

LIVE STREAMING & AUDIO RECORDING

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Board of Commissioners

Regular Meeting
March 9, 2020



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – January and February 2020

B. Minutes & Reports

1. Approval of January 13, 2020 Meeting Minutes

CONSENT AGENDA

Motion to Approve Consent Agenda



AGENDA

IV. Action Items

- A. CONSIDER: Annual Independent Audit of FY 2019 Financial Statements (10 minutes).....Kevin Smith, Eide Bailly
- B. CONSIDER: 2019 Annual Report (5 minutes) John Brunelle
- C. PUBLIC COMMENT: 2019 Annual Report (5 minutes) Chair Zuckerman
- D. CONSIDER: Election of Board Officers – Chair, Vice-Chair, and Secretary/Treasurer (5 minutes) Chair Zuckerman
- E. CONSIDER: Approval of Executive Committee Charge (5 minutes)Chair Zuckerman
- F. CONSIDER: Appointment of Secretary Pro Tempore (5 minutes) Chair Zuckerman
- G. CONSIDER: Resolution #1644 Approving Type 2 Participation Program Agreement, 116 S 6th Street- Mixed Use, Income-Restricted Apartments (10 minutes) Laura Williams

CONSIDER: Annual Independent Audit of FY 2019 Financial Statements

Kevin Smith, Audit Partner
Eide Bailly

CONSIDER: Annual Independent Audit of FY 2019 Financial Statements

Suggested Motion:

I move to accept independent auditor Eide Bailly's report of Agency Fiscal Year 2019 financial statements and authorize staff to deliver the audit report to all required entities.

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IV. Action Items

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CONSIDER: Approval of 2019 Annual Report

John Brunelle
CCDC Executive Director

PUBLIC COMMENT: 2019 Annual Report

Chair Zuckerman

CONSIDER: Approval of 2019 Annual Report

Suggested Motion:

I move to approve the 2019 Annual Report and direct staff to finalize the document and fulfill statutory publication and access requirements.

AGENDA

IV. Action Items

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- G. CONSIDER: Resolution #1644 Approving Type 2 Participation Program Agreement, 116 S 6th Street- Mixed Use, Income-Restricted Apartments (10 minutes) Laura Williams

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;
- Approve the Executive Committee Charge as adopted in 2017;
- Designate Ross Borden, CCDC Finance & Administration Director, as the Secretary Pro Tempore.

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IV. Action Items

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- F. CONSIDER: Appointment of Secretary Pro Tempore (5 minutes) Chair Zuckerman
- G. CONSIDER: Resolution #1644 Approving Type 2 Participation Program Agreement, 116 S 6th Street- Mixed Use, Income-Restricted Apartments (10 minutes) Laura Williams

Resolution 1644 - 116 6th Street – Type 2 Approval



Laura Williams, Assistant Director – Economic Development

Project Location



Project Background



- 60 for-rent affordable and market-rate
 - 50 serving 60% AMI or below
 - Studios: 25
 - 1 Bed: 20
 - 2 Bed: 10
 - 3 Bed: 5
- 5,000 SF Retail
- 9,000 SF Office
- \$15 million Total Development Costs

Timeline

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

Project Scorecard



Level A Scoring (140 + Points)

- Infill surface parking
- FAR score
- Utility improvements
- No on-site parking
- Affordable housing
- Walkability
 - Building faces sidewalks
 - Glazing
 - Awnings
 - Main entry
 - Ground floor height

Eligible Expenses

Public Improvement Cost Estimates:

- 6th Street – \$200,000
- Grove Street - \$65,000
- Alley - \$35,000
- Utilities (Grove & Alley) – \$230,000
- Awnings - \$60,000
- Total - Approximately \$590,000

CCDC Participation / Reimbursement:

- Tax Increment generated by project
 - Annual Payment / 4 years
- Capital Improvement Project (CIP) Budget
 - Grove Street Streetscapes
 - 6th Street Streetscapes
- Combined Reimbursement covers 100% of Eligible Expenses



Type 2 Agreement Terms



- Reimbursement upon completion
- Eligible Expenses are verified upon completion
- \$597,848 Not to Exceed Amount
- Estimates cover 100% of Eligible Expenses
- Project must be complete by Jan. 2022
- Reimbursement must be complete by Sept. 2025 (district termination)

CONSIDER: Resolution #1644

Suggested Motion:

I move to adopt Resolution #1644 approving the Type 2 General Assistance Participation Agreement with 6th & Grove Investors, LLC and authorizing the Executive Director to execute the agreement.

AGENDA

IV. Action Items Continued

- H. CONSIDER: Resolution #1645 Approving Type 2 Participation Program Agreement, 512 W Grove Street – Mixed Use, Residential (10 minutes) Laura Williams
- I. CONSIDER: Resolution #1643 Approving the Contract for 9th & Main Elevator Repairs (5 minutes)Matt Edmond/Kathy Wanner
- J. CONSIDER: Resolution #1642 Approving the Contract for 8th & Bannock Streetscape Improvement Project Design Services (5 minutes) Karl Woods/Kathy Wanner
- K. CONSIDER: Resolution #1641 Approving the Ranking for 8th & Bannock Streetscape Improvement Project CM/GC Services (5 minutes)Karl Woods/Kathy Wanner
- L. PUBLIC MEETING: Public Comment on Proposed Parking Rate ChangesChair Zuckerman
- M. CONSIDER: Continuing Public Comment period to April 13 and deferring decision on the Proposed Parking Rate Changes to April 13 Board Meeting (5 minutes)John Brunelle

Resolution 1645 - 512 Grove Street – Type 2 Approval



Laura Williams, Assistant Director – Economic Development

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
- \$25.5 million Total Development Costs

Timeline

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

Project Scorecard



Level A Scoring (140 + Points)

- Infill surface parking
- FAR score
- Utility Improvements
- Parking off alley
- Walkability
 - Building faces sidewalks
 - Glazing
 - Awnings
 - Main Entry
 - Ground floor height

This architectural site plan illustrates the proposed development at 1000 West 10th Street. The plan shows a large rectangular building footprint with a smaller section on the north side. Key features include:

- Building Footprints:** The main building is a large rectangle. A smaller section on the north side contains a "REAR ENTRY" and a "REAR PATIO".
- Parking Areas:** There are several parking spaces shown, including a "PARKING LOT" on the north side and a "PARKING LOT" on the south side.
- Landscaping:** The plan includes numerous trees and shrubs, particularly along the south side and around the building.
- Streets:** The development is bounded by "10th Street" to the north, "West 10th Street" to the south, and "10th Avenue" to the east.
- Other Features:** The plan also shows a "REAR ENTRY" and a "REAR PATIO" on the north side of the building.

- 5th Street – \$215,000
- Grove Street -- \$320,000
- Alley -- \$145,000
- Utilities (Grove & Alley) – \$430,000
- Total - Approximately \$1,110,000

- Tax Increment generated by project
 - Annual Payment / 4 years
- Capital Improvement Project (CIP) Budget
 - Grove Street Streetscapes
- Combined Reimbursement covers 100% of Eligible Expenses

Type 2 Agreement Terms



- Reimbursement upon completion
- Eligible Expenses are verified upon completion
- \$1,111,347 Not to Exceed Amount
- Estimates cover 100% of Eligible Expenses
- Project must be complete by Jan. 2022
- Reimbursement must be complete by Sept. 2025 (district termination)

CONSIDER: Resolution #1645

Suggested Motion:

I move to adopt Resolution #1645 approving the Type 2 General Assistance Participation Agreement with 5th & Grove Investors, LLC and authorizing the Executive Director to execute the agreement.

AGENDA

IV. Action Items Continued

- H. CONSIDER: Resolution #1645 Approving Type 2 Participation Program Agreement, 512 W Grove Street – Mixed Use, Residential (10 minutes) Laura Williams
- I. CONSIDER: Resolution #1643 Approving the Contract for 9th & Main Elevator Repairs (5 minutes)Matt Edmond/Kathy Wanner
- J. CONSIDER: Resolution #1642 Approving the Contract for 8th & Bannock Streetscape Improvement Project Design Services (5 minutes) Karl Woods/Kathy Wanner
- K. CONSIDER: Resolution #1641 Approving the Ranking for 8th & Bannock Streetscape Improvement Project CM/GC Services (5 minutes)Karl Woods/Kathy Wanner
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- M. CONSIDER: Continuing Public Comment period to April 13 and deferring decision on the Proposed Parking Rate Changes to April 13 Board Meeting (5 minutes)John Brunelle

CONSIDER: Resolution No. 1643 9th & Main Garage – Elevator Refurbishment Project

Matt Edmond
Assistant Director – Parking & Mobility

Kathy Wanner
Contracts Specialist

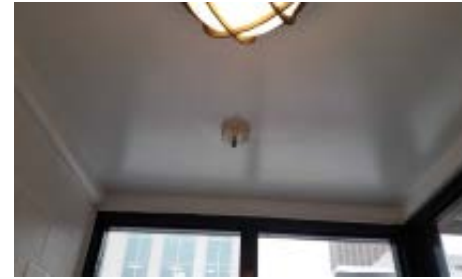
Project Background

Current Elevators

- 9th & Main Garage 1990
- In Ground Hydraulic
- 150 FPM Speed
- 2,500# Capacity

Need for Refurbish

- Service Life
- Code Compliance
- Operation & Performance
- Aesthetics & User Experience
- Liability



Public Works Construction – Lowest Responsive Bid

Idaho Code § 67-2805(2)(a)

Project Procurement Schedule	
Invitation for Bid Issued	January 30, 2020
Public Notice in Idaho Statesman	January 30 and February 6
Non-Mandatory Pre-Bid Meeting	February 11
Bids Due	February 26 by 3pm
CCDC Board Decision	March 9, 2020

Bid Results



Schindler

\$256,226



\$290,000

Timeline/Next Steps

Contract & Notice to Proceed	2 – 3 weeks
Drawings & Submittals	8 – 10 weeks
Equipment Manufacture & Delivery	15 – 20 weeks
Elevator Construction	8 – 10 weeks
Final Inspections & Punch List	2 – 3 weeks

Soonest completion: Early November 2020



CONSIDER: Resolution 1643

9th & Main Garage – Elevator Refurbishment Project

Suggested Motion:

I move to adopt Resolution No. 1643 recognizing Schindler Elevator Corporation as the lowest responsive bidder for the 9th & Main Garage Elevator Refurbishment Project; awarding the 9th & Main Garage Elevator Refurbishment Project contract to Schindler Elevator Corporation for the total Bid amount of \$256,226; and authorizing the Executive Director to execute the contract and expend funds.

AGENDA

IV. Action Items Continued

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CONSIDER:

8th and Bannock Streetscape Improvement Project

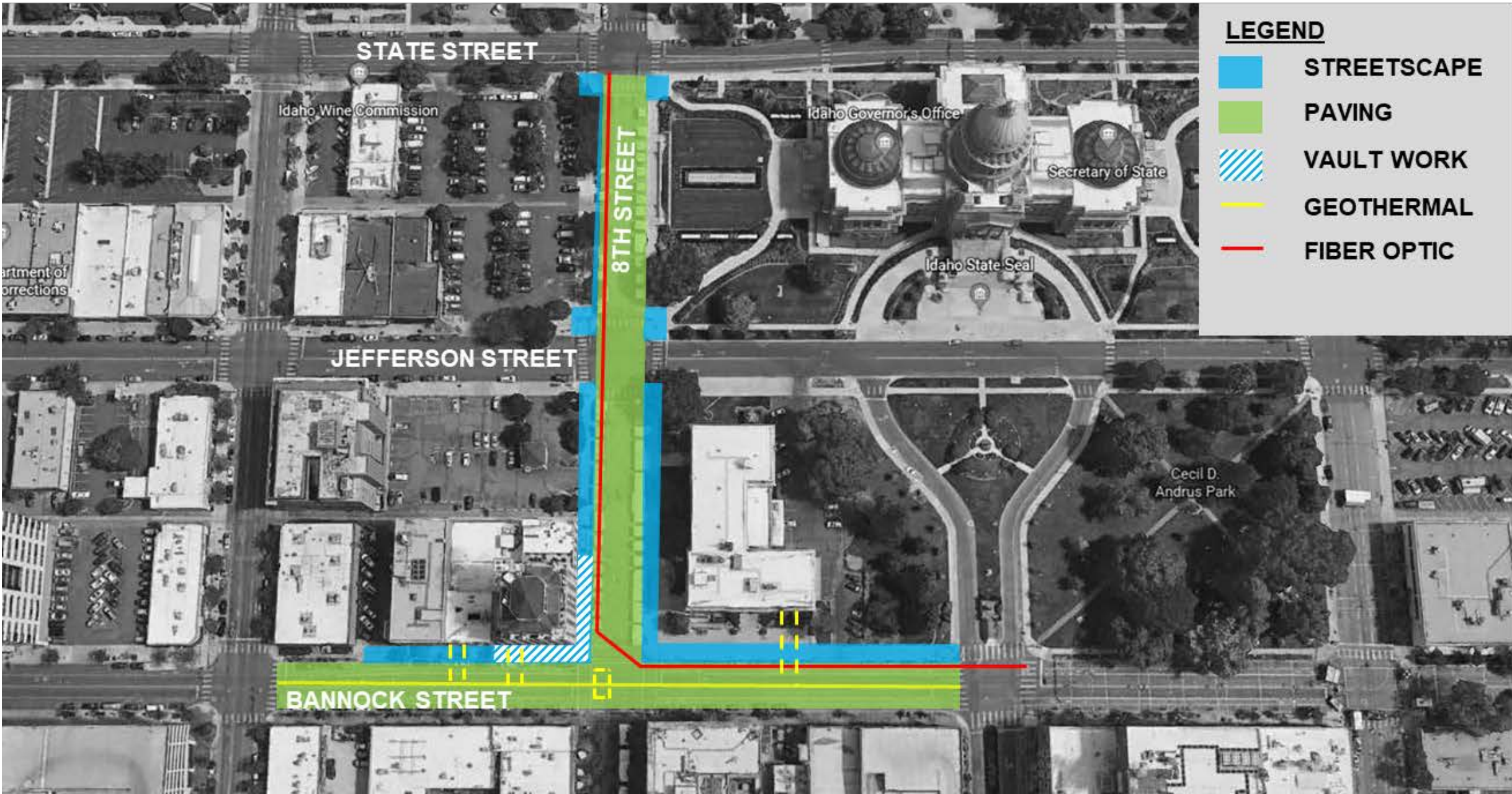
Resolution No. 1642: Contract for Professional Design Services

Resolution No. 1641: Construction Manager / General Contractor

Karl Woods
Senior Project Manager

Kathy Wanner
Contracts Specialist





CONSTRUCTION MANAGER | GENERAL CONTRACTOR



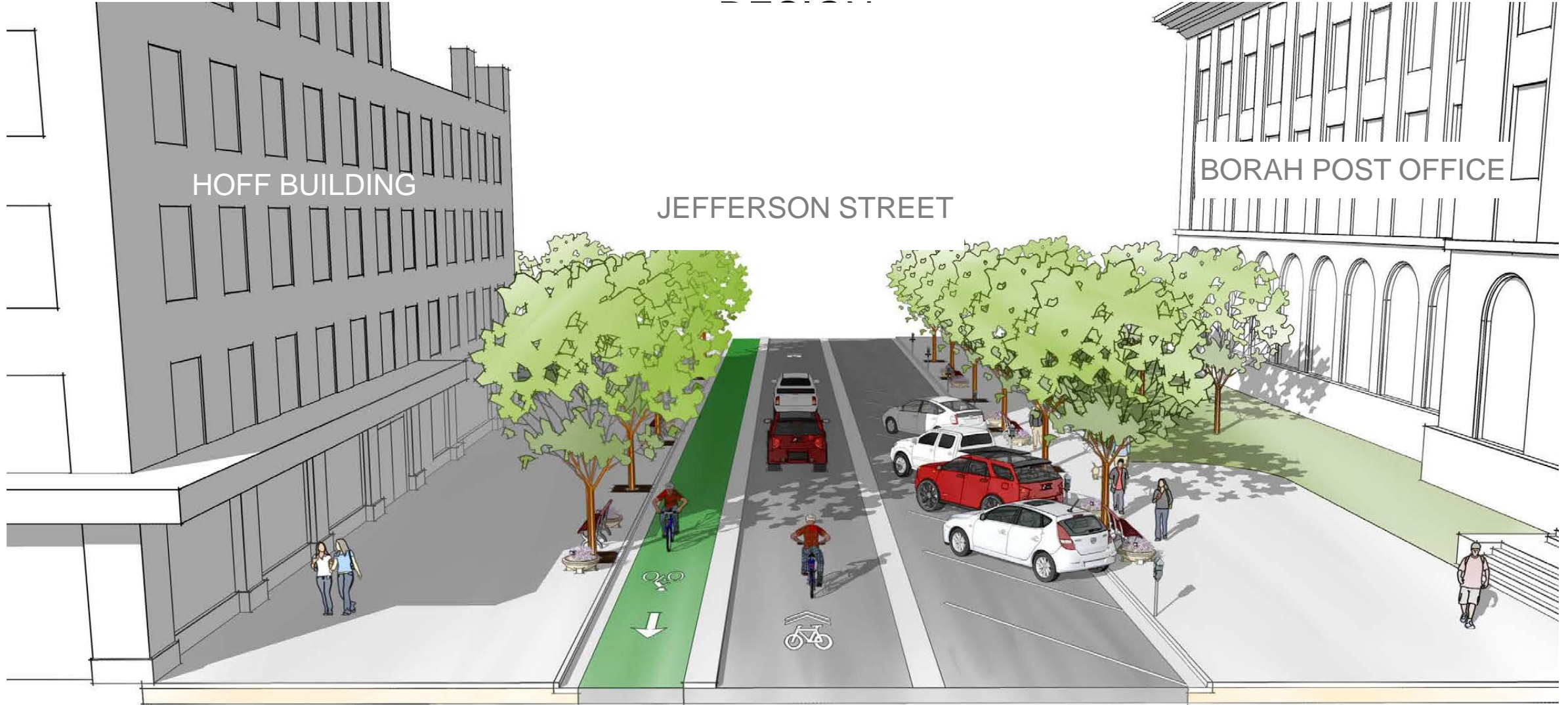
EXISTING CONDITIONS

BORAH POST OFFICE

JEFFERSON STREET

BANNOCK STREET

APPROVED



BANNOCK STREET

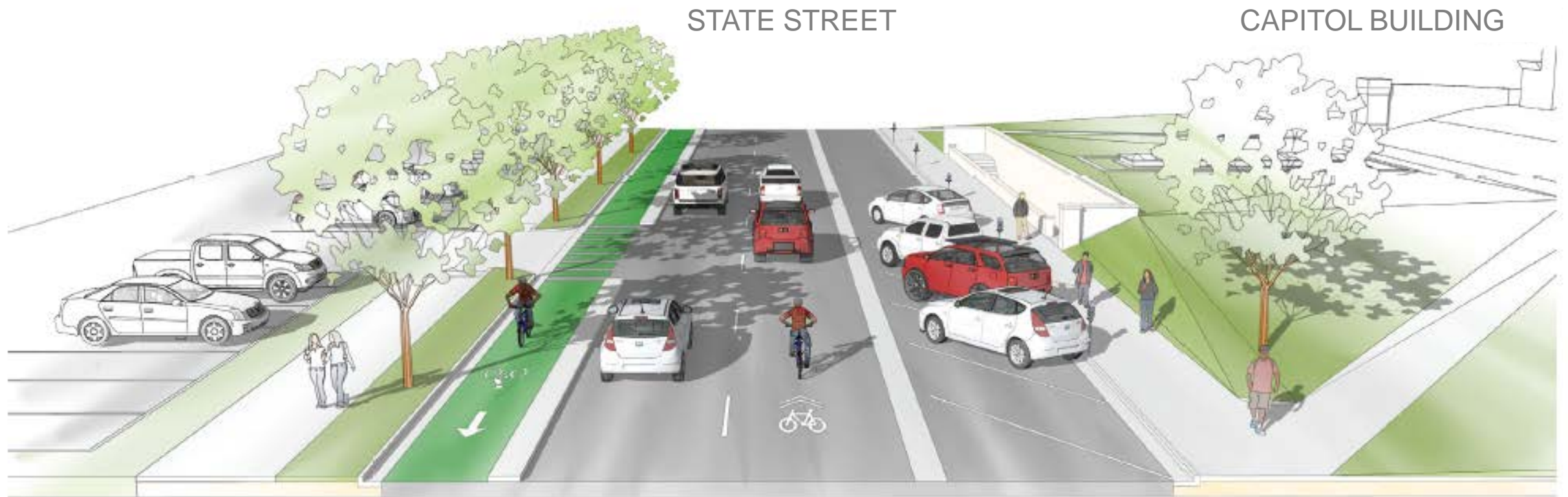
EXISTING CONDITIONS

STATE STREET

CAPITOL BUILDING

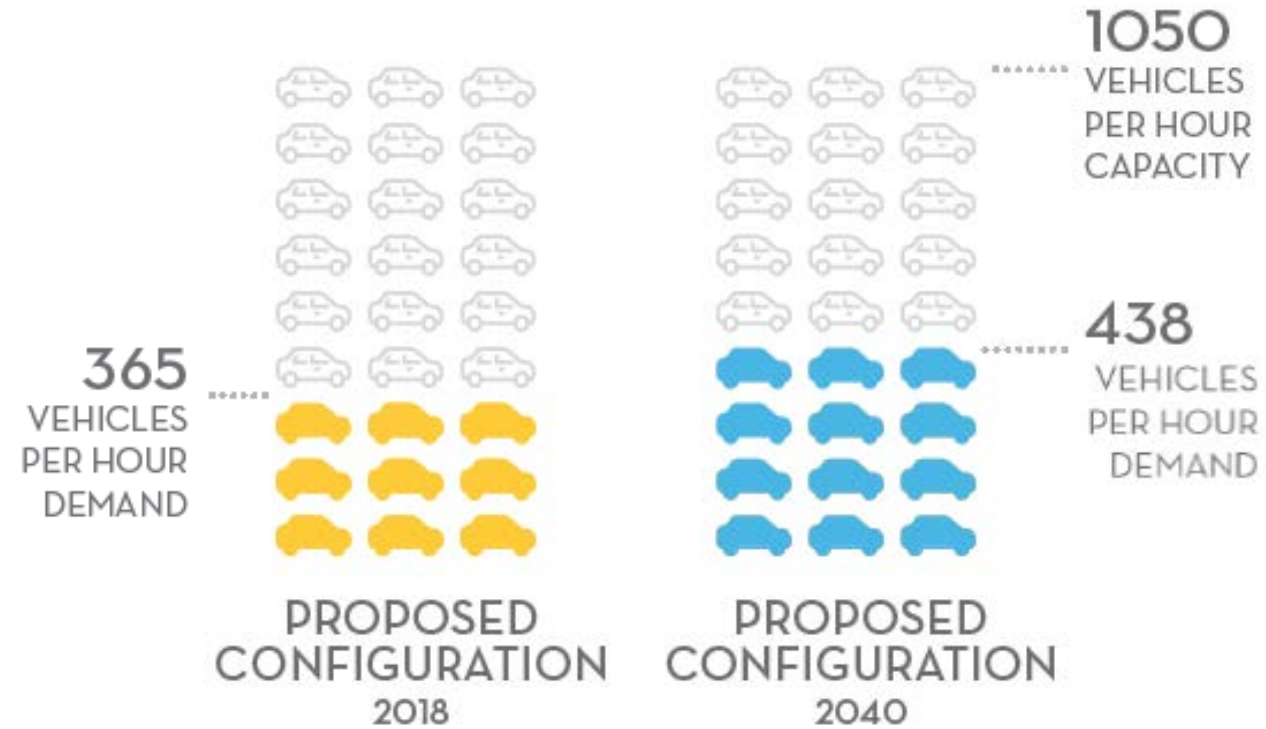
JEFFERSON STREET

APPROVED DESIGN



JEFFERSON STREET

TRAFFIC ANALYSIS



TODAY

Board Approval

Resolution No. 1642

Professional Design Services

Resolution No. 1641

CM/GC Ranking and Pre-Construction

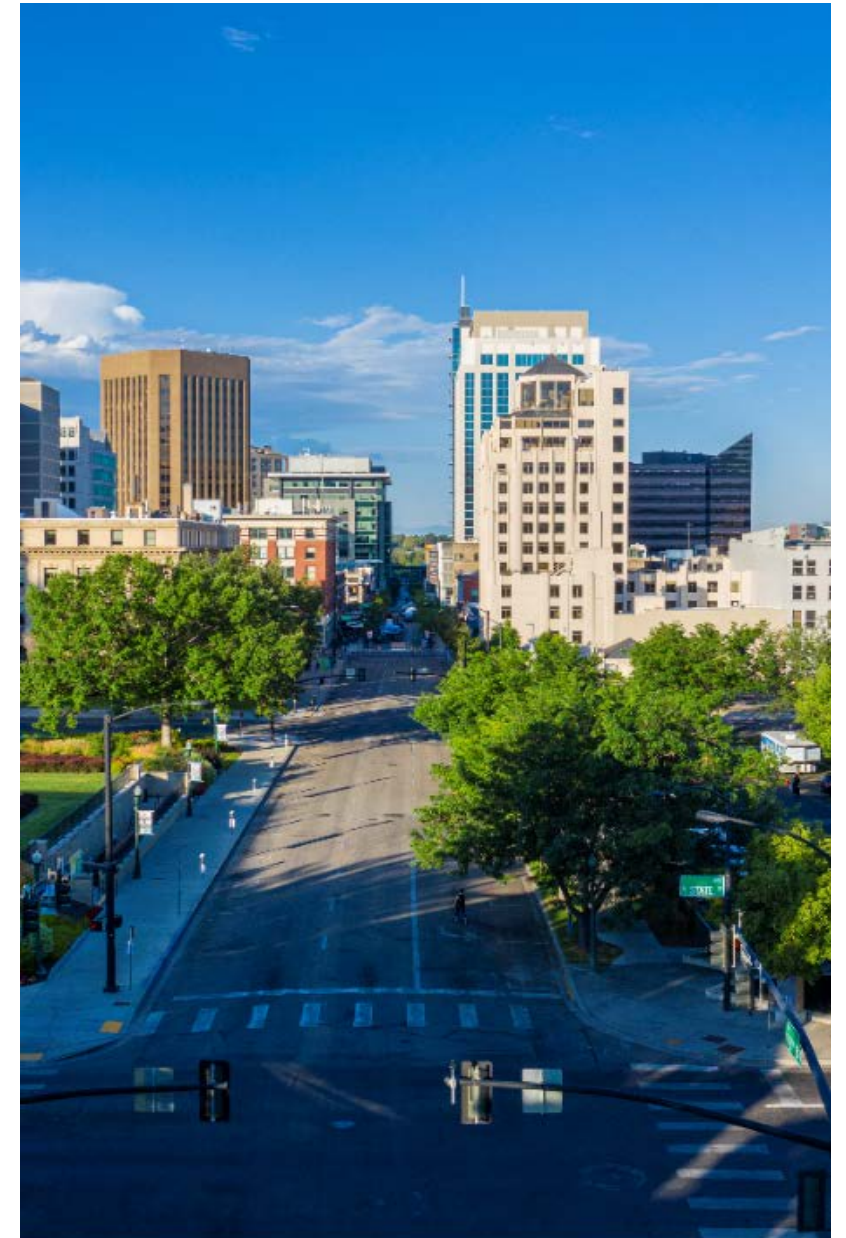
LATER

Board Approval

ACHD Interagency Agreement

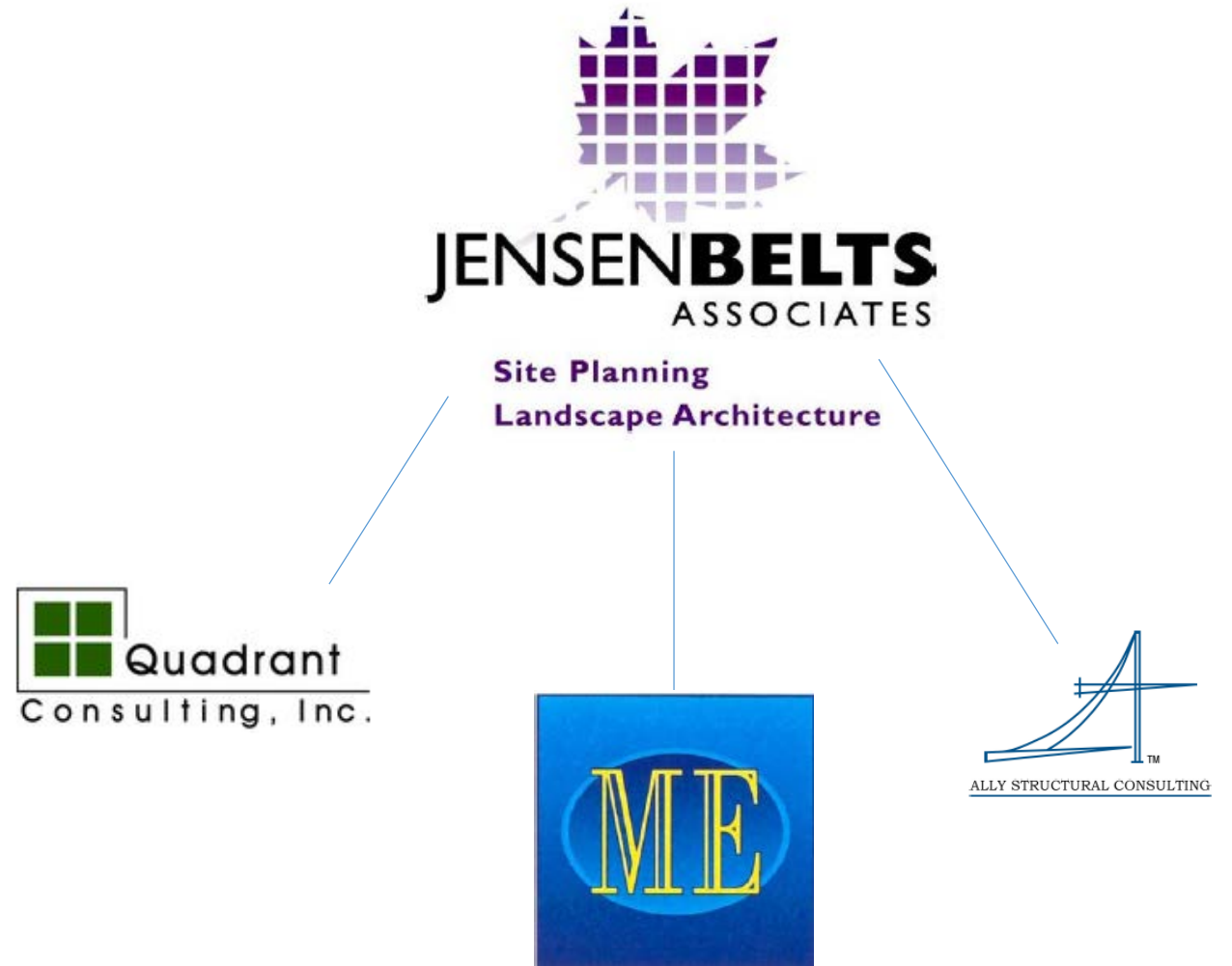
T4 Agreement with City of Boise – Geothermal

CM/GC – Contract Amendment for Construction



Resolution No. 1642
Professional Design Services

Task Order 19-002
Contract amount: \$181,375



Resolution No. 1641

CM/GC Ranking and Pre-Construction

RANKING	
Guho Corp	722
Wright Brothers	635



CONSIDER: Resolution # 1642

Suggested Motion:

I move to adopt Resolution #1642 approving Jensen Belts Associates Task Order 19-002 for the 8th & Bannock Streetscapes Improvements Project construction documents and construction administration services.

CONSIDER: Resolution # 1641

Suggested Motion:

I move to adopt Resolution #1641 approving the ranking for the RFQ: CM/GC for the 8th & Bannock Streetscape Improvements Project and authorize the Executive Director to negotiate and execute a Construction Manager / General Contractor agreement for the 8th & Bannock Streetscape Improvement Project.

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IV. Action Items Continued

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PUBLIC MEETING: Public Comment on Proposed Parking Rate Changes

Chair Zuckerman

CONSIDER: Continuing Public Comment Period: Parking Rate Changes

John Brunelle
CCDC Executive Director

CONSIDER: Continuing Public Comment Period: Parking Rate Changes

Suggested Motion:

After taking any public comment, I move to defer the rate of consideration until April 13, 2020, at the regularly scheduled CCDC Board meeting.

AGENDA

V. Information/Discussion Items

- A. 11th Street Bikeway (10 minutes)Doug Woodruff
- B. CCDC Monthly Report (5 minutes)John Brunelle

V. Adjourn

Downtown 11th Street Bikeway

Washington Street to River Street

Doug Woodruff

Assistant Director – Placemaking & Infrastructure





Ridge to River

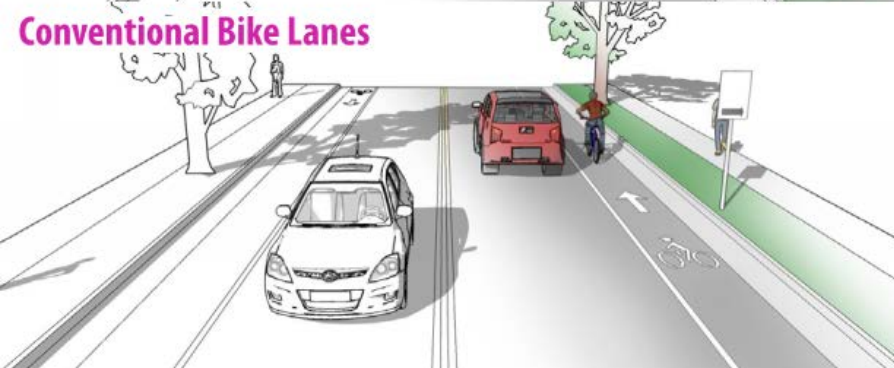


Downtown Seg
Washington to

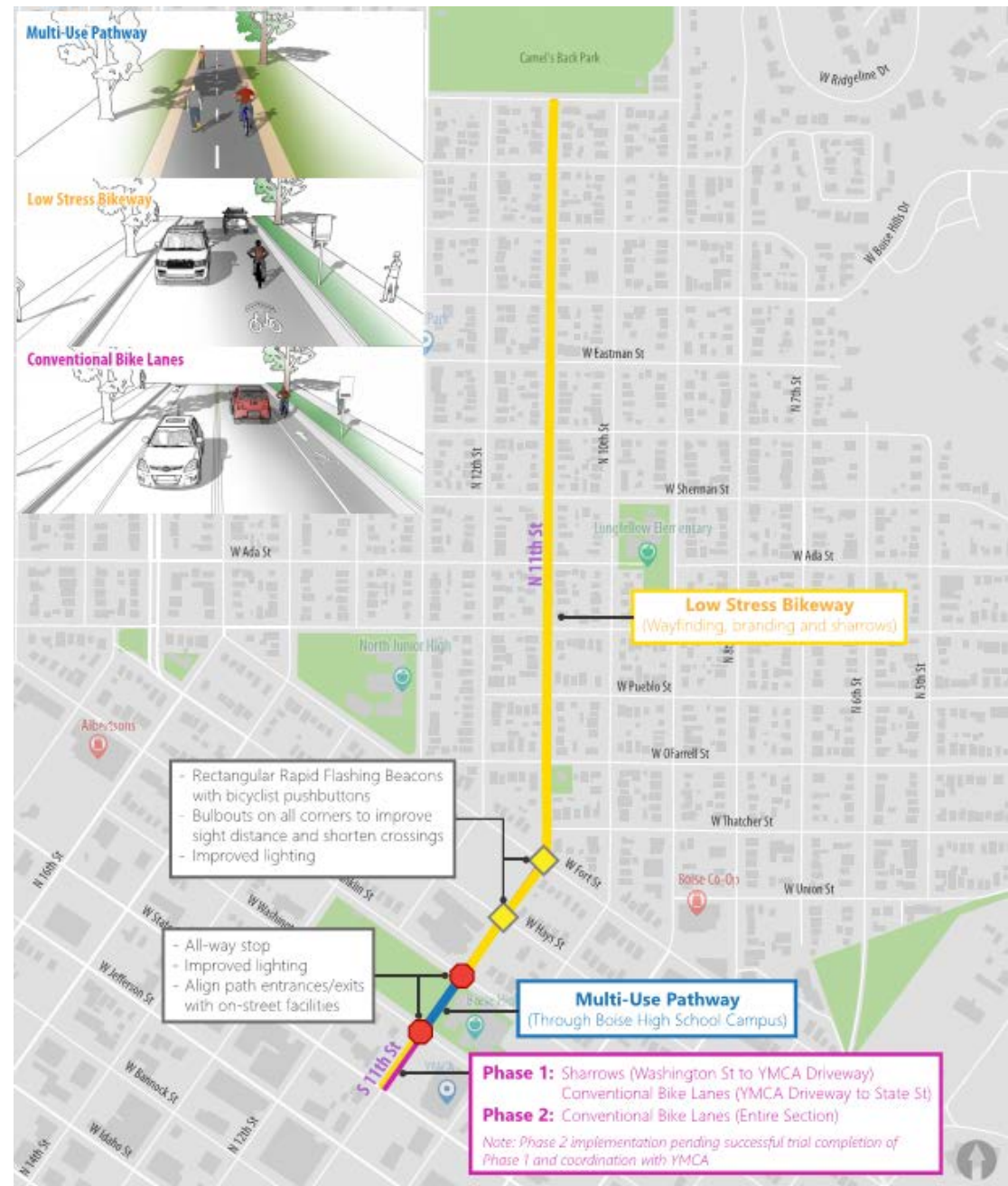
Heron to State

Washington to River





- Multi-Use Pathway
- Conventional Bike Lanes
- Low Stress Bikeway
- All-Way Stop
- ◆ Rectangular Rapid Flashing Beacon



11th Street ★ Bikeway ★

HERON STREET TO STATE STREET



October 2019



Committed to Service



Potential Street Configuration





Design Team



Interagency Advisory Team



Focus Groups

Property Owners
Businesses
Cyclists

General Public

Open Houses
Online Surveys

Timeline

Concept Design
March – August

Public Outreach
April, June, & July

Approval Process
August – October

Technical Design
FY 2021 or FY 2022

Construction
FY 2023



Discussion



AGENDA

V. Information/Discussion Items

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V. 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).