

# **LIVE STREAMING & AUDIO RECORDING**

***Now In Progress***



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

# Board of Commissioners

**Regular Meeting  
November 12, 2019**

# AGENDA

## I. Call to Order

Chair Zuckerman

## II. Agenda Changes/Additions

Chair Zuckerman

## III. Consent Agenda

### A. Expenses

1. Approval of Paid Invoice Report – September 2019
2. Approval of Paid Invoice Report – October 2019

### B. Minutes & 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

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## IV. Action Items

- 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

# 270 Myrtle Street – CDG Boise – Type 2 Designation



Laura Williams, Project Manager



# Project Location



# Project Background



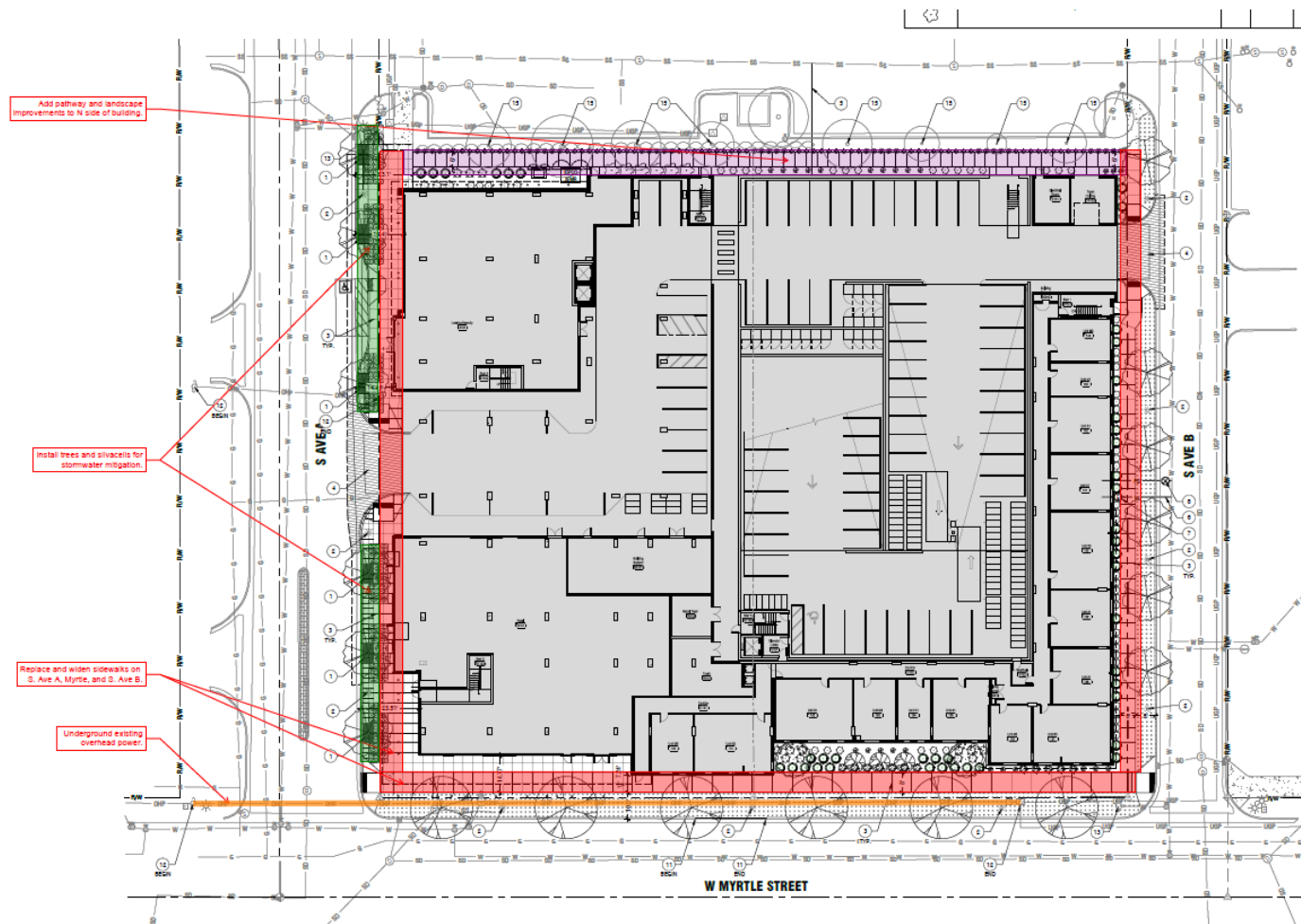
- 249 for-rent units
  - Studios: 96
  - 1 Bed: 73
  - 2 Bed: 68
  - 4 Bed: 12
- 353 structured parking spaces
- 7,800 SF Retail
- 13,000 SF amenities
- \$52 million Total Development Costs

## Timeline

- July 10, 2019 – DR Approval
- December 2019 - Type 2 Agreement Finalize
- Spring 2020 - Construction Start
- Spring 2022 - Construction Complete



# Project Scorecard



- Level A Scoring (140 + Points)
  - FAR score
  - Utility Improvements
  - Parking
  - Walkability and Connectivity
    - Adding pathway

# Project Reimbursement

## Public Improvement Cost Estimates:

- Streetscapes – \$520,000
- Utilities / Stormwater – \$310,000
- Site work / Other - \$150,000
- Total - Approximately \$980,000

## Reimbursement Timeline:

- 2022: Completion – Occupancy Year
- 2023: Reimbursement 1
- 2024: Reimbursement 2
- 2025: Reimbursement 3
- 2025: District Sunsets



# CONSIDER: Type 2 Designation

## Suggested Motion:

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

## Next Steps:

Type 2 Agreement Draft for Board Approval at Future Meeting

# AGENDA

## IV. Action Items

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## V. Information/Discussion Items

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## VI. Adjourn

# 600 Front Street – The Vanguard – Type 2 Designation



Laura Williams, Project Manager



# Project Location



# Project Background



- 75 for-rent units
  - Studios: 30
  - 1 Bed: 26
  - 2 Bed: 19
- 2,700 SF Retail
- No onsite parking
- \$16 million Total Development Costs

## Timeline

- May 9, 2019 – DR Approval
- December 2019 - Type 2 Agreement Finalize
- November 2019 - Construction Start
- Spring 2021 - Construction Complete

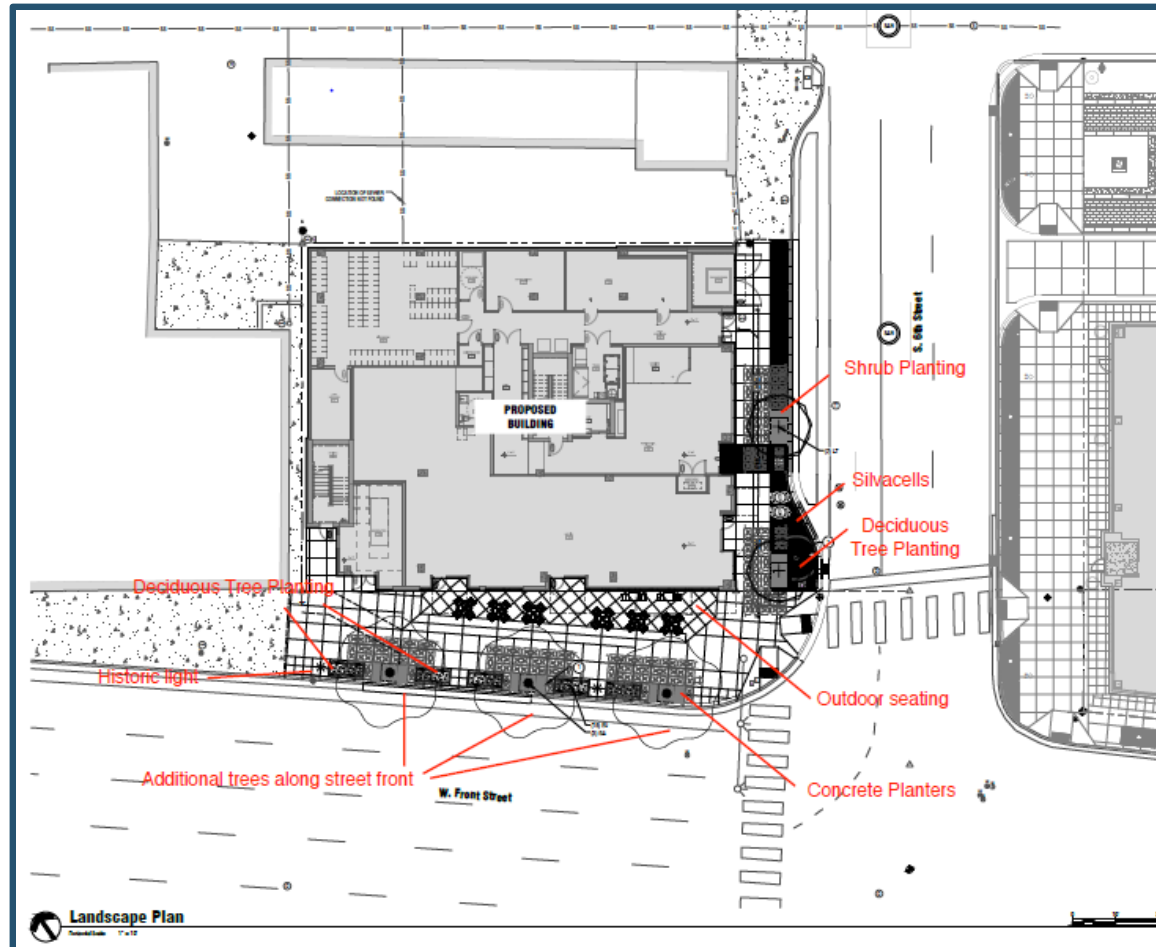


# Project Scorecard



- Level A Scoring (140 + Points)
  - FAR score
  - Utility Improvements
  - Parking
  - Workforce Housing
  - Environmental Remediation
  - Walkability

# Project Reimbursement



## Public Improvement Cost Estimates:

- Streetscapes – \$150,000
- Utilities / Stormwater – \$250,00
- Total - Approximately \$400,000

## Reimbursement Timeline:

- 2021: Completion – Occupancy Year
- 2022: Reimbursement 1
- 2023: Reimbursement 2
- 2024: Reimbursement 3
- 2025: Reimbursement 4
- 2025: District Sunsets

# CONSIDER: Type 2 Designation

## Suggested Motion:

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

## Next Steps:

Type 2 Agreement Draft for Board Approval at Future Meeting



# AGENDA

## IV. Action Items

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## V. Information/Discussion Items

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## VI. Adjourn

# 429 S 10<sup>th</sup> Street – Bid Award - Public Comment

Chair Zuckerman

# Resolution 1627: 429 S 10<sup>th</sup> Street – Bid Award

Laura Williams  
Ryan Armbruster

# Project Location



# Sealed Bid Process

July 15

Board Adopts  
Sealed Bid  
Auction  
Policy

Aug. 12

Board  
Declaration  
429 S. 10<sup>th</sup>  
Surplus  
Property

Aug. 28

Public Notice  
& Public  
Hearing for  
Surplus  
Declaration

Sept. 9

Board  
Approves  
Sealed Bid  
Packet for  
Distribution

Sept. 11

Posted Bid  
Packet /  
Publish Legal  
Notice / Sent  
to Interested  
Parties

Oct. 15 / 17

Receive  
Sealed Bids  
Public Bid  
Opening

Nov. 12

Review Bids/  
Authorize  
PSA  
(TBD)



# Bid Packet Criteria

- \$192,000 Minimum Bid
- 1% Bid Deposit
- Proof of Available Funds
- Release Waiver
- Enter into Purchase and Sale Agreement

# Bid Results

BIDDER	Completed Signed Bid Form	Acknowledgement and Release form	Deposit (1% of Total Bid Amount)	Proof of Financial Ability	TOTAL BID AMOUNT	Bid Tie Breaker Amount (if needed)
Clark Development, LLC	yes	yes	yes cashiers check	yes	\$205,000	\$215,000
JRS Properties	yes	yes	yes cashiers check	none	\$202,000	\$202,000

# CONSIDER: Resolution #1627

## 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.

## Next Steps:

Purchase and Sale Agreement  
Due Diligence

# AGENDA

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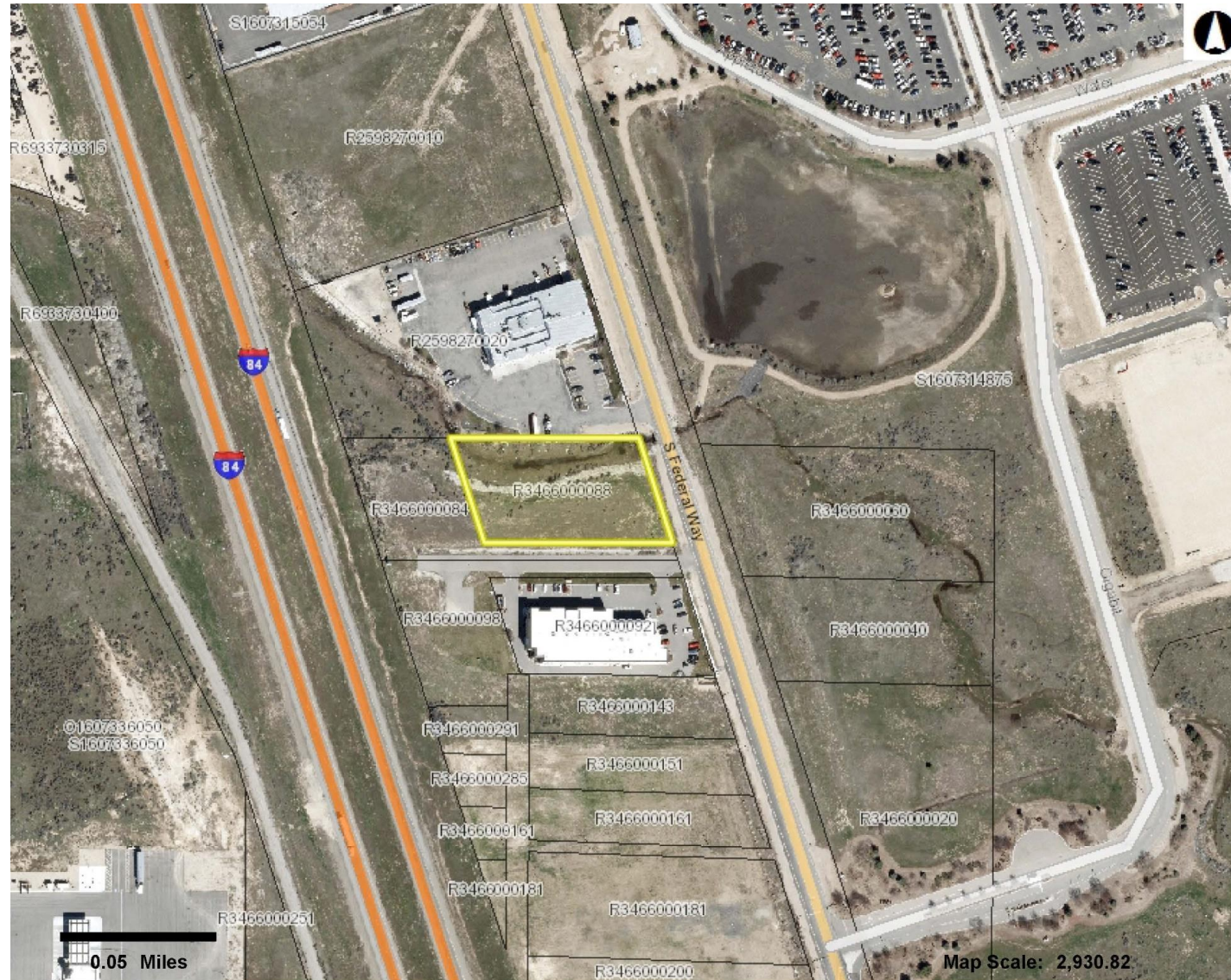
# 9025 Federal Way - Type 2 Designation



Matt Edmond, Project Manager



# Project Location



# Project Background



## Overview

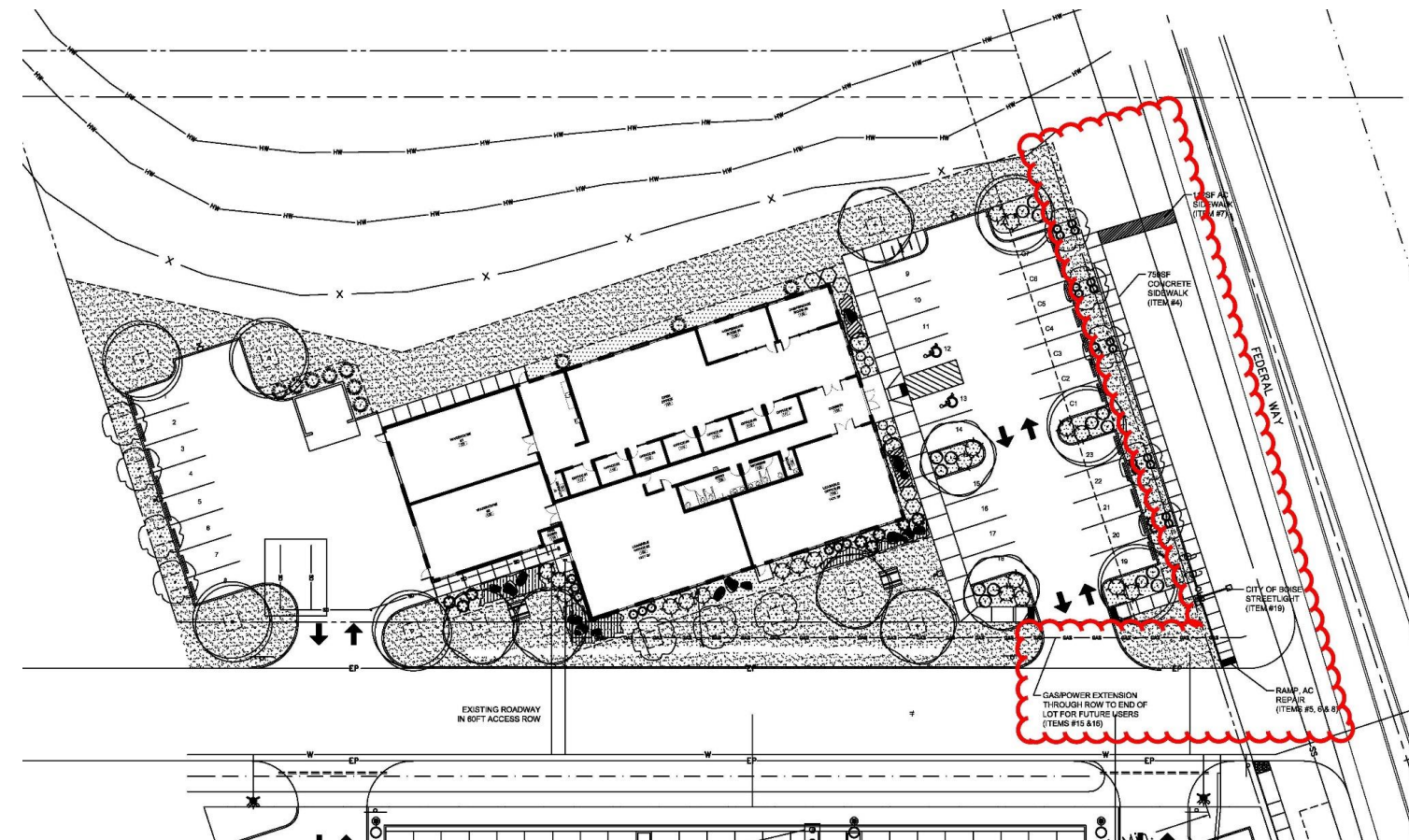
- 11,000 SF mixed office/industrial building
  - 3 office suites
  - 2 warehouse bays
- 30 surface parking spaces
- \$2.1 Million Total Development Costs
- \$76,000 Estimated Eligible Costs

## Timeline

- May 9, 2019 – DR Approval
- December 2019 – Type 2 Agreement Finalize
- Early 2020 – Construction Complete
- September 2022 – First Reimbursement



# Project Eligible Expenses



## Public Improvement Cost Estimates:

- Frontage Improvements
  - Site Prep – \$7,000
  - Street Light – **\$19,000\***
  - Sidewalk – \$13,000
- Utilities
  - Power – \$26,000
  - Natural Gas – \$12,000

# CONSIDER: Type 2 Designation

## Suggested Motion:

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

## Next Steps:

Type 2 Agreement Draft for Board Approval at Future Meeting

# AGENDA

## IV. Action Items

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## V. Information/Discussion Items

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

## VI. Adjourn



# 9605 S. Eisenman – Boise Gateway 1 - Type 2 Designation



Matt Edmond, Project Manager

# Project Location





# Project Background



## Overview

- 168,000 SF industrial building
- 107 surface parking spaces
- \$12.8 Million Total Development Costs
- \$425,000 Estimated Eligible Costs
- First project in Boise Gateway

## Timeline

- August 14, 2019 – DR Approval
- October 2019 – Construction Start
- December 2019 – Type 2 Agreement Finalize
- June 2020 – Construction Complete
- September 2022 – First Reimbursement

- Frontage Improvements
  - Site Prep – \$32,000
  - Street Lights – \$26,000
  - Trees, Landscape & Irrigation – \$16,000
  - Asphalt Repair – \$13,000
  - Curb, Gutter & Sidewalk – \$11,000
- Utilities
  - Telecommunications – \$80,000
  - Power – \$70,000
  - Natural Gas – \$60,000
  - Sanitary Sewer – \$50,000
  - Potable Water – \$44,000
  - Stormwater – \$14,000
  - Asphalt – \$9,000

# CONSIDER: Type 2 Designation

## 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.

## Next Steps:

Type 2 Agreement Draft for Board Approval at Future Meeting



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## V. Information/Discussion Items

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

## VI. Adjourn

# INFORMATION: CCDC Monthly Report

John Brunelle  
CCDC Executive Director

# Adjourn

*This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).*