

CCDC Special Board of Commissioners Meeting

May 18, 2020

Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.



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

Board of Commissioners

Special Meeting
May 18, 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 – March 2020
2. Approval of Paid Invoice Report – April 2020

B. Minutes & Reports

1. Approval of April 13, 2020 Meeting Minutes

C. Other

1. Approve Resolution #1656 – Adopt the Families First Coronavirus Response Act Leave Policy

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. CONSIDER: Resolution #1650 – Approving the Lease of 500 S. 8th Street (Trailhead)
(5 minutes).....Mary Watson
- B. CONSIDER: Resolution #1651 – Approving the Entrepreneurship Consulting Agreement (Trailhead)
(5 minutes) Mary Watson
- C. CONSIDER: Resolution #1652 – Authorizing Interagency Agreement with ACHD & City of Boise for Gowen Road Bridge Project
(10 minutes) Matt Edmond
- D. CONSIDER: Resolution #1654 – Amending Cost Share Agreement with ACHD & City of Boise for Gowen Road Bridge Project
(10 minutes)Matt Edmond
- E. CONSIDER: Resolution #1653 – Contract for State Street Corridor Framework Plan and Public Engagement (10 minutes)Matt Edmond

V. Information/Discussion Items

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

VI. Executive Session

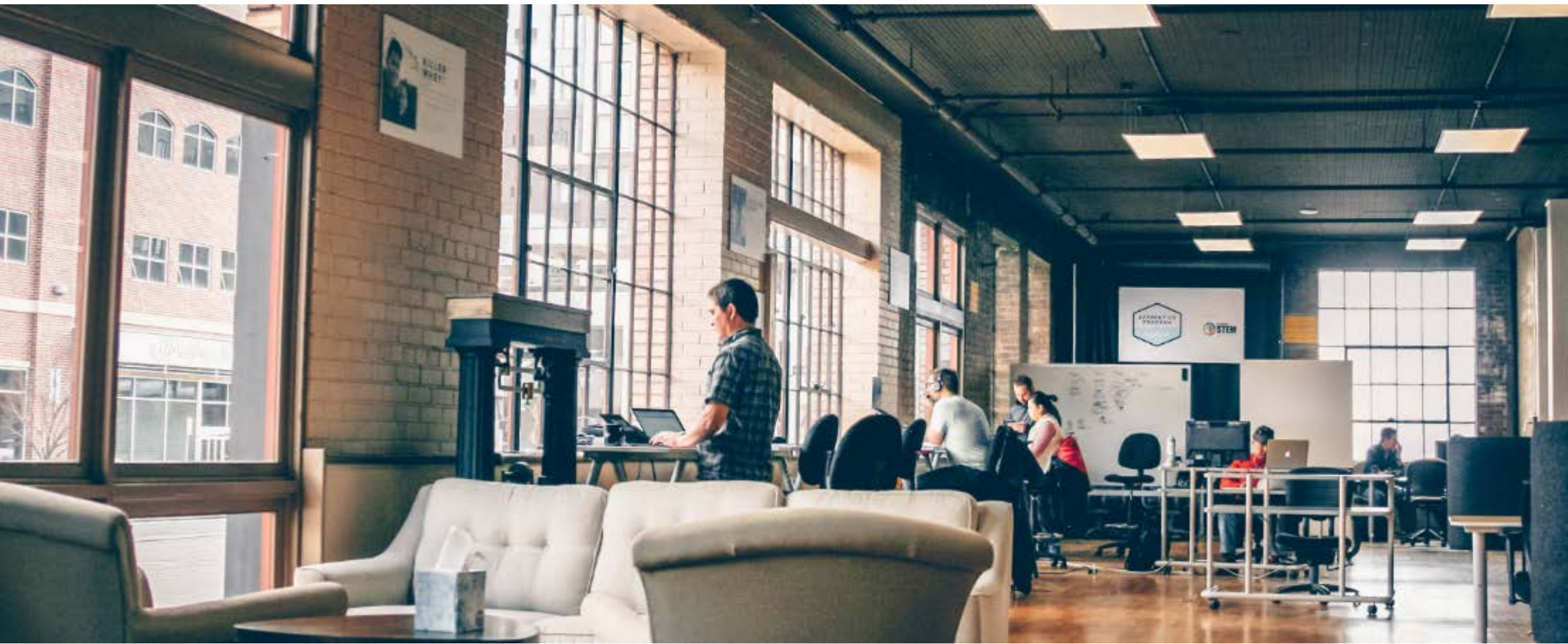
VII. Adjourn

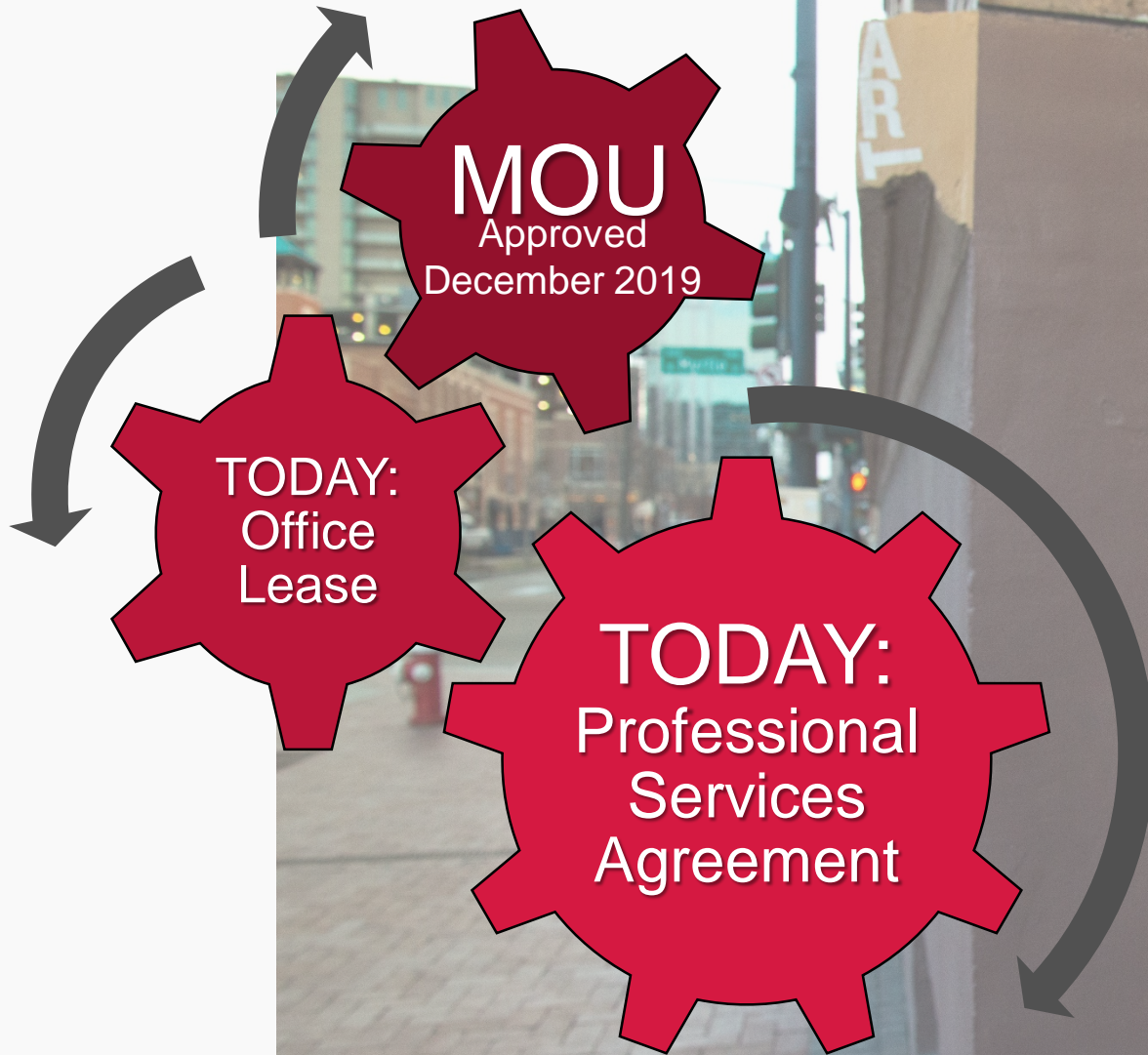




Commercial Lease and Tri-Party Agreement

Mary Watson
CCDC General Counsel





Professional Services Agreement





Office Lease: 500 S. 8th Street

Two year term - with three optional one-year renewal terms
Gross lease: \$183,000 per year (\$15,250 / mo.) shared with the City

For Consideration, Two Motions:

1. I move to adopt **Resolution No. 1650** approving the Lease of 500 S. 8th Street from Rim View LLC.
2. I move to adopt **Resolution No. 1651** approving the Entrepreneurship Consulting Agreement with the City of Boise and Actuate Boise, Inc., for the professional services related to Trailhead.



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Gowen Bridge Agreements

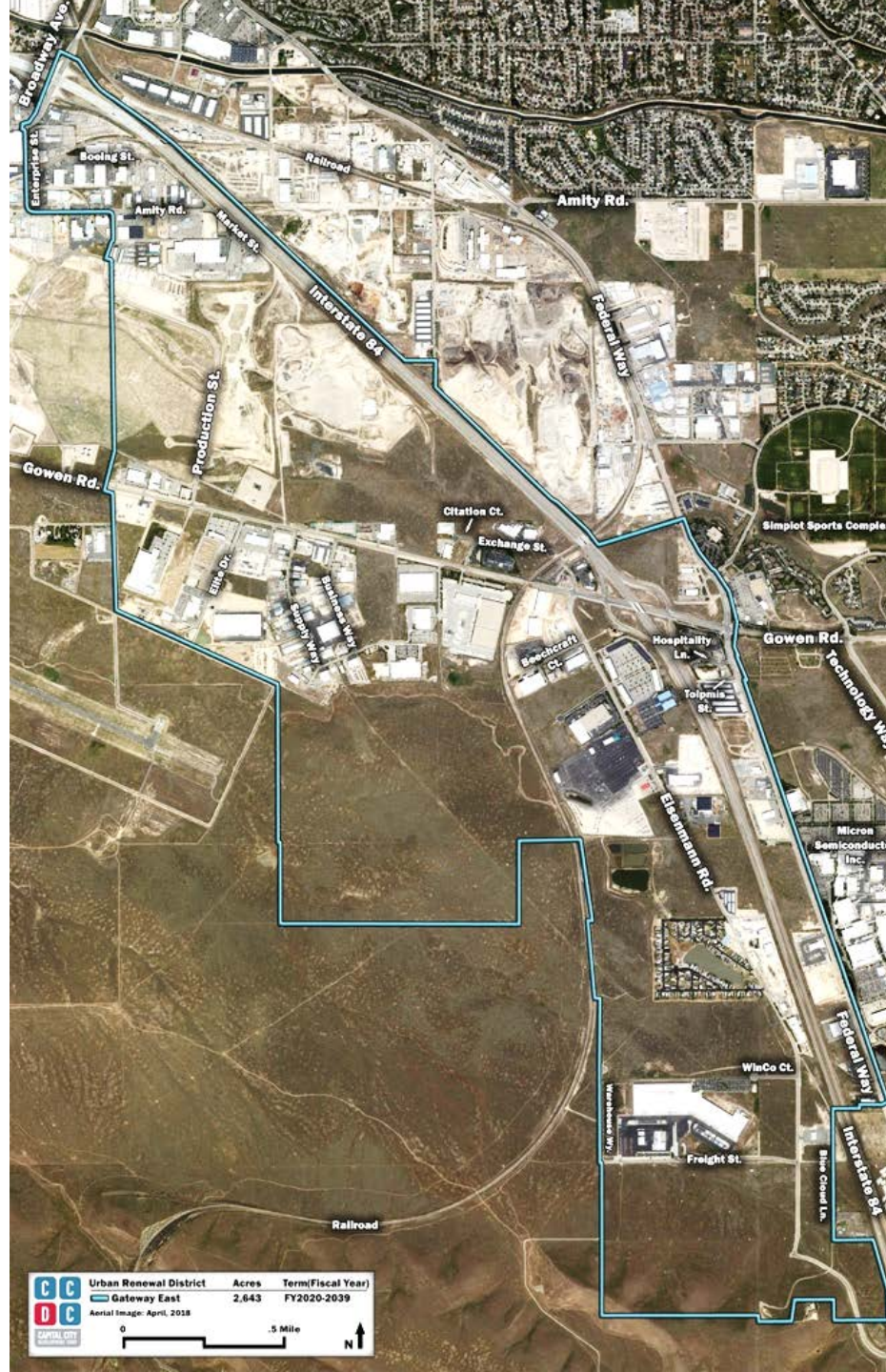
Resolution No. 1652: Interagency Agreement with ACHD and City of Boise for Gowen Road Conduit

Resolution No. 1654: Amended Cost Share Agreement with ACHD

Matt Edmond

Assistant Director – Parking & Mobility

Gateway East District



ACHD Gowen Bridge Project



Gowen Bridge Cost Share Elements



Resolution #1652 Inter-Agency Agreement



Resolution #1654 Amended Cost Share Permit



Credit: Rails-to-Trails Conservancy

Fiscal Notes



Project & Cost Share Timeline



CONSIDER: Resolution # 1652

Suggested Motion:

I move to adopt Resolution No. 1652 authorizing the Executive Director to execute an Interagency Agreement with ACHD and City of Boise for Gowen Road Bridge Conduit Construction.

CONSIDER: Resolution # 1654

Suggested Motion:

I move to adopt Resolution No. 1654 authorizing the Executive Director to execute the new Cost Share Agreement with the Ada County Highway District for shared construction costs of Gowen Road Bridge #2110.

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CONSIDER: Resolution #1653 Professional Services Agreement with MIG for State Street Corridor Framework and Public Engagement

Matt Edmond

Assistant Director – Parking & Mobility

This map illustrates the Boise River area, showing the City of Eagle, City of Garden City, and City of Boise. The Boise River is highlighted in red, and the city boundaries are outlined in yellow. The map includes a scale bar (0 to 1 mile) and a north arrow. Key streets shown include Hill Rd, State St, Chinden Blvd, and Ustick Rd. The Boise River flows through the center of the map, with the City of Garden City situated along its banks. The City of Boise is located to the east, and the City of Eagle is to the west. The map also shows the Boise River Bridge and the Boise River Parkway.

Urban Renewal Plan Elements

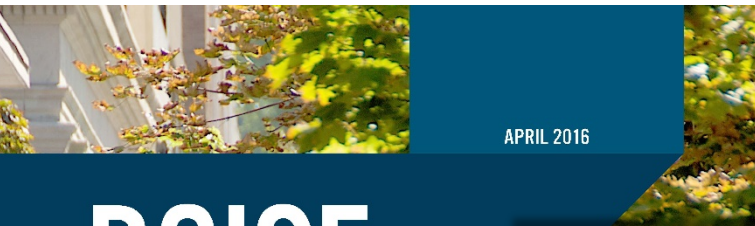
Typical Urban Renewal Plan Table of Contents

- 100 – Introduction
- 200 – Description of Project Area
- 300 – Proposed Redevelopment Actions
- 400 – Uses permitted in the Project Area
- 500 – Methods of Financing the Project
- 600 – Actions by the City
- 700 – Enforcement
- 800 – Duration of the Plan
- 900 – Procedure for Amendment
- 1000 – Severability
- 1100 – Performance Review
- Attachment 1: Boundary Map
- Attachment 2: Legal Description of Project Area
- Attachment 3: Properties to be acquired
- Attachment 4: Map depicting land uses
- Attachment 5: Economic Feasibility Study

Attachment 6: Corridor Framework (MIG, this scope of services)



Corridor Framework



BOISE

TRANSPORTATION ACTION PLAN



Boise's Comprehensive Plan



State Street Transit and Traffic Operational Plan Implementation Plan

Ada County, Idaho

June 14, 2011



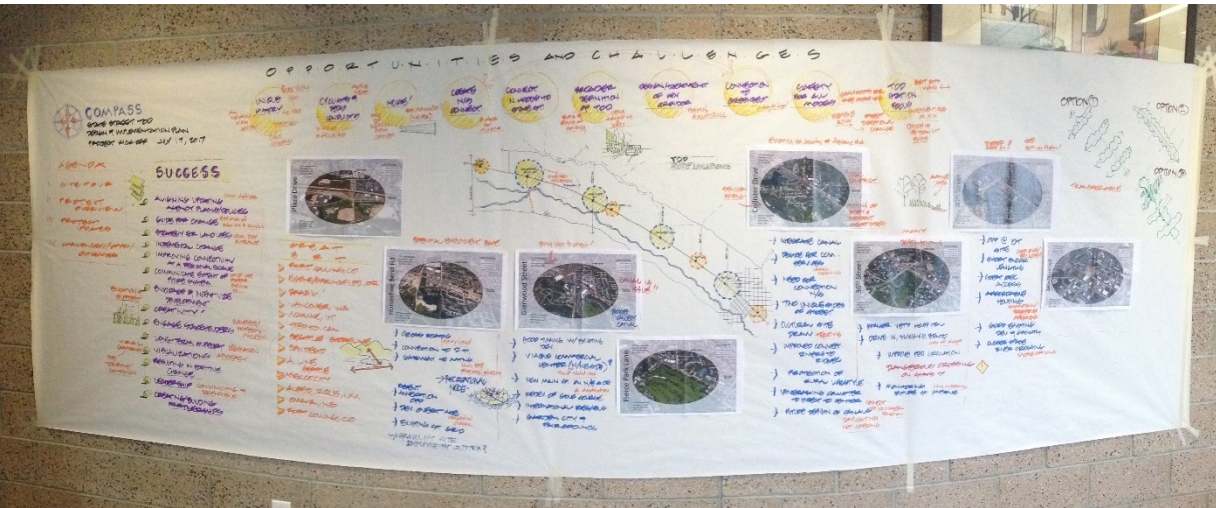
STATE STREET CORRIDOR

TRANSIT ORIENTED DEVELOPMENT

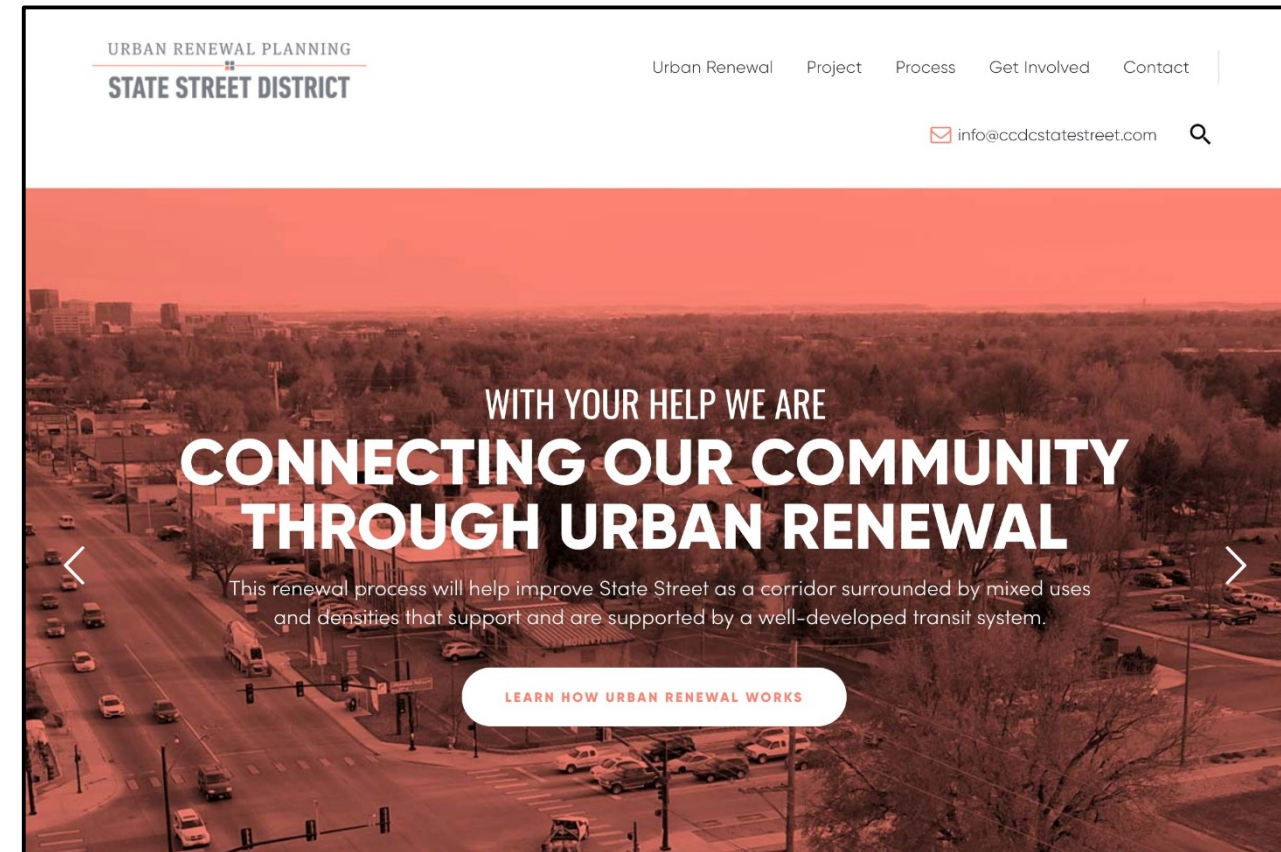
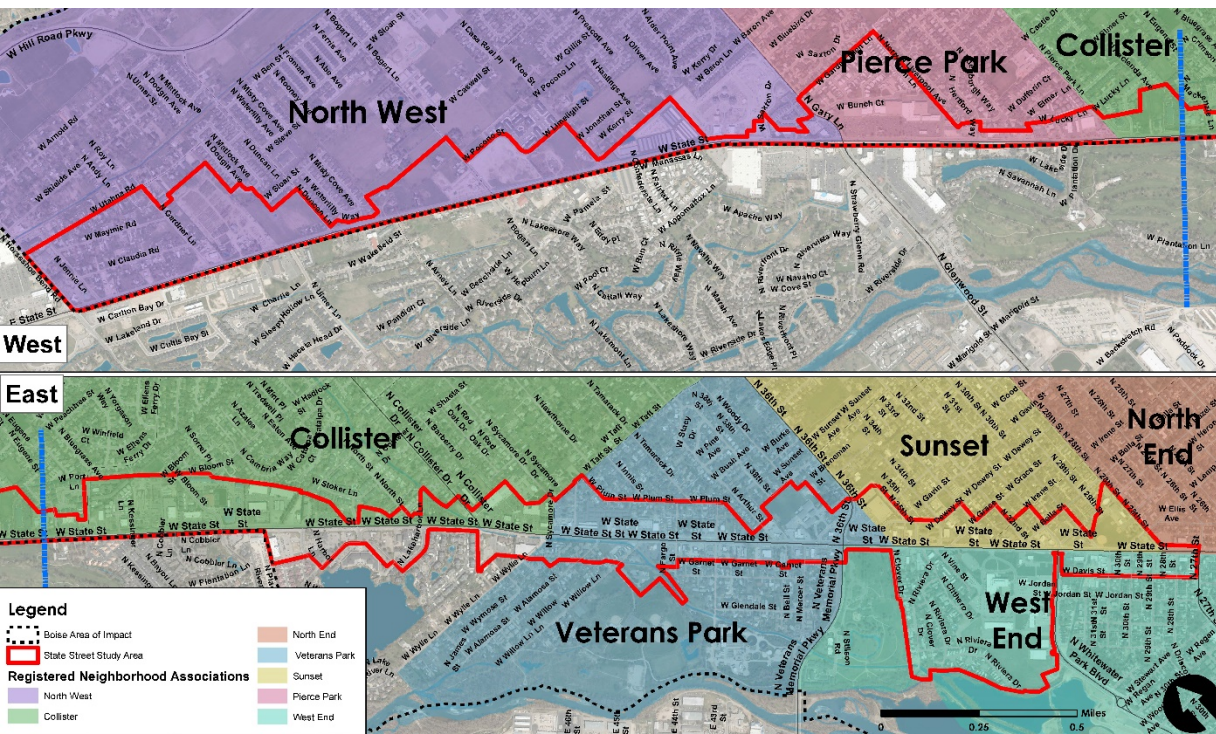


live ride walk bike
BUILDING CONNECTIONS

Public Engagement



www.ccdcstatestreet.com



State Street Consultant Team

Task	Consultant
Corridor Framework	MIG
Public Engagement	MIG
Economic Feasibility Study	SB Friedman
Legal	Elam & Burke
Infrastructure Analysis	Quadrant
Eligibility Study & Report	Leland Consulting
Survey & Legal Description	Quadrant
Website Design & Hosting	JedSplit
Communications Support	Red Sky PR



WHAT IF COMMUNITIES DID THE PLANNING?

Fiscal Notes

- Current Agreement \$160,450
- CCDC FY20 Budget \$525,000



Next Steps

June – Sept 2020
**Planning Context
& Assessment**
Open House #1

Oct – Dec 2020
**Gap Analysis &
District Goals**
Open House #2

**Dec '20 – March
'21**
**Frameworks &
Public
Improvements**
Open House #3

**March – June
2021**
**Final Framework
& Urban Renewal
Plan**

July – Oct 2021
Plan Adoption

CONSIDER: Resolution #1653

Suggested Motion:

I move to adopt Resolution #1653 and authorize the professional services agreement with MIG, for the State Street District Corridor Framework Plan and Public Engagement

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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).