



# **BOARD OF COMMISSIONERS MEETING**

CAPITAL CITY DEVELOPMENT CORPORATION  
Board of Commissioners Meeting  
Conference Room, Fifth Floor, 121 N. 9th Street  
November 12, 2019, 12:00 p.m.  
A G E N D A

I. **CALL TO ORDER** ..... Chair Zuckerman

II. **AGENDA CHANGES/ADDITIONS** ..... Chair Zuckerman

III. **CONSENT AGENDA**

- A. Expenses
  - 1. Approval of Paid Invoice Report – September 2019
  - 2. Approval of Paid Invoice Report – October 2019
- B. Minutes and Reports
  - 1. Approval of September 9, 2019, Meeting Minutes
- C. Other
  - 1. Approval of Resolution #1626 – 620 S 9<sup>th</sup> Street – Amendment to the Afton Development Agreement

IV. **ACTION ITEM**

- A. CONSIDER: 270 E Myrtle Street – Mixed Use Residential – Participation Program Type 2 Agreement Designation with CDG Acquisitions, LLC (10 minutes) ..... Laura Williams
- B. CONSIDER: 600 Front Street – Vanguard Apartments – Participation Program Type 2 Agreement Designation with Visium Development Group (10 minutes) ..... Laura Williams
- C. PUBLIC COMMENT: 429 S 10<sup>th</sup> Street Bid Award (10 minutes) ..... Chair Zuckerman
- D. CONSIDER: Resolution #1627 – 429 S 10<sup>th</sup> Street – Award Highest Bidder (5 minutes)  
..... Laura Williams
- E. CONSIDER: 9025 S Federal Way – Mixed Use Office/Industrial – Participation Program Type 2 Agreement Designation with 9025 Federal LLC (10 minutes) ..... Matt Edmond
- F. CONSIDER: 9605 S Eisenman – Industrial Development – Participation Program Type 2 Agreement Designation with Boise Gateway 1, L.C. (10 minutes) ..... Matt Edmond

V. **INFORMATION/DISCUSSION ITEMS**

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

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).*



# **III. CONSENT AGENDA**



## Paid Invoice Report

For the Period: 9/1/2019 through 9/30/2019

Payee	Description	Payment Date	Amount
<b>Debt Service:</b>			
<b>Payroll:</b>			
PERSI	Retirement Payment	9/11/2019	17,893.78
EFTPS - IRS	Federal Payroll Taxes	9/11/2019	13,977.48
Idaho State Tax Commission	State Payroll Taxes	9/11/2019	2,165.00
CCDC Employees	Direct Deposits Net Pay	9/11/2019	36,789.64
PERSI	Retirement Payment	9/25/2019	16,432.28
EFTPS - IRS	Federal Payroll Taxes	9/25/2019	12,535.34
Idaho State Tax Commission	State Payroll Taxes	9/25/2019	1,925.00
CCDC Employees	Direct Deposits Net Pay	9/25/2019	32,912.50
Total Payroll Payments:			134,631.02
<b>Checks and ACH</b>			
Various Vendors	Check and ACH Payments (See Attached)	September 2019	2,337,184.28
Total Paid Invoice, Reported Payments:			2,337,184.28
Total Cash Disbursements:			<u><u>\$ 2,471,815.30</u></u>

*I have reviewed and approved all cash disbursements in the month listed above.*

  
Finance Director

10/3/2019  
Date

  
Executive Director

10/3/19  
Date

## Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4126	Agnew Beck Consulting Inc	8148	Public Engagement Strateg	08/31/2019	1,668.75	63413	09/26/2019
	Total 4126:				1,668.75		
1139	American Cleaning Service	11698	Trailhead Cleaning	09/01/2019	974.18	11329	09/09/2019
	Total 1139:				974.18		
3838	American Fire Protection L	13569	Monthly pump inspection &	08/31/2019	185.00	63414	09/26/2019
		13764	Service call	09/17/2019	360.00	63414	09/26/2019
	Total 3838:				545.00		
4055	Anderson & Wood Constr	PO 190064-3	15th Street Utility Undergro	09/20/2019	143,118.97	11357	09/30/2019
		PO 190064-3	15th Street Utility Undergro	09/20/2019	72,618.00	11357	09/30/2019
		PO 190064-3	15th Street Utility Undergro	09/20/2019	31,122.00	11357	09/30/2019
		PO 190064-3	15th Street Utility Undergro	09/20/2019	61,336.70	11357	09/30/2019
	Total 4055:				308,195.67		
4138	Ash and River Investment	093019	contractual payment (Ash a	09/01/2019	679,000.00	11338	09/10/2019
		093019	public improvement reimbu	09/01/2019	318,000.00	11338	09/10/2019
	Total 4138:				997,000.00		
1316	Blue Cross of Idaho	1921400006	Health Insurance - Septem	09/01/2019	24,289.74	63402	09/01/2019
	Total 1316:				24,289.74		
1331	Boise Centre	14415	Team function	08/21/2019	1,824.00	63406	09/05/2019
	Total 1331:				1,824.00		
1385	Boise City Utility Billing	1177 SEPT1	848 Main St # 0447416001	09/01/2019	7.79	11363	09/26/2019
	Total 1385:				7.79		
4141	Boise Hotel Investors LLC	T2 2019	T2 contractual payment - H	09/24/2019	90,918.51	63430	09/27/2019
	Total 4141:				90,918.51		
4022	Boxcast Inc	B57F3A3-00	Audio/Visual Support, 12 M	10/01/2019	1,559.76	11345	09/27/2019
	Total 4022:				1,559.76		
4082	BVGC Parcel B LLC	SEPT19	11th & Front garage CAM e	09/01/2019	1,340.88	63407	09/05/2019
	Total 4082:				1,340.88		
3816	Capitol Landscape Inc.	092419	10th & Front Sidewalk	09/24/2019	1,550.00	63415	09/26/2019
	Total 3816:				1,550.00		
3712	Car Park	AUG19	10th & Front - Grove	08/31/2019	26,479.28	11358	09/30/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		AUG19	9th & Front - City Center	08/31/2019	41,720.49	11358	09/30/2019
		AUG19	9th & Main - Eastman	08/31/2019	25,124.73	11358	09/30/2019
		AUG19	9th & Front - refunds	08/31/2019	15.00	11358	09/30/2019
		AUG19	Cap & Front - BLVD	08/31/2019	12,970.59	11358	09/30/2019
		AUG19	Cap & Front - refunds	08/31/2019	31.00	11358	09/30/2019
		AUG19	Cap & Main - Cap T	08/31/2019	30,099.11	11358	09/30/2019
		AUG19	Cap & Main - refunds	08/31/2019	27.00	11358	09/30/2019
		AUG19	Cap & Myrtle - Myrtle	08/31/2019	19,515.66	11358	09/30/2019
					<u>155,982.86</u>		
	Total 3712:						
1556	Caselle Inc.	96577	Contract support - Septem	09/01/2019	840.00	63403	09/01/2019
					<u>840.00</u>		
	Total 1556:						
1595	City of Boise	JN19	Broad Street LIV District G	09/05/2019	75,000.00	63431	09/27/2019
		JN20 PO #19	RMOB, Traffic Box Art Wra	09/19/2019	13,447.80	63431	09/27/2019
		JN20 PO #19	WS, Traffic Box Art Wraps	09/19/2019	17,304.65	63431	09/27/2019
		JN20 PO #19	30th, Traffic Box Art Wraps	09/19/2019	17,000.00	63431	09/27/2019
		JN20 PO #19	30th, Traffic Box Art Wraps	09/19/2019	174.00	63431	09/27/2019
					<u>122,926.45</u>		
	Total 1595:						
4116	Civil Survey Consultants In	19020-01	Capitol & Main Exit Lane R	08/31/2019	7,036.00	11359	09/30/2019
					<u>7,036.00</u>		
	Total 4116:						
3972	CMYK Grafix	N7661	Bikeboi Signage	08/26/2019	387.50	11330	09/09/2019
					<u>387.50</u>		
	Total 3972:						
4139	Corbett Auctions and Appr	A082019	stage appraisal	08/28/2019	1,000.00	63416	09/26/2019
					<u>1,000.00</u>		
	Total 4139:						
3947	Crane Alarm Service	59926	Fire Alarm System - servic	09/01/2019	85.00	63417	09/26/2019
		60072	Fire Alarm System - Monito	09/01/2019	25.00	63417	09/26/2019
		60752	Fire Alarm System - servic	09/12/2019	187.50	63417	09/26/2019
					<u>297.50</u>		
	Total 3947:						
1787	Downtown Boise Associati	8260	RMOB Flower Pots	08/31/2019	1,575.00	63432	09/27/2019
		8260	Parking Garage Flower Pot	08/31/2019	7,175.00	63432	09/27/2019
		8261 Q319	Stage Rental Storage - 3rd	09/05/2019	300.00	63432	09/27/2019
					<u>9,050.00</u>		
	Total 1787:						
1838	Elam & Burke P.A.	181617	New Bench URD	08/31/2019	90.00	11360	09/30/2019
		181618	Personnel Issues	08/31/2019	247.50	11360	09/30/2019
		181619	Civic Partners Developmen	08/31/2019	157.50	11360	09/30/2019
		181620	Parking Matters	08/31/2019	180.00	11360	09/30/2019
		181622	New URD - State STreet	08/31/2019	90.00	11360	09/30/2019
		181623	WS District Amendment	08/31/2019	315.00	11360	09/30/2019
		181624	30th Street Plan Amendme	08/31/2019	405.00	11360	09/30/2019
		181625	30th Street Projects	08/31/2019	1,665.00	11360	09/30/2019
		181626	South 8th Street Projects	08/31/2019	180.00	11360	09/30/2019
		181627	101-0 General	08/31/2019	1,029.05	11360	09/30/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		181628	River Myrtle Implement Act	08/31/2019	923.10	11360	09/30/2019
		181629	WS District	08/31/2019	67.50	11360	09/30/2019
	Total 1838:				5,349.65		
3853	Hawkins Companies LLC	092019	Cap T. Condo: July - Sept 2	09/20/2019	13,038.78	63433	09/27/2019
	Total 3853:				13,038.78		
4115	HDR Engineering Inc	1200216164	Gateway East Transportati	08/31/2019	2,115.25	11346	09/27/2019
	Total 4115:				2,115.25		
3810	Hummel Architects PLLC	9261	Cap & Main Elevators Refu	08/31/2019	520.00	11347	09/27/2019
	Total 3810:				520.00		
2165	Idaho Power	6607 AUG19	9th St outlets #220040660	08/31/2019	3.50	11343	09/20/2019
		7995 AUG19	9th & State # 2201627995	08/31/2019	3.50	11342	09/19/2019
	Total 2165:				7.00		
3900	Idaho Records Manageme	0135276	Records Storage & Deliver	09/03/2019	133.74	11331	09/09/2019
	Total 3900:				133.74		
2186	Idaho Statesman	263244 AUG	Legal Notices	08/31/2019	1,132.01	63418	09/26/2019
	Total 2186:				1,132.01		
4027	Inn at 500 Capitol LLC	093019	Type 2 Reimbursement	09/01/2019	27,025.31	63434	09/27/2019
	Total 4027:				27,025.31		
3966	Involta	00413978	Website Hosting Services	08/31/2019	1,347.90	63419	09/26/2019
	Total 3966:				1,347.90		
3808	Jed Split Creative	2254	2020-2024 CIP Document	09/24/2019	2,435.00	63420	09/26/2019
	Total 3808:				2,435.00		
2288	Jensen Belts Associates	1765-14	WD, Downtown Urban Par	08/31/2019	5,623.67	11361	09/30/2019
		1765-14	WD, Downtown Urban Par	08/31/2019	4,427.80	11361	09/30/2019
	Total 2288:				10,051.47		
3913	Kimley-Horn and Associate	191934019-0	Parking Management Plan	08/31/2019	4,237.50	63421	09/26/2019
	Total 3913:				4,237.50		
2360	Kittelsohn & Associates Inc.	0105263	Traffic Analysis - 8th Street	08/31/2019	630.00	63422	09/26/2019
	Total 2360:				630.00		
3439	KPFF Consulting Engineer	281642	9th & Main Precast Panel	07/31/2019	90.00	11332	09/09/2019
		281646	10th & Front Parking Gara	07/31/2019	2,015.00	11332	09/09/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		286769	10th & Front Parking Gara	08/31/2019	325.00	11348	09/27/2019
	Total 3439:				2,430.00		
4063	Laura Williams	SEPT19	Travel Reimbursement - U	09/23/2019	968.90	11344	09/25/2019
	Total 4063:				968.90		
3918	Matt Edmond	091619	Rail-Volution 2019 Confere	09/16/2019	1,484.13	11341	09/18/2019
	Total 3918:				1,484.13		
4078	Mechanism Exchange & R	33194	Newspaper Stands - RMO	08/27/2019	9,538.42	63412	09/06/2019
		33194	Newspaper Stands - WS	08/27/2019	7,757.16	63412	09/06/2019
	Total 4078:				17,295.58		
4136	Mintify LLC	110	DiSC Profile - Team Facilita	08/22/2019	2,000.00	11333	09/09/2019
	Total 4136:				2,000.00		
3813	Oliver Russell	24154-1	BikeBOI signage	09/09/2019	900.00	63423	09/26/2019
	Total 3813:				900.00		
3874	Owyhee Place LLC C/O Lo	FY19 PARTI	Owyhee Type 2 General As	09/01/2019	134,714.33	11339	09/10/2019
	Total 3874:				134,714.33		
4142	Pennbridge BODO LLC	T2 2019	T2 contractual payment - R	09/24/2019	284,285.14	63435	09/27/2019
	Total 4142:				284,285.14		
4098	PG Long Carpet Cleaning	306818	common area carpet cleani	08/30/2019	250.00	63408	09/05/2019
	Total 4098:				250.00		
3859	Piper Jaffray & Co	090619	Incomplete Main Library C	09/06/2019	10,000.00	63436	09/27/2019
	Total 3859:				10,000.00		
2774	Pro Care Landscape Mana	28531	10th & Front Garage	08/31/2019	198.00	63409	09/05/2019
		28532	Plum Street	08/31/2019	40.00	63409	09/05/2019
	Total 2774:				238.00		
2798	Quadrant Consulting Inc.	10540	Westside Urban Renewal	07/31/2019	623.52	11334	09/09/2019
		10582	Westside Urban Renewal	08/23/2019	138.56	11349	09/27/2019
		10597	Undergrounding Power - 1	08/23/2019	784.00	11334	09/09/2019
		10598	5th St Utility Undergroundi	08/23/2019	2,581.89	11334	09/09/2019
		10598	5th St Utility Undergroundi	08/23/2019	369.66	11334	09/09/2019
		10645	Undergrounding Power - 1	09/16/2019	426.04	11349	09/27/2019
		10646	5th St Utility Undergroundi	09/16/2019	1,469.96	11349	09/27/2019
	Total 2798:				6,393.63		
4125	Red Sky Inc	41310	Central Bench Strategic PI	08/31/2019	912.50	63424	09/26/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 4125:					912.50		
3896	Rim View LLC	SEPT19	Monthly Rent and NNN - Tr	09/01/2019	13,713.94	63404	09/01/2019
Total 3896:					13,713.94		
3929	SB Friedman Development	PO 190092-1	Proposed State Street UR	08/31/2019	21,200.87	11362	09/30/2019
Total 3929:					21,200.87		
3796	Scheidt & Bachmann USA I	38343	August 2019 Merchant Fee	08/31/2019	888.38	11350	09/27/2019
Total 3796:					888.38		
3542	Security LLC - Plaza 121	SEPT19	Office rent	09/01/2019	13,271.50	63405	09/01/2019
Total 3542:					13,271.50		
4131	Smarking Inc	3468	Data Management Service	09/01/2019	1,500.00	11335	09/09/2019
Total 4131:					1,500.00		
3974	Stability Networks Inc.	30144	IT Services 2019	08/31/2019	1,980.00	11351	09/27/2019
		30144	Phone System Support	08/31/2019	85.00	11351	09/27/2019
		30144	Azure Cloud Backup	08/31/2019	420.00	11351	09/27/2019
		30144	AppRiver SecureTide	08/31/2019	35.00	11351	09/27/2019
Total 3974:					2,520.00		
3242	Suez Water Idaho	0025 SEPT1	437 S 9th St irri #06006688	09/11/2019	71.10	11367	09/30/2019
		2853 SEPT1	Eastman office #06000337	09/11/2019	326.21	11364	09/30/2019
		4259 SEPT1	516 S 9th St irri #06006391	09/11/2019	28.30	11366	09/30/2019
		8504 SEPT1	Grove & 10th #060035756	09/11/2019	236.28	11365	09/30/2019
Total 3242:					661.89		
4109	Syringa Networks	20339 SEPT	internet & data	09/01/2019	645.79	63425	09/26/2019
Total 4109:					645.79		
3831	The Land Group Inc.	0142313 PO	RD, Alley Program - Grove	08/31/2019	936.37	11352	09/27/2019
		0142368	6th Street Streetscapes, M	08/31/2019	198.38	11352	09/27/2019
		0142368	6th Street Streetscapes, M	08/31/2019	1,295.63	11352	09/27/2019
Total 3831:					2,430.38		
4074	The Potting Shed	17112	Interior Plant Maint.	08/31/2019	65.00	63410	09/05/2019
Total 4074:					65.00		
4048	TMC Inc.	1937-01	9th & Main CMU Wall Repa	08/21/2019	1,470.00	63411	09/05/2019
Total 4048:					1,470.00		
3923	Trailhead	56204	Idaho Power - 60%	08/31/2019	219.77	11353	09/27/2019
		56204	Intermountain Gas - 60%	08/31/2019	5.87	11353	09/27/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 3923:					225.64		
3170	Treasure Valley Coffee Inc.	06279488	Coffee & tea	09/16/2019	142.49	63426	09/26/2019
Total 3170:					142.49		
3233	United Heritage	02014-001 S	Disability insurance - Septe	09/01/2019	1,392.62	63427	09/26/2019
Total 3233:					1,392.62		
3835	US Bank - Credit Cards	08.26.2019	Prepaid Expenses	08/26/2019	400.00	11340	09/13/2019
		08.26.2019	Voice, data & webhosting s	08/26/2019	37.12	11340	09/13/2019
		08.26.2019	Office Supplies	08/26/2019	748.12	11340	09/13/2019
		08.26.2019	Dues & Subscriptions	08/26/2019	1,606.27	11340	09/13/2019
		08.26.2019	Travel & Meeting(non-local	08/26/2019	60.00-	11340	09/13/2019
		08.26.2019	Personnel Training (Local)	08/26/2019	125.00	11340	09/13/2019
		08.26.2019	Local Meetings & Transport	08/26/2019	349.81	11340	09/13/2019
		08.26.2019	Office Improvements	08/26/2019	177.10	11340	09/13/2019
		08.26.2019	Banking & Merchant Fees	08/26/2019	84.70	11340	09/13/2019
Total 3835:					3,468.12		
4068	Veritas Material Consulting	1274	9th & Front Forensic Evalu	08/31/2019	10,200.00	63437	09/27/2019
Total 4068:					10,200.00		
3841	VoiceText Communications	90202	Conference calls	08/31/2019	12.43	11336	09/09/2019
		90903	Conference calls	09/09/2019	35.57	11354	09/27/2019
Total 3841:					48.00		
3997	Wash Worx	453	11th street bike racks	08/31/2019	2,950.00	11355	09/27/2019
Total 3997:					2,950.00		
3365	Westerberg & Associates	225	Legislative Advisement Ser	08/30/2019	2,000.00	11337	09/09/2019
Total 3365:					2,000.00		
3998	Western Records Destructi	0454357	Records Destroyed	08/31/2019	40.00	63428	09/26/2019
Total 3998:					40.00		
3374	Western States Equipment	IN001091795	Bldg 8 generator maintena	09/17/2019	276.25	63429	09/26/2019
		IN001091806	Bldg 8 generator maintena	09/17/2019	274.10	63429	09/26/2019
Total 3374:					550.35		
3990	Xerox Corporation	097988895	Copier Lease	08/31/2019	508.90	11356	09/27/2019
Total 3990:					508.90		
Grand Totals:					2,337,184.28		



## Paid Invoice Report


For the Period: 10/1/2019 through 10/31/2019

Payee	Description	Payment Date	Amount
<b>Debt Service:</b>			
<b>Payroll:</b>			
Idaho Department of Labor	SUTA - Q3 2019	10/4/2019	348.43
PERSI	Retirement Payment	10/9/2019	16,419.19
EFTPS - IRS	Federal Payroll Taxes	10/9/2019	12,521.54
Idaho State Tax Commission	State Payroll Taxes	10/9/2019	1,922.00
CCDC Employees	Direct Deposits Net Pay	10/9/2019	32,879.20
PERSI	Retirement Payment	10/23/2019	16,419.19
EFTPS - IRS	Federal Payroll Taxes	10/23/2019	12,521.54
Idaho State Tax Commission	State Payroll Taxes	10/23/2019	1,922.00
CCDC Employees	Direct Deposits Net Pay	10/23/2019	32,879.21
Total Payroll Payments:			127,832.30
<b>Checks and ACH</b>			
Various Vendors	Check and ACH Payments (See Attached)	October 2019	1,419,858.67
Total Paid Invoice, Reported Payments:			1,419,858.67
Total Cash Disbursements:			<u>\$ 1,547,690.97</u>

*I have reviewed and approved all cash disbursements in the month listed above.*

  
Finance Director

Date

  
Executive Director  
11/5/19  
Date

## Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
3659	Ada County	OCT 19	October 2019 Master Grou	10/01/2019	29,602.50	63458	10/11/2019
		OCT 19	October 2019 Surplus Gro	10/01/2019	12,761.75	63458	10/11/2019
Total 3659:					42,364.25		
4126	Agnew Beck Consulting Inc	8198	Proposed New URD - Cent	09/30/2019	211.25	63471	10/25/2019
		8199	Public Engagement Strateg	09/30/2019	5,056.25	63471	10/25/2019
Total 4126:					5,267.50		
1139	American Cleaning Service	12395	Trailhead Cleaning	10/01/2019	974.18	11368	10/14/2019
		12861	Hampton Inn - Garge Wind	10/17/2019	336.00	11387	10/28/2019
Total 1139:					1,310.18		
3838	American Fire Protection L	12594	Maintenance of drum drips	09/30/2019	75.00	63463	10/24/2019
		12699	Monthly pump inspection &	09/30/2019	191.00	63463	10/24/2019
		12812	Maintenance of drum drips	09/30/2019	81.00	63463	10/24/2019
		12818	Service call	09/30/2019	90.00	63463	10/24/2019
		13661	Monthly pump inspection &	09/30/2019	185.00	63442	10/10/2019
Total 3838:					622.00		
3885	Berkley North Pacific	60000389 FY	commercial package FY20	10/01/2019	65,810.00	63472	10/25/2019
Total 3885:					65,810.00		
1316	Blue Cross of Idaho	1924600015	Health Insurance - October	10/01/2019	26,784.52	63438	10/01/2019
Total 1316:					26,784.52		
1385	Boise City Utility Billing	1177 OCT19	848 Main St # 0447416001	10/01/2019	8.17	11398	10/28/2019
Total 1385:					8.17		
1418	Boise Metro Chamber of C	5793258	Leadership Boise, Infra. &	10/01/2019	400.00	11369	10/14/2019
Total 1418:					400.00		
4082	BVGC Parcel B LLC	701122	11th & Front garage CAM e	10/01/2019	1,340.88	63443	10/10/2019
		T3 2019	T3 contractual payment - pi	09/30/2019	429,370.85	63473	10/25/2019
Total 4082:					430,711.73		
3712	Car Park	FY19 BONU	one-time bonus FY19	09/30/2019	3,308.00	11393	10/29/2019
		SEPT19	10th & Front - Grove	09/30/2019	27,707.15	11393	10/29/2019
		SEPT19	9th & Front - City Center	09/30/2019	40,674.02	11393	10/29/2019
		SEPT19	9th & Main - Eastman	09/30/2019	28,417.69	11393	10/29/2019
		SEPT19	Cap & Front - BLVD	09/30/2019	15,200.26	11393	10/29/2019
		SEPT19	Cap & Main - Cap T	09/30/2019	39,790.36	11393	10/29/2019
		SEPT19	Cap & Myrtle - Myrtle	09/30/2019	20,770.05	11393	10/29/2019
		SEPT19	Cap & Myrtle - refunds	09/30/2019	15.00	11393	10/29/2019
		SEPT19	9th & Front - refunds	09/30/2019	6.00	11393	10/29/2019
		SEPT19	Cap & Myrtle - refunds	09/30/2019	14.84	11393	10/29/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		SEPT19	Cap & Main - refunds	09/30/2019	15.54	11393	10/29/2019
		SEPT19	9th & Front - refunds	09/30/2019	10.85	11393	10/29/2019
		SEPT19	Cap & Front - refunds	09/30/2019	5.88	11393	10/29/2019
		SEPT19	9th & Main - refunds	09/30/2019	13.51	11393	10/29/2019
		SEPT19	10th & Front - refunds	09/30/2019	9.38	11393	10/29/2019
Total 3712:					175,958.53		
1556	Caselle Inc.	97151	Contract support - October	10/01/2019	840.00	63439	10/01/2019
Total 1556:					840.00		
1595	City of Boise	IK52 PO #19	Park & Ride support – Elde	09/30/2019	18,287.50	63474	10/25/2019
		IL1451 FY19	Utility Reimbursement (Tra	09/25/2019	3,620.63	63474	10/25/2019
		IL1451 FY19	Utility Reimbursement (Tra	09/25/2019	1,927.21	63474	10/25/2019
Total 1595:					23,835.34		
4116	Civil Survey Consultants In	19020-02	Capitol & Main Exit Lane R	09/30/2019	264.00	11370	10/14/2019
Total 4116:					264.00		
1643	Community Planning Assoc	220021	FY20 1st qtr Membership	10/01/2019	2,200.00	11371	10/14/2019
Total 1643:					2,200.00		
3947	Crane Alarm Service	20895	Fire Alarm System - servic	09/25/2019	230.00	63464	10/24/2019
		58728	Fire Alarm System - servic	09/30/2019	312.43	63444	10/10/2019
		61074	Fire Alarm System - Monito	10/01/2019	25.00	63464	10/24/2019
		61773	Fire Alarm System - servic	10/05/2019	233.75	63464	10/24/2019
Total 3947:					801.18		
4143	Diamond Parking Services	102019CCD	leased parking stalls - bloc	10/02/2019	1,159.70	63445	10/10/2019
Total 4143:					1,159.70		
1838	Elam & Burke P.A.	182099	Ash Street Properties	09/30/2019	540.00	11380	10/15/2019
		182100	Associated Warehouse	09/30/2019	202.50	11380	10/15/2019
		182101	Parking Matters	09/30/2019	1,975.10	11380	10/15/2019
		182102	Hoffman v. City of Boise	09/30/2019	959.90	11380	10/15/2019
		182105	30th Street Projects	09/30/2019	855.00	11380	10/15/2019
		182106	South 8th Street Projects	09/30/2019	67.50	11380	10/15/2019
		182107	101-0 General	09/30/2019	1,241.20	11380	10/15/2019
		182108	River Myrtle Implement Act	09/30/2019	1,975.80	11380	10/15/2019
		182109	Legislation	09/30/2019	135.00	11380	10/15/2019
		182110	WS District	09/30/2019	55.80	11380	10/15/2019
Total 1838:					8,007.80		
3695	Guho Corp.	190090-1	5th Street Utility Undergrou	09/27/2019	27,178.51	11381	10/15/2019
		190101047-0	Office Front Entry Remodel	09/19/2019	15,492.00	11381	10/15/2019
		190101047-0	Office Front Entry Remodel	09/19/2019	1,486.80	11381	10/15/2019
		190101063-0	2019 Streetscapes	09/30/2019	42,885.85	11394	10/29/2019
Total 3695:					87,043.16		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
3853	Hawkins Companies LLC	092019-2	Cap T. Condo: Oct - Dec 2	10/01/2019	13,038.78	63459	10/11/2019
	Total 3853:				13,038.78		
4115	HDR Engineering Inc	1200219224	Gateway East Transportati	09/30/2019	4,414.86	11372	10/14/2019
	Total 4115:				4,414.86		
4104	Hellmann Construction Co	190095-1	10th & Front Concrete Dec	09/30/2019	15,717.93	11382	10/15/2019
	Total 4104:				15,717.93		
3892	Henriksen Butler Design Gr	PO #200002-	Board room chairs	10/01/2019	3,127.33	63446	10/10/2019
	Total 3892:				3,127.33		
3810	Hummel Architects PLLC	9293	Cap & Main Elevators Refu	09/30/2019	160.00	11388	10/28/2019
	Total 3810:				160.00		
2165	Idaho Power	6607 SEPT1	9th St outlets #220040660	09/30/2019	3.50	11386	10/21/2019
		7995 SEPT1	9th & State # 2201627995	09/30/2019	3.50	11385	10/17/2019
	Total 2165:				7.00		
3900	Idaho Records Manageme	0135790	Records Storage	10/01/2019	89.78	11373	10/14/2019
	Total 3900:				89.78		
2174	Idaho Smart Growth	9.10.2019	Smart Growth Awards Spo	10/01/2019	1,000.00	63447	10/10/2019
	Total 2174:				1,000.00		
2186	Idaho Statesman	263244 SEP	Legal Notices	09/30/2019	168.44	63448	10/10/2019
	Total 2186:				168.44		
3966	Involta	0042046	Website Hosting Services	09/30/2019	1,347.90	63449	10/10/2019
	Total 3966:				1,347.90		
3808	Jed Split Creative	2255	creative services	09/27/2019	98.80	63450	10/10/2019
		2255	Web hosting - shoreline	09/27/2019	350.00	63450	10/10/2019
		2255	Web hosting - gateway	09/27/2019	350.00	63450	10/10/2019
		2256	Office Environment Signag	09/30/2019	1,900.00	63465	10/24/2019
	Total 3808:				2,698.80		
2288	Jensen Belts Associates	1765-15	WD, Downtown Urban Par	09/30/2019	507.32	11374	10/14/2019
	Total 2288:				507.32		
3913	Kimley-Horn and Associate	14947012	Accredited Parking Organiz	09/30/2019	1,605.00	63466	10/24/2019
		191934019-0	Parking Management Plan	09/30/2019	1,680.00	63466	10/24/2019
	Total 3913:				3,285.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
2360	Kittelson & Associates Inc.	0105249	5th & Myrtle - Signalize Cro	09/20/2019	3,200.00	63451	10/10/2019
		0105443	5th & Myrtle - Signalize Cro	09/30/2019	1,920.00	63467	10/24/2019
Total 2360:					5,120.00		
3439	KPFF Consulting Engineer	288670	10th & Front Parking Gara	09/30/2019	3,885.00	11389	10/28/2019
Total 3439:					3,885.00		
4032	OpenGov Inc.	INV-000687	Budget Builder Software -	11/01/2019	21,200.00	11395	10/29/2019
Total 4032:					21,200.00		
2774	Pro Care Landscape Mana	29095	10th & Front Garage	09/30/2019	281.00	63452	10/10/2019
		29199	Tree grate repair - Grove S	09/30/2019	520.00	63452	10/10/2019
Total 2774:					801.00		
2798	Quadrant Consulting Inc.	10660	Westside Urban Renewal	09/20/2019	138.56	11375	10/14/2019
		10697	5th St Utility Undergroundi	09/30/2019	728.00	11375	10/14/2019
Total 2798:					866.56		
4125	Red Sky Inc	41347	Communication services &	09/30/2019	2,648.75	63468	10/24/2019
		41360	Communication services	09/30/2019	1,227.50	63468	10/24/2019
Total 4125:					3,876.25		
3653	Redevelopment Associatio	M16006 FY2	Membership Dues	10/01/2019	850.00	63460	10/11/2019
		M16006 FY2	Legislative Contribution	10/01/2019	6,400.00	63460	10/11/2019
Total 3653:					7,250.00		
3896	Rim View LLC	OCT19	Monthly Rent and NNN - Tr	10/01/2019	13,713.94	63440	10/01/2019
Total 3896:					13,713.94		
3929	SB Friedman Development	PO 190092-2	Proposed State Street UR	09/30/2019	1,257.50	11390	10/28/2019
Total 3929:					1,257.50		
3796	Scheidt & Bachmann USA I	38731	September 2019 Merchant	09/30/2019	879.50	11391	10/28/2019
Total 3796:					879.50		
4076	Schindler Elevator Corpora	PO 190039-1	capitol & main elevator proj	09/30/2019	86,798.00	63475	10/25/2019
Total 4076:					86,798.00		
3542	Security LLC - Plaza 121	OCT19	Office rent	10/01/2019	13,620.75	63441	10/01/2019
Total 3542:					13,620.75		
4131	Smarking Inc	3563	Data Management Service	10/01/2019	15,750.00	11396	10/29/2019
Total 4131:					15,750.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4140	SMR Development LLC	1006	Trailhead lease negotiation	09/30/2019	1,812.50	63453	10/10/2019
Total 4140:					1,812.50		
3974	Stability Networks Inc.	30369	patch cable	09/30/2019	55.60	11383	10/15/2019
		30378	desktop computers (2) & m	09/30/2019	2,129.52	11383	10/15/2019
		30397	phone system - power ada	09/30/2019	485.97	11383	10/15/2019
		30426	IT Services 2019	09/30/2019	1,980.00	11383	10/15/2019
		30426	Phone System Support	09/30/2019	85.00	11383	10/15/2019
		30426	AppRiver SecureTide	09/30/2019	35.00	11383	10/15/2019
		30426	Azure Cloud Backup	09/30/2019	420.00	11383	10/15/2019
Total 3974:					5,191.09		
3029	State Insurance Fund	21650417	Installment Premium	09/26/2019	1,086.00	63454	10/10/2019
Total 3029:					1,086.00		
4109	Syringa Networks	20339 OCT1	internet & data	10/18/2019	646.28	63476	10/25/2019
		IN00003363	5th Street Utility Undergrou	08/31/2019	20,402.20	63476	10/25/2019
Total 4109:					21,048.48		
3831	The Land Group Inc.	0142596	RD, Alley Program - Grove	09/30/2019	2,186.25	11376	10/14/2019
		0142597	6th Street Streetscapes, M	09/30/2019	341.25	11376	10/14/2019
Total 3831:					2,527.50		
4074	The Potting Shed	17209	Interior Plant Maint.	09/30/2019	65.00	63455	10/10/2019
Total 4074:					65.00		
3923	Trailhead	56205	Suez - 60%	09/30/2019	78.48	11377	10/14/2019
		56205	Intermountain Gas - 60%	09/30/2019	5.87	11377	10/14/2019
		56205	Idaho Power - 60%	09/30/2019	235.80	11377	10/14/2019
Total 3923:					320.15		
3170	Treasure Valley Coffee Inc.	06325271	Water & Cooler Rental	10/15/2019	106.00	63469	10/24/2019
		6322655	Coffee & tea	10/14/2019	141.84	63469	10/24/2019
Total 3170:					247.84		
3233	United Heritage	02014-001 O	Disability insurance - Octob	10/01/2019	1,312.89	63456	10/10/2019
Total 3233:					1,312.89		
3486	Urban Land Institute	3049707	ULI Idaho - Emerging Tren	11/01/2019	500.00	63470	10/24/2019
Total 3486:					500.00		
3835	US Bank - Credit Cards	09.25.19	Prepaid Expenses	09/25/2019	960.00	11384	10/15/2019
		09.25.19	Recruitment Expenses	09/25/2019	1,388.50	11384	10/15/2019
		09.25.19	Voice, data & webhosting s	09/25/2019	16.95	11384	10/15/2019
		09.25.19	Office Supplies	09/25/2019	763.51	11384	10/15/2019
		09.25.19	Dues & Subscriptions	09/25/2019	1,250.17	11384	10/15/2019
		09.25.19	Travel & Meeting(non-local	09/25/2019	1,117.32	11384	10/15/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		09.25.19	Personnel Training (Local)	09/25/2019	263.24	11384	10/15/2019
		09.25.19	Local Meetings & Transport	09/25/2019	273.16	11384	10/15/2019
		09.25.19	Banking & Merchant Fees	09/25/2019	84.90	11384	10/15/2019
		09.25.19	R & M - Buildings & Groun	09/25/2019	650.00	11384	10/15/2019
Total 3835:					6,767.75		
3864	USI Insurance Services N	2949569	FY20 D&O Renewal	10/01/2019	27,520.00	63461	10/11/2019
		2978968	FY20 Cap. T Commercial P	10/01/2019	8,132.64	63461	10/11/2019
		2978968	FY20 Cap. T Commercial P	10/01/2019	8,810.36	63461	10/11/2019
		2978974	FY20 Cap. T Umbrella	10/01/2019	624.64	63461	10/11/2019
		2978974	FY20 Cap. T Umbrella	10/01/2019	1,327.36	63461	10/11/2019
		2978976	FY20 Cap. T Business Aut	10/01/2019	89.92	63461	10/11/2019
		2978976	FY20 Cap. T Business Aut	10/01/2019	191.08	63461	10/11/2019
		2990330	FY20 Employment Practice	10/01/2019	3,223.00	63461	10/11/2019
		2997673	Difference in Conditions Re	10/02/2019	43,258.20	63477	10/25/2019
		2999259	Cyber Liability Renewal FY	10/03/2019	4,233.00	63477	10/25/2019
		2999818	Bldg 8 D&O Renewal FY20	10/03/2019	1,450.00	63477	10/25/2019
Total 3864:					98,860.20		
3266	Valley Regional Transit	25906	Local Capital Funding - FY	10/01/2019	28,507.00	11397	10/29/2019
		25907	Mobility Collaborative - FY	10/01/2019	100,000.00	11397	10/29/2019
Total 3266:					128,507.00		
4068	Veritas Material Consulting	1277	10th & Front Garage 2019	09/30/2019	6,100.00	63462	10/11/2019
		1281	9th & Front Forensic Evalu	09/30/2019	1,600.00	63462	10/11/2019
		1297	Capitol & Main Condition A	09/30/2019	19,765.00	63462	10/11/2019
Total 4068:					27,465.00		
3841	VoiceText Communications	101455	Conference calls	10/14/2019	7.16	11392	10/28/2019
Total 3841:					7.16		
3365	Westerberg & Associates	226	Legislative Advisement Ser	09/30/2019	2,000.00	11378	10/14/2019
Total 3365:					2,000.00		
3374	Western States Equipment	IN001105802	Bldg 8 generator maintena	10/01/2019	276.25	63457	10/10/2019
Total 3374:					276.25		
3398	Wright Brothers	18149-001	WD, Downtown Urban Par	09/30/2019	23,678.00	63478	10/25/2019
		18149-001	WD, Downtown Urban Par	09/30/2019	3,721.43	63478	10/25/2019
Total 3398:					27,399.43		
3990	Xerox Corporation	098265897	Copier Lease	09/30/2019	494.73	11379	10/14/2019
Total 3990:					494.73		
Grand Totals:					1,419,858.67		

MINUTES OF REGULAR MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
Call-in Meeting  
121 N. 9th St., Conference Room  
Boise, ID 83702  
September 9, 2019 12:00 p.m.

**I. CALL TO ORDER:**

Chairman Zuckerman convened the meeting with a quorum at 12:00 p.m.

Present: Commissioner Gordon Jones, Commissioner Maryanne Jordan, Commissioner Scot Ludwig, Commissioner Ben Quintana, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman.

Absent: Commissioner David Bieter

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Parking and Mobility Director; Ross Borden, Finance & Administration Director; Mary Watson, General Counsel & Contracts Manager; Doug Woodruff, Senior Project Manager; Laura Williams, Project Manager; and Sandy Lawrence, Administrative Assistant. Also present was Agency legal counsel, Ryan Armbruster.

**II. AGENDA CHANGES/ADDITIONS:**

There were no changes or additions to the agenda.

**III. CONSENT AGENDA**

- A. Expenses
  - 1. Approval of Paid Invoice Report – August 2019
- B. Minutes and Reports
  - 1. Approval of August 12, 2019 Meeting Minutes
  - 2. Approval of August 28, 2019 Special Board Meeting Minutes
- C. Other
  - 1. Approve Resolution #1624 – Records Disposition
  - 2. Approve Resolution #1619 – Amendment #3 with Jensen Belts Associates Professional Design Services Task Order 14-011 for Westside Park Schematic Design

Commissioner Woodings motioned to approve the Consent Agenda.

Commissioners Ludwig, Quintana, and Woodings recused themselves from voting on the August 12, 2019 Minutes due to their absence from that meeting.

Commissioners Jones and Ludwig recused themselves from voting on the August 28, 2019 Special Meeting Minutes due to their absence from that meeting.

All said Aye. The motion carried, 6-0.

#### **IV. ACTION ITEMS**

##### **A. CONSIDER: Resolution #1616 – Approving 429 S 10<sup>th</sup> Street – Bid Packet**

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to adopt Resolution #1616, approving the bid packet for 429 S 10<sup>th</sup> Street.

Commissioner Jordan seconded.  
All said Aye. The motion carried 6-0.

##### **B. CONSIDER: Resolution #1625 – Approving Declaration as Surplus of Agency Personal Property**

Mary Watson, CCDC Contracts Manager & General Counsel, gave a report.

Commissioner Woodings moved to adopt Resolution #1625, declaring the Agency's personal property known as the Stageline® SL50 portable trailer stage as surplus and authorizing the Executive Director to dispose of the property in accordance with the Agency's *Surplus Personal Property Policy and Procedures*.

Commissioner Jordan seconded.  
All said Aye. The motion carried 6-0.

#### **V. INFORMATION/DISCUSSION ITEMS**

##### **A. CCDC Monthly Report**

John Brunelle, CCDC Executive Director, gave a report.

#### **VI. ADJOURN**

There being no further business to come before the Board, a motion was made by Commissioner Woodings to adjourn the meeting. Commissioner Jordan seconded the motion. All said Aye. 6-0. The meeting was adjourned at 12:15 p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 14<sup>th</sup> DAY OF OCTOBER 2019.

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Dana Zuckerman, Chair

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Ryan Woodings, Vice Chair



## AGENDA BILL

<b>Agenda Subject:</b> Amendment to the Disposition and Development Agreement with 620 S 9 <sup>th</sup> Street LLC – The Afton		<b>Date:</b> November 12, 2019
<b>Staff Contact:</b> Laura Williams	<b>Attachments:</b> 1- Resolution No. 1626 2- Third Amendment to the Disposition and Development Agreement	
<b>Action Requested:</b> Adopt Resolution No. 1626 approving the Third Amendment to the DDA with 620 S. 9 <sup>th</sup> Street, LLC		

### Background:

On October 14, 2014, the Agency Board approved Resolution No. 1363 entering into a Disposition and Development Agreement (the “DDA”) between the Agency and 620 S. 9<sup>th</sup> Street LLC (the “Developer”) to develop the agency-owned property at 9<sup>th</sup> and River Streets into a mixed-use condominium project named The Afton. The Afton was developed in two phases. Phase I was completed in July 2017, and Phase II received its Certificate of Occupancy on October 7, 2019.

The DDA specified a Phase II Completion of Construction date of August 27, 2019. The Developer has requested an amendment to that deadline to address the limited availability of qualified sub-contractors which forced Developer’s minor construction delays. This amendment will amend only Item 28 in the DDA Schedule of Performance to read that Completion of Construction of Phase II is due twenty (20) months following the Parcel 2 Closing, or no later than December 27, 2019. Even though construction is complete now, it is important that the DDA reflect the correct dates and deadlines – therefore Agency staff recommends approval of the amendment.

### Fiscal Notes:

No fiscal impact.

### Suggested Motion:

I move to adopt Resolution No. 1626 approving a third amendment to the Disposition and Development Agreement between the Agency and 620 S. 9<sup>th</sup> Street, LLC.

## RESOLUTION NO. 1626

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING A THIRD AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND 620 S. 9<sup>TH</sup> STREET LLC; AUTHORIZING THE EXECUTIVE DIRECTOR AND GENERAL COUNSEL TO EXECUTE AND ATTEST THE THIRD AMENDMENT, SUBJECT TO CERTAIN CONDITIONS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO IMPLEMENT THE THIRD AMENDMENT AND TO MAKE ANY NECESSARY TECHNICAL CORRECTIONS TO THE AMENDMENT, SUBJECT TO CERTAIN CONDITIONS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, in order to achieve the objectives of the River Myrtle-Old Boise Plan, the Agency is authorized to acquire real property for the revitalization of areas within the Agency's Plan boundaries; and,

WHEREAS, the Agency Board adopted Resolution No. 851 on February 12, 2001, authorizing the purchase of certain real property addressed as 620 S. 9<sup>th</sup> Street in order to achieve the objectives of the River Myrtle-Old Boise Plan; and,

WHEREAS, at a public meeting on October 14, 2014, the Agency Board approved Resolution No. 1363 entering into a Disposition and Development Agreement (the “DDA”) between Agency and 620 S. 9<sup>th</sup> Street LLC (the “Developer”); and,

WHEREAS, under the DDA, the Completion of Construction of Phase II by Developer shall be no later than 16 months following the Parcel 2 Closing Date, which closing date was April 27, 2018; and,

WHEREAS, the Developer has requested that the Agency grant an extension of the Completion of Construction of Phase II of an additional four (4) months in order to respond to circumstances involving the limited availability of qualified sub-contractors which has forced the extension of Developer’s construction schedule; and,

WHEREAS, the Agency staff recommends approval of the Third Amendment; and,

WHEREAS, the Agency Board finds it in the best public interest to approve the Third Amendment and to authorize the Executive Director and General Counsel to execute and attest the Third Amendment, subject to certain conditions, and to execute all necessary documents to implement the transaction, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Third Amendment, a copy of which is attached hereto as EXHIBIT A and incorporated herein by reference, is hereby approved and adopted.

Section 3: That the Executive Director and General Counsel of the Agency are hereby authorized to sign the Third Amendment and to execute all necessary documents required to implement the actions contemplated by the Third Amendment, subject to representations by the Agency’s legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Third Amendment or other documents are acceptable, upon advice from the Agency’s legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the November 12, 2019, Agency Board meeting.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on November 12, 2019. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on November 12, 2019.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: \_\_\_\_\_  
Dana Zuckerman, Chair

ATTEST:

BY: \_\_\_\_\_  
Ryan Woodings, Vice Chair

**Third Amendment to the Disposition & Development Agreement  
between Capital City Development Corporation  
and 620 S. 9<sup>th</sup> Street LLC, an Idaho limited liability company**

November \_\_\_\_\_, 2019

THIS THIRD AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT (the "Third Amendment") is entered into this \_\_\_\_ day of November, 2019, by and between the Urban Renewal Agency of Boise City, also known as Capital City Development Corporation, a public body, corporate and politic (the "Agency"), organized pursuant to the Idaho Urban Renewal Law, Title 50, Chapter 20, Idaho Code, and undertaking projects under the authority of the Local Economic Development Act of 1988 as amended (the "Act"), and 620 S. 9<sup>th</sup> Street LLC, an Idaho limited liability company (the "Developer"), collectively referred to as the Parties and each individually as Party on the terms and provisions set forth below.

**RECITALS**

WHEREAS, the Agency adopted the River Myrtle-Old Boise Plan through Resolution No. 985 dated August 23, 2004; and,

WHEREAS, in order to achieve the objectives of the River Myrtle-Old Boise Plan, the Agency is authorized to acquire real property for the revitalization of areas within the Agency's boundaries; and,

WHEREAS, on March 24, 2014, the Agency Board approved Resolution No. 1337 selecting Developer for purposes of negotiating an Agreement to Negotiate Exclusively ("Agreement"); and,

WHEREAS, on October 14, 2014, the Agency Board approved Resolution No. 1363 entering into a Disposition and Development Agreement ("DDA"); and,

WHEREAS, under the DDA the Completion of Construction of Phase II shall be no later than 16 months following the Parcel 2 Closing date. The Effective Date of the Parcel 2 Closing was April 27, 2018; and,

WHEREAS, Developer requested Agency grant an extension of the Completion of Construction of Phase II an additional four (4) months in order to respond to circumstances involving the limited availability of qualified sub-contractors which has forced the extension of Developer's construction schedule; and,

WHEREAS, in order to provide the Developer and Agency the opportunity to accommodate the circumstances set forth above, it has become necessary for the parties to

enter into this Third Amendment to extend the Completion of Construction of Phase II to on or before December 27, 2019.

NOW, THEREFORE, the parties hereto agree as follows:

### **AGREEMENTS**

#### **SECTION 1. SUBSTITUTED SCHEDULE OF PERFORMANCE.**

The Schedule of Performance, Attachment 4 to the Agreement, is hereby revised so that Item 28 within the document reads that the Completion of Construction of Phase II is due twenty (20) months following the Parcel 2 Closing, or no later than December 27, 2019.

IN WITNESS WHEREOF, the Parties hereto have executed this Third Amendment as of the date set opposite their signatures. The effective date of this Third Amendment shall be the date this Third Amendment is signed by the Agency.

\_\_\_\_\_, 2019

#### **AGENCY:**

THE URBAN RENEWAL AGENCY OF BOISE CITY

By \_\_\_\_\_  
John Brunelle, Executive Director

ATTEST \_\_\_\_\_  
Mary Watson, CCDC General Counsel

\_\_\_\_\_, 2019

#### **DEVELOPER:**

620 S. 9<sup>TH</sup> STREET LLC, an Idaho limited liability company

By: HORMAECHEA DEVELOPMENT LLC,  
an Idaho limited liability company  
Its: Manager

By \_\_\_\_\_  
Michael Hormaechea, Manager

STATE OF IDAHO                    )  
  ) ss.  
County of Ada                        )

On this \_\_\_\_ day of November, 2019, before me, \_\_\_\_\_, the undersigned notary public in and for said county and state, personally appeared John Brunelle, known or identified to me to be the Executive Director of the Urban Renewal Agency of Boise City, also known as the Capital City Development Corporation, the public body, corporate and politic, that executed the within instrument on behalf of said Agency, and acknowledged to me that such Agency executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at Boise, Idaho  
Commission Expires: \_\_\_\_\_

STATE OF IDAHO                    )  
  ) ss.  
County of Ada                        )

On this \_\_\_\_ day of November, 2019, before me, \_\_\_\_\_, the undersigned notary public in and for said county and state, personally appeared Michael Hormaechea, known or identified to me to be the Manager of HORMAECHEA DEVELOPMENT LLC, an Idaho limited liability company, the Manager of 620 S. 9TH STREET LLC, an Idaho limited liability company, who subscribed said limited liability company's name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company's name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



## **IV. ACTION ITEMS**



## AGENDA BILL

<b>Agenda Subject:</b> 270 Myrtle Street – CDG Boise - Type 2 Participation Agreement Designation with CDG Acquisitions, LLC		<b>Date:</b> November 12, 2019
<b>Staff Contact:</b> Laura Williams	<b>Attachments:</b> 1) Site Map 2) Images and Rendering 3) Public Improvement Plan	
<b>Action Requested:</b> Review CDG Boise as a project eligible to utilize the Type 2 General Assistance Participation Agreement and direct staff to continue negotiating a final agreement with CDG Acquisitions, LLC for future board approval.		

### Background:

Collegiate Development Group (CDG), is a development company based in St. Louis, Missouri. CDG are long term developers that have worked in multiple states in the southeast and midwest. The company focuses on multifamily and student housing. This will be their first project in Boise.

CDG Boise is located on the south half of the block between Avenue and Avenue B on Myrtle Street in the River Myrtle-Old Boise URD. The 7-story building will have 249 apartment units, 353 parking spaces, and 7,800 SF of ground floor retail. The developers are providing 50 spaces of parking to WinCo employees. There will be 13,000 SF of amenities including a ground-level lobby and gym, second-floor clubroom with outdoor courtyard and pool, and top-floor indoor and outdoor common spaces. The ground floor commercial space will likely accommodate a restaurant or retail use.

The project will have approximately (96) studios, (73) 1-bedrooms, (68) 2-bed units, and (12) 4-bed units. Rents are planned to range from \$1,000-2,900 (current value) depending on the unit type. It was approved by Design Review in July of this year. The developer plans to begin construction in May 2020 with an estimated completion of February 2022. The parcel is currently a surface parking lot.

The public improvements being constructed, which are eligible for CCDC funding, include sidewalks/streetscapes on Myrtle Street and Avenue A including street trees, historic street lights, suspended paving systems, and landscaping. The project will also include a sidewalk path connecting Avenue A and Avenue B, which currently does not have any pedestrian connectivity. This sidewalk, along with portions of the streetscape, will need to be dedicated in a

public easement to the City of Boise to be considered eligible expenses. The developers are working with the City on the easement language.

CDG has requested designation for CCDC's Type 2 Participation Program, which is scored based on 10 urban design categories. Preliminary review of the project scorecard shows that it will score approximately 151 points putting it in the - Level A Reimbursement category. Level A scoring allows the project to receive 80% of its tax increment generated for up to four years.

In January, the CCDC Board approved the Updated Participation Program which includes a Type 2 General Assistance Reimbursement. This project meets the requirements of the Type 2 Program and also promotes a CCDC and City objective to bring more housing options to downtown Boise.

**Project Summary and Timeline:**

- Located on Myrtle and Avenue A
- 249 for-rent units
- 353 structured parking spaces
- \$52 million Total Development Costs
- 220 Construction jobs
- 50 Permanent Jobs
- July 10, 2019 – DR Approval
- December 2019 - Type 2 Agreement Finalize/Execute
- Spring 2020 - Construction Start
- Spring 2022 - Construction Complete
- Spring 2022 - Developer submits costs for reimbursement
- 2022: Project is on tax rolls and pays property taxes
- 2023 - 2025 - T2 reimbursement based on actual expenses and taxes paid

**Fiscal Notes:**

Preliminary information shows that the project has Eligible Expenses of approximately \$988,000. Based on CCDC's Tax Increment generation equation, CCDC estimates that the project will generate between \$400,000 - \$500,000 annually beginning in FY 2023. The reimbursement for Eligible Expenses will be 80% this number, approximately \$300,000-\$400,000/annually until the not-to-exceed amount in the contract has been met.

Because this project is complete in 2022, that leaves just 3 years of the River Myrtle District life for reimbursement (FY 23, 24, 25). In May, the CCDC Board approved a small adjustment to the Participation Program Type 2 reimbursement that allows projects being built toward the end of a district's life to receive reimbursement using the partial assessment value derived from the completion year. This increment revenue is typically not included for project reimbursement as it is often significantly less than a full-value tax year. However, for project's that would not otherwise receive reimbursement for the entirety of their eligible expenses, it adds 1 more year of tax increment for reimbursement.

Assuming the project is complete per it's schedule in February of 2022, CDG Boise will receive reimbursements from CCDC in FY 2023, FY 2024, and FY 2025. The increment generated is anticipated to repay all of the public improvement expenses.

Upon approval of a contract, staff will include the project in the upcoming 5 Year CIP amendment for FY '23-'25 for the River Myrtle-Old Boise URD.

**Staff Recommendation:**

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 2 Participation Agreement for future board approval.

**Suggested Motion:**

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

Attachment 1 – Site Map



## Attachment 2 - Renderings

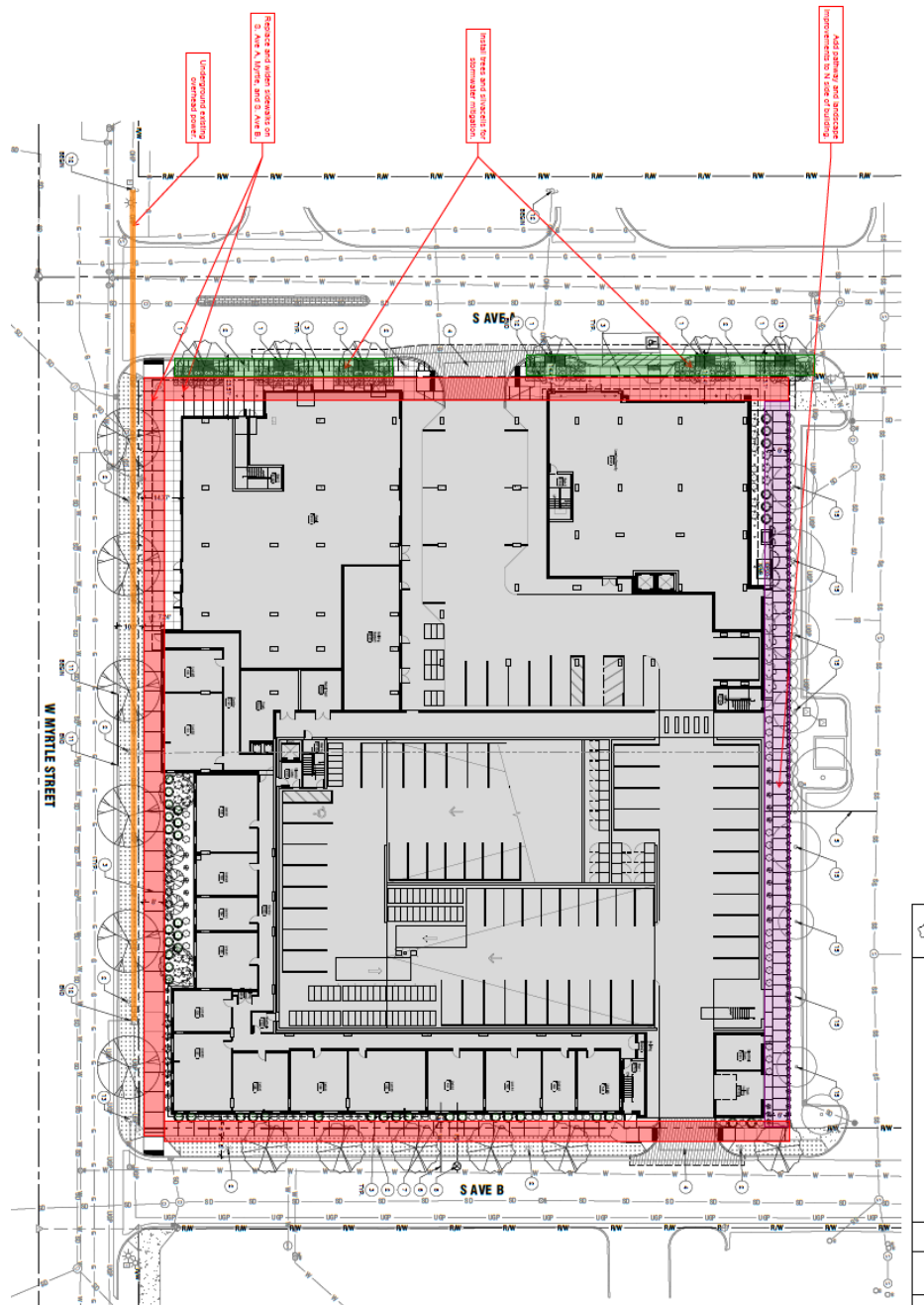


**Corner of Myrtle and Avenue A looking northeast**



**Corner of Myrtle and Avenue B looking northwest**

### Attachment 3 – Landscape Plan (shows public improvements)





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## AGENDA BILL

<b>Agenda Subject:</b> 600 Front Street– The Vanguard - Type 2 Participation Agreement Designation with 600 Vanguard, LLC		<b>Date:</b> November 12, 2019
<b>Staff Contact:</b> Laura Williams	<b>Attachments:</b> 1) Site Map 2) Images and Rendering 3) Public Improvement Plan	
<b>Action Requested:</b> Review The Vanguard as a project eligible to utilize the Type 2 General Assistance Participation Agreement and direct staff to continue negotiating a final agreement with 600 Vanguard, LLC for future board approval.		

### Background:

Visum Development Group is an Ithaca, NY-based firm with extensive experience in multifamily development. Over the last decade, Visum has built student housing and has constructed four multifamily buildings (347 beds) and manages a total of 408 beds that serve students from both Cornell University and Ithaca College. Visum is transitioning to national projects with its first traditional market rate development in Boise.

The Vanguard is located on 6<sup>th</sup> and Front in the River Myrtle-Old Boise URD. The 8-story building will have 75 apartment units and 2,700 SF of ground floor retail. The target tenants are young professionals seeking an urban lifestyle. The amenities will include a community room, gym, bike room, a dog washing room, a rooftop deck, and lounge. The ground floor retail could accommodate a range of tenant types from a restaurant to gym. Visum is still determining the right tenant for the retail space. The project will not include parking on-site.

The project will have approximately 30 studios, 26 1-bedrooms, and 19 2-bed units. Rents are planned to range from \$1,200-2,100 (current value) depending on the unit type. It was approved by Design Review on May 9 of this year. The developer plans to begin construction this November with an estimated completion of spring 2021. The parcel currently houses Biz Print.

The public improvements being constructed, which are eligible for CCDC funding, include sidewalks/streetscapes on Front and 6<sup>th</sup> Streets including street trees, historic street lights, suspended paving systems, and landscaping.

Visium has requested designation for CCDC's Type 2 Participation Program, which is scored based on 10 urban design categories. Preliminary review of the project scorecard shows that it

will score approximately 150 points putting it in the - Level A Reimbursement category. Level A scoring allows the project to receive 80% of its tax increment generated for up to four years. Timing estimates show that the life of the district will expire after three years of reimbursement, which should cover all of the eligible expenses for reimbursement.

In January, the CCDC Board approved the Updated Participation Program which includes a Type 2 General Assistance Reimbursement. This project meets the requirements of the Type 2 Program and also promotes a CCDC and City objective to bring more housing options to downtown Boise.

#### Project Summary and Timeline:

- Located on 6<sup>th</sup> and Front
- 75 for-rent units
- No on-site parking
- \$16 million Total Development Costs
- May 9, 2019 – DR Approval
- December 2019 - Type 2 Agreement Finalize/Execute
- November 2019 - Construction Start
- Spring 2021 - Construction Complete
- Spring 2021 - Developer submits costs for reimbursement
- 2022: Project is on tax rolls and pays property taxes
- 2023 - 2025 - T2 reimbursement based on actual expenses and taxes paid

#### **Fiscal Notes:**

Preliminary information shows that the project has Eligible Expenses of approximately \$400,000. Based on CCDC's Tax Increment generation equation, CCDC estimates that the project will generate between \$120,000-160,000 annually beginning in FY 2023. The reimbursement for Eligible Expenses will be 80% this number annually, approximately \$100,000-\$130,000 until the not-to-exceed amount in the contract has been met.

Because this project is complete in 2021, that leaves just 4 years of the River Myrtle District life for reimbursement (FY 22, 23, 24, 25). In May, the CCDC Board approved a small adjustment to the Participation Program Type 2 reimbursement that allows projects being built toward the end of a district's life to receive reimbursement using the partial assessment value derived from the completion year. This increment revenue is typically not included for project reimbursement as it is often significantly less than a full-value tax year. However, for project's that would not otherwise receive reimbursement for the entirety of their eligible expenses, it adds 1 more year of tax increment for reimbursement.

Assuming the project is complete per it's schedule in March of 2021, the development will receive reimbursements from CCDC in FY 2022, 2023, FY 2024, and FY 2025. The increment generated is anticipated to repay all of the public improvement expenses.

Upon approval of a contract, staff will include the project in the upcoming 5 Year CIP amendment for FY '23-'25 for the River Myrtle-Old Boise URD.

**Staff Recommendation:**

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 2 Participation Agreement for future board approval.

**Suggested Motion:**

I move to direct staff to negotiate a final Type 2 Participation Agreement with 600 Vanguard, LLC for future board approval.

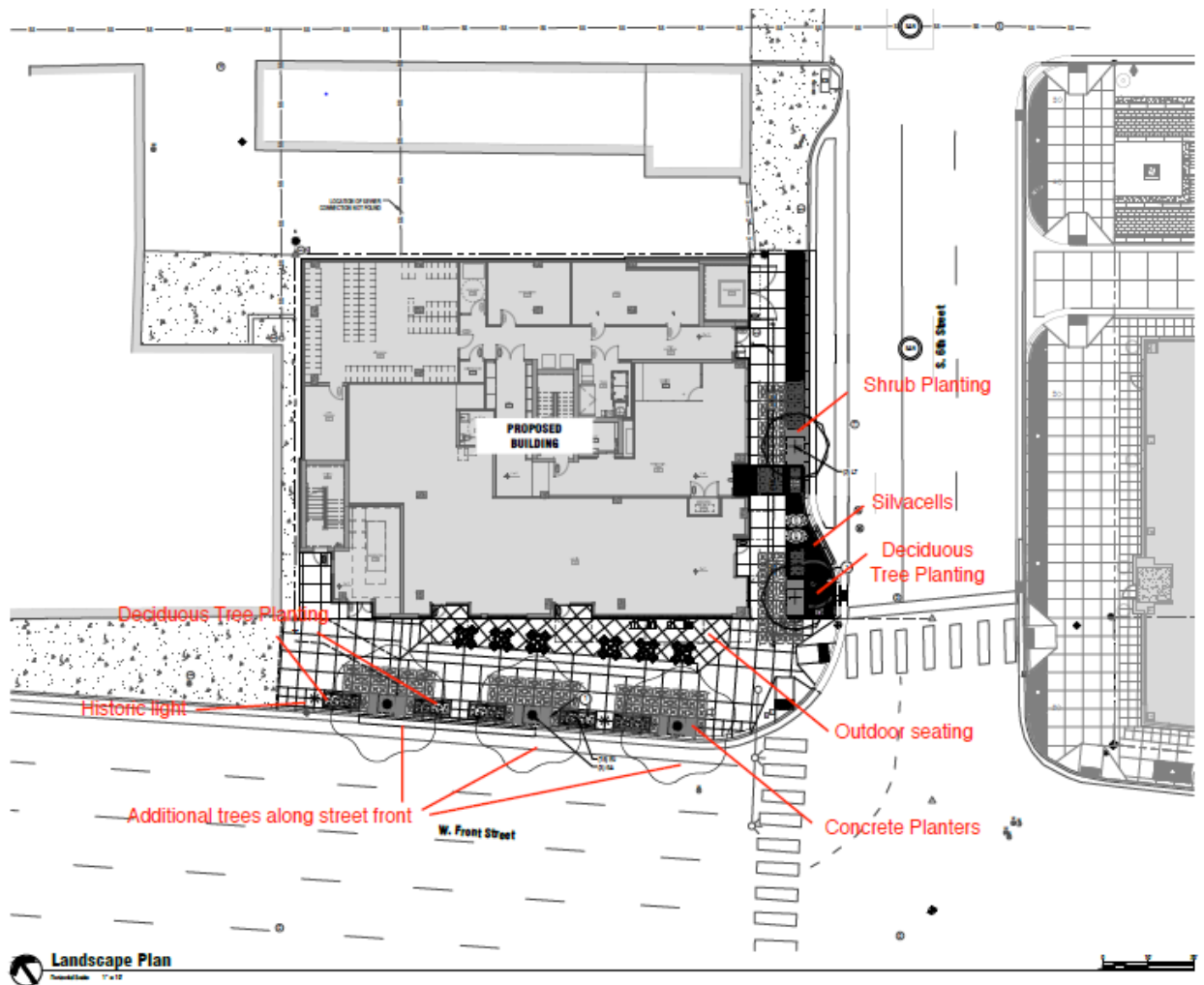
Attachment 1 – Site Map



## Attachment 2 – Images and Rendering



### Attachment 3 – Landscape Plan (shows public improvements)





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## AGENDA BILL

<b>Agenda Subject:</b> Resolution #1627 - 429 S 10 <sup>th</sup> Street – Accepting Highest Bidder	<b>Date:</b> November 12, 2019
<b>Staff Contacts:</b> Laura Williams, Project Manager Ryan Armbruster, Agency Legal Counsel	<b>Attachments:</b> 1. Resolution #1627 2. Bid Results 3. Bids Submitted 4. Correspondence from JRS Properties
<b>Action Requested:</b> Adopt Resolution #1627 accepting the sealed auction bid of Clark Development and authorizing the agency to enter into a Purchase and Sale Agreement.	

### Background:

On July 15, the Board adopted a Sealed Bid Auction Process for surplus property. At the August 12 Board Meeting, the Board declared 429 South 10<sup>th</sup> Street as surplus property with an intent to sell or convey the parcel. The property meets three of the five surplus criteria defined in the Surplus Designation including; conditions in the area have changed resulting in unreasonable circumstances for redevelopment, the parcel is no longer suited for redevelopment because of size, and the Agency was unsuccessful in assembling surrounding property for redevelopment.

CCDC invited the public to comment on the surplus declaration at the August 28 Board Meeting and there were no public comments submitted in person or in writing. After the public hearing, the Board directed staff to prepare a Bid Packet for future Board Approval.

The Bid Packet was approved at the September 9<sup>th</sup> Board meeting and included instructions to submit a sealed bid to CCDC with a minimum bid price of \$192,000. The bid also instructed bidders to include evidence of financial capability, a bid deposit (1% of bid amount), and a release waiver. The intent of the Sealed Bid Process is to enter into a Purchase and Sale Agreement with the highest bidder.

The opportunity to bid was noticed twice in the Idaho Statesman on September 11 and September 18 and was sent to CCDC's list of developers, who have indicated they would like to be notified when property disposition opportunities arise.

Two sealed bids were submitted by the deadline on October 15 and were opened on October 17 at 1 p.m. The bid results are below:

- |                           |           |
|---------------------------|-----------|
| 1) Clark Development, LLC | \$205,000 |
| 2) JRS Properties         | \$202,000 |

### Suggested Motion:

I move to adopt Resolution 1627 accepting the sealed auction bid of Clark Development and authorizing the agency to enter into a Purchase and Sale Agreement.

**RESOLUTION NO. 1627**

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, ALSO KNOWN AS CAPITAL CITY DEVELOPMENT CORPORATION, REAFFIRMING A DECLARATION THAT A CERTAIN PARCEL OF REAL PROPERTY OWNED BY THE AGENCY AS SURPLUS PROPERTY AND TO ACCEPT THE SEALED AUCTION BID OF CLARK DEVELOPMENT; AUTHORIZING THE AGENCY TO ENTER INTO A PURCHASE AND SALE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), a duly created and functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the “River Street Plan”);

WHEREAS, following the public hearing, the City Council adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the “River Myrtle-Old Boise Plan”);

WHEREAS, following the public hearing, the City Council adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street, Urban Renewal Project and Renamed River Myrtle – Old Boise Urban Renewal Project (the “First Amendment to the River Myrtle-Old Boise Plan”);

WHEREAS, following the public hearing, the City Council adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area;

WHEREAS, pursuant to the Act and First Amendment to the River Myrtle-Old Boise Plan, the Agency is authorized to own real property and carry out the purposes and various projects under the First Amendment to the River Myrtle-Old Boise Plan and to enter into and carry out contracts or agreements in connection therewith;

WHEREAS, in compliance with Idaho Code § 50-2010, in 2001, the Agency acquired a parcel of real property with residential improvements thereon located at 429 South 10th Street, Boise, Idaho (the “Property”), and in furtherance of the First Amendment to the River Myrtle-Old Boise Plan, the Agency intended to acquire additional adjacent parcels to create a developable potential project opportunity;

WHEREAS, on July 15, 2019, by Resolution No. 1614, the Agency adopted a policy concerning declaration of surplus real property and the process by which to dispose of such surplus real property (the “Surplus Resolution”);

WHEREAS, the Surplus Resolution grants the Agency the authority to sell, exchange, or convey real property if certain criteria are met;

WHEREAS, the Property complies with the following criteria as set forth in the Surplus Resolution:

- Conditions in the neighborhood area have changed since acquisition of the Property resulting in no reasonable development opportunity in compliance with the Act and the First Amendment to the River Myrtle Old Boise Plan.
- The Property may not be suitable for development under the First Amendment to the River Myrtle Old Boise Plan because of its size and configuration.
- The Agency has been unsuccessful in acquiring and assembling any other surrounding parcels to provide for a likely development opportunity.

WHEREAS, the Agency intends to convey or sell the Property because of the findings previously stated;

WHEREAS, the Surplus Resolution provides that whenever the Agency proposes to sell or convey real property, the Agency shall declare that the subject property will be offered for sale and establish the value of the property the Agency will receive as a result of the conveyance, or sale;

WHEREAS, the Agency board, at its meeting of August 12, 2019, adopted Resolution No. 1615 declaring the Property as surplus property and directed Agency staff to schedule a

public hearing on Wednesday, August 28, 2019, to review and accept public comment on the proposed sale or conveyance of surplus property;

WHEREAS, the Agency board, at its meeting of August 28, 2019, conducted the public hearing to review and accept public comment on the proposed sale or conveyance of the Property;

WHEREAS, pursuant to Idaho Code § 50-1403 and the surplus resolution, the Agency conducted a sealed bid public auction to sell the Property to the winning bidder (the "Auction");

WHEREAS, the Auction established a sealed bid submittal date of October 15, 2019;

WHEREAS, the Agency received two responses to the Auction, one from JRS Properties and the other from Clark Development;

WHEREAS, the response from JRS Properties did not provide information concerning financing sources, but in the best public interest, and the Agency's right to waive the deficiency, Agency has deemed the submission by JRS Properties as in compliance with the Auction requirements;

WHEREAS, the Agency, at its meeting of November 12, 2019, reviewed the information presented, and, based on the information provided and the responses, determined it to be in the Agency's best public interest to accept the bid response from Clark Development;

WHEREAS, the Agency finds it in the best public interest to authorize the Agency to enter into a Purchase and Sale Agreement for the Property with Clark Development.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1. The above recitals and statements are true and correct.

Section 2. That the bid from Clark Development for the Property is selected as the winning bid.

Section 3: That the Agency Chair, Vice-Chair, or Executive Director is authorized to enter into a Purchase and Sale Agreement for the Property with Clark Development, subject to the terms of the Auction.

Section 4: This Resolution shall take effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Boise City, Idaho, on November 12, 2019.  
Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of  
Commissioners, on November 12, 2019.

APPROVED:

By \_\_\_\_\_  
Dana Zuckerman, Chair

ATTEST:

By \_\_\_\_\_  
Ryan Woodings, Vice Chair

4826-5942-0844, v. 1



Attachement 2 - Bid Results

**Public Auction Sealed Bid: 429 S. 10th Street, Boise, Idaho**

**BIDS DUE: October 15, 2019 at 11:00 a.m.**

Bid Opening: October 17, 2019 at 1:00 p.m.

**Minimum Bid:** \$192,000

BIDDER	Completed Signed Bid Form	Acknowledgment and Release form signed & dated	Deposit (1% of Total Bid Amount)	Proof of Financial Ability	TOTAL BID AMOUNT	Bid TieBreaker
Clark Development LLC	yes	yes	yes cashiers check	yes	\$205,000.00	\$215,000.00
JRS Properties	yes	yes	yes cashiers check	none	\$202,000.00	\$202,000.00

### Attachment 3 – Bids Submitted

**SEALED BID AUCTION PACKET  
BOISE CITY URBAN RENEWAL AGENCY  
DBA CAPITAL CITY DEVELOPMENT CORPORATION**

**FOR PUBLIC AUCTION SALE OF:  
429 S. 10th Street  
Boise, Idaho**

**PUBLIC AUCTION SEALED BID DATES:**

**Bids Due: October 15, 2019 at 11:00 a.m.**

**Auction/Bid Opening: October 17, 2019 at 1:00 p.m.**

**SEALED BID PUBLIC AUCTION  
TERMS AND CONDITIONS**

All bids submitted must be submitted to the Boise City Urban Renewal Agency dba Capital City Development Corporation (the "Agency") at its offices, 121 N. 9th Street, Suite 501, Boise, Idaho, in compliance with the following Terms and Conditions.

**Auction Location:** Capital City Development Corporation office, 121 N. 9th Street, Suite 501, Boise, Idaho.

**Auction Date:** Sealed bids will be opened at the Agency's office at 121 N 9<sup>th</sup> Street, Suite 501, on **October 17, 2019, at 1:00 p.m.** The public is welcome to attend. Bid results will be brought to Board for final decision at the November 12, 2019 Board meeting.

**Property to be Auctioned:**

Real property located at 429 S. 10th Street, Boise, Idaho (the "Property"). The legal description and depiction of the Property is attached hereto as Exhibit A.

**Minimum Bid:** The minimum bid shall be not less than one hundred percent (100%) of the appraised value of the Property, \$192,000. The appraisal is available upon request.

The Bid Form, attached as Exhibit B hereto requests an additional bid amount if there are tying high bids, however, escalation clauses are prohibited. **Bids less than the minimum bid will be returned.**

Sealed Bids: Bidders need to complete, in full, without modifications, insertions or deletions and sign in ink the Bid Form, attached hereto as Exhibit B, and seal it in an envelope marked on the outside: "Bid for 429 S. 10th Street," together with the Bid Deposit and Proof of Funds, as described hereunder, along with the Release attached hereto as Exhibit C.

Deliver Sealed Bids To: Sealed Bids should be delivered to the offices of the Agency, 121 N. 9th Street, Suite 501, Boise, Idaho, **no later than 11:00 a.m. on the Bid Closing Date, October 15, 2019. Late bids will not be accepted and will be returned unopened.**

Bid Deposit: A deposit of 1% of the Total Bid Amount is required for each bid delivered in the sealed envelope with the Bid Form in the form of a cashier's check, certified check or money order payable to the Agency. No offer will be accepted without a Bid Deposit. The Bid Deposit will be returned to each unsuccessful bidder. The Bid Deposit will be credited against the winning bid.

Proof of Funds: Bidders must provide Agency with proof of financial ability to pay in full the Bid Amount on or before the Bid Opening. Acceptable proof of such financial ability shall be: (1) A letter from a financial institution clarifying bidder's prequalification to place a bid at no less than the asking Minimum Bid; or (2) evidence of cash or liquid cash assets at no less than the asking Minimum Bid.

Payment of Winning Bid Amount: The high bidder for the Property agrees to enter into a purchase and sale agreement within twenty-one (21) days of bid award. The high bidder shall pay to the Agency the purchase price by cash or cashier's check drawn on a national or state of Idaho chartered bank within sixty (60) days of the date of the purchase and sale agreement. **If full payment is not received within sixty (60) days, the Agency reserves the right to cancel the bid and retain the Bid Deposit. The Property will then be offered to the next highest bidder at its Total Bid Amount.**

Property Inspection: The Property can be viewed upon appointment only.

Appraisal: A copy of an appraisal of the Property is available upon request.

AS IS: Upon receipt of full payment, Agency will convey title to the Property “as-is” without warranty of any kind, by quitclaim deed, substantially in the form attached as Exhibit D hereto. Costs of recordation of the deed and document preparation and other closing costs will be paid by the successful bidder. The Agency is not providing title insurance to the successful bidder.

Changes to Bid: No additions or changes to original Bids will be allowed after submittal. While changes are not permitted, the Agency may request clarification from bidders.

Purchase and Sale Agreement:

Highest bidder will be required to enter into a Purchase and Sale Agreement within 21 Days of Bid Award . Agreement will include a timeline for Due Diligence.

Further Information: Questions may be directed to Laura Williams, Project Manager at 208.384.4264 or via email at <mailto:lwilliams@ccdcoise.com>.

## EXHIBIT A

### LEGAL DESCRIPTION AND DEPICTION OF PROPERTY (429 S. 10th Street, Boise, Idaho)

Lot 30 in Block 2 of A.O. Miller's Addition to Boise City, in Ada County, State of Idaho, according to the official plat thereof, filed in Book 1 of Plats at page 15.

TAX PARCEL: R5714250361



**EXHIBIT B**  
**BID FORM**

**PROPERTY:**           429 S. 10th Street  
Boise, Idaho

The undersigned hereby submits the following bid for the above-described Property:  
**Total Bid Amount:** [print numerically and write out, no escalation clauses allowed]

\$ 205,000

Two hundred five thousand \_\_\_\_\_ Dollars

**Bid Deposit** in the amount of \$ 2,050 based on the Total Bid Amount is attached in the form of a cashier's check X, certified check \_\_\_\_\_; money order \_\_\_\_\_ -- payable to Capital City Development Corporation.

**Bid Tiebreaker:** In the event the above Total Bid Amount is tied for the highest bid, the undersigned authorizes the Agency to increase the Total Bid Amount to the following *maximum* amount [print numerically and write out, no escalation clauses allowed]:

\$ 215,000

Two hundred fifteen thousand \_\_\_\_\_ Dollars

The Agency reserves the right to reject any and all Bids, to waive formalities which do not affect the essential fairness of the bidding process, to make awards in the best interest of the Agency, and to accept the Bid deemed the highest by the Agency.

The undersigned promises to submit full payment of the Total Bid Amount (less the Bid Deposit) to the Agency as required in the **TERMS AND CONDITIONS included in the Sealed Bid Packet.**

**Individual Bidder**

\_\_\_\_\_  
**Legal Name**

\_\_\_\_\_  
**Signature of Bidder**

\_\_\_\_\_  
**Date**

**Entity Bidder**

Clark Development LLC

\_\_\_\_\_  
**Legal Name**

William P. Clark  
**Signature of Bidder**

10/14/19  
\_\_\_\_\_  
**Date**

209 342-2625



usbank.com

October 15, 2019

To Whom It May Concern:

Clark Development LLC has been a customer of U.S. Bank National Association since 2001. Clark Development LLC is a valued client and our experience with him has been excellent.

As of the date of this letter, Clark Development LLC has sufficient funds to make a purchase in the amount of \$215,000.00. If you have any additional questions, please feel free to contact me at the number below.

Sincerely,

A handwritten signature in blue ink that reads "Melissa Ybarra".

Melissa Ybarra  
Assistant Relationship Manager  
U.S. Bank Wealth Management  
Boise, ID  
208-383-7866



EQUAL HOUSING  
LENDER Member FDIC

U.S. Wealth Management - U.S. Bank is a marketing logo for U.S. Bank.

**EXHIBIT C**

**ACKNOWLEDGMENT & RELEASE**

**(On Following Page)**

## **Acknowledgment & Release**

The undersigned ("Respondent"), on behalf of Respondent, has read and fully accepts the Capital City Development Corporation's ("CCDC"), discretion and non-liability as stipulated herein, expressly for, but not limited to, CCDC's decision to proceed with a disposition process by issuing a sealed bid auction packet concerning the 429 S. 10th Street property (the "Bid Auction Packet"). Capitalized terms not defined herein shall have the meaning ascribed in the Bid Auction Packet.

Respondent accepts and agrees to the terms and conditions as described or as may be modified as well as the following:

1. CCDC reserves the right in its sole discretion and judgment, for whatever reasons it deems appropriate and at any time:
  - a. to terminate the Bid Auction Packet at any time for any reason with no financial or other obligation to Respondent;
  - b. obtain further information from any person, entity, or group, including, but not limited to, any person, entity, or group responding to the Bid Auction Packet;
  - c. waive any formalities or defects as to form, procedure, or content with respect to its Bid Auction Packet and any submission by any respondent; and
  - d. accept or reject any submission or part thereof received in response to the Bid Auction Packet, including any statement submitted by the undersigned, or select any one submission over another, subject to the minimum bid.
2. CCDC is governed by state law as provided in Title 50, Chapter 20, and in Title 50, Chapter 29 of the Idaho Code, and other state and federal regulations that may apply.
3. CCDC may accept or reject any bid in response to the Bid Auction Packet or select one bidder over another as set forth in the Bid Auction Packet.

4. Respondent understands that by responding to the Bid Auction Packet, its bid will be subject to review and comment by CCDC staff and consultants.
5. Respondent agrees to waive any formalities or defects as to form, procedure, or content with respect to the Bid Auction Packet and any responses by any respondent thereto.
6. Respondent consents to the acquisition of information by CCDC in conjunction with this Bid Auction Packet, waives all claims, and releases CCDC from any liability in the acquisition of this information and use of this information.
7. Respondent agrees that neither CCDC, or the City of Boise, shall have any liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decision made at the discretion of CCDC or the City of Boise.
8. Non-Liability of CCDC. Respondent agrees that CCDC shall not have any liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decision made at the discretion of CCDC as identified above.
9. Respondent has carefully and thoroughly reviewed the Bid Auction Packet and has found the Bid Auction Packet and all attachments thereto to be complete and free from ambiguities and sufficient for their intended purpose.
10. Respondent participates in the Bid Auction Packet process at its own risk.

By: William PCyle

Its: Principal / Manager

Date: 10/11/19

**EXHIBIT D**

**QUITCLAIM DEED**

FOR VALUE RECEIVED, the Boise City Urban Renewal Agency dba Capital City Development Corporation, an independent public body, corporate and politic and urban renewal agency created and existing in the city of Boise, Idaho (the "GRANTOR") does hereby convey, remise, release, and quitclaim to \_\_\_\_\_ (the "GRANTEE") all right, title and interest which Grantor now has in and to that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, commonly known as 429 S. 10th Street, Boise, Idaho, and more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof.

TOGETHER with all of GRANTOR's right title and interest in the structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof.

The current address of the GRANTEE is:

IN WITNESS WHEREOF, this Quitclaim Deed has been duly executed by and on behalf of GRANTOR, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Boise City Urban Renewal Agency dba Capital City Development Corporation

By: \_\_\_\_\_  
\_\_\_\_\_, Chair

Attest:

\_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_

STATE OF IDAHO                    )  
  ) ss.  
County of Ada                    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me,  
\_\_\_\_\_, a Notary Public in and for said State, personally appeared  
\_\_\_\_\_, known or identified to me to be the \_\_\_\_\_  
of the Boise City Urban Renewal Agency dba Capital City Development Corporation, the entity  
that executed the within instrument or the person who executed the instrument on behalf of said  
entity, and acknowledged to me that such entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the  
day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for Idaho  
My commission expires \_\_\_\_\_

**JRS PROPERTIES III L.P.**

P. O. Box 27  
Boise, Idaho 83707

Telephone: (208) 336-2110  
Fax: (208) 389-7464

Managers: Scott R. Simplot  
Stephen A. Beebe

**October 14, 2019**

Hand Delivery

Boise City Urban Renewal Agency  
dba Capital City Development Corporation  
121 N. 9<sup>th</sup> Street, Suite 501  
Boise, Idaho 83702

**Re: Sealed Bid; 429 10<sup>th</sup> Street, Boise, Idaho.**

Dear CCDC:

Outlined in orange below is the ownership of JRS Properties III L.P. ("JP3") within Block 2 of A.O. Miller's Addition to Boise City, Ada County, Idaho according to the official plat thereof, filed in Book 1 of Plats at page 1:



Lot 30 in Block 2 of A.O. Miller's Addition is the subject of this Sealed Bid Public Action and is shown above separating the land owned by JP3 by a distance of twenty feet ("CCDC Parcel"). The only other landowner in Block 2 is the Foothills School of Arts & Sciences, Inc. The School's parcel is located on the southeast corner of Block 2 along Miller Street and South 10<sup>th</sup> Street as shown above.

To rehabilitate and redevelop Block 2, consolidating the ownership provides the best opportunity for a project that ultimately promotes a healthy community. JP3's involvement with consolidating and developing the 7-acre Parcel A (located on the north side of Myrtle from Block 2) began with the acquisition from the Union Pacific Railroad in 1992. The projects we now know as JUMP and the headquarters for the J. R. Simplot Company are the outcomes of such consolidation.

In an attempt to move toward creating the land area necessary to support a similar development, enclosed is JP3's bid in the amount of \$202,000 for the purchase of the CCDC Parcel. Also, and in accordance with the Terms and Conditions of the instructions of CCD's Sealed Bid Package, a cashier's check payable to CCDC in the amount of \$2,020 is enclosed to cover the required Bid Deposit representing 1% of the bid amount.

In its current state, the small intervening parcel owned by CCDC serves to hinder achieving the best outcome for the River Street-Myrtle Street Urban Renewal District established in 1994. As such the parcel is in the way of achieving CCDC's stated vision of promoting an exceptional built environment and excellent business opportunities. By designating this land as "surplus", CCDC is at an important crossroad. This very small isolated tract of land may be used by CCDC to continue to impede the stated goals of the Urban Renewal Plan Objectives, or it can be used to contribute toward achieving those goals. Given JP3's extensive ownership of most of Block 2, JP3 is the most qualified and capable bidder to execute on the development of Block 2 and "fuel economic growth in downtown Boise" (*from CCDC History statement, CCDC website*).

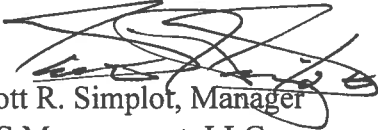
With an area of only 3,485 square feet (0.08 acres), the CCDC parcel is a long narrow parcel only 20 ft. wide. A development of the CCDC parcel independent of any additional land will be complicated, expensive, and a detriment to any larger development on a site that is among the first introductions to Boise for travelers entering downtown on the connector. A speculative bidder threatening to disrupt or postpone development of Block 2 is the most likely alternate candidate to submit a competing bid. Such a speculative bid will be made in the hopes that a higher sale price can be exacted later from the ultimate developer of Block 2 who may (or may not) be willing to concede to such an exaction. Awarding the parcel to such a bidder serves only to complicate development. And in development, complications are always *delay*.

Granting ownership of the CCDE Parcel to such a speculative bidder is not consistent with origin of the Boise City Urban Renewal Agency as set forth in Title 50 Chapter 20 of Idaho Code. It serves to potentially fulfill a personal gain only, absent any genuine interest in finishing a development.

The enclosed above-market bid validates JP3's commitment to execute on an opportunity to further the objectives of the December 25, 1994 River Street-Myrtle Street Urban Renewal Project. As provided in Section 302 of the Urban Renewal Plan Objectives, a stated proposal of the Project was to:

*"...assist potential owners and developers to assemble appropriate development sites where necessary through acquisition, demolition and disposition activities"*

Sincerely,

A handwritten signature in black ink, appearing to read "Scott R. Simplot", written over a horizontal line.

Scott R. Simplot, Manager  
JRS Management, LLC  
General Partner of JRS Properties III L.P.

Enclosures

## **Acknowledgment & Release**

The undersigned ("Respondent"), on behalf of Respondent, has read and fully accepts the Capital City Development Corporation's ("CCDC"), discretion and non-liability as stipulated herein, expressly for, but not limited to, CCDC's decision to proceed with a disposition process by issuing a sealed bid auction packet concerning the 429 S. 10th Street property (the "Bid Auction Packet"). Capitalized terms not defined herein shall have the meaning ascribed in the Bid Auction Packet.

Respondent accepts and agrees to the terms and conditions as described or as may be modified as well as the following:

1. CCDC reserves the right in its sole discretion and judgment, for whatever reasons it deems appropriate and at any time:
  - a. to terminate the Bid Auction Packet at any time for any reason with no financial or other obligation to Respondent;
  - b. obtain further information from any person, entity, or group, including, but not limited to, any person, entity, or group responding to the Bid Auction Packet;
  - c. waive any formalities or defects as to form, procedure, or content with respect to its Bid Auction Packet and any submission by any respondent; and
  - d. accept or reject any submission or part thereof received in response to the Bid Auction Packet, including any statement submitted by the undersigned, or select any one submission over another, subject to the minimum bid.
2. CCDC is governed by state law as provided in Title 50, Chapter 20, and in Title 50, Chapter 29 of the Idaho Code, and other state and federal regulations that may apply.
3. CCDC may accept or reject any bid in response to the Bid Auction Packet or select one bidder over another as set forth in the Bid Auction Packet.

4. Respondent understands that by responding to the Bid Auction Packet, its bid will be subject to review and comment by CCDC staff and consultants.
5. Respondent agrees to waive any formalities or defects as to form, procedure, or content with respect to the Bid Auction Packet and any responses by any respondent thereto.
6. Respondent consents to the acquisition of information by CCDC in conjunction with this Bid Auction Packet, waives all claims, and releases CCDC from any liability in the acquisition of this information and use of this information.
7. Respondent agrees that neither CCDC, or the City of Boise, shall have any liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decision made at the discretion of CCDC or the City of Boise.
8. Non-Liability of CCDC. Respondent agrees that CCDC shall not have any liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decision made at the discretion of CCDC as identified above.
9. Respondent has carefully and thoroughly reviewed the Bid Auction Packet and has found the Bid Auction Packet and all attachments thereto to be complete and free from ambiguities and sufficient for their intended purpose.
10. Respondent participates in the Bid Auction Packet process at its own risk.

JRS Properties III L. P.

By: JRS Management LLC

By: \_\_\_\_\_

Scott R. Simplot, Manager

Its: \_\_\_\_\_

Date: October 4, 2019

**BID FORM**

**PROPERTY:**        **429 S. 10th Street**  
                             **Boise, Idaho**

The undersigned hereby submits the following bid for the above-described Property:

**Total Bid Amount:** [print numerically and write out, no escalation clauses allowed]

\$ 202,000.00

Two Hundred Two Thousand and 0/100 Dollars

**Bid Deposit** in the amount of \$2,020 based on the Total Bid Amount is attached in the form of a cashier's check X, certified check \_\_\_\_\_; money order \_\_\_\_\_ -- payable to Capital City Development Corporation.

**Bid Tiebreaker:** In the event the above Total Bid Amount is tied for the highest bid, the undersigned authorizes the Agency to increase the Total Bid Amount to the following *maximum* amount [print numerically and write out, no escalation clauses allowed]:

\$ \_\_\_\_\_

\_\_\_\_\_ Dollars

The Agency reserves the right to reject any and all Bids, to waive formalities which do not affect the essential fairness of the bidding process, to make awards in the best interest of the Agency, and to accept the Bid deemed the highest by the Agency.

The undersigned promises to submit full payment of the Total Bid Amount (less the Bid Deposit) to the Agency as required in the **TERMS AND CONDITIONS** included in the **Sealed Bid Packet**.

**Individual Bidder**

\_\_\_\_\_  
**Legal Name**

\_\_\_\_\_  
**Signature of Bidder**

\_\_\_\_\_  
**Date**

**Entity Bidder**

JRS Properties III L.P.

BY: JRS Management LLC

\_\_\_\_\_  
**Legal Name**

  
\_\_\_\_\_  
**Signature of Bidder**

Scott R. Simplot, Manager

October 4, 2019

\_\_\_\_\_  
**Date**

#### Attachment 4 – Correspondence from JRS Properties

**Sent:** Saturday, November 2, 2019 1:28 PM

**To:** Kathy Wanner <[kwanner@ccdcboise.com](mailto:kwanner@ccdcboise.com)>; Laura Williams <[lwilliams@ccdcboise.com](mailto:lwilliams@ccdcboise.com)>

**Subject:** 10th Street Parcel for Nov 12th CCDC's Meeting

Hi Kathy,

I have been told that I can send you this email in order that it can be included in the Board Packet for CCDC's November meeting. I hope that can happen. If not so, can you please let me know. Thank you.

Scott

Dear CCDC's Board Members:

I am writing to ask you to look deeper into the rationale for awarding the 20 ft. parcel to the Clark Development. Yes, Clark Development submitted a bid that is \$3000 higher. In my view, it would be a mistake to award the parcel to Clark for an insignificant \$3000. There is far more public benefit by selling the parcel to the adjoining land owner. Simply put, more can be done with a larger land parcel that serves the public's interest than can be done with a smaller one.

This is a very, very small parcel of 20 ft. frontage along 10<sup>th</sup> Street. CCDC has adjudged the property too small to develop.

JRS Properties III (JP3) owns more than a 100 ft of frontage on 10th Street on the North and the 40 ft of frontage on the South. When joined with these parcels, there will be one parcel rather than 3 separate parcels. It comes down to amenities. Large parcels, not small parcels, can afford those amenities that advance the public's benefit. Namely, a large parcel can be comprehensively designed, and developed at a scale that can give shape to the urban experience. The public's interest is advance with meaningful structure, i.e., those with stature and open space.

JUMP is a sad example of what happens when a blocking fragment of property is not able to be consolidated into an overall design. JP3 held the 7.3 acres that now includes the JUMP and the Simplot office. Ten years ago, there were two parcels remaining in the block not owned by JP3. JP3 was able to buy the Emerald Club and unable to buy the corner 30 ft of frontage on 9<sup>th</sup> Street from Breck Seiniger. Whether Breck's property was 'in' or 'out' of the final design made a large difference to 'feel' of the design as a 'whole'. Negotiation failed....and, without Seiniger's property, the vision for JUMP shrank.

At least in my eyes, today when I look at the corner of 9<sup>th</sup> and Myrtle, I see what might have been. 10 years ago, the decision was made to proceed without Breck's fragment of property,

and as a result Boise is left with a dowdy single-story building, where it would have had a prominent extension of JUMP's architecture and park.

There is a moment in time when events can happen, that when the moment is gone, it is very hard to rekindle momentum. Please don't take this personally, but it was really hard to bring JUMP to life. It was a very bumpy road not made easy by CCDC's 55 page rejection submitted to P&Z. I do not relish taking up this burden again. And, yes, last month, I closed on Seiniger's property. JP3 now owns the entire block, yet I have no plans to move forward. The sad thing is time has moved on. It will be many years before the public has a building on the corner of 9<sup>th</sup> and Myrtle to be proud of.

I fear the past is prologue. As Breck did, Clark Development will see the 20 ft parcel to have blocking value to a larger development. And, if I am involved, I will refuse to pay an exorbitant asking price, and once again, a fragment of property will be left outside a comprehensive development. The 40 ft of frontage JP3 owns to the south and CCDC's 20 ft will be left vacant far into the future.

To me, the aim of CCDC is to create conditions that will allow the development of prominent structures that add interest to the urban experience. It is clearly in the best interest of Boise to award the 20 ft parcel to JP3 so that it can be a part of development of the balance of the block.

Sincerely,

Scott Simplot

Managing Partner

JRS Properties III



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## AGENDA BILL

<b>Agenda Subject:</b> 9025 S. Federal Way Mixed Office-Industrial - Type 2 Participation Agreement Designation with 9025 Federal, LLC		<b>Date:</b> November 12, 2019
<b>Staff Contact:</b> Matt Edmond	<b>Attachments:</b> 1) Site Map 2) Images and Rendering 3) Public Improvement Plan	
<b>Action Requested:</b> Review 9025 S. Federal Way as a project eligible to utilize the Type 2 General Assistance Participation Agreement and direct staff to continue negotiating a final agreement with 9025 Federal, LLC for future board approval.		

### Background:

9025 S. Federal Way is a mixed-use office and industrial project being developed by 9025 Federal, LLC in the Gateway East District. 9025 Federal, LLC is owned by local engineer and commercial realtor, David Berry. Mr. Berry also developed the adjacent 27,000 square foot Gateway East Building in 2008. The project consists of a single 11,000 square foot building including three office suites (8,500 square feet) and two warehouse bays (2,500 square feet) and two surface parking lots with 30 total parking stalls on a 1.4 acre lot. The site is located on the west side of Federal Way across from the Micron campus. Total development costs are estimated to be \$2.1 million.

The building is anticipated to attract small subcontractors for Micron from Japan, South Korea and Taiwan to work/office space convenient to the Micron campus. A Japanese semiconductor manufacturer has already been secured as a tenant for approximately half of the building.

9025 S. Federal Way was approved by Design Review on May 9 of this year. The developer began construction in August and expects project completion and certificate of occupancy in February Of 2020.

9025 Federal Way has requested designation for CCDC's Type 2 Participation Program. Under the Gateway East Participation Program, no scorecard is used and projects are eligible for reimbursement at 80% of tax increment generated for up to six years, subject to Board approval. The public improvements that are eligible for CCDC funding include

sidewalk and a street light on Federal Way, and some utility line extensions for Idaho Power and Intermountain Gas.

In July, the CCDC Board approved the Gateway East Participation Program which includes a Type 2 General Assistance Reimbursement. This project meets the requirements of the Type 2 Program and also promotes CCDC and City objectives to diversify Boise's economy by promoting industrial development. To the knowledge of Agency staff, the project owner has not applied for any incentive programs that are incompatible with Type 2 tax increment reimbursement assistance.

Although the CCDC Participation Program normally requires applications to be submitted before building permits are obtained, staff recommends an exception in this case, as the Gateway Participation Program was not yet adopted when the developer was ready to move forward with permits and construction.

#### Project Summary and Timeline:

- Located on Federal Way across from Micron
- 8,500 SF office (3 suites)
- 2,500 SF warehouse (2 bays)
- 30 surface parking stalls
- \$2.1 million Total Development Costs
- \$64,000 Estimated Eligible Expenses
- 10 construction jobs estimated
- 12 permanent jobs estimated
- March 4, 2019 – Conditional Use Permit Approval
- May 9, 2019 – Design Review Approval
- August 2019 – Construction began
- December 2019 – Type 2 Agreement Finalize/Execute
- February 2020 – Construction complete
- Spring 2020 – Developer submits costs for reimbursement
- 2020 – Occupancy Year, prorated tax assessment
- December 2021 – Project is on tax rolls and pays property taxes
- 2022 - 2025 - T2 reimbursement based on actual expenses and taxes paid

#### **Fiscal Notes:**

Preliminary information shows that the project has Eligible Expenses of approximately \$64,000. Based on CCDC's tax increment generation equation, CCDC estimates that the project will generate approximately \$20,000 annually beginning in 2022. The reimbursement for Eligible Expenses will be 80% this number annually, approximately \$16,000. The project would receive approximately \$64,000 over 4 years. The total

reimbursement will not exceed the actual public improvement expenses as verified by CCDC at completion of the project.

Upon approval of an Agreement, staff will include the project in the next Five-Year Capital Improvements Plan amendment for FY 2020 – 2024 for the Gateway East District.

**Staff Recommendation:**

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 2 Participation Agreement for future board approval.

**Suggested Motion:**

I move to direct staff to negotiate a final Type 2 Participation Agreement with 9025 Federal, LLC for future board approval.

Ada County Assessor

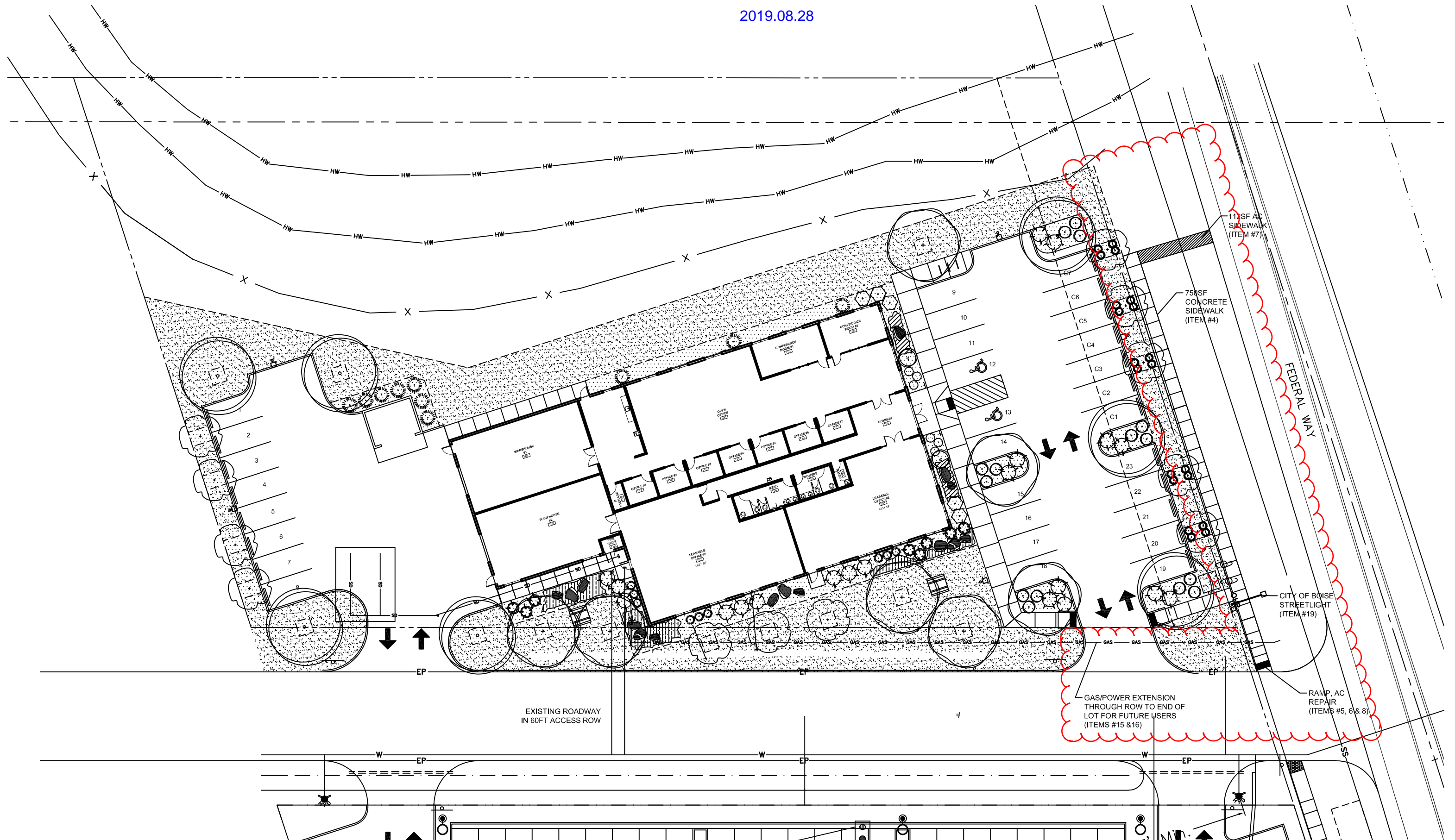
This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



**Legend**

- Railroad
- Roads (2,000 - 4,000 s)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Water
- Parcel Numbers
  - Condos
  - Parcels
- AdaOrthos2016
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3







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## AGENDA BILL

<b>Agenda Subject:</b> 9605 S. Eisenman Industrial - Type 2 Participation Agreement Designation with Boise Gateway 1, L.C.		<b>Date:</b> November 12, 2019
<b>Staff Contact:</b> Matt Edmond	<b>Attachments:</b> 1) Site Map 2) Images and Rendering 3) Public Improvement Plan	
<b>Action Requested:</b> Review 9605 S. Eisenman as a project eligible to utilize the Type 2 General Assistance Participation Agreement and direct staff to continue negotiating a final agreement with Boise Gateway 1, L.C. for future board approval.		

### Background:

9605 S. Eisenman is a proposed 168,000 square foot industrial building with related site improvements located at the southwest corner of Eisenman Road and Freight Street in the Gateway East District. Total development costs are estimated to be just under \$13 Million. Upon completion, the majority of the building will be leased by Verde Fulfillment, a third party logistics and e-retailer fulfillment center with clients from around the world. Building activities include material shipping, warehousing and packing. 9605 S. Eisenman was approved by Design Review on August 14 of this year. The developer broke ground on October 23 and expects project completion and certificate of occupancy in June of 2020.

The site of 9605 S. Eisenman is part of the 140-acre Boise Gateway Industrial Park, on land owned by the City of Boise and ground leased to the Boyer Company for development. The Boyer Company is a 50 year old full service real estate development firm based in Salt Lake City, Utah. The Boyer Company serves as the Master Developer of the Boise Gateway Industrial Park through a Development Agreement with the City of Boise. Individual projects will be developed on the City property through Ground Lease mechanisms with the City.

Boise Gateway 1, L.C. has requested designation for CCDC's Type 2 Participation Program. Under the Gateway East Participation Program, no scorecard is used and projects are eligible for reimbursement at 80% of tax increment generated for up to six years, subject to Board approval. The public improvements that are eligible for CCDC

funding include extending natural gas, power and telecommunications lines, completing the Freight Street frontage with sidewalks, landscaping, and street lights, and installing sidewalks and street lights, as well as water and sewer main line extensions along Eisenman Road.

In July, the CCDC Board approved the Gateway East Participation Program which includes a Type 2 General Assistance Reimbursement. This project meets the requirements of the Type 2 Program and also promotes CCDC and City objectives to diversify Boise's economy by promoting industrial development. To the knowledge of Agency staff, the project owner has not applied for any incentive programs that are incompatible with Type 2 tax increment reimbursement assistance.

#### Project Summary and Timeline:

- Located at southwest corner of Eisenman and Freight (south of Winco distribution center)
- 168,000 square feet industrial
- 107 surface parking stalls
- \$12,770,500 Total Development Costs
- \$425,244 Estimated Eligible Expenses
- 100 construction jobs estimated
- 60 permanent jobs estimated
- August 14, 2019 – Design Review Approval
- October 2019 – Construction began
- December 2019 – Type 2 Agreement Finalize/Execute
- June 2020 – Construction complete
- Summer 2020 – Developer submits costs for reimbursement
- 2020 – Occupancy Year, prorated tax assessment
- December 2021 – Project is on tax rolls and pays property taxes
- 2022 - 2026 - T2 reimbursement based on actual expenses and taxes paid

#### **Fiscal Notes:**

Preliminary information shows that the project has Eligible Expenses currently estimated at \$425,244. Based on CCDC's tax increment generation equation, CCDC estimates that the project will generate approximately \$133,000 annually beginning in 2022. The reimbursement for Eligible Expenses will be 80% this number annually, approximately \$106,251. The project would receive approximately \$425,244 within 5 years. The total reimbursement will not exceed the actual public improvement expenses as verified by CCDC at completion of the project.

Upon approval of an Agreement, staff will include the project in the next Five-Year Capital Improvements Plan amendment for FY 2020 – 2024 for the Gateway East District.

**Staff Recommendation:**

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 2 Participation Agreement for future board approval.

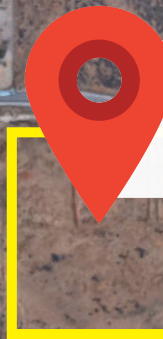
**Suggested Motion:**

I move to direct staff to negotiate a final Type 2 Participation Agreement with Boise Gateway 1, L.C. for future board approval.



# BOISE GATEWAY

I N D U S T R I A L   P A R K



verde  
FULFILLMENT | USA



PARCEL #S1618223250

Google

BOISE GATEWAY IS A BOYER COMPANY DEVELOPMENT



**BOYER**

# Boise Gateway Building #1



Eisenman Road

SEE SHEET C450 FOR SEWER MAIN EXTENSION PLAN AND PROFILE

New 8" Water Main  
See Item #32

New 8" Sanitary Sewer  
See Item #33

PROPOSED  
BUILDING

FF: 3054.50

2  
C410

Retention Area

FIRE SERVICE COORDINATE WITH SUEZ WATER,  
BUILDING MECHANICAL AND FIRE SPRINKLER  
DESIGN FOR SIZE AND LOCATION  
2-IN WATER SERVICE COORDINATE WITH SUEZ  
WATER, BUILDING MECHANICAL FOR CONTINUATION  
IDAHO POWER TRANSFORMER, COORDINATE  
WITH PWD AND BUILDING ELECTRICAL

KEY IN PIPE OUTFALL WITH POND COBBLES AT  
OUTFALL OR PROVIDE 3-CY ANGULAR RIP RAP

CONSTRUCT 100'-FT X 8'-FT RAPID INFILTRATION  
WINDOW. SEE NOTES AND DETAIL 2/C410 FOR  
REQUIREMENTS.

NOTE: IF EXPLORATORY EXCAVATION DOES NOT  
ENCOUNTER FRACTURED BASALTS AT  
INDICATED LOCATION OF WINDOW, COORDINATE  
WITH PROJECT ENGINEER AND BOISE CITY  
PUBLIC WORKS INSPECTOR TO EXPLORE OTHER  
LOCATIONS WITHIN RETENTION BASIN AND  
REPOSITION WINDOW.

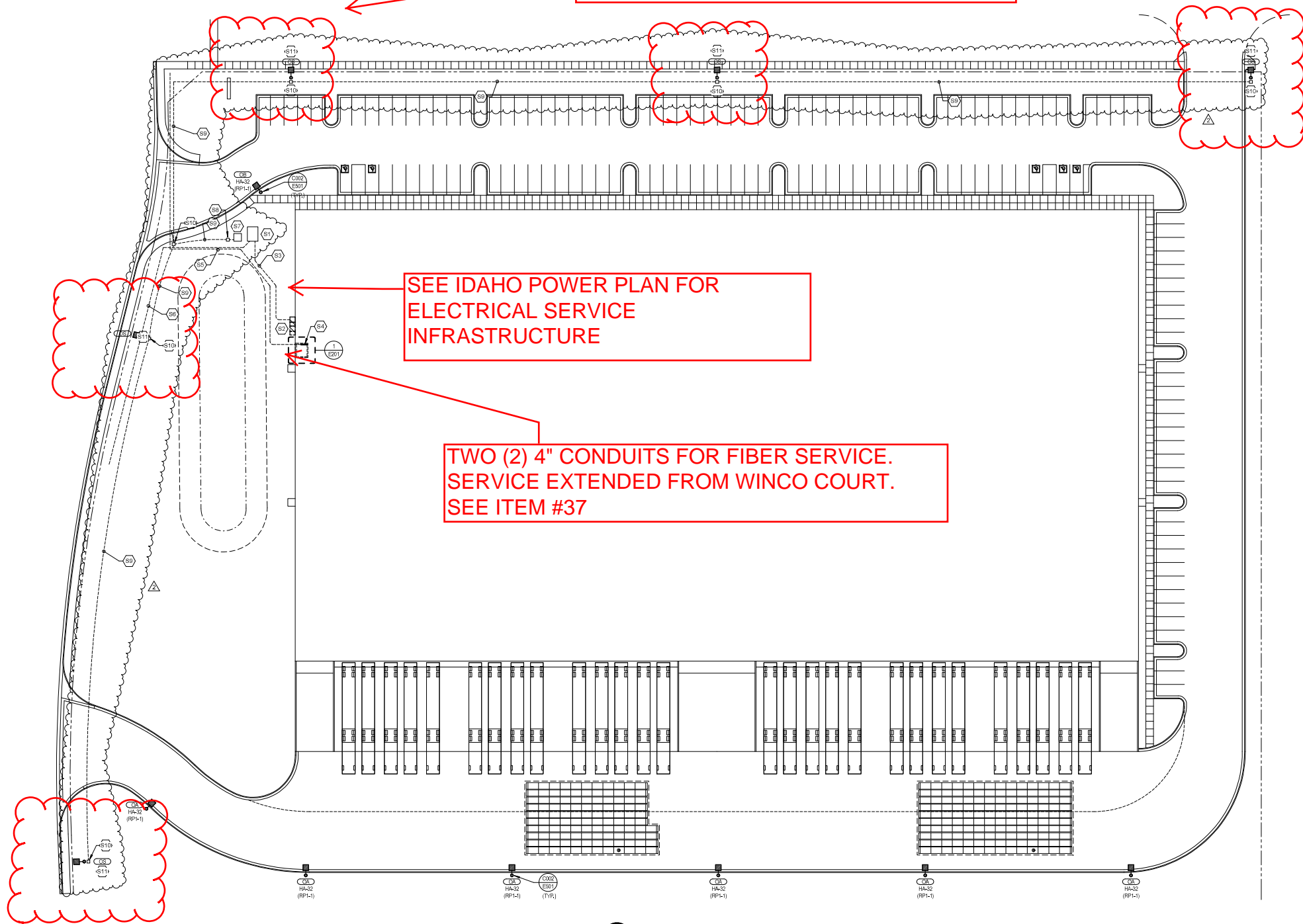
GAS METER BY  
INTERMOUNTAIN GAS

2-IN WATER SERVICE AND METER COORDINATE  
WITH SUEZ WATER AND L2,000 IRRIGATION PLAN.

STREET LIGHTS AND RELATED  
INFRASTRUCTURE. SEE ITEM #21

SEE IDAHO POWER PLAN FOR  
ELECTRICAL SERVICE  
INFRASTRUCTURE

TWO (2) 4" CONDUITS FOR FIBER SERVICE.  
SERVICE EXTENDED FROM WINCO COURT.  
SEE ITEM #37



ELECTRICAL SITE PLAN  
SCALE = 1" = 30'-0"



BOISE GATEWAY — BOYER

T02NR02E12

Lat: 43.516904  
Lon: -116.152560  
GISO# 6427438

E FREIGHT ST

DEVELOPER WILL TRENCH ACROSS FRENCH ST.  
DEVELOPER WILL INSTALL 6- 6" SLEEVES AT 48" DEPTH BY 36" WIDE.  
1 - 6" SLEEVE WILL NEED TO HAVE 1' SEPERATION.

INSTALL 6 - 4" STUBS

DEVELOPER TO STAKE RUNNING LINE, FINAL GRADE AND DEVICE LOCATIONS.

ALL TRENCH SPOILS TO BE LEFT ON SITE.

NON-COMBUSTIBLE WALLS WITH OPENINGS.  
A 10' CLEARANCE IS REQUIRED IN FRONT, TO EACH SIDE AND VERTICALLY OF ANY DOOR, WINDOW THAT OPENS, AIR INTAKE VENT OR FIRE ESCAPE ROUTE LOCATED ON A NON-COMBUSTIBLE WALL OR SURFACE.

COMBUSTIBLE WALLS.  
A 10' CLEARANCE IS REQUIRED FOR  
COMBUSTIBLE WALLS OR SURFACES.

NOTE:

- THESE DIMENSIONS MAY BE REDUCED IF THE CUSTOMER PROVIDES A SUITABLE FIRE BARRIER.

### UNDERGROUND CABLE NOTES

POINT NUMBER	FROM	TO	CONDUCTOR CU	CABLE SIZE	CABLE LENGTH	TRENCH LENGTH	CONDUIT CU	CONDUIT SIZE	CONDUIT LENGTH	COMPACTION LENGTH
2	F99	BG40	DCP10	1/0-3	271	149	DDB4	4	149	80
3	BG39	STUB				5	DDB4S	4	30	-
3	BG39	BG40	DCP10	1/0-3	82	68	DDB4	4	68	-
4	BG39	BG41	DCP10	1/0 A	27	0	DDB2	2	20	-
5	BG40	MARKER				132	DDB4	4	132	60

S EISENMAN RD

## ATTENTION CUSTOMER

- \* DEVELOPER WILL TRENCH ACROSS FREIGHT ST AND INSTALL 6- 6" SLEEVES.
- \* DEVELOPER RESPONSIBLE FOR ALL PERMITTING, FLAGGING, COMPACTION AND PAVING.
- \* DEVELOPER WILL PROVIDE STAKING FOR ALL RUNNING LINES, DEVICE LOCATIONS, AND GRADE.
- \* ALL TRENCH SPOILS WILL STAY ON SITE.
- \* DEVELOPER IS RESPONSIBLE FOR DIGGING SERVICE TRENCH/INSTALLING 6- 4" CONDUIT FROM PANEL TO XFMR.
- \* SERVICE LENGTH CANNOT EXCEED 125' OR MORE THAN 135 DEGREES OF HORIZONTAL CONDUIT BENDS.

SCOPE OF WORK:

PT#1

- INSTALL 4" PRIMARY RISER, SWITCH ARM, SWITCHES, ARRESTERS, STIRRUPS,
- AND TERMINATORS.

PT#2

- INSTALL 4" PRIMARY CONDUIT IN CUSTOMER PROVIDED TRENCH.
- INSTALL THREE PHASE SECTER AND BASEMENT.
- INSTALL 1/0 THREE PHASE PRIMARY FROM F99 TO BG40.

PT#3

- INSTALL 4" PRIMARY CONDUIT IN CUSTOMER PROVIDED TRENCH.
- INSTALL 750KVA THREE PHASE PADMOUNT TRANSFORMER. 277/480V.
- INSTALL 1/0 THREE PHASE PRIMARY FROM BG40 TO BG39.
- INSTALL 6-4" SERVICE STUBS SOUTH TOWARDS PANEL.

PT#4

- INSTALL 2" PRIMARY CONDUIT IN CUSTOMER PROVIDED TRENCH.
- INSTALL 25KVA SINGLE PHASE PADMOUNT TRANSFORMER.
- INSTALL 1/0 SINGLE PHASE PRIMARY FROM BG39 TO BG41.

PT#5

- INSTALL 4" PRIMARY CONDUIT FOR FUTURE BUILDINGS.
- INSTALL BALL MARKER.

Inspected By: \_\_\_\_\_ Date: \_\_\_\_\_



CONTACTS  
IPCO- JUSTIN LUDWIG 208-388-6489  
PROJECT MGR- DAVE WARD 801-521-4781

T02NR03E18

SWPP: Pending

TIMES SCALE

Customer:

Date:

Job Title: **BOYER PROJECT COMPANY LC**

Additional Description:  
**BOISE GATEWAY - PRIMARY LINE EXTENSION**

Additional Description:  
3 PHASE 277/480 2000AMP PANEL.

Feeder Map File Name: GOWN4302

Qua	Twn	Rng	Sec	
1	02N	03E	18	BM

State	County
ID	Ada

Surveyed or GPS:	NONE
Joint Use Attachment:	NO
Pre-Built Date:	10/21/2019
Built as Designed:	----
Construction Date:	----
Operating Voltage:	12.5 kV



FDR By: ----

Date: ----

ArcFM By: ----

Date: ----

Designer: JLL1192

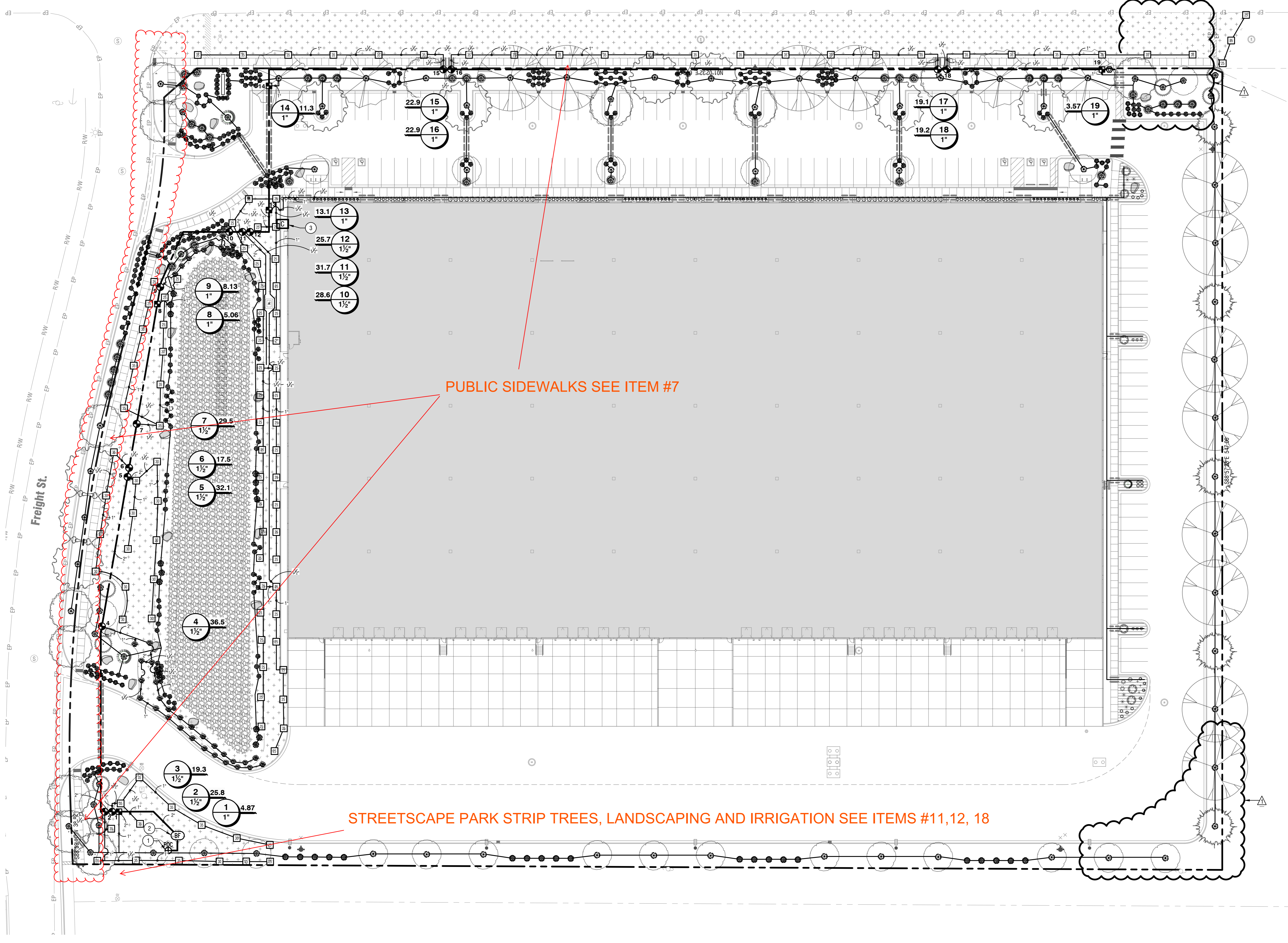
Design No: 0000139263

Work Order No: 27538534

IDAHO POWER Co. WORK ORDER MAP

SCALE: 1" = 100

Sheet 1 Of 1





# **V. INFORMATION ITEMS**



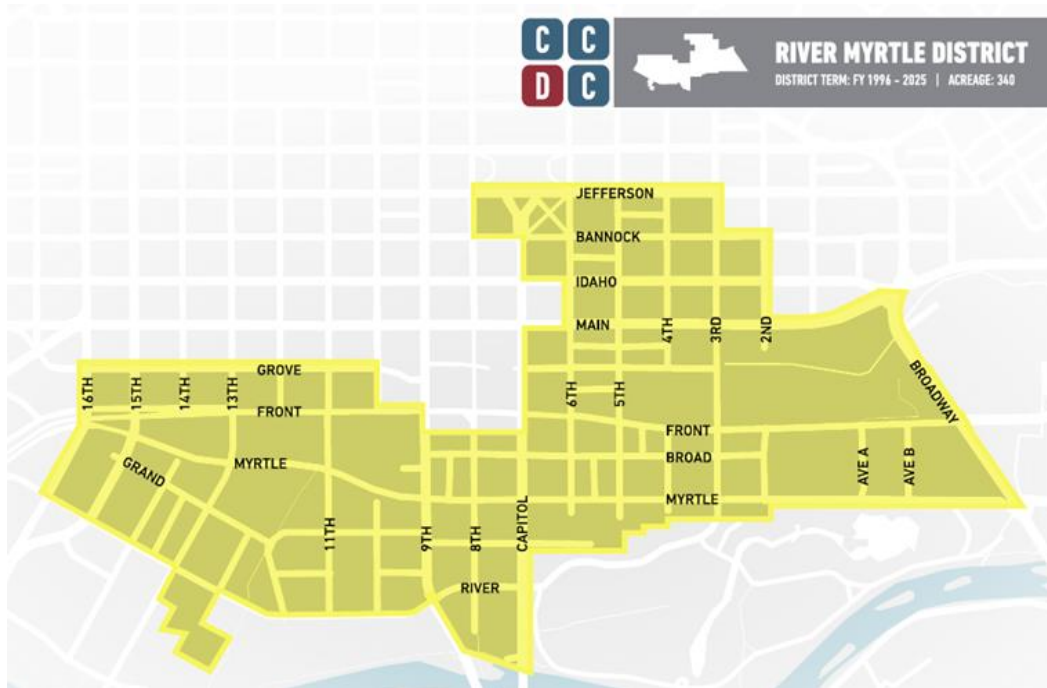
**DATE:** November 12, 2019

**TO:** Dana Zuckerman, Chair  
Board of Commissioners

**FM:** John Brunelle, Executive Director

**RE:** CCDC Monthly Report

## RIVER – MYRTLE / OLD BOISE DISTRICT



### Economic Development

**5th & Front Streets - Hotel and Parking Garage - PP Type 3, 5:** Construction continues on the 540-space 5th & Front parking garage with opening scheduled for early 2020. The hotel portion of the development is scheduled to open in summer 2020. CCDC will lease 200 parking spaces for public use. To-date, all 200 of CCDC's leased spaces have been reserved by members of the public for weekday – daytime – monthly passes. The developers are looking into adding a public

art element on the stairwell wall facing Front Street. They are working with the City of Boise Arts and History Department on the selection process. CCDC can reimburse for public art expenses and will bring the budget and art selection to the Board in the coming months.

**505 W. Idaho Street - The Gibson - PP Type 2, 4:** The Gibson apartment building is complete and fully leased. The Agency inspected the public improvements subject to reimbursement and has received final acceptance of the “parklet” from the City’s Parks & Recreation Department. The Agency is processing reimbursement as per the existing Participation Agreements. The project will receive approximately \$1,000,000 in reimbursement funds for public improvements including streetscapes, utilities, and dedicated public park space.

**503-647 S. Ash Street – Ash Street Townhomes– Agency Disposition PP Type 5:** In 2018, this property was sold to deChase/Miksis for the purpose of transforming this area into workforce housing. The Ash Street Townhomes are now complete. CCDC toured the development Friday, June 12 with the developer. These 34 workforce rental housing units and a small retail space along the Pioneer Pathway will help transform this urban neighborhood. Rents will be affordable to families making less than 120% of the area median income, or less than \$2,200 per month for a 3-bedroom townhome.

**620 S. 9th Street – Afton Phase II – Agency Disposition PP Type 5:** Phase II is complete. CCDC toured the project in October and issued a Certificate of Completion per the original Design and Development Agreement. The majority of the 35 condo units have been sold or are pending. CCDC is working with the developer on the reimbursement for the land cost, approximately \$940,000.

**500 S. 8th Street – Trailhead – Agency Leased Property:** This 60-month lease entered Year 5 on February 1, 2019. Event and user programming by Actuate Boise remains active. There were no maintenance issues in October.

**200 Myrtle Street - Boise Caddis - PP Type 2:** The Board approved the Type 2 Participation Agreement with Boise Caddis at its June 2019 Board Meeting. The Project includes 160 rental units and 400 parking stalls. Ada County will purchase the parking stalls to be used by its nearby Courthouse complex workforce. The Type 2 Agreement includes approximately \$1.2 million in public improvements for 2nd, 3rd, and Myrtle Streets and a small portion of Broad Street, which will be reimbursed using tax increment revenue generated by the project. The developers applied for building permits in August.

**406 Broad Street - Cartee Apartments - PP Type 2:** Construction and mobilization began in early October. The agreement between CCDC and the developer contemplates approximately \$1.3 million in Eligible Expenses to be reimbursed from the project’s tax increment revenue. The project includes approximately 160 apartments units and 176 structured parking spaces.

**429 10th Street - Agency Owned - PP Type 5 (RFP):** At its August 2019 regular meeting, the Board declared 429 S 10th Street as Surplus Property with the intent to sell or convey. A public hearing for the declaration was held on August 28 at noon in the CCDC Board Room. There were no comments from the public. At the September 9 meeting the Board approved the Bid Packet which included a minimum bid of \$192,000. CCDC received two bids by the closing date, October 15. The Board will review the bid award at the November meeting.

**512 W Grove Street - 5th & Grove Mixed Use Residential - PP Type 2:** At the August 12 Board Meeting, the CCDC Board designated 5th and Grove as Eligible for Type 2 Participation funding. The project includes 114 for-rent apartments and 8,000 SF of ground floor retail. Preliminary estimates show Eligible Expenses between \$900,000-\$1,200,000. Preliminary scoring shows that the project will qualify for Level A status and would receive 80% of the tax increment revenue it generates to reimburse Eligible Expenses. CCDC estimates the project would be reimbursed

approximately \$750,000 if the typical Type 2 reimbursement structure is used. The developers are considering dedicating 50 units for workforce housing, which may increase the total reimbursement amount that CCDC can provide with the aim to be closer to the total Eligible Expense amount. The developer will know more in the coming months, and CCDC will make that determination once the workforce piece is confirmed in late 2019. CCDC is committed to assisting bringing more workforce and affordable housing projects to market.

**600 Front Street - The Vanguard - PP Type 2:** Visium Development has submitted a Type 2 application for public improvement funding for its multifamily project on the corner of 6th and Front (Biz Print). The project will be reviewed by the Board at the November 12 meeting. Visium is building a 75-unit apartment building, and has requested Type 2 reimbursement funds for approximately \$400,000 of public improvements including streetscapes and utility work.

### Infrastructure

**535 S. 15th Street – River Street Lofts – PP Type 1:** Siding is being installed on the townhomes, and the project is scheduled to be complete in late 2019. CCDC will reimburse up to \$150,000 for public improvements upon completion and inspection.

**S. 5th & Grove Streets Utilities - Underground & Conduit:** This project consists of the design and construction to underground the utilities and install a conduit bank on 5th Street from Front Street to Main Street. Probst is doing the Idaho Power work and Guho is doing the conduit and vault work. Work resumed on October 14 following a 10-week ACHD permit moratorium to deconflict road work and is expected to be complete in mid-December.

**11th Street Streetscape - Grove Street to River Street:** These streetscape improvements are planned for construction in FY2023. To maximize public investment, the Agency is working closely with ACHD on its 11th Street bikeway facilities project. To ensure that cooperative and coordinated solutions are developed by ACHD and CCDC in their respective planning processes, the Agency is conducting planning and design on a similar schedule to ACHD.

**N. 6th Street Streetscape - Front Street to Main Street:** Design and construction of streetscape improvements on 6th Street between Main and Front Streets. The Land Group was selected as the design professional in October 2018, designed plans, including the Block 7 Alley, and the formal bid process was completed in July 2019. The contract was awarded to Guho Corp at the August 12 Board Meeting. Construction is slated to start February 2020, due to current ACHD permit restrictions.

**RMOB - Consolidated Newspaper Boxes:** CCDC and the City are coordinating purchase and installation of consolidated newspaper boxes. The Agency received approval on June 3 from the City for proposed locations and box configurations. The Agency has ordered newspaper boxes from vendor M.E.R. The boxes were received on September 3. CCDC is preparing a timeline for installation.

**390 S. Capitol Blvd - Mod Pizza - PP Type 1:** The building is under construction at Capitol & Broad Streets with completion scheduled for December 2019. CCDC will reimburse the project for up to \$100,000 for awnings over the right-of-way and limited sidewalk improvements.

### Mobility

**S. 5th St & Myrtle St – Signalized Crossing:** Kittelson & Associates is working on a preliminary warrant analysis for a new signalized crossing at 5th and Myrtle Streets.

**RMOB Circulator – Preliminary Engineering:** CCDC is partnering with the City to share the costs of preliminary engineering for the Downtown Circulator project. The Agency has re-budgeted preliminary engineering funds to FY2020. The Agency stands ready to assist and anticipates direction in the near future.

**ParkBOI - Capitol & Myrtle Parking Garage – Agency Owned Property:** Agency has contracted with American Fire Protection to flush the 3rd level fire suppression system the week of November 11.

**ParkBOI - 11th & Front Parking Garage – Agency Owned Property:** No significant maintenance performed in October. Fewer than 100 of the 722 spaces that were originally available for general public monthly use remain available to lease.

**N. 5th & 6th Streets – City of Boise/ACHD Traffic Configuration:** ACHD has this project on indefinite hold until there is programmed construction funding. The Agency stands ready to assist and anticipates direction in the near future.

### ***Place Making***

**Grove Street – Multi-Block Improvement Project:** CCDC solicited, received, and reviewed proposals from design professionals. CCDC and the City selected a design professional and a contract is forthcoming. A vision statement, project timeline, and community engagement plan are being developed. Conversations with some property owners are underway.

**Block 7 – CCDC Alley Program:** Block 7 is bounded by Capitol Boulevard, Main Street, 6th Street, and Grove Street. The project includes pavement enhancements, lighting, and improved trash facilities. The contract was awarded to Guho Corp, along with the 6th Street Streetscape project, at the August 12 Board meeting. Guho began work on September 30 (after Old Boise Oktoberfest) and plans to complete the alley work by the end of calendar year 2019. Construction is going well and is currently on schedule..

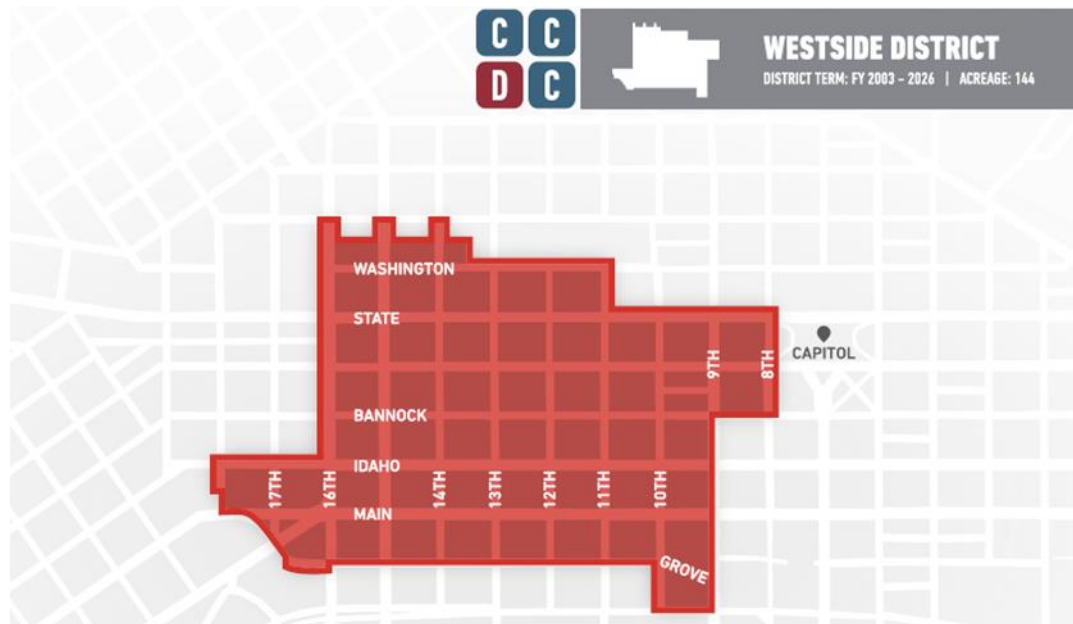
### ***Special Projects***

**RMOB Public Art – City of Boise Traffic Boxes – PP Type 4:** The City Arts & History Department issued the Call-To-Artists. The T4 Agreement with the City of Boise was approved by the Board on February 11, 2019. Artists were selected and traffic boxes were assigned in March. Art content has been approved, fabricated and installed. Project is complete.

**S. 8th St Public Art - City of Boise Murals - PP Type 4:** CCDC is working with the City Arts & History Department on a T4 Agreement for murals in Simplot Alley and on 9th Street. The City is in the process of how best determining to handle easements. The Agency stands ready to assist and anticipates direction in the near future.

**RMOB Public Art – City of Boise Broad Street Sculpture – PP Type 4:** The T4 Agreement was approved by the CCDC Board on February 11, 2019. In April, the City's artist selection panel selected Krivanek + Breau. City Arts & History is working with the artist on a contract. In May, Boise City Council approved the selection panels and the Arts & History Commission's recommendation to approve working with Krivanek + Breau. Mr. Krivanek was in Boise August 8-9 to exchange ideas with stakeholder groups and develop initial concepts.

## WESTSIDE DISTRICT



### Economic Development

**1010 W. Jefferson St – 10Ten Building – Agency-Owned Property:** No significant maintenance was performed in October.

**421 N. 10th St – ISG/BSN Building - Agency Owned Property:** There were no major maintenance issues in October. The last two leases will expire in February 2020.

### Infrastructure

**11th Street Streetscape - Washington Street to Grove Street:** These streetscape improvements are planned for construction in FY2023. To maximize public investment, the Agency is working closely with ACHD on its 11th Street bikeway facilities project. To ensure that cooperative and coordinated solutions are developed by ACHD and the Agency in their respective planning processes, the Agency is conducting planning and design on a similar schedule to ACHD.

**15th Street Utilities - Undergrounding & Conduit:** This project will underground overhead power lines and install underground conduit to facilitate future redevelopment (including a new Fire Station #5), mature street trees, and an expanded telecommunications network on the west side of 15th Street. Project work is on hold until Sparklight (Cable One) can get a permit from ACHD to pull re-feed its fiber from overhead to underground. Project completion, including removal of overhead lines and poles, is expected in mid-December.

**Westside District - Consolidated Newspaper Boxes:** CCDC and the City are coordinating purchase and installation of consolidated newspaper boxes. The Agency received approval on June 3 from the City for proposed locations and box configurations. The Agency has ordered newspaper boxes from vendor M.E.R. The boxes were received on September 3. CCDC is preparing a timeline for installation.

**Bannock Streetscape – 8th to 9th Streets:** Jensen Belts Associates has completed the Design Review package. The project is on a temporary hold pending the outcome of City/ACHD traffic and street configuration decision. The City of Boise conducted a public meeting and an online survey to gauge public support of the proposed design. Feedback has been evaluated. City of Boise will present the project to ACHD's commission during the work session on November 13.

**N. 8th Streetscapes - Bannock to State Streets:** This City PDS project is on temporary hold pending outcome of City/ACHD traffic and street configuration decision. The City has met with ACHD and conducted a public meeting and an online survey to gauge public support of the proposed design. Feedback has been evaluated. City of Boise will present the project to ACHD's commission during a work session on November 13.

**10th & State Streets – Brady Block Concepts:** CCDC is working with nearby landowners around the Agency-owned sites to create transformative development in this area. CCDC hopes to incentivize the future redevelopment of underutilized sites adjacent to the Brady Block.

**1010 Main St - Avery Building - PP Type:** This is a privately-owned vacant building currently undergoing renovation. CCDC has remained engaged with the developer and owner who is working on overall project financing. The developer is interested in utilizing the Agency's Participation Program and hopes to work on an application submittal in late 2019.

**1111 Idaho St - 11th & Idaho Building - PP Type 2:** This nine-story, Class A office building is being developed by Rafanelli and Nahas and is using the internationally recognized architecture firm Perkins + Will. The site is adjacent to the future Westside Urban Park and is being designed to complement the existing Boise Plaza. The development was designated as a Type 2 Participation Project on July 15, 2019 and the final agreement was presented to the Board on August 12, 2019.

**1715 W. Idaho St - Odyssey Flats - PP Type 1:** A Treasure Valley based development team held a neighborhood meeting and has submitted plans to the City for the development of approximately 18 residential units on this currently vacant parcel. Although the final design and eligible public expenses are not yet known, the developer suggested they would apply for Agency participation later in 2019 upon City approval.

**Westside URD - Boundary Adjustment - Eligibility Study:** SB Friedman Development Advisors (SBF) presented their Eligibility Report for this URD Plan Amendment to the CCDC Board on May 13, 2019. After an Agency presentation, the Council accepted the report on June 4 and directed CCDC to move forward with the plan amendment in the coming months. Thereafter the Plan Amendment would need to be reviewed by CCDC and the City Council as well as Planning and Zoning for it to be completed. The Agency and its counsel are working on scoping the plan amendment as well as discussing potential projects with property owners.

### **Mobility**

**ParkBOI - 10th & Front Garage – Agency Owned Property:** The Agency worked with the structural engineering firm KPFF to design the next phase of needed concrete repairs. Project scope includes repairing concrete spalling and heavy corrosion, post-tensioned tendon repairs, and installation of waterproofing membrane. Upon completion of the formal bid process, the contract was awarded to Hellmann Construction. Notice to Proceed was issued August 29, 2019, and mobilization began that day. Work is proceeding on schedule and the anticipated completion date is November 27, 2019.

**11th Street Bikeway - ACHD Collaboration - River Street to Washington Street:** 11th Street has been identified in plans by the City and ACHD as an important corridor for the west side of

downtown Boise. It prioritizes cyclists, pedestrians, retail business, and residents while accommodating existing vehicular use. ACHD is conducting a bikeway planning process for improvements to be made in FY2023 to prioritize 11th Street as a cycling corridor.

**Westside Circulator - Preliminary Engineering:** CCDC is partnering with the City to share the costs of preliminary engineering for the Downtown Circulator project. The Agency is re-budgeting preliminary engineering funds to FY2020. The Agency stands ready to assist and anticipates direction in the near future.

**N 8th Street – City/ACHD Traffic Configuration:** A traffic and bike lane analysis performed by Kittleson & Associates and design package by Jensen Belts Associates were presented to the City Council on January 29, 2019. The Council has requested public outreach on the project, and the City and ACHD are working on public outreach plan. The Agency stands ready to assist and move forward with streetscape projects following a City/ACHD decision. The City conducted a public meeting and an online survey to gauge public support of the proposed design. Feedback is being evaluated prior to further discussions with City Council and ACHD. Feedback has been evaluated. City of Boise will present the project to ACHD's commission during a work session on November 13.

### **Place Making**

**11th Street & Bannock Street – Westside Urban Park:** City Council approved the Westside Urban Park Master Development Agreement and associated land agreement on June 4, 2019. The completion of these agreements formalizes a public-private partnership that will result in the creation of a new downtown neighborhood urban park. This public investment complements construction of the adjacent 10-story Class A office building with retail space fronting the park which is known as the 11th & Idaho Office Building. Rafanelli and Nahas celebrated the start of construction with a groundbreaking ceremony on August 5, 2019. The City Arts & History Department has issued a Call-to-Artists to select an artist to produce an iconic and interactive art piece for the park. A Type 4 Agreement that contributes \$200,000 to public artwork was approved and executed by CCDC and the City. The design team is concurrently developing ideas for site features to be included in the park. Construction of the park is on track for the 2020 construction season.

### **Special Projects**

**Westside Public Art - City of Boise Traffic Boxes - PP Type 4:** The T4 Agreement between CCDC and the City was approved by the Board on February 11, 2019. Artists were selected and traffic boxes were assigned in March. Art content has been approved and will now move into the fabrication phase for installation this summer. Wraps have been fabricated and installed. Project is complete.

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



### Economic Development

**2403 Fairview Ave - Adare Manor - PP Type 2, 4:** Northwest Integrity Housing Company's affordable housing development is complete and actively leasing units. The combined participation agreement is for approximately \$730,000 for public improvements adjacent to the development including streetscapes and utility work. This development is on ground leased from the City of Boise for forty years and was awarded to the developer through a competitive process. It includes 134 for-rent apartments. The majority will be for families earning less than 60% of the area median income or about \$44,000 per year for a family of four with approximately 10% serving market rate rents.

### Infrastructure

**301 29th St - Whittier Elementary School - PP Type 4:** Construction at Whittier Elementary is complete. CCDC conducted an on-site inspection and reviewed and approved all cost documentation required for reimbursement for Eligible Expenses per the Type 4 Agreement. The reimbursement of \$540,000 for streetscapes, utilities, road reconstruction, and a public plaza space will be made in early December to the Boise School District.

### Place Making

**30th Street District - Urban Renewal Plan Amendment:** In the event Agency funding is involved in the development of a sports park or related infrastructure, and it is located in the 30th Street District, it is likely that an amendment to the 30th Street Urban Renewal Plan would be necessary.

### Special Projects

**30th Street District Public Art - City of Boise Traffic Boxes - PP Type 4:** The T4 Agreement between CCDC and the City was approved by the Board on February 11, 2019. Artists were selected and traffic boxes were assigned in March. Art content has been approved and will now move into the fabrication phase for installation this summer. Wraps are being fabricated and the installation will begin in a few weeks.

## SHORELINE



### Economic Development

**New Urban Renewal District – Shoreline:** Creation of the new Shoreline URD was completed in December 2018. Its 20-year term runs from FY2020 to FY2039. The Shoreline District Plan was approved by City Council December 4, 2018, with final reading December 18, 2018. The plan was transmitted to State Tax Commission, Ada County, and taxing districts December 21, 2018. The Agency continues to work with stakeholders in the District to be proactive in bringing forth the Plan's stated initiatives and projects. An initial CIP has been established and approved by the Board.

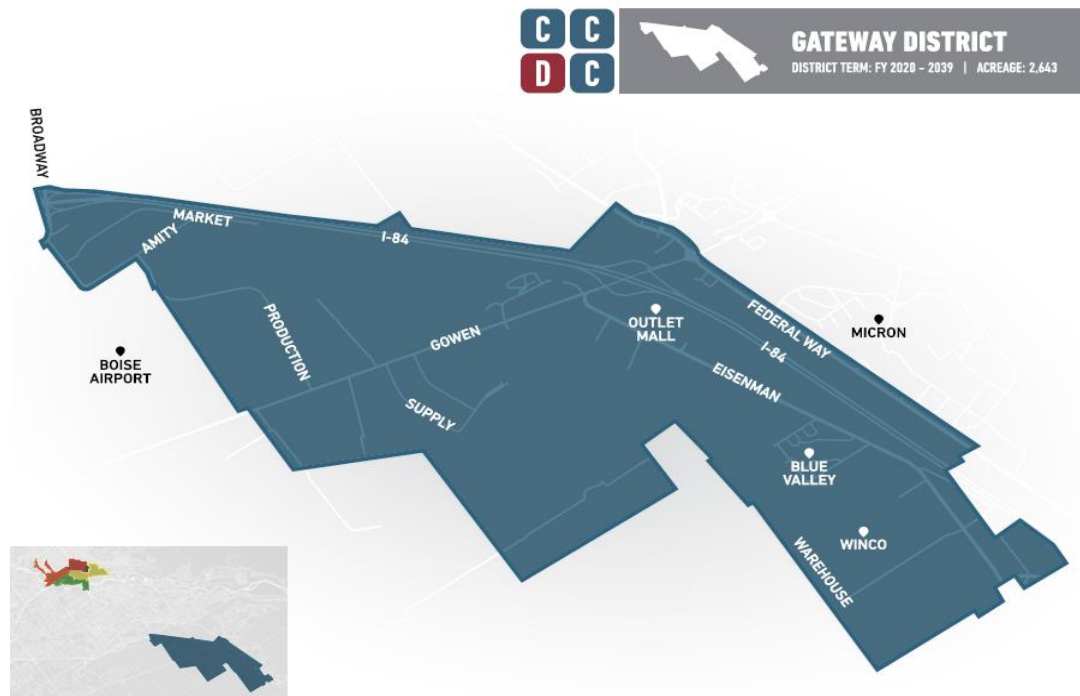
**Shoreline District - Downtown Boise Streetscape Standards Update:** CCDC, in collaboration with the City, is preparing to update the Downtown Boise Streetscape Standards Manual. These standards provide guidance to private development and Agency's Capital Improvement Plan projects about streetscape improvements in the public rights-of-way within the downtown Urban Renewal Districts.

The standards currently in effect were adopted by the City in 2015 and do not include the Shoreline District project area. This update will incorporate the Shoreline District project area as

well as the innovative stormwater management strategies outlined in the City's Lusk Street Neighborhood Master Plan and River Street Neighborhood Master Plan.

The update will be reviewed by neighborhood stakeholders, the City, and ACHD before being considered for formal approval. Once approved by the CCDC Board, the updated standards will be forwarded to the City Council and recommended for final approval and adoption into Blueprint Boise. This collaborative process will begin once Agency funds are allocated to the project to pay for the necessary consultant services.

## GATEWAY EAST



### Economic Development

**New Urban Renewal District – Gateway East:** Creation of the new Gateway East URD to develop east Boise industrial property was completed in December 2018. Its 20-year term runs from FY2020 to FY2039. The Gateway East Plan was approved by the City Council on December 11, 2018 with final reading December 18, 2018. It was transmitted to State Tax Commission, Ada County, and taxing districts December 21, 2018. An initial CIP was developed and approved by the Board.

**Gateway East Participation Program:** The Board adopted a standalone participation program from Gateway East at its July 15, 2019 meeting. The first two projects under this new program are on the CCDC Board agenda for designation at the November 12 Board meeting.

**9025 S Federal Way – PP Type 2:** 9025 S. Federal Way is an 11,000 square foot mixed-use office and industrial project consisting of three office suites and two warehouse bays on a 1.4-acre lot located on the west side of Federal Way across from the Micron campus. The project is expected to be complete in early 2020 and is anticipated to attract small subcontractors for Micron from Japan, South Korea and Taiwan to work/office space convenient to the Micron campus. Total

project value is estimated to be \$2.1 million, with an estimated \$64,000 in eligible expenses. The project is on the November Board agenda for designation of Type 2 General Assistance.

**9605 S Eisenman Road – Boise Gateway 1 – PP Type 2:** Boise Gateway 1 is a 168,000 square foot industrial building project with related site improvements located at the southwest corner of Eisenman Road and Freight Street. This is the first project/phase of the 140-acre Boise Gateway Industrial Park, on land owned by the City of Boise and ground leased to the Boyer Company for development. Upon completion in mid-2020, the majority of the building will be leased by Verde Fulfillment, a third party logistics and e-retailer fulfillment center with clients from around the world. Total project value is estimated to be just under \$13 Million, with an estimated \$425,000 in eligible expenses. The project is on the November Board agenda for designation of Type 2 General Assistance.

#### Mobility

**Gowen Road – ACHD Cost Share - PP Type 4:** ACHD will replace the Gowen Road Bridge over the railroad right-of-way including widening to accommodate bike lanes and sidewalks. The Agency is working on a cost share/participation agreement to install fiber optic conduit and accommodate a future pathway under the bridge consistent with the Gateway East Plan. ACHD and the Agency executed a cost share/participation agreement on May 13, 2019 to accommodate a future pathway under the bridge consistent with the Gateway East Plan. The cost share is estimated to be approximately \$380,000 due upon completion of construction, but no sooner than October 1, 2022. The Agency is working with City of Boise and ACHD to negotiate a separate cost share agreement for conduit installation estimated to cost approximately \$100,000.

### AGENCY WIDE – ALL DISTRICTS

#### Economic Development

**ParkBOI - Parking Garage Design Guidelines:** CCDC solicited a proposal from consultant Kimley-Horn for parking garage design guidelines. Kimley-Horn has completed work on guideline updates.

**ParkBOI - Capitol & Front Parking Garage - Agency Owned Property:** The Agency is working on details regarding the disposition of this subterranean, 207 space parking facility located below the Grove Hotel. Discussions with interested buyers continue.

**ParkBOI – Parking Rates - Annual Review:** Demand remains strong for spaces throughout the Agency's downtown parking system, especially in the 9th & Main Parking Garage. The wait lists have been reduced from nearly 1,300 to 264 currently. Agency has planned a parking rate Board review in FY2020.

**City of Boise Park & Ride Shuttle:** The Agency is working with its mobility partners on a Park & Ride/Shuttle lot near downtown. The Cities FY19 Park & Ride Executive Summary is available online at: <https://ccdcboise.com/wp-content/uploads/2019/11/Mobility-Executive-Summary-for-FY19.pdf>.

**ParkBOI - New Product - Nighttime Monthly:** CCDC will continue to explore alternatives to 24/7 monthly parking passes. As part of the FY2020 budgeting process the Agency will revamp some of its offerings to attract customers to programs which reduce vehicle miles traveled by single occupied vehicles and encourage shared mobility.

**Downtown Mobility Collaborative (DMC):** The Downtown Mobility Collaborative (VRT, City of Boise, ACHD Commuteride, BSU, St. Lukes, DBA, CCDC) has been rebranded as City Go. A launch party is scheduled for Thursday, November 14 from 4-6 pm at Bodovino. All CCDC Commissioners and employees are invited to attend.

**Park+ Parking Modeling Program:** Last year CCDC invested in a parking modeling program to help predict the impact of proposed developments on the parking demand and supply. The same demand/supply data that was gathered last spring was fed into the program with parcel and land use information. As additional developments are proposed, information can be fed into the program to help predict traffic and parking impacts. The program will be used to update recent development scenarios. FY2020 will be a transition year for the program/tool, as it will be transferred fully to the City in FY2021.

**CCDC Parking Management Plan Update:** This document serves as the legal, financial, and operational basis of the Agency's parking system. It is referred to when rates are adjusted, when garages are funded, and when a parking operator is hired. In July 2019 a panel of experts met with CCDC to provide input and ideas for how the document's content and organization might be updated. The study will be completed by mid-2020.

**ParkBOI - 9th & Main Parking Garage - BikeBOI Bicycle Parking:** BikeBOI, a 24-hour secure bike parking facility located in the 9th & Main garage and available to registered users, opened for operations on June 20, 2019. As of November 4, 37 individuals have signed up to use the facility. Individuals can still sign up and use the facility for the remainder of 2019 with no monthly fee after paying a \$20 activation fee. BikeBOI has space for 42 bikes, including space for up to six oversize bikes (utility bikes, "fat" bikes, tandem, recumbent, etc.).

**ParkBOI - Capitol & Main Parking Garage:** The Agency has contracted with Civil Survey Consultants to design a repair for ground level exit lanes. Preliminary geotechnical investigation is scheduled for August 8, 2019. The consultant's documents were received August 29. The Agency informally bid the repairs, but no bids were received. The Agency plans to rebid the project in the spring of 2020 before road maintenance begins.

**ParkBOI - Capitol & Main Parking Garage – Elevators:** The Agency is working to design and refurbish the two elevators in the Capitol & Main Parking Garage. The contract was executed on February 12, 2019 and the Notice to Proceed issued on February 28. Extenuating circumstances, including the search and engagement of a new elevator consultant, has delayed project. Actual construction (one elevator down) is expected to begin January 6, 2020 and be complete by the end of March 2020.

**ParkBOI - 9th & Front Parking Garage – Agency Owned Property:** Agency contracted for small areas of waterproofing membrane repairs and additional concrete repairs. This work to be conducted throughout the winter and spring.

#### [Condominium Associations](#)

#### **Building Eight Condominiums Association**

<b>Members</b>	<b>Percent Interest</b>
CCDC - Capitol & Myrtle Parking Garage	35%
Raymond Management	62.5%

(Hampton Inn & Suites)	
Hendricks (retail units represented by Colliers International)	2.5%
Annual Report Due: December 31, 2019	Next Annual Meeting: TBD.
Issues/Comments:	Staff are currently working on scheduling an Annual Meeting.

#### **Front Street Condominium Association**

<b>Members</b>	<b>Percent Interest</b>
CCDC - 9th & Front Parking Garage	25.76%
GBAD	2.00%
Aspen Condominiums	52.17%
Hendricks (retail and office units represented by Colliers International)	20.07%
Annual Report Due: November 30, 2019	Next Annual Meeting: November 8, 2019.
Issues/Comments:	2018 Annual Meeting held on November 26, 2018.

#### **Block 22 Condominium Association**

<b>Members</b>	<b>Percent Interest</b>
CCDC - Capitol & Front Parking Garage	13.30%
Block 22 (The Grove Hotel, CenturyLink Arena)	86.7%
Annual Report Due: July 31, 2019	Next Annual Meeting: TBD.
Issues/Comments:	2019 Annual Meeting conducted August 6, 2019.

**Capitol Terrace Condominium Association.** The Agency is working with Hawkins Companies, owner of the Main + Marketplace commercial condominium units, to create an updated set of condominium declarations. At its May meeting, the Board approved reallocation of certain areas of common area to better address commercial needs. The Agency and Hawkins Companies are currently working on calculating new assessment fees as a result of the reallocation of certain areas of common area. On July 8, 2019, Hawkins Companies began their second phase of the Main + Marketplace remodel, which will include some of the common and limited common areas.

<b>Members</b>	<b>Percent Interest</b>
CCDC - Capitol & Main Parking Garage	50%
Hawkins Companies (Main + Marketplace)	50%
Annual Report Due: February 28, 2020	Next Annual Meeting: Spring 2020.
Issues/Comments:	CCDC and Hawkins Companies calculating new assessment fees. Staff anticipates this being completed by January 2020.

#### **Downtown Parking Condominiums Association**

<b>Members</b>	<b>Percent Interest</b>
CCDC - 9th & Main Parking Garage	93.51%
Les Bois Holdings, LLC (commercial unit)	2.03%
Eastman Building, LLC (commercial units)	4.46%
Annual Report Due: September 30, 2019	Next Annual Meeting: Spring 2020.
Issues/Comments:	2019 Annual Meeting conducted June 11, 2019. Annual Report filed August 2, 2019.

**ACME Fast Freight Condominium Association**

<b>Members</b>	<b>Percent Interest</b>
CCDC – 11th & Front Parking Garage	30.10%
BVA	69.90%
Issues/Comments:	2019 Annual Meeting conducted February 14, 2019. Annual report – amended to reflect changes in ownership from Gardner Company to Ball Ventures Ahlquist – filed by BVA March 5, 2019.

# # #



# **VI. ADJOURN**



**END**