



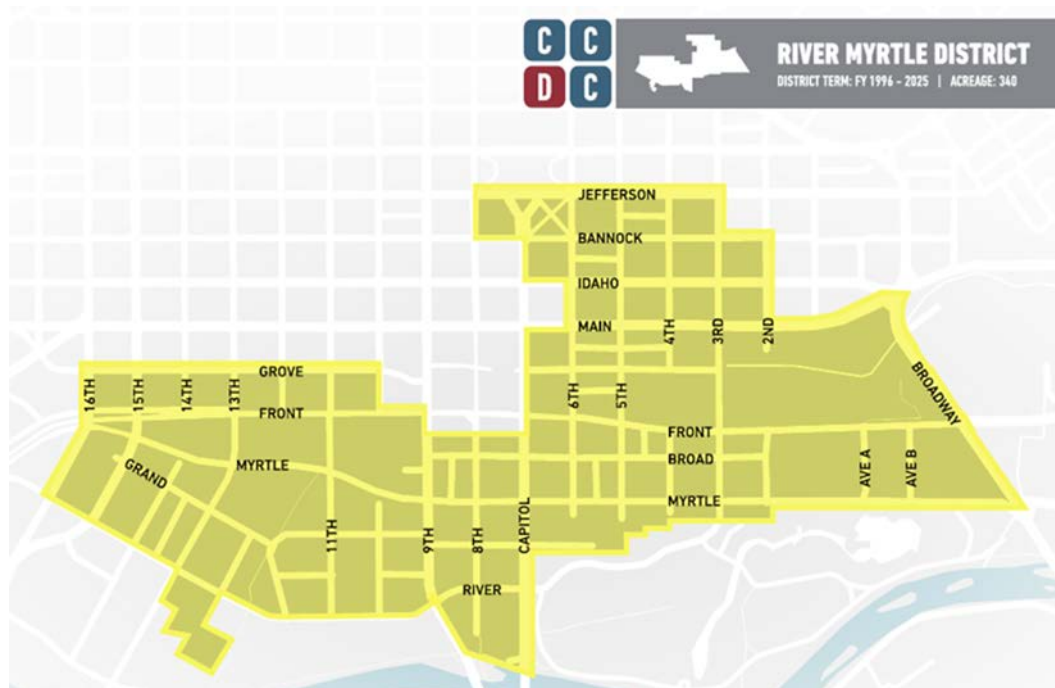
DATE: April 13, 2020
TO: Dana Zuckerman, Chair
Board of Commissioners
FM: John Brunelle, Executive Director
RE: CCDC Monthly Report

To protect the health and safety of our employees and our community during these extraordinary times, CCDC employees have been working remotely since Friday, March 13. CCDC physical offices will be closed until further notice.

A significant amount of CCDC's collaborative work is dependent upon engagement with our multitude of partners and stakeholders, including the general community. In the event social distancing measures are necessary over a longer term, the agency will either provide project forums for a high level of community engagement, or simply delay action until a later date. There are no project timelines requiring community engagement in May, but agency employees are exploring meaningful ways to convene and lead online public outreach efforts if needed. General project updates will continue through our website and social media channels.

CCDC business operations have continued through March and early April with minor disruption and delay. Agency employees remain engaged and available via phone and email. If you need assistance please call (208) 384-4264 or email info@ccdcbos.com and we will respond as quickly as possible.

RIVER – MYRTLE / OLD BOISE DISTRICT



Economic Development

5th & Front Streets - Hotel and Parking Garage – Participation Program (PP) Type 3, 5: The parking garage portion of this project (540 total spaces) received a temporary certificate of occupancy in mid-March. This allows the garage to open to customers. CCDC will begin leasing 200 spaces for public use starting on May 1, 2020. To-date, all 200 spaces are reserved for monthly parkers. The hotel portion of the development is scheduled to open this summer. The developer is planning a public art element on the stairwell wall facing Front Street, and is working with the City of Boise Arts and History Department on the selection process. The CCDC Board approved an additional \$90,000 in eligible expenses for public art at its December 2019 meeting. The selection committee will include a representative from CCDC, the development group, an Arts & History commissioner and local artists. The selection committee is planning to discuss artist applications this month.

500 S. 8th Street - Trailhead - Agency Leased Property: The Agency and the City of Boise approved an updated Memorandum of Understanding in December 2019. The lease for this Trailhead location expired at the end of January 2020 with the allowance to proceed month-to-month until a new lease can be executed. The landlord has signed the new lease agreement. The City is expected to approve the form of the lease in May 2020.

200 Myrtle Street - Boise Caddis - PP Type 2: Construction continues on the Boise Caddis project, and post-tensioned concrete work is underway. The developers are targeting mid next month to begin wood framing. Apartment facade finishes will start in early August. The project is scheduled to open in the summer of 2021. The project includes 160 rental units and 400 parking

spaces. Ada County will purchase the parking spaces for use by its nearby Courthouse complex workforce. The Type 2 Agreement includes approximately \$1.2 million in eligible expenses for public improvements on 2nd, 3rd, and Myrtle Streets and a small portion of Broad Street. Reimbursement will come from tax increment revenue generated by the project.

204 Myrtle Street - CDG Boise - PP Type 2: The Board designated this project for Type 2 funding at its November 2019 meeting. CDG Boise is building a 249-unit apartment building with 353 parking spaces, and has requested reimbursement for approximately \$980,000 of public improvements including streetscapes and utility work. The Type 2 Agreement was approved at the December 2019 Board meeting. Construction is scheduled to begin in late spring 2020.

406 Broad Street - Cartee Apartments - PP Type 2: Construction and mobilization began in October 2019. Excavation, footings, and first floor columns are complete. Currently concrete work is being performed on the first floor slab and garage ramp. The agreement between CCDC and the developer contemplates approximately \$1.3 million in eligible expenses to be reimbursed from project-generated tax increment revenue. The project includes approximately 160 apartment units and 176 structured parking spaces.

512 W Grove Street - 5th & Grove Mixed Use Residential - PP Type 2: At its March 2020 meeting, the CCDC Board approved a Type 2 General Assistance Participation Agreement with 5th and Grove Investors, LLC. The project includes 114 for-rent apartments and 8,000 square feet of ground floor retail. Fifty of the apartment units will be dedicated to workforce housing, serving 120% AMI (area median income) and below. The project qualifies for Level A status and is eligible to receive 80% of the tax increment revenue it generates to reimburse Eligible Expenses. The project includes approximately \$1 million in Eligible Expenses for public improvements along 5th Street, Grove Street and alley. CCDC estimates tax increment revenue will reimburse approximately \$700,000 of Eligible Expenses. CCDC will construct and pay for the already-planned Grove Street streetscape improvements currently in the Agency's 5-year Capital Improvement Plan, accounting for approximately \$347,000 in Eligible Expenses. If construction timelines do not align, CCDC will reimburse the developer for that work upon completion of the project and not through project-generated tax increment revenue. Those two sources will reimburse the developer for all of the project's Eligible Expenses. Construction is scheduled to begin in the summer of 2020.

116 6th Street - 6th & Grove Mixed Used, Income Restricted Residential - PP Type 2: At its March 2020 meeting, the CCDC Board approved a Type 2 General Assistance Participation Agreement with the developers of the 6th & Grove project. 6th & Grove is a mixed-use residential and retail project being developed by Capital Partners, Galena Fund, and deChase Miksis. It will be comprised of 60 apartment units (income restricted and market rate), 5,000 square feet of retail and 9,000 square feet of office space. The project includes approximately \$600,000 of Eligible Expenses for public improvements in the alley and streetscapes along Grove and 6th streets. CCDC will construct and pay for the already-planned Grove Street streetscape improvements currently in the Agency's 5-year Capital Improvement Plan, accounting for

PARTICIPATION PROGRAM

Type 1: One-time assistance. Reimbursements up to \$200k for eligible expenses. Developer-matched.

Type 2: General assistance. Reimbursed by project – generated tax increment revenue. Scorecard dependent

Type 3: Transformative Assistance. Large-scale or unproven projects. Often includes public parking. \$6 private to \$1 public minimum investment required.

Type 4: Capital Improvement Coordination. Most often used for public/public projects.

Type 5: Disposition of CCDC-owned property.

approximately \$130,000 in Eligible Expenses. Sixth Street improvements are included in CCDC's current year CIP and will be reimbursed upon completion. The remainder of the Eligible Expenses will be reimbursed using tax increment revenue generated by the project between 2022 and 2025. These funding sources will reimburse the developer for all of their project's Eligible Expenses. Construction is scheduled to begin in the summer of 2020.

600 Front Street - The Vanguard - PP Type 2: Visium Development has begun construction of the 75 multi-family apartment building on the corner of 6th and Front streets (formerly home to Biz Print). The CCDC Board designated this project for Type 2 funding at its November 2019 meeting. Visium has requested reimbursement funds for approximately \$400,000 of public improvements, including streetscapes and utility work. The Type 2 Agreement has been finalized and was approved at the December 2019 Board meeting. Construction is scheduled to be complete in summer 2021.

Infrastructure

535 S. 15th Street - River Street Lofts - PP Type 1: Townhome lofts have received their Certificate of Occupancy and the developer has submitted its cost documentation items for reimbursement. CCDC will reimburse up to \$150,000 for public improvements upon completion and inspection.

S. 5th & Grove Streets Utilities - Underground & Conduit: This project undergrounded overhead utility lines and installed conduit for future fiber-optic expansion on 5th Street between Front and Idaho. Removal of poles and overhead lines was completed in early March 2020.

N. 6th Street Streetscape - Front Street to Main Street: Design and construction of streetscape improvements on 6th Street between Main and Front streets. The Land Group is the design professional. The construction contract was awarded to Guho Corp at the Board's August 2019 meeting. Guho Corp is currently working on streetscapes on the west side of 6th Street between Main and Front streets. The project is ahead of schedule due to the cancellation of the annual Treefort indie music festival. Reconstruction of the 6th and Grove intersection requires a full street closure. This closure has been rescheduled to April 2020 from June 2020 to take advantage of the current low traffic volumes due to the pandemic-caused, state-wide stay-home order.

RMOB - Consolidated Newspaper Racks: The Agency is assisting the City of Boise in locating and installing consolidated news racks downtown to ensure sidewalk accessibility, reduce clutter and damage to individual racks. Guho Corp has completed all but two of the planned installations, both located in the Westside District. The City Council held a public hearing on the news rack ordinance on March 3, 2020. Implementing the ordinance has been delayed to May, after which the City will work with distributors to relocate publications into the racks and remove the old boxes soon thereafter.

Mobility

S. 5th St & Myrtle St - Signalized Crossing: This project seeks to install signal control on Myrtle Street at the 5th Street intersection to provide a safe crossing between Julia Davis Park and the Central Addition, and to extend the signal-coordinated calming of Myrtle Street. Kittelson & Associates has completed a preliminary warrant analysis and representatives of ACHD, City of Boise, CCDC, and ITD met on March 12, 2020 to discuss next steps. Agency and city staff are working on a request to ITD outlining the rationale for a signal and how it will not set a precedent.

ParkBOI - Capitol & Myrtle Parking Garage - Agency Owned Property: Agency has contracted with Specialty Systems of Utah to repair patches of spray-on fire-proofing in the

garage. The application process requires temperatures of at least 40 degrees throughout the application process. The work will be scheduled during the warmer months and as COVID-19 restrictions allow.

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

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

Place Making

Grove Street - Multi-Block Improvement Project: CCDC and the City selected and contracted with a public engagement team. A vision statement, project timeline, and community engagement plan are being developed. Conversations with property owners have occurred. The public engagement team is summarizing initial conversations and planning next steps.

Block 7 - CCDC Alley Program: Block 7 is bounded by Capitol Boulevard, Main Street, 6th Street, and Grove Street. The alley improvement project includes pavement enhancements, lighting, and improved trash facilities. The contract was awarded to Guho Corp, along with the 6th Street Streetscape project, at the August 2019 Board meeting.

Special Projects

RMOB Public Art - City of Boise Broad Street Sculpture - PP Type 4: Final concepts have been submitted. The City Department of Arts & History is currently gathering feedback on the concepts.

WESTSIDE DISTRICT



Economic Development

1010 W. Jefferson St - 10Ten Building - Agency-Owned Property: No notable maintenance issues.

421 N. 10th St - ISG/BSN Building - Agency Owned Property: No notable maintenance issues.

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

1111 Idaho St - 11th & Idaho Building - PP Type 2: This nine-story, Class A office building is being developed by Rafanelli and Nahas using the internationally recognized architecture firm Perkins + Will. The site is adjacent to the future Westside Urban Park and is being designed to complement the existing Boise Plaza on the adjacent block to the north. The development was designated as a Type 2 Participation Project in July 2019. The final agreement was presented to the Board in August 2019. Construction is underway. CCDC will reimburse the developers for public improvements being completed along Idaho and 11th streets. The reimbursement will be based on actual expenses and will not exceed \$740,690.

Infrastructure

15th Street Utilities - Undergrounding & Conduit: This project undergrounded overhead power lines and installed underground fiber-optic conduit to facilitate redevelopment, expand telecommunications networks, and accommodate mature street trees along 15th Street. The project is complete.

Westside District - Consolidated Newspaper Racks: The Agency is assisting the City of Boise in locating and installing consolidated news racks downtown to ensure sidewalk accessibility,

reduce clutter and damage to individual racks. Guho Corp has completed all but two of the planned installations: on Bannock Street between 12th and 13th streets due to the closure of the former Greyhound bus terminal; on 10th Street between Main and Idaho streets due to business concerns and questions over whether the unregulated boxes there are still in use. The City Council held a public hearing on the news rack ordinance on March 3, 2020. Implementing the ordinance has been delayed to May 2020, after which the City will work with distributors to relocate publications into the racks and remove the old boxes soon thereafter.

Bannock Street Streetscape - 8th to 9th Streets: The City of Boise conducted a public meeting and an online survey to gauge public support of the proposed design. Feedback was evaluated. The City presented the project to ACHD during a Commission work session in November 2019 and to the ACHD Commission in January 2020 after which ACHD approved the design. The project received Design Review approval from the City on February 18, 2020. The CCDC Board approved the contract for construction documents and construction administration services with Jensen Belts Associates and the ranking for CM/GC services on March 9, 2020. Staff is negotiating the contract with the top-ranked company, Guho Corp., for construction manager services to begin immediately. CCDC is working to accelerate project timeline to complete construction in 2020.

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

1010 Main St - Avery Building - PP Type: This privately-owned vacant building is currently undergoing renovation. CCDC has remained engaged with the developer and owner who is working on overall project financing. The developer is interested in utilizing the Agency's Participation Program for historic preservation costs and hopes to submit an application in 2020.

Westside URD - Boundary Adjustment: The Agency is working to adjust the Westside URD boundary to add an additional 14 acres that includes the Boise High School campus, the downtown YMCA property, as well as right of way on Franklin Street and 8th Street. The City Council accepted an eligibility report in June 2019 and directed CCDC to move forward with amending the plan. The Plan Amendment must be reviewed by CCDC and the City Council as well as Planning and Zoning prior to adoption. The Agency and counsel are working on scoping the plan amendment and are discussing potential projects with property owners.

Mobility

ParkBOI - 10th & Front Garage - Agency Owned Property: The Agency hired DESMAN to perform design services for structural damage prevention in the 10th & Front parking garage per a consultant ranking approved by the Board in January 2020. DESMAN presented the Agency with several repair options for the garage of varying cost and longevity and Agency is working to determine the option that best fits budgetary constraints and parking management strategy.

North 8th Street - City/ACHD Traffic Configuration: A traffic and bike lane analysis performed by Kittleson & Associates and a design package by Jensen Belts Associates were presented to the City Council in January 2019. The City Council requested public outreach on the project. The City conducted a public meeting and an online survey to gauge public support of the proposed design. Feedback was evaluated. The City presented the project to ACHD's Commission during a November 2019 work session. The Commission was receptive and asked for an interagency agreement for paving and for the project to be brought back for formal presentation. That presentation occurred on January 22, 2020 after which ACHD approved the design. The project

received Design Review approval from the City on February 18, 2020. The CCDC Board approved contract for construction documents and construction administration services with Jensen Belts Associates on March 9, 2020. CCDC is working to accelerate project timeline to complete construction in 2020.

Place Making

11th Street & Bannock Street - Westside Urban Park: The City Council approved the Westside Urban Park Master Development Agreement and associated land agreement in June 2019. The completion of these agreements formalizes a public-private partnership that will result in the creation of a new downtown neighborhood urban park. This public investment complements construction of the adjacent 11th and Idaho development, a nine-story Class A office building with retail/restaurant space fronting the park. Construction on the office tower began in August 2019 and is expected to be complete in November 2020. Construction of the park is planned to begin in February 2021 with ribbon cutting estimated in September 2021.

30TH STREET DISTRICT



Economic Development

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

with approximately 10% of the units offered at market rate. CCDC is working with developers on the cost documentation to process the reimbursement for public improvements. The developer is gathering its cost documentation for the Type 4 component of the project and will provide the Type 2 cost documentation when it has all of the information available.

Infrastructure

301 29th St - Whittier Elementary School - PP Type 4: CCDC conducted an on-site inspection and reviewed and approved all cost documentation required for reimbursement for Eligible Expenses per the Type 4 Agreement. Boise School District has been reimbursed \$540,000 for expenses related to streetscapes, utilities, road reconstruction, and a public plaza space.

Place Making

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

SHORELINE



Economic Development

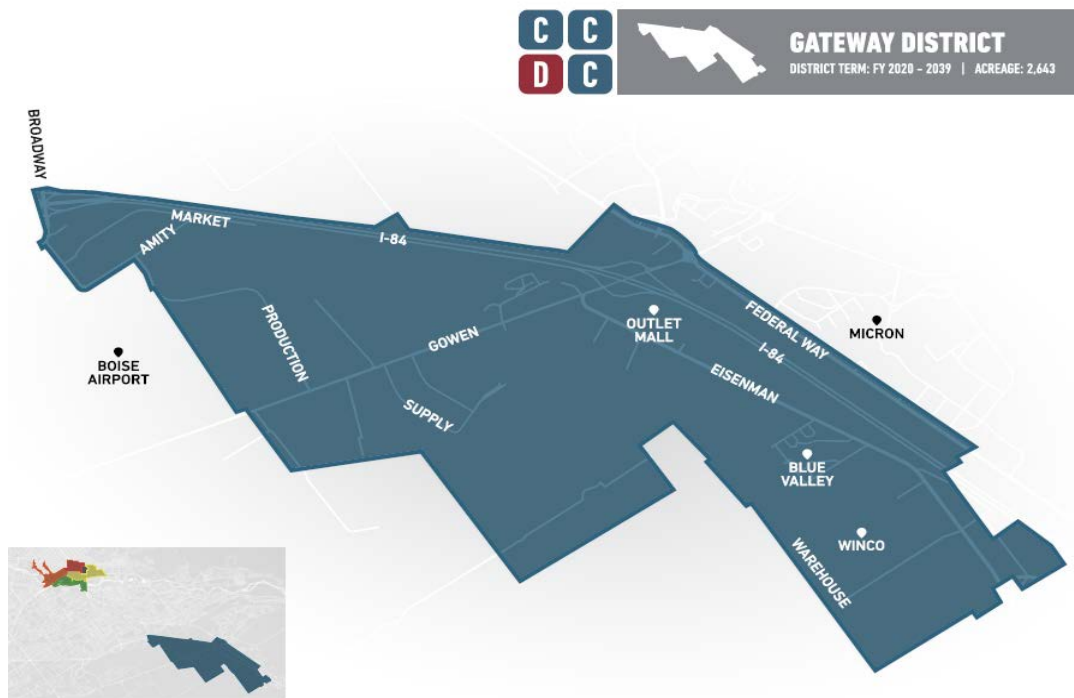
Shoreline District - Downtown Boise Streetscape Standards Update: CCDC, in collaboration with the City, is preparing to update the Downtown Boise Streetscape Standards Manual. These standards provide guidance to private development and Agency's Capital Improvement Plan

projects for streetscape improvements in the public rights-of-way within the downtown Urban Renewal Districts.

The standards currently in effect were adopted by the City in 2015 and do not include the Shoreline District project area. This update will incorporate the Shoreline District project area as well as the innovative stormwater management strategies outlined in the City's Lusk Street Neighborhood Master Plan and River Street Neighborhood Master Plan.

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

GATEWAY EAST



Economic Development

9100 S Eisenman Road – PP Type 2: 9100 S. Eisenman Road project by R&L Carriers, Inc. submitted a Type 2 application requesting designation at the Board's April 13, 2020 meeting. R&L Carriers, Inc. is a national freight logistics company, and this project will host a new regional industrial mixed-use facility. This project will be a regional hub for R&L Carriers national operations. It is located near the existing Winco distribution center on a 13.47-acre lot. The project will house 3 structures: a 5,000 SF office joined to a 60,000 SF freight terminal, and a 9,000 SF maintenance shop. The project will also renovate the existing dilapidated fueling canopy. Seventy parking spaces and a private green space constitute the rest of the property's development. Over 130 construction jobs will be served by this project. Estimate total cost is \$9.8 million. The project anticipates \$285,000 of Eligible Expenses to be paid over the standard Gateway District six-year

term. Estimated completion is summer 2021 and then fully on the tax roll by calendar year 2022. The project will generate roughly \$75,500 in added tax increment per year.

9025 S Federal Way - PP Type 2: 9025 S. Federal Way is an 11,000 square foot mixed-use office and industrial project consisting of three office suites and two warehouse bays on a 1.4-acre lot located on the west side of Federal Way across from the Micron campus. The Board approved a Type 2 participation agreement for approximately \$94,000 of Eligible Expenses on the \$2.1 million project at its January 2020 meeting. The project is expected to be complete by spring 2020.

9605 S Eisenman Road – Boise Gateway 1 - PP Type 2: Boise Gateway 1 is a 168,000 square foot industrial building project with related site improvements located at the southwest corner of Eisenman Road and Freight Street. This is the first project/phase of the 140-acre Boise Gateway Industrial Park, on land owned by the City of Boise and ground leased to the Boyer Company for development. Upon completion in mid-2020, the majority of the building will be leased by Verde Fulfillment, a third party logistics and e-retailer fulfillment center with clients around the world. Total project value is estimated to be \$13 million, with an estimated \$425,000 of Eligible Expenses. The project was designated for Type 2 assistance at the November 2019 Board meeting. The final agreement is expected to be on the Board's April 2020 meeting agenda after the developer has resolved details of public telecommunications improvement.

Mobility

Gowen Road - ACHD Cost Share - PP Type 4: ACHD will replace the Gowen Road bridge over the railroad right-of-way including widening the bridge to accommodate bike lanes and sidewalks. The Agency is working with the City and ACHD on a cost share/participation agreement to install fiber optic conduit and accommodate a future pathway under the bridge consistent with the Gateway East Plan. ACHD and the Agency executed the pathway cost share/participation agreement in May 2019. The total of both cost share agreements is estimated to be approximately \$300,000; per the engineer's estimate based on the 95% plans. ACHD has advanced construction from 2022 to 2021 and the Agency is working with ACHD on an acceptable reimbursement schedule that reflects the new timeline in an updated cost share agreement.

Gateway East Transportation Study: The Agency has contracted with engineering firm HDR to perform a transportation study of the Gateway East District. The project team includes representatives from the Agency, City and ACHD. The study will determine the necessary number of lanes on major roads and optimal secondary access points and recommended traffic control to inform the ACHD Master Street Map and other public agency planning activities. The study is expected to be complete in early 2020.

Infrastructure

Production Street and Gowen Road Utilities: This project will install new fiber optic conduit banks and associated vaults along Production Street and Gowen Road for the City of Boise in order to enhance data connectivity within City limits. CCDC is contracting with Civil Survey Consultants to provide design services which will be completed in FY2020 with construction to follow in FY2021.

AGENCY WIDE – ALL DISTRICTS

Economic Development

ParkBOI - Parking Rates - Annual Review: At their April 13, 2020 meeting the Board will be asked to suspend consideration of adjusting parking rates until at least FY2021.

City of Boise Park & Ride Shuttle: The City made the decision to terminate this service in April 2020. Ridership was low and VRT increased their Vista shuttle service to 15 minute headways. The search for a west end Park & Ride service has been suspended for the time being.

ParkBOI - New Product - Nighttime Monthly: As part of the parking rate discussion at the Board's March 2020 meeting, Agency recommended that the 10th & Front Garage be designated to accommodate proposed nighttime - monthly parking pass-holders. This garage is available to these parkers as early as 3 pm, making it an attractive alternative to a regular monthly pass.

CityGO: Formerly known as the Downtown Mobility Collaborative, the downtown's Transportation Management Association is up and running. This partnership of VRT, City of Boise, ACHD Commuteride, Boise State, St Luke's, the DBA and CCDC, is aggressively marketing its products and services to the downtown community. An excellent overview can be found at citygoboise.com. The Board will receive a City Go presentation during the second quarter of 2020.

ParkBOI - 9th & Main Parking Garage - Elevators: The Agency is working with Hummel Architects for the design, construction documents and construction administration for the modernization of the two elevators in the 9th and Main Garage. The bid was advertised in the Idaho Statesman on January 30 and February 6, 2020 with a bid due date of February 26. Two bids were received. Schindler Elevator submitted the lowest bid. The bid was awarded at the March 9, 2020 Board meeting.

ParkBOI - Capitol & Front Parking Garage - Agency Owned Property: At its December 2019 meeting the Board reviewed a Purchase and Sale Agreement for this parking garage with Block 22, LLC for the purchase price of \$4,000,000. CCDC is working with Block 22 on due diligence and a transition plan. In order to accommodate a smooth transition with Block 22, CCDC has extended the closing date to June 30, 2020. Block 22 intends to continue operating the garage with no changes for the time being.

ParkBOI - Capitol & Main Parking Garage: The exit lane repairs as designed by Civil Survey Consultants and performed by Hellmann Construction received final completion on March 11, 2020.

ParkBOI - Capitol & Main Parking Garage - Elevators: This project will modernize the existing elevators in the Capitol & Main Garage to provide new finished and amenities, improve efficiency and reliability, and bring them into compliance with current codes. Schindler began work on the Idaho Street elevator on January 7, 2020 with a planned completion date on that elevator of January 29. However, on January 21, Schindler discovered damage to the stile on the side of the elevator car that requires the replacement of the full sling and platform assembly for safety reasons. Fabrication and delivery of these components was expected to add approximately eight weeks to the schedule with completion of the Idaho Street elevator expected at the end of March. However, Schindler has since asked for an indefinite extension due to delays caused by the COVID-19 pandemic. Agency is working with the parking operator and Schindler to determine options to continue elevator work and minimize additional delays.

ParkBOI - 9th & Front Parking Garage - Agency Owned Property: The Agency contracted for small areas of waterproofing membrane repairs and additional concrete repairs in the garage. The spall repair is complete. The contractor will resume the membrane repair spring 2020. The Agency executed a contract with Slichter Ugrin Architects to provide design services for Stair Tower Structural Repairs in March 2020. Construction documents are expected to be complete in late spring 2020

ParkBOI - Door Hardware & ADA Upgrades: Slichter Ugrin Architects have been hired as the design professional to develop plans and specifications. Drawings and specs have been completed. The project has been put out to bid, with bids opened on April 1, 2020. Hellmann Construction Company Inc., is the apparent responsive low bidder. Construction contract approval will be sought at the April Board Meeting.

Mobility

11th Street Bikeway - ACHD Collaboration - River Street to Washington Street: 11th Street has been identified in plans by the City and ACHD as an important corridor for the west side of downtown Boise. It prioritizes cyclists, pedestrians, retail business, and residents while accommodating existing vehicular use. ACHD is advancing with the design of bikeway facility improvements for 11th St from Heron Street to Washington Street in preparation for installation in FY2023. CCDC is leading a public engagement process to produce a concept design for 11th Street from River Street to Washington Street. This downtown segment of the 11th Street Bikeway spans two URD's (RMOB and Westside) both of which have funding programmed in FY2023 to build the infrastructure associated with this bikeway. A contract for approval with Kittelson & Associates to assist CCDC with the concept design and public engagement process will be on the Agency Board's April 13, 2020 consent agenda.

Condominium Associations

Building Eight Condominiums Association

Members	Percent Interest
CCDC - Capitol & Myrtle Parking Garage	35%
Raymond Management (Hampton Inn & Suites)	62.5%
Hendricks (retail units represented by Colliers International)	2.5%
Annual Report Due: December 31, 2020	Next Annual Meeting: October 7, 2020
Issues/Comments:	No issues

Front Street Condominium Association

Members	Percent Interest
CCDC - 9th & Front Parking Garage	25.76%
GBAD	2.00%
Aspen Condominiums	52.17%
Hendricks (retail and office units represented by Colliers International)	20.07%
Annual Report Due: November 30, 2020	Next Annual Meeting: October 7, 2020
Issues/Comments:	No issues

Block 22 Condominium Association

Members	Percent Interest
CCDC - Capitol & Front Parking Garage	13.30%
Block 22 (The Grove Hotel, CenturyLink Arena)	86.7%
Annual Report Due: July 31, 2020	Next Annual Meeting: TBD.
Issues/Comments:	2019 Annual Meeting conducted August 6, 2019.

Capitol Terrace Condominium Association. The Agency is working with Hawkins Companies, owner of the Main + Marketplace commercial condominium units, to update condominium declarations. Hawkins Companies has completed the Main + Marketplace remodel.

Members	Percent Interest
CCDC - Capitol & Main Parking Garage	50%
Hawkins Companies (Main + Marketplace)	50%

Annual Report Due: February 28, 2020	Next Annual Meeting: October 7, 2020.
Issues/Comments:	CCDC and Hawkins Companies are discussing Hawkins' proposal to install security cameras in the common areas.

Downtown Parking Condominiums Association

Members	Percent Interest
CCDC - 9th & Main Parking Garage	93.51%
Les Bois Holdings, LLC (commercial unit)	2.03%
Eastman Building, LLC (commercial units)	4.46%
Annual Report Due: September 30, 2020	Next Annual Meeting: TBD
Issues/Comments:	No issues.

ACME Fast Freight Condominium Association

Members	Percent Interest
CCDC – 11th and Front Parking Garage	30.10%
BVA	69.90%
Issues/Comments:	Appoint Agency representatives to COA board.

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