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Board of Commissioners

**Regular Meeting
May 13, 2019**



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – April 2019

B. Minutes & Reports

1. Approval of April 8, 2019 Meeting Minutes
2. 2nd Quarter Financial Report, FY 2019

C. Other

1. Approve Resolution #1603 – Second Amendment to the Restated Condominium Declarations – Capitol Terrace
2. Approve Resolution #1605 – Gowen Road Bridge Cost Share Agreement
3. Approve Resolution #1606 – Records Disposition
4. Approve Resolution #1607 – Participation Program Clarifications & Modifications
5. Approve Resolution #1608 – Easement Agreement for Leku Ona Block 7 Alley Improvements

CONSENT AGENDA

Motion to Approve Consent Agenda



Ada County Assessor's Annual Report

Bob McQuade
Ada County Assessor



CCDC

Assessment Briefing

Robert McQuade

Ada County Assessor

City of Boise Values

Total Market Value		\$33.1 billion
Homeowner's Exemption	(\$5.5 billion)	
Other Exemptions	(\$184 million)	
Operating Property		\$360 million
Potential Taxable Value		\$27.7 billion

Commercial and Personal Property Valuations

Category	2018	2019	% chg
Real Property	\$7.1 billion	\$7.8 billion	9%
Business Personal Property	\$744 million	\$751 million	1%
Total	\$7.9 billion	\$8.5 billion	8.4%

Urban Renewal

UR District	2018	2019	% chg
Myrtle River UR	\$703.6 million	\$817.7 million	16%
Myrtle River Warm Springs Amended	\$3.8 million	\$16.8 million	347%
Westside UR	\$256.5 million	\$300.8 million	17%
30 th Street UR	\$56.6 million	\$62.3 million	10%
Shoreline UR	0	\$9.8 million	
Gateway UR	0	\$52.9 million	
Total	\$1 billion	\$1.26 billion	23.5%



Summary



Questions & Answers

Thank You!

AGENDA

IV. Action Item

- A. CONSIDER: Resolution #1587 – Approval State Street Eligibility Study (15 min)Matt Edmond/Ted Kamp
- B. CONSIDER: Resolution #1599 – Approval Westside Downtown Urban Renewal Plan Amendment Eligibility Study (10 min)Shellan Rodriguez/Geoff Dickinson
- C. CONSIDER: Resolution #1602 – Selection of On-Call Design Professionals and Professional Surveyors 2019 (10 min) Kathy Wanner
- D. CONSIDER: Resolution #1601 – Second Amendment to Resolution 1478 RMOB Redevelopment Bond Series 2017A (15 min)Ross Borden

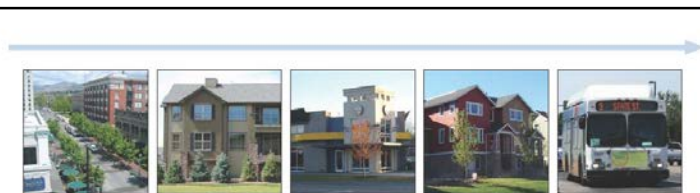
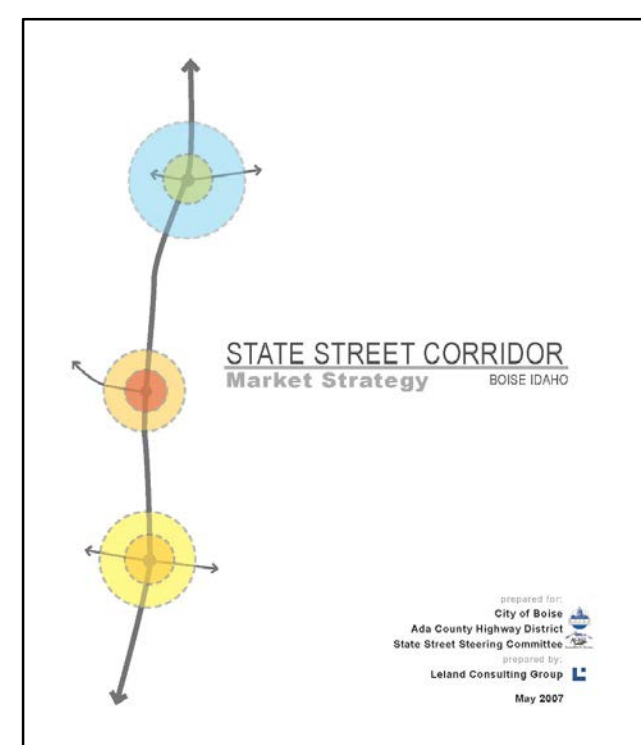


CONSIDER: Resolution #1587 State Street Eligibility Study

Matt Edmond, Project Manager – Capital Improvements
Ted Kamp, Leland Consulting Group



State Street Background

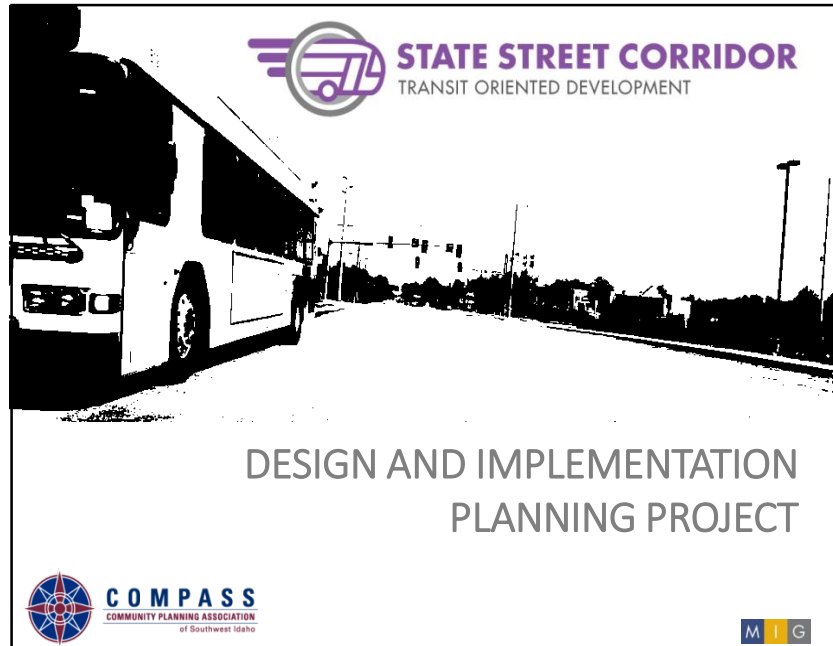


State Street Corridor Transit Oriented Development Policy Guidelines

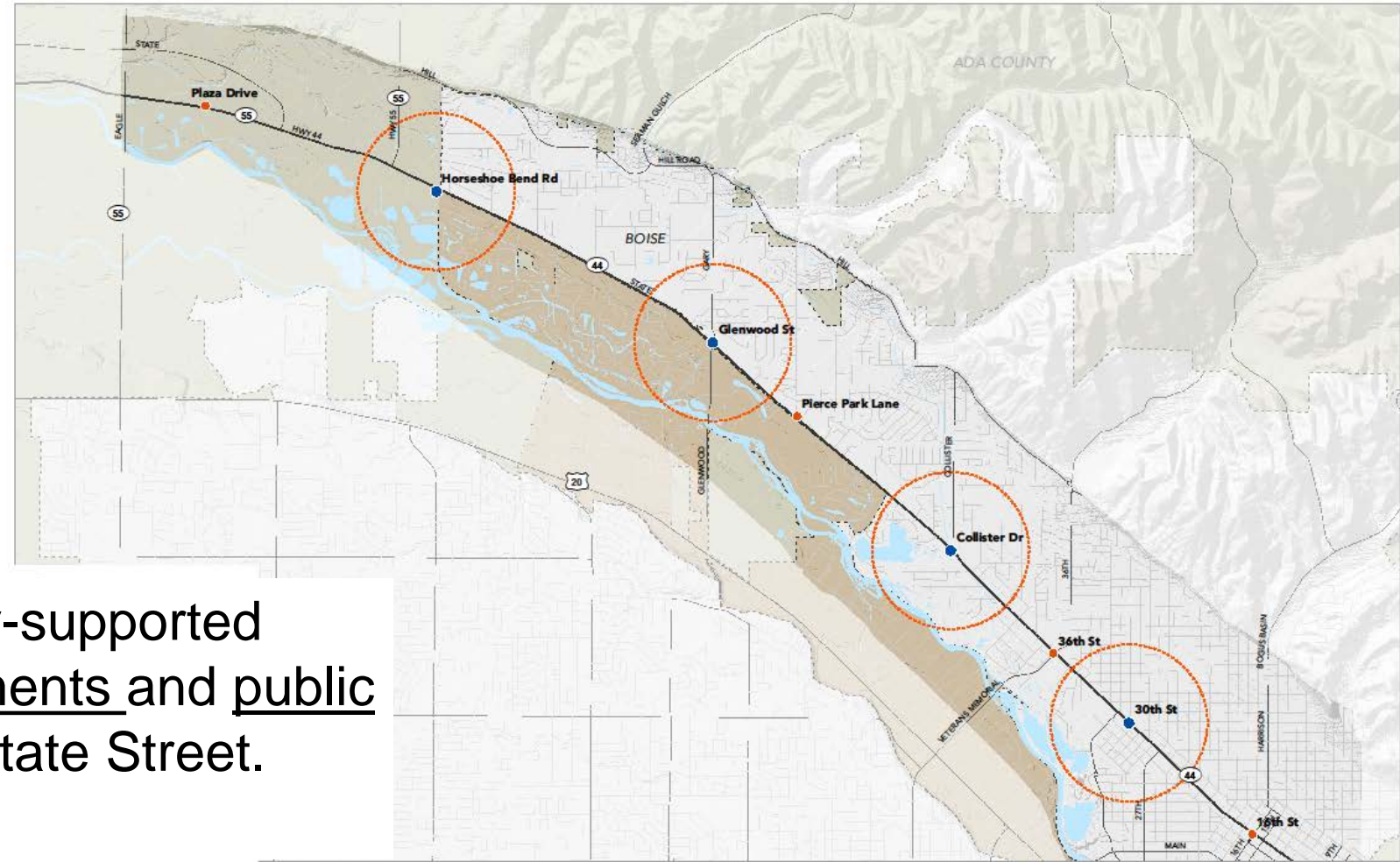
April 2008



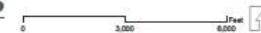
State Street Corridor Transit Oriented Development Design & Implementation Planning Project



Purpose: Identify a community-supported path for future transit improvements and public and private investment along State Street.



PROJECT AREA AND STATION LOCATIONS
BASELINE OPPORTUNITIES AND CONSTRAINTS



STATE STREET TOD DESIGN
AND IMPLEMENTATION PLAN





State Street Study Area

Urban Renewal Eligibility Report

PREPARED FOR



PREPARED BY



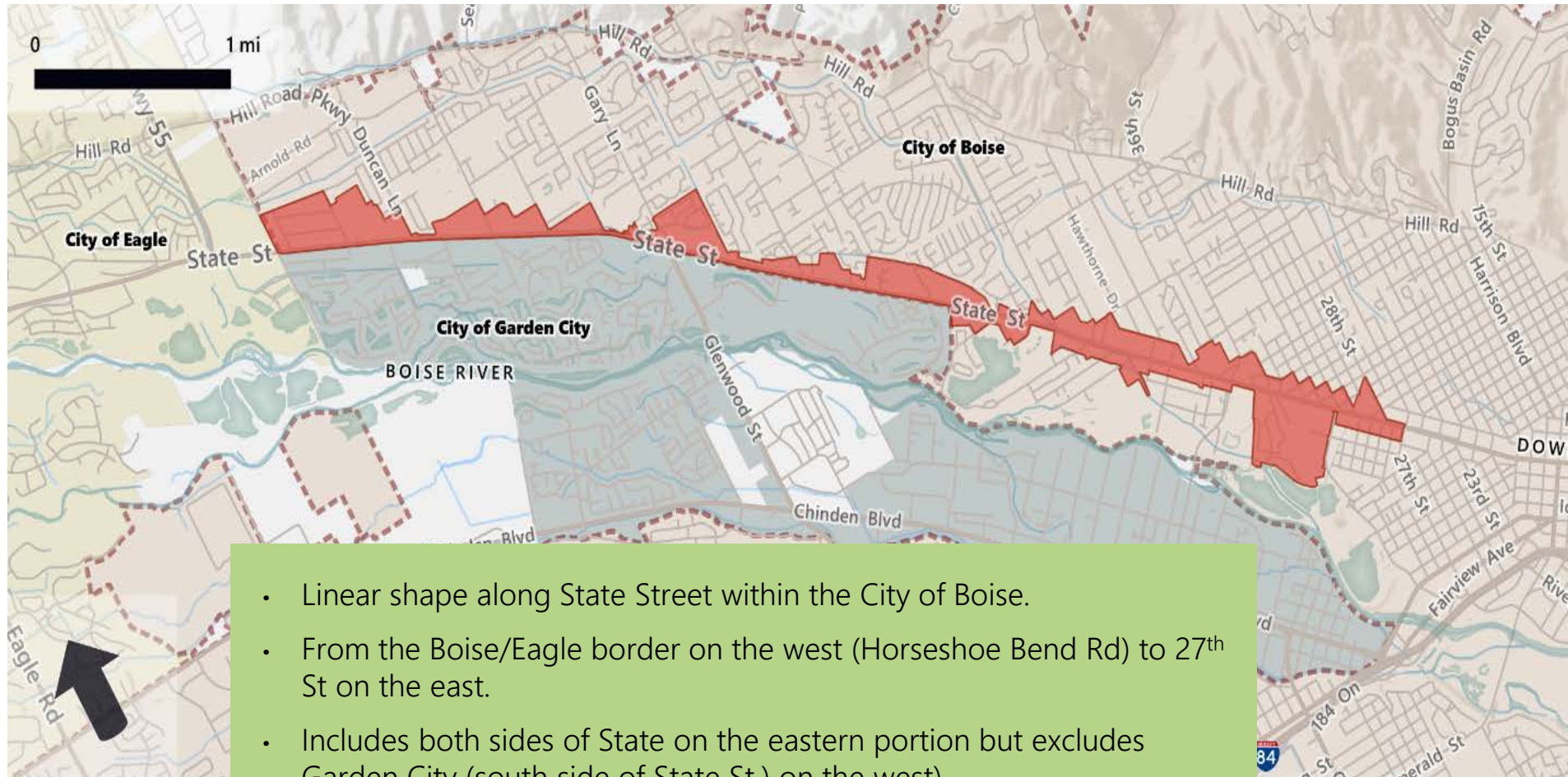
Background, Objective

State Street has been the subject of years of planning by the City of Boise.

The corridor, extending northwest from downtown, is identified as an important link between Boise its municipal neighbors to the northwest – an opportunity that appears poised to benefit from transportation and other infrastructure investments.

Is the State Street Study Area eligible for designation as an urban renewal project area?

Study Area



- Linear shape along State Street within the City of Boise.
- From the Boise/Eagle border on the west (Horseshoe Bend Rd) to 27th St on the east.
- Includes both sides of State on the eastern portion but excludes Garden City (south side of State St.) on the west.
- Approx. total 575 acres (incl. 128 acres in ROWs).

Approach, Criteria

The analysis guided by Title 50, Chapter 20 (Urban Renewal Law) and Chapter 29 (Local Economic Development Act) of the Idaho Code

Two basic tests:

1. Is the area deteriorated/deteriorating?
2. Is that deterioration having negative consequences (health, safety, economic condition, sound development, etc.)?

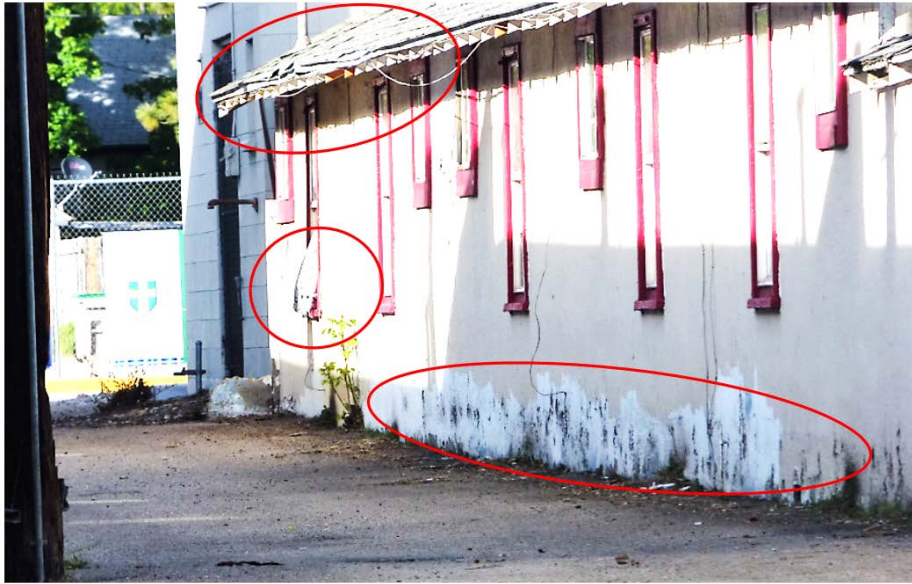
Subcategories of deterioration described in the Code, including some obvious criteria:

- Dilapidation, damage, obsolescence, of site and structures

Others are less obvious, having more to do with faults or inadequacies than deterioration, per se:

- Defective/inadequate street layout
- Unsafe conditions
- Faulty/defective lots
- Diversity of ownership, etc

Structural Deterioration



Deteriorating roof, walls/paint, fascia, windows



- Roof damage
- Extensive peeling paint
- Rotted or extensively weathered cladding, fascia and soffits
- Cracked walls, including potential evidence of foundation damage
- Damaged windows or doors
- General dilapidation



Extensive roof damage, deteriorating siding, paint, shutters, etc.

Site Deterioration



Deteriorating street, no sidewalk, no curb/gutter, weeds, drainage/erosion issues

- Cracked or damaged parking lots
- Excessive trash, junk or other debris including illegal dumping
- Extensive weed growth, or other serious lack of landscape maintenance
- Unpaved alleys or primary driveways
- Damaged or dilapidated signage, fences, gates, or outbuildings
- Inadequate site drainage



General site maintenance issues; lack of curb/gutter, deteriorating signage, gravel lot, etc.

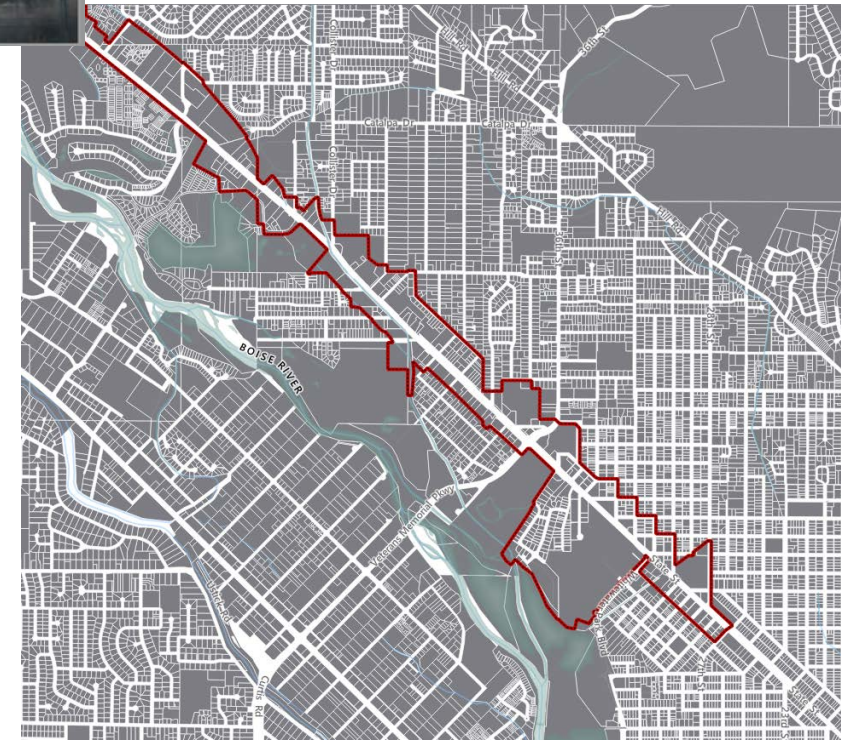
Site and Structure Deterioration



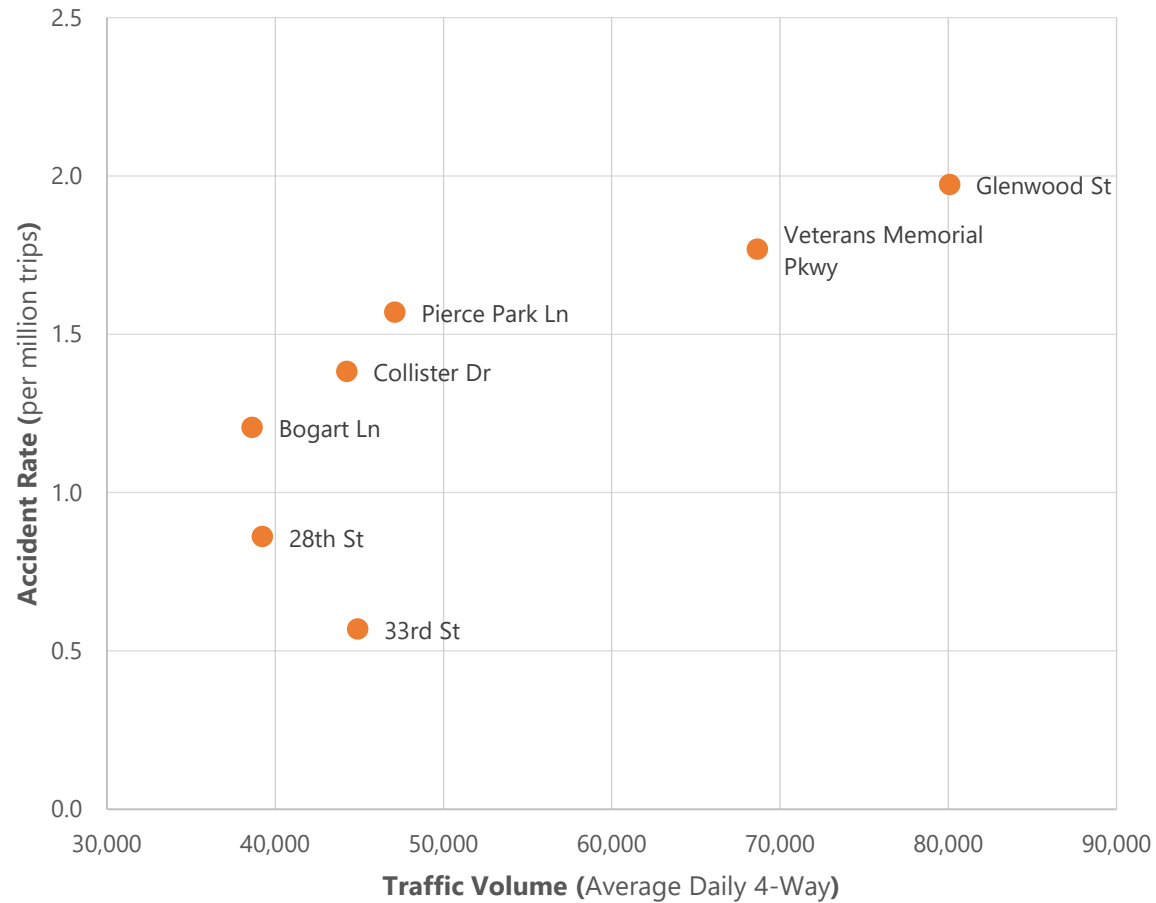
Defective or Inadequate Street Layout



- Lack of access or continuity of traffic flow, including dead-ends
- Significant clustering of traffic accidents (using Police Department GIS records for 2015, 2016 and 2017)
- Excessive access points or lack of adequate access control, especially on State Street itself
- Unpaved alleys
- Inadequate or unsafe pedestrian and bicycle provisions



Defective or Inadequate Street Layout



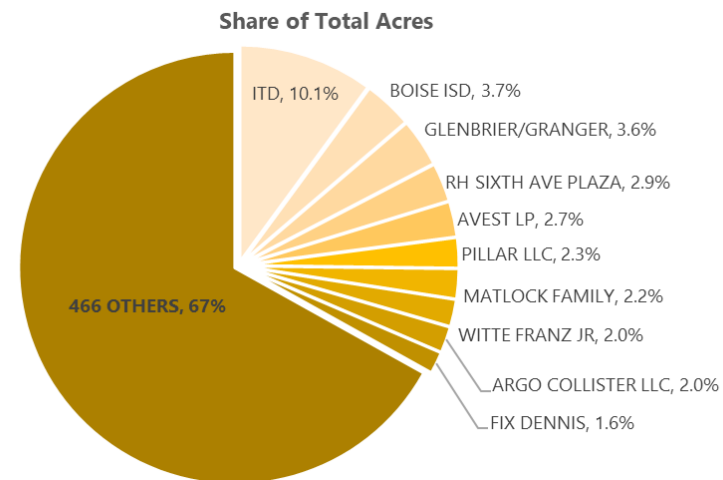
Unsafe Conditions



Inadequate/unsafe bike/ped provisions, dead end, deteriorating curb & pavement, weeds, etc. (State & Willow)

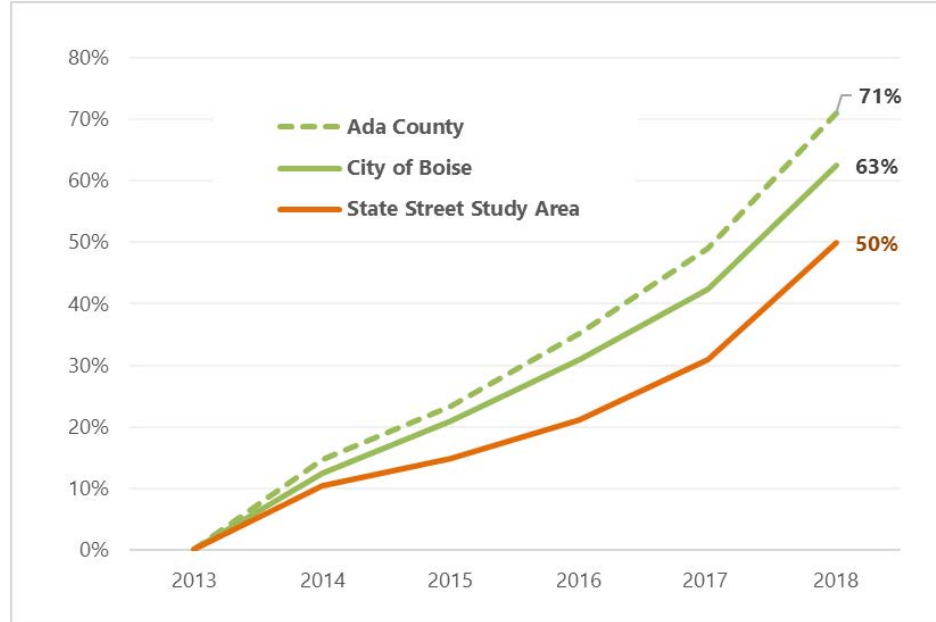


Faulty Lots, Diversity of Ownership

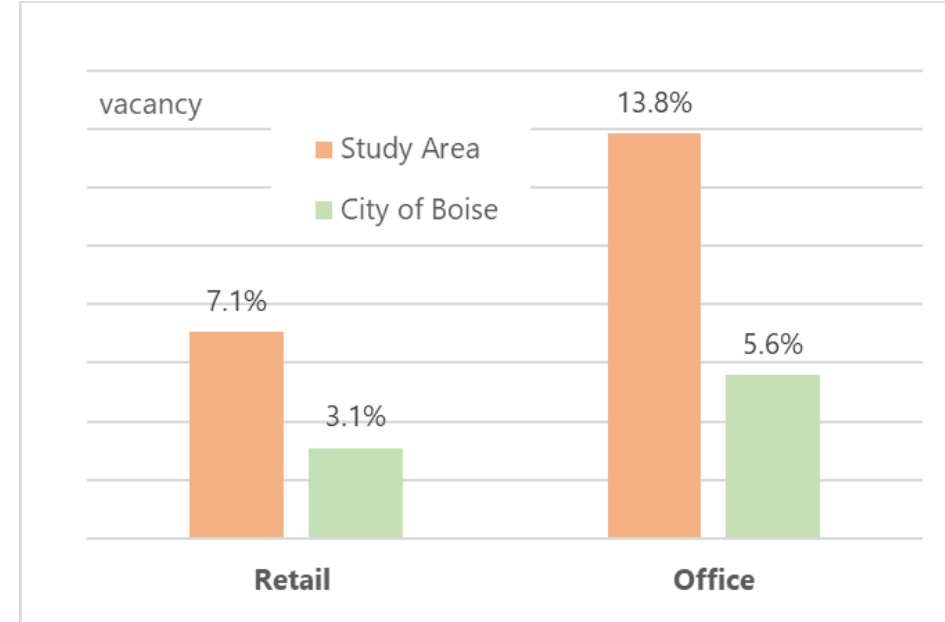


Test 2: Negative Impacts

Slower Growth in Assessed Values



Higher Commercial Vacancies



Higher Percentage of Underutilized Parcels:

- 38% of non-exempt parcels in Study Area had improvements worth less than the land
- Versus 12% citywide

Overall Conclusion

Together, this evidence lends support to an overall conclusion that **factors constituting a deteriorated and deteriorating area are both present and prevalent and that their *combined* effect is highly likely to impose a serious negative impact on the Study Area: hindering sound growth, constituting an economic liability, and threatening the public welfare of this portion of the City of Boise.**



LELAND CONSULTING GROUP

People Places Prosperity

503.222.1600
www.lelandconsulting.com



Next Steps



CONSIDER: Reso #1587 State Street Eligibility Report

Suggested Motion:

I move to adopt Resolution #1587, accepting the State Street Eligibility Report and directing CCDC staff to transmit to the Boise City Council for future consideration.

AGENDA

IV. Action Item

- A. CONSIDER: Resolution #1587 – Approval State Street Eligibility Study (15 min)Matt Edmond/Ted Kamp
- B. CONSIDER: Resolution #1599 – Approval Westside Downtown Urban Renewal Plan Amendment Eligibility Study (10 min)Shellan Rodriguez/Geoff Dickinson
- C. CONSIDER: Resolution #1602 – Selection of On-Call Design Professionals and Professional Surveyors 2019 (10 min) Kathy Wanner
- D. CONSIDER: Resolution #1601 – Second Amendment to Resolution 1478 RMOB Redevelopment Bond Series 2017A (15 min)Ross Borden

CONSIDER: Reso #1599 Approval Westside Downtown Urban Renewal Plan Amendment

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



CONSIDER: Reso #1599 Approval Westside Downtown Urban Renewal Plan Amendment

Suggested Motion:

I move to adopt Resolution #1599, which accepts the Westside Downtown Urban Renewal Area Amendment Eligibility Report and directs CCDC staff to forward to the Boise City Council for future consideration.

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CONSIDER: Resolution No. 1602

On-Call Design Professionals and Professional Land Surveyors Selection Process

Kathy Wanner
Contracts Specialist

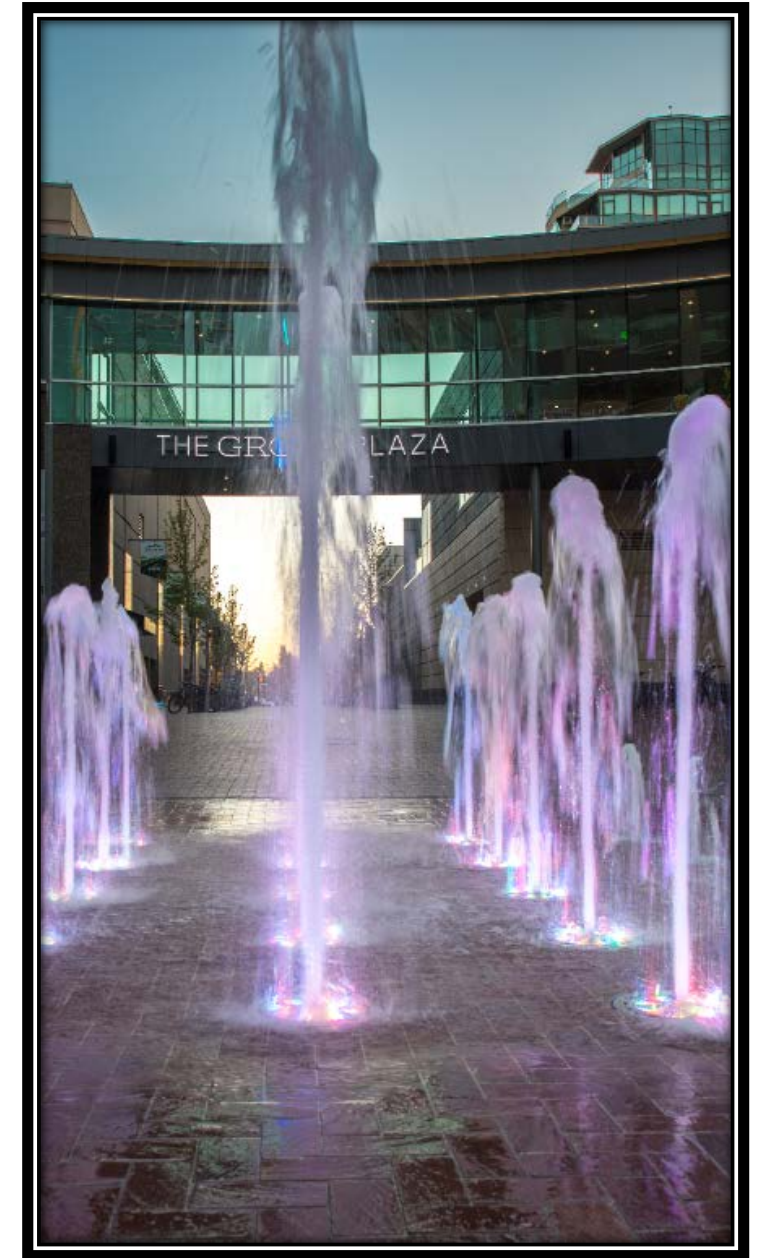
BACKGROUND

Idaho Code

- Design Professionals and Professional Land Surveyors selected based on qualifications and demonstrated competence.
 - “Design Professionals” defined as:
 - Architects
 - Landscape Architects
 - Engineers
 - Professional Land Surveyors
- On Call roster for expedited engagement

Agency Practice

- Qualification Based Selection (QBS) process every 5 Years
- Last done – 2014





FORMAL REQUEST FOR QUALIFICATIONS

- Agency prepared Scope of Services for each discipline
 - Basic Qualifications
 - Desired Professional Experience
- Evaluation Criteria



FORMAL REQUEST FOR QUALIFICATIONS

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 - Basic Qualifications
 - Desired Professional Experience
- Evaluation Criteria

Qualification Based Selection Process	
RFQ Issued	February 20, 2019
Public Notice	February 20 and 27
Submissions Due	March 20, 2019 by 3pm
Evaluations	March 26 – April 16, 2019
CCDC Board Consideration	May 13, 2019



MARCH 20, 2019

- ❖ 28 individual firms responded.
- ❖ 44 total responses to evaluate



EVALUATION PROCESS

- Evaluation Team for each discipline.
 - Focus on CCDC-specific needs.
- Compliance with technical requirements.
 - Pass / Fail
- Qualitative Evaluation: 150 max points
 - Organizational Qualifications 50
 - Personnel Qualifications 50
 - Project Experience 50
- Strengths and Weaknesses evaluated.
- Recommendations to Board.





RECOMMENDATIONS

ARCHITECTS
Cole Architects
CSHQA
CTA Architects Engineers
Hummel Architects
Slichter Ugrin Architects

LANDSCAPE ARCHITECTS
CSHQA
GGLO
Jensen Belts
Stack Rock Group
The Land Group

LAND SURVEYORS
Accurate Survey
Civil Survey Consultants
KM Engineering
Quadrant Consulting
The Land Group

CIVIL ENGINEERS
Civil Survey Consultants
KM Engineering
Quadrant Consulting
The Land Group
T – O Engineers

TRAFFIC ENGINEERS
Fehr & Peers
HDR Engineering
Kittelson & Associates

CONSIDER: Resolution No. 1602

On-Call Design Professionals and Professional Land Surveyors Selection Process

Suggested Motion:

I move to adopt Resolution No. 1602 creating a roster of selected and pre-approved design professionals and professional land surveyors as shown in the resolution and to authorize the Executive Director to negotiate and execute five-year, on-call professional services agreements with these firms.

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Consider Resolution 1601

- 2nd Amendment to Resolution 1478
\$13M Series 2017A Bond

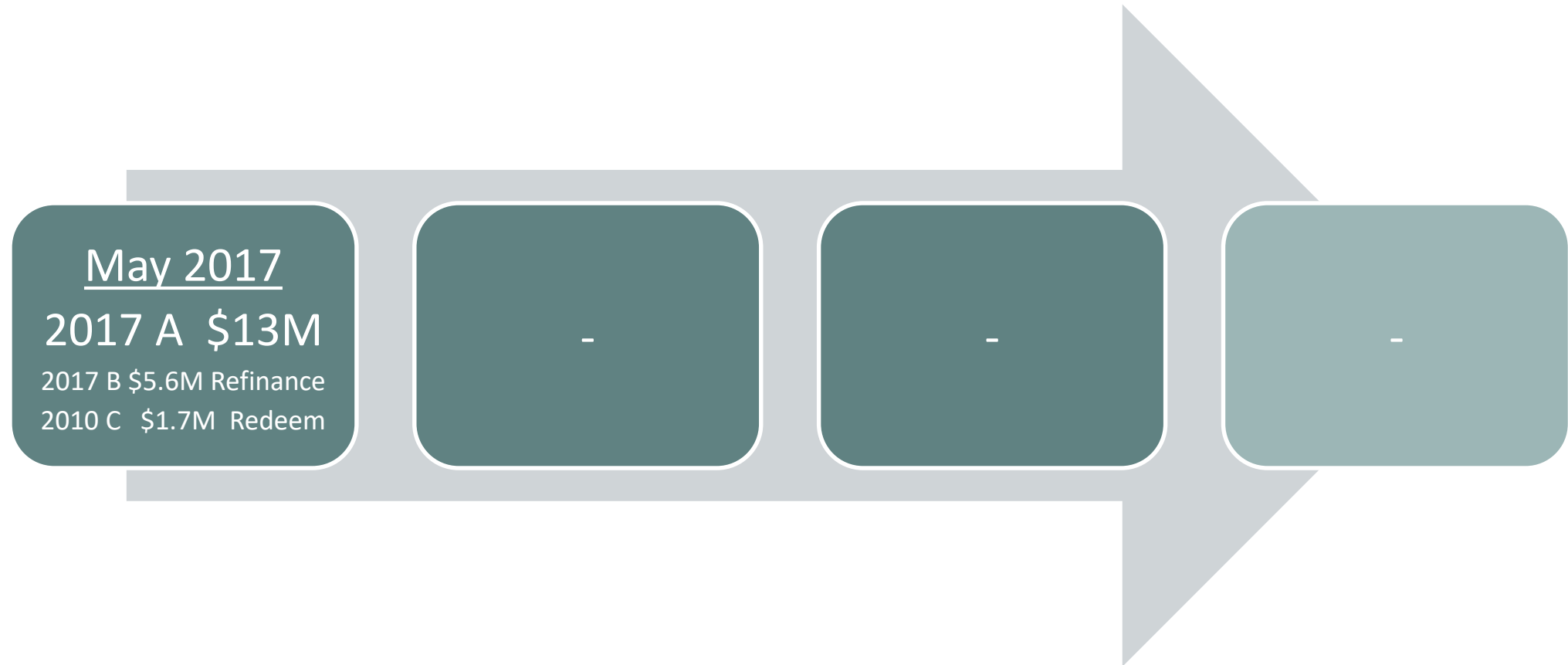
Ross Borden, Finance Director
May 13, 2019





Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond





Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond

**May
2017**

1. Broad Street / LIV District	\$4.9M
2. 11 th & Front Parking Condo <i>(250 of 839 spaces)</i>	\$5.4M
3. 5 th & Broad Parking Condo <i>(89 of 189 spaces)</i>	\$2.6M
TOTAL	\$13.0M

Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond





Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond

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2018

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1 st Amendment: New Main Library!	
TOTAL	\$13.0M

Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond





Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond

Today

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3. 5th & Broad Parking Condo <i>(89 of 189 spaces)</i>	\$2.6M
1 st Amendment: New Main Library!	
2 nd Amendment: RMOB Projects	
TOTAL	\$13.0M



Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond

NOTES

- Bond proceeds must be spent:
 - In River-Myrtle / Old Boise District
 - Without undue delay.
 - 85% within three years of issuance – June 2020
- 2nd Amendment has no impact on:
 - Debt Service schedule
 - \$1.97M annual Principal and Interest
 - Paid off Sept 1, 2024.
 - » 1 year before RMOB sunset, FY 2025
 - 2.32% Interest Rate
- Zions Bank has consented to 2nd Amendment.

Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond

Questions?

Suggested Motion:

I move adoption of Resolution 1601, the Second Amendment to Resolution 1478, the RMOB Redevelopment Series 2017A Bond resolution, to redirect \$2.6 million of the original \$13.0 million bond proceeds to eligible River-Myrtle / Old Boise District public infrastructure project expenses.

AGENDA

V. Information/Discussion Items

- A. Ada County Assessor Annual Report (10 min)Robert H. McQuade
- B. Participation Program Addendum – Gateway East (10 min)Matt Edmond
- C. CCDC Monthly Report (5 min) John Brunelle

VI. Executive Session

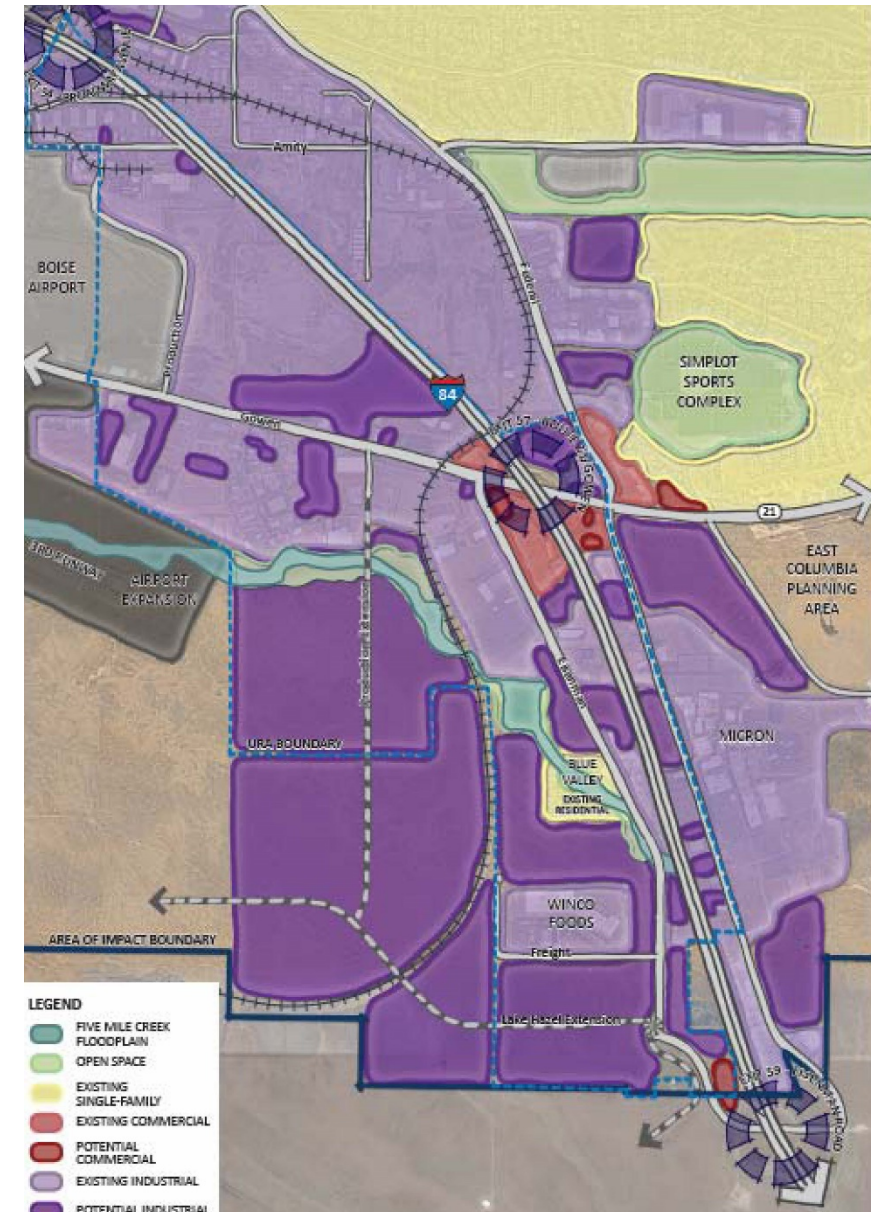
VII. Adjourn

INFORMATION: Gateway East Participation Program

Matt Edmond
Project Manager – Capital Improvements

Background

- Gateway East approved December 2018
- First Boise URD outside Downtown
- Industrial focus
- Significant infrastructure gaps
- Need to establish PP for Gateway East
 - Framework for Type 2 now
 - FY2020 budget will include Gateway



Eligible Expenses: What's the Same

- Sidewalks, street lights
- New streets, road paving, curb and gutter
- Street trees, landscaping, and irrigation within the right-of-way
- Main utility lines (power, water, sewer, phone, fiber)
- Certain environmental remediation



Eligible Expenses: What's Different

Downtown Elements

- Street furnishings (benches, bike racks, and trash receptacles)
- Awnings in the right-of-way
- Historic building façade restoration expenses
- Suspended paving systems
- Geothermal utilities
- Public art
- Extended sidewalks/plazas

Gateway Elements

- Land for public right-of-way
- Easements or land dedication for open space and/or buffer zones
- Major utility upgrades
- Traffic signals, roundabouts, and other traffic control or safety devices
- Multiuse pathways

Increment Value / Eligible Expenses

Project Comparison	Downtown Districts	Gateway East
Assessed Value Per Acre	\$18.0 - \$33.0 million	\$0.4 - \$1.4 million
Eligible Costs Per Acre	\$0.5 - \$1.3 million	\$25,000 - \$110,000
Typical Project Ratio Value to Expense	30 : 1	15 : 1

Increment Value / Eligible Expenses

Project Name	Buildable Acres	Estimated Increment Value	Increment Value/Acre	T2 Eligible Expenses	Incr Value/Elig Exp. Ratio	Years to 100% Reimburse
Gateway Site 1	40.00	\$ 53,000,000	\$ 1,325,000	\$1,056,000	50.2	1.9
Inn at 500	0.75	\$ 24,000,000	\$ 32,000,000	\$ 420,882	57.0	1.7
Hyatt Place	0.84	\$ 20,000,000	\$ 23,809,524	\$ 452,463	44.2	2.2
The Fowler	0.82	\$ 27,000,000	\$ 32,926,829	\$ 650,000	41.5	2.3
The Cartee	0.85	\$ 48,000,000	\$ 56,603,774	\$ 1,394,035	34.4	2.8
Marriott	0.82	\$ 30,000,000	\$ 36,585,366	\$ 875,897	34.3	2.8
Idaho Townhomes	0.83	\$ 3,000,000	\$ 3,614,458	\$ 108,269	27.7	3.5
Gateway Site 2	17.40	\$ 11,200,000	\$ 643,678	\$ 526,020	21.3	4.5
The Gibson	0.50	\$ 13,000,000	\$ 26,000,000	\$ 622,791	20.9	4.6
Gateway Site 3	8.50	\$ 11,800,000	\$ 1,388,235	\$ 906,842	13.0	7.4
Gateway Site 4	17.90	\$ 9,000,000	\$ 502,793	\$ 742,690	12.1	7.9
Gateway Site 5	6.59	\$ 3,963,000	\$ 601,366	\$ 405,640	9.8	9.8

In light of the lower value-to-eligible expense ratios expected, staff recommends a 6-year standard reimbursement term in Gateway East.



Type 2 Scorecard

Downtown Categories

- Activate Dormant/Disinvested Sites
- Reuse of Targeted Sites
- Environmental Remediation
- Utility Infrastructure
- Connectivity
- Compact Development
- Parking Placement & Design
- Targeted Uses
- Walkability
- Sustainable Building

Gateway Considerations

- Urban form not a major consideration
- Per-SF building value is dominant driver of reimbursement rate
- Per-SF building value appears to correlate well with desired uses
- Insufficient data to differentiate projects at this time

In light of these considerations, staff recommends no scorecard at this time for Gateway East, using an 80% reimbursement rate, and reevaluating in 6-12 months.

Next Steps

- June 10, 2019 Board Meeting: Adopt Gateway East PP
- Early 2020: Re-evaluate Gateway East PP for refinement

Comments or questions?

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VI. Executive Session

VII. Adjourn

INFORMATION: CCDC Monthly Report

John Brunelle
CCDC 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).