CCDC Special Board of Commissioners Meeting

June 8, 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

Regular Meeting June 8, 2020



I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – May 2020

B. Minutes & Reports

- 1. Approval of May 18, 2020 Meeting Minutes
- 2. Approval of May 18, 2020 Executive Session Meeting Minutes
- 3. 1st Quarter Financial Report, FY2020
- 4. 2nd Quarter Financial Report, FY2020

C. Other

1. Approve Resolution #1658 – 9100 S. Eisenman Road – Type 2 Participation Agreement



CONSENT AGENDA

Motion to Approve Consent Agenda



IV. Action Items

A.	CONSIDER: 1015 W. Main Street – Participation Program Type 1 Streetscape Designation with Main Eleven L (5 minutes)	
B.	CONSIDER: Resolution #1659 – Authorizing Purchase of Property Addressed as 1715 W. Idaho Street (10 minutes)	adv Shinn
C.	CONSIDER: Resolution #1657 – Authorizing the State Street Cost Share Application (10 minutes)	

V. Information/Discussion Items

A.	Downtown Boise Association & CCDC (5 minutes)	3A
B.	CCDC Monthly Report (5 minutes)	lle

VI. Executive Session

VII. Adjourn



11th and Main Apartments – Type 1 Streetscape Grant Designation

Brady Shinn
Project Manager – Property Development





11th & Main Apartments Location





11th & Main Apartments Project Information

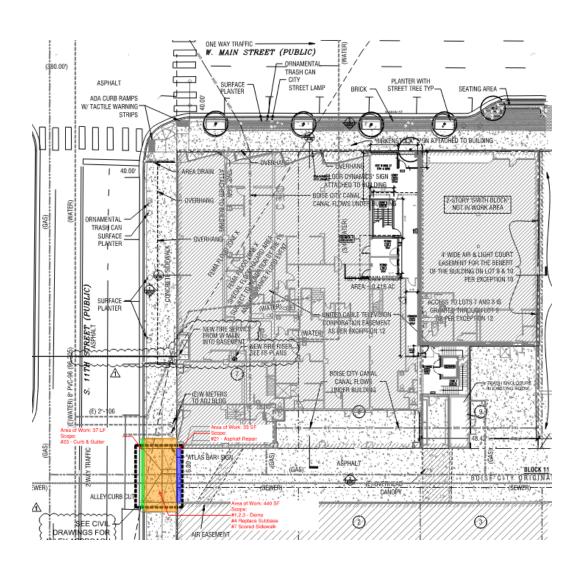


Development

- Renovation of Safari Inn's larger building and re-use into residential apartments
- Replaces 43 hotel rooms with 41 for-rent units
- Total Development Cost of \$8.6MM
- Requesting funding to bring the W. 11th
 Street alley drive-ramp to ADA
 standards



Eligible Expenses



Public Improvement Cost Estimates:

- Totals \$22,000
- Alley Drive-ramp on west 11th Street
 - Demolition: \$5,000
 - Ramp Subbase: \$10,500
 - Concrete and brick: \$6,500



11th and Main Apartments – Type 1 Streetscape Grant Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Streetscape Grant Participation Agreement with Main Eleven LLC for future Board approval.



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V. Information/Discussion Items

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B.	CCDC Monthly Report (5 minutes)	unelle

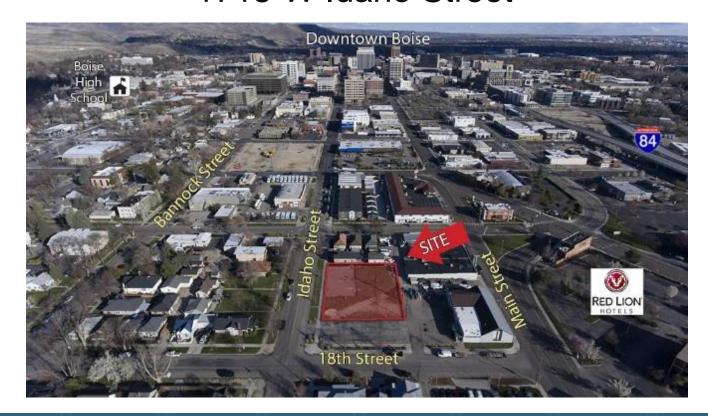
VI. Executive Session

VII. Adjourn



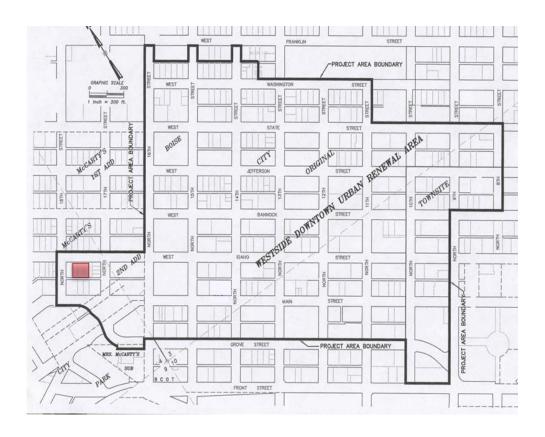
Resolution #1659

Brady Shinn 1715 W Idaho Street





The Location







General Info

The Property

- 0.401 acres or 17,685 sf
- Vacant, unimproved lot and basketball court
- R3 Zone with DD overlay
- 43.5 units per acre & 45' height limit
- Existing Conditional Use Permit for 17 units, 8 of which are short-term rentals (AirBNB-styled)
- Neighboring sites: parking lot & single-family home + garage
- Owned by a local developer





The Terms

Due Diligence Summary

- Appraisal
- Phase I
- ☐ Topo / Boundary Survey
- Geotechnical Report (by Seller)

Price

- \$605,000
- Appraised Value
- \$25,000 refundable Deposit
- \$34 / s.f.

Closing Date

- July 1st, 2020
- Title One

Contingencies

- CCDC Board Approval
- **53** day Due Diligence complete

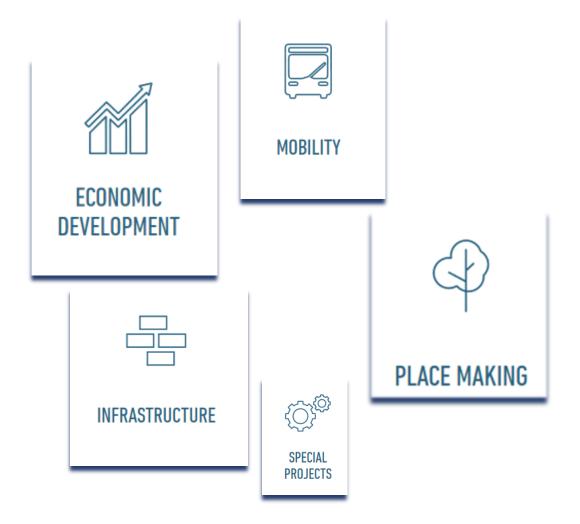


Why?

Property Acquisition Guidelines:

(6 of 14)

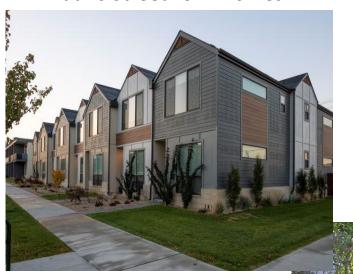
- 1. Protects community needs and housing opportunities
- 2. Vacant, underutilized property
- 3. Unimproved Lot with dilapidated basketball court
- 4. Property has multiple unique barriers to conventional development
- 5. Property meets a long-term goal of adding more community and affordable housing, potentially via a Public Private Partnership
- 6. Partnership Potential Public or Private
- 7. Exceptional value for location





Why?

Idaho Street Townhomes



Ash Street Townhomes

- Acquisition stimulates Boise's economic development and responds to critical housing issues raised by Boise's leaders and citizens
- Adds immediate housing supply
- Flexible final use RFP criteria can promote multiple concepts, such as middle-density housing, Affordable or Workforce
- Barriers to Entry soil remediation limits private sector execution



Resolution #1659

Adopt Resolution #1659, approving and authorizing the execution of the Purchase and Sale Agreement for the property located at 1715 W Idaho Street.



IV. Action Items

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	(5 minutes)Brady Shinn
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	(10 minutes)

C. CONSIDER: Resolution #1657 – Authorizing the State Street Cost Share Application (10 minutes) Matt Edmond

V. Information/Discussion Items

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Resolution #1657: State Street Cost Share Application

Matt Edmond
Assistant Director – Parking & Mobility



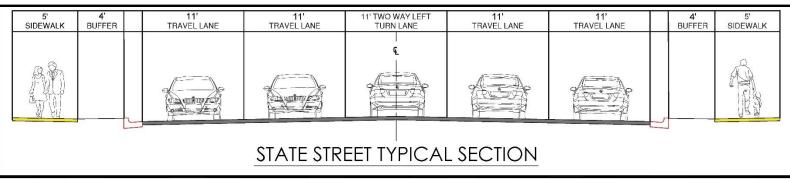
State Street Existing Conditions

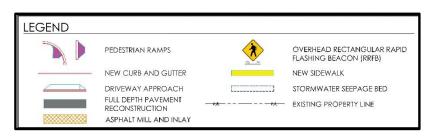




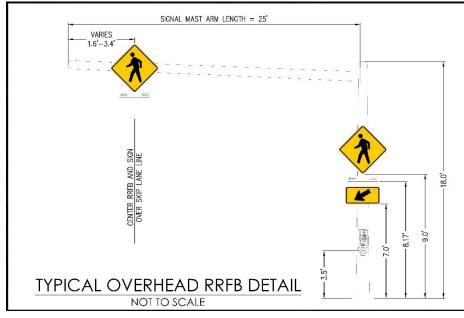
State Street: ACHD Project



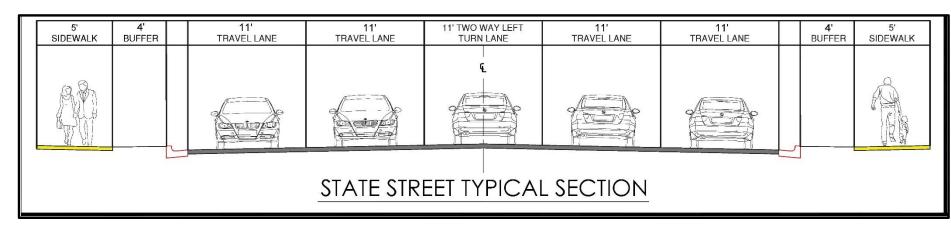








Requirements for Street Trees



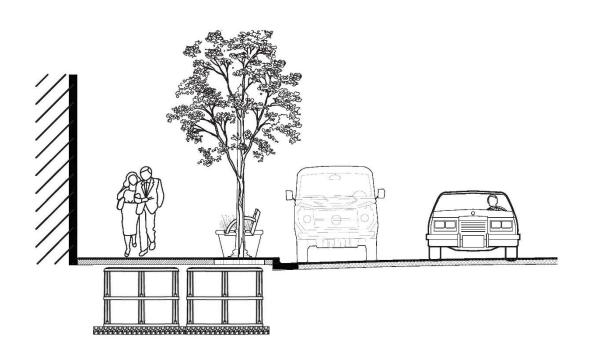
Proposed State Street Cross-Section, 12th-14th

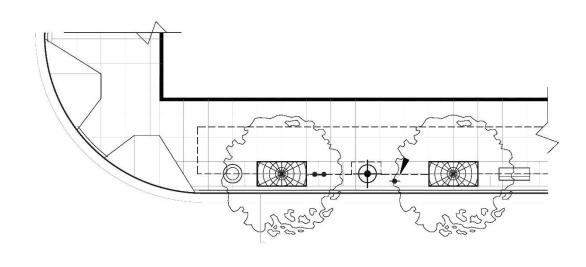


Source: ACHD Tree Planting Policy



Proposed Cost Share: Streetscape



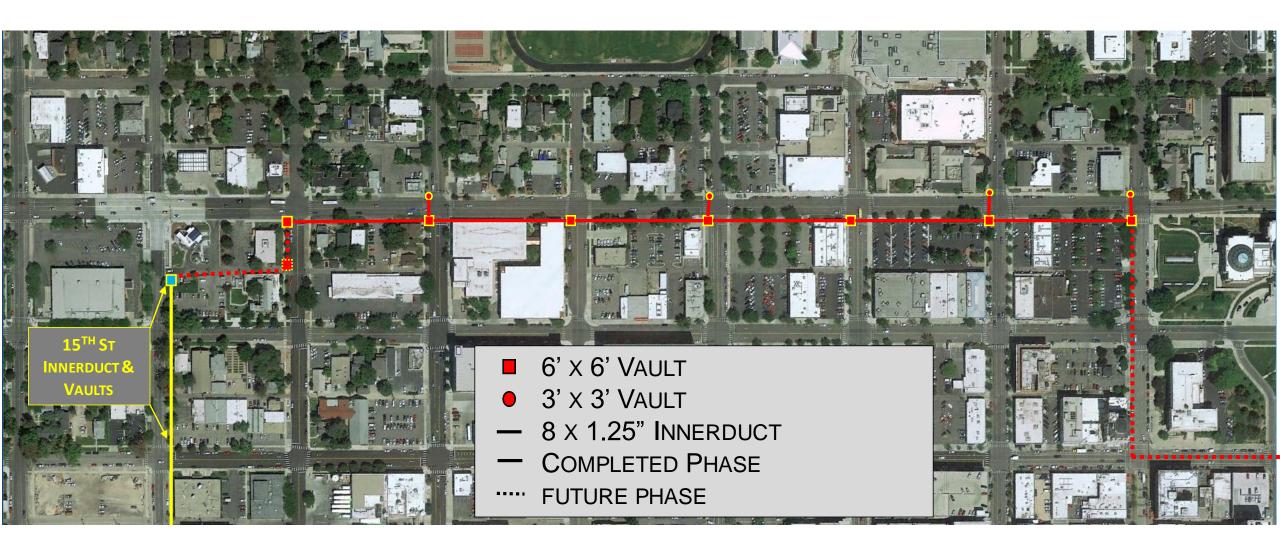


TYPE 3 - URBAN CONCRETE STREETSCAPE SECTION

TYPE 3 - URBAN CONCRETE STREETSCAPE DETAIL PLAN



Proposed Cost Share: Fiber-Optic Conduit





Fiscal Notes

Element	Estimated Cost
Design Costs	\$50,000 - \$100,000
Fiber Optic Conduit	\$450,000
Silva Cells	\$300,000 - \$550,000
Trees, Grates, Irrigation	\$120,000
Concrete Hardscape	\$30,000
Street Lights	\$200,000
Miscellaneous	\$150,000





CONSIDER: Resolution #1657 Suggested Motion:

I move to adopt Resolution #1657 authorizing the Executive Director to submit a cost share application to ACHD for installation of certain streetscape elements and fiber optic conduit along State Street between 8th Street and 14th Street as part of ACHD Project No. 519044.



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V. Information/Discussion Items

A.	Downtown Boise Association & CCDC (5 minutes))Jennifer Hensley, DBA
R	CCDC Monthly Poport (5 minutes)	John Brunelle

VI. Executive Session

VII. Adjourn

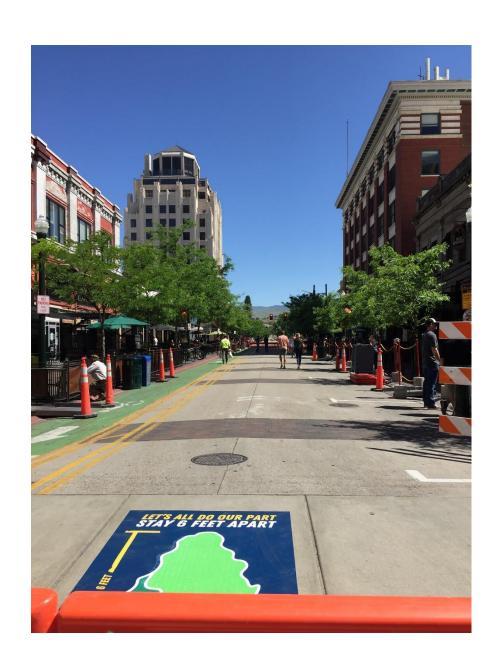


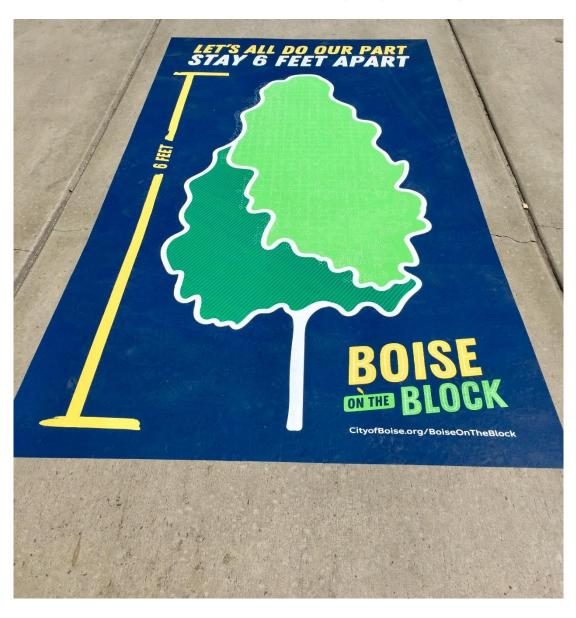
INFORMATION: Downtown Boise Association & CCDC

Jennifer Hensley
DBA Executive Director



Downtown Boise Association & CCDC





Downtown Boise Association & CCDC







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INFORMATION: CCDC Monthly Report

John Brunelle
CCDC Executive Director



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VI. Executive Session

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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)].

The CCDC public Board Meeting will resume once Executive Session has ended.

Please stand by.



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).

