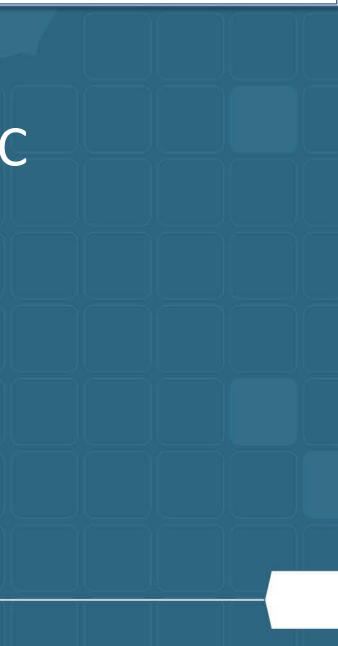


# CONSIDER: Resolution #1559 Accepting & Transmitting **Gateway East Eligibility Study**

## Matt Edmond, Project Manager, CCDC Caren Kay, Associate, SB Friedman







## Background

- Gateway area first studied 2001
- Infrastructure gaps restrict development
- Boise low industrial vacancy rates
- Boise lack of industrial area
- Goals

C C D C

- Diversify economy through industrial uses
- Promote job creation and economic development
- Promote goals of Blueprint Boise
- Boise-CCDC Gateway East MOU May 2018
- SB Friedman hired to conduct eligibility study

URBAN RENEWAL PLANNING

GATEWAY EAST DISTRICT



## Gateway East Urban Renewal **District Formation Timeline/Next Steps**

August 13, 2018 CCDC board accepts Eligibility Report, transmits to City Council

CC DC

#### August 28, 2018

Boise City Council accepts Eligibility Report, directs preparation of URP

#### August-September 2018 URP Planning Process:

- Industrial Dev Plan
- Infrastructure Assessment
- **Economic Feasibility**
- Public Outreach
- Survey & Legal Description

#### October 2018 CCDC adopts Gateway East URP

- Transmit to Boise P&Z
- Notice to taxing districts

URBAN RENEWAL PLANNING

### **GATEWAY EAST DISTRICT**

November-December 2018 Boise City approves URP

- P&Z approves
- City Council public hearing
- Ordinance reading
- File & Record

Gateway East Urban Renewal Study Area **Eligibility Report: Suggested Motion** 

I move to adopt Resolution #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.

PLANNING





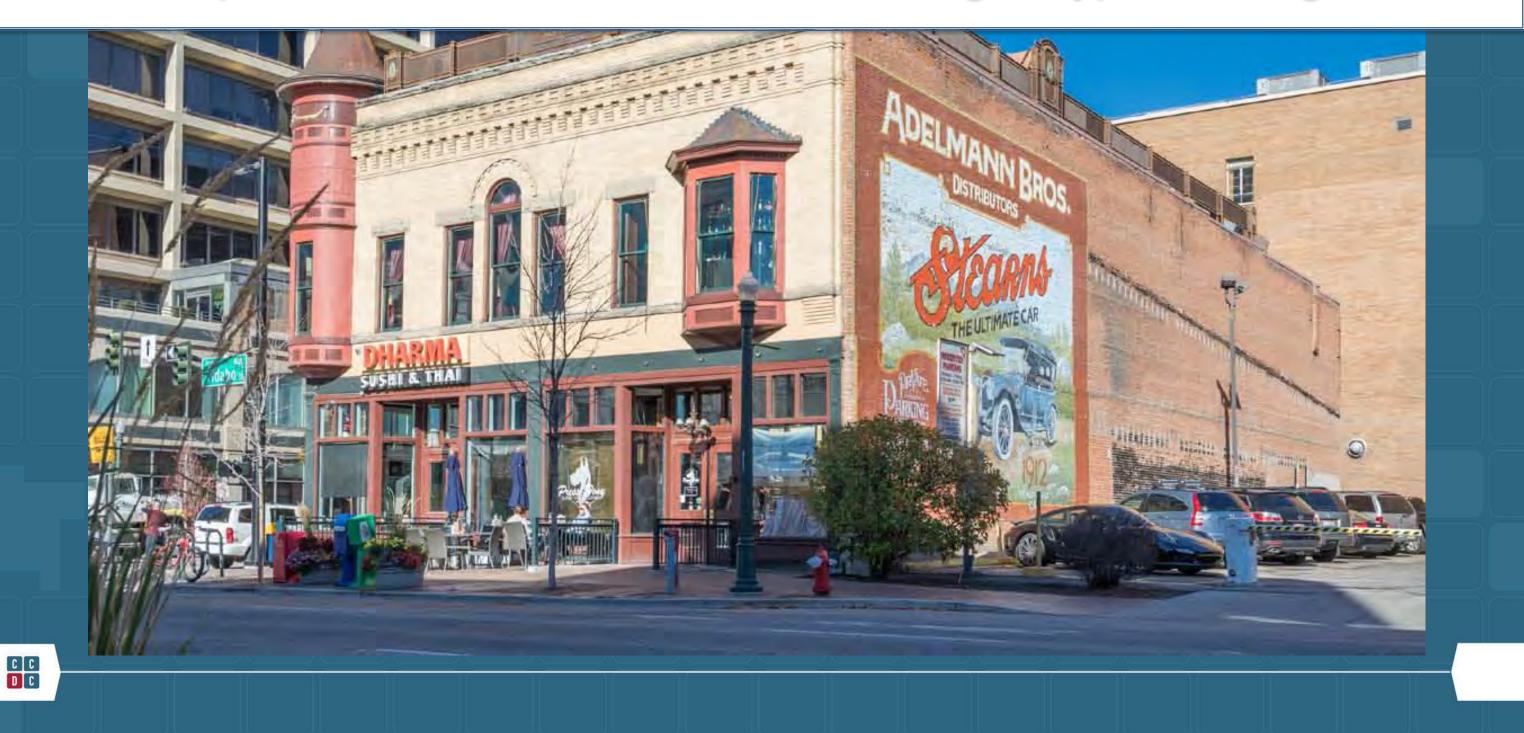
## AGENDA

#### **IV. Action Items Continued**

- CONSIDER: Resolution #1566 Convey Ownership of The Grove Plaza to City of Boise (5 minutes) G. John Brunelle/Rvan Armbruster
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## 204 Capitol Boulevard – Adelmann Building – Type 1 Designation



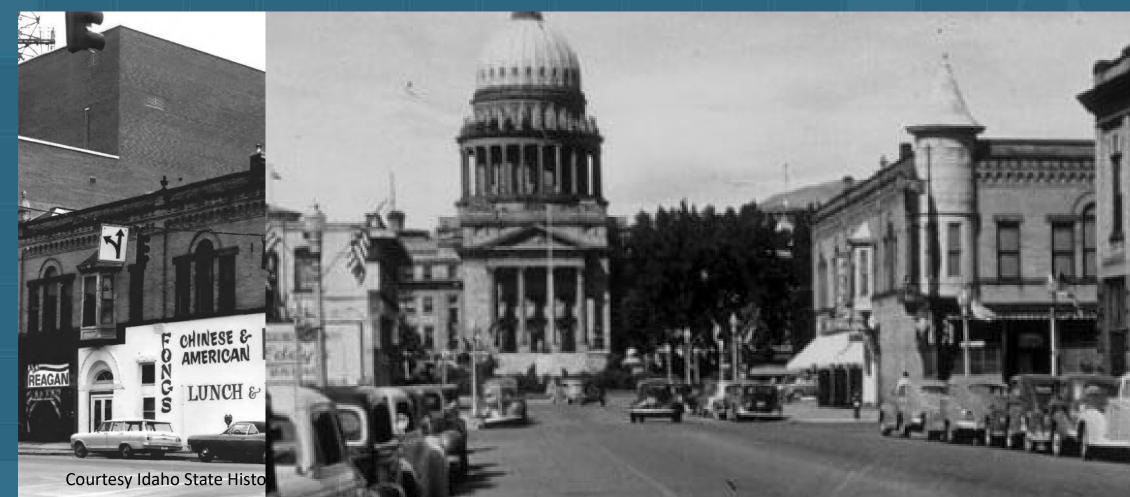
## **Project Location**







## Adelmann Building History



#### Early 1980's

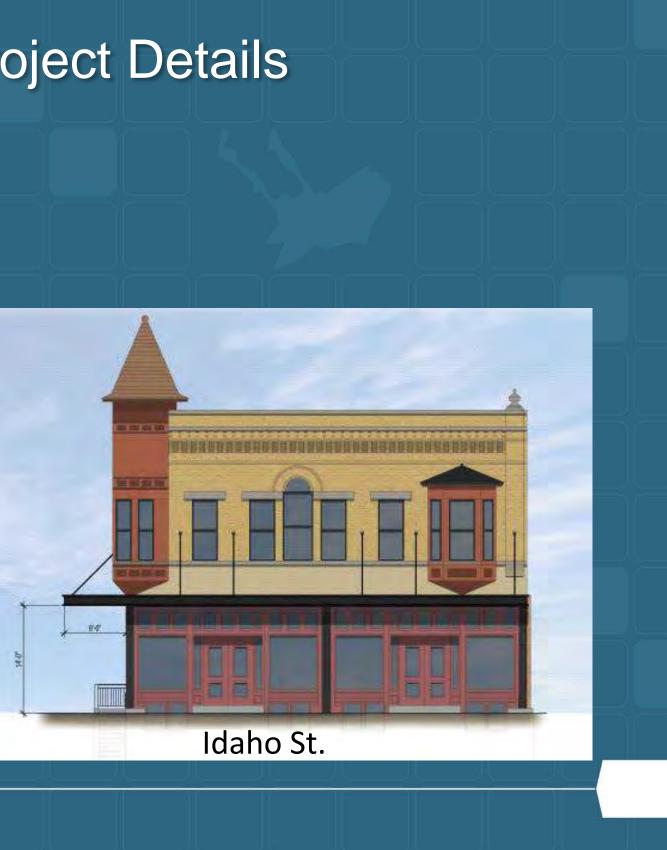
1940'sToday



## Adelmann Type 1 Project Details

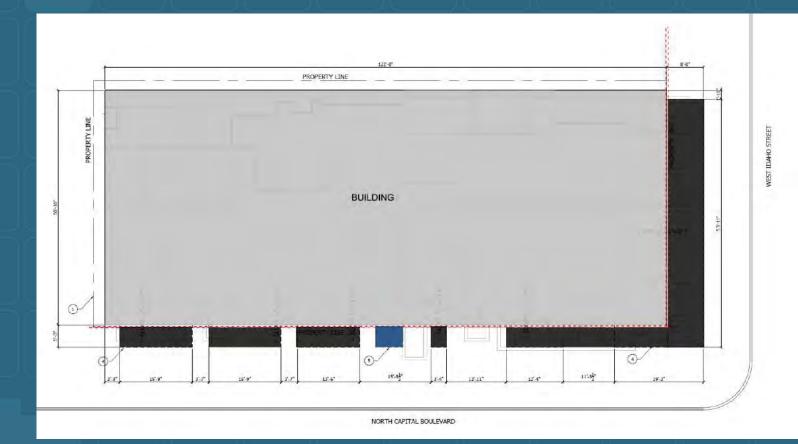


- 17,000 SF Historic Building
- \$120,000 estimated Total Costs
- June Historic Preservation approval (staff level)
- August CCDC Board Approvals of Type 1 Agreement
- End of August CCDC construction Complete
- September 2018 Awning Installation
- November 2018 Construction





## Participation Program Requirements - Awnings



- ✓ Awnings must be located in the right-of-way or included in a public easement
- ✓ Awnings must provide functional services (shelter from sun, rain, etc.) to the public sidewalks and streetscapes
- ✓ Awnings must be made of durable material (including but not limited to metal, polycarbonate, and durable fabric)
- $\checkmark$  Awnings must extend at least 5 feet into the right-of-way
- ✓ Awnings must cover over 75% of the ground-floor frontage

### Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Alturas Capital for future board approval.





## AGENDA

#### **IV. Action Items Continued**

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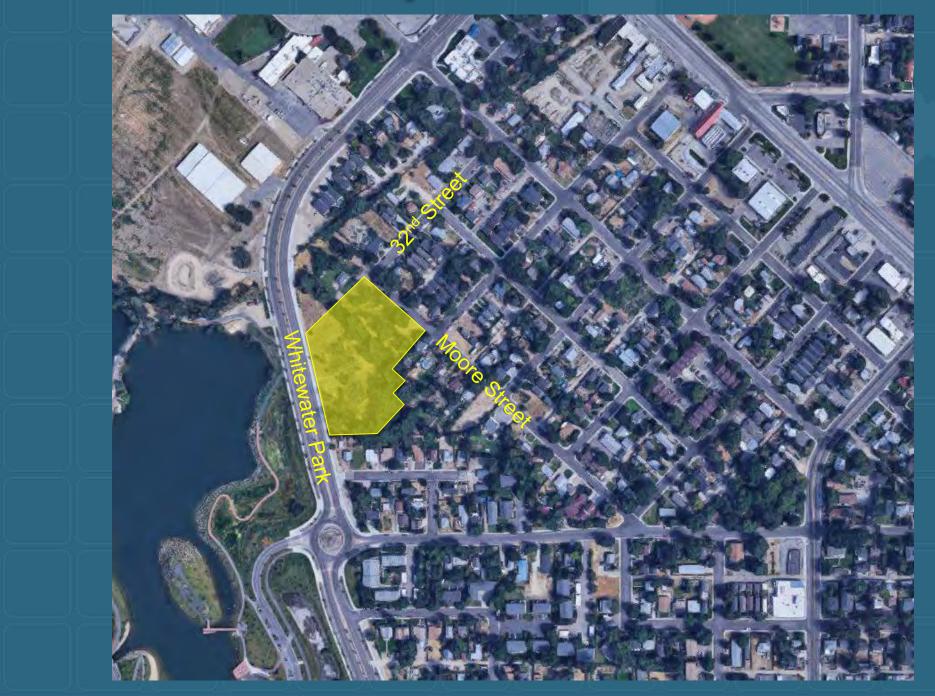


## Sandhill Crane Apartments– Type 2 Designation





## **Project Location**





### **Project Overview**



- Mixed Income Rental Apartments (mostly igodolaffordable)
- 50 apartments, 2 and 3 story ullet
- 87 Parking Spaces  $\bullet$
- \$11,500,000 Total Development Costs  $\bullet$

October 2016 Approved by City Council

C C D C

November 2018 Tax Credit Application Due Early 2019 Tax Credits awarded

May 2019 Construction Start

#### May 2020 Construction Completion



## Public Improvements

Includes:

 $\bullet$ 

- Relocating/underground power lines
- Sidewalks and streetscapes
- Pathway to Whitewater
- Storm water / Sewer
- \$490,000 estimated in public improvement  $\bullet$ expenses
- Type 2 Not-to-Exceed based on Increment  $\bullet$ generated
- \$150,000 estimated increment in 4 years  $\bullet$
- Additionally the developer has requested a • letter of support and financing commitment letter for the project.



#### Suggested Motion:

I move 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.





VIEW FROM W. MOORE STREET

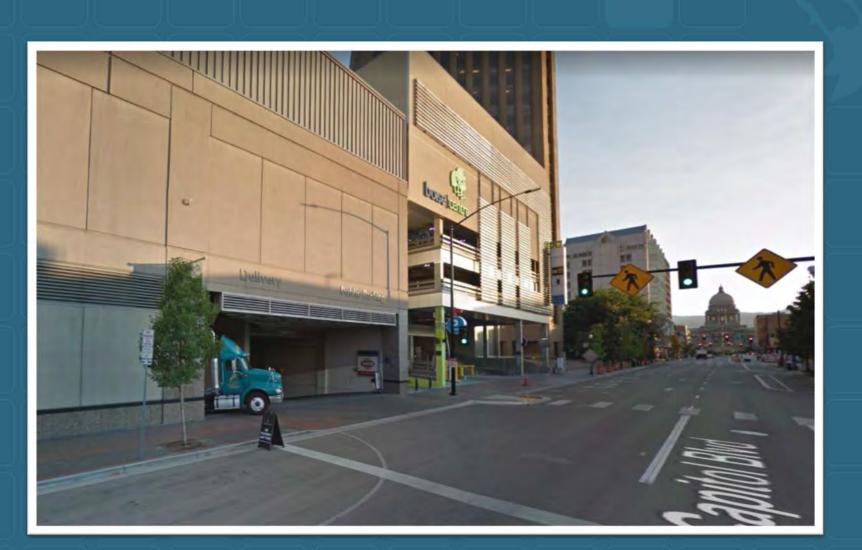
## AGENDA

#### **IV. Action Items Continued**

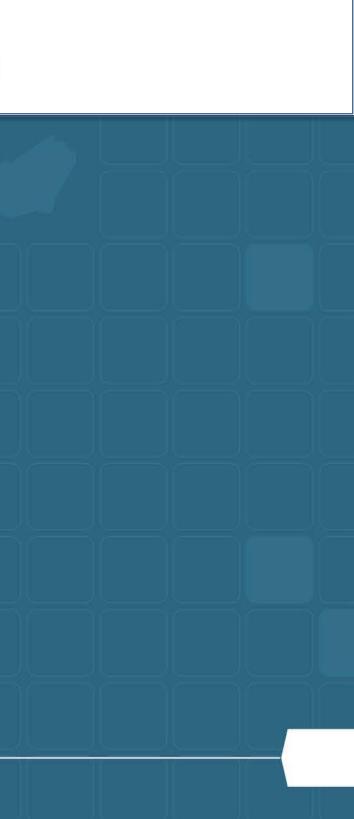
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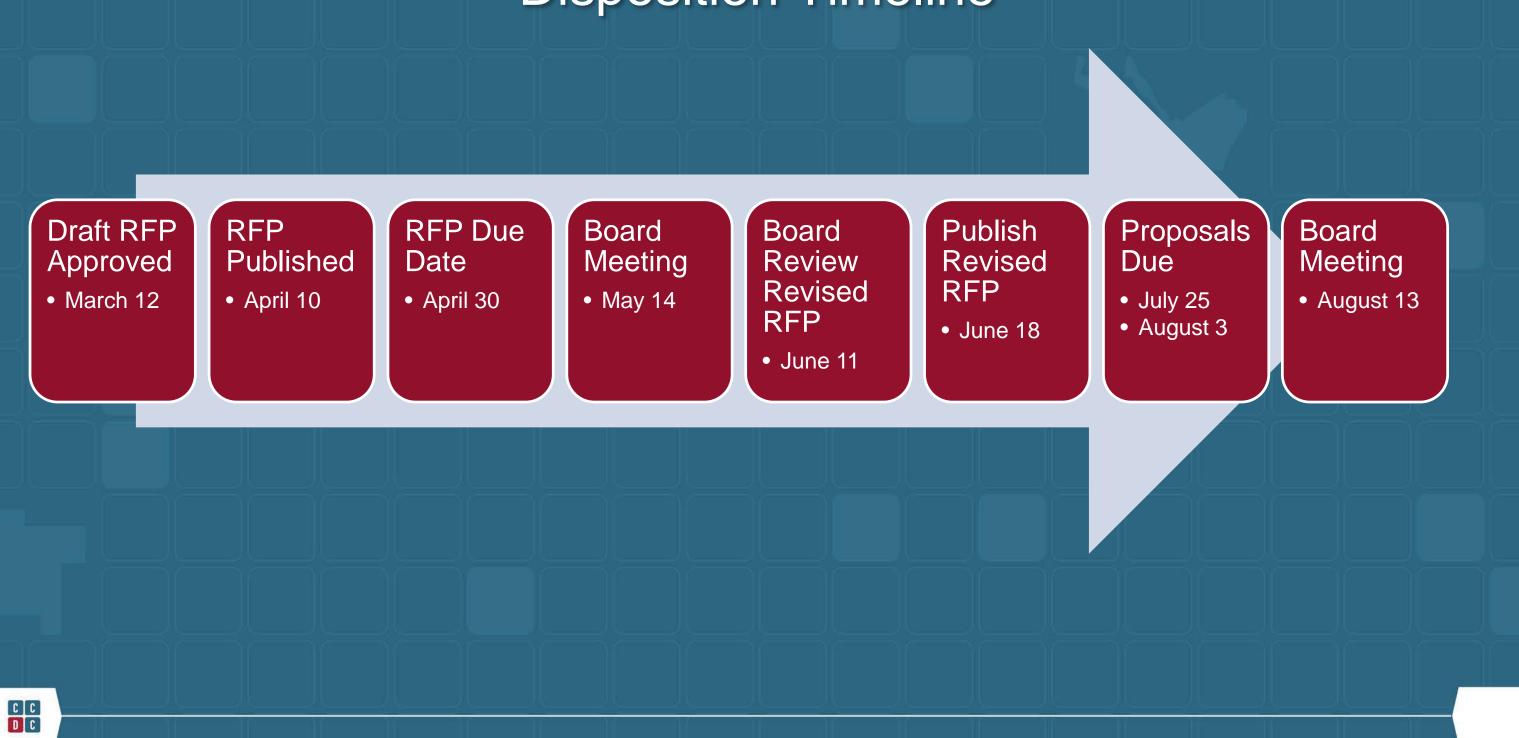
## **Capitol & Front Garage Disposition**







## **Disposition Timeline**



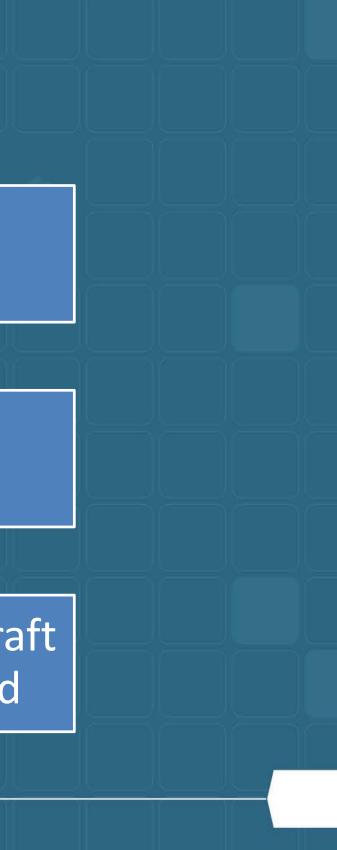
## **Negotiation Process**

Exec. Director and Exec. Committee reach out to interested parties

Find buyer with acceptable price, terms, and aligned goals

Bring negotiated terms in form of a Draft Purchase and Sale Agreement to Board





## Suggested Motion:

I move to authorize the Executive Director and Executive Committee to begin negotiations with interested parties and to bring any proposed agreement to the board for consideration.



## AGENDA

#### **V. Information/Discussion Items**

Α.	Review Shoreline Urban Framework (15 minutes)
Β.	Shoreline Feasibility Study (10 minutes)
C.	Operations Report (5 minutes)

### .....Doug Woodruff

#### .....Shellan Rodriguez

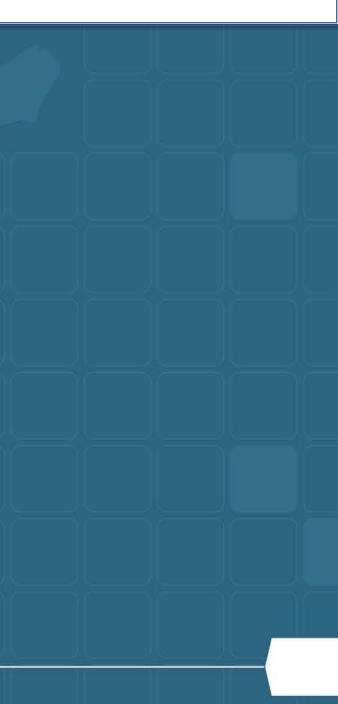
#### .....John Brunelle

## **Review Shoreline Urban Framework**

### Doug Woodruff Senior Project Manager







#### 30<sup>TH</sup> STREET DISTRICT

### URBAN RENEWAL PLANNING **SHORELINE DISTRICT**

C C D C

PROPOSED SHORELINE DISTRICT

#### WESTSIDE DISTRICT

#### **RIVER MYRTLE-OLD BOISE** DISTRICT

# Where we've been...

Beligiblity

SB FRIEDMAN ELIGIBILITY REPORT

STEP

C C D C

#### APPROVED FALL 2017

FEASIBILITY

SB FRIEDMAN ECONOMIC FEASIBILITY STUDY (contract approved January)

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С С

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CTA URBAN FRAMEWORK PLAN (contract approved March)

FEB '18 – AUGUST '18

### ADOPTION URBAN RENEWAL PLAN ADOPTION PROCESS

HREE

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#### SEPT – NOV '18

# Urban Framework

## • Public Outreach

- Stakeholder Meetings & Collaboration
- Public Open Houses: May 3, June 7, & Aug 15
- Digital Open Houses
  - www.ccdcshoreline.com





# Framework Plan

- Key Projects
  - No BSP

C C D C

- Shoreline Park
- Greenbelt
- 11<sup>th</sup> Street Bridge
- Island Ave Festival St.
- Lusk, Parking Garage
- Streetscape TypologiesRiverfront Typologies

NEW DIVIDED PATHWAY SYSTEM WITHIN GREENWAY PROVIDING FOR MULTI-MODAL USE AND INCREASED PEDESTRIAN SAFETY NEW FESTIVAL STREET ALONG SHORELING WITH OUTDOOR FOCUS, ANCHORED BY PUBLIC OUTDOOR SPACE/PLAZAS WITH OPPORTUNITY FOR OUTDOOR DINING AND RETAIL NEW BRIDGE / PEDESTRIAN CONNECTION FROM NTH STREET TO LUSK DISTRICT NEW FESTIVAL STREET IN THE HEART OF THE LUSK DISTRICT, ANCHORED BY THE UNIQUE CHARACTER OF THE DISTRICT, SHOPS AND RESTAURANTS SPILL OUT ON TO THE STREETS WITH FOOD AND WARES TO SELL

NEW SIDEWALKS, TREES, AND BOULEVARD ENHANCEMENTS TO MAKE AREA MORE DESTRABLE FOR INVESTMENT

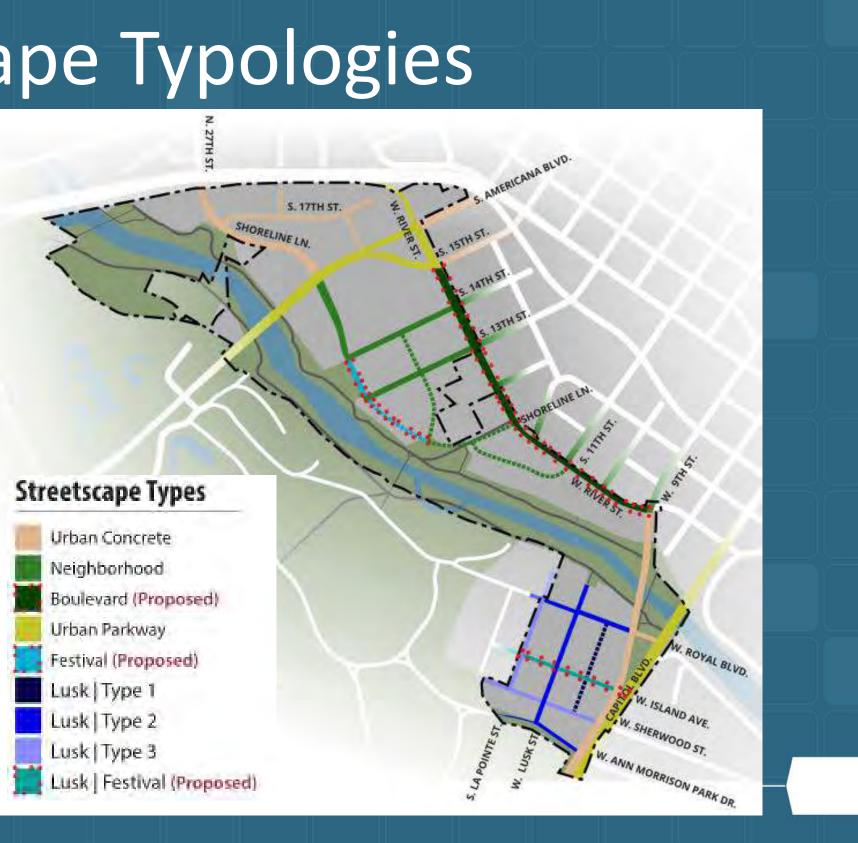
> INVESTMENT IN INFRASTRUCTURE THROUGH STREET AND PARKING ENMANCEMENT

# Streetscape Typologies

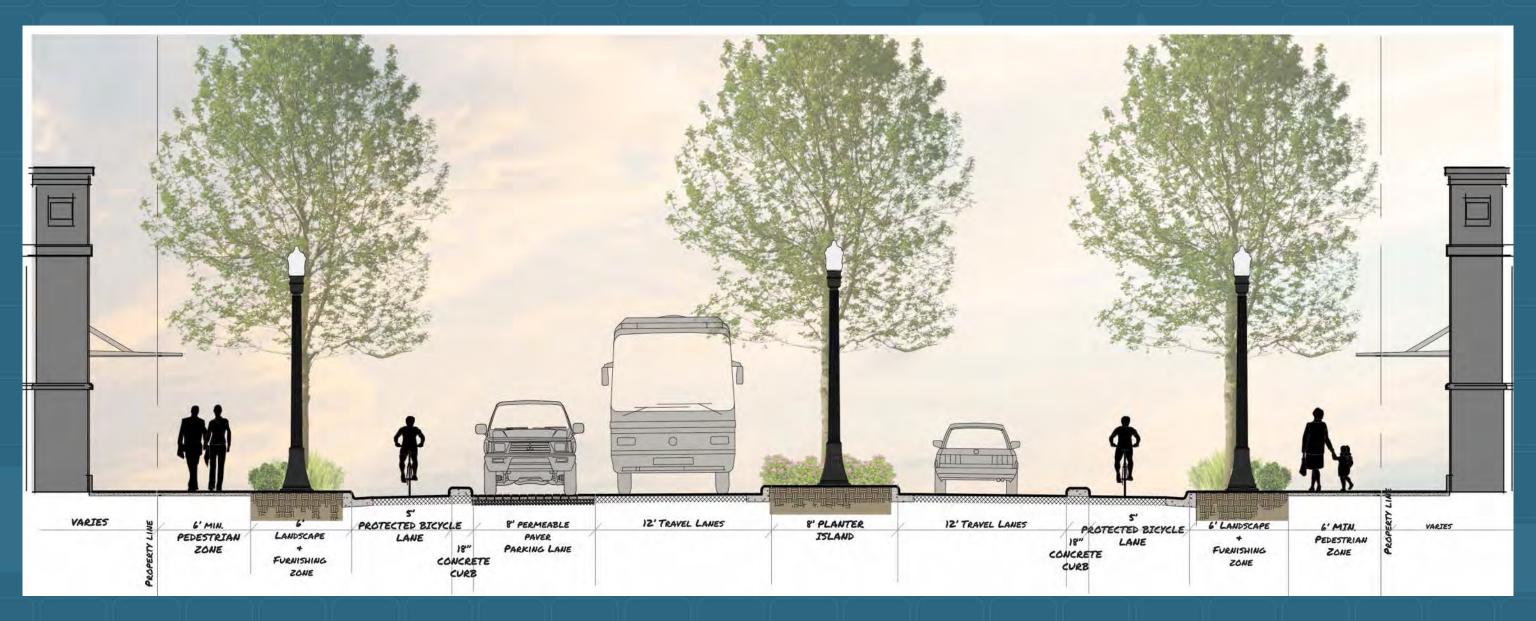
- Boise DT Streetscape Manual Standards
- Lusk Area Masterplan  $\bullet$ Street Typologies
- New River Street Boulevard
- New Right-of-ways  $\bullet$

CC

DC



# River Street, Boulevard Type



0 C D C

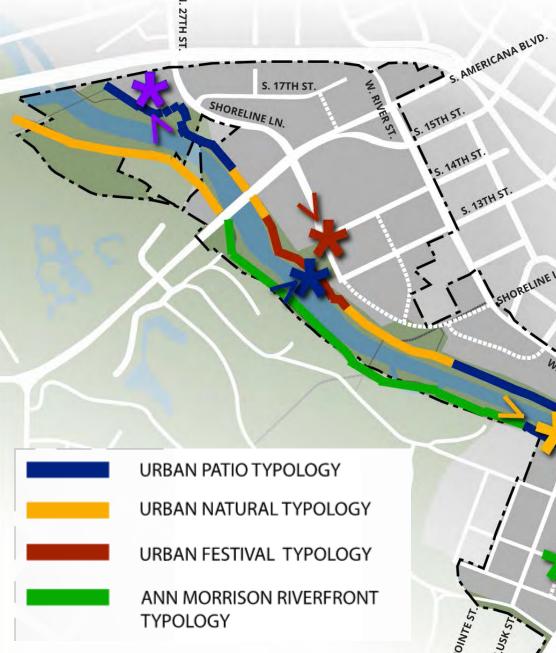


# **Riverfront Typologies**

- Growth Management
- Contextual

C C D C

- Four Different Types
- Greenbelt, Separate
   Use Pathways



UNE LN. I. ROYAL BLVD. . ISLAND AVE. W. SHERWOOD ST. I. ANN MORRISON PARK DR.

# **Riverfront Typologies**



**Urban Patio** 

### **Urban Natural**

# Public Improvements

• Cost Estimates • Prioritized Project List – Draft, pending public input – Per forecasted revenues – Arranged in 5 year increments – Unfunded/partnership projects





# Interagency Initiatives

- Developed via stakeholder collaboration
- Next steps with partner agencies
- Runway for public improvements
- Key Initiatives
  - Incent diverse housing types
  - Update the Boise Downtown Streetscape Standard Manual
  - Update the Boise River Ordinance, license patios
  - Update geothermal master plan





# **Economic Feasibility Analysis**



### Sites Susceptible to Change

- +/- 48 of 125 parcels (30%), underutilized, ripe for development, etc.
- Includes:
  - Saint Luke's site
  - Surface parking lots
  - Public Agency owned sites:
    - ACHD
    - BSU
    - City of Boise





# **District Assumptions**

#### **Increment (i.e. District Revenues)**

- 2018 URP creation
- Inflation Rate of 2.5%
- Composite Levy of 0.015 (or 1.5%)
- Agency Operations 12%
- Tax Value
  - \$315/ s.f retail (128,000 s.f. proposed)
  - \$195/ s.f. office (310,000 s.f. proposed)
  - \$130,000/ unit (1500 units proposed)

### **Bonding (i.e. District Expenses)**

- 4% interest
- 1% cost of issuance
- 1% interest earnings





# Estimates

- Balance between aspirational and realistic
- 20 year outlook
- COMPASS Projections, market analysis
- Does not include a public Boise Sports Park
- Office, Retail and Residential
- Between \$54 and \$57 million in revenues at sunset
- Borrowing in Quarters 2, 3 and 4 to attempt to capture as many "priority improvements" as possible.



### unset o capture

# Immediate Next Steps...

# STEP TWO

### FEASIBILITY

SB FRIEDMAN ECONOMIC FEASIBILITY STUDY (contract approved January)

+

CTA URBAN FRAMEWORK PLAN (contract approved March)

FEB '18 - AUGUST '18

Input – public agencies and open house

Prioritize Improvements and Correlate with Feasibility Analysis based on (4) 5 year quarters of the URD

**City Council Worksession Review** 

**Revise Both Urban Framework & Feasibility** 

**Combine in a draft Plan** 





# Next Steps...

# H ADOPTION URBAN RENEWAL PLAN ADOPTION PROCESS

**SEPT – NOV '18** 

September: CCDC Reviews and/ or Approves URP

**COB Planning & Zoning makes appropriate findings** 

**Boise City Council Public Hearing** 

**Boise City Council – 3 readings** 





### Shoreline Feasibility Study

### Shellan Rodriguez Real Estate Development Manager





### **Operations Report**

### John Brunelle Executive Director





ADJOURN

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).





### COLLABORATE. CREATE. DEVELOP. COMPLETE.

# **Board of Commissioners**

Budget Approval Meeting August 29, 2018



### AGENDA

#### **Call to Order** Ι.

Chair Zuckerman

#### Agenda Changes Π.

Chair Zuckerman

#### III. Consent Agenda

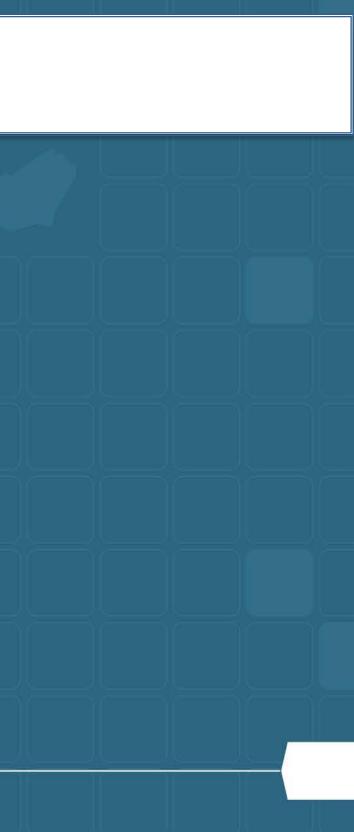
- A. Minutes & Reports
  - Approval of Meeting Minutes from August 13, 2018 1.
- B. Other
  - Approve Resolution #1570 202 Capitol Boulevard Adelmann Building Type 1 Participation Agreement 1. with Adelmann Alturas, LLC [Designation 8/14/18, NTE \$95,000]
  - Approve Resolution #1571 Adopt CCDC 2019-2023 Capital Improvement Plan 2.





### Motion to Approve Consent Agenda





### AGENDA

#### **IV. Action Items**

- A. PUBLIC HEARING: Proposed FY 2018 Amended Budget (10 minutes)......Chair Zuckerman
- CONSIDER: Resolution 1568 Adopt FY 2018 Amended Budget (5 minutes)......... Ross Borden Β.
- C. PUBLIC HEARING: Proposed FY 2019 Original Budget (10 minutes)......Chair Zuckerman
- D. CONSIDER: Resolution 1569 Adopt FY 2019 Original Budget (5 minutes)...... Ross Borden
- **ADJOURN V**.





# Public Hearings Consider Final Adoption

- FY 2018 Amended Budget
- FY 2019 Original Budget

Ross Borden, Finance Director Joey Chen, Controller

August 29, 2018





### Budget Calendar

July 18	Executive Director & Mgmt Team Review
July 31	Executive Committee Review 1
August 13	Board considers proposed Budgets
August 20 & 27	Budgets published in Idaho Statesman
August 29	Public hearing, Budget Resolutions
September 1	Deadline to Adopt FY 2019 Budget
September 1	FY 2019 Budget filed with City Clerk
October 1	Fiscal Year 2019 begins

### A Brief History of Time

Tux Tour	11000111	Konnunn					
1988	FY1989	30					
1989	FY1990	29					
1990	FY1991	28					
1991	FY1992	27					
1992	FY1993	26					
1993	FY1994	25	RIVER-MY	RTLE / OLI	D BOISE		
1994	FY1995	24	Tax Year	Fiscal Yr	Remain		
1995	FY1996	23	1995	FY1996	30		
1996	FY1997	22	1996	FY1997	29		
1997	FY1998	21	1997	FY1998	28		
1998	FY1999	20	1998	FY1999	27		
1999	FY2000	19	1999	FY2000	26		
2000	FY2001	18	2000	FY2001	25	WESTSID	E
2001	FY2002	17	2001	FY2002	24	Tax Year	Fiscal Yr
2002	FY2003	16	2002	FY2003	23	2002	FY2003
2003	FY2004	15	2003	FY2004	22	2003	FY2004
2004	FY2005	14	2004	FY2005	21	2004	FY2005
2005	FY2006	13	2005*	FY2006	20	2005	FY2006
2006	FY2007	12	2006	FY2007	19	2006	FY2007
2007	FY2008	11	2007	FY2008	18	2007	FY2008
2008	FY2009	10	2008	FY2009	17	2008	FY2009
2009	FY2010	9	2009	FY2010	16	2009	FY2010
2010	FY2011	8	2010	FY2011	15	2010	FY2011
2011	FY2012	7	2011	FY2012	14	2011	FY2012
2012	FY2013	6	2012	FY2013	13	2012	FY2013
2013	FY2014	5	2013	FY2014	12	2013	FY2014
2014	FY2015	4	2014	FY2015	11	2014	FY2015
2015	FY2016	3	2015	FY2016	10	2015	FY2016
2016	FY2017	2	2016	FY2017	9	2016	FY2017
2017	FY2018	1	2017	FY2018	8	2017	FY2018
Sunset De	ec 31, 2017		2018	FY2019	7	2018	FY2019
			2019	FY2020	6	2019	FY2020
			2020	FY2021	5	2020	FY2021
			2021	FY2022	4	2021	FY2022
			2022	FY2023	3	2022	FY2023
			2023	FY2024	2	2023	FY2024
			2024	FY2025	1	2024	FY2025
			Sunsets D	ec 31, 2024	ļ	2025	FY2026
						Sunsets D	ec 31, 202

CENTRAL

Tax Year Fiscal Yr Remain

112000	10			
FY2010	17			
FY2011	16	-		
FY2012	15	30th STRE	ET	
FY2013	14	Tax Year	Fiscal Yr	Remai
FY2014	13	2013	FY2014	20
FY2015	12	2014	FY2015	19
FY2016	11	2015	FY2016	18
FY2017	10	2016	FY2017	17
FY2018	9	2017	FY2018	16
FY2019	8	2018	FY2019	15
FY2020	7	2019	FY2020	14
FY2021	6	2020	FY2021	13
FY2022	5	2021	FY2022	12
FY2023	4	2022	FY2023	11
FY2024	3	2023	FY2024	10
FY2025	2	2024	FY2025	9
FY2026	1	2025	FY2026	8
ec 31, 2025		2026	FY2027	7
		2027	FY2028	6
		2028	FY2029	5
		2029	FY2030	4
		2030	FY2031	3
		2031	FY2032	2
		2032	FY2033	1
		1		

Sunsets Dec 31, 2032

SHORELINE

Tax Year Fiscal Yr Remain

FY2020

FY2021

FY2022

FY2023

FY2024

FY2025

FY2026

FY2027

ear Fiscal Yr Remai

6	2027	FY2028	12		2027	FY2
5	2028	FY2029	11		2028	FY2
4	2029	FY2030	10		2029	FY2
3	2030	FY2031	9		2030	FY2
2	2031	FY2032	8		2031	FY2
1	2032	FY2033	7		2032	FY2
	2033	FY2034	6		2033	FY2
	2034	FY2035	5		2034	FY2
	2035	FY2036	4		2035	FY2
	2036	FY2037	3		2036	FY2
	2037	FY2038	2		2037	FY2
	2038	FY2039	1		2038	FY2
	Sunsets I	Dec 31, 2038			Sunsets D	Dec 31,
				•		





( EAST	
Fiscal Yr	Remain
FY2020	20
FY2021	19
FY2022	18
FY2023	17
FY2024	16
FY2025	15
FY2026	14
FY2027	13
FY2028	12
FY2029	11
FY2030	10
FY2031	9
FY2032	8
FY2033	7
FY2034	6
FY2035	5
FY2036	4
FY2037	3
FY2038	2
FY2039	1
ec 31, 2038	

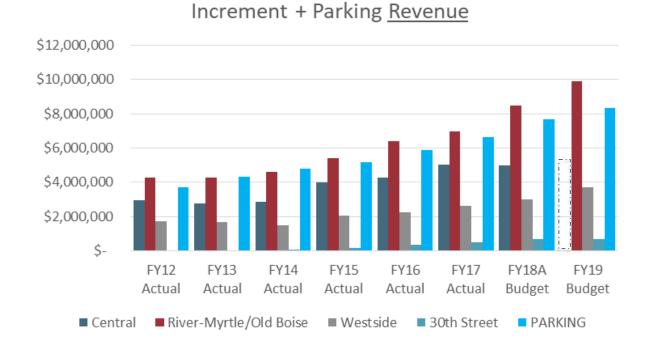
GATEWAY EA

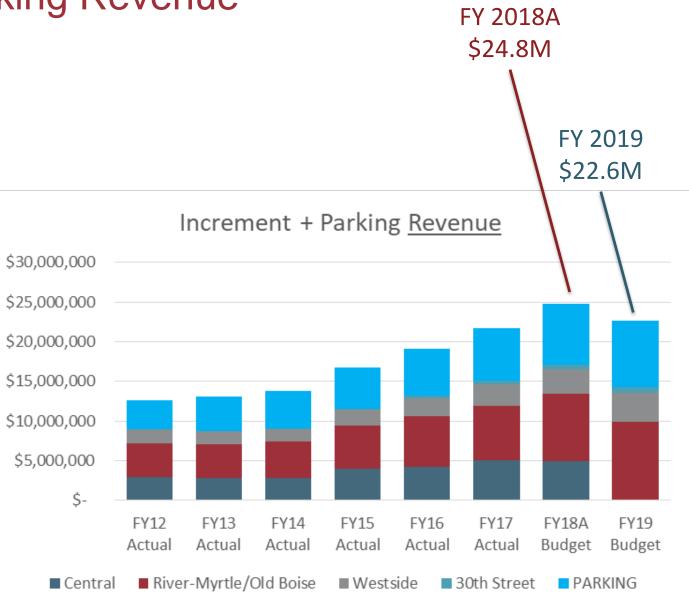
Tax Year Fis



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#### Increment Revenue + Gross Parking Revenue

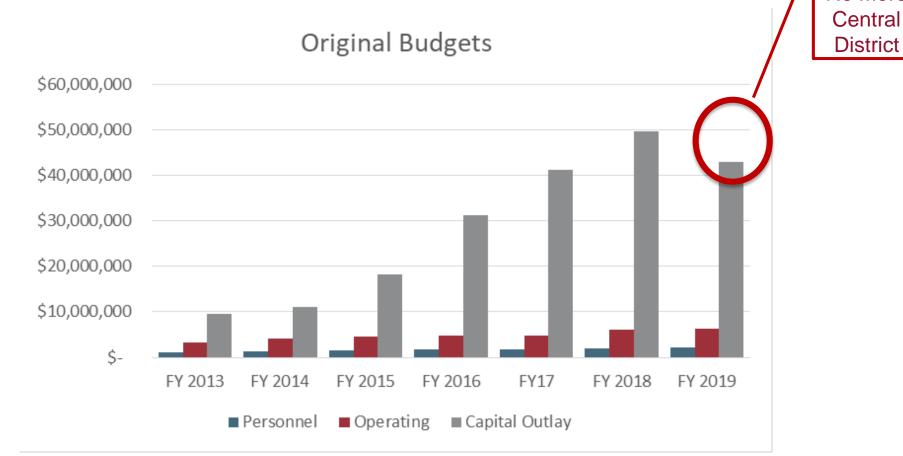






# FY 2019 Original Budget

#### **Growth in Capital Budgets**





# No More

# Proposed FY 2018 AMENDED Budget

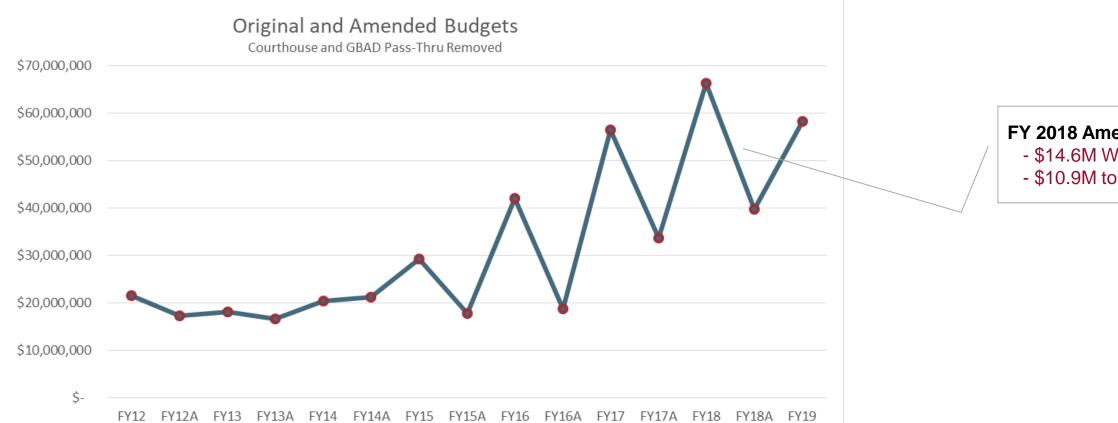


### FY18 Amended

FY 2018	FY 2018	\$	%
	Amended	Change	Change
\$66.1M	\$40.0M	-\$26.2M	-39.6%



### Big Picture Original & Amended Budgets





FY 2018 Amended -\$26.2M -39.6% - \$14.6M Westside Garage/Mixed Catalyst - \$10.9M to Working Capital

### FY18 Amended Changes

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REVENUE			Perm	Timing
FY 2018		\$66.1		
TIF, Parking		(0.4)	(0.4)	
Westside Bond		(14.6)		(14.6)
to Working Capital		(10.9)	(5.8)	(5.1)
FY 2018 Amended		\$40.0		
	Δ	(\$26.1)		

EXPENDITURES		Perm	Timing
FY 2018	\$66.1		
*OE	(0.4)	0.2	(0.6)
*Debt Service / Contracts	0.8	0.8	
*Capital Projects (CIP)	(25.4)	(6.5)	(18.9)
*Parking Projects (PRP)	(0.1)	(.03)	(.06)
*Mobility Projects	(1.0)	(0.4)	(0.6)
FY 2018 Amended	\$40.0		
$\Delta$	(\$26.1)		

\* See Line-Item detail in Budget document



### FY18 Amended

#### **Action Requested**

1. Adopt Resolution 1568 – the FY 2018 Amended Budget

### **Questions**?

#### **Suggested Motion**

I move adoption of 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 as required by law.



# Proposed FY 2019 ORIGINAL Budget

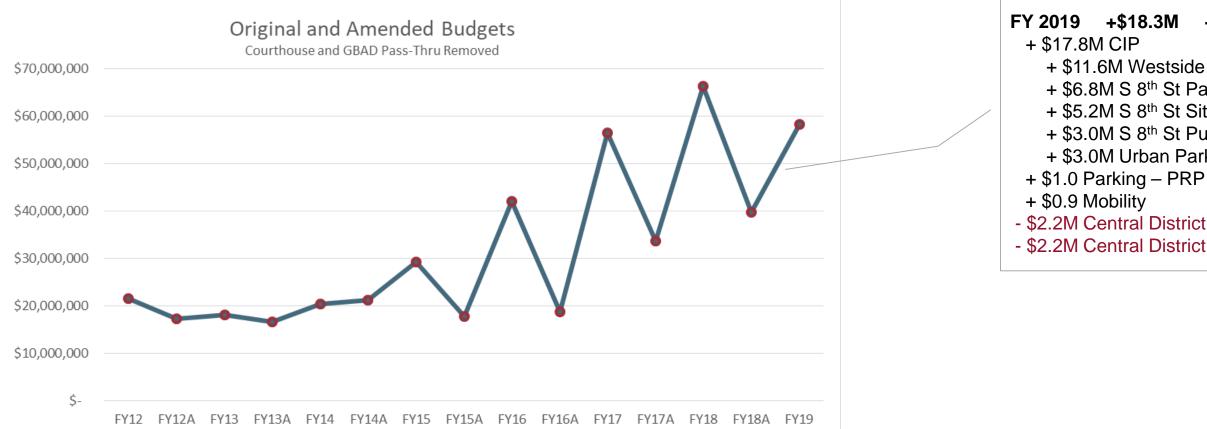


# FY 2019 Original Budget

FY 2018	FY 2019	\$	%
Amended		Change	Change
\$40.0M	\$58.3M	\$18.3M	46%



### **Big Picture Original & Amended Budgets**





+46% + \$11.6M Westside Garage/Mixed + \$6.8M S 8<sup>th</sup> St Parking & Mobility + \$5.2M S 8<sup>th</sup> St Sitework & Streetscape + \$3.0M S 8<sup>th</sup> St Public Plaza + \$3.0M Urban Park 11<sup>th</sup> & Bannock - \$2.2M Central District Bond Retired - \$2.2M Central District Revenue Loss (net)

### FY 2019 Original Budget Changes

REVENUE	
FY 2018 Amended	\$40.0
Tax Increment	(2.9)
Parking	0.7
Other Revs / Reimburse	6.1
Westside Bond	14.6
from Working Capital	0.3
FY 2019	\$58.3
Δ	\$18.3

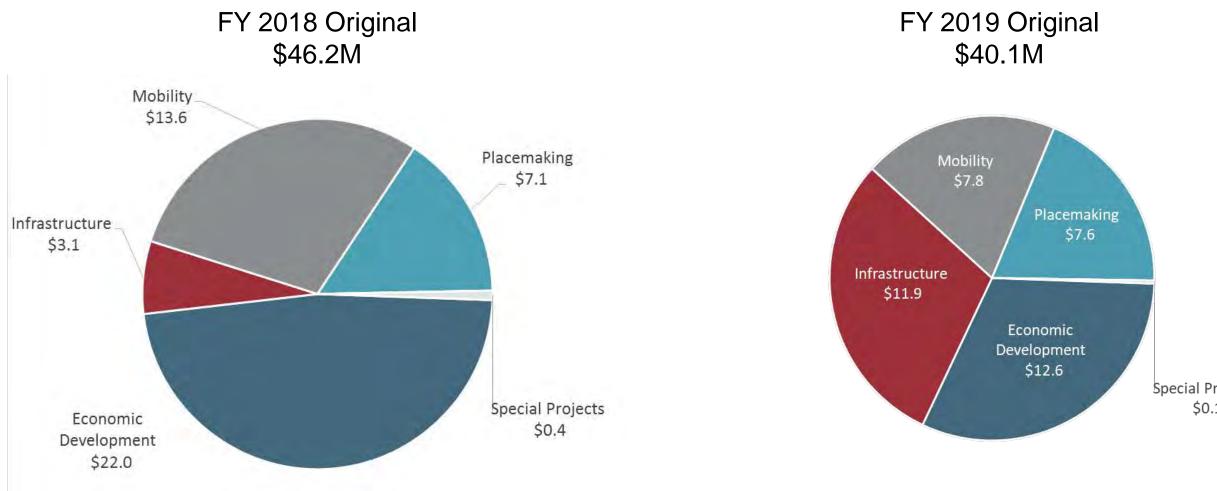
EXPENDITURES	
FY 2018 Amended	
*OE	
*Debt Service / Contracts	
*Capital Projects (CIP)	
*Parking Projects (PRP)	
*Mobility Projects	
FY 2019	
	Δ

\* See Line-Item detail in Budget document



\$40.0
0.7
(2.2)
17.8
1.0
0.9
\$58.3
\$18.3

### FY 2019 Original Budget FY 2019 Capital Expenses by CIP Class





Special Projects \$0.1

# FY 2019 Original Budget

Action Requested

• Adopt Resolution 1569 – the FY 2019 Original Budget

### **Questions**?

#### **Suggested Motion**

I move adoption of Resolution 1569 to approve the FY 2019 Original Budget of **\$58,268,629** and authorize the Executive Director to file copies as required by law.



### End



## ADJOURN





### FY 2019

#### **CENTRAL**

- Balance, misc revenue to 7 Taxing Districts
- Any FY19 expenses from Agency Ops

#### **RIVER-MYRTLE / OLD BOISE**

- \$5.3M Capitol & Front sale proceeds
- \$815k Property Dispositions
- **\$1.2M Contractual Payments**

#### **WESTSIDE**

- \$11.6M Parking Garage/Mixed Use Catalytic
- \$3M 11<sup>th</sup> & Bannock urban park  ${\color{black}\bullet}$
- \$540k lease revenue 1010 Jeff & 420 N 10<sup>th</sup>

#### **30<sup>th</sup> STREET**

- \$540K Whittier School
- \$250k Adare Manor
- \$230k Main & Fairview improvements

#### PARKING

- \$2.1M in Reinvestment Plan (PRP)
- No rate changes budgeted

#### MOBILITY

- \$589k Circulator Engineering Cost-Share
- \$100k Secure Bike Parking Facility
- \$150k Elder Street Park & Ride
- \$100k TMA

#### AGENCY OPS

- 1.0 FTE Project Manager
- New URD Planning Expenses

New URD	FY18A	FY19	Total
Shoreline	\$341,000	\$37,500	\$378,500
Gateway East	\$231,000	\$20,000	\$251,000
city reimburse	-\$213,000	-\$20,000	-\$251,000
Bench	\$54,500	\$375,000	\$429,500
State Street	\$30,000	\$340,000	\$370,000
Total	\$425,500	\$752,500	\$1,178,000



### Big Picture Increment Revenue

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	FY18	FY19	\$ Change	% Change
Central*	\$5.2M	\$0	-\$5.2M	- 100%
RMOB**	\$8.5M	\$9.9M	\$1.4M	16%
Westside	\$3.0M	\$3.7M	\$700k	23%
30 <sup>th</sup> St**	\$670k	\$690k	\$20k	3%
Total	\$17.4M	\$14.3M	-\$3.1M	- 18%

\*Central District terminates at the end of FY 2018.

\*\*Increment revenue decrease due to de-annexations from RMOB and 30<sup>th</sup> Street to create new Shoreline URD.

<b>De-Annexations to Shoreline District</b>				
	# of Parcels	Increment Value	Increment Revenue	
RMOB	- 30	- \$12.5M	- \$193K	
30 <sup>th</sup> St	- 32	- \$7.3M	- \$109K	
Total*	- 62	- \$19.8M	- \$302k	

Proportionally a much bigger hit to 30<sup>th</sup> Street than RMOB.

RMOB Total Increment Va 30<sup>th</sup> St Total Increment Va





Estimate

alue	\$680M
alue	\$55M

### **Definitions - CIP**

### Obligated

- Projects for which a formal agreement has been approves and/or executed.
  - Contract awards, or executed Participation Agreements or Task Orders.

### Designated

- Proposed projects for which there has been a board designation, and lacksquareinformal agreement or a demonstrated commitment.
  - Participation Agreements in-process, interagency coordination.

#### **Tentative**

Important projects and initiatives in early stages of development timeline. 



# **Big Picture**

### **Business Plan**

- Projected / Estimated Revenue & Expenditures
- For each URD
- For each Fiscal Year of URD Term

### **REVENUE -** projections/estimates

- TIF + Parking
- Growth rate / inflator
- TIF from new development
- Parking fee increases
- Misc revenue
- Bond proceeds
- Use of Working Capital

### EXPENDITURES – projections/estimates

- Debt Service
- Contractual obligations
- CIP
- PRP
- Major Parking Garage Refurbish
- Facilities
- Agency Initiatives & Operations





# LIVE STREAMING 8 AUDIO RECORDING









### COLLABORATE. CREATE. DEVELOP. COMPLETE.

# **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

- Α. 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
- CONSIDER: Resolution #1573 Approve the License for Access and Use of Units 401-102 between CCDC and Β. Ada County (5 minutes) ......John Brunelle/Ryan Armbruster

#### VI. Information/Discussion Items

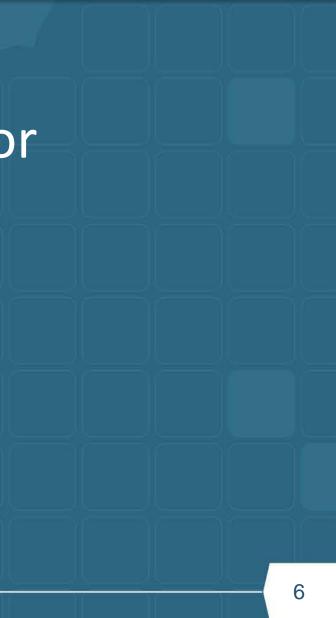
- Α.
- Update on Shoreline Urban Renewal Plan, prep for October adoption (10 minutes) Β.
- Boise Main Library Campus Project Update (20 minutes) ...... Shawn Wilson, City of Boise С.



# 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 8<sup>th</sup>, 2018 Board Meeting.



# AGENDA

#### **IV.** Action Items

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

#### VI. Information/Discussion Items

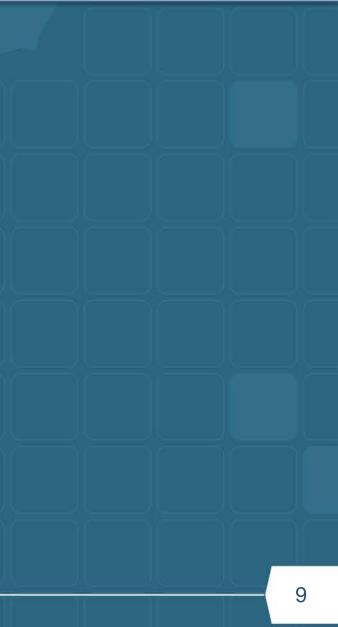
- Α.
- Update on Shoreline Urban Renewal Plan, prep for October adoption (10 minutes) Β.
- Boise Main Library Campus Project Update (20 minutes) ...... Shawn Wilson, City of Boise С.



### 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

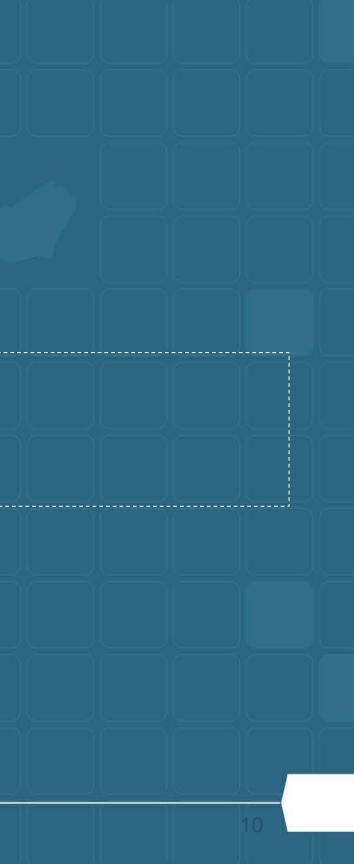




## Suggested Motion:

I move to approve Resolution #1573.





# AGENDA

#### **IV. Action Items**

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

#### VI. Information/Discussion Items

- Α.
- Update on Shoreline Urban Renewal Plan, prep for October adoption (10 minutes) Β.
- Boise Main Library Campus Project Update (20 minutes) ...... Shawn Wilson, City of Boise С.



## 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)

URBAN RENEWAL PLANNING

Y EAST

GA





### Open House #1

- Thursday, September 13, 2018
- 4:30pm 7:30pm

C C D C

- Best Western Northwest Lodge
  - Bear Creek Conference Room
  - 6989 S Federal Way



URBAN RENEWAL PLANNING
GATEWAY EAST DISTRICT

### 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

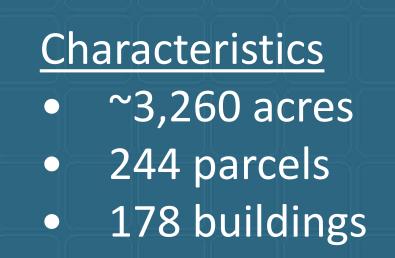
Capital City Development Corporation (CCDC) is the redevelopment and urban renewal agency for Boise, Idaho, founded by the City of Boise in 1965 as the Boise Redevelopment Agency (B.R.A.). Today, CCDC is a public redevelopment agency serving as a catalyst for quality private development through urban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

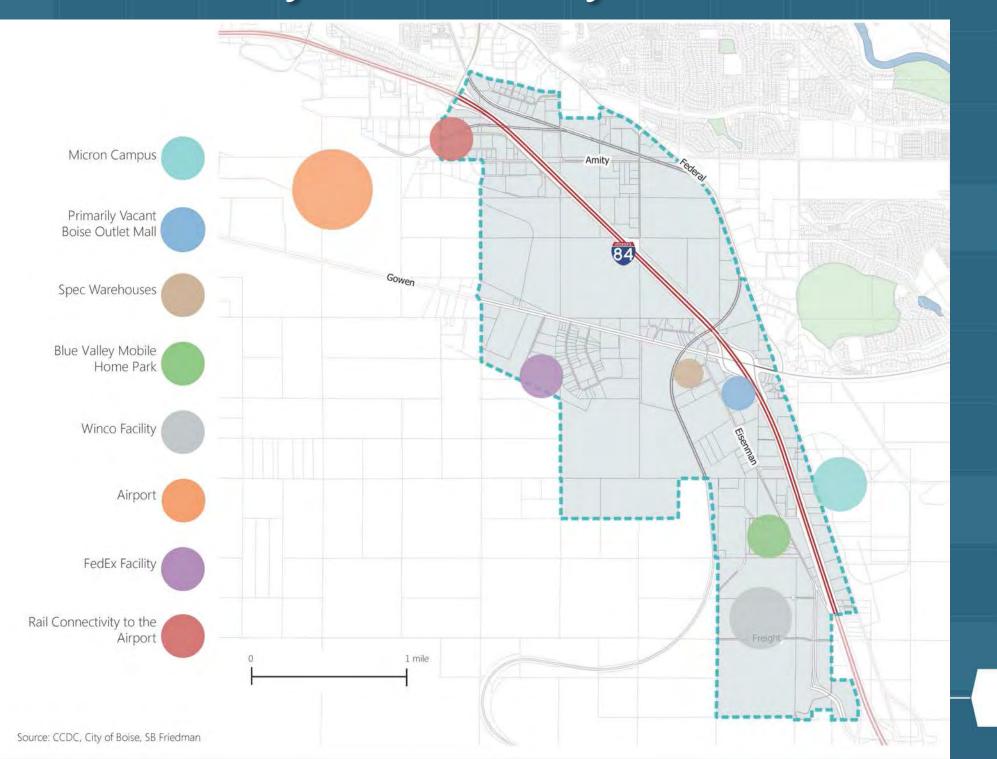
URBAN RENEWAL PLANNING

C C D C

GATEWAY EAST DISTRICT

### Board #2: Gateway East Study Area









## 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

C C D C

### Board #4: Market Study Findings

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

CC DC NEWAL PLANNING

### Board #5: Gateway East Needs

- Deteriorating or deteriorated structures on 30% of parcels ightarrow
- Deterioration of site or other improvements on 50% of parcels
- Defective or inadequate street layout ullet
  - 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

NEWAL PLANNING



### 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.

CC DC EWAL PLANNING

### Board #7: Opportunities & Challenges

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

URBAN RENEWAL PLANNING

0 C D C



### 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 ullet
- **November 13**: City Council Public Hearing + First Reading ightarrow
- **November 27/December 4**: Second & Third Readings

CC DC

**December**: Publish ordinance, file and record plan documents 

URBAN RENEWAL PLANNING

# AGENDA

#### **IV. Action Items**

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

#### VI. Information/Discussion Items

- Α.
- Β. Update on Shoreline Urban Renewal Plan, prep for October adoption (10 minutes)
- Boise Main Library Campus Project Update (20 minutes) ...... Shawn Wilson, City of Boise С.



# **Shoreline Urban Renewal Plan**

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





**SHORELINE DISTRICT** 

C C D C

MASTER PLAN

WESTSIDE DISTRICT

RIVER ST. MASTER 21.0 N

CENTRAL URD

RIVER MYRTLE OLD BOISE DISTRICT

> CARITALISEND. SPECIAL DESIGN DISTRICT OVERAN CONING CODES

**BSU CAMPUS MASTERPEAN - 2015** 

# Framework Plan

#### Key Projects

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

NEW DIVIDED PATHWAY SYSTEM WITHIN GREENWAY PROVIDING FOR MULTI-MODAL USE AND INCREASED PEDESTRIAN SAFETY NEW FESTIVAL STREET ALCANS SHORELING WITH OUTDOOR FOCUS. ANCHORED BY PUBLIC OUTDOOR SPACE/PLAZAS WITH OPPORTUNITY FOR OUTDOOR DENTING AND RETAIL NEW BRIDGE PEDESTRIAN **LEGEND** CONNECTION FROM ROTAL B INTH STREET TO LUSIC **GREENBELT MOBILITY** fesses a DISTRICT ENHANCEMENT NEW FESTIVAL STREET IN THE HEART OF THE LUSIC URBAN CONNECTIVITY DISTRICT, ANCHORED BY THE WITCHE CHARACTER W. SHERWOOD ST. of the district. Shops NEW RIGHT OF WAY CONCETION AND RESTAURANTS SPILL OUT ON TO THE STREETS with food and wares FESTIVAL STREET ANN MORETSON TO SELL LUSK ENHANCE STREETSCAPE PIONEER TRAIL 





# Proposed Public Improvements – Q1 and Q2

Quarter 1				Quarter 2				
Key Strategy	Project Name	Costs	\$ 2,2	22,975	Key Strategy	Project Name	Costs \$	12,041,114
Infrastructure	Streetscape Improvements - Lusk St, Boise River to Ann Morrison Park Dr	\$655,000			Mobility	Greenbelt Path Improvements - North and South shorelines, Phase 2	\$565,000	
Infrastructure	Streetscape Improvements - La Pointe St, Royal Blvd to Sherwood St	\$357,000			Economic Dev	Mixed-use Development including Public Garage - Lusk Neighborhood	\$5,200,000	
Infrastructure	Streetscape Improvements - Royal Blvd, La Pointe St to 9th St	\$353,000			Placemaking	Lusk Neighborhood Entrance Park - at Greenbelt and Lusk St Intersection	\$360,000	
Infrastructure	Underground Overhead Power and Telecomm - Lusk Neighborhood	\$250,000			Economic Dev	1025 Capitol Blvd City Property)	\$1,200,000	
Mobility	Greenbelt Path Improvements - North and South shores,	\$460,000			Economic Dev	Mixed-use Redevelopment Assistance - near 13th St and Shoreline Dr (E.G. Post Office or Graybar Electric site)	\$2,000,000	
	Phase 1	1			Placemaking	Public Plaza and Riverbank Restoration - Shoreline Park	\$1,850,000	
Placemaking	Area Lighitng - Greenbelt Bridge Adjacent to I-184 Connector	\$72,000			Placemaking	Recreational/Emergency River Access Facility - Shoreline Park	\$87,000	
Placemaking	Surface Improvements - 8th St Pedestrian Bridge	\$75,000			Infrastructure	Fiber Optic Network Expansion - District Wide	\$180,000	
	Total	\$2,222,000	\$	975	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				
	Tot	tal \$10,167,500	\$	21,135		

	Quarter 4
Key Strategy	Project Name
Infrastructure	Streetscape Improvements - Shoreline Dr, Ame
	14th St
Special	Recreation Enhancements and Habitat Restoration
Projects	Settler's Diversion Dam
Infrastructure	Boulevard Improvements - River St, Americana 9th St
Infrastructure	Streetscape Improvements - Capitol Blvd, Bois Ann Morrison Park Dr
Infrastructure	Streetscape Improvements - 9th St, River St to Morrison Park Dr
Economic Dev	Right-of-Way Acquisition - Spa St
	realignment/extension, from 17th St through K
	to Shoreline Dr Extension
Placemaking	Streetscape Improvements - Spa St Extension, Shoreline Dr Extension
Placemaking	Streetscape Improvements - Spa St Extension, 14th St
Infrastructure	Streetscape Improvements - 17th St, Shoreline
	de-sac
Infrastructure	Fiber Optic Network Expansion - District Wide
Infrastructure	Underground Powerlines - District Wide
Economic Dev	Floodplain Remediation



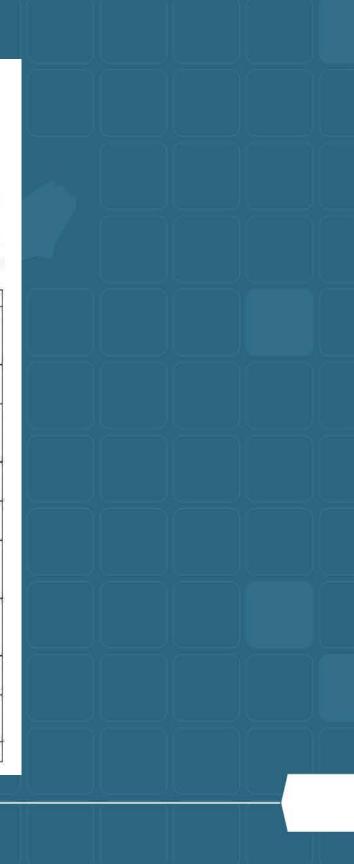
	Costs	\$ 8,799,276
ericana to	\$483,000	
tion -	\$65,000	
Blvd to	\$1,775,000	
e River to	\$835,000	Î
Ann	\$890,000	
mart site	\$1,380,000	
14th St to	\$665,000	
17th St to	\$620,000	
Dr to Cul-	\$1,100,000	1
	\$187,500	1
	\$500,000	
	\$300,000	
Total	\$8,800,500	\$ (1,224)

### SHORELINE DISTRICT

#### Inter-Agency Initiatives as of: August 27, 2018

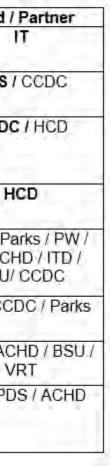
The following list of initiatives have been identified by the stakeholder group and project team during the urban framework planning process. In order for CCDC to begin and complete certain public improvement projects listed in the urban framework project list, these initiatives should be completed.

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



# SHORELINE DISTRICT

Item	Initiative	Priority	Lead / I
11	Update City-owned IT conduit network master plan to service the development forecast in the Shoreline District.	High Priority	
12	Pursue strategic land trades of currently owned public properties amongst public agencies to optimize development potential and improve neighborhood.	Medium Priority	PDS /
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
14	Pursue efforts, plans and policies that avoid displacement of existing social service organizations located within Shoreline District.	Medium Priority	но
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	PDS / Par IT / ACH BSU/ 1
16	Conduct environmental studies before starting the design or construction of any public improvements that may impact the Boise River.	High Priority	PW/CCE
17	Unify the Capitol Boulevard master plan and partner agency work plans to provide clear direction about the desired public improvements.	Medium Priority	PDS / ACH VF
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



# **Economic Feasibility Analysis**

#### Geoff Dickinson, AICP Senior Vice President







# AGENDA

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- Boise Main Library Campus Project Update (20 minutes) ...... Shawn Wilson, City of Boise C.

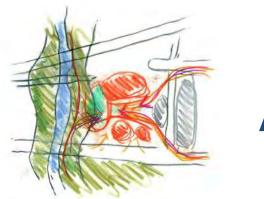






# LIBRARY CAMPUS PROJECT UPDATE A New Main Library and Center for Arts & History

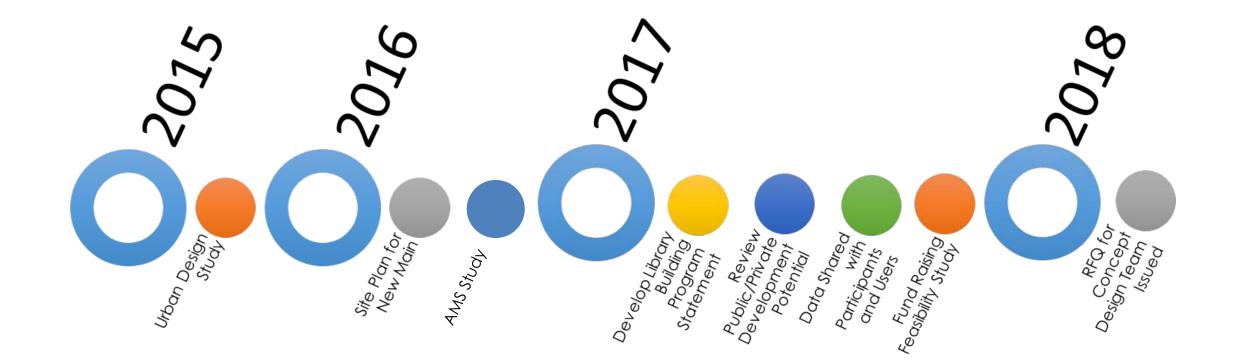






- Background
- Current Status
- Next Steps

# **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** 

**KPFF Structural Engineering** 

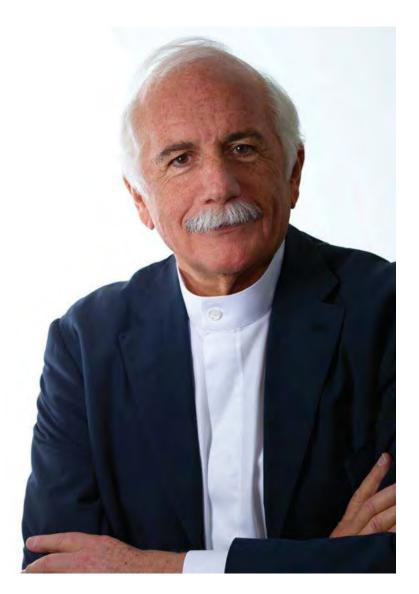
**CSHQA MEP / Civil Engineering** 

**Atelier Ten Energy + Sustainability** 

**Vitruvian Planning** Health Impact Assessment

#### **Subcontractor** Community

### **MOSHE SAFDIE, FAIA**



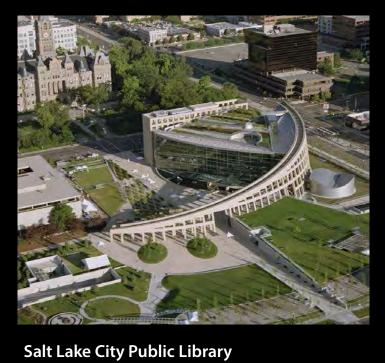
#### **Safdie**Architects

#### 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, Utah



Vancouver Library Square Vancouver, BC



Jepson Center at the Telfair Museum of Art Savannah, Georgia



Kauffman Center for the Performing Arts Kansas City, Missouri



Peabody Essex Museum Salem, Massachusetts



**Skirball Cultural Center** Los Angeles, California



#### Crystal Bridges Museum of American Art Bentonville, Arkansas



#### **United States Federal Courthouse** Springfield, MA

# **CURRENT STATUS**





## **CAMPUS PROJECT, CAMPUS APPROACH**





Anne Frank

明日

## SITE

39.

18 19 1

1.1

STELLER ST

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S Capitol Blvd

Julia Davis Dr

Boise Art Museum

S 9th St

100

Boise River

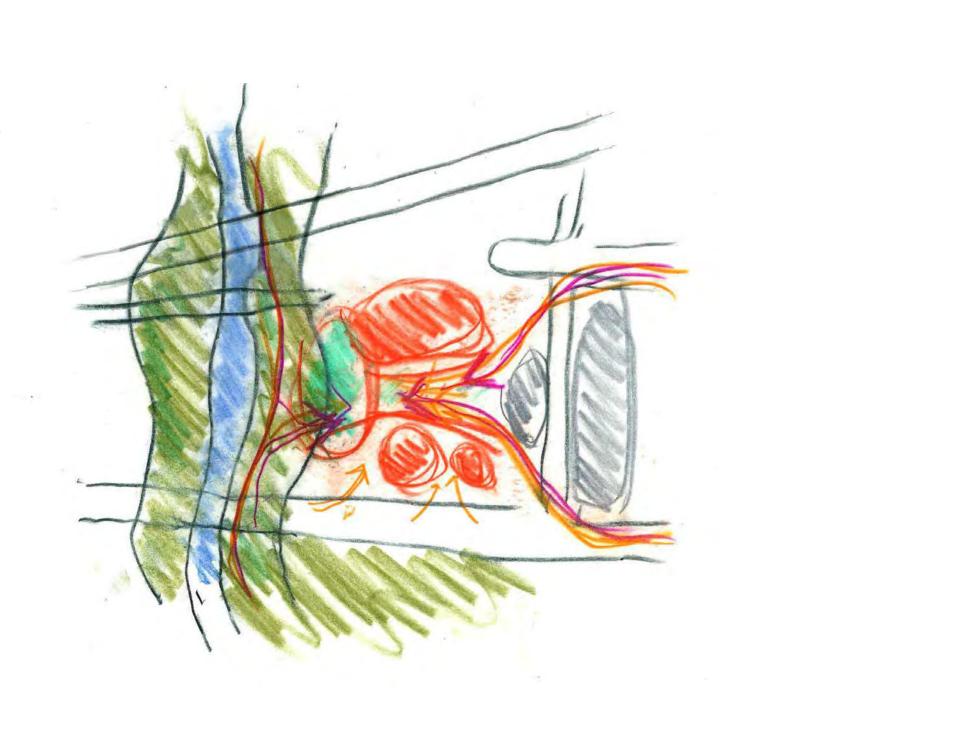
Julia Davis Park

14

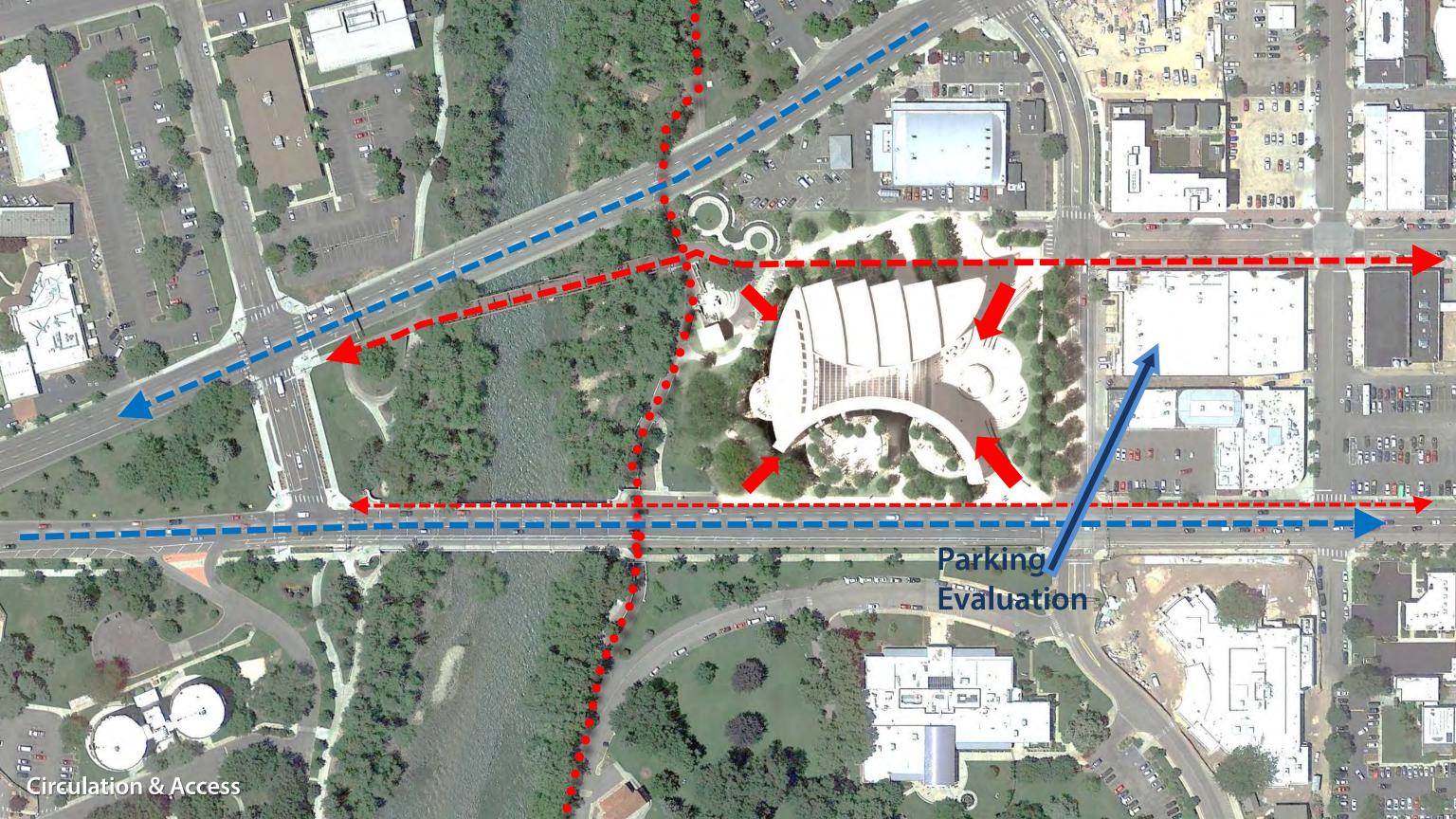
Boise Library Campus - Site

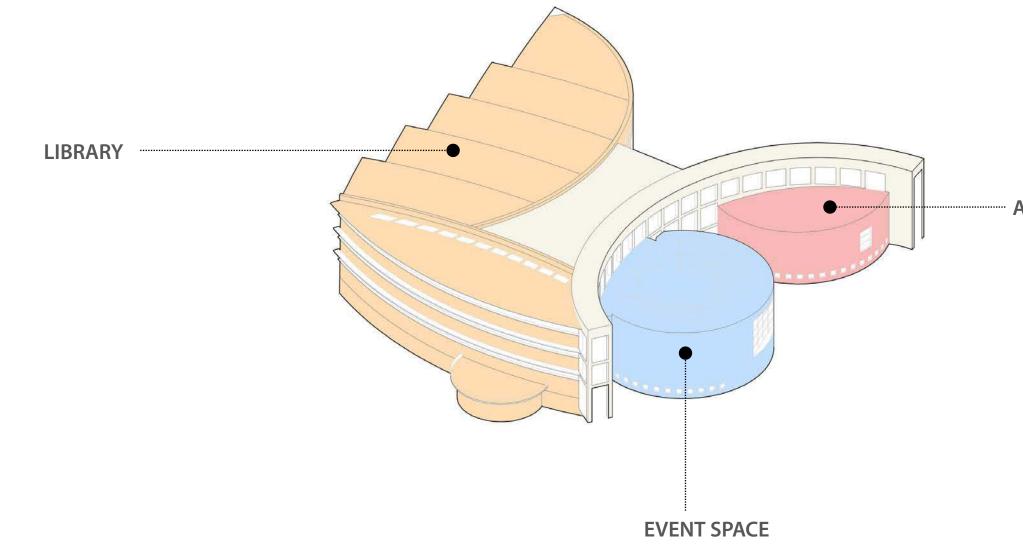
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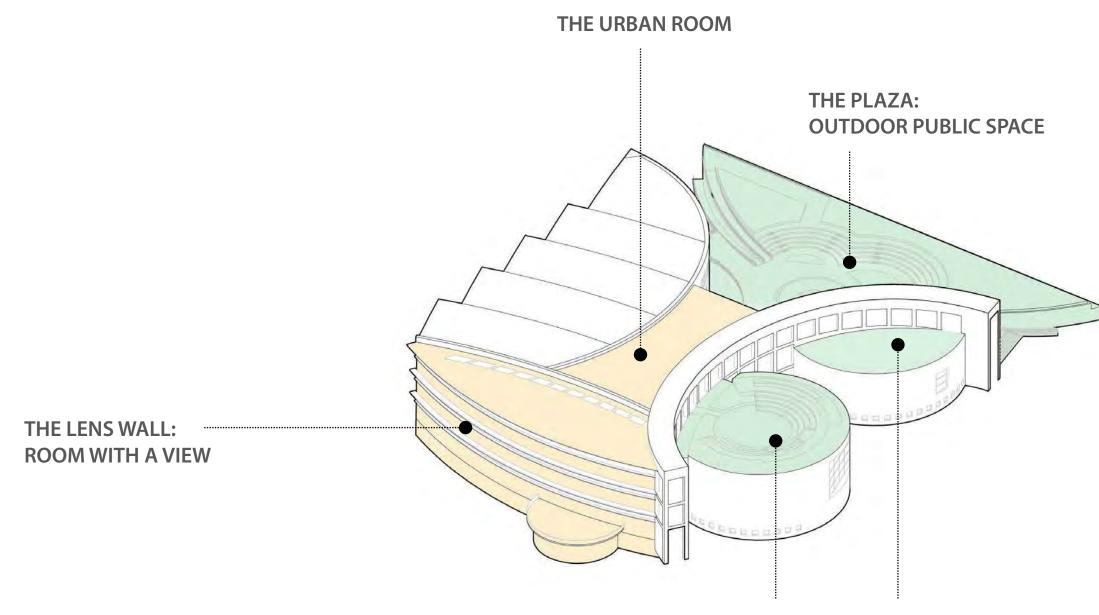


Boise Library Campus - Design Vision Concept Sketch



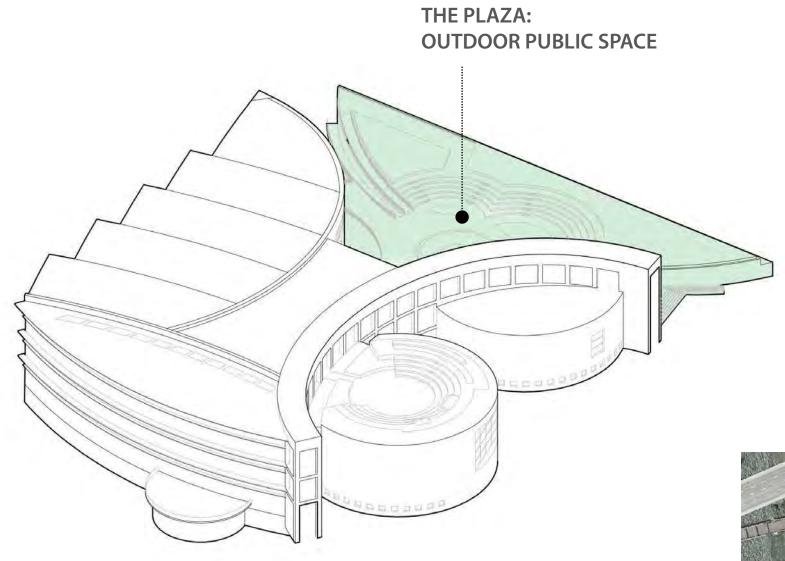


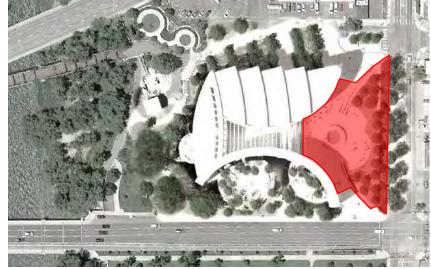
Boise Library Campus - Design Vision Program Diagram **ARTS & HISTORY** 



**ROOF GARDENS** 

**Boise Library Campus - Design Vision Public Spaces & Features**  ]





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

RARY



Boise Library Campus - Design Vision Entry Plaza at River Street

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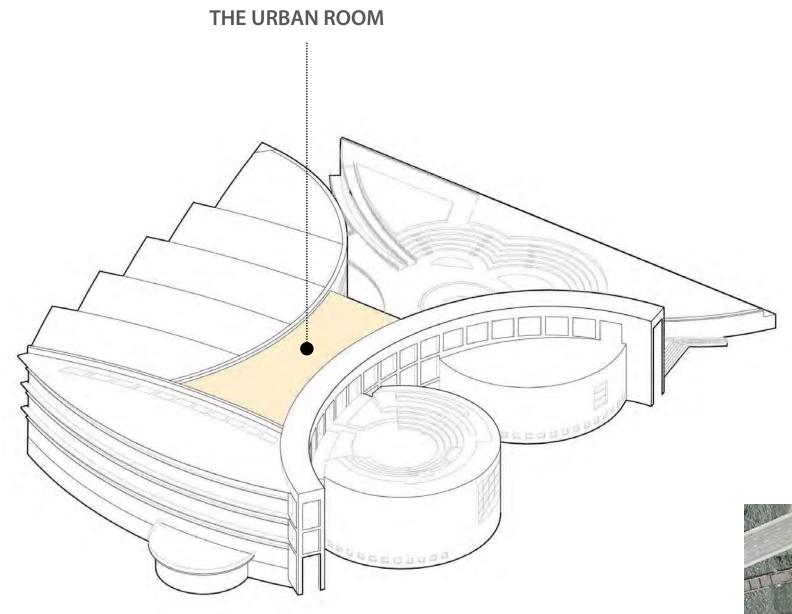




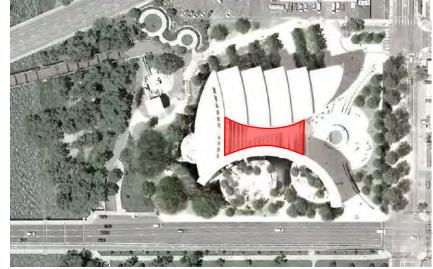


Salt Lake City Public Library





Boise Library Campus - Design Vision The Urban Room



Peabody Essex Museum

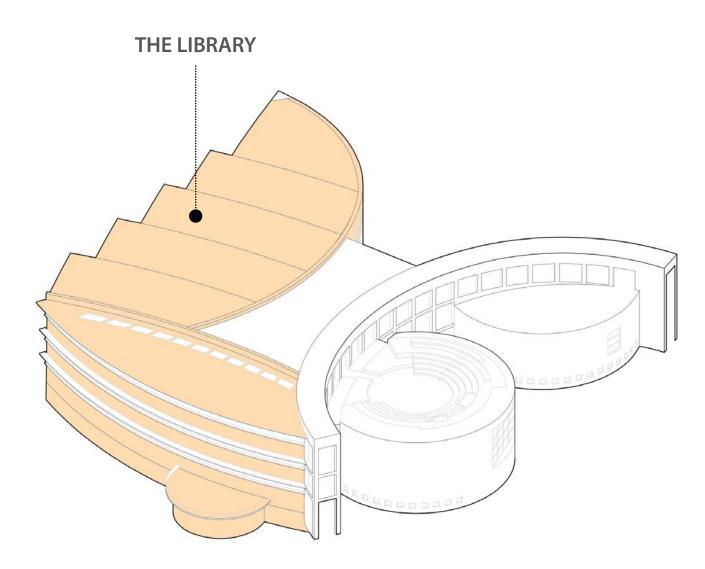


Salt Lake City Public Library

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Boise Library Campus - Design Vision The Library



Salt Lake City Public Library

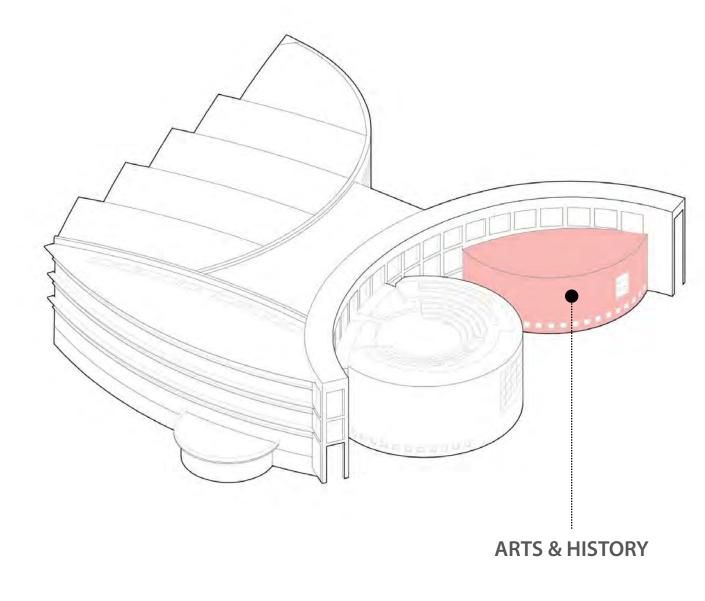


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Boise Library Campus - Design Vision Arts & History





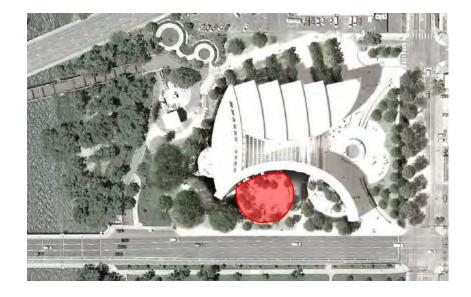


National Campus for the Archaeology of Israel

5







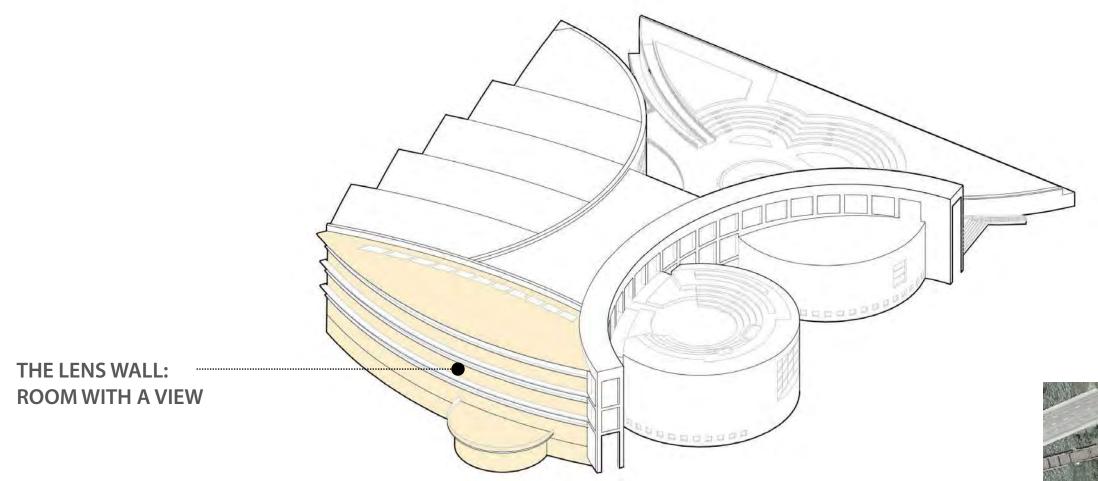
Boise Library Campus - Design Vision Event Space **EVENT SPACE** 



Boise Library Design Vision Event Space – View from the Exterior

Skirball Cultural Center





Boise Library Campus - Design Vision Room with a View



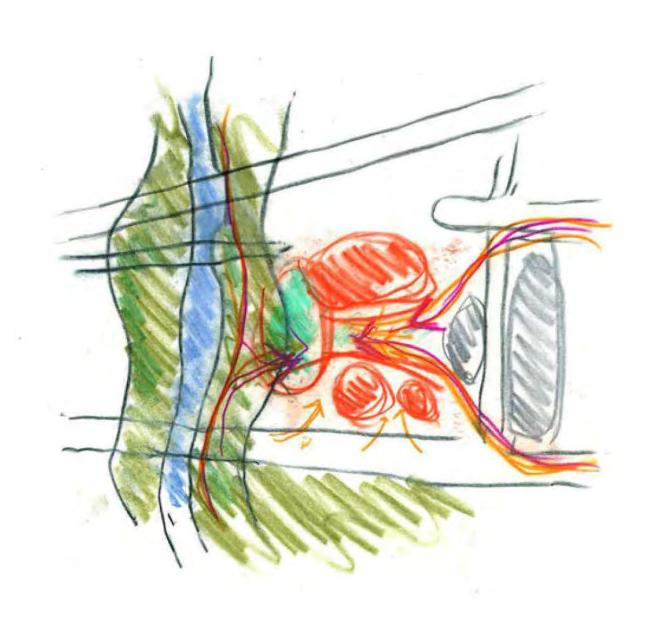
Boise Library Campus - Design Vision View from S Capitol Blvd



Boise Library Camp<mark>us -</mark> Design Vision View from Greenbelt and Anne Frank Memorial



# **NEXT STEPS**



## **PROJECT TIMELINE**

	2018	2019	2020	2021	2022
Concept design					
Outreach / Fundraising / Design					
Construction					
Opening!				Σ	



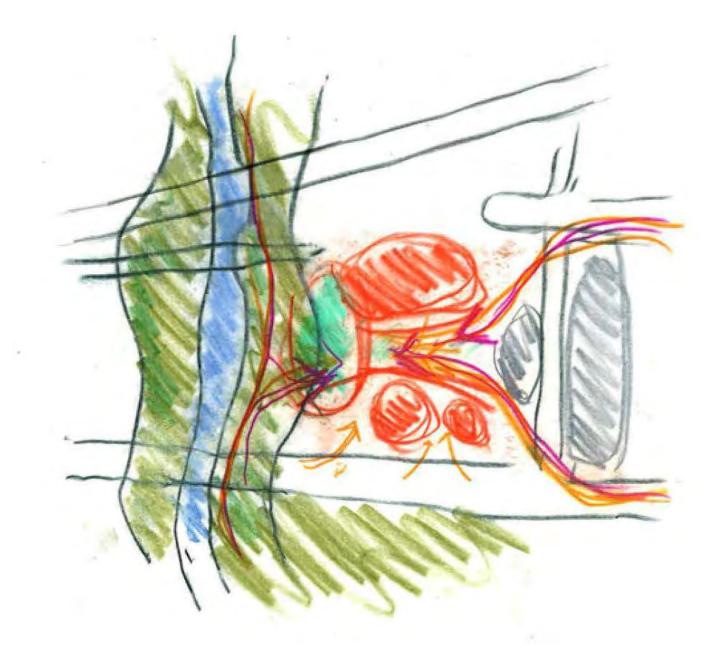


# **COORDINATION ITEMS**

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



## **QUESTIONS?**





#### Moshe Safdie Early Sketch

**Boise Library Campus Concept and Greenbelt** 

### AGENDA

#### **VI.** Information/Discussion Items

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

### **VII. Adjourn**

### **Operations Report**

### John Brunelle Executive Director





ADJOURN

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



# LIVE STREAMING 8 AUDIO RECORDING









#### COLLABORATE. CREATE. DEVELOP. COMPLETE.

## **Board of Commissioners**

Regular Meeting October 8, 2018



### AGENDA

#### **Call to Order** Ι.

Chair Zuckerman

#### **Agenda Changes** ΙΙ.

Chair Zuckerman

#### **Consent Agenda** III.

- Expenses Α.
  - Approval of Paid Invoice Report September 2018 1.
- Minutes & Reports Β.
  - Approval of September 10, 2018 Meeting Minutes 1.

#### Other C.

- Resolution #1574 Transfer of Personal Property to the City of Boise (Central District Operations) 1.
- Resolution #1580 Records Disposition 2.
- Resolution #1581 Approving the 2019 Elder Street Park & Ride Agreement with City of Boise 3.



### **CONSENT AGENDA**

#### Motion to Approve Consent Agenda





### AGENDA

#### **IV.** Action Items

CC DC

- CONSIDER: Resolution #1575 Approval of the Shoreline Urban Framework Document (15 minutes) Α.
- CONSIDER: Resolution #1579 Approval of the Shoreline Urban Renewal Plan (15 minutes) Β.

#### Shellan Rodriguez

#### **VI. Information/Discussion Items**

- Α.
- Β.
- Gateway East Urban Renewal Plan Update: Prep for Adoption (10 minutes) ...... Matt Edmond
- D.
- Operations Report (5 minutes) ...... John Brunelle Ε.



#### CONSIDER: Resolution #1575 Approval of the Shoreline Urban Framework Document

### Shellan Rodriguez, Real Estate Development Manager Doug Woodruff, Senior Project Manager



### **Urban Framework Plan**

lijuli saj **k**u na sa sa ii sa4

#### URBAN RENEWAL PLANNING # SHORELINE DISTRICT



### **Presentation Overview**

IN MORRISON PARK

• Timeline & Public Process

Shoreline Urban Renewal District

KATHRYN ALBERTSON PARI

- Urban Framework Plan
- Implementation
- Next Steps

C C D C



## Where we've been...

**UNE** ELIGIBLITY FEASIBILITY THREE **CTA ARCHITECTS SB FRIEDMAN** Δ **ELIGIBILITY REPORT URBAN FRAMEWORK** ш STE **PLAN** Ω STE S +**SB FRIEDMAN** ECONOMIC FEASIBILITY STUDY **APPROVED FALL 2017** FEB '18 – AUGUST '18

### ADOPTION URBAN RENEWAL PLAN ADOPTION PROCESS

#### SEPT – DEC '18

### **Public Process**

- Stakeholder Meetings & Collaboration
- Public Open Houses:May 3, June 7, & Aug 15
- 2 Digital Open Houses www.ccdcshoreline.com



C C D C "Be a mixture of affordable housing greenspace with easy connection to downtown greenbelt, parks & BSU."

> "..allow pedestrians, elderly, children to walk with no fear while on greenbelt."

"Be bike friendly."

"Great area for redevelopment of mixed use projects connecting downtown to the river"

- Public responses to "The Shoreline District Should..."

## Summary of Comments

#### Public

- Maintain and create affordable housing
- Provide additional public ROW connectivity and streetscape improvements within the Lusk **District and River Street** neighborhoods
- Lusk Neighborhood streetscapes
- Parking solutions
- Provide connections between LUSK Neighborhood & River

#### **Stakeholders**

- **River Ecology**
- Infrastructure & Utilities
- Mobility / Development ightarrow
  - Increase Housing (affordable/ workforce)
  - Connectivity streets, sidewalks, bridges
  - Greenbelt and parks expansion
  - Transit



### **Urban Framework Purpose**

• Inform the Urban Renewal Plan & Feasibility Study

• Create a compelling vision

• Provide guidance during the 20 year term

• Implementation guide, not a regulatory document





## **Urban Framework Main Elements**



- 1. Existing Plan Analysis
- 2. District Framework
- 3. Design Guidelines

C C D C

4. Implementation Strategy



### **1. Existing Plan Analysis**

URBAN RENEWAL PLANNING #
SHORELINE DISTRICT





## **Existing Plan Analysis**

#### **Guiding Documents**

- Blueprint Boise
- Transportation Action Plan
- Downtown Parks and Public Spaces Master Plan
- 3.

#### Master Plans

- River Street Master Plan
- Lusk Street Area Master Plan 4.
- Boise State University Master Plan 5.
- Ann Morrison Park Master Plan 6.
- 7. Capitol Boulevard Plan
- 8.

#### Vision Documents

- 9. River Myrtle Urban Renewal Plan
- 10. 30th Street Urban Renewal Plan

- 11. Boise River Resource Management and Master Plan
- 12. Boise River Riparian Corridor Stewardship Plan 13. Boise Development Code 11-05-06 Waterways
- Overlay District

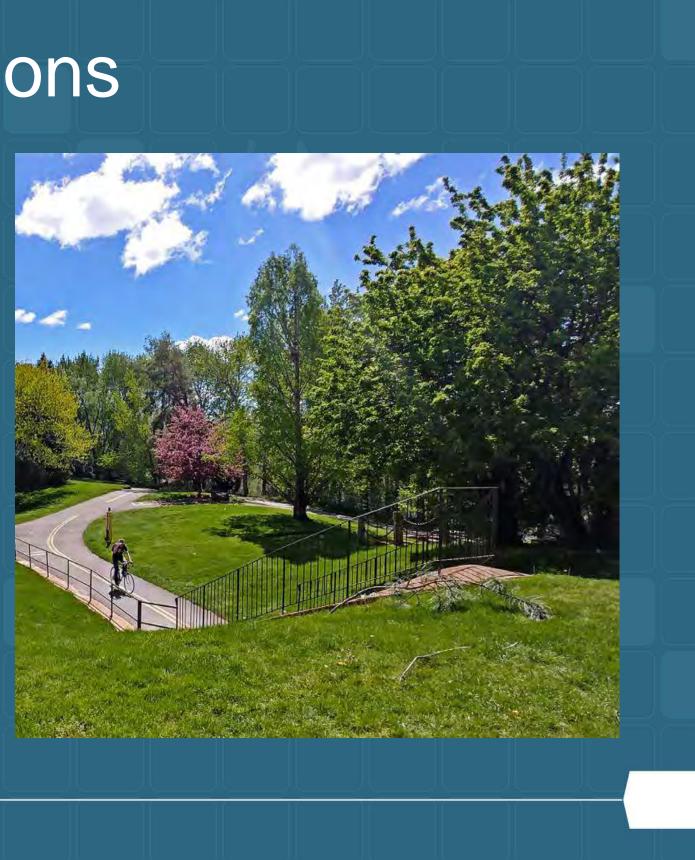
## Affirmations Discrepancies

#### Gaps



## Affirmations

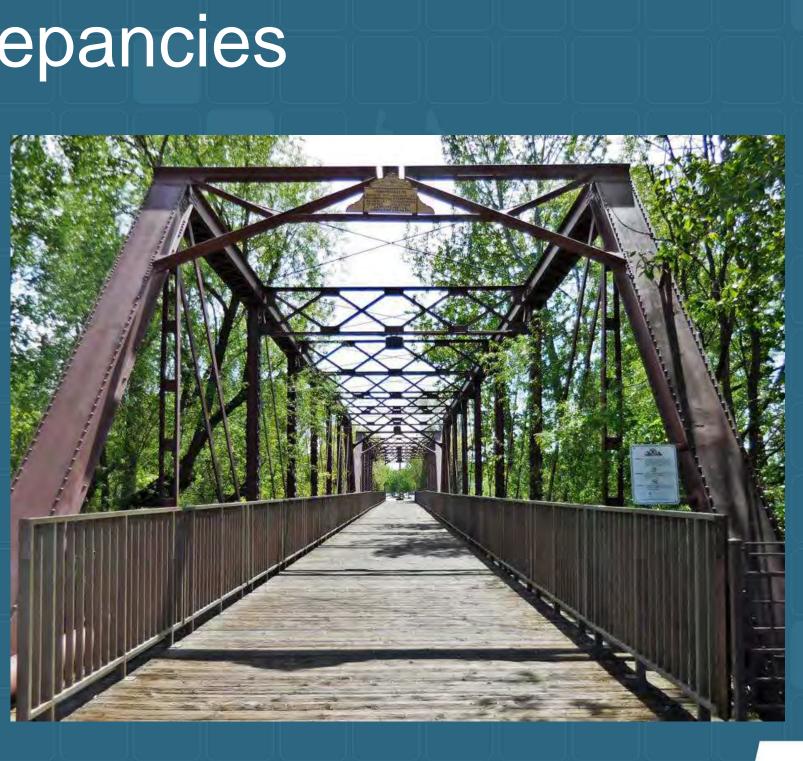
- Additional housing—a variety of types at mixed prices
- Improve greenbelt/riverfront safety, mobility, and river habitat
- A multimodal transportation system that makes great places and promotes economic prosperity
- Mixed-use neighborhood centers
- Boise River's ecological health is top priority
- Improve infrastructure and parking





### Discrepancies

- Boise River ecological health –vs– user access
- 9<sup>th</sup> Street and Capitol Boulevard design ightarrow
- Lusk area preserve light-industrial  $\bullet$ buildings yet demolition is currently allowed





## Gaps

#### STREETSCAPE MAP TYPES



- Boise City Streetscapes Standards
- Lusk neighborhood storm water infrastructure
- Riverfront development standards

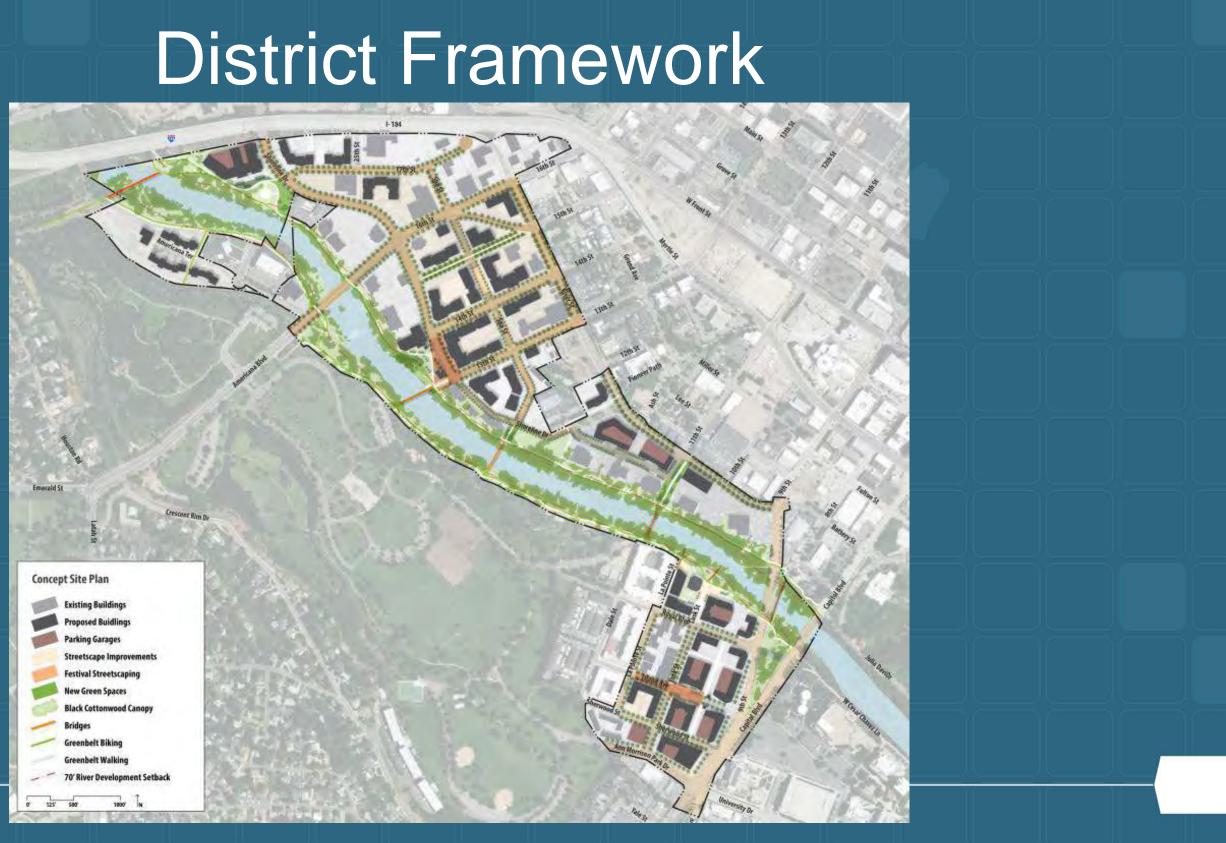
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### 2. District Frameworks

URBAN RENEWAL PLANNING #
SHORELINE DISTRICT











## Mobility









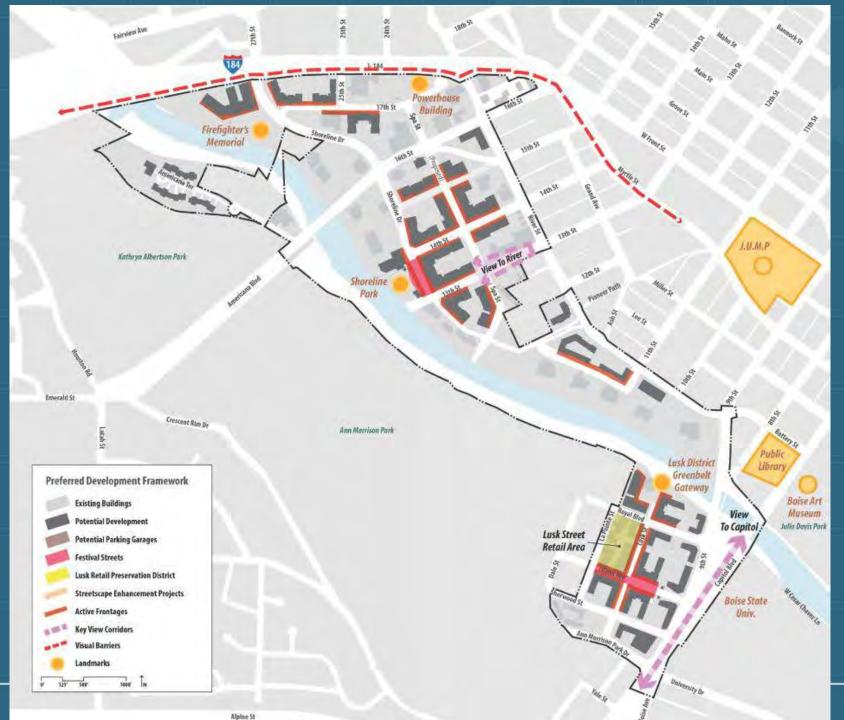
## Open Space







## Urban Design





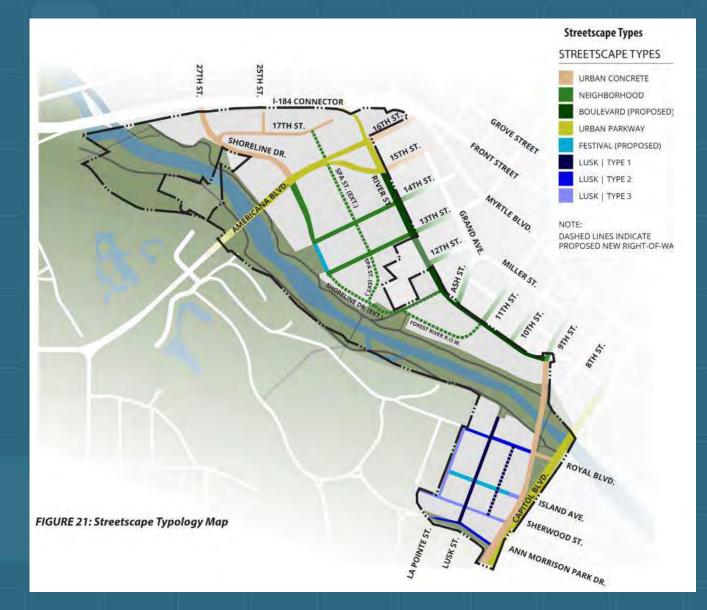


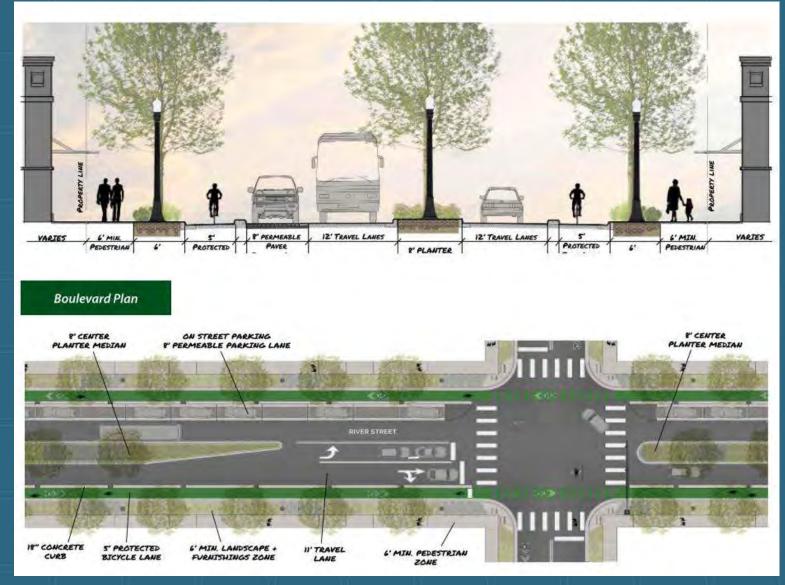
### **3. Design Guideline Recommendations**

URBAN RENEWAL PLANNING **SHORELINE DISTRICT** 



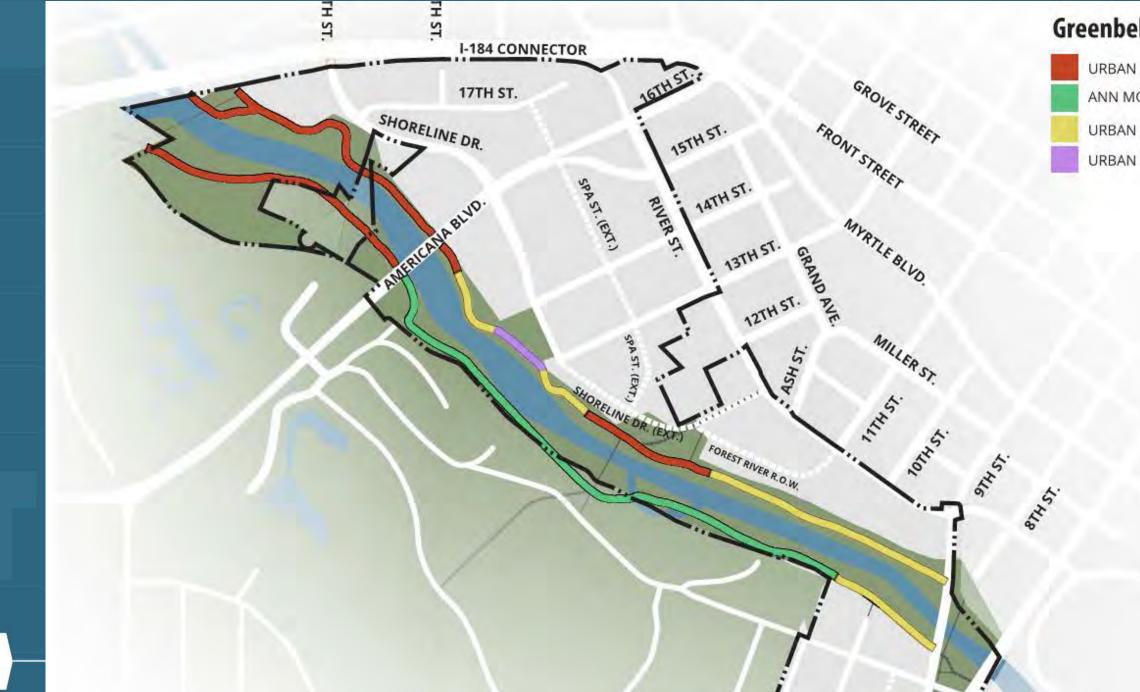
## Streetscape Types







## **Riverfront Types**



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#### **Greenbelt Conditions**

URBAN NATURAL TYPOLOGY

ANN MORRISON RIVERFRONT TYPOLOGY

URBAN PATIO TYPOLOGY

URBAN FESTIVAL TYPOLOGY

#### **Urban Patio**

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#### **Urban Natural**

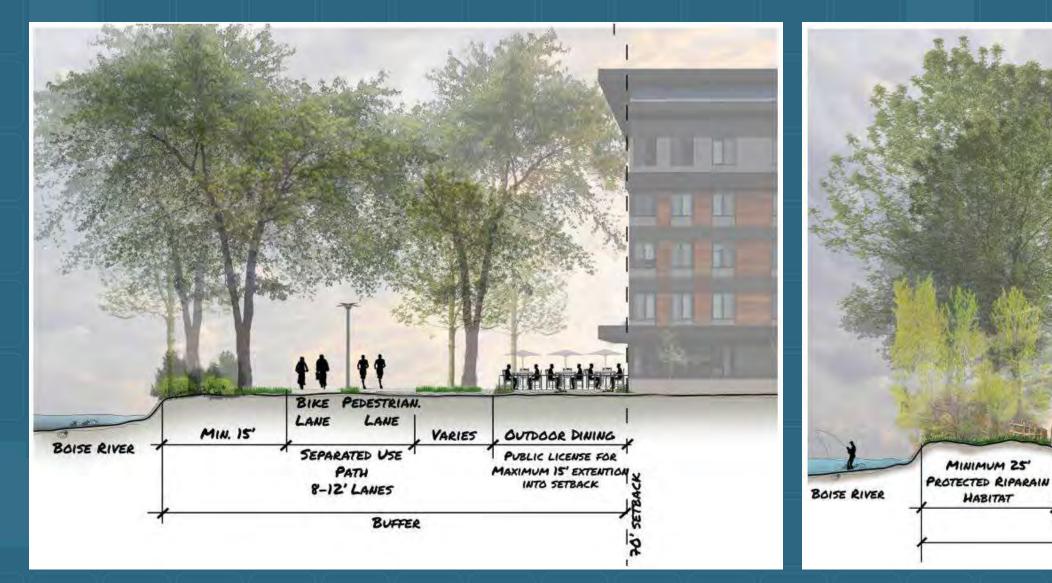
11 11

BIKE

LANE

SEPARATED USE PATH

8-12' LANES



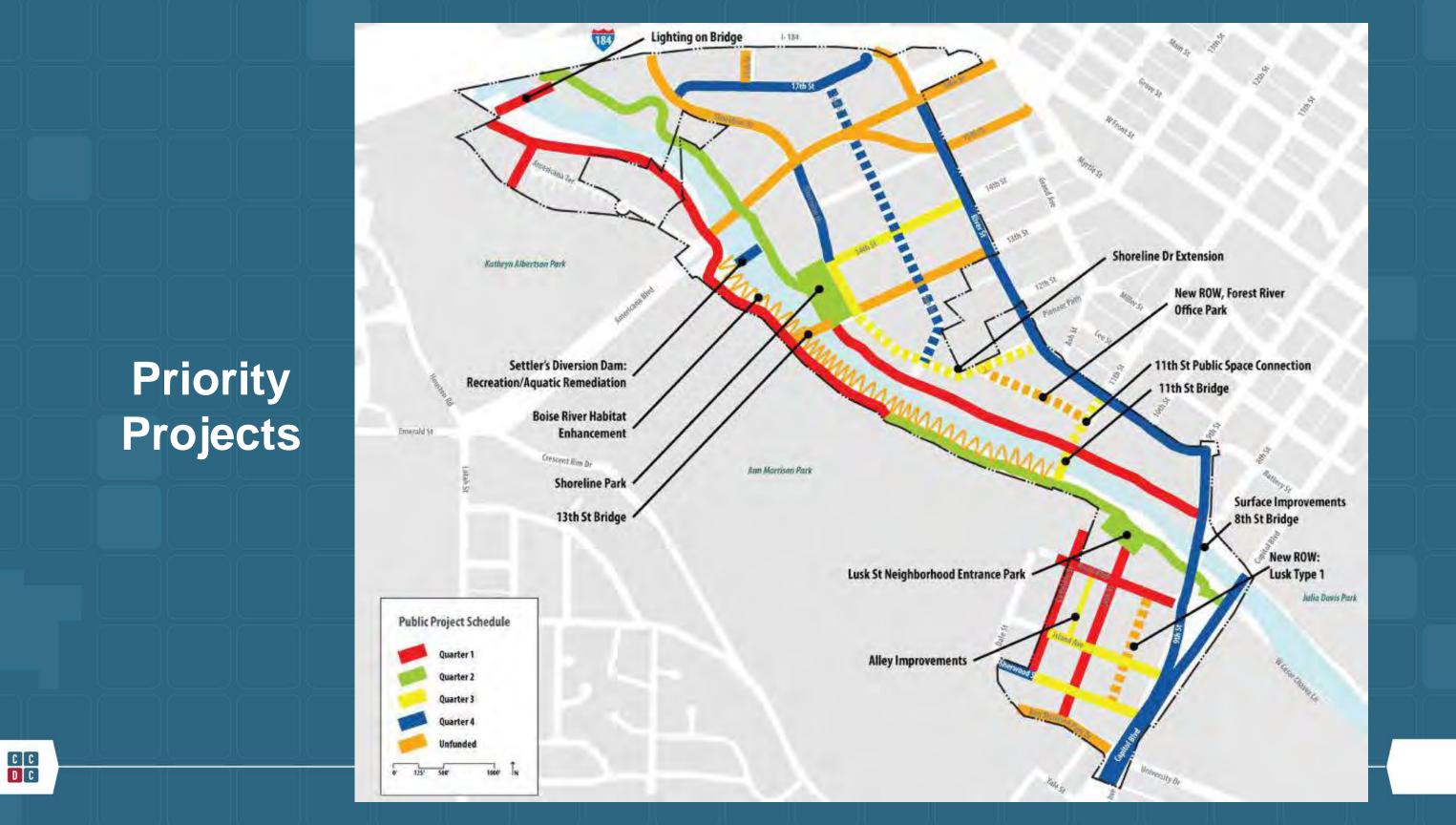


## 4. Implementation

URBAN RENEWAL PLANNING #
SHORELINE DISTRICT







Inte	rag	enc	;y
Init	tiati	ives	5

				Lead / Part	ner	
		F	Priority	UCD / PDS / CCDC/ Ot	her Housing	
/	to itistive linese bousing	Immed	liate / On-Going			_^
	Initiative ncent affordable housing that is dense, serves a mix of incomes, and provides diverse housing times by funding eligible public improvements.		diate / On-Going	HCD / PDS / CCD		
m	ant affordable housing that is dense, serves a management of existing public	Immed	diate / on o	BSU / City /	CCDC	
lin	ncent affordable housing that is dense, server options by funding eligible public improvements. options by funding eligible mixed use, mixed income housing development on existing public		Immediate	0.00		
1	ncent affordable housing that is dense, serves a mix of me options by funding eligible public improvements. Develop an innovative, mixed use, mixed income housing development on existing public Develop an innovative, mixed use, mixed income housing development on existing public income development plan that			PDS / VRT /	CCDC	N/
10	entity owned p	$\vdash$	High Priority	PDS/VR1/	cer	-
	Develop an innovative, the Lusk Street neighborhood entity owned parcels in the Lusk Street neighborhood Prior to disposition of Lusk area City/BSU owned properties, create a development planten prior to disposition of Lusk area City/BSU owned properties, create a development planten prior to disposition of Lusk area City/BSU owned properties, create a development planten prior to disposition of Lusk area City/BSU owned properties, create a development planten prior to disposition of Lusk area City/BSU owned properties, create a development planten prior to disposition of Lusk area City/BSU owned properties, create a development planten prior to disposition of Lusk area City/BSU owned properties, create a development planten prior to disposition of Lusk area City/BSU owned properties, create a development planten prior to disposition of Lusk area City/BSU owned properties, create a development planten prior to disposition of Lusk area City/BSU owned properties, create a development planten prior to disposition of Lusk area City/BSU owned properties, create a development planten prior to disposition of Lusk area City/BSU owned properties, create a development planten prior to disposition of Lusk area City/BSU owned properties, create a development planten prior to disposition of Lusk area City/BSU owned properties, create a development planten planten planten p			PDS	5	
1	Prior to disposition of Lusk area identifies highest and best use objectives, sets forth strategy leverages public agency tools and resources. Ieverages public agency tools and resources. Finalize the type, route and facilities for public transportation and shuttle systems in the Lusk Finalize the type, route and facilities for public transportation and shuttle systems in the Lusk of the type, route and facilities for public transportation and shuttle systems in the Lusk finalize the type, route and facilities for public transportation and shuttle systems in the Lusk	$\top$	Immediate			
1	Ieverages public agency Finalize the type, route and facilities for public transportent and River Street neighborhoods. Update the Boise Downtown Streetscape Standards Manual to incorporate this plan's streets- update the Boise Downtown Streetscape Standards Manual to incorporate this plan's streets- transport of the street street of the street street street of the street street of the street street of the street street of the street street street street of the street stree			PD	5	
	and River Streetscape Standards	i- Hig	h Priority			-
5	cape typologic in a cuvaic that activate the piver SetDack Ore			PI	DS .	
6	Establish development she chould include amending the setback zone.	Me	edium Priority			1
0	an level all chief and commercial pades					
	Establish development stand include amending the behavior of the setback zone. an level amenities. This should include amending the behavior of the setback zone. public license of private commercial patios within the setback zone. Implement strategies and regulations that bolster existing retail in Lusk District as well as a limplement 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 mix of uses, both horizontally and vertically disbursed code specific to this area, missing middle design review, update C-2 zoning, or form-based code specific to this area, missing middle to single			Par	ks / PW	
7	mix of uses, both horizontally and the control of the specific spe	pe- M	ledium Priority		/ Fish & Game	rtne
	design review shade trees to improve r		Medium Priority	Parks / PW	/ Fish & F	7
_	mix of uses, both horizontally and design review, update C-2 zoning, or form-based code speen housing). Revegetate Ann Morrison Park's river bank with native shade trees to improve park user exp improve aquatic habitat, and lower river water temperatures.	raft, A	Nedium	_	PW	
8	housing). Revegetate Ann Morrison Park's river bank with native shade treeser. Revegetate Ann Morrison Park's river water temperatures. rience, improve aquatic habitat, and lower river water temperatures. rience, improve aquatic habitat, and lower river water temperatures. The second	rict	High Priority		IT	
9	housing).         Revegetate Ann Morrison Park's river bank with native street         rience, improve aquatic habitat, and lower river water temperatures.         Create a master plan for Settler's Diversion Dam that allows passage of recreational water         Improves aquatic habitat, and meets irrigation needs.         Improves aquatic habitat, and meets irrigation needs.         Update geothermal master plan to service the development forecast in the Shoreline Dist         O       Update geothermal master plan to service the development forecast in the development forecast in the service the development forecast	in the	High Priority		PCHU ACHD/ Ot	hers
-	Create a master planter improves aquatic habitat, and meets irrigation needs Update geothermal master plan to service the development forecast in the Shorenne e Update Geothermal master plan to service the development forecast Update City-owned IT conduit network master plan to service the development forecast update District		Medium Priority	PDS / CCDC /	BSU/ ACHD/ Ot	
10			Medium Phone			/P
11	Shoreline District	ial,	1			
1	<ul> <li>Update Gity-owned IT conduit network museum</li> <li>Update City-owned IT conduit network museum</li> <li>Shoreline District</li> <li>Pursue strategic land trades amongst public agencies as well as consider the acquisition</li> <li>Pursue strategic land trades amongst public agencies as well as consider the acquisition</li> <li>Pursue strategic land trades amongst public agencies as well as consider the acquisition</li> <li>Pursue strategic land trades amongst public agencies as well as consider the acquisition</li> <li>Pursue strategic land trades amongst public agencies as well as consider the acquisition</li> <li>Pursue strategic land trades amongst public agencies as well as consider the acquisition</li> <li>privately held properties to optimize development and economic development potent</li> <li>privately held properties to optimize development and economic development potent</li> <li>privately held properties to optimize development and economic development potent</li> <li>privately held properties to optimize development and economic development potent</li> <li>privately held properties to optimize development and economic development potent</li> <li>privately held properties to optimize development and economic development potent</li> <li>privately held properties to optimize development and economic development potent</li> </ul>	ile not	1		1 Dringity	PW/CCDC/F
	privately held properties and provide a diversity of near		and the second sec	ts that may impact the	High Priority	
	improve neighborhood and provide e improve neighborhood and provide e currently identified but may be considered.	of any I	public improvement	t sublic	Medium Pri-	PDS / ACHD / VRT
	is amontal studies before starting the decip	mid	le clear direction ab	out the desired public	ority	PW/PDS/A
	17 Conduct environmenter	provid		if as system type and	Medium Pri-	1
	17       Conduct environmental studies before starting the design or construction         17       Boise River.         18       Unify the Capitol Boulevard master plan and partner agency work plans to improvements.         19       Create a storm water implementation plan for Lusk Street and River Street or update property or public right of way). Amend or update or update property or public right of way.	t neigh	borhoods that spec	ments with ACHD to	ority	1
	18 Unity the entry implementation plan for Lusk Street and River Street improvements.	ate nece	essary license agree			
	19 Create a storm water implement or public right of way,					
	Boise River.         18       Unify the Capitol Boulevard master plan and partner agency         18       Unify the Capitol Boulevard master plan and partner agency         19       Create a storm water implementation plan for Lusk Street and River Street system location (private property or public right of way). Amend or update allow for the systems to be built					

## Next Steps

- **Urban Renewal Plan Adoption**
- **District is Created**
- **Interagency Initiatives**
- Five Year CIP Update
- Public/Private Partnerships via **Participation Program**



### Suggested Motion:

#### I move to adopt Resolution #1575, approving the Shoreline District Urban Framework Plan.





# AGENDA

### **IV.** Action Items

CC DC

- CONSIDER: Resolution #1575 Approval of the Shoreline Urban Framework Document (15 minutes) Α.
- CONSIDER: Resolution #1579 Approval of the Shoreline Urban Renewal Plan (15 minutes) Β.

### VI. Information/Discussion Items

- Α.
- Β.
- Gateway East Urban Renewal Plan Update: Prep for Adoption (10 minutes) ...... Matt Edmond
- D.
- Ε.

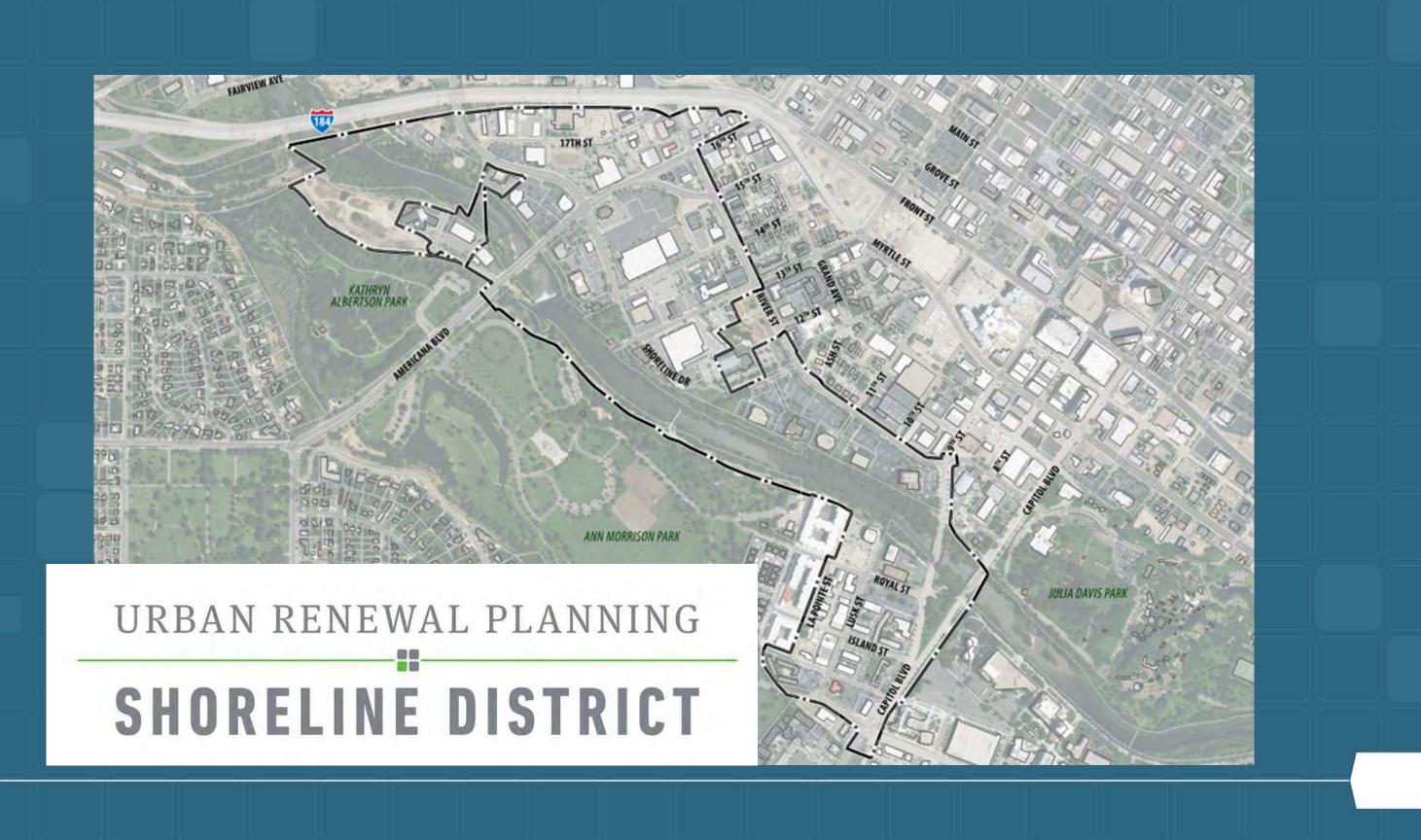
## CONSIDER: Resolution #1579 Approval of the Shoreline Urban Renewal Plan

# Shellan Rodriguez **Real Estate Development Manager**





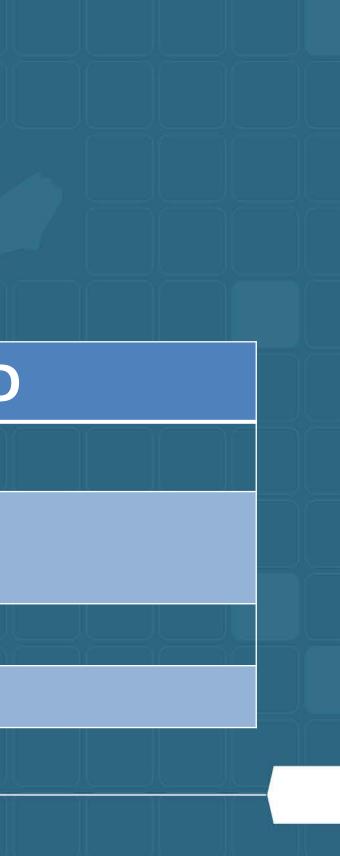




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PLAN	CREATED
River Street-Myrtle Street URP	Dec. 1994
Annexation of Eastside, creates River Myrtle- Old Boise Plan	Nov. 2004
Westside Downtown URP	Dec. 2001
30 <sup>th</sup> Street URP	Dec. 2012



# The Law

## Title 50, Chapter 29: The plan shall include with specificity...

- 1. 10 % Test: comparing the total assessed valuation of the base assessment against the total assessed valuation of all taxable property within the municipality;
- 2. A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
  - An economic feasibility study;
  - A list of estimated project costs;
  - A fiscal impact statement -impact of the revenue allocation area upon all taxing districts applicable to the area – City, County, Boise School District, ACHD, Emergency Services, CWI, Mosquito Abatement District
- 6. A description of the methods of financing all estimated project costs and the timing
  - 7. A termination date for the plan
  - A description of the disposition or retention of any assets of the agency upon the termination date.



# The Plan

# **Objectives:**

- Housing (affordable/ Α. workforce) and mobility improvements
- **Develop Mixed Use** Β. development patterns
- Secure and improve public С. space
- Initiate projects to revitalize D. the Area





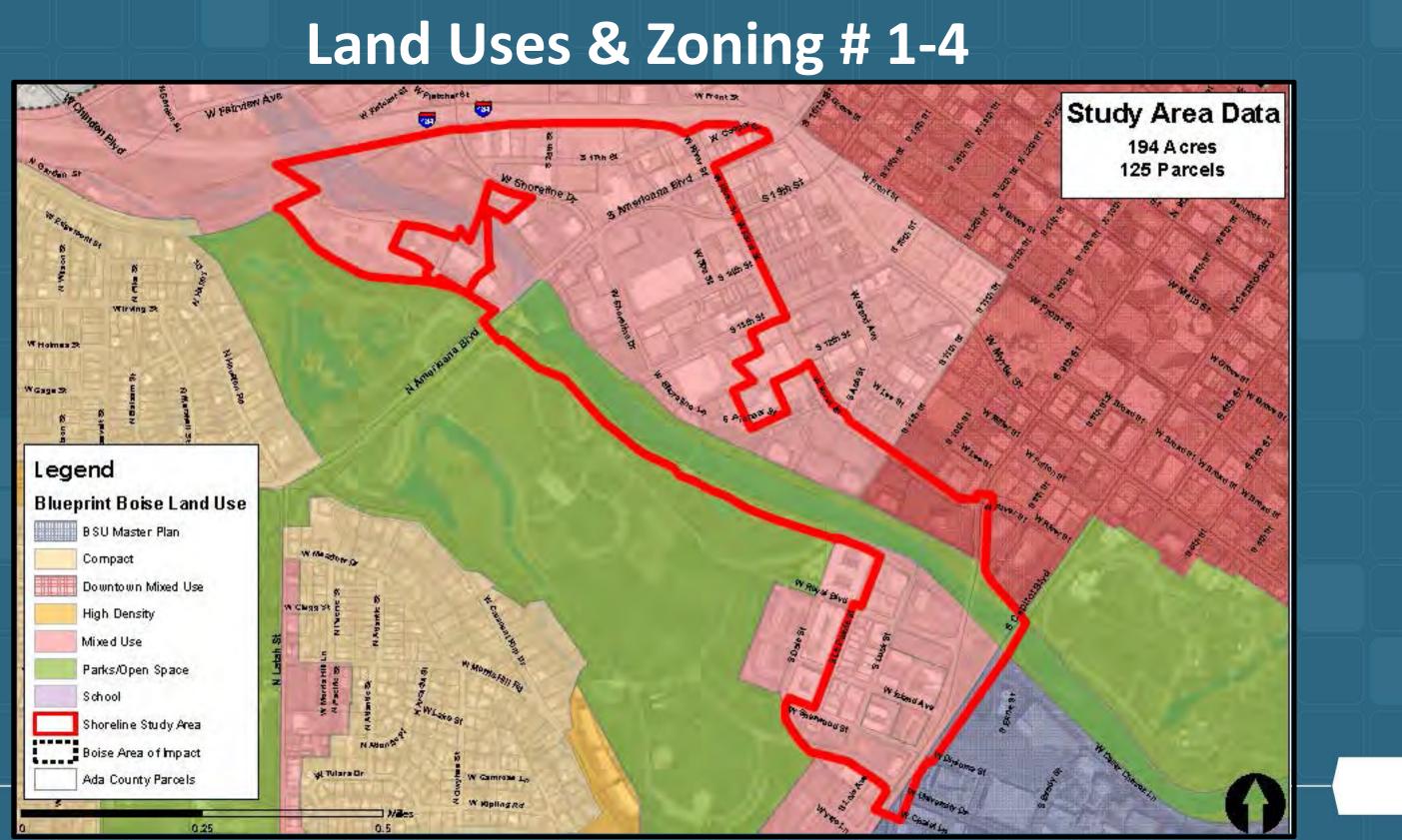
# **Plan Attachments**

# Attachments to the Plan

- 1. Boundary Map
- 2. Legal
- 3. Description of properties
- 4. Land uses/ zoning
- 5. Economic Feasibility Study
- 6. Inter-Agency Initiatives List







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# **Economic Feasibility Analysis #5**

Balance, Aspirational & Feasible...

1- Sites Most Susceptible to Change 2- Created assumptions on Revenues & Expenses 3- Used prioritized projects and engineer's estimates for project costs



CAPITAL CITY DEVELOPMENT CORPORATION Shoreline Urban Renewal District **Feasibility Study** 

FINAL REPORT | October 4, 2018





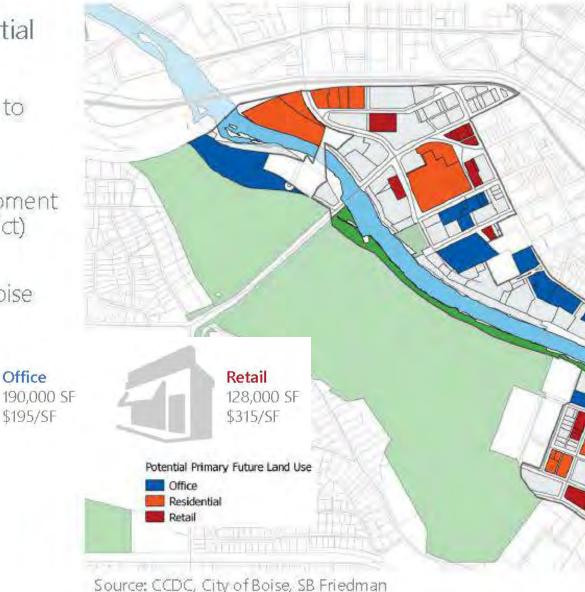
### **Existing Conditions:** Sites Susceptible to Change SB Friedman assigned a primary land use to each site susceptible to change

- Data/sources used to designate potential future land uses include:
  - Existing land use of adjacent properties to sites available.
  - Traffic patterns
  - Characteristics of recent nearby development (i.e., residential growth in the Lusk District)
  - Local broker reports
  - Conversations with CCDC and City of Boise staff

Residential

1,225 units

\$130,300/unit



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## **Revenue Projections:** Revenue Generation

SB Friedman projects the URA will generate \$33.3 million (present value) in revenues

		1	Sources of F	levenue	Combined Revenue		
Assessment	CCDC Fiscal	Revenue from the Base	Revenue from 2.5%	Revenue from Projected	Combined Growth & Increment Revenue	Combined Growth & Increment Revenue	
	Year	Value of the Existing Real	Growth per Year of the				
Year	fear	Estate	Existing Real Estate	Development	(Gross)	(Net)	
2018	2019	\$1,620,344	\$0	\$0	\$0	\$0	
2019	2020	\$1,620,344	\$40,509	\$0	\$40,509	\$35,648	
2020	2021	\$1,620,344	\$82,030	\$218,282	\$300,312	\$264,274	
2021	2022	\$1,620,344	\$124,589	\$621,733	\$746,322	\$656,763	
2022	2023	\$1,620,344	\$168,213	\$835,361	\$1,003,573	\$883,145	
2023	2024	\$1,620,344	\$212,926	\$1,059,282	\$1,272,208	\$1,119,543	
2024	2025	\$1,620,344	\$258,758	\$1,293,876	\$1,552,634	\$1,366,318	
2025	2026	\$1,620,344	\$305,736	\$1,539,539	\$1,845,274	\$1,623,841	
2026	2027	\$1,620,344	\$353,888	\$1,796,675	\$2,150,563	\$1,892,496	
2027	2028	\$1,620,344	\$403,243	\$2,065,707	\$2,468,950	\$2,172,676	
2028	2029	\$1,620,344	\$453,833	\$2,347,067	\$2,800,900	\$2,464,792	
2029	2030	\$1,620,344	\$505,688	\$2,641,204	\$3,146,892	\$2,769,265	
2030	2031	\$1,620,344	\$558,838	\$2,948,581	\$3,507,419	\$3,086,529	
2031	2032	\$1,620,344	\$613,318	\$3,269,676	\$3,882,994	\$3,417,035	
2032	2033	\$1,620,344	\$669,159	\$3,604,983	\$4,274,143	\$3,761,245	
2033	2034	\$1,620,344	\$726,397	\$3,955,012	\$4,681,409	\$4,119,640	
2034	2035	\$1,620,344	\$785,066	\$4,320,289	\$5,105,354	\$4,492,712	
2035	2036	\$1,620,344	\$845,201	\$4,701,358	\$5,546,559	\$4,880,972	
2036	2037	\$1,620,344	\$906,839	\$4,818,892	\$5,725,731	\$5,038,644	
2037	2038	\$1,620,344	\$970,019	\$4,939,364	\$5,909,383	\$5,200,257	
2038	2039	\$1,620,344	\$1,034,778	\$5,062,848	\$6,097,626	\$5,365,911	
		• • • •	• • • •	TOTAL:	\$62,059,000	\$54,612,000	
				PV (2019\$):	\$37,786,378	\$33,252,012	

SB Frig

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# **Projected Bonds & Project Costs**

	Year	Total (Bond)
1 <sup>st</sup> Quarter		cash
2 <sup>nd</sup> Quarter	2024	\$14,158,122
3 <sup>rd</sup> Quarter	2029	\$14,649,260
4 <sup>th</sup> Quarter	2034	\$13,745,721

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Figure 6. Project Costs by Quarter





#### \$32,672,500

#### \$30,000,000

\$40,000,000

## Proposed **Public** Improvements

Cash Flow Year Key Strategy Costs 2023 Costs \$565,000 \$655,000 Key Strategy 2022 \$4,400,000 Infrastructure \$357,000 Streetscape Improvements - Lusk St, Boise River to Ann Morrison Park Dr Figure 4.A. First Quarter Costs 2021 Economic Dev/ Housing \$350,000 Infrastructure Infra Figure 4.B. Second Quarter Costs \$353,000 Greenbelt Path Improvements - North and South shorelines, Phase 2 Streetscape Improvements - La Pointe St, Royal Blvd to Sherwood St \$850,000 Mixed-use Development including Public Garage - Lusk Neighborhood Placemaking Economic Dev/ Housing Improvement Lusk Neighborhood Entrance Park - at Greenbelt and Lusk St Intersection Streetscape Improvements - Royal Blvd, La Pointe St to 9th St \$1,200,000 Underground Overhead Power and Telecomm - Lusk Neighborhood Economic Dev/ Housing \$2,000,000 Mixed-use Redevelopment Assistance -River Street Neighborhood Nixeo-use Redevelopment Assistance - River Street Neighborhood Residential-focused Redevelopment Assistance - (e.g. 1025 Capitol Blvd City Mol Greenbelt Path Improvements - North and South shores, Phase 1 \$1,850,000 Plac \$87,000 Area Lighting - Greenbelt Bridge Adjacent to I-184 Connector Costs Pla \$180,000 \$3,800,000 Key Strategy \$250,000 Surface Improvements - 8th St Pedestrian Bridge \$315,000 \$250,000 \$433,000 Mobility Property) Economic Dev \$100,000 \$686,000 Right-of-Way Acquisition - 11th St, through Forest River Office Park to Boise River Figure 4.C. Third Quarter Costs Mobility \$463 000 TOTAL Placemaking 11th St Public Space Connection - River St to Proposed 11th St. Bridge Improvement Figure 4.D. Fourth Quarter Costs Streetscape Improvements - Shoreline Dr., Americana to 14th St Recreation Enhancements and Habitat Restoration - Settler's Diversion Dam Streetscape Improvements - Sherwood St, La Pointe St to Festival Street Improvements - Island Ave Right-of-Way Acquisition - Shoreline Dr Extension, 13th St Boulevard Improvements - River St, Americana Blvd to 9th St Streetscape Improvements - Capitol Blvd, Boise River to Ann Morrison Park Dr Streetscape Improvements - Shoreline Dr Extension, 13th S Streetscape Improvements - 9th St, River St to Ann Morrison Park Dr Right-of-Way Acquisition - Spa St realignment/extension, from 17th St through Festival Street Improvements - Shoreline Dr. 14th St to 13th Streetscape Improvements - 14th St, Shoreline Dr to River Streetscape Improvements - Spa St Extension, 14th St to Shoreline Dr Extension Underground Powerlines - River Street Neighborhood Underground Powerlines - Lusk Street Neighborhood Streetscape Improvements - Spa St Extension, 17th St to 14th St Streetscape Improvements - 17th St, Shoreline Dr to Cul-de-sac Fiber Optic Network Expansion - District Wide Alley Improvements - Between La Pointe St & Lusk St, fron Fiber Optic Network Expansion - District Wide Right-of-Way Acquisition or Property Acquisition for mixe Underground Powerlines - District Wide Floodplain Remediation additional streetscape TOTAL

TOTAL

\$483,000 Key Strategy Infrastructure Special Projects Infrastructure Infrastructure Infrastructure Economic Dev/ Housing Placemaking Placemaking Infrastructure Infrastructure Infrastructure Economic Dev

\$860,000 \$1,380,000 \$665,000 \$620,000 \$1,100,000 \$187,500 \$500,000 \$300,000 \$8,735,500

\$65,000 \$1,775,000 \$800,000

Costs

# **Unfunded Public Improvements**

#### Figure 4.E. Unfunded Costs

Improvement	Key Strategy	Costs
Right-of-Way Acquisition - Forest River Office Park Streetscape Improvements - New Right-of-Way Forest River Office Park, Shoreline Dr to	Economic Dev	\$690,000
11th St	Placemaking	\$618,000
Streetscape Improvements - 15th Street, Americana Blvd junction to I-184 Connector	Infrastructure	\$735,000
Streetscape Improvements - Americana Blvd, Americana Terrace to River St	Infrastructure	\$1,020,000
Streetscape Improvements - Americana Blvd (16th St), River St to I-184 Connector	Infrastructure	\$495,000
Streetscape Improvements - 25th Street, I-184 Connector to 17th St	Infrastructure	\$225,000
Streetscape Improvements - Ann Morrison Park Dr, La Pointe St to Capitol Blvd	Infrastructure	\$355,000
Streetscape Improvements - 13th St, Shoreline Dr to River St	Infrastructure	\$650,000
Streetscape Improvements - River St, I-184 Connector to Americana Blvd	Infrastructure	\$222,000
Boise River South Shore Habitat Enhancement - Ann Morrison Park	Special Project	\$2,750,000
Streetscape Improvements - Lusk Type 1 Right of Way, Royal Blvd to Sherwood St	Mobility	\$350,000
Mixed-use Redevelopment Assistance - Firefighter Training Facility	Economic Dev	\$3,200,000
Redevelopment Assistance - ACHD Remnant Parcel at Shoreline Dr and I-184 Connector	Economic Dev	\$800,000
Shoreline Park Bridge - 13th St Connection to Ann Morrison Park	Mobility	\$3,500,000
Mixed-use Development including Public Garage -River Street Neighborhood	Mobility	\$7,000,000
Residential-focused Redevelopment Assistance - (e.g. 1020 Lusk St, 1028 Lusk St, or City Property)	Economic Dev	\$710,000

Streetscape Improvements - Shoreline Dr, I-184 Connector to Americ Redevelopment Assistance, ACHD, 829 S 17th St Redevelopment Assistance, City of Boise, 825 S 17th St Fiber Optic Network Expansion - District Wide Underground Overhead Powerlines - District Wide Alleyway / Remnant Parcel Public Improvements- District Wide Greenbelt Underpass Expansion - Americana Blvd Greenbelt Underpass Expansion - 9th St Greenbelt Underpass Expansion - Capitol Boulevard Public Transportation Improvements - Stations/Stops Lusk St Neight Public Transportation Improvements - Stations/Stops River St Neight



ricana Blvd	Infrastructure	\$1,035,000
	Economic Dev	\$500,000
	Economic Dev	\$400,000
	Infrastructure	\$2,267,500
	Infrastructure	\$1,000,000
	Infrastructure	\$900,000
	Mobility	\$850,000
	Mobility	\$850,000
	Mobility	\$850,000
hborhood	Mobility	\$350,000
hborhood	Mobility	\$350,000
		\$32,672,500

Interagency Initiatives #6

C C D C

					Lead / Part	ner	
			T.	Priority	WED / PDS / CCDC/ O	ther Housing	
	A		ing Imm	nediate / On-Going	Anencie		
		Initiative fincomes, and provides diverse house	sing		HCD / PDS / CC	DC \ R20	
		Initiative housing that is dense, serves a mix of incomes, and provides diverse hous g eligible public improvements.	Im	mediate / On-Going			
Inc	ent affordable	housing that is dense, served g eligible public improvements. a tive mixed use, mixed income housing development on existing public a tive mixed use, mixed income housing development on existing public		Ento	BSU / City /		
op	tions by range	ative mixed use, mixed income to herbood	hat	Immediate			
De	evelop an innov	cels in the Lusk Street neighborhood cels in the Lusk Street neighborhood on of Lusk area City/BSU owned properties, create a development plan en- on of Lusk area City/BSU owned properties, create a development plan en- t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and best use objectives, sets forth strategic land trades as needed, and t and t			PDS / VRT	/ CCDC	٦ć -
er	tity owned p	on of Lusk area City/BSD owned in trategic land trades us the		High Priority	1051		
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F	Finalize the type	on of Losicere objectives, sets form states t and best use objectives, sets form states agency tools and resources. e, route and facilities for public transportation and shuttle systems in the t neighborhoods. se Downtown Streetscape Standards Manual to incorporate this plan's states as recommendations.	reep.		PD	IS	
	and River Street	Sumtown Streetscape Standards	adestri- H	ligh Priority			
-	Update the Boi	is recommendations. Is recommendations. It is a standards that activate the greenbelt and riverfront area with provide the second standards that activate the Boise River Setback Ordinance to	allow		P	DS	
1	cape typologic	in ant standards that activate the Boise River SetDack Orean		ii Priority	T		
	Establish deve	lopment standards that comending the Boise River operations of the commercial pation within the setback zone. of private commercial patios within the setback zone. rategies and regulations that bolster existing retail in Lusk District as well poth horizontally and vertically disbursed (E.G. neighborhood branding, up both horizontally and vertically disbursed code specific to this area, missing mi	lasa	Medium Priority			
	an level arrier	tinto commercial puede	indate 1				-
	Implement st	rategies and regulations title disbursed (E.G. neighbornes	iddle		Par	ks / PW	
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	housing).	Ann Morrison Park's river bank with native shade trees to improve park us ove aquatic habitat, and lower river water temperatures. aster plan for Settler's Diversion Dam that allows passage of recreational v guatic habitat, and meets irrigation needs.	watercraft,	Medium Priority		PW	
8	Revegetate	ove aquatic habitat, and lower river that allows passage of recreational		i Disrity		IT	
	rience, imp	ove aquation of the settler's Diversion Dam that another assessing aster plan for Settler's Diversion Dam that another assessing and the settler's Diversion needs. A guatic habitat, and meets irrigation nee	ne District	High Priority		12.20	
9	Create a ma	aster plan to a guatic habitat, and meets irrigation necessary and the shorein othermal master plan to service the development forecast in the Shorein ty-owned IT conduit network master plan to service the development for District	recast in th	e High Priority	LCCDC	/ BSU/ ACHD/ Other	s
	Lundate ge	othermal master plan to service the development		Medium Priority	PDS/CCDC	000	
10							/ PI
11	Shoreline	District	potential,				11
-	2	ty-owned IT conduit network master p District trategic land trades amongst public agencies as well as consider the acqu trategic land trades amongst public agencies as well as consider the acqu beld properties to optimize development and economic development p beld properties to optimize development and economic development p	erties are n	ot			V/CCDC/P
12		District trategic land trades amongst public agencies as well as consider the acquire trategic land trades amongst public agencies as well as consider the acquire the held properties to optimize development and economic development proper- te held properties to optimize a diversity of housing options. Private proper- te held provide a diversity of housing options. Private proper- te identified but may be considered.		1	impact the	High Priority PV	V/CCDC/
	improve	is ad but may be considered		upublic improvement	its that may impact and	0	DS / ACHD /
	current	y held properties to optimize a neighborhood and provide a diversity of housing optimized by identified but may be considered. Conduct environmental studies before starting the design or constru-	uction of a	ny publice .	the desired public	Medium Pri-	VRT
		the environmental studies before starting the every	to pro	wide clear direction al	bout the desired P	ority P	W/PDS/A
	17	Conduct environment	lans to pro		if as system type and	Medium Pri-	
		Videntified bucking         Conduct environmental studies before starting the design or constru- Boise River.         Unify the Capitol Boulevard master plan and partner agency work p improvements.         Create a storm water implementation plan for Lusk Street and River system location (private property or public right of way). Amend o ultimeter the systems to be built	Ctreat nei	ghborhoods that spec	ments with ACHD to	ority	
	18	improvements.	r update n	ecessary license agree	ine	4	
	_	Create a storm water implementation plant right of way). Amend o	a ap				
	19	system location (private property of particular					
		system location (private prop allow for the systems to be built					

# **Next Steps**

- Oct. 12- Urban Renewal Plan Legal Notice & Transmittal
- Nov. 5- Planning & Zoning
- **Nov. 13- PUBLIC HEARING at City** Council
- Nov. 20 & Dec. 4- Ordinance Readings at City Council
- By Dec. 31-Transmittal and Recording





## Suggested Motion:

I move to adopt Resolution #1579, approving the Urban Renewal Plan for the Shoreline District Urban Renewal Project Area and direct CCDC staff to forward to the Boise City Council for future consideration and taxing districts for review.



# <u>AGENDA</u>

### **IV. Action Items**

C C D C

- A. CONSIDER: Resolution #1575 Approval of the Shoreline Urban Framework Document (15 minutes) Shellan Rodriguez & Doug Woodruff
- B. CONSIDER: Resolution #1579 Approval of the Shoreline Urban Renewal Plan (15 minutes)

#### Shellan Rodriguez.

#### **VI. Information/Discussion Items**

5 minutes) ez & Doug Woodruff ;) ....Shellan Rodriguez

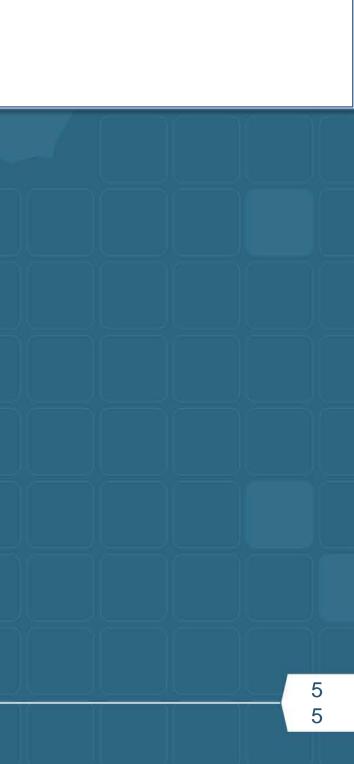
..... Max Clark .....Max Clark ..... Matt Edmond ..... Matt Edmond ..... John Brunelle



## ParkBOI Statistical Dashboard

# Max Clark Director of Parking & Mobility



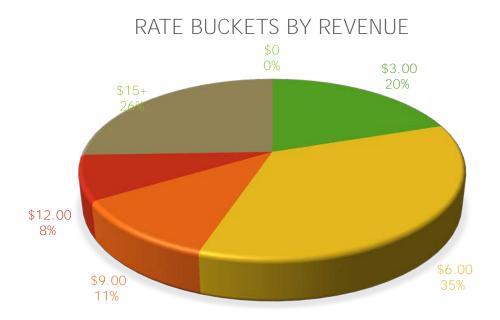




# ParkBOI Garage Metrics

1 October 2018



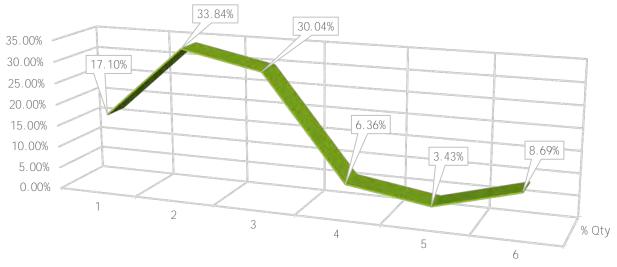


#### 2018 Average Ticket



Average Ticket Average Paid Ticket

Length of Stay July 2018

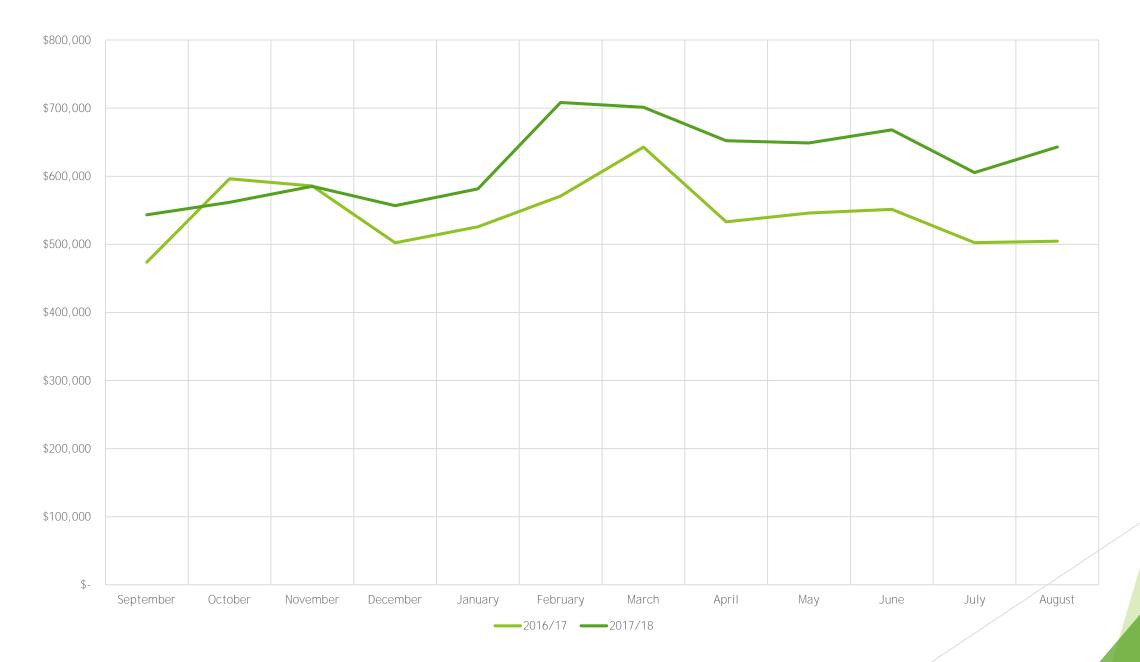




Hours

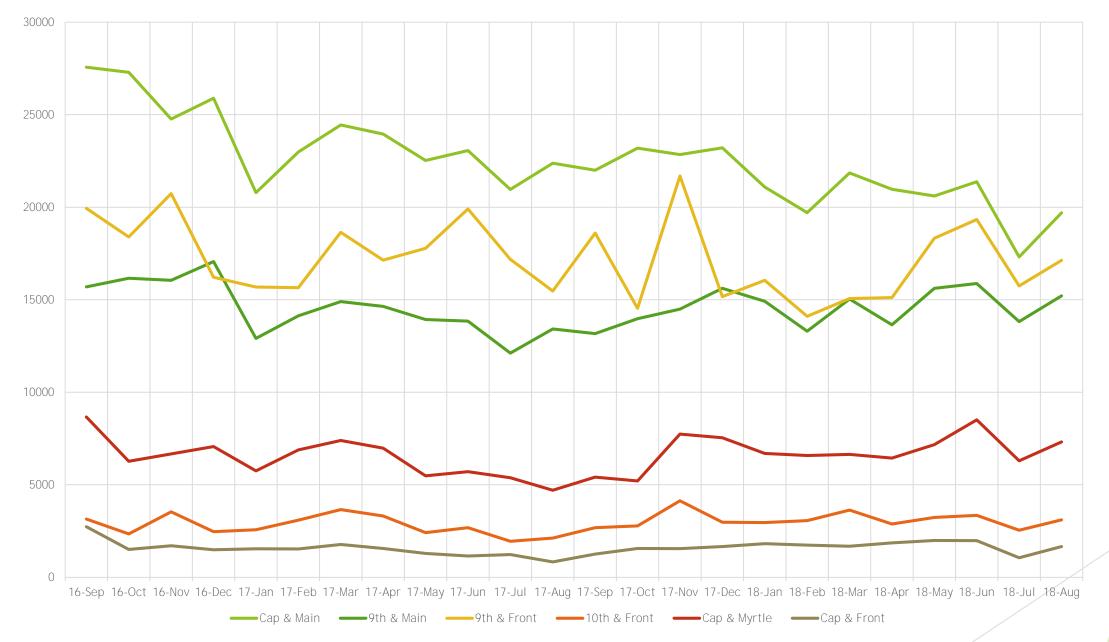


# Gross Revenue - YOY





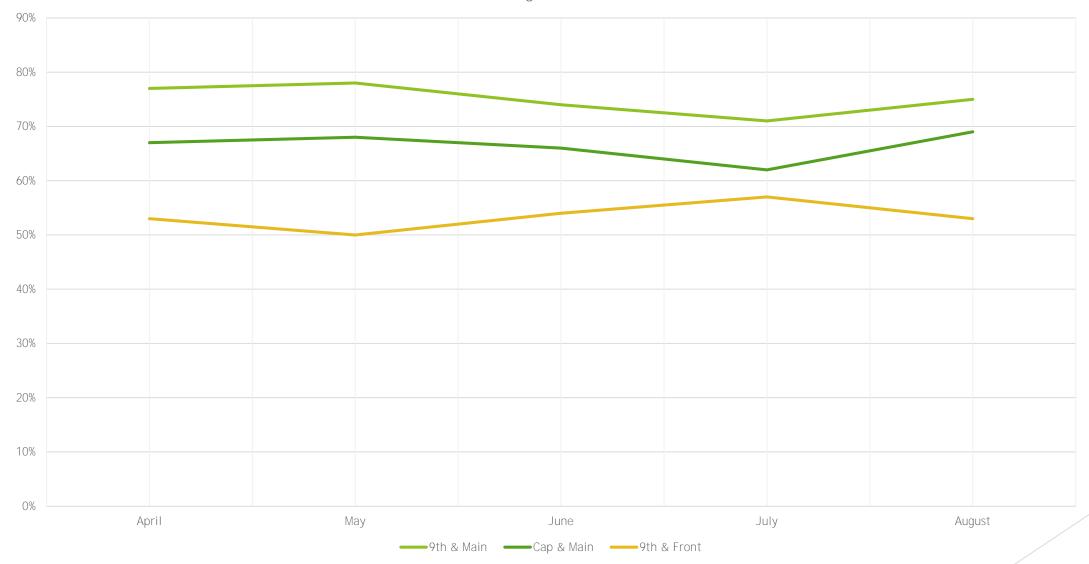
# Entries





# Peak Occupancies - 2018

Big Three



#### "Peak" is defined as 10am-2pm

# Peak Occupancies - 2018

The Rest



#### "Peak" is defined as 10am-2pm

# AGENDA

### **IV. Action Items**

CC DC

- CONSIDER: Resolution #1575 Approval of the Shoreline Urban Framework Document (15 minutes) Α.
- CONSIDER: Resolution #1579 Approval of the Shoreline Urban Renewal Plan (15 minutes) Β.

#### Shellan Rodriguez

### **VI.** Information/Discussion Items

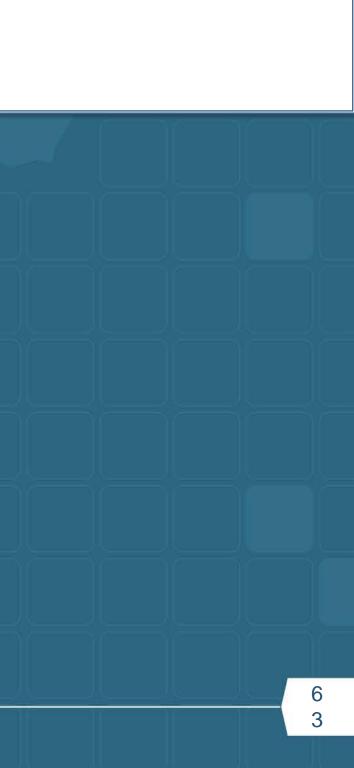
- В.
- Gateway East Urban Renewal Plan Update: Prep for Adoption (10 minutes) ...... Matt Edmond
- D.
- Operations Report (5 minutes) ...... John Brunelle Ε.



## ParkBOI Waitlist Policy Update

# Max Clark Director of Parking & Mobility





Waitlist Policy Update

**Proposed Changes** 

Offer Response Time: 3 business days to 10 business days. 1. 2. Carpool Access: top of waitlist to immediate access. (potential) Current Pass Holder Restriction: Guidelines D. 3.



# AGENDA

### **IV. Action Items**

- CONSIDER: Resolution #1575 Approval of the Shoreline Urban Framework Document (15 minutes) Α.
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#### Shellan Rodriguez

### **VI.** Information/Discussion Items

- Α.
- Β.
- Gateway East Urban Renewal Plan Update: Prep for Adoption (10 minutes) ...... Matt Edmond C.
- D.
- Operations Report (5 minutes) ...... John Brunelle Ε.



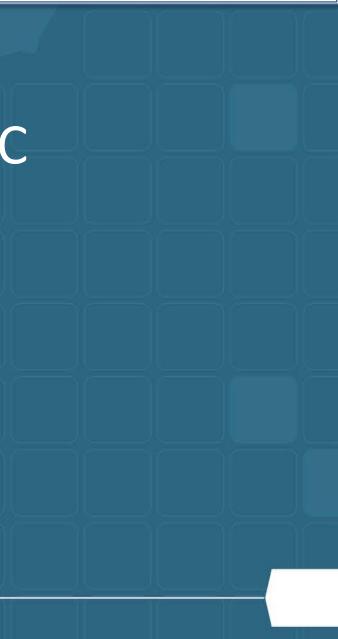


# Gateway East Development District Update

# Matt Edmond, Project Manager, CCDC Caren Kay, Associate, SB Friedman







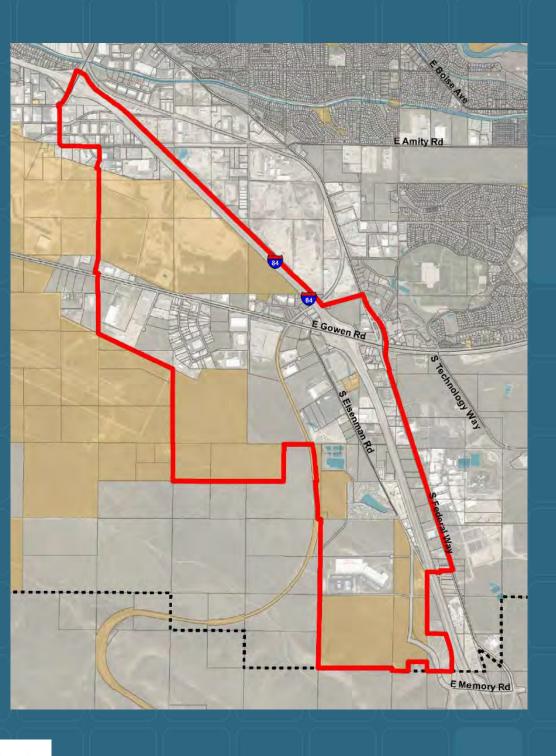
# Background

- Gateway area first studied 2001
- Goals

C C D C

- Diversify economy through industrial uses
- Promote job creation and economic development
- Address shortage of industrial space in Boise
- Address infrastructure gaps to foster development
- Eligibility Study complete & accepted
- Economic Feasibility, Infrastructure Analysis
   & Urban Renewal Plan in process

URBAN RENEWAL PLANNING



# Public Outreach & Comments

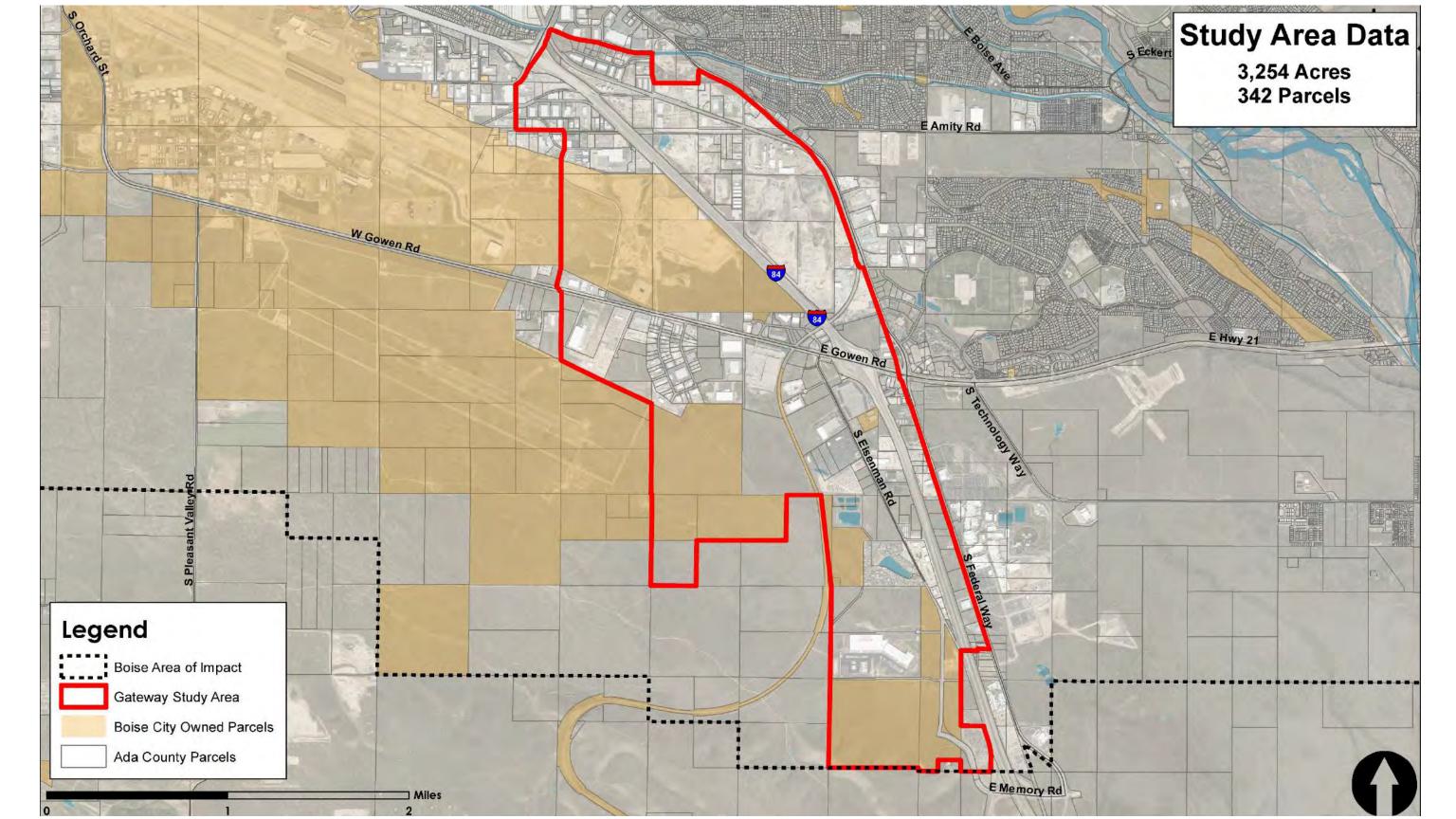
- Open House 1: September 13
- Online Open House: Sep 13-24
- Open House 2: September 26
- 21 attendees total

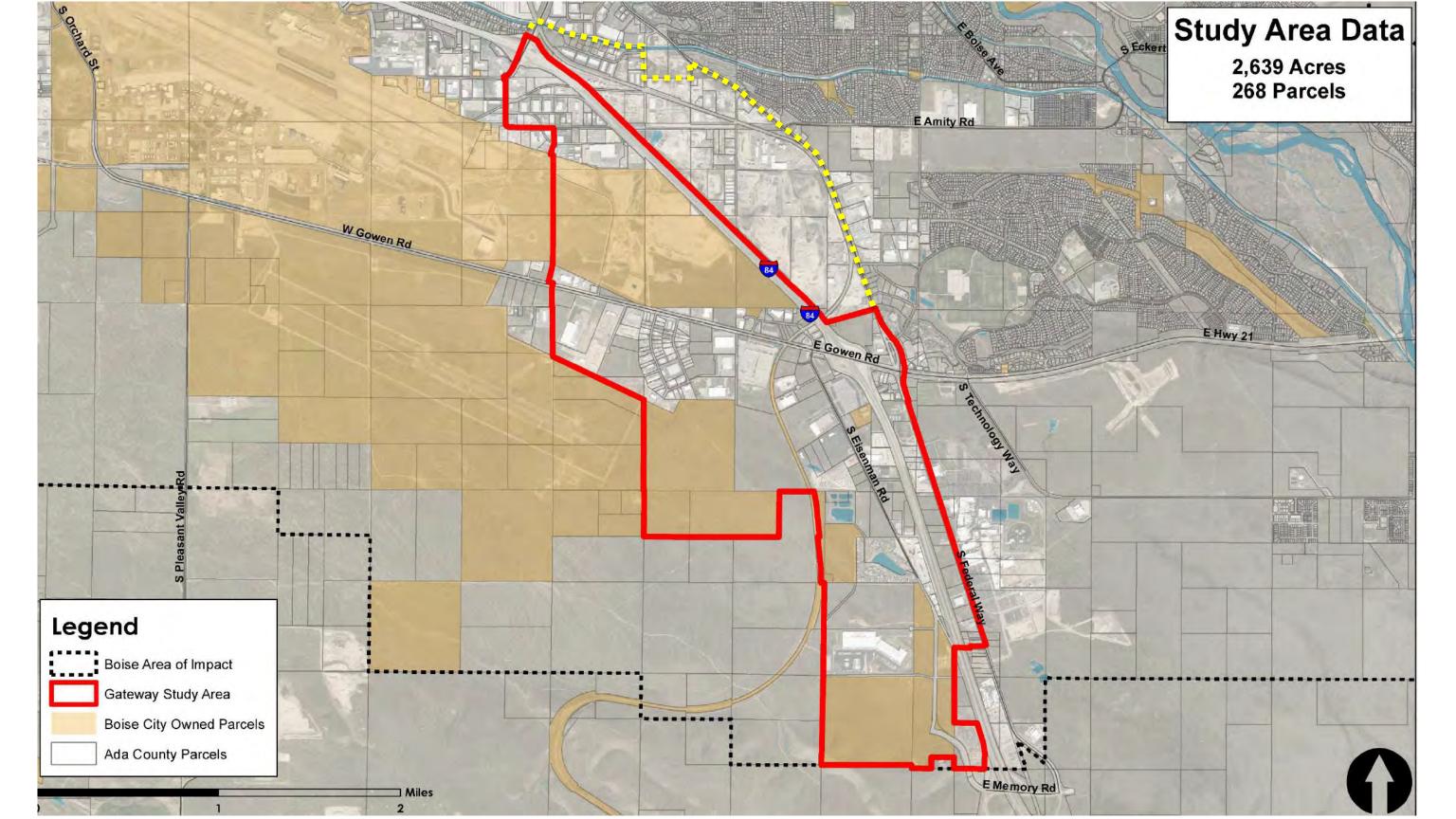
C C D C

• 12 written comments received



URBAN RENEWAL PLANNING
GATEWAY EAST DISTRICT





# Gateway East Feasibility Study & Market Analysis Update SB Friedman

URBAN RENEWAL PLANNING

GATEWAY EAST DISTRICT





# Gateway East Development Plan & Costs

**New Roadway Construction** \$41,550,000 7,410,000 **Right-of-Way** \$ 14, 770,000 **Domestic Water** Fiber Optic/Telecom \$ 14,020,000 5,890,000 Sewer 10,400,000 Power **Open Space & Pathways** 1,750,000 \$ **Eisenman Reconstruction** 7,370,000 1,000,000 Arts, Culture, Gateway \$ 104,160,000 TOTAL



URBAN RENEWAL PLANNING



#### Next Steps

- October 24: CCDC Board Special Meeting
  - CCDC Board considers Gateway East Development Plan
  - CCDC submits Plan to the City of Boise Planning and Zoning Commission
  - CCDC sends notifications to taxing districts
- **November 9:** Deadline for public & taxing district notice
- **December 3**: Planning and Zoning considers Plan for conformity
- **December 11**: City Council Public Hearing, First & Second Readings  $\bullet$
- **December 18:** City Council Third Reading  $\bullet$

CC DC

- Late December: Publish ordinance, file and record plan documents  $\bullet$
- January 1, 2019: Gateway East District takes effect

#### URBAN RENEWAL PLANNING

#### AGENDA

#### **IV. Action Items**

- CONSIDER: Resolution #1575 Approval of the Shoreline Urban Framework Document (15 minutes) Α.
- CONSIDER: Resolution #1579 Approval of the Shoreline Urban Renewal Plan (15 minutes) Β.

#### Shellan Rodriguez

#### VI. Information/Discussion Items

- Α.
- Β.
- Gateway East Urban Renewal Plan Update: Prep for Adoption (10 minutes) ...... Matt Edmond
- D.
- Operations Report (5 minutes) ...... John Brunelle Ε.





#### **INFORMATION ITEM: BikeBOI Project Update**

#### Matt Edmond **Project Manager**





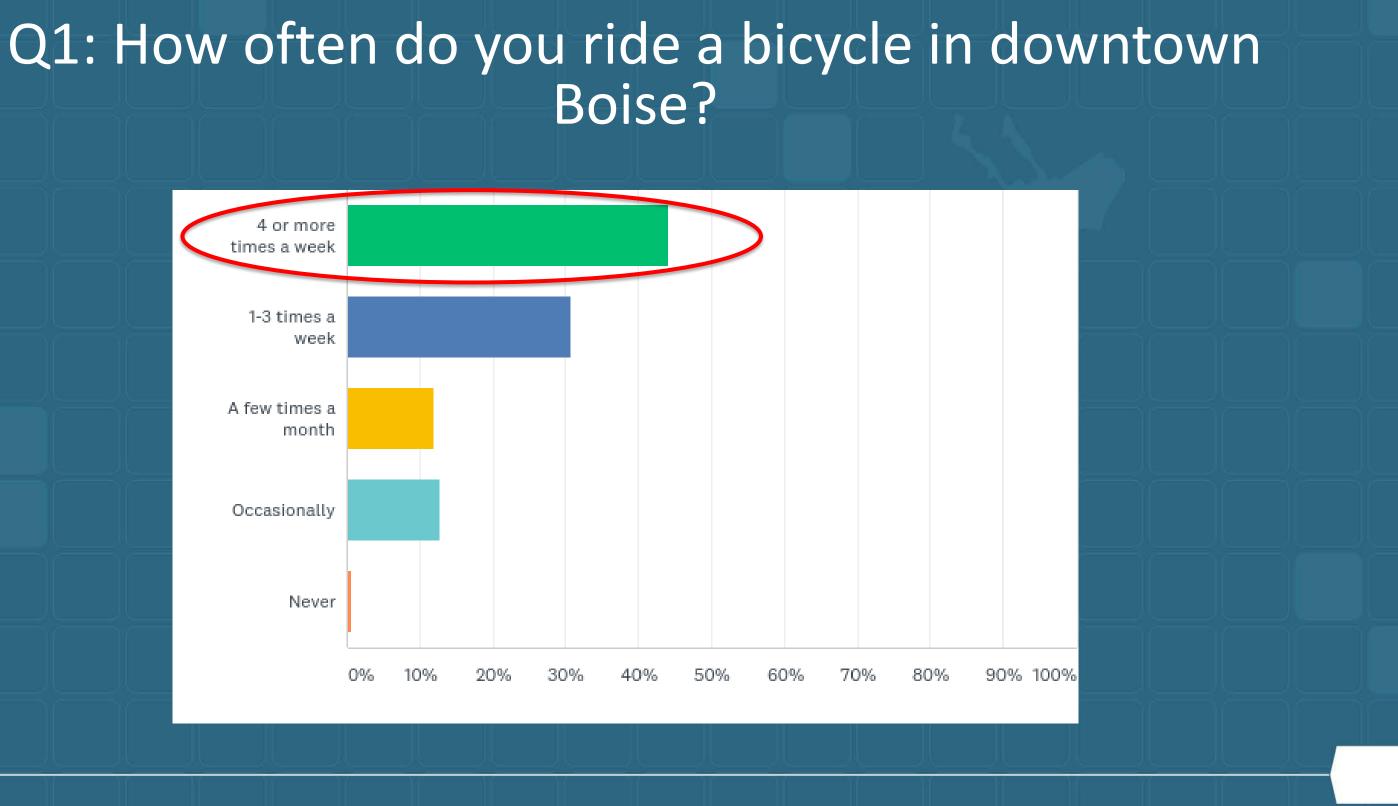


## **BikeBOI Parking Survey**

- July 31 September 7, 2018
- 336 completed responses
- Approximately 200 contacts

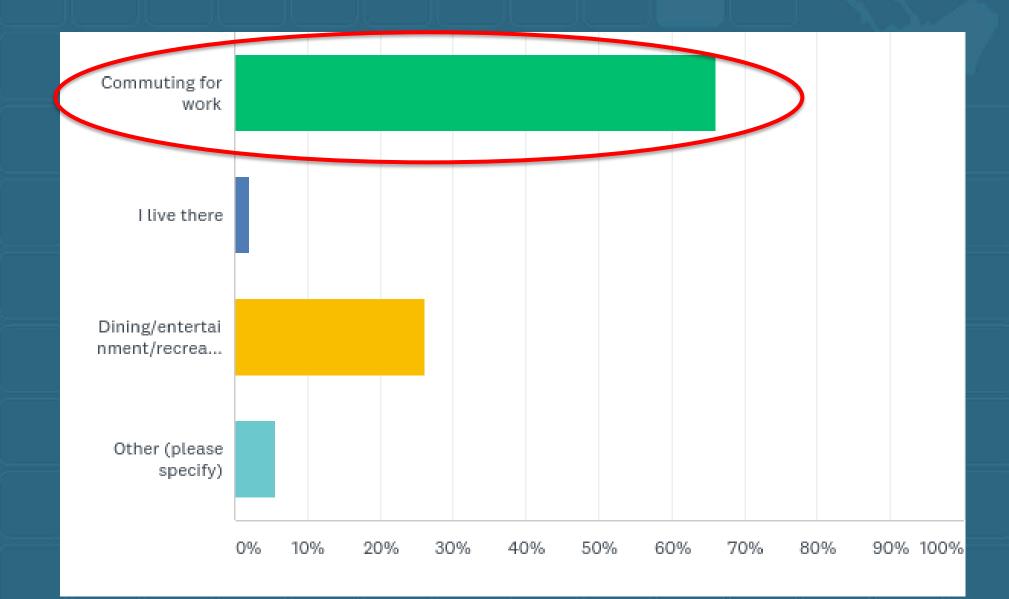


# Boise?



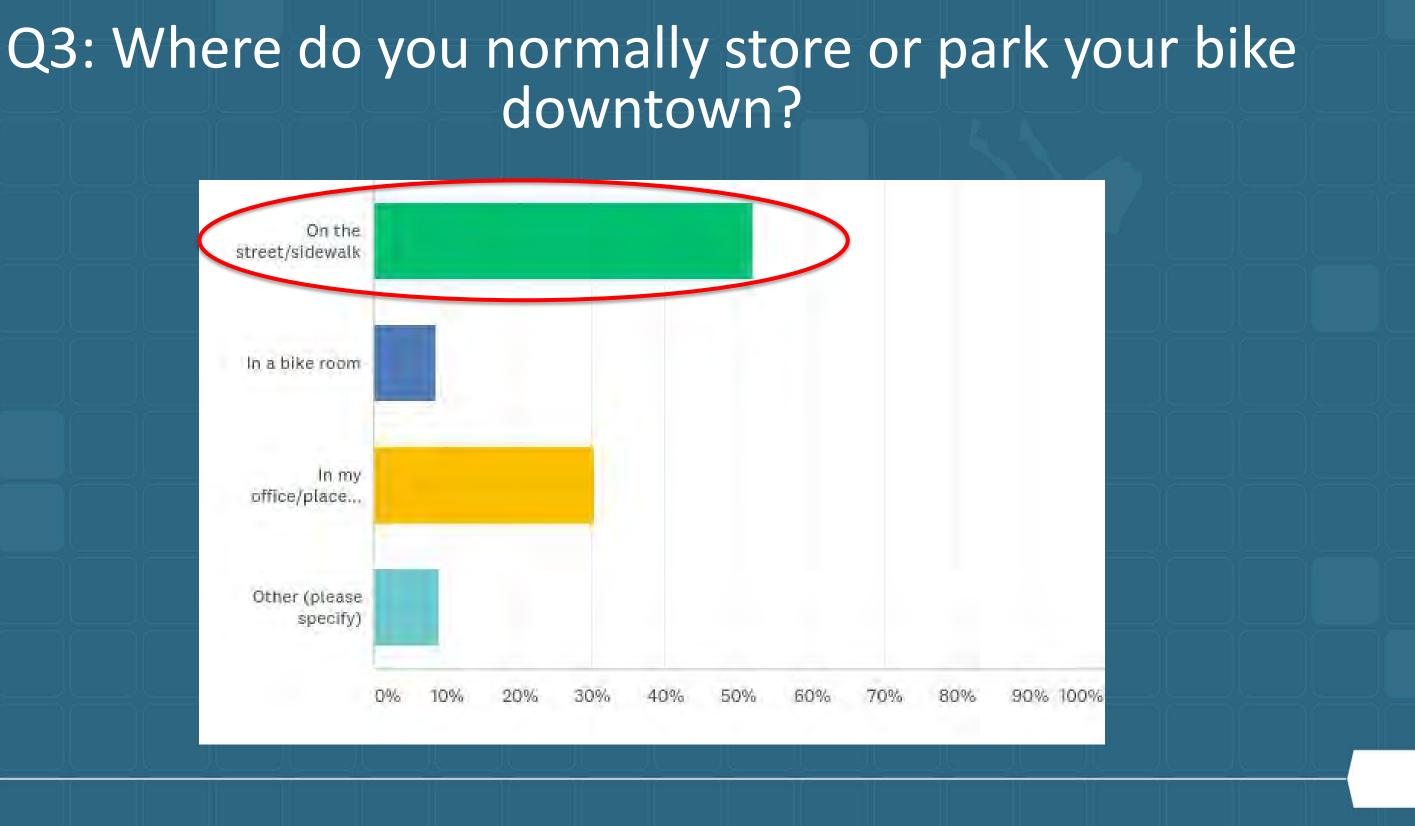


# Q2: What is your primary reason for riding a bicycle in downtown Boise?



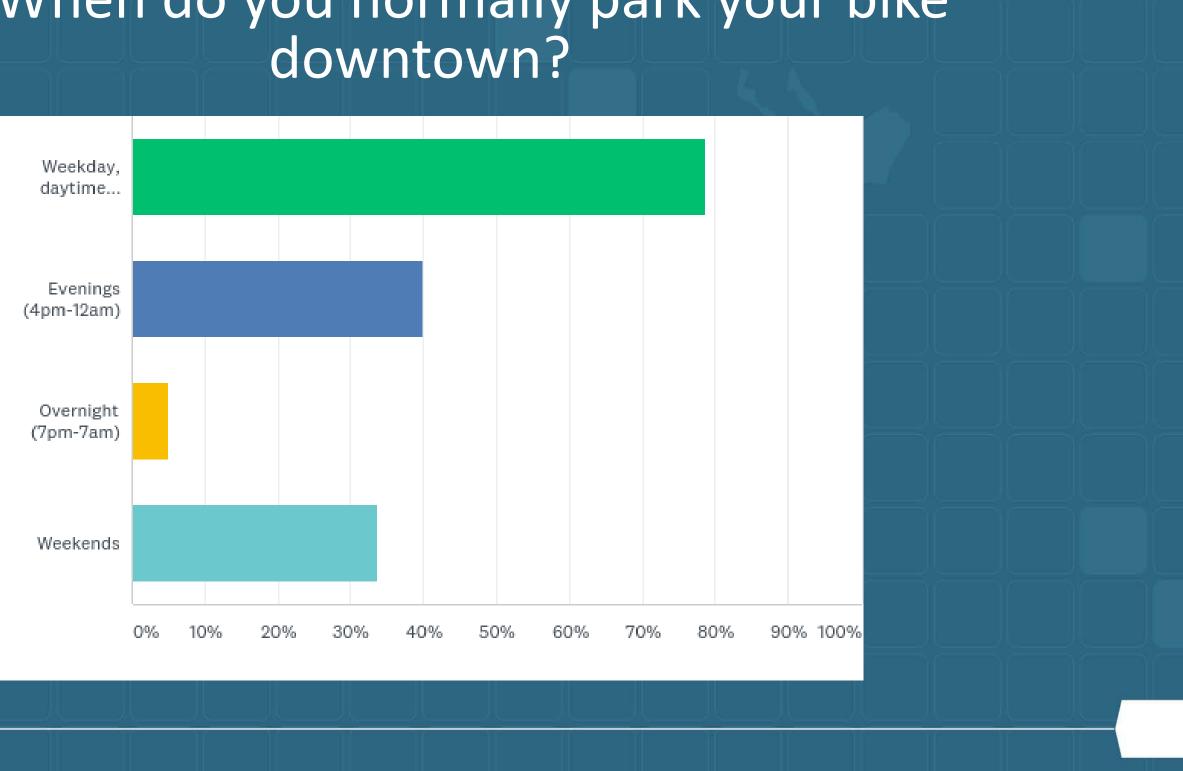


# downtown?





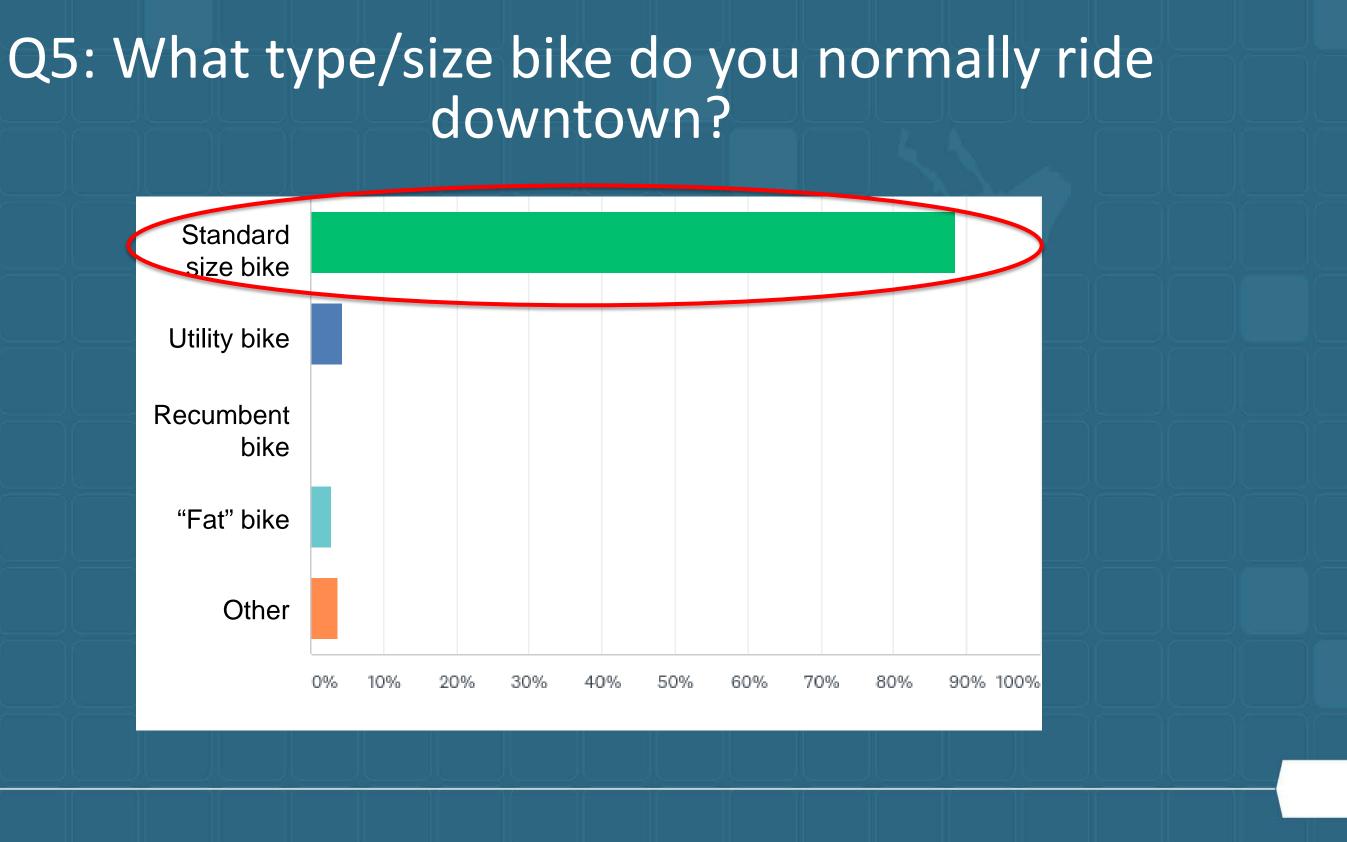
# Q4: When do you normally park your bike downtown?





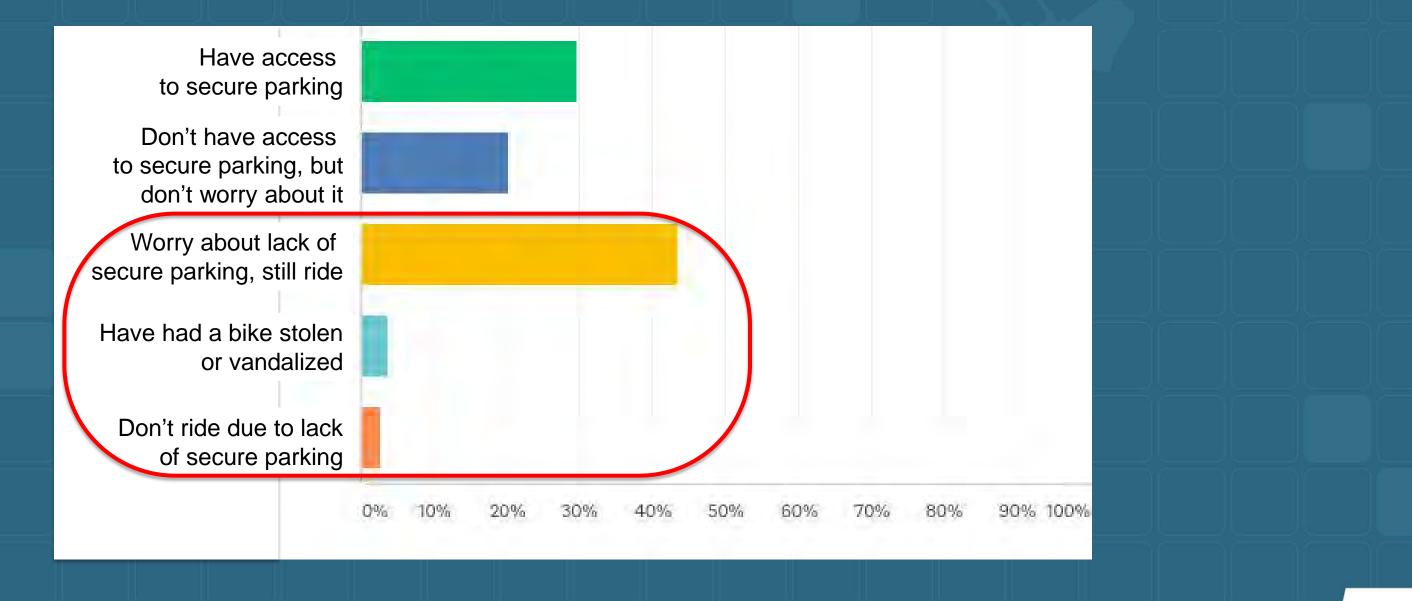


# downtown?



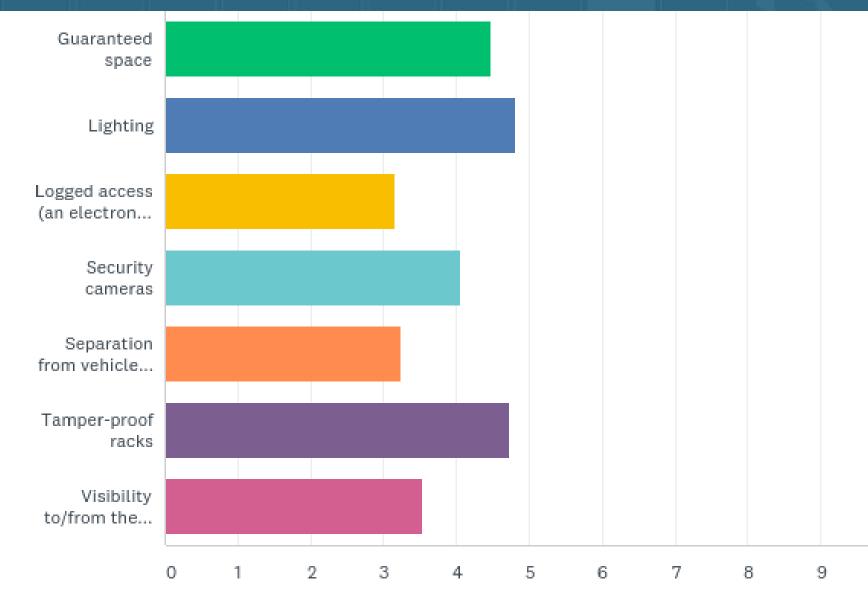


#### Q6: Does lack of access to secure bike parking affect your use of a bike to travel downtown?



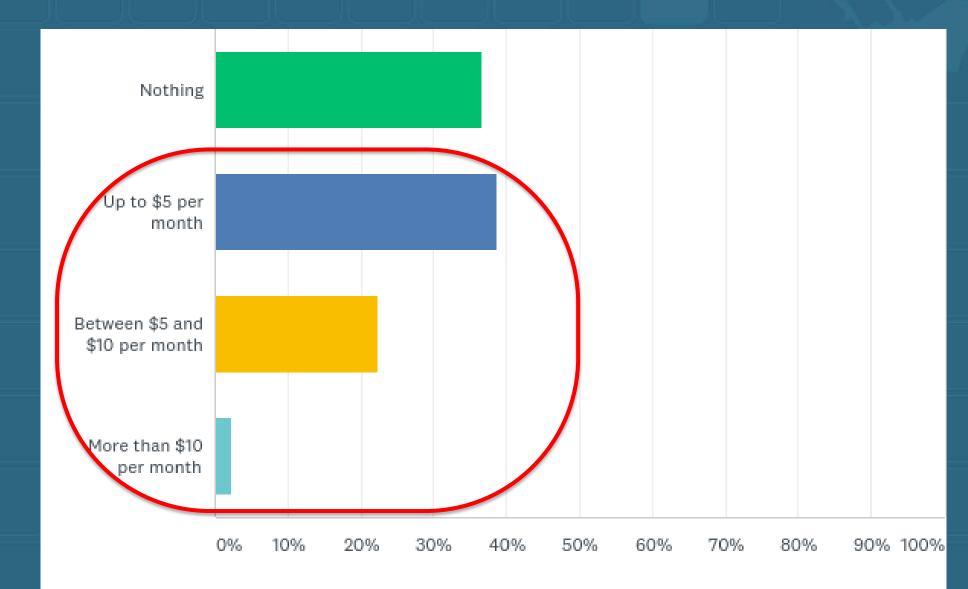


# Q7: Rank these amenities/considerations from greatest (1) to least (7) importance to you in considering secure long term bike parking:





# Q8: What would you pay per month to have access to secure, long term (2-12 hours) bike parking?



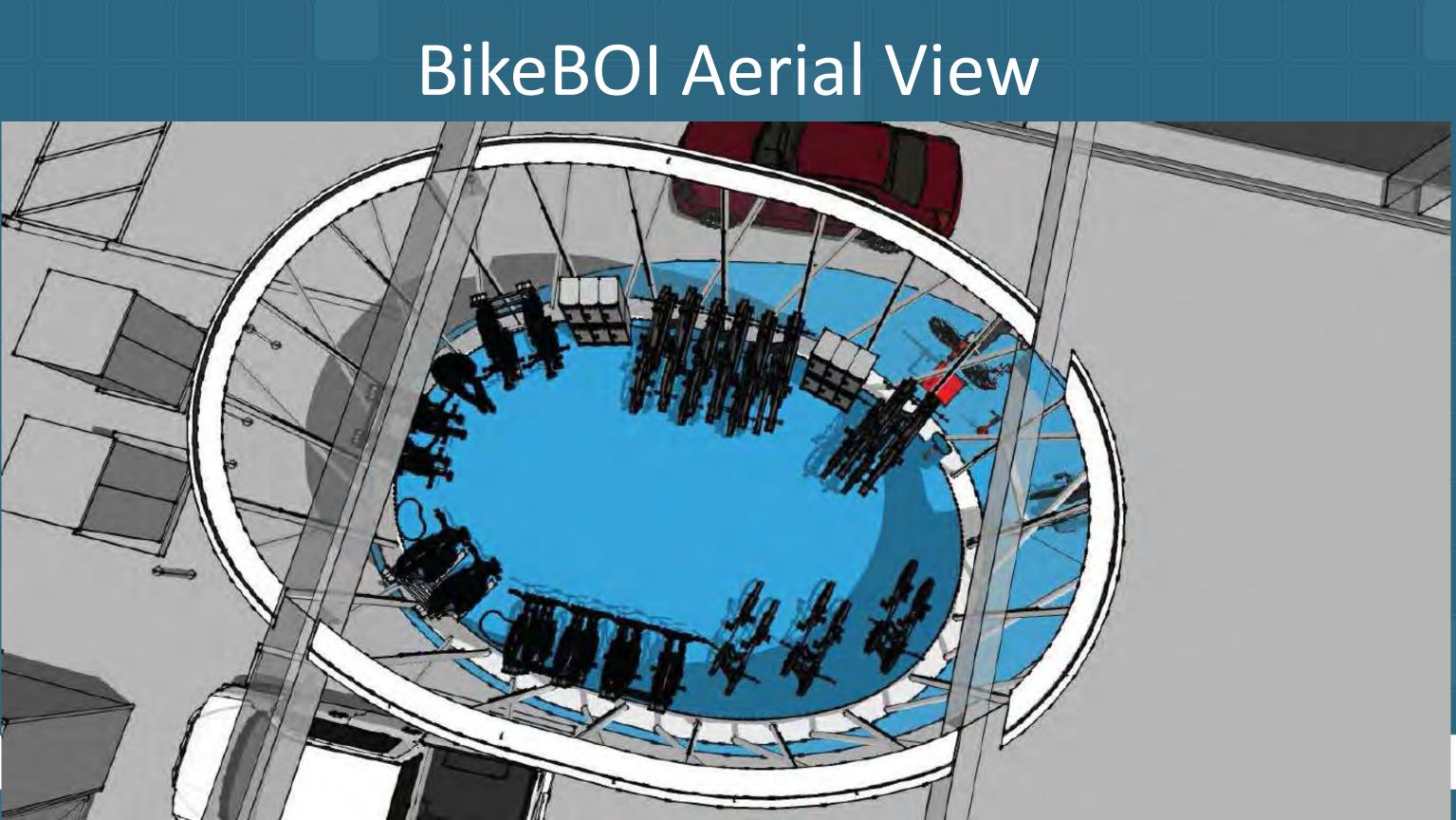


## View from Main Street Entrance



## BikeBOI Entry



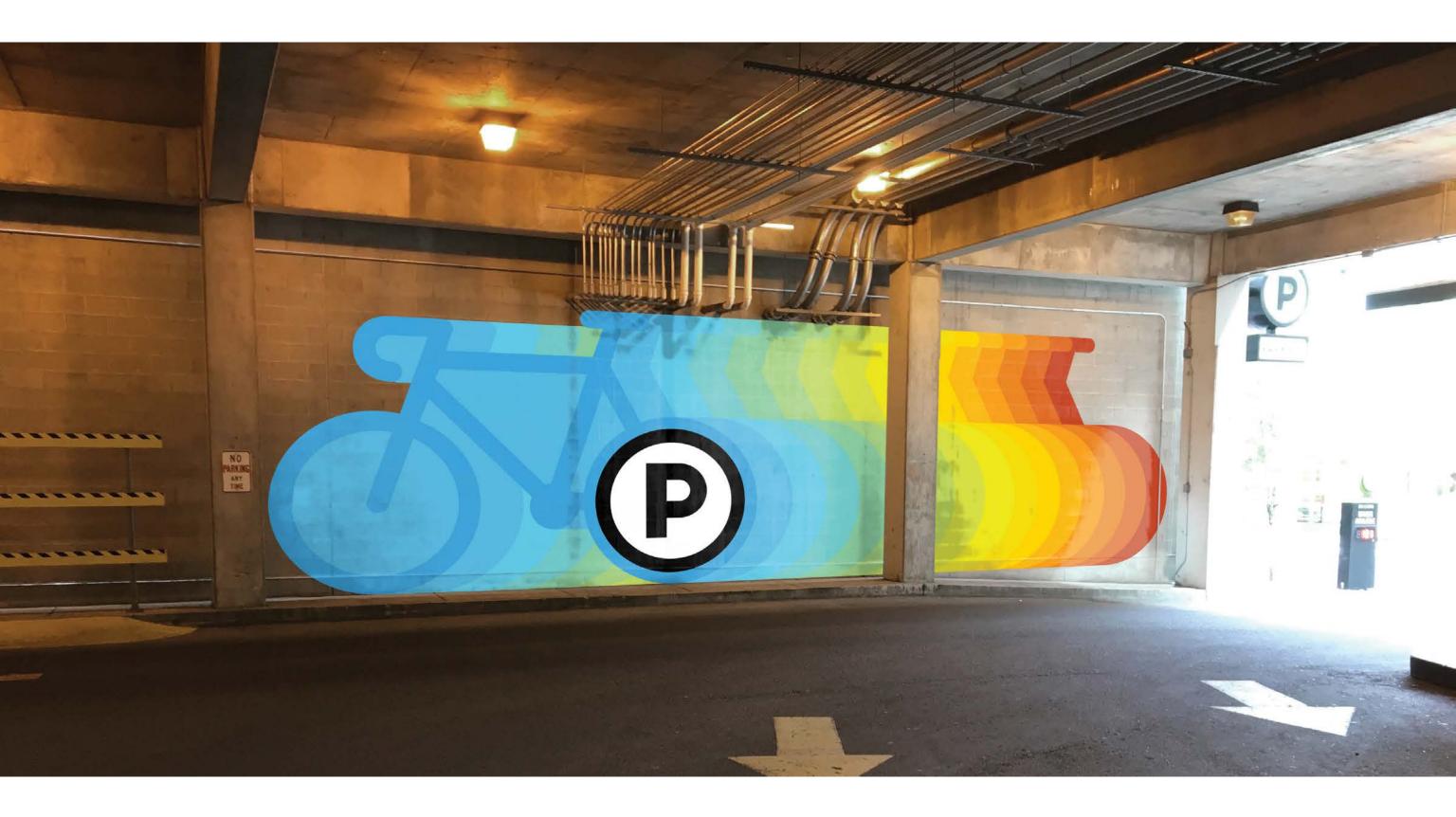


# BIGNAGE











## Next Steps

- Mid-October: Submit for permit
- November: Invitation to bid
- December: Contract award
- January 2019: Construction begins
- April 2019: BikeBOI opens



#### AGENDA

#### **IV. Action Items**

- CONSIDER: Resolution #1575 Approval of the Shoreline Urban Framework Document (15 minutes) Α.
- CONSIDER: Resolution #1579 Approval of the Shoreline Urban Renewal Plan (15 minutes) Β.

#### Shellan Rodriguez

#### **VI.** Information/Discussion Items

- Α.
- Β.
- Gateway East Urban Renewal Plan Update: Prep for Adoption (10 minutes) ...... Matt Edmond
- D.
- Operations Report (5 minutes) ...... John Brunelle Ε.





#### **Operations Report**

#### John Brunelle Executive Director





ADJOURN

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



# LIVE STREAMING 8 AUDIO RECORDING









#### COLLABORATE. CREATE. DEVELOP. COMPLETE.

# **Board of Commissioners**

Special Meeting October 24, 2018



#### AGENDA

I. Call to Order

Chair Zuckerman

#### II. Agenda Changes

Chair Zuckerman

#### III. Consent Agenda

- A. Minutes & Reports
  - 1. Approval of October 8, 2018 Meeting Minutes



#### **CONSENT AGENDA**

#### Motion to Approve Consent Agenda





#### AGENDA

#### **IV. Action Items**

- CONSIDER: Resolution #1576 Approval of the Gateway East Urban Renewal Plan (20 minutes) Α. ..... . . . .
- CONSIDER: Resolution #1577 Financial Support for the Downtown Mobility Collaborative (DMC) (10 minutes) Β. Max Clark

#### .Matt Edmond

## CONSIDER: Resolution #1576 Approval of Gateway East Urban Renewal Plan

Matt Edmond, Project Manager, CCDC Geoffrey Dickinson, Senior VP, SB Friedman Caren Kay, Associate, SB Friedman

URBAN RENEWAL PLANNING

**GATEWAY EAST DISTRICT** 





## The Law

Per Idaho Code § 50-2905, the Plan shall include with specificity:

- 1. A statement describing total assessed value of base assessment of RAA and total assessed value of all taxable property within the municipality;
- 2. A statement listing the kind, number, and location of all proposed public works or improvements;
- 3. An economic feasibility study;

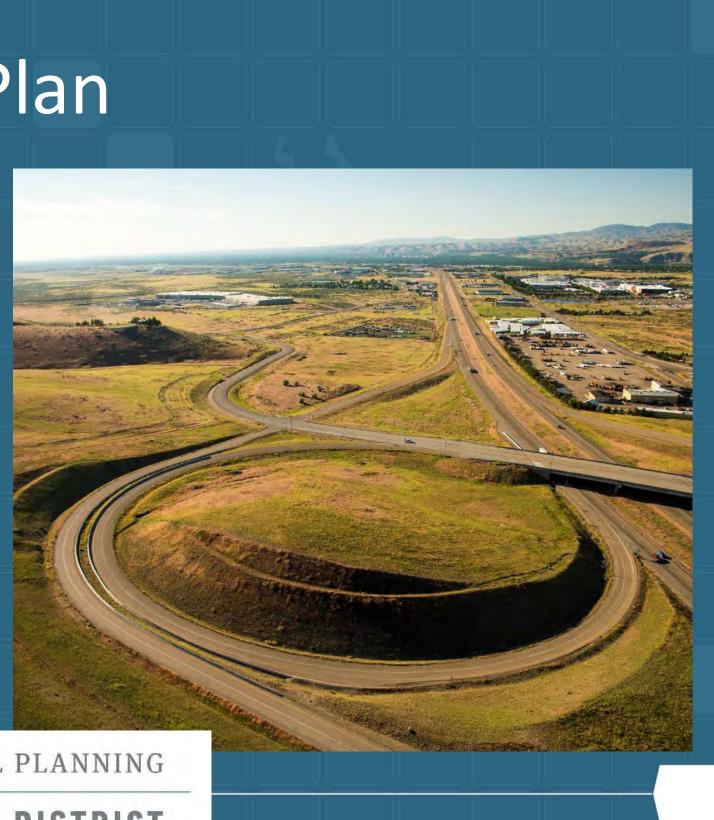
CC DC

- 4. A list of estimated project costs;
- 5. A fiscal impact statement of the RAA upon all taxing districts levying property taxes within the RAA;
- 6. A description of the methods of financing all estimated project costs and timing;
- 7. A termination date for the plan; and
- 8. A description of the disposition or retention of any assets of the agency upon the termination date. URBAN RENEWAL PLANNING

## The Plan

#### **Objectives:**

- Initiate projects to revitalize the area
- Develop new industrial, commercial & retail opportunities
- Secure & improve public open space
- Initiate projects to increase workforce transportation & mobility



URBAN RENEWAL PLANNING
GATEWAY EAST DISTRICT



## Plan Attachments

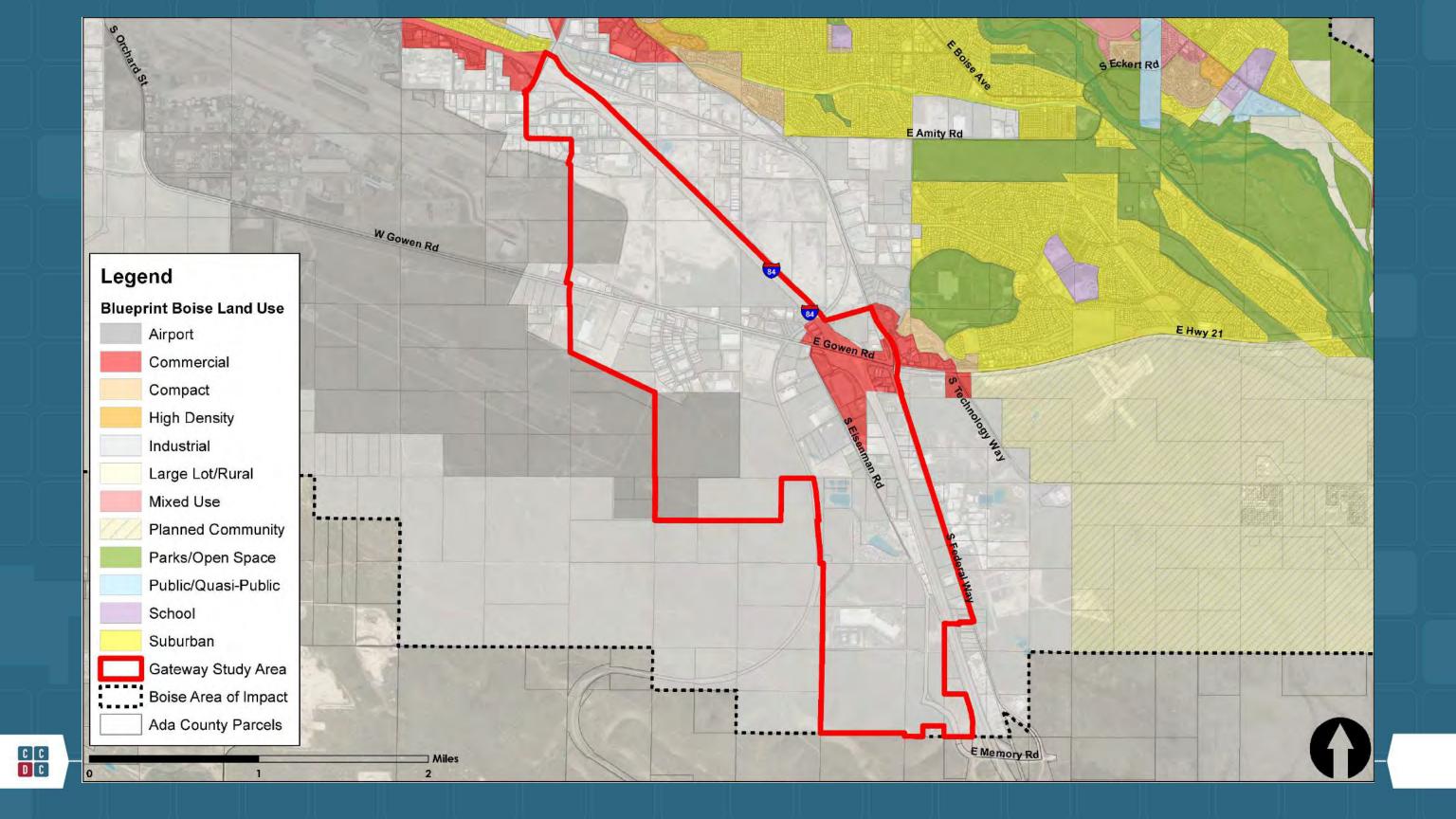
#### Attachments to the Plan

- 1. Boundary Map
- 2. Legal Description
- 3. Properties Which May Be Acquired by Agency
- 4. Map of Expected Land Uses/Current Zoning
- 5. Economic Feasibility Study
- 6. Agricultural Operation Consents

URBAN RENEWAL PLANNING







## Gateway East Feasibility Study SB Friedman

URBAN RENEWAL PLANNING

**GATEWAY EAST DISTRICT** 





#### Gateway East Feasibility Study Board of Commissioners

Prepared for the CAPITAL CITY DEVELOPMENT CORPORATION | October 24, 2018

#### **SBFRIEDMAN**

VISION ECONOMICS FINANCE STRATEGY IMPLEMENTATION

#### **Idaho Code Requirements**

Section 50-2905. Local Economic Development Act

The plan for a revenue allocation area (RAA) shall include with specificity:

EXISTING CONDITIONS	PLANNED IMPROVEMENTS	SYNTHESIS	CLOSIN
Total Assessed Valuation [Base Valuation]	The kind, number and location of all proposed public works	An economic feasibility study	A term plan
	A description of the methods of financing estimated project costs	A fiscal impact statement	A desc dispos any as

#### NG CONDITIONS

mination date of the

scription of the osition or retention of ossets at termination

### **Feasibility Study Process**

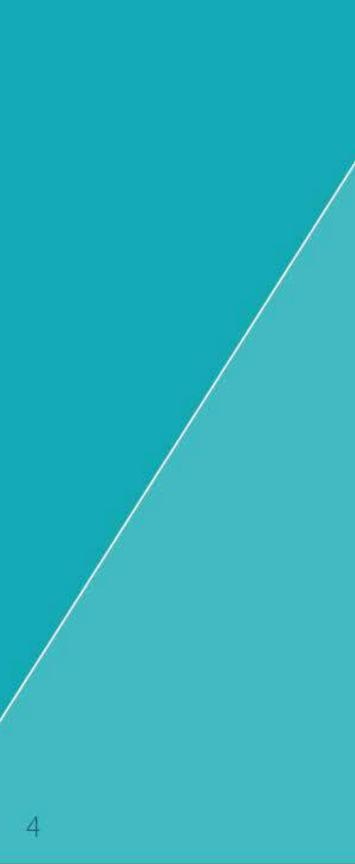
Consultants worked with CCDC and the City of Boise to coordinate key pieces of the Feasibility Study



#### **SBFRIEDMAN**



## **Existing Conditions**



## **Gateway East Urban Renewal Area Boundary**

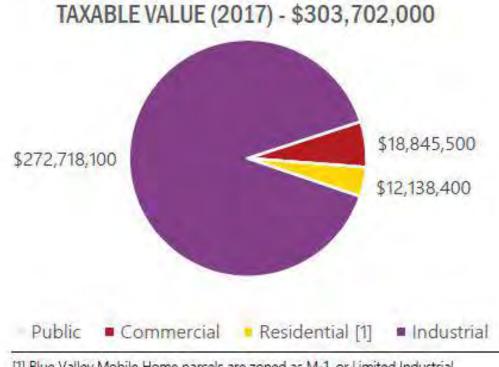
- 2,640 acres (the "District")
- 269 parcels
- Located in the Southeast and Airport Planning Areas
- The Gateway East District is roughly bound by:
  - Interstate 84 to the north
  - South Federal Way to the east
  - The Boise Airport to the west
  - Unincorporated Ada County land to the south

			Arrity
Gom	97	H	
		Z	
Gateway East URA	Boundary		



## **Existing Conditions:** Taxable Value

- The base assessment value of the District is approximately \$303,700,000
  - \$281.7 M in real property value
  - \$16.1 M in condo value
  - \$5.8 M in personal property value



[1] Blue Valley Mobile Home parcels are zoned as M-1, or Limited Industrial. Source: Ada County Assessor, SB Friedman



SB Friedman Development Advisors

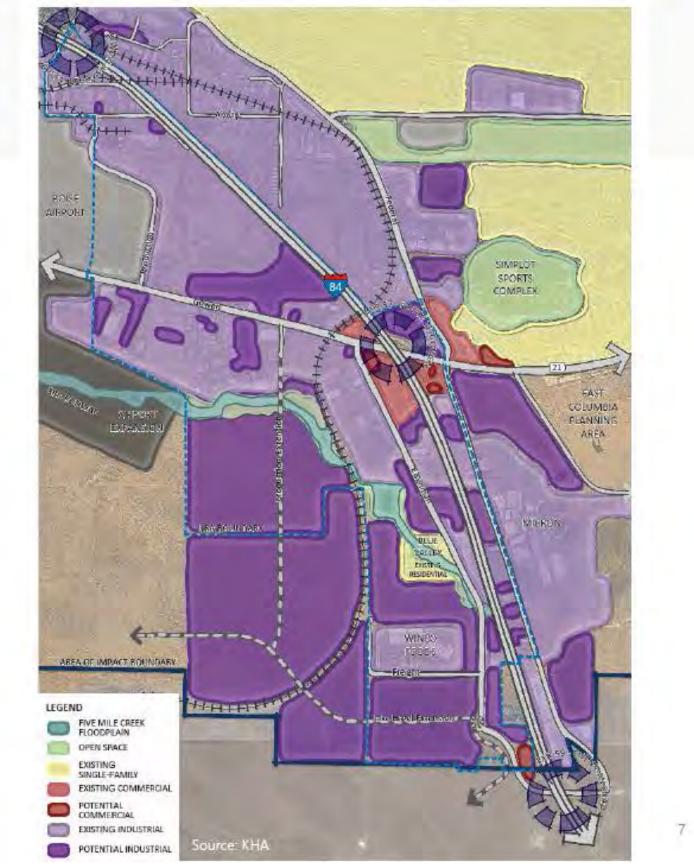
### **Existing Conditions:** Nodes Susceptible to Change

- Data/sources used to designate an area as susceptible to change:
  - Existing use

SB Friedman Development Advisors

- Conversations with key informants
- Site review by KHA, including physical site constraints
- Analysis of existing utilities
- Potential land availability:
  - Industrial approximately 940 acres
  - Retail approximately 25 acres





## **Revenue Projections**



## **Revenue Projections: Market Methodology**

SB Friedman reviewed multiple data sources to confirm baseline analysis assumptions

CoStar	Census Data (2016)	Market Studies	Planning Materials
Historic vacancy Absorption Existing supply	Residential building permit data Public use microdata Longitudinal Employer-Household Dynamics	Thornton, Oliver, Keller CBRE Valbridge Property Advisors	COMPASS CCDC Plans Boise City Plans

Assessors data; new development valuation and value absorption

9

## **Revenue Projections:** Market Assessment Projections



Industrial 9.9M SF

Building sizes are likely to increase over time, shifting from a history of smaller manufacturing buildings to larger single-tenant distribution facilities

Retail 92,500 SF

Hotel

2 hotels

Retail is likely to continue to occur along existing retail corridors in the near term and adjacent the new highway interchange at Eisenman in the long term



Hotels are likely to occur later in the lifespan of the URA, after retail and industrial development occurs



## **Revenue Projections:** Industrial Subcategories

Industrial demand is split between three categories which impact phasing



2018 DELIVERIES. Industrial developments which came online in 2018 and will result in immediate incremental value generation.

ANTICIPATED DEVELOPMENTS. Projects under construction in 2018 or likely to occur in the near term in the event the District is established.

PROJECTED DEVELOPMENTS. The remainder of the demand projected in the Market Assessment.

#### FOURTH QUARTER

#### 6,600,000 SF

## **Demand Projections:** Key Assumptions

#### Key assumptions were provided or confirmed by CCDC staff

- Composite tax levy: 0.015
  - Assumed constant through the life of the URA
- Urban renewal annual operations: 12% of gross revenues
- Cost of Funds: 4%
- Existing real estate value: \$303.7M
- Sources of revenue:
  - Value growth of existing real estate
  - Value growth from projected new real estate development
    - Anticipated developments
    - Projected demand

12

### **Revenue Projections**

#### Appx. \$95.5 M in revenues projected for the District in present value (2019\$)

					Sources of New Increment Value					Sources of	Revenue	Combined Revenue	
_			_	Value Growth of Existing Real Estate	Value G	Value Growth from Projected		ed New Real Estate in the Gateway East URA		Revenue from	Revenue from	Gross URA	
	URA Year	Assessment Year	CCDC Fiscal Year	Cumulative TV Increment on Existing Real Estate	TV Increment from 2018 Development	TV Increment from Anticipated Developments	TV Increment from Demand	TV Deductions of Existing Land/Improvements	Cumulative TV Increment on Development	Existing Value Growth	Projected New Value Growth	Revenue (Existing + New)	New Increment Value Revenue
	0	2018	2019	\$7,592,550	\$14,582,323	50	\$0	-\$100,478	\$14,481,846				
	1	2019	2020	\$15,374,914	\$21,438,000	\$7,262,512	\$25,010,953	-\$2,648,064	\$66,010,282	\$113,888	\$217,228	\$331,116	\$291,38
	2	2020	2021	\$23,351,837	\$0	\$18,093,444	\$25,636,227	-\$2,714,265	\$108,675,944	\$230,624	\$990,154	\$1,220,778	\$1,074,28
	3	2021	2022	\$31,528,183	\$0	\$18,545,780	\$26,277,132	-\$2,782,122	\$153,433,633	\$350,278	\$1,630,139	\$1,980,417	\$1,742,76
	4	2022	2023	\$39,908,937	\$0	\$19,009,424	\$26,934,061	-\$2,851,675	\$200,361,283	\$472,923	\$2,301,504	\$2,774,427	\$2,441,49
	5	2023	2024	\$48,499,210	\$0	\$19,484,660	\$27,607,412	-\$2,922,967	\$249,539,420	\$598,634	\$3,005,419	\$3,604,053	\$3,171,56
1	6	2024	2025	\$57,304,241	\$0	\$19,971,776	\$28,297,597	-\$2,996,041	\$301,051,238	\$727,488	\$3,743,091	\$4,470,579	\$3,934,11
	7	2025	2026	\$66,329,397	\$0	\$20,471,071	\$29,005,037	-\$3,070,942	\$354,982,685	\$859,564	\$4,515,769	\$5,375,332	\$4,730,29
	8	2026	2027	\$75,580,182	\$0	\$20,982,847	\$29,730,163	-\$3,147,716	\$411,422,547	\$994,941	\$5,324,740	\$6,319,681	\$5,561,31
	9	2027	2028	\$85,062,236	\$0	\$21,507,419	\$30,473,417	-\$3,232,688	\$470,456,259	\$1,133,703	\$6,171,338	\$7,305,041	\$6,428,43
	10	2028	2029	\$94,781,342	\$0	\$22,045,104	\$31,235,253	-\$3,307,069	\$532,190,954	\$1,275,934	\$7,056,844	\$8,332,777	\$7,332,84
T	11	2029	2030	\$104,743,426	\$0	\$13,299,602	\$32,016,134	-\$1,943,737	\$588,867,727	\$1,421,720	\$7,982,864	\$9,404,584	\$8,276,03
	12	2030	2031	\$114,954,561	\$0	\$0	\$32,816,537	-\$1,992,330	\$634,413,627	\$1,571,151	\$8,833,016	\$10,404,167	\$9,155,66
	13	2031	2032	\$125,420,975	\$0	\$0	\$33,636,951	-\$2,042,139	\$681,868,780	\$1,724,318	\$9,516,204	\$11,240,523	\$9,891,66
	14.	2032	2033	\$136,149,050	\$0	50	\$34,477,875	-\$2,093,192	\$731,300,182	\$1,881,315	\$10,228,032	\$12,109,346	\$10,656,22
	15	2033	2034	\$147,145,326	\$0	50	\$35,339,822	-\$2,145,522	\$782,776,986	\$2,042,236	\$10,969,503	\$13,011,738	\$11,450,33
T	16	2034	2035	\$158,416,509	\$0	\$0	\$36,223,317	-\$2,199,160	\$836,370,568	\$2,207,180	\$11,741,655	\$13,948,835	\$12,274,97
	17	2035	2036	\$169,969,472	\$0	\$0	\$37,128,900	-\$2,254,139	\$892,154,594	\$2,376,248	\$12,545,559	\$14,921,806	\$13,131,18
	18	2036	2037	\$181,811,259	\$0	\$0	\$38,057,123	-\$2,318,334	\$950,197,247	\$2,549,542	\$13,382,319	\$15,931,861	\$14,020,03
	19	2037	2038	\$193,949,090	\$0	\$0	\$37,269,574	-\$2,368,255	\$1,008,853,497	\$2,727,169	\$14,252,959	\$16,980,128	\$14,942,51
	20	2038	2039	Last Year of Collections:						\$2,909,236	\$15,132,802	\$18,042,039	\$15,876,99
				Total Revenue, 2019-2	038					\$28,168,000	\$149,541,000	\$177,709,000	\$156,384,00
				Present Value of URA	Revenue (2019\$):					\$17,247,000	\$91,309,000	\$108,556,000	\$95,529,00

## **District Feasibility**



## **District Feasibility:** Project Costs v. District Project Costs



**PROJECT COSTS** – All desired improvements included in the Infrastructure Development Plan DISTRICT PROJECT COSTS - Costs included in the Feasibility Study scenario

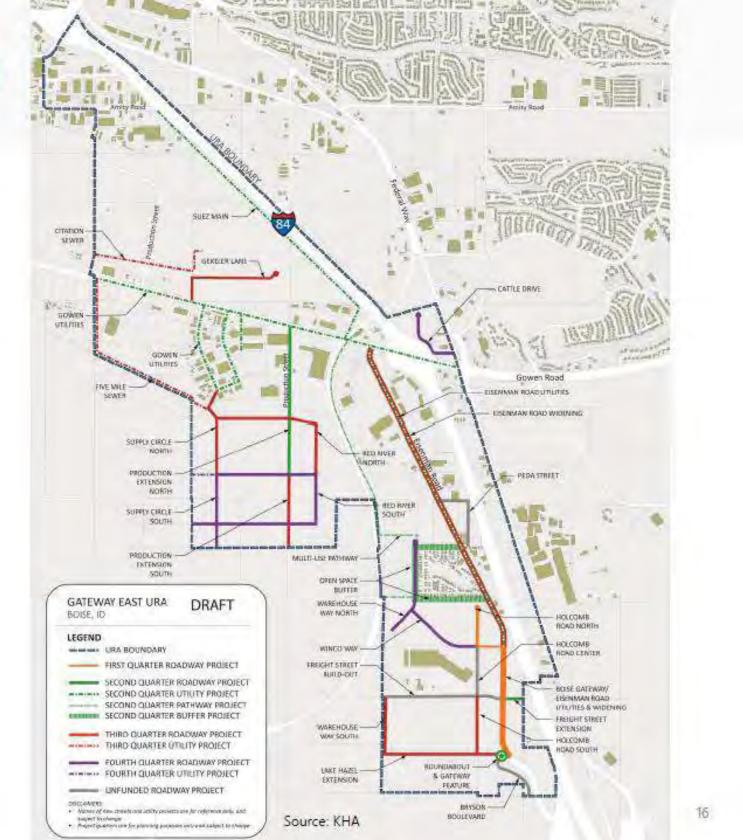


CCDC provided SB Friedman costs assigned to quarter



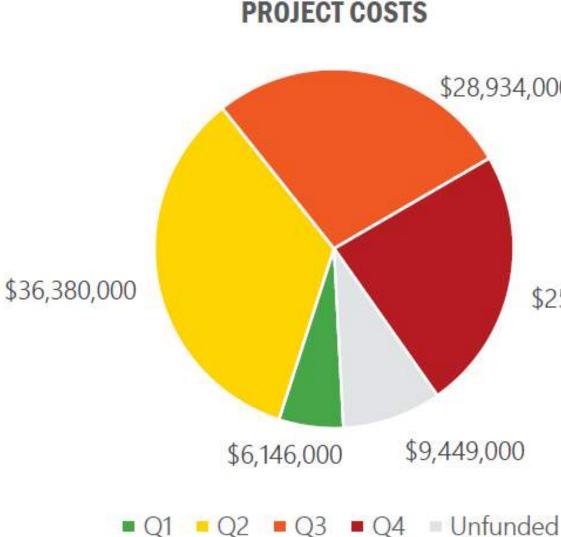
## **District Feasibility:** Project Costs

- Project Costs reflect improvements included in the Infrastructure Development Plan
- Project Costs include
  - Road development/expansion
  - Utility expansion
  - Residential buffer improvements
  - Gateway programming
- Project Costs total \$105.9M



## **District Feasibility:** District Project Costs

- \$96.5M in District Project Costs were included in the Feasibility Model (higher than revenue PV due to projected interest accrual)
- \$9.5M in Project Costs are Unfunded
- If additional incremental taxes materialize or priorities change, the Agency could fund some or all of the Unfunded Project Costs



# \$28,934,000 \$25,043,000

#### \$9,449,000

## **District Feasibility:** Financing Assumptions

The scenario includes \$121.3M in projected bonds for the District Project Costs in Quarters 2-4

- 3% annual escalation of construction costs
- District Project Costs by quarter are modeled to be paid:
  - 1st Quarter: out of cash flow
  - 2<sup>nd</sup>-4<sup>th</sup> Quarters: through bonding in the first year of each quarter

- Bond assumptions
  - 4% interest rate
  - 1% cost of issuance
  - 1% interest earnings
  - Level principal and interest payments

Assumed Bonds	Assumed Year	Present Value District Project Costs	Future Value District Project Costs	Issuance Costs	Tot
Proposed - 2nd Quarter	2024	\$36,380,000	\$42,174,391	\$421,744	_
Proposed - 3rd Quarter	2029	\$28,934,000	\$38,884,877	\$388,849	
Proposed - 4th Quarter	2034	\$25,043,000	\$39,016,178	\$390,162	

Source: SB Friedman



## **District Feasibility: Feasibility Model**

The scenario results in a cumulative fund balance of approximately \$886,000 at the end of the District

Year	Revenues	Cash Payments	Bond Payments	Annual Surplus/Shortfall	Cumulative Fund Balance	Interest Earnings/ on Cumulative Balance
0	\$0	\$0	\$0	\$0	\$0	\$0
1	\$291,382	\$290,000	\$0	\$1,382	\$1,382	\$14
2	\$1,074,285	\$998,070	\$0	\$76,215	\$77,610	\$776
3	\$1,742,767	\$1,756,850	\$0	-\$14,084	\$64,303	\$643
4	\$2,441,496	\$1,432,565	\$0	\$1,008,931	\$1,073,877	\$10,739
5	\$3,171,567	\$2,160,977	\$0	\$1,010,590	\$2,095,205	\$20,952
6	\$3,934,110	\$0	\$3,831,143	\$102,967	\$2,219,124	\$22,191
7	\$4,730,292	\$0	\$3,831,143	\$899,149	\$3,140,465	\$31,405
8	\$5,561,319	\$0	\$3,831,143	\$1,730,176	\$4,902,045	\$49,020
9	\$6,428,436	\$0	\$3,831,143	\$2,597,293	\$7,548,359	\$75,484
10	\$7,332,844	\$0	\$3,831,143	\$3,501,701	\$11,125,543	\$111,255
11	\$8,276,034	\$0	\$8,673,238	-\$397,204	\$10,839,595	\$108,396
12	\$9,155,667	\$0	\$8,673,238	\$482,429	\$11,430,420	\$114,304
13	\$9,891,660	\$0	\$8,673,238	\$1,218,422	\$12,763,147	\$127,631
14	\$10,656,225	\$0	\$8,673,238	\$1,982,987	\$14,873,765	\$148,738
15	\$11,450,330	\$0	\$8,673,238	\$2,777,092	\$17,799,595	\$177,996
16	\$12,274,975	\$0	\$17,524,970	-\$5,249,996	\$12,727,595	\$127,276
17	\$13,131,189	\$0	\$17,524,970	-\$4,393,781	\$8,461,090	\$84,611
18	\$14,020,038	\$0	\$17,524,970	-\$3,504,933	\$5,040,768	\$50,408
19	\$14,942,512	\$0	\$17,524,970	-\$2,582,458	\$2,508,718	\$25,087
20	\$15,876,994	\$0	\$17,524,970	-\$1,647,976	\$885,829	\$8,858
TOTAL:	\$156,384,122				\$885,829	

SB Friedman Development Advisors

## **District Feasibility:** Conclusions

- In the scenario analyzed by SB Friedman:
  - The Urban Renewal Agency could be capable of assuming \$121.3 million debt in the final three quarters of the URA
  - An additional \$6.1 million in costs could be covered out of cash flow using first quarter revenues
- The scenario outlined results in a cumulative fund balance of approximately \$886,000 in 2039
  - Assuming no other projects are required, any surplus cash would revert back to the local taxing districts at the expiration of the District
- Other revenues separate from taxable value growth could become available in the future to assist in funding additional, currently unfunded, projects





221 N. LaSalle St, Suite 820 Chicago, IL 60601 312-424-4250 | sbfriedman.com MARKET ANALYSIS AND REAL ESTATE ECONOMICS

**PUBLIC-PRIVATE PARTNERSHIPS AND IMPLEMENTATION** 

### FINANCE | IMPLEMENTATION

#### STRATEGY **DEVELOPMENT STRATEGY AND PLANNING**

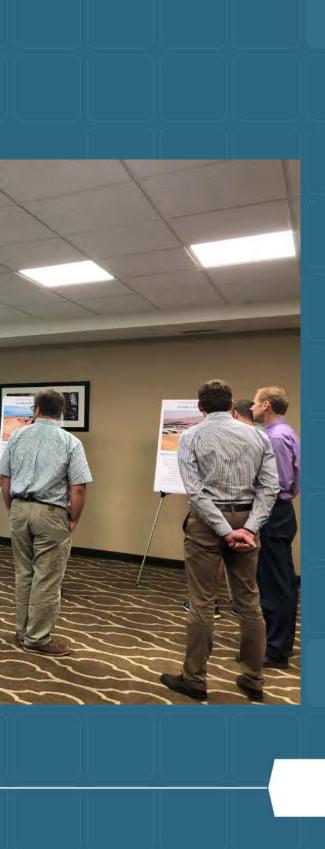
### VISION | ECONOMICS

## **Outreach & Comments**

- Two open houses in September
- Online open house: Sep 13-24
- Summary of comments received:
  - Preserve existing affordable housing;
  - Improve mobility options, complete sidewalks
  - Support opportunities to create new jobs
  - Make Boise more competitive with better industrial site offerings
  - Leverage the rail corridor
  - Preserve & promote existing commercial

URBAN RENEWAL PLANNING

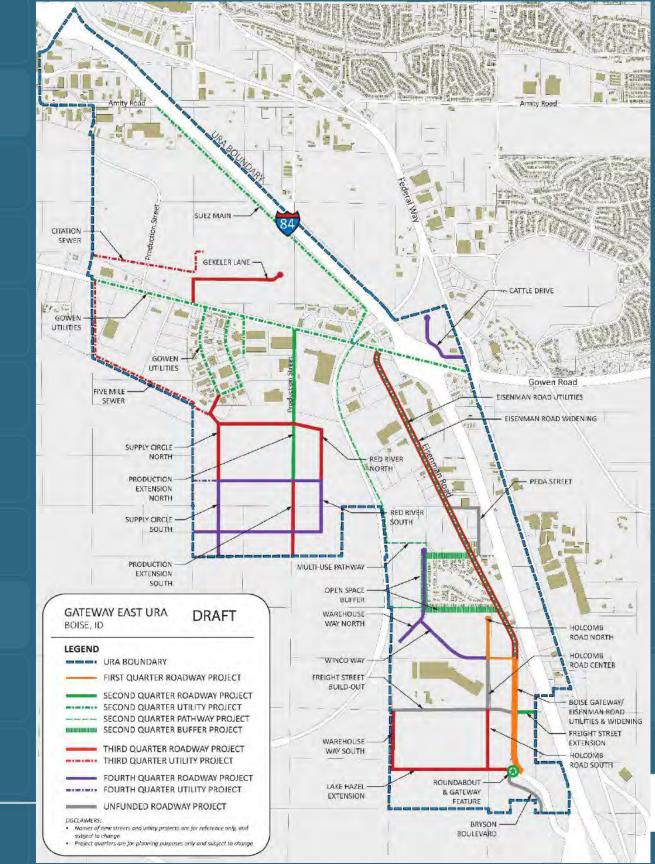




## Gateway East Plan Overview

New Roadway Construction	\$ 64,300,000						
Domestic Water	\$ 15,800,000						
Fiber Optic/Telecom	\$ 15,700,000						
Power	\$ 10,400,000						
Sewer	\$ 7,000,000						
Open Space & Pathways	\$ 1,700,000						
Arts, Culture, Gateway	<u>\$     500,000</u>						
TOTAL \$115,400,000							
(Includes unfunded project costs and other							
agency contributions)							

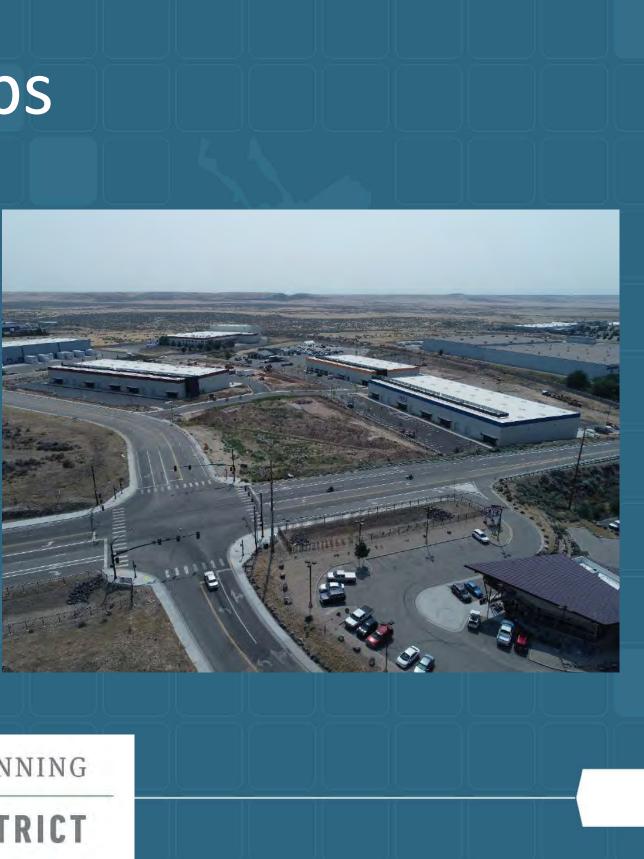
URBAN RENEWAL PLANNING **GATEWAY EAST DISTRICT** 



0 C D C

## Next Steps

- Nov 9: Urban Renewal Plan Legal Notice & Transmittal
- **Dec 3:** Planning & Zoning Commission
- **Dec 11:** PUBLIC HEARING at City Council, First & Second readings
- **Dec 18:** Third ordinance reading at City Council
- By Dec 31: Transmittal and Recording



URBAN RENEWAL PLANNING



### Suggested Motion:

I move to adopt Resolution #1576, approving the Urban Renewal Plan for the Gateway East Economic Development District Project Area and directing CCDC staff to forward to the Boise City Council for consideration and to taxing districts for review.

URBAN RENEWAL PLANNING
GATEWAY EAST DISTRICT

C C D C

## AGENDA

#### **IV. Action Items**

- CONSIDER: Resolution #1576 Approval of the Gateway East Urban Renewal Plan (20 minutes) Α.
- CONSIDER: Resolution #1577 Financial Support for the Downtown Mobility Collaborative (DMC) (10 minutes) B. ..... Max Clark

### .Matt Edmond

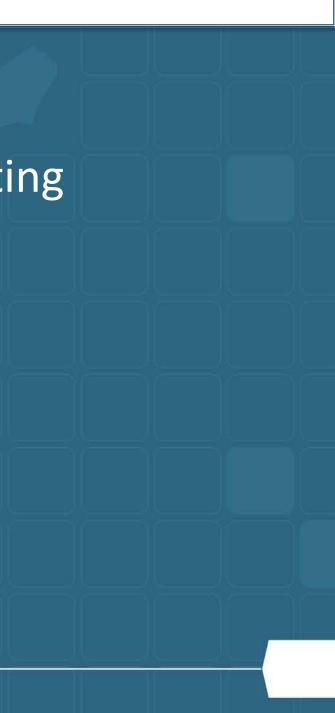
### **CCDC Support for A Downtown Mobility Collaborative**

### **CCDC Special Board of Commissioners Meeting** October 24, 2018

### Max Clark **Director of Parking & Mobility**









## \$100,000/year for two years 6-8 hours/mo. staff time





### What is the Downtown Mobility Collaborative?

The Downtown Mobility Collaborative is an Inter-agency partnership intended to create a programs to implement transportation demand management strategies that encourage and support commuters to choose more sustainable commute modes such as carpooling, mass transit, walking, cycling, telecommuting, etc.

It resembles a Transportation Management Association (TMA) or Transportation Management Organization (TMO).

CC DC



### What Is Transportation Demand Management?

Transportation demand management is influencing people's behavior to use the existing infrastructure in more efficient ways.





### TDM Efforts Reduce Motor Vehicle Trips By

- Accommodating the same number of people in fewer motor vehicles (e.g. transit, carpooling/vanpooling, cycling/walking)
- Eliminating trips entirely (e.g. working at home or remotely)
- Shifting the timing of trips from the most congested periods to  $\bullet$ less busy times (e.g. flextime)





### **TDM Measures May Include**

- subsidized transit passes and other incentives
- shuttle services
- ride-sharing services (carpools, vanpools, car share)
- bicycle and pedestrian facilities  $\bullet$
- flexible working hours
- preferential parking for Low Emission Vehicles/Zero Emission 0 Vehicles/bicycles/carpools/vanpools



### TDM/Mobility Initiatives CCDC

		11
Operational	In Process	Ро
Downtown Circulator Engineering	Secure Bicycle Parking Facility	Car Share Pr
Elder Street Park & Ride	Parking Supply/Demand Update (Park+ Model)	Use State of PM/Weeker
Demand Based Parking Pricing	Transportation Management Association (DMC)	Shared Park
Carpool Priority Parking	State Street Implementation	Mobility App
Free Motorcycle Parking Areas		Off-peak Mo (e.g.: nightti
Bus/Parking Combo Pass		

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#### lo. Parking Passes time, weekends)

### **Coming Summer 2019**





### Suggested Motion:

I move to adopt Resolution #1577, endorsing the formation of a Downtown Mobility Collaborative and providing financial support for FY19 activities.



## AGENDA

#### **IV. Executive Session**

#### V. Adjourn





## EXECUTIVE SESSION

Deliberations regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1)(c),(d) and (f)].



ADJOURN

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



# LIVE STREAMING 8 AUDIO RECORDING









## 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**

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

#### Information/Discussion Items V.

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

### **VI. Executive Session VII. Adjourn**

## 

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





## 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	<b>BID ALTERNATE</b>	TOTAL BID	
Schindler	\$257,544	\$3,500	\$261,044	
ThyssenKrupp	\$297 <i>,</i> 656	\$2,800	\$300,456	

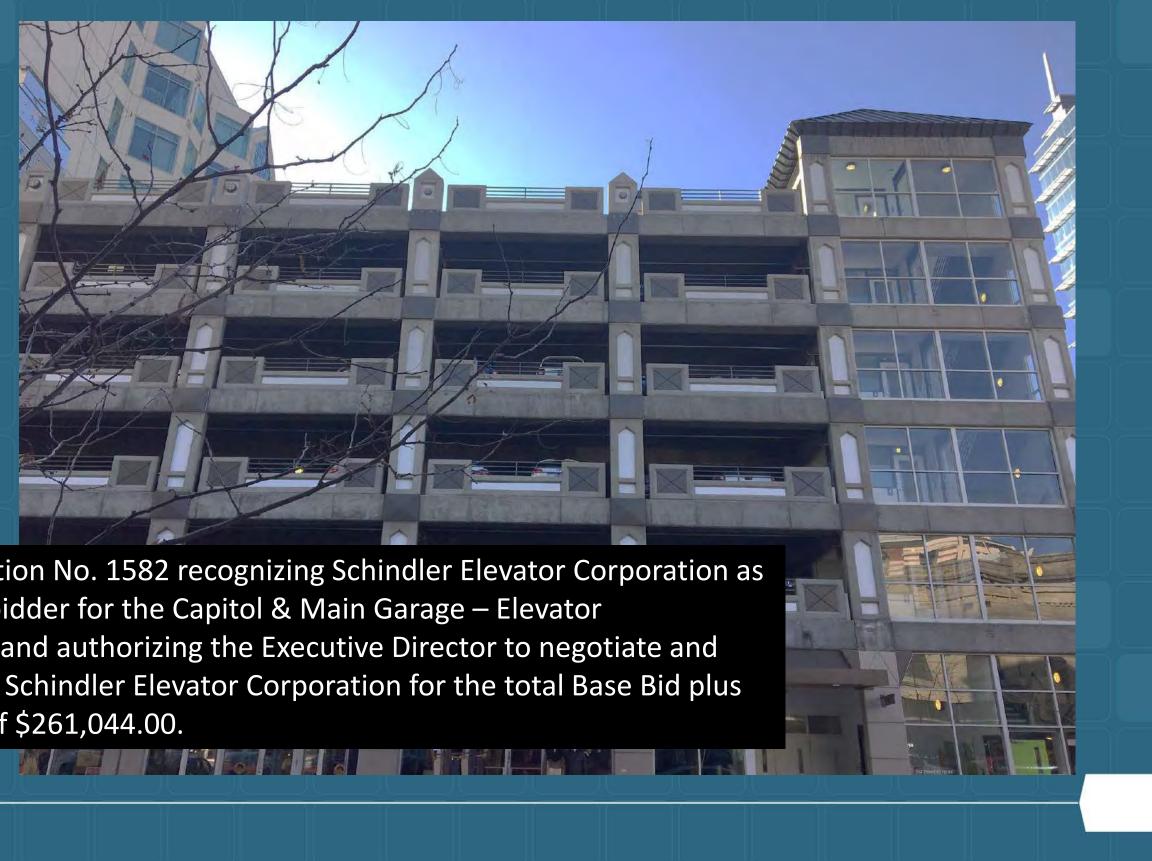
**Base Bid:** replace or upgrade the majority of elevator components, controllers, and power and electrical system; and provide major overhaul to jacks, pistons & guiderails.

**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.



## AGENDA

### **IV.** Action Items

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

#### V. Information/Discussion Items

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

### **VI. Executive Session VII. Adjourn**

## **INFORMATION:** Participation Program Revisions

## Laura Williams and Shellan Rodriguez

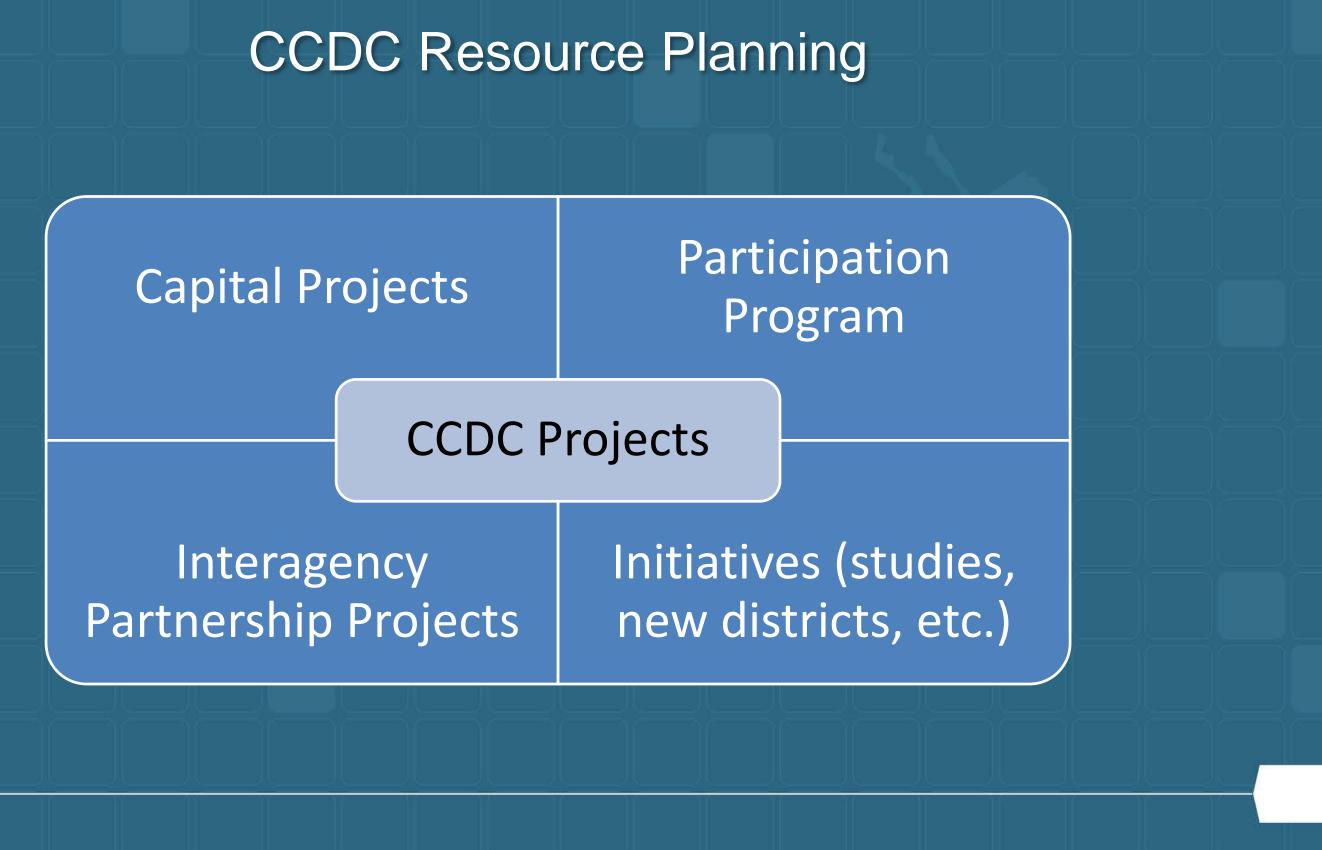














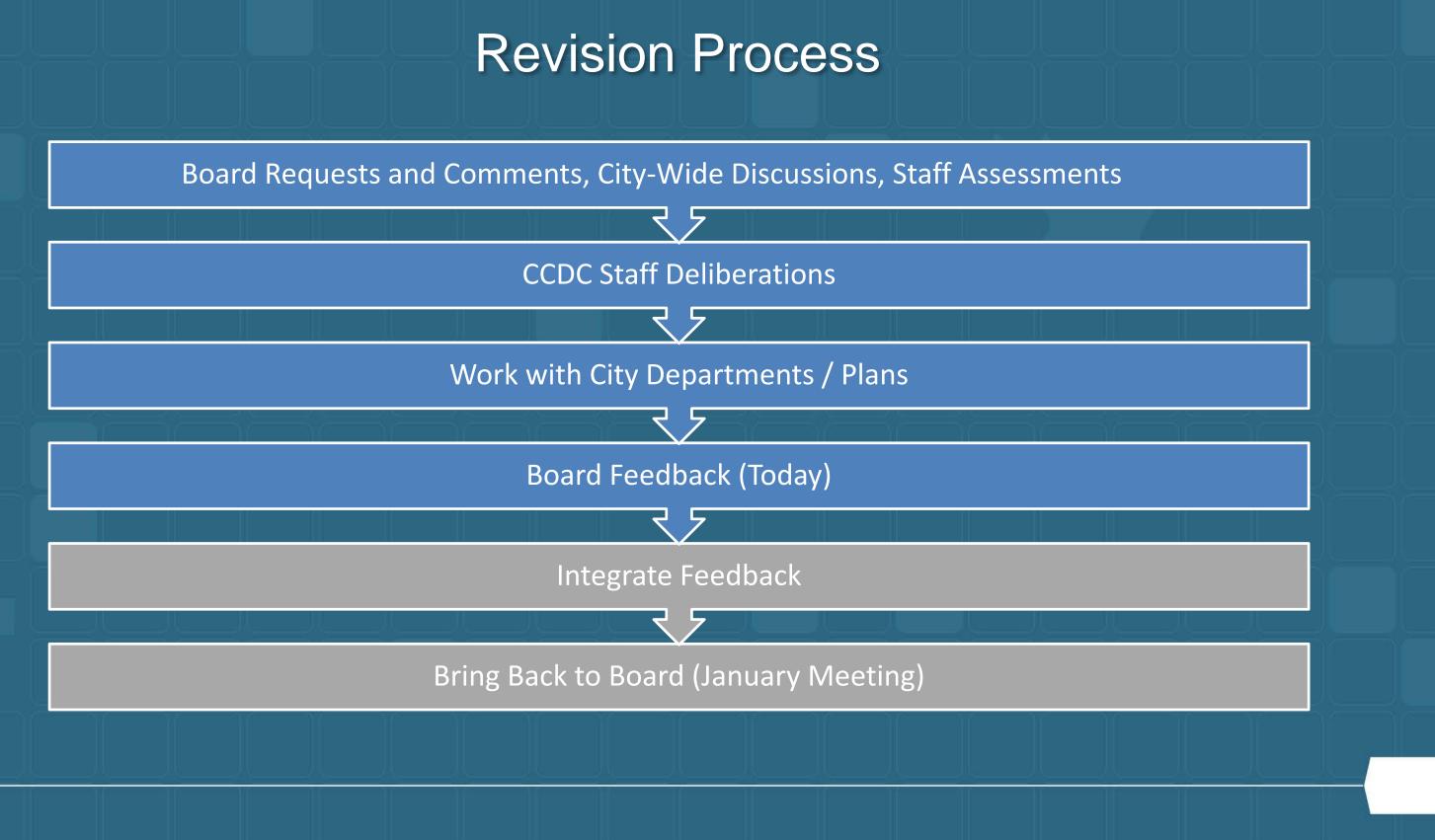
## Program History

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

C C D C



C C D C



## **Process and Definitions**

- **Definitions applicable to all Program Types**
- A project is only eligible for 1 Program Type

C C D C

- 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

			AND A REAL PROPERTY AND A REAL PROPERTY AND	
Example	Private	Public	Total Budget	CCDC
	Improvement	Improvements		Reiml
New Construction Housing	\$1.2 million	\$300,000	\$1.5 million	\$200,
Project				
Exterior Remodel (includes	\$800,000	\$150,000	\$950,000	\$150,
awnings and streetscapes)				
	<b></b>	<b>\$</b> 450,000		
Awnings Only	\$0	\$150,000	\$150,000	\$75,00
Awnings and Exterior Paint	\$50,000	\$150,000	\$200,000	\$100,





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## Awnings

### **OPPORTUNITY**

C C D C

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

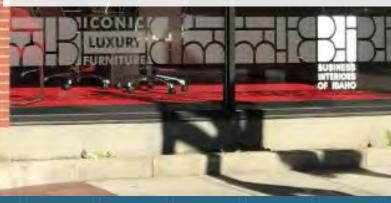
## Awnings

### **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)





-----

d by City over owntown and ROW oatio dining vibrancy and ent to Streetscape City-CCDC

## 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

## ADDINGMaximum Height, 15 feet





## Sightline Institute



## 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

C C D C

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



3 bedroom monthly rent

### \$1054 \$1,055 - \$1,757

2

P

## Type 2 Participation Program

### **Ownership**

 Category	2 Person Income (annual)	Home Price	4 Person Family Income (annual)	Home I
100% and below	\$56,200 and below	\$261,000	\$70,300 and below	\$353,0

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







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## 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

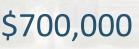
B. Income Qualified: serving 61-100% AMI Households Today: est. \$135,000 in TIF x **4 years** = \$540,000 1.

Updated: \$135,000 in TIF x 6 years = \$810,000 generated = NTE \$700,000 2.

C. Same project, market rate Today: \$135,000 in TIF x **4 years** = \$540,000



**Eligible Costs** maxed



## Next Steps

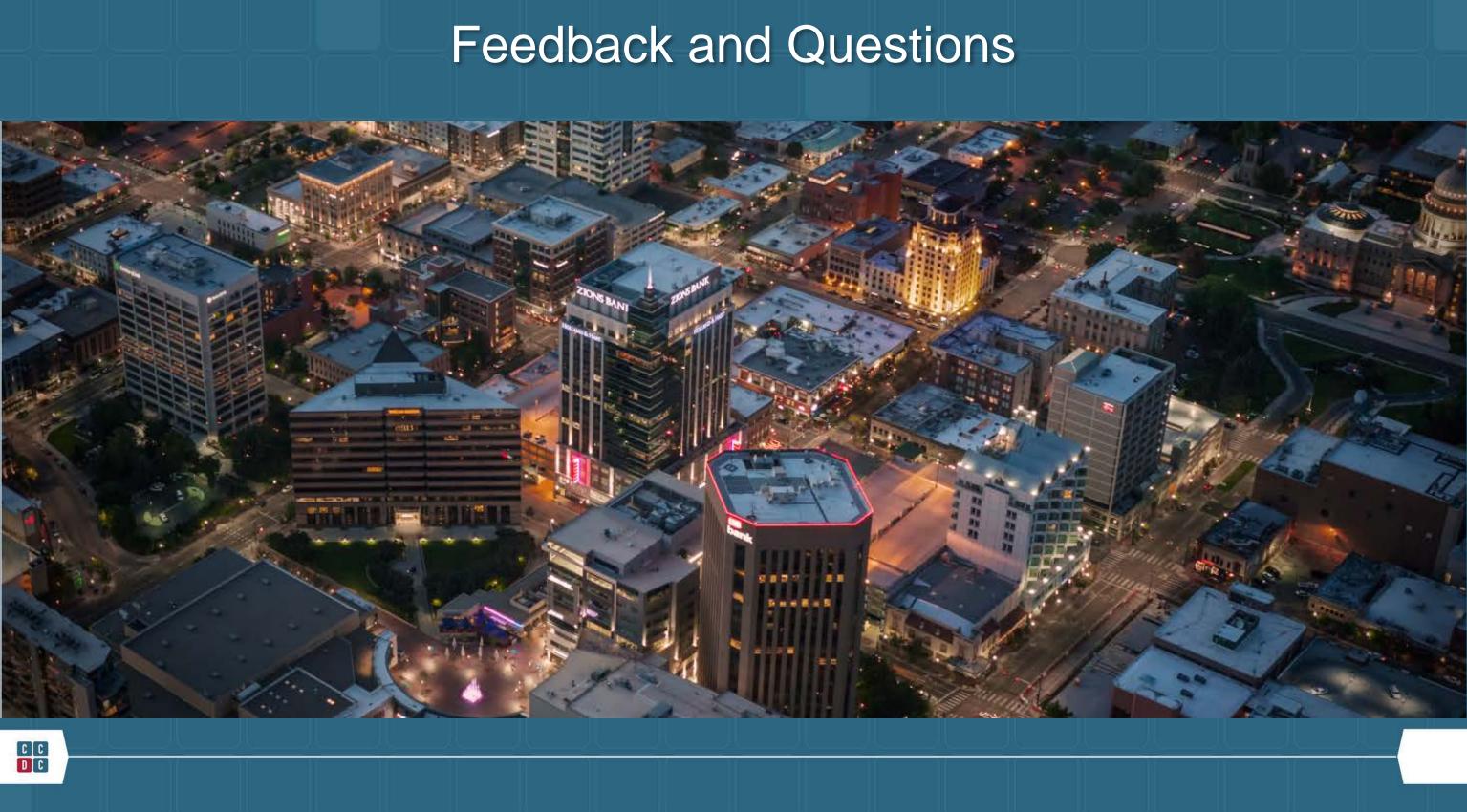
#### **OPPORTUNITY**

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

#### **PLANS**

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





## AGENDA

### **IV.** Action Items

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

#### Information/Discussion Items V.

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

### **VI. Executive Session** VII. Adjourn

## **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)].



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