

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

**Regular Meeting
July 15, 2019**



AGENDA

I. Call to Order

Vice Chair Woodings

II. Agenda Changes/Additions

Vice Chair Woodings

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – June 2019

B. Minutes & Reports

1. Approval of June 10, 2019 Meeting Minutes

C. Other

1. Resolution #1613 – Approval to Amend 535 S. 15th Street – River Street Lofts – Participation Program Type 1 Agreement

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

- A. CONSIDER: Resolution #1604 – Approving Gateway East Participation Program (10 minutes).....Matt Edmond
- B. CONSIDER: Resolution #1611 – Approving 11th & Bannock – Westside Urban Park – Public Art – Type 4 Capital Improvement Reimbursement Agreement (5 minutes)Doug Woodruff
- C. CONSIDER: Resolution #1614 – Approving the Real Property Surplus Designation and Sealed Bid Disposition Policy (10 minutes) Laura Williams
- D. CONSIDER: 1118 W. Idaho Street – Rafanalli and Nahas – Participation Program Type 2 Agreement Designation with Rafanelli & Nahas (5 minutes)Shellan Rodriguez

V. Information/Discussion Items

- A. Westside Amendment (5 minutes) Shellan Rodriguez
- B. Housing – Ash Street Townhomes Update (10 minutes)Dean Pape/Shellan Rodriguez
- C. CCDC Monthly Report (5 minutes)..... John Brunelle

VI. Adjourn

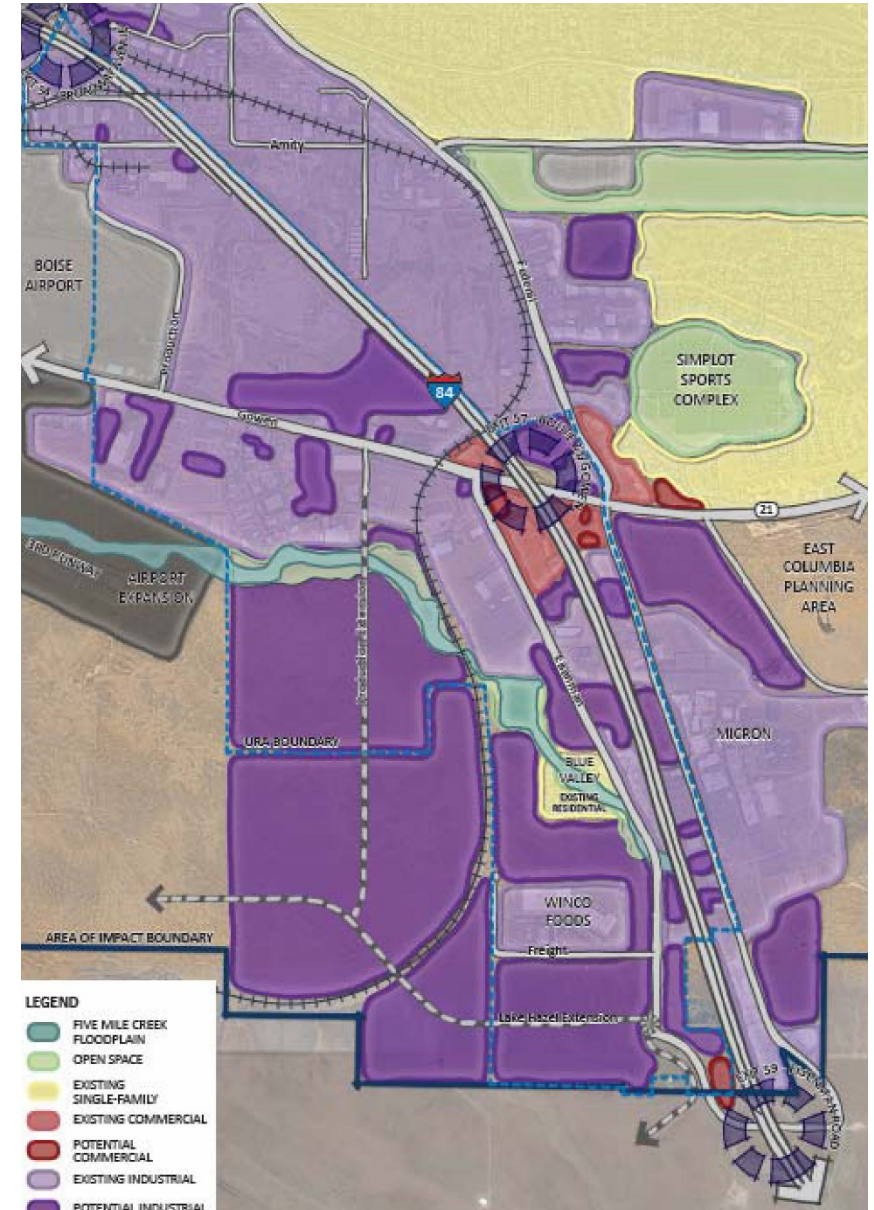
CONSIDER: Resolution #1604

Approving the Gateway East Participation Program

Matt Edmond
CCDC Project Manager

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
- Based on analysis presented to Board at May 13 meeting



Gateway East Summary

- Coordination of Other Incentives
- Eligible Expenses
- Types 1, 3, 4 & 5 same as base program
- Type 2
 - 6 year reimbursement
 - No scorecard (80% reimbursement rate)



URBAN RENEWAL PLANNING

GATEWAY EAST DISTRICT

PARTICIPATION PROGRAM



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
- 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

In light of these considerations, the Gateway East Participation Program includes a reimbursement term of up to 6 years.

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, the Gateway East PP includes no scorecard at this time, with a standard 80% reimbursement rate.

CONSIDER: Resolution #1604
Approving the Gateway East Participation Program

Suggested Motion:

I move to adopt Resolution #1604, approving the Gateway East CCDC Participation Program.

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CONSIDER: Resolution #1611

Westside Urban Park Public Art Type 4 Capital Improvement Reimbursement Agreement

Doug Woodruff
Sr. Project Manager



Project Background:

Strategic public investment,
11th & Idaho office building

Place-making, evolving
neighborhood

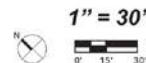
Distinctive urban open space,
connect people outdoors, and
a hub for community events

June 2019 City Council
approved development
agreements

WESTSIDE URBAN PARK

KEY ELEMENTS

1. Event Lawn
2. Focal Feature
3. Plaza w/ Crushed Rock
4. Restroom
5. Food Truck
6. Seatwall
7. Portable Stage/
Movie Screen Location
8. Native Planting
9. Parking Lot
10. Seating Steps
11. Existing Trees to be
Replaced



Agreement Terms:

Partnership with Boise Arts and History

Public artwork at Westside Urban Park

Reimbursement amount not-to-exceed
\$200,000

Arts and History procurement process

- Qualification based selection
- CCDC staff & consultant on committee
- Artist will collaborate with design team

Arts and History will assume ownership
and maintenance



Fiscal Notes:

FY2019 approved Westside Park budget is \$3,000,000

- Includes \$1,000,000 from Boise Parks & Recreation

Reimbursement amount not-to-exceed \$200,000

CMGC forecasts proposed park (including \$200,000 public art), can be built within the \$3,000,000 budget

Next Steps:

Artist Selection,
September 2019

City Council Approval,
October 2019

Art & Design collaboration,
November 2019

CCDC Board consider design,
January 2020

Construction,
Summer 2020



CONSIDER: Resolution # 1611

Suggested Motion:

I move to adopt Resolution No. 1611 approving the Westside Urban Park Public Art Type 4 Capital Improvement Reimbursement Agreement.

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Resolution 1614: Approving the Real Property Surplus Designation and Sealed Bid Disposition Policy

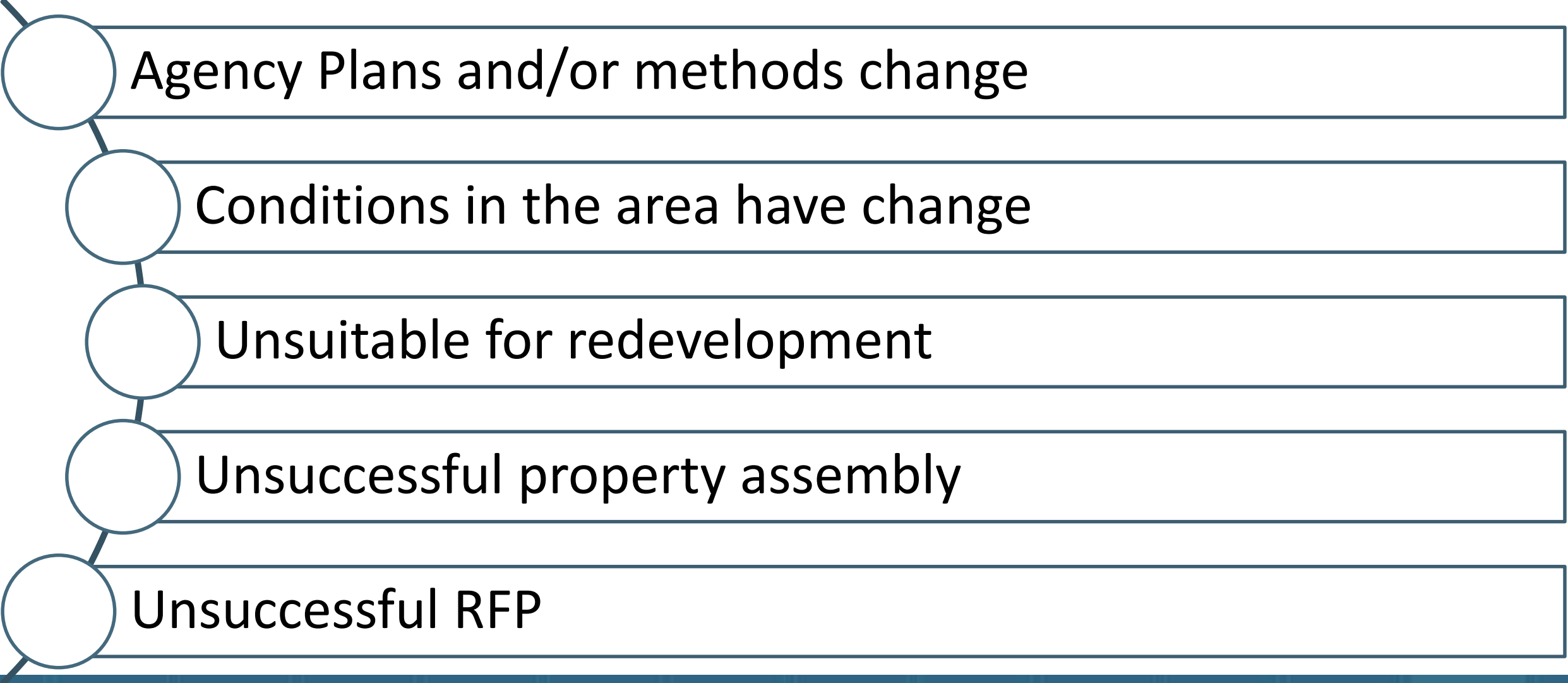
Laura Williams
Ryan Armbruster

Property Disposition Background



- State Statute – RFP
- Selecting Property
- New Policy approach when conditions warrant

Conditions for Surplus Designation



Agency Plans and/or methods change

Conditions in the area have change

Unsuitable for redevelopment

Unsuccessful property assembly

Unsuccessful RFP

Sealed Bid Process

Board
Declaration
– Surplus
Property

Issue Legal
Notice of
Surplus

Public
Hearing

Appraisal /
Set Min.
Bid

Issue Bid
Packet /
Notice

Receive
Sealed Bids

Award
Highest
Bidder

Questions

CONSIDER: Resolution #1614

Suggested Motion:

I move to adopt Resolution #1614, approving the Real Property Surplus Designation and Sealed Bid Disposition Policy.

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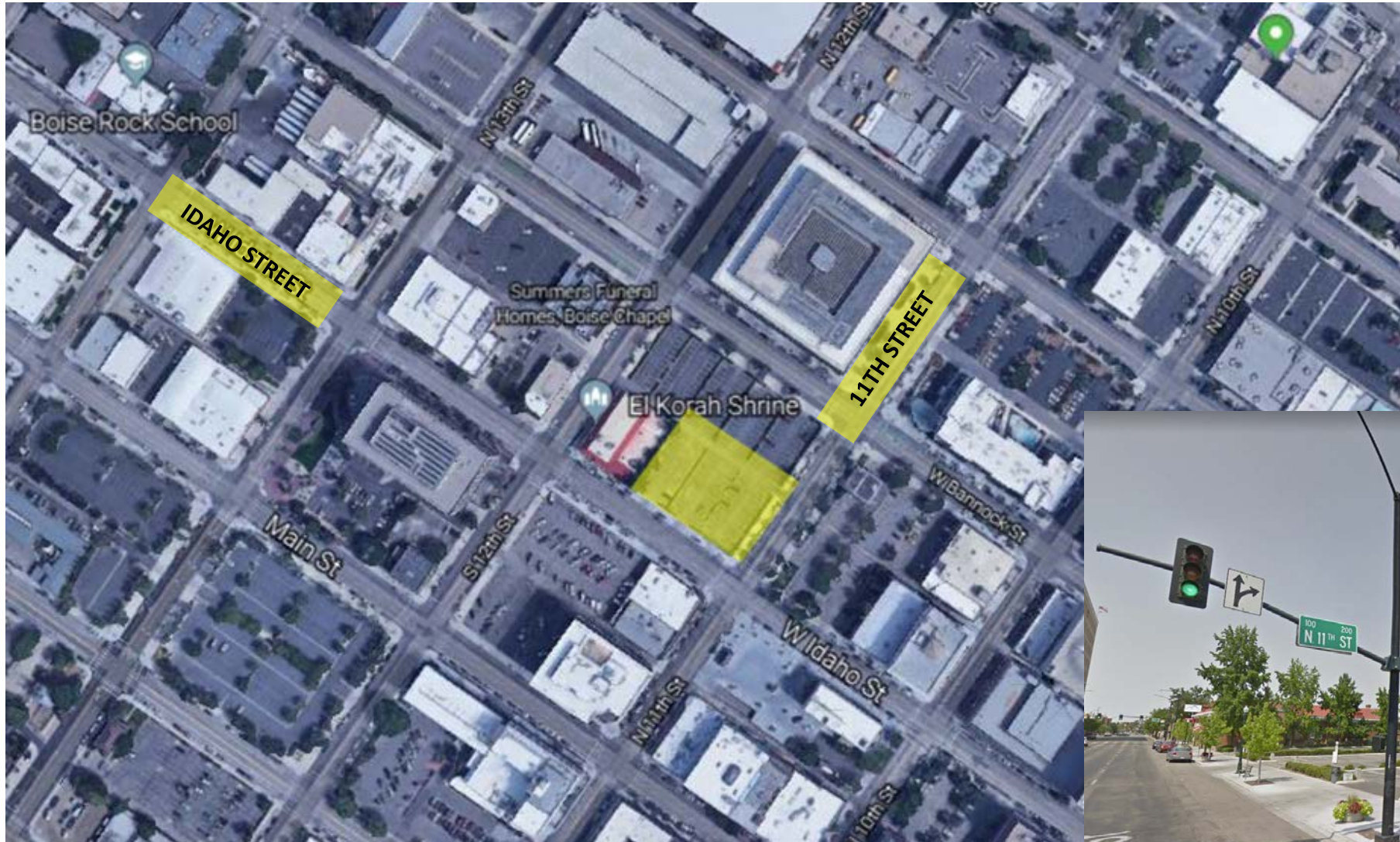
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Shellan Rodriguez
CCDC Real Estate Development Manager

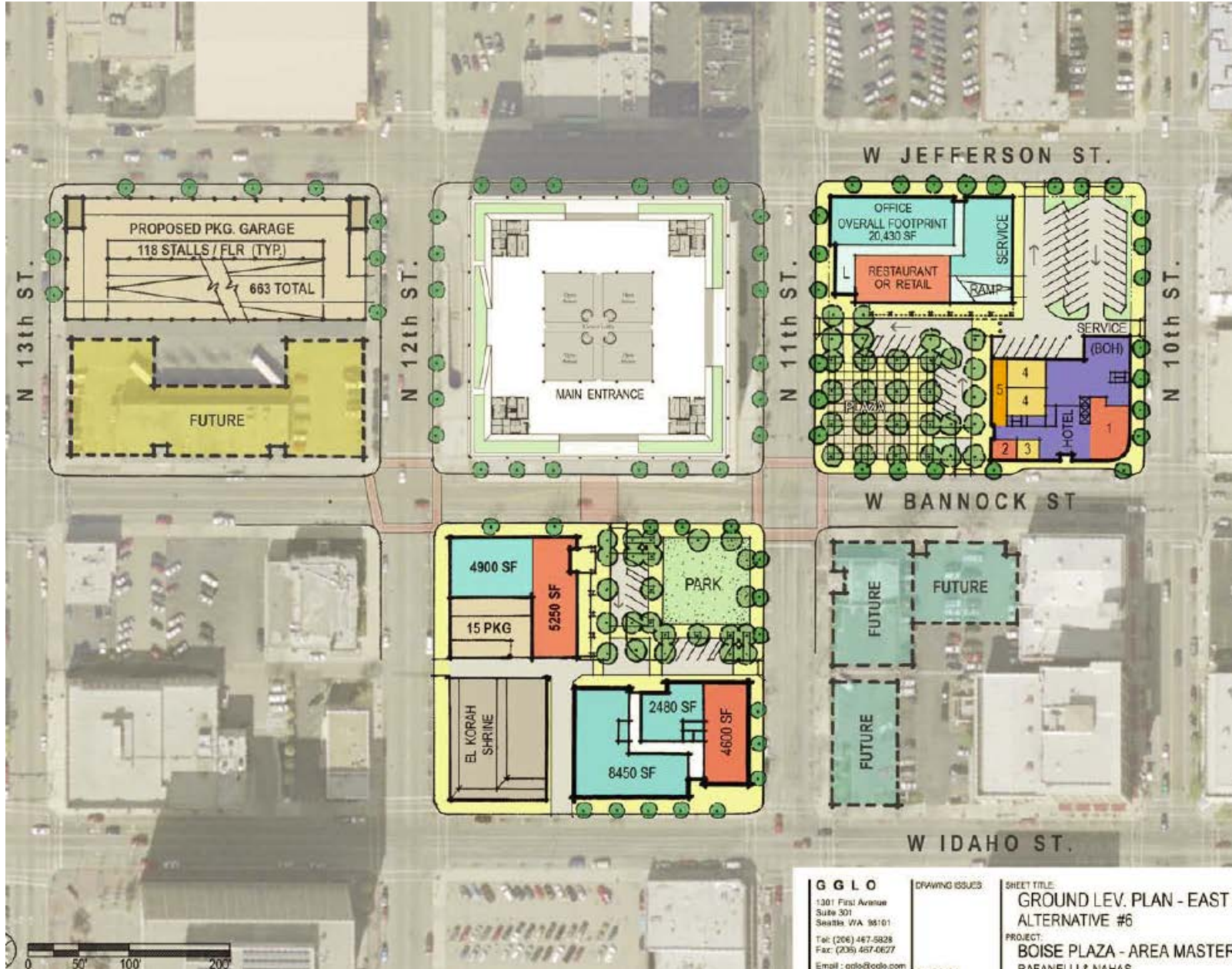
11th and Idaho Office Type 2 Designation



Project Location



Project Background



- 2008 master planning process coming to fruition
- Including the Boise Plaza parking garage, the park and other development.

Project Background



- Rafanelli & Nahas
- Perkins + Will
- 9 Story Class A Office Building
- 180,000 s.f.
- \$45 Million Value including Tenant Improvements
- July 2018 – DR Approval
- August 2019 – Construction Start
- October 2020 - Completion

Preliminary Project Scorecard



✓ Level A Scoring (146 + Points)

- Activating a Site
- FAR score
- Designed for connectivity and walkability
- Targeted Uses*
 - At this time there are no leases signed but the developer is confident some type of technology company will be a tenant based on experience at Boise Plaza and other offices buildings. This will be confirmed at project completion to get these points.

- Streets & Streetscapes – \$640,000
- Utilities – \$160,000
- Stormwater Infra. – \$160,000
- Street Furnishings- \$40,000
- Type 2 Not-to-Exceed Amount:
 - Approx. \$1 Million
- Reimbursement Timeline:
 - 2023-2025
 - Approx. \$330k - \$350k/year
 - Based on TIF generated

CONSIDER: Type 2 Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with 11th and Idaho Partners LLC for future Board approval.

Next Steps:

Type 2 Agreement Draft for Board Approval at August Meeting.

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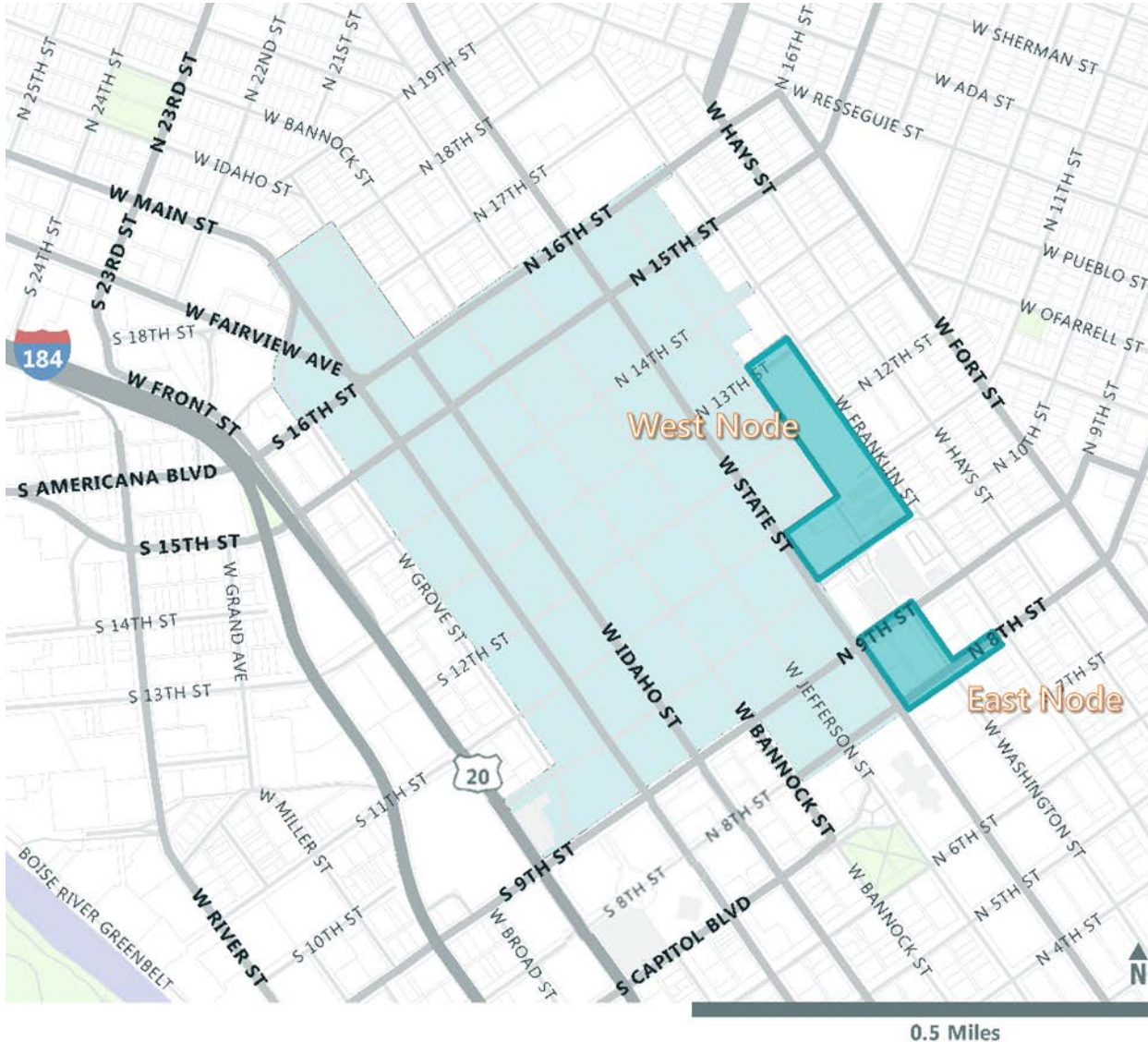
VI. Adjourn

Westside URD Proposed Boundary Adjustment

Title 50 Chapter 20 (50-2005)- urban
renewal law- Update in 2016

Proposed Westside Urban Renewal Amendment Area

The proposed Westside Amendment; East Node and West Node



West Node, +9 acres

- YMCA Block
- Historic Boise High School, west of 10th Street
- 2 Property Owners, not taxable

East Node, +4 acres

- **H**istoric Carnegie Library
- Vacant Bank Building (8th & State)
- Church

Proposed Westside Urban Renewal Amendment Area

Work with partners to review existing and overlapping plans (ACHD, City, BSD, Public, Property Owners)



West Node, +9 acres

- Projects to seek input on:
 - Bike/ pedestrian extension through Boise High School
 - Reconfigure and improve parking along Franklin*
 - Public improvements via CCDC Participation Program Projects and/or CIP Projects

East Node, +4 acres

- Projects to seek input on:
 - Streetscapes on 8th Street
 - Future bike lane extension north of State Street
 - Public improvements via CCDC Participation Program Projects and/or CIP Projects



1

Eligibility Report
Completed,
Transmitted to
City Council

2

Boise City Council
reviews.
Considers
Resolution
finding eligibility,
directs CCDC to
plan the area.

3

**URP Planning &
Outreach Process:**
- **Plan Amendment**
*Feasibility
Amendment, Survey*

4

CCDC Reviews
& Considers
- Transmits to City
and taxing districts
- Public Hearing
Notice

5

Boise City Reviews &
Considers
- P&Z considers finding
of conformity with
Comp Plan
- City Council public
hearing
- City Council considers
Resolution to Approve

Outreach & Planning:

- Determining key stakeholders
- High level ideas
- Seeking input

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Workforce Housing

Ash + River Townhomes

Shellan Rodriguez
Real Estate Development Manager, CCDC

Dean Pape
Developer, DeChase Miksis

Where We've Been...

REQUEST FOR PROPOSALS



WORKFORCE HOUSING DEVELOPMENT

DUE: November 15, 2016 5PM MST

503, 509, 511, 623, and 647 Ash Street



121 N 9th Street, Suite 501
Boise, ID

www.ccdboise.com/ashstretrfp

208-384-4264



- **9/2016:** RFQ Approved
- **1/2017:** Initial ERN executed with DeChase Miksis
- **5/2017:** Design Review Approved
- **9/2017:** DDA Drafted & Approved
- **4/2018:** Land Closing (\$679,000)
- **6/2019:** Construction Completion Lease up

Summary of Initial Sales & Adjusted Sales Price

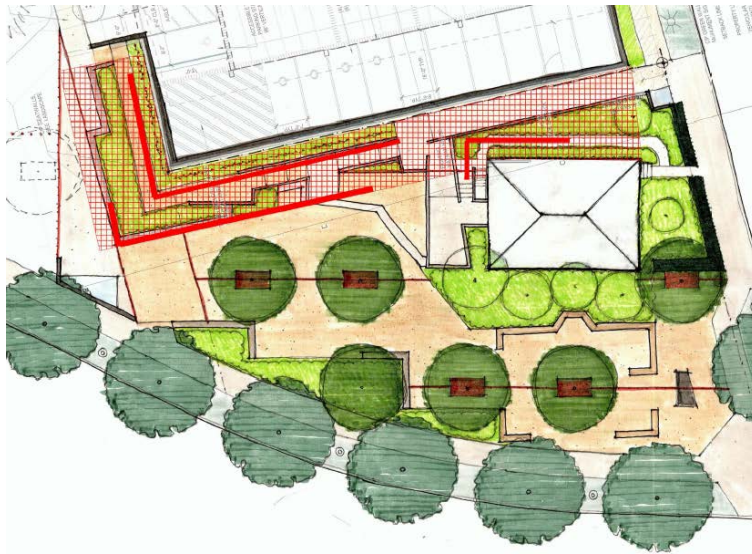
Land Price:	\$679,000
ReUse Value:	(\$1,160,000)
Net ReUse Value:	(\$480,000)
Public Improvement	
Reimbursement:	\$318,000
Net Value:	(\$163,000)

Preliminary Design Ideas – late 2016



CCDC Approved Minor Revisions w/ DDA (Fall 2017):

- Decrease in retail, 1,000 s.f. to 500 s.f.
- Decrease in encroachments into HH, which was conveyed to the City
- Alley vacation



Construction & Completion Spring 2018- today



Boise's first temporarily deed restricted workforce housing, renting at rates affordable to households earning 80-120% of the AMI, roughly \$47,000 to \$88,000 for a 2-person household.







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INFORMATION: CCDC Monthly Report

John Brunelle
CCDC 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).