



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

Board of Commissioners

**Regular Meeting
January 14, 2019**



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – December 2018

B. Minutes & Reports

- A. Approval of December 10, 2018 Meeting Minutes

C. Other

1. Approve Resolution #1582 – Bid Award Capitol & Main Garage – Elevator Modernization Project

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

- A. **CONSIDER: Annual Independent Audit of FY 2018 Financial Statements (10 min)****Brad Berls, Eide Bailly**
- B. CONSIDER: Resolution #1583 Approval of Participation Program Update (10 min) Laura Williams/Shellan Rodriguez
- C. CONSIDER: Resolution #1584 Approval of Cost Share Agreement with ACHD for Gowen Road Bridge Project (Gateway East, 10 min)Matt Edmond

V. Information/Discussion Items

- A. **Alley Program, Block 7 (Capitol/Main/6th/Grove) (10 min)****Matt Edmond**
- B. Operations Report (5 min)John Brunelle

VI. Executive Session

Deliberations regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1) (c), (d) and (f)].

IV. Adjourn

CONSIDER: Annual Independent Audit of FY 2018 Financial Statements

Brad Berls
Audit Partner
Eide Bailly LLP

CONSIDER: Annual Independent Audit of FY 2018 Financial Statements

Suggested Motion:

I move to accept independent auditor Eide Bailly's report of Agency Fiscal Year 2018 financial statements and authorize staff to deliver the audit report to all required entities.



AGENDA

IV. Action Item

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CONSIDER: Resolution #1583

Approval of Participation Program Update

Laura Williams, CCDC Project Manager
Shellan Rodriguez, CCDC Project Manager



Participation Program



January 14, 2019

Feedback Integration

Comment	Update
Present to City Council	Presented at 1/8 Work Session
Price Per SF – Awnings	Staff to evaluate at time of application
Public Art Eligibility	Public Art must be selected through A&H Public Art Program
For-Sale Long Term Affordability	Utilize Type 3. Leverage Future City Ownership Incentives
For-Rent Long Term Affordability	Project-by-Project, Min. for Term of Reimbursement
Income Qualified Unit Integration	Program Definition addresses “cohesive integration”



CONSIDER: Resolution #1583 Approval of Participation Program Update

Suggested Motion

I move to adopt Resolution #1583 approving the Participation Program Updates.

AGENDA

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V. Information/Discussion Items

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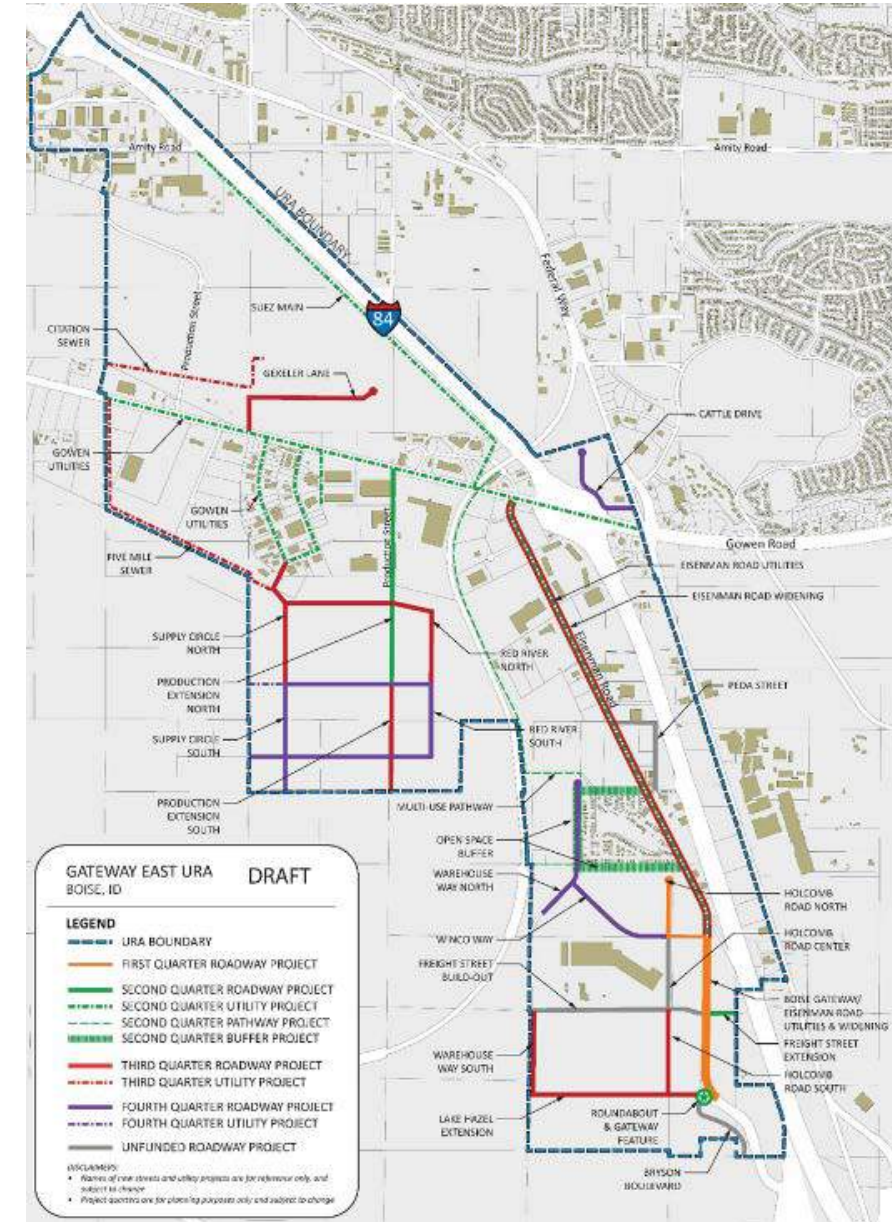
CONSIDER: Resolution #1584
Approval of Cost Share Agreement with ACHD for Gowen
Road Bridge Project

Matt Edmond, CCDC Project Manager



Background: Gateway East District

- Gateway East approved December 2018
- Base value January 1, 2018
- First tax increment revenue January 2020
- Contemplates \$100M+ in infrastructure investment
 - Conduit network buildout
 - Pathway adjacent to railroad
 - Second rail line is a possibility



Background: Gowen Road Bridge Project

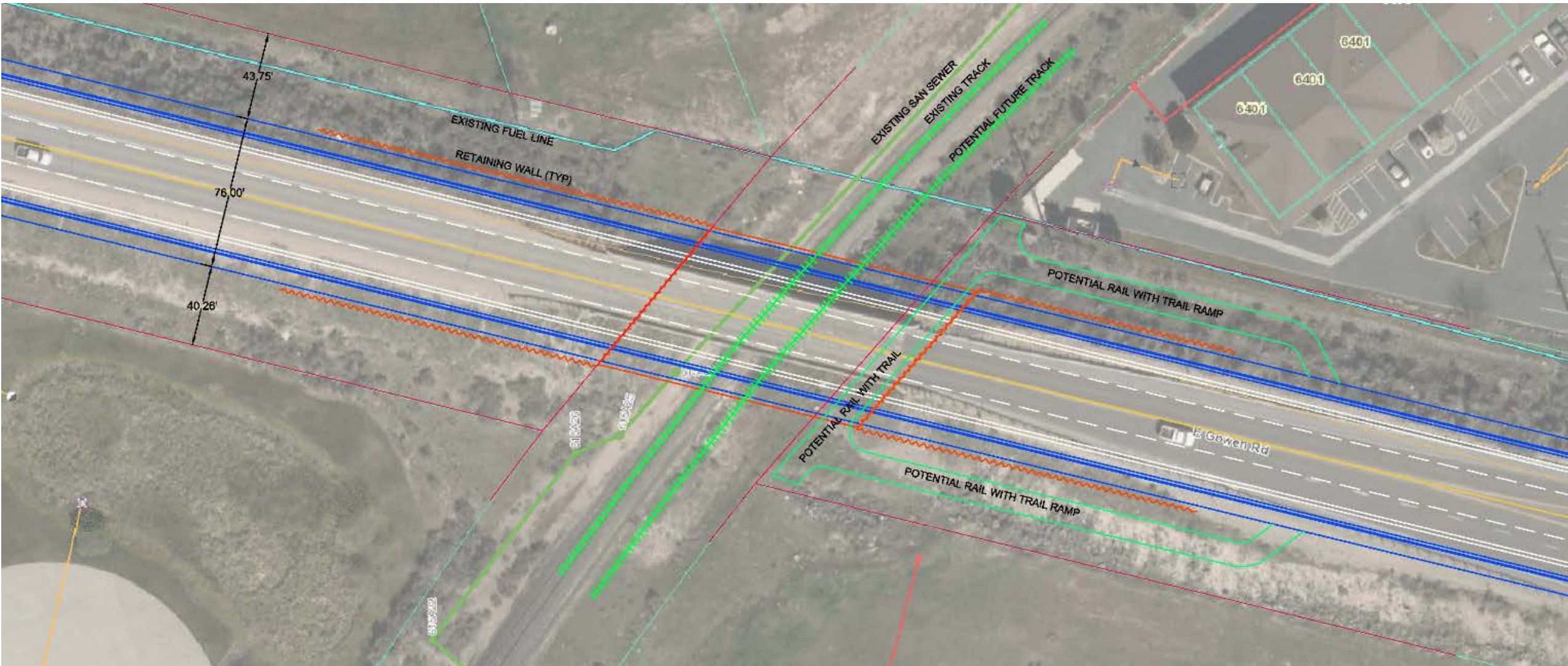
- Replace existing bridge over UPRR
- Widen from 2 to 4/5 lanes from Exchange – Eisenman (~1800 feet)
- Includes bike lanes, sidewalk
- Abutments span UPRR ROW
- Design 2019-2020
- Span length is fundamental to entire design effort
- Right-of-way acquisition 2021
- Construction 2022
- Total project cost \$7.4M



Gowen Road Bridge Project



Potential Future Layout



Fiscal Notes

- Costs to CCDC
 - Longer span (14'): \$380,000
 - Conduit bank: \$65,000
 - Due upon project completion
 - Design costs incidental
- First quarter cash flow only
 - Estimated FY22 revenue: \$1.74M
- Plan estimate for this conduit segment: \$268,000

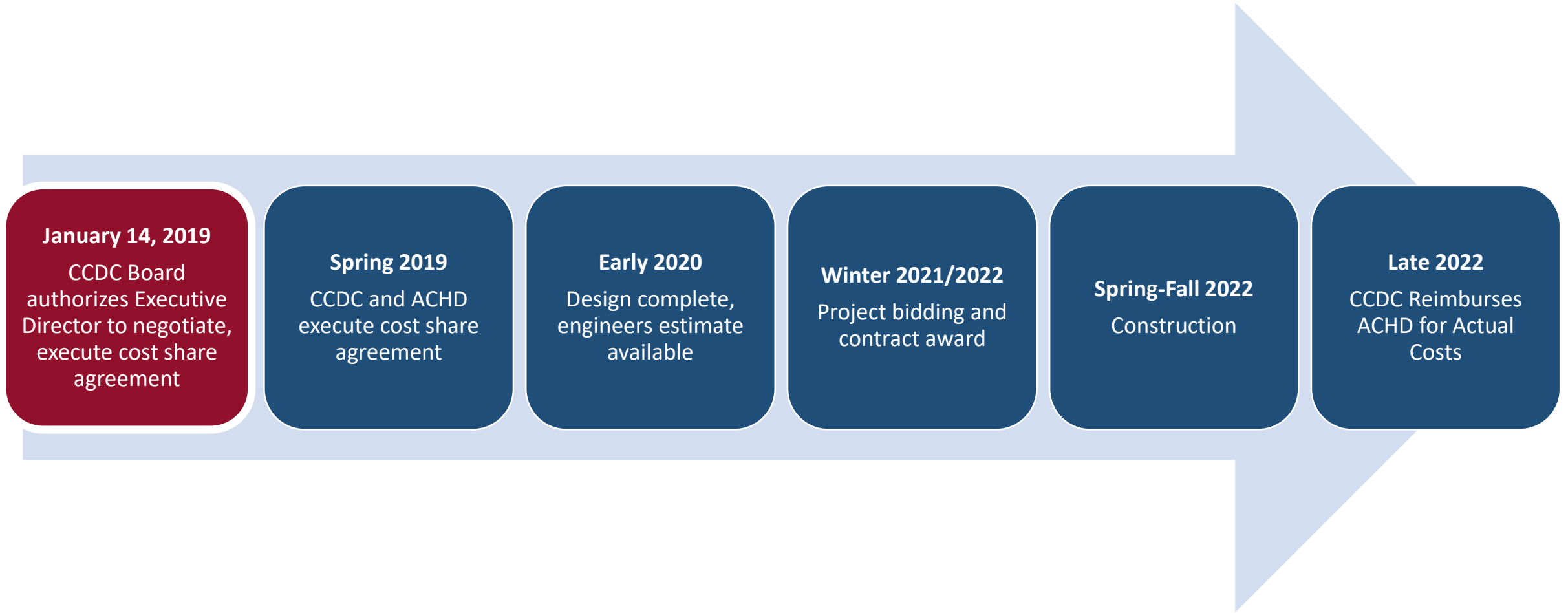


Revenue Projections

Appx. \$95.5 M in revenues projected for the District in present value (2019\$)

				Sources of New Increment Value						Sources of Revenue		Combined Revenue				
				Value Growth of Existing Real Estate	Value Growth from Projected New Real Estate in the Gateway East URA					Revenue from Existing Value Growth	Revenue from Projected New Value Growth	Gross URA Revenue (Existing + New)	New Increment Value Revenue			
				Cumulative TV Increment on Existing Real Estate	TV Increment from 2018 Development	TV Increment from Anticipated Developments	TV Increment from Demand	TV Deductions of Existing Land/Improvements	Cumulative TV Increment on Development							
Q1	URA Year	Assessment Year	CCDC Fiscal Year	0	2018	2019	\$7,592,550	\$14,582,323	\$0	\$0	-\$100,478	\$14,481,846				
	1	2019	2020	\$15,374,914	\$21,438,000	\$7,262,512	\$25,010,953	-\$2,648,064	\$66,010,282	\$113,888	\$217,228	\$331,116	\$291,382			
	2	2020	2021	\$23,351,837	\$0	\$18,093,444	\$25,636,227	-\$2,714,265	\$108,675,944	\$230,624	\$990,154	\$1,220,778	\$1,074,285			
	3	2021	2022	\$31,528,183	\$0	\$18,545,780	\$26,277,132	-\$2,782,122	\$153,433,633	\$350,278	\$1,630,139	\$1,980,417	\$1,742,767			
	4	2022	2023	\$39,908,937	\$0	\$19,009,424	\$26,934,061	-\$2,851,675	\$200,361,283	\$472,923	\$2,301,504	\$2,774,427	\$2,441,496			
Q2	5	2023	2024	\$48,499,210	\$0	\$19,484,660	\$27,607,412	-\$2,922,967	\$249,539,420	\$598,634	\$3,005,419	\$3,604,053	\$3,171,567			
	6	2024	2025	\$57,304,241	\$0	\$19,971,776	\$28,297,597	-\$2,996,041	\$301,051,238	\$727,488	\$3,743,091	\$4,470,579	\$3,934,110			
	7	2025	2026	\$66,329,397	\$0	\$20,471,071	\$29,005,037	-\$3,070,942	\$354,982,685	\$859,564	\$4,515,769	\$5,375,332	\$4,730,292			
	8	2026	2027	\$75,580,182	\$0	\$20,982,847	\$29,730,163	-\$3,147,716	\$411,422,547	\$994,941	\$5,324,740	\$6,319,681	\$5,561,319			
	9	2027	2028	\$85,062,236	\$0	\$21,507,419	\$30,473,417	-\$3,232,688	\$470,456,259	\$1,133,703	\$6,171,338	\$7,305,041	\$6,428,436			
Q3	10	2028	2029	\$94,781,342	\$0	\$22,045,104	\$31,235,253	-\$3,307,069	\$532,190,954	\$1,275,934	\$7,056,844	\$8,332,777	\$7,332,844			
	11	2029	2030	\$104,743,426	\$0	\$13,299,602	\$32,016,134	-\$1,943,737	\$588,867,727	\$1,421,720	\$7,982,864	\$9,404,584	\$8,276,034			
	12	2030	2031	\$114,954,561	\$0	\$0	\$32,816,537	-\$1,992,330	\$634,413,627	\$1,571,151	\$8,833,016	\$10,404,167	\$9,155,667			
	13	2031	2032	\$125,420,975	\$0	\$0	\$33,636,951	-\$2,042,139	\$681,868,780	\$1,724,318	\$9,516,204	\$11,240,523	\$9,891,660			
	14	2032	2033	\$136,149,050	\$0	\$0	\$34,477,875	-\$2,093,192	\$731,300,182	\$1,881,315	\$10,228,032	\$12,109,346	\$10,656,225			
Q4	15	2033	2034	\$147,145,326	\$0	\$0	\$35,339,822	-\$2,145,522	\$782,776,986	\$2,042,236	\$10,969,503	\$13,011,738	\$11,450,330			
	16	2034	2035	\$158,416,509	\$0	\$0	\$36,223,317	-\$2,199,160	\$836,370,568	\$2,207,180	\$11,741,655	\$13,948,835	\$12,274,975			
	17	2035	2036	\$169,969,472	\$0	\$0	\$37,128,900	-\$2,254,139	\$892,154,594	\$2,376,248	\$12,545,559	\$14,921,806	\$13,131,189			
	18	2036	2037	\$181,811,259	\$0	\$0	\$38,057,123	-\$2,318,334	\$950,197,247	\$2,549,542	\$13,382,319	\$15,931,861	\$14,020,038			
	19	2037	2038	\$193,949,090	\$0	\$0	\$37,269,574	-\$2,368,255	\$1,008,853,497	\$2,727,169	\$14,252,959	\$16,980,128	\$14,942,512			
	20	2038	2039	Last Year of Collections:						\$2,909,236	\$15,132,802	\$18,042,039	\$15,876,994			
				Total Revenue, 2019-2038						\$28,168,000	\$149,541,000	\$177,709,000	\$156,384,000			
				Present Value of URA Revenue (2019\$):						\$17,247,000	\$91,309,000	\$108,556,000	\$95,529,000			

Project & Cost Share Timeline



CONSIDER: Resolution #1584
Approval of Cost Share Agreement with ACHD for Gowen
Road Bridge Project

Suggested Motion

I move to adopt Resolution #1584 authorizing the Executive Director to submit a cost share application and execute a cost share agreement with the Ada County Highway District for shared construction costs of Gowen Road Bridge #2110 over the Boise Valley Railroad to install longer bridge span and fiber optic conduit.



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V. Information/Discussion Items

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- B. Operations Report (5 min)John Brunelle

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IV. Adjourn

Alley Program, Block 7 (Capitol/Main/6th/Grove)

Matt Edmond
Project Manager – Capital Improvements

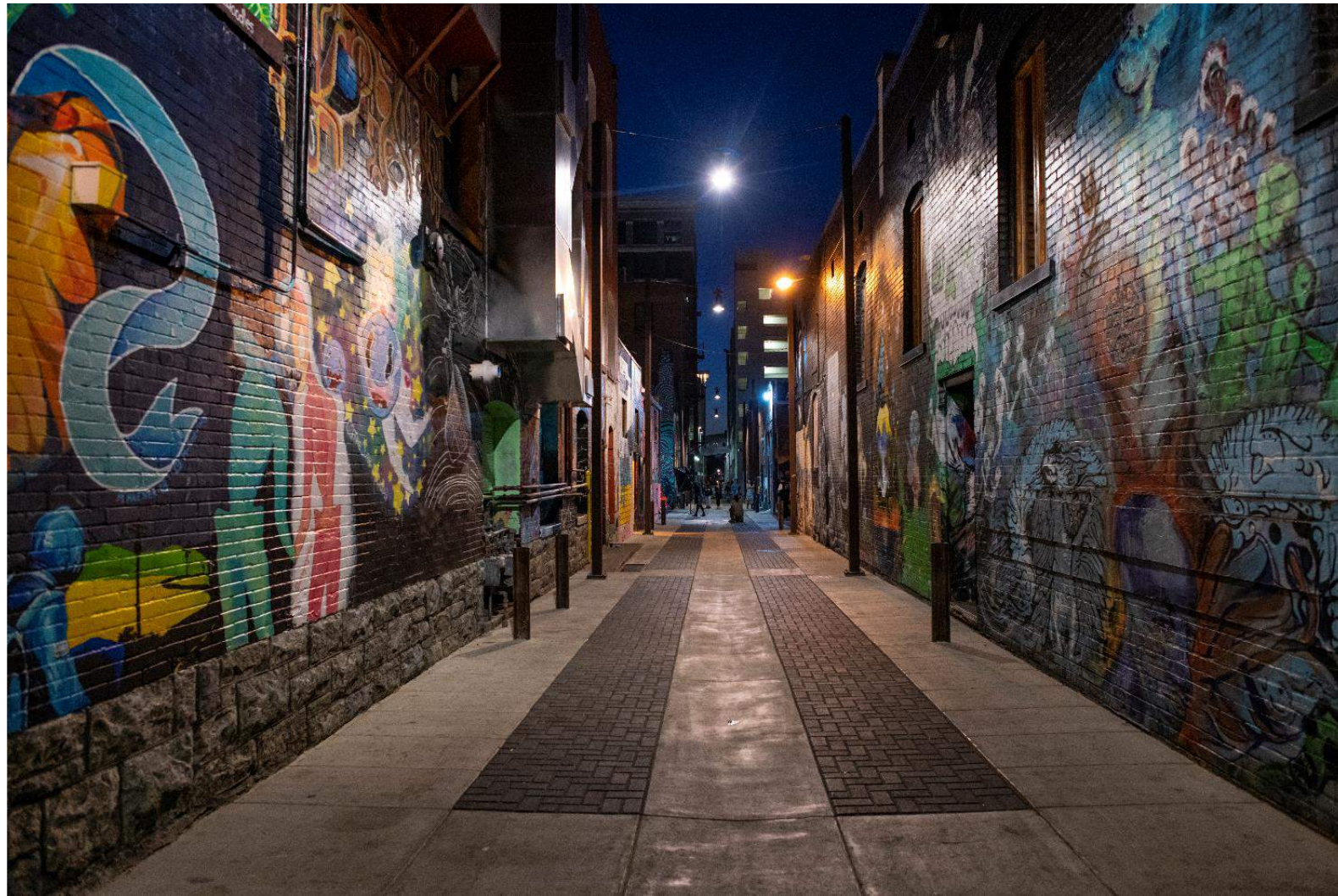


CCDC Alley Program Background

- Expand public space downtown
- Leverage ACHD alley projects
- Enhance place making & aesthetics
- Improve utilities & connectivity
- Complement existing uses
- Set conditions for future development



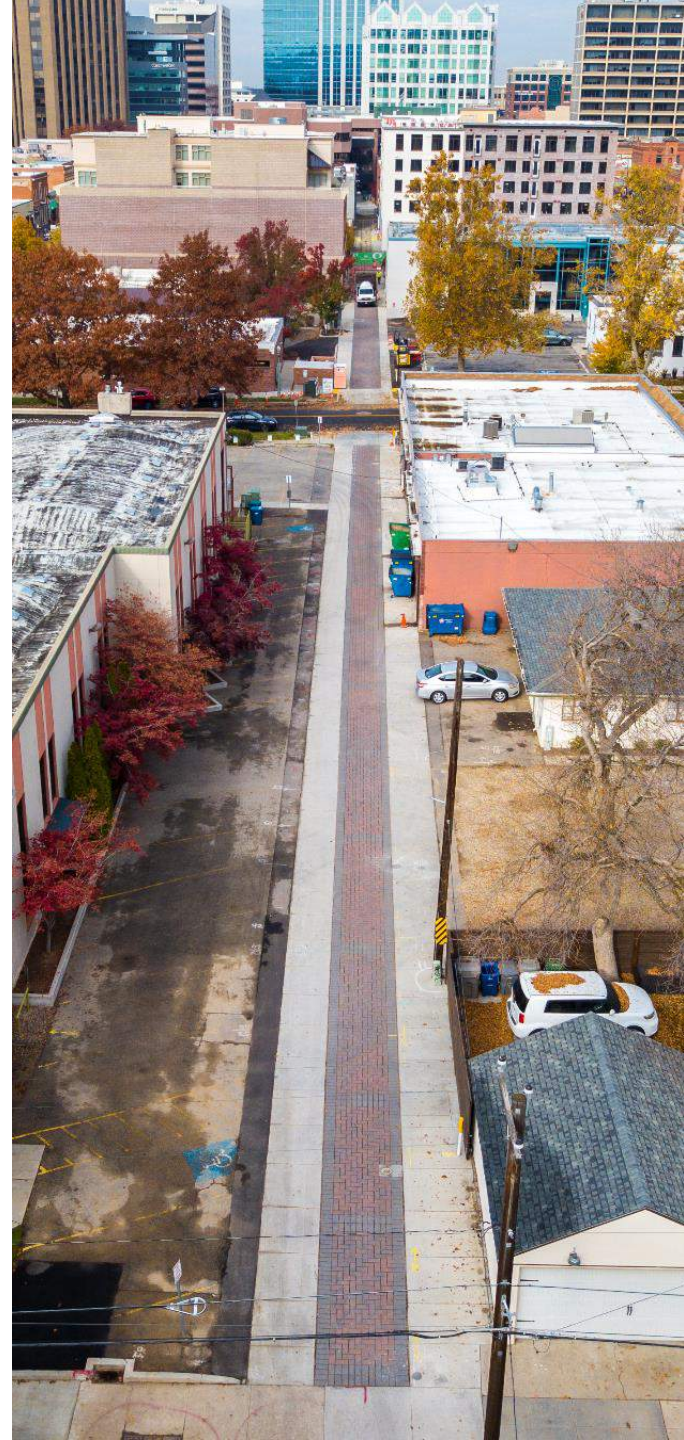
Freak Alley



Union Block Alley



City Hall – Assay Office



Block 7 Alley

- Between Basque Block & Main Street
- City priority for place making
- Not eligible for ACHD Green Alley



WEST END OF ALLEY



Light Poles in Right-of-Way

EAST END OF ALLEY



WEST END OF ALLEY



Light Poles in
Easement
(south side)

EAST END OF ALLEY



WEST END OF ALLEY



Light Poles
North side only

EAST END OF ALLEY



Comments or questions?

AGENDA

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IV. Adjourn

Operations Report

John Brunelle
CCDC Executive Director

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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).



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

Board of Commissioners

**Special Call-In Meeting
January 18, 2019**



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes

Chair Zuckerman

III. Action Item

- A. CONSIDER: Resolution 1586 Approval of the Intergovernmental Cooperation and Development Agreement
.....John Brunelle/Ryan Armbruster

IV. Adjourn

CONSIDER: Resolution #1586

Approval of the Intergovernmental Cooperation and Development Agreement

I move to adopt Resolution #1586, approving the Intergovernmental Cooperation and Development Agreement between the Capital City Development Corporation, the City of Boise, and the Independent School District of the City of Boise, and authorize the Executive Director to execute all necessary documents required to implement the Agreement and to make any necessary technical changes to the Agreement subject to certain conditions.

Adjourn

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

Board of Commissioners

**Regular Meeting
February 11, 2019**



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – January 2019

B. Minutes & Reports

- A. Approval of January 14, 2019 Meeting Minutes
- B. Approval of January 18, 2019 Special Meeting Minutes

C. Other

1. Approve Resolution #1585 – Valley Regional Transit Board – Designate Agency Representatives

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

- A. CONSIDER: 390 S. Capitol – Mod Pizza for Type 1 Participation Program Designation (5 min)Laura Williams
- B. CONSIDER: 323 Broad Street – Cartee Apartments for Type 2 Participation Agreement (5 min)Laura Williams
- C. CONSIDER: Resolution #1588 – 429 S. 10th Street Approving the Option Agreement to Convey Property to City of Boise (5 min)Laura Williams
- D. CONSIDER: Resolution #1584 Approval of Cost Share Agreement with ACHD for Gowen Road Project, Gateway East URD (10 min)Matt Edmond
- E. CONSIDER: Resolution #1590 Approval of Type 4 Participation Agreement for 2019 Traffic Signal Box Art Wraps (5 min)Karl Woods/Karl LeClair, Arts & History, City of Boise
- F. CONSIDER: Resolution #1591 Approval of Type 4 Participation Agreement for RM Public Art – City of Boise Broad Street Sculpture (5 min)Karl Woods/Karl LeClair, Arts & History, City of Boise

CONSIDER: 390 S. Capitol

Mod Pizza for Type 1 Participation Program Designation

Laura Williams, CCDC Project Manager

Project Location

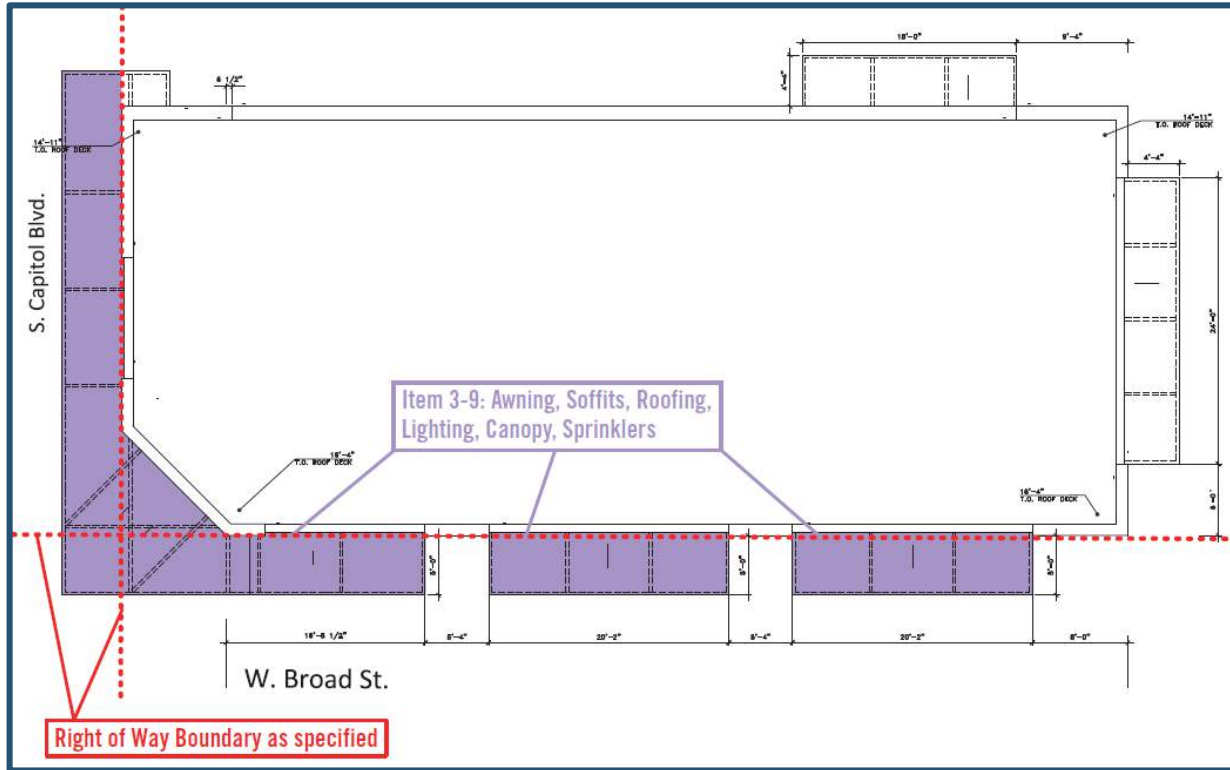


Project Background



- 3,000 SF Fast Casual Restaurant
- Located on Capitol Blvd. and Broad Street (River Myrtle-Old Boise URD)
- \$1.7 million Estimated Costs of Renovation improvements
- October 2018 – Staff Level DR Approval
- March 2019 – CCDC Board Approval of Type 1 Agreement
- March 2019 - Construction Start
- December 2019 – Construction Complete.
- Developer submits costs for reimbursement

Project Requirements



- ✓ Awnings must be located in the right-of-way or included in a public easement
- ✓ Awnings must be made of durable material and provide functional services (shelter from sun, rain, etc.)
- ✓ Awnings must cover over 75% of the ground-floor frontage
- ✓ Awnings must extend at least 5 feet into the right-of-way
- ✓ Awnings must not be more than 15 feet above the sidewalk

Project Eligible Expenses



- Awnings – approximately \$90,000
 - \$32/per square foot
- Pavers / Sidewalk – approximately \$10,000
- Type 1 Not-to-Exceed amount –\$100,000

CONSIDER: 390 S. Capitol

Mod Pizza for Type 1 Participation Program Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Hawkins Companies for future Board approval.

Next Steps:

Type 1 Agreement Draft for Board Approval at March Meeting



AGENDA

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- F. CONSIDER: Resolution #1591 Approval of Type 4 Participation Agreement for RM Public Art – City of Boise Broad Street Sculpture (5 min)Karl Woods/Karl LeClair, Arts & History, City of Boise

323 W Broad Street – The Cartee – Type 2 Designation



Laura Williams
Project Manager

Project Location



Project Background



- Located on 4th and Broad
- 161 for-rent units
 - Studios: 39
 - 1 Bed: 62
 - 2 Bed: 55
 - Live-Work: 5
- 176 structured parking spaces
- \$48 million Total Development Costs

- January 11, 2019 – DR Approval
- February 2018 - Type 2 Agreement Finalize
- July 2019 - Construction Start
- November 2021 - Construction Complete

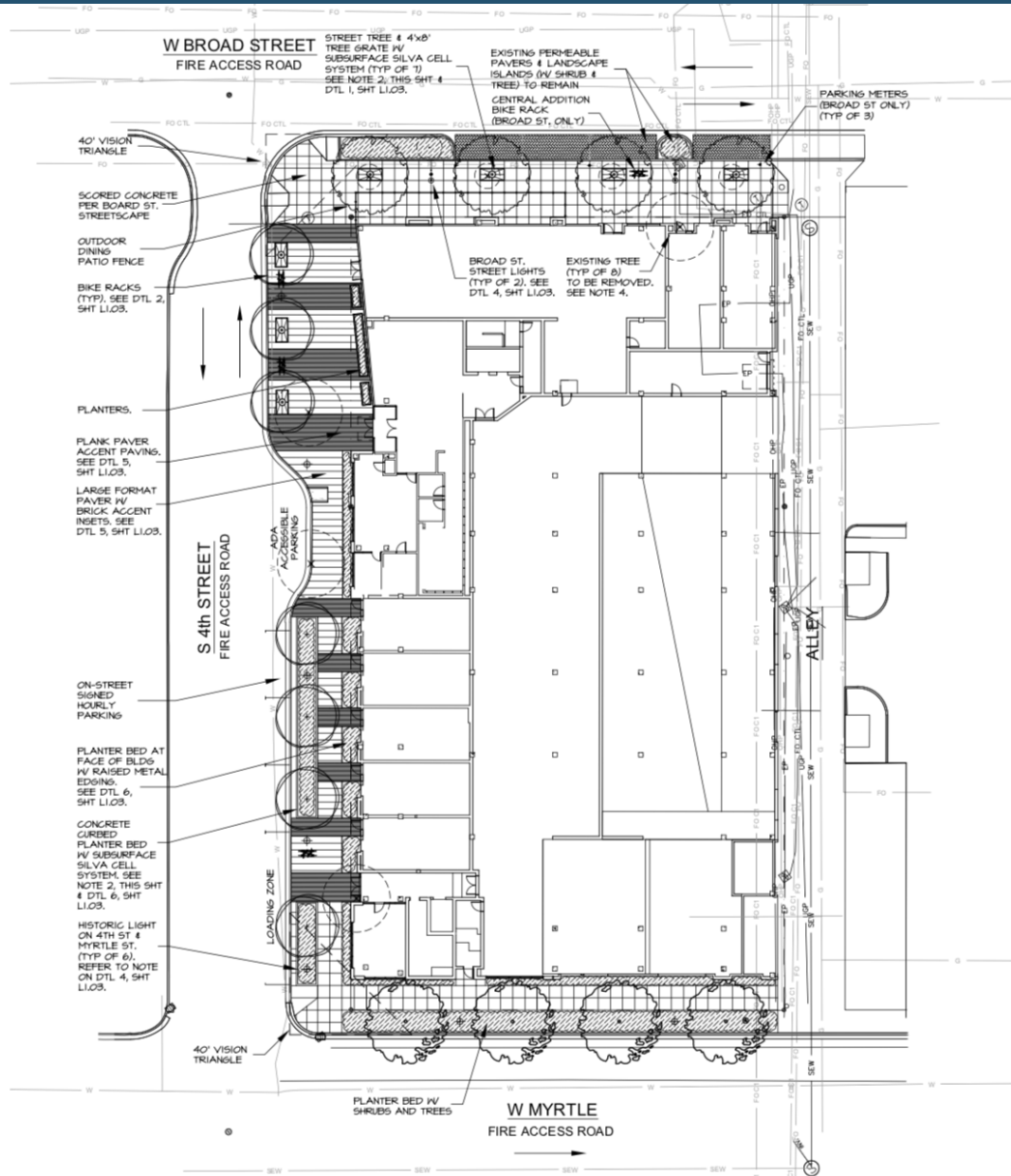
Project Scorecard



- ✓ Level A Scoring (140 + Points)
 - FAR score
 - Designed for walkability
 - Sustainability
 - Utility Improvements
 - Parking

- ✓ Mixed-Income / Workforce Housing
 - 10% or more of units serving 100% AMI or below
 - Studios will meet this criteria

Project Eligible Expenses



- Public Improvement Cost Estimates:
 - Streetscapes – \$240,000
 - Utilities – \$500,000
 - Stormwater Infrastructure – \$350,000
 - Street / Alley - \$40,000
- Type 2 Not-to-Exceed Amount:
 - \$1.2 Million
- Reimbursement Timeline:
 - 2023-2025
 - Approx. \$385,000/year
 - Based on TIF generated

CONSIDER: 323 Broad Street

Cartee Apartments for Type 2 Participation Agreement

Suggested Motion:

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

Next Steps:

Type 2 Agreement Draft for Board Approval at March Meeting

AGENDA

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CONSIDER: Resolution #1588 - 429 S. 10th Street

Approving the Option Agreement to Convey Property of City of Boise

John Brunelle
Laura Williams
Ryan Armbruster



Project Location / Background



- Purchased in Oct. 2001
- 0.08 acres
- Limited redevelopment potential
- Better utilized in collaboration with adjacent City-owned parcel

Option Agreement Terms

- 120 days for City's due diligence
- City will pay for any necessary studies/surveys/appraisals
- If Option is 'exercised' will convert to a Disposition and Development Agreement (DDA)
 - Ultimate Conveyance will require a plan that advances the Agency's redevelopment goals
 - DDA would be presented to Board for approval
- \$1 Consideration – applied to future purchase price
- If the option period ends before the City has determined a course of action, then CCDC would continue to retain ownership

CONSIDER: Resolution #1588 - 429 S. 10th Street

Approving the Option Agreement to Convey Property of City of Boise

Suggested Motion:

I move to adopt Resolution #1588, approving the Option Agreement to Convey 429 S 10th Street to the City of Boise.

Next Steps:

If development plan is determined, bring plan and DDA to Board for approval

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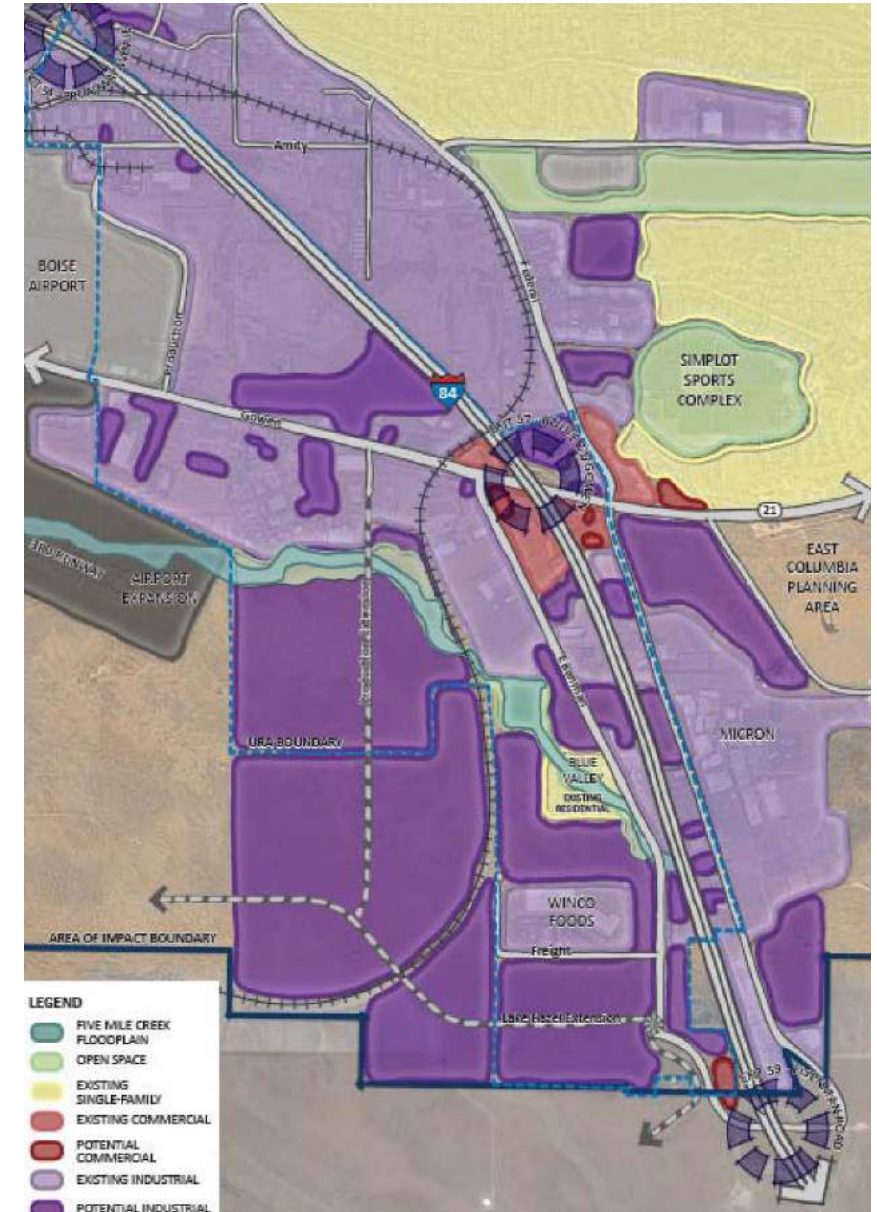
CONSIDER: Resolution #1584 Cost Share/Participation Agreement with ACHD for Gowen Road Bridge Project

Matt Edmond
Project Manager – Capital Improvements



Background: Gateway East District

- Gateway East approved December 2018
- Base value TY2018
- First tax increment revenue FY2020
- Contemplates \$100M+ in infrastructure investment over 20 year plan
- Gowen Road/Bridge
 - Conduit network buildout
 - Pathway adjacent to railroad
 - Second rail line is a possibility



Background: Gowen Road Bridge Project

- Replace existing bridge over UPRR
- Widen from 2 to 4 lanes from Exchange – Eisenman (~1800 feet)
- Includes bike lanes, sidewalk
- Design work in 2019-2020
- Span length is fundamental to entire design effort
- Right-of-way acquisition 2021
- Construction 2022
- Total project cost \$7.4M (ACHD)

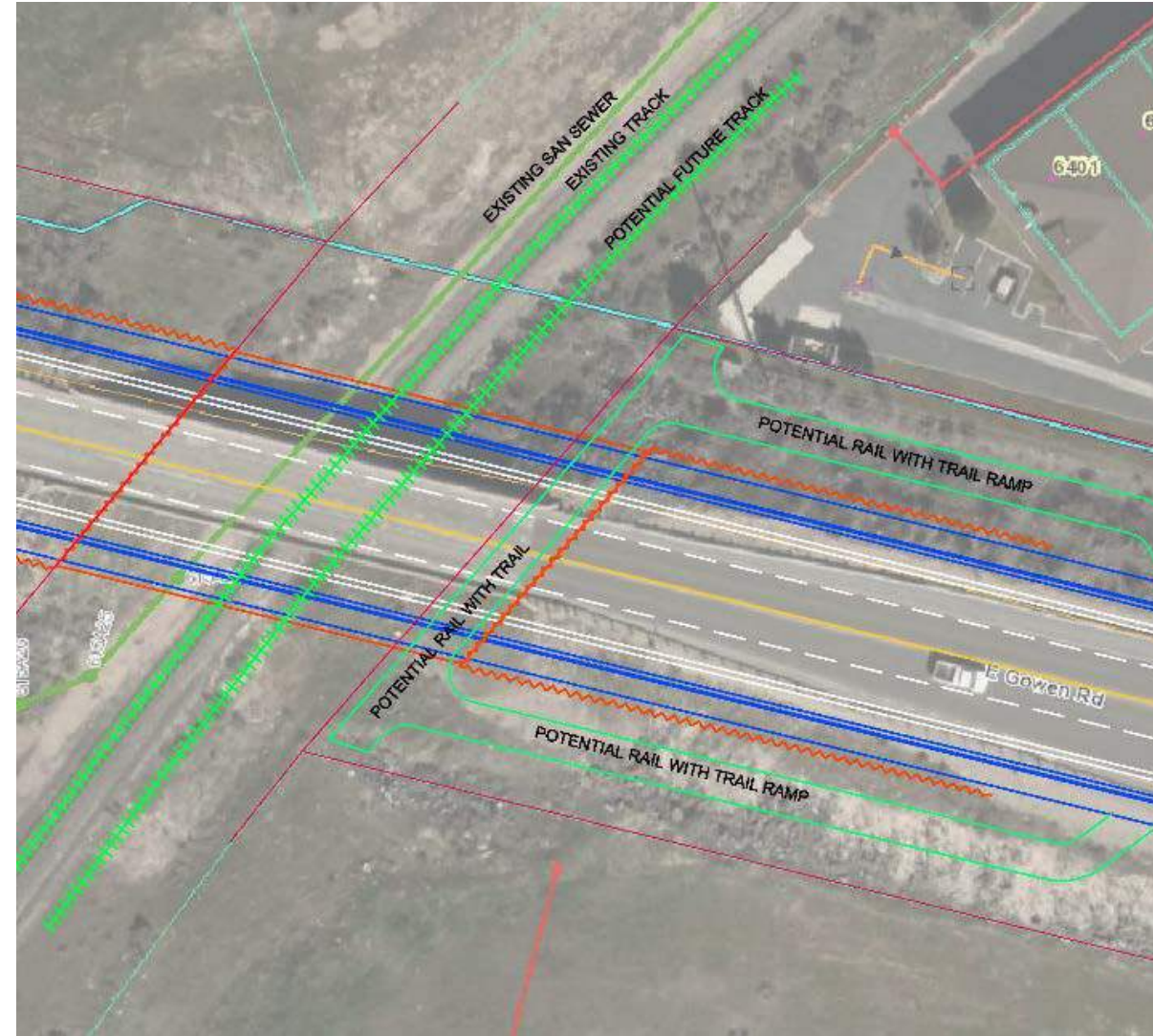


Gowen Road Bridge Project



Fiscal Notes

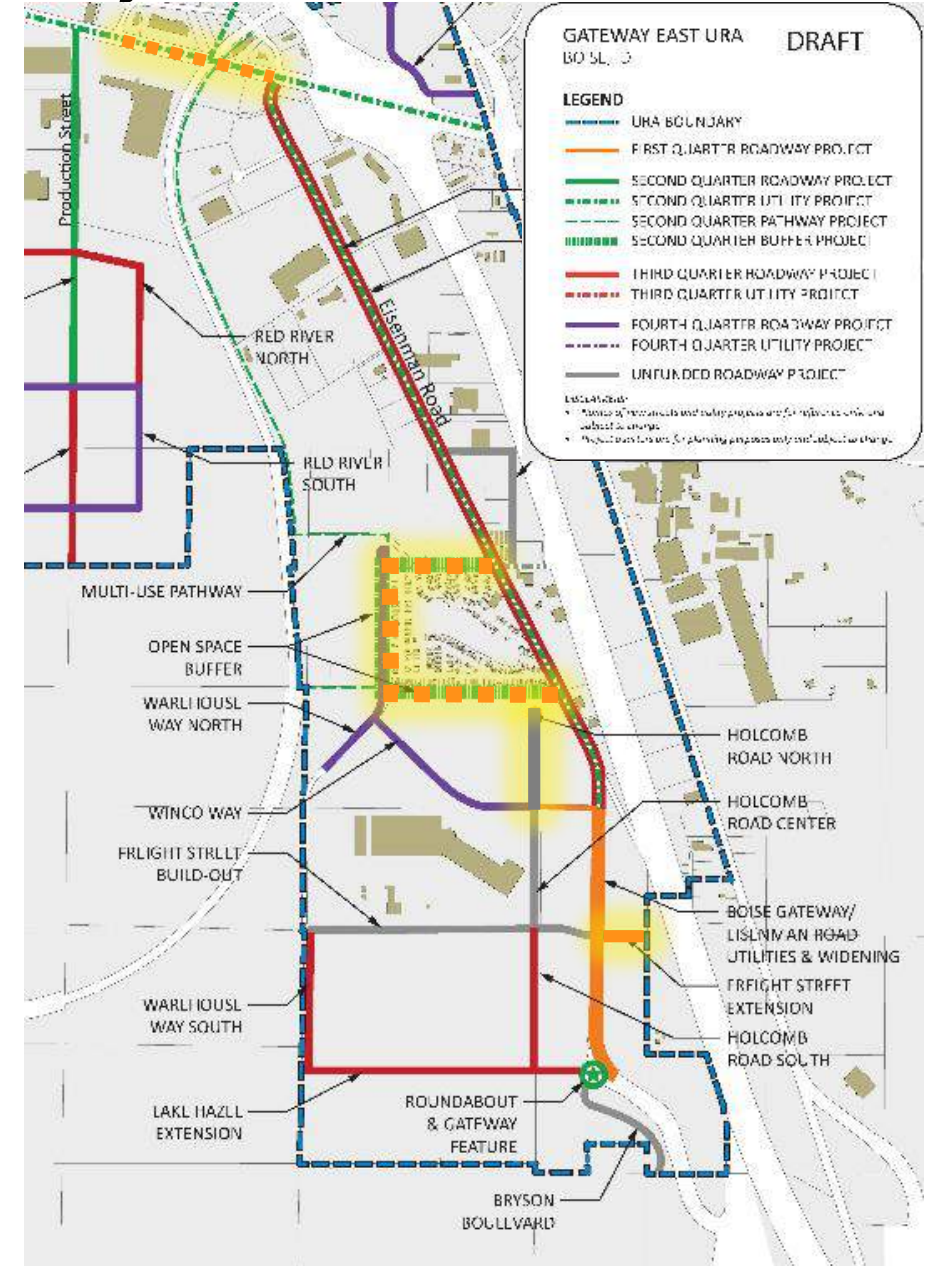
- Constr. Costs to CCDC for Upsize
 - Longer bridge span: \$380,000
 - Conduit bank: \$65,000
 - Total: \$445,000
 - Due upon project completion (2022)
 - Design costs only incidental
- First quarter cash flow only
 - Estimated FY22 revenue: \$1.74M
 - No impact on “Type 2” Participation (tax increment reimbursement) agreements



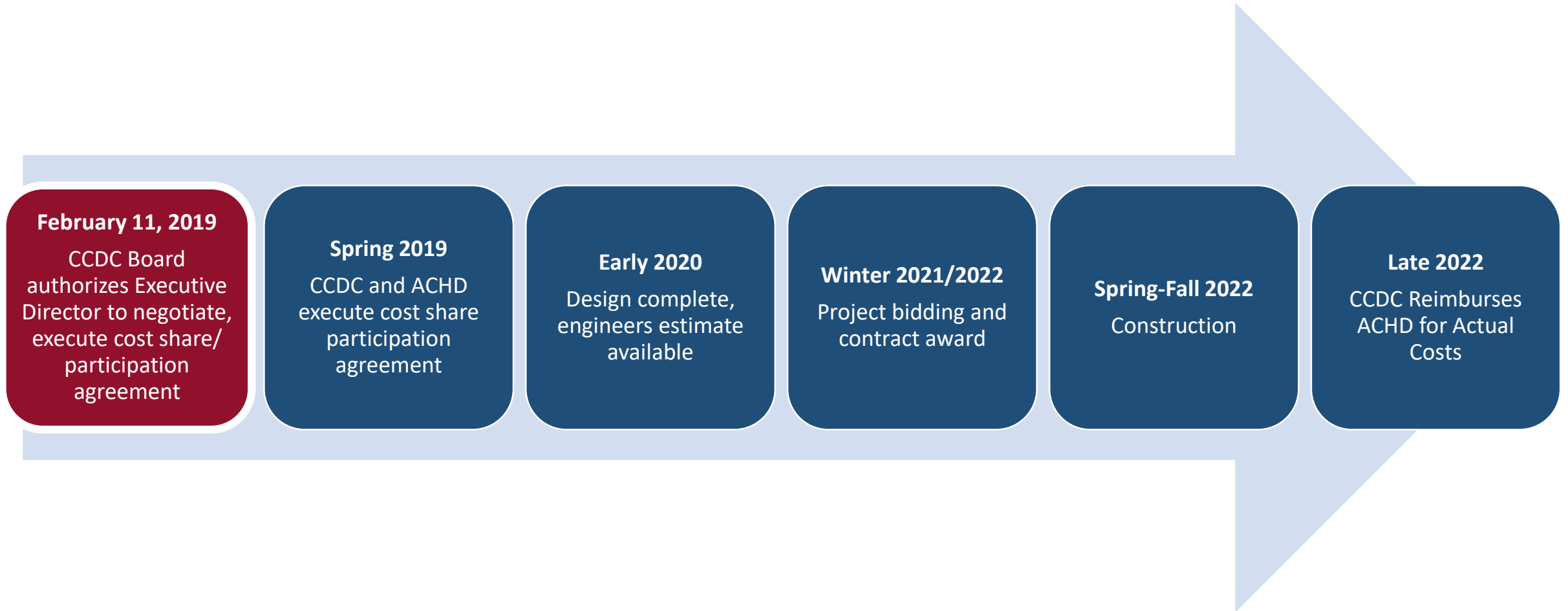
Fiscal Impacts/Proposed Adjustments

First Quarter Original		
Year*	Project	Cost
2020	S. Eisenman Utilities, Phase 1	\$ 290,000
2021	S. Eisenman Utilities, Phase 2	\$ 969,000
2022	Eisenman Boise Gateway, Phase 1	\$ 1,656,000
	Gowen Bridge Work	\$ 0
2023	Eisenman Boise Gateway, Phase 2	\$ 1,311,000
2024	Holcomb Rd North	\$ 1,920,000
	Eisenman Boise Gateway, Phase 3	\$ 0
	Freight St East	\$ 0
	Open Space	\$ 0
		\$ 6,146,000

First Quarter Proposed		
Year*	Project	Cost
2020	S. Eisenman Utilities, Phase 1	\$ 290,000
2021	S. Eisenman Utilities, Phase 2	\$ 969,000
2022	Eisenman Boise Gateway, Phase 1	\$ 1,211,000
	Gowen Bridge Work	\$ 445,000
2023	Eisenman Boise Gateway, Phase 2	\$ 1,311,000
2024	Holcomb Rd North	\$ 0
	Eisenman Boise Gateway, Phase 3	\$ 445,000
	Freight St East	\$ 748,000
	Open Space	\$ 610,000
		\$ 6,029,000



Project & Cost Share Timeline



CONSIDER: Reso #1584 Cost Share Agreement with ACHD for Gowen Road Bridge Project

Suggested Motion:

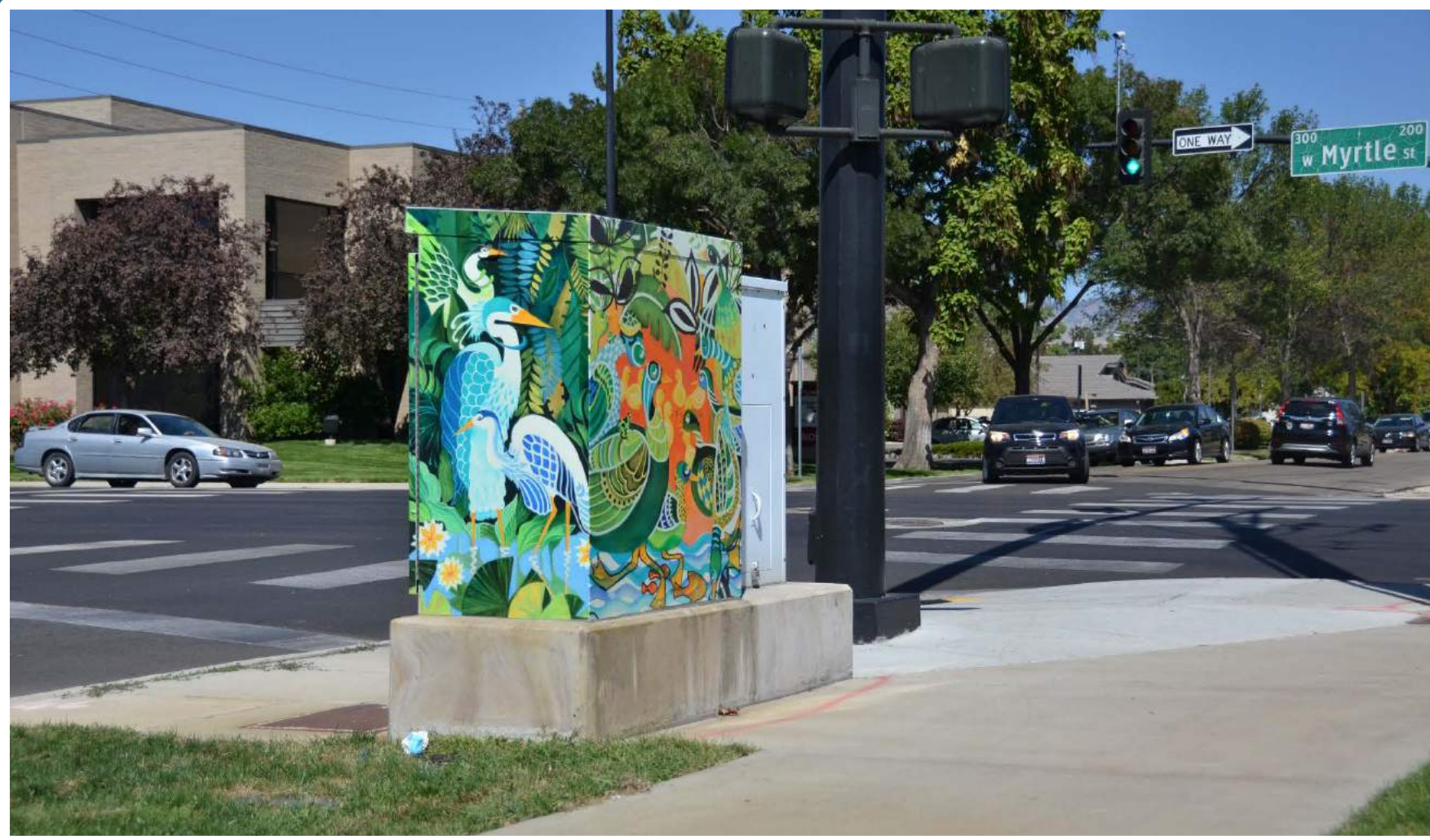
I move to adopt Resolution #1584 authorizing Executive Director to submit a cost share application and execute a cost share agreement with the Ada County Highway District for shared construction costs of Gowen Road Bridge #2110 over the Boise Valley Railroad to install longer bridge span and fiber optic conduit.

AGENDA

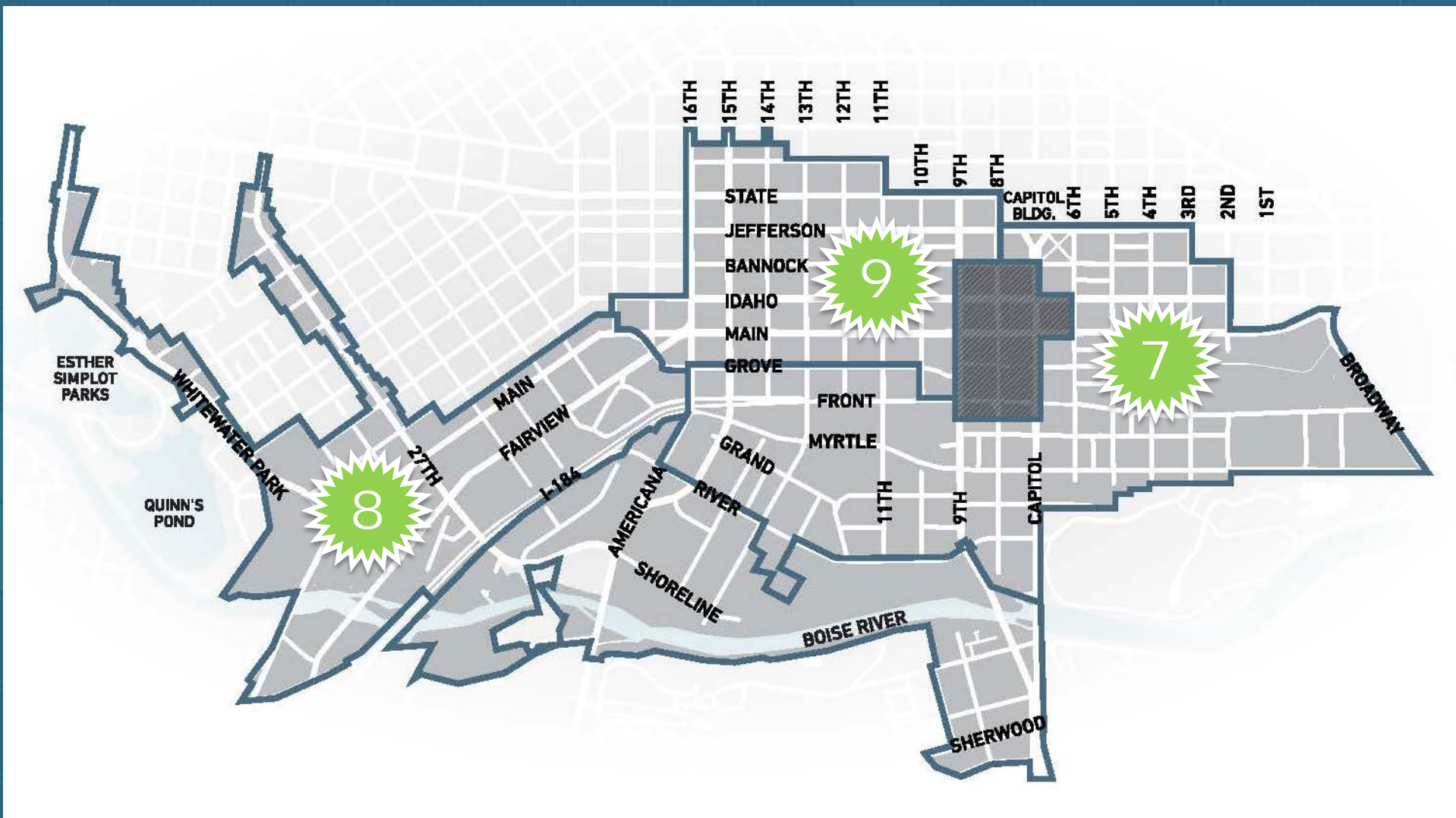
IV. Action Item

- A. CONSIDER: 390 S. Capitol – Mod Pizza for Type 1 Participation Program Designation (5 min)Laura Williams
- B. CONSIDER: 323 Broad Street – Cartee Apartments for Type 2 Participation Agreement (5 min)Laura Williams
- C. CONSIDER: Resolution #1588 – 429 S. 10th Street Approving the Option Agreement to Convey Property to City of Boise (5 min)Laura Williams
- D. CONSIDER: Resolution #1584 Approval of Cost Share Agreement with ACHD for Gowen Road Project, Gateway East URD (10 min)Matt Edmond
- E. CONSIDER: Resolution #1590 Approval of Type 4 Participation Agreement for 2019 Traffic Signal Box Art Wraps (5 min)Karl Woods/Karl LeClair, Arts & History, City of Boise
- F. CONSIDER: Resolution #1591 Approval of Type 4 Participation Agreement for RM Public Art – City of Boise Broad Street Sculpture (5 min)Karl Woods/Karl LeClair, Arts & History, City of Boise

Consider: Resolution #1590 - 2019 Traffic Signal Box Art Wraps - Type 4 Participation Agreement



Project Location



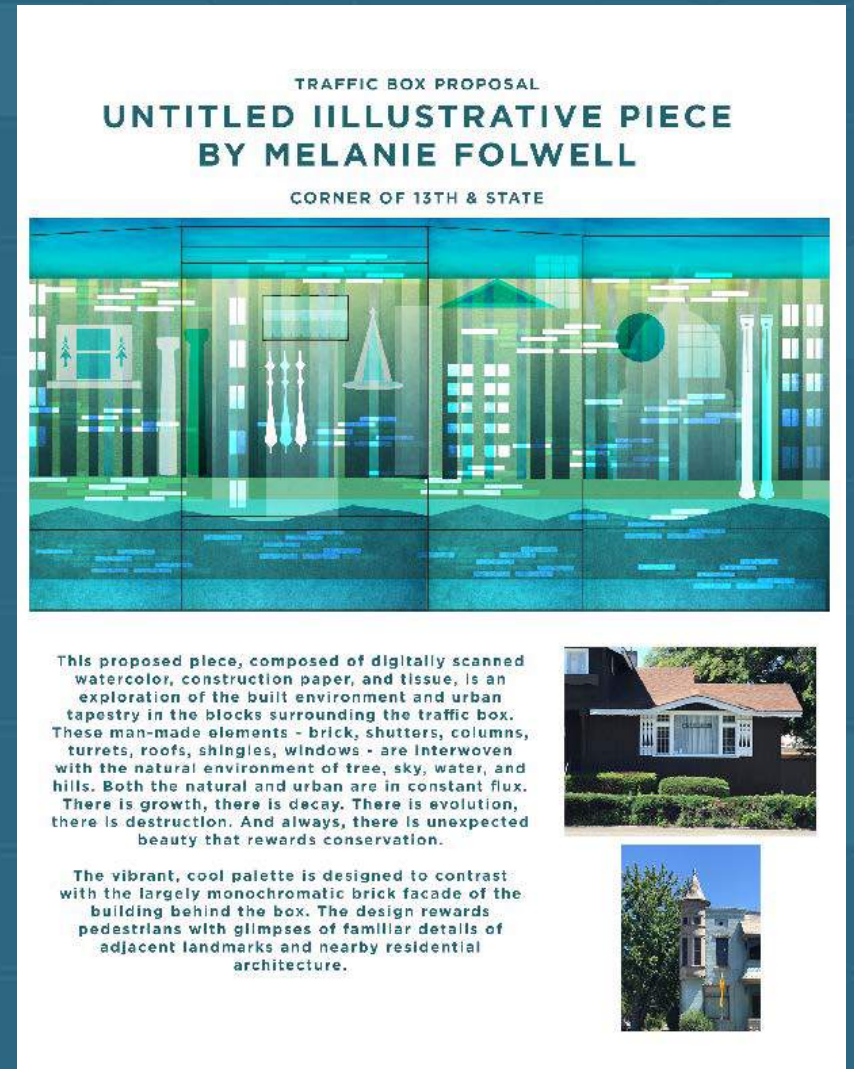
Type 4 Agreement Fiscal Details



- RMOB - \$14,600
- Westside - \$19,200
- 30th Street - \$17,000
- Total - \$50,800

Project Background / Art Process

- Call-to-Artists released - December 2018
- Application Deadline – January 30th, 2019
- 198 Applications received
- Selection Panel Scheduled for March 2019
- Artists selected based on past work/experience/qualifications
- Artists on contract April 2019
- Final Proposal May/June 2019
- Fabrication/Installation July – September 2019



CONSIDER: Resolution #1590

Approval of Type 4 Participation Agreement for 2019 Traffic Signal Box Art Wraps

Suggested Motion:

I move to adopt Resolution #1590, approving and authorizing the execution of a Type 4 Participation Agreement for the 2019 Traffic Signal Box Art Wraps with the City of Boise Department of Arts & History.



AGENDA

IV. Action Item

- A. CONSIDER: 390 S. Capitol – Mod Pizza for Type 1 Participation Program Designation (5 min)Laura Williams
- B. CONSIDER: 323 Broad Street – Cartee Apartments for Type 2 Participation Agreement (5 min)Laura Williams
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Consider: Resolution #1591 - City of Boise Broad Street Sculpture - Type 4 Participation Agreement



Project Location



Type 4 Agreement Fiscal Details

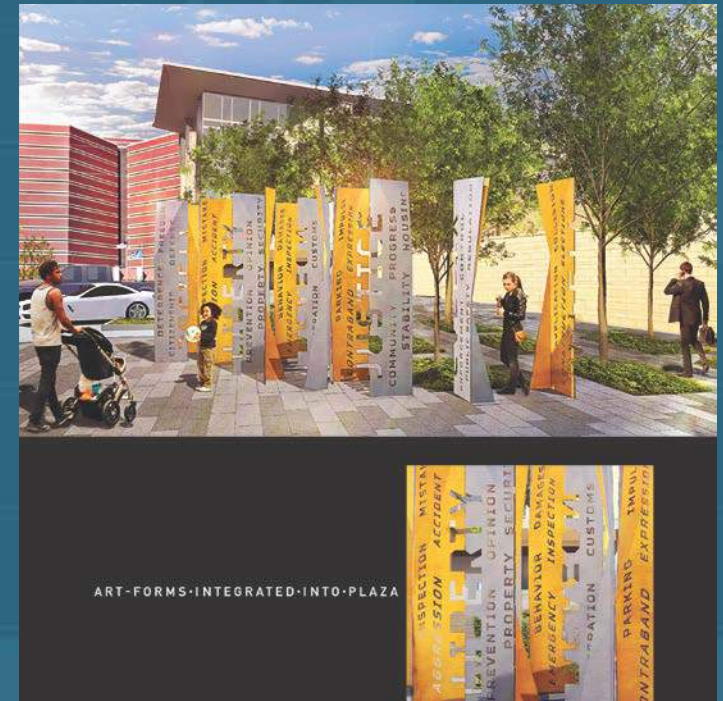
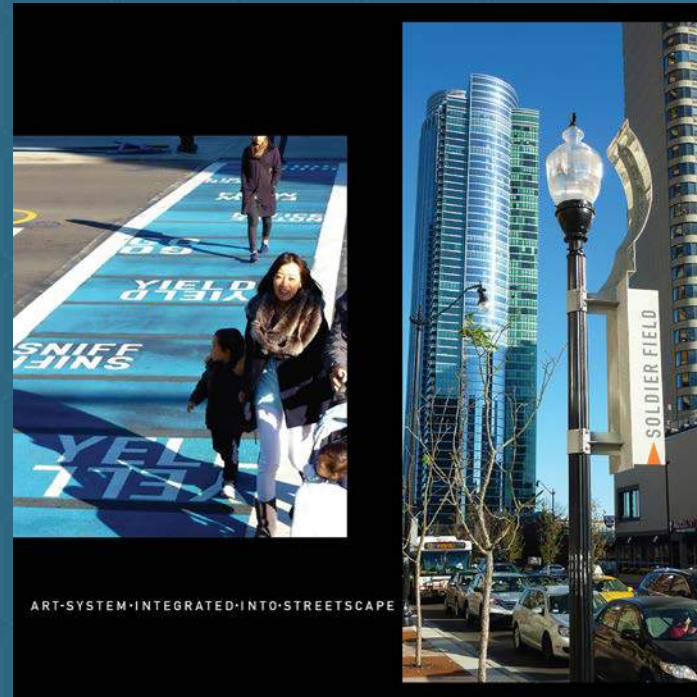


- FY19 CIP \$75,000 RMOB
- \$60,000 for artist contract
- \$15,000 for engineering, footing construction and installation

Project Background / Art Process

- Public Works LIV District
- History of Neighborhood
- Central Addition Stakeholder Group
- Culture/Placemaking Committee
- Call-to-Artists released October 2018
- Application Deadline December 2018
- Selection Panel qualified 3 finalists
 - Krivanek + Breaux – Chicago
 - Matt Grover – Boise
 - Stephen Fairfield and the New Media Public Art Collective – Arizona

Finalist – Krivanek + Breaux



Finalist – Matt Grover



Finalist – Stephen Fairfield and the New Media Public Art Collective



Public Art Process

- Site Visit
- Interviews
- Final Artist Selection
- Design Development
- Final Design Approvals
- Fabrication
- Installation
- Dedication



CONSIDER: Resolution #1591 - City of Boise Broad Street Sculpture - Type 4 Participation Agreement

Suggested Motion:

I move to adopt Resolution #1591 approving and authorizing the execution of a Type 4 Participation Agreement for the City of Boise Broad Street Sculpture with the City of Boise,
Department of Arts & History.

AGENDA

IV. Information/Discussion Items

- A. Westside URD – Boundary Adjustment - Eligibility Study (5 min)Shellan Rodriguez
- B. 2019 Utility Undergrounding & Conduit Projects (10 min)Matt Edmond
- C. CCDC Monthly Report (5 min)John Brunelle

V. Executive Session

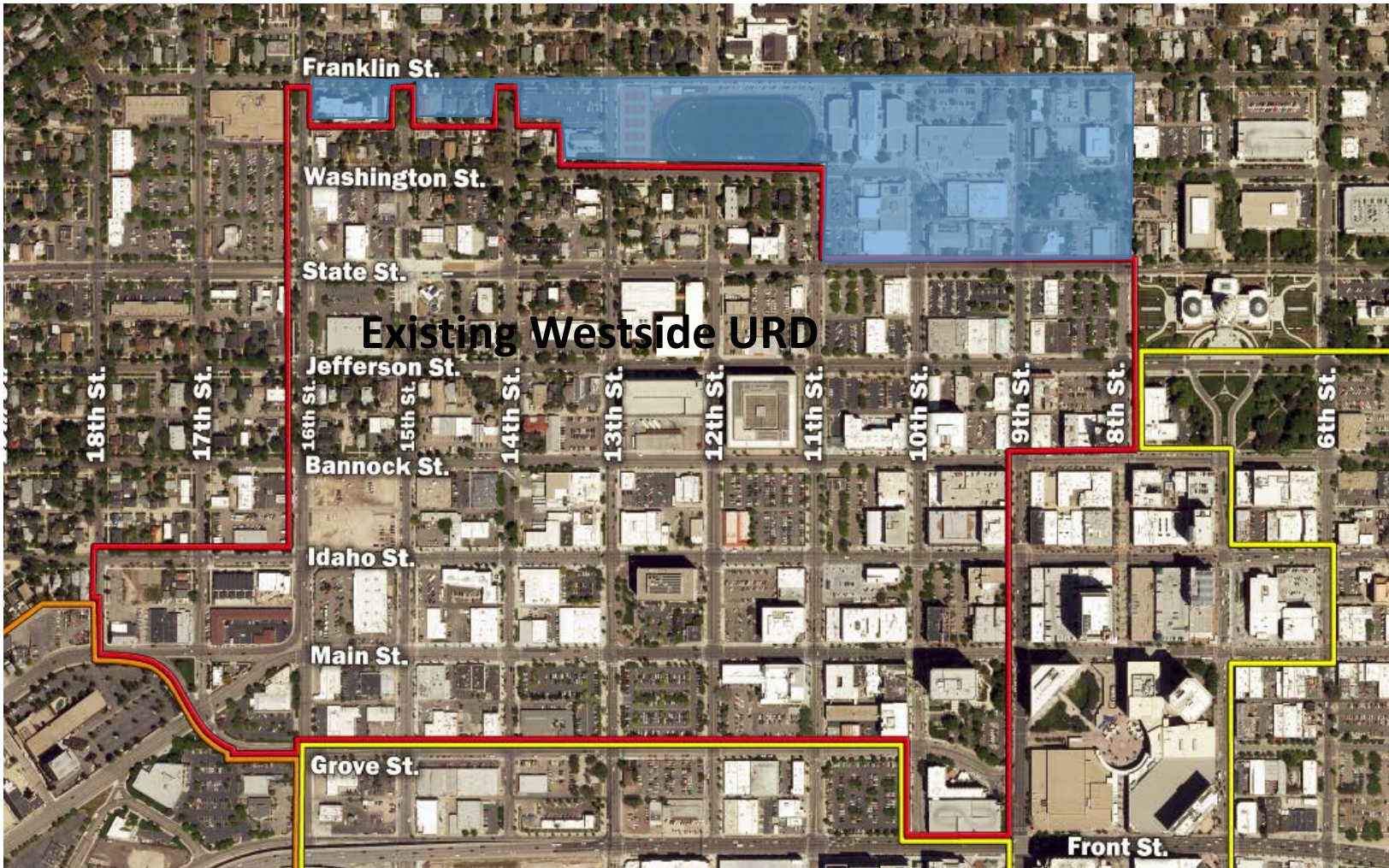
Deliberations regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1) (c), (d) and (f)].

IV. Adjourn

INFORMATION: Westside URD

Boundary Adjustment Eligibility Study

Shellan Rodriguez, CCDC Real Estate Development Manager



1. Evaluate Study Area
 1. Conduct Fieldwork
 2. Analyze Map and summarize Factors
 3. Review Preliminary Findings
2. Prepare Eligibility Report & overview
 1. Consistent with Title 50 Chapter 20 (50-2005)

Total: \$17,500

6-8 weeks

AGENDA

IV. Information/Discussion Items

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V. Executive Session

Deliberations regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1) (c), (d) and (f)].

IV. Adjourn

INFORMATION: 2019 Utility Undergrounding and Conduit Projects

Matt Edmond
Project Manager – Capital Improvements

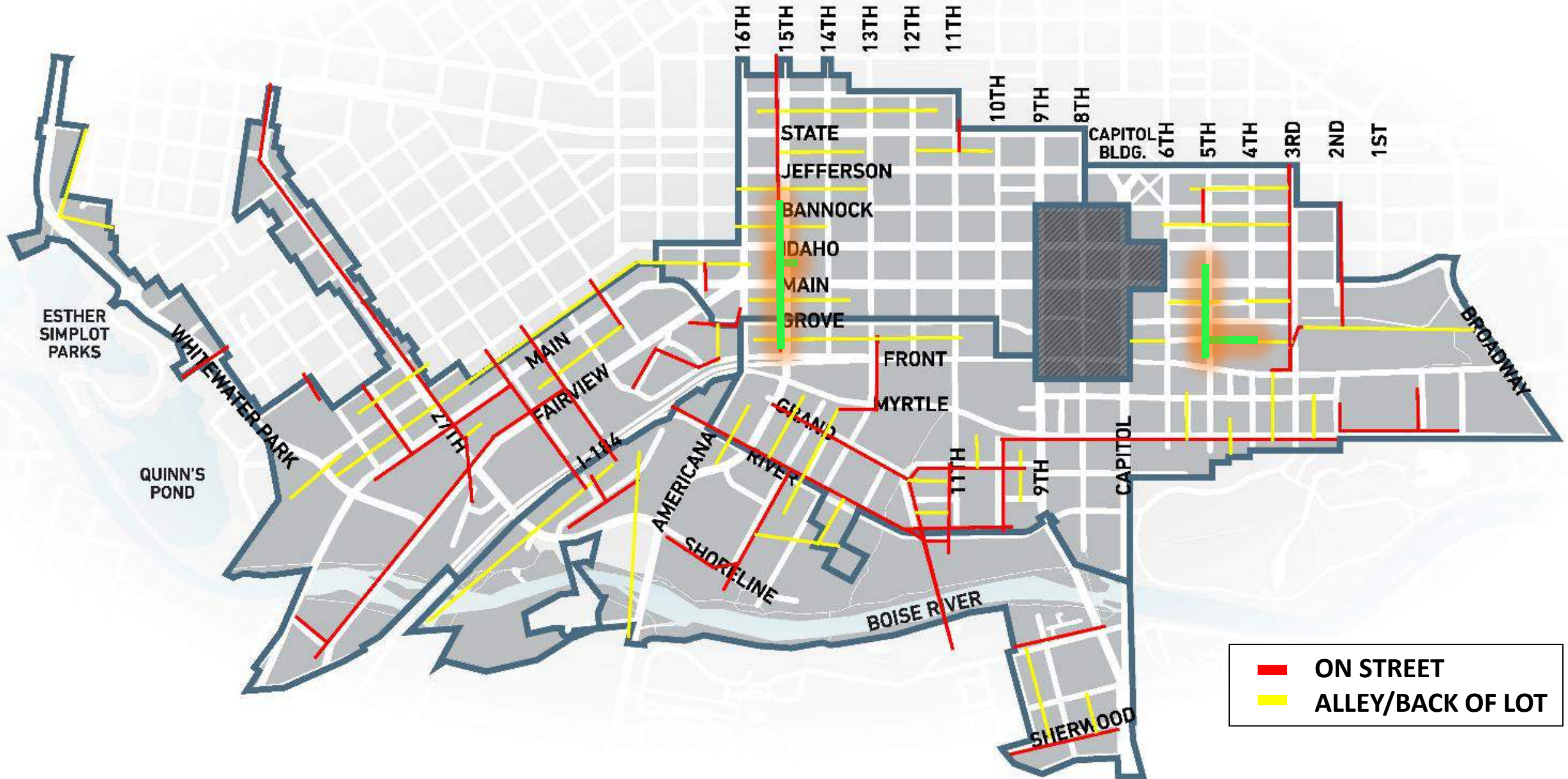


Reasons for Undergrounding & Conduit

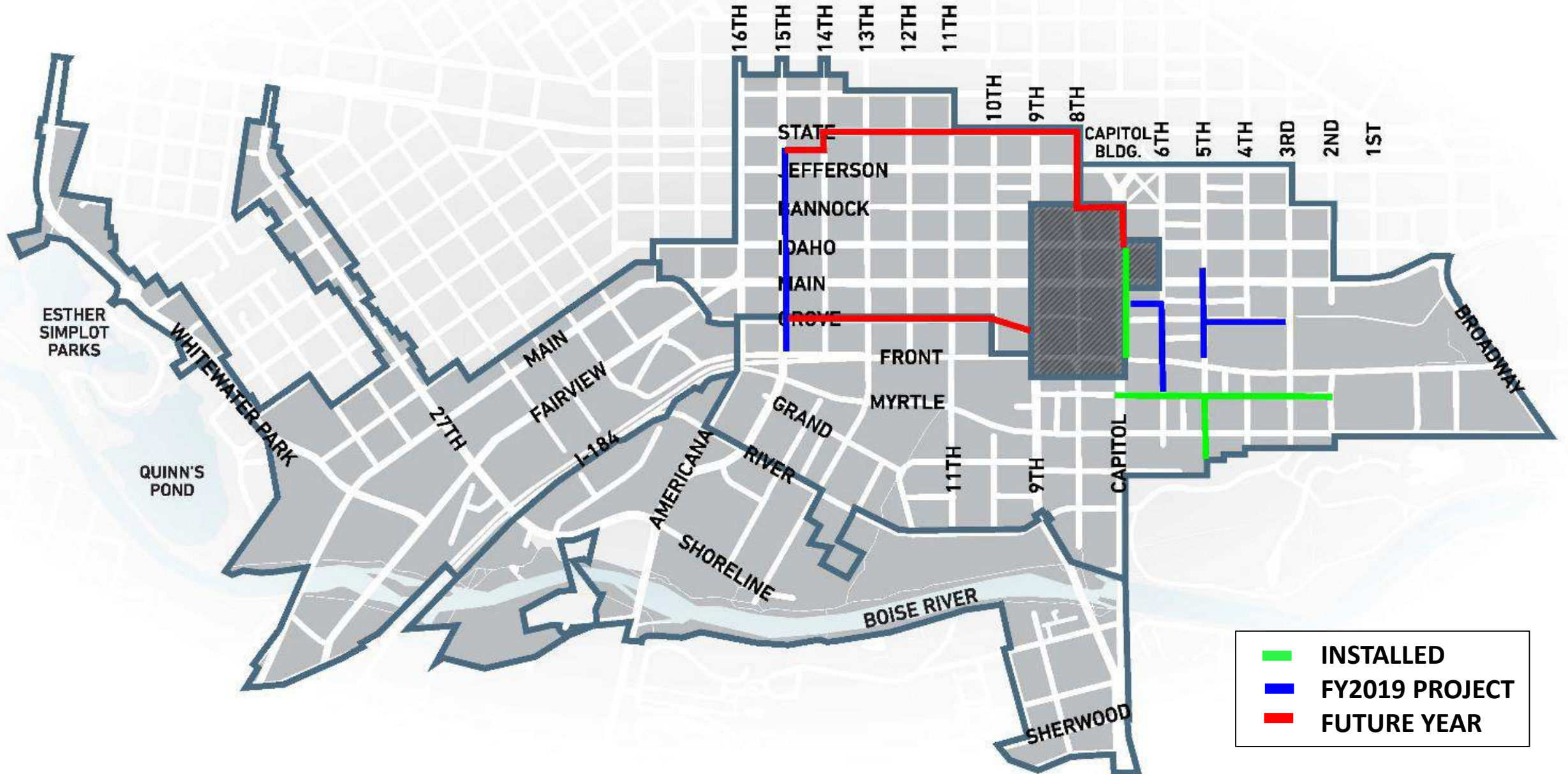
- Facilitate zero lot line development
- Improve telecommunications service
 - Increased speeds
 - Decreased costs
- Reduce utility work in road/streetscape
- Avoid pruning street trees
- Aesthetics



Overhead Power in Downtown URDs



CCDC Conduit Projects



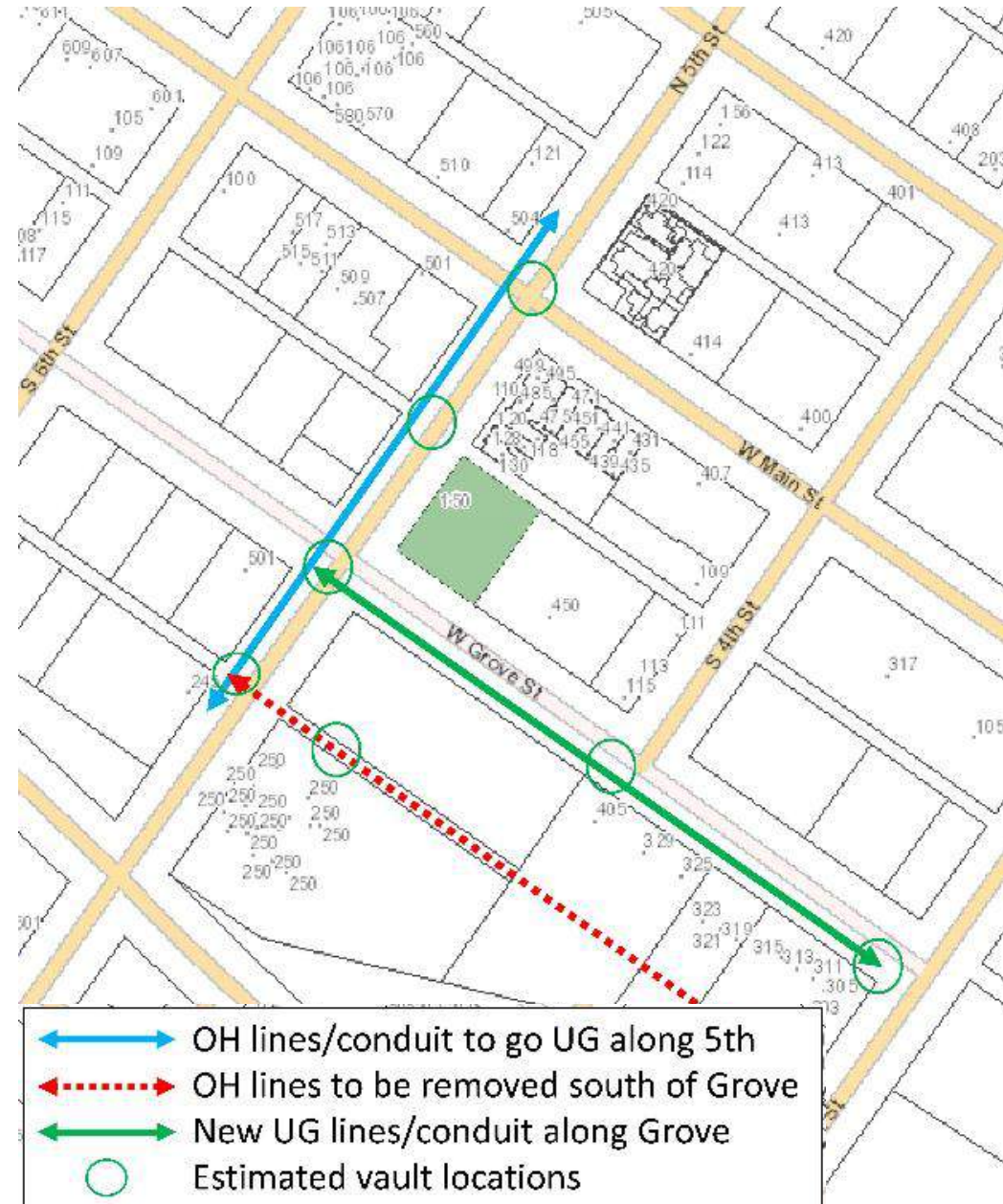
15th Street Undergrounding

- Underground Power: Front-Bannock
- Conduit bank: Front St-N of Jefferson
- New Fire Station #5 at Front/15th
- Vacant lot between Idaho/Bannock
- West side of near term conduit network
- Estimated cost: \$800,000
- Next Steps:
 - March 11: Approve IPCO work order
 - April 8: Award conduit contract
 - Mid-June: Substantial completion
 - 2019 ACHD resurfacing project



5th & Grove Undergrounding & Relocation

- Closest on-street OHP to core
- Underground Power Front – Main
- Relocate Power to Grove St
- Install conduit bank
- Estimated cost: \$500,000
- Next steps:
 - May 13: Approve IPCO work order
 - June 10: Award conduit contract
 - August 31: Substantial completion



Comments or Questions?

AGENDA

IV. Information/Discussion Items

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V. Executive Session

Deliberations regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1) (c), (d) and (f)].

IV. Adjourn

INFORMATION: CCDC Monthly Report

John Brunelle, CCDC Executive Director

AGENDA

IV. Information/Discussion Items

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- C. CCDC Monthly Report (5 min)John Brunelle

V. Executive Session

Deliberations regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1) (c), (d) and (f)].

IV. Adjourn

Executive Session

Deliberations regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1) (c), (d) and (f)].

Adjourn

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



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

Board of Commissioners

Regular Meeting
March 11, 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 – February 2019

B. Minutes & Reports

- A. Approval of February 11, 2019 Meeting Minutes
- B. FY 2019 Year-to-Date Financial Report, thru First Quarter, October 1-December 31, 2018

C. Other

1. Resolution #1593 – Approving 390 S. Capitol Blvd. – MOD Pizza – Type 1 Participation Agreement with GRH Cal; BCV Capitol; SRG Capitol *[Designated 2/11/19, NTE \$100,000]*

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

- A. PUBLIC HEARING: 2018 Annual ReportChair Zuckerman
- B. CONSIDER: Approval of the 2018 Annual ReportJohn Brunelle
- C. CONSIDER: Resolution #1595 – Amend Section 2, Article IV, Changing the Composition of the Executive Committee (5 min)Chair Zuckerman
- D. CONSIDER: Election of Board officers – Chair, Vice-Chair, and Secretary/Treasurer (5 min)Chair Zuckerman
- E. CONSIDER: Approval of Executive Committee Charge (5 min)Chair Zuckerman
- F. CONSIDER: Appointment of Secretary Pro Tempore (5 min).....Chair Zuckerman
- G. CONSIDER: Approve Resolution #1592 – Authorizing Idaho Power Work Order and Payment for N. 15th St Utilities – Undergrounding (10 min)Matt Edmond

PUBLIC HEARING: 2018 Annual Report

Chair Zuckerman

AGENDA

IV. Action Item

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- G. CONSIDER: Approve Resolution #1592 – Authorizing Idaho Power Work Order and Payment for N. 15th St Utilities – Undergrounding (10 min)Matt Edmond

CONSIDER: Approval of the 2018 Annual Report

John Brunelle
CCDC Executive Director

CONSIDER: Approval of the 2018 Annual Report

Suggested Motion:

I move to approve the 2018 Annual Report and direct staff to finalize the document and fulfill statutory publication and access requirements.

AGENDA

IV. Action Item

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- G. CONSIDER: Approve Resolution #1592 – Authorizing Idaho Power Work Order and Payment for N. 15th St Utilities – Undergrounding (10 min)Matt Edmond

CONSIDER: Resolution #1595

Adopting a New Section 2, Article IV, CCDC Bylaws

Chair Zuckerman

CONSIDER: Resolution #1595

Adopting a New Section 2, Article IV, CCDC Bylaws

Suggested Motion:

I move to adopt Resolution #1595.

AGENDA

IV. Action Item

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- C. CONSIDER: Resolution #1595 – Amend Section 2, Article IV, Changing the Composition of the Executive Committee (5 min)Chair Zuckerman
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CONSIDER: Election of Board Officers, Approval of Executive Committee Charge, Appointment of Secretary Pro Tempore

Chair Zuckerman

CONSIDER: Election of Board Officers, Approval of Executive Committee Charge, Appointment of Secretary Pro Tempore

Suggested Motion:

I move to:

- Elect the Executive Committee officers as presented;
- Defer the appointment of the At-Large member of the Executive Committee;
- Approve the Executive Committee Charge;
- Designate Ross Borden, CCDC Finance & Administration Director, as the Secretary Pro Tempore.

AGENDA

IV. Action Item

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CONSIDER: Resolution #1592 Authorizing Idaho Power Work Order and Payment for 15th Street Utilities - Undergrounding

Matt Edmond
Project Manager – Capital Improvements

15th Street Undergrounding

- Underground Power: Front St – Bannock St
- Conduit bank: Front St – North of Jefferson St
- New Fire Station #5 at Front/15th
- Vacant lot between Idaho/Bannock
- West side of planned Downtown conduit network



Fiscal Notes

- FY19 Budget for 15th Street: \$800,000
- Phase 1 Idaho Power Work: \$379,033
- Phase 2 Bid Opening: March 14, 2019
- Phase 2 Award: April 8, 2019



Timeline/Next Steps

- March 14: Bid opening for conduit bank
- April 8: Contract award for conduit bank
- Late April: Idaho Power & CCDC contractors begin work
- June 2019: Substantial completion
- Summer 2019: ACHD overlay work on 15th
- 2021: Construction of New Fire Station #5



CONSIDER: Resolution #1592 Authorizing Idaho Power Work Order and Payment for 15th Street Utilities - Undergrounding

Suggested Motion

I move to adopt Resolution No. 1592 approving an agreement with and payment to Idaho Power for undergrounding overhead power lines on 15th Street between Front Street and Bannock Street.

AGENDA

IV. Action Item Cont.

- H. CONSIDER: Resolution #1594 – 406 S Broad St – Cartee Apartments – Participation Program Type 2 Agreement with The Cartee Project, LLC (5 min)Laura Williams
- I. CONSIDER: 200 Myrtle Street – Boise Caddis – Participation Program Type 2 Agreement Designation with River Caddis (5 min)Laura Williams

V. Information/Discussion

- A. Trailhead Management Report (5 min) Tiam Rastegar, Executive Director, Trailhead
- B. Main + Marketplace – Construction and Changes to Capitol Terrace Condominium Declaration (10 min)Mary Watson
- C. Central Bench Study Area – Urban Renewal Eligibility Analysis (10 min) Doug Woodruff
- D. State Street Study Area – Urban Renewal Eligibility Analysis (10 min) Matt Edmond
- E. Block 7 Alley Design Update (5 min)Matt Edmond
- F. CCDC Monthly Report (5 min)John Brunelle

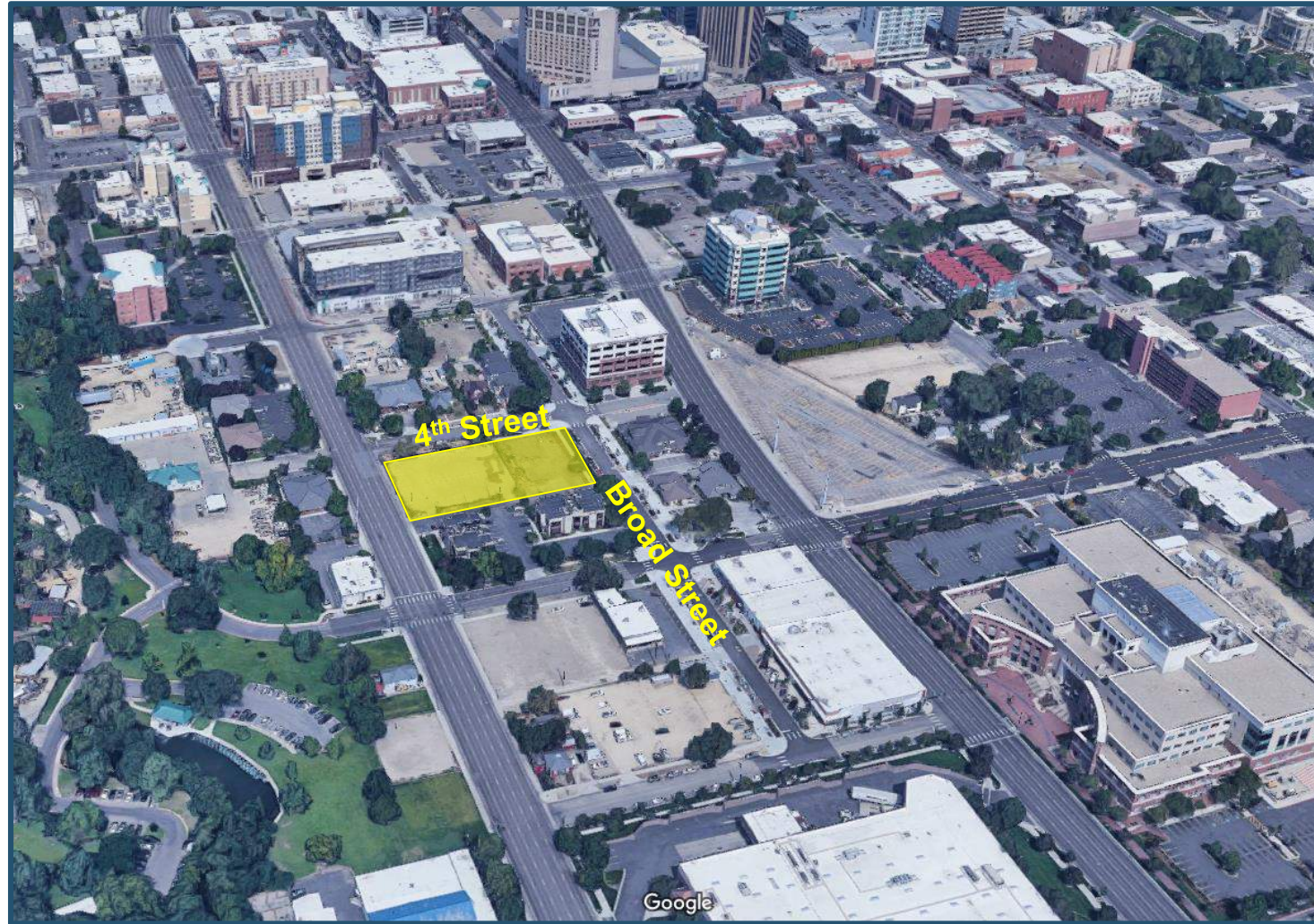
VI. Adjourn

406 Broad Street – The Cartee – Type 2 Agreement Approval



Laura Williams
Project Manager

Project Location



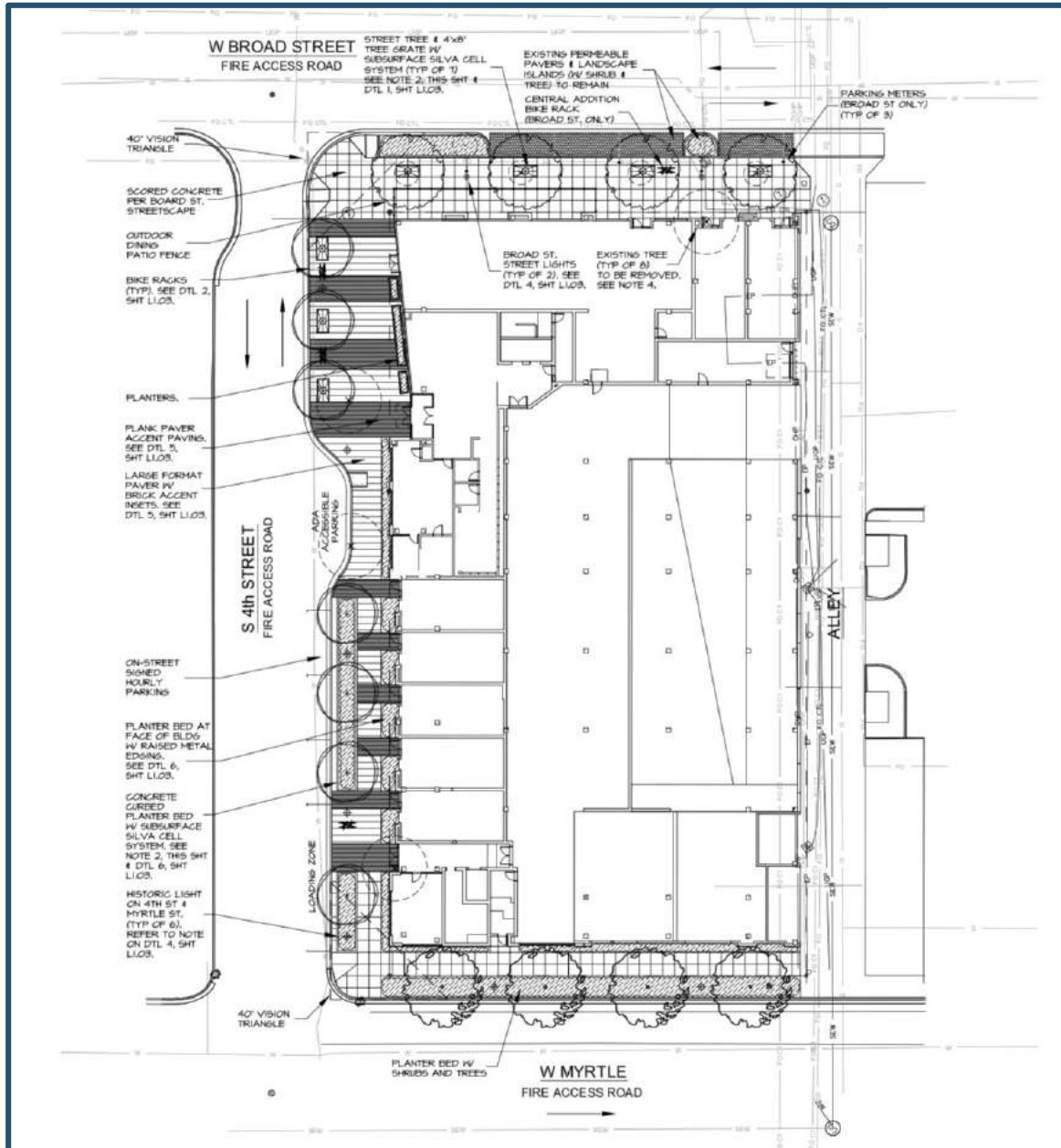
Project Background



- 161 for-rent units
 - Studios: 39
 - 1 Bed: 62
 - 2 Bed: 55
 - Live-Work: 5
- 5,000 SF retail
- 176 structured parking spaces
- \$48 million Total Development Costs

- January 11, 2019 – DR Approval
- March 2019 - Type 2 Agreement Finalize
- July 2019 - Construction Start
- November 2021 - Construction Complete

Project Eligible Expenses



- Public Improvement Cost Estimates:
 - Streetscapes – \$240,000
 - Utilities – \$350,000
 - Stormwater Infrastructure – \$350,000
 - Street / Alley - \$40,000
 - Geothermal Use - \$300,000
 - Total: \$1,288,894

Type 2 Agreement Terms



- Eligible Expenses Reimbursement:
 - Based on Actual Expenses
 - Paid back using TIF generated by project
 - 80% of TIF generated (Scorecard)
 - Contingency for Cost Escalations
- Not-to-Exceed Amount:
 - \$1,394,035
- Reimbursement Timeline:
 - 2023-2025
 - Approx. \$385,000 – \$465,000 / annual
- Term:
 - Effective Date
 - Project Completion

CONSIDER: Resolution #1594

Suggested Motion:

I move to adopt Resolution #1594 approving the Type 2 General Assistance Participation Agreement with The Cartee Project, LLC and authorizing the Executive Director to execute the agreement.

AGENDA

IV. Action Item Cont.

- H. CONSIDER: Resolution #1594 – 406 S Broad St – Cartee Apartments – Participation Program Type 2 Agreement with The Cartee Project, LLC (5 min)Laura Williams
- I. CONSIDER: 200 Myrtle Street – Boise Caddis – Participation Program Type 2 Agreement Designation with River Caddis (5 min)Laura Williams

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- F. CCDC Monthly Report (5 min)John Brunelle

VI. Adjourn

200 Myrtle Street – Boise Caddis – Type 2 Designation



Laura Williams, Project Manager

Project Location



Project Background



- 173 for-rent units
 - Studios: 31
 - 1 Bed: 74
 - 2 Bed: 43
 - Efficiency: 24
- 394 structured parking spaces
- 4,000 SF Retail
- 20,000 SF amenities
- \$31 million Total Development Costs

Timeline

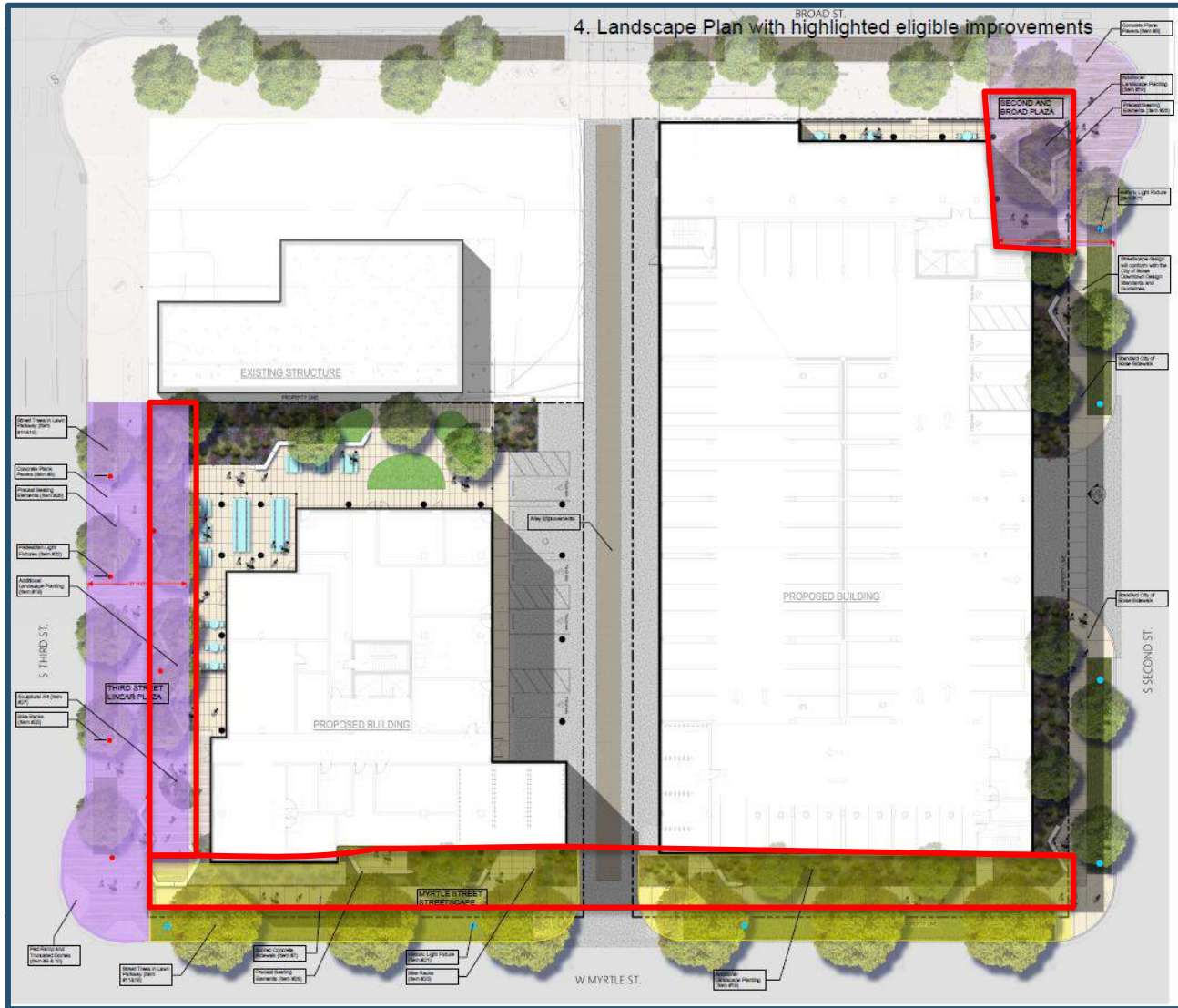
- February 13, 2019 – DR Approval
- Spring 2019 - Type 2 Agreement Finalize
- Summer 2019 - Construction Start
- Summer 2021 - Construction Complete

Project Scorecard



- Level A Scoring (140 + Points)
 - FAR score
 - Utility Improvements
 - Parking
 - Environmental Remediation
 - Public Art
 - TBD Geothermal / Sustainability

Project Eligible Expenses



- Public Improvement Cost Estimates:
 - Streetscapes and Alley – \$600,000
 - Utilities – \$200,000
 - Stormwater Infrastructure – \$75,000
 - Public Art- \$100,000
 - Total - Approximately \$1.1 Million
- Easements required for some areas to be Eligible:
 - 3rd Street
 - Myrtle Street
 - 2nd and Broad Street

CONSIDER: Type 2 Designation

Suggested Motion:

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

Next Steps:

Type 2 Agreement Draft for Board Approval at Future Meeting

AGENDA

IV. Action Item Cont.

- H. CONSIDER: Resolution #1594 – 406 S Broad St – Cartee Apartments – Participation Program Type 2 Agreement with The Cartee Project, LLC (5 min)Laura Williams
- I. CONSIDER: 200 Myrtle Street – Boise Caddis – Participation Program Type 2 Agreement Designation with River Caddis (5 min)Laura Williams

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- V. Block 7 Alley Design Update (5 min)Matt Edmond
- VI. CCDC Monthly Report (5 min)John Brunelle

VI. Adjourn

INFORMATION: Trailhead Management Report

Tiam Rastegar
Executive Director
Trailhead

TOPICS



1

Intro

2

Membership

3

Programming

4

Questions



Introduction



Mission & Purpose

Accelerate the creation, growth and scaling of business ventures in Boise.

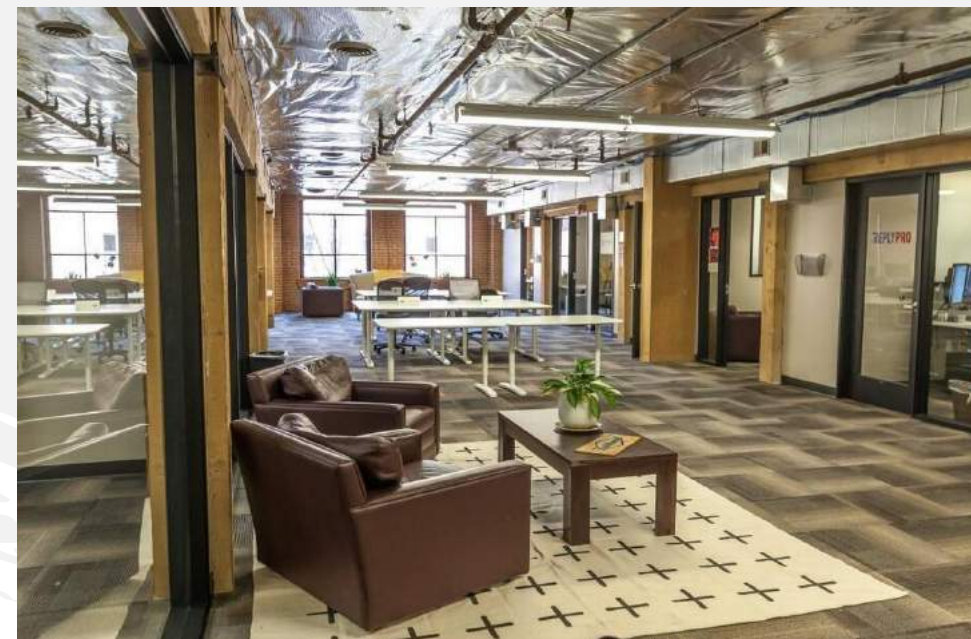


Work space

Educational
Programming

Mentorship

Ecosystem
Building





Team



Taylor Robbins
Member Service Manager



Matt Gilkerson
Program Manager



Executive Director

Board Of Directors



Melanie Lubocki



Gordon Jones



Bob Dean



Faisal Shah



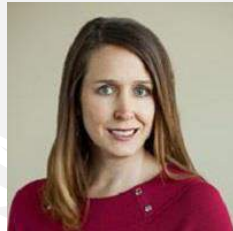
Nic Miller



John Hale



Joel Poppen



Eileen Barber



Mike Sadler

In Partnership With



Karen Meyer

Faisal Shah

Bob Dean

John Hale

Jason Crawforth

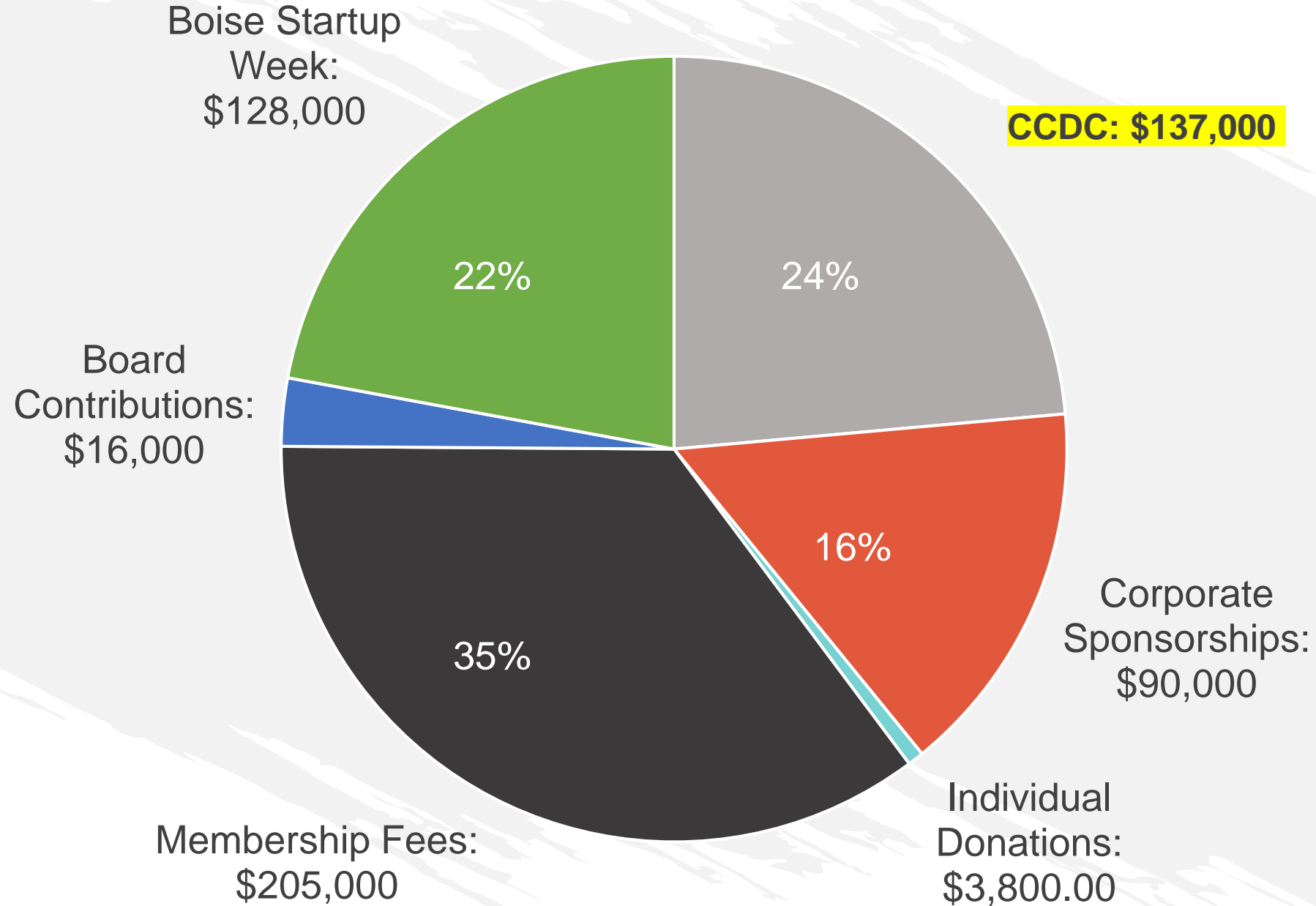
Eileen Barber





Membership

Revenue Summary

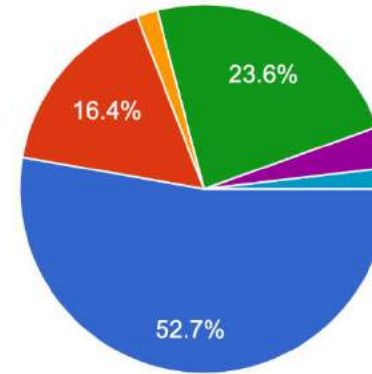


Membership Overview

- **227 total members**
- 53% majority are founders
- 16% are co-founders
- 24% are remote workers

Role at work

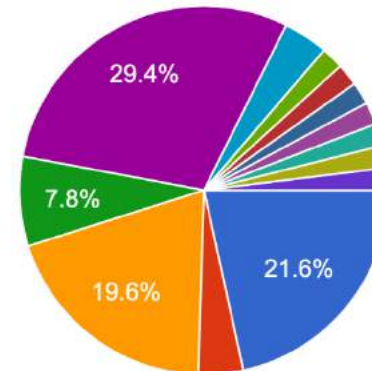
55 responses



- Founder
- Co- Founder
- Employee for Trailhead Member
- Remote worker for non Trailhead Member
- My own consulting, work for nonTrailhead member
- Team member of company basing at Trailhead

What is the structure of your organization?

51 responses



- Sole Proprietorship
- Partnership
- Corporation
- S Corp
- LLC
- Non-Profit
- B Corp
- TEST

- 29% majority are LLCs
- 21.6% are Sole Proprietorships
- 54% majority have 1-5 employees
- 45% majority in Consulting
- 24% in Marketing

Economic Impact

Recently new companies launched:

- Kaizen Food Tech
- HausMart
- Gina Cucina
- Evo Stream
- MiiG Enterprises
- Warm Springs Consulting
- Amber Johnson Consulting

New companies and existing members:

- New job creation: 29 full time jobs
- Startup investments: \$13 million
- Startup revenue: \$11million

Startups Served

- Cauze
- JUNGO
- Yaya Cheese
- Zacha Hummus
- Boise LAN
- Warm Springs Consulting
- Art of Visuals
- Boise Period Project
- InquireOf
- Partner Hero
- Boise Boss Babes
- Women Who Get Shit Done
- Women Innovators
- Ava's Flavas
- EvoStreams
- Gina Cucina
- MiiG Enterprises
- Big Cedar Media
- Gluten Free Galaxy
- Killer Creamery
- Reynolds and Meyers
- HausMart
- Kaizen Food Tech
- Natural Intelligence
- Lovevery
- Anew Toasted Muesli
- Gravity
- StoreFront
- PlexTrac
- Retrolux
- Porterhouse Market
- Three Bar Mix Co.
- Dee's Rum Kax
- BGood Bars
- Ballard Cheese
- U.DO Sparkling Water
- Bucksnot Soda
- Divinia Water
- Hummuna Hummus
- Vagabond Bakery
- Fireside Mallow
- Oma & Popies
- American Ostrich Farms
- All Spun Up
- Muscle Donut
- Snacktivits Foods
- Kate's Real Food
- Voce Tea
- Galimofre Pasta
- Dry Creek Grapes
- Idaho Kombucha Co.
- Box Chocolates
- Boise Cleaning Fairy
- Ethos Design
- The Solo Creative
- Senior Oui
- The Nerdy Dragon
- Recall InfoLink
- SWYM
- AppteDex
- Coding Dojo
- Integrity Ballistics
- Uledger
- CLUTCH
- UniHub
- Carp Solutions
- Thompson Aviation
- PayDaily
- GigMi
- Clearview Elite
- Proskriptive
- ionVR
- Black Box VR
- Wompus
- Epifiction
- NLP
- Art of Darkness
- Idaho Horror Film Festival
- Talloo
- JobU
- Caring411
- OutdoorToyShare.com
- Animo
- Carpe Carpum
- Hiero Entertainment
- Boise Bycycle Project
- Ingeniem
- Annie's Pies
- The Goodness Land
- OmniGo Events
- Monkey Trends
- Amber Johnson Consulting
- Immersive Experience Studios
- Vacasa
- Lumineye
- OneStone
- AgriPay
- AskaLocal
- Profile Sanford
- SMHeuristics



Programming & Events

Programs & Events

Name	Type	Attendees
Lunch & Learn Workshops	Educational program – biweekly	250
Women, Money & Power	Partner workshop – monthly	20
Hackfort Happy Hour	Partner event - monthly	250
Founders Live	Experiential learning program – monthly	85
Pitch Night	Experiential learning - quarterly	80
ID Virtual Reality Council	Partner event – quarterly	102
Women Who Get Shit Done	Partner program - monthly	90
Boise Startup Week	Planning event – bi-weekly	35
Angel Investing	Educational program – monthly	35
Boise Period Project	Partner event – biweekly	120

Lunch & Learn Program

Topic	Speaker	Attendees
Cyber Security	Badger Info	25
Adaptive Leadership	John Michael Shert	35
Women, Money and Power	Amber Biehl	30
Raising Money as a Startup	Matt Price	30
Leadership	Mike McHargue	30
Angel Investing	Kevin Learned	40

Pitch Night

- Climax for Trailhead membership
- Pitch event for real investment \$\$\$
- Partnership with: BAA, BSU VC, SBDC, Signal Rock Capital, VC.org



Trailhead Summit

- Raised over \$65,000
- Featured Jim Donald, CEO of Albertsons
- Hosted over 100 guests





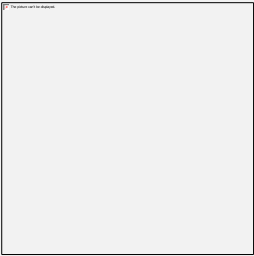
Diamond

PERKINScoie
COUNSEL TO GREAT COMPANIES

Gold



Silver



Bronze



Partners



Apprenticeship Program

Pilot program with STEM Action Center and VYNYL

- \$200,000 grant from STEM Action Center
- 8 apprentices went through program
- 4 were placed in jobs
- 2 went on to get CS degrees
- Launched AgriPay



KeyBank & Trailhead: You Lead Idaho!

- \$70,000 grant award for 1 year
- Entrepreneurial program for HS students in rural Idaho
- Winner of Pitch Competition receives scholarship \$\$\$
- Winning school receives prize money
- All students receive dual credit for course work



Coding Dojo Partnership

- New Coding School in Boise
- Registered Apprenticeship Program with DOL
- 15 students in first cohort
- Coding Scholarship Program
- \$3,700 rent per month



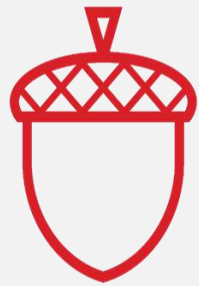
Women Initiatives & Partnerships

- Women Who Get Shit Done
- Boise Boss Babes
- Women Innovators
- Boise Period Project

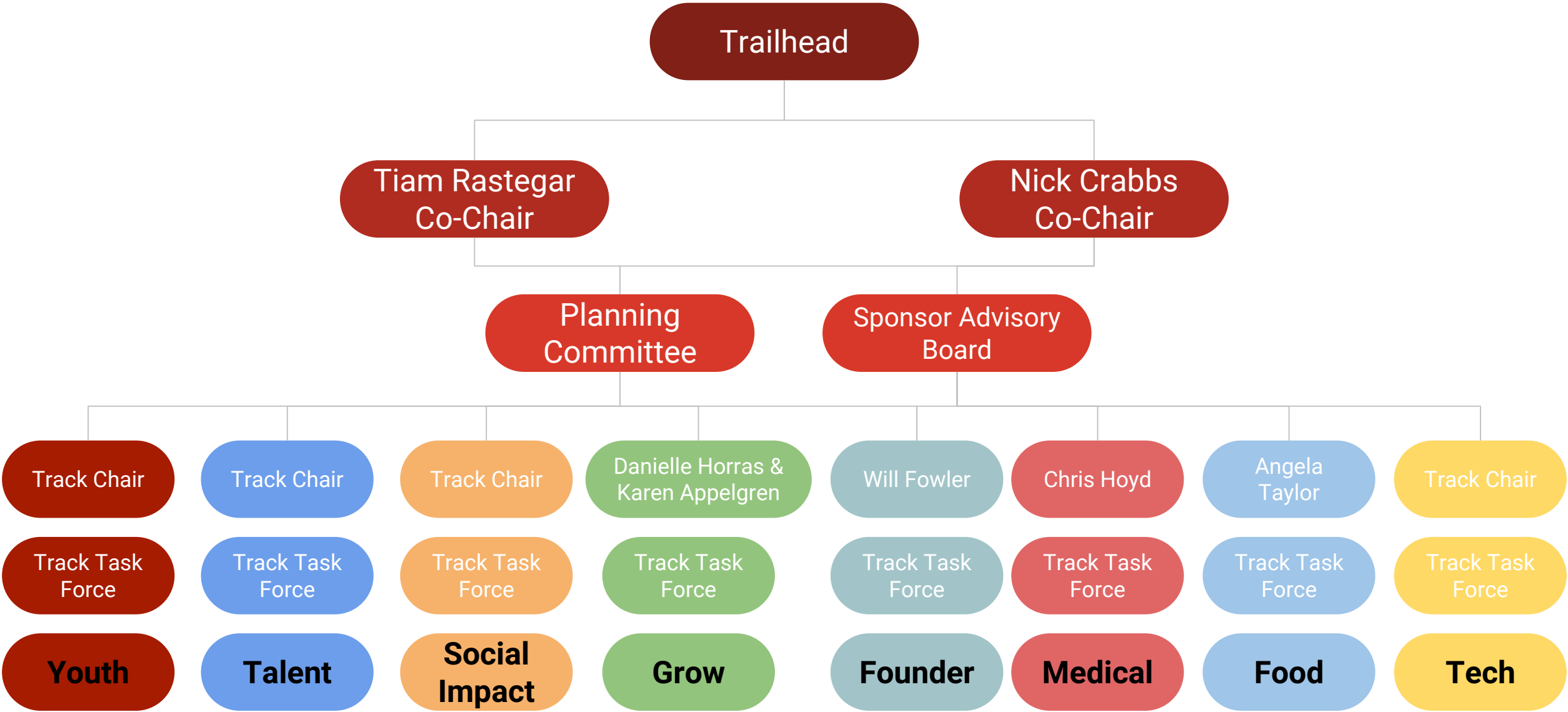
Boise Period Project

- Eliminate menstruation poverty in Boise
- Collect donations and assemble menstruation kits
- Trailhead gathered donations and hosts packing party
- 200+ menstruation kits during last packing party

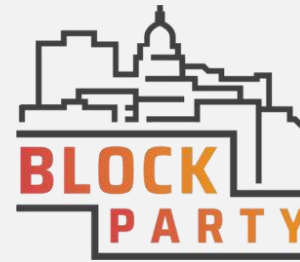




**BOISE
STARTUP WEEK**



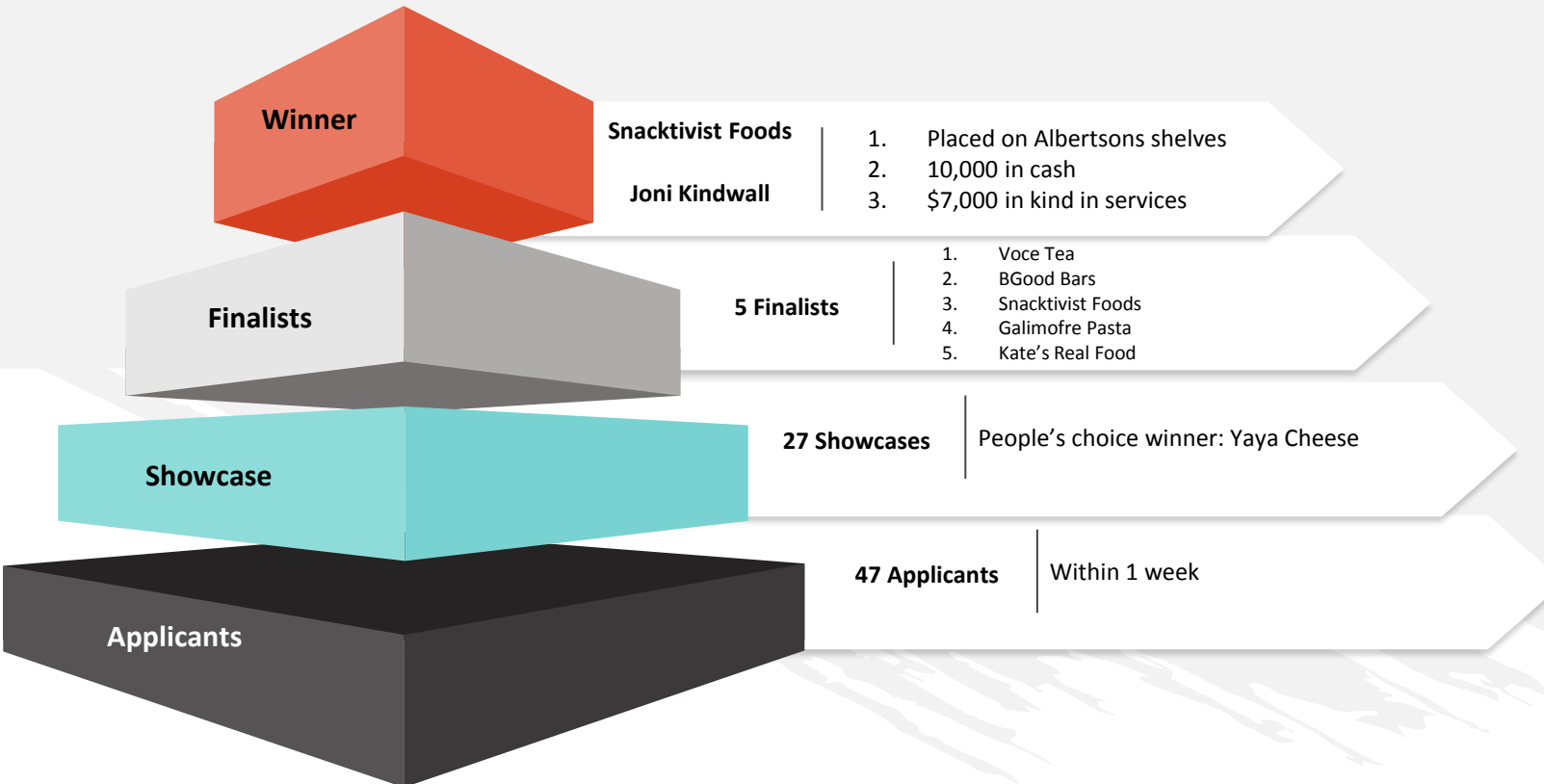
BSW Main Events





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Albertsons and Trailhead Partner on 'Trailmix,' a Competition for Food Startups

By Lex Nelson



Between its new store on Broadway Avenue and its recent announcement of in-store meals from the delivery service Plated, Albertsons has been making a lot of headlines. But the Boise-based grocery store chain is far from slowing down—in fact, it's ramping up the innovation, and revealed today it will partner with local business incubator Trailhead on a

Related Locations

Albertsons—Broadway

1219 S. Broadway Ave.

Broadway Avenue

208-336-5278, 208-433-9905

Trailmix Press

Rastegar made a splash at Boise Startup Week in October by organizing a crowd-pleasing pitch competition at Jack's Urban Meeting Place. Dubbed Trailmix, the competition drew 42 small food companies seeking to get their products into Albertsons stores.



Albertsons meeting
Joni Kindwall Moore, third from left, winner of the Trailmix competition at Boise Startup Week, meets afterward with Boise Mayor David Bieter, fourth from left; new Trailhead Boise Executive Director Tiam Rastegar, far left; and several Albertsons leaders.
Provided by Joni Kindwall Moore

"He has an innate knack for understanding what an entrepreneur needs to succeed in a startup environment," said Faisal Shah, the Boise tech entrepreneur who cofounded Trailhead and serves on its board, in a text message. "... He has already developed exciting startup programs

Trailmix event promotes Idaho startup food producers

By: Sharon Fisher | October 11, 2018 | Comments Off



The winner of the Trailmix event will have their product stocked at the new Albertsons at the corner of Broadway and Beacon in Boise. File photo.

In an event intended to showcase entrepreneurship in Idaho's food processing industry, grocery retailer Albertsons and downtown Boise co-working space Trailhead are partnering on "Trailmix," a competition for startup food producers.

The event will be held Oct. 18 at Trailhead starting at 2 p.m. during the third annual Startup Week, a conference to promote Idaho entrepreneurship.

Five companies will be chosen to do a pitch on their products, Shark Tank-style, while 18 companies will

participate in a showcase exhibition to create awareness for their products, said Tiam Rastegar, executive director of Trailhead Boise.

"Two years ago, Trailhead, as an organization, started talking to Albertsons, and started to float the idea of how can we, as a community, leverage our assets in food production, and Albertsons as a grocer, and create jobs," Rastegar said. "It became very clear, with our strong history of food innovation and agriculture and distribution, that we are well positioned to help food entrepreneurs."



Tiam Rastegar

Techstars | Boise Startup Week 2018

Schedule ▾ Speakers Sponsors Attendees

Thursday, October 18 • 4:00pm - 5:00pm

Trailmix - Pitch Competition LIMITED

Sign up or log in to save this to your schedule and see who's attending!

https://sched.co/GXsi

Tweet

Share

Feedback form is now closed.

Limited Capacity seats available

TrailMix is an exciting new event created to showcase new and innovative food product companies from around the Northwest. TrailMix is presented by Albertsons at Trailhead, in partnership with the Food Truck of Boise Startup Week.

5 lucky applicants will have the ability to pitch their food product to a room filled with over 200 people, answer questions by Judges, and obtain feedback. This event will create awareness for the food entrepreneurs and startups competing and give them networking opportunities with, industry leaders, investors and other companies.

These entrepreneurs just competed for shelf space at Broadway Albertsons. Here's who won

BY KATE TALERICO
OCTOBER 19, 2018 05:36 PM, UPDATED: OCTOBER 19, 2018 11:32 PM



In an event called Trailmix, food startups went head-to-head in a pitch competition.
0:05/2:08
An event sponsored by Albertsons and Trailhead, local food startups competed for \$10,000 and a deal with the Idaho-based grocer that could land them a spot on the shelves of their Broadway store.
By Kate Talerico

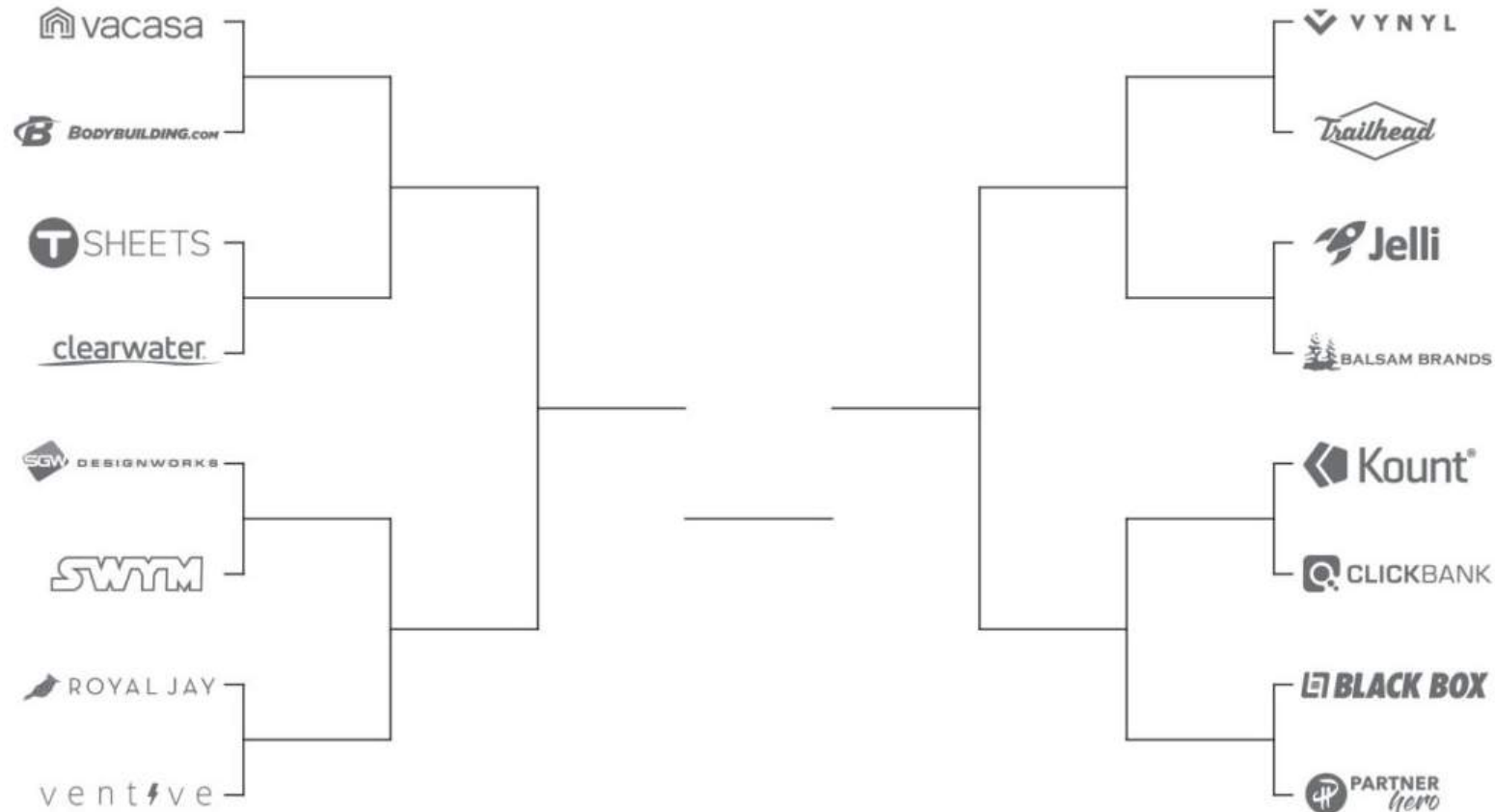
BSW Food Tour



1. Lemon Tree Co.
2. Paddles Up Poke
3. Funky Taco
4. Boise Fry Company
5. Main Street Deli
6. Costa Vida
7. Meraki Greek Street Food
8. Fresh Healthy Cafe
9. Tasso

BSW Dodgeball

Tournament Bracket



Winners: Clearwater





THANK YOU TO OUR SPONSORS!

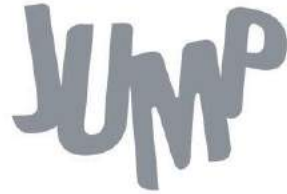
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& VISITORS BUREAU



STARTUP SPONSORS



PLANNING COMMITTEE



“Trailhead eliminates a huge barrier to relocating a small technology company to Boise. The available office space, central downtown location with inexpensive and safe parking nearby allows me to grow the most important parts of my business without the significant fixed cost of commercial office space. Trailhead provides its members with many additional resources and community connections that accelerate growth and entrepreneurial endeavors. Most notably and recently at the Annual Fundraiser members were invited to join and contribute donations. EvoStream was a was proud to help with sponsorship and I was personally introduced to several local business leaders including the CEO of Albertson’s.”

- Stephen Joseph from EvoStreams

“There's no better way to integrate into Boise's entrepreneurial community and the BoDo work environment than having Trailhead as the hub from which to launch our company. We have investors we met through Trailhead, creatives we work with who we met through Trailhead, and customers we have met through Trailhead.”

- Rod Morris from Lovevery

“We joined Trailhead nearly a year ago, and have found the creative energy, networking and professional setting to be the help we needed to get our startup off the ground. In the first year as members, our sales have tripled and we have hired 2 engineers and administrator. Previously, at our old office, we would avoid inviting partners or customers to our space because we couldn't afford a professional setting. Trailhead is a tremendous benefit to local startups like ours.”

- Jerel Nelson from Kaizen Food Tech

“Trailhead has opened up tremendous opportunities for Boise Boss Babes and has allowed us to grow at the pace we needed, as we outgrew all other spaces. We hope to have more after the 21st of this month and are hoping to hire in the near future. Our time has been volunteer and not paid, but we have plans to implement that as soon as the next meeting on the 21st.”

- McKenzie Young from Boise Boss Babes

“Trailhead and Trailhead North have created an ideal startup environment for Natural Intelligence. Both the offices we occupy and the community facilities at Trailhead really facilitate our needs as a young startup company. Furthermore, working in an environment surrounded by other aspiring entrepreneurs creates an atmosphere of energy and enthusiasm that would be impossible to replicate in a more isolated environment. Eventually, Natural Intelligence will scale beyond the accommodations that Trailhead can provide, but when that point comes we will always have a fond memory of our first ‘headquarters’ and the help it has provided to Natural Intelligence.”

- Paul Dlugosh from Natural Intelligence Systems

“I’m fairly new to appreciating the benefits of Trailhead. It wasn’t until this year that I even entered the building. However, just in a short time, I have already experienced it's immense value.”

- Karen Midkiff from AnewFoods

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VI. Adjourn

Main + Marketplace Construction and Changes to Capitol Terrace Condominium Declaration

Mary Watson, CCDC General Counsel

Bryan Vaughn, Development Partner
and Brett Hamm, Deputy General Counsel
Hawkins Companies





Built in 1988

Two Owners – 50/50 control

CCDC: Parking Garage
Condominium

Hawkins Companies:
Retail Condominiums



Common Areas

Generally, the entire project except the condos themselves.

Limited Common Areas

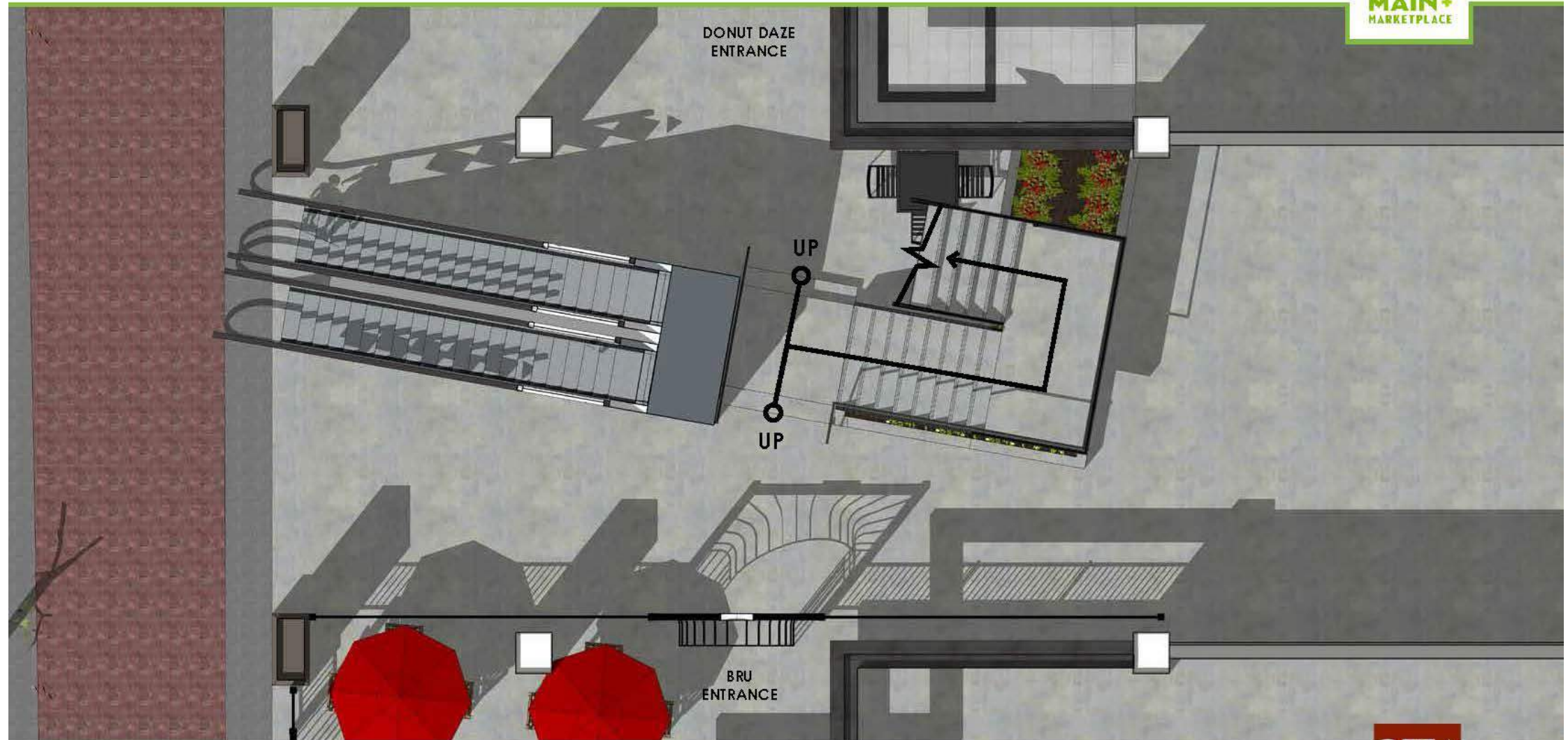
Exclusive use and maintenance by owners of the appurtenant condos.

MAIN + MARKETPLACE

Exit Stair Study



CONCEPTUAL EXIT STAIR STUDY FOR REMOVAL OF EXISTING STAIR



FIRST FLOOR PLAN

IN TRYING TO AVOID THE EASEMENT THROUGH THE FIRST FLOOR COMMON SPACE, WE RETURNED THE STAIR UNDER THE ESCALATOR. THIS ALSO GAVE US THE OPPORTUNITY TO BE ABLE TO GO EITHER DIRECTION FROM THE LAST LANDING.

MAIN + MARKETPLACE

Exit Stair Study



SECOND FLOOR PLAN

5' WIDE STAIR BETWEEN FLOORS 1 & 2 FOR EXITING. CUT OPEN THE FLOOR BETWEEN MAIN STRUCTURAL BEAMS TO DROP THE NEW STAIR IN. EXISTING GUARDRAIL WALL WOULD BE REMOVED ON SECOND FLOOR AND REPLACED WITH A NEW GUARDRAIL.



MAIN + MARKETPLACE

Exit Stair Study



STREET VIEW FROM IN FRONT OF DONUT DAZE

EVEN THOUGH THIS STAIR WILL PROBABLY BE USED MOSTLY FOR PEOPLE EXITING THE SECOND FLOOR, ACCESS FROM BOTH SIDES OF THE ESCALATOR IS POSSIBLE WITH THIS DESIGN.

MAIN + MARKETPLACE

Exit Stair Study



FIRST FLOOR ESCALATOR VIEW

PLANTERS HAVE BEEN RELOCATED FURTHER BACK TO PROVIDE MORE OPENNESS.



BACK OF STAIR VIEW LOOKING WEST

PLANTERS LOCATED UNDER STAIRS MEETS CODE FOR CANE DETECTION AND SOFTENS THE STAIR. THESE COULD BE FREE STANDING OR BUILT-IN. THIS COULD ALSO BE ACCOMPLISHED WITH A RAIL.

MAIN + MARKETPLACE

Exit Stair Study



GLASS GUARDRAIL

PAINTED STEEL - SINCE THIS BUILDING IS TYPE "1A" CONSTRUCTION, WE MAY BE REQUIRED TO USE AN INTUMESCENT PAINT ON STRUCTURAL COMPONENTS

FIRE SPRINKLERS WILL BE REQUIRED UNDER STAIRS AND LANDING

LANDING SUPPORT COLUMN LOCATED OUTSIDE OF EASEMENT



REAR CORRIDOR VIEW

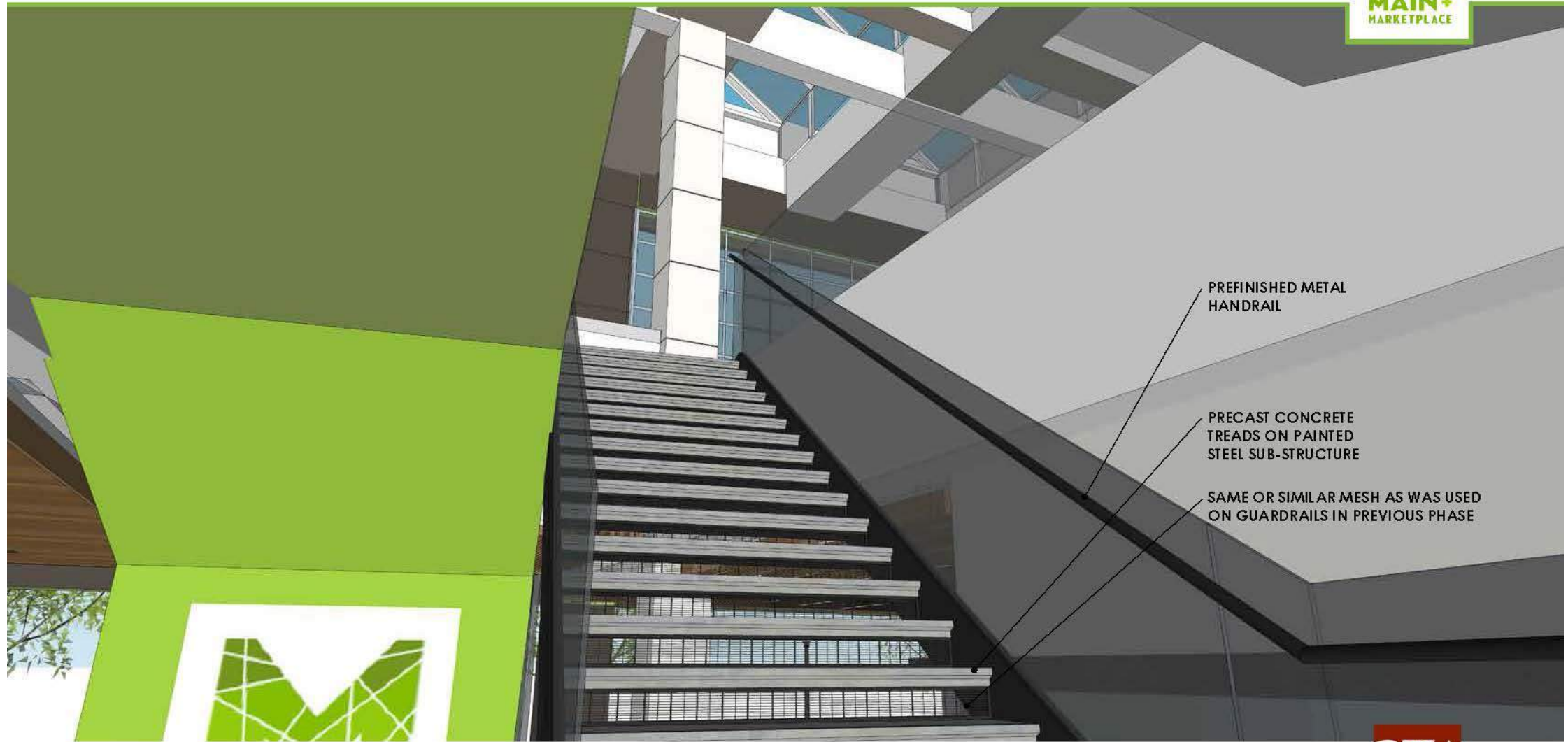
GLASS GUARDRAIL PROVIDES AN EXCEPTIONAL LEVEL OF VISIBILITY AND TRANSPARENCY. A SECOND OPTION MIGHT BE TO USE STEEL/MESH GUARDRAIL DESIGN SIMILAR TO PREVIOUS PHASE.

ARCHITECTS ENGINEERS

1/15/2019

MAIN + MARKETPLACE

Exit Stair Study



VIEW UP STAIR FROM LANDING

WIRE MESH RISERS ALSO AIDE IN TRANSPARENCY AND OPENNESS.



PATIO FLOOR PLAN

INTERIOR OVERHEAD DOORS AT THE PROPERTY LINE CAN STILL CLOSE OFF THE PATIO FROM THE INSIDE OF THE RESTAURANT.



HIPPED ROOF AND SKYLIGHT

USING EXISTING STRUCTURE, OPERABLE GLASS WALLS AND SKYLIGHTS TO CREATE A FLEXIBLE PATIO SPACE FOR A MORE COMFORTABLE YEAR ROUND USE.



VIEW FROM SECOND FLOOR - CLOSED

ADD NEW BEAMS TO SUPPORT OPERABLE GLASS WALL SYSTEM AND SUPPORT CEILING STRUCTURE OFF OF EXISTING COLUMNS.



VIEW FROM SECOND FLOOR - OPEN

WHEN OPEN, THE GLASS WALL SYSTEM STACKS AGAINST COLUMNS ON EITHER SIDE OF THE BEAM.
LOCATIONS WHERE MAN-DOORS OCCUR CAN BE USED IN OPEN OR CLOSED POSITION.



VIEW FROM TOP OF THE ESCALATOR

OPEN FEELING AND OPERABLE GLASS WALLS ALLOW FOR SECURITY OF PATIO FURNITURE AT NIGHT AND HEATING DURING COLD MONTHS.



VIEW FROM PASSING BUILDING PATRON

GIVES THE FEELING OF PASSING BY A RESTAURANT PATIO AND NOT THROUGH. PATIO TYPE LIGHTS AND SKYLIGHT FEATURES ADD TO THE OPEN FEELING AND DON'T MAKE THE SPACE FEEL CROWDED.



VIEW FROM THE WEST WITH PATIO BAR

TWO HEIGHTS OF OPERABLE WALL SYSTEMS COULD FOLD BACK TO FEEL LIKE ONE OPEN SPACE - A SHORT SECTION OVER THE BAR AND A FULL HEIGHT SECTION LEFT OF THE BAR. BAR SEATING HAS BEEN REMOVED FROM THIS EDGE OF THE PATIO.



VIEW FROM INSIDE THE COVERED PATIO

ELECTRIC HEATERS, FANS, PATIO STYLE LIGHTS, SKYLIGHT TYPE FEATURES AND A LIGHT STRUCTURE ENHANCE THE PATIO ENCLOSURE BUT DON'T BLOCK ALL THE LIGHT FROM ENTERING THE REST OF THE INTERIOR SPACE.



VIEW OF THE CEILING

THE CEILING COULD ALSO BE ALL HIPPED INSTEAD OF TRANSITIONING TO FLAT TO HELP WITH DUST AND OTHER MAINTENANCE AND CLEANING OF THE ENCLOSURE OVER TIME.



VIEW FROM INSIDE TSUNAMI SPACE LOOKING OUT

FULLY CONDITIONING THE PATIO SPACE IS CHALLENGING AND RAISES SOME IMPORTANT CODE ISSUES - ESPECIALLY WITH THESE TWO SPACES STRADDLING THE PROPERTY/CONDO LINE. TO TEMPER THE SPACE, THE USE OF ELECTRIC HEATERS AND FANS IS RECOMMENDED.



VIEW OF THE BAR WALL FROM THE SOUTH PATIO SPACE
REMOVAL OF THE OVERHEAD DOOR, PATIO SEATING AND BAR SEATING FOR BETTER TRAFFIC FLOW AND NEIGHBORING TENANT.



MAIN + MARKETPLACE



MAIN + MARKETPLACE



MAIN + MARKETPLACE



Questions or Comments?



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VI. Adjourn

URBAN RENEWAL PLANNING



CENTRAL BENCH STUDY AREA

Eligibility Analysis

Doug Woodruff
Senior Project Manager, CCDC

CENTRAL BENCH STUDY AREA

Mid-twentieth century neighborhoods linked by auto-oriented commercial corridors

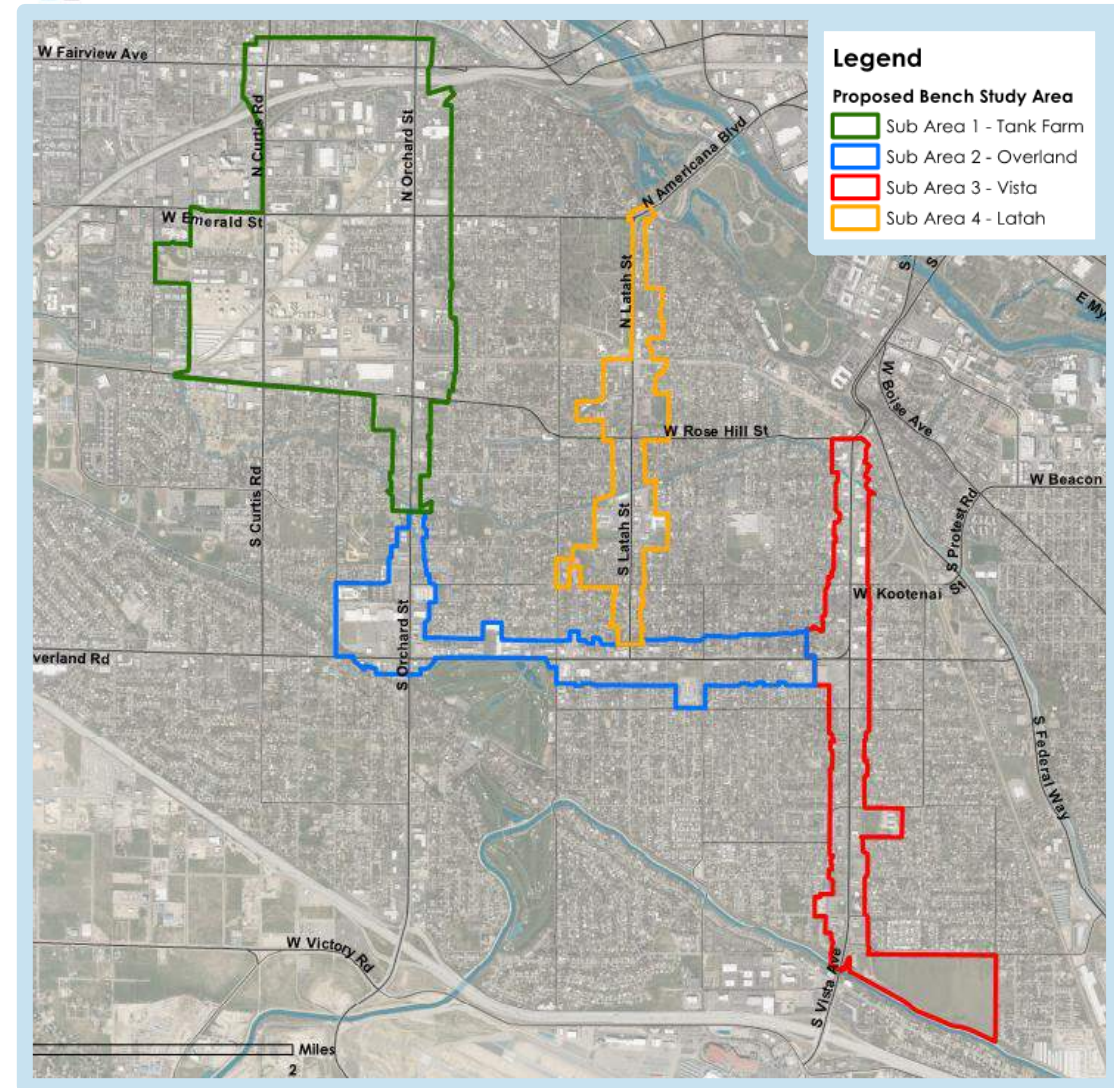
Why study for eligibility?

- Established existing neighborhoods
- Declining commercial investment
- Increasing vacancies
- Lack of essential infrastructure
(per City's Transportation Action Plan)

1,190 Total Acres (including 266 acres of right-of-way)

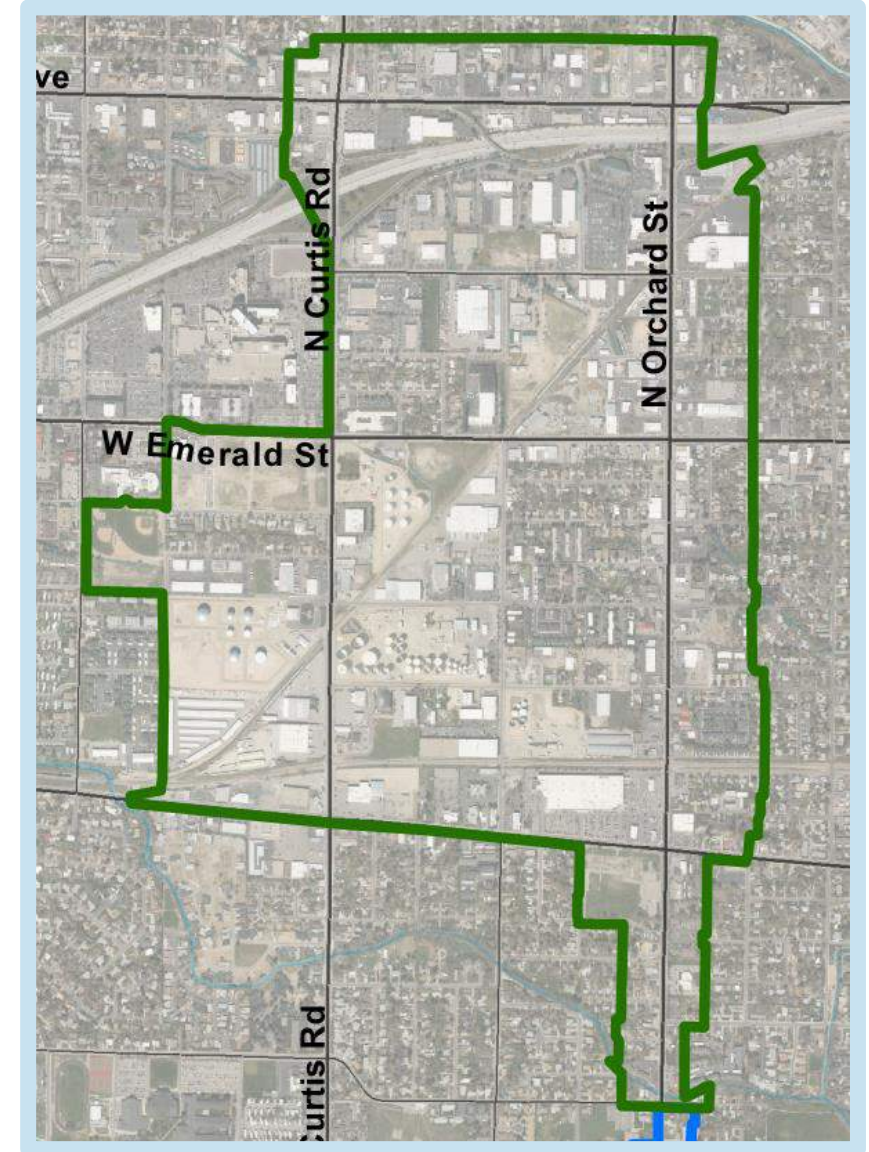
1,762 Total Parcels

Sub-areas independently assess each corridor's eligibility



TANK FARM SUB-AREA

- Elements
 - Regional petrol distribution center (Tank Farm)
 - Orchard Street Commercial Corridor
 - City-owned rail spur
 - Adjacent to regional hospital
- 641 Acres (including 148 acres of right-of-way)
- 762 Parcels
- Tank farm redevelopment/potential relocation



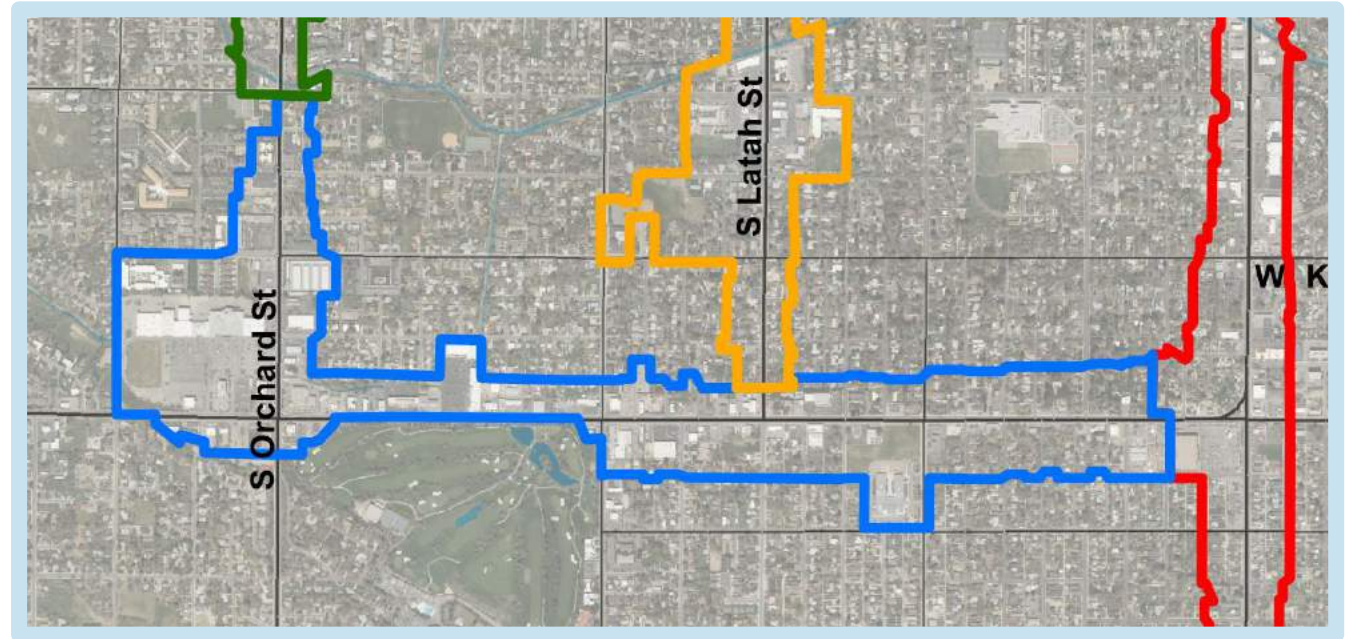
OVERLAND SUB-AREA

Elements

- Neighborhood Shopping Center
- Commercial Corridor
- Gaps in essential infrastructure

190 Acres (including 39 acres of right-of-way)

349 Parcels



VISTA SUB-AREA

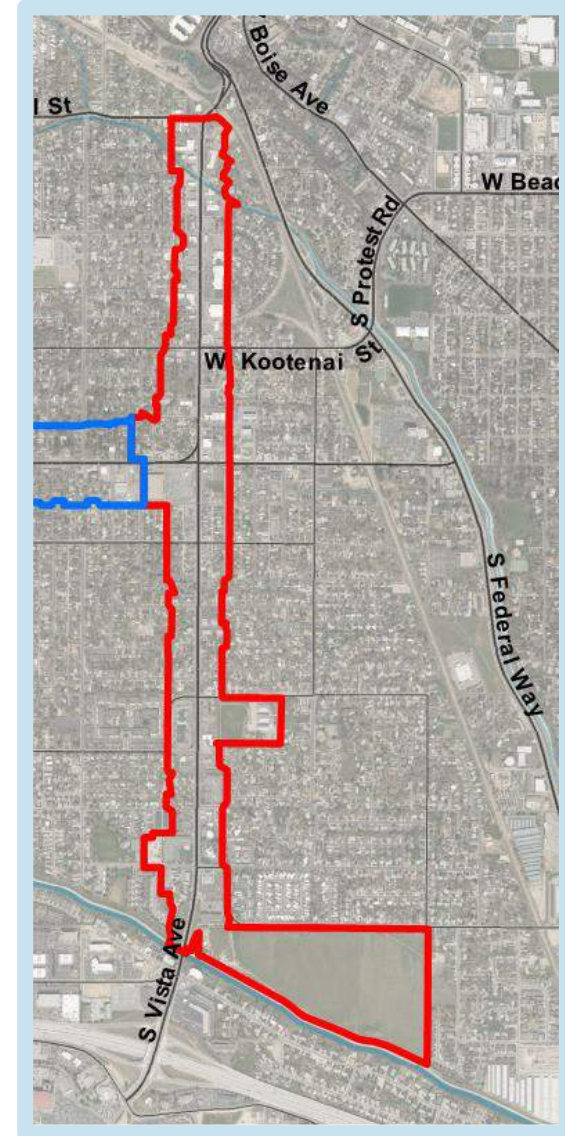
Elements

- Gateway Corridor to Boise
- Commercial Corridor
- Agricultural Property

220 Acres (including 44 acres of right-of-way)

359 Parcels

Potential subdivision by Ag. Property ownership



LATAH SUB-AREA

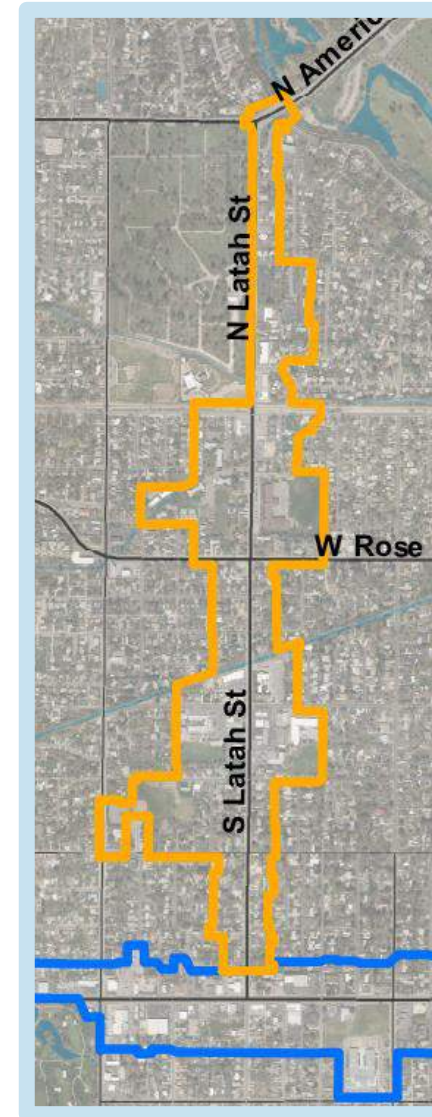
Elements

- Mobility Corridor w/ commercial nodes
- Monroe Elementary School

139 Acres (including 35 acres of right-of-way)

359 Parcels

Rosehill & Latah node, temporary use commercial reinvestment happening



ELIGIBILITY STUDY



- Development Finance
- Economic Analysis
- Community Planning
- Public Engagement
- St Louis, Missouri



Source: PGAV Planners, Kansas City Incentive Study

ELIGIBILITY STUDY

Purpose

- Examine existing conditions
- Assess if “deteriorating” or “deteriorated” factors are significantly present
- Determine if study area qualifies for further study of urban renewal assistance

Process

- Field survey every parcel (January 2019)
- Analyze field data (underway)
- Prepare draft report (mid-March 2019)
- Present Report to Board (April or May 2019)

NEXT STEPS

Eligibility Report

- Present findings to Board
- Recommend to Council for Adoption

Public Engagement

- Website for study area / project
- Neighborhood Assoc's.
- Public Partners
- Open House

Feasibility & Adoption

- Economic Feasibility
- Determine project area
- Master plan
- Urban renewal plan
- Adoption process

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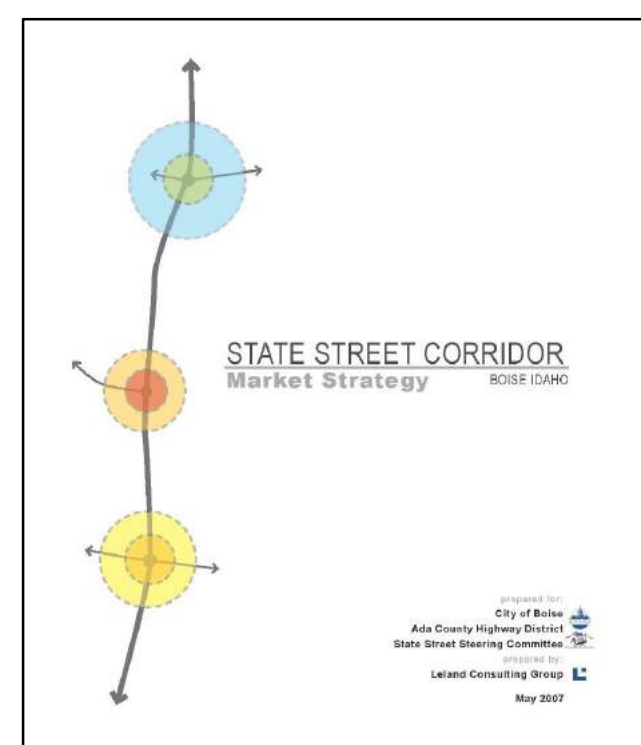
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VI. Adjourn

INFORMATION: State Street Study Area Urban Renewal Eligibility Analysis

Matt Edmond
Project Manager – Capital Improvements

State Street Background

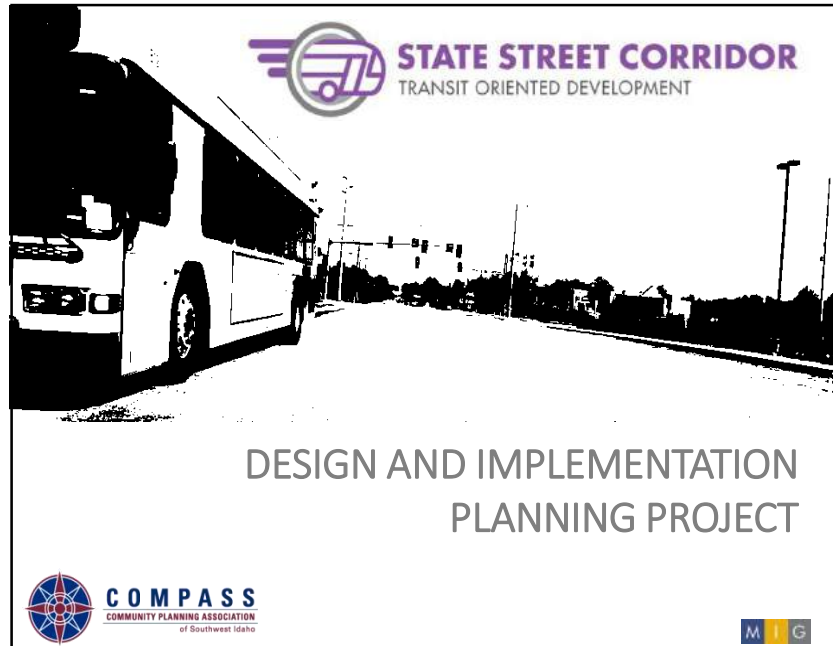


State Street Corridor Transit Oriented Development Policy Guidelines

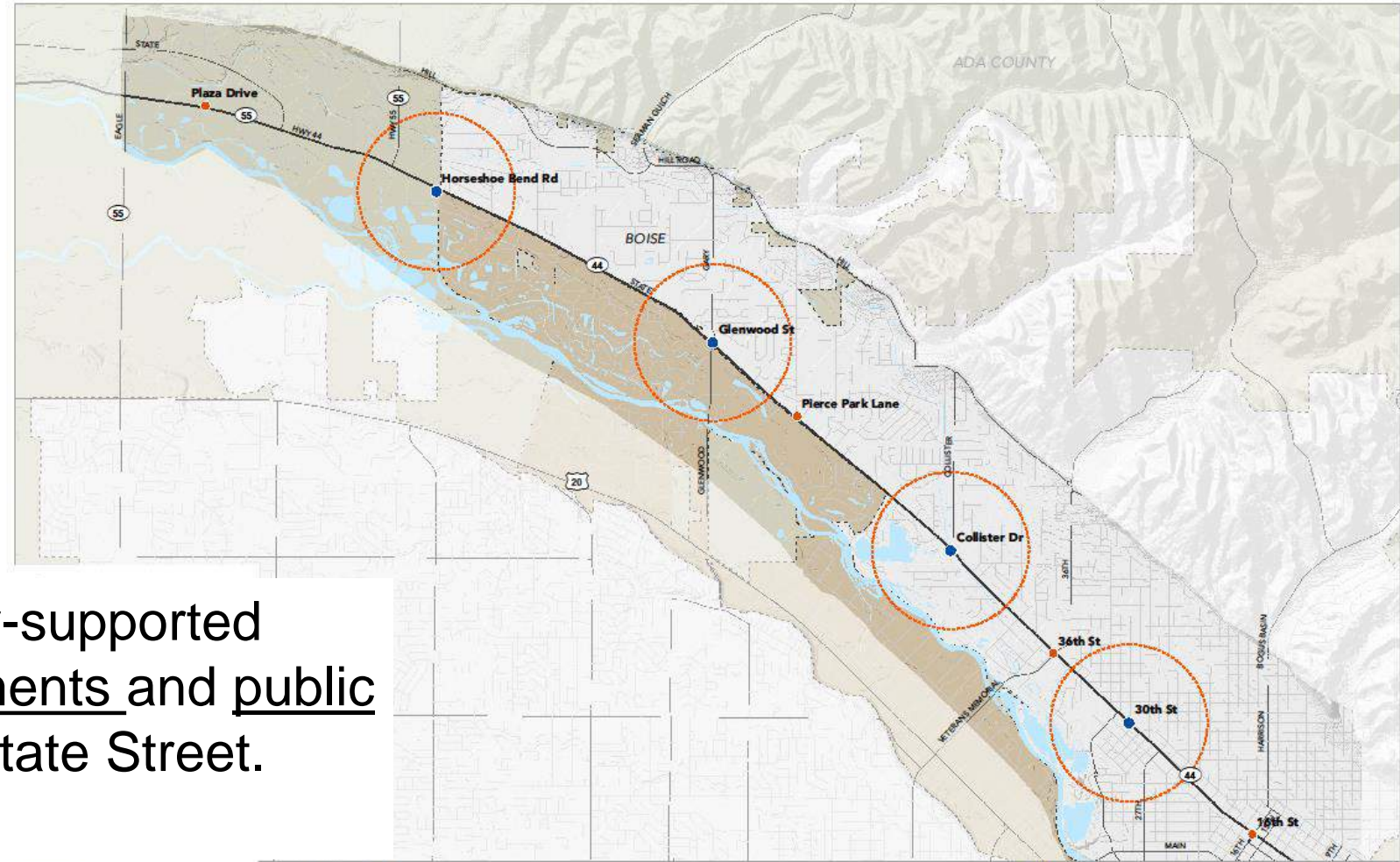
April 2008



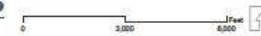
State Street Corridor Transit Oriented Development Design & Implementation Planning Project



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



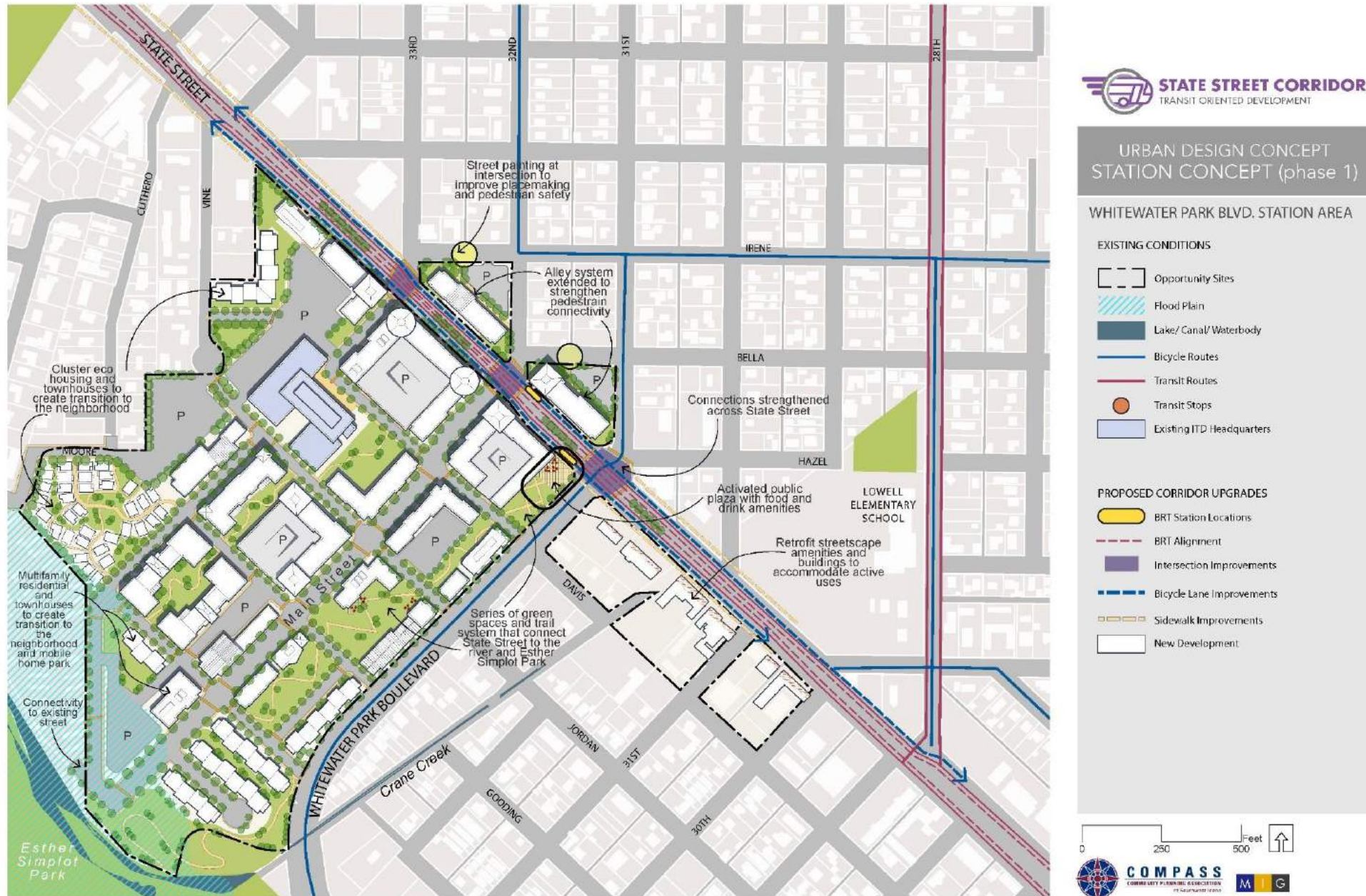
PROJECT AREA AND STATION LOCATIONS
BASELINE OPPORTUNITIES AND CONSTRAINTS



STATE STREET TOD DESIGN
AND IMPLEMENTATION PLAN



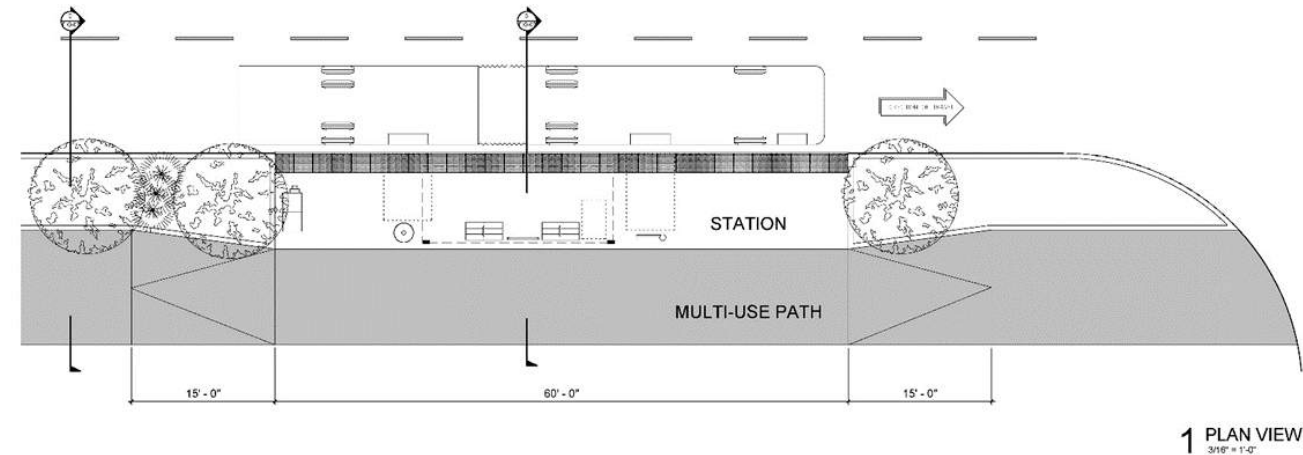
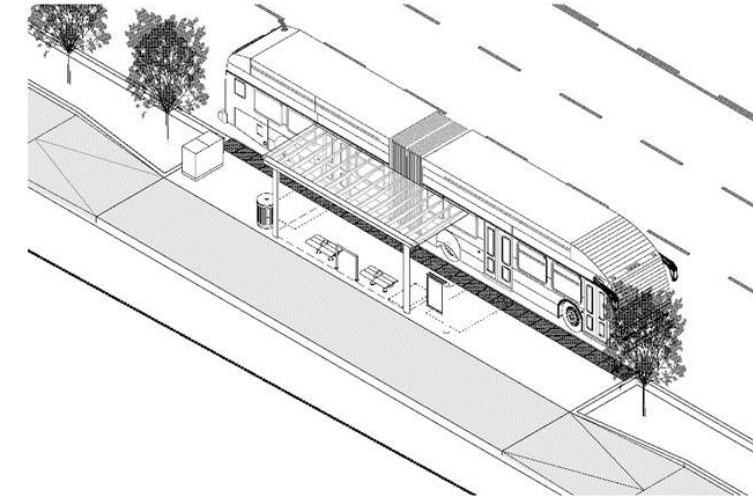
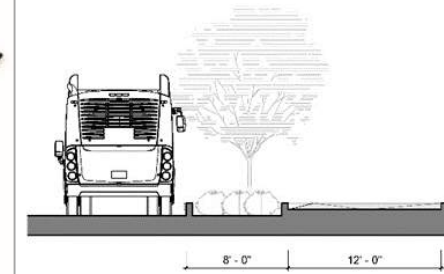
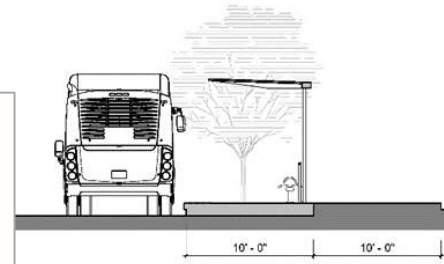
Node Planning



Node Planning

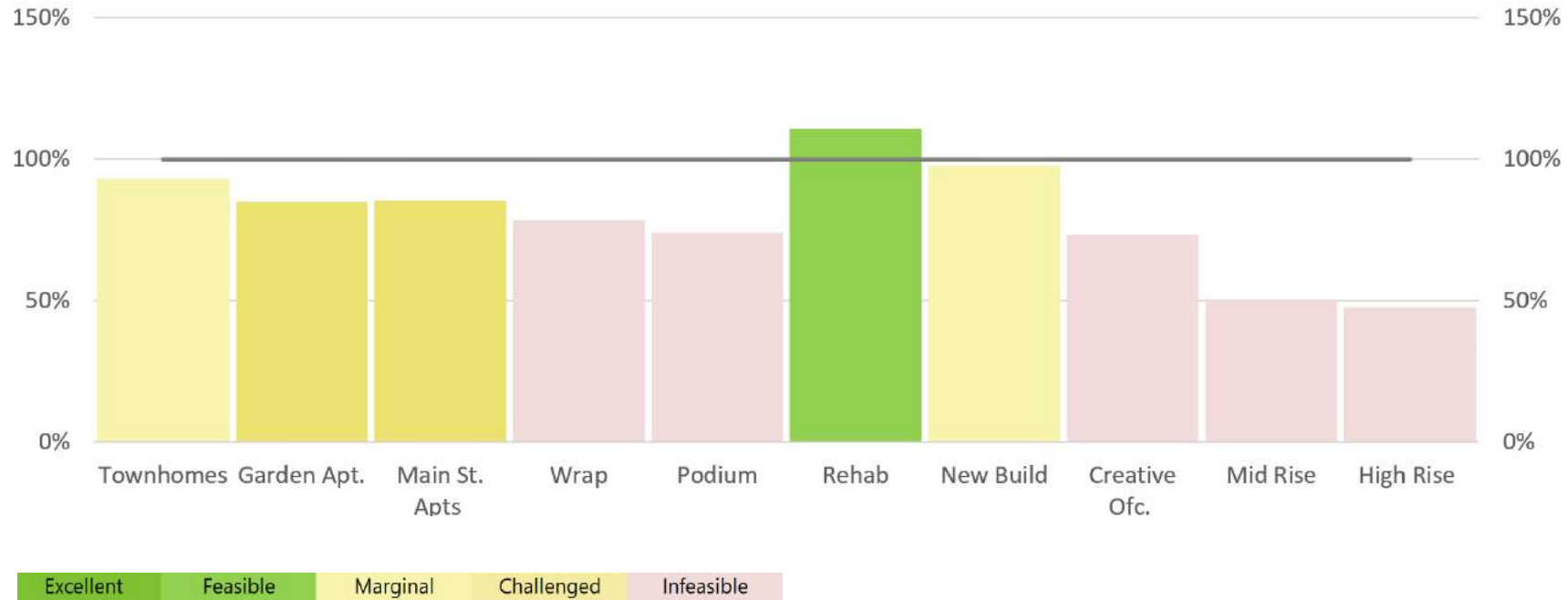


Transit Facility Design



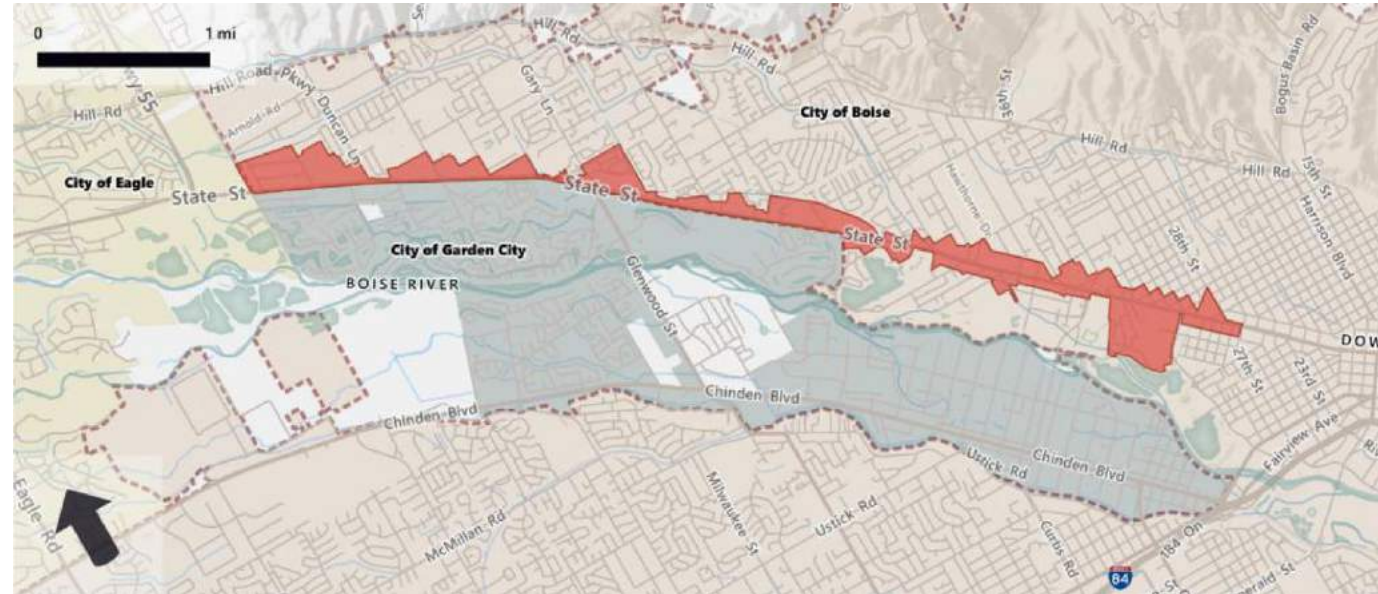
Development Feasibility

Alternative 1: Baseline/Vacant

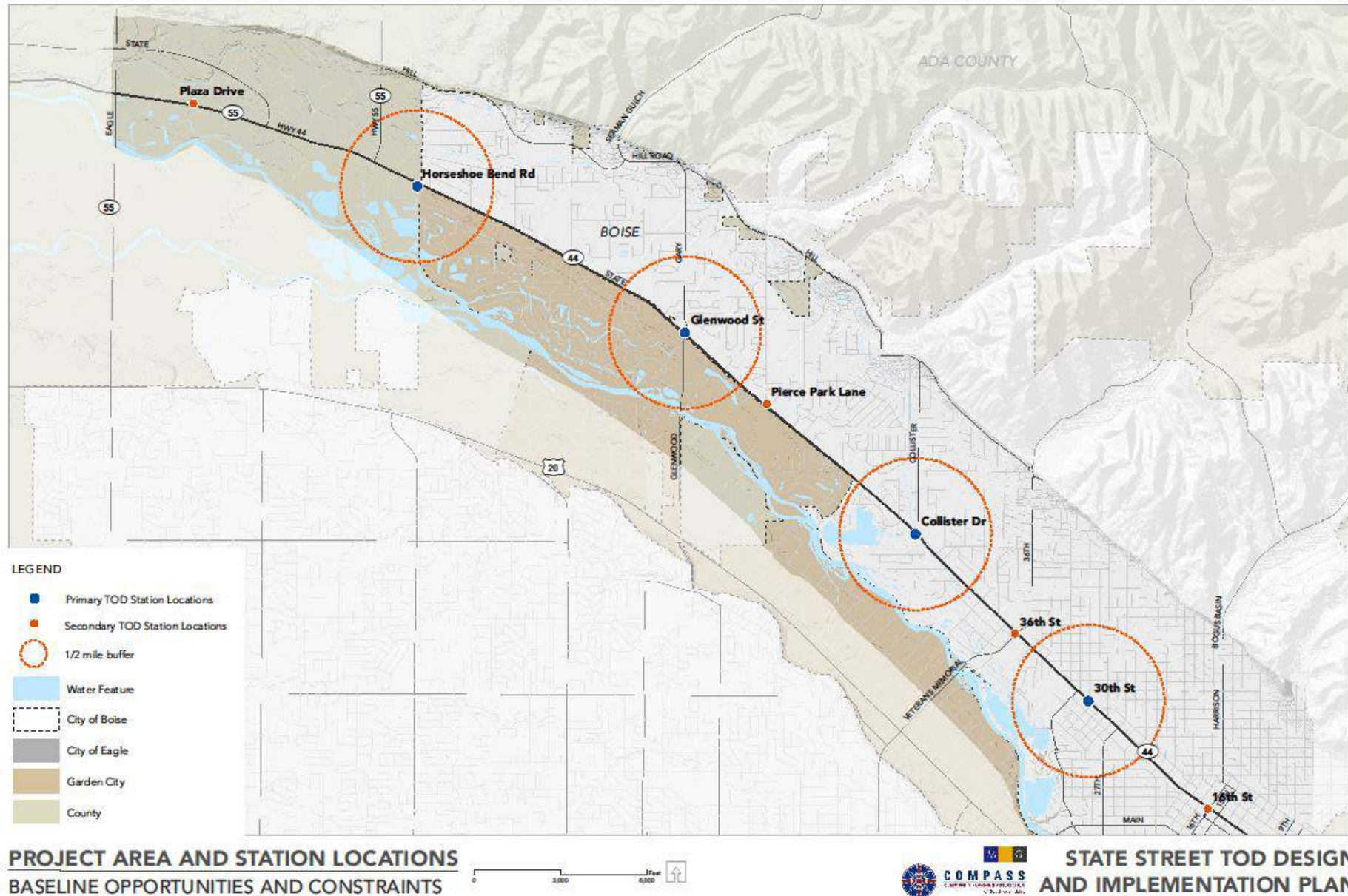


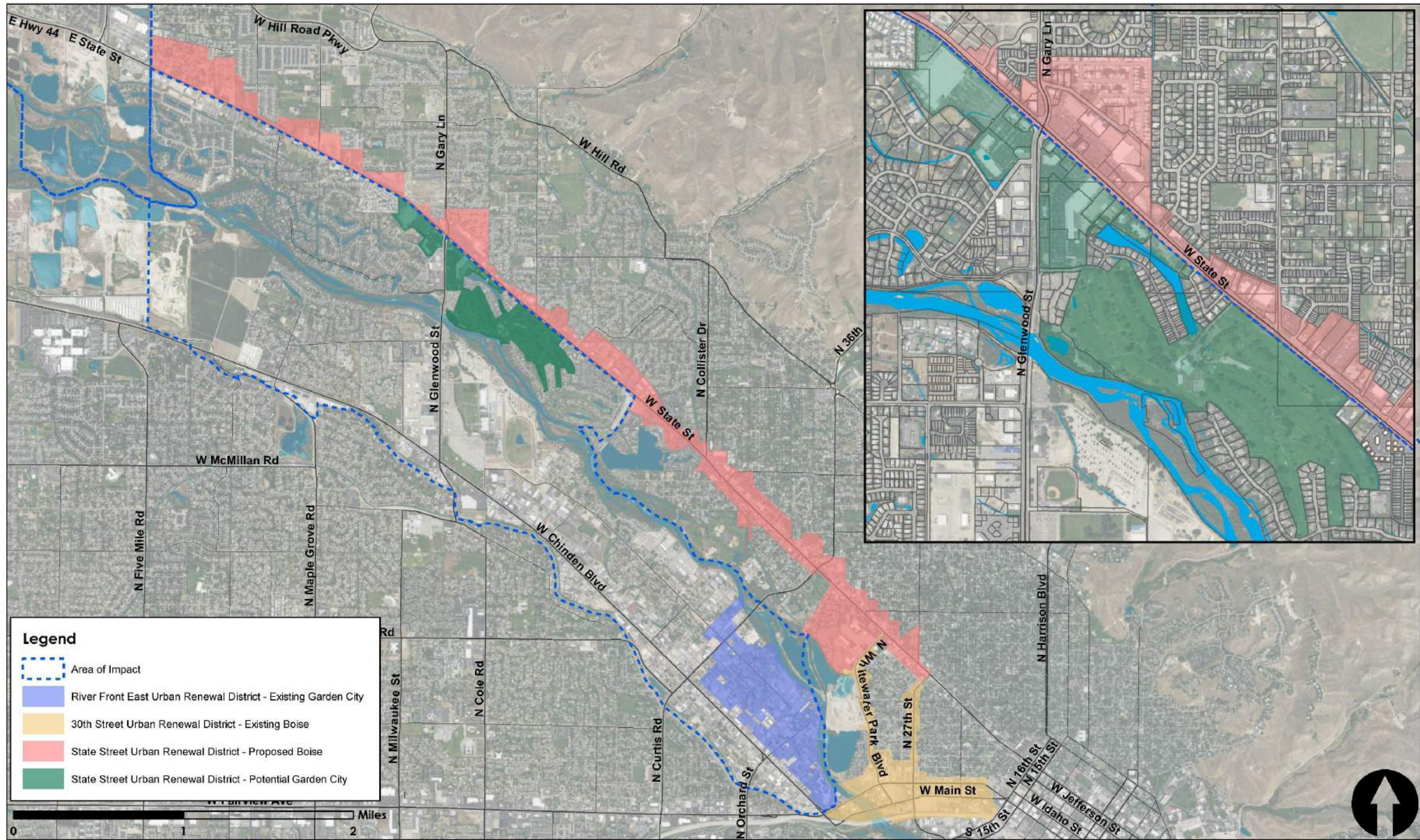
State Street Study Area - Eligibility

- Leland Consulting Group
- Study Area:
 - 575 total acres
 - 133 right-of-way acres
 - 651 legal parcels
- Preliminary Findings
 - Deteriorated or Deteriorating Structures
 - Site Deterioration
 - Defective or Inadequate Street Layout
 - Faulty Lot Layout
 - Diversity of Ownership



State Street Corridor & City Limits





Legend

- Area of Impact
- River Front East Urban Renewal District - Existing Garden City
- 30th Street Urban Renewal District - Existing Boise
- State Street Urban Renewal District - Proposed Boise
- State Street Urban Renewal District - Potential Garden City



Next Steps

Eligibility Report (Spring 2019)

- Proposal to Garden City
 - MOU with Garden City
- Finalize Eligibility Report
- Findings to Board
- Recommend to Council for Adoption
 - Garden City Council adoption
- Boise City Council adoption

Public Engagement (Summer 2019 – Spring 2020)

- Website for Study Area / Project
- Neighborhood Associations
- Public Partners
- Open House

Feasibility & Adoption (Summer 2019 – Fall 2020)

- Economic Feasibility
- Determine Project Area
- Corridor Framework
- Urban Renewal Plan
- Adoption Process
 - Intergovernmental Agreement
 - P&Z Finding of Conformity
 - City Council Public Hearing, Ordinance

Comments or Questions?

AGENDA

IV. Action Item Cont.

- H. CONSIDER: Resolution #1594 – 406 S Broad St – Cartee Apartments – Participation Program Type 2 Agreement with The Cartee Project, LLC (5 min)Laura Williams
- I. CONSIDER: 200 Myrtle Street – Boise Caddis – Participation Program Type 2 Agreement Designation with River Caddis (5 min)Laura Williams

V. Information/Discussion

- A. Trailhead Management Report (5 min) Tiam Rastegar, Executive Director, Trailhead
- B. Main + Marketplace – Construction and Changes to Capitol Terrace Condominium Declaration (10 min)Mary Watson
- C. Central Bench Study Area – Urban Renewal Eligibility Analysis (10 min) Doug Woodruff
- D. State Street Study Area – Urban Renewal Eligibility Analysis (10 min) Matt Edmond
- E. Block 7 Alley Design Update (5 min)Matt Edmond
- F. CCDC Monthly Report (5 min)John Brunelle

VI. Adjourn

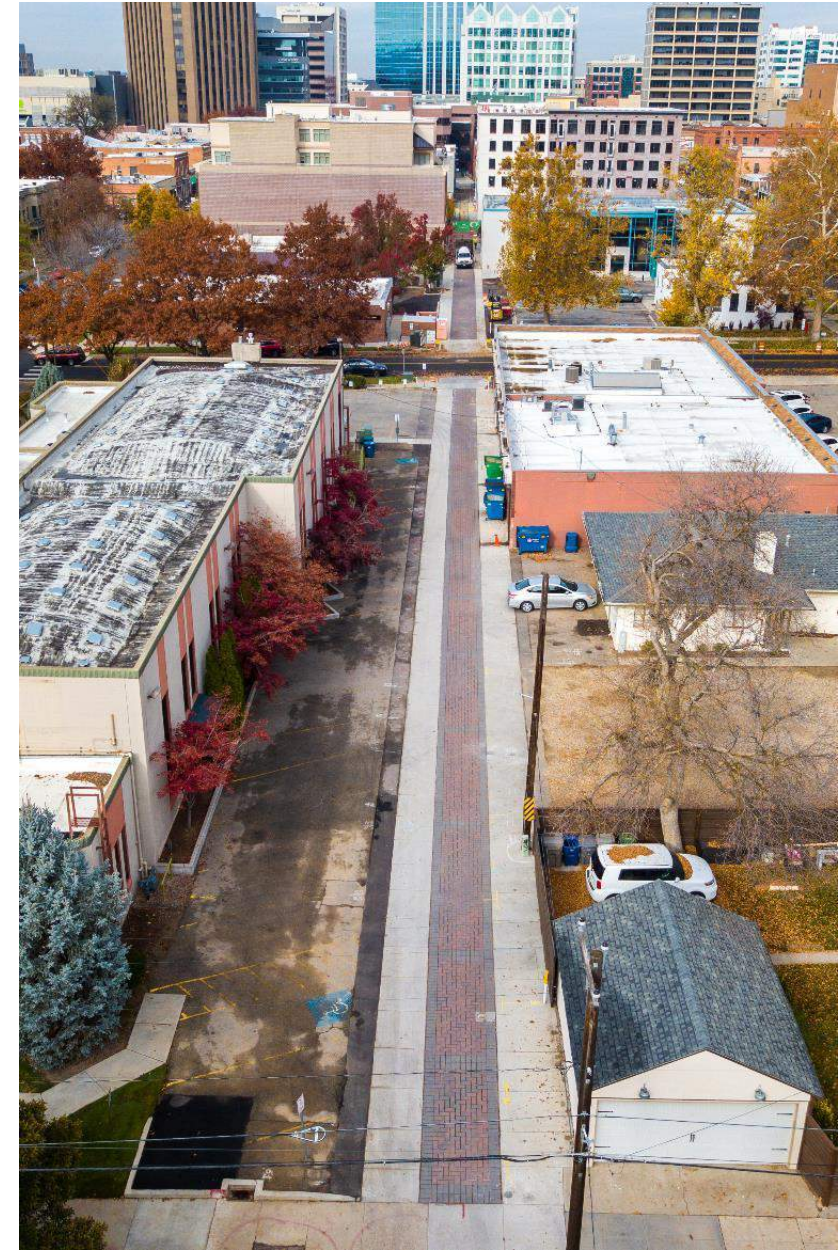
INFORMATION: Block 7 Alley Design Update

Matt Edmond
Project Manager – Capital Improvements



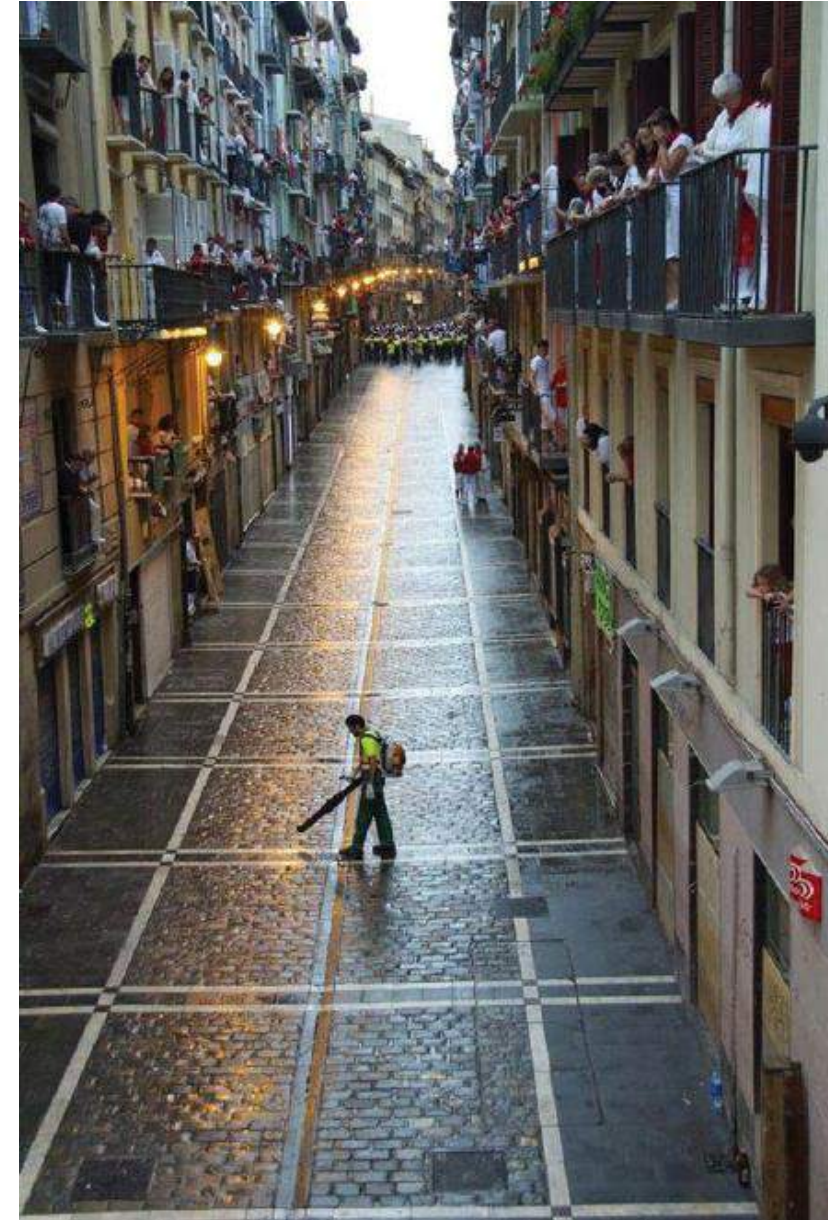
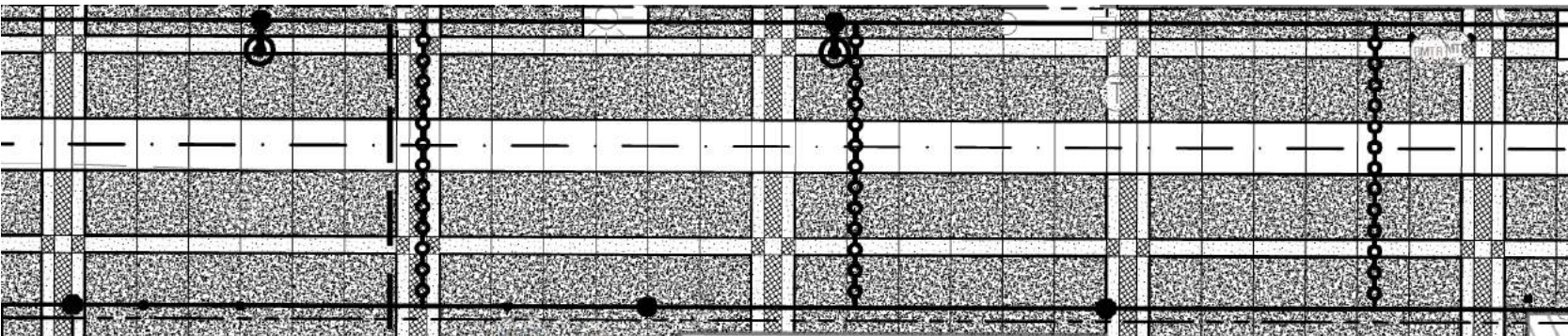
CCDC Alley Program Background

- Expand public space downtown
- Leverage ACHD alley projects
- Enhance place making & aesthetics
- Improve utilities & connectivity
- Complement existing uses
- Set conditions for future development



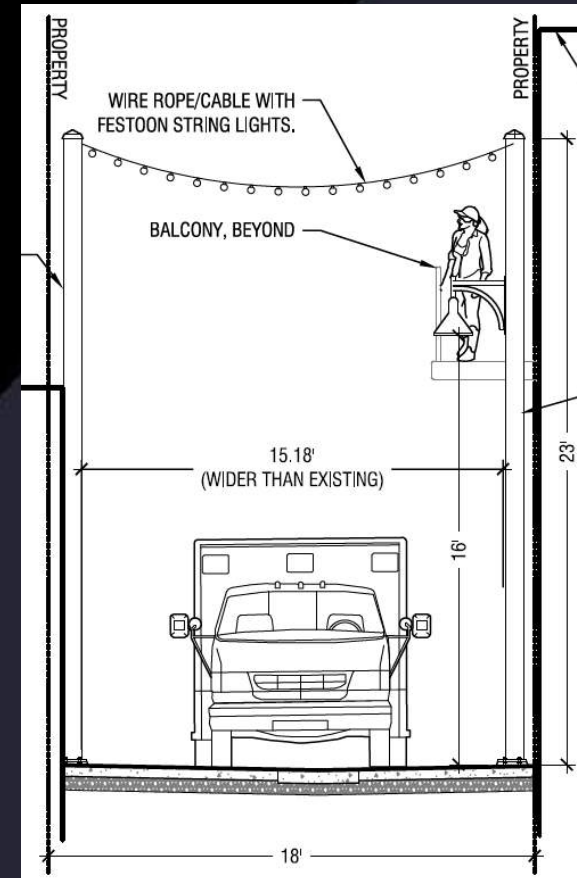
Paving

- Colored & Textured Concrete
- No Pavers
- Valley Gutter

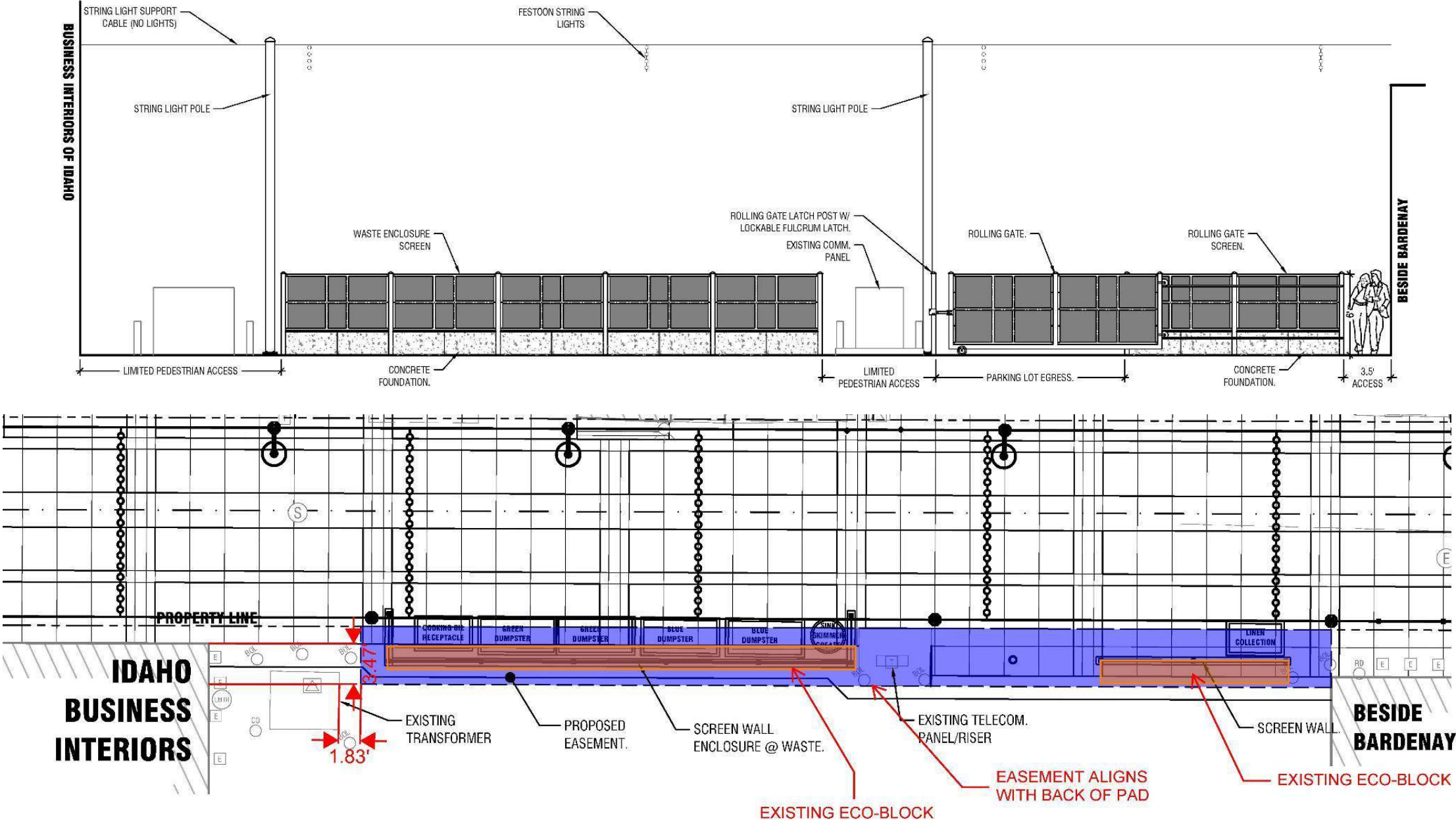


Lighting

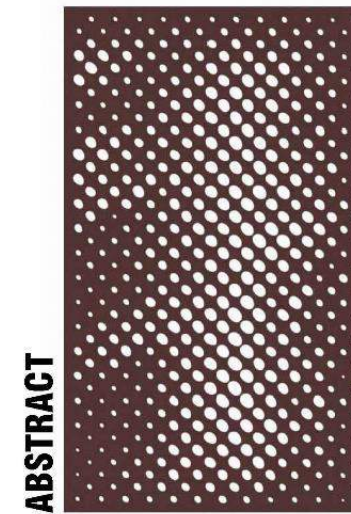
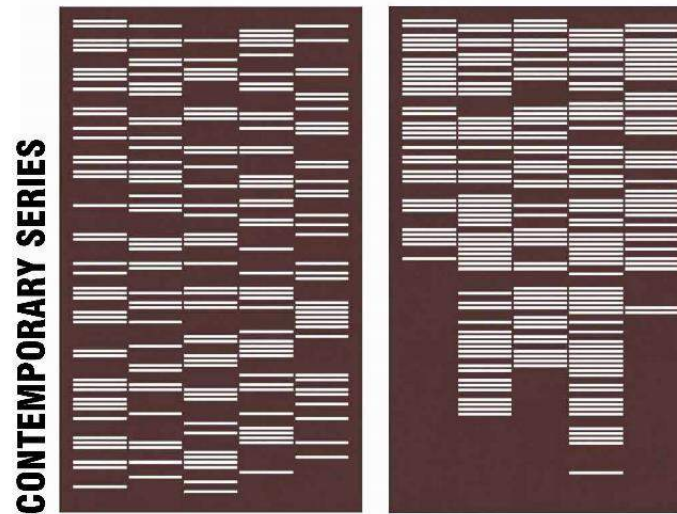
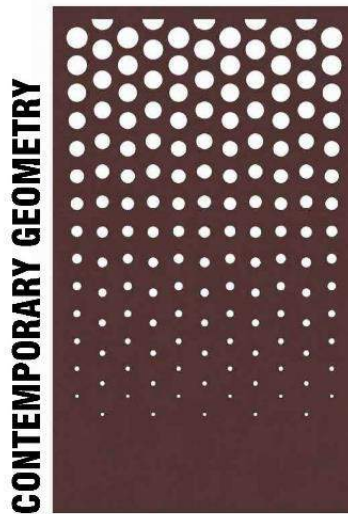
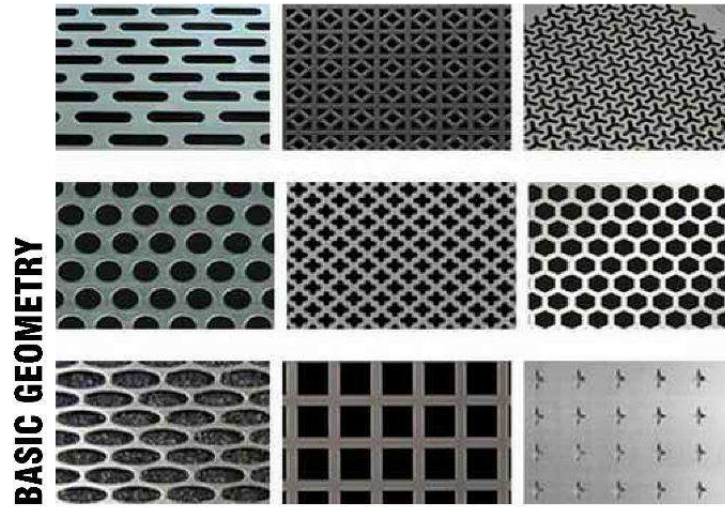
- Pole-mounted fixtures (north side)
- String lights



Trash Enclosures & Screening



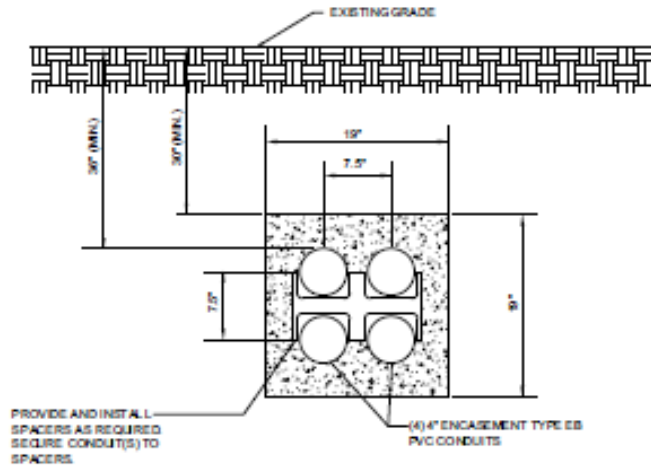
Trash Enclosures & Screening Materials



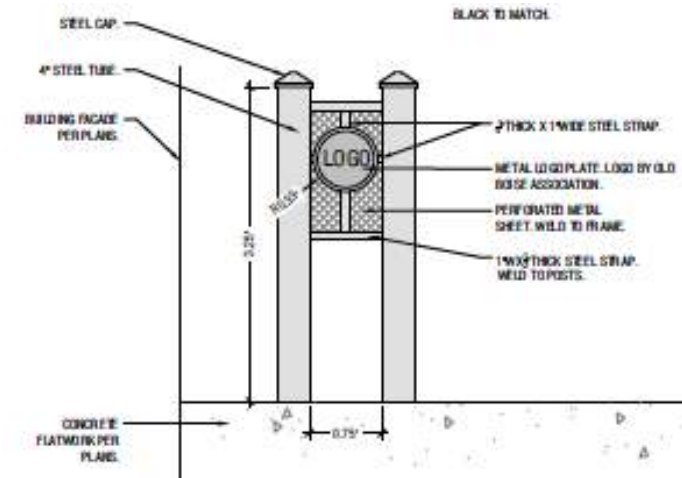
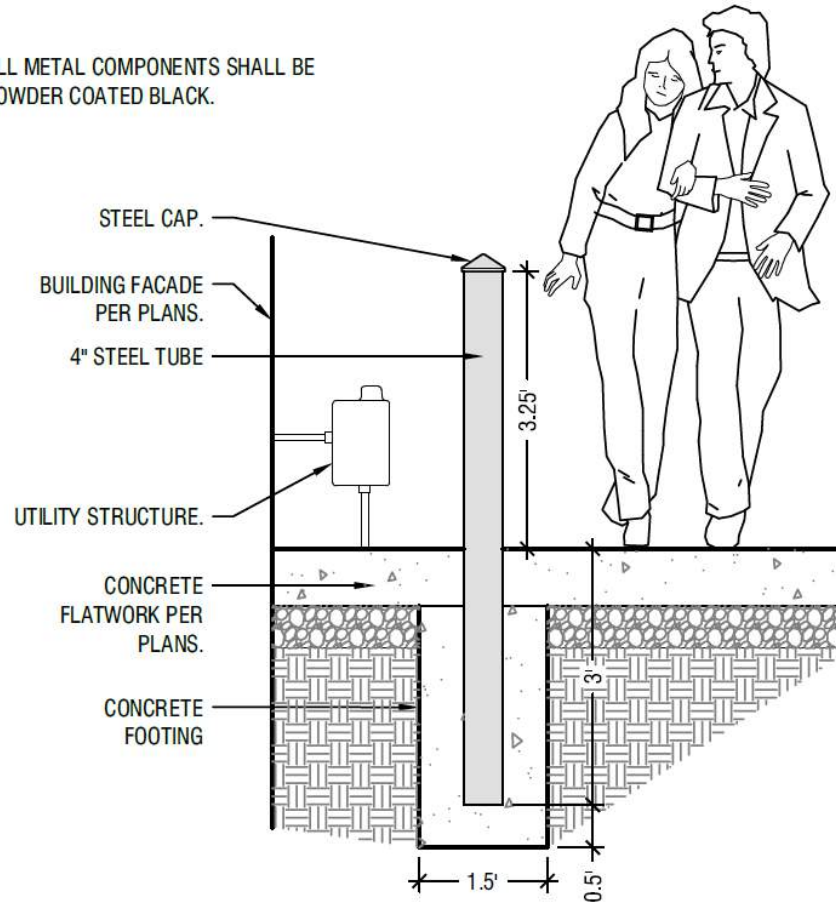
Other Items

NOTES:

1. ALL METAL COMPONENTS SHALL BE POWDER COATED BLACK.



DUCTBANK DETAIL



Next Steps

- March 2019: Finalize easement agreements
- Mid-March 2019: Design Review approval
- April 2019: Permit review/approval – City of Boise & ACHD
- May 2019: Formal bidding
- June, 2019: Contract award, notice to proceed
- October 2019: Substantial completion



Comments or questions?

AGENDA

IV. Action Item Cont.

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- V. Block 7 Alley Design Update (5 min)Matt Edmond
- VI. CCDC Monthly Report (5 min)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).



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

Board of Commissioners

Regular Meeting
April 8, 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 – March 2019

B. Minutes & Reports

- A. Approval of March 11, 2019 Meeting Minutes

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

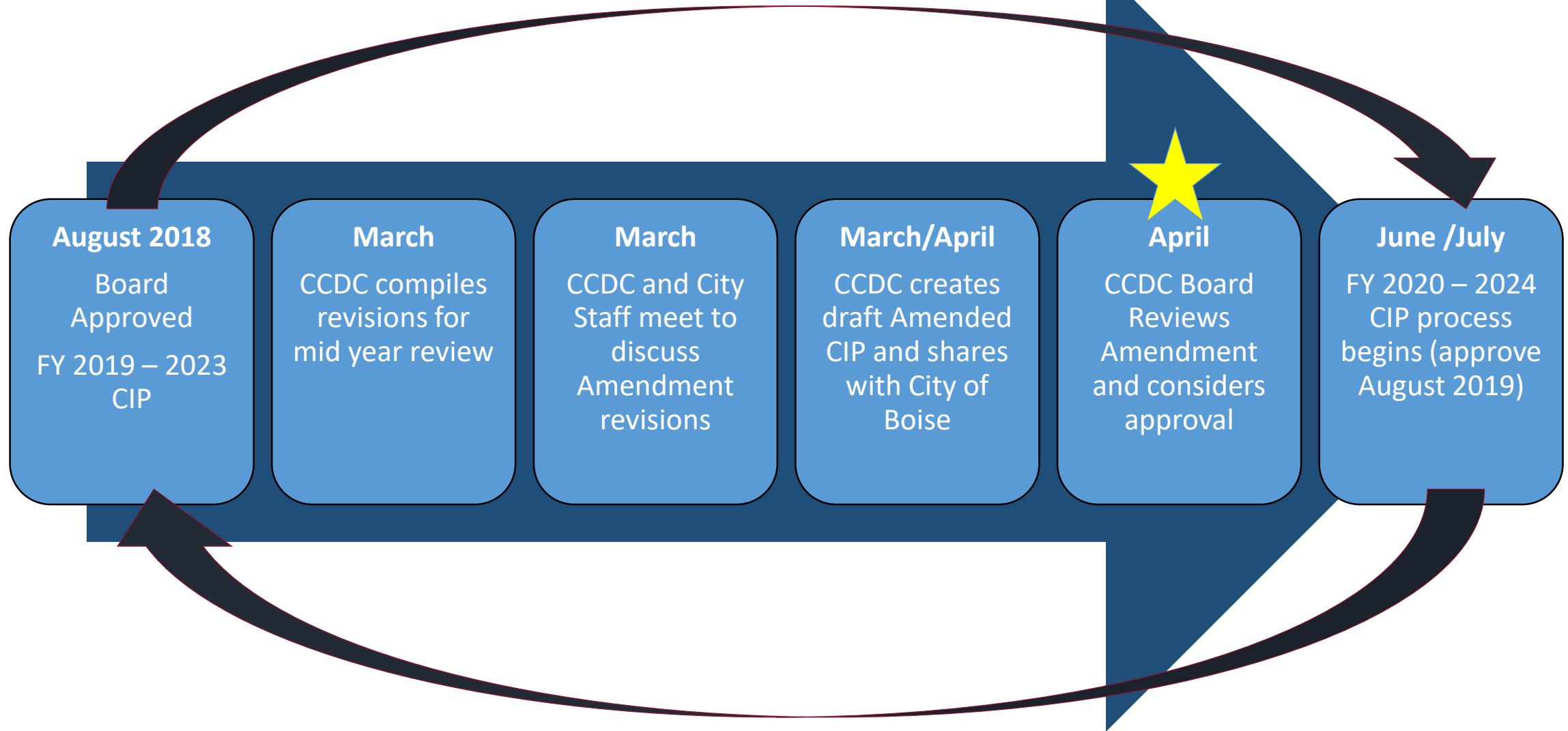
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- B. CONSIDER: Approval Resolution #1598 – Eligibility Report, New URD – Central Bench
(20 min).....Doug Woodruff
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City (10 min) Laura Williams
- D. CONSIDER: Approval Resolution #1597 – Awarding Contract for 15th Street Utility Underground and Duct Bank
(10 min)Matt Edmond

2019-2023 CIP Amendment

Kevin Martin

Project Manager – Economic Development

Capital Improvement Plan (CIP) - Process



Summary of Changes

1. Project Naming Updates
 - Consistent naming
 - Increased transparency
2. Timing Changes
3. \$86,489 (0.1%) reduction in 5 year CIP
 - Original: \$83,032,300
 - Amended: \$82,945,811

Summary of Changes – Timing

RIVER MYRTLE

- 8th Street - Streetscape and Conduit (FY19 → FY20) – Multiple Line items
- Myrtle Street Streetscapes - Capitol Blvd - 2nd Street, Both Sides (FY19 → FY20)
- Front Street & Myrtle Street Improvements: Enhanced Crosswalk Treatments Post Microsealing (FY20→ FY19)

WESTSIDE

- 8th Street - Streetscape and Conduit (FY19 → FY20) – Multiple Line items
- 11th & Bannock – Westside Urban Park (FY19 → FY20)

Summary of Changes – Planned Expense

RIVER MYRTLE -\$267,739 (Net)

- +\$108,750 for N. 15th Utilities - Undergrounding & Conduit project
- +\$130,600 for River Street Streetscapes - Ash Street to 12th Street (timing)
- -\$300,000 Myrtle Street Streetscapes - Capitol Blvd - 2nd Street, Both Sides
- -\$150,000 122 5th Street - Shops at 5th - Type 1 (project cancelled)
- -\$75,000 Pioneer Pathway Monument Signage
- +\$17,911 miscellaneous project expense increase

WESTSIDE + \$181,250 (Net)

- +\$181,250 for N. 15th Utilities - Undergrounding & Conduit project

30TH STREET – No Change (Net)

- -\$230,000 Main and Fairview Improvements, Transit Islands
- +230,000 Transformative Development Projects

CONSIDER:

Suggested Motion: Approve the 2019-2023 Amended CIP

I move to approve the 2019-2023 Amended CIP

AGENDA

IV. Action Item

- A. CIP Update/Revisions (5 min).....Kevin Martin
- B. **CONSIDER: Approval Resolution #1598 – Eligibility Report, New URD – Central Bench (20 min).....Doug Woodruff**
- C. CONSIDER: Approval Resolution #1596 – The Disposition and Development Agreement for 429 S 10th Street with Boise City (10 min) Laura Williams
- D. CONSIDER: Approval Resolution #1597 – Awarding Contract for 15th Street Utility Underground and Duct Bank (10 min)Matt Edmond

CENTRAL BENCH STUDY AREA

Urban Renewal Area Eligibility Report

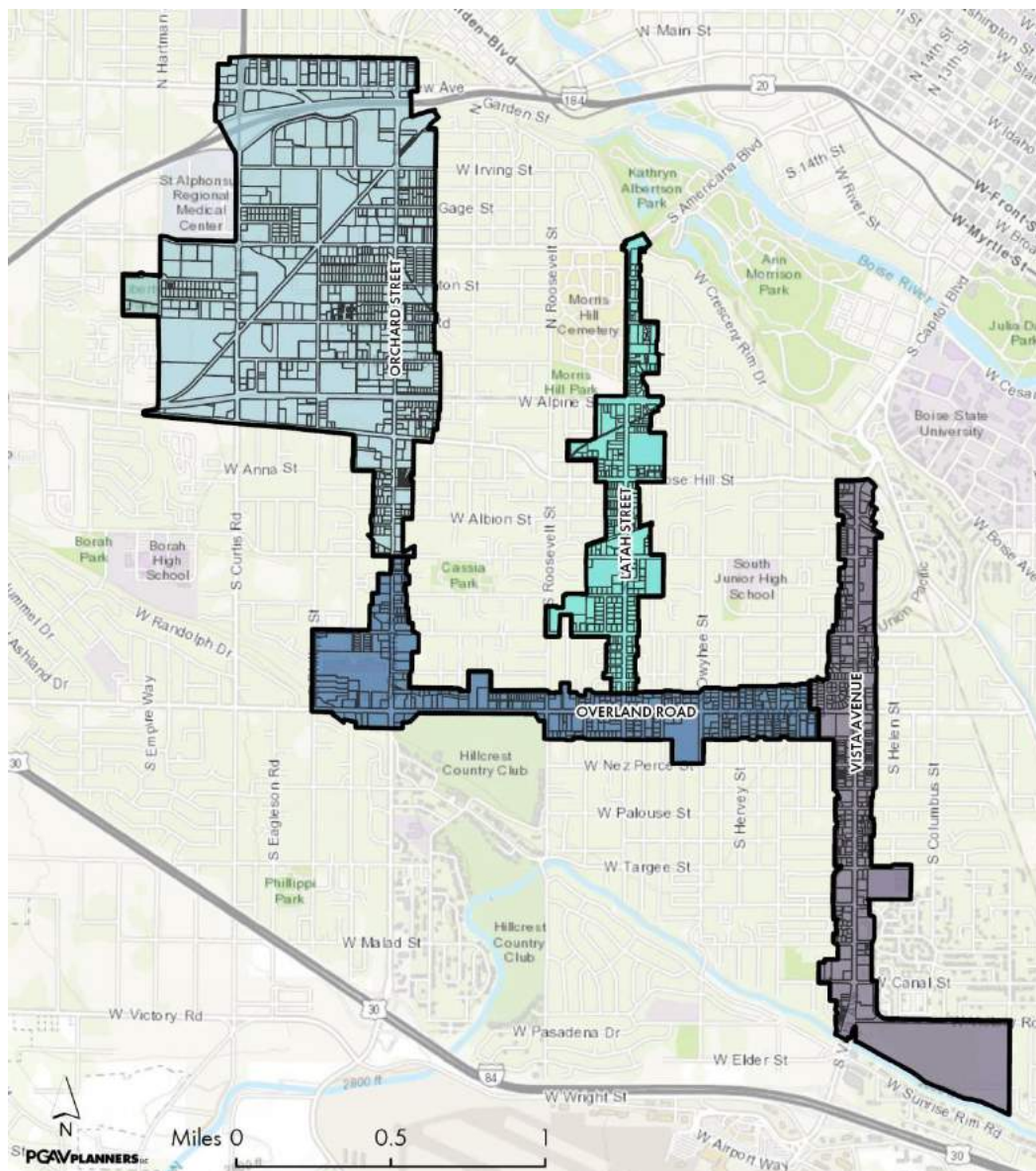
CCDC Board of Commissioners Meeting

April 8, 2019
12:00 pm



PCAV PLANNERS LLC

CENTRAL BENCH STUDY AREA AND SUBAREAS



CENTRAL BENCH STUDY AREA

Acres	1,207
Parcels	1,762

TANK FARM SUBAREA

Acres	643
Parcels	762

OVERLAND SUBAREA

Acres	198
Parcels	349

VISTA SUBAREA

Acres	227
Parcels	359

LATAH SUBAREA

Acres	139
Parcels	292

OBJECTIVE

Determine if the Study Area meets the criteria for [deteriorated area](#) or [deteriorating area](#) as specified in the *Idaho Urban Renewal Law of 1965* and the *Local Economic Development Act*:

DETERIORATED AREA

Areas with a predominance of buildings which by reason of:

- a) Dilapidation;
- b) Deterioration;
- c) Age of obsolescence;
- d) Inadequate provision for ventilation, light, air, sanitation or open spaces;
- e) High density of overcrowding;
- f) Existence of conditions which endanger life or property by fire; or
- g) Any combination of such factors;

is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals or welfare.

Idaho Code 50-2018(8) and 50-2903(8)(a)

DETERIORATING AREA

A deteriorating area is one, which by reason of:

- a) The presence of a substantial number of deteriorated or deteriorating structures;
- b) Predominance of defective or inadequate street layout;
- c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- d) Insanitary or unsafe conditions;
- e) Deterioration of site or other improvements;
- f) Diversity of ownership;
- g) Tax or special assessment delinquency exceeding the fair value of the land;
- h) Defective or unusual conditions of title;
- i) Existence of conditions which endanger life or property by fire and other causes; or
- j) Any combination of such factors;

arrests the sound growth of the municipality or constitutes a social liability.

Idaho Code 50-2018(9) and 50-2903(8)(b)

METHODOLOGY



Specify definitions of statutory terms

Dilapidation, deterioration, obsolescence, inadequate street layout, etc



On-site survey of Study Area parcels

May/June 2018 + February 2019



Additional data from Boise and Ada County

Land use plan (Blueprint Boise) and Assessor records



Creation of structural, site, and right-of-way condition

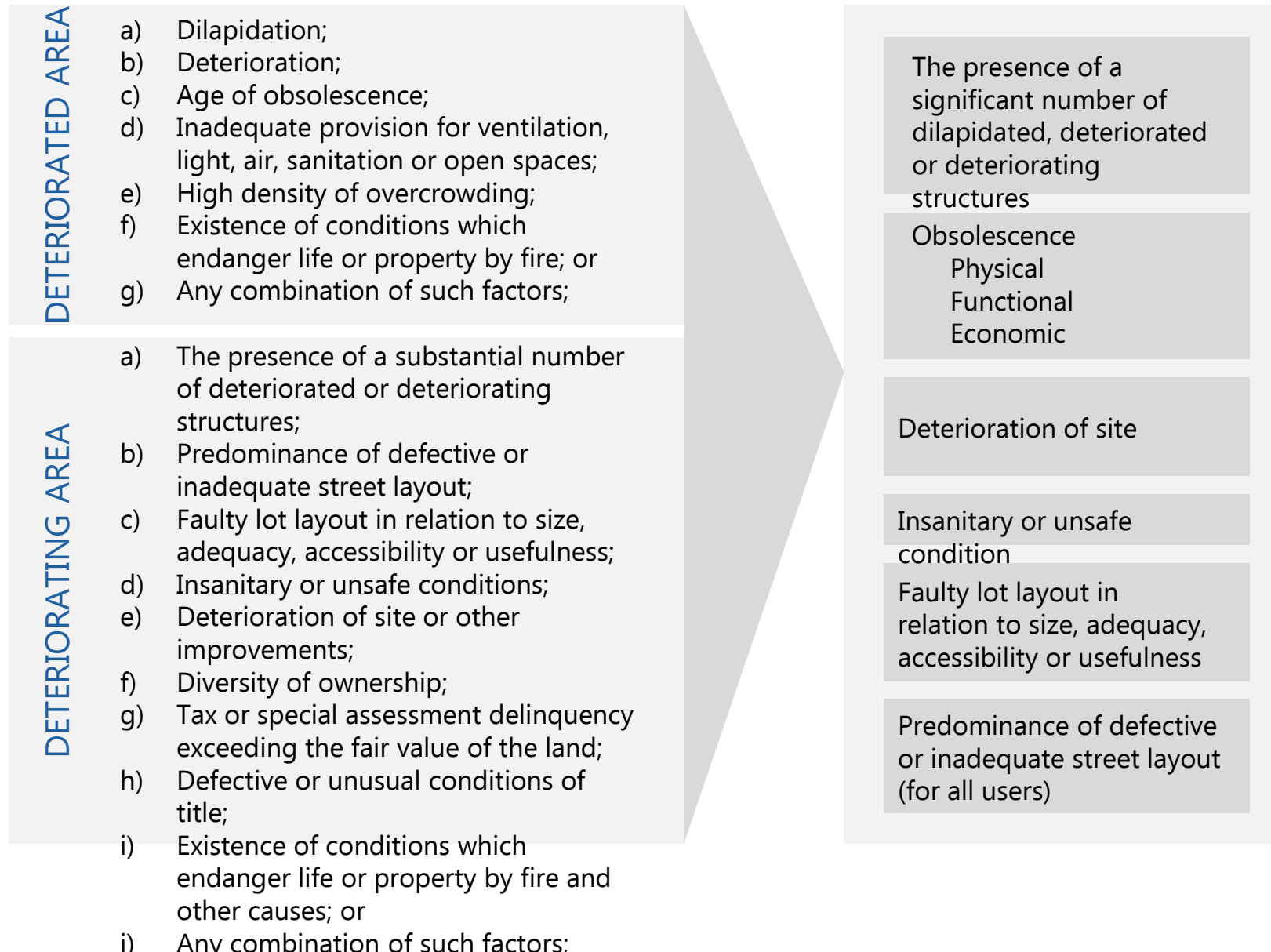
*Database of fieldwork observations and
inventory
photos*



Analysis of factors

Subarea analysis, GIS mapping

FOCUS NARROWED TO SIX QUALIFYING CRITERIA





FINDING 1 – DILAPIDATED, DETERIORATED, OR DETERIORATING STRUCTURE

Evidence of disrepair and/or neglect

No buildings were entered

- Exterior survey only

Includes

- Chemical processes (rust, leaching)
- Water entry and damage
- Mold growth
- Evidence of fire
- Vandalism
- Structural defects
- Broken windows, doors, frames, etc.
- Missing building elements (e.g. shingles)
- Damaged walls and roofs
- Broken gutters and downspouts





FINDING 2 – OBSOLESCENCE

One or more of the following designations:

STRUCTURAL OBSOLESCENCE

- Determined by visual survey
- Out of date with regard to current codes
- ADA non-compliant

FUNCTIONAL OBSOLESCENCE

- Platting, configuration, or use is no longer optimal
- Incompatible with *Blueprint Boise*

ECONOMIC OBSOLESCENCE

- Economic underperformance: Land value exceeds value of improvements
- Eight percent of Boise parcels



FINDING 3 –DETERIORATED OR DETERIORATING SITE

Evidence of site disrepair and/or neglect visible from public right-of-way



Includes

- Overgrown vegetation
- Lack of vegetation leading to erosion, mud, lack of drainage, and/or dust
- Deteriorated asphalt in driveways and parking lots
- Deteriorated fencing, gates, or other exterior features





FINDING 4 – INSANITARY OR UNSAFE CONDITIONS

FINDING 5 – FAULTY LOT LAYOUT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY, OR USEFULNESS



INSANITARY OR UNSAFE CONDITIONS

Conditions leading to an increased risk of injury or transmission of pathogens

- Unmarked or unscreened openings
- Hazardous materials
- Improperly contained debris
- Inadequate drainage



FAULTY LOT LAYOUT

Characteristics of the site that are problematic for its development or use

- Small and/or irregularly sized parcels
- Parcels without roadway access



FINDING 6 – DEFECTIVE OR INADEQUATE STREET LAYOUT

Considered the needs of all users

- Motorists, truck and delivery drivers, and emergency responders
- Pedestrians and bicyclists
- Special emphasis on vulnerable populations



Main qualifying criteria

- Out of compliance with current safety guidelines
- Lacking pedestrian facilities
- Lack of through streets or streets which provide inadequate clearance for emergency responders
- Deterioration of roadway

THESE FACTORS RESULT IN SECONDARY IMPACTS

Lack of through streets

Incompatible land uses

Obsolete land uses

Faulty lot layout

Structural deterioration

Site deterioration

Economic underperformance

Unsafe walking conditions

Unsafe site conditions

The combination of these factors "substantially impairs or arrests the sound growth of a municipality,"...

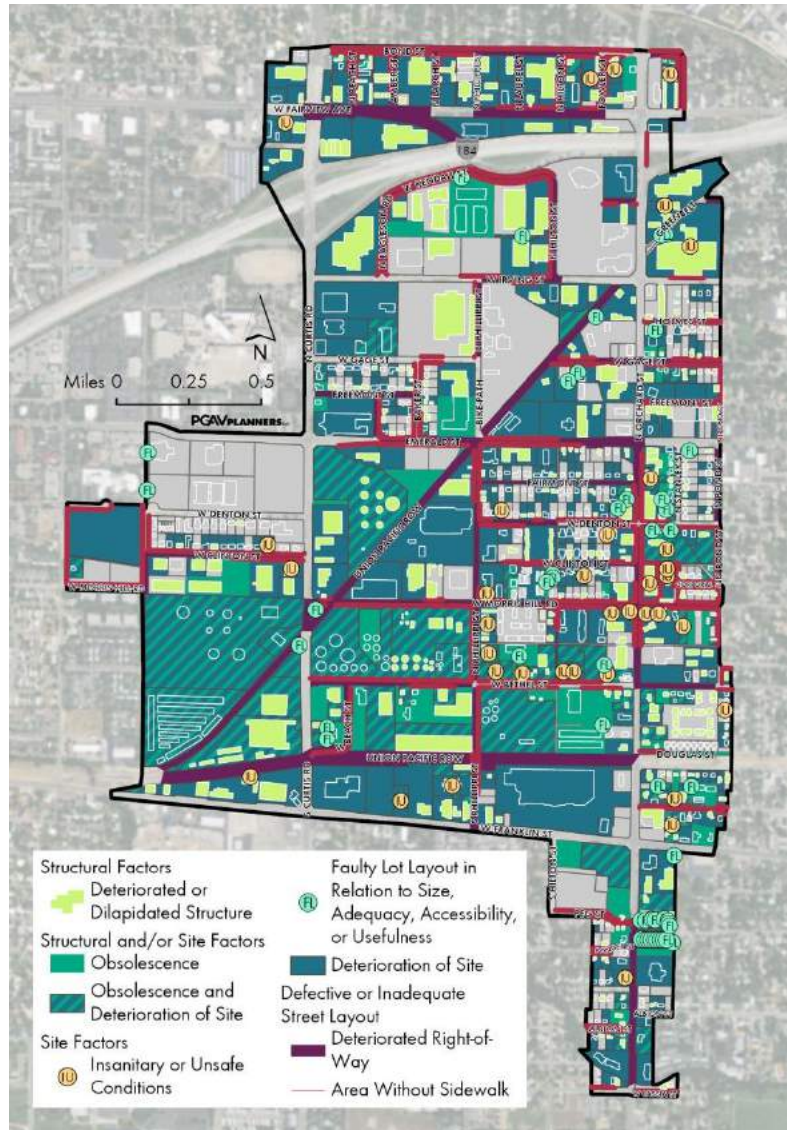
"retards the provision of housing accommodations or constitutes an economic or social liability,"...

"and is a menace to the public health, safety, morals or welfare in its present condition and use."

*Idaho Code 50-2018(9)
and 50-2903(8)(b)*

TANK FARM

SUMMARY OF FINDINGS + CONCLUSION



The Tank Farm subarea qualifies as a “deteriorated area” or a “deteriorating area” based on:

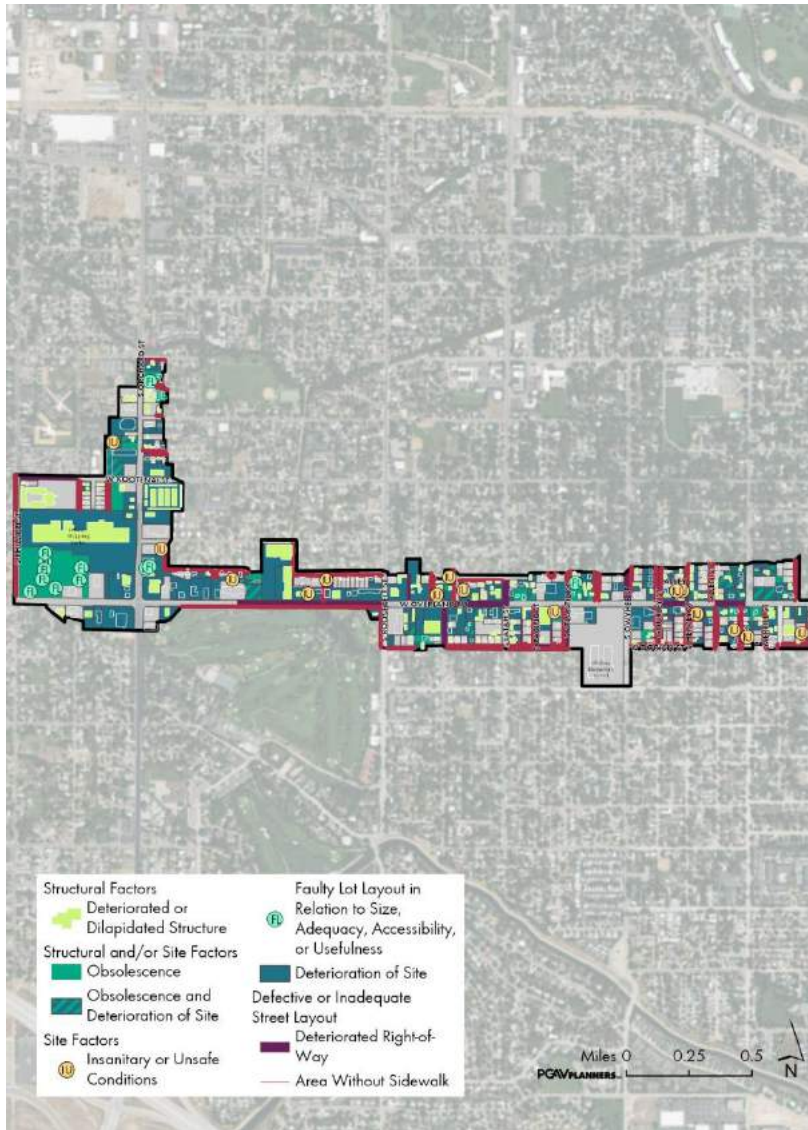
Deterioration of structures	42%
Obsolescence	35%
Underperforming economically	15%
Functionally obsolete	16%
Deterioration of sites	52%
Defective or inadequate street layout	40%
Without sidewalk access	49%
Deteriorated roadway segments	

These factors are “meaningfully present and reasonably distributed”:

- At least one factor: 84%
- Multiple factors: 57%

OVERLAND

SUMMARY OF FINDINGS + CONCLUSION



The Overland subarea qualifies as a “deteriorated area” or a “deteriorating area” based on:

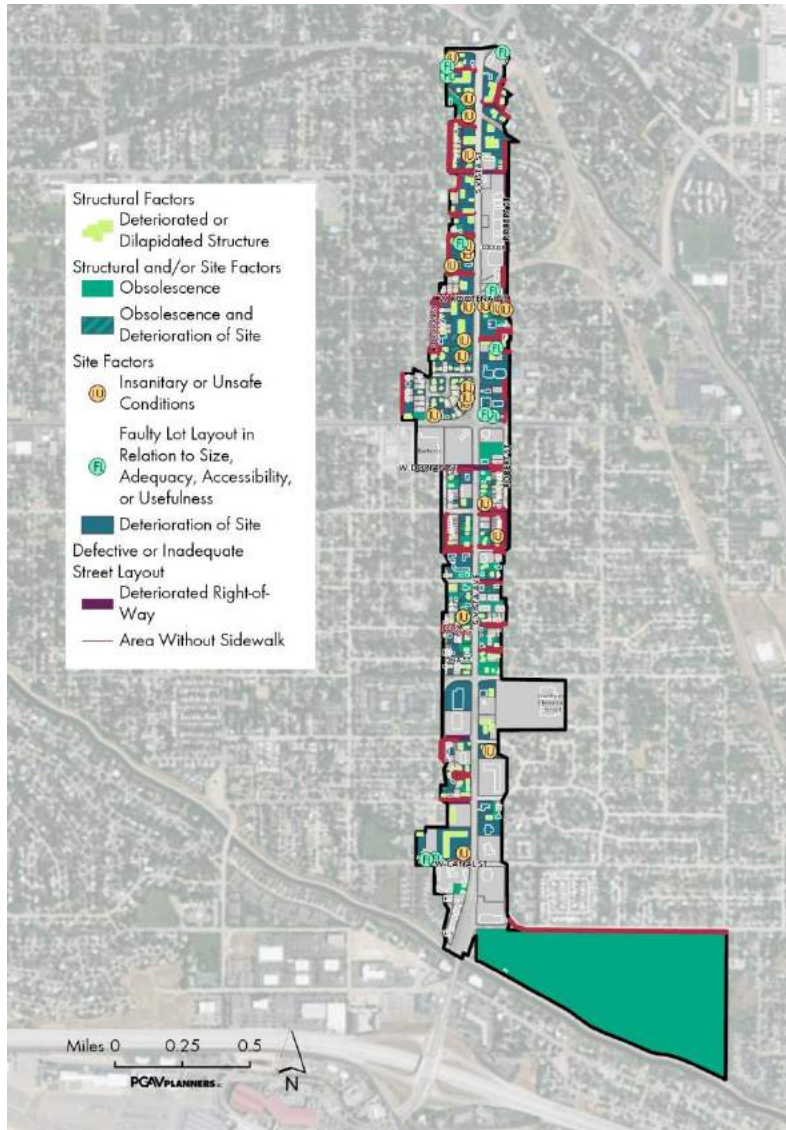
	44%
Deterioration of structures	23%
Obsolescence	10%
Underperforming economically	11%
Functionally obsolete	47%
Deterioration of sites	13%
Defective or inadequate street layout	45%
Without sidewalk access	
Deteriorated roadway segments	

These factors are “meaningfully present and reasonably distributed”:

At least one factor	91%
Multiple factors	57%

VISTA

SUMMARY OF FINDINGS + CONCLUSION



The Vista subarea qualifies as a "deteriorated area" or a "deteriorating area" based on:

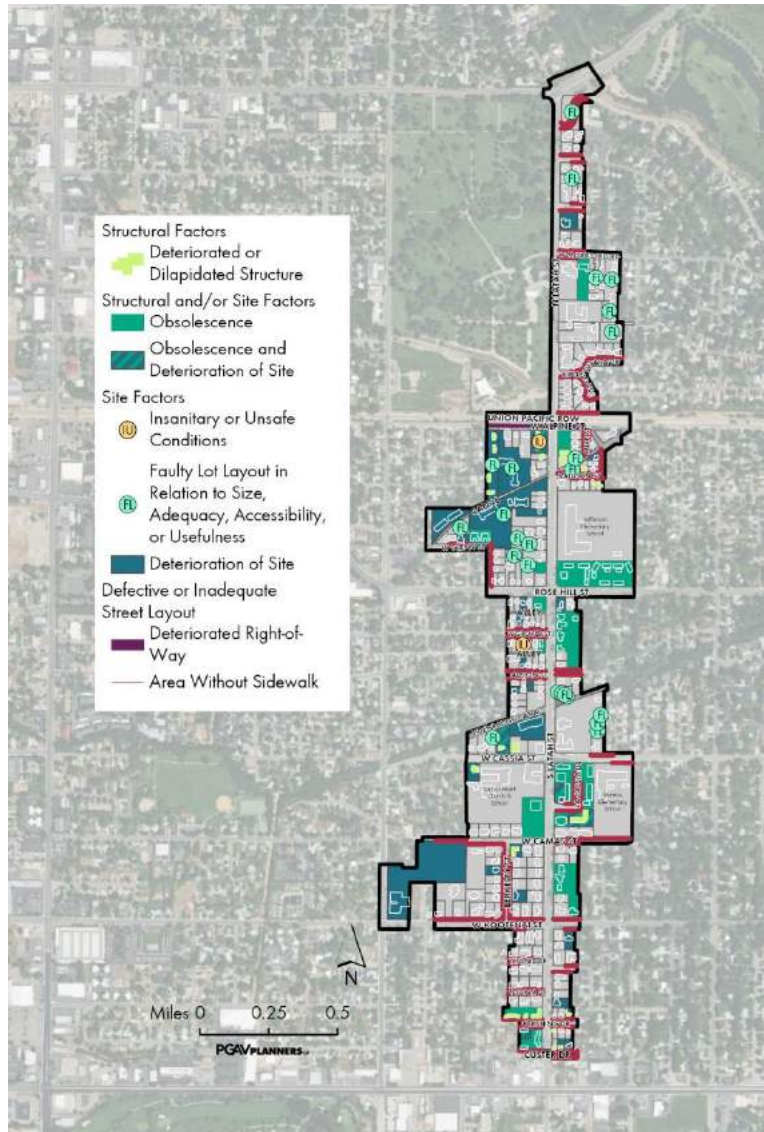
Deterioration of structures	42%
Obsolescence	29%
Underperforming economically	10%
Functionally obsolete	15%
Deterioration of sites	42%
Defective or inadequate street layout	39%
Without sidewalk access	43%
Deteriorated roadway segments	

These factors are "meaningfully present and reasonably distributed":

At least one factor	79%
Multiple factors	54%

LATAH

SUMMARY OF FINDINGS + CONCLUSION



The Latah subarea qualifies as a “deteriorated area” or a “deteriorating area” based on:

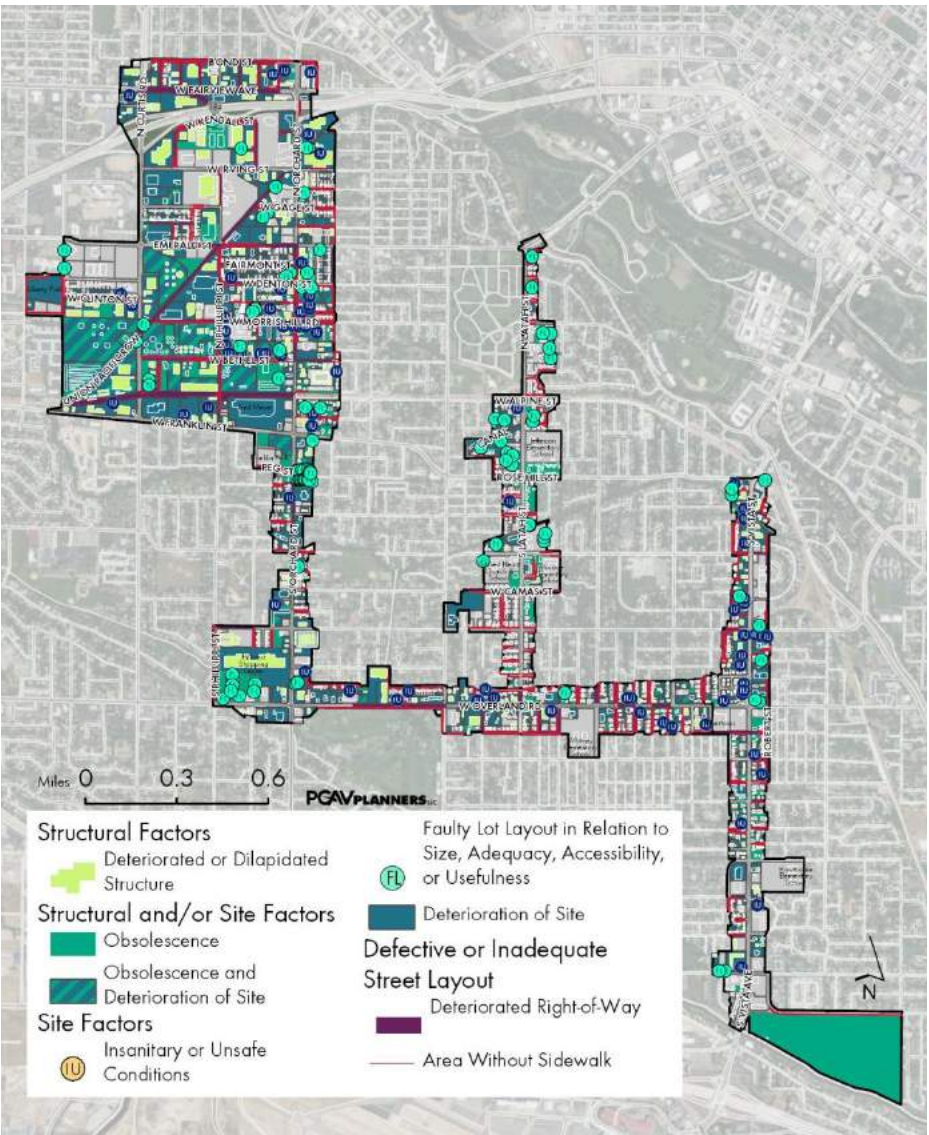
	21%
Obsolescence	16%
Functionally obsolete	42%
Deterioration of sites	4%
Defective or inadequate street layout	4%
Without sidewalk access	

These factors are “meaningfully present and reasonably distributed”:

At least one factor	71%
Multiple factors	20%

CENTRAL BENCH STUDY AREA

SUMMARY OF FINDINGS + CONCLUSION



The Central Bench Study Area subarea qualifies as a “deteriorated area” or a “deteriorating area” based on:

Deterioration of structures	37%
Obsolescence	29%
Underperforming economically	11%
Functionally obsolete	15%
Deterioration of sites	42%
Defective or inadequate street layout	44%
Without sidewalk access	40%
Deteriorated roadway segments	

These factors are “meaningfully present and reasonably distributed”:

At least one factor	82%
Multiple factors	50%

CONSIDER: Resolution 1598

Suggested Motion:

I move to adopt Resolution #1598 which accepts the Central Bench Study Area Urban Renewal Area Eligibility Report and directs CCDC staff to transmit to the Boise City Council for future consideration.

AGENDA

IV. Action Item

- A. CIP Update/Revisions (5 min).....Kevin Martin
- B. CONSIDER: Approval Resolution #1598 – Eligibility Report, New URD – Central Bench
(20 min).....Doug Woodruff
- C. **CONSIDER: Approval Resolution #1596 – The Disposition and Development Agreement for 429 S 10th Street with Boise City (10 min) Laura Williams**
- D. CONSIDER: Approval Resolution #1597 – Awarding Contract for 15th Street Utility Underground and Duct Bank
(10 min)Matt Edmond

Resolution 1596: 429 S 10th Street – Disposition Agreement with Boise City

John Brunelle
Laura Williams
Ryan Armbruster

Project Location / Background



- Purchased in Oct. 2001
- 0.08 acres
- Limited redevelopment potential
- Redevelopment opportunities at alternate location

Disposition Process

Option
Agreement

Disposition
Agreement

Conveyance

City
Exchange
Parcel

Redevelop
Franklin and
Orchard

CONSIDER: Resolution 1596

Suggested Motion:

I move to adopt Resolution 1596 approving the Disposition Agreement for 429 S 10th Street with Boise City.

AGENDA

IV. Action Item

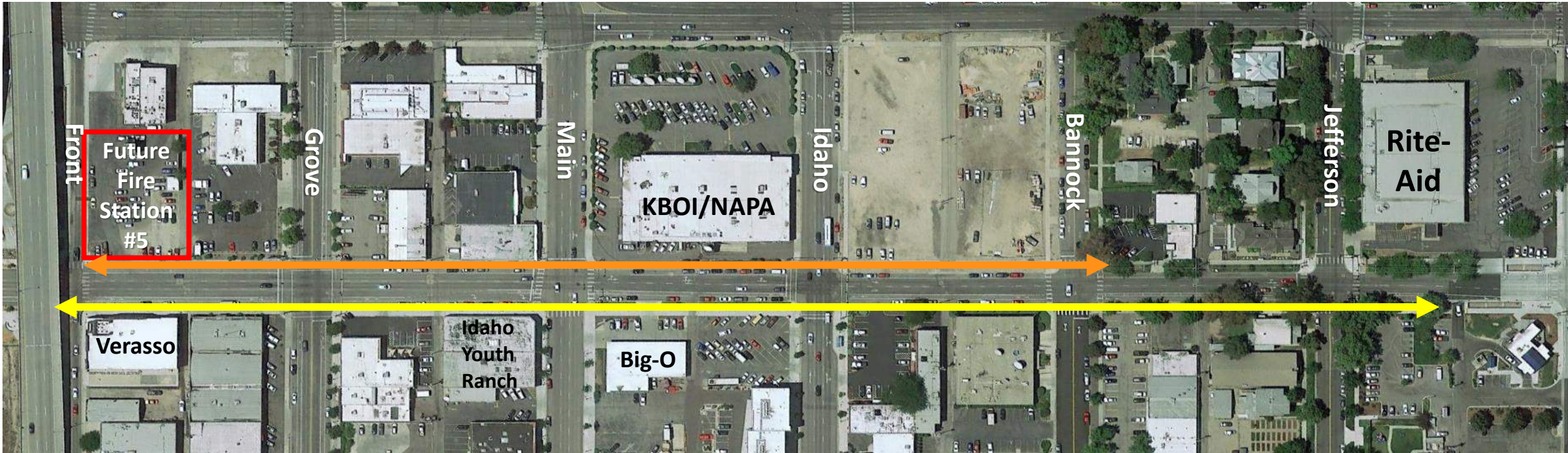
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City (10 min) Laura Williams
- D. **CONSIDER: Approval Resolution #1597 – Awarding Contract for 15th Street Utility Underground and Duct Bank
(10 min)Matt Edmond**

CONSIDER: Resolution 1597 Authorizing Contract for 15th Street Utility Underground and Duct Bank Work

Matt Edmond

Project Manager – Capital Improvements

Project Overview



Underground Power: Front St – Bannock St (Idaho Power)



Conduit bank: Front St – North of Jefferson St (Anderson & Wood)

Public Works Construction – Formal Sealed Bid

Idaho Code § 67-2805(2)(a)

Project Procurement Schedule

Invitation to Bid Issued	February 15, 2019
Public Notice in <i>Idaho Statesman</i>	February 15 and 22
Non-Mandatory Pre-Bid Meeting	February 27
Bids Due	March 14 by 3pm ** NO BIDS RECEIVED**
Quote from Anderson & Wood	March 29, 2019
CCDC Board Decision	April 8, 2018

In accordance with Idaho Code § 67-2805(2)(a)(viii), the Agency Board may now procure without further competitive bidding procedures.



Fiscal Notes

• <u>Amended</u> CIP for 15 th St:	\$ 1,100,000
• Idaho Power Work:	\$ 379,033
• Anderson & Wood Quote:	\$ 642,896
• Cable One Quote:	\$ 55,992
TOTAL:	\$ 1,077,921



Timeline/Next Steps

- April 8: Contract award for conduit bank
- April: Resolve ACHD permitting issues
- April/May: Idaho Power & CCDC contractors begin work
- June/July 2019: Substantial completion
- Summer 2019: ACHD overlay work on 15th



CONSIDER: Resolution #1597 Authorizing Contract for 15th Street Utility Underground and Duct Bank Work

Suggested Motion

I move to adopt Resolution 1597 approving the
Authorization of Contract for 15th Street Utility
Underground and Duct Bank Work.

AGENDA

IV. Information/Discussion

- I. **Block 7 Alley Design Update (5 min)**.....**Matt Edmond**
- II. Mobility Related Ideas (5 min) Chair Zuckerman
- III. Mobility Updates (5 min) Max Clark
- IV. Westside URD – Boundary Adjustment (5 min) Shellan Rodriguez
- V. CCDC Monthly Report (5 min) John Brunelle

V. Executive Session

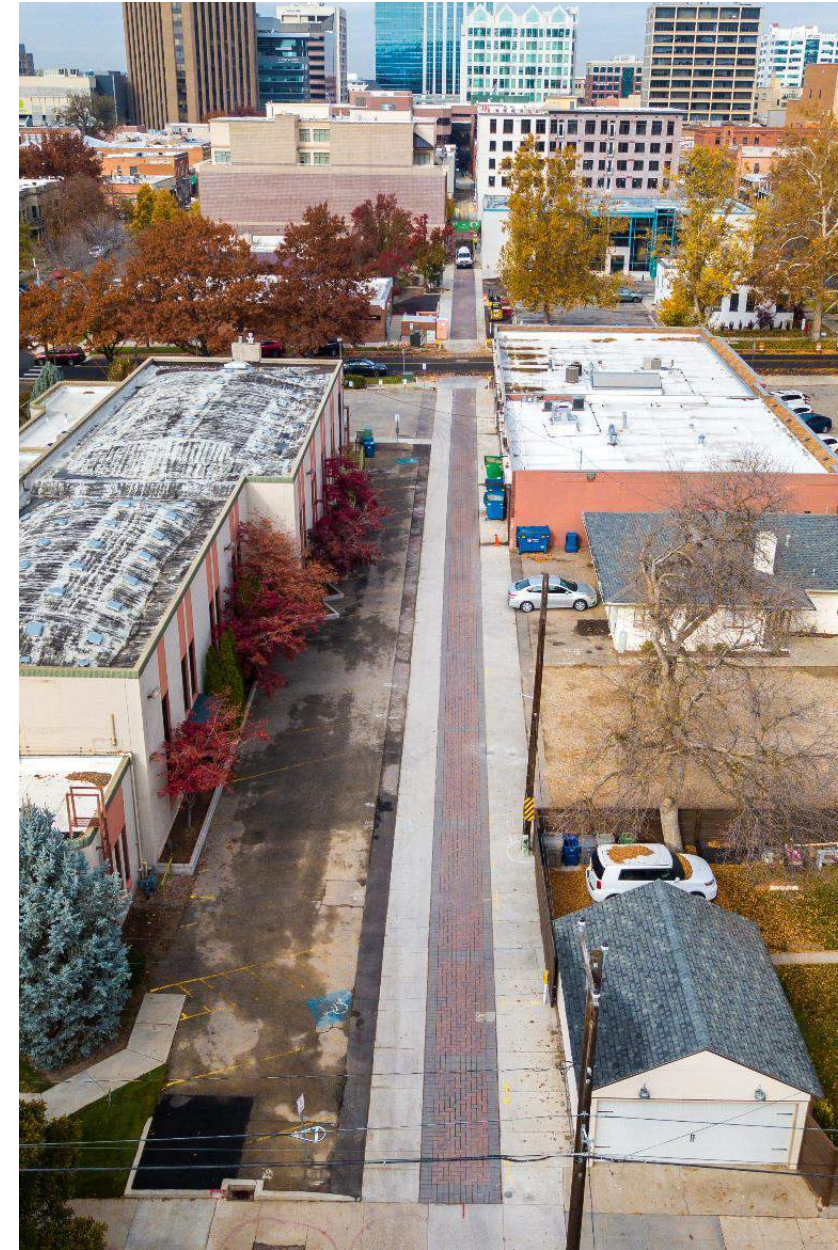
VI. Adjourn

Block 7 Alley Design Update

Matt Edmond
Project Manager – Capital Improvements

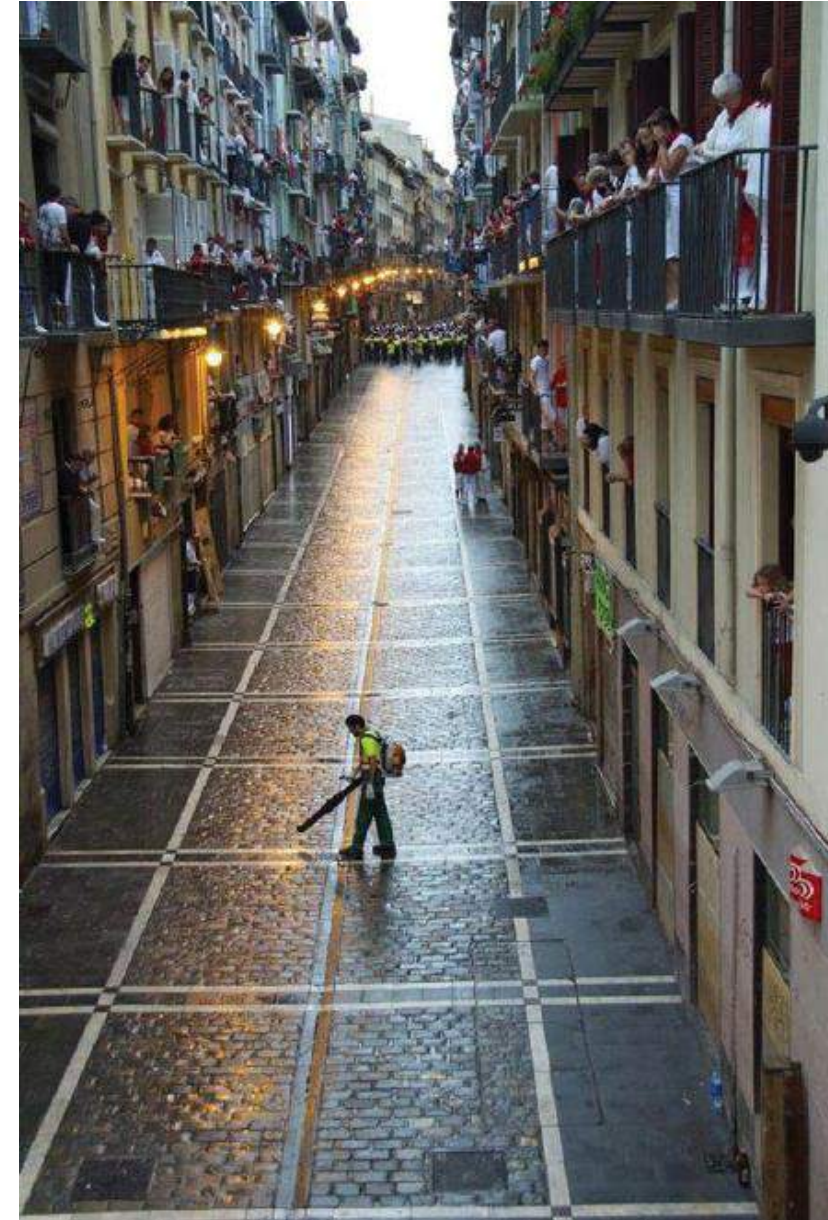
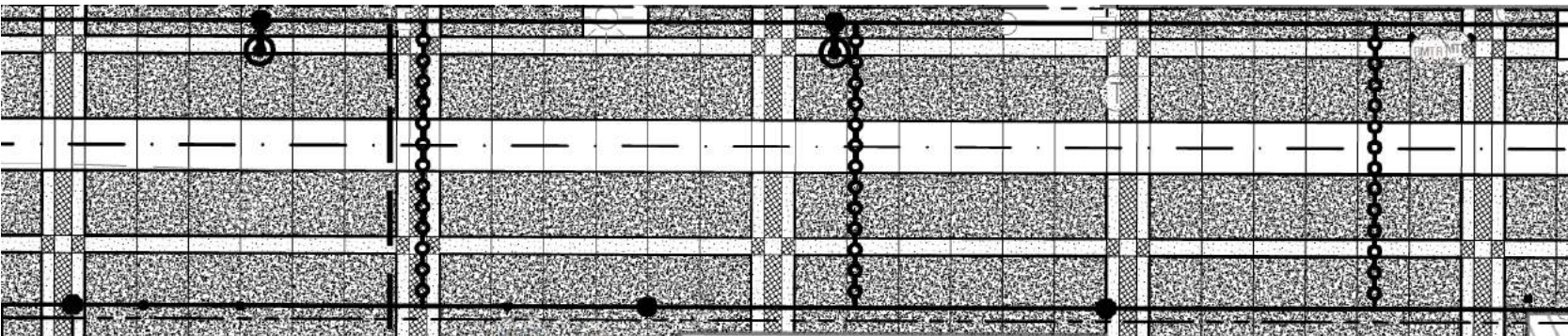
CCDC Alley Program Background

- Expand public space downtown
- Leverage ACHD alley projects
- Enhance place making & aesthetics
- Improve utilities & connectivity
- Complement existing uses
- Set conditions for future development

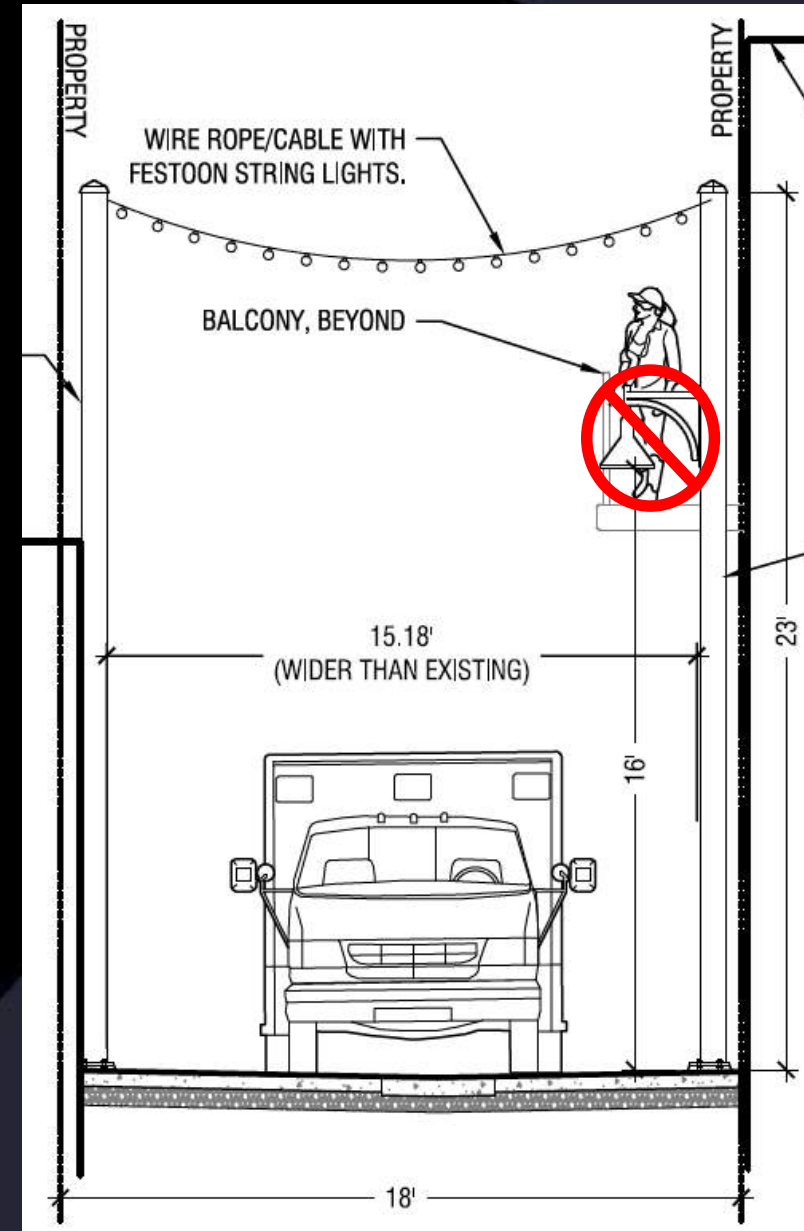


Paving

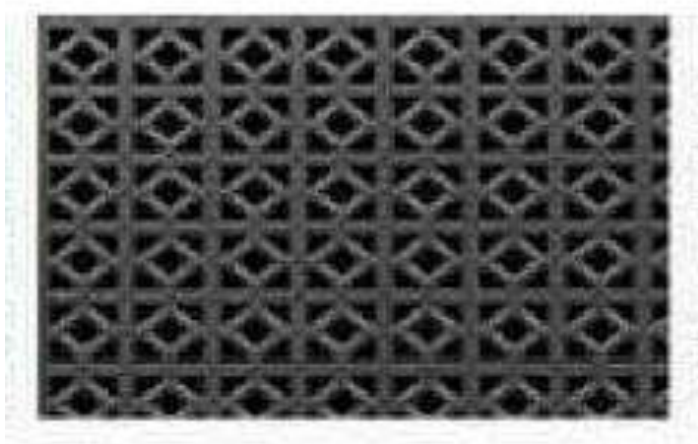
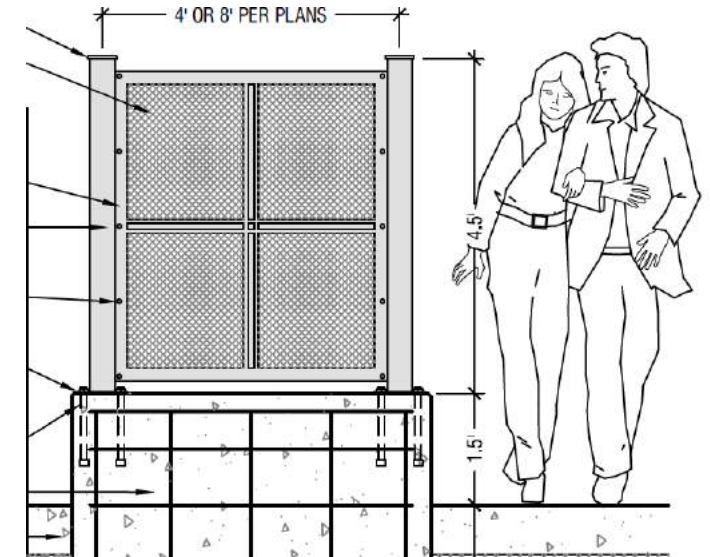
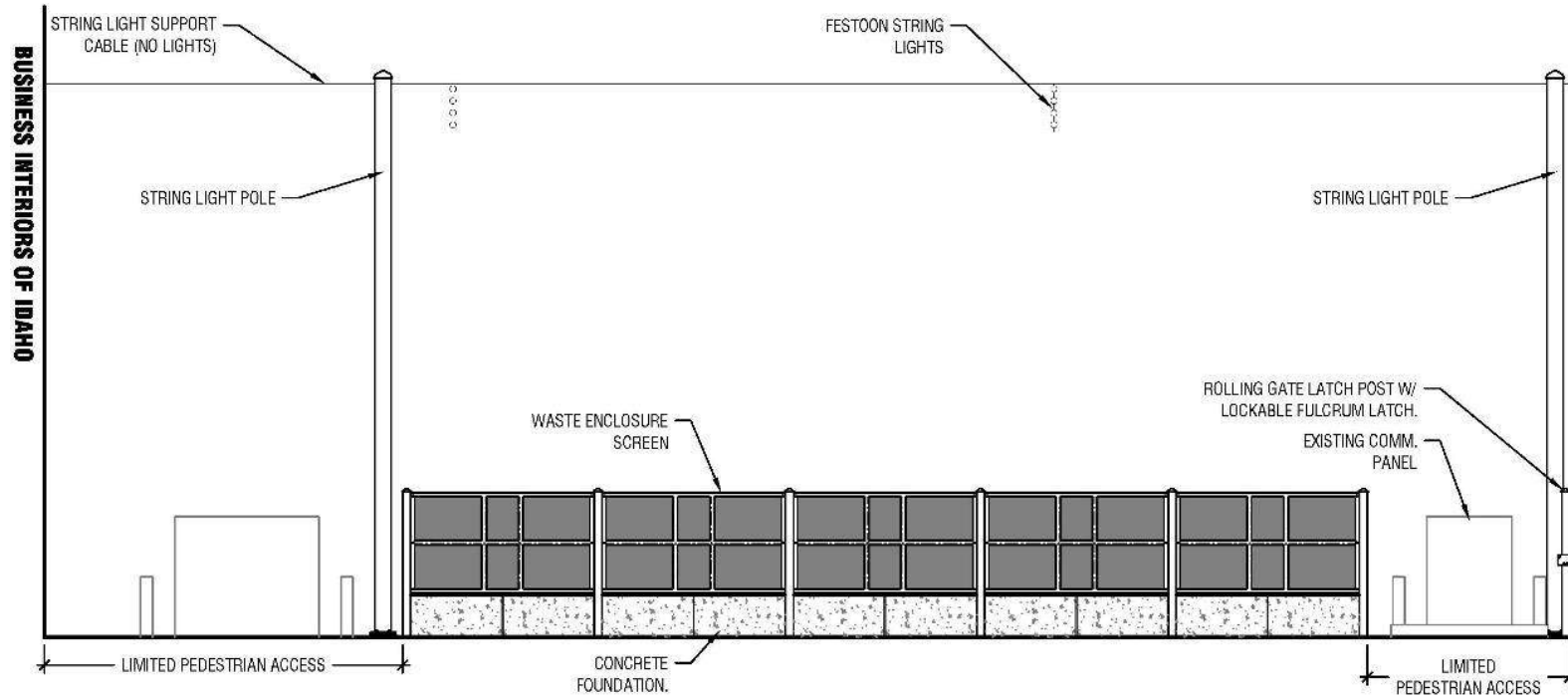
- Colored & Textured Concrete
- No Pavers
- Valley Gutter



Lighting



Trash Enclosures & Screening



Next Steps

- April 2019: Finalize easement agreements
- April 2019: Permit review/approval – City of Boise & ACHD
- May 2019: Formal bidding
- June/July 2019: Contract award, notice to proceed
- October 2019: Substantial completion



Comments or questions?

AGENDA

IV. Information/Discussion

- I. Block 7 Alley Design Update (5 min).....Matt Edmond
- II. **Mobility Related Ideas (5 min)** **Chair Zuckerman**
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V. Executive Session

VI. Adjourn

INFORMATION: Mobility Related Ideas

Chair Zuckerman



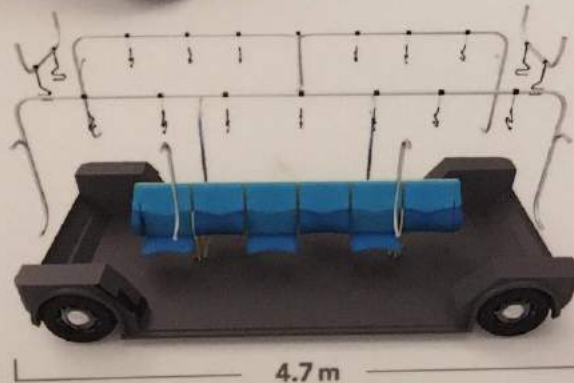
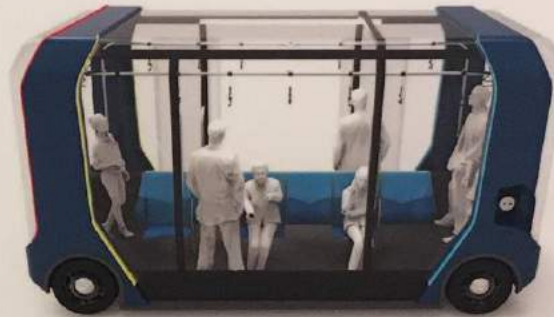
University of Michigan, Michigan

● Low Density Design

Passengers: 20 | Seating: 12, Standing: 8



2.6m

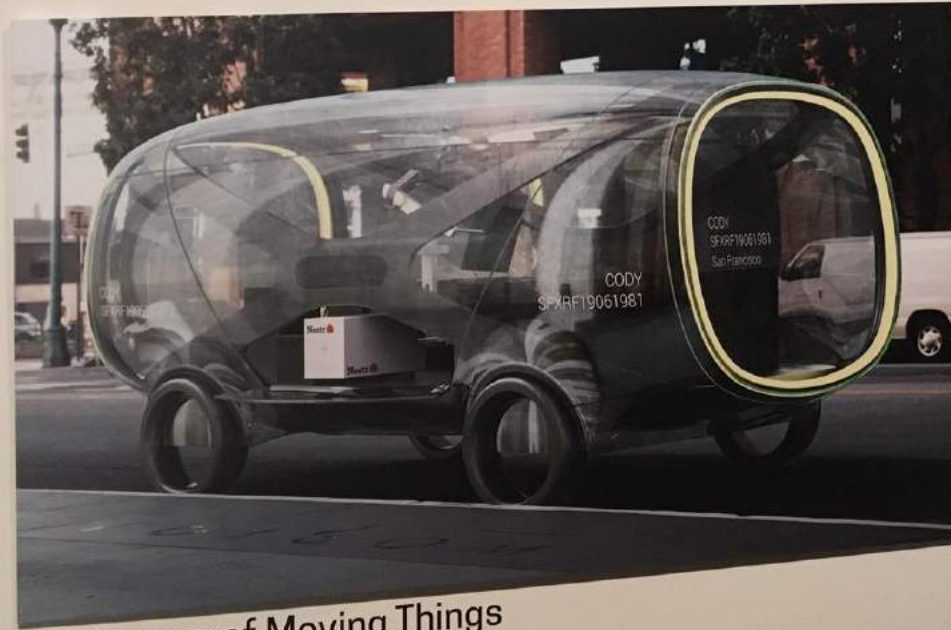




The Future of Moving People



The Future of Moving Spaces



The Future of Moving Things



The Future of Moving Together

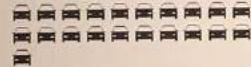
Three Futures of Urban Transportation

Business
As Usual



**Number of
Vehicles on the
Road by 2050:**

2.1 billion



**CO₂ Emissions by
2050**

4,600 megatonnes



Through 2050, we continue to use 20th-century internal combustion engine vehicles at an increased rate and use transit and shared vehicles at the current rate, as population and income grow.

Electrification+
Automation



2.1 billion



1,700 megatonnes



Electric vehicles become common by 2030, and automated electric vehicles become dominant by 2040. However, we continue to use single-occupancy vehicles, with even more car travel than in the Business-As-Usual scenario.

Electrification+
Automation+
Sharing



0.5 billion



700 megatonnes



We embrace electrification and automation and maximize sharing vehicles. By 2030, there is widespread ridesharing, increased transit performance—with on-demand availability—and improved walking and cycling infrastructure for maximum energy efficiency.

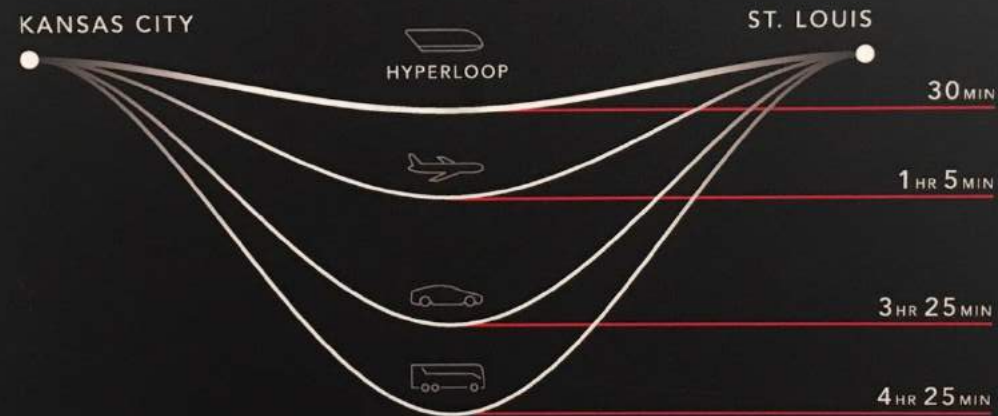




MISSOURI

KANSAS CITY / COLUMBIA / ST. LOUIS

TRAVEL TIME



ECONOMIC IMPACT



A hyperloop ride could cost less than the gas to drive



Up to \$410M savings in travel time per year



Hyperloop could prevent \$91M in loss from auto accidents annually





AGENDA

IV. Information/Discussion

- I. Block 7 Alley Design Update (5 min).....Matt Edmond
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- III. **Mobility Updates (5 min)** **Max Clark**
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- V. CCDC Monthly Report (5 min) John Brunelle

V. Executive Session

VI. Adjourn

Mobility Initiatives Updates

Max Clark

Director of Parking & Mobility

Topics To Be Covered

Regional & Local Collaborations
Studies & Plans
Parking Operations



DOWNTOWN MOBILITY COLLABORATIVE





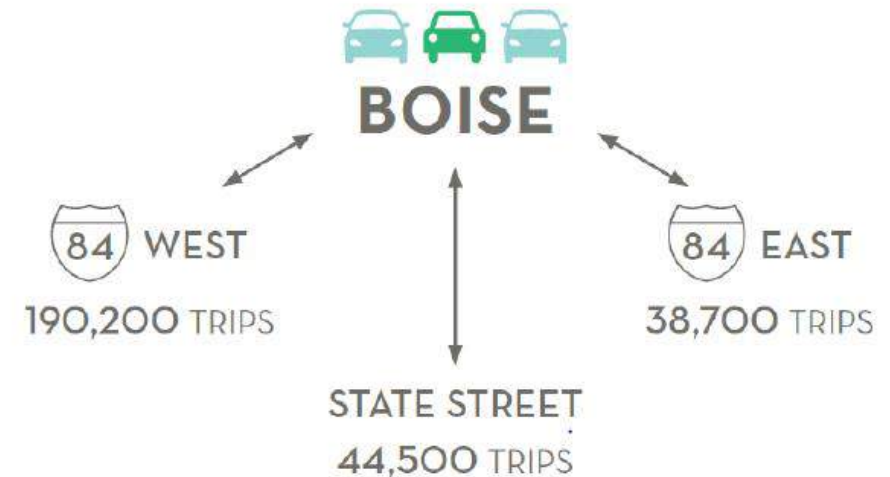
What?

- The Collaborative is a newly formed Public – Private partnership
- The Collaborative will create programs, amenities and benefits to help employees commute downtown affordably, conveniently and sustainably
- It will expand available transportation options
- It will increase connectivity, convenience and accessibility of current options
- Initial partners: Valley Regional Transit, City of Boise, ACHD CommuteRide, Boise State University, Capital City Development Corp. and Downtown Boise Association

By 2040:



2040 Estimated Average Weekday Vehicle Trips:



Source: City of Boise, 2019

Source: COMPASS, 2019

Currently there are **17,000** parking spaces and **36,000** workers in downtown Boise.

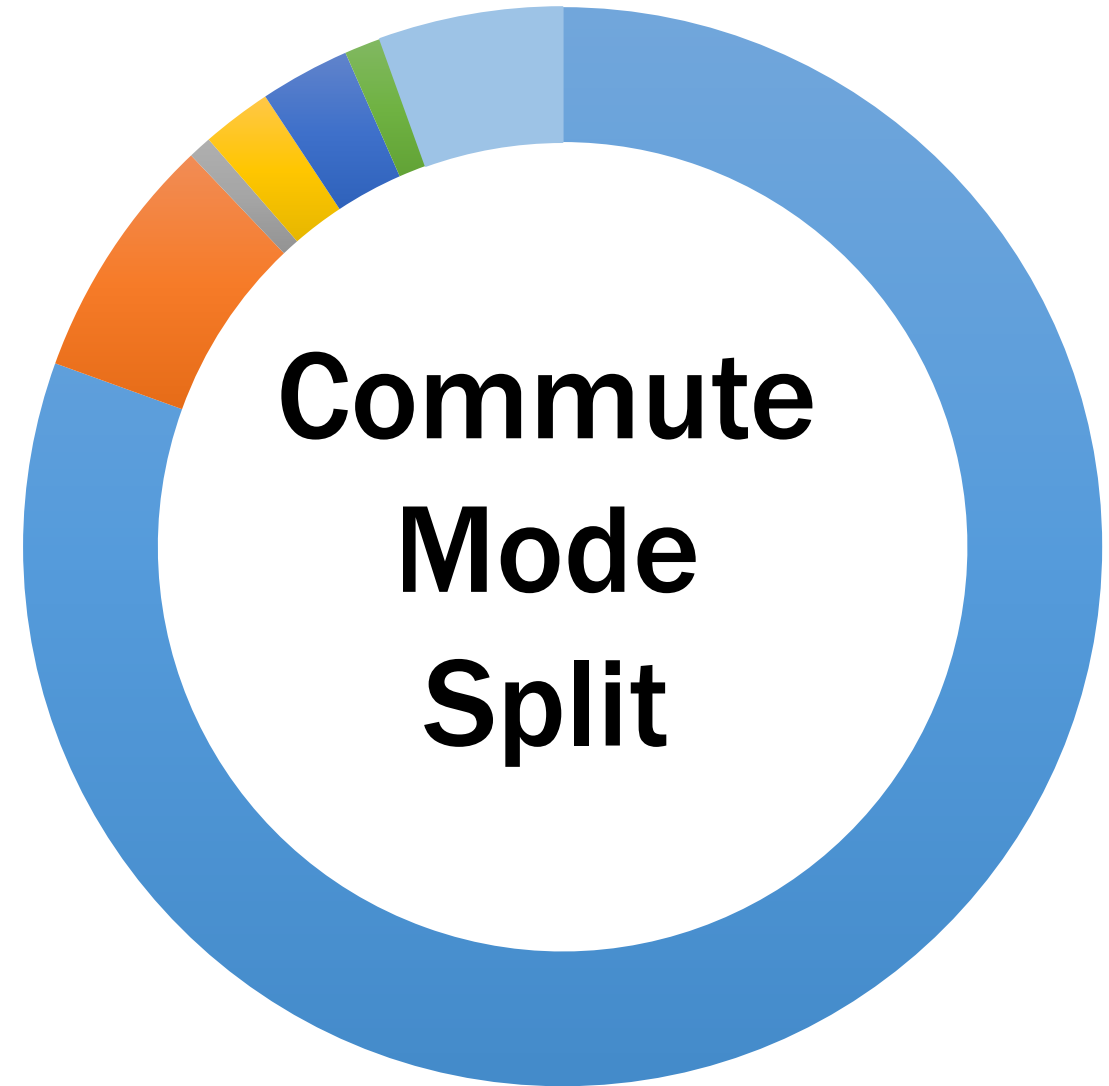
By 2040 there will be **56,000** workers in downtown Boise.



Roadway and parking
infrastructure will not keep up
with the growing workforce.

BOISE

80.6 %	DRIVE ALONE
7.4%	CARPPOOL
0.7%	PUBLIC TRANSIT
2.1%	WALK
2.7%	BIKE
1.1%	TAXI/MOTORCYCLE/OTHER
5.5%	WORK AT HOME





Why?

- Sustainable community
- Air quality
- Increased health benefits
- Decreased stress
- Customer and Supplier access
- Employee choice
- Easily accessible information
- Recruiting
- Retention
- Pre-tax employer benefits
- Decreased parking cost
- Parking supply
- Thriving downtown

What's next?



- Input



- Partnership



- Membership

ROUTES

ACTIVE

ALL

Blue On Campus

DETAILS

Orange Downtown

DETAILS

No Vehicles On Route

MORE ROUTE INFO >

Orange Express Downto...

DETAILS

Lincoln Garage/Stadium

DETAILS

Taco Bell Arena

DETAILS

Dona Larsen Park

DETAILS

Brady Garage/Stadium

DETAILS

Elder Park and Ride

DETAILS

Elder Park and Ride_new

Notice: You need to park at the Elder Park and Ride to use this service

DETAILS


Charter

DETAILS

SHUTTLE TRACKER

No Shuttle Service 8/14/17 to 8/18/17. School starts 8/21/17 with regular Blue/Orange shuttle hours (41 days ago)

MENU





BOISE STATE UNIVERSITY


Take a Tour



Live Map

Alerts


 Android App

 iPhone App

 Contact us

presented by



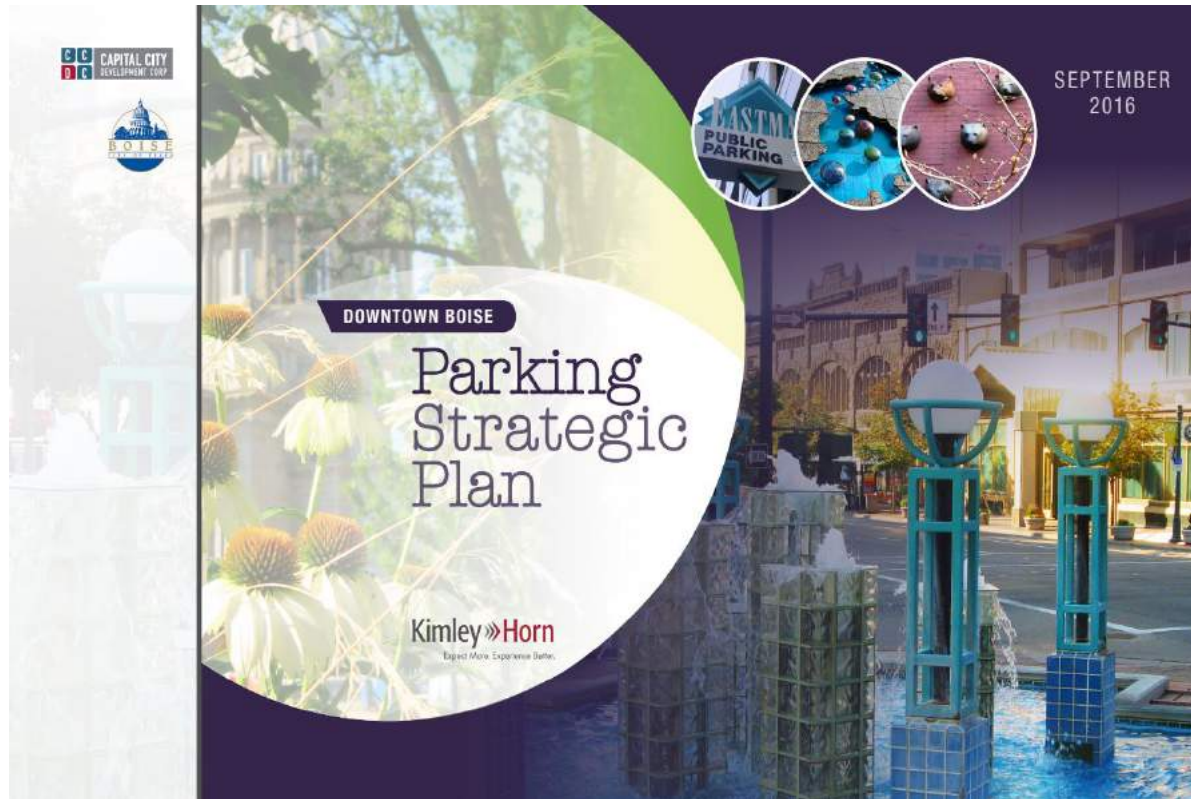
2018 Downtown Parking Supply/Demand Update



Preliminary Findings

- The existing on- and off-street capacity serves the needs of the overall study area, given current conditions.
- There does exist localized areas of increased demands where parking is likely difficult for patrons to locate, specifically in Study Area 3 which was observed to operate at approximately 97% occupied.
- Given the relative impacts of the three projects analyzed in Study Area 4, future developments in any of the five study areas may quickly push the parking supplies beyond effective capacities, and should be analyzed further.

Parking Management Plan Update



PUBLIC PARKING MANAGEMENT PLAN for the Boise Central District Urban Renewal Project Area

Originally Adopted September 1988

Amended August 1990

Amended and Restated

December 1995

Amended and Restated

July 1997

Amended and Restated

February 2004

Additional Amendments

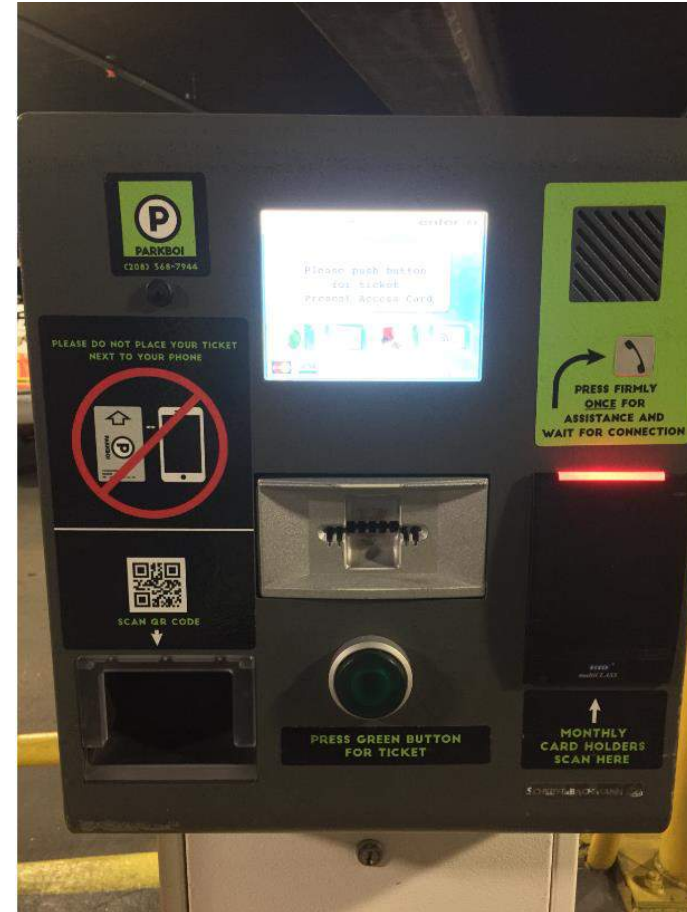
Dated September, 2004

CAPITAL CITY DEVELOPMENT CORPORATION
BOISE, IDAHO

Parking Operations

Problem issues Being Addressed

Large Vehicles at End Aisles / Ticket Demagnetization



BikeBOI Secure Bicycle Parking



- Located on the ground floor of the 9th & Main Garage
- Key card access with access point and interior cameras, integrated into ParkBOI/Car Park system
- Racks for 42 bikes and 18 lockers (first come, first served basis), outlet for e-bike charging
- Scheduled to open in June

ParkBOI Monthly Scorecard 4.3.2019														
		Total Spaces	Custom spaces				*Adjusted Space total	% Monthly	Monthly Spaces Max	Oversell Target	Monthly Target	Current Keycards	Oversold/	Current Waitlist
			ADA	EV	Reserved	Other							Sell	
Capitol & Main	\$ 175.00	495	-11	-3	-32	0	449	60.00%	269	1.20	323	325	(2)	9
Capitol & Main RES	\$ 220.00	32					32	100.00%	32	1.00	32	32	0	0
9th & Main	\$ 175.00	386	-10	0	0	0	376	65.00%	244	1.20	293	299	(6)	49
9th & Main COMPS	\$ -	0					0	0.00%	0	1.00	20	35	0	0
9th & Front	\$ 140.00	584	-15	-3	-20	0	546	65.00%	355	1.20	426	423	3	13
9th & Front RES	\$ 190.00	20					20	100.00%	20	1.10	23	23	0	14
10th & Front	\$ 140.00	543	-8	0	-58	0	477	90.00%	429	1.20	515	474	41	0
10th & Front RES	\$ 155.00	58	0	0	0	0	58	100.00%	58	1.00	58	58	0	0
Capitol & Myrtle	\$ 140.00	343	-8	0	-12	0	323	60.00%	194	1.20	233	231	2	0
Capitol & Myrtle RES	\$ 155.00	12					12	100.00%	12	1.00	12	12	0	0
Capitol & Front	\$ 140.00	216	-5	0	-20	-77	114	40.00%	46	1.20	55	58	(3)	7
Capitol & Front RES	\$ 190.00	20					20	100.00%	20	1.00	20	18	2	0
Cap & Front Valet	\$ -	40					40	100.00%	40	1.00	40	0	0	0
Capitol & Front TAN	\$ 100.00	37					37	100.00%	37	1.00	37	20	17	0
11th & Front	\$ 100.00	828	-21	0	-5	0	802	90.00%	722	1.20	866	722	144	0
11th & Front RES	\$ 130.00	5					5	100.00%	5	1.00	5	5	0	0
Total Spaces		3,395					3,087		2,483	2,958	2,735	198		92

*Adjusted space total equals total spaces available to general public & excludes special permit spaces (reserved, ADA and EV)

AGENDA

IV. Information/Discussion

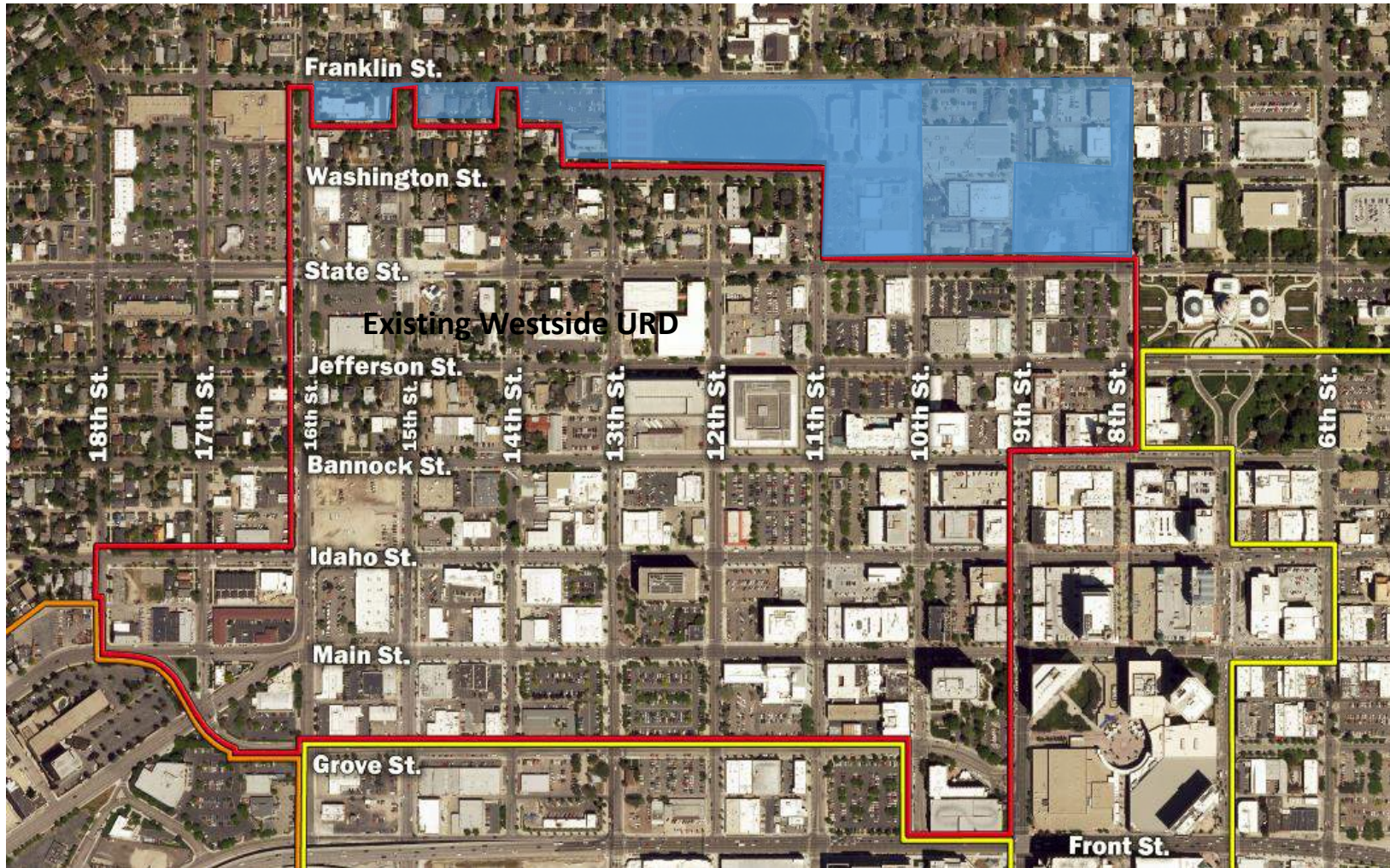
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- V. CCDC Monthly Report (5 min) John Brunelle

V. Executive Session

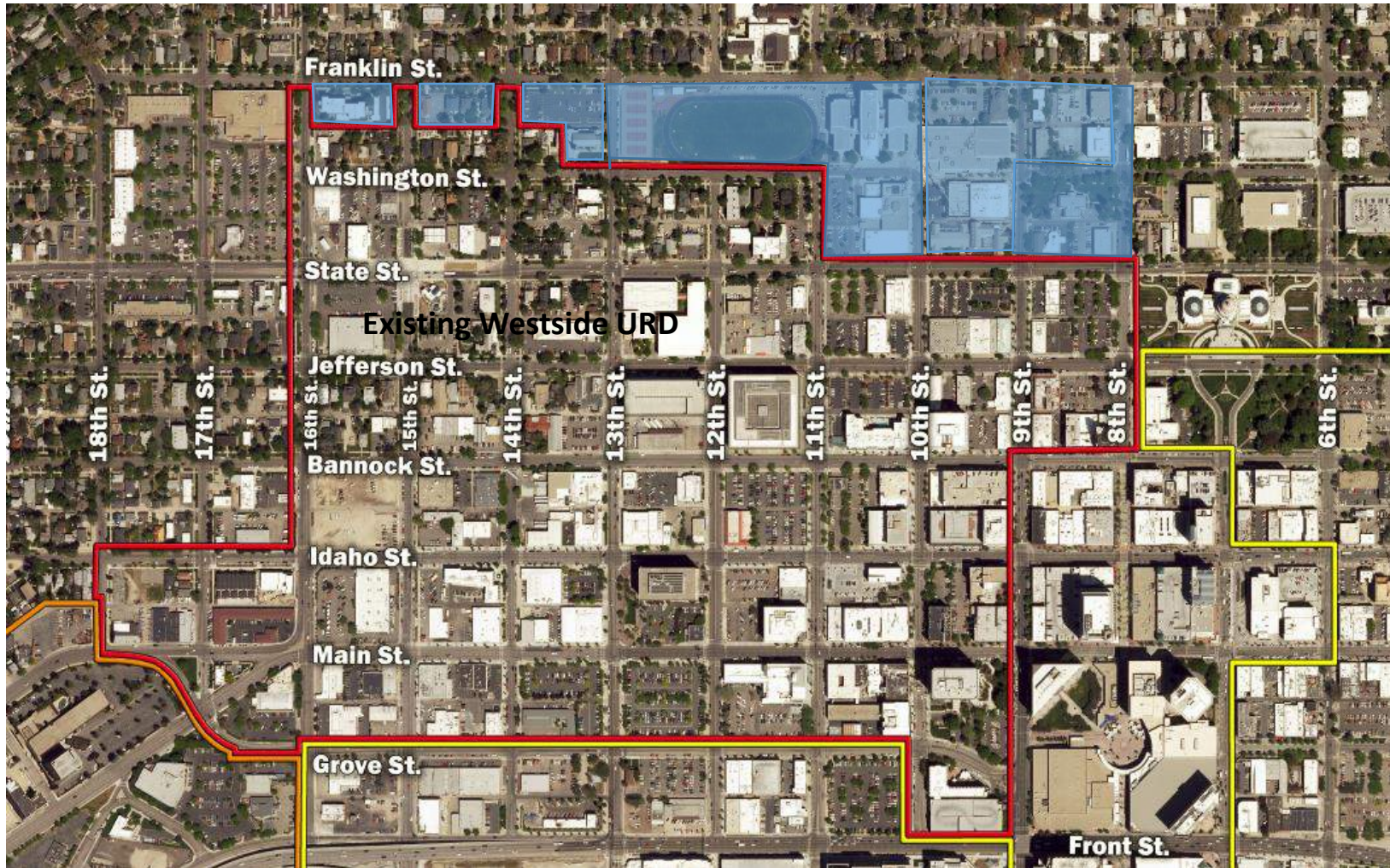
VI. Adjourn

Westside URD Boundary Adjustment

Shellan Rodriguez
Real Estate Development Manager



1. Evaluate Study Area
 - A. Conduct Fieldwork
 - B. Analyze Map and summarize Factors
 - C. **Review Preliminary Findings**
2. 10% Rule- We new we were going to have to decrease the amendment area
3. Prepare Eligibility Report Consistent with Title 50 Chapter 20 (50-2005)

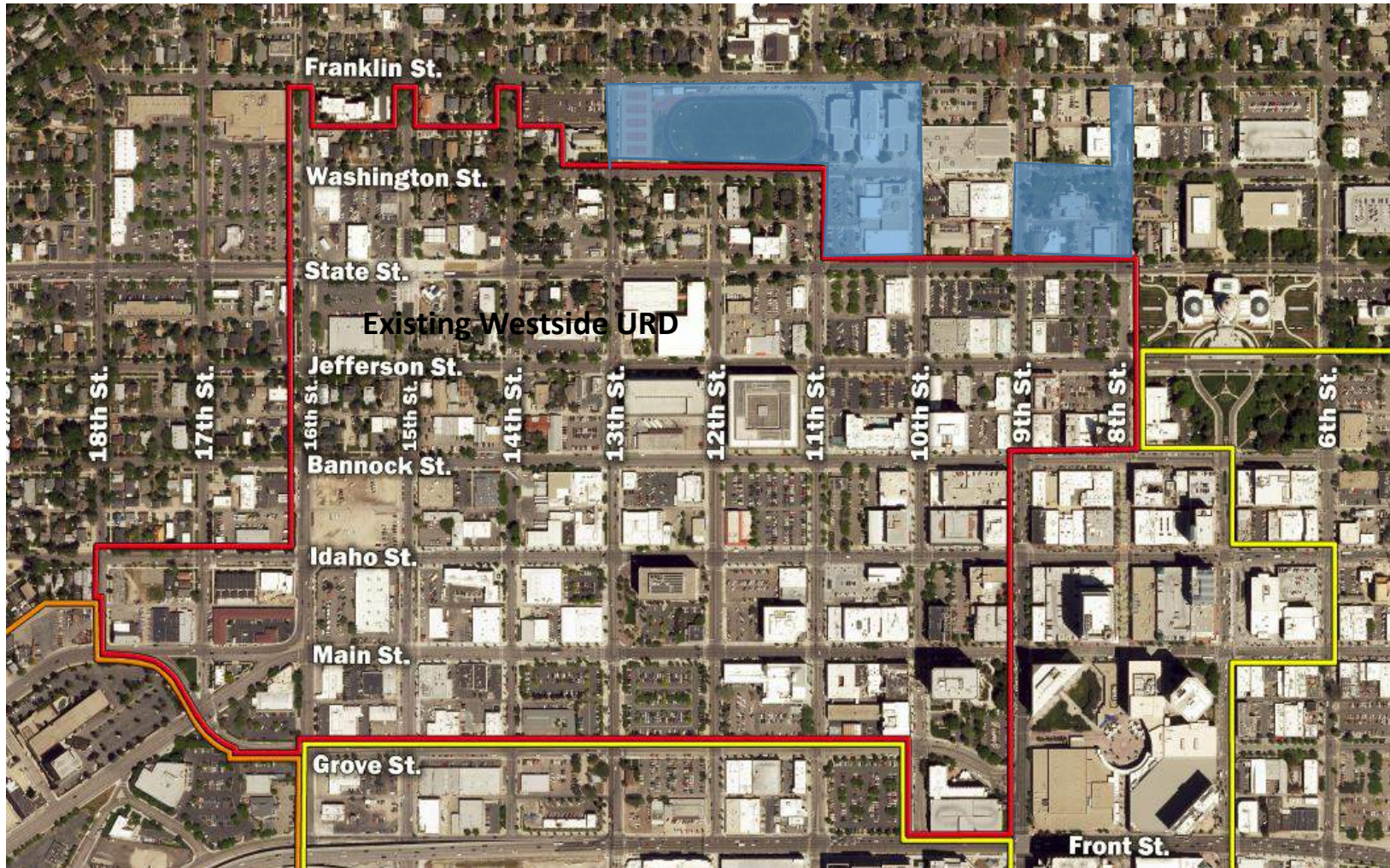


10% Rule-

Decreased from 16% (23 acres) to less than 10% (14 acres) of the URD Area

Of the 10 findings:

1. Building Deterioration
2. Site Deterioration
3. Faulty Lot Layout
4. Inadequate Street Layout



3. Prepare Eligibility Report Consistent with Title 50 Chapter 20 (50-2005)

AGENDA

IV. Information/Discussion

- I. Block 7 Alley Design Update (5 min).....Matt Edmond
- II. Mobility Related Ideas (5 min) Chair Zuckerman
- III. Mobility Updates (5 min) Max Clark
- IV. Westside URD – Boundary Adjustment (5 min) Shellan Rodriguez
- V. **CCDC Monthly Report (5 min)** **John Brunelle**

V. Executive Session

VI. Adjourn

INFORMATION: CCDC Monthly Report

John Brunelle
CCDC Executive Director

Executive Session

Deliberate regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1) (c), (d) and (f)].

Adjourn

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



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

Board of Commissioners

**Regular Meeting
May 13, 2019**



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – April 2019

B. Minutes & Reports

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

C. Other

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

CONSENT AGENDA

Motion to Approve Consent Agenda

Ada County Assessor's Annual Report

Bob McQuade
Ada County Assessor



CCDC

Assessment Briefing

Robert McQuade

Ada County Assessor

City of Boise Values

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

Commercial and Personal Property Valuations

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

Urban Renewal

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



Summary



Questions & Answers

Thank You!

AGENDA

IV. Action Item

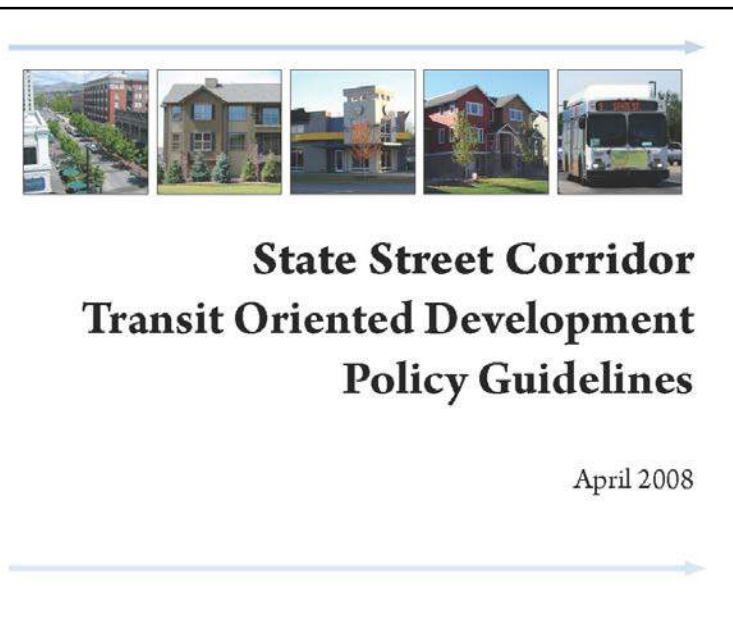
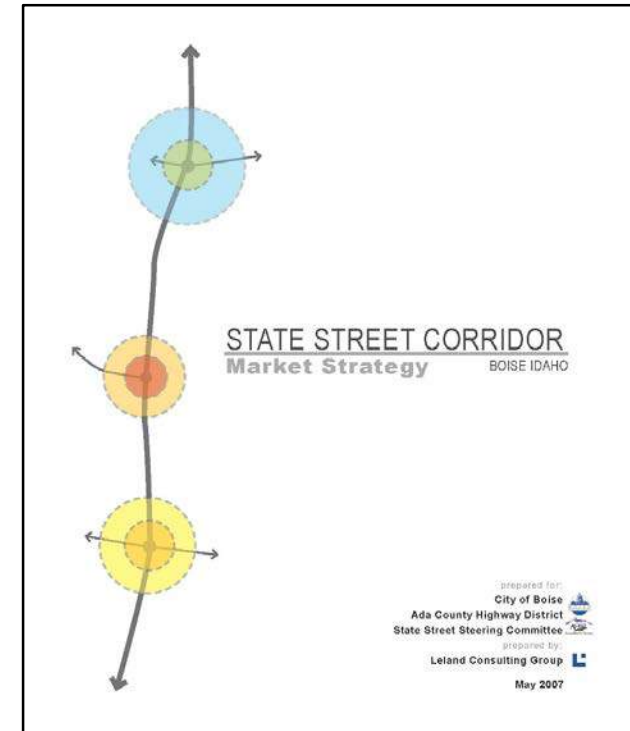
- A. CONSIDER: Resolution #1587 – Approval State Street Eligibility Study (15 min)Matt Edmond/Ted Kamp
- B. CONSIDER: Resolution #1599 – Approval Westside Downtown Urban Renewal Plan Amendment Eligibility Study (10 min)Shellan Rodriguez/Geoff Dickinson
- C. CONSIDER: Resolution #1602 – Selection of On-Call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



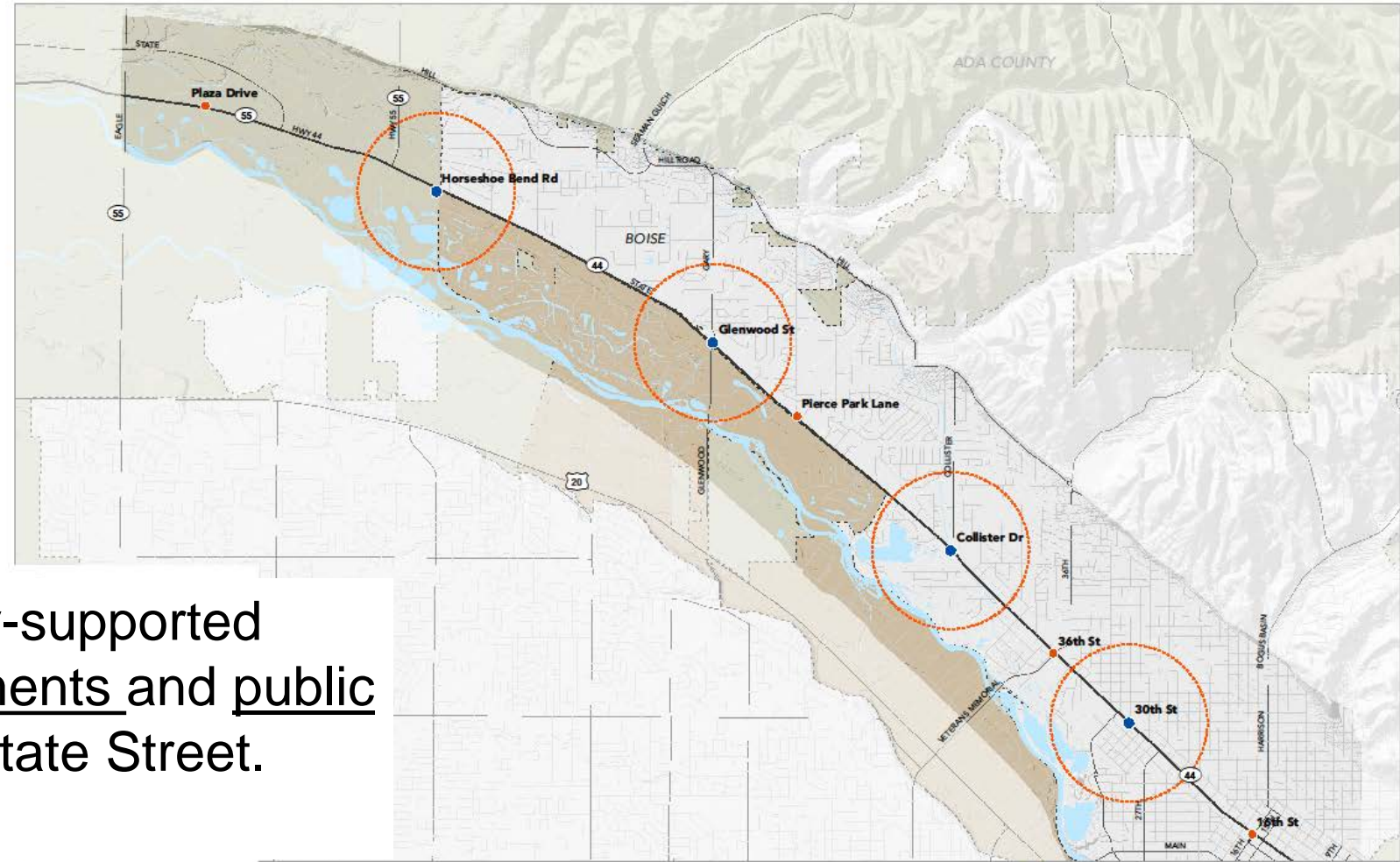
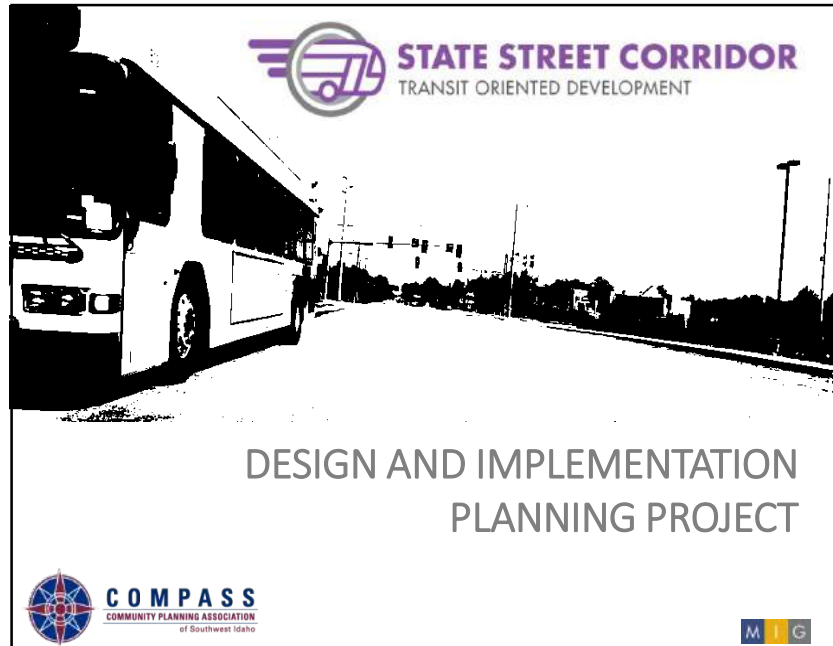
CONSIDER: Resolution #1587 State Street Eligibility Study

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

State Street Background

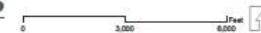


State Street Corridor Transit Oriented Development Design & Implementation Planning Project



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

PROJECT AREA AND STATION LOCATIONS
BASELINE OPPORTUNITIES AND CONSTRAINTS



STATE STREET TOD DESIGN
AND IMPLEMENTATION PLAN





State Street Study Area

Urban Renewal Eligibility Report

PREPARED FOR



PREPARED BY



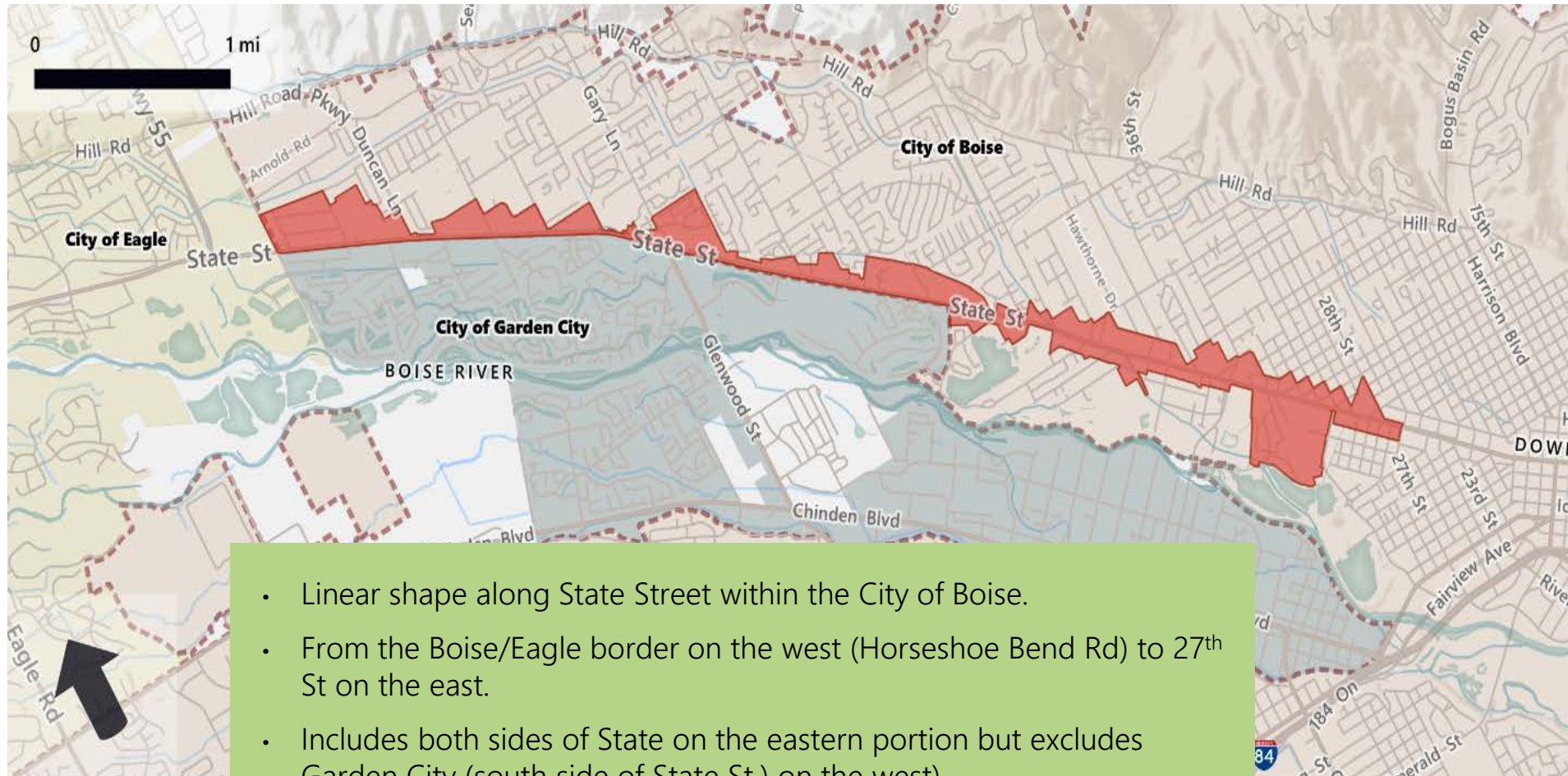
Background, Objective

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

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

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

Study Area



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

Approach, Criteria

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

Two basic tests:

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

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

- Dilapidation, damage, obsolescence, of site and structures

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

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

Structural Deterioration



Deteriorating roof, walls/paint, fascia, windows



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



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

Site Deterioration



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

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



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

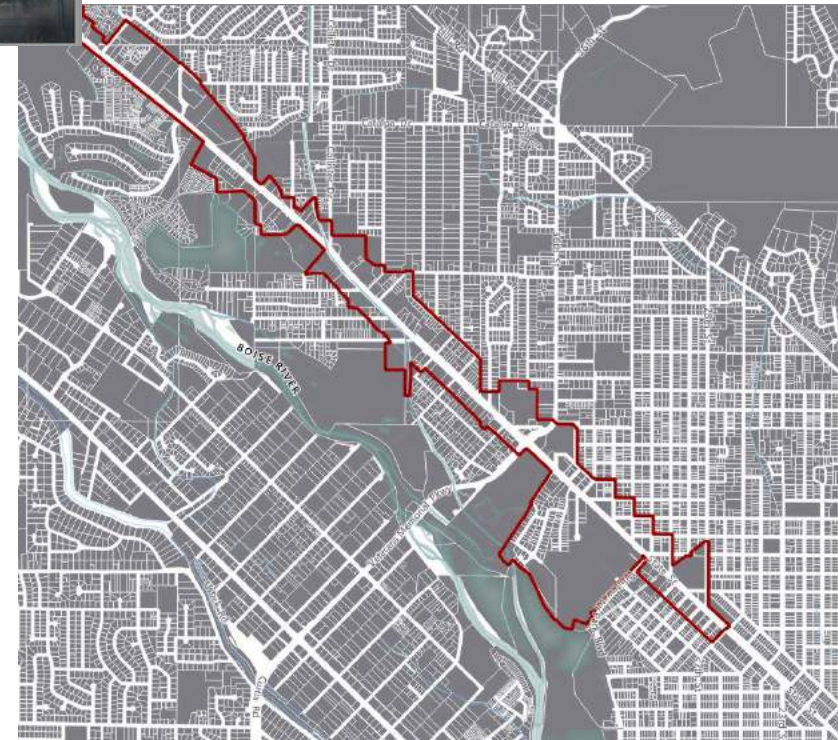
Site and Structure Deterioration



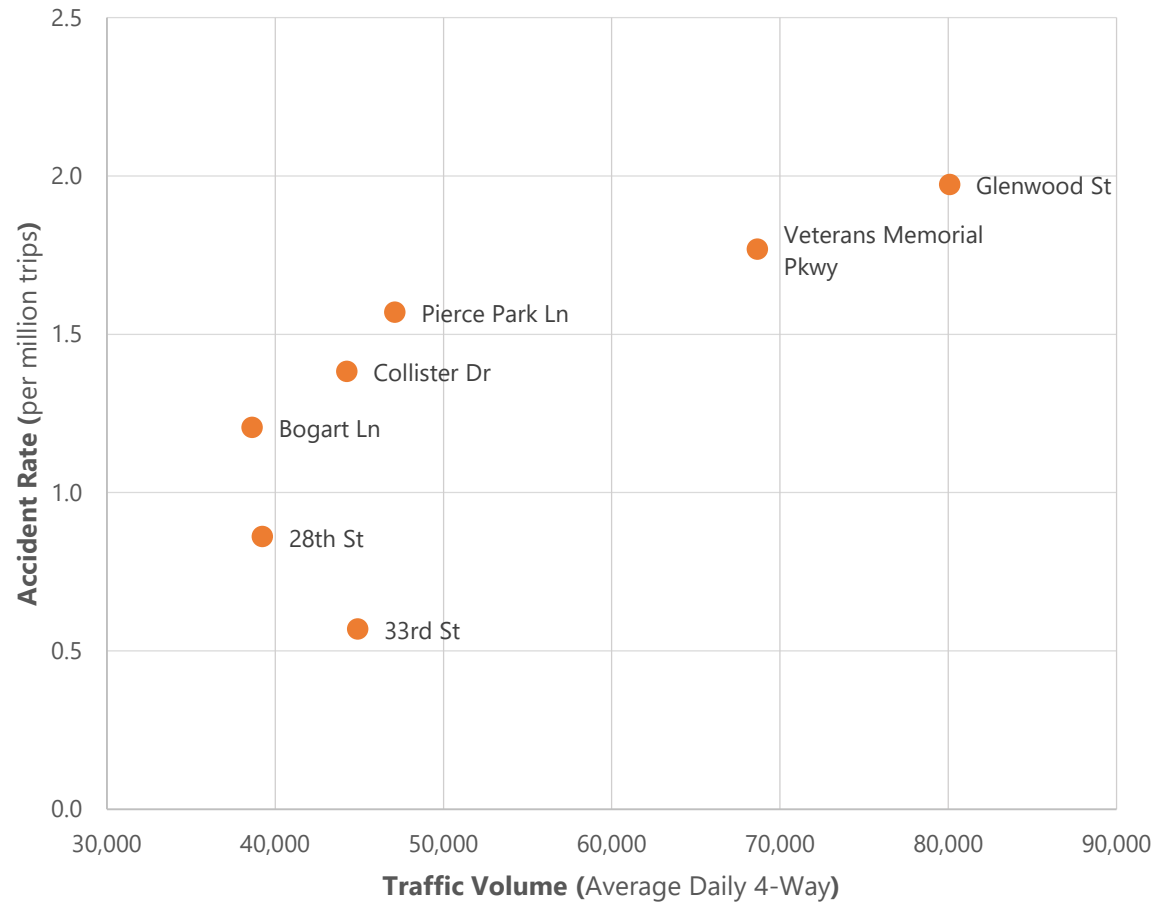
Defective or Inadequate Street Layout



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



Defective or Inadequate Street Layout



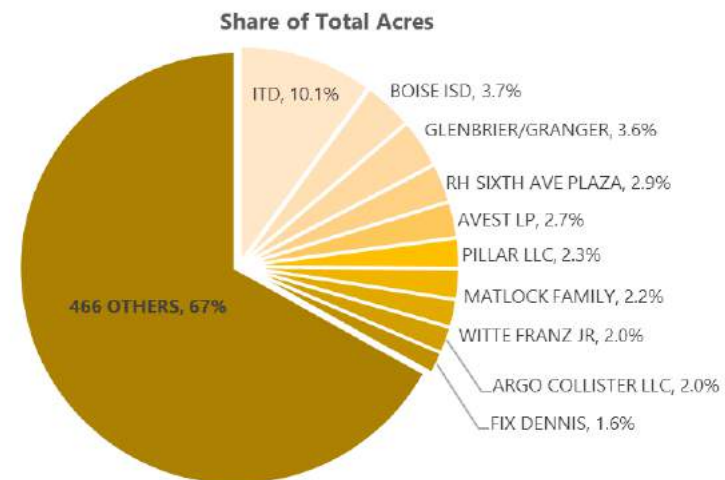
Unsafe Conditions



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

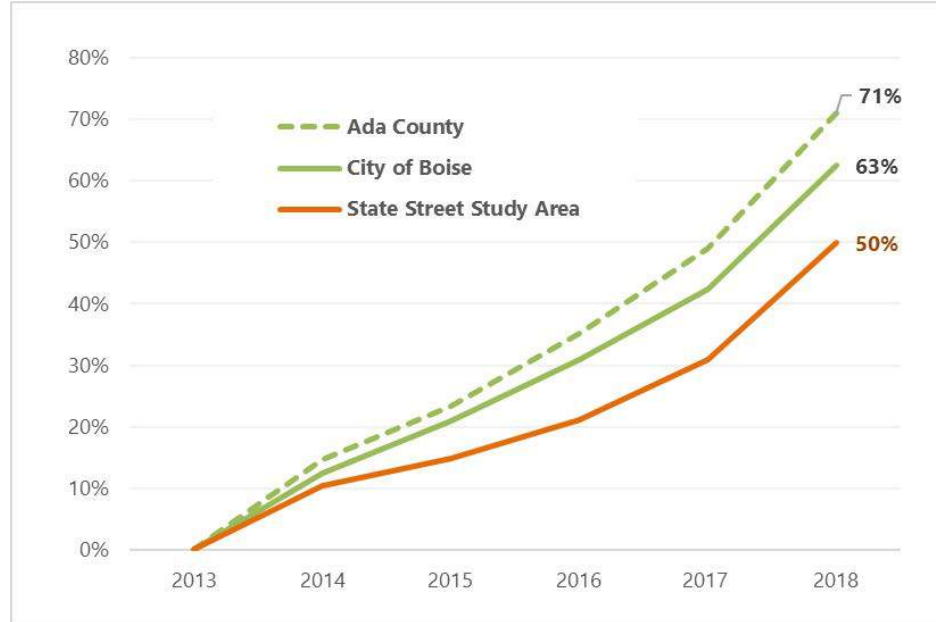


Faulty Lots, Diversity of Ownership

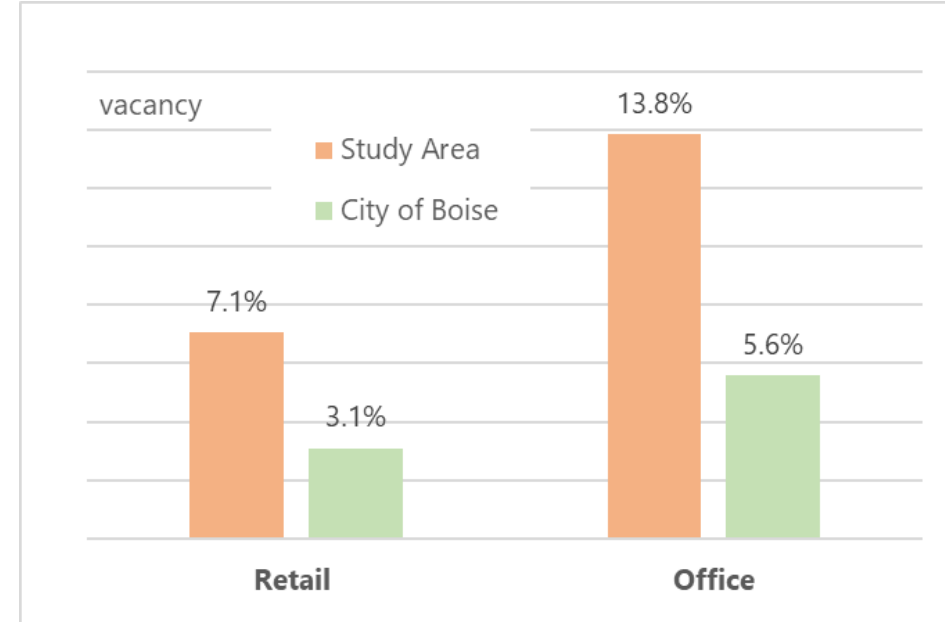


Test 2: Negative Impacts

Slower Growth in Assessed Values



Higher Commercial Vacancies



Higher Percentage of Underutilized Parcels:

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

Overall Conclusion

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



LELAND CONSULTING GROUP

People Places Prosperity

503.222.1600
www.lelandconsulting.com



Next Steps



CONSIDER: Reso #1587 State Street Eligibility Report

Suggested Motion:

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

AGENDA

IV. Action Item

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

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

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

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

Suggested Motion:

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

AGENDA

IV. Action Item

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

CONSIDER: Resolution No. 1602

On-Call Design Professionals and Professional Land Surveyors Selection Process

Kathy Wanner
Contracts Specialist



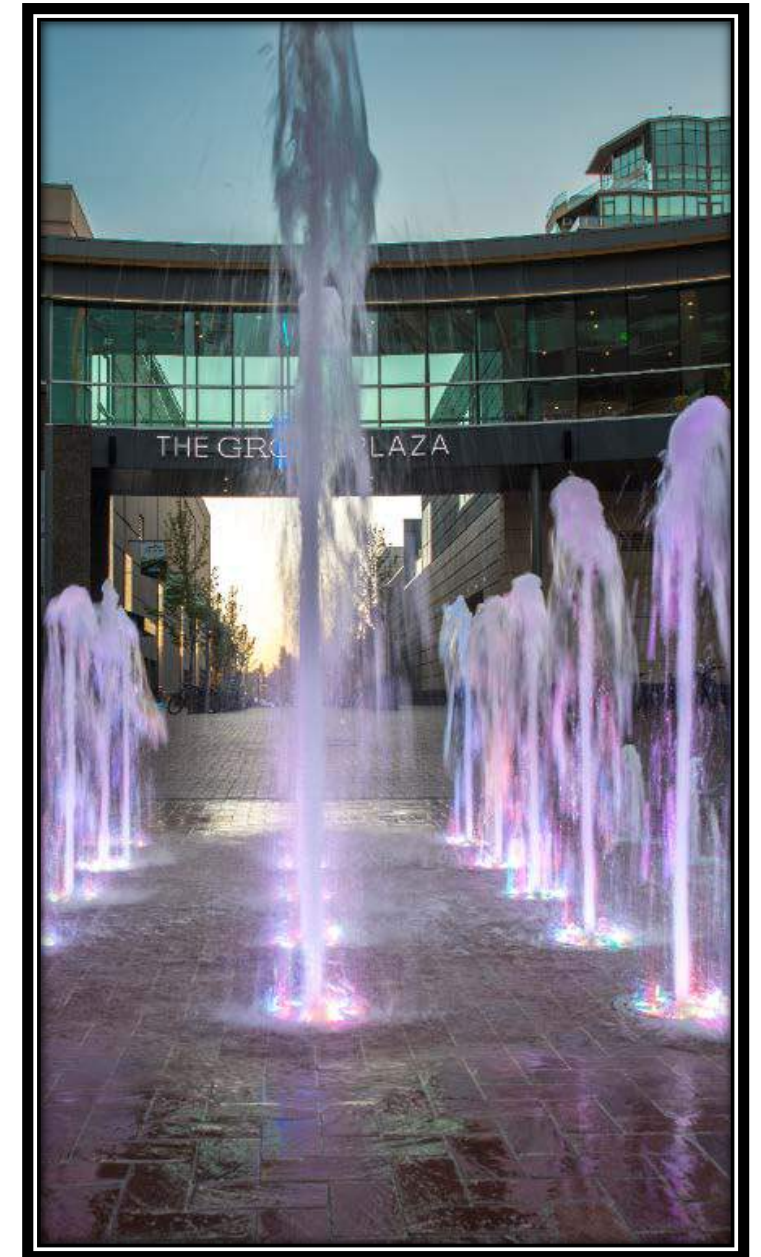
BACKGROUND

Idaho Code

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

Agency Practice

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





FORMAL REQUEST FOR QUALIFICATIONS

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



FORMAL REQUEST FOR QUALIFICATIONS

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

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



MARCH 20, 2019

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



EVALUATION PROCESS

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





RECOMMENDATIONS

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

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

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

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

TRAFFIC ENGINEERS
Fehr & Peers
HDR Engineering
Kittelson & Associates

CONSIDER: Resolution No. 1602

On-Call Design Professionals and Professional Land Surveyors Selection Process

Suggested Motion:

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

AGENDA

IV. Action Item

- A. CONSIDER: Resolution #1587 – Approval State Street Eligibility Study (15 min)Matt Edmond/Ted Kamp
- B. CONSIDER: Resolution #1599 – Approval Westside Downtown Urban Renewal Plan Amendment Eligibility Study (10 min)Shellan Rodriguez/Geoff Dickinson
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- D. CONSIDER: Resolution #1601 – Second Amendment to Resolution 1478 RMOB Redevelopment Bond Series 2017A (15 min)Ross Borden



Consider Resolution 1601

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

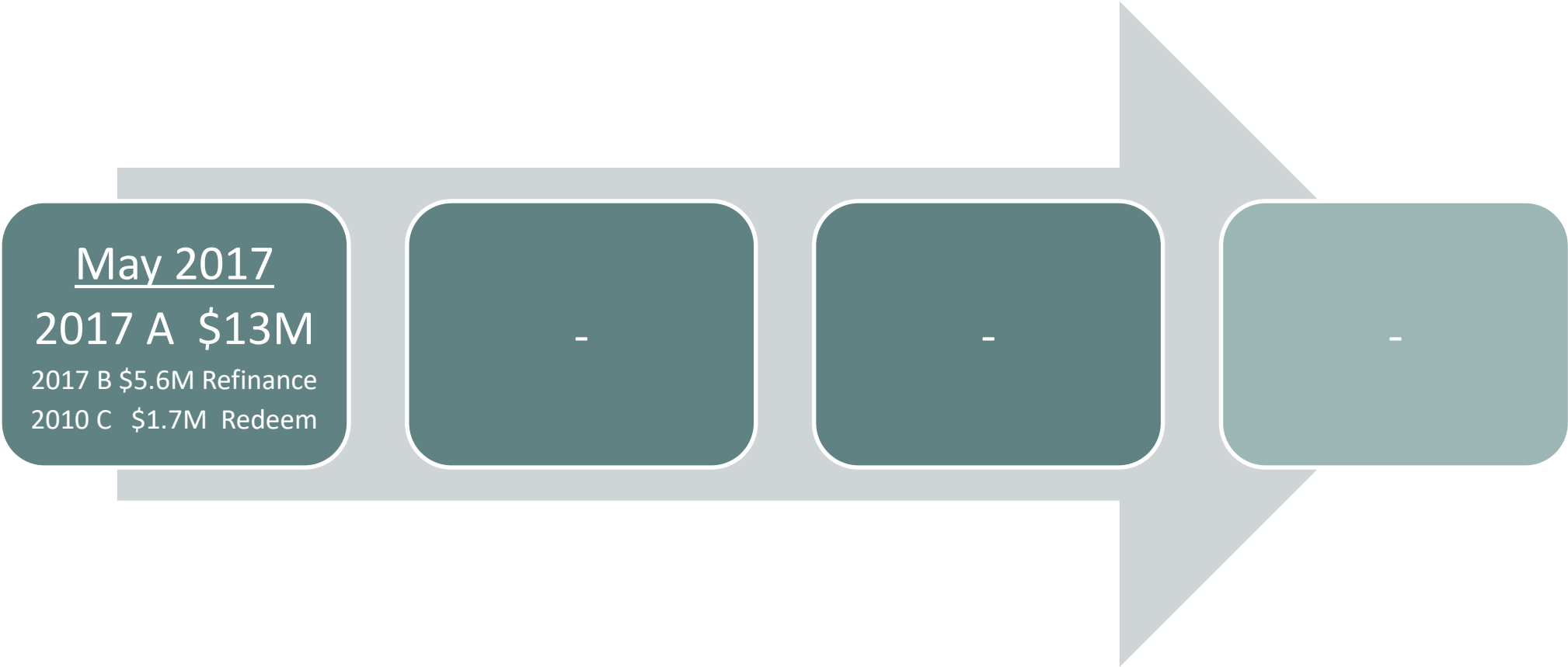
Ross Borden, Finance Director
May 13, 2019





Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond





Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond

**May
2017**

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

Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond





Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond

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2018

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

Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond





Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond

Today

1. Broad Street / LIV District	\$4.9M
2. 11 th & Front Parking Condo <i>(250 of 839 spaces)</i>	\$5.4M
3. 5th & Broad Parking Condo <i>(89 of 189 spaces)</i>	\$2.6M
1 st Amendment: New Main Library!	
2 nd Amendment: RMOB Projects	
TOTAL	\$13.0M



Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond

NOTES

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

Resolution 1601 – 2nd Amendment to Bond Resolution 1478

Series 2017 A Bond

Questions?

Suggested Motion:

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

AGENDA

V. Information/Discussion Items

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

VI. Executive Session

VII. Adjourn

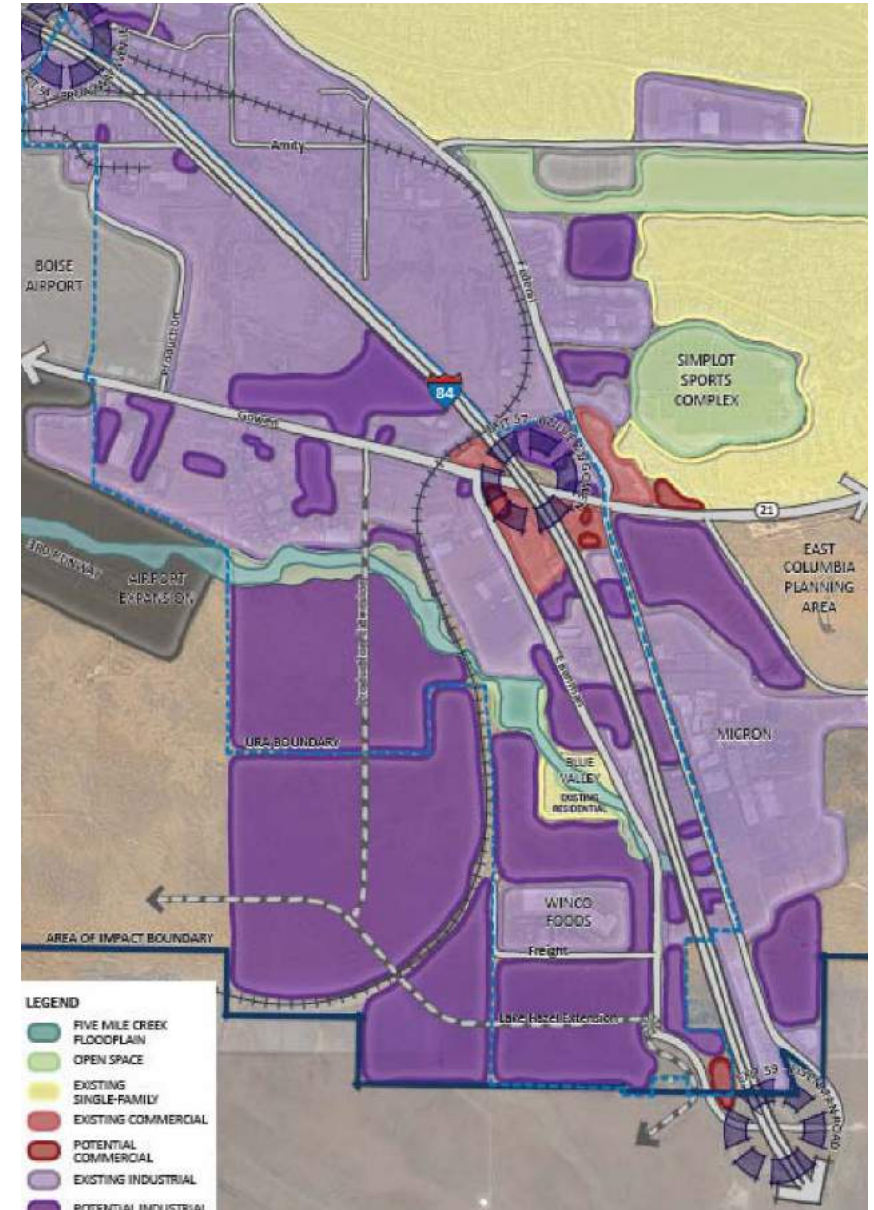
INFORMATION: Gateway East Participation Program

Matt Edmond
Project Manager – Capital Improvements



Background

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



Eligible Expenses: What's the Same

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



Eligible Expenses: What's Different

Downtown Elements

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

Gateway Elements

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

Increment Value / Eligible Expenses

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

Increment Value / Eligible Expenses

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

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



Type 2 Scorecard

Downtown Categories

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

Gateway Considerations

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

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

Next Steps

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

Comments or questions?



AGENDA

V. Information/Discussion Items

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

VI. Executive Session

VII. Adjourn

INFORMATION: CCDC Monthly Report

John Brunelle
CCDC Executive Director



Executive Session

Deliberate regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1) (c), (d) and (f)].

Adjourn

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



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

Board of Commissioners

**Regular Meeting
June 10, 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 – May 2019

B. Minutes & Reports

1. Approval of May 13, 2019 Meeting Minutes

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

- A. CONSIDER: Resolution #1610 – Approval of 200 Myrtle Street – Boise Caddis – Participation Program Type 2 Agreement (10 minutes).....Laura Williams
- B. CONSIDER: Resolution #1600 – Approval 5th and Grove Undergrounding (10 minutes)Matt Edmond

V. Information/Discussion Items

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

VI. Adjourn

200 Myrtle Street – Boise Caddis – Type 2 Agreement



Laura Williams, Project Manager

Project Location



Project Background



- 173 for-rent units
 - Studios: 31
 - 1 Bed: 74
 - 2 Bed: 43
 - Efficiency: 24
- 394 structured parking spaces
- 4,000 SF Retail
- 20,000 SF amenities
- \$31 Million Total Development Costs

Timeline

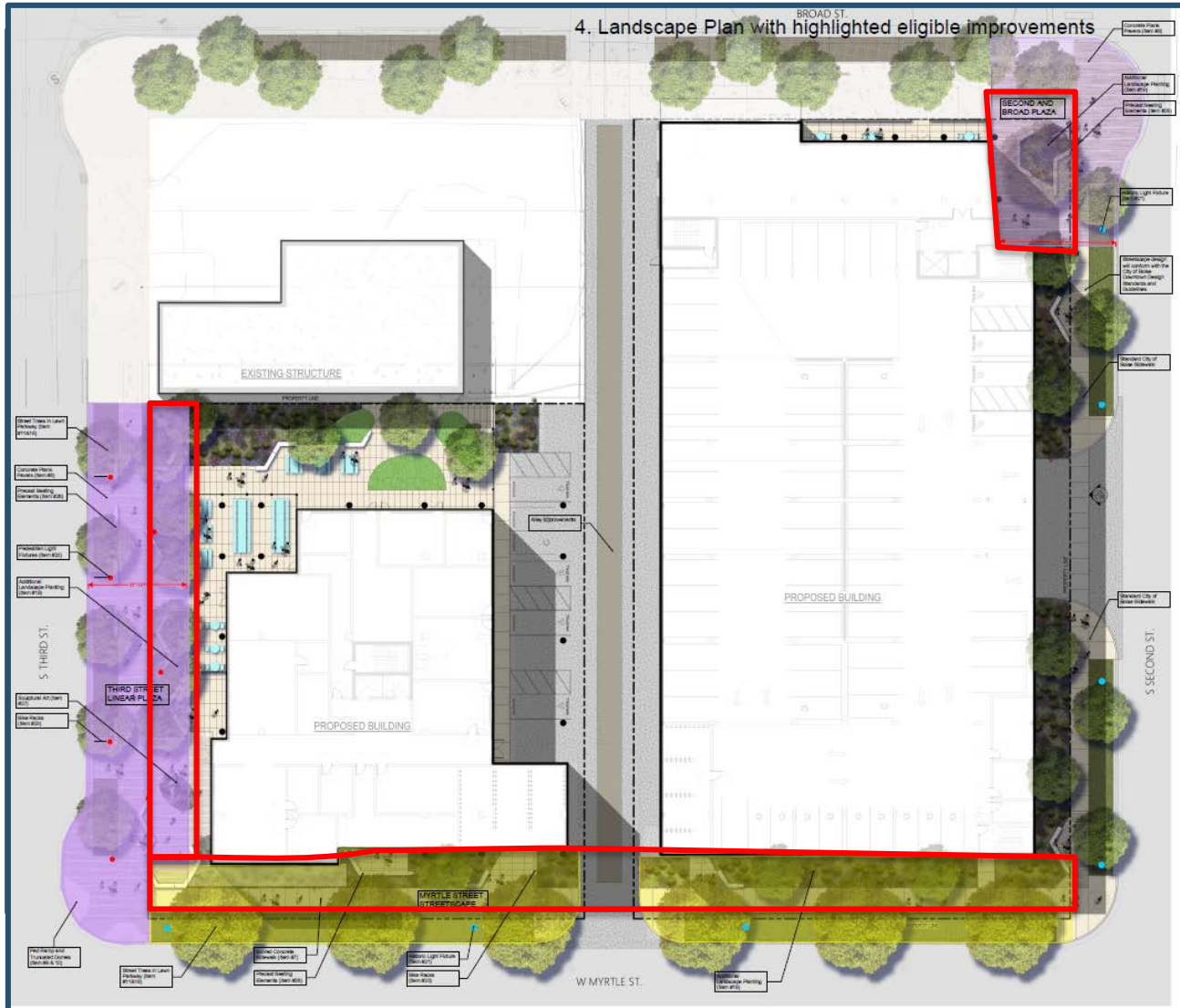
- February 13, 2019 – DR Approval
- Spring 2019 - Type 2 Agreement Finalize
- Fall 2019 - Construction Start
- Summer 2021 - Construction Complete

Project Scorecard



- Level A Scoring (140 + Points)
 - FAR score
 - Utility Improvements
 - Public Park/Plaza
 - Parking
 - Environmental Remediation
 - Public Art
- 80% of TIF generated for up to 4 years

Project Eligible Expenses



- Public Improvement Cost Estimates:
 - Streetscapes & Plaza – \$550,000
 - Street & Alley Paving – \$100,000
 - Utilities – \$200,000
 - Public Art- \$100,000
 - 10% Contingency
 - Total - Approximately \$1.1 Million
- Easements required for some areas to be Eligible:
 - 3rd Street
 - Myrtle Street
 - 2nd and Broad Street corner

Reimbursement Schedule

Reimbursement	Project Completion	Assessment Type	Assessment	Taxes Due	Reimbursement Paid	Reimbursement Amount
#1	July 2021	Occupancy Year (Subsequent Roll)	November 2021	Jan. 2022 & June 2022	September 2022	\$122,000
#2	NA	Primary Roll	January 2022	Dec. 2022 & June 2023	September 2023	\$245,000
#3	NA	Primary Roll	January 2023	Dec. 2023 & June 2024	September 2024	\$245,000
#4	NA	Primary Roll	January 2024	Dec. 2024 & June 2025	September 2025	\$245,000
Total						\$857,000

CONSIDER: Resolution #1610

Suggested Motion:

I move to adopt Resolution #1610 approving the Type 2 General Assistance Participation Agreement with Boise Caddis, LLC and authorizing the Executive Director to execute the agreement.

AGENDA

IV. Action Item

- A. CONSIDER: Resolution #1610 – Approval of 200 Myrtle Street – Boise Caddis – Participation Program Type 2 Agreement (10 minutes).....Laura Williams
- B. CONSIDER: Resolution #1600 – Approval 5th and Grove Undergrounding (10 minutes)Matt Edmond

V. Information/Discussion Items

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

VI. Adjourn

CONSIDER: Resolution #1600 Authorizing Idaho Power Work Order and Payment for 5th Street Utilities - Undergrounding

Matt Edmond
Project Manager – Capital Improvements



Legend

Boise

The Gibson

City Hall

Veltex

Main St

Grove St Apartments

NEW UNDERGROUND
POWER, TELCO &
CONDUIT

Grove St

OVERHEAD LINES
TO BE REMOVED

6th St

6th & Front

3rd St

Front St

5th St

Google Earth

400 ft



Fiscal Notes

Project Scope	Cost
Idaho Power Work Order	\$321,801 (+\$3,500)
Telecom Work	\$108,107
Street Light, Conduit & Vaults	\$52,000
Contingency	\$48,032
PROJECT TOTAL	\$533,440



Timeline/Next Steps

- June 10: Work order authorization & payment to Idaho Power
- July: Idaho Power begins work
- August: ACHD road work on Main Street
- September: ACHD road work complete



CONSIDER: Resolution #1600 Authorizing Idaho Power Work Order and Payment for 5th Street Utilities - Undergrounding

Suggested Motion

I move to adopt Resolution No. 1600 approving an agreement with and payment to Idaho Power for undergrounding overhead power lines on 5th Street between Front Street and Idaho Street, and south of Grove Street between 3rd Street and 5th Street.

AGENDA

IV. Action Item

- A. CONSIDER: Resolution #1610 – Approval of 200 Myrtle Street – Boise Caddis – Participation Program Type 2 Agreement (10 minutes).....Laura Williams
- B. CONSIDER: Resolution #1600 – Approval 5th and Grove Undergrounding (10 minutes)Matt Edmond

V. Information/Discussion Items

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

VI. Adjourn

INFORMATION: CCDC Monthly Report

John Brunelle
CCDC Executive Director

Adjourn

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

Board of Commissioners

**Regular Meeting
July 15, 2019**



AGENDA

I. Call to Order

Vice Chair Woodings

II. Agenda Changes/Additions

Vice Chair Woodings

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – June 2019

B. Minutes & Reports

1. Approval of June 10, 2019 Meeting Minutes

C. Other

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

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

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

V. Information/Discussion Items

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

VI. Adjourn

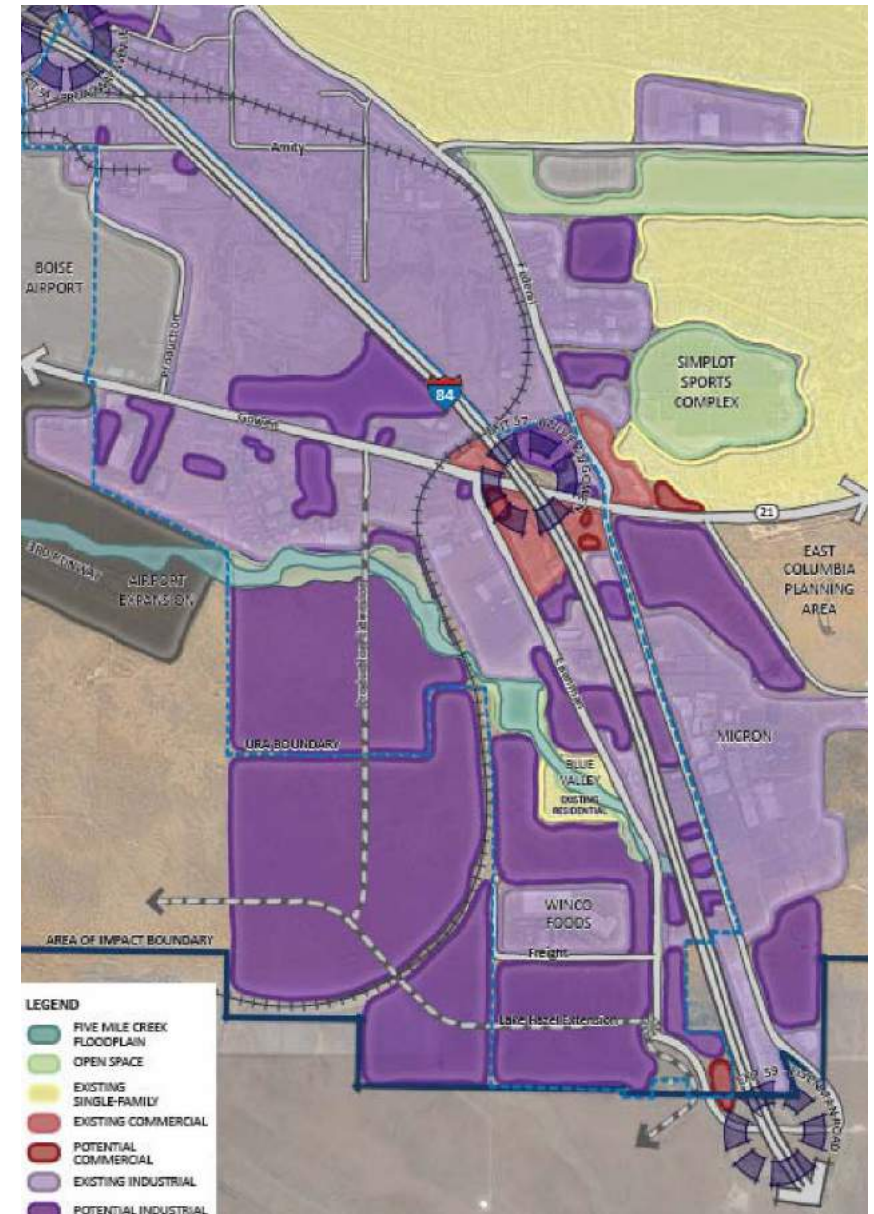
CONSIDER: Resolution #1604

Approving the Gateway East Participation Program

Matt Edmond
CCDC Project Manager

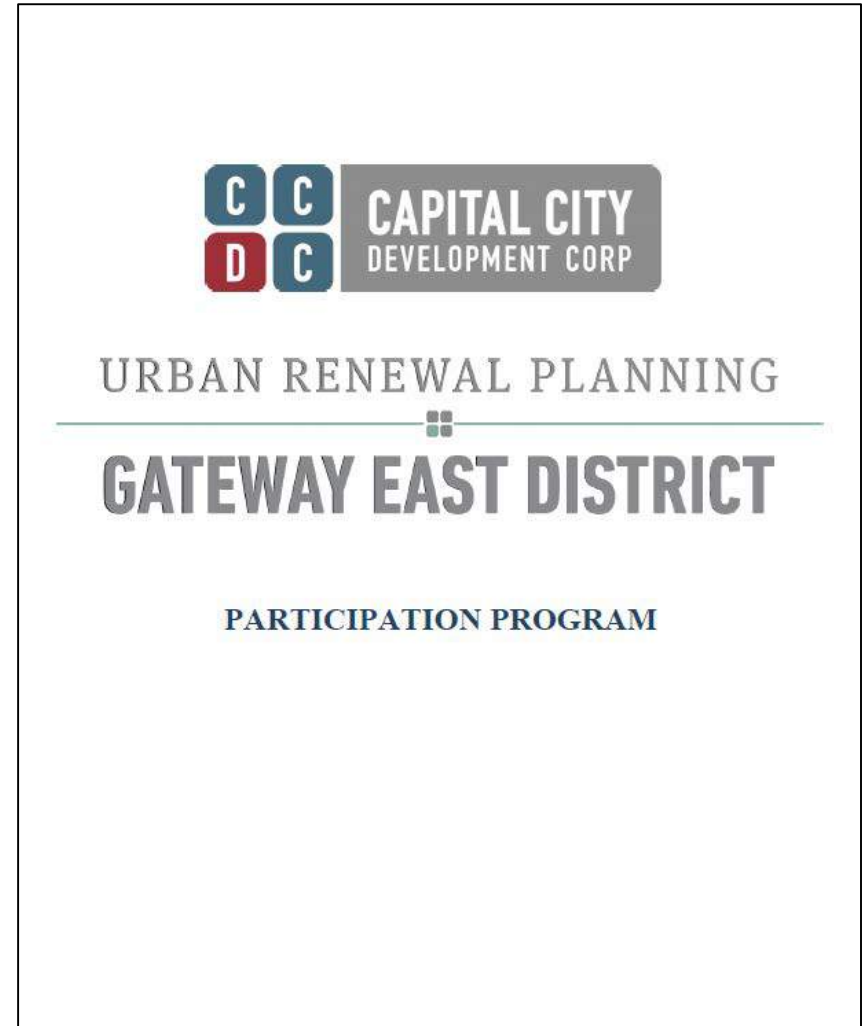
Background

- Gateway East approved December 2018
- First Boise URD outside Downtown
- Industrial focus
- Significant infrastructure gaps
- Need to establish PP for Gateway East
 - Framework for Type 2 now
 - FY2020 budget will include Gateway
- Based on analysis presented to Board at May 13 meeting



Gateway East Summary

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



Eligible Expenses: What's the Same

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



Eligible Expenses: What's Different

Downtown Elements

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

Gateway Elements

- Land for public right-of-way
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Increment Value / Eligible Expenses

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

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

Type 2 Scorecard

Downtown Categories

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

Gateway Considerations

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

In light of these considerations, the Gateway East PP includes no scorecard at this time, with a standard 80% reimbursement rate.

CONSIDER: Resolution #1604
Approving the Gateway East Participation Program

Suggested Motion:

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

AGENDA

IV. Action Item

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

V. Information/Discussion Items

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

VI. Adjourn

CONSIDER: Resolution #1611

Westside Urban Park Public Art Type 4 Capital Improvement Reimbursement Agreement

Doug Woodruff
Sr. Project Manager



Project Background:

Strategic public investment,
11th & Idaho office building

Place-making, evolving
neighborhood

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

June 2019 City Council
approved development
agreements

WESTSIDE URBAN PARK

KEY ELEMENTS

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



Agreement Terms:

Partnership with Boise Arts and History

Public artwork at Westside Urban Park

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

Arts and History procurement process

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

Arts and History will assume ownership
and maintenance



Fiscal Notes:

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

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

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

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

Next Steps:

Artist Selection,
September 2019

City Council Approval,
October 2019

Art & Design collaboration,
November 2019

CCDC Board consider design,
January 2020

Construction,
Summer 2020



CONSIDER: Resolution # 1611

Suggested Motion:

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

AGENDA

IV. Action Item

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

V. Information/Discussion Items

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

VI. Adjourn

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

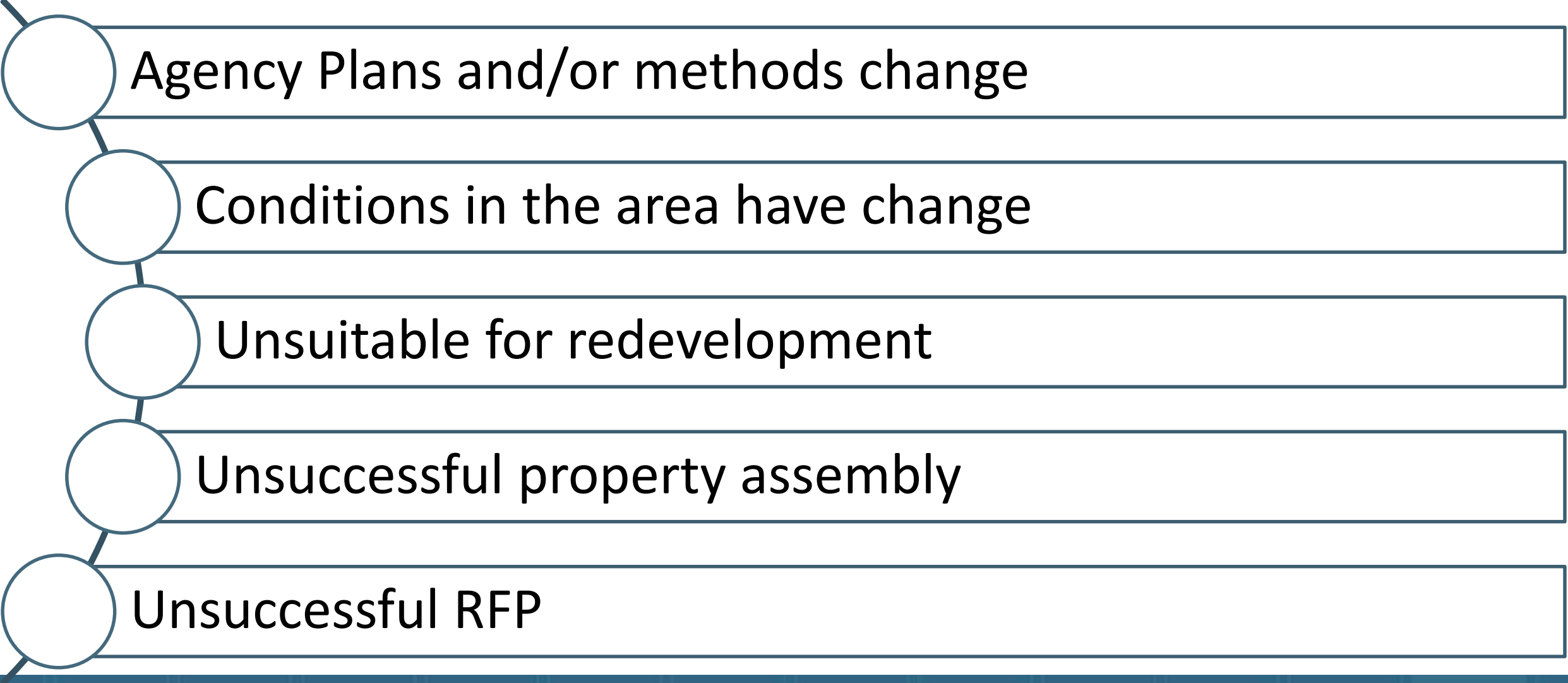
Laura Williams
Ryan Armbruster

Property Disposition Background



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

Conditions for Surplus Designation



Agency Plans and/or methods change

Conditions in the area have change

Unsuitable for redevelopment

Unsuccessful property assembly

Unsuccessful RFP

Sealed Bid Process

Board
Declaration
– Surplus
Property

Issue Legal
Notice of
Surplus

Public
Hearing

Appraisal /
Set Min.
Bid

Issue Bid
Packet /
Notice

Receive
Sealed Bids

Award
Highest
Bidder

Questions

CONSIDER: Resolution #1614

Suggested Motion:

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

AGENDA

IV. Action Item

- A. CONSIDER: Resolution #1604 – Approving Gateway East Participation Program (10 minutes).....Matt Edmond
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- A. Westside Amendment (5 minutes) Shellan Rodriguez
- B. Housing – Ash Street Townhomes Update (10 minutes)Dean Pape/Shellan Rodriguez
- C. CCDC Monthly Report (5 minutes)..... John Brunelle

VI. Adjourn

CONSIDER: 1118 W. Idaho Street-Rafanalli and Nahas Participation Program Type 2 Agreement Designation with Rafanelli & Nahas

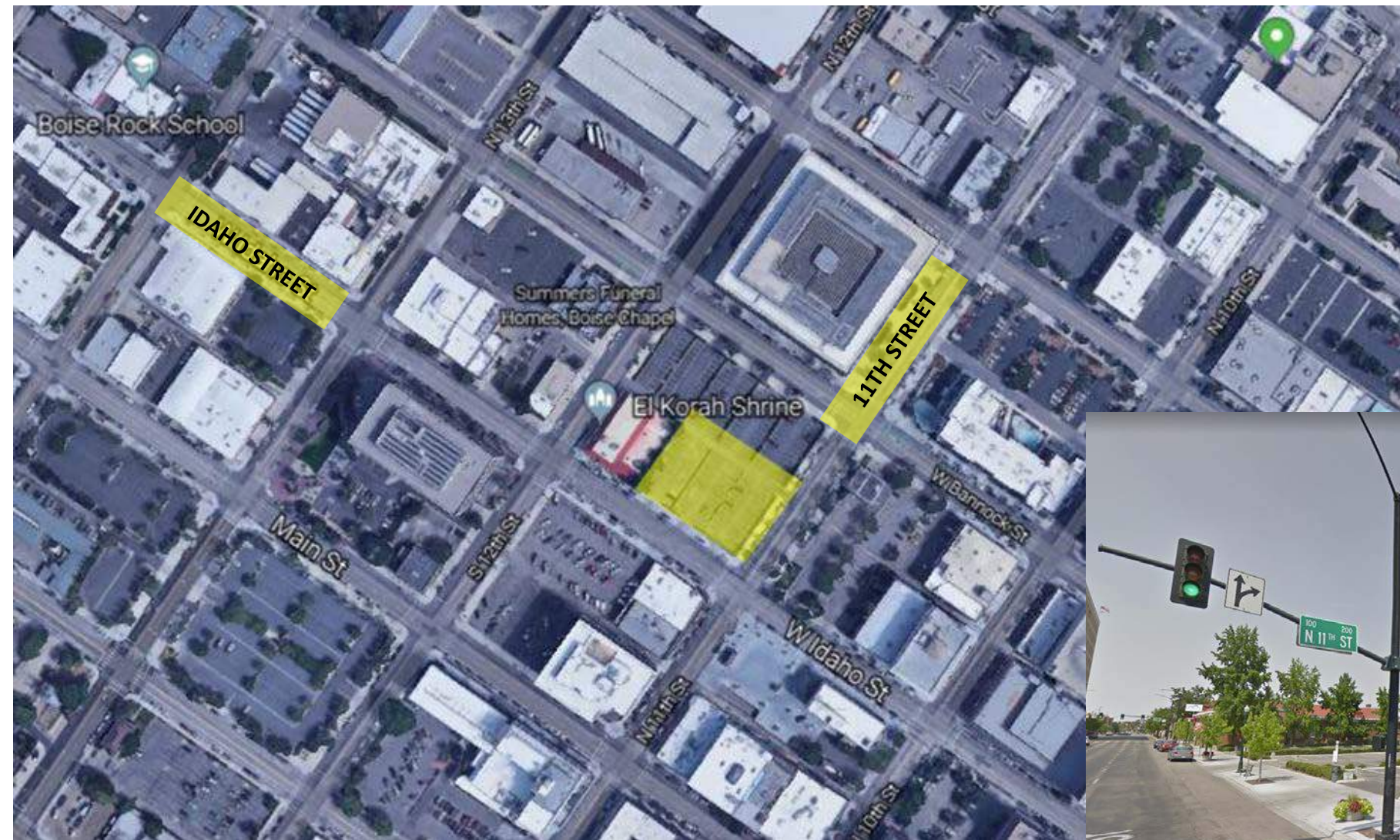
Shellan Rodriguez
CCDC Real Estate Development Manager



11th and Idaho Office Type 2 Designation

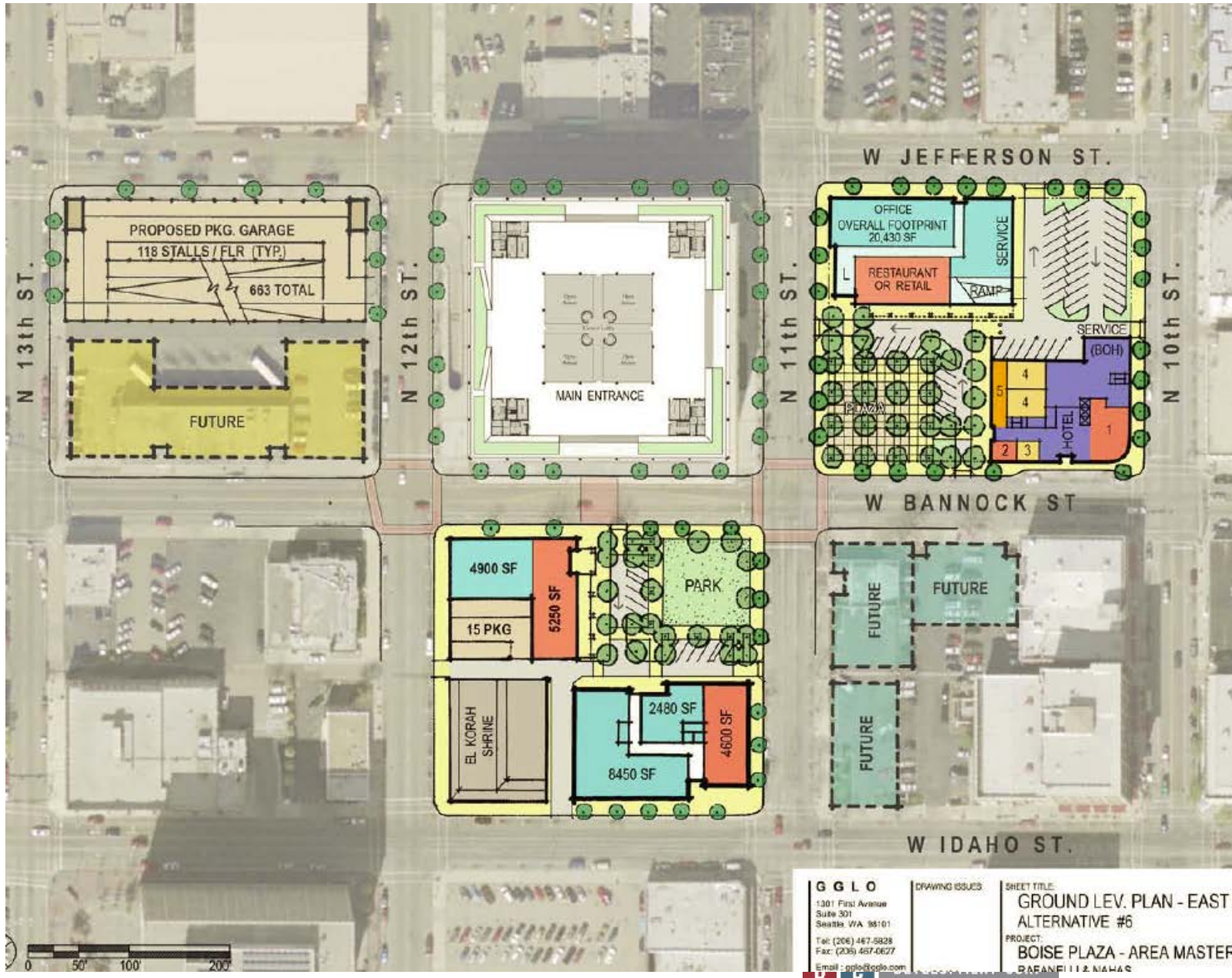


Project Location



Project Background

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



Project Background



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

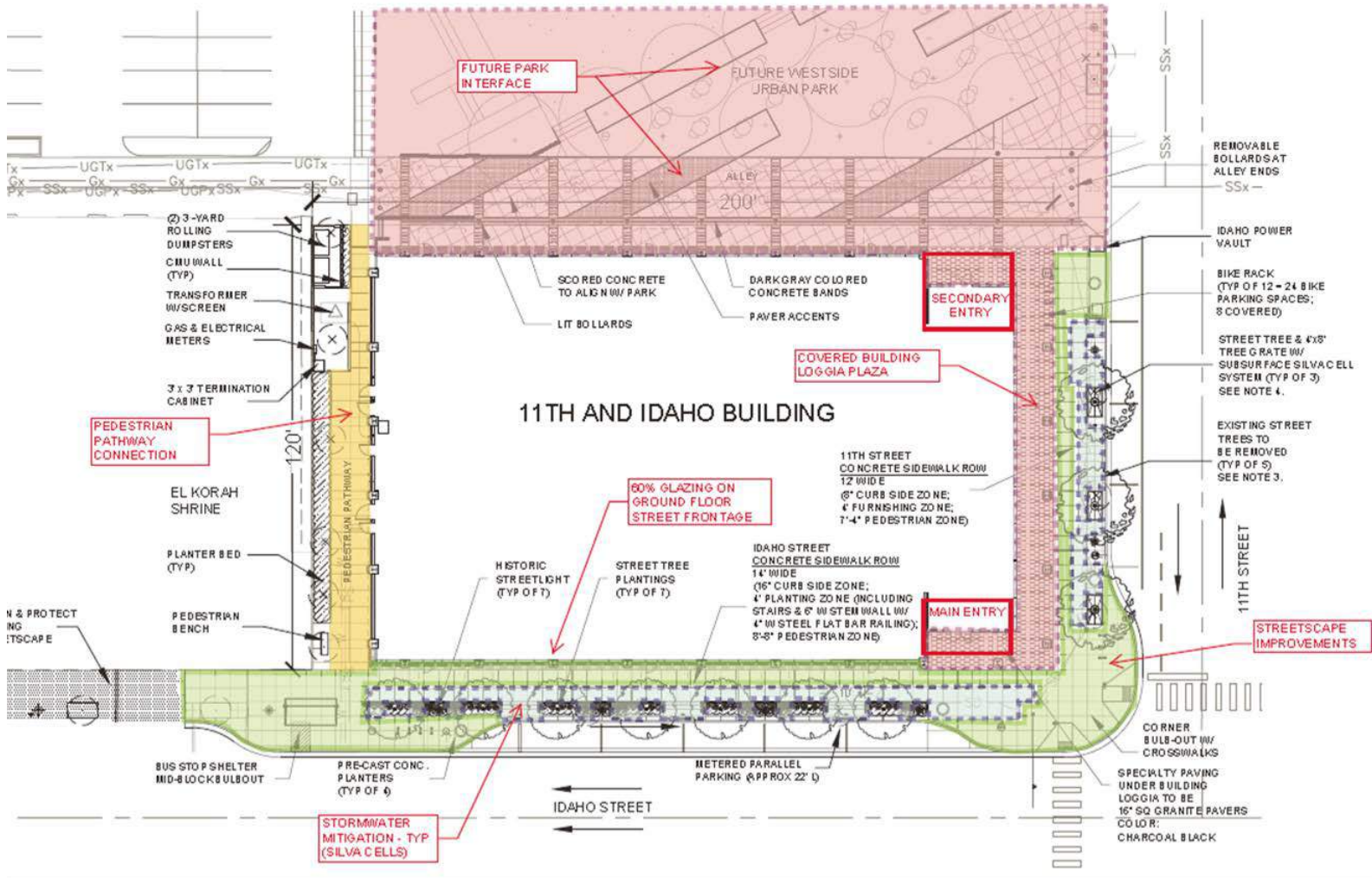
Preliminary Project Scorecard



✓ Level A Scoring (146 + Points)

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

Project Eligible Expenses



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

CONSIDER: Type 2 Designation

Suggested Motion:

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

Next Steps:

Type 2 Agreement Draft for Board Approval at August Meeting.



AGENDA

IV. Action Item

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

V. Information/Discussion Items

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

VI. Adjourn

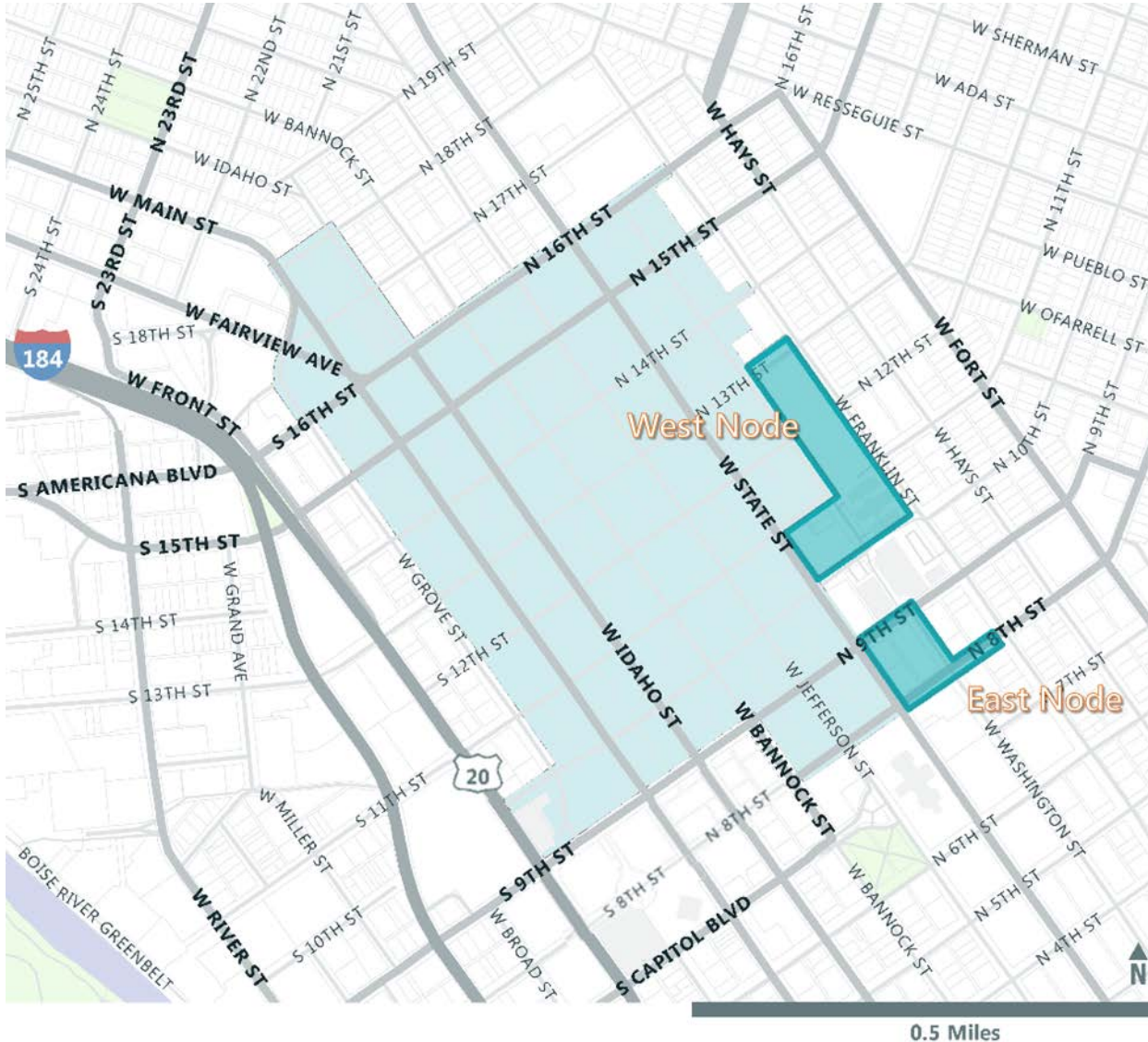
Westside URD Proposed Boundary Adjustment

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



Proposed Westside Urban Renewal Amendment Area

The proposed Westside Amendment; East Node and West Node



West Node, +9 acres

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

East Node, +4 acres

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

Proposed Westside Urban Renewal Amendment Area

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



West Node, +9 acres

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

East Node, +4 acres

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



1

Eligibility Report
Completed,
Transmitted to
City Council

2

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

3

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

4

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

5

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

Outreach & Planning:

- Determining key stakeholders
- High level ideas
- Seeking input

AGENDA

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VI. Adjourn

Workforce Housing

Ash + River Townhomes

Shellan Rodriguez
Real Estate Development Manager, CCDC

Dean Pape
Developer, DeChase Miksis

Where We've Been...

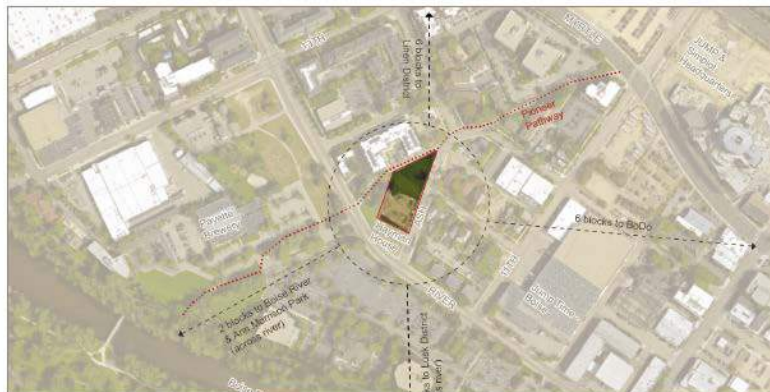
REQUEST FOR PROPOSALS



WORKFORCE HOUSING DEVELOPMENT

DUE: November 15, 2016 5PM MST

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



121 N 9th Street, Suite 501
Boise, ID

www.ccdboise.com/ashstretrfp

208-384-4264



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

Summary of Initial Sales & Adjusted Sales Price

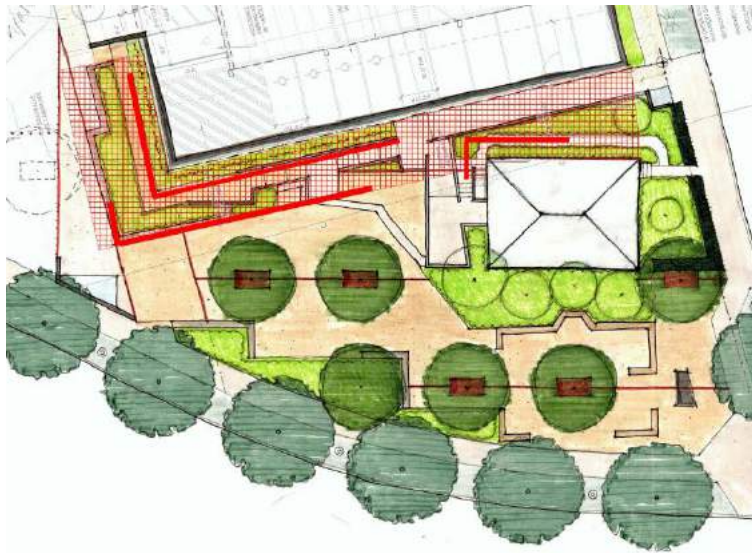
Land Price:	\$679,000
ReUse Value:	(\$1,160,000)
Net ReUse Value:	(\$480,000)
Public Improvement	
Reimbursement:	\$318,000
Net Value:	(\$163,000)

Preliminary Design Ideas – late 2016



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

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



Construction & Completion Spring 2018- today



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





Home River Group



AGENDA

IV. Action Item

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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).



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

Board of Commissioners

**Regular Meeting
August 12, 2019**



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – July 2019

B. Minutes & Reports

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

C. Other

1. Approve Resolution #1612 – Amended Fund Balance Policy

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

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

V. Information/Discussion Items

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

VI. Adjourn



Proposed Budgets

- FY 2019 Amended
- FY 2020 Original

Ross Borden, Finance Director
Joey Chen, Controller

August 12, 2019



Budget Calendar



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



STATE STREET

Big Picture

Increment Value

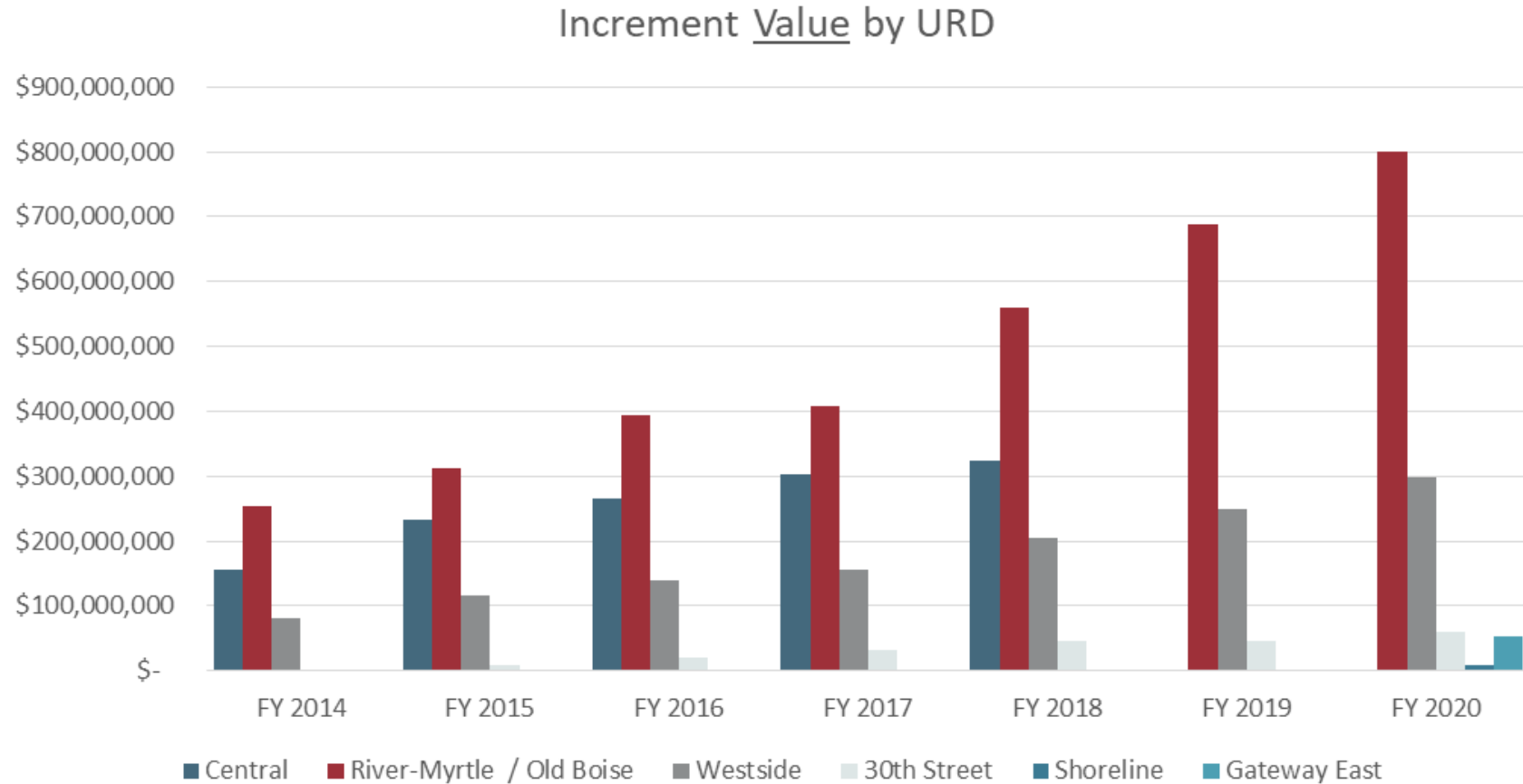
<i>MILLIONS</i>	FY2019	FY2020	% Chg
River-Myrtle / Old Boise	\$684.2	\$800.9	17%
Westside	\$247.6	\$297.2	20%
30 th Street	\$56.2	\$60.4	8%
Shoreline	----	\$8.7	----
Gateway East	----	\$53.1	----
TOTAL	\$988.0	\$1,220.4	24%

CCDC INCREMENT VALUE

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

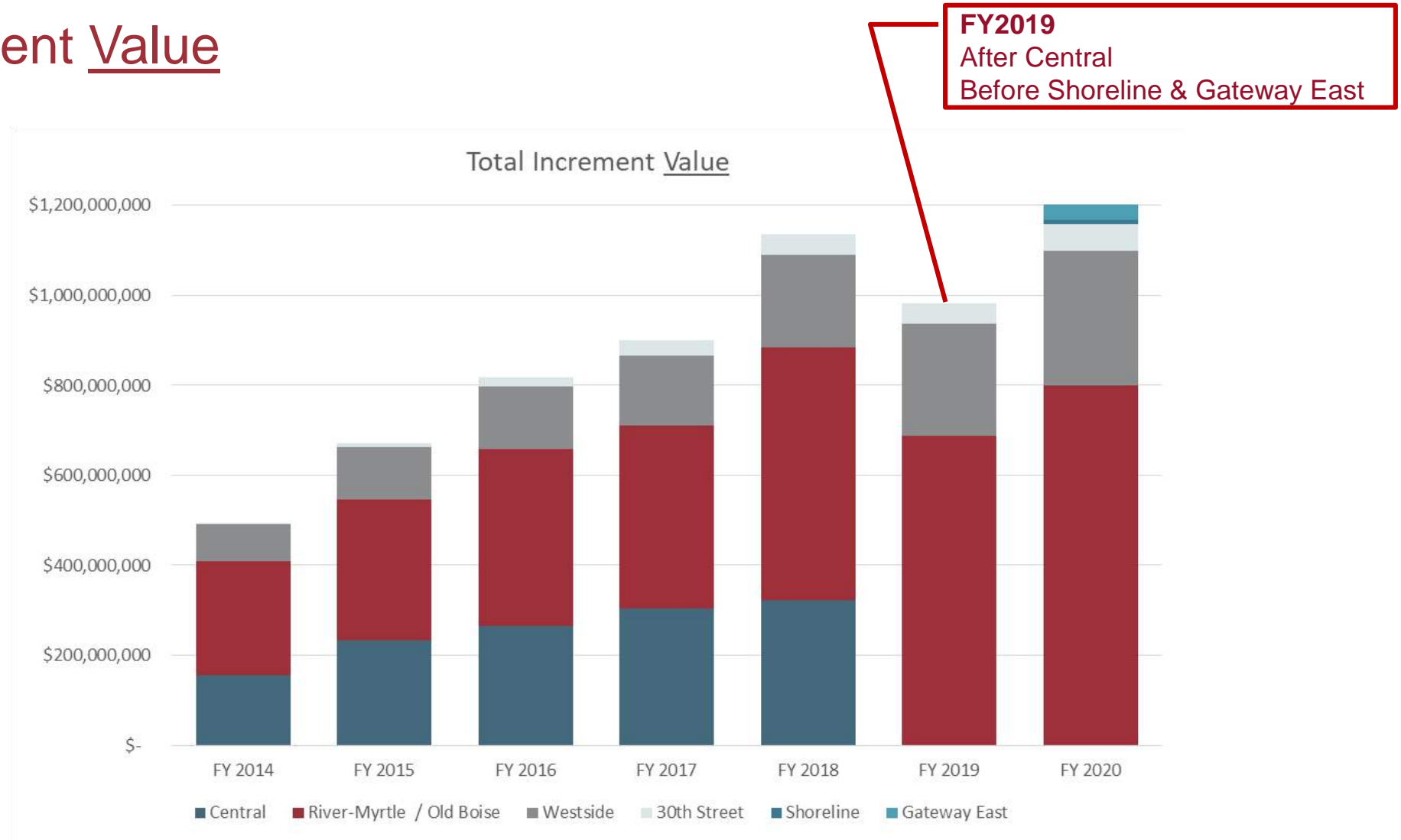
Big Picture

Increment Value



Big Picture

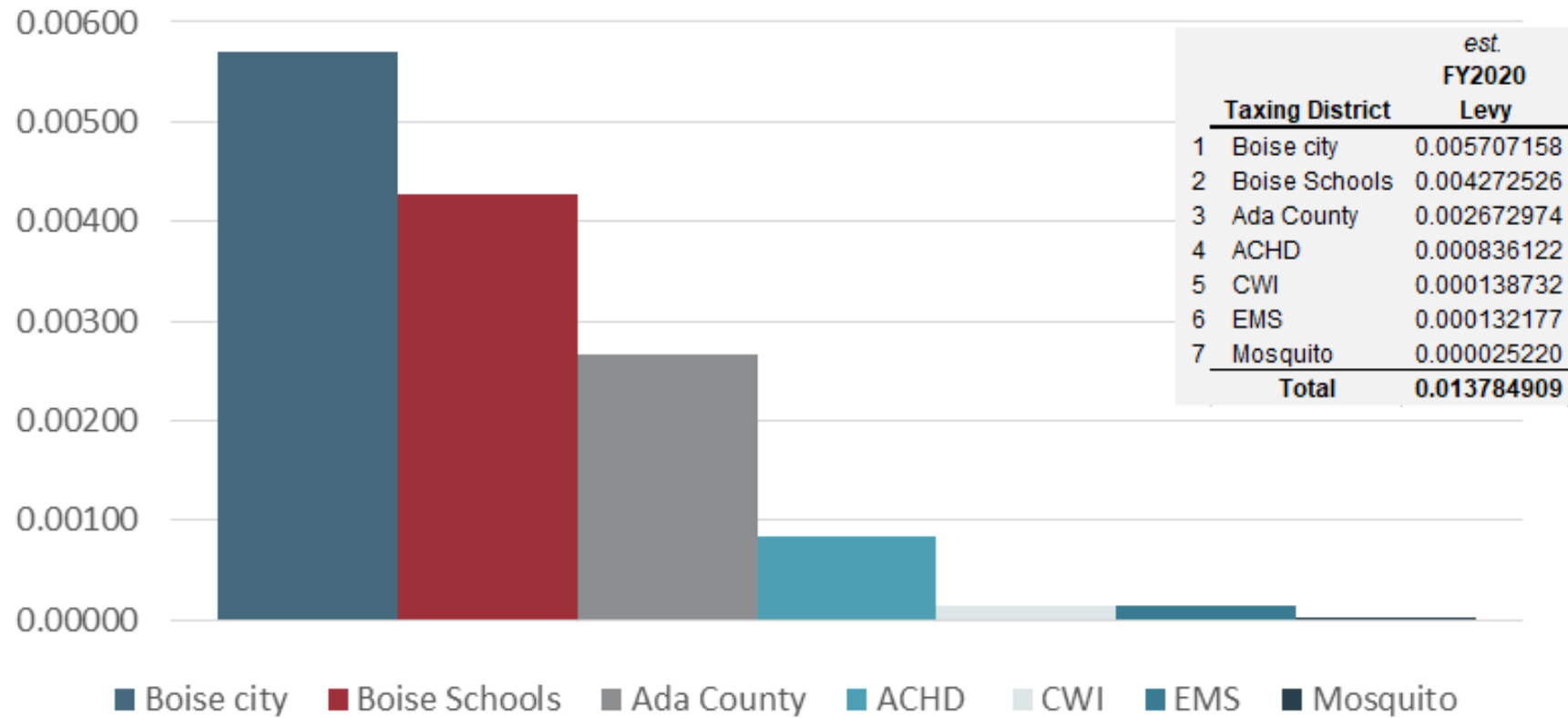
Increment Value



Big Picture

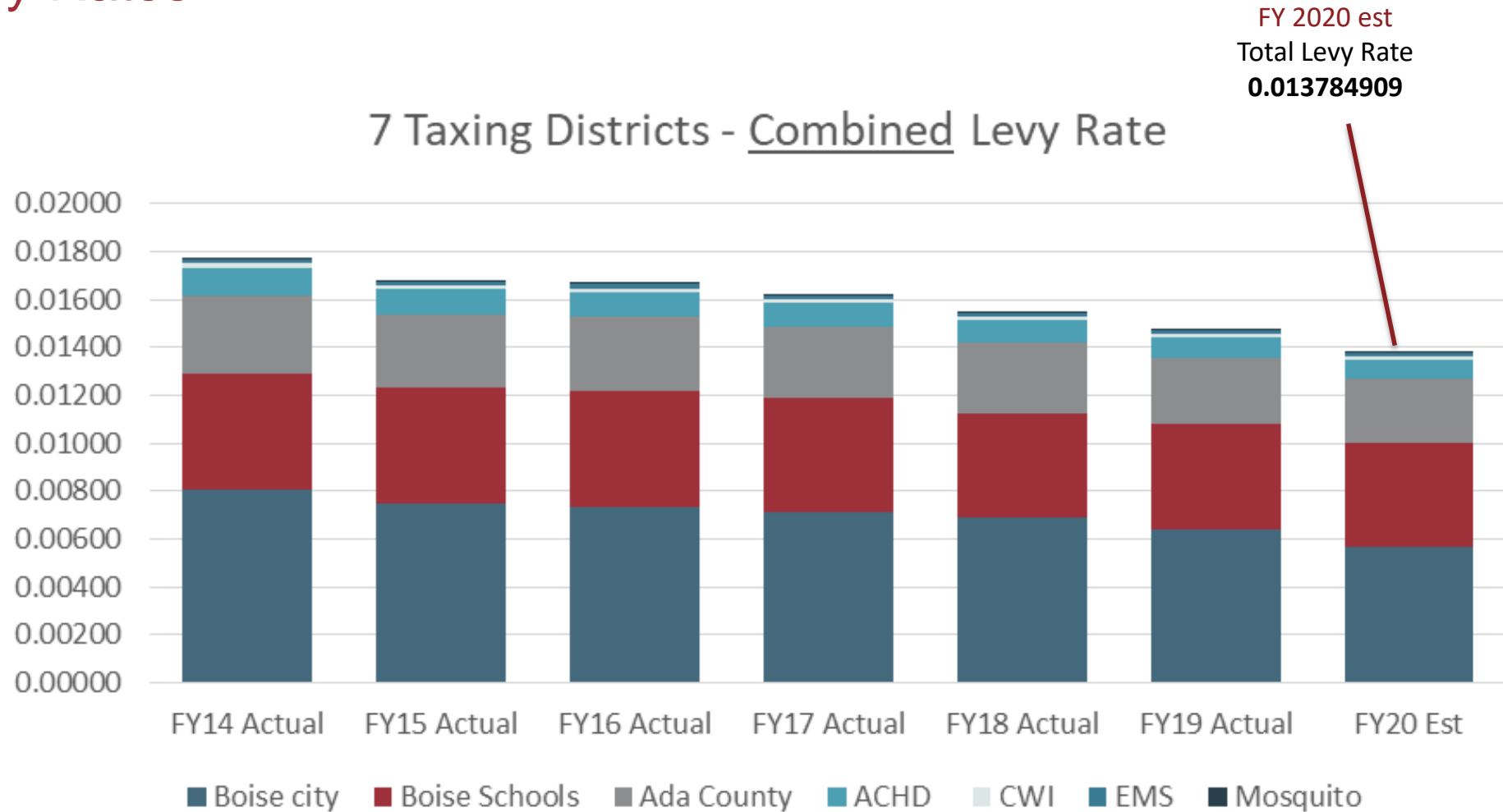
Levy Rates

7 Taxing Districts - Individual Levy Rates



Big Picture

Levy Rates

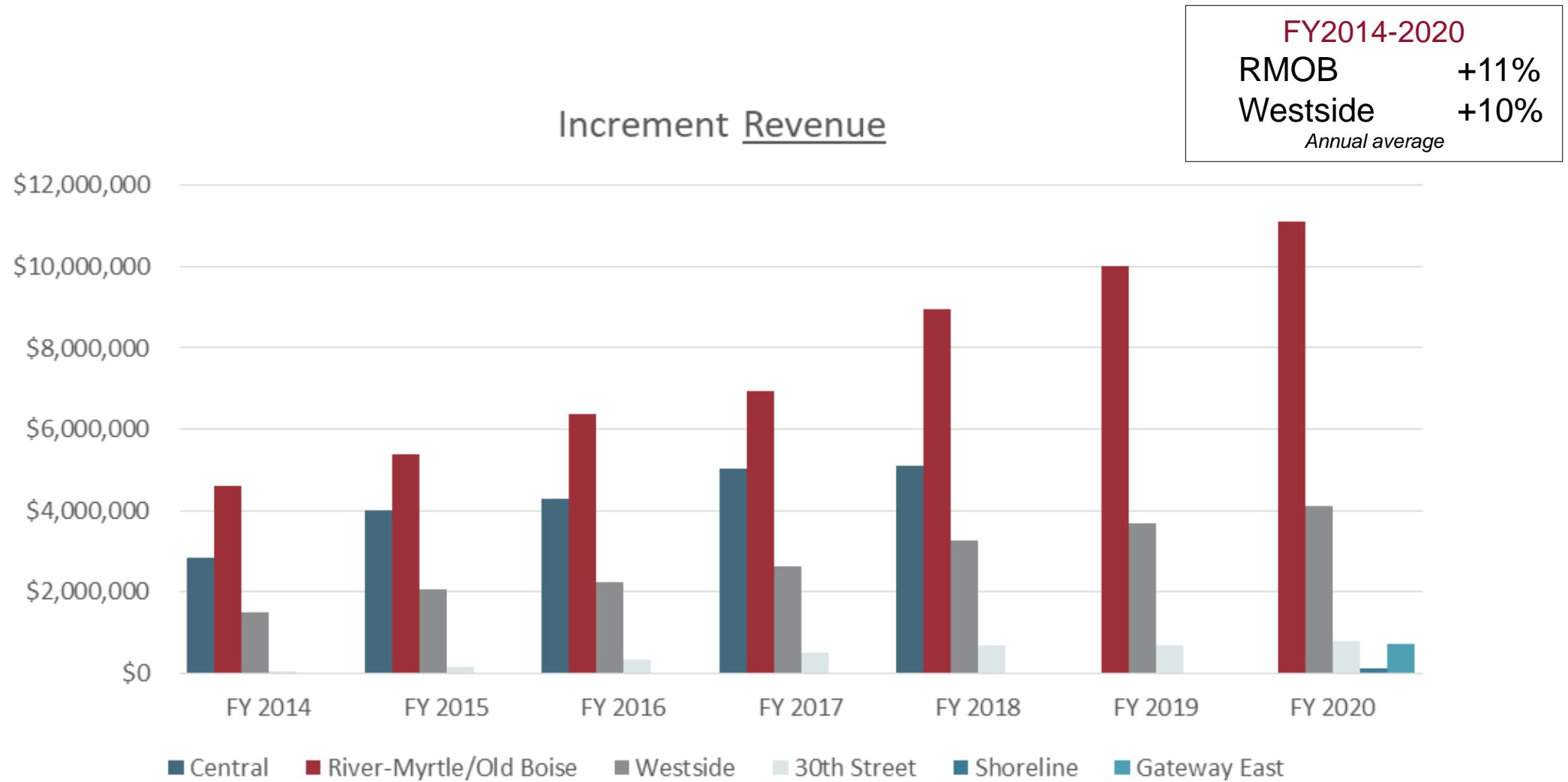


Big Picture

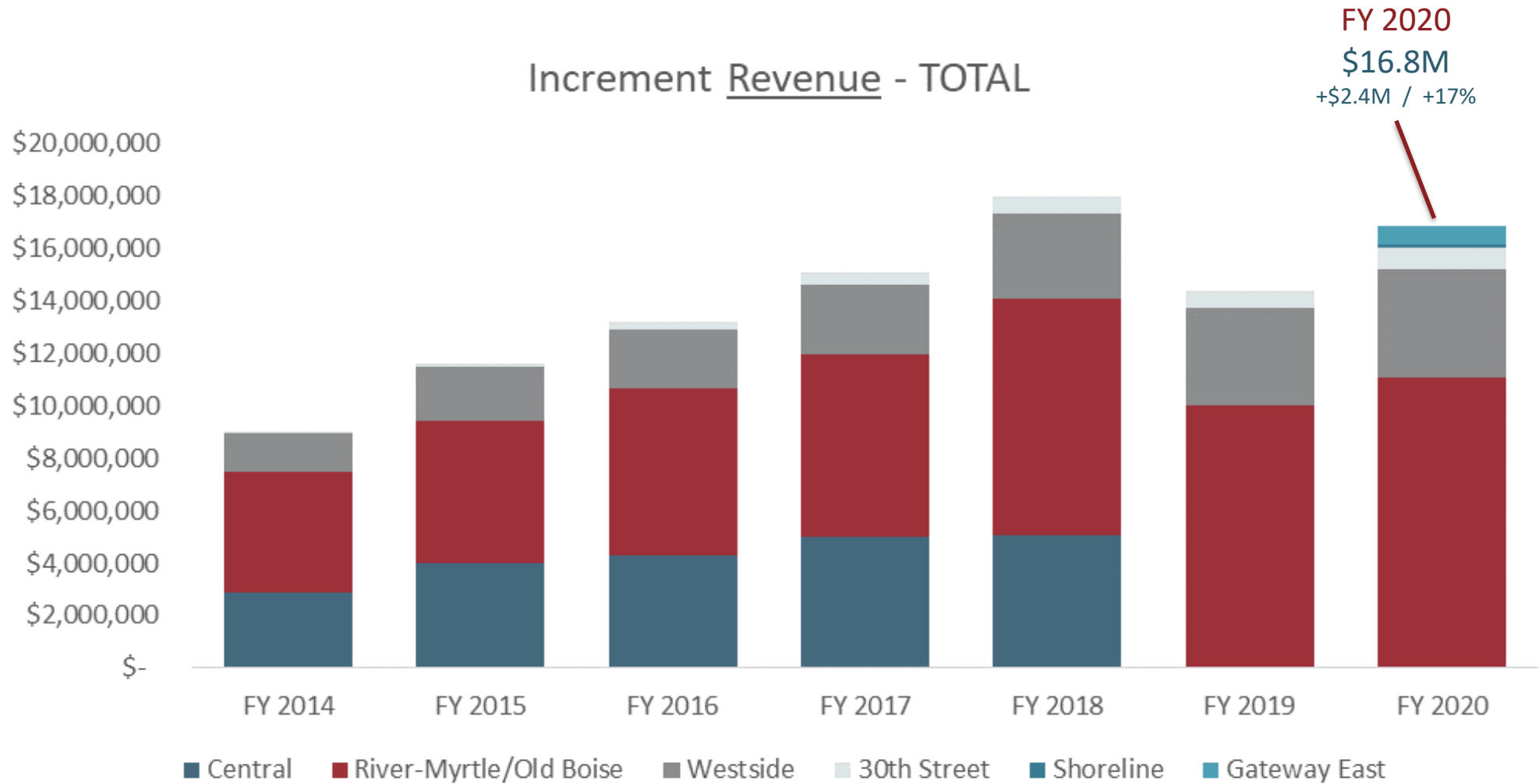
Increment Revenue

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

Big Picture

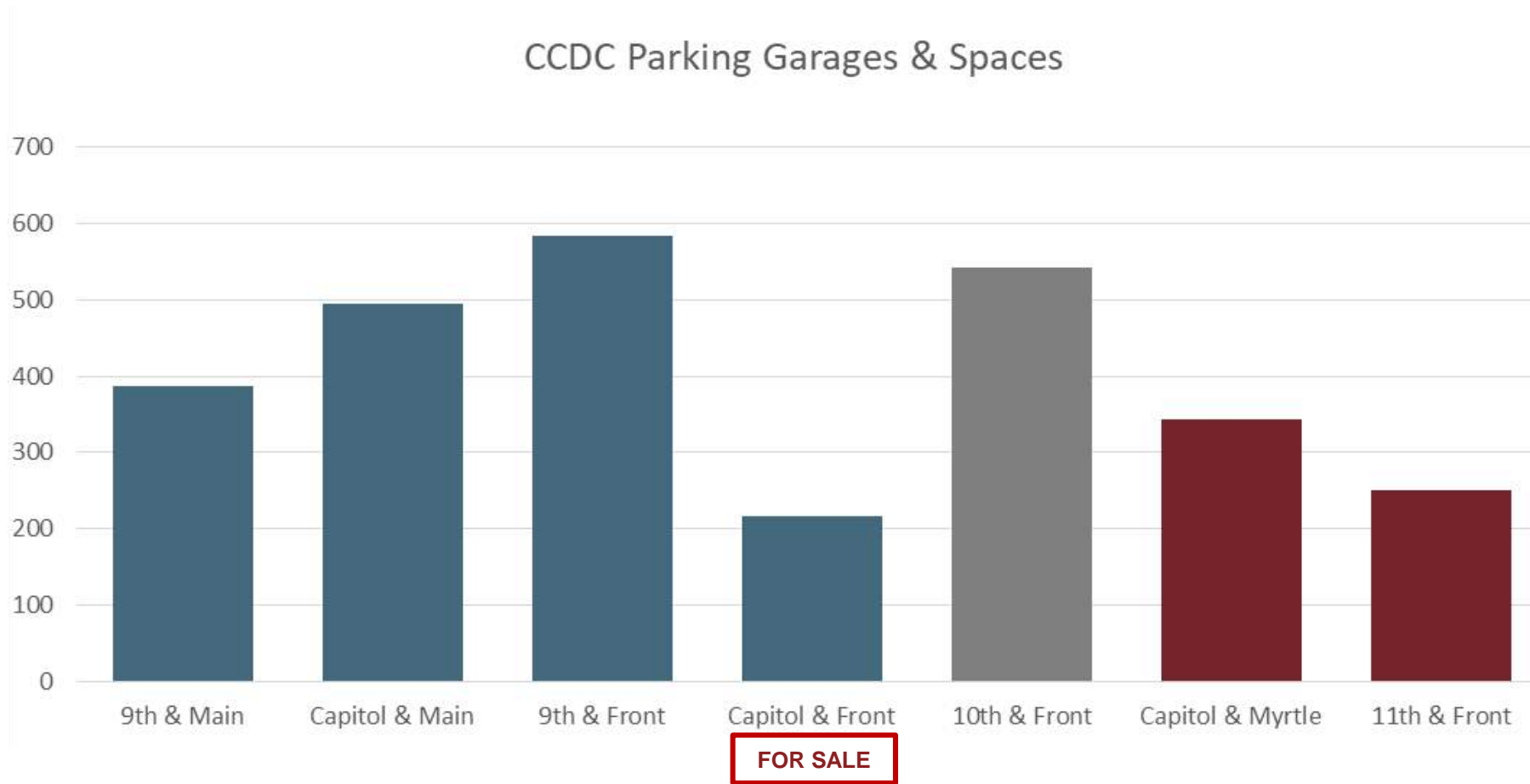


Big Picture



Big Picture

Parking Assets

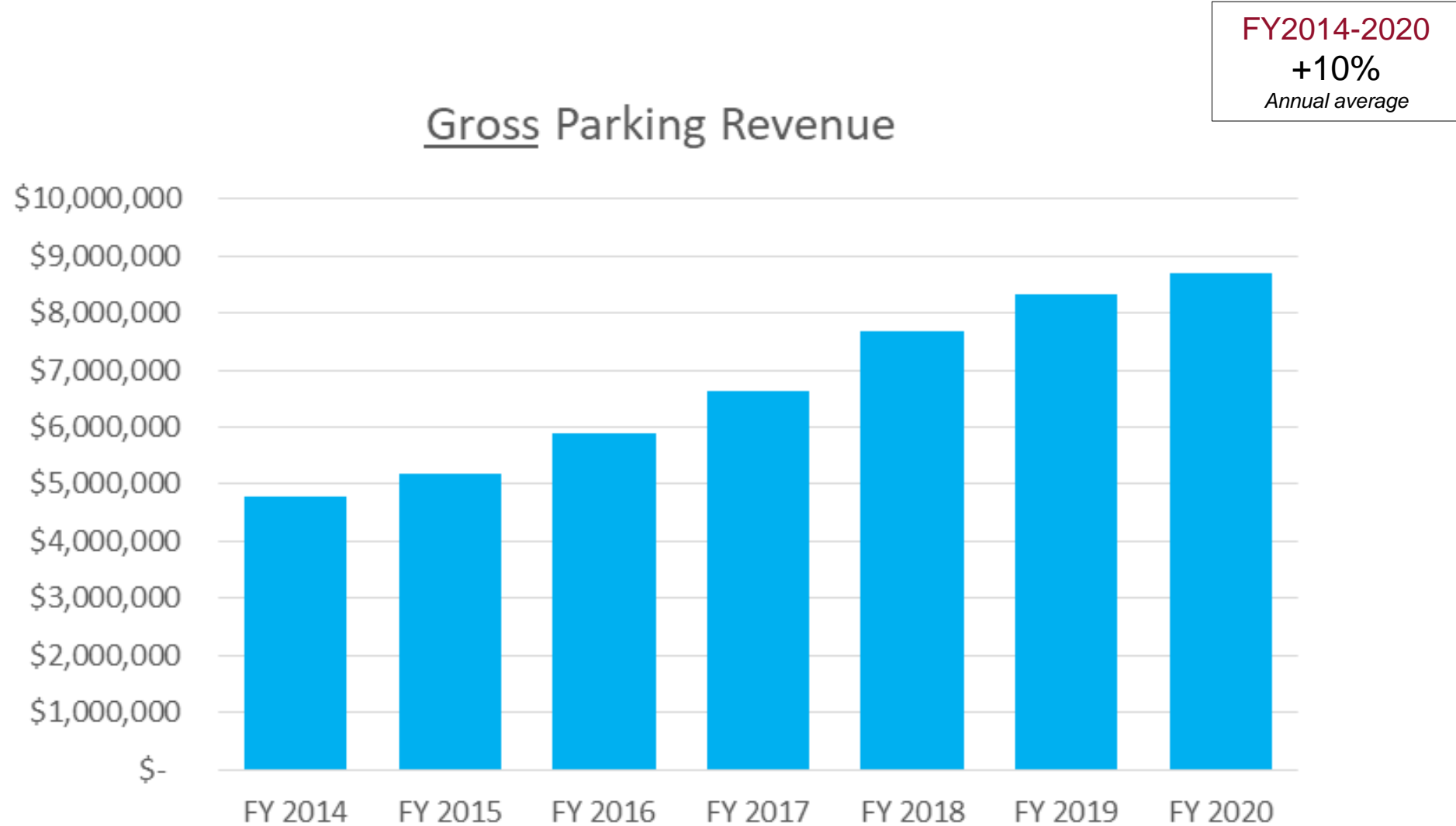


Total Spaces
2,906

Average Spaces
per CCDC Garage
402

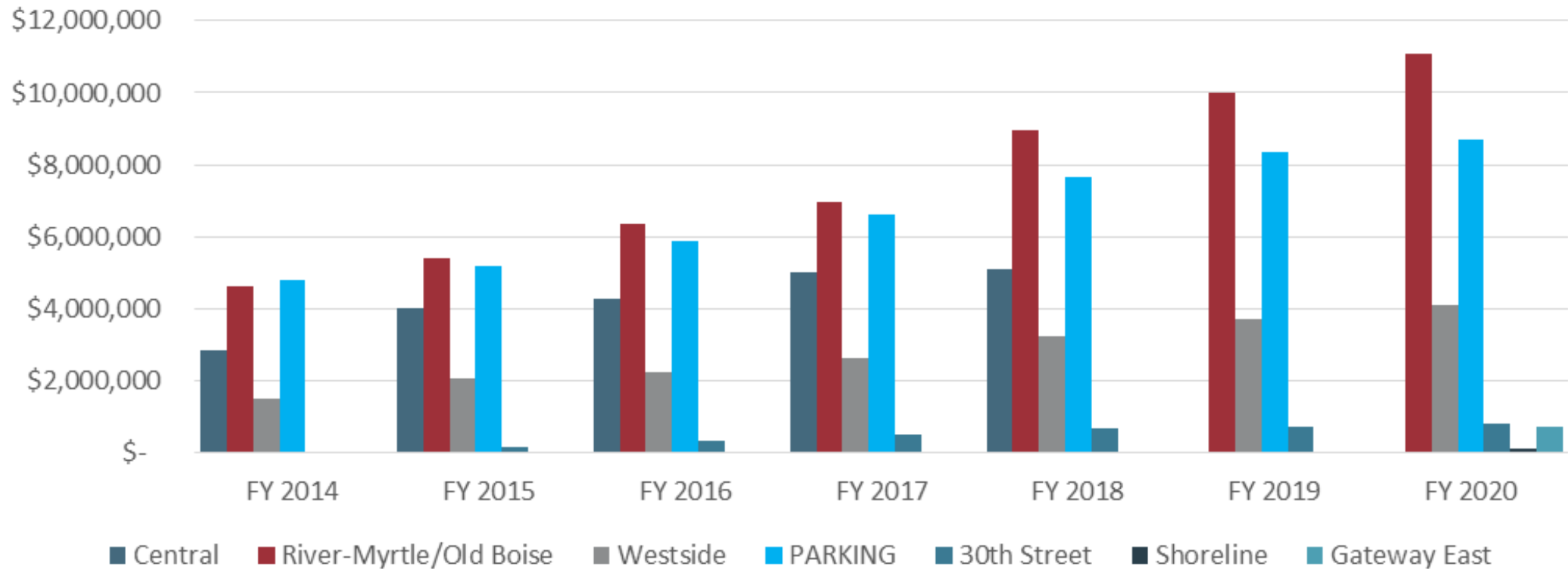
CCDC Spaces
% of Downtown Total
less than 20%
(garage, surface lot, on-street)
(public + private)

Big Picture

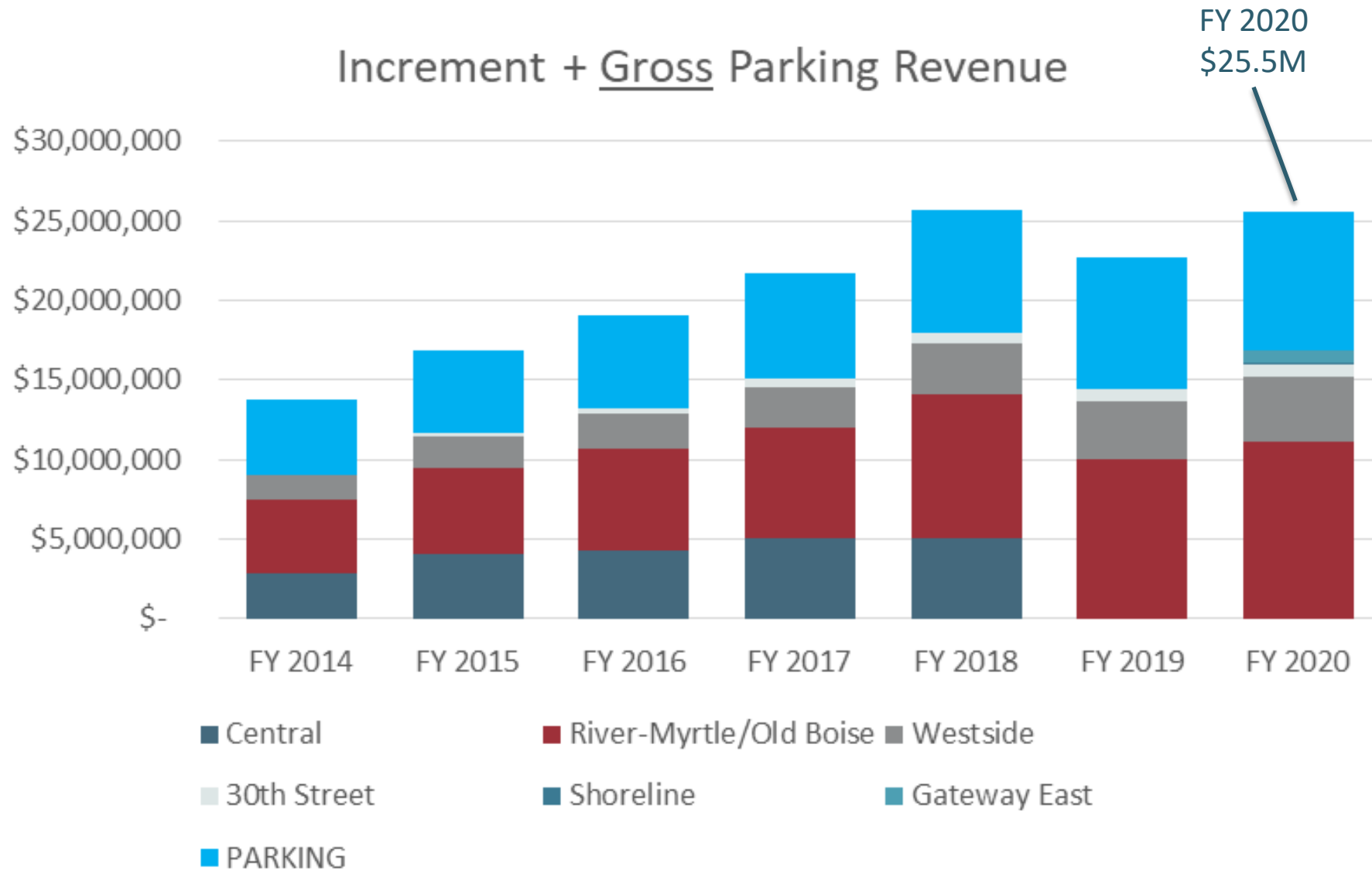


Big Picture

Increment + Gross Parking Revenue



Big Picture



Big Picture

Parking Revenue

Rate Increase - *proposed*

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

Use of New Revenue

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

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

Parking Revenue & Expenses

FY2020 Original

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

Revenue

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

Expenses

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

Big Picture

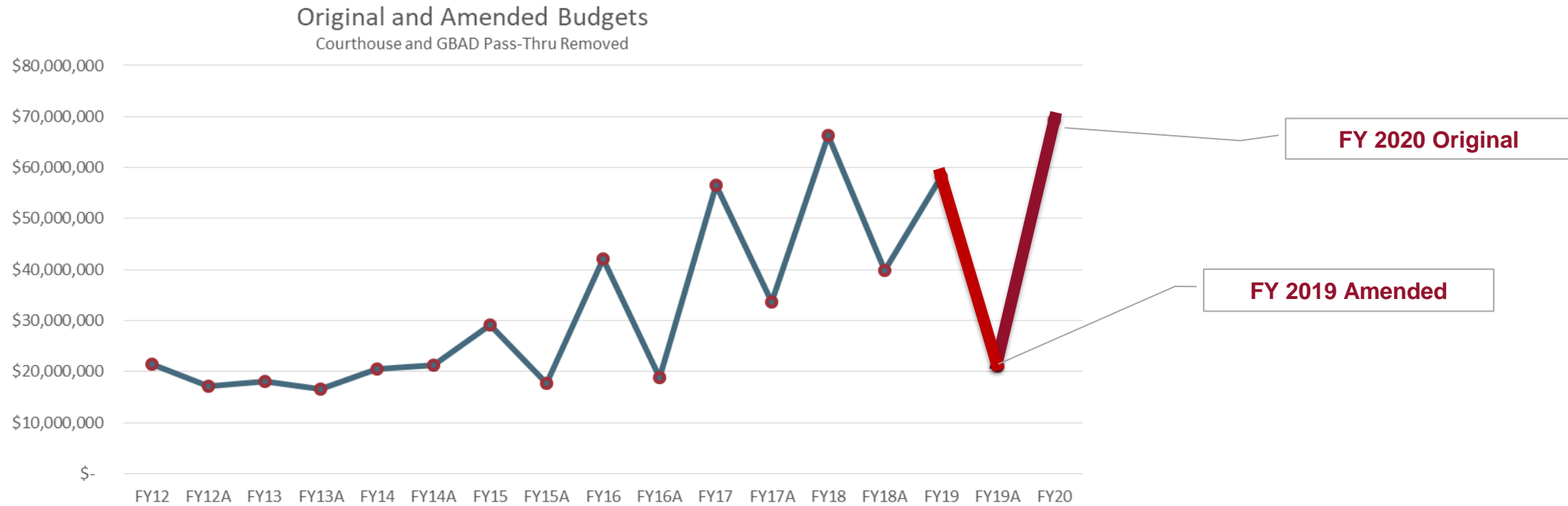
Bond Payments

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

Debt retired
prior to
FY2025
RMOB Sunset

Big Picture

Original & Amended Budgets

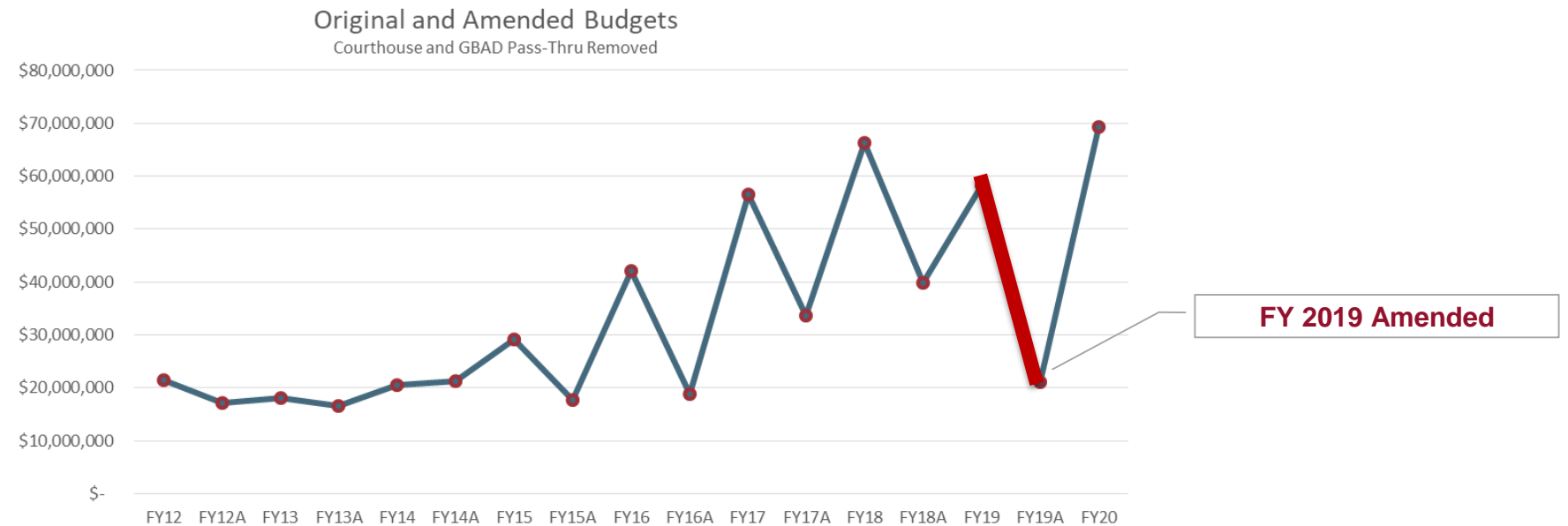


Proposed
FY 2019 AMENDED
Budget

FY2019 Amended

Changes

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



FY2019 Amended

Changes

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

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

FY2019 Amended

Action Requested

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

Questions?

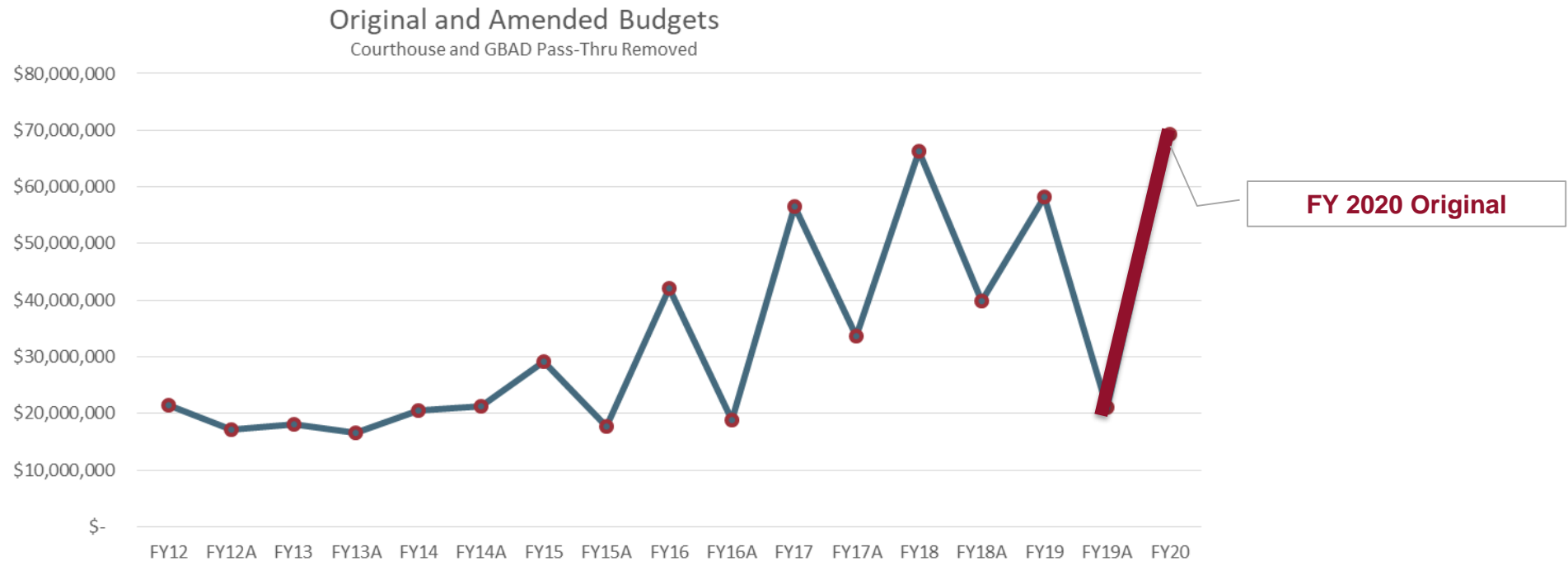
Suggested Motion

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

Proposed
FY 2020 ORIGINAL
Budget

FY 2020 Original Budget

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



FY 2020 Original Budget

Changes

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

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

FY 2020 Original Budget

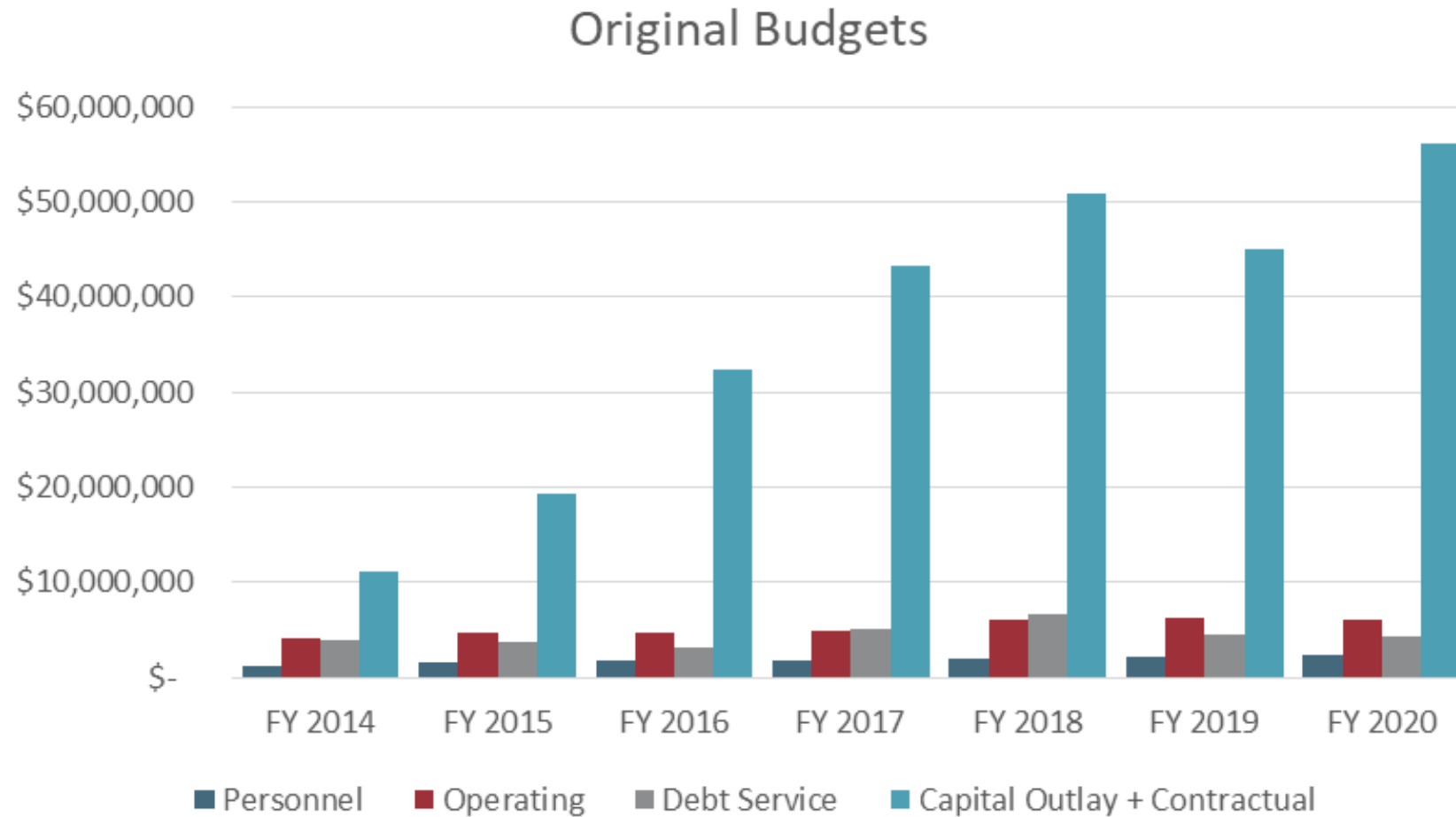
Changes

Personnel Costs

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

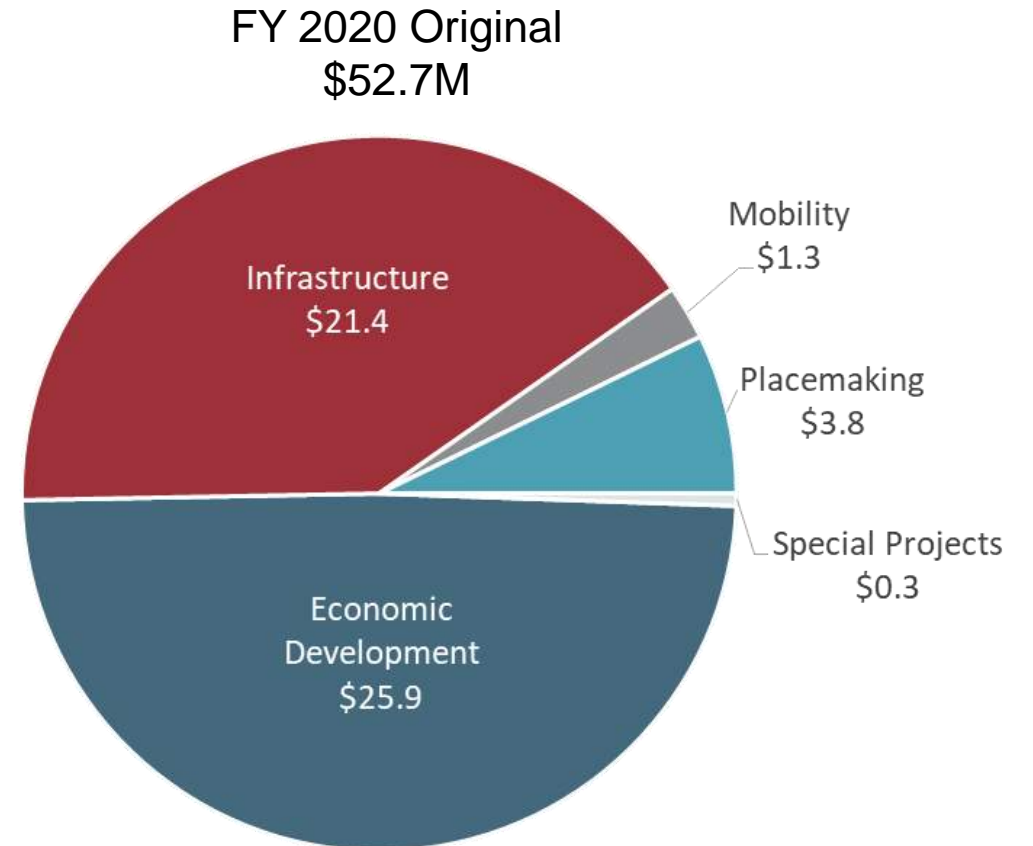
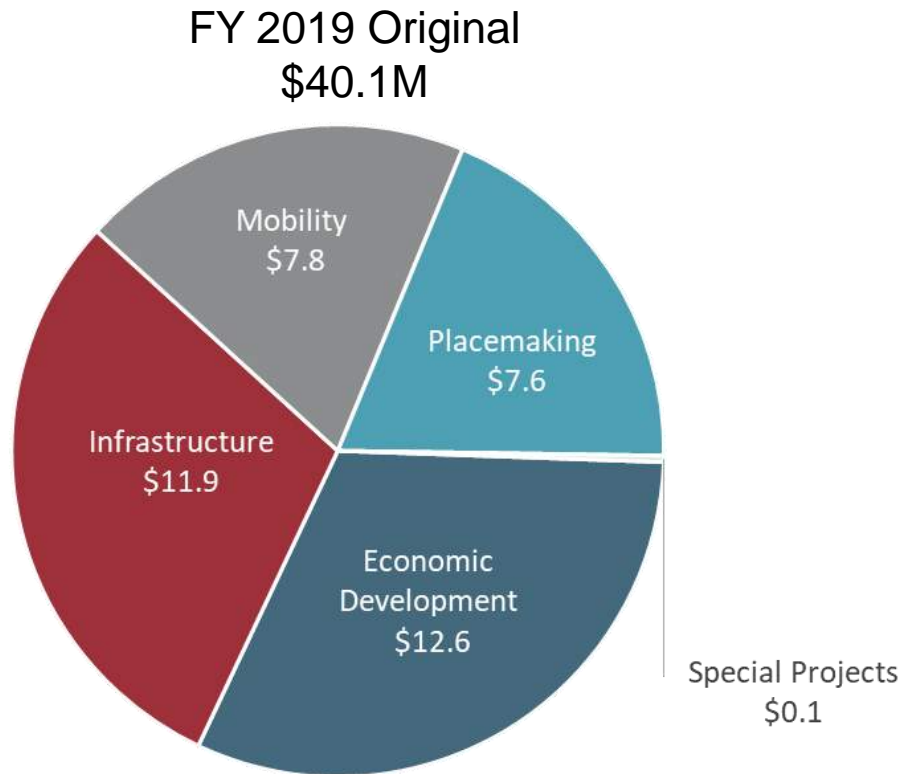
Big Picture

Original Budgets by Expense Category



FY 2020 Original Budget

CIP by Key Strategy



FY 2020 Original Budget

Action Requested

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

Questions?

Suggested Motion

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

AGENDA

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Designation (5 minutes) Shellan Rodriguez

V. Information/Discussion Items

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

VI. Adjourn

CONSIDER: Proposed FY 2020-2024 Capital Improvement Plan

2020-2024 - \$110M

Todd Bunderson – Development Director



Approach

Outlook

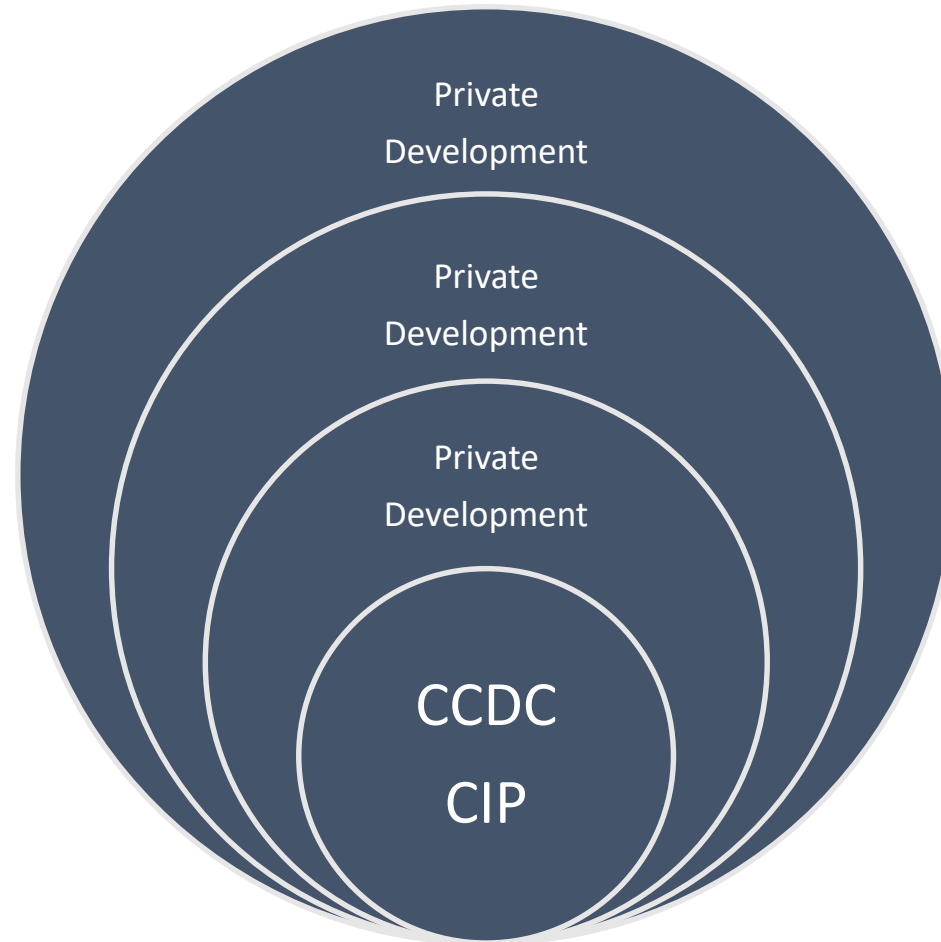
Highlights

Summary

Approach

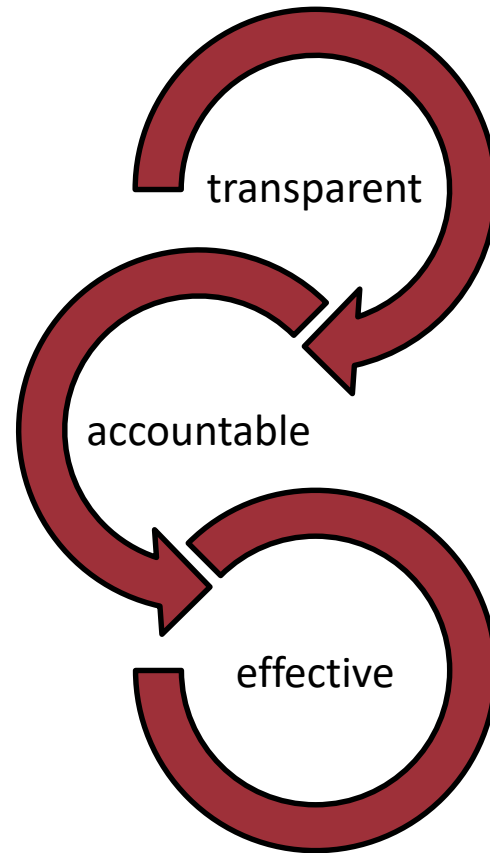
CIP Goal

*Stimulating development with
public infrastructure investments*



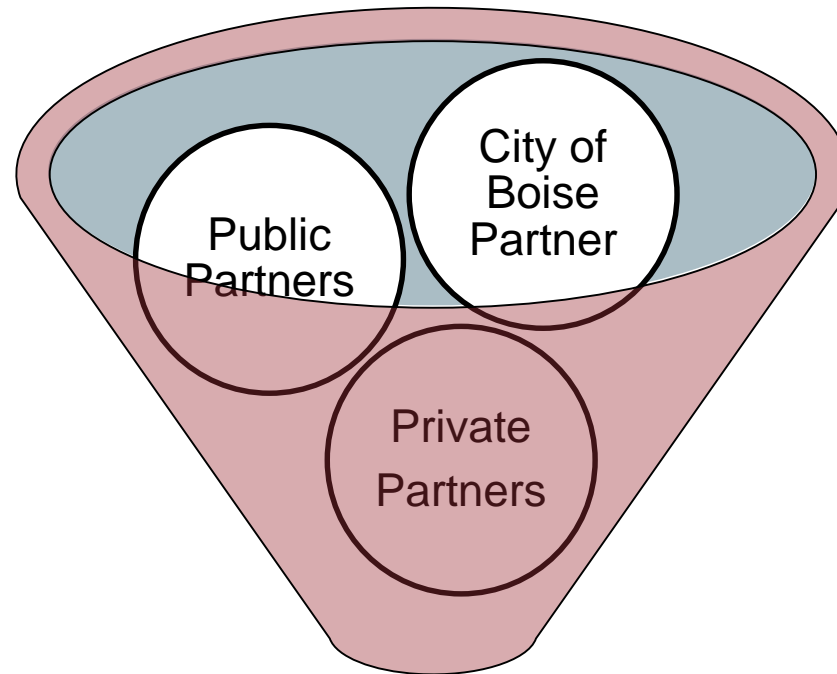
CIP Purpose

Coordinate, Create, Develop, Complete



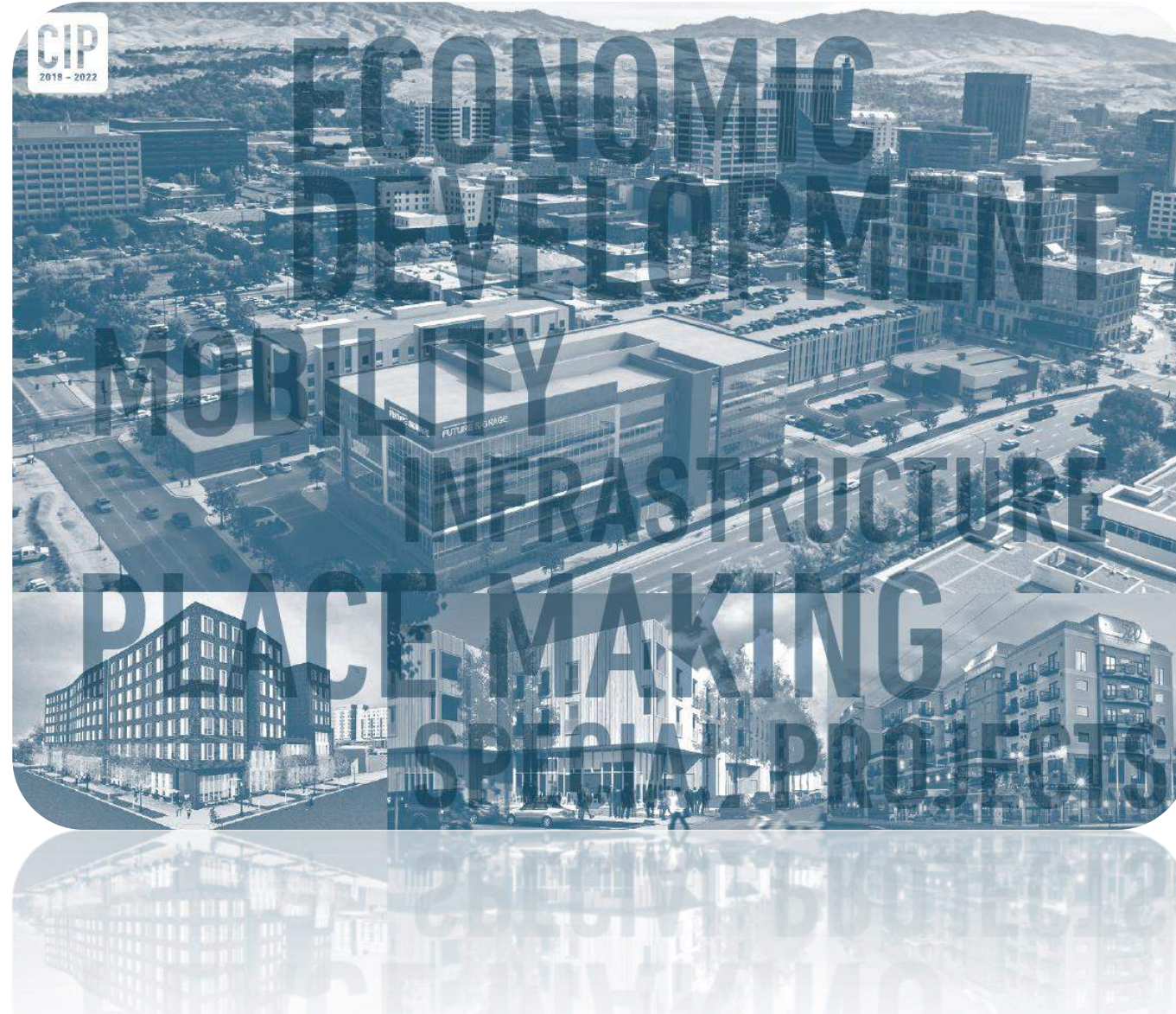
CIP Process

Partnership planning



CCDC CIP

CIP Key Strategies



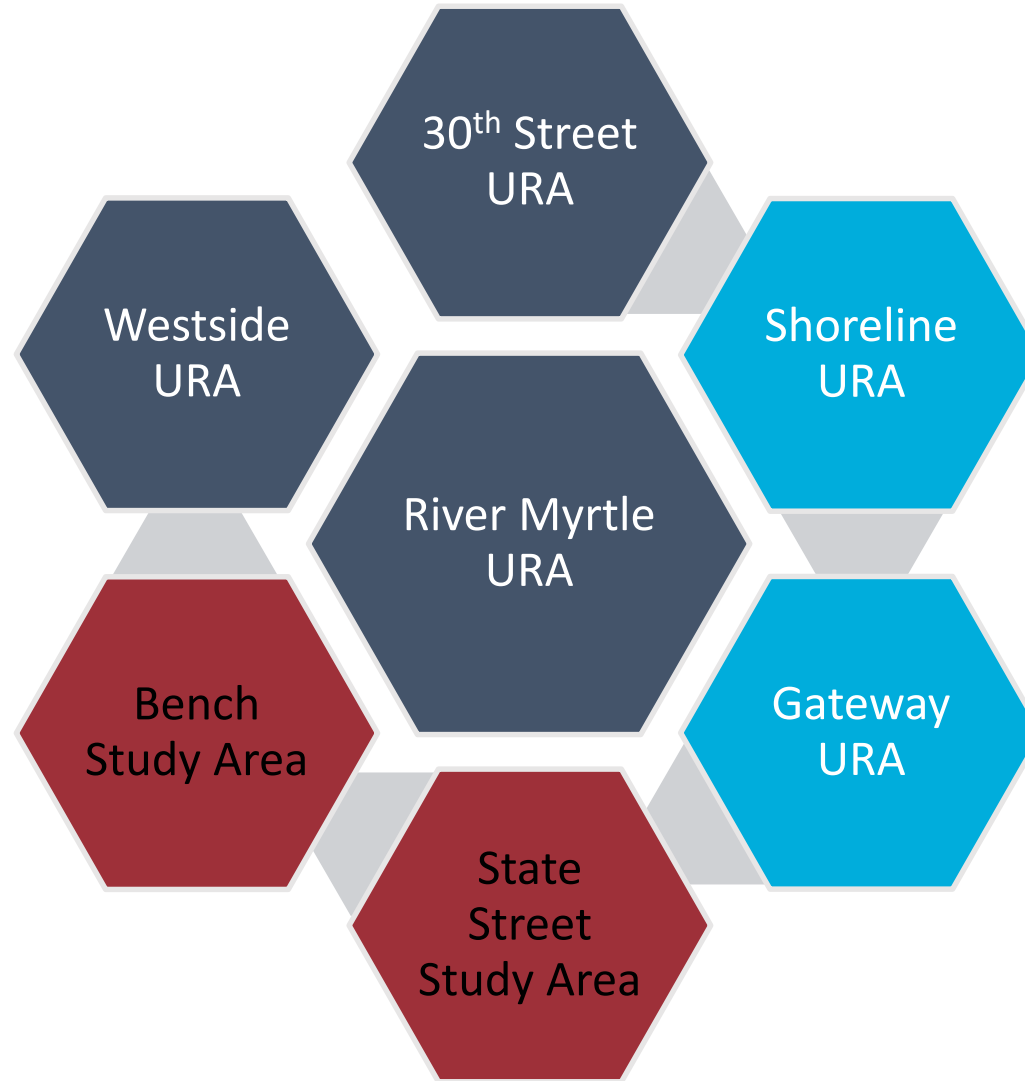
City Goal Implementation

BLUEPRINT BOISE DOWNTOWN GOALS					
	ECON. DEVELOPMENT	INFRASTRUCTURE	MOBILITY	PLACE MAKING	SPECIAL PROJECTS
CENTERS, CORRIDORS & NEIGHBORHOODS					
Downtown as civic, economic, educational, social and cultural center	●	●			
Create in-town residential neighborhoods on the periphery of the CBD	●	●			
Encourage redevelopment of surface parking	●		●	●	
PARKING					
Implement a Downtownwide parking system			●		
CONNECTIVITY					
Develop a robust, multimodal transportation system		●	●	●	
Strengthen connections to the Boise River and Downtown subdistricts	●		●	●	
PUBLIC SERVICES/FACILITIES					
Maximize the use of existing infrastructure Downtown				●	
NEIGHBORHOOD CHARACTER					
Use Downtown development as a model for sustainable land use		●	●		
Create a safe, clean, and enjoyable environment Downtown		●	●	●	●
Recognize the role religious institutions and other service providers					●
High standard for quality design and construction Downtown	●			●	
CULTURE, EDUCATION & ARTS					
Maintain Downtown as the cultural center for the community and region	●	●			●
Retain and expand education opportunities Downtown					●
Recognize and protect historic resources Downtown	●				●
ECONOMIC DEVELOPMENT					
Create and maintain a prosperous economy Downtown		●			
Strive to keep Downtown's economy diversified		●			
Balance prosperity, preservation, and design in permitting new development	●	●		●	●

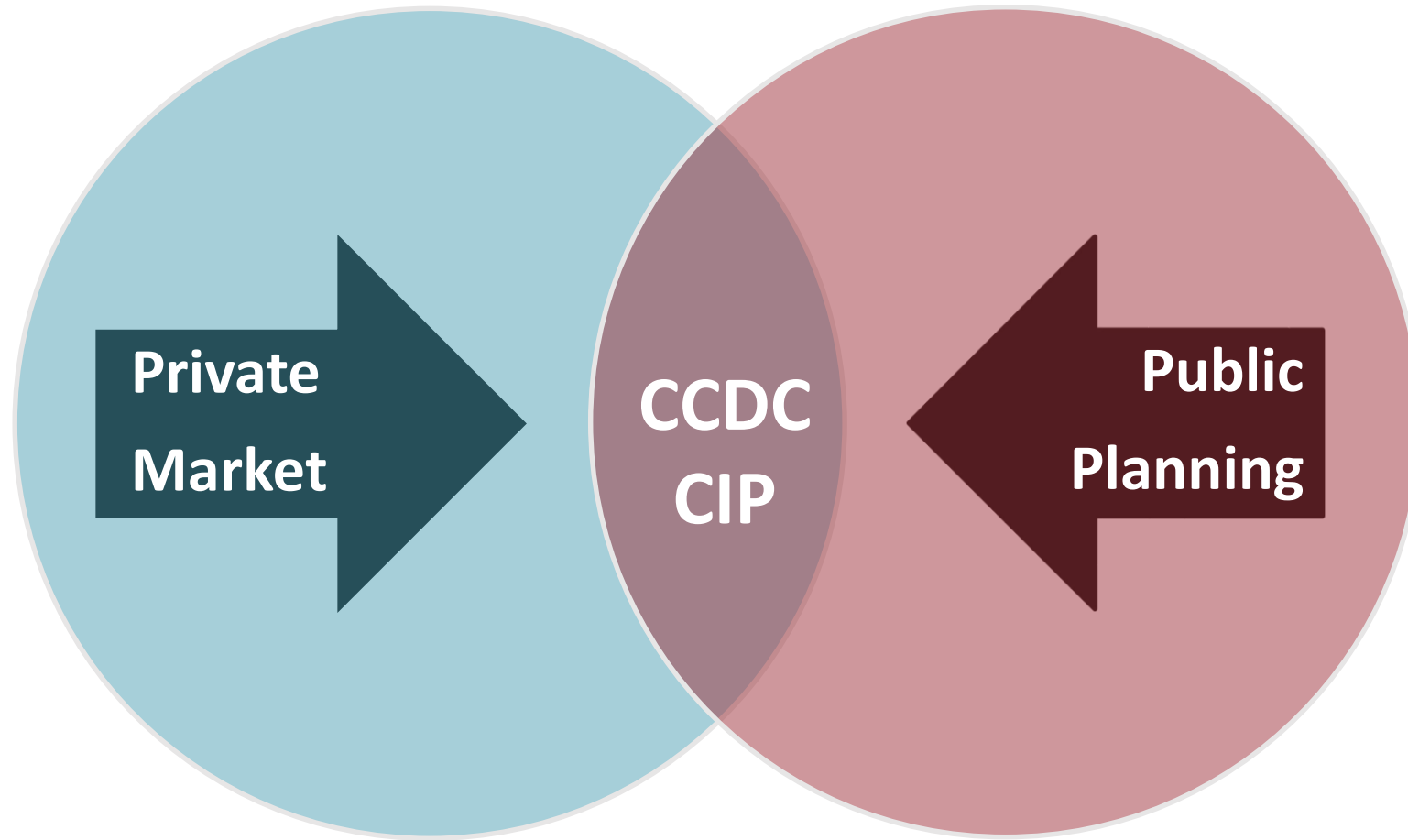
CIP Integration



District/Study Areas

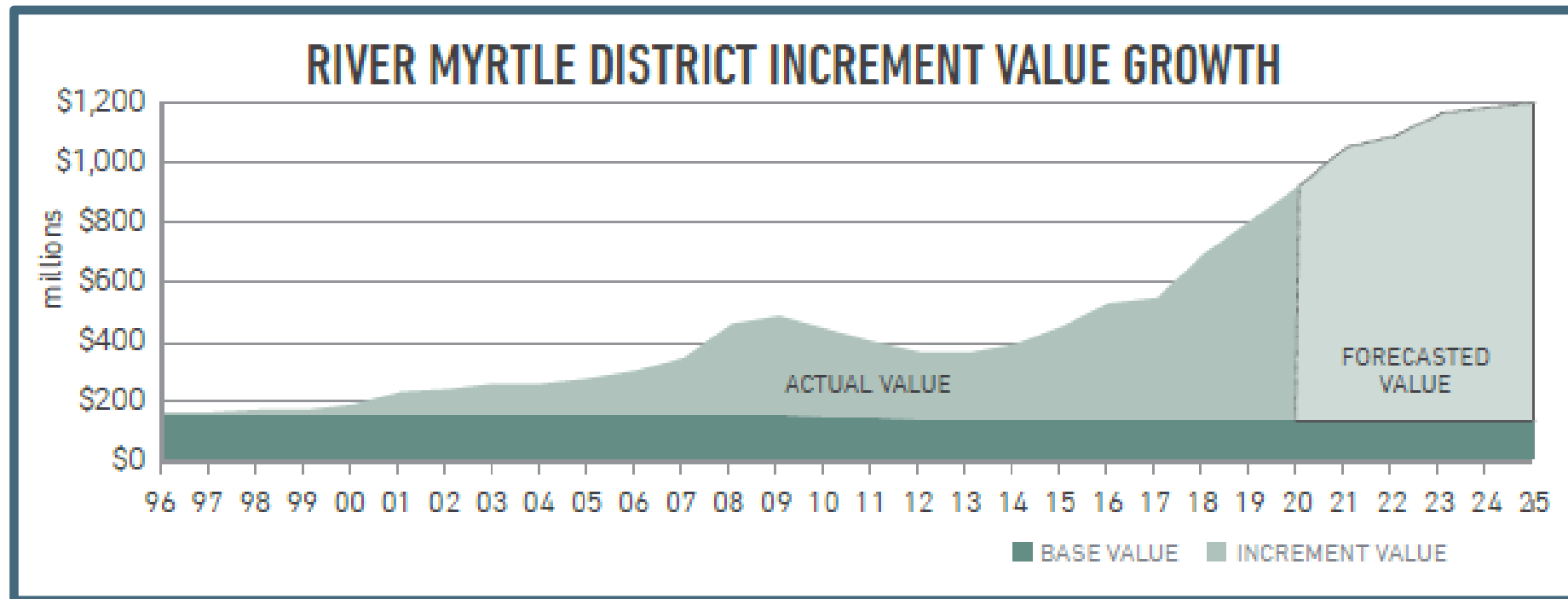


CIP Synthesis

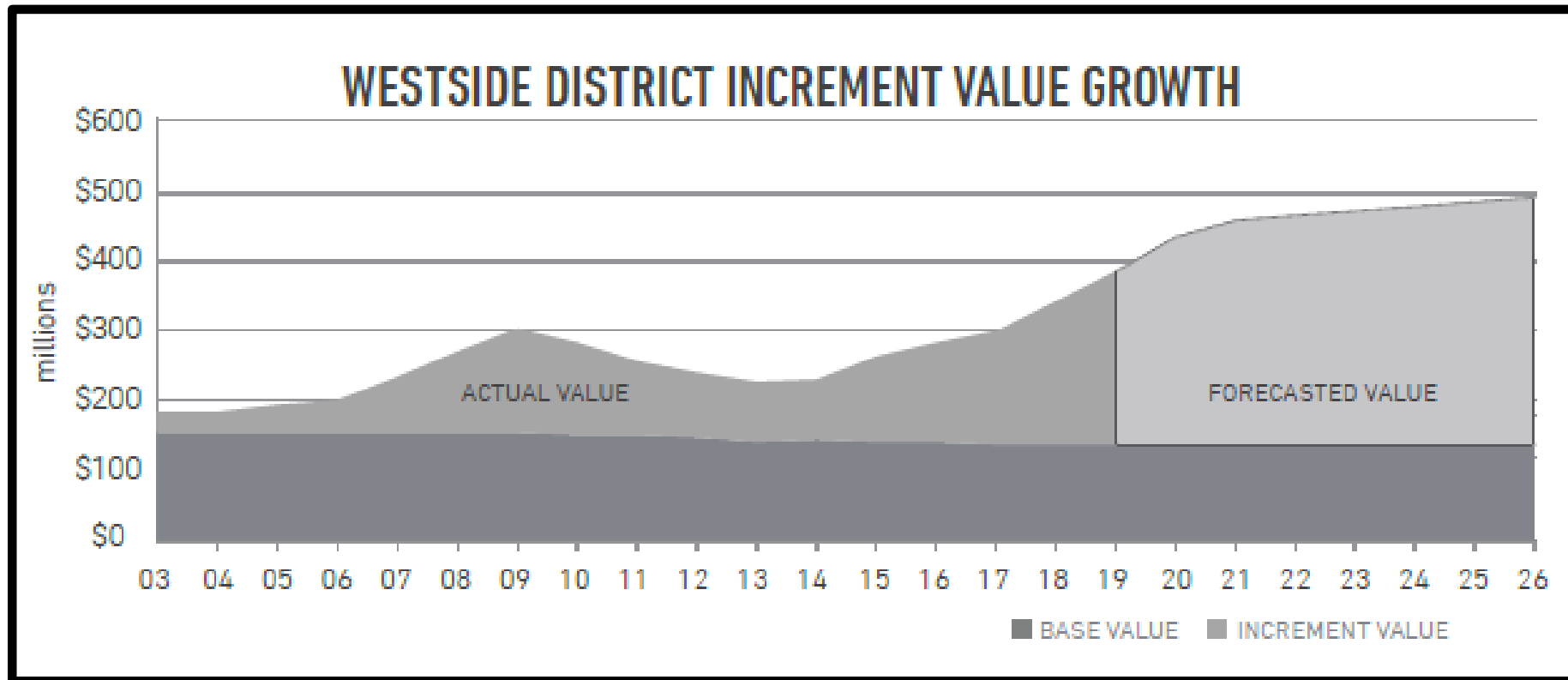


Outlook

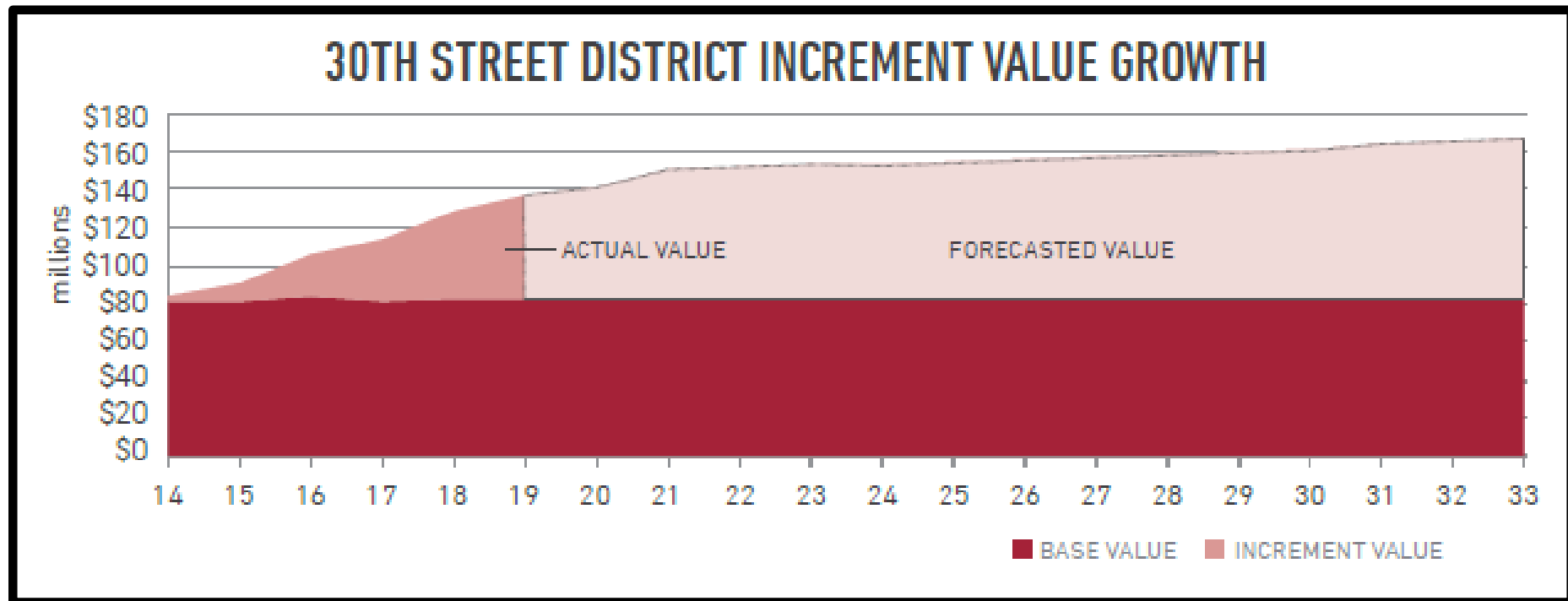
Economic Growth – River Myrtle



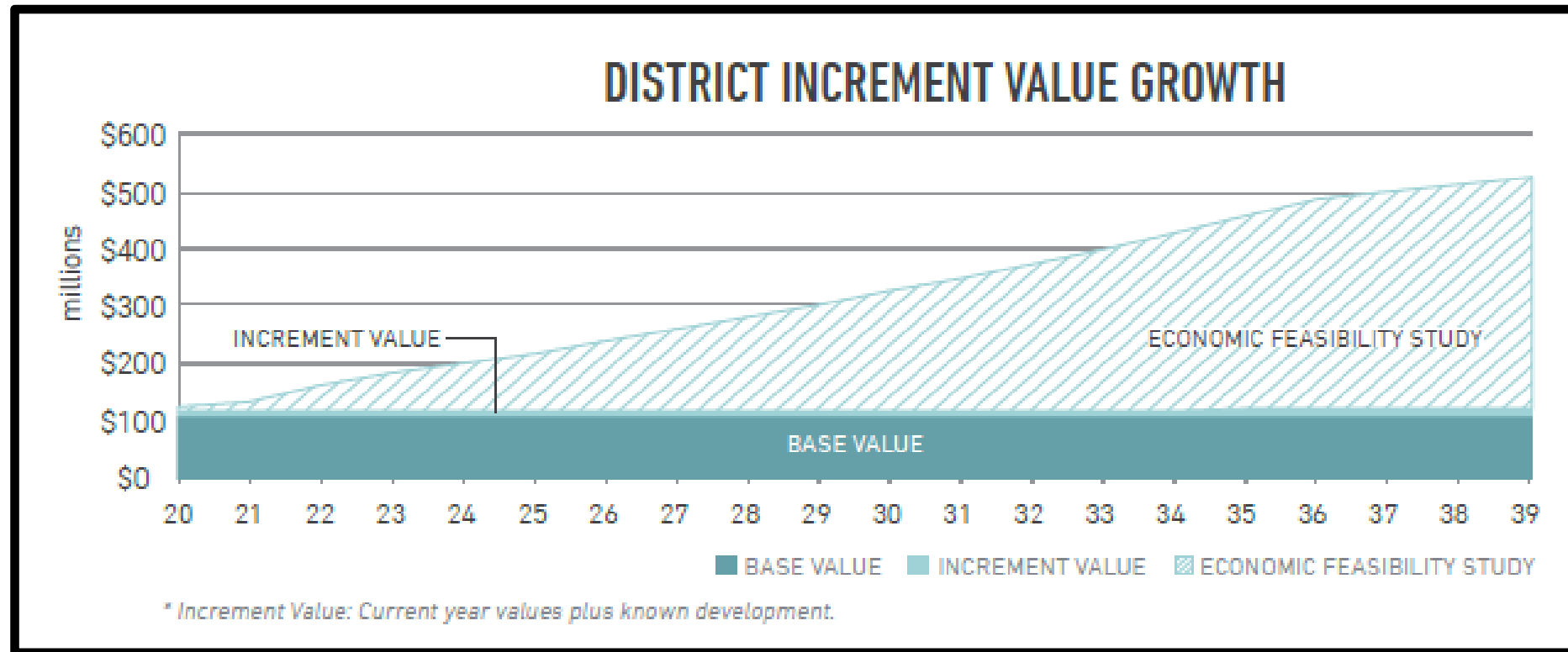
Economic Growth – Westside



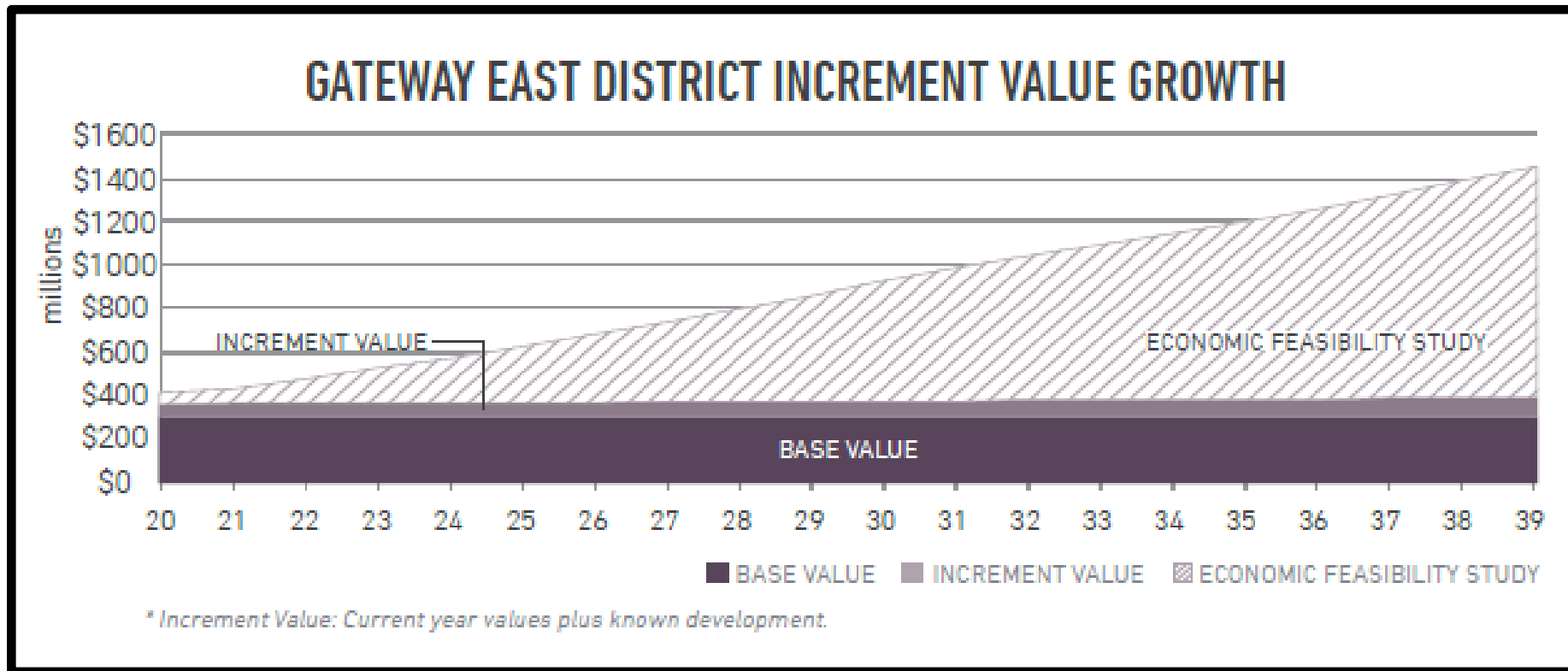
Economic Growth – 30Th Street



Economic Growth – Shoreline



Economic Growth – Gateway East



Key Project Highlights

Property Acquisition/Redevelopment

THE FOWLER

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



THE WATERCOOLER

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



THE AFTON

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

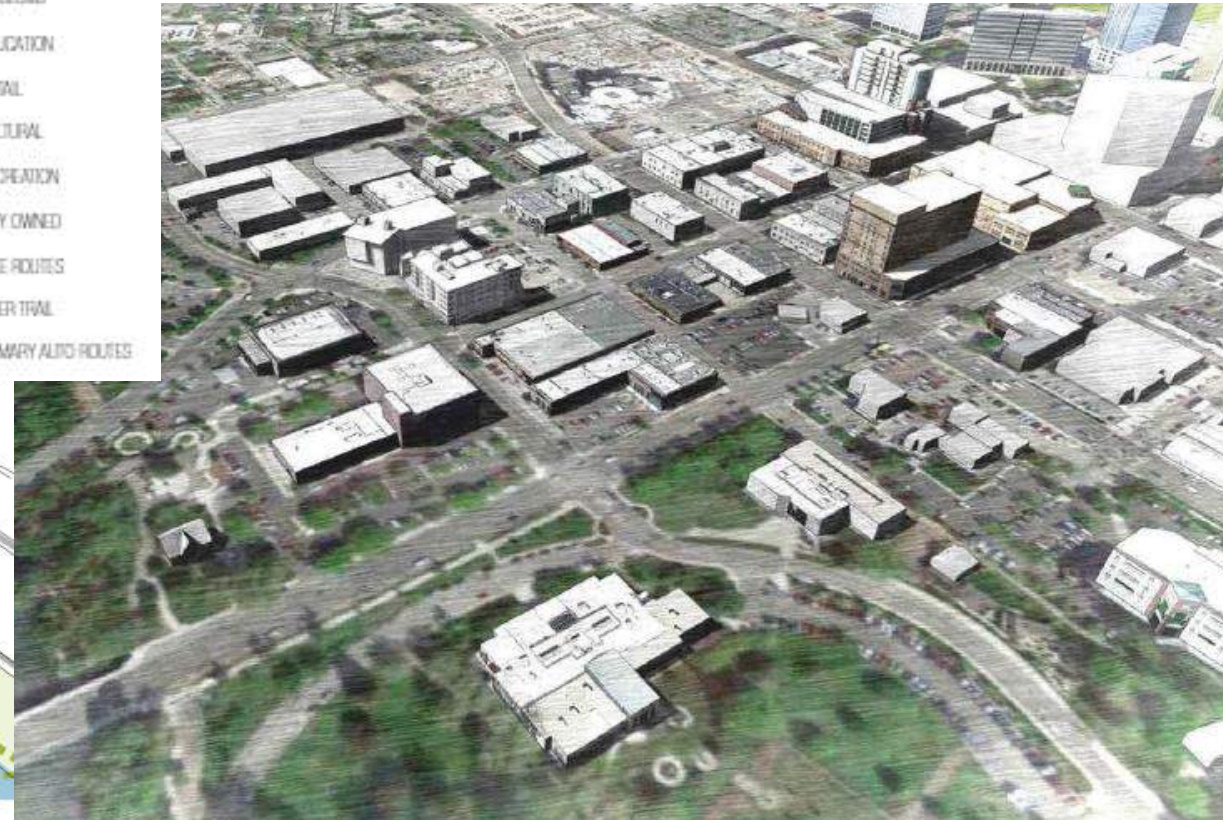


6TH & FRONT HOTEL & PARKING GARAGE

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



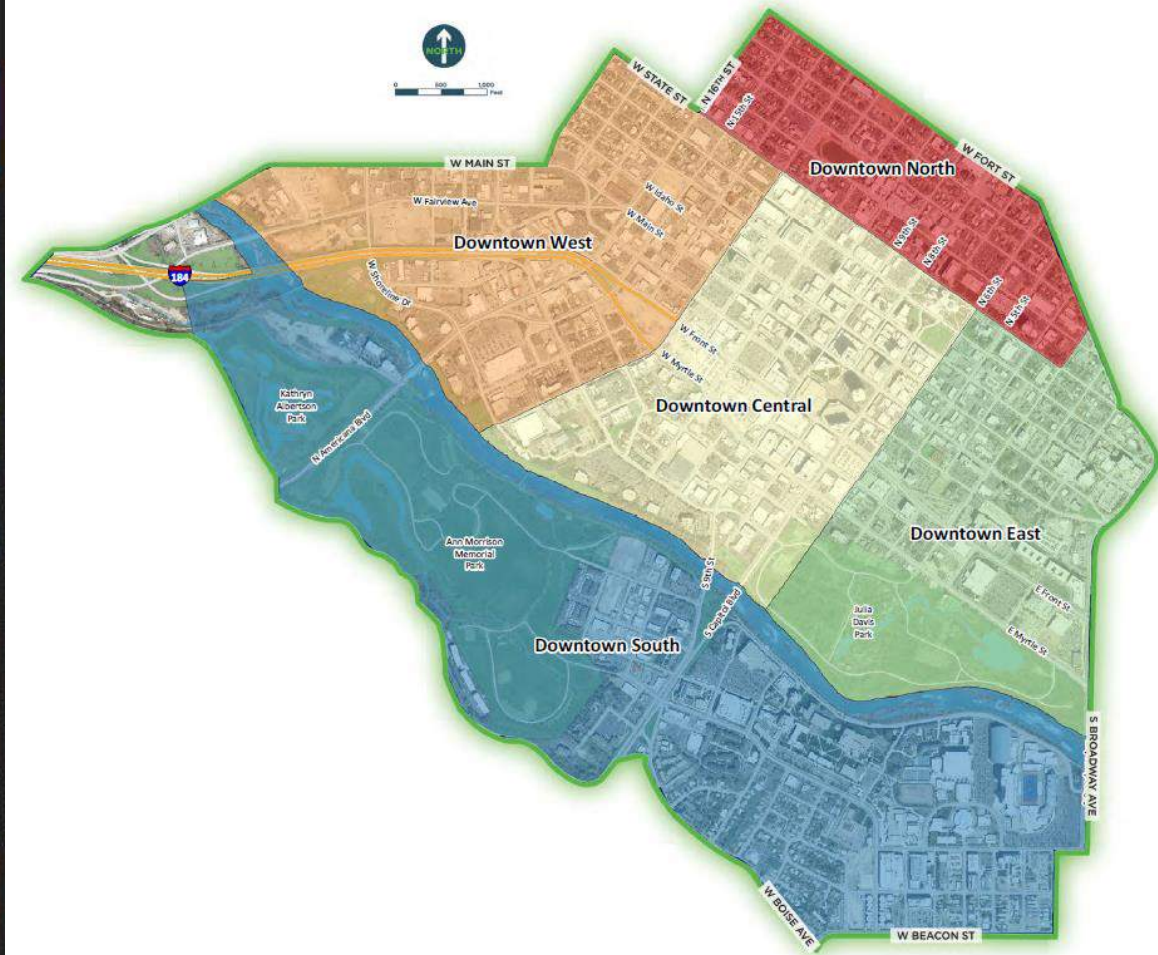
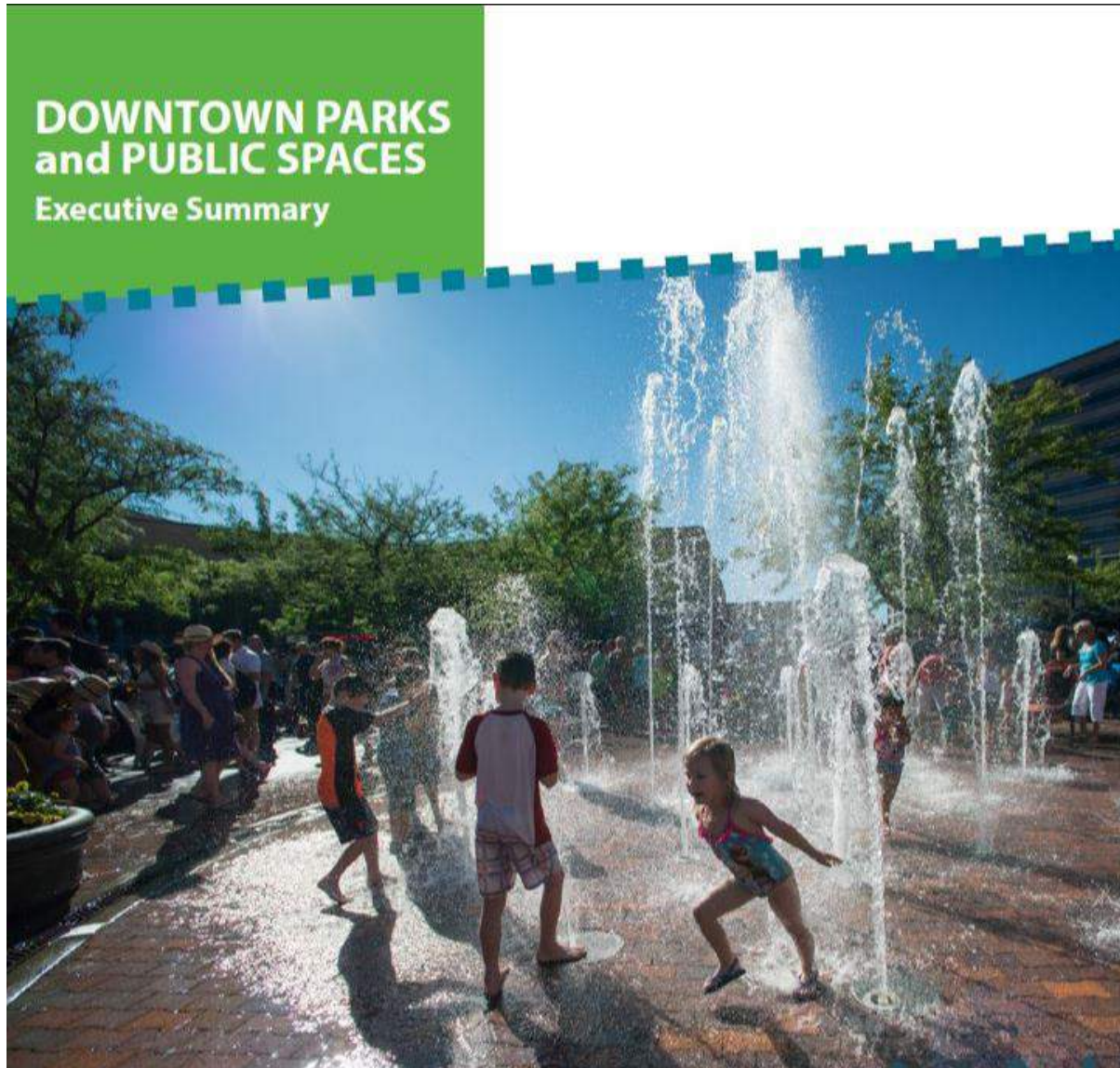
8th Street Corridor Master Plan



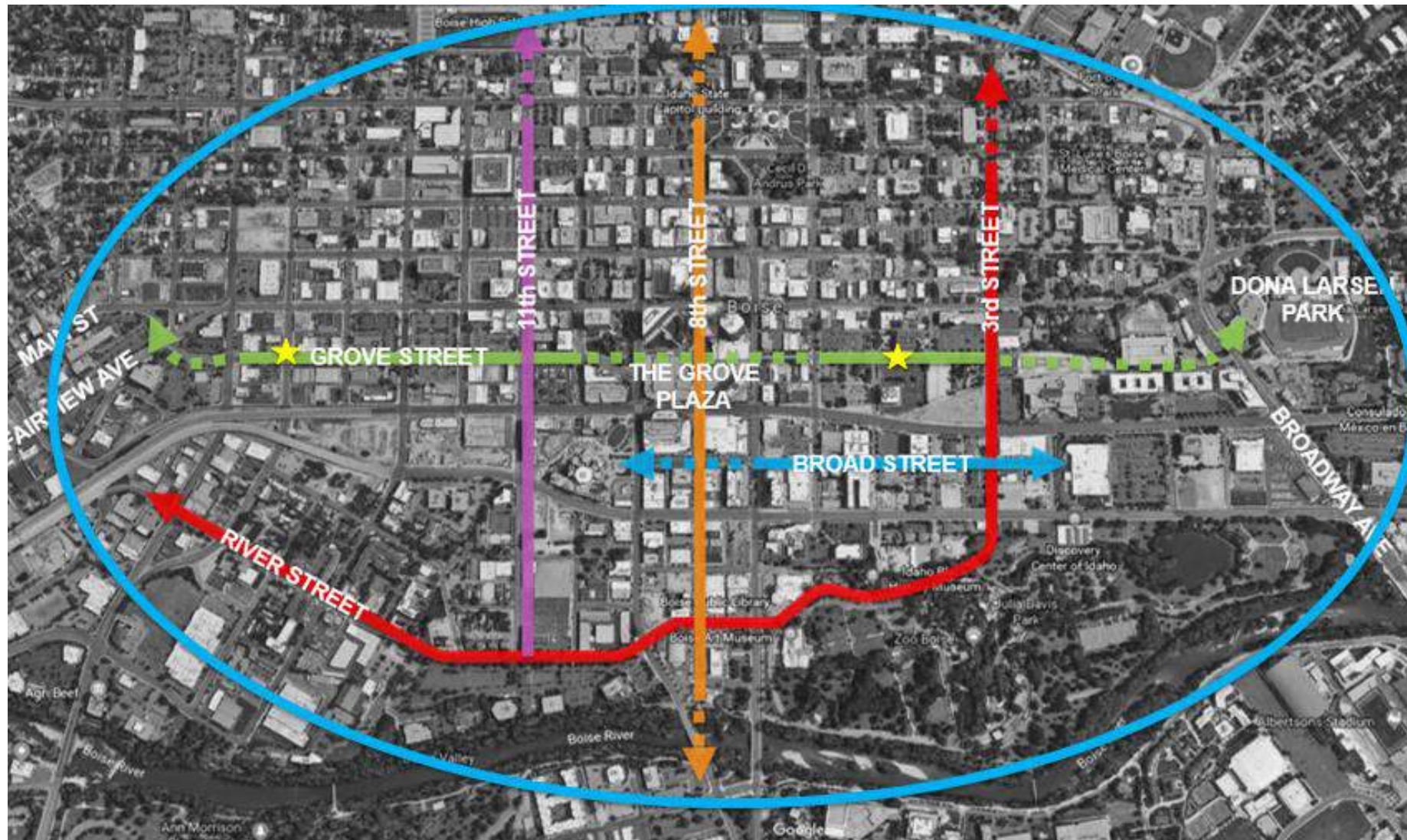
S. 8th Street Library Area Parking & Infrastructure



Downtown Urban Park Plan



Grove Street



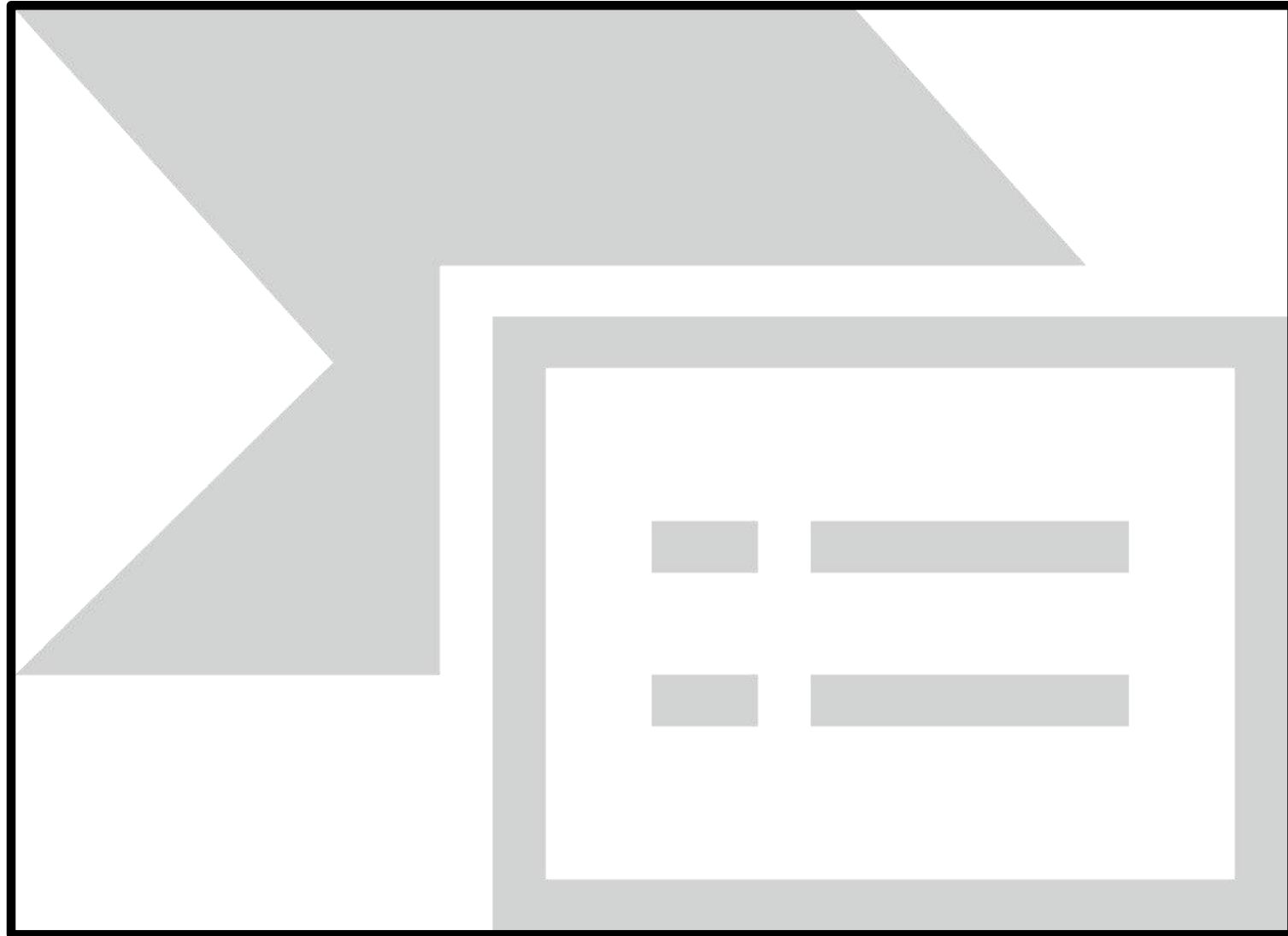
Downtown Public Art



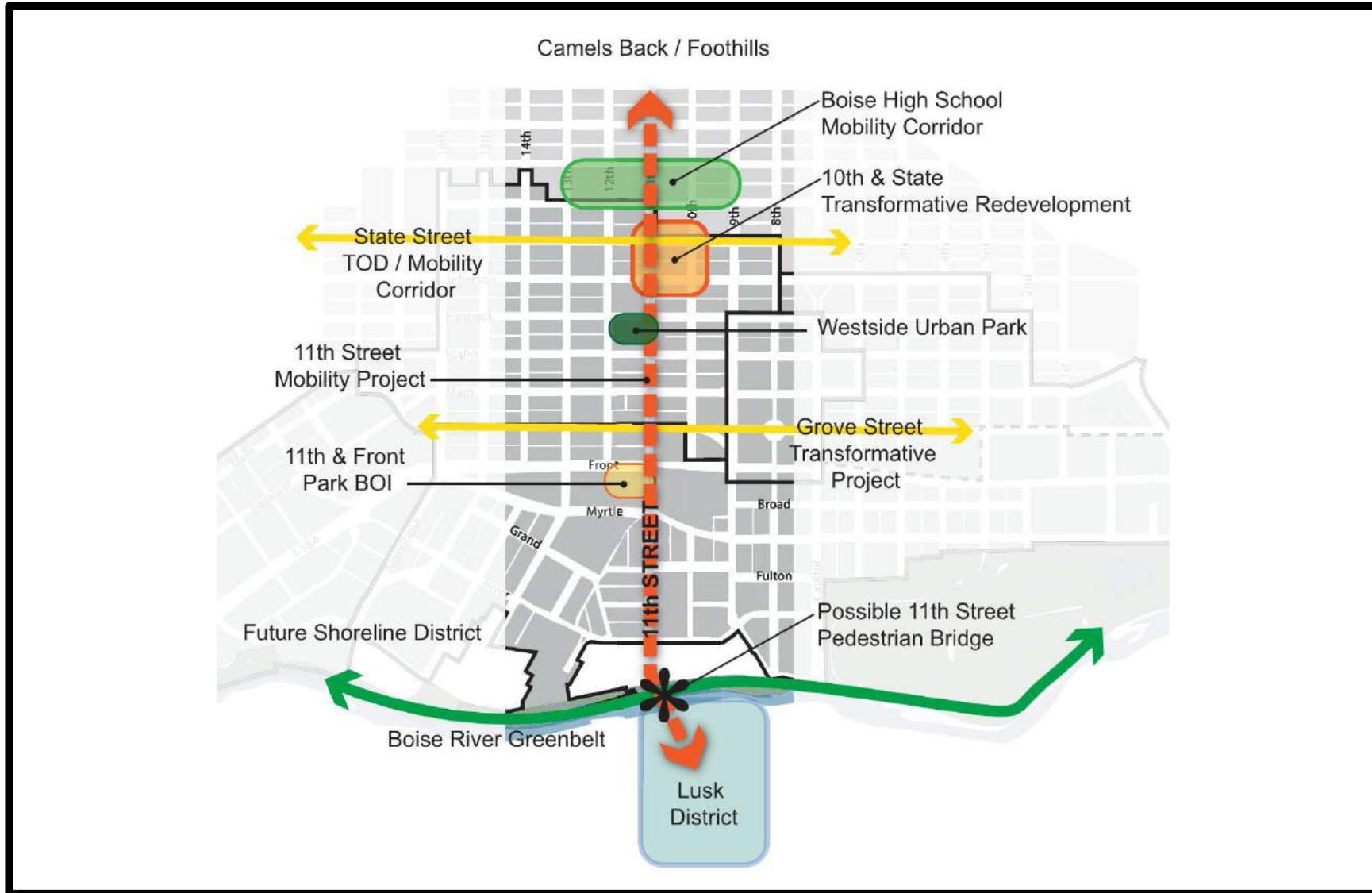
BOISE CITY
DEPT OF ARTS
& HISTORY



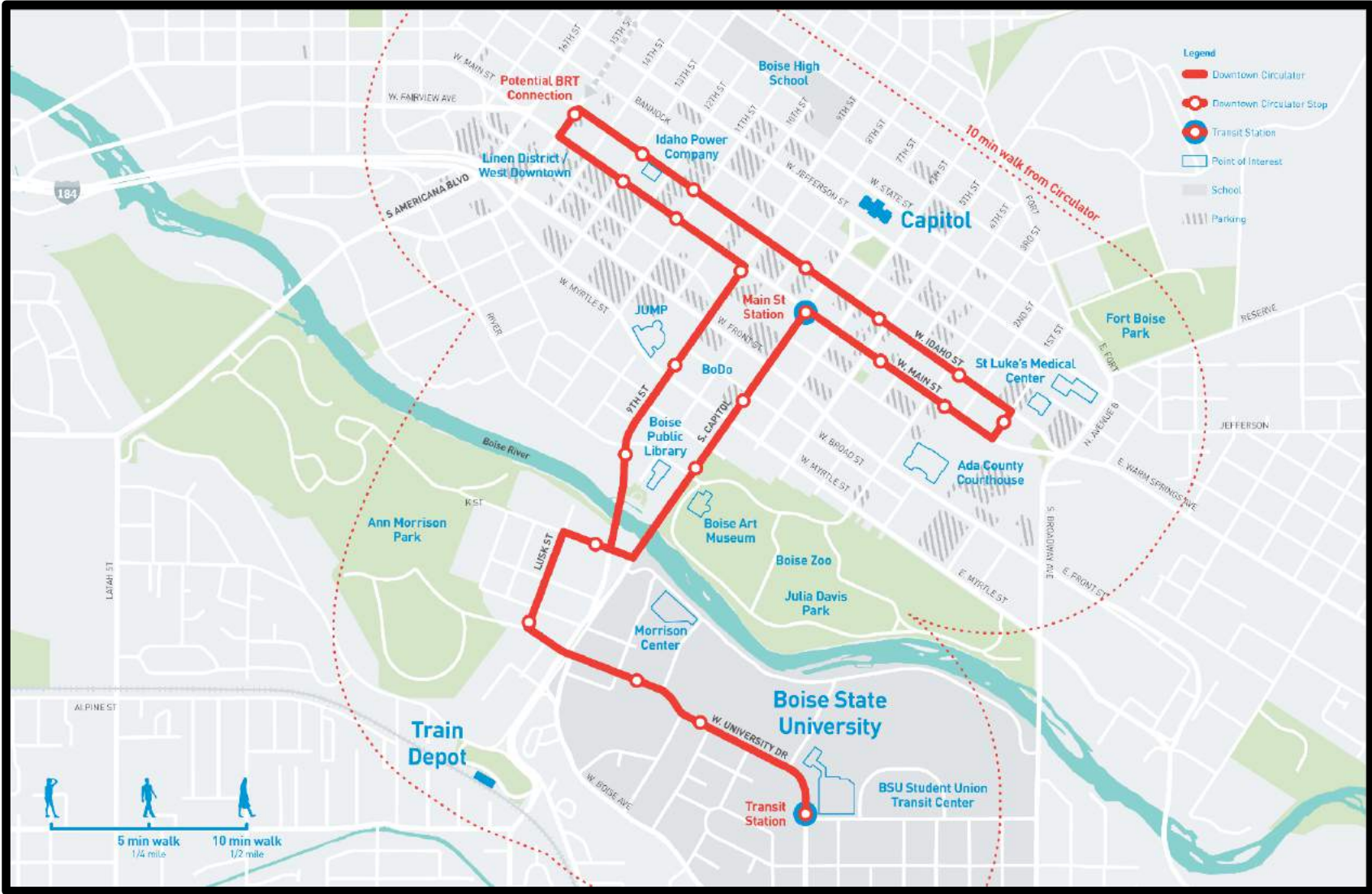
Catalytic Westside Project



11th Street Mobility Project



Downtown Boise Circulator



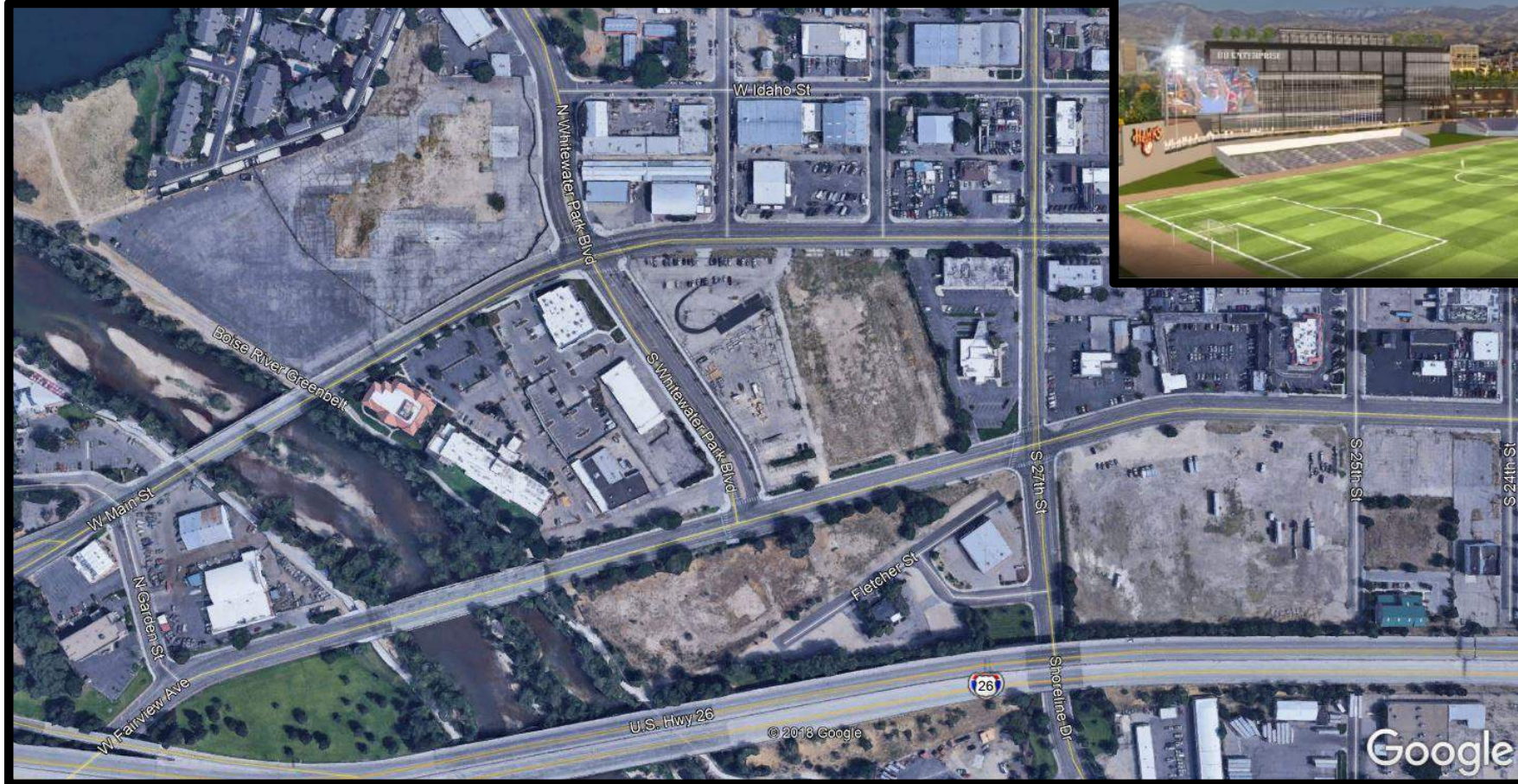
Westside Urban Park



Urban Park as Catalyst – 11th & Idaho



30th Street District Transformative Project

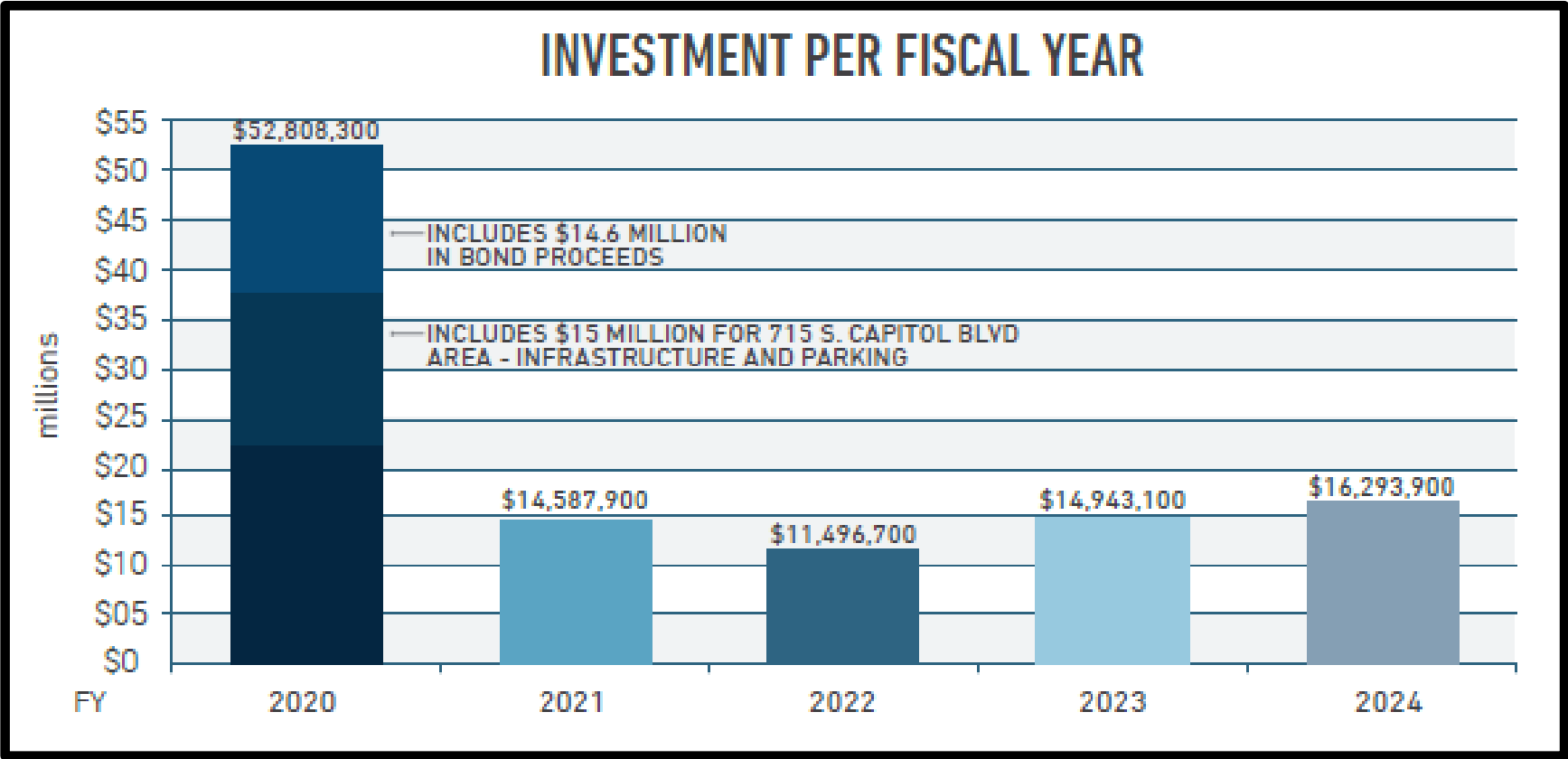


Summary

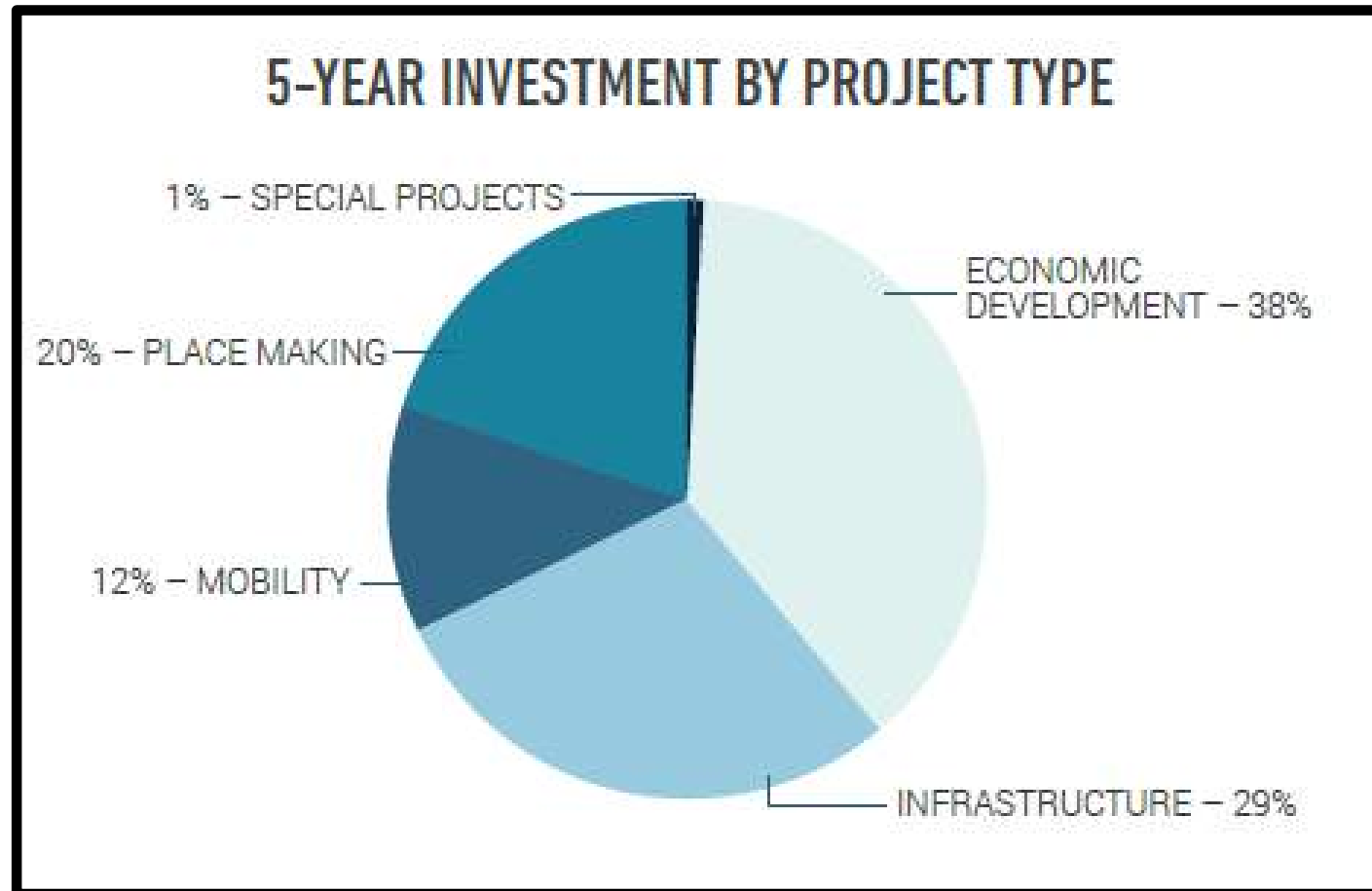
CIP TOTAL - \$110M

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

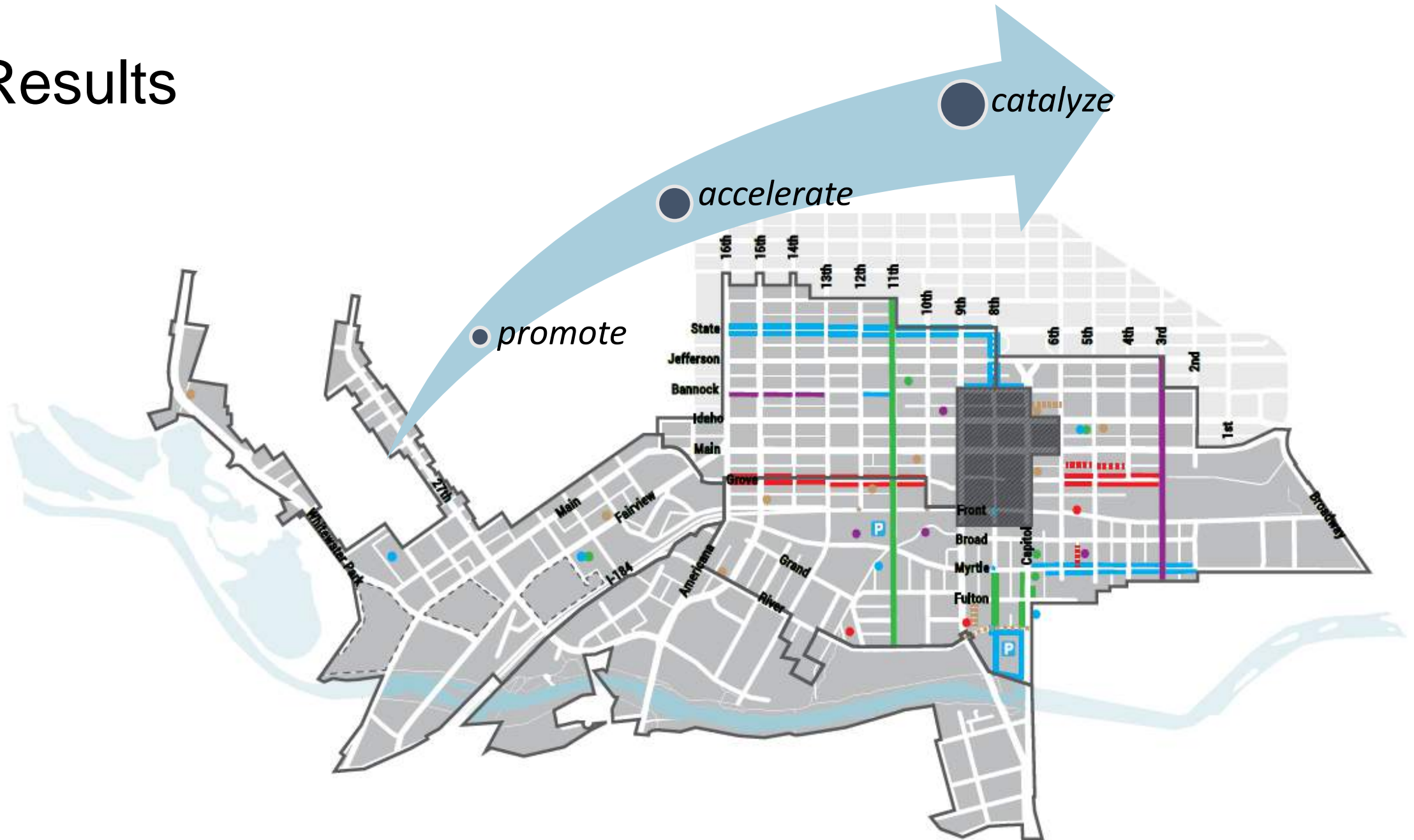
CIP TOTAL - \$110M



CIP TOTAL - \$110M



Results



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

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

CONSIDER: Proposed FY 2020-2024 Capital Improvement Plan

Suggested Motion:

I move to approve the proposed CIP.



AGENDA

IV. Action Item

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

V. Information/Discussion Items

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

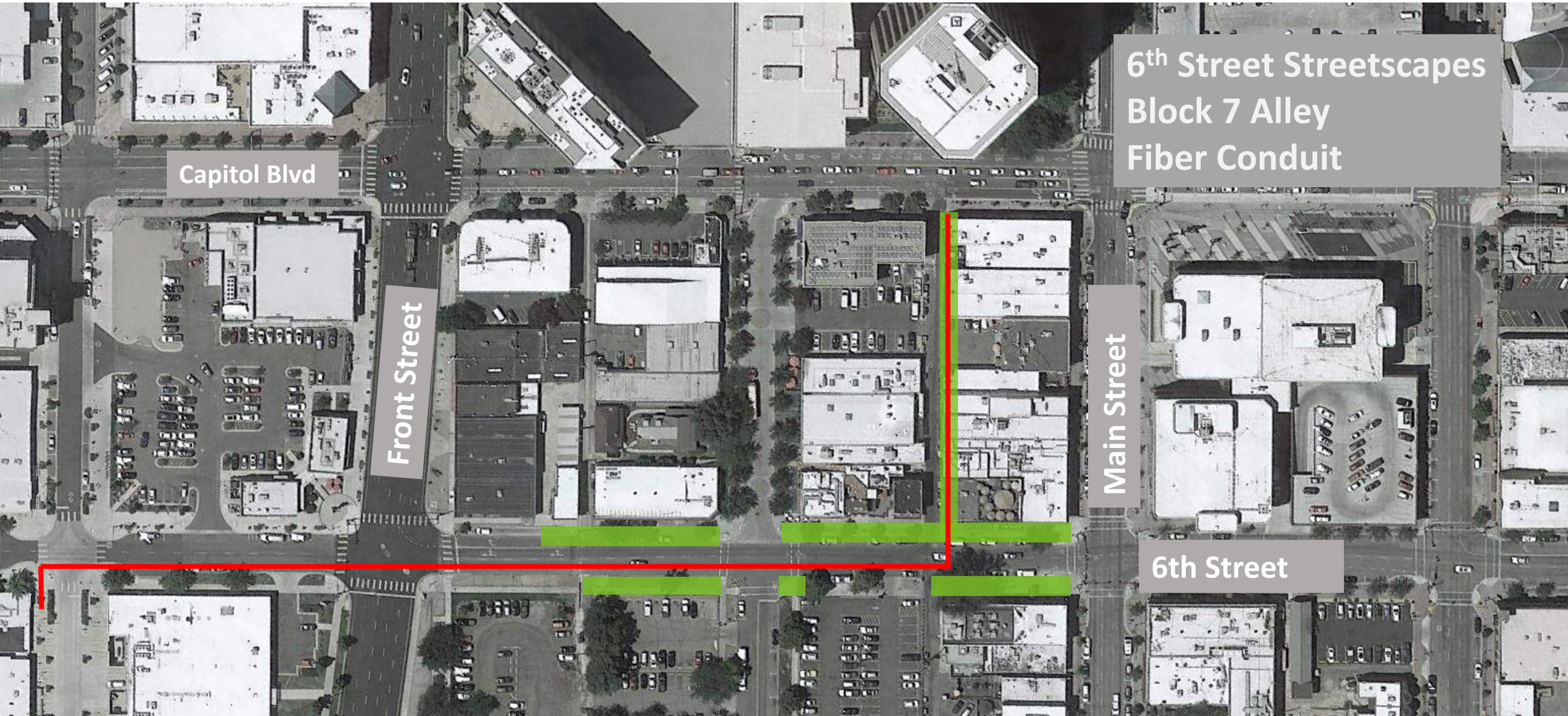
VI. Adjourn

CONSIDER: Resolution No. 1617 2019 STREETSCAPE IMPROVEMENTS PROJECT

Kathy Wanner
Contracts Specialist



Project Overview



2019 Streetscape Improvements



6TH STREET

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

BLOCK 7 ALLEY

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

FIBER CONDUIT BANK

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

Public Works Construction – Formal Sealed Bid

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

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

Bid Results

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

Base Bid:

6th Street Streetscape Improvements
Block 7 Alley

Bid Alternates:

Fiber conduit, patio improvements,
raised intersection, waste screens

CONSIDER: Resolution No. 1617

Award Contract for 2019 Streetscape Improvements Project

Suggested Motion:

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

AGENDA

IV. Action Item

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

V. Information/Discussion Items

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

VI. Adjourn

512 Grove Street – Type 2 Designation



Laura Williams, Project Manager

Project Location



Project Background

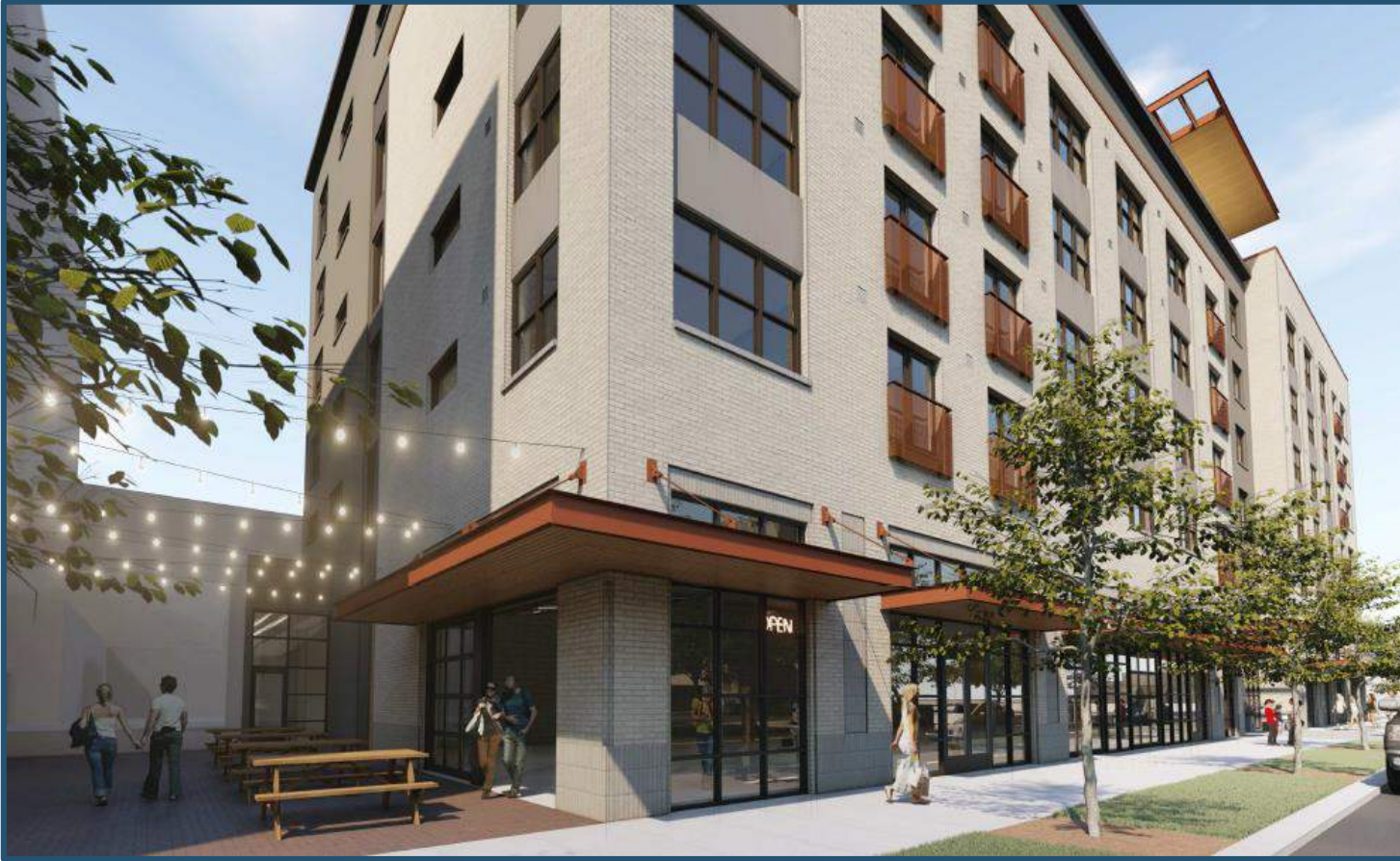


- 114 for-rent units
 - Studios: 80
 - 1 Bed: 17
 - 2 Bed: 17
- 10 on-site parking spaces
- 8,000 SF Retail
- 7th floor rooftop common area
- \$25 million Total Development Costs

Timeline

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

Project Scorecard



Level A Scoring (140 + Points)

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

Architectural site plan of the proposed 10,000 sq ft community center. The plan shows a large rectangular building with a central courtyard. The courtyard contains a 'FIRE RING FOR TECHNICALS', a 'GRASSY AREA', and a 'RESTROOMS' area. The building has a 'SECOND FLOOR TERRACE' and a 'TRASH ROOM'. The site is surrounded by a 'PARKING LOT' with several cars, a 'WALKWAY', and a 'BIKE LANE'. The plan also shows a 'CITY STREET' and a 'BIKE LANE'.

- Based on Tax Increment generated
- \$200,000 for 3 years
- \$100,000 for occupancy year
- Total approx.: \$700,000

CONSIDER: Type 2 Designation

Suggested Motion:

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

Next Steps:

Type 2 Agreement Draft for Board Approval at Future Meeting

AGENDA

IV. Action Item

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

V. Information/Discussion Items

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

VI. Adjourn

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

Laura Williams
Ryan Armbruster

Project Location / Background



Conditions for Surplus Designation



Agency Plans and/or methods change

★ Conditions in the area have changed

★ Unsuitable for redevelopment

★ Unsuccessful property assembly

Unsuccessful RFP

Sealed Bid Process

August 12
Board
Declaration
– Surplus
Property

August 14 &
21
Issue Legal
Notice of
Surplus

August 28

Public
Hearing

Sept./Oct.
Issue Bid
Packet /
Notice

October
Receive
Sealed Bids

November
Award
Highest
Bidder

CONSIDER: Resolution 1615

Suggested Motion:

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

Next Steps:

Public Hearing
Bid Packet for Board Approval

AGENDA

IV. Action Item

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

V. Information/Discussion Items

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

VI. Adjourn

CONSIDER: Resolution #1618

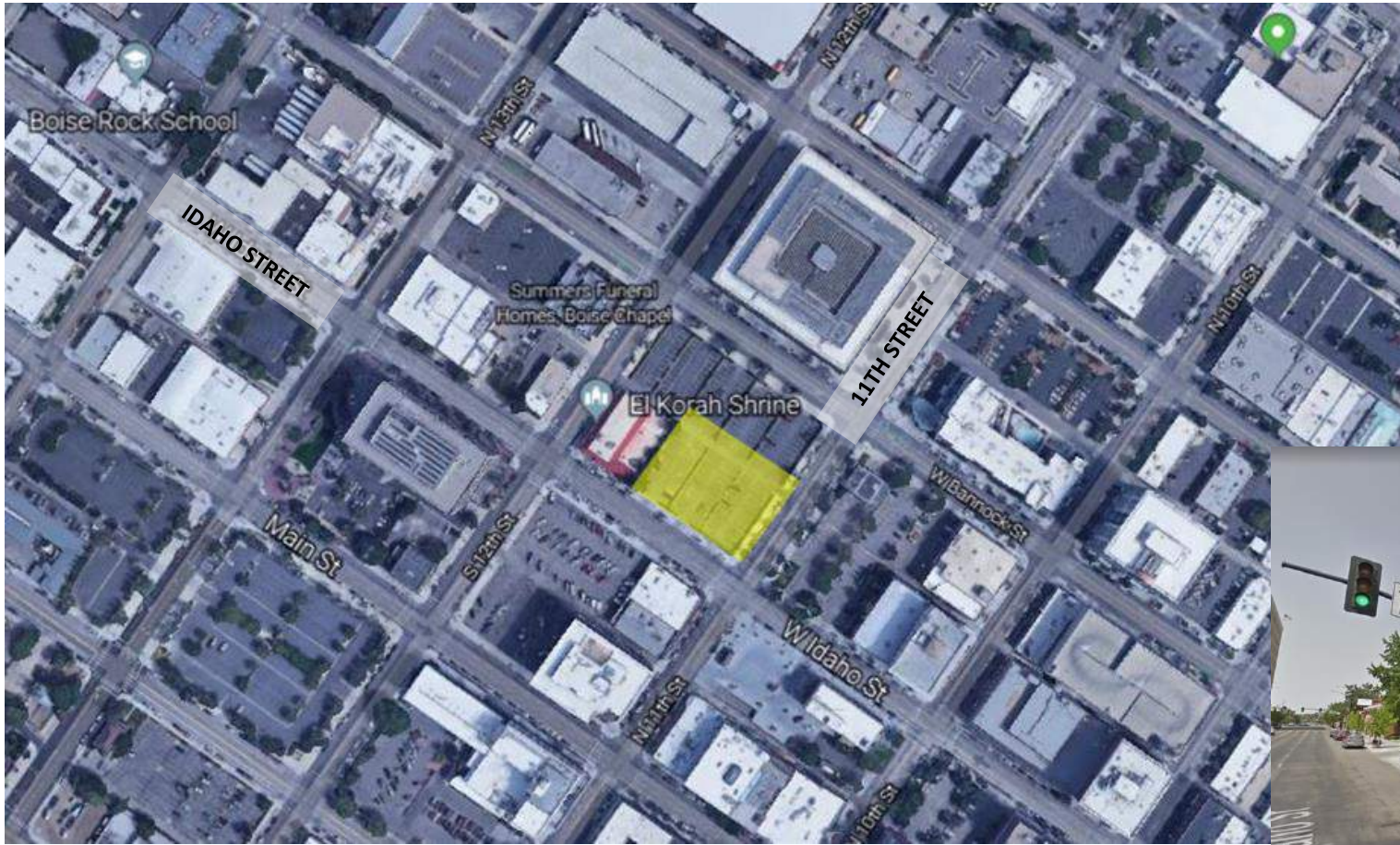
Approving 1100 W Idaho Street – PP Type 2 Designation



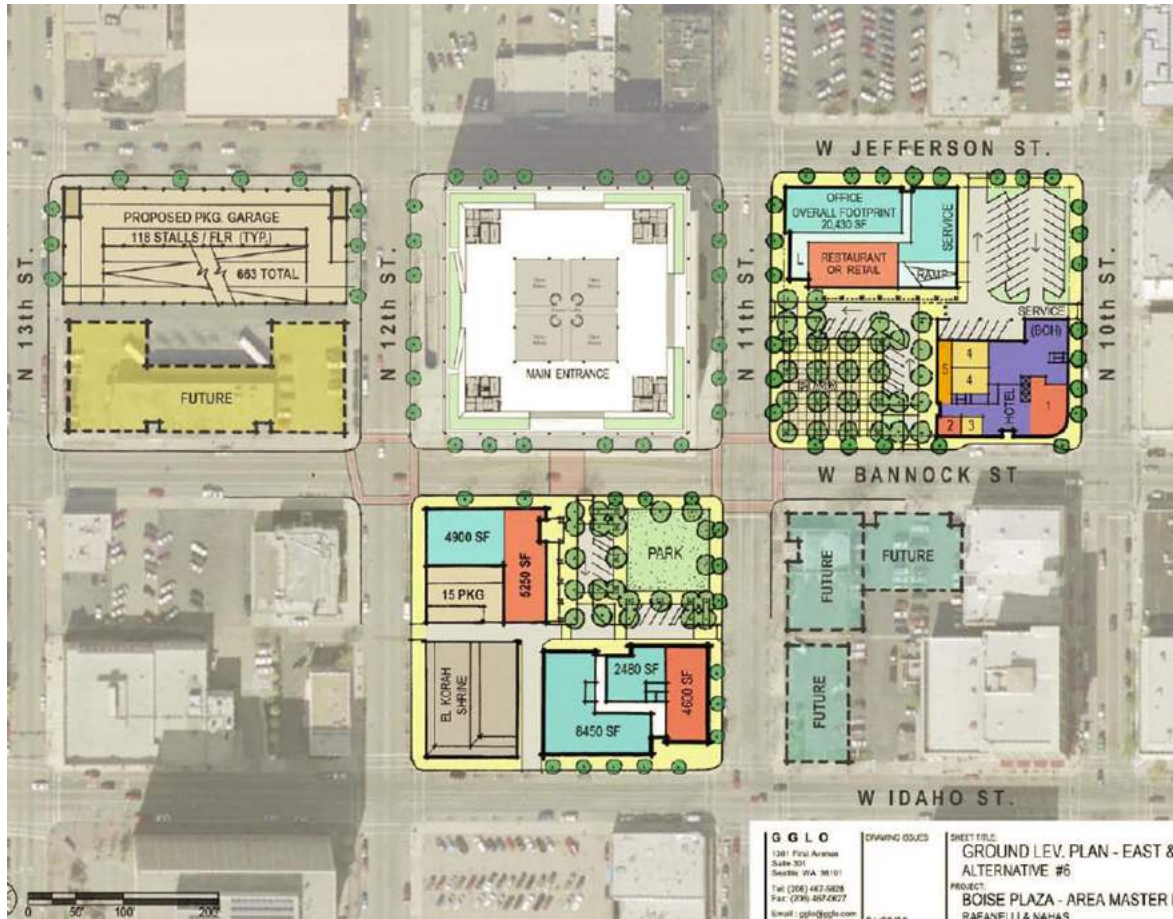
Shellan Rodriguez

CCDC Real Estate Development Manager

Project Location- Westside



Project Background



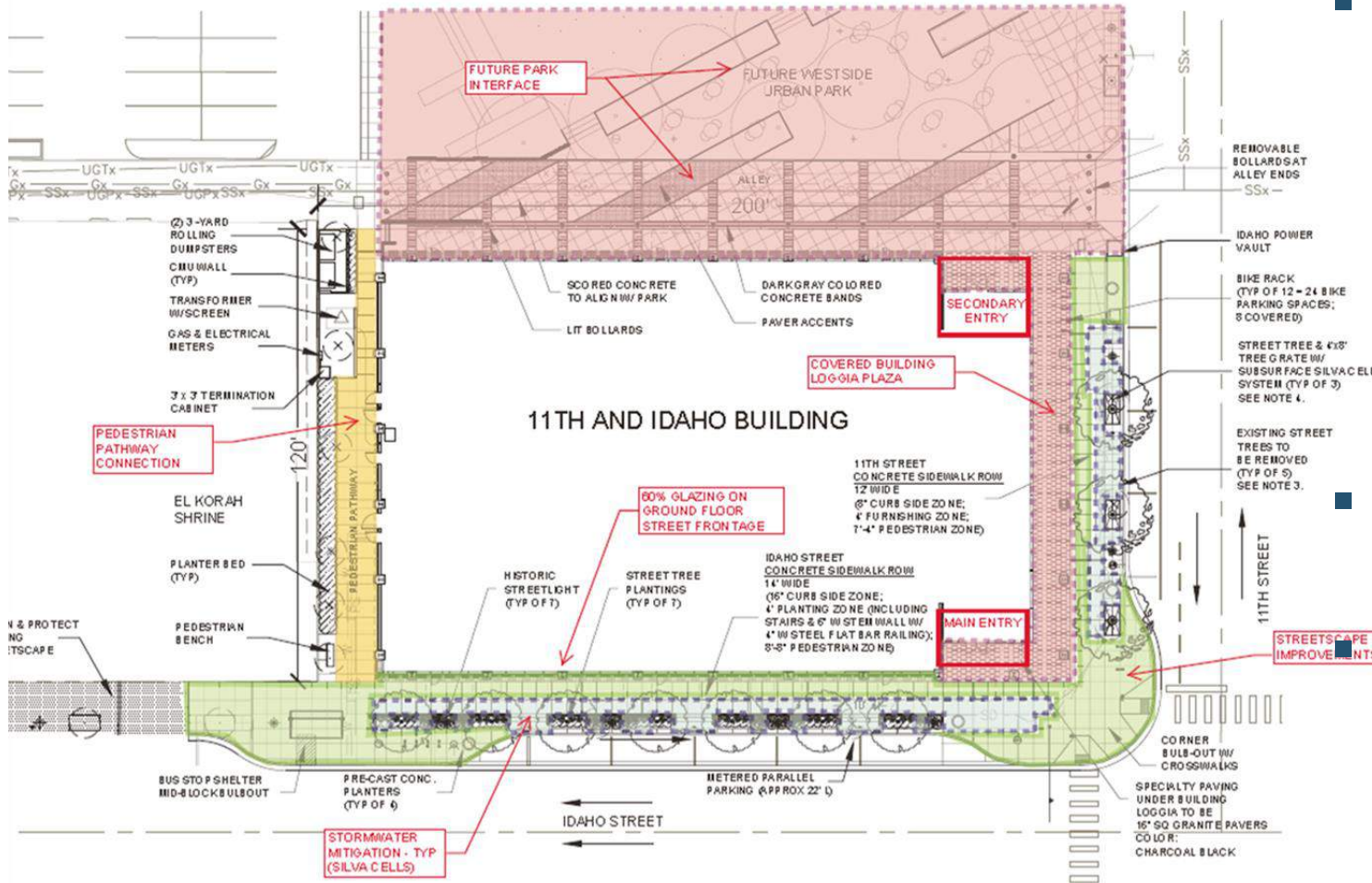
- Privately master planned by Rafanelli & Nahas in 2008
- 2008 plan included the Boise Plaza parking garage, the park and other development.

Project Background



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

Project Eligible Expenses



Public Improvement Cost Estimates:

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

Type 2 Not-to-Exceed Amount:

- Approx. \$740,000

Reimbursement Timeline:

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

Groundbreaking (100 degrees)



CONSIDER: Resolution #1618

Approving 1100 W Idaho Street – PP Type 2 Designation

Suggested Motion:

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

AGENDA

IV. Action Item

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

V. Information/Discussion Items

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

VI. Adjourn



INFORMATION: CCDC Monthly Report

John Brunelle
CCDC Executive Director

Adjourn

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

Board of Commissioners

**Regular Meeting
September 9, 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 – August 2019

B. Minutes & Reports

1. Approval of August 12, 2019, Meeting Minutes
2. Approval of August 28, 2019 Special 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

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. CONSIDER: Resolution #1616 – Approving 429 S 10th Street – Bid Packet (10 minutes)Laura Williams
- B. CONSIDER: Resolution #1625 – Approving Declaration as Surplus of Agency Personal Property (5 minutes)...Mary Watson

V. Information/Discussion Items

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

VI. Adjourn

Resolution 1616: 429 S 10th Street – Bid Packet Approval

Laura Williams
Ryan Armbruster

Project Location / Background



Sealed Bid Process

August 12
Board
Declaration –
Surplus
Property

August
Notice and
Public Hearing

September 9
Board review
Bid Packet

September 11
Publish Bid
Packet / Legal
Notice

October 15
Receive
Sealed Bids
Public
Opening

November
Award
Highest
Bidder / Enter
into PSA

Bid Packet Criteria



- \$192,000 Minimum Bid



- 1% Bid Deposit



- Proof of Available Funds



- Release Waiver



- Enter into Purchase and Sale Agreement

CONSIDER: Resolution 1616

Suggested Motion:

I move to adopt Resolution 1616, approving the bid packet for 429 S 10th Street.

Next Steps:

Publish Bid Packet
Award Highest Responsive Bidder
Purchase and Sale Agreement

AGENDA

IV. Action Items

- A. CONSIDER: Resolution #1616 – Approving 429 S 10th Street – Bid Packet (10 minutes)Laura Williams
- B. CONSIDER: Resolution #1625 – Approving Declaration as Surplus of Agency Personal Property (5 minutes)...Mary Watson

V. Information/Discussion Items

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

VI. Adjourn

Agency Personal Property Surplus Declaration

Mary Watson
General Counsel | Contracts Manager





2017 Bill of Sale: \$89,815
2019 Fair Market Value: \$50,000





Suggested Motion:

I move to adopt Resolution No. 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*.

AGENDA

IV. Action Items

- A. CONSIDER: Resolution #1616 – Approving 429 S 10th Street – Bid Packet (10 minutes)Laura Williams
- B. CONSIDER: Resolution #1625 – Approving Declaration as Surplus of Agency Personal Property (5 minutes)...Mary Watson

V. Information/Discussion Items

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

VI. Adjourn

INFORMATION: CCDC Monthly Report

John Brunelle
CCDC Executive Director

Adjourn

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CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street

MEETING CANCELLED

AT THE CALL OF THE CHAIRMAN, the Regular Meeting of the Board of Commissioners of the
Capital City Development Corporation scheduled for

Monday, October 14, 2019 at noon

has been **cancelled**.

The next regularly scheduled CCDC Board of Commissioners meeting is scheduled for
Tuesday, November 12, 2019 at noon.



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 9th 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 10th Street Bid Award (10 minutes) Chair Zuckerman
- D. CONSIDER: Resolution #1627 – 429 S 10th 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

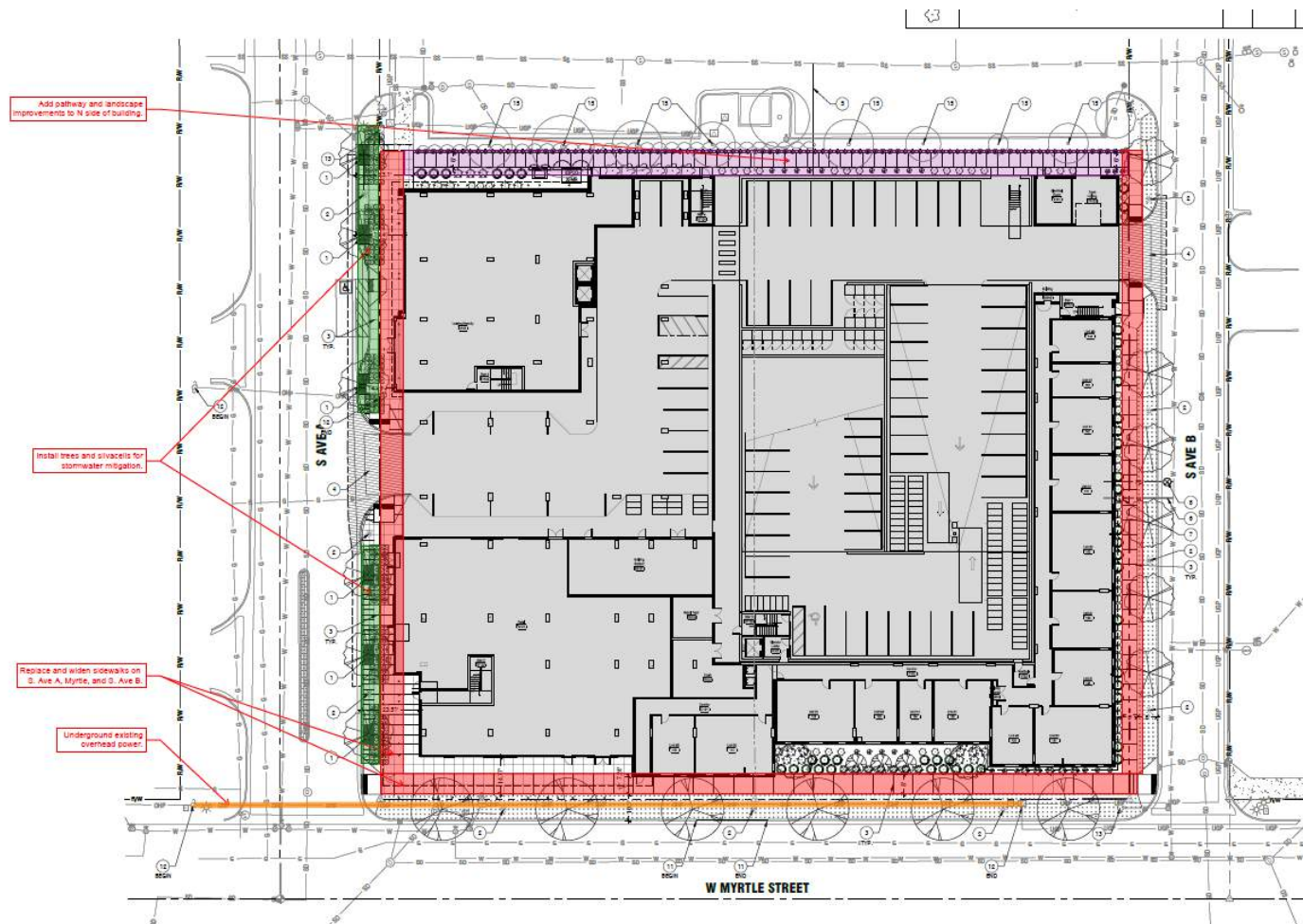


- 249 for-rent units
 - Studios: 96
 - 1 Bed: 73
 - 2 Bed: 68
 - 4 Bed: 12
- 353 structured parking spaces
- 7,800 SF Retail
- 13,000 SF amenities
- \$52 million Total Development Costs

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

- 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
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- D. CONSIDER: Resolution #1627 – 429 S 10th 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

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

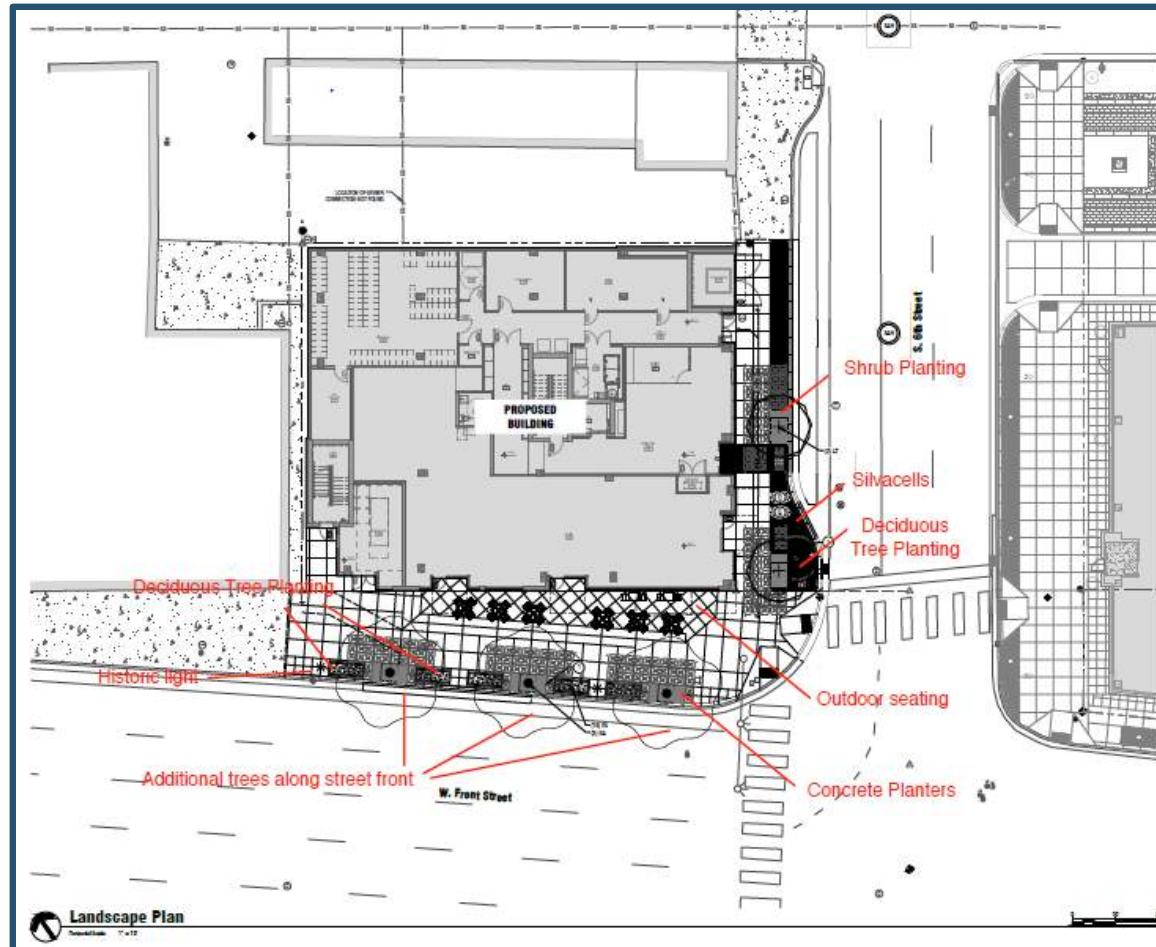
- May 9, 2019 – DR Approval
- December 2019 - Type 2 Agreement Finalize
- November 2019 - Construction Start
- Spring 2021 - Construction Complete

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

- 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 10th Street Bid Award (10 minutes) Chair Zuckerman
- D. CONSIDER: Resolution #1627 – 429 S 10th 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

429 S 10th Street – Bid Award - Public Comment

Chair Zuckerman

Resolution 1627: 429 S 10th 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. 10th
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

IV. Action Items

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V. Information/Discussion Items

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

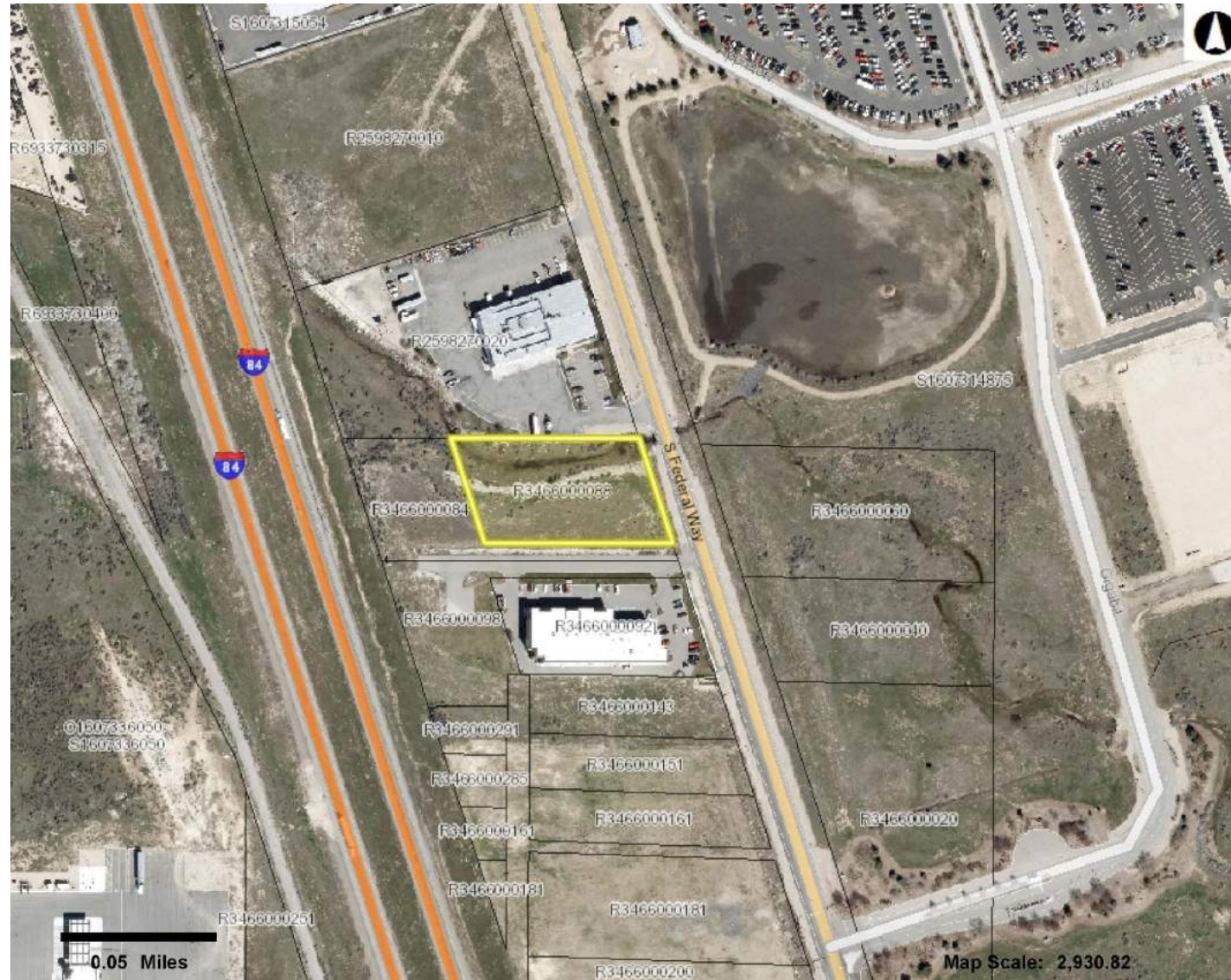
VI. Adjourn

9025 Federal Way - Type 2 Designation



Matt Edmond, Project Manager

Project Location



Project Background



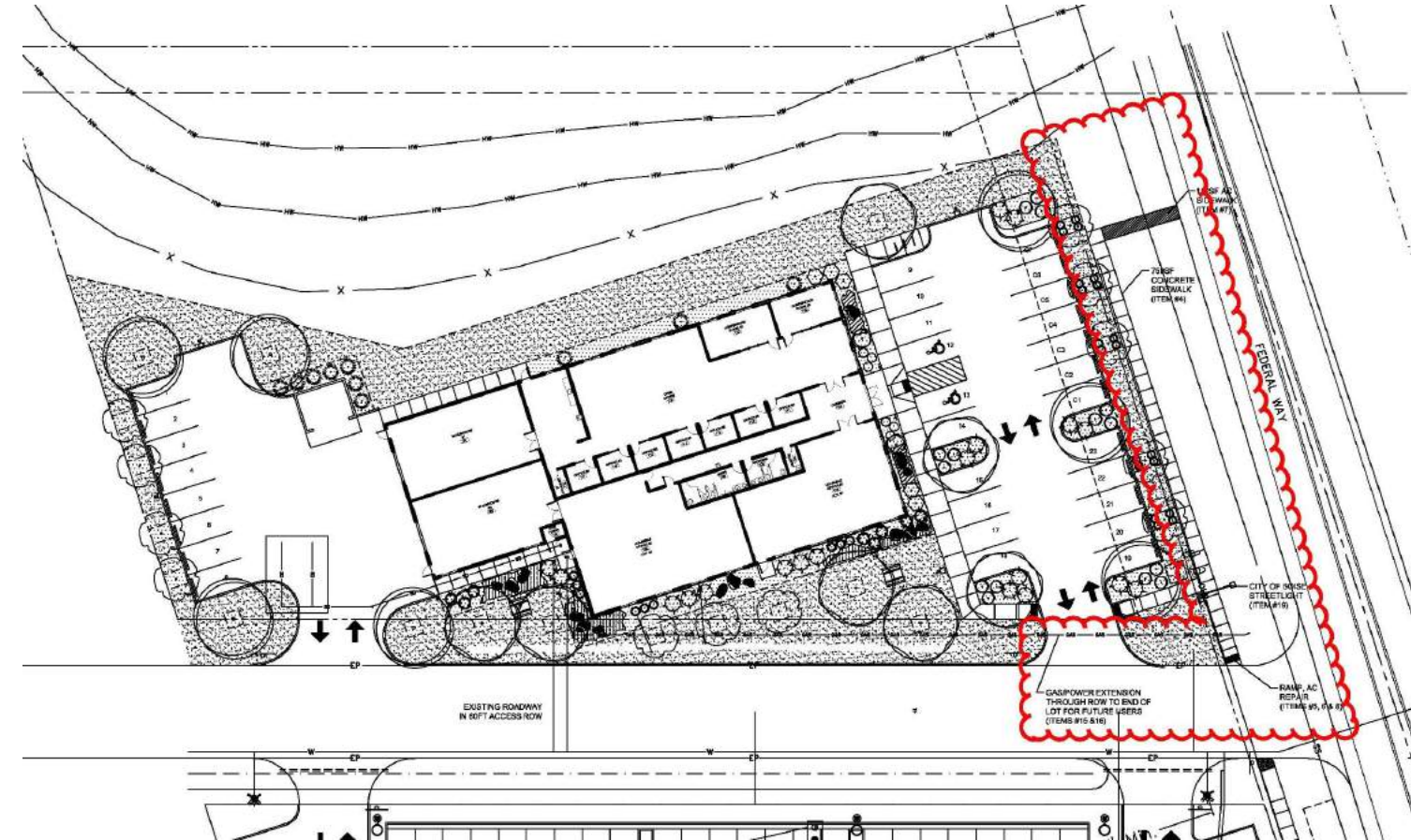
Overview

- 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



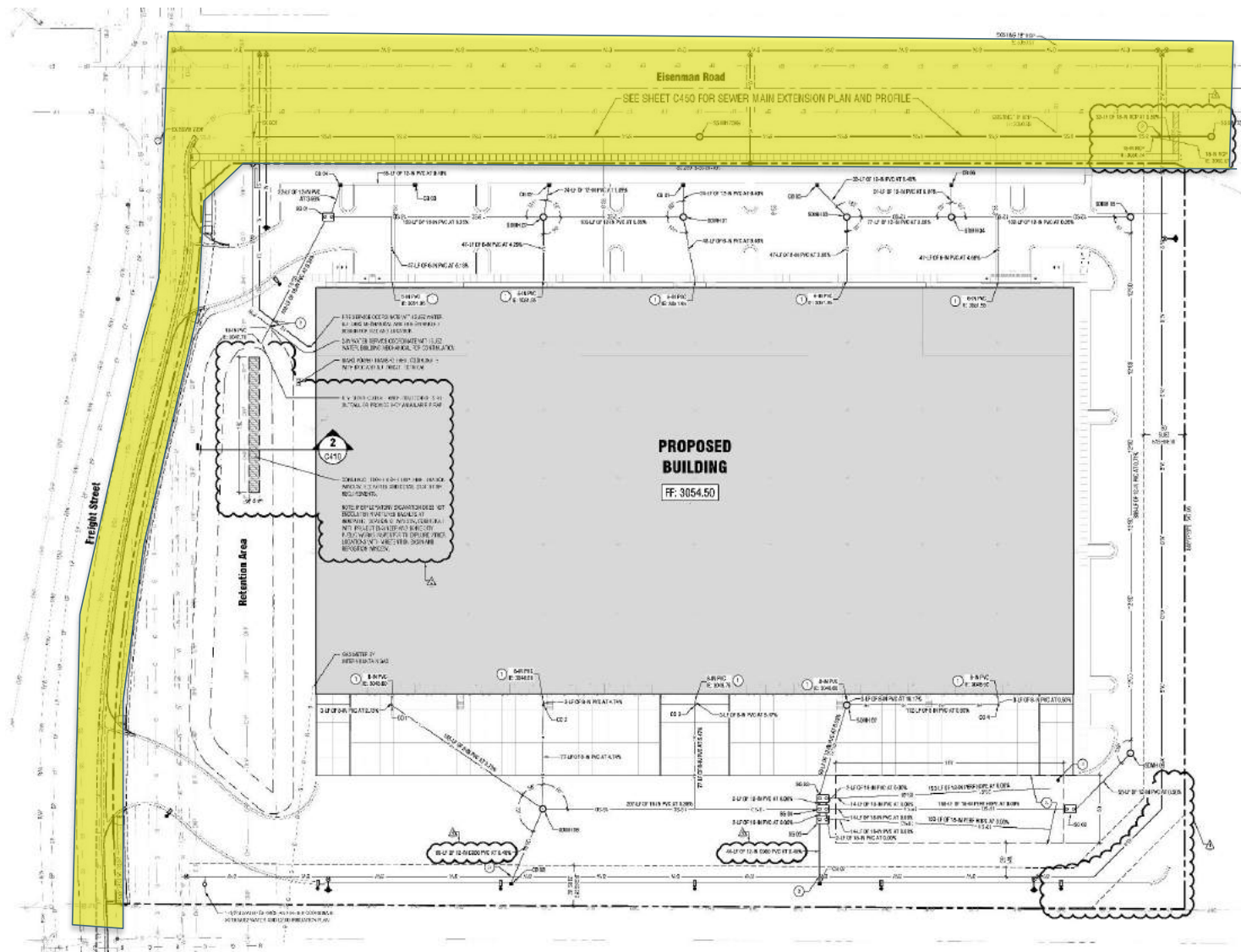
Overview

- 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

Project Eligible Expenses



Public Improvement Costs: \$425,000

- 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

AGENDA

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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).



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

Board of Commissioners

**Regular Meeting
December 9, 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 – November 2019

B. Minutes & Reports

1. Approval of November 12, 2019 Meeting Minutes

C. Other

1. Approve Resolution #1628 – 270 E Myrtle Street – Mixed Use Residential – Type 2 Participation Agreement
2. Approve Resolution #1629 – 600 Front Street – Vanguard Apartments – Type 2 Participation Agreement
3. Approve Resolution #1636 – Change Order No 1 for 10th & Front Garage – 2019 Concrete Deck Repair Project

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

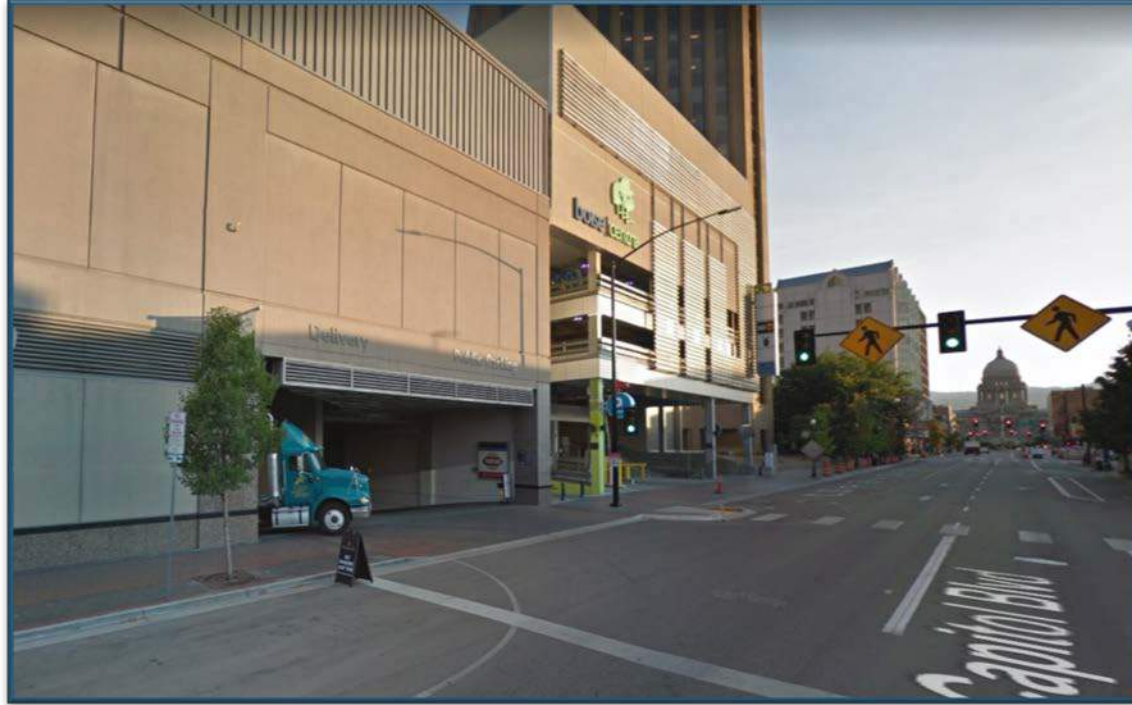
- A. PUBLIC COMMENT: Purchase and Sale Agreement with Block 22, LLC for Capitol & Front Garage (10 min)
..... Chair Zuckerman
- B. CONSIDER: Resolution #1630 – Approving the Purchase and Sale Agreement with Block 22, LLC for Capitol & Front Garage (10 minutes)Laura Williams
- C. CONSIDER: Resolution #1631 – 6th & Front Garage and Hotel – Amending the Type 3 Agreement to include Public Art (10 minutes) Laura Williams
- D. CONSIDER: Resolution #1632 – Approving MDA Amendment 1 with Eleven Eleven West Jefferson LLC and City of Boise (10 minutes)Doug Woodruff
- E. CONSIDER: Resolution #1637 – Approving Westside Urban Park Concept Master Plan (10 minutes)Doug Woodruff
- F. CONSIDER: Resolution #1635 – Approving a Memorandum of Understanding between Agency and the City of Boise for Terms, Conditions, and Expenses Related to Trailhead (5 minutes) Mary Watson

PUBLIC COMMENT

Purchase & Sale Agreement with Block
22, LLC for Capitol & Front Garage

Chair Zuckerman

Capitol & Front Garage Purchase and Sale Agreement

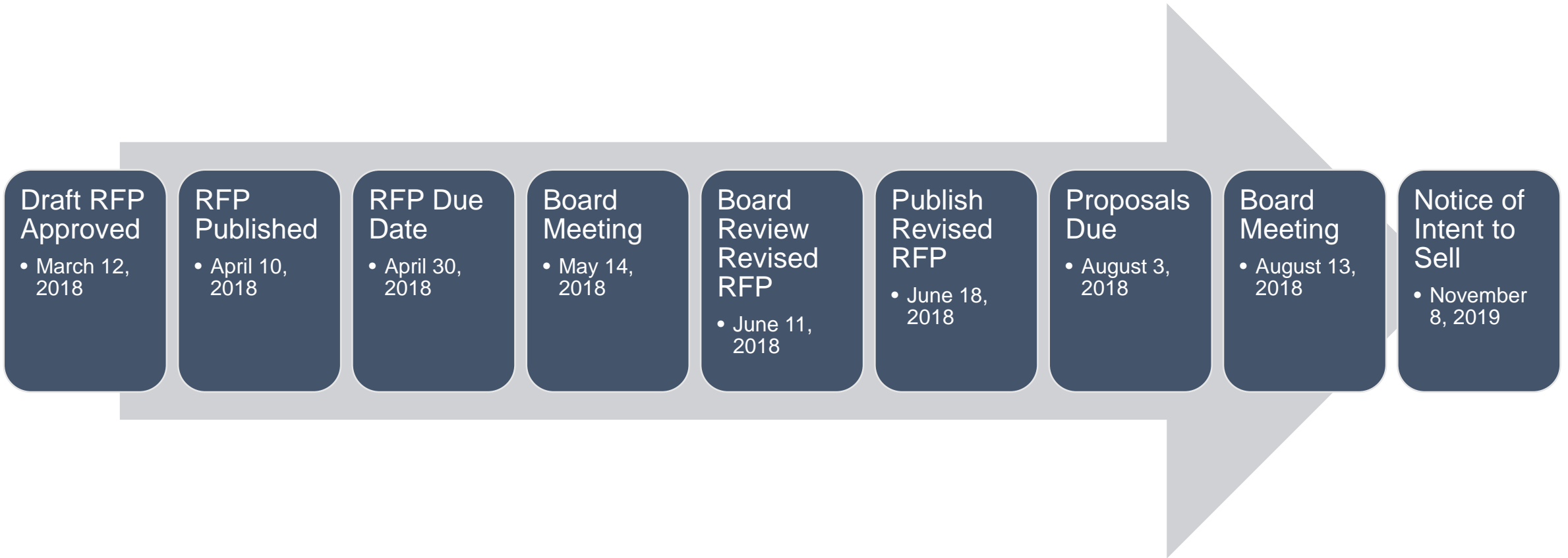


Laura Williams
Ryan Armbruster

Capitol & Front Garage History



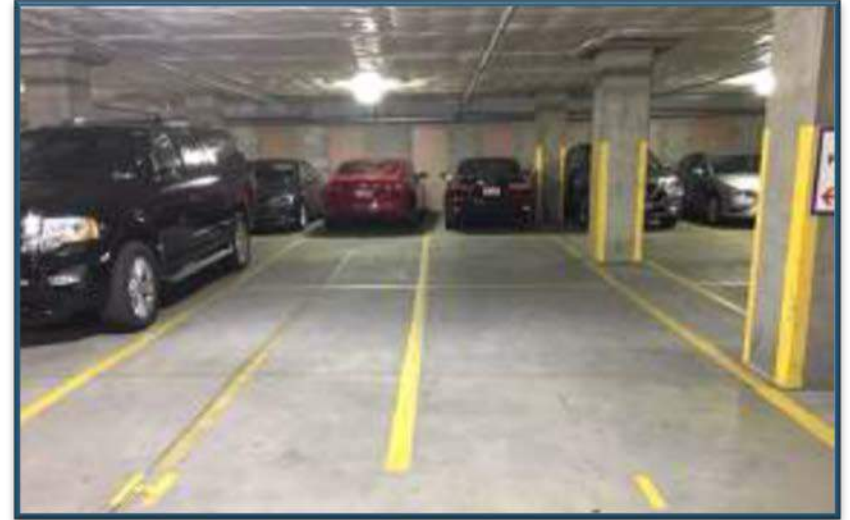
Background



Purchase and Sale Agreement

Agreement Terms

- Block 22, LLC will purchase the garage and all related personal property for \$4 million
- Block 22 must comply with a shared parking / public parking regimen
- CCDC will assign all applicable vendor and other agreements
- CCDC will assign existing parking agreements to Block 22
 - Block 22 assumes the agreements
- CCDC will provide standard Title Insurance
- CCDC and Block 22 will share all other closing costs
- Due Diligence will last 60 days
- Anticipated closing in February 2020



CONSIDER: Resolution # 1630

Suggested Motion:

I move to adopt Resolution No. 1630 approving the Purchase and Sale Agreement with Block 22, LLC for Capitol & Front Garage.

AGENDA

IV. Action Items

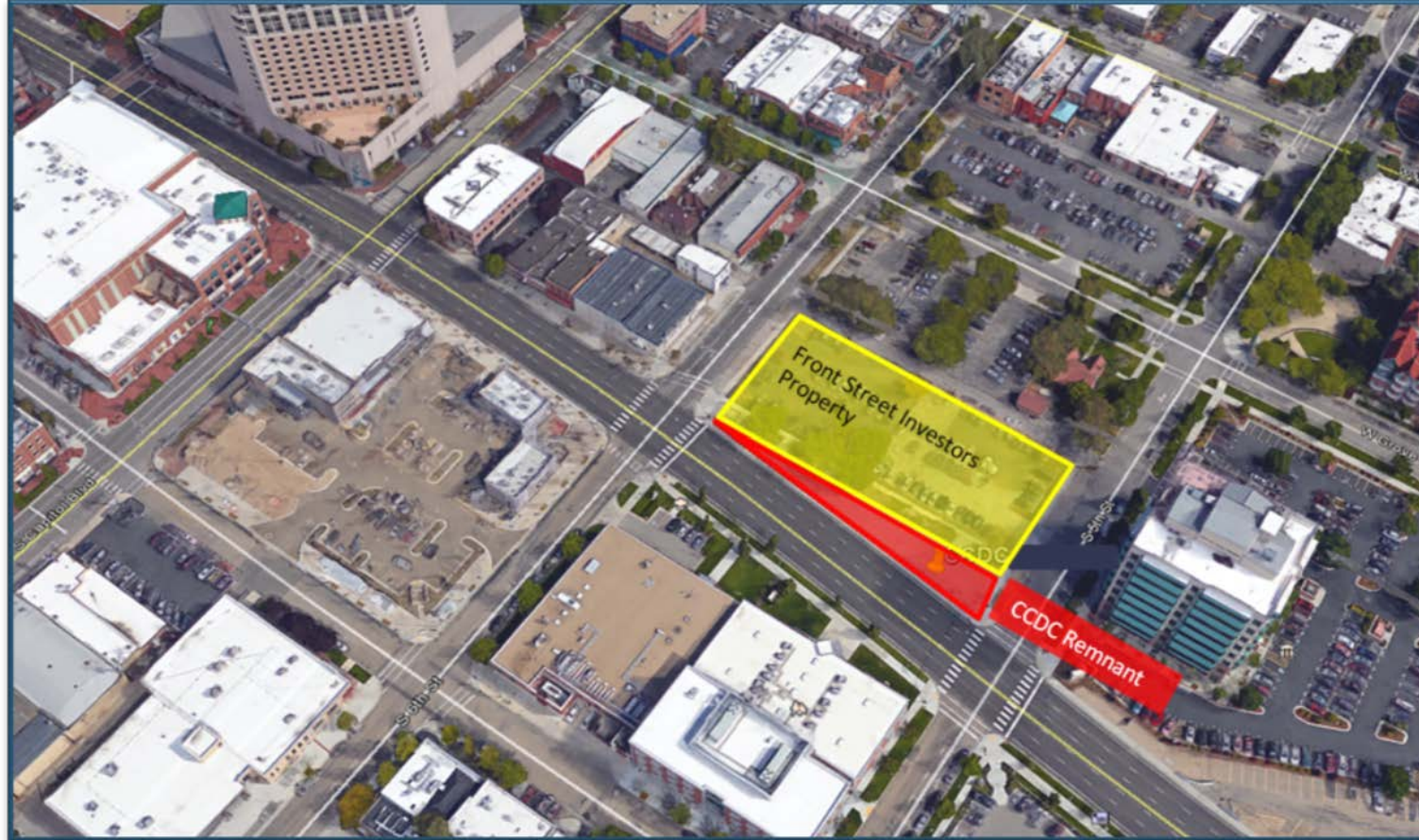
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5th and Front Hotel & Parking Garage – Type 3 Amendment



Laura Williams

Project Location

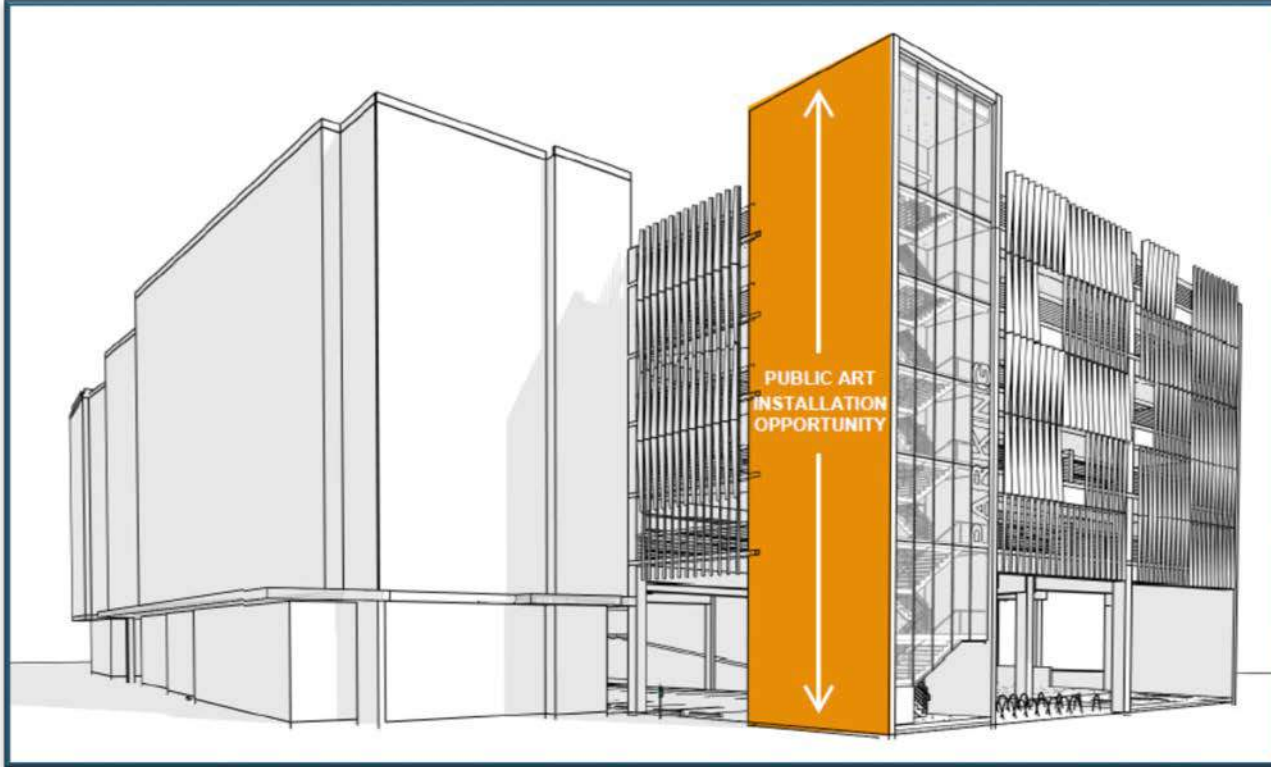


Project Overview



- 540 Space Parking Garage
 - CCDC will lease 200
- 138 Room Hotel
- \$18 Million Total Development Costs – Garage
- \$25 Million Total Development Costs - Hotel
- Public Park/Plaza Spaces
- Construction is underway – garage scheduled to open in the spring with hotel to follow

Public Art



Requirements to be Eligible Expense

- Selected through Boise City Arts & History Department
- Located in right of way, easement, or license area
- Developer responsible for maintenance
- Art budget can't exceed 1% of total project budget
- Board approval of Artist and Art Concept

Project Reimbursement

Public Improvement Cost Estimates:

- Original Not to Exceed: \$1,478,439
 - Streetscapes: \$581,514
 - Utilities: \$636,775
 - Streets & Alleys: \$94,750
 - Public Park: \$165,400
- Additional \$90,000 for Public Art
- Updated Not to Exceed amount: \$1,568,439
- TIF can cover additional expenses in 4 years

Reimbursement Timeline:

- 2020: Completion
- 2021: Reimbursement 1
- 2022: Reimbursement 2
- 2023: Reimbursement 3
- 2024: Reimbursement 4



CONSIDER: Resolution #1631

Suggested Motion:

I move to Adopt Resolution 1631, approving the Second Amendment to the Type 3 Transformative Assistance Participation Agreement with Front Street Investors, LLC to include public art funding subject to certain conditions.

Next Steps:

Bring Artist Selection to Board for Approval
Bring Art Concept to Board for Approval

AGENDA

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Resolution No. 1632

Master Development Agreement

Amendment 1

Doug Woodruff
Assistant Director – Placemaking & Infrastructure

Master Development Agreement

Approved June, 2018 Reso. 1554

CCDC

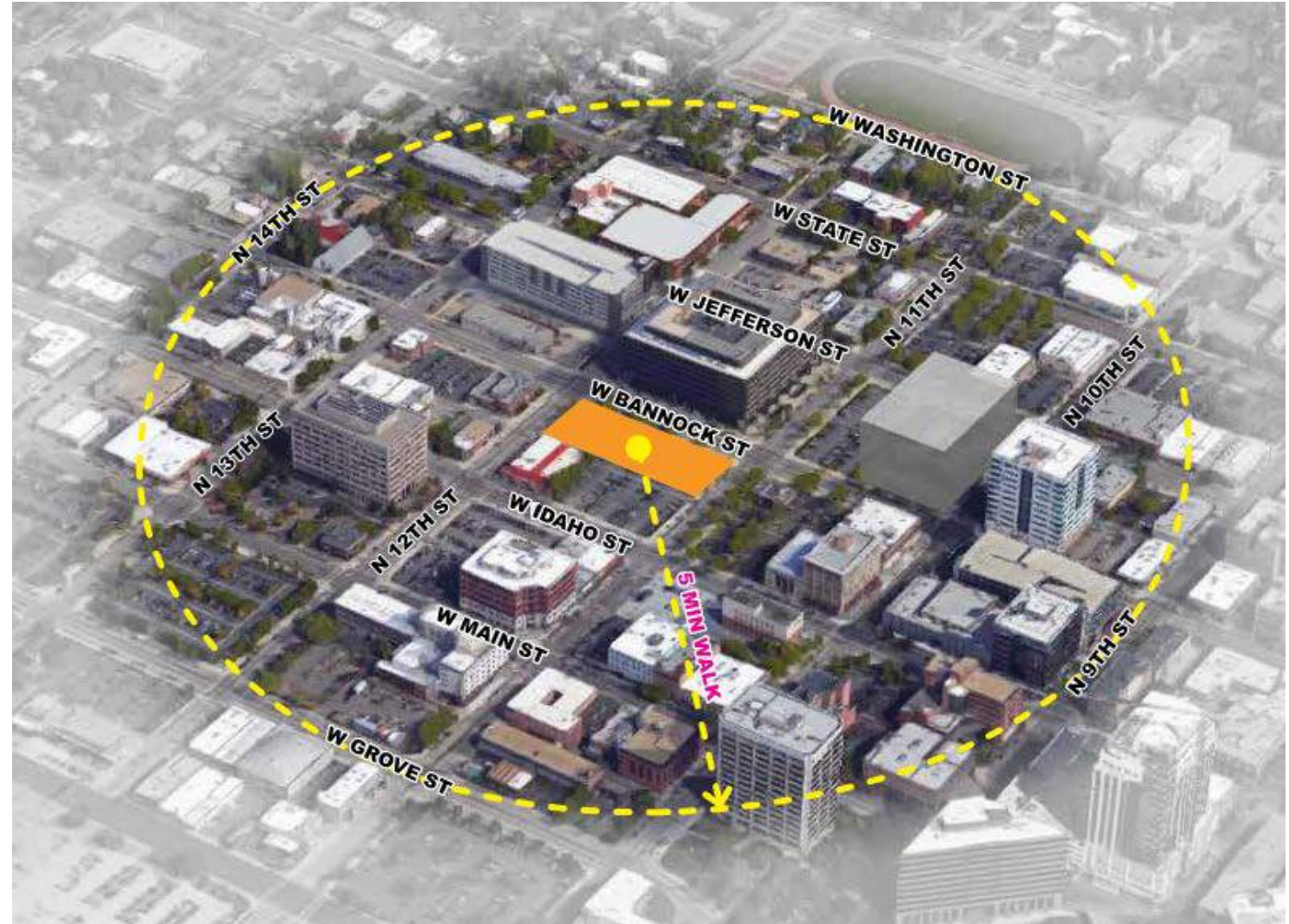
- Develop park and parking lot improvements

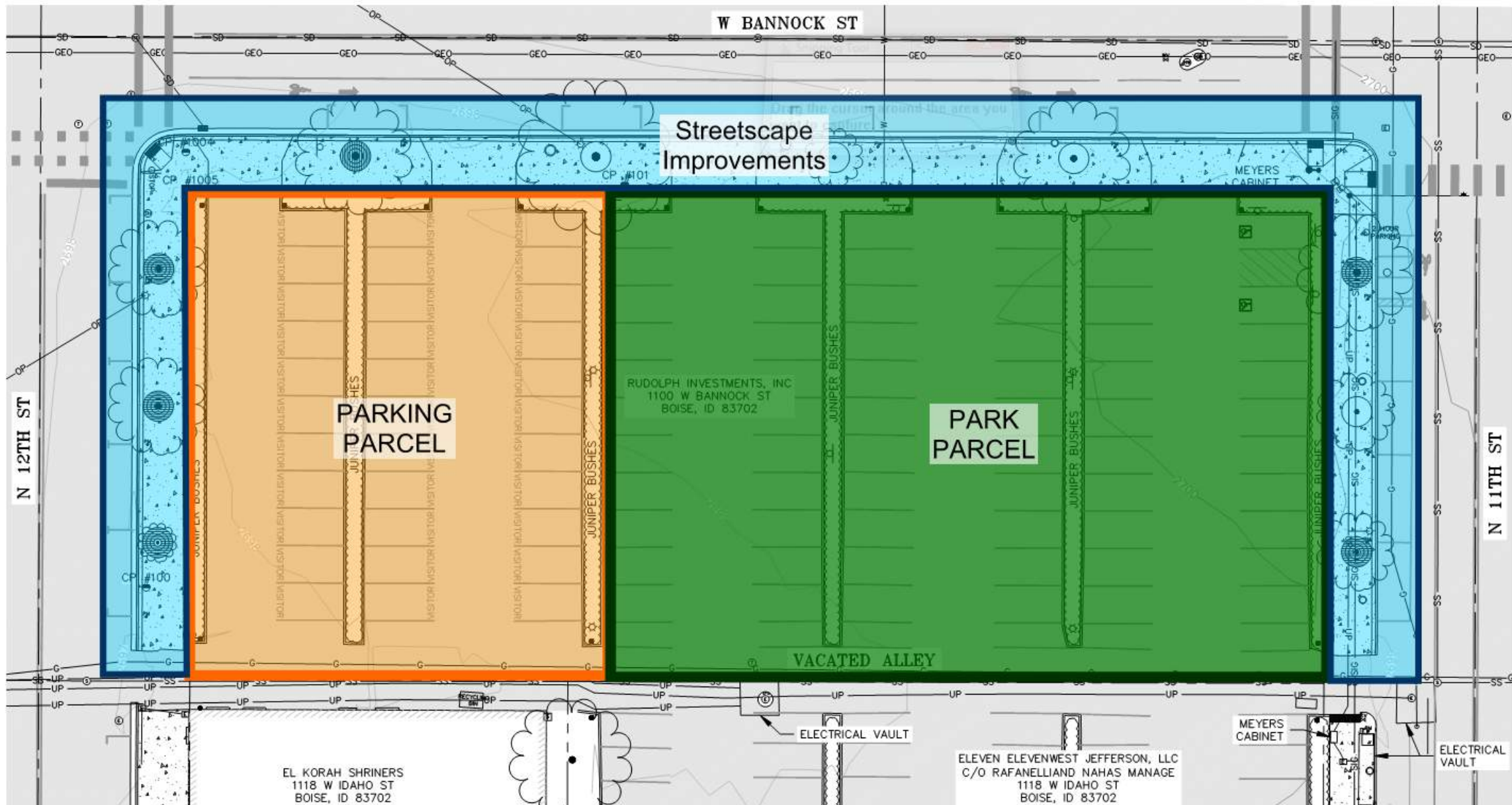
Eleven Eleven West Jefferson, LLC

- Sub-lessor of park parcel
- Joint use of parking

City of Boise

- Sub-lessee of park parcel
- Park ownership, operation, and maintenance
- Joint use of parking





Economic Development



Placemaking



December 6, 2019

Amendment 1

Section 5.b. “Costs of Construction and Payment of Obligations”

- Increase the City \$1,000,000 commitment to \$1,380,945
- Suspended pavement systems for park trees, via tree canopy program

Section 14 “Termination”

- Amend date so that if park construction does not commence by August 10, 2020, the MDA will automatically terminate.

A few miscellaneous technical corrections.

Next Steps

CCDC consider Concept Master Plan

Next Agenda Item

Park Construction

July 2020 – Jan 2021

CONSIDER: Resolution # 1632

Suggested Motion:

I move to adopt Resolution No.1632 approving the Master Development Agreement Amendment No. 1 with Eleven Eleven West Jefferson, LLC and the City of Boise.

AGENDA

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Resolution No. 1637

Westside Urban Park - Concept Master Plan

Doug Woodruff
Assistant Director – Placemaking & Infrastructure



Background

Strategic public investment, 11th & Idaho office building

Place-making, evolving neighborhood

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

MDA – June 2018

Public Engagement – Summer 2018

Public Art T4 Agreement – July 2019

Artist Selection – November 2019



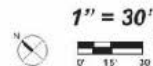
Open House at Boise Plaza

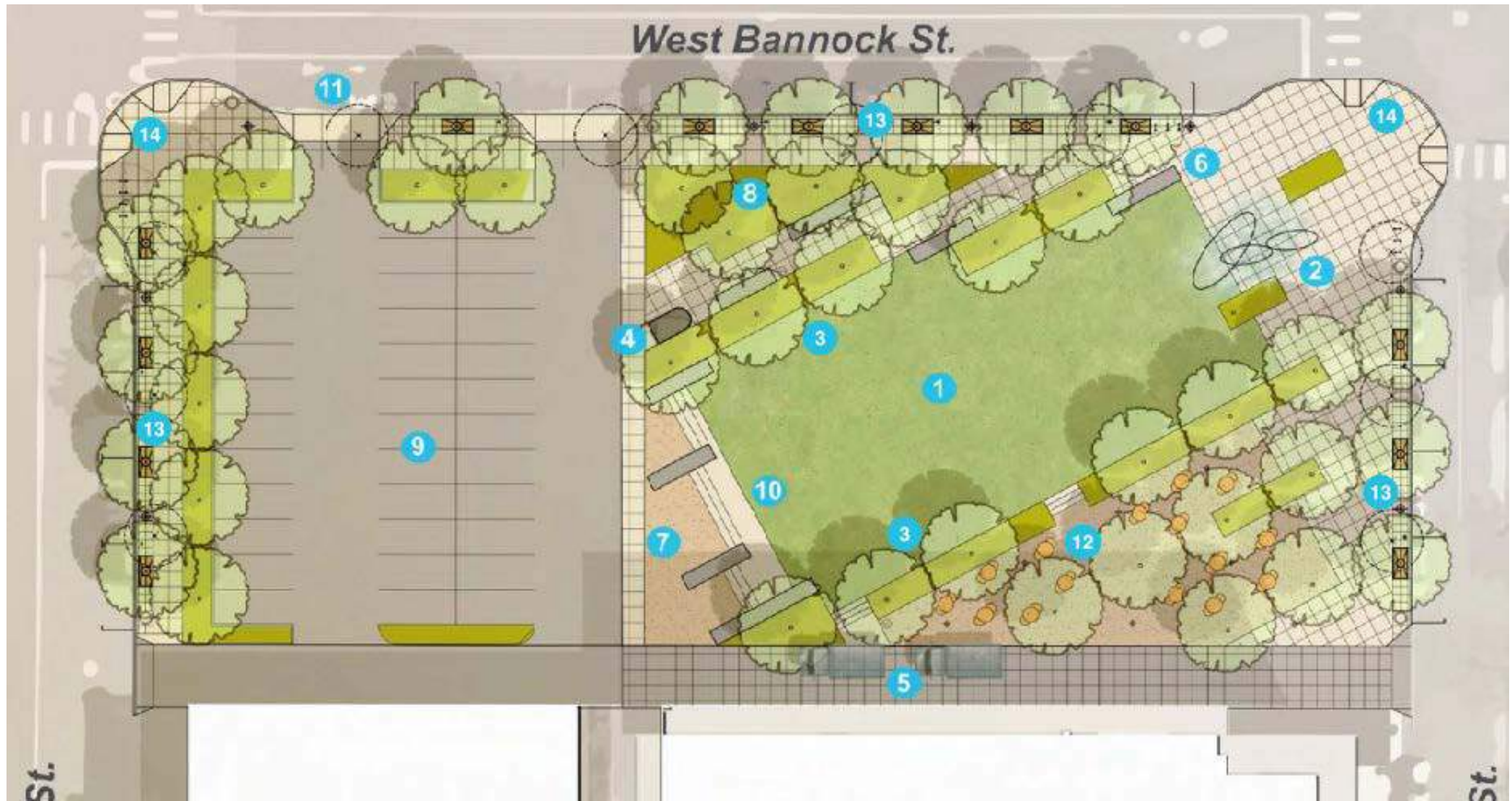
WESTSIDE URBAN PARK - CONCEPT MASTER PLAN

KEY ELEMENTS

1. Event Lawn
2. Future Public Art Feature (further approval req'd)
3. Future Fog/Water Feature (further approval req'd)
4. Public Restroom
5. Pedestrian Alley w/ Limited Vehicular Access
6. Seatwall
7. Temporary Stage/ Movie Screen Location
8. Native Planting
9. Parking Lot
10. Seating Steps
11. Existing Trees to be Replaced
12. Hardscape Plaza w/ Suspended Pavement System and Moveable Tables and Chairs
13. Streetscape per City Standards
14. Curb Bulb-out for Enhanced Pedestrian Crossing

December 9, 2019





Fiscal Notes

Total Budget Sources	\$3,410,945
• CCDC	\$2,000,000
• City of Boise	\$1,380,945
• Eleven Eleven West Jefferson, LLC	\$30,000
 Total Expenses	 \$3,400,000
• Design and Soft Costs	\$300,000
• Estimated Construction Costs	\$3,100,000

Next Steps: Public Artist

Arts and History led process



Artist's Process
"Outdoor Living Room"



Sample Work



Matthew Mazzotta
Committee Recommendation

Next Steps: Proposed Fog Feature



August 2018
Public Demonstration
Cecil Andrus Park



Next Steps: Project Work Plan

Resolution 1637, Concept Master Plan

TODAY

Public Input, Art and Park Features

January 2020

Parks Commission and City Council
consider Concept Master Plan

Jan/Feb 2020

CCDC and City consider Art & Fog Proposal

March 2020

Submit for Permits and Bid project

May 2020

Park Construction

July 2020 – Jan 2021

Recommendation

Approve the Concept Master Plan

- Overall layout, design and key elements
- Excluding art and proposed fog feature (further approval req'd)

Direct staff to commence with construction drawings and other AHJ concept design approvals

WESTSIDE URBAN PARK - CONCEPT MASTER PLAN

KEY ELEMENTS

1. Event Lawn
2. Future Public Art Feature (further approval req'd)
3. Future Fog/Water Feature (further approval req'd)
4. Public Restroom
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13. Streetscape per City Standards
14. Curb Bulb-out for Enhanced Pedestrian Crossing

December 9, 2019



CONSIDER: Resolution # 1637

Suggested Motion:

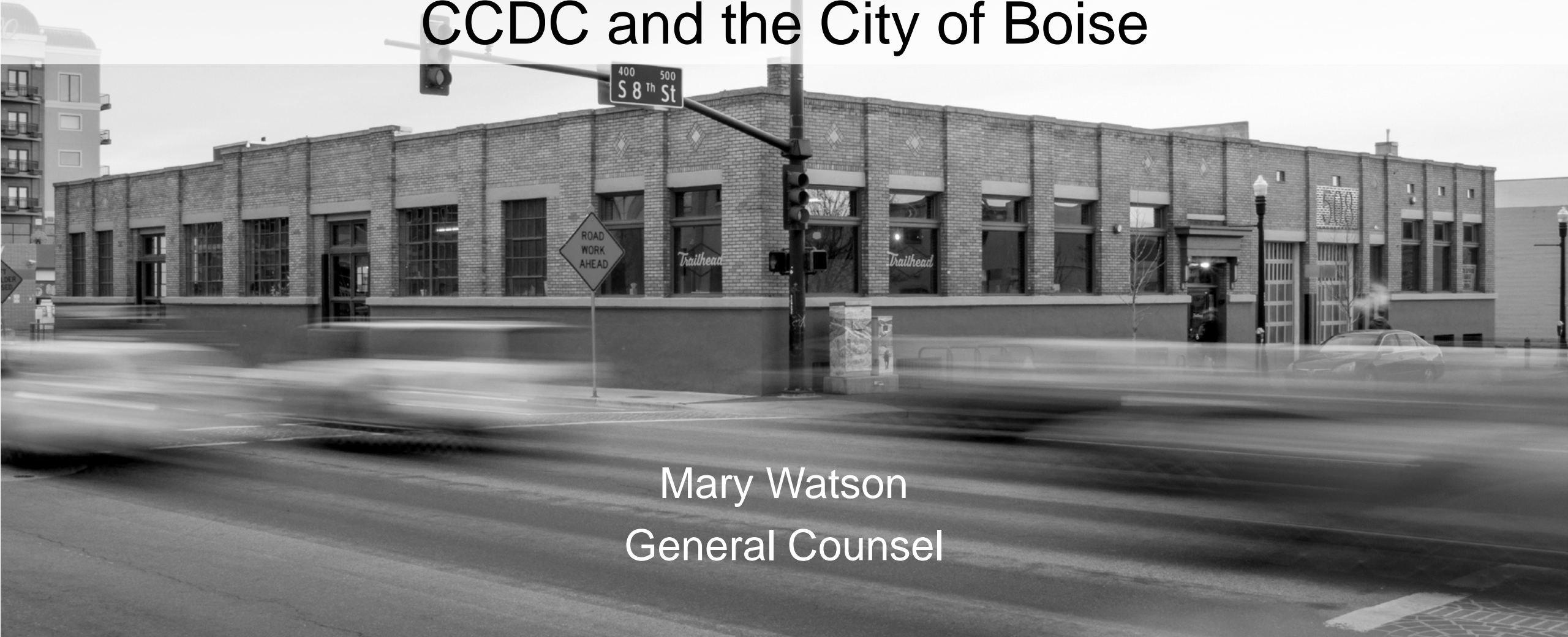
I move to adopt Resolution No. 1637 approving the Westside Urban Park Concept Master Plan and directing staff to commence with construction drawings and design approvals from Agency partners and authorities having jurisdiction.

AGENDA

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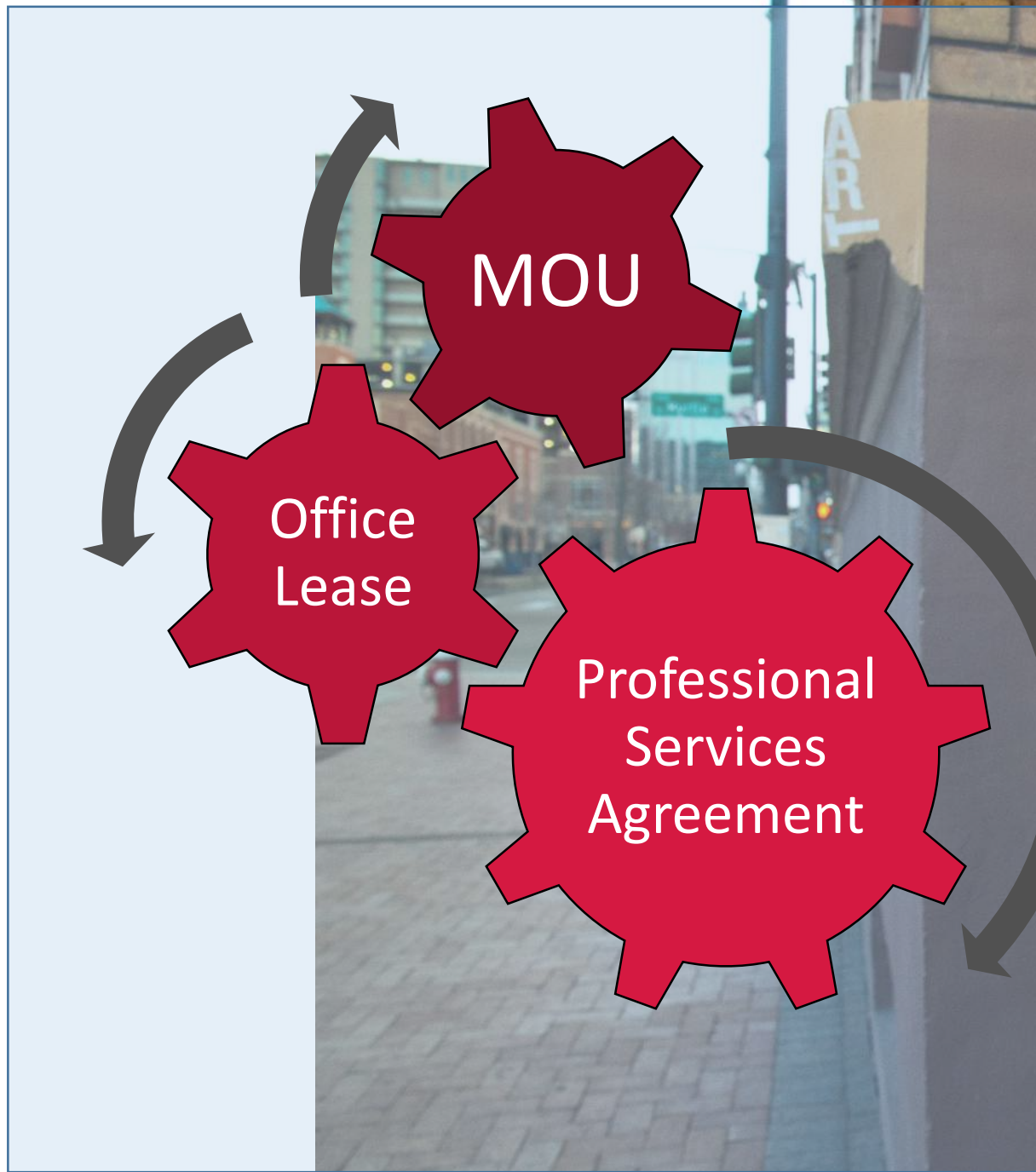
Memorandum of Understanding CCDC and the City of Boise



Mary Watson
General Counsel



Trailhead





Trailhead

Suggested Motion:
I move to adopt Resolution No. 1635 approving the Memorandum of Understanding between the Agency and the City of Boise for terms, conditions, and expenses related to Trailhead.



AGENDA

IV. Information/Discussion Items

- A. State Street Interagency TOD Plan (30 minutes)Matt Edmond/Daren Fluke, City of Boise/Stephen Hunt, VRT
- B. CCDC Monthly Report (5 minutes)John Brunelle

V. Adjourn

INFORMATION: State Street Agency Transit Oriented Development (TOD) Plan

Matt Edmond, CCDC Assistant Director – Parking & Mobility
Daren Fluke, Boise City Comprehensive Planning Manager
Stephen Hunt, Valley Regional Transit Principle Planner





STATE STREET CORRIDOR

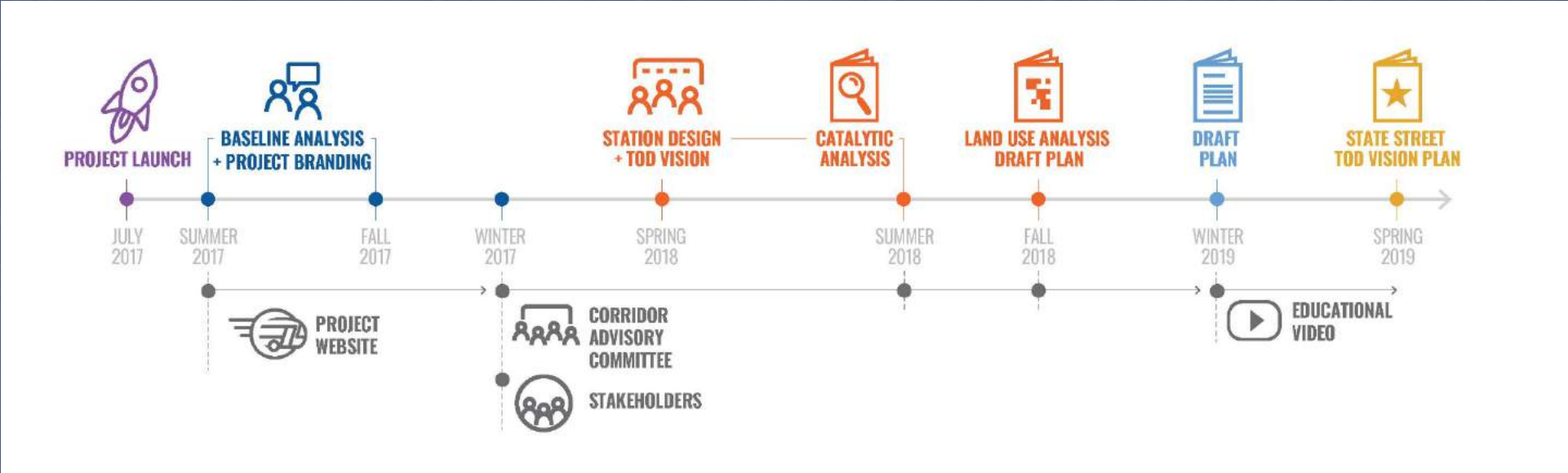
Project Purpose

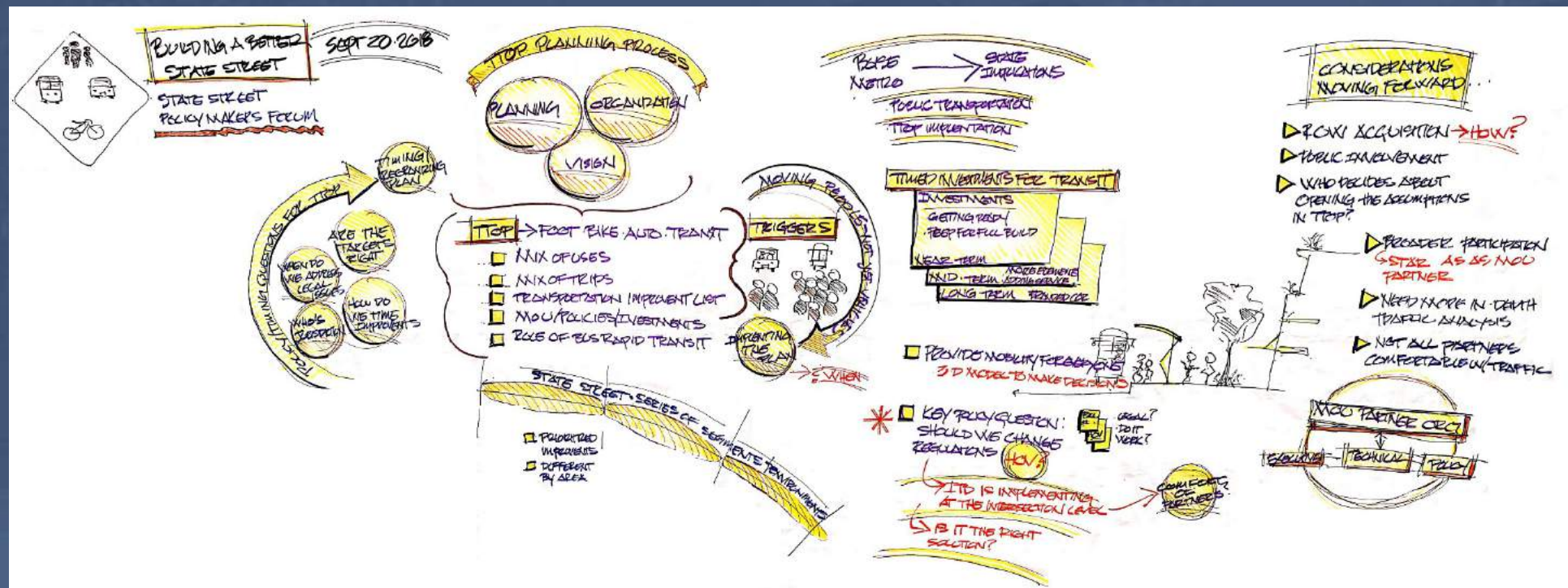
- Build on past plans
 - Priority corridor for increased land use densities with a transit emphasis
 - Encourage less sprawl, mixed use development, transportation options
 - Four primary station areas

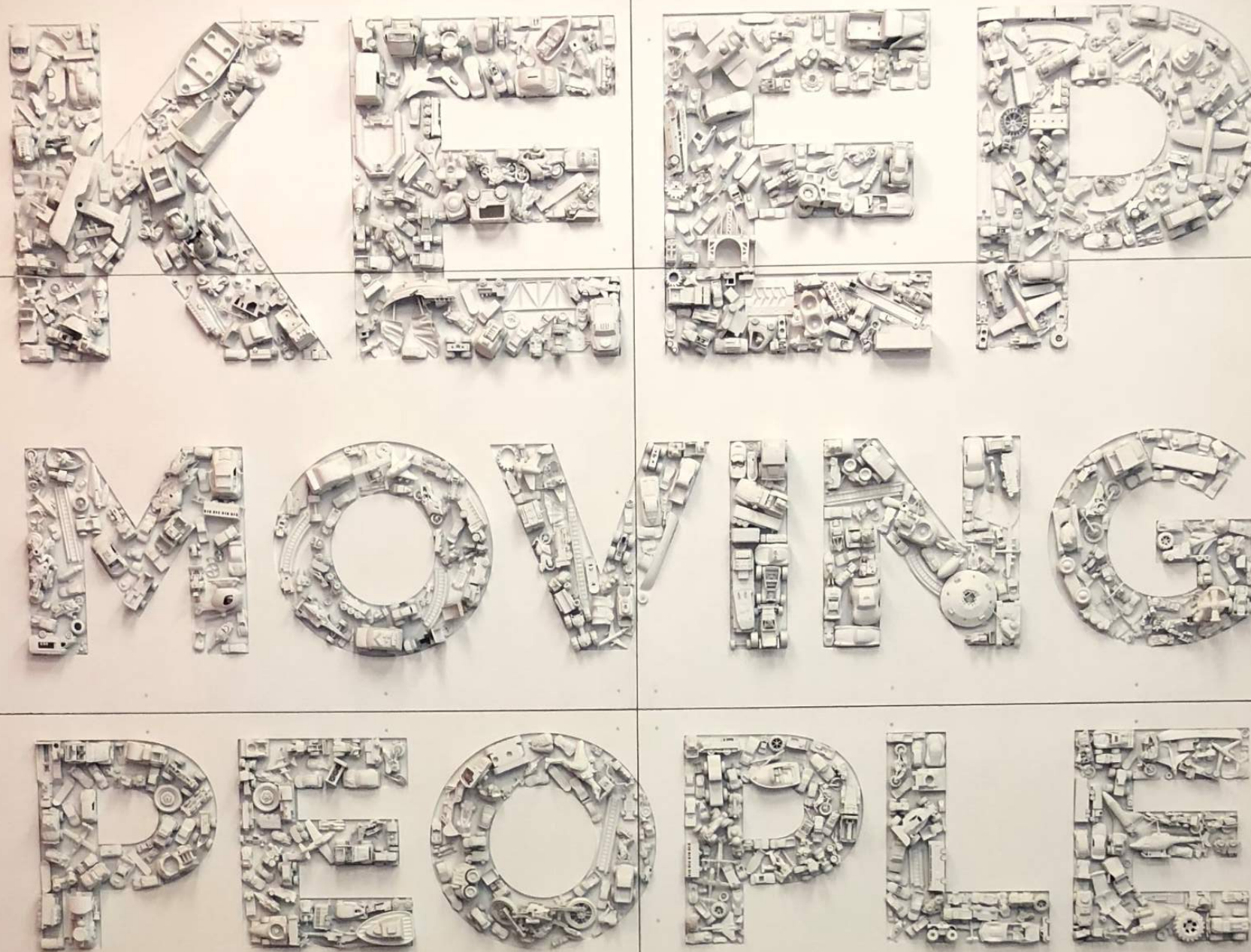
Identify a community-supported path for future land uses in the corridor that support transit and other public and private investments along State Street.

PARTNER AGENCIES

- Ada County
- Ada County Highway District (ACHD)
- Capital City Development Corporation (CCDC)
- City of Boise
- City of Eagle
- City of Garden City
- COMPASS
- Idaho Transportation Department (ITD) District 3
- Neighborhood Committees
- Valley Regional Transit (VRT)







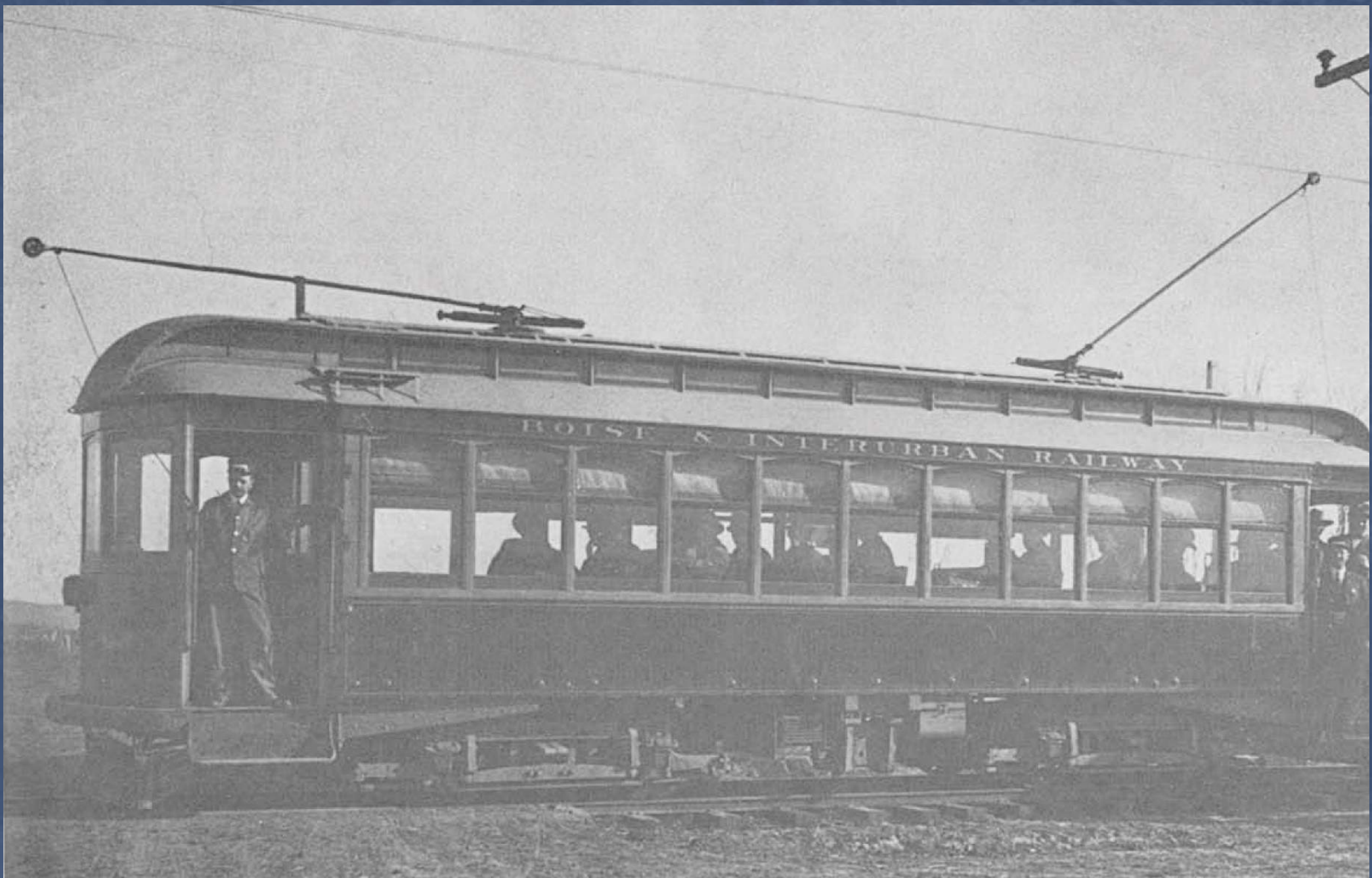
25 PEOPLE =

12 CARS

1 BUS

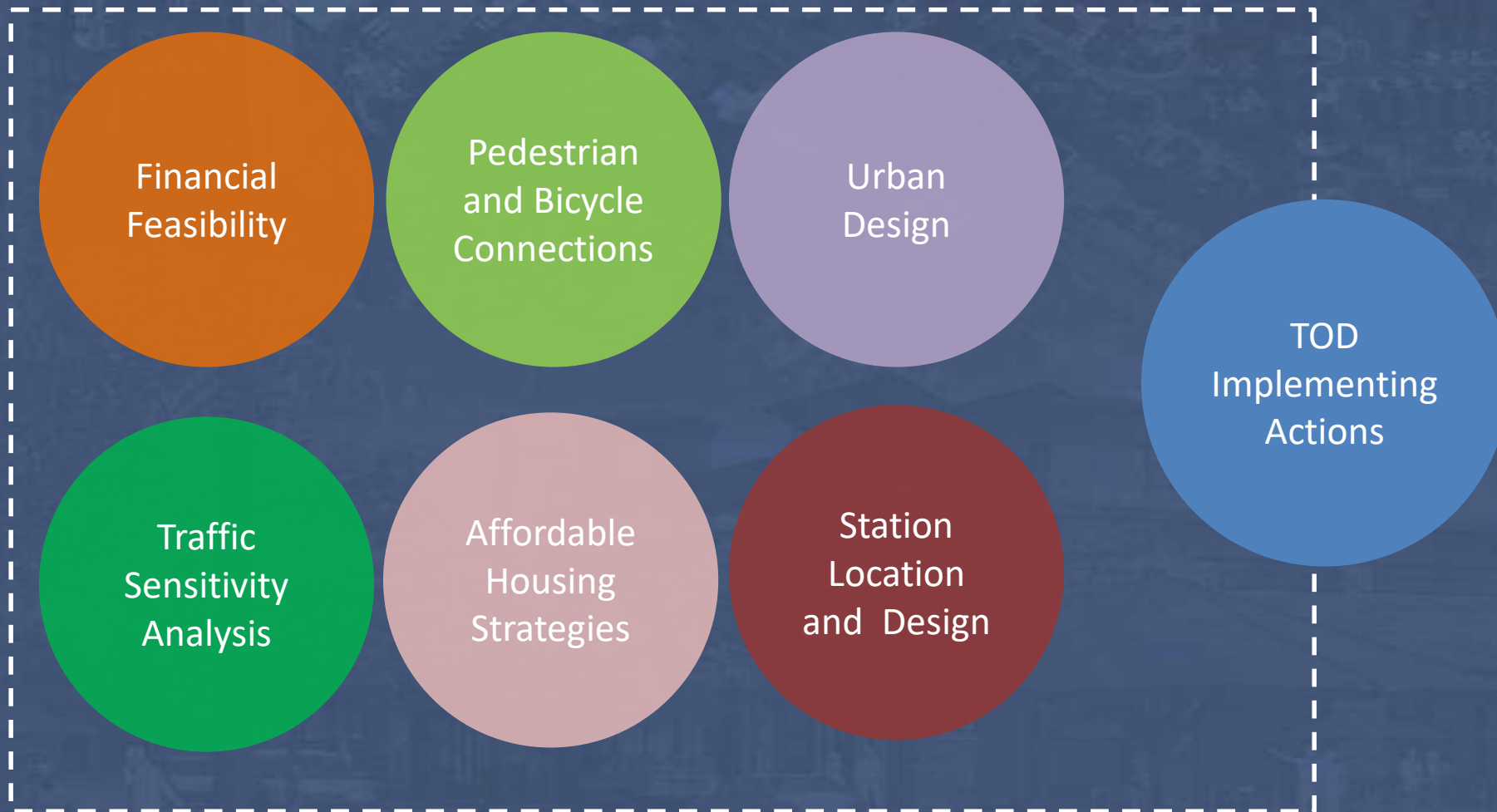


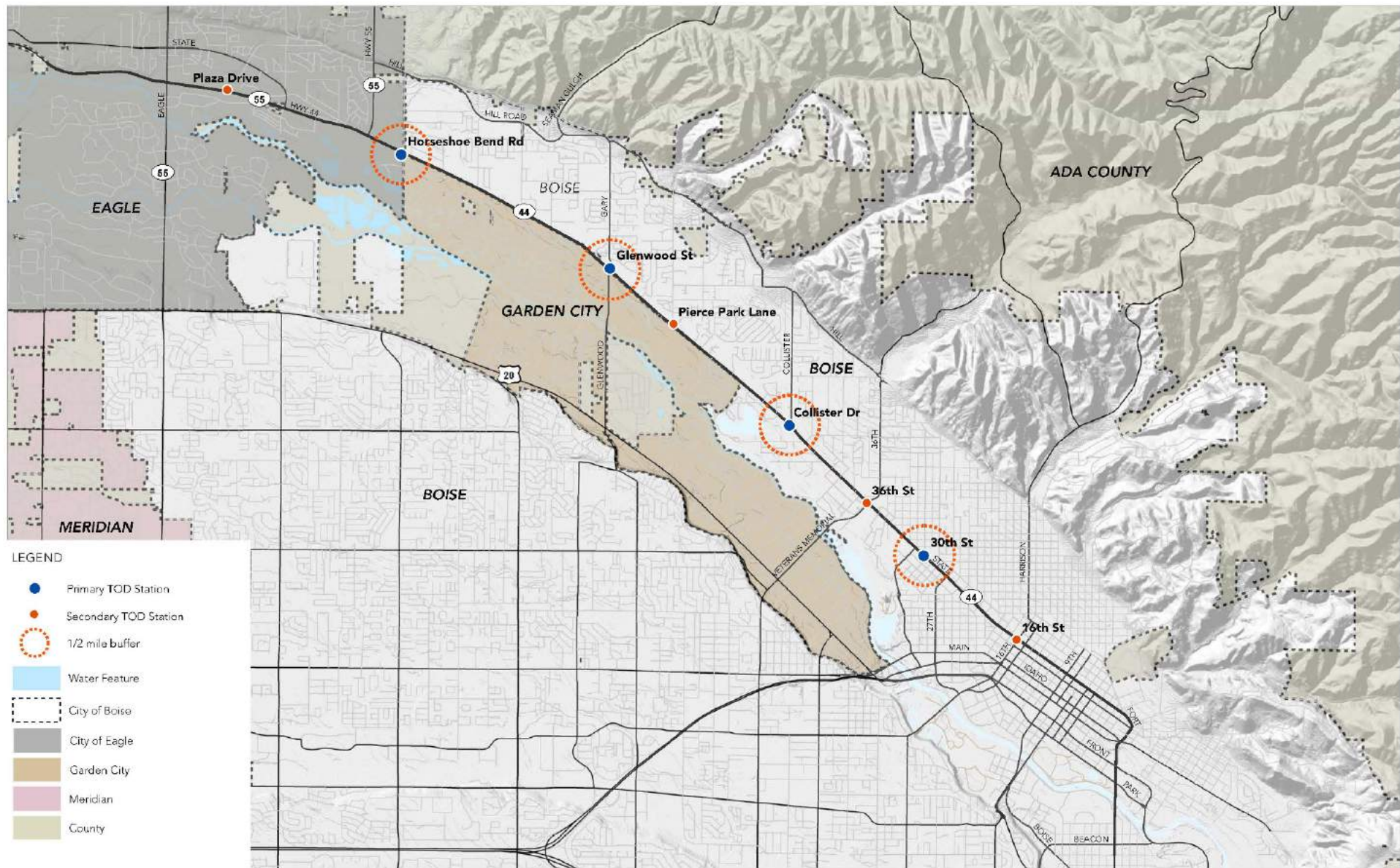






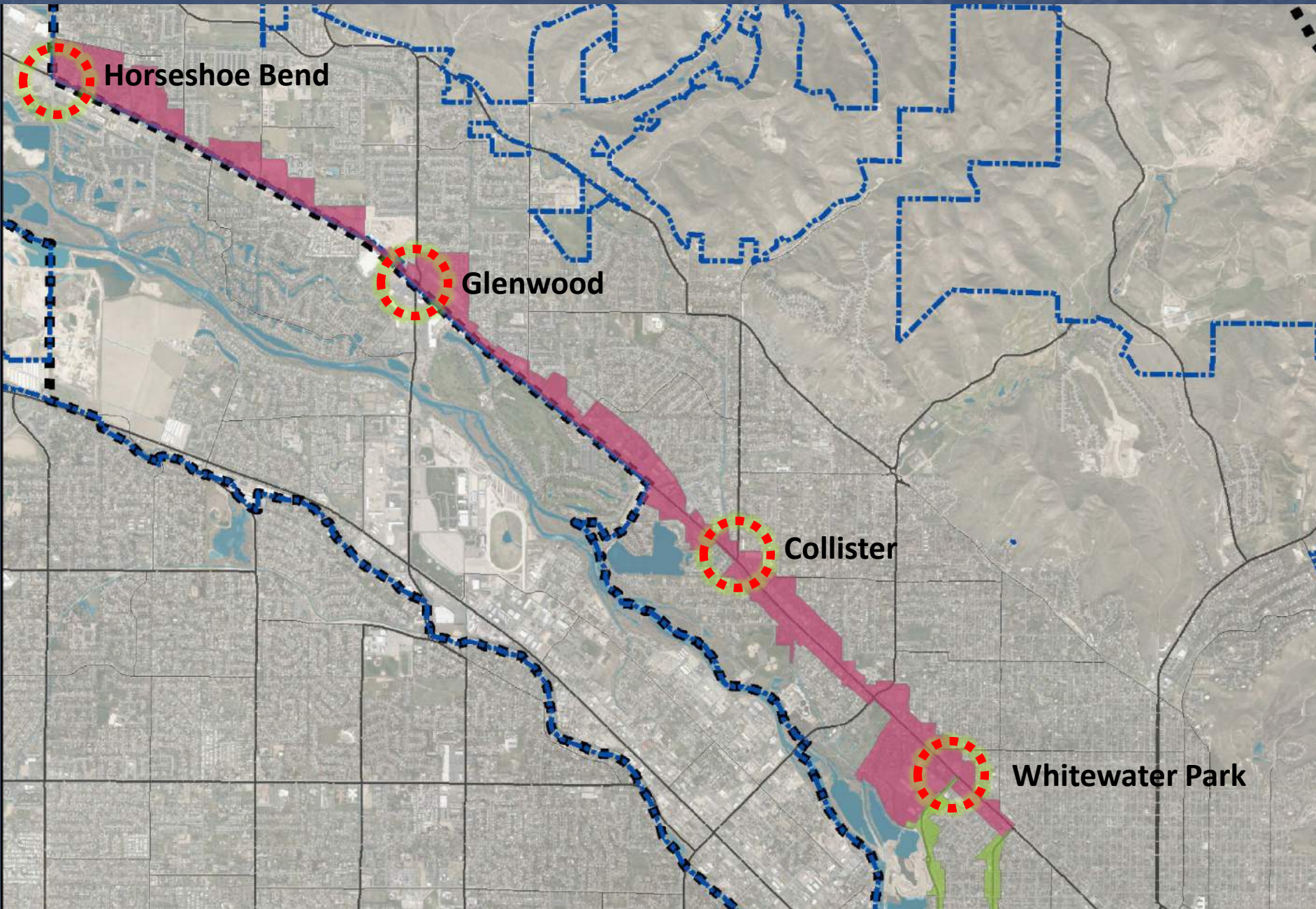
Key Elements of Plan

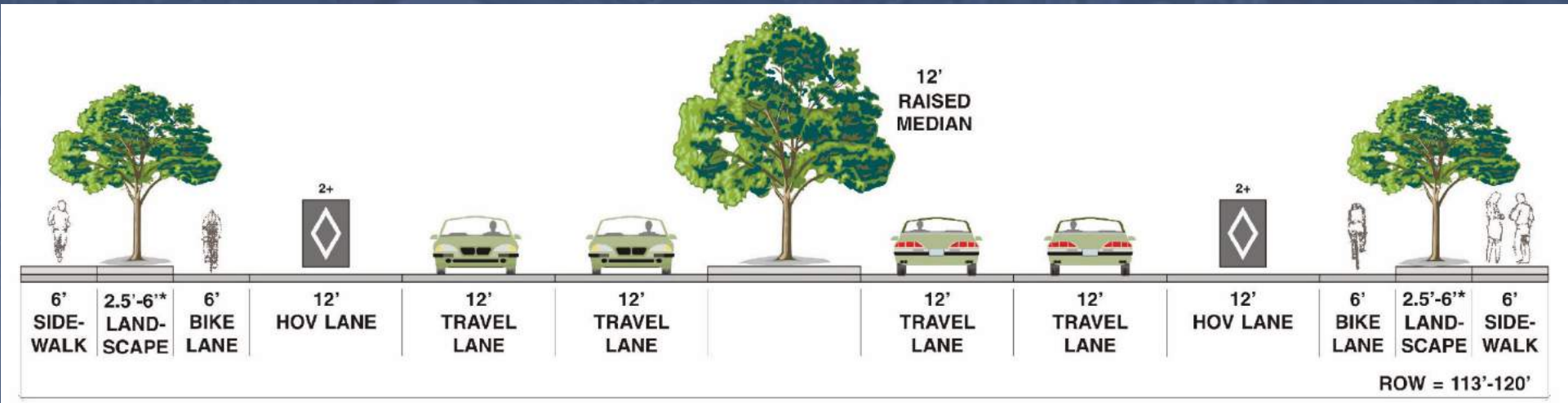


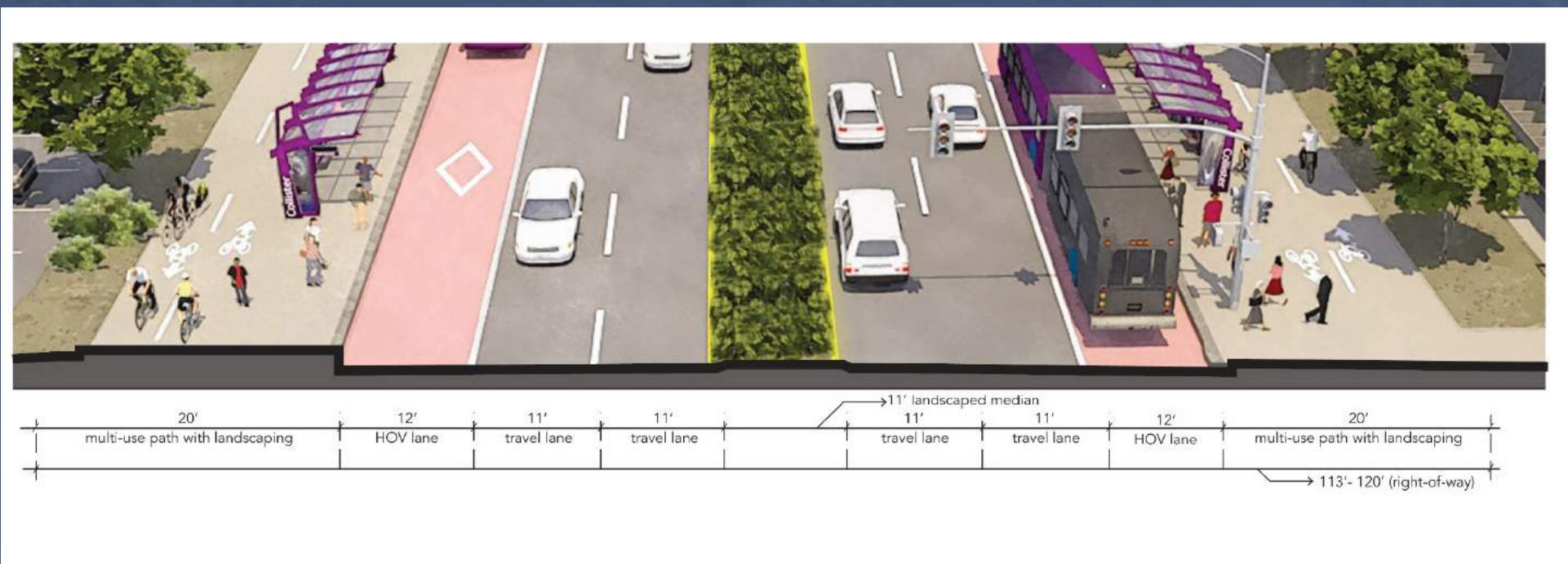
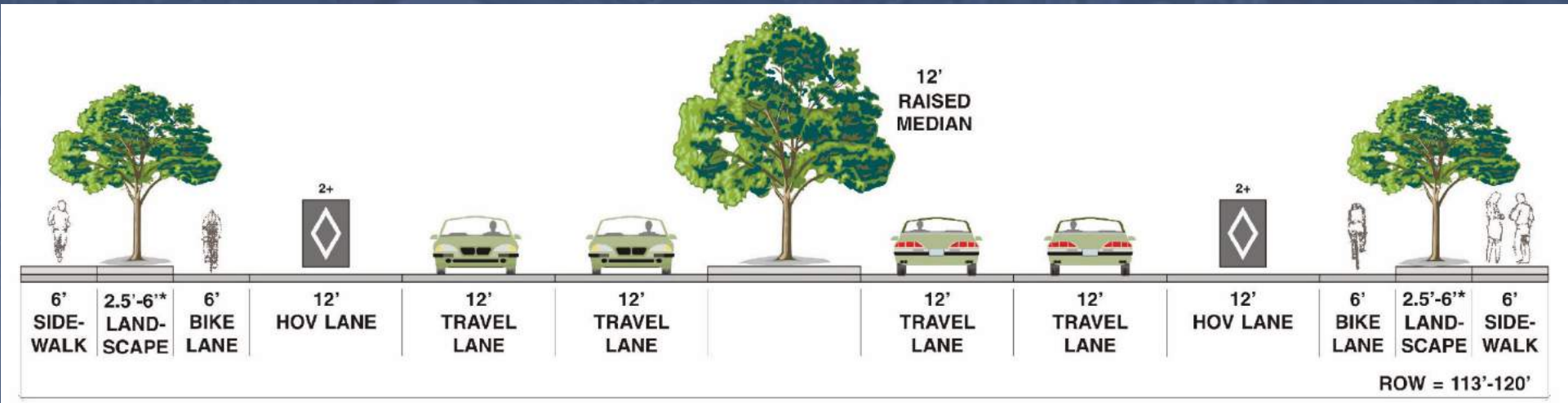


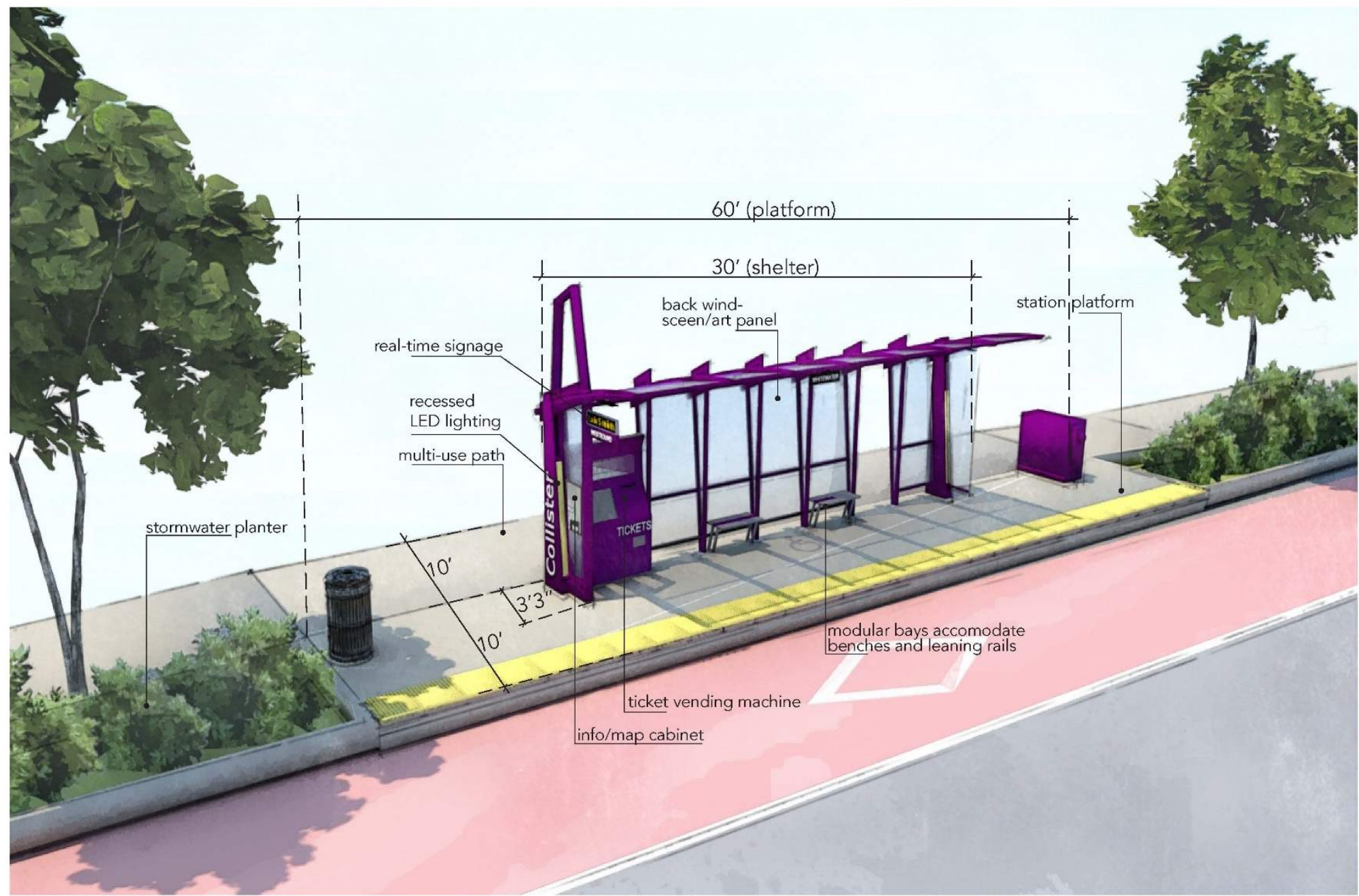
PROJECT AREA AND STATION LOCATIONS **BASELINE OPPORTUNITIES AND CONSTRAINTS**

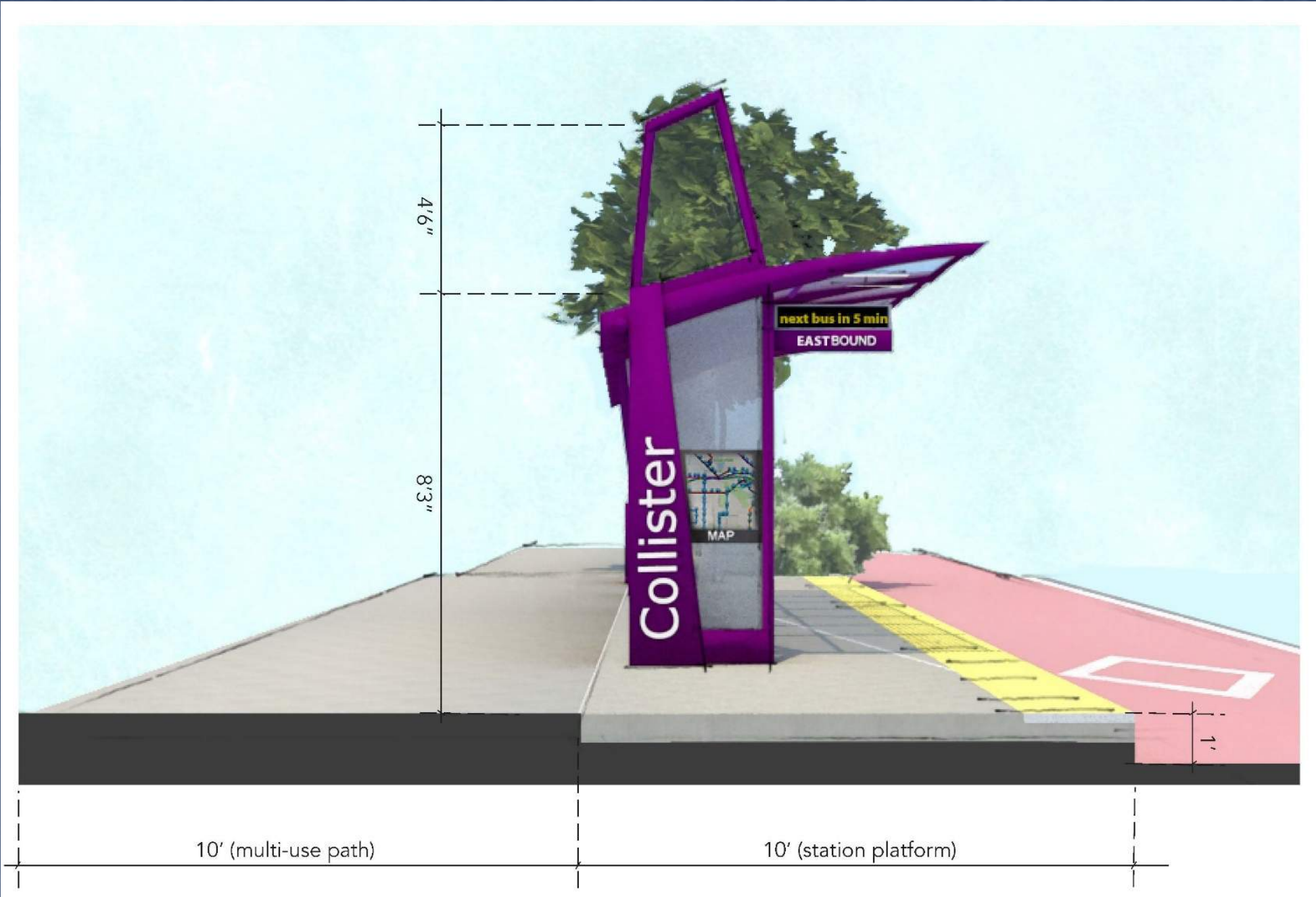












Urban Design and Building Orientation

Develop a series of street types to orient development and access

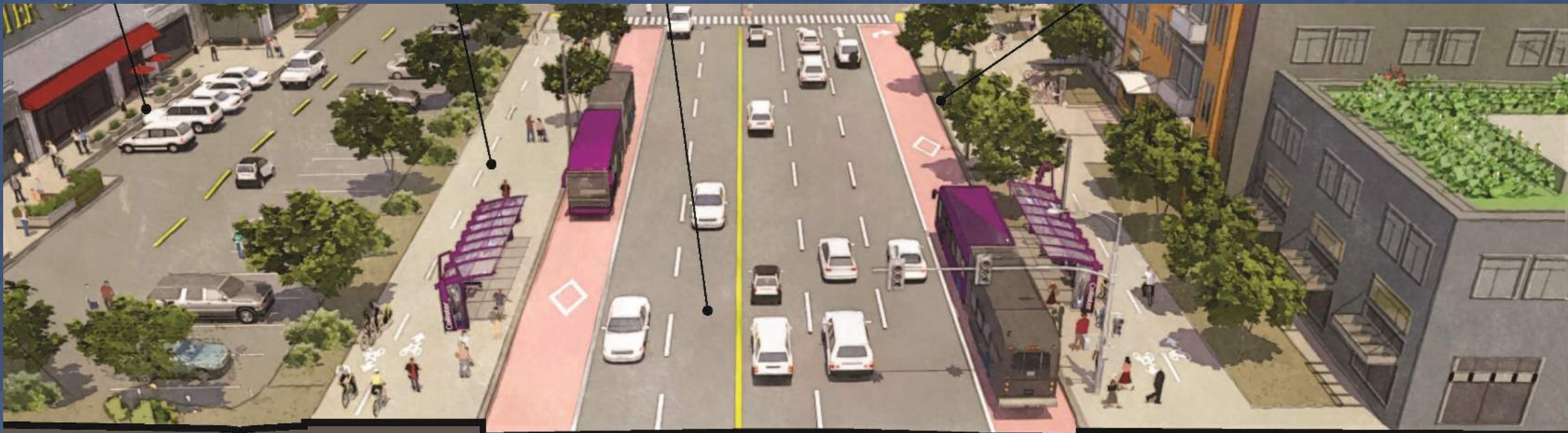
- Pedestrian-highly walkable, mixed-use streets, on street parking, shared bike facilities



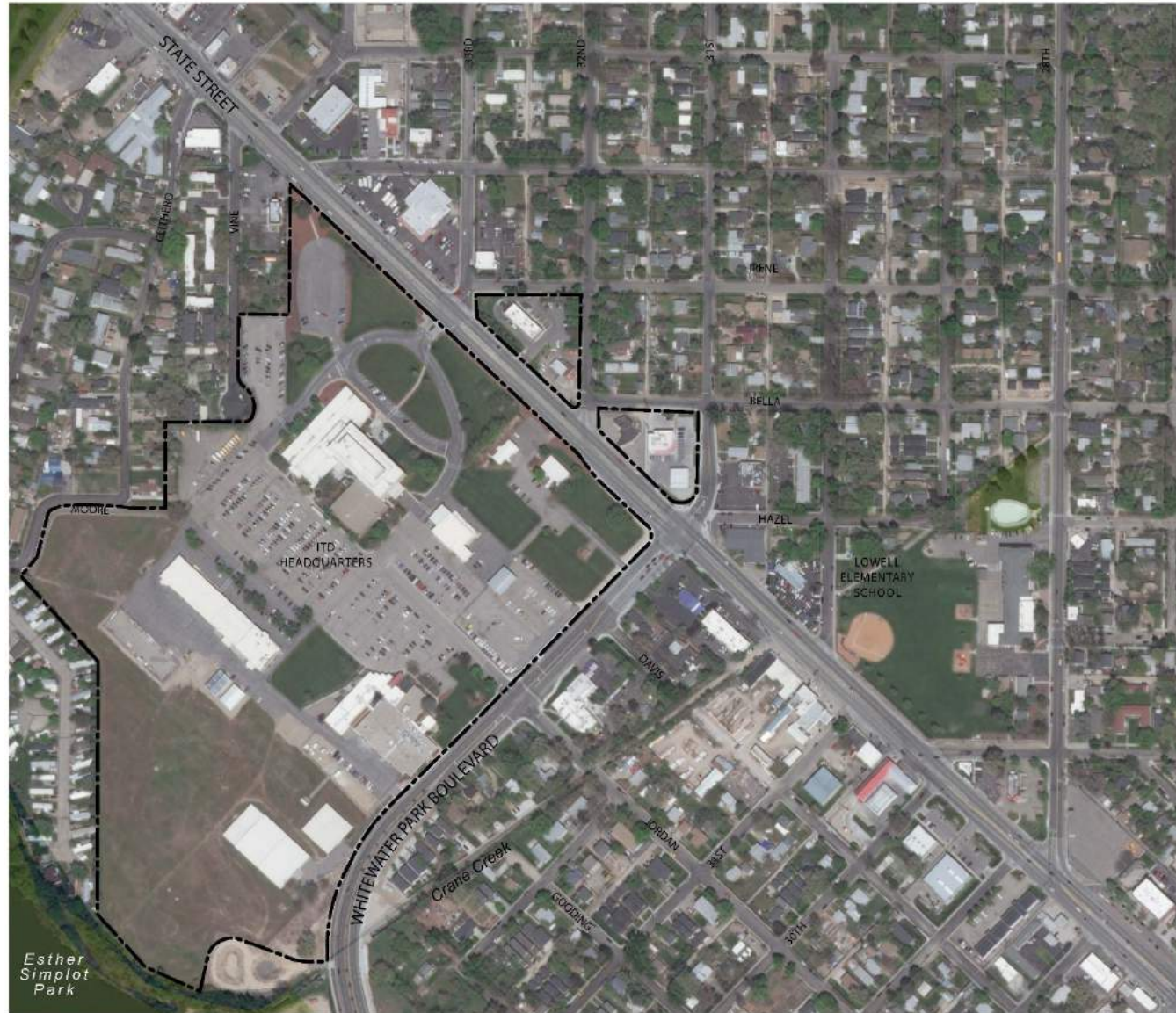
Urban Design and Building Orientation

Develop a series of street types to orient development and access

- Through-multimodal, auto and transit focused, separated paths



Whitewater Park Station Area – Current Layout

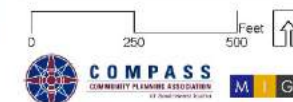


URBAN DESIGN CONCEPT OPPORTUNITY SITES

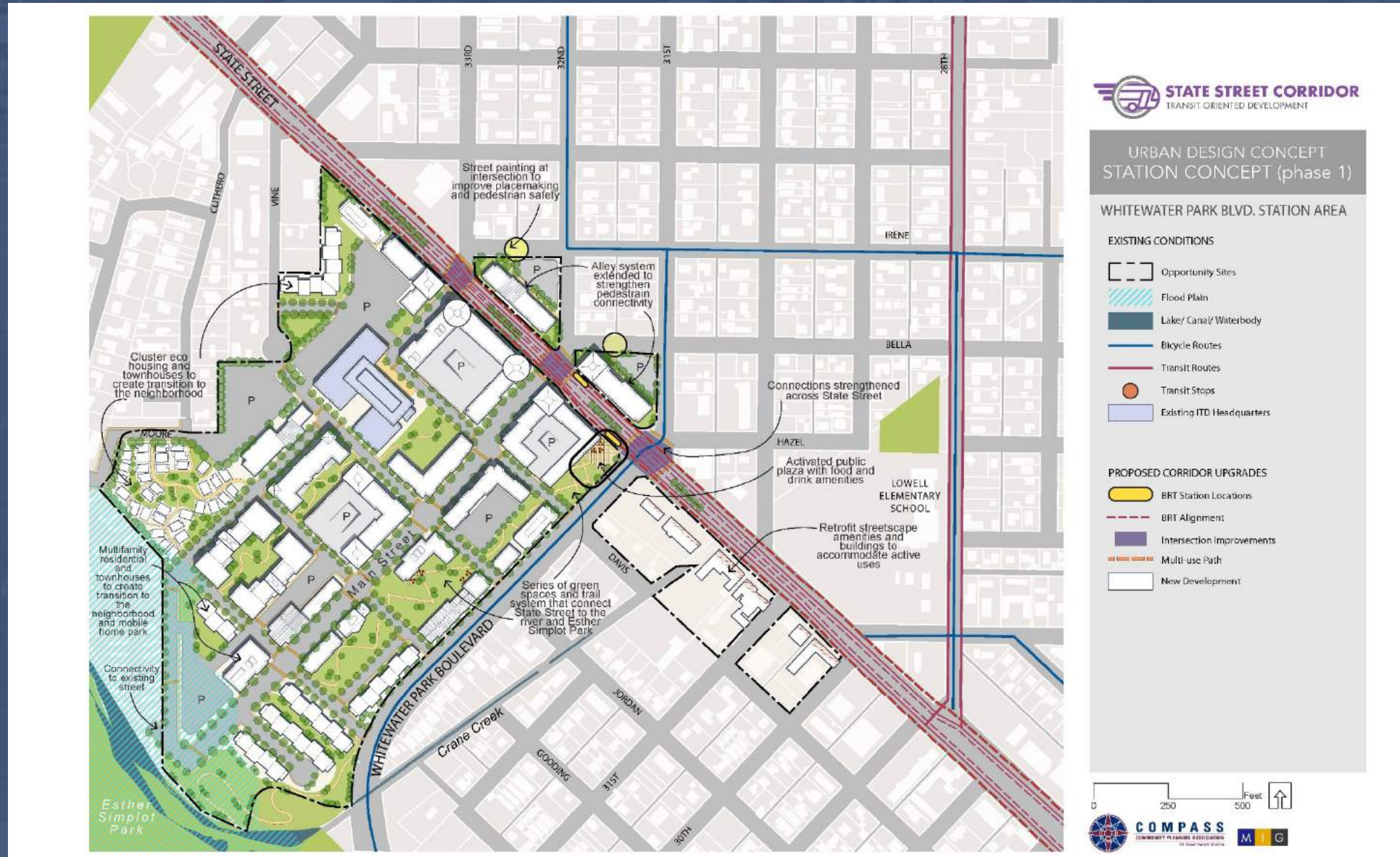
WHITEWATER PARK BLVD. STATION AREA

Existing Conditions

 Opportunity Areas



Whitewater Park Station Area – Aspirational Concept



Whitewater Park Station Area – Current Layout



Whitewater Park Station Area – Aspirational Concept



Collister Drive Station Area – Current Layout



URBAN DESIGN CONCEPT OPPORTUNITY SITES

COLLISTER DRIVE STATION AREA

EXISTING CONDITIONS

 Opportunity Areas



STATE STREET CORRIDOR
TRANSIT ORIENTED DEVELOPMENT

**URBAN DESIGN CONCEPT
STATION CONCEPT**

COLLISTER DRIVE STATION AREA

EXISTING CONDITIONS

- Opportunity Areas
- Lake/ Canal/ Waterbody
- Bicycle Routes
- Transit Routes

PROPOSED CORRIDOR UPGRADES

- BRT Station Locations
- BRT Alignment
- Intersection Improvements
- Bicycle Lane Improvements
- Multi-use Path

Harbor State Street

Silver Lake

Collister Drive

Wylie

Community gateway

Activated public plaza with food and drink amenities

Celebrate the canal system

Food court and outdoor events

Connections strengthened across State Street

Multi-family and townhomes to create transition to the neighborhood

Mixed-use to anchor site

Improved pedestrian amenities along State Street

Patio seating by the water

Celebrate the canal system

Multi-family to create transition to the neighborhood

Improved bike connectivity

Mixed-use to anchor site

Library

Multifamily and townhomes to create transition to the neighborhood

Community gateway

Maker spaces

Connecting new with existing bike routes

Realigning Sycamore St

0 250 500 Feet

COMPASS
COMMUNITY PLANNING ASSOCIATION

M I G

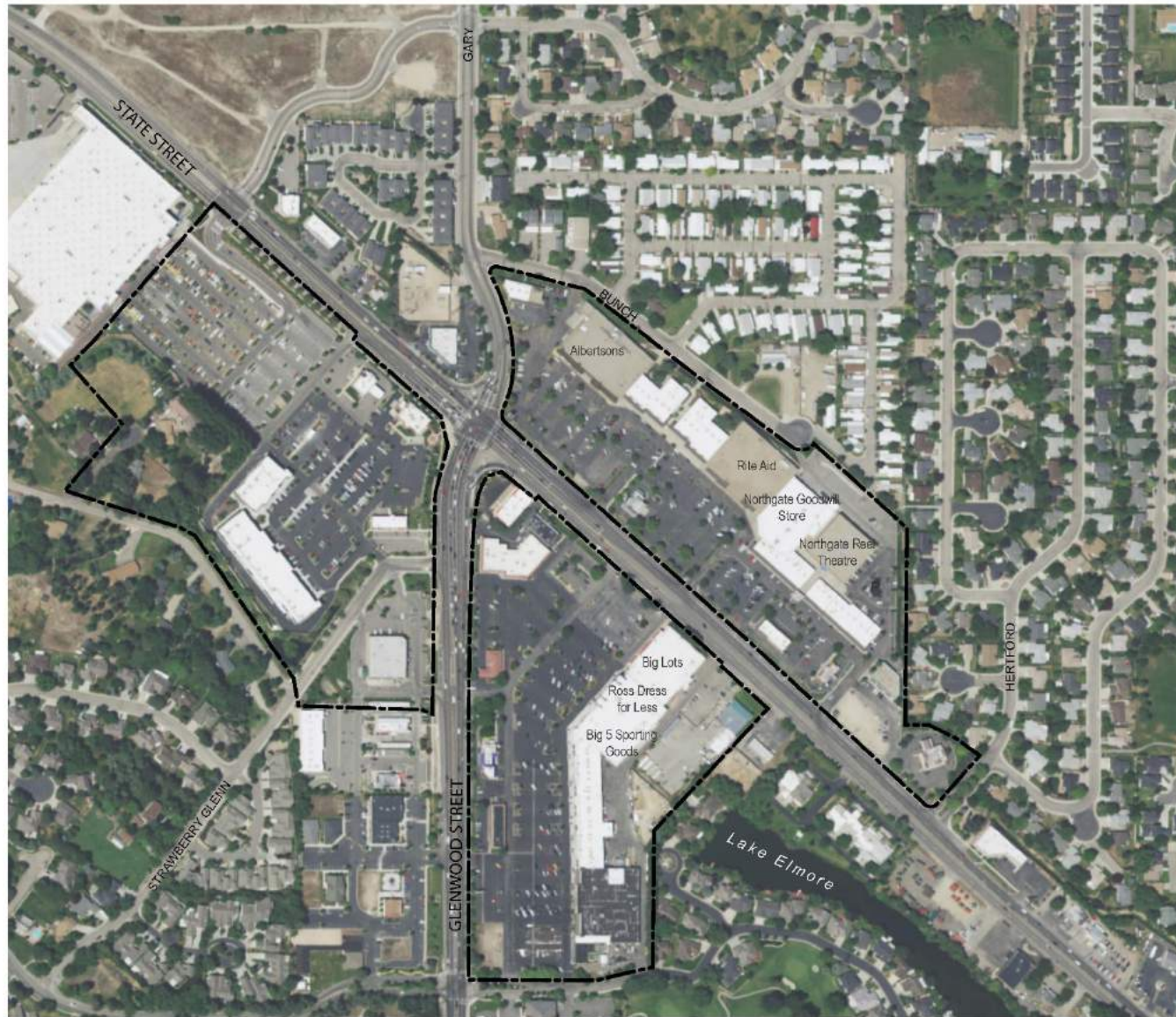
Collister Drive Station Area – Current Layout



Collister Drive Station Area – Aspirational Concept



Glenwood Street Station Area – Current Layout



URBAN DESIGN CONCEPT OPPORTUNITY SITES

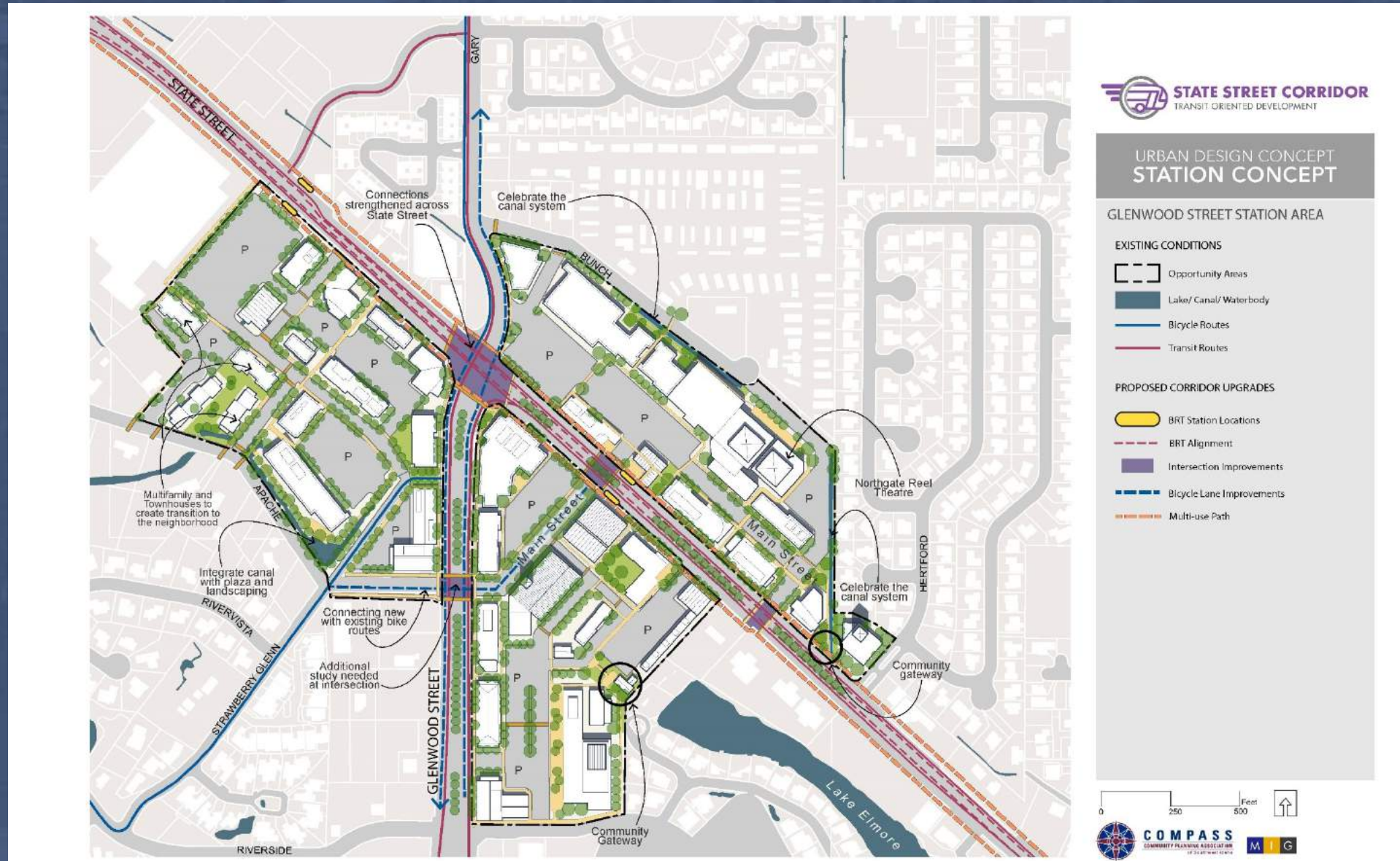
GLENWOOD STREET STATION AREA

Existing Conditions

 Opportunity Sites



Glenwood Street Station Area – Aspirational Concept



Glenwood Street Station Area – Current Layout



Glenwood Street Station Area – Aspirational Concept



Horseshoe Bend Station Area – Current Layout

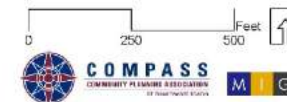


URBAN DESIGN CONCEPT OPPORTUNITY SITES

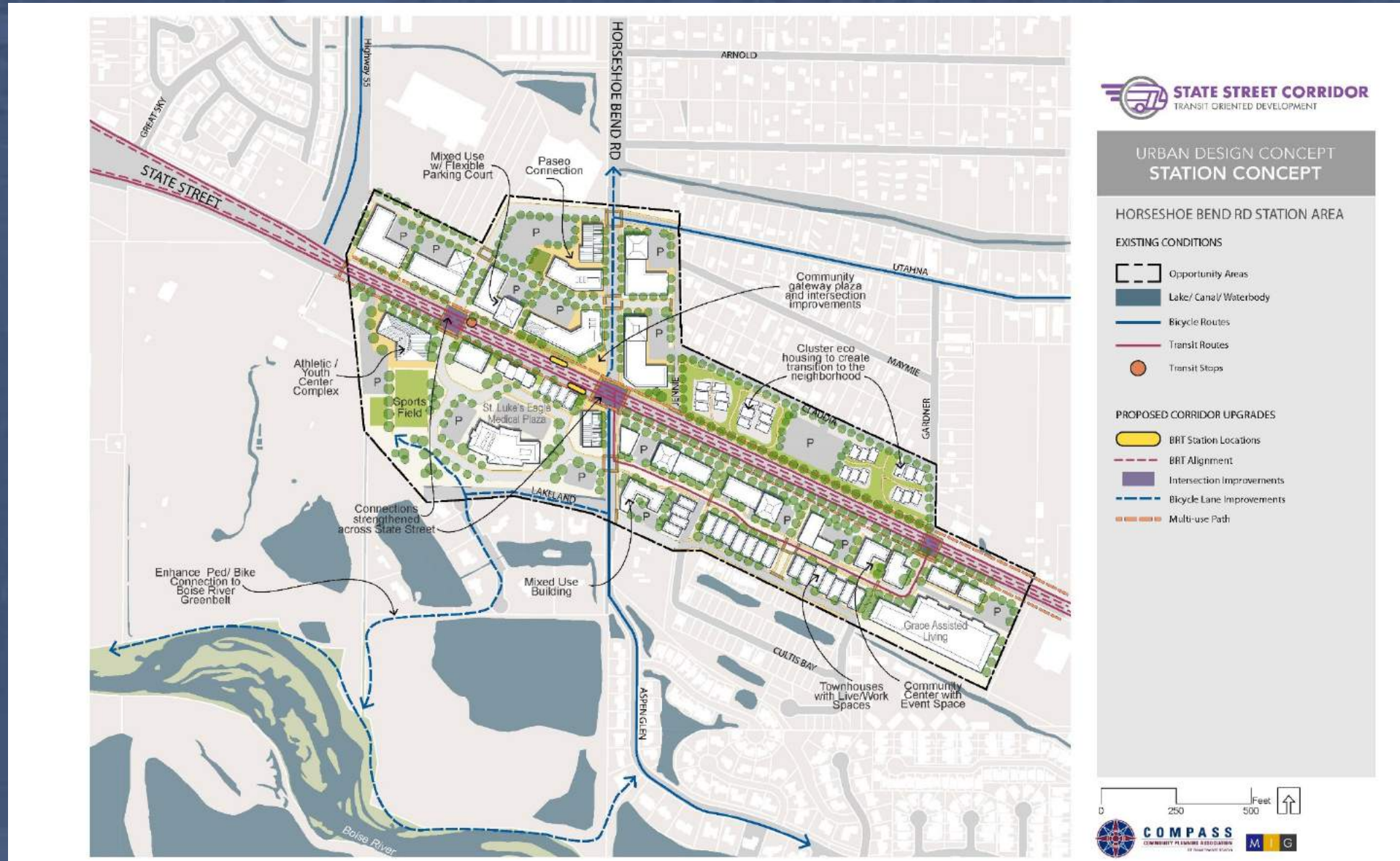
HORSESHOE BEND RD STATION AREA

Existing Conditions

--- Opportunity Areas



Horseshoe Bend Station Area – Aspirational Concept



Horseshoe Bend Station Area – Current Layout



Horseshoe Bend Station Area – Aspirational Concept



TOD Node Market Analysis

TABLE 2. RESIDENTIAL DEMAND IN STATION AREAS

	Attainable Capture By Tier 1 Station Area (s.f.)			
	HORSESHOE BEND ROAD	GLENWOOD	COLLISTER	WHITEWATER
by Year 10	300-700	300-700	300-700	300-700
by Year 20	600-1,400	600-1,400	600-1,400	600-1,400
Share of Corridor-Wide Unit Demand	8-19%	8-19%	8-19%	8-19%
Station Area Notes	More developable land, but further from downtown demand driver			If ITD site redevelops, unit count more likely to be at high end

Tier 1 mixed-use sites unlikely to all hit aggressive capture potential – should reach 25-60% share of corridor-wide in combination

TABLE 3. EMPLOYMENT-AREA DEMAND IN STATION AREAS

	Attainable Capture By Tier 1 Station Area (s.f.)			
	HORSESHOE BEND ROAD	GLENWOOD	COLLISTER	WHITEWATER
by Year 10	50 - 100K s.f.	25 - 100K s.f.	25 - 100K s.f.	50-200K s.f.
by Year 20	100 - 250K s.f.	50-250K s.f.	50-250K s.f.	100-300K s.f.
Share of Corridor-Wide Demand (20-year)	4-10%	2-10%	2-10%	4-12%
Station Area Notes	More developable land here, but further from downtown demand driver			ITD site redevelops, commercial s.f. more likely to be at high end

Tier 1 mixed-use sites should capture approximately 20-40% of corridor-wide non-residential development

An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The image shows a dense network of streets and buildings, with a prominent diagonal street running from the top left towards the bottom right. The text 'IMPLEMENTATION' is overlaid in a bold, yellow, sans-serif font on the left side of the image.

IMPLEMENTATION

What's Next for the Plan?

- December – Community Advisory Committee and Neighborhood Associations meeting
- December 4 – Public Open House (Garden City Hall)
- Early 2020 – Adopt into Blueprint Boise



What's Next for State Street?

- Staff Team Formation (Grow our Housing)
- Potential Urban Renewal District
 - Eligibility finding complete
 - Economic Feasibility in early stages
 - Begin Public Engagement, Infrastructure Analysis, Corridor Framework
- Overlay District:
 - New Housing, Parking and Urban Design Standards
 - First & Last Mile Improvements
 - Development Incentives
- Bus Rapid Transit
 - Whitewater Boulevard to Main Street Station Alternatives Analysis
 - Lane Configuration Study (HOV vs BAT)



STATE STREET CORRIDOR

AGENDA

IV. Information/Discussion Items

- A. State Street Interagency TOD Plan (30 minutes)Matt Edmond/Daren Fluke, City of Boise/Stephen Hunt, VRT
- B. CCDC Monthly Report (5 minutes)John Brunelle

V. Adjourn

INFORMATION: CCDC Monthly Report

John Brunelle
CCDC Executive Director

Adjourn

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