

# **LIVE STREAMING & AUDIO RECORDING**

***Now In Progress***



COLLABORATE. CREATE. **DEVELOP.** COMPLETE.

# Board of Commissioners

**Regular Meeting  
February 11, 2019**



# AGENDA

## **I. Call to Order**

Chair Zuckerman

## **II. Agenda Changes**

Chair Zuckerman

## **III. Consent Agenda**

### A. Expenses

1. Approval of Paid Invoice Report – January 2019

### B. Minutes & Reports

- A. Approval of January 14, 2019 Meeting Minutes
- B. Approval of January 18, 2019 Special Meeting Minutes

### C. Other

1. Approve Resolution #1585 – Valley Regional Transit Board – Designate Agency Representatives

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## IV. Action Item

- A. CONSIDER: 390 S. Capitol – Mod Pizza for Type 1 Participation Program Designation (5 min) .....Laura Williams
- B. CONSIDER: 323 Broad Street – Cartee Apartments for Type 2 Participation Agreement (5 min) .....Laura Williams
- C. CONSIDER: Resolution #1588 – 429 S. 10<sup>th</sup> Street Approving the Option Agreement to Convey Property to City of Boise (5 min) .....Laura Williams
- D. CONSIDER: Resolution #1584 Approval of Cost Share Agreement with ACHD for Gowen Road Project, Gateway East URD (10 min) .....Matt Edmond
- E. CONSIDER: Resolution #1590 Approval of Type 4 Participation Agreement for 2019 Traffic Signal Box Art Wraps (5 min) .....Karl Woods/Karl LeClair, Arts & History, City of Boise
- F. CONSIDER: Resolution #1591 Approval of Type 4 Participation Agreement for RM Public Art – City of Boise Broad Street Sculpture (5 min) .....Karl Woods/Karl LeClair, Arts & History, City of Boise

# CONSIDER: 390 S. Capitol

## Mod Pizza for Type 1 Participation Program Designation

Laura Williams, CCDC Project Manager



# Project Location



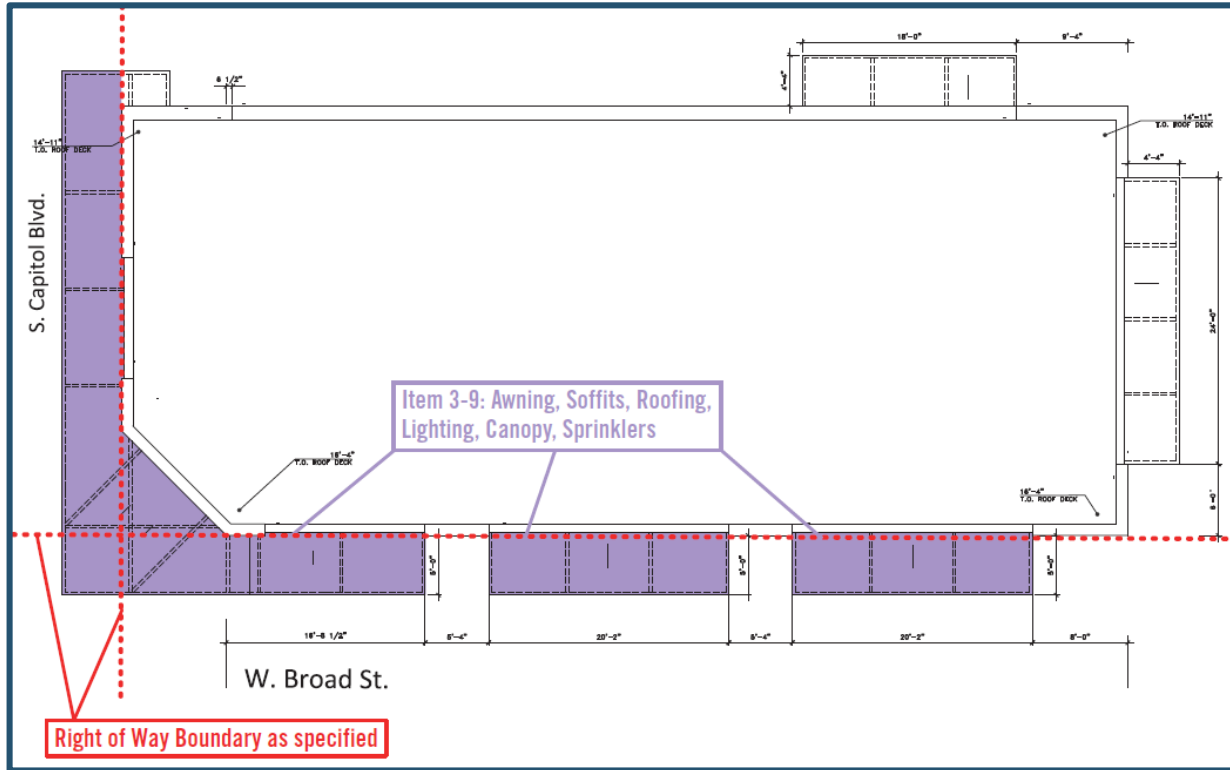
# Project Background



- 3,000 SF Fast Casual Restaurant
- Located on Capitol Blvd. and Broad Street (River Myrtle-Old Boise URD)
- \$1.7 million Estimated Costs of Renovation improvements
- October 2018 – Staff Level DR Approval
- March 2019 – CCDC Board Approval of Type 1 Agreement
- March 2019 - Construction Start
- December 2019 – Construction Complete.
- Developer submits costs for reimbursement



# Project Requirements



- ✓ Awnings must be located in the right-of-way or included in a public easement
- ✓ Awnings must be made of durable material and provide functional services (shelter from sun, rain, etc.)
- ✓ Awnings must cover over 75% of the ground-floor frontage
- ✓ Awnings must extend at least 5 feet into the right-of-way
- ✓ Awnings must not be more than 15 feet above the sidewalk

# Project Eligible Expenses



- Awnings – approximately \$90,000
  - \$32/per square foot
- Pavers / Sidewalk – approximately \$10,000
- Type 1 Not-to-Exceed amount –\$100,000

# CONSIDER: 390 S. Capitol

## Mod Pizza for Type 1 Participation Program Designation

### Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Hawkins Companies for future Board approval.

### Next Steps:

Type 1 Agreement Draft for Board Approval at March Meeting

# AGENDA

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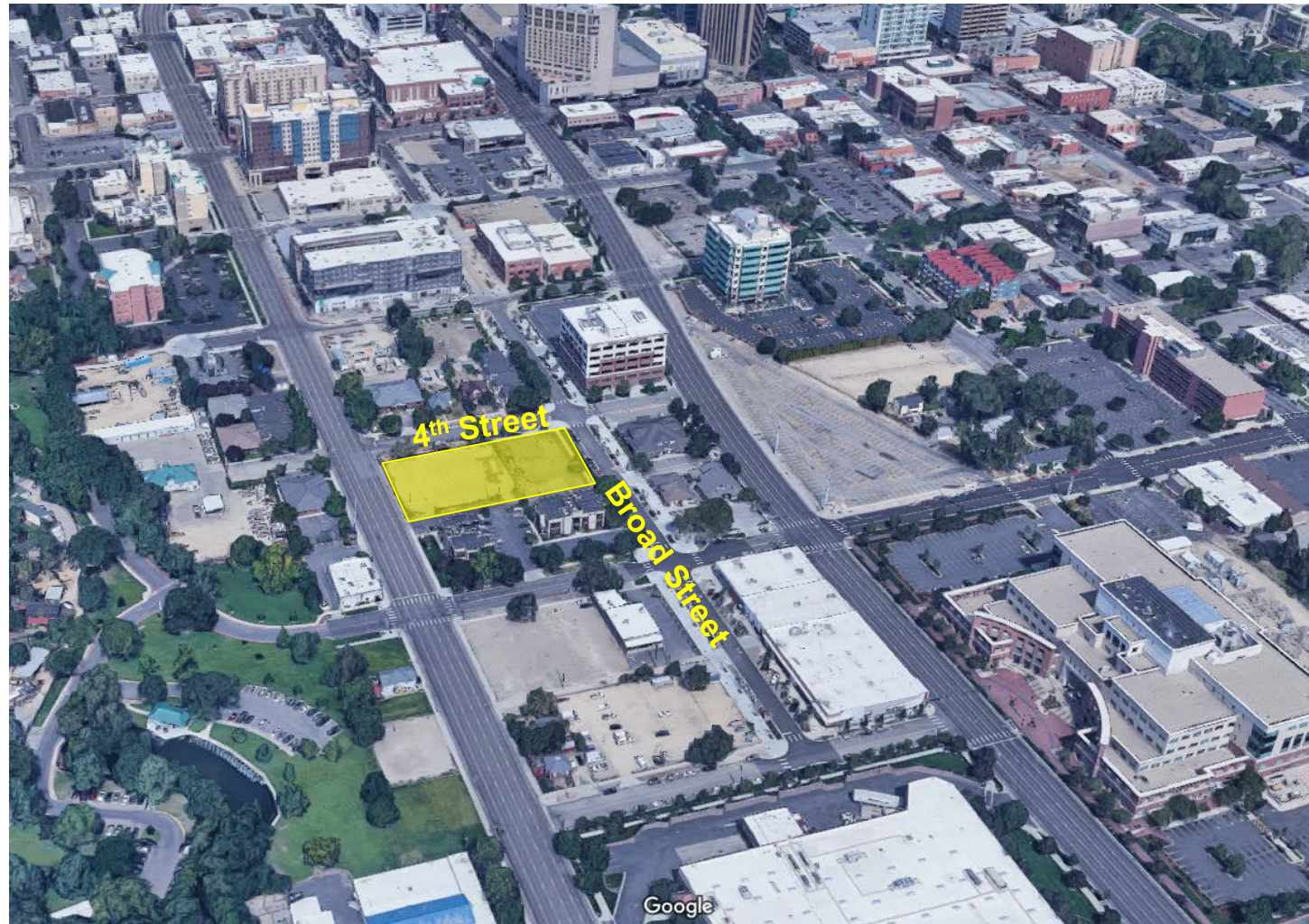
# 323 W Broad Street – The Cartee – Type 2 Designation



Laura Williams  
Project Manager



# Project Location





# Project Background



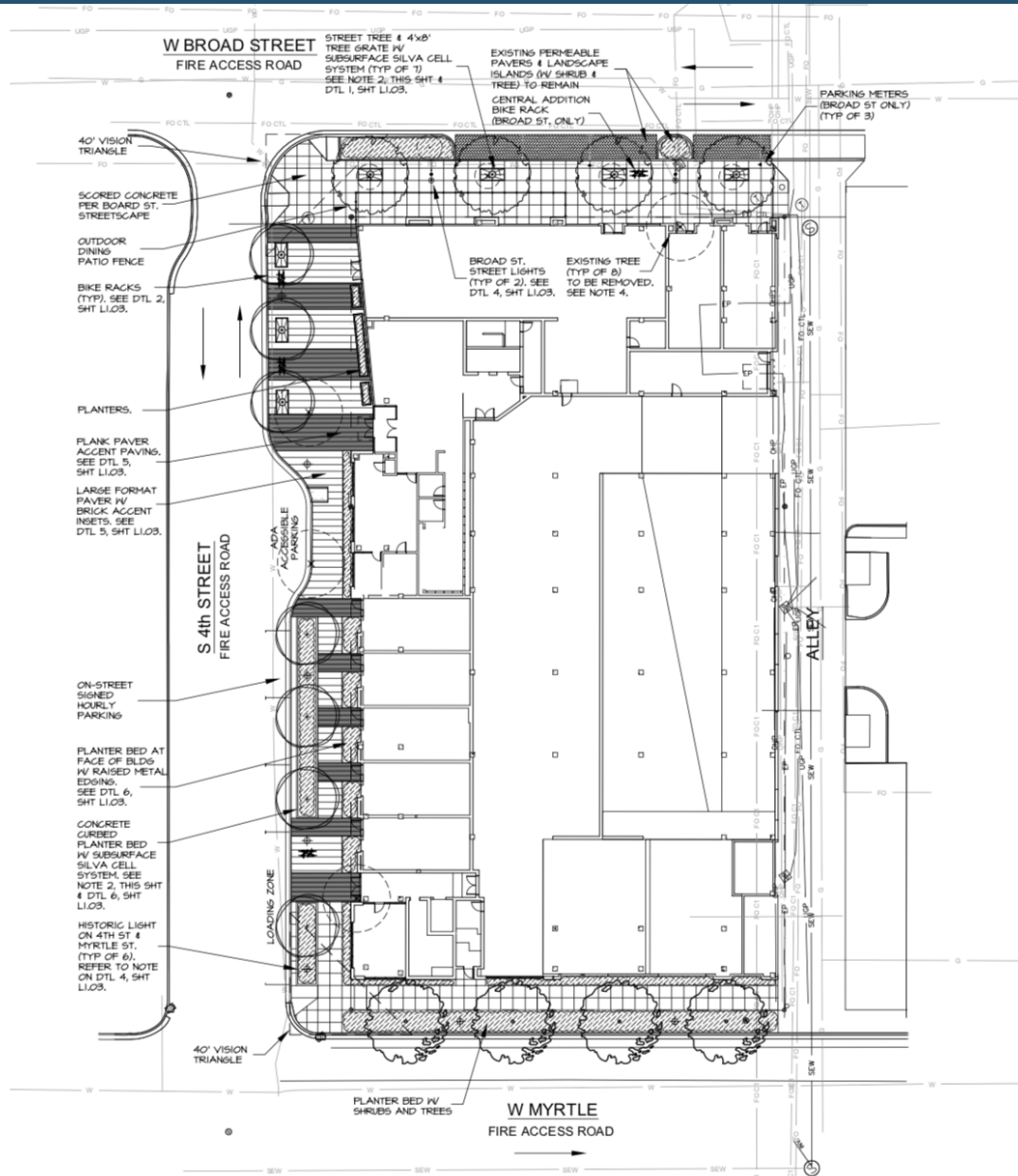
- Located on 4th and Broad
- 161 for-rent units
  - Studios: 39
  - 1 Bed: 62
  - 2 Bed: 55
  - Live-Work: 5
- 176 structured parking spaces
- \$48 million Total Development Costs
  
- January 11, 2019 – DR Approval
- February 2018 - Type 2 Agreement Finalize
- July 2019 - Construction Start
- November 2021 - Construction Complete

# Project Scorecard



- ✓ Level A Scoring (140 + Points)
  - FAR score
  - Designed for walkability
  - Sustainability
  - Utility Improvements
  - Parking
  
- ✓ Mixed-Income / Workforce Housing
  - 10% or more of units serving 100% AMI or below
  - Studios will meet this criteria

# Project Eligible Expenses



- Public Improvement Cost Estimates:
  - Streetscapes – \$240,000
  - Utilities – \$500,000
  - Stormwater Infrastructure – \$350,000
  - Street / Alley - \$40,000
- Type 2 Not-to-Exceed Amount:
  - \$1.2 Million
- Reimbursement Timeline:
  - 2023-2025
  - Approx. \$385,000/year
  - Based on TIF generated

# **CONSIDER:** 323 Broad Street

## Cartee Apartments for Type 2 Participation Agreement

### Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with The Cartee Project, LLC for future board approval.

### Next Steps:

Type 2 Agreement Draft for Board Approval at March Meeting



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# **CONSIDER:** Resolution #1588 - 429 S. 10<sup>th</sup> Street

## Approving the Option Agreement to Convey Property of City of Boise

John Brunelle  
Laura Williams  
Ryan Armbruster



# Project Location / Background



- Purchased in Oct. 2001
- 0.08 acres
- Limited redevelopment potential
- Better utilized in collaboration with adjacent City-owned parcel

# Option Agreement Terms

- 120 days for City's due diligence
- City will pay for any necessary studies/surveys/appraisals
- If Option is 'exercised' will convert to a Disposition and Development Agreement (DDA)
  - Ultimate Conveyance will require a plan that advances the Agency's redevelopment goals
  - DDA would be presented to Board for approval
- \$1 Consideration – applied to future purchase price
- If the option period ends before the City has determined a course of action, then CCDC would continue to retain ownership

# **CONSIDER:** Resolution #1588 - 429 S. 10<sup>th</sup> Street

## Approving the Option Agreement to Convey Property of City of Boise

### Suggested Motion:

I move to adopt Resolution #1588, approving the Option Agreement to Convey 429 S 10<sup>th</sup> Street to the City of Boise.

### Next Steps:

If development plan is determined, bring plan and DDA to Board for approval

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# **CONSIDER:** Resolution #1584 Cost Share/Participation Agreement with ACHD for Gowen Road Bridge Project

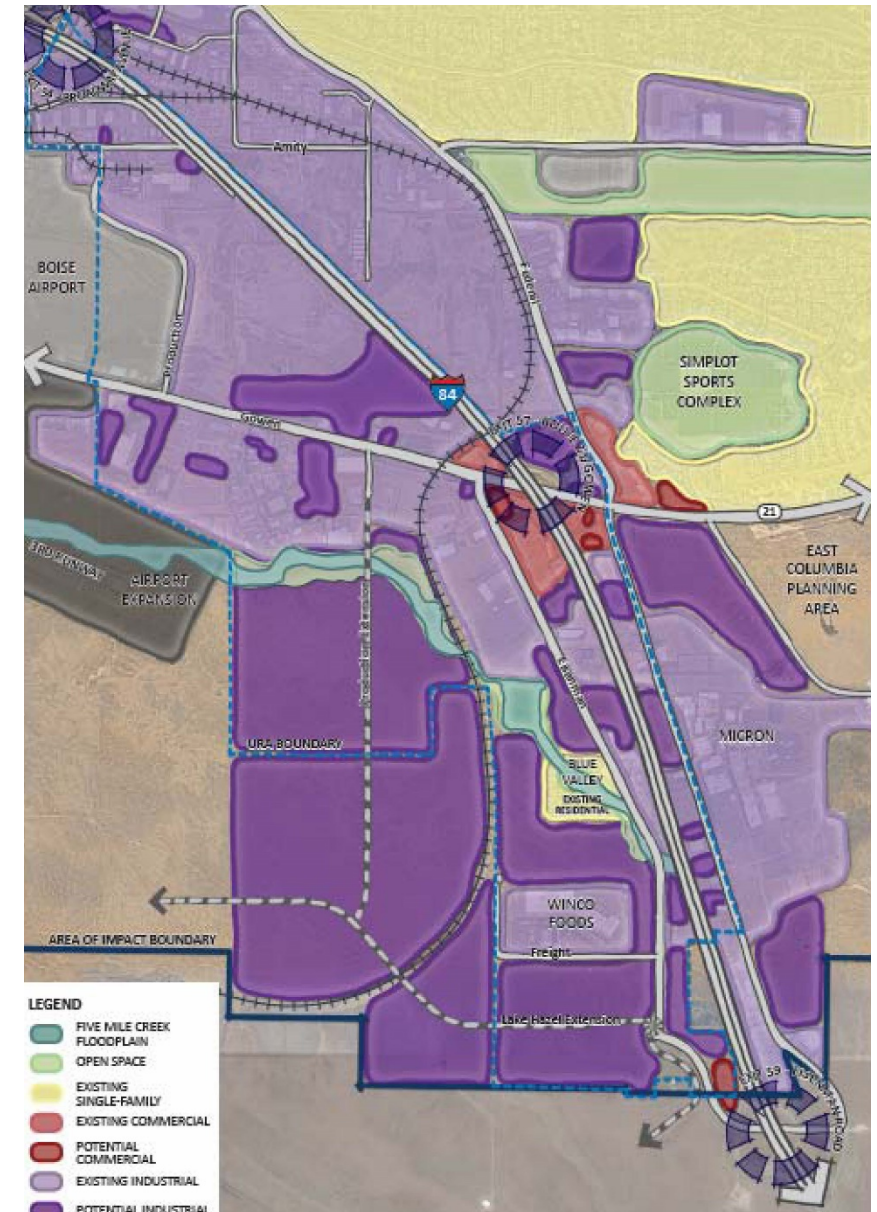
Matt Edmond  
Project Manager – Capital Improvements





# Background: Gateway East District

- Gateway East approved December 2018
- Base value TY2018
- First tax increment revenue FY2020
- Contemplates \$100M+ in infrastructure investment over 20 year plan
- Gowen Road/Bridge
  - Conduit network buildout
  - Pathway adjacent to railroad
  - Second rail line is a possibility





# Background: Gowen Road Bridge Project

- Replace existing bridge over UPRR
- Widen from 2 to 4 lanes from Exchange – Eisenman (~1800 feet)
- Includes bike lanes, sidewalk
- Design work in 2019-2020
- Span length is fundamental to entire design effort
- Right-of-way acquisition 2021
- Construction 2022
- Total project cost \$7.4M (ACHD)





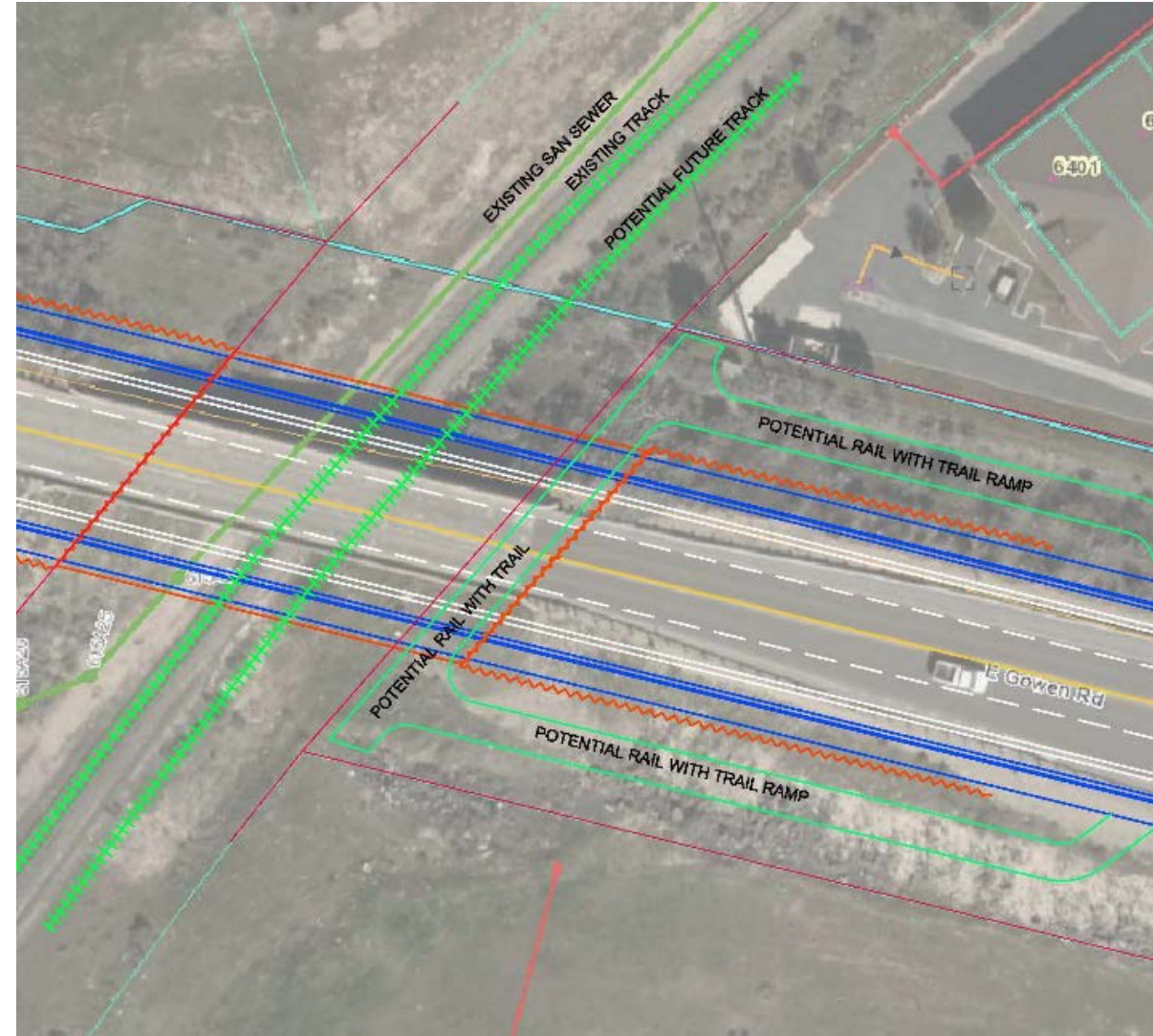
# Gowen Road Bridge Project





# Fiscal Notes

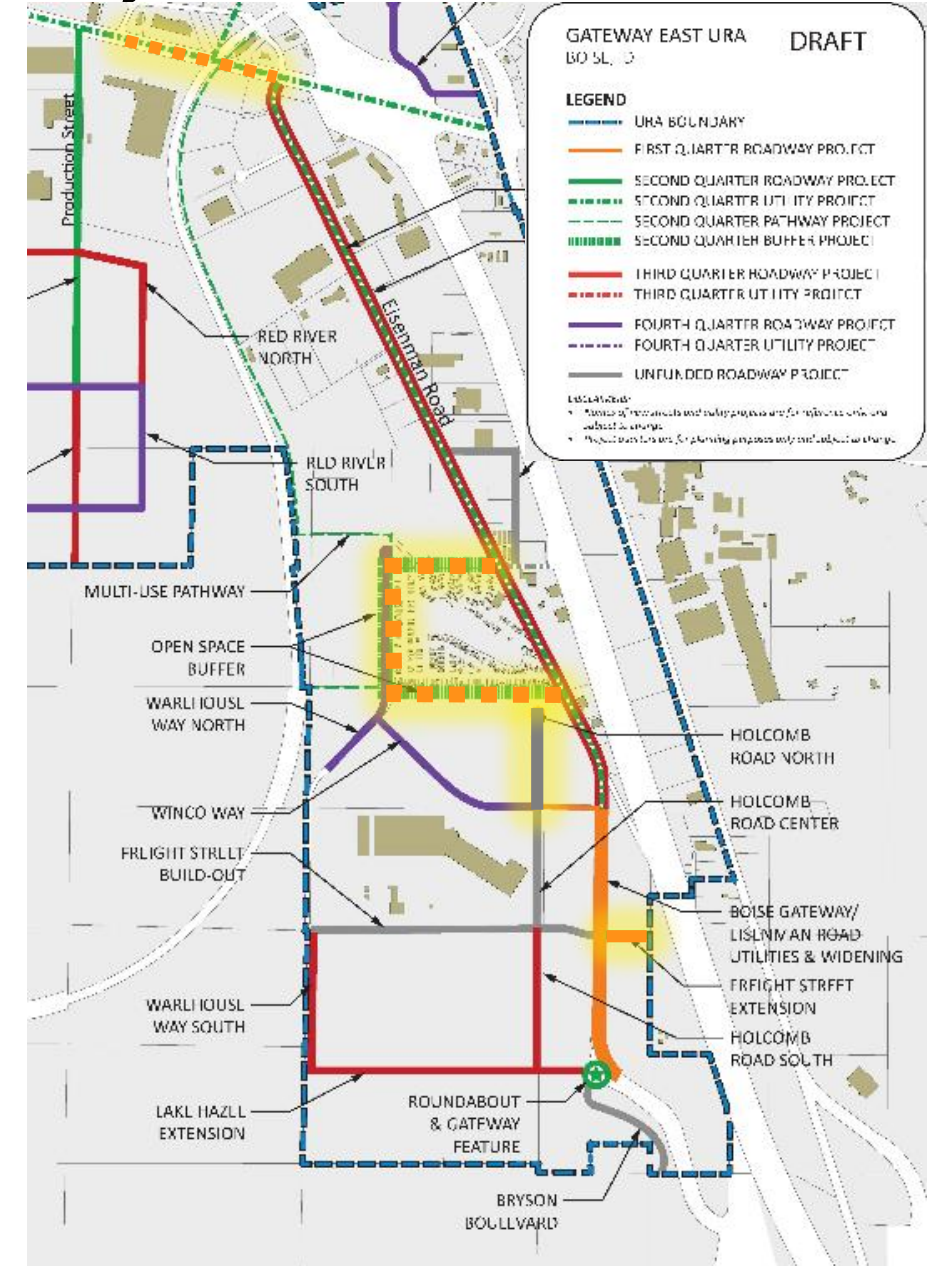
- Constr. Costs to CCDC for Upsize
  - Longer bridge span: \$380,000
  - Conduit bank: \$65,000
  - Total: \$445,000
  - Due upon project completion (2022)
  - Design costs only incidental
- First quarter cash flow only
  - Estimated FY22 revenue: \$1.74M
  - No impact on “Type 2” Participation (tax increment reimbursement) agreements



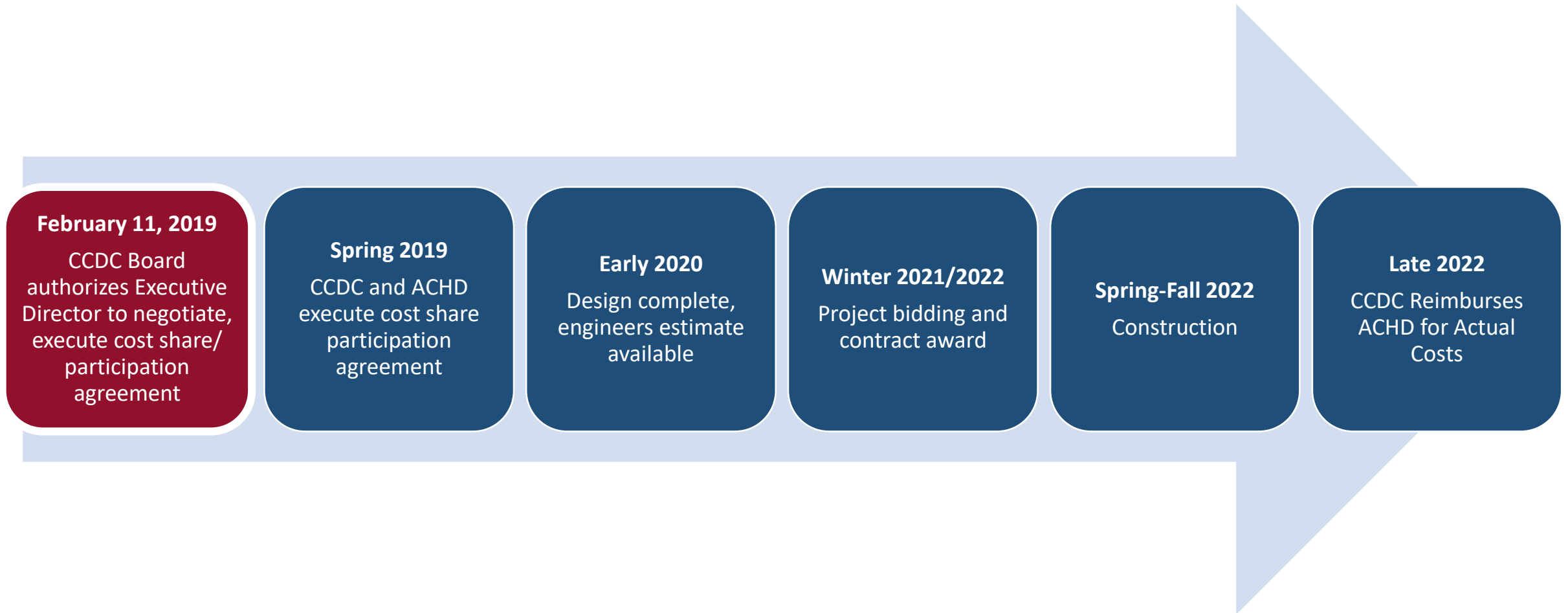
# Fiscal Impacts/Proposed Adjustments

First Quarter Original		
Year*	Project	Cost
2020	S. Eisenman Utilities, Phase 1	\$ 290,000
2021	S. Eisenman Utilities, Phase 2	\$ 969,000
2022	Eisenman Boise Gateway, Phase 1	\$ 1,656,000
	Gowen Bridge Work	\$ 0
2023	Eisenman Boise Gateway, Phase 2	\$ 1,311,000
2024	Holcomb Rd North	\$ 1,920,000
	Eisenman Boise Gateway, Phase 3	\$ 0
	Freight St East	\$ 0
	Open Space	\$ 0
		<b>\$ 6,146,000</b>

First Quarter Proposed		
Year*	Project	Cost
2020	S. Eisenman Utilities, Phase 1	\$ 290,000
2021	S. Eisenman Utilities, Phase 2	\$ 969,000
2022	Eisenman Boise Gateway, Phase 1	\$ 1,211,000
	Gowen Bridge Work	\$ 445,000
2023	Eisenman Boise Gateway, Phase 2	\$ 1,311,000
2024	Holcomb Rd North	\$ 0
	Eisenman Boise Gateway, Phase 3	\$ 445,000
	Freight St East	\$ 748,000
	Open Space	\$ 610,000
		<b>\$ 6,029,000</b>



# Project & Cost Share Timeline



# CONSIDER: Reso #1584 Cost Share Agreement with ACHD for Gowen Road Bridge Project

## Suggested Motion:

I move to adopt Resolution #1584 authorizing Executive Director to submit a cost share application and execute a cost share agreement with the Ada County Highway District for shared construction costs of Gowen Road Bridge #2110 over the Boise Valley Railroad to install longer bridge span and fiber optic conduit.

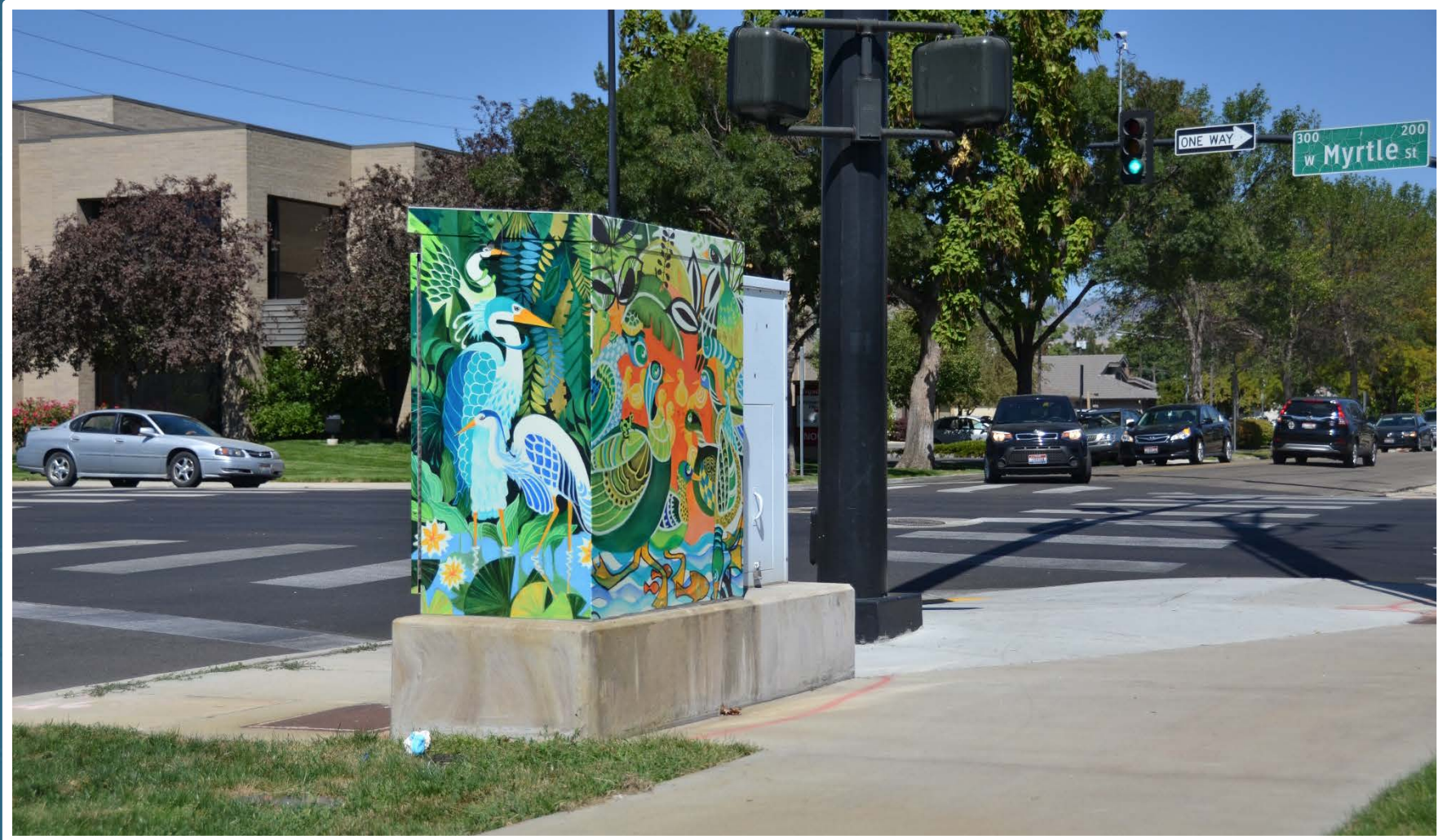


# AGENDA

## IV. Action Item

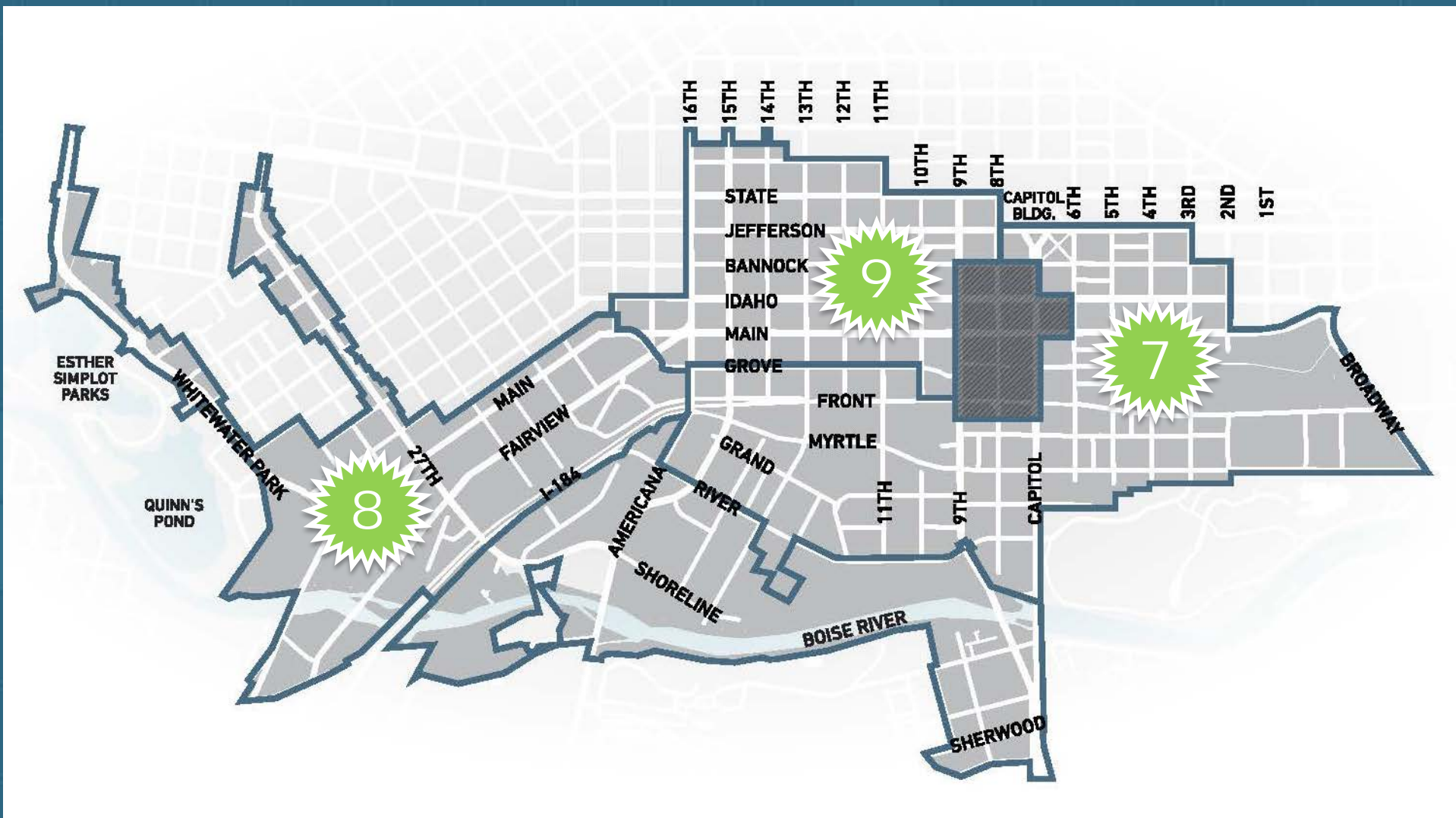
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# Consider: Resolution #1590 - 2019 Traffic Signal Box Art Wraps - Type 4 Participation Agreement

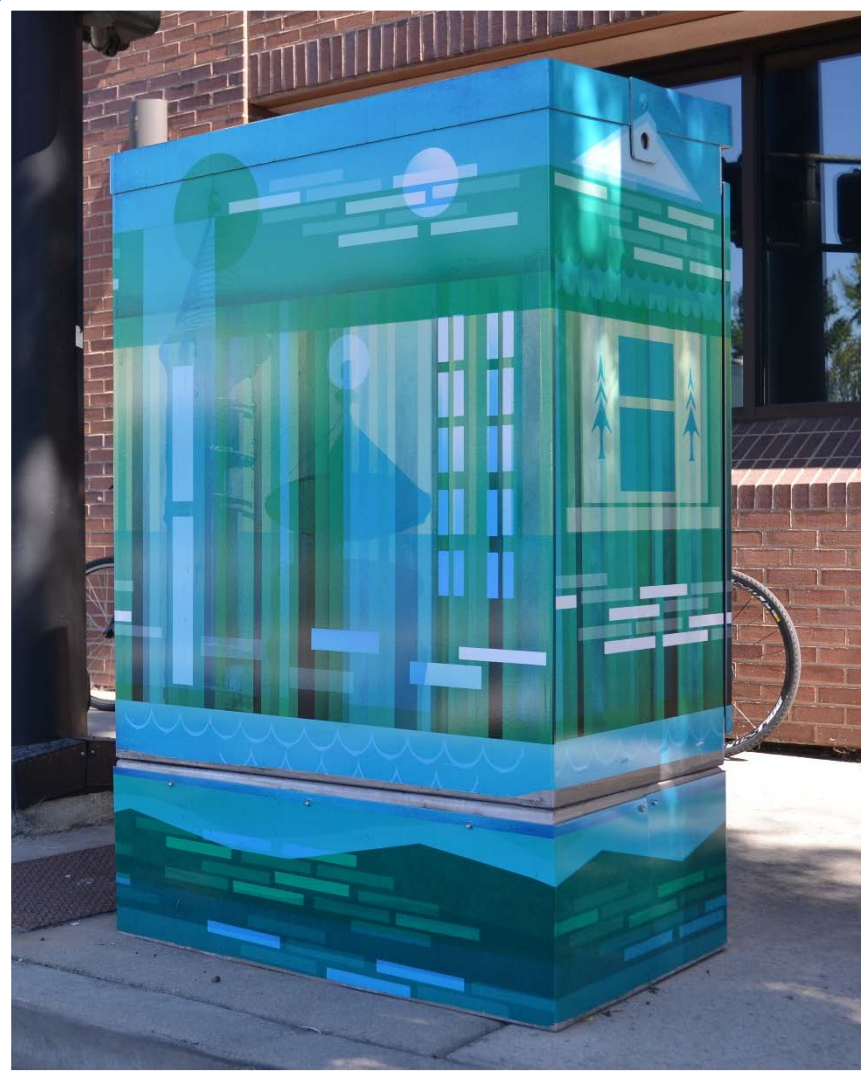




# Project Location



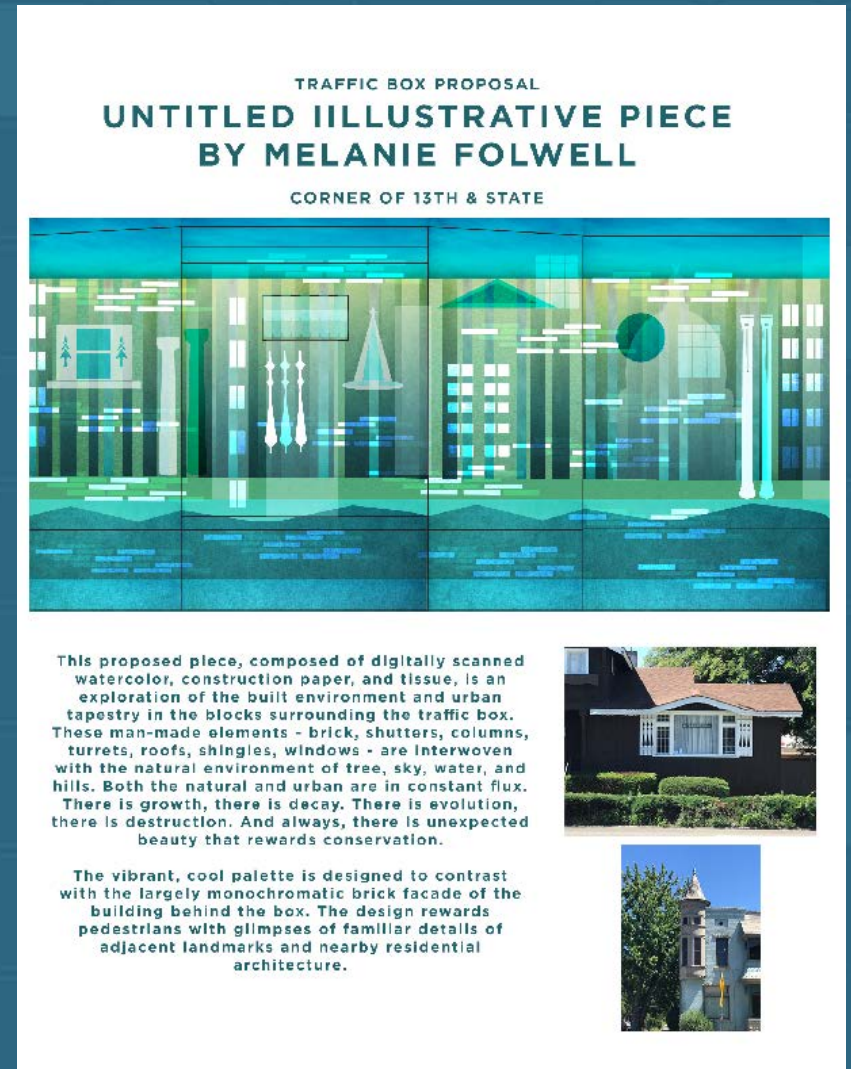
# Type 4 Agreement Fiscal Details



- RMOB - \$14,600
- Westside - \$19,200
- 30<sup>th</sup> Street - \$17,000
- Total - \$50,800

# Project Background / Art Process

- Call-to-Artists released - December 2018
- Application Deadline – January 30<sup>th</sup>, 2019
- 198 Applications received
- Selection Panel Scheduled for March 2019
- Artists selected based on past work/experience/qualifications
- Artists on contract April 2019
- Final Proposal May/June 2019
- Fabrication/Installation July – September 2019





# CONSIDER: Resolution #1590

Approval of Type 4 Participation Agreement for 2019 Traffic Signal Box Art Wraps

## Suggested Motion:

I move to adopt Resolution #1590, approving and authorizing the execution of a Type 4 Participation Agreement for the 2019 Traffic Signal Box Art Wraps with the City of Boise Department of Arts & History.

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# Consider: Resolution #1591 - City of Boise Broad Street Sculpture - Type 4 Participation Agreement



# Project Location





# Type 4 Agreement Fiscal Details



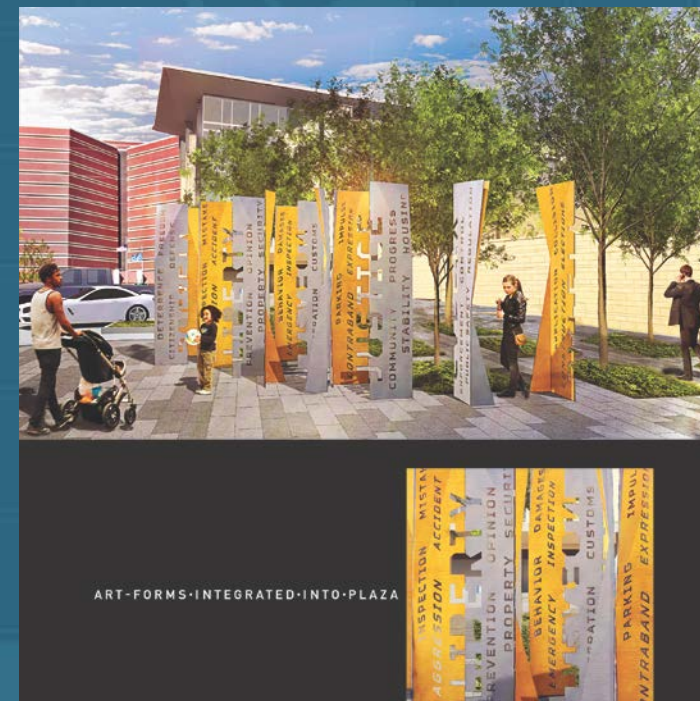
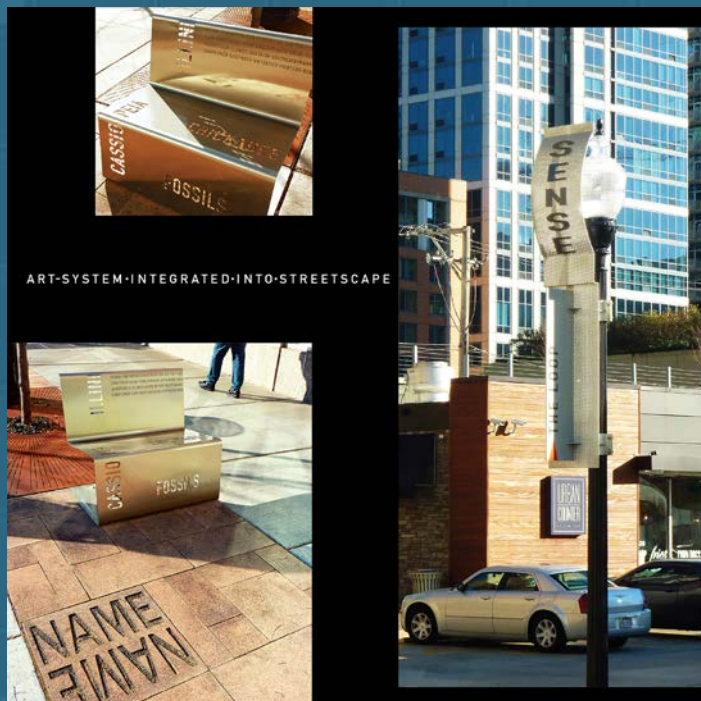
- FY19 CIP \$75,000 RMOB
- \$60,000 for artist contract
- \$15,000 for engineering, footing construction and installation



# Project Background / Art Process

- Public Works LIV District
- History of Neighborhood
- Central Addition Stakeholder Group
- Culture/Placemaking Committee
- Call-to-Artists released October 2018
- Application Deadline December 2018
- Selection Panel qualified 3 finalists
  - Krivanek + Breaux – Chicago
  - Matt Grover – Boise
  - Stephen Fairfield and the New Media Public Art Collective – Arizona

# Finalist – Krivanek + Breaux



# Finalist – Matt Grover





# Finalist – Stephen Fairfield and the New Media Public Art Collective





# Public Art Process

- Site Visit
- Interviews
- Final Artist Selection
- Design Development
- Final Design Approvals
- Fabrication
- Installation
- Dedication





# CONSIDER: Resolution #1591 - City of Boise Broad Street Sculpture - Type 4 Participation Agreement

## Suggested Motion:

I move to adopt Resolution #1591 approving and authorizing the execution of a Type 4 Participation Agreement for the City of Boise Broad Street Sculpture with the City of Boise, Department of Arts & History.

# AGENDA

## IV. Information/Discussion Items

- A. Westside URD – Boundary Adjustment - Eligibility Study (5 min) .....Shellan Rodriguez
- B. 2019 Utility Undergrounding & Conduit Projects (10 min) .....Matt Edmond
- C. CCDC Monthly Report (5 min) .....John Brunelle

## V. Executive Session

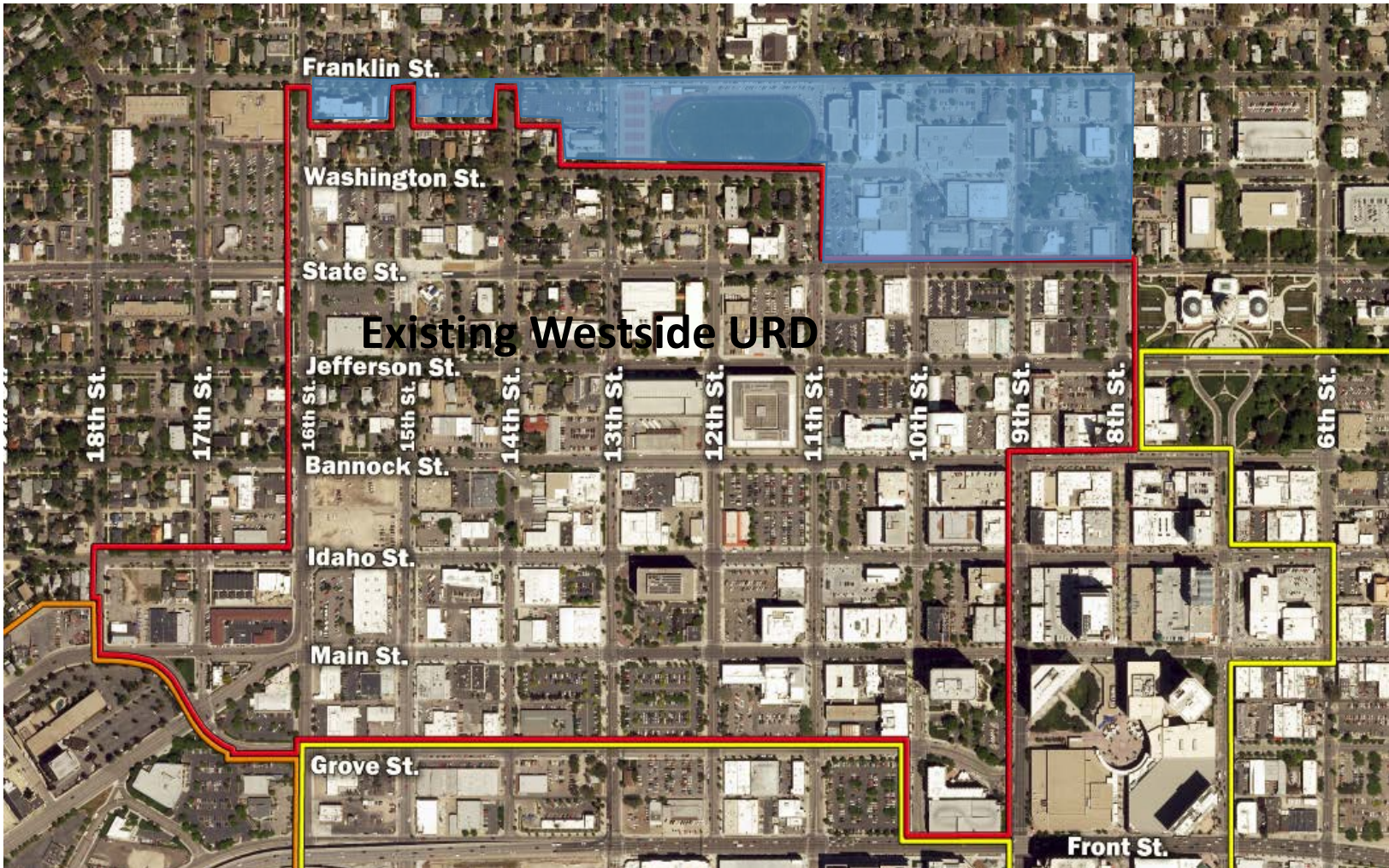
*Deliberations regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending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

## IV. Adjourn

# INFORMATION: Westside URD

## Boundary Adjustment Eligibility Study

Shellan Rodriguez, CCDC Real Estate Development Manager



1. Evaluate Study Area
  1. Conduct Fieldwork
  2. Analyze Map and summarize Factors
  3. Review Preliminary Findings
2. Prepare Eligibility Report & overview
  1. Consistent with Title 50 Chapter 20 (50-2005)

**Total: \$17,500**

**6-8 weeks**



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## IV. Adjourn

# **INFORMATION:** 2019 Utility Undergrounding and Conduit Projects

Matt Edmond  
Project Manager – Capital Improvements

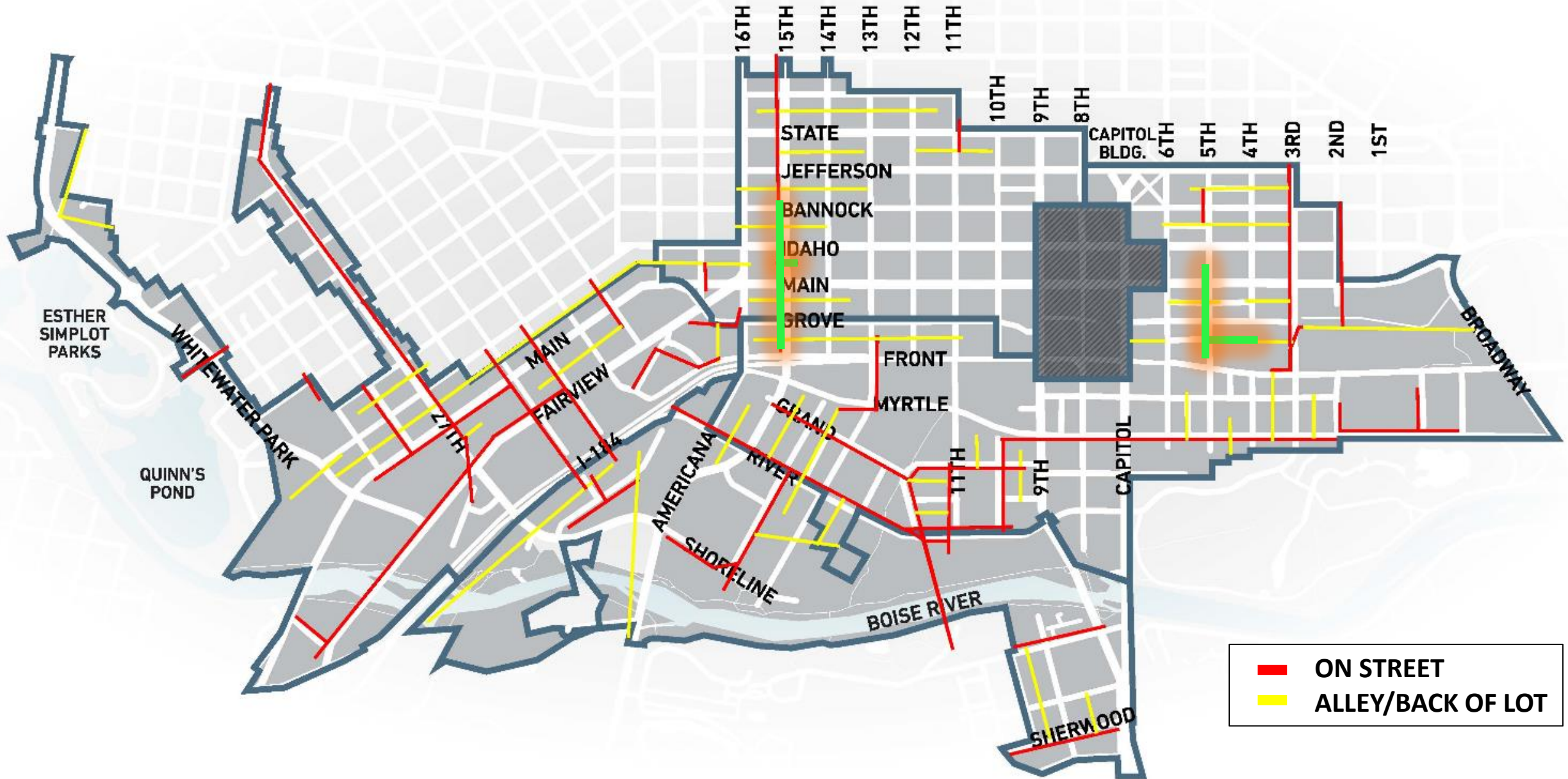


# Reasons for Undergrounding & Conduit

- Facilitate zero lot line development
- Improve telecommunications service
  - Increased speeds
  - Decreased costs
- Reduce utility work in road/streetscape
- Avoid pruning street trees
- Aesthetics

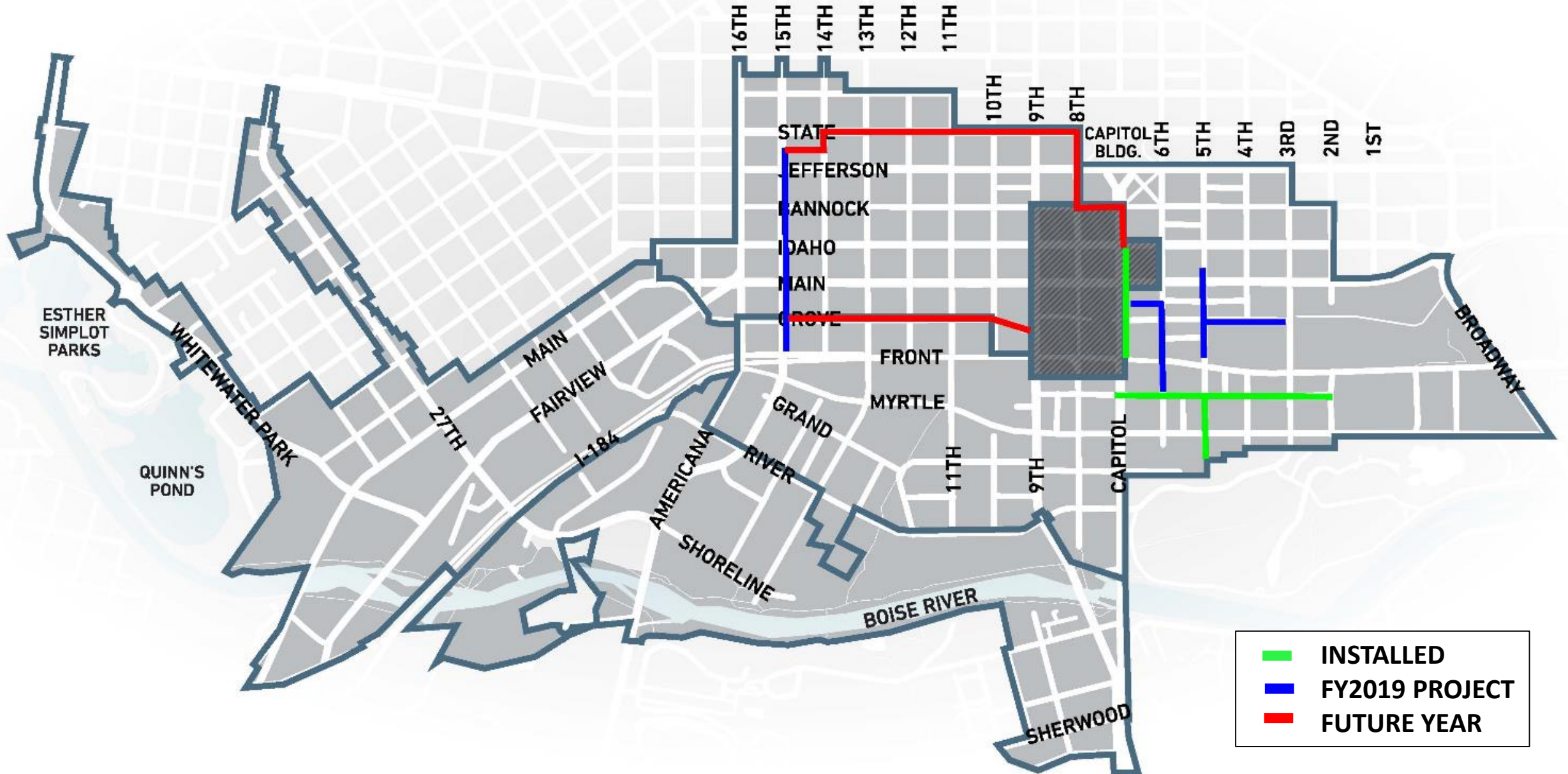


# Overhead Power in Downtown URDs





# CCDC Conduit Projects



# 15<sup>th</sup> Street Undergrounding

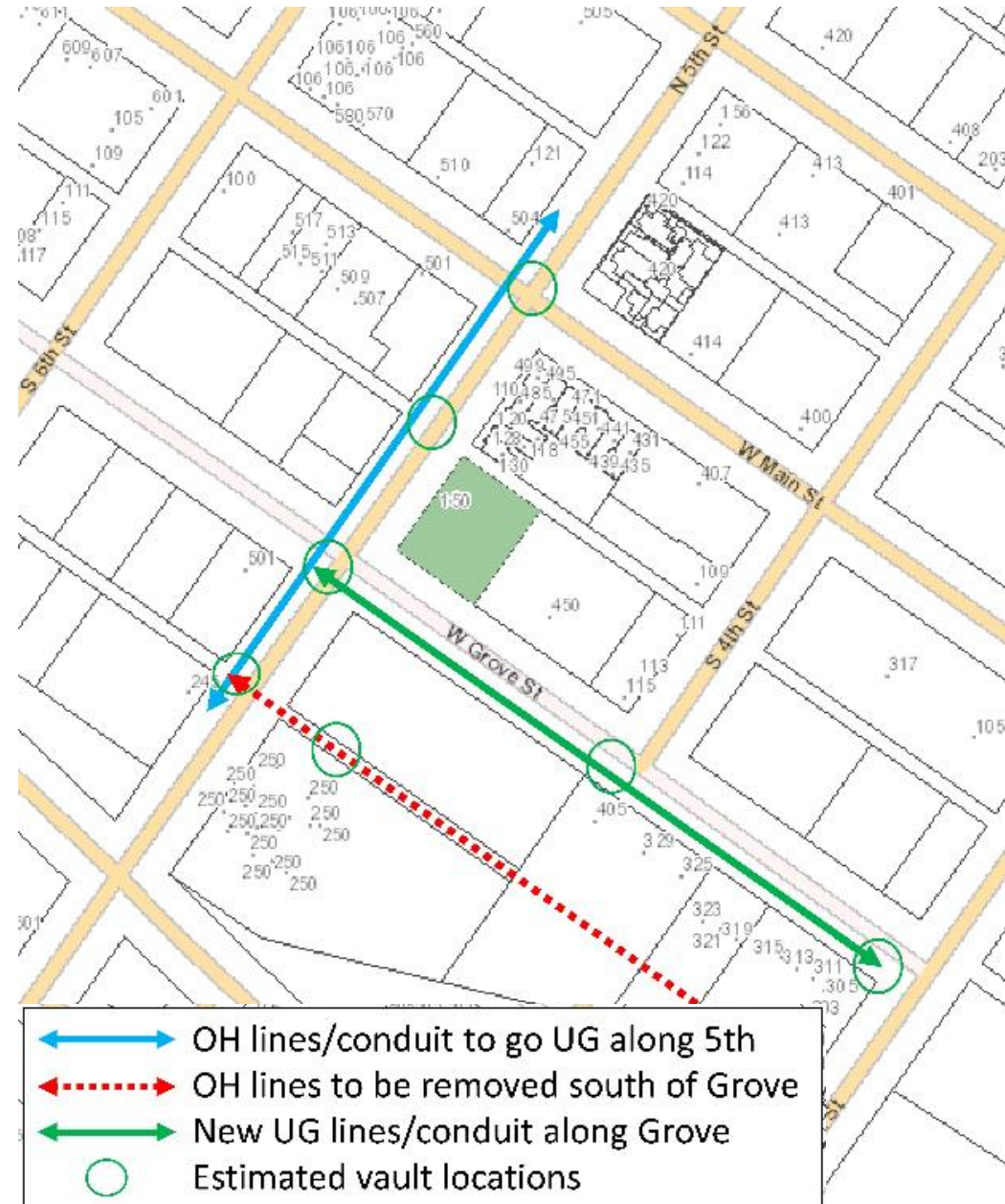
- Underground Power: Front-Bannock
- Conduit bank: Front St-N of Jefferson
- New Fire Station #5 at Front/15<sup>th</sup>
- Vacant lot between Idaho/Bannock
- West side of near term conduit network
- Estimated cost: \$800,000
- Next Steps:
  - March 11: Approve IPCO work order
  - April 8: Award conduit contract
  - Mid-June: Substantial completion
  - 2019 ACHD resurfacing project





# 5<sup>th</sup> & Grove Undergrounding & Relocation

- Closest on-street OHP to core
- Underground Power Front – Main
- Relocate Power to Grove St
- Install conduit bank
- Estimated cost: \$500,000
- Next steps:
  - May 13: Approve IPCO work order
  - June 10: Award conduit contract
  - August 31: Substantial completion



Comments or Questions?



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## IV. Adjourn

# INFORMATION: CCDC Monthly Report

John Brunelle, CCDC Executive Director

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## IV. Adjourn

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# 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).*