

**LIVE STREAMING
&
AUDIO RECORDING**

Now In Progress



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

Board of Commissioners

**Regular Meeting
August 12, 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 – July 2019

B. Minutes & Reports

1. Approval of July 15, 2019 Meeting Minutes
2. FY2019 Q3 Financial Report (Unaudited)

C. Other

1. Approve Resolution #1612 – Amended Fund Balance Policy

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

- A. CONSIDER: Proposed FY 2019 Amended Budget (10 minutes)Ross Borden
- B. CONSIDER: Proposed FY 2020 Original Budget (10 minutes)Ross Borden
- C. CONSIDER: Proposed FY 2020-2024 Capital Improvement Plan (10 minutes) Todd Bunderson
- D. CONSIDER: Resolution #1617 – Awarding the PW Contract for 6th Street Streetscapes and Alley Program (10 minutes)
.....Kathy Wanner
- E. CONSIDER: 512 W Grove Street – Mixed Use Residential – Participation Program Type 2 Designation (10 minutes)
.....Laura Williams
- F. CONSIDER: Resolution #1615– Approving 429 S 10th Street – Agency Owned Property – Surplus Declaration (5 minutes)
.....Laura Williams
- G. CONSIDER: Resolution #1618 – Approving 1100 W Idaho Street – 11th & Idaho Building – Participation Program Type 2
Designation (5 minutes) Shellan Rodriguez

V. Information/Discussion Items

- A. CCDC Monthly Report (5 minutes)..... John Brunelle

VI. Adjourn





Proposed Budgets

- FY 2019 Amended
- FY 2020 Original

Ross Borden, Finance Director
Joey Chen, Controller

August 12, 2019

Budget Calendar



July 23	Executive Director & Mgmt Team Review
Aug 6	Executive Committee Review
Aug 12	Board considers proposed Budgets
Aug 19 & 26	Budgets published in Idaho Statesman
Aug 28	Public hearing, Budget Resolutions
Sept 1	Deadline to Adopt FY 2020 Budget
Sept 1	FY 2020 Budget filed with City Clerk
Oct 1	Fiscal Year 2020 begins

Big Picture

Increment Value

<i>MILLIONS</i>	FY2019	FY2020	% Chg
River-Myrtle / Old Boise	\$684.2	\$800.9	17%
Westside	\$247.6	\$297.2	20%
30 th Street	\$56.2	\$60.4	8%
Shoreline	----	\$8.7	----
Gateway East	----	\$53.1	----
TOTAL	\$988.0	\$1,220.4	24%

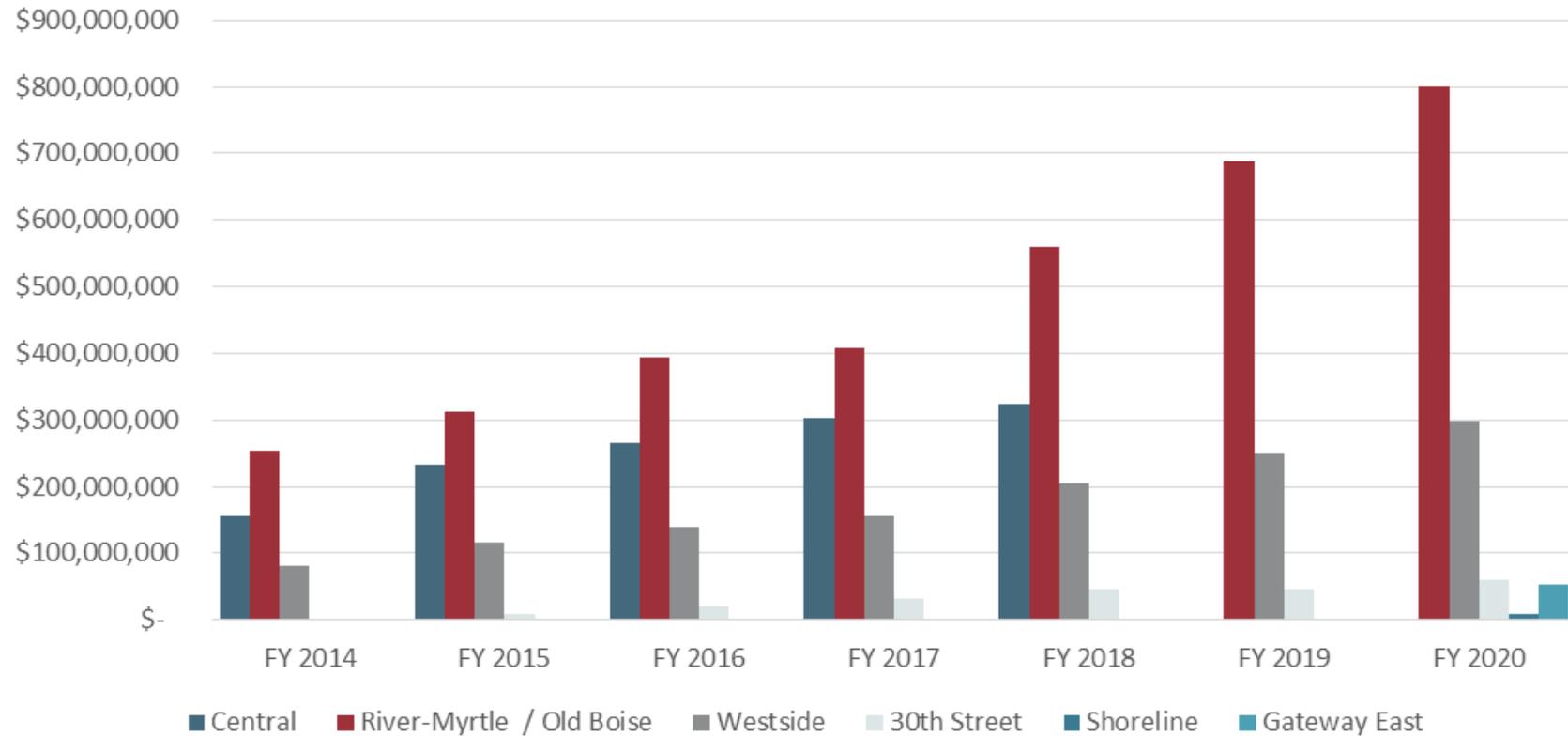
CCDC INCREMENT VALUE

- 4.5% of City of Boise's \$27.4 billion Assessed Value.
- 2.3% of Ada County's \$54.1 billion Assessed Value

Big Picture

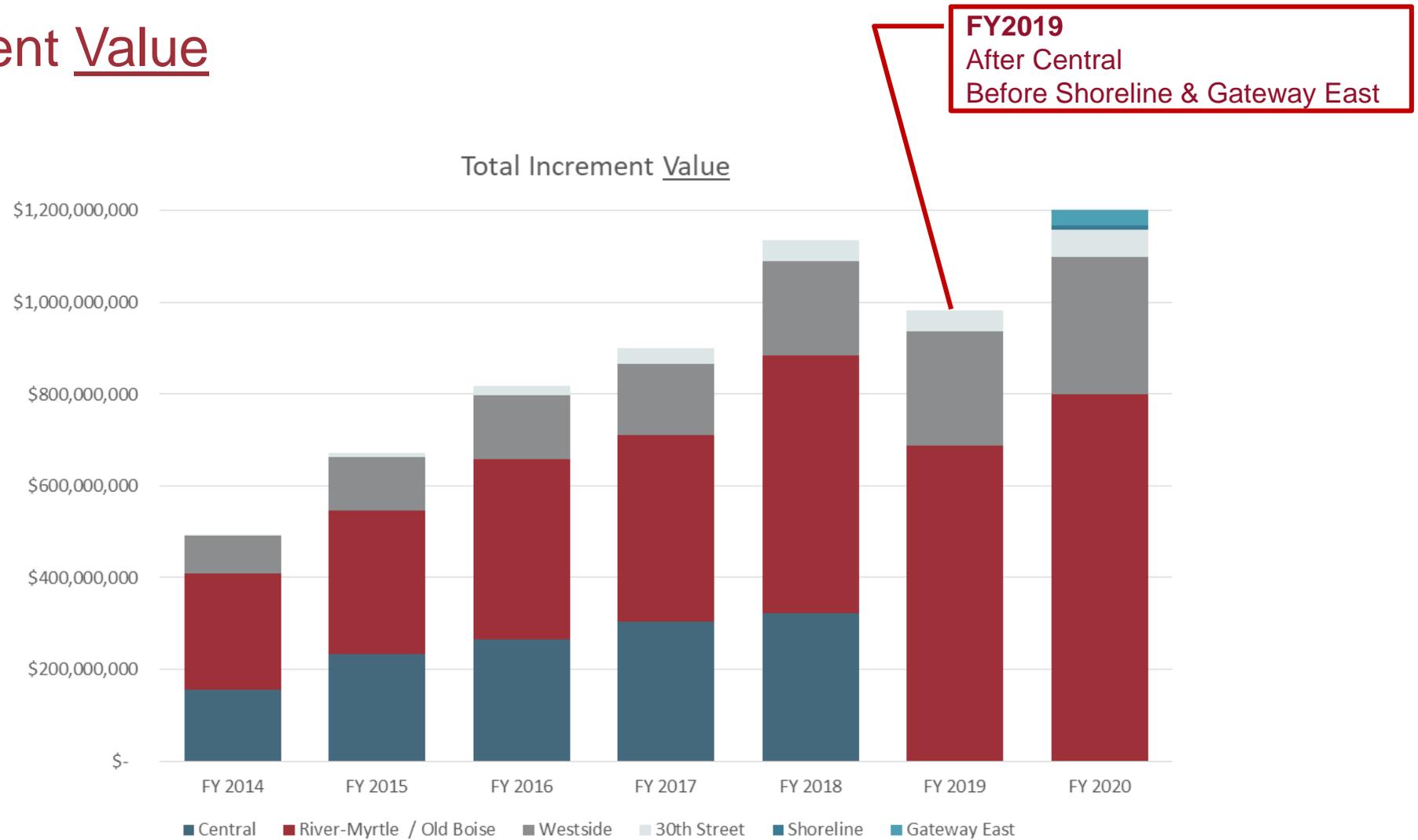
Increment Value

Increment Value by URD



Big Picture

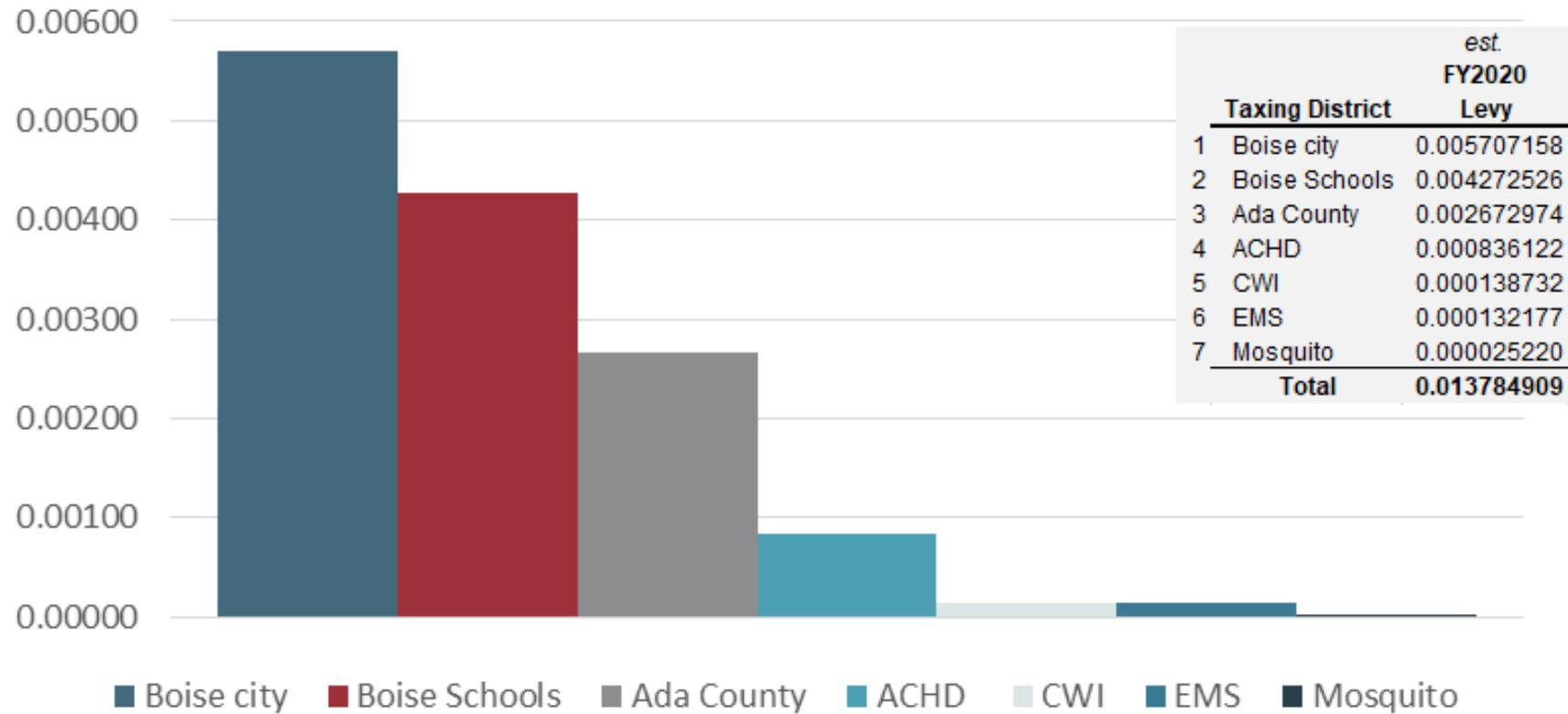
Increment Value



Big Picture

Levy Rates

7 Taxing Districts - Individual Levy Rates

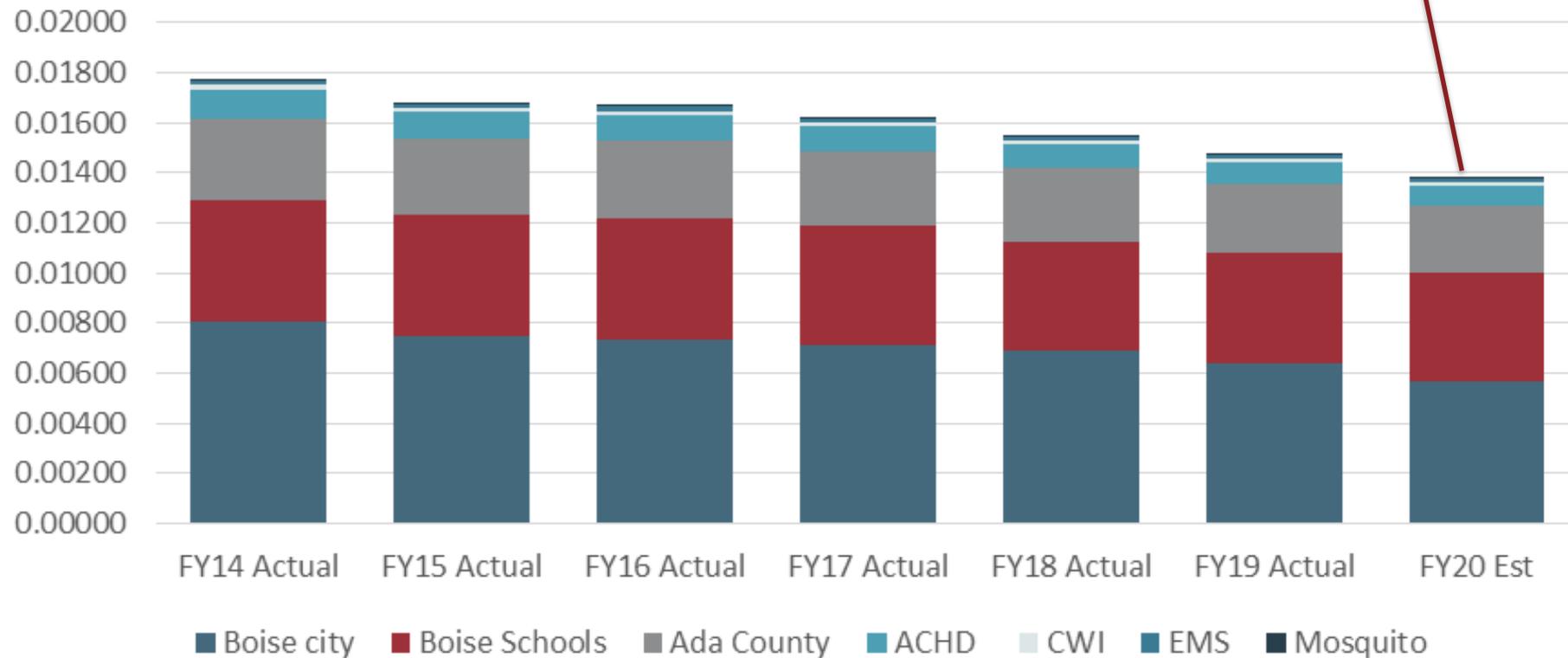


Big Picture

Levy Rates

7 Taxing Districts - Combined Levy Rate

FY 2020 est
Total Levy Rate
0.013784909



Big Picture

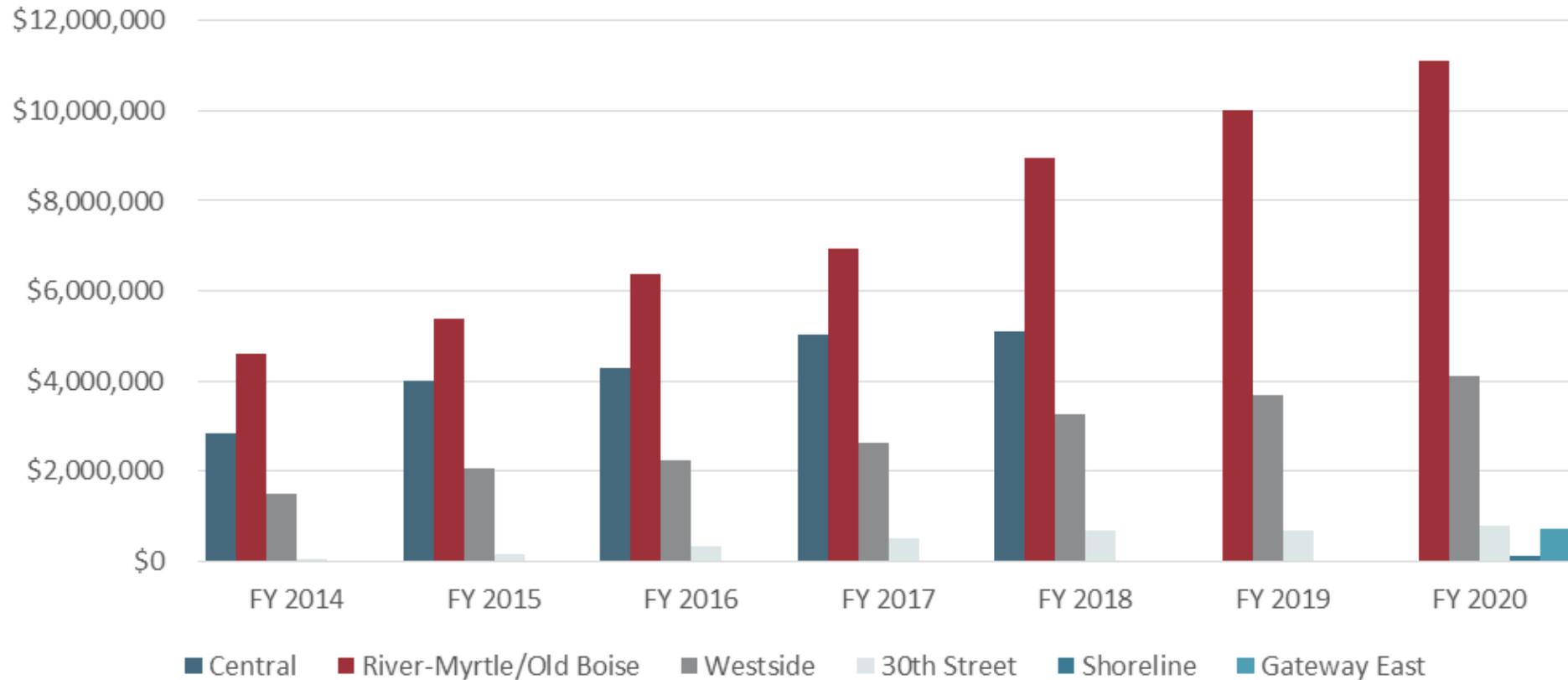
Increment Revenue

<i>MILLIONS</i>	FY2019	FY2020	\$ Chg	% Chg
River-Myrtle / Old Boise	\$10.0	\$11.1	\$1.1	11%
Westside	\$3.7	\$4.1	\$0.4	11%
30 th Street	\$0.7	\$0.8	\$0.1	14%
Shoreline	----	\$0.1	\$0.1	----
Gateway East	----	\$0.7	\$0.7	----
TOTAL	\$14.4	\$16.8	\$2.4	17%

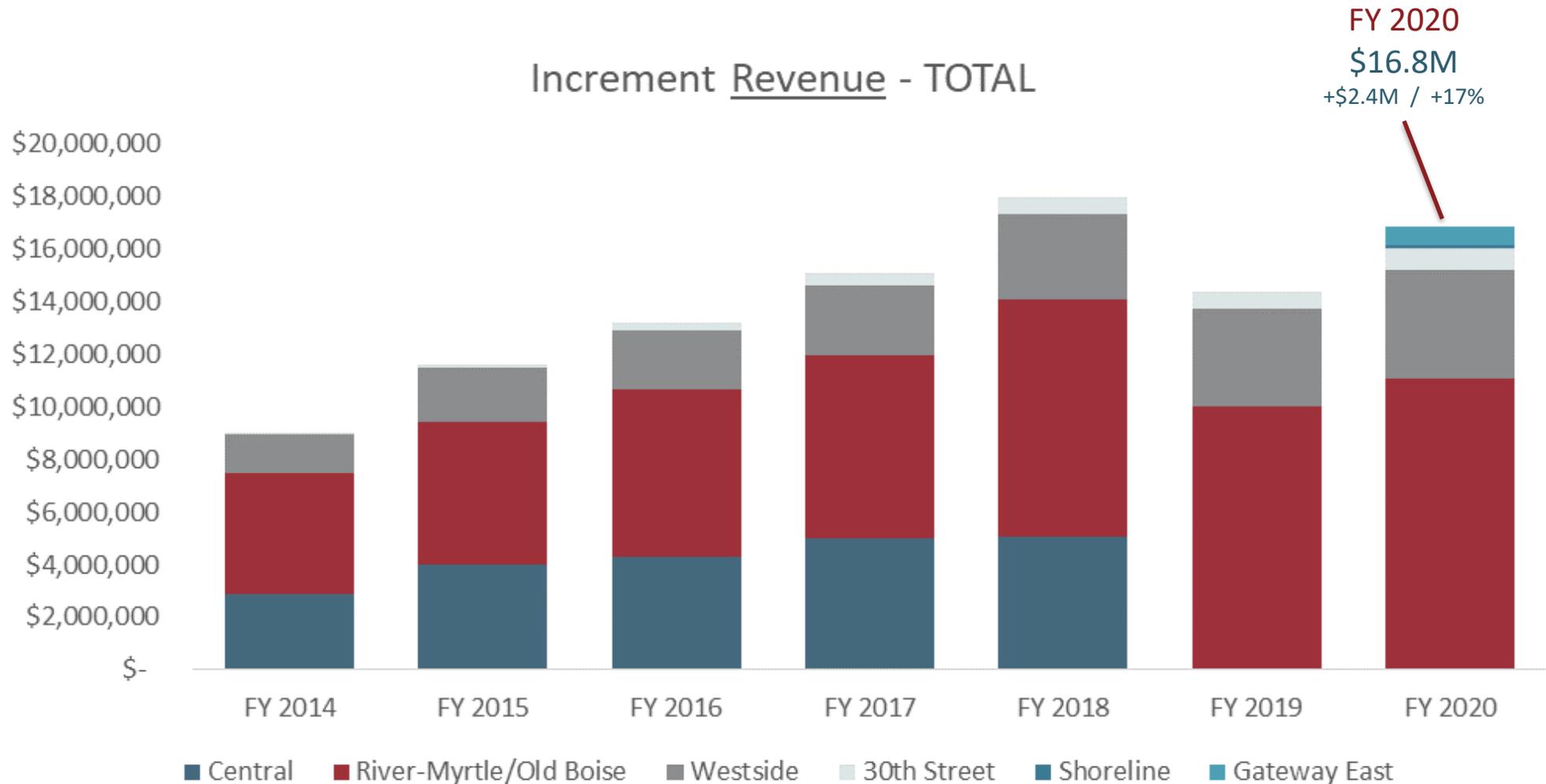
Big Picture

FY2014-2020
RMOB +11%
Westside +10%
Annual average

Increment Revenue



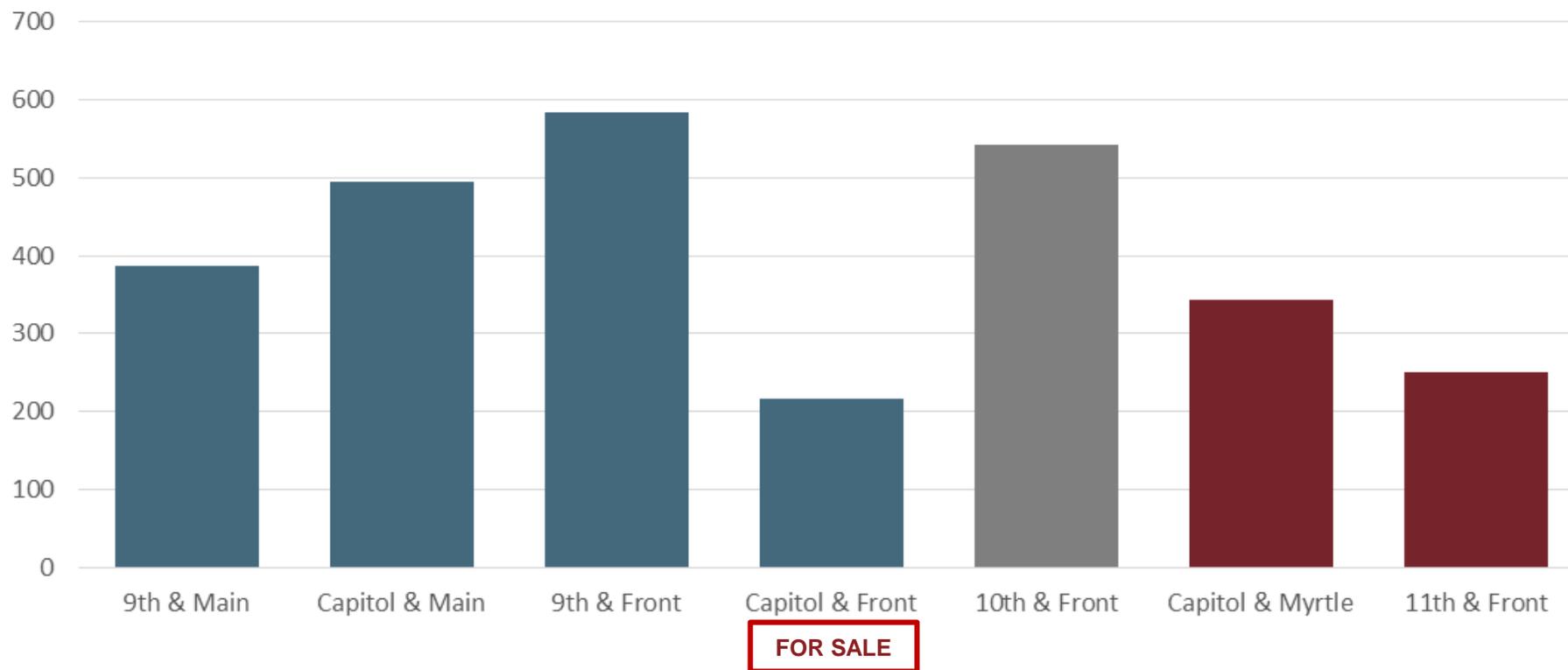
Big Picture



Big Picture

Parking Assets

CCDC Parking Garages & Spaces



Total Spaces
2,906

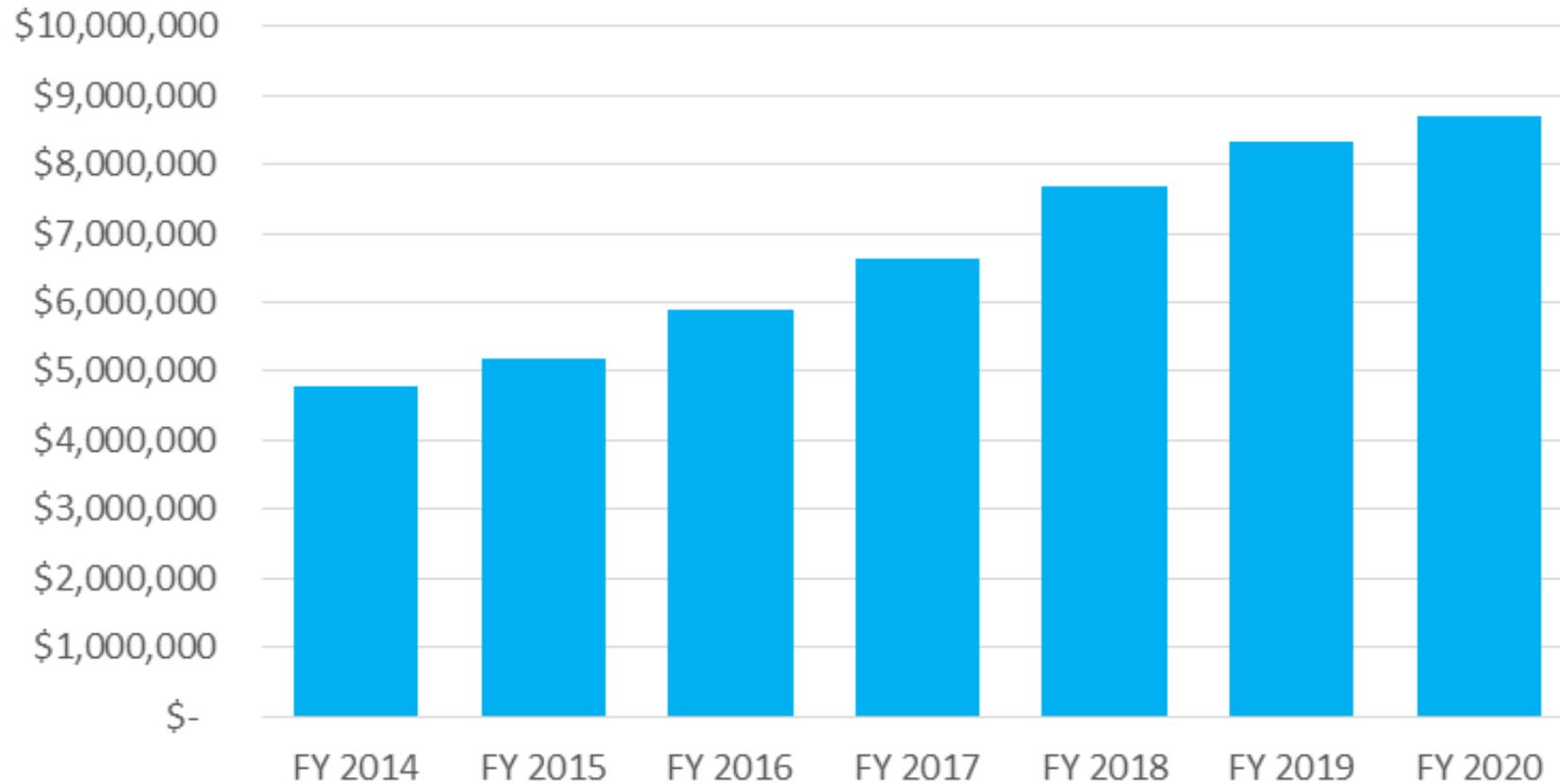
Average Spaces
per CCDC Garage
402

CCDC Spaces
% of Downtown Total
less than 20%
*(garage, surface lot, on-street)
(public + private)*

Big Picture

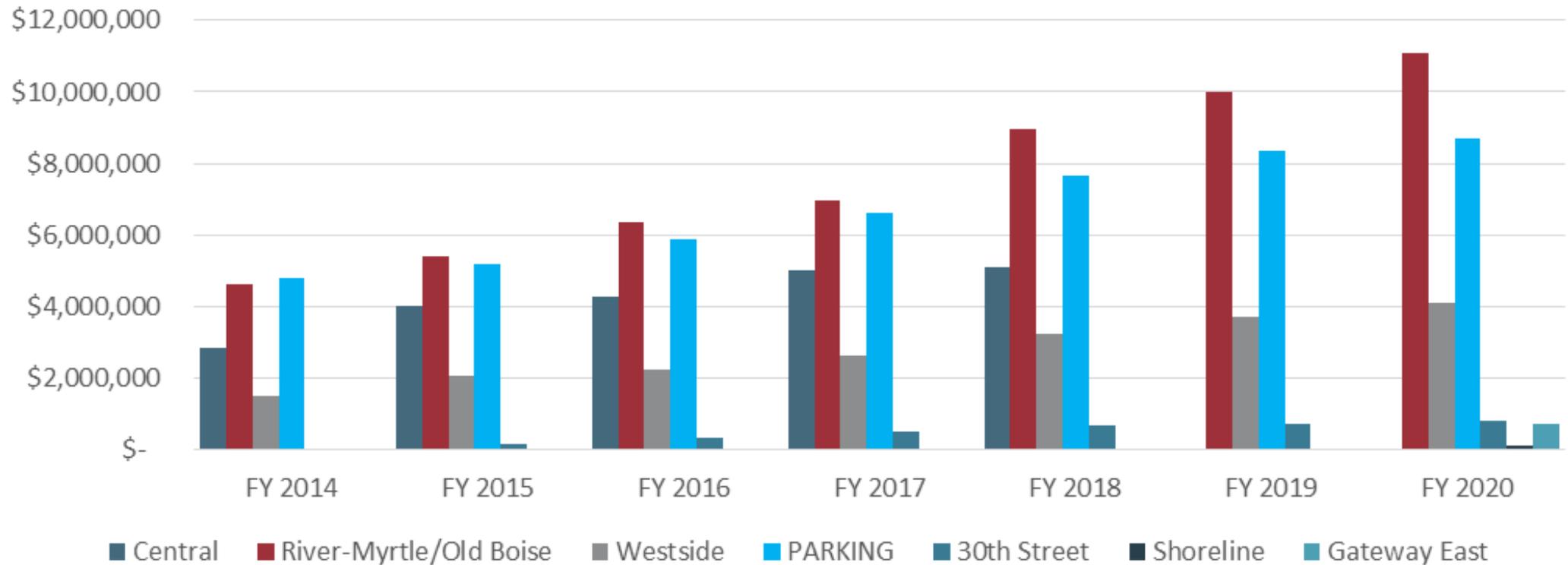
FY2014-2020
+10%
Annual average

Gross Parking Revenue



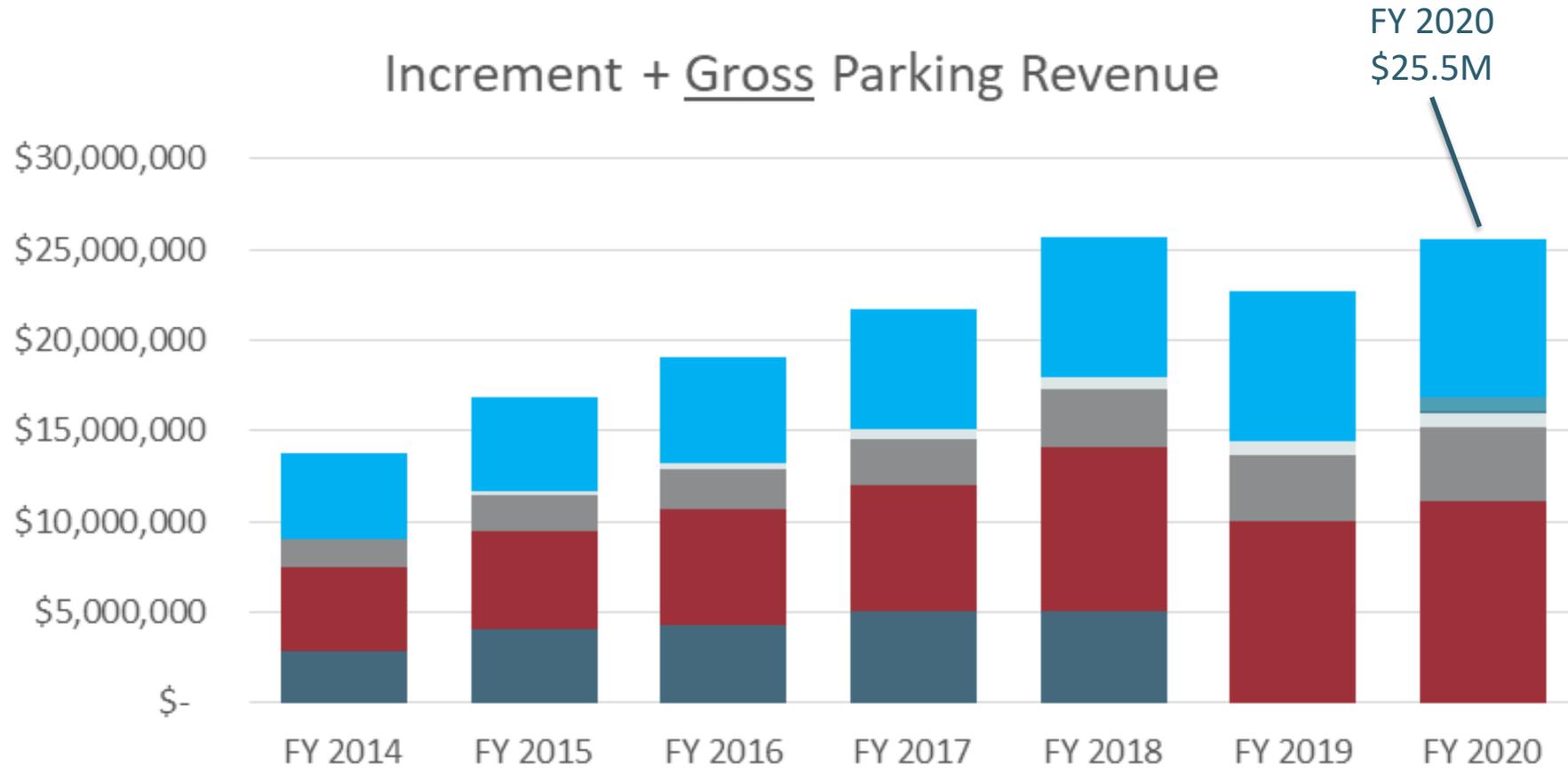
Big Picture

Increment + Gross Parking Revenue



Big Picture

Increment + Gross Parking Revenue



FY 2020
\$25.5M

- Central
- River-Myrtle/Old Boise
- Westside
- 30th Street
- Shoreline
- Gateway East
- PARKING

Big Picture

Parking Revenue

Rate Increase - *proposed*

- Monthly Rate only
- Effective Feb 1, 2020
- Projected New Revenue: \$196k

Use of New Revenue

- Mobility Initiatives
 - Shoreline Park & Ride
 - Secure Bike Parking #2
 - DMC
- Parking System expenses

	Current	Proposed	Current	Proposed
Garage	Regular Rate		Reserved Rate	
9th & Main	\$175	\$195	N/A	N/A
Capitol & Main	\$175	\$195	\$220	\$260
9th & Front	\$140	\$145	\$190	\$195
10th & Front	\$140	\$145	\$155	\$175
Capitol & Myrtle	\$140	\$145	\$155	\$175
Capitol & Front	\$140	\$145	\$190	\$195
11th & Front	\$100	\$115	\$130	\$155

Parking Revenue & Expenses

FY2020 Original

- 4% Budgeted Increase = \$356k
- \$8.3M to \$8.7M

Revenue

Hourly	\$6.5M
- 1 st Hour Free	-\$2.6M
Monthly	\$4.1M
Other	\$0.7M
Misc	\$0.2M
Transfers (net)	-\$1.2M
Total	\$7.7M

Expenses

Parking Operator	\$2.1M
Operations	\$0.4M
Pro Services, Facilities Mgmt	\$0.3M
PRP & Mobility	\$3.3M
Debt Service	\$1.6M
Subtotal	\$7.7M

Big Picture

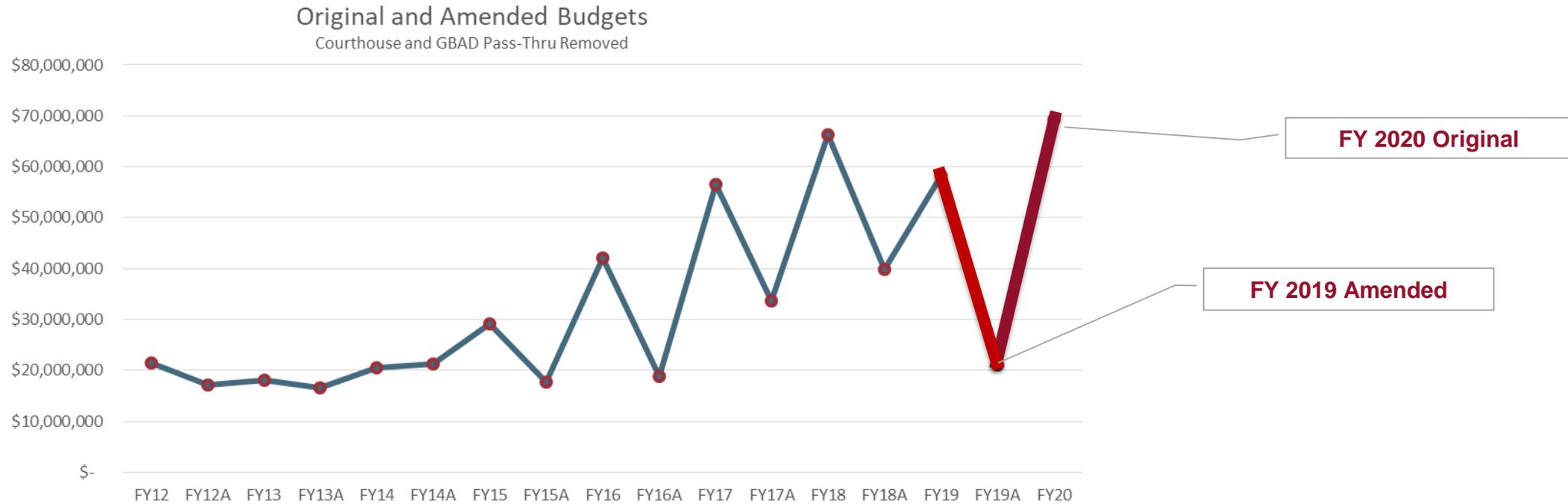
Bond Payments

Issue	Original Principal	Remaining Principal	FY 2020 Debt Service (P&I)					
			RMOB	Westside	30th St	Shoreline	Gateway East	
2011 B	\$12.97M	\$6.0M	\$1.38M					
2017 A	\$13.0M	\$9.2M	\$1.97M					
2017 B	\$5.15M	\$3.7M	\$804k					
AHA		\$850k	\$170k					
	\$31.1M	\$19.75M	\$4.33M	\$0	\$0	\$0	\$0	\$0

Debt retired prior to FY2025 RMOB Sunset

Big Picture

Original & Amended Budgets

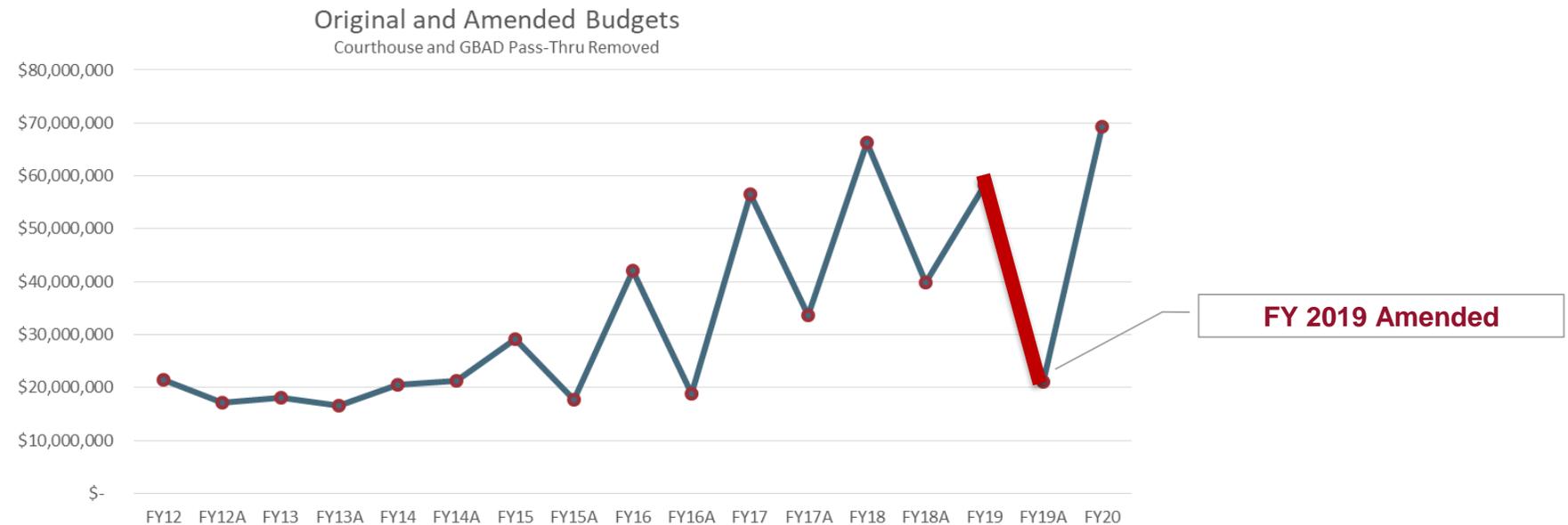


Proposed
FY 2019 AMENDED
Budget

FY2019 Amended

Changes

FY 2019	FY 2019 Amended	\$ Change	% Change
\$58.3M	\$21.1M	-\$37.2M	- 64%



FY2019 Amended

Changes

REVENUE		Perm	Timing
FY 2019	\$58.3		
Parking	0.1	<input type="checkbox"/>	
Capitol & Front Garage 4Sale	(5.3)		<input type="checkbox"/>
11 th & Bannock Park	(1.0)		<input type="checkbox"/>
Westside Bond	(14.6)		<input type="checkbox"/>
Working Capital	(16.8)		
- Library Area	(15.0)		<input type="checkbox"/>
- Other Projects	(1.8)	<input type="checkbox"/>	<input type="checkbox"/>
FY 2019 Amended	\$21.1		
	Δ (\$37.2)		

EXPENDITURES		Perm	Timing
FY 2019	\$58.3		
Agency Operations	(0.7)		
Debt Service	(0.1)	<input type="checkbox"/>	
Contractual	(0.3)		
Capital Projects (CIP)	(35.5)		
- Westside Bond	(14.6)		<input type="checkbox"/>
- Library Area	(15.0)		<input type="checkbox"/>
- Other Projects	(5.9)	<input type="checkbox"/>	<input type="checkbox"/>
Parking Projects (PRP)	(0.1)	<input type="checkbox"/>	
Mobility Projects	(0.5)		<input type="checkbox"/>
FY 2019 Amended	\$21.1		
	Δ (\$37.2)		

FY2019 Amended

Action Requested

1. Approve proposed FY 2019 Amended Budget
2. Advertise Public Hearing at August 28 Special Meeting
 - Exhibit A

Questions?

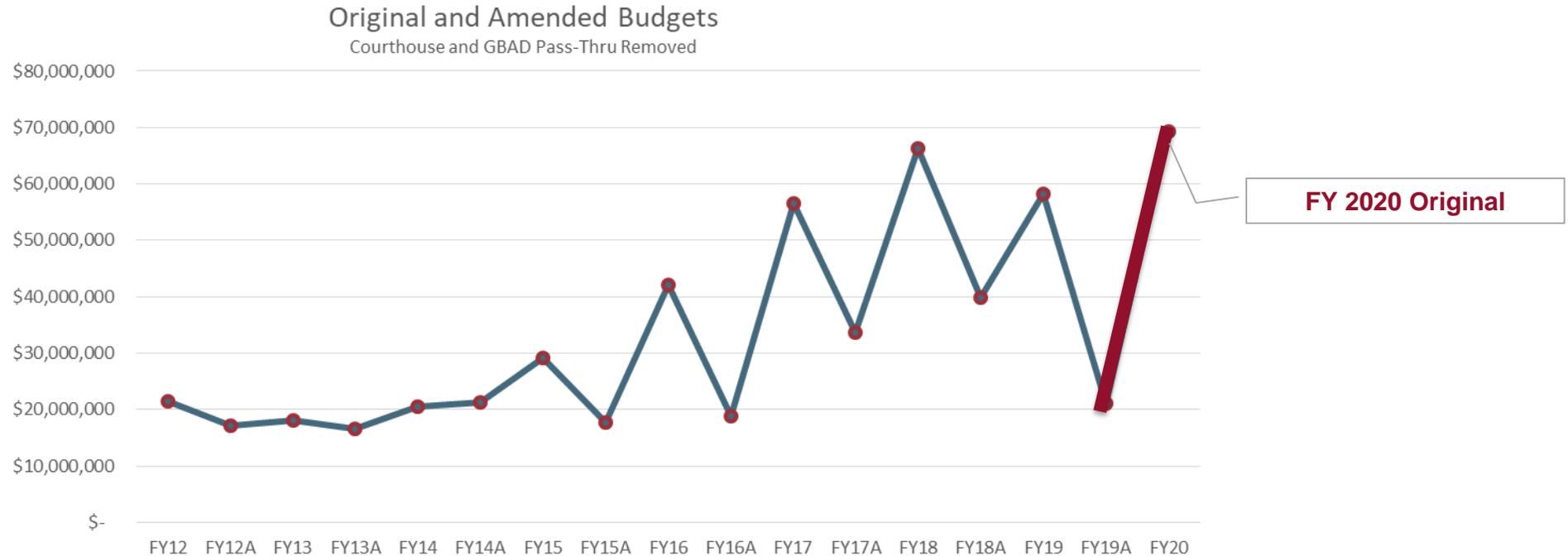
Suggested Motion

I move to amend the FY 2019 Original Budget to new revenue and expense totals of **\$21,109,804** and set the time and date of Noon, August 28, 2019, for the statutorily-required public hearing.

Proposed
FY 2020 ORIGINAL
Budget

FY 2020 Original Budget

FY 2019 Amended	FY 2020	\$ Change	% Change
\$21.1M	\$69.3M	\$48.2M	228%



FY 2020 Original Budget Changes

REVENUE	FY2020	Changes
FY 2019 Amended		\$21.1
Increment	16.8	2.4
Parking	8.8	0.3
Other Revenues / Reimburse	5.3	4.9
Misc (Leases, Property, Grants)	0.6	(0.2)
Westside Bond	14.6	14.6
from Working Capital	22.8	26.2
FY 2020	\$69.3	\$69.3
	Δ	\$48.2

EXPENDITURES	FY2020	Changes
FY 2019 Amended		\$21.1
Agency Operations	8.5	0.9
Debt Service	4.3	
Contractual	3.2	1.3
Capital Projects (CIP)	49.5	45.3
RMOB	26.7	
Westside	24.3	
30 th Street	1.3	
Shoreline	0.2	
Gateway East	0.3	
Parking Projects (PRP)	2.3	0.4
Mobility Projects	1.0	0.5
FY 2020	\$69.3	\$69.3
	Δ	\$48.2

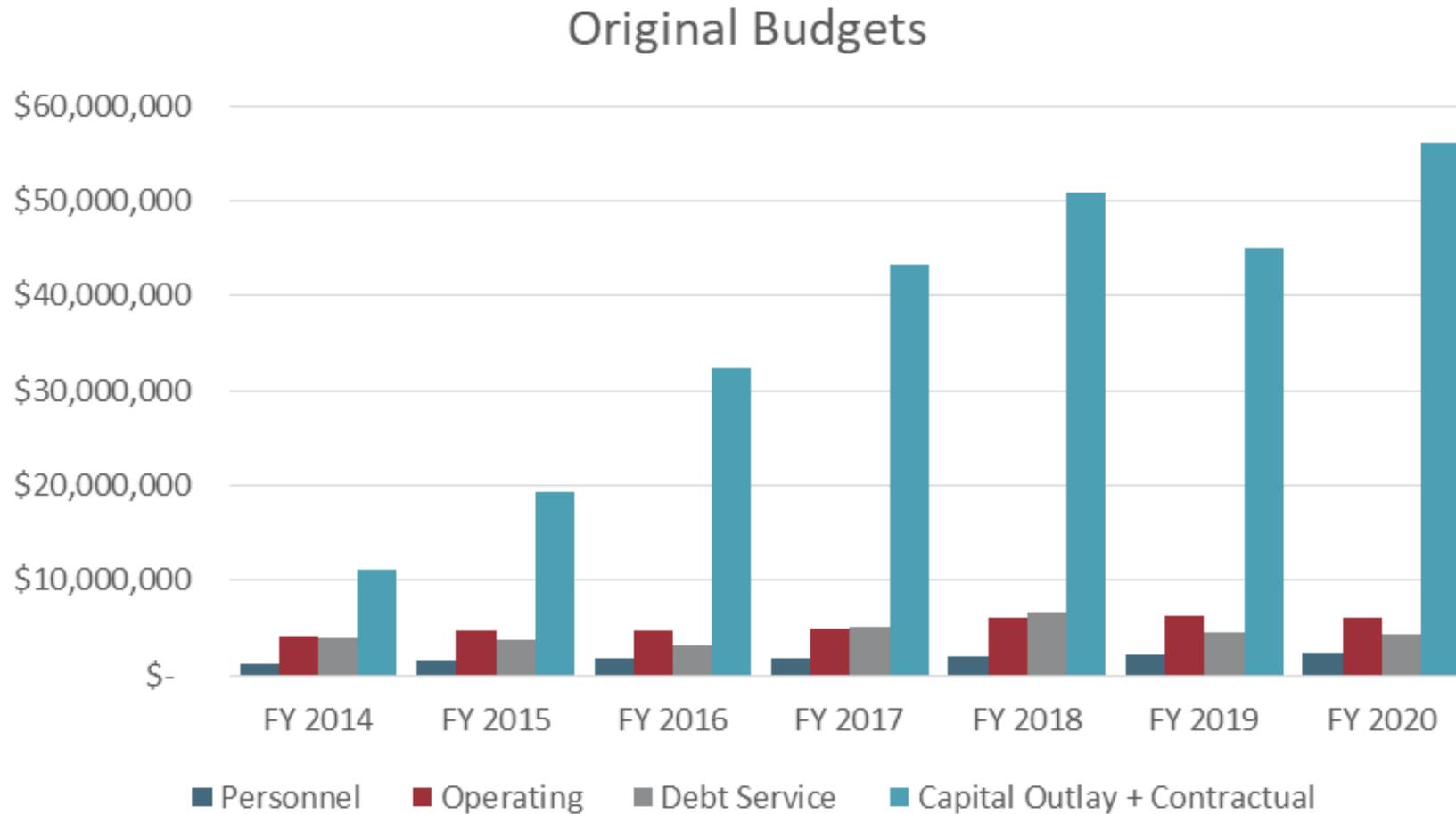
FY 2020 Original Budget Changes

Personnel Costs

- Increases:
 - Health Insurance Premiums
 - PERSI Base Plan Rate Increase
- Compensation Pool
 - 5%
- FTE Changes
 1. Community Engagement / Public Outreach
 2. Project Manager
 - Salary + Benefits = \$96k x 2

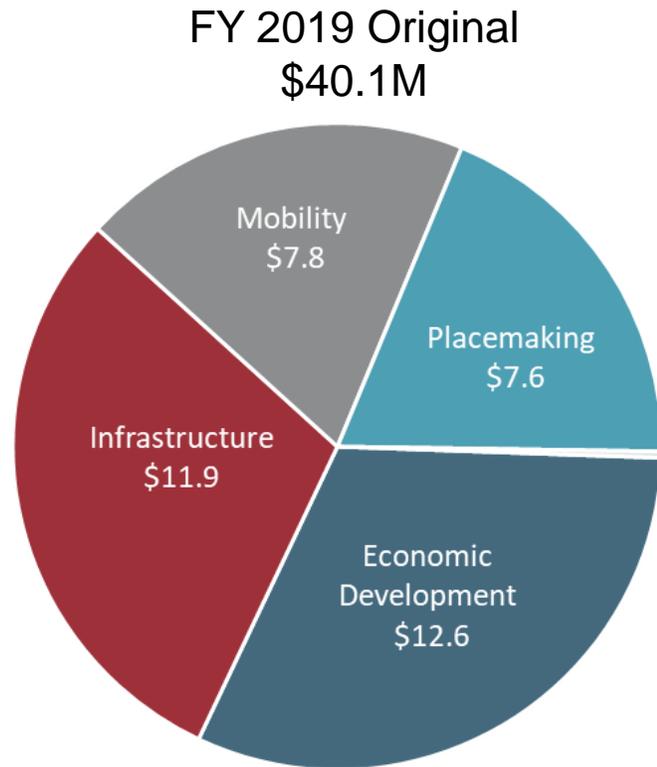
Big Picture

Original Budgets by Expense Category

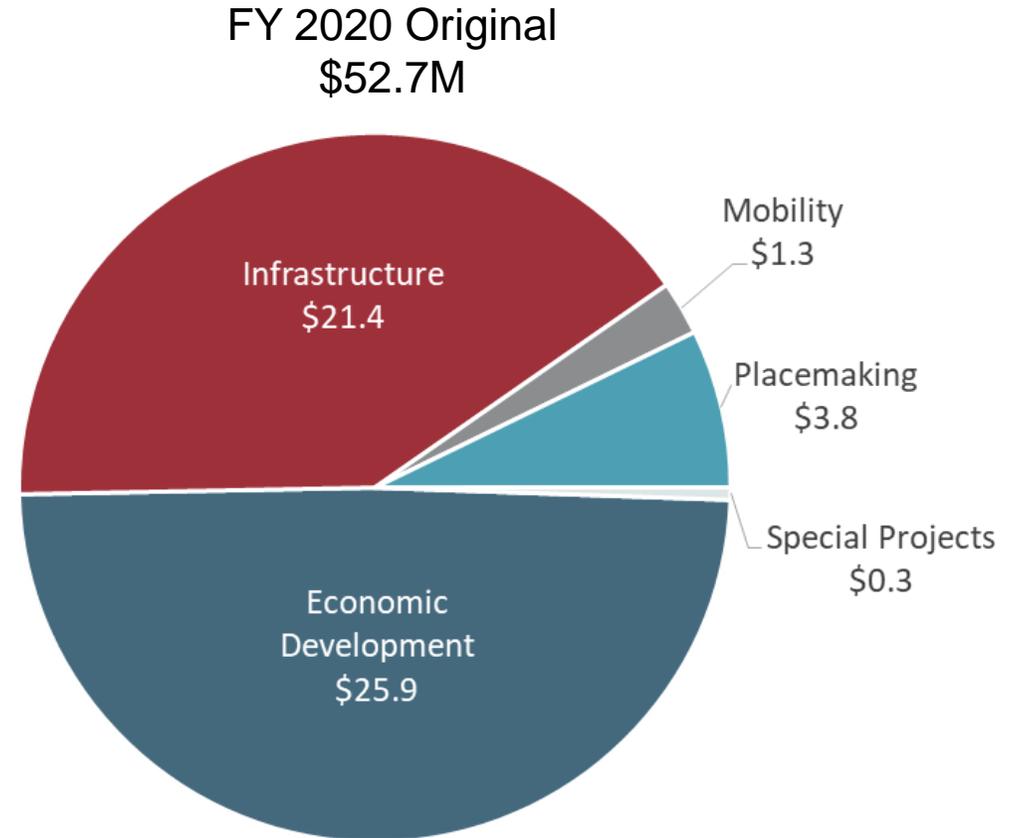


FY 2020 Original Budget

CIP by Key Strategy



Special Projects
\$0.1



FY 2020 Original Budget

Action Requested

1. Approve proposed FY 2020 Original Budget
2. Advertise Public Hearing at August 28 Special Meeting
 - Exhibit A

Questions?

Suggested Motion

I move to approve the FY 2020 Original Budget to new revenue and expense totals of **\$69,319,635** and set the time and date of Noon, August 28, 2019, for the statutorily-required public hearing.

AGENDA

IV. Action Item

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Designation (5 minutes) Shellan Rodriguez

V. Information/Discussion Items

- A. CCDC Monthly Report (5 minutes)..... John Brunelle

VI. Adjourn



CONSIDER: Proposed FY 2020-2024 Capital Improvement Plan

2020-2024 - \$110M

Todd Bunderson – Development Director



Approach

Outlook

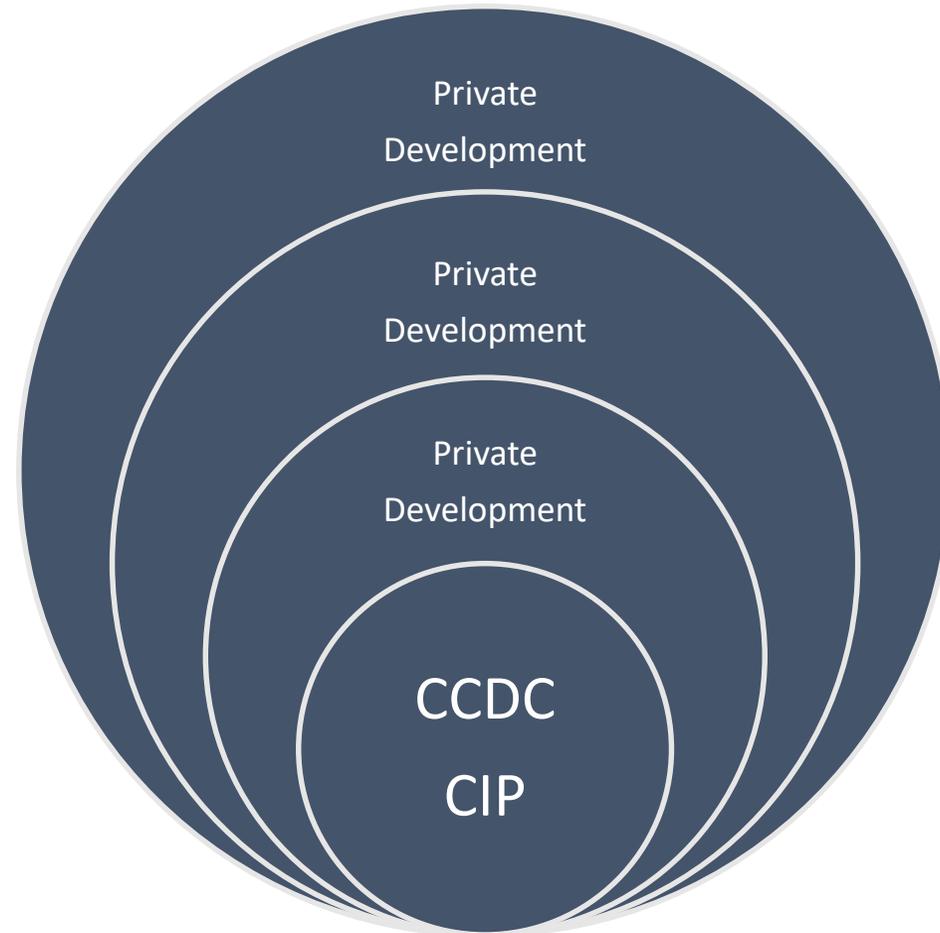
Highlights

Summary

Approach

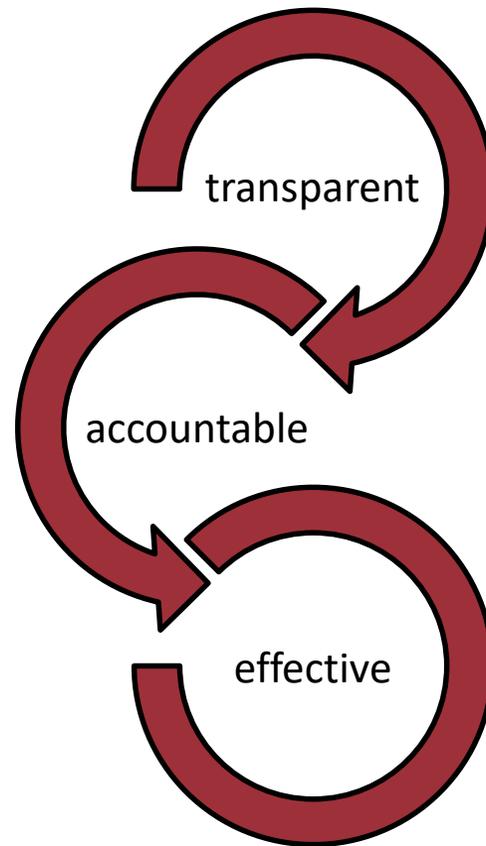
CIP Goal

*Stimulating development with
public infrastructure investments*



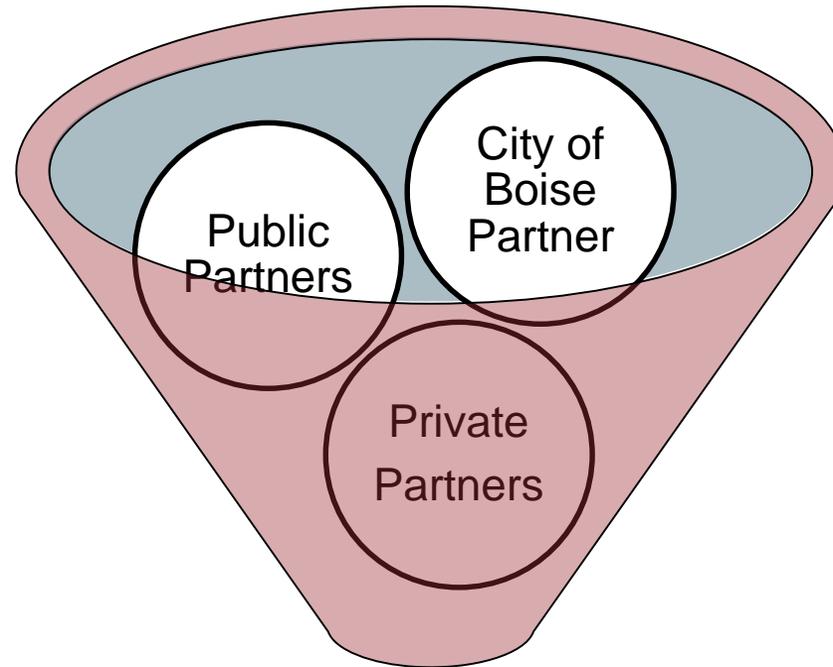
CIP Purpose

Coordinate, Create, Develop, Complete



CIP Process

Partnership planning



CCDC CIP

CIP Key Strategies



City Goal Implementation

BLUEPRINT BOISE DOWNTOWN GOALS	 ECON. DEVELOPMENT	 INFRASTRUCTURE	 MOBILITY	 PLACE MAKING	 SPECIAL PROJECTS
CENTERS, CORRIDORS & NEIGHBORHOODS					
Downtown as civic, economic, educational, social and cultural center	●	●			
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	●				●
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	●	●		●	●

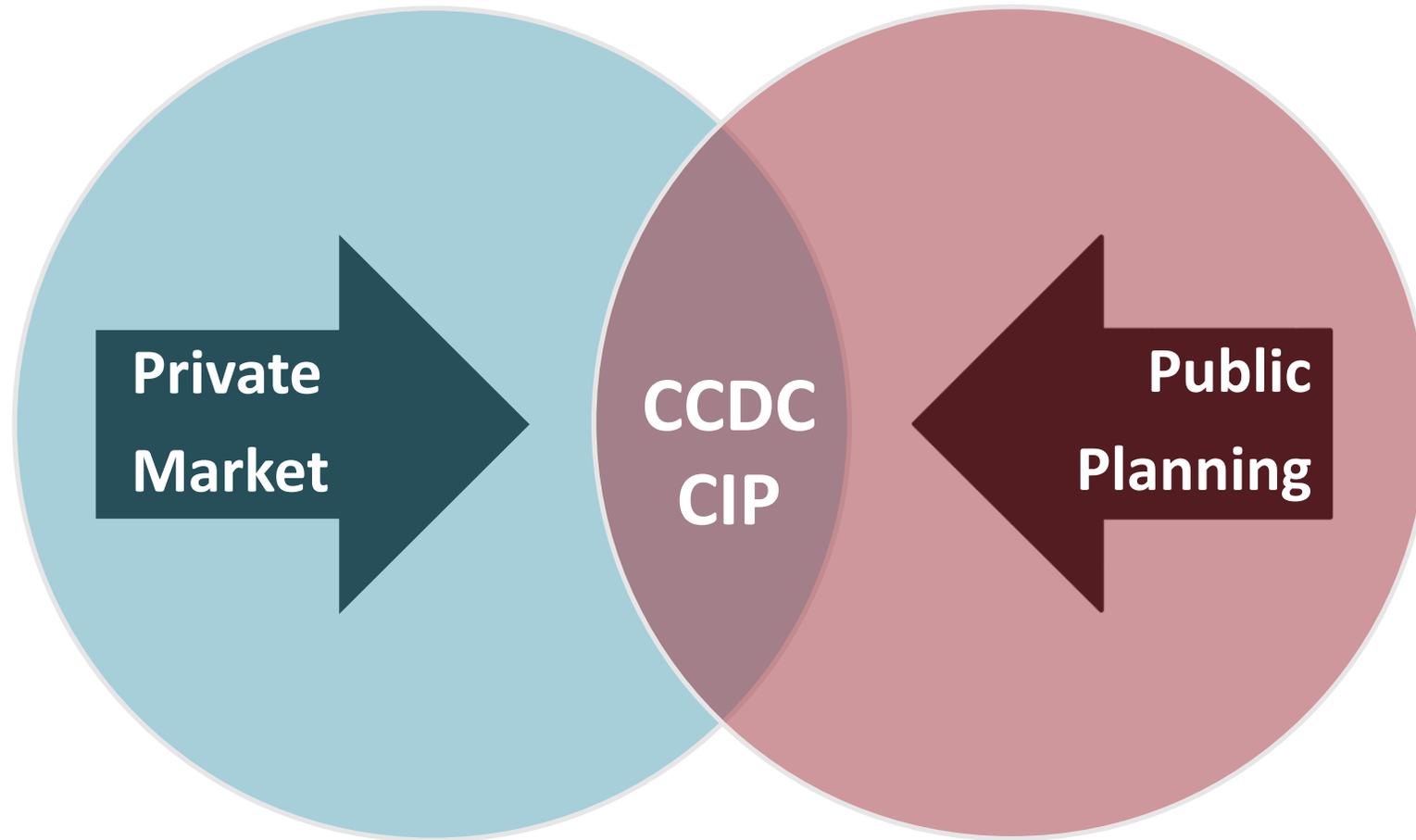
CIP Integration



District/Study Areas

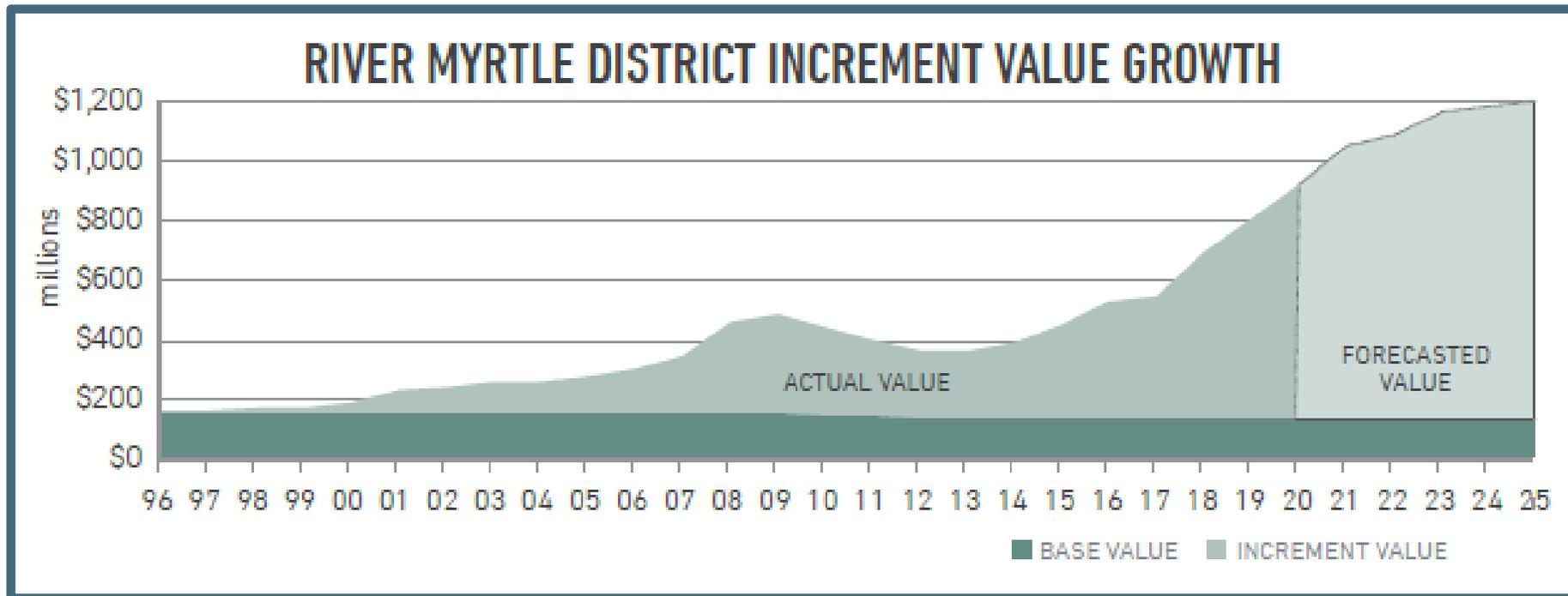


CIP Synthesis

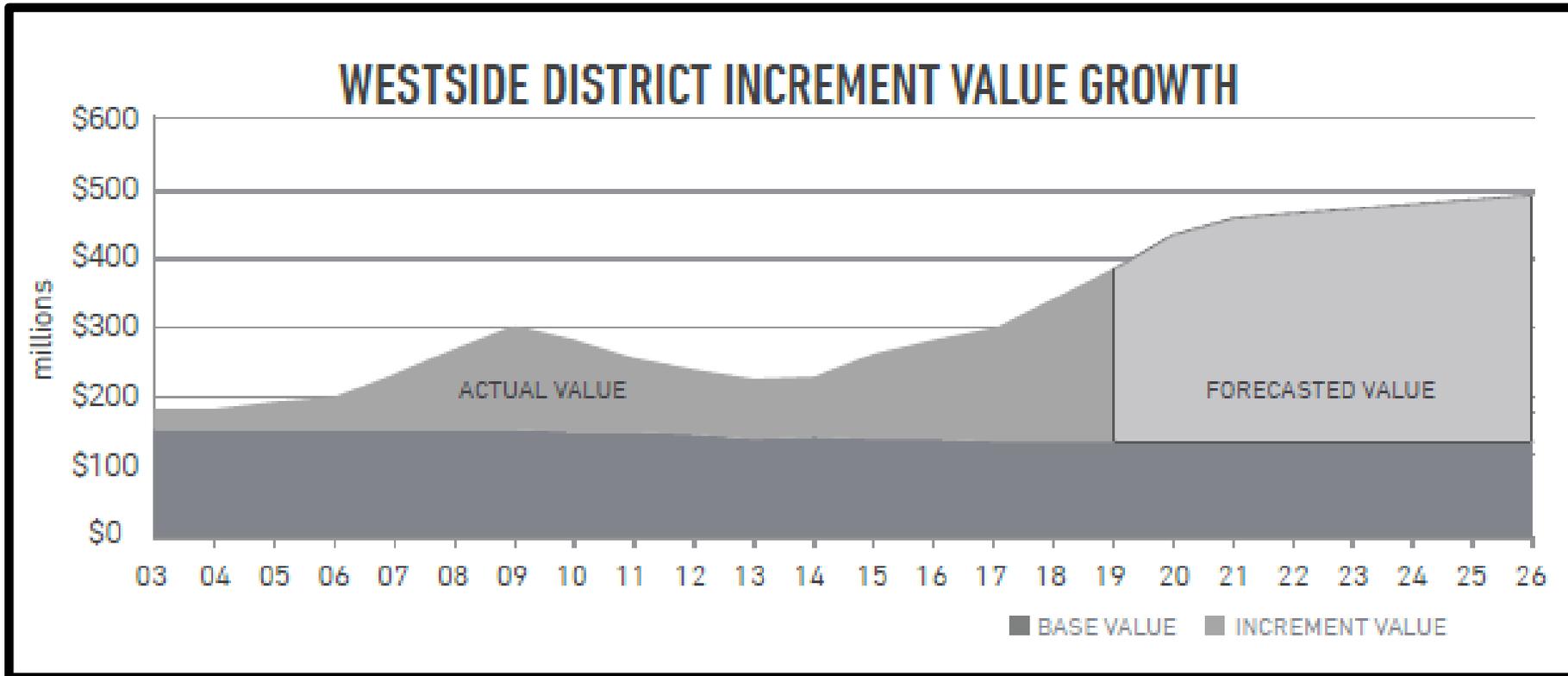


Outlook

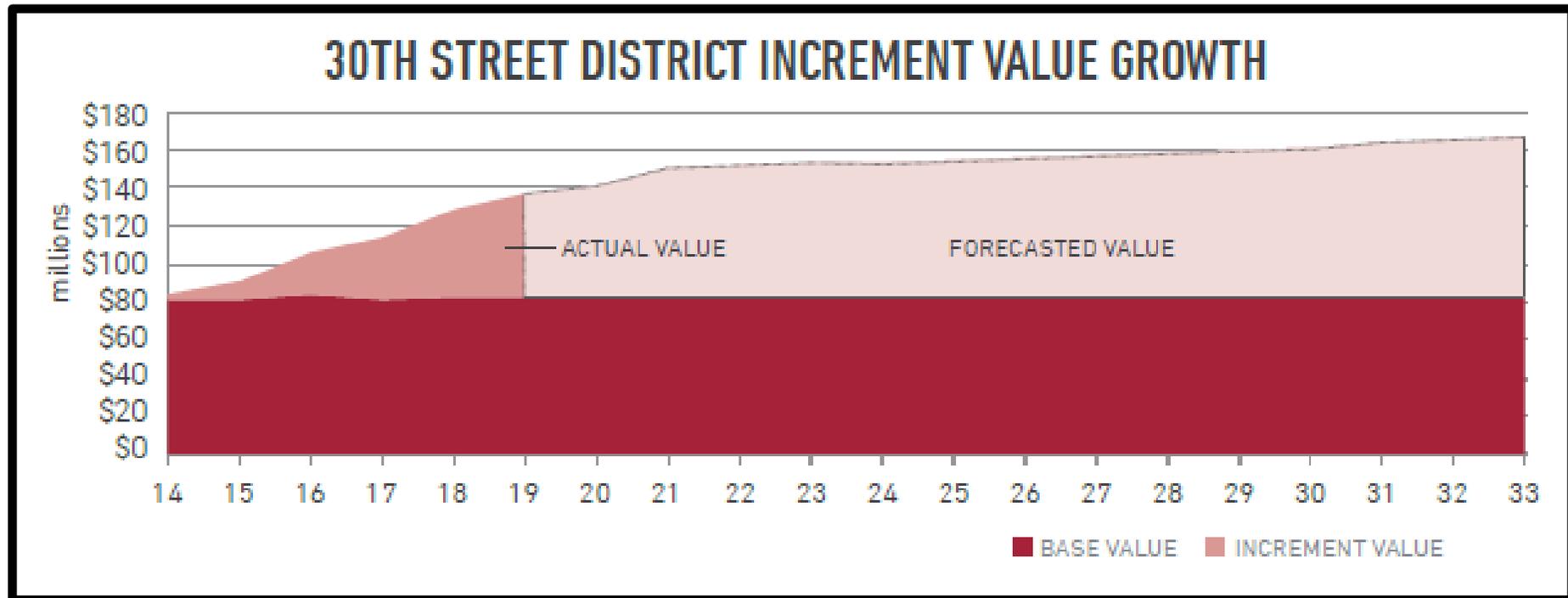
Economic Growth – River Myrtle



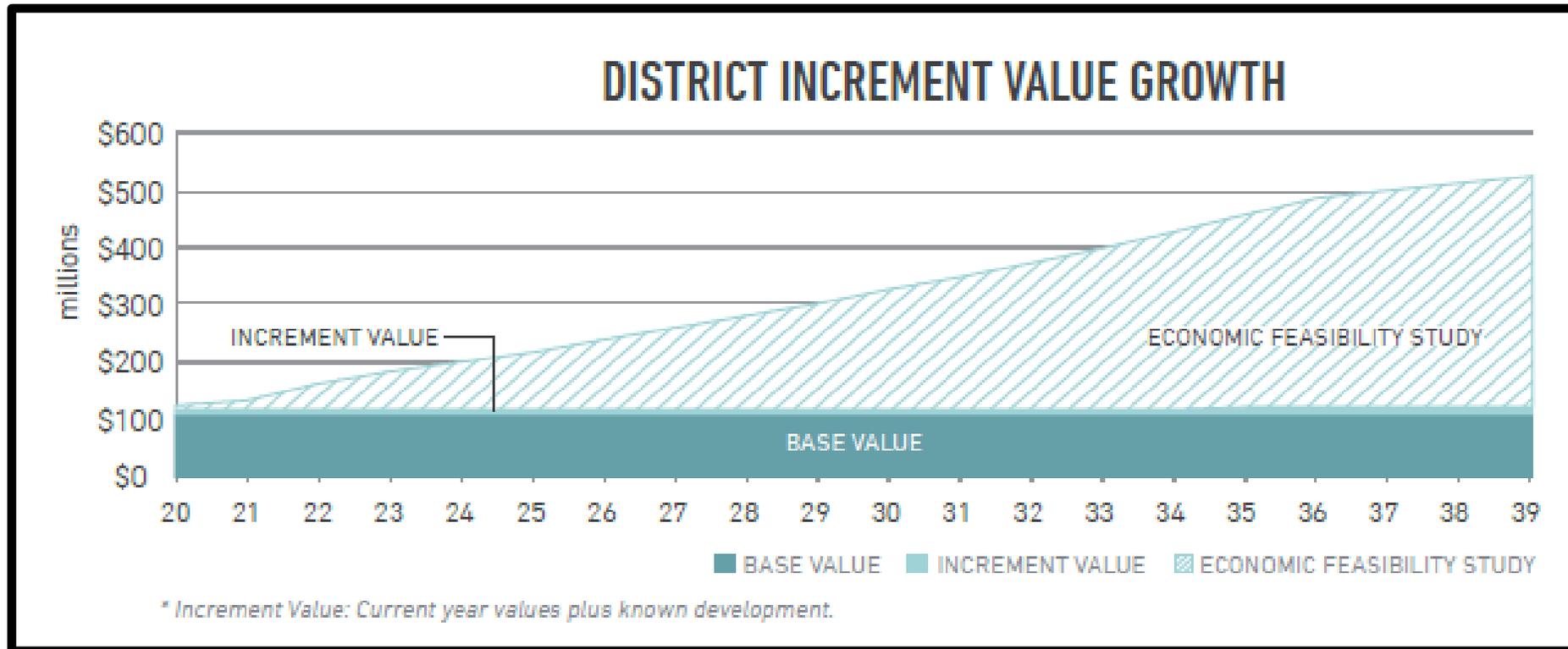
Economic Growth – Westside



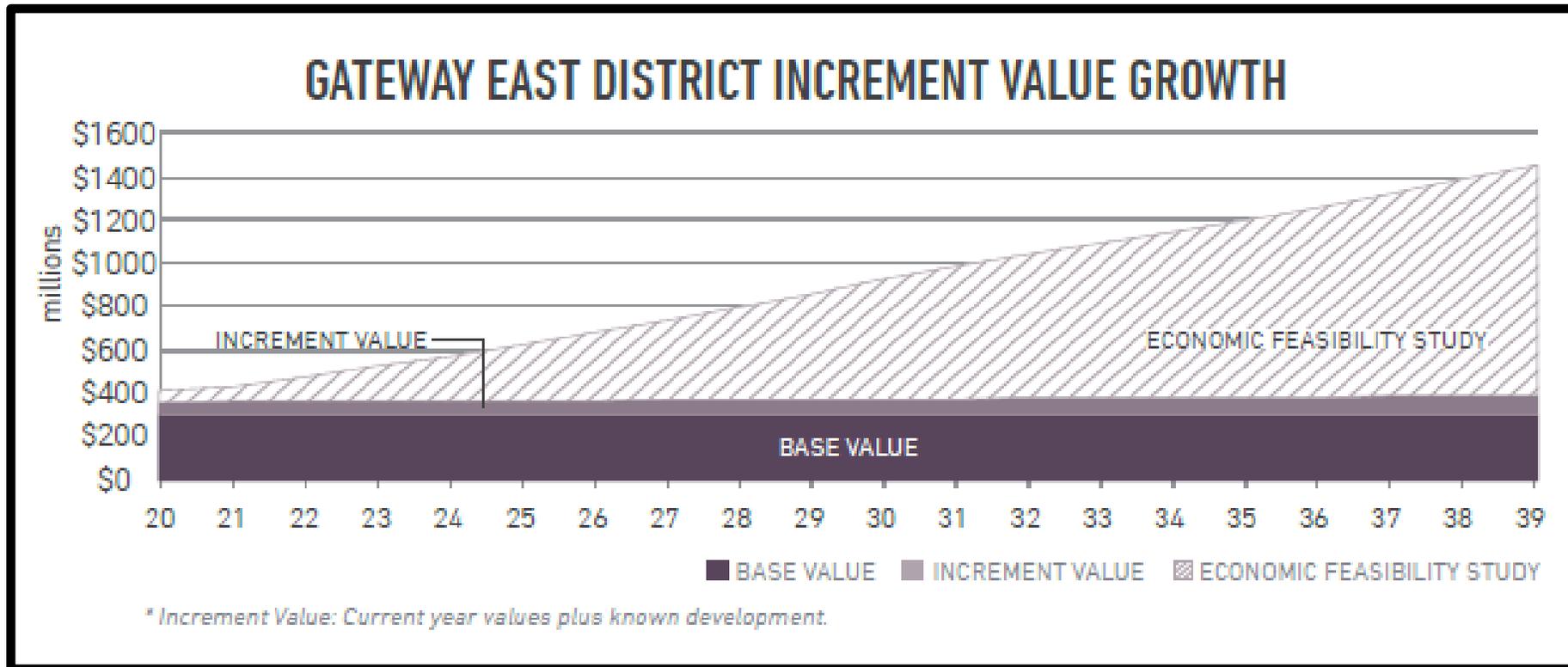
Economic Growth – 30Th Street



Economic Growth – Shoreline



Economic Growth – Gateway East



Key Project Highlights

Property Acquisition/Redevelopment

THE FOWLER

PROJECT NAME: 401 S 5th – Fowler – PP Type 3
DEVELOPER: LocalConstruct
SIZE: 159 Apartments, 192 Structured Parking Spaces
TOTAL DEVELOPMENT COSTS: \$28 Million (approx.)
CCDC PARTICIPATION: \$650,000 Type 3
PROJECT STATUS: Complete Spring 2018



THE WATERCOOLER

PROJECT NAME: 1401 W Idaho – The Watercooler Project, LLC – PP Type 5
DEVELOPER: LocalConstruct
SIZE: 27 Apartments
TOTAL DEVELOPMENT COSTS: \$7 Million (approx.)
CCDC PARTICIPATION: \$795,000 Type 5
PROJECT STATUS: Complete



THE AFTON

PROJECT NAME: 620 S 9th – The Afton – PP Type 5
DEVELOPER: RMH Company
SIZE: 54 Condominiums (Phase 1 and 2)
TOTAL DEVELOPMENT COSTS: \$31 Million (approx.)
CCDC PARTICIPATION: \$2,000,000 Type 5
PROJECT STATUS: Phase 1 Complete, Phase 2 Under Construction



6TH & FRONT HOTEL & PARKING GARAGE

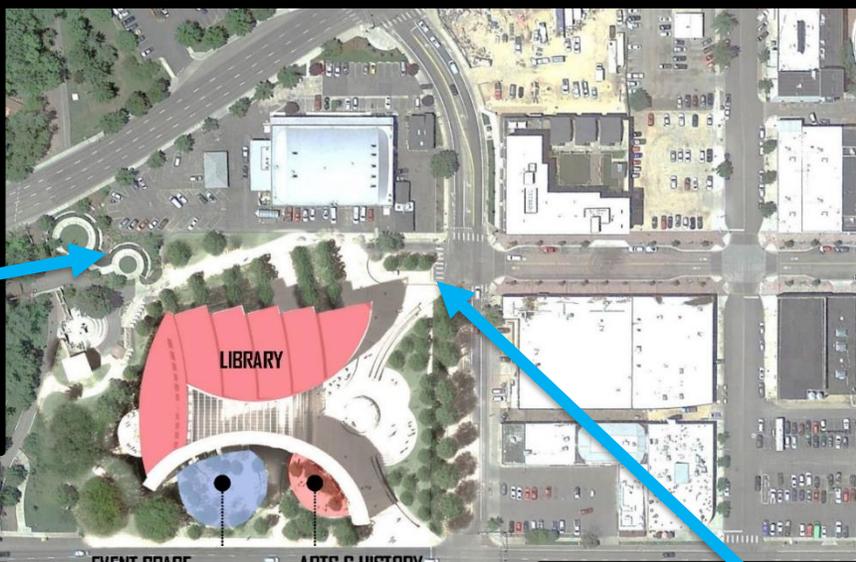
PROJECT NAME: 6th and Front - Hotel and Parking Garage – PP Type 3
DEVELOPER: Capitol Partners
SIZE: 130 Rooms, 500 Parking
TOTAL DEVELOPMENT COSTS: \$25 million
CCDC PARTICIPATION: TBD
PROJECT STATUS: Planning



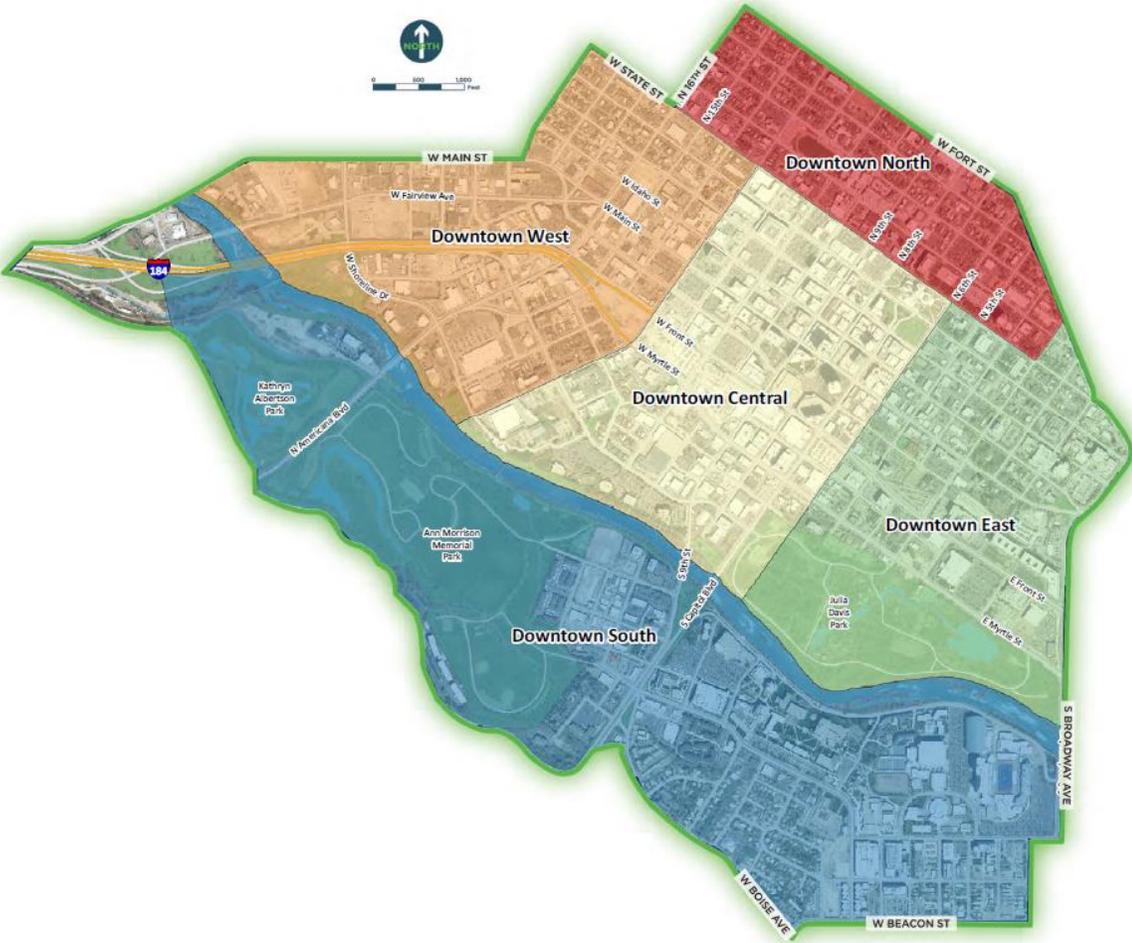
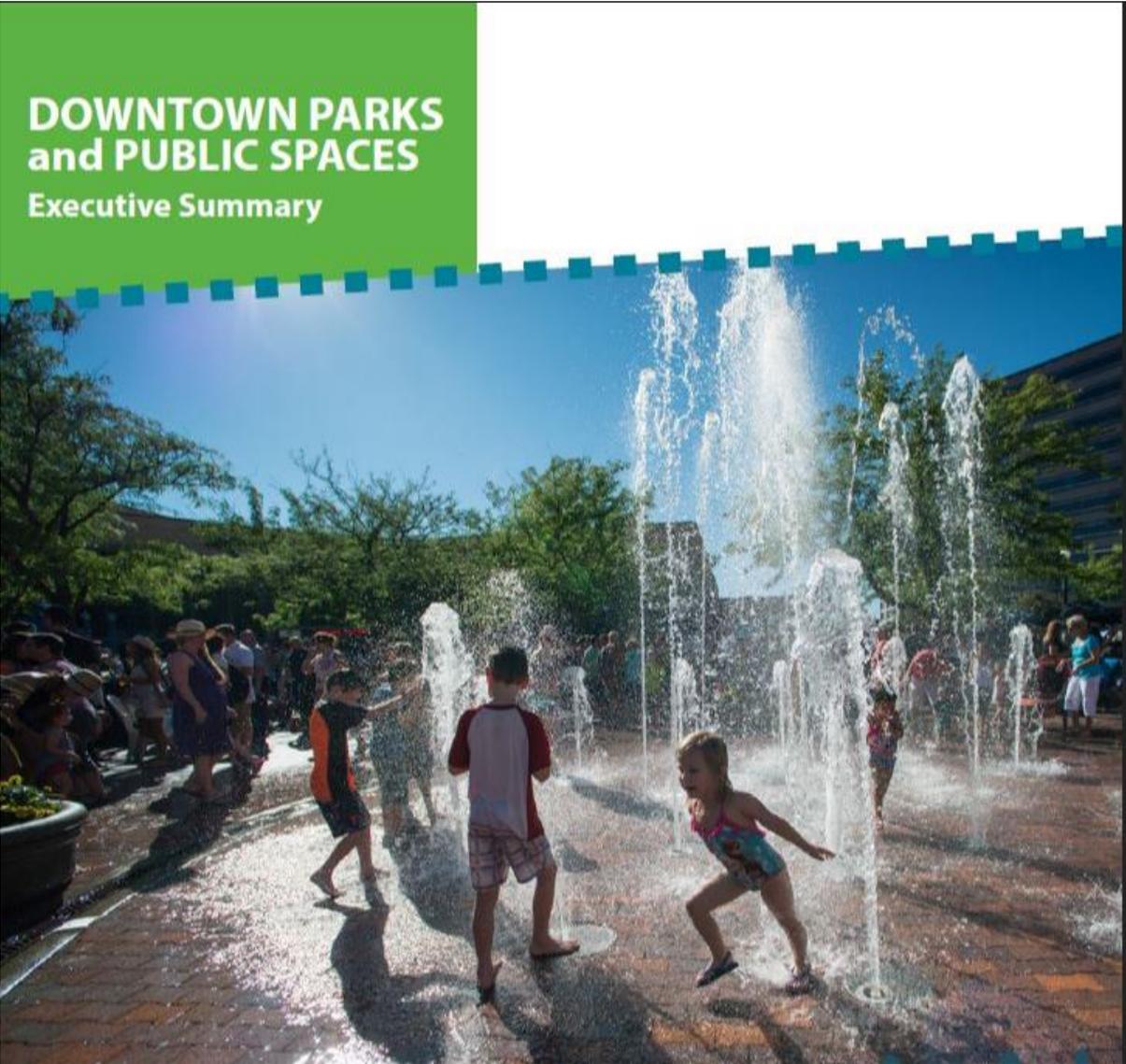
8th Street Corridor Master Plan



S. 8th Street Library Area Parking & Infrastructure



Downtown Urban Park Plan



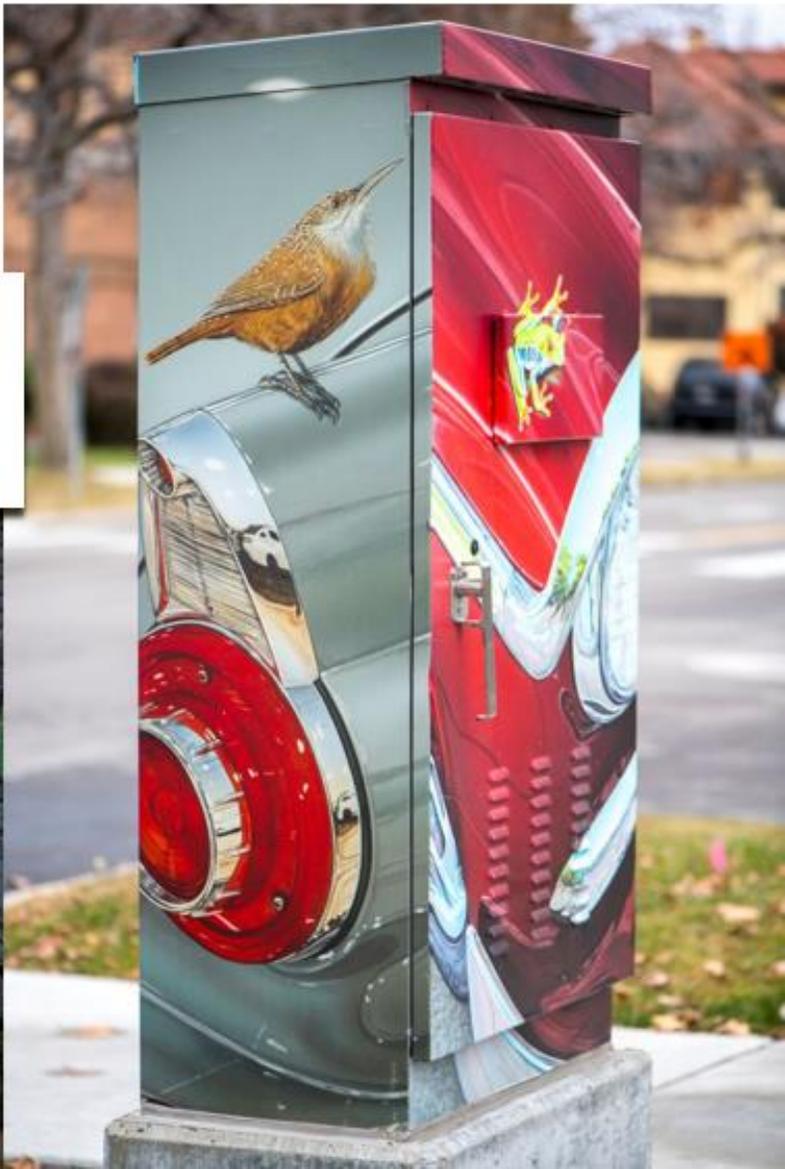
Grove Street



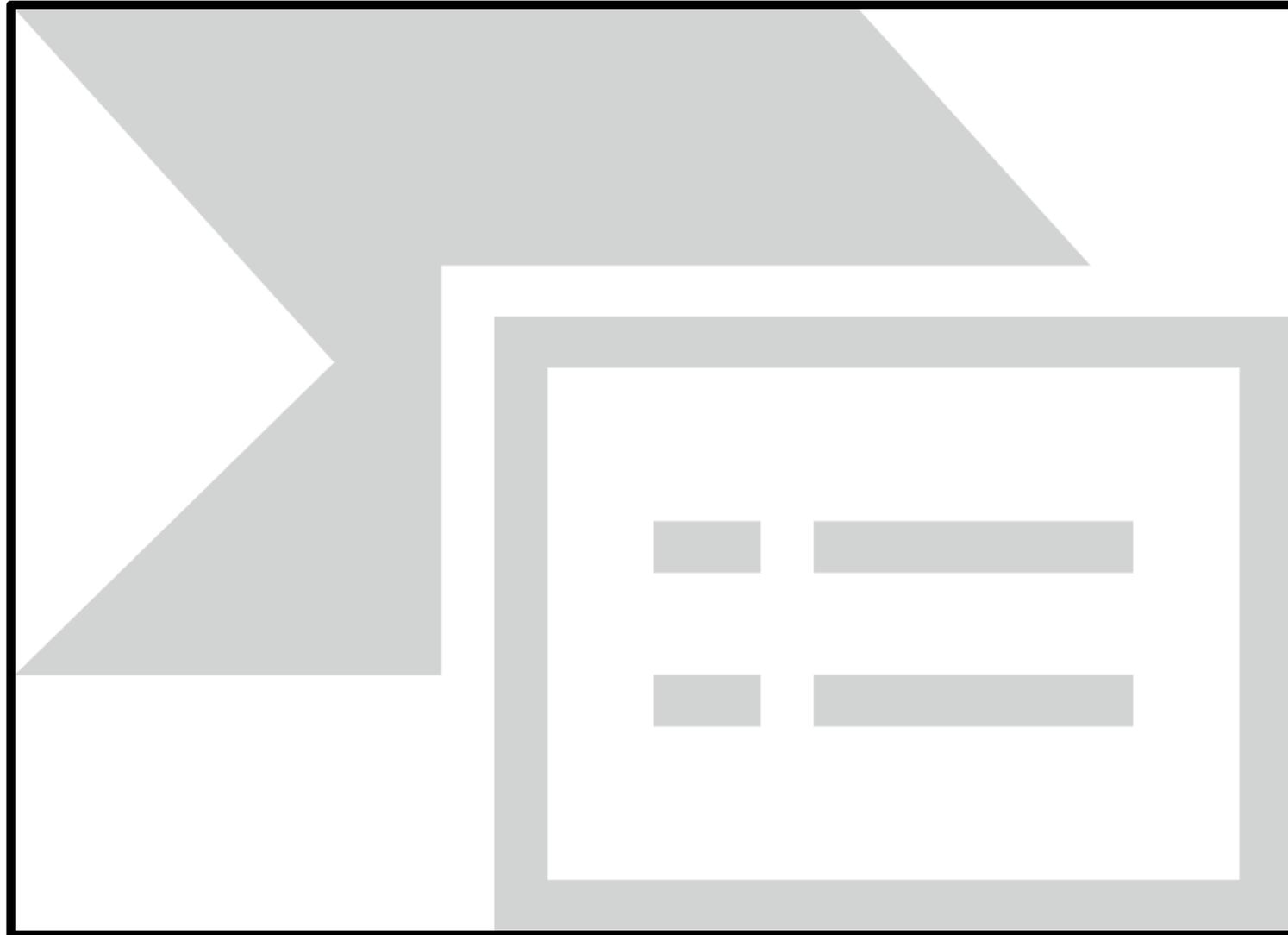
Downtown Public Art



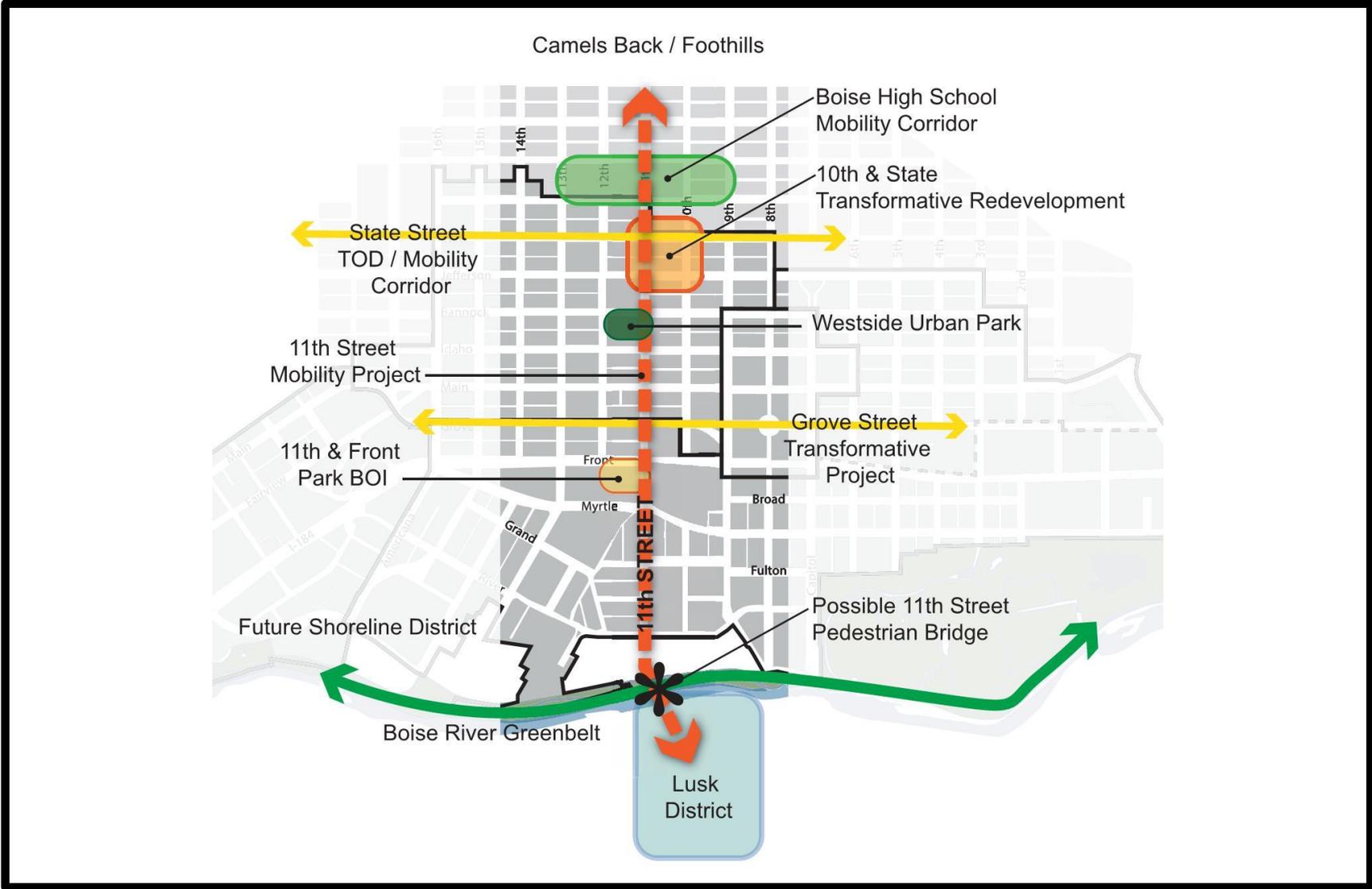
BOISE CITY
DEPT OF ARTS
& HISTORY



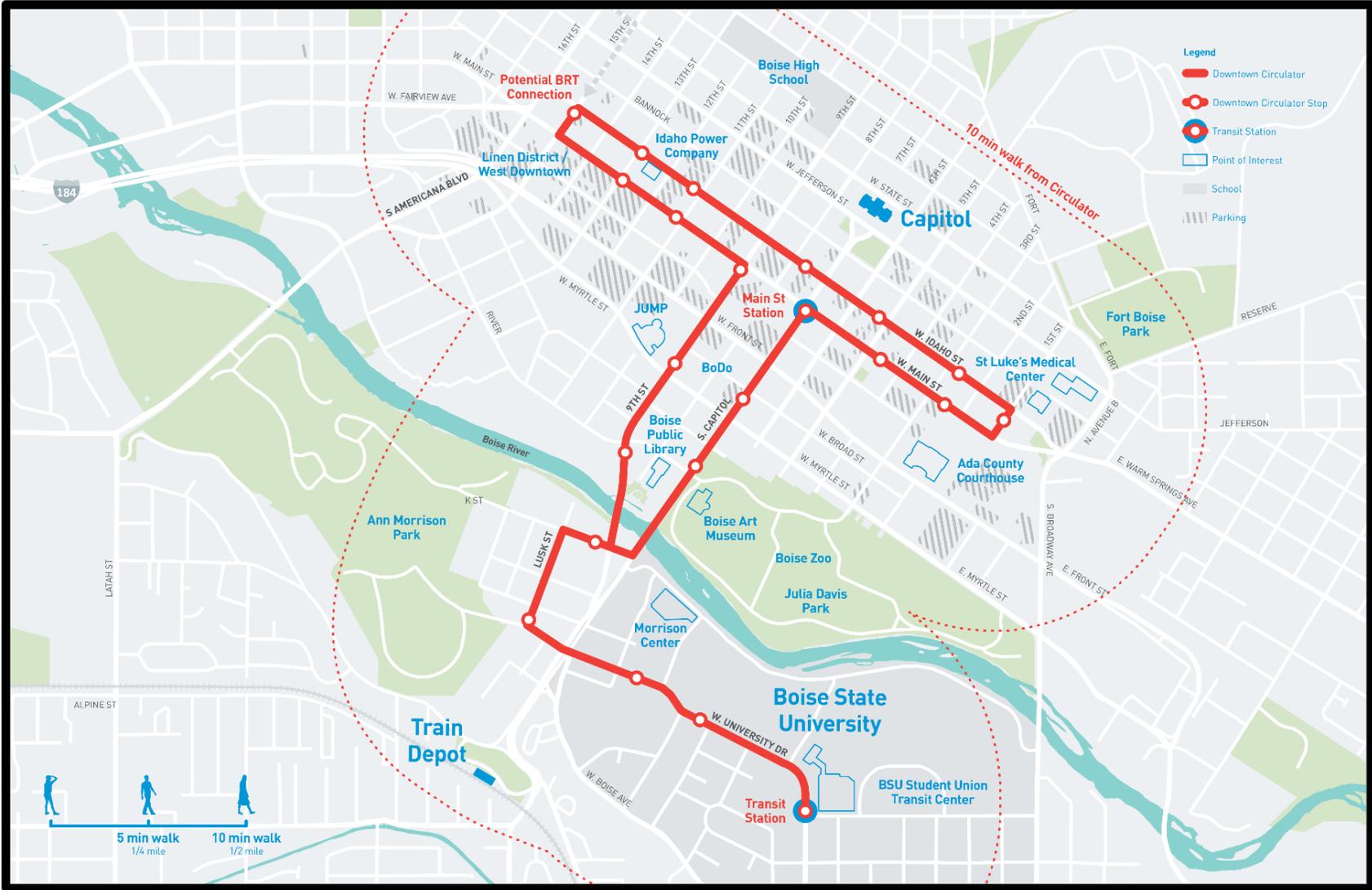
Catalytic Westside Project



11th Street Mobility Project



Downtown Boise Circulator



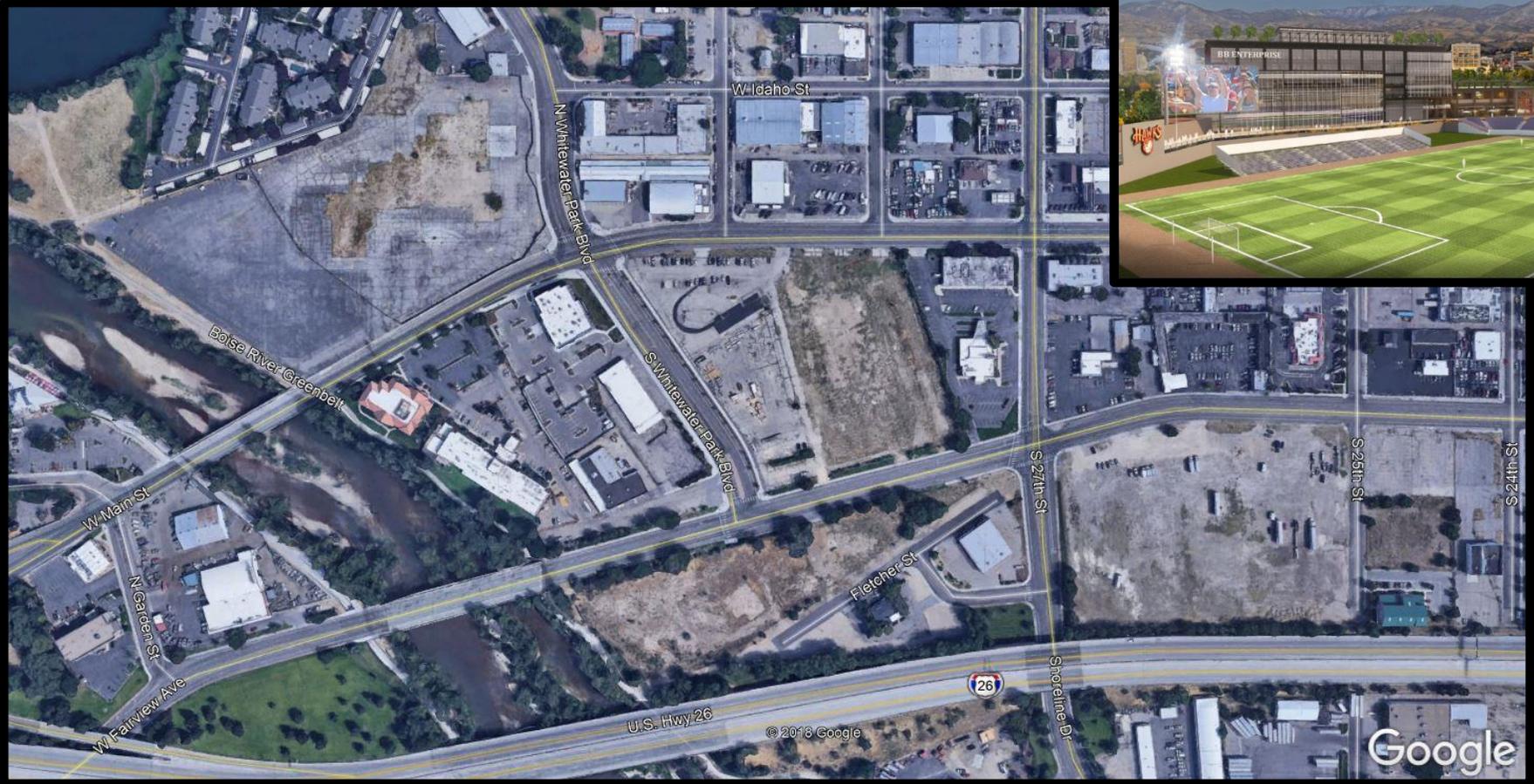
Westside Urban Park



Urban Park as Catalyst – 11th & Idaho



30th Street District Transformative Project

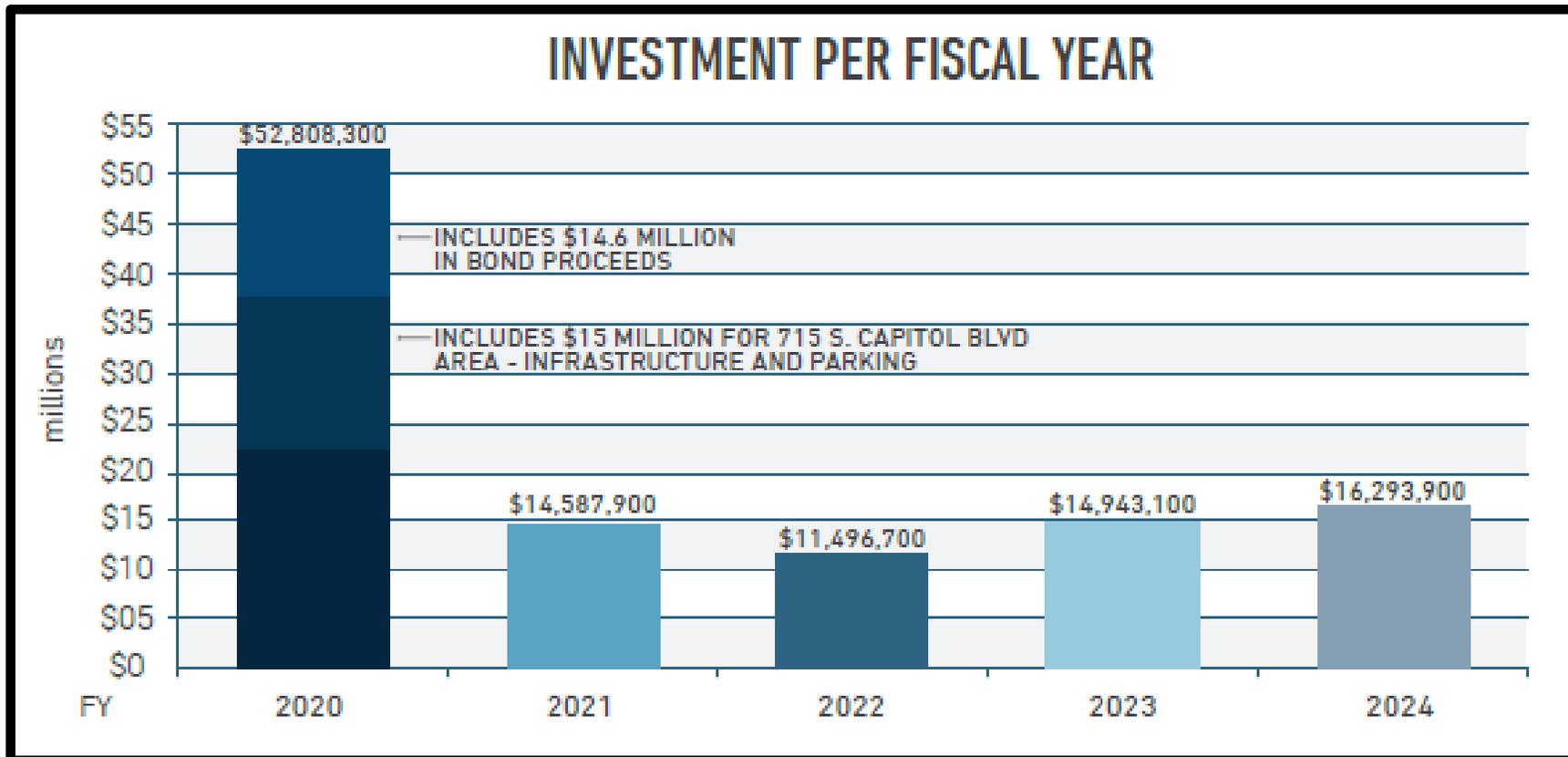


Summary

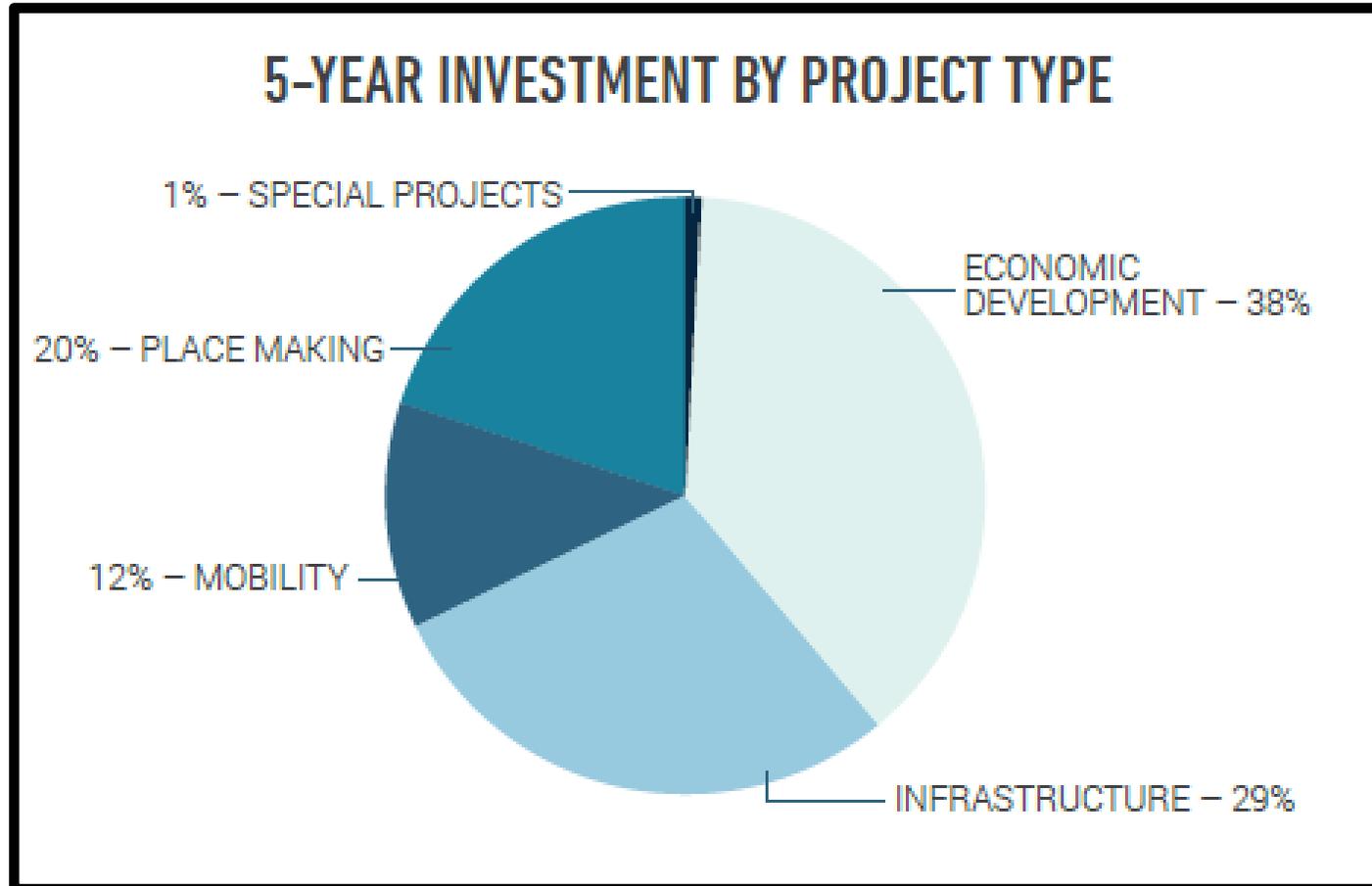
CIP TOTAL - \$110M

5 YEAR INVESTMENT SUMMARY		RIVER MYRTLE	WESTSIDE	30TH STREET	SHORELINE	GATEWAY EAST	TOTAL
	ECONOMIC DEVELOPMENT	\$17,419,600	\$20,110,000	\$4,530,000	\$170,000	–	\$42,229,600
	INFRASTRUCTURE	\$23,365,500	\$6,867,300	–	–	\$1,865,000	\$32,097,800
	MOBILITY	\$8,862,000	\$3,251,500	–	–	\$945,000	\$13,058,500
	PLACE MAKING	\$13,870,000	\$7,570,000	–	\$234,000	–	\$21,674,000
	SPECIAL PROJECTS	\$715,000	\$195,000	\$160,000	–	–	\$1,070,000
	TOTAL	\$64,232,100	\$37,993,800	\$4,690,000	\$404,000	\$2,810,000	\$110,129,900

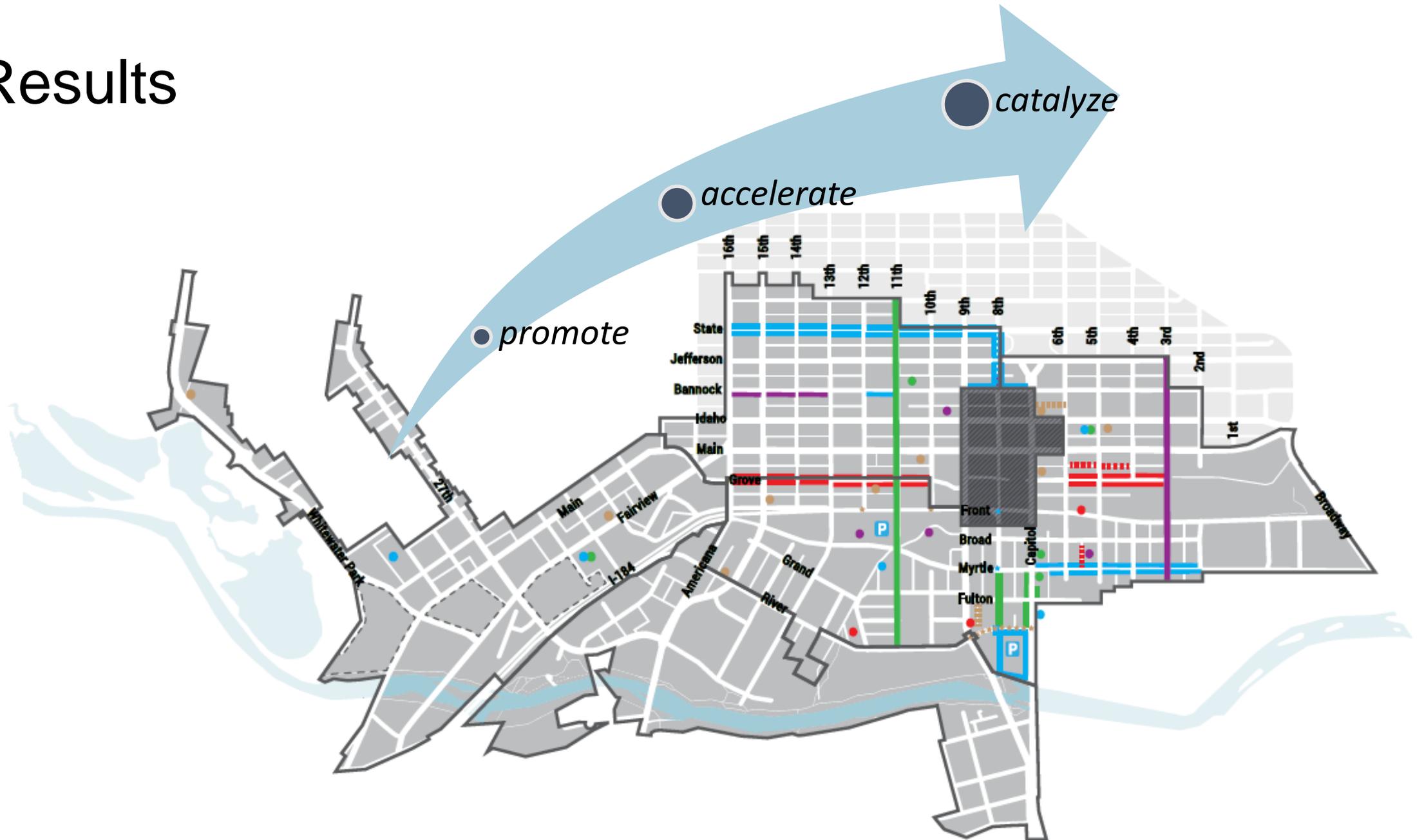
CIP TOTAL - \$110M



CIP TOTAL - \$110M



Results



CCDC Capital Improvement Plan 2020-2024 - \$110M

... creating vitality by building public infrastructure and stimulating new private investment in Boise.

CONSIDER: Proposed FY 2020-2024 Capital Improvement Plan

Suggested Motion:

I move to approve the proposed CIP.

AGENDA

IV. Action Item

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- B. CONSIDER: Proposed FY 2020 Original Budget (10 minutes)Ross Borden
- C. CONSIDER: Proposed FY 2020-2024 Capital Improvement Plan (10 minutes) Todd Bunderson
- D. CONSIDER: Resolution #1617 – Awarding the PW Contract for 6th Street Streetscapes and Alley Program (10 minutes)
.....Kathy Wanner
- E. CONSIDER: 512 W Grove Street – Mixed Use Residential – Participation Program Type 2 Designation (10 minutes)
.....Laura Williams
- F. CONSIDER: Resolution #1615– Approving 429 S 10th Street – Agency Owned Property – Surplus Declaration (5 minutes)
.....Laura Williams
- G. CONSIDER: Resolution #1618 – Approving 1100 W Idaho Street – 11th & Idaho Building – Participation Program Type 2
Designation (5 minutes) Shellan Rodriguez

V. Information/Discussion Items

- A. CCDC Monthly Report (5 minutes)..... John Brunelle

VI. Adjourn

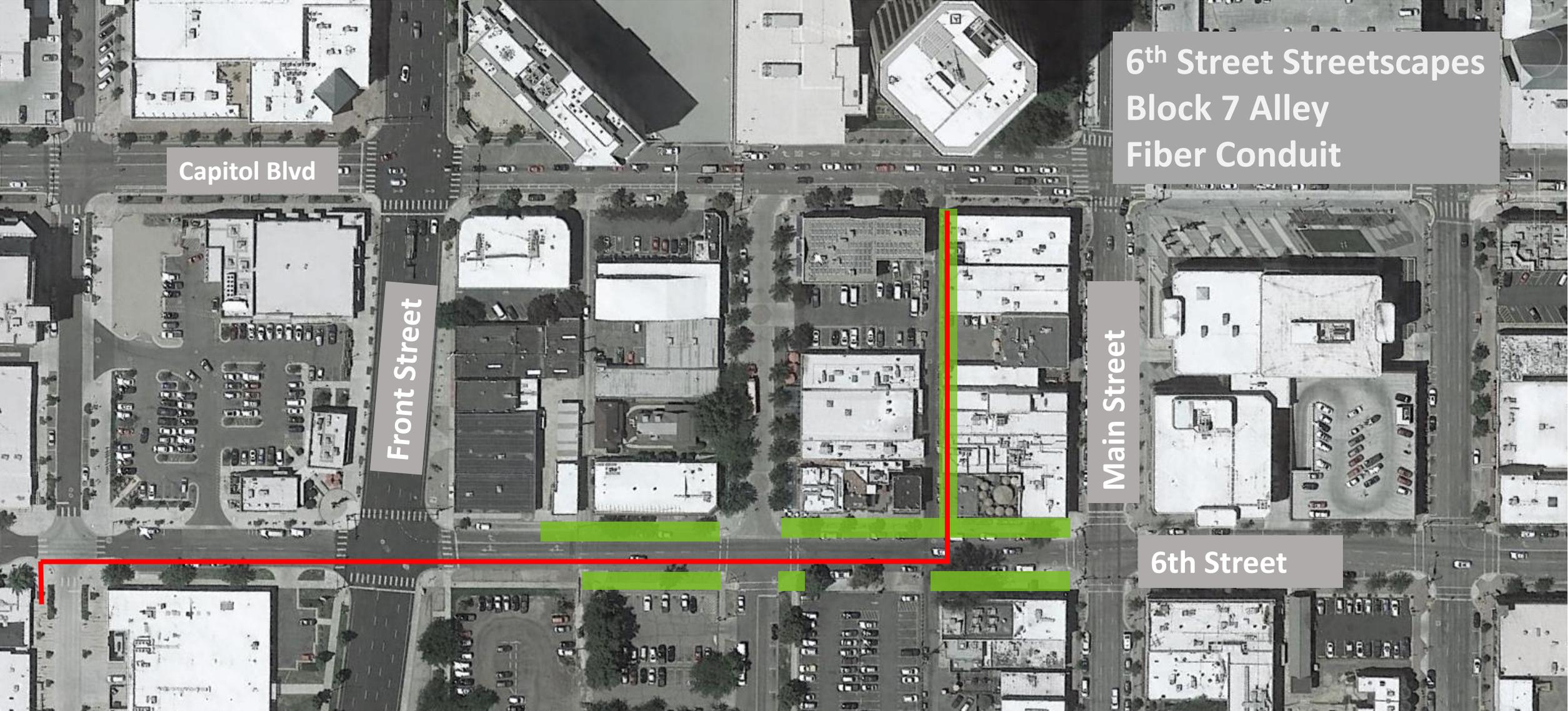


CONSIDER: Resolution No. 1617
2019 STREETScape IMPROVEMENTS PROJECT

Kathy Wanner
Contracts Specialist



Project Overview



Capitol Blvd

Front Street

Main Street

6th Street Streetscapes
Block 7 Alley
Fiber Conduit

6th Street

2019 Streetscape Improvements



6TH STREET

Urban concrete / brick
Street trees
Historic streetlights
Raised intersection
Improved patio seating

BLOCK 7 ALLEY

Colored / textured concrete
Decorative string lighting
Improved waste management
Underground utilities

FIBER CONDUIT BANK

Enable future smart city options
Minimize road construction
Lower internet access costs

Public Works Construction – Formal Sealed Bid

Project Procurement Schedule	
Invitation to Bid Issued	July 8, 2019
Public Notice	July 8 and July 15
Non-Mandatory Pre-Bid Meeting	July 16, 2019
Bids Due – TWO BIDS RECEIVED	July 30, 2019 by 3pm
CCDC Board Consideration	August 12, 2019

Idaho Code § 67-2805(2)(a): the Agency awards to the lowest responsive bidder.

Bid Results

BIDDER	BASE BID	BID ALTERNATE	TOTAL BID AMOUNT
Guho Corp	\$1,577,000	\$365,410	\$1,942,410
Wright Brothers	\$1,794,691	\$326,500	\$2,121,191

Base Bid:

6th Street Streetscape Improvements
Block 7 Alley

Bid Alternates:

Fiber conduit, patio improvements,
raised intersection, waste screens

CONSIDER: Resolution No. 1617

Award Contract for 2019 Streetscape Improvements Project

Suggested Motion:

I move to adopt Resolution No. 1617 recognizing Guho Corp. as the lowest responsive bidder for the 2019 Streetscape Improvements Project and authorizing the Executive Director to negotiate and execute a contract with Guho Corp. for the total Base Bid plus Bid Alternates in the amount of \$1,942,410.

AGENDA

IV. Action Item

- A. CONSIDER: Proposed FY 2019 Amended Budget (10 minutes)Ross Borden
- B. CONSIDER: Proposed FY 2020 Original Budget (10 minutes)Ross Borden
- C. CONSIDER: Proposed FY 2020-2024 Capital Improvement Plan (10 minutes) Todd Bunderson
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VI. Adjourn



512 Grove Street – Type 2 Designation



Laura Williams, Project Manager

Project Location



Project Background

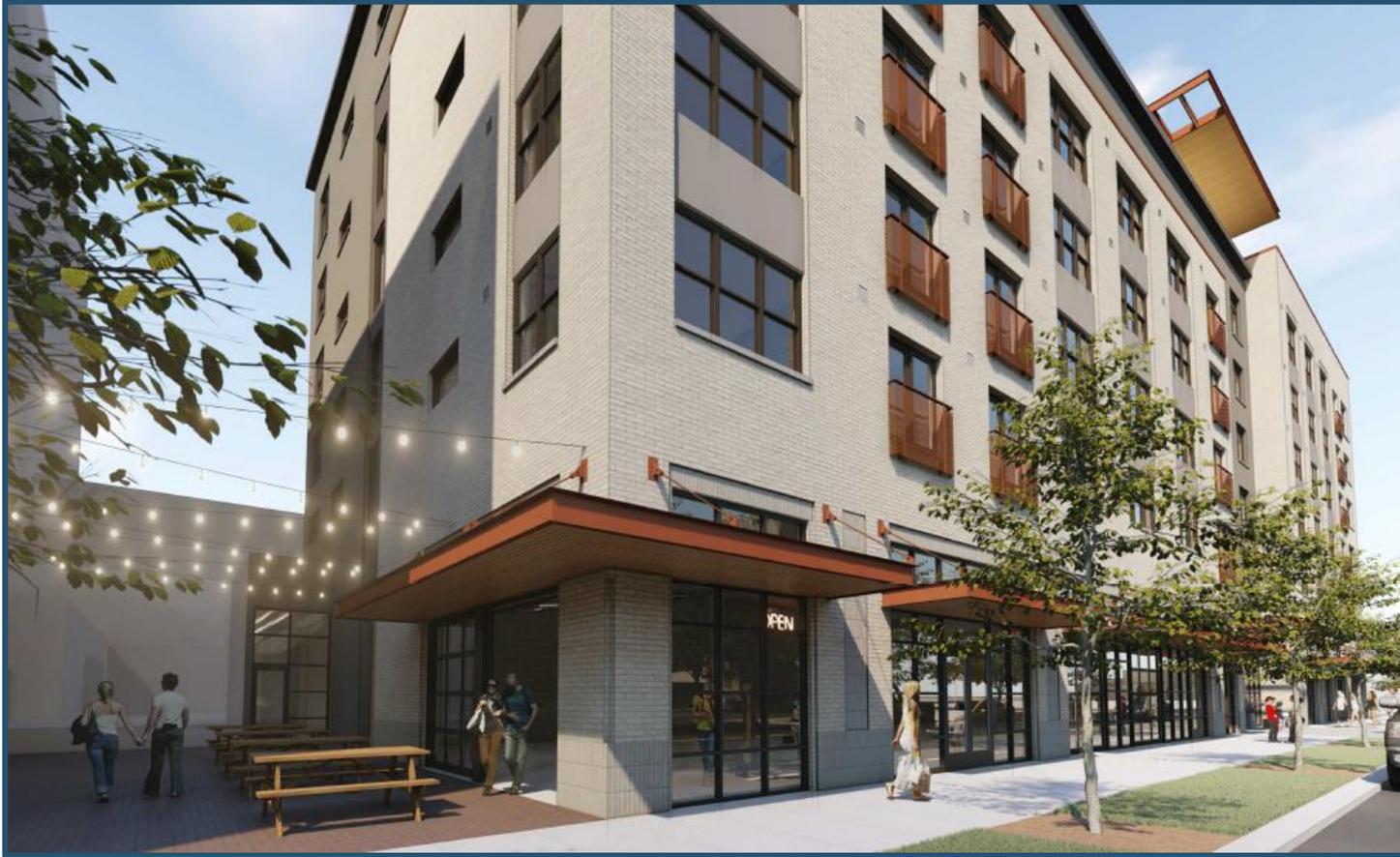


- 114 for-rent units
 - Studios: 80
 - 1 Bed: 17
 - 2 Bed: 17
- 10 on-site parking spaces
- 8,000 SF Retail
- 7th floor rooftop common area
- \$25 million Total Development Costs

Timeline

- June 13, 2019 – DR Approval
- Fall 2019 - Type 2 Agreement Finalize
- Spring 2020 - Construction Start
- Summer 2021 - Construction Complete

Project Scorecard



Level A Scoring (140 + Points)

- FAR score
- Utility Improvements
- Parking
- Walkability
 - Glazing
 - Awnings
 - Main Entry
 - Ground floor height

CONSIDER: Type 2 Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with 5th and Grove Investment, LLC for future board approval.

Next Steps:

Type 2 Agreement Draft for Board Approval at Future Meeting

AGENDA

IV. Action Item

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Designation (5 minutes) Shellan Rodriguez

V. Information/Discussion Items

- A. CCDC Monthly Report (5 minutes)..... John Brunelle

VI. Adjourn



Resolution 1615: 429 S 10th Street – Surplus Declaration and Intent to Sell

Laura Williams
Ryan Armbruster

Project Location / Background



Conditions for Surplus Designation

Agency Plans and/or methods change

★ Conditions in the area have changed

★ Unsuitable for redevelopment

★ Unsuccessful property assembly

Unsuccessful RFP

Sealed Bid Process

August 12
Board
Declaration
– Surplus
Property

August 14 &
21
Issue Legal
Notice of
Surplus

August 28
Public
Hearing

Sept./Oct.
Issue Bid
Packet /
Notice

October
Receive
Sealed Bids

November
Award
Highest
Bidder

CONSIDER: Resolution 1615

Suggested Motion:

Adopt Resolution 1615 Approving the Real Property Surplus Declaration for Agency Owned Property at 429 South 10th Street

Next Steps:

Public Hearing
Bid Packet for Board Approval

AGENDA

IV. Action Item

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Designation (5 minutes) Shellan Rodriguez

V. Information/Discussion Items

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VI. Adjourn



CONSIDER: Resolution #1618

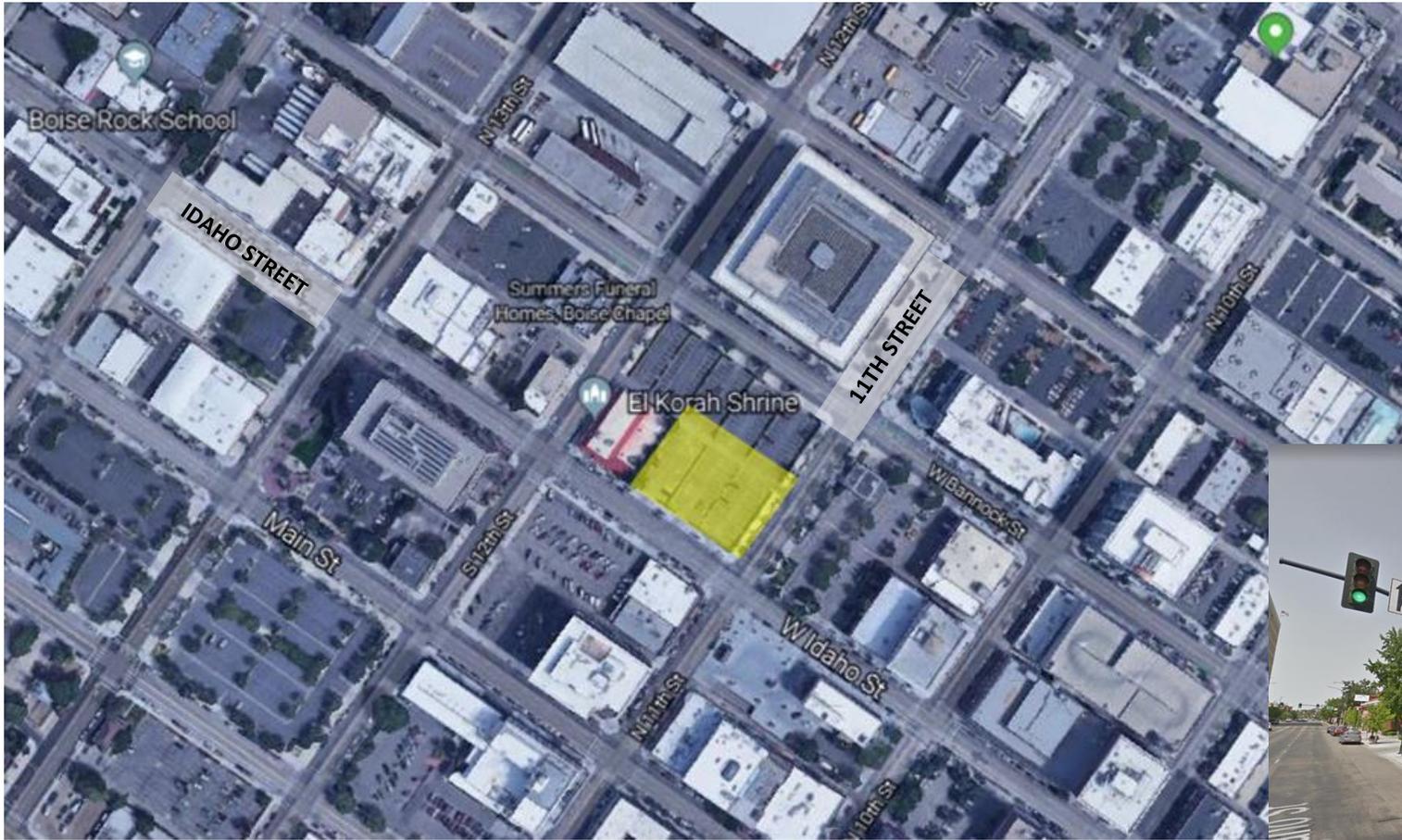
Approving 1100 W Idaho Street – PP Type 2 Designation



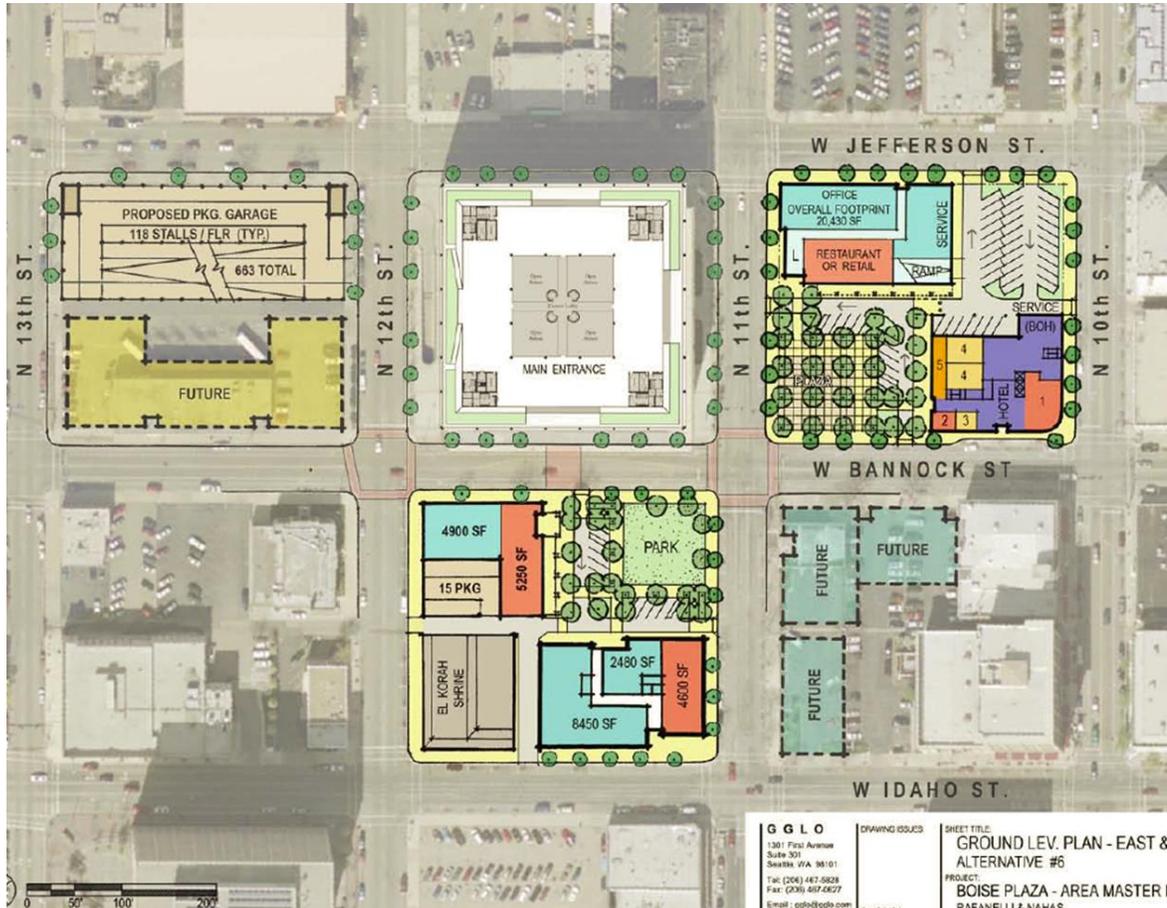
Shellan Rodriguez

CCDC Real Estate Development Manager

Project Location- Westside



Project Background



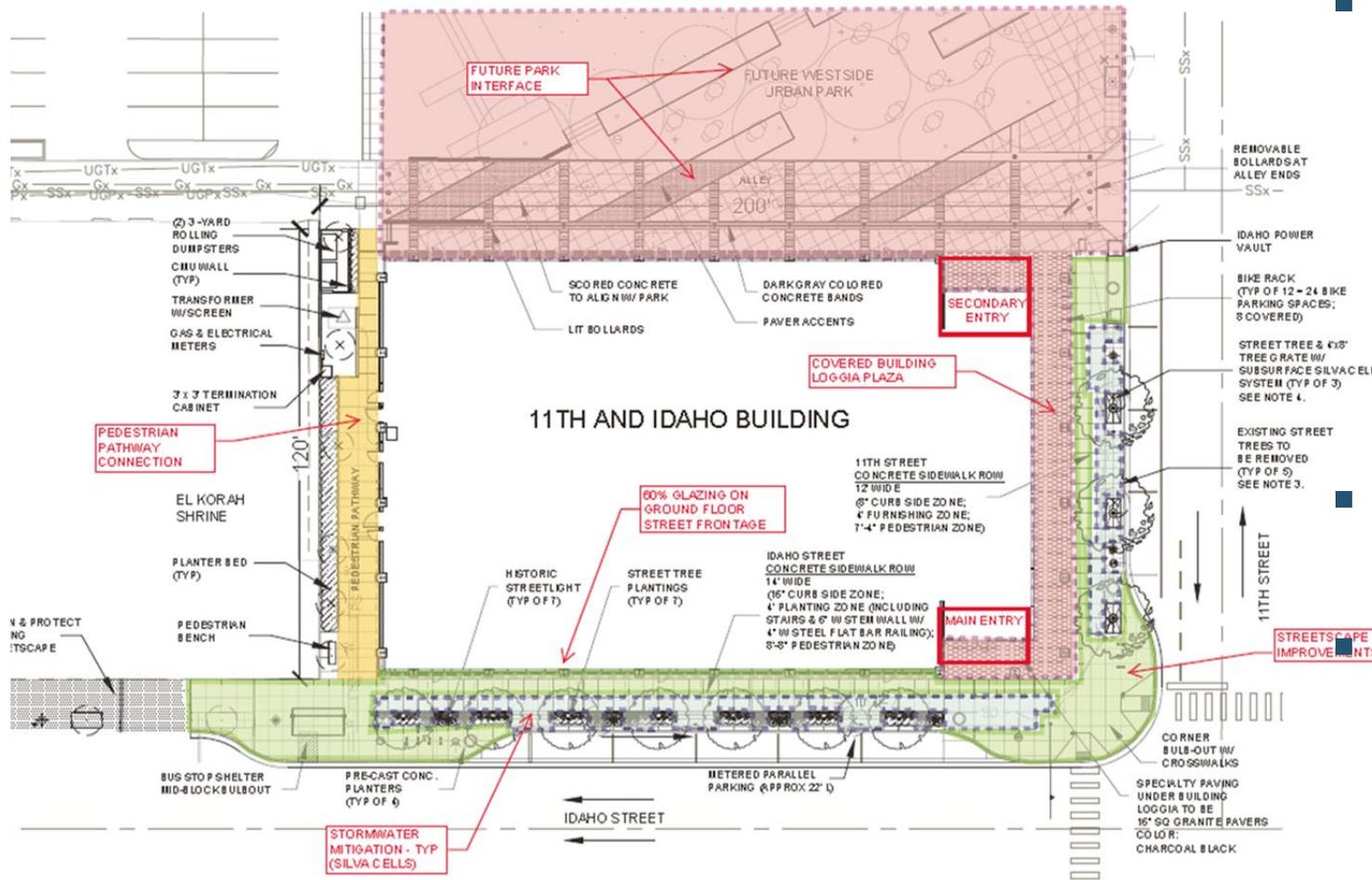
- Privately master planned by Rafanelli & Nahas in 2008
- 2008 plan included the Boise Plaza parking garage, the park and other development.

Project Background



- Perkins + Will, architect
- 9 Story Class A Office Building
- 180,000 s.f.
- \$40-45 Million Value including Tenant Improvements
- July 2018 – DR Approval
- August 2019 – Groundbreaking
- October 2020 - Project Completion

Project Eligible Expenses



Public Improvement Cost Estimates:

- Streets & Streetscapes – \$550,000
- Stormwater Infra. – \$120,000
- Landscaping & Furnishings- \$70,000

Type 2 Not-to-Exceed Amount:

- Approx. \$740,000

Reimbursement Timeline:

- 2023-2024
- Approx. \$325,000 /year
- Based on *actual* TIF generated

Groundbreaking (100 degrees)



CONSIDER: Resolution #1618

Approving 1100 W Idaho Street – PP Type 2 Designation

Suggested Motion:

I move to adopt Resolution #1618, approving the Type 2 General Assistance Participation Agreement with 11th & Idaho Partners LLC.

AGENDA

IV. Action Item

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V. Information/Discussion Items

- A. CCDC Monthly Report (5 minutes)..... John Brunelle

VI. Adjourn





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).