



BOARD OF COMMISSIONERS MEETING

November 9, 2020

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
November 9, 2020, 12:00 p.m.

Virtual attendance is strongly encouraged.

Please visit: <https://ccdcboise.com/the-agency/board-of-commissioners/>

A G E N D A

I. CALL TO ORDER Chair Zuckerman

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS Chair Zuckerman

III. ACTION ITEM: CONSENT AGENDA

- A. Expenses
 - 1. Approval of Paid Invoice Report – October 2020
- B. Minutes and Reports
 - 1. Approval of October 12, 2020 Meeting Minutes
- C. Other
 - 1. Approve Resolution #1680 - Westside Urban Park – Jensen Belts DD-CD-CA Amendment No. 1
 - 2. Approve Resolution #1681 - Records Disposition

IV. ACTION ITEM

- A. CONSIDER: Resolution #1682 – Approving 11th Street Bikeway Concept Design (10 minutes)
.....Amy Fimbel

V. INFORMATION/DISCUSSION ITEMS

- A. Trailhead Annual Report (10 minutes)..... Tiam Rastegar, Executive Director Trailhead
- B. Participation Program Review (10 minutes)John Brunelle/Todd Bunderson
- C. CCDC Monthly Report (5 minutes).....John Brunelle

VI. ADJOURN

This meeting will be conducted in compliance with the Idaho Open Meetings Law. In addition, all COVID-19 health safety protocols will be observed. Face masks and social distancing will be required. Due to limited seating in-person attendees may be required to wait outside the meeting room once the maximum safe meeting room capacity is reached. All CCDC Board members will attend virtually. Interested members of the public are welcome and are encouraged to attend virtually via the link above.

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. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



III. CONSENT AGENDA



Paid Invoice Report

For the Period: 10/1/2020 through 10/31/2020

Payee	Description	Payment Date	Amount
Debt Service:			
Payroll:			
PERSI	Retirement Payment	10/7/2020	18,592.71
EFTPS - IRS	Federal Payroll Taxes	10/7/2020	14,519.10
Idaho State Tax Commission	State Payroll Taxes	10/7/2020	2,173.00
CCDC Employees	Direct Deposits Net Pay	10/7/2020	37,696.35
Idaho Department of Labor	SUTA - Q3 2020	10/8/2020	582.90
PERSI	Retirement Payment	10/21/2020	18,592.69
EFTPS - IRS	Federal Payroll Taxes	10/21/2020	14,519.10
Idaho State Tax Commission	State Payroll Taxes	10/21/2020	2,173.00
CCDC Employees	Direct Deposits Net Pay	10/21/2020	37,696.35
Total Payroll Payments:			146,545.20
Checks and ACH			
Various Vendors	Check and ACH Payments (See Attached)	October 2020	1,221,809.34
Total Cash Disbursements:			\$ 1,368,354.54

I have reviewed and approved all cash disbursements in the month listed above.

Finance Director

Nov 2, 2020

Date

Executive Director

Nov. 2, 2020

Date

Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4166	11th & Idaho Partners, LLC	INV100620	11th & Idaho Bulbout Elimi	09/30/2020	9,806.00	63772	10/28/2020
	Total 4166:				9,806.00		
3659	Ada County	OCT 2020	October 2020 Master Grou	10/01/2020	30,025.00	63773	10/28/2020
		OCT 2020	October 2020 Surplus Gro	10/01/2020	13,005.50	63773	10/28/2020
	Total 3659:				43,030.50		
1058	Ada County Highway Distri	16141	Gowen Bridge Cost Share	09/23/2020	3,734.93	63774	10/28/2020
	Total 1058:				3,734.93		
4126	Agnew Beck Consulting Inc	8976	Linen Blocks - W. Grove St	09/30/2020	1,334.25	63775	10/28/2020
		8976	Linen Blocks - W. Grove St	09/30/2020	148.25	63775	10/28/2020
		8977	Old Boise Grove Street Pu	09/30/2020	5,366.68	63775	10/28/2020
		8978	Public Engagement Strateg	09/30/2020	5,092.50	63775	10/28/2020
	Total 4126:				11,941.68		
1139	American Cleaning Service	22129	Hampton Inn - Garge Wind	10/12/2020	336.00	11747	10/29/2020
	Total 1139:				336.00		
3838	American Fire Protection L	10974	Monthly pump inspection &	10/05/2020	185.00	63776	10/28/2020
	Total 3838:				185.00		
3603	APA Idaho Chapter	20-0001	APA Idaho 2020 Conferenc	10/01/2020	500.00	63777	10/28/2020
	Total 3603:				500.00		
3885	Berkley North Pacific	60000406 FY	Bldg 8 commercial packag	10/09/2020	48,743.00	63778	10/28/2020
	Total 3885:				48,743.00		
1316	Blue Cross of Idaho	20255000113	Health Insurance - Oct 202	10/01/2020	25,750.60	63768	10/01/2020
	Total 1316:				25,750.60		
1385	Boise City Utility Billing	1177 OCT20	848 Main St # 0447416001	10/01/2020	8.42	11777	10/26/2020
	Total 1385:				8.42		
4022	Boxcast Inc	B57F3A3-00	Audio/Visual Support, 12 M	10/01/2020	1,559.76	11748	10/29/2020
		B57F3A3-00	storage fees	10/01/2020	16.44	11748	10/29/2020
	Total 4022:				1,576.20		
4082	BVGC Parcel B LLC	1600007038	11th & Front garage CAM e	10/01/2020	2,660.28	11749	10/29/2020
	Total 4082:				2,660.28		
1556	Caselle Inc.	104345	Contract support - October	10/01/2020	840.00	63769	10/01/2020

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 1556:					840.00		
1595	City of Boise	IL1603	Downtown Core Maint - R	10/01/2020	1,955.95	63779	10/28/2020
		IL1603	Downtown Core Maint - W	10/01/2020	1,416.38	63779	10/28/2020
Total 1595:					3,372.33		
4116	Civil Survey Consultants In	20015	Production Street and Gow	09/30/2020	528.00	11750	10/29/2020
Total 4116:					528.00		
1643	Community Planning Assoc	221021	FY21 1st qtr Membership	10/01/2020	2,275.00	11751	10/29/2020
Total 1643:					2,275.00		
4151	Desman Inc	D20066	10th & Front Garage Struct	09/30/2020	735.00	11752	10/29/2020
Total 4151:					735.00		
1787	Downtown Boise Associati	8340	Flower Pot Reimbursement	09/30/2020	7,340.23	63780	10/28/2020
		8340	Flower Pot Reimbursement	09/30/2020	1,611.27	63780	10/28/2020
		8340	Flower Pot Reimbursement	09/30/2020	1,074.18	63780	10/28/2020
		8341	Downtown Infrastructure C	09/30/2020	686.37	63780	10/28/2020
		8341	Downtown Infrastructure C	09/30/2020	2,450.13	63780	10/28/2020
		8341	Downtown Infrastructure C	09/30/2020	2,450.13	63780	10/28/2020
Total 1787:					15,612.31		
1838	Elam & Burke P.A.	187756	Parking Matters	09/30/2020	708.15	11759	10/30/2020
		187757	New URD - State STreet	09/30/2020	45.00	11759	10/30/2020
		187758	Hoffman v. City of Boise	09/30/2020	218.45	11759	10/30/2020
		187759	WS District Amendment	09/30/2020	8,568.25	11759	10/30/2020
		187760	River Myrtle Termination	09/30/2020	652.50	11759	10/30/2020
		187761	101-0 General	09/30/2020	694.65	11759	10/30/2020
		187762	River Myrtle Implement Act	09/30/2020	202.50	11759	10/30/2020
		187791	30th Street Projects	09/30/2020	472.50	11759	10/30/2020
Total 1838:					11,562.00		
1982	GGLO LLC	PO 200052-1	Westside Urban Park Rend	09/28/2020	850.00	11753	10/29/2020
		PO 200052-2	Westside Urban Park Rend	09/28/2020	2,550.00	11753	10/29/2020
Total 1982:					3,400.00		
3695	Guho Corp.	200101063-0	8th & Bannock Streetscape	09/30/2020	62,471.68	11760	10/30/2020
		200101063-0	8th & Bannock Streetscape	09/30/2020	145,767.24	11760	10/30/2020
		20044-01	8th & Bannock Streetscape	09/30/2020	7,443.36	11760	10/30/2020
		20044-01	8th & Bannock Streetscape	09/30/2020	17,368.57	11760	10/30/2020
Total 3695:					233,050.85		
3872	Guy Hand Productions	2020	Summer 2020 Project Phot	09/30/2020	6,400.00	63781	10/28/2020
Total 3872:					6,400.00		
3853	Hawkins Companies LLC	09302020	Cap T. Condo: Oct - Dec 2	10/01/2020	15,724.55	63782	10/28/2020

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 3853:					15,724.55		
4115	HDR Engineering Inc	1200295889	Main & Fairview Transit Sta	09/21/2020	2,484.75	11761	10/30/2020
		1200296840	Gateway East Transportati	09/30/2020	109.75	11761	10/30/2020
		1200302160	Main & Fairview Transit Sta	09/30/2020	16,944.85	11761	10/30/2020
		1200302357	Main & Fairview Transit Sta	09/30/2020	9,739.20	11761	10/30/2020
Total 4115:					29,278.55		
4152	Heartland LLC	1249-1002	10th & State Redevelopme	09/30/2020	14,500.00	11762	10/30/2020
Total 4152:					14,500.00		
4104	Hellmann Construction Co	200062-4	ParkBOI Garages – Door H	09/30/2020	122,478.75	11763	10/30/2020
Total 4104:					122,478.75		
2165	Idaho Power	6607 SEPT2	9th St outlets #220040660	09/30/2020	3.96	11776	10/19/2020
		7995 SEPT2	9th & State # 2201627995	09/30/2020	3.50	11775	10/16/2020
Total 2165:					7.46		
3900	Idaho Records Manageme	0141593	Records Storage	10/01/2020	89.78	11754	10/29/2020
Total 3900:					89.78		
4118	Idaho STEM Action Center	21STVB21	boise startup week 2020	10/01/2020	5,000.00	63783	10/28/2020
Total 4118:					5,000.00		
3966	Involta LLC	0053957	Website Hosting Services	10/01/2020	1,347.90	63784	10/28/2020
Total 3966:					1,347.90		
3808	Jed Split Creative	2397	Office remodel - window gr	09/22/2020	1,314.80	63785	10/28/2020
		2398	creative services - CCDC	09/22/2020	77.90	63785	10/28/2020
		2398	creative services - 6th stre	09/22/2020	110.20	63785	10/28/2020
		2398	creative services - 11th stre	09/22/2020	7.60	63785	10/28/2020
		2398	creative services - Park BO	09/22/2020	311.60	63785	10/28/2020
		2398	creative services - 8th stre	09/22/2020	282.15	63785	10/28/2020
		2398	creative services - 8th stre	09/22/2020	658.35	63785	10/28/2020
		2399	2021-2025 CIP	09/23/2020	2,720.00	63785	10/28/2020
		2399	2021-2025 CIP	09/23/2020	665.00	63785	10/28/2020
		2400	creative services - CCDC	09/24/2020	627.95	63785	10/28/2020
		2400	creative services - state str	09/24/2020	264.10	63785	10/28/2020
		2401	Core Concepts - New Desi	09/30/2020	6,723.00	63785	10/28/2020
		2401	Core Concepts - New Desi	09/30/2020	.15	63785	10/28/2020
Total 3808:					13,762.80		
2288	Jensen Belts Associates	1765CD-7	Westside Park DD-CD-CA	09/30/2020	22,920.01	11764	10/30/2020
		1768CD-5	8th and Bannock Streetsca	09/30/2020	8,709.62	11764	10/30/2020
		1768CD-5	8th and Bannock Streetsca	09/30/2020	9,821.48	11764	10/30/2020
Total 2288:					41,451.11		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
3913	Kimley-Horn and Associate	17469936	Accredited Parking Organiz	09/30/2020	910.00	11765	10/30/2020
		17514859	Parking Supply/Demand U	09/30/2020	810.00	11765	10/30/2020
		191934019-0	Parking Management Plan	09/30/2020	15,000.00	11765	10/30/2020
		Total 3913:			16,720.00		
2360	Kittelson & Associates Inc.	0112592	11th Street Bikeway Conce	09/21/2020	18,257.50	11766	10/30/2020
		0113251	11th Street Bikeway Conce	09/30/2020	19,467.50	11766	10/30/2020
		Total 2360:			37,725.00		
4156	Lea Electric LLC	J4022-03	Westside Urban Park Early	10/14/2020	5,619.97	11767	10/30/2020
Total 4156:				5,619.97			
4157	MIG, Inc.	0066450	State Street Corridor Fram	09/30/2020	10,194.00	11768	10/30/2020
Total 4157:				10,194.00			
4136	Mintify LLC	163	Management Training	09/30/2020	4,000.00	11755	10/29/2020
Total 4136:				4,000.00			
4167	Northwest Integrity Housin	SEPT2020	T4 contractual payment - A	09/30/2020	278,402.00	63786	10/28/2020
Total 4167:				278,402.00			
4160	Preservation Solutions LLC	279	State Street Cultural Resou	09/30/2020	9,500.00	63787	10/28/2020
Total 4160:				9,500.00			
2774	Pro Care Landscape Mana	34971	Landscape Maintenance -	09/30/2020	174.00	63788	10/28/2020
		34979	Landscape Maintenance -	09/30/2020	253.14	63788	10/28/2020
		34980	Landscape Maintenance -	09/30/2020	1.05	63788	10/28/2020
		34981	Landscape Maintenance -	09/30/2020	99.00	63788	10/28/2020
		Total 2774:			527.19		
2798	Quadrant Consulting Inc.	11226	State Street Streetscape (09/30/2020	480.00	11756	10/29/2020
		11231	State Street Infrastructure	09/30/2020	2,365.76	11756	10/29/2020
		Total 2798:			2,845.76		
4125	Red Sky Inc	12015	Communication Services	09/30/2020	4,000.00	63789	10/28/2020
		41583	Communication Services	09/30/2020	4,000.00	63789	10/28/2020
		Total 4125:			8,000.00		
3653	Redevelopment Associatio	M16006 FY2	Membership Dues	10/01/2020	1,200.00	63790	10/28/2020
		M16006 FY2	Legislative Contribution	10/01/2020	3,400.00	63790	10/28/2020
		Total 3653:			4,600.00		
3896	Rim View LLC	OCT2020	Monthly Rent and NNN - Tr	10/01/2020	15,250.00	63770	10/01/2020
Total 3896:				15,250.00			

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
3929	SB Friedman Development	PO 190092-5	Proposed State Street UR	09/30/2020	4,548.75	11769	10/30/2020
		PO 200063-3	Westside URD Amendment	09/30/2020	2,308.00	11769	10/30/2020
		PO 200064-2	Central Bench Revenue St	09/30/2020	7,577.50	11769	10/30/2020
Total 3929:					14,434.25		
3542	Security LLC - Plaza 121	OCT2020	Office rent - Oct 2020	10/01/2020	13,970.00	63771	10/01/2020
Total 3542:					13,970.00		
4124	Slichter Ugrin Architecture I	1480	ParkBOI Door Hardware	09/30/2020	3,480.00	11770	10/30/2020
		1481	9th & Front Stair Structural	09/30/2020	4,585.00	11770	10/30/2020
Total 4124:					8,065.00		
4131	Smarking Inc	4636	Data Management Service	10/01/2020	8,750.00	11771	10/30/2020
Total 4131:					8,750.00		
3974	Stability Networks Inc.	33229	IT Services - FY2020	09/30/2020	2,255.00	11772	10/30/2020
		33229	Phone System Support	09/30/2020	85.00	11772	10/30/2020
		33229	AppRiver SecureTide	09/30/2020	90.00	11772	10/30/2020
		33229	Cloud Backup	09/30/2020	420.00	11772	10/30/2020
		33229	Cisco Subscription	09/30/2020	5.84	11772	10/30/2020
		33329	server room relocation - re	09/21/2020	15,273.82	11772	10/30/2020
Total 3974:					18,129.66		
3029	State Insurance Fund	23692492	Installment Premium	09/28/2020	1,240.00	63791	10/28/2020
Total 3029:					1,240.00		
3242	Suez Water Idaho	4259 SEPT2	516 S 9th St irri #06006391	09/11/2020	107.46	11746	10/01/2020
Total 3242:					107.46		
4109	Syringa Networks LLC	20339 OCT2	internet & data - december	10/01/2020	648.23	63792	10/28/2020
Total 4109:					648.23		
4074	The Potting Shed	18482	Interior Plant Maint.	09/30/2020	65.00	63793	10/28/2020
Total 4074:					65.00		
4009	TML Heating & Air Conditio	414723	Cooling Fan - Server Room	09/30/2020	59.00	63794	10/28/2020
Total 4009:					59.00		
3170	Treasure Valley Coffee Inc.	2160:069521	Water & Cooler Rental	10/14/2020	106.00	63795	10/28/2020
		2160068044	Water & Cooler Rental	09/30/2020	106.00	63795	10/28/2020
		2160068784	Water & Cooler Rental	09/30/2020	106.00	63795	10/28/2020
		2160069003	Water & Cooler Rental	09/30/2020	106.00	63795	10/28/2020
Total 3170:					424.00		
3233	United Heritage	02014-001 S	Disability insurance - Sept	09/30/2020	1,497.44	63796	10/28/2020

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 3233:					1,497.44		
3835	US Bank - Credit Cards	09.25.2020	Recruitment Expenses	09/25/2020	1,008.14	11745	10/14/2020
		09.25.2020	Voice, data & webhosting s	09/25/2020	16.95	11745	10/14/2020
		09.25.2020	Office Supplies	09/25/2020	411.04	11745	10/14/2020
		09.25.2020	Computer & Software Supp	09/25/2020	340.19	11745	10/14/2020
		09.25.2020	Postage	09/25/2020	142.28	11745	10/14/2020
		09.25.2020	Dues & Subscriptions	09/25/2020	695.00	11745	10/14/2020
		09.25.2020	Personnel Training (Local)	09/25/2020	253.94	11745	10/14/2020
		09.25.2020	Local Meetings & Transport	09/25/2020	22.05	11745	10/14/2020
		09.25.2020	Street/District Improvement	09/25/2020	44.04	11745	10/14/2020
		09.25.2020	Repairs & Maintenance	09/25/2020	30.00	11745	10/14/2020
		09.25.2020	Street/District Improvement	09/25/2020	19.00	11745	10/14/2020
		09.25.2020	Banking & Merchant Fees	09/25/2020	72.40	11745	10/14/2020
Total 3835:					3,055.03		
3864	USI Insurance Services N	3420212	EPLI Renewal FY21	10/01/2020	3,223.00	63797	10/28/2020
		3448673	Cyber Liability Renewal FY	10/02/2020	4,233.00	63797	10/28/2020
		3453021	Bldg 8 D&O Renewal FY21	10/06/2020	1,303.00	63797	10/28/2020
		3459179	Difference in Conditions Re	10/13/2020	46,050.96	63797	10/28/2020
		3459181	D&O Renewal FY2021	10/13/2020	31,200.00	63797	10/28/2020
Total 3864:					86,009.96		
3365	Westerberg & Associates	238	Legislative Advisement Ser	09/30/2020	2,000.00	11757	10/29/2020
Total 3365:					2,000.00		
3374	Western States Equipment	CN012195	Bldg 8 generator monthly i	09/25/2020	267.02-	11774	10/23/2020
		IN001423646	Bldg 8 generator monthly i	09/18/2020	267.02	11773	10/23/2020
Total 3374:					.00		
3990	Xerox Corporation	011525895	Copier Lease	09/30/2020	281.39	11758	10/29/2020
Total 3990:					281.39		
Grand Totals:					1,221,809.34		

Report Criteria:

Detail report type printed



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MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Boise, ID 83702
October 12, 2020

I. CALL TO ORDER:

Chair Zuckerman called the meeting to order at 12:00 p.m. It was brought to Chair's attention at 12:05 p.m. that the BoxCast Live streaming link for the General Public was not functioning. The meeting was suspended until the BoxCast Live link was re-established for General Public viewing. The meeting was reconvened at 12:11 p.m., by Chair Zuckerman.

Board Members appeared remotely, as did Brady Shinn, Project Manager – Property Development, Matt Edmond, Director – Parking & Mobility, Doug Woodruff, Assistant Director - Placemaking & Infrastructure, Max Clark, Senior Director of Parking & Mobility, and Ryan Armbruster, CCDC Legal Counsel.

John Brunelle, CCDC Executive Director, Ross Borden, Finance & Administration Director and Sarah Jones, Executive Assistant, were present at the CCDC physical office location.

Present: Commissioner Dana Zuckerman, Commissioner Ryan Woodings, Commissioner Maryanne Jordan, Commissioner Lauren McLean, Commissioner Danielle Hurd, Commissioner Gordon Jones, Commissioner Kate Nelson, and Commissioner Latonia Haney-Keith

Absent: Commissioner Bieter

Roll call was taken, by Ryan Armbruster, Agency Legal Counsel confirming quorum.

Chairman Zuckerman convened the meeting with a quorum at 12:11 p.m.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – September 2020

B. Minutes and Reports

1. Approval of September 14, 2020 Meeting Minutes

C. Other

1. Approve Resolution #1672 - CityGO Memorandum of Understanding (MOU)
1. Approve Resolution #1677 - Prequalification of Contractors for 9th & Front Garage Stair Structural Repairs
2. Approve Resolution #1678 - Prequalification of Contractors for 10th & Front Garage Structural Damage Repairs

3. Approve Resolution #1679 - Main and Fairview Transit Stops - Design Services Amendment No. 1

Commissioner Woodings made a motion to approve the Consent Agenda.
Commissioner Hurd seconded

Roll Call:

Commissioner Hurd - Aye
Commissioner Jones - Aye
Commissioner Jordan – Aye
Commissioner Haney-Keith - Aye
Commissioner McLean – Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 8-0

IV. ACTION ITEMS

- A. CONSIDER:** Issuing Request for Qualifications/Proposals (RFQ/P) 1715 W. Idaho Street - Housing Infill Development (

Brady Shinn, Project Manager – Property Development, gave a report.

Commissioner Woodings moved to authorize the Agency to public the 1715 W. Idaho Street Request for Qualifications/Proposal for the Agency-owned property located at 1715 W. Idaho and administer the RFQ-P under its terms.

Commissioner McLean seconded.

Roll Call:

Commissioner Hurd - Aye
Commissioner Jones - Aye
Commissioner Jordan – Aye
Commissioner Haney-Keith - Aye
Commissioner McLean – Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 8-0

V. INFORMATION/DISCUSSION ITEMS

- A. CCDC Monthly Report**

John Brunelle, CCDC Executive Director, gave a report.

B. Westside District – Preparation for Transformation RFP

Doug Woodruff, Assistant Director - Placemaking & Infrastructure, gave a report.

Commissioner McLean left the meeting at 12:45 p.m.

C. Parking and Mobility Update

Matt Edmond, Director – Parking & Mobility, gave a report.

D. Special Item – Max Clark Recognition

Agency Team

John Brunelle, Executive Director, on behalf of CCDC, thanked Max Clark for his 20 years of service as Parking Director and other responsibilities during his tenure.

Guest Phil Kushlan, appeared remotely recognizing Max Clark on his CCDC accomplishments and tenure.

Max Clark, Senior Director of Parking & Mobility, expressed his appreciation of the Board members and CCDC staff he has worked with during his time with CCDC.

VI. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Woodings to adjourn the meeting. Commissioner Jordan seconded the motion. A roll call vote was taken.

Commissioner Hurd - Aye
Commissioner Jones - Aye
Commissioner Jordan – Aye
Commissioner Haney-Keith - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 7-0. The meeting adjourned at 1:05 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 9TH DAY OF NOVEMBER 2020.

Dana Zuckerman, Chair

Lauren McLean, Secretary



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AGENDA BILL

Agenda Subject: First Amendment to Task Order 19-001, Jensen Belts Associates, PLLC Professional Design Services for Westside Urban Park – DD, CD, and CA		Date: November 9, 2020
Staff Contact: Amy Fimbel	Attachments: 1) Resolution 1680 2) Task Order 19-001 Amendment #1	
Action Requested: Approve the first amendment to Task Order 19-001, Jensen Belts Associates' Professional Design Services for Westside Urban Park – DD, CD, and CA.		

Fiscal Notes:

Task Order 19-001 total not-to-exceed amount of \$188,500 is amended by Resolution 1680 to the amount of \$222,013. The project's FY2021 approved budget sufficiently funds the amended task order.

Background:

Creation of the Westside Urban Park is a strategic public investment in the Westside Downtown's evolving neighborhood. It is a place-making effort that is catalyzing continued quality, urban, mixed-use development, such as the 11th and Idaho office building. The park is envisioned to be a distinctive urban open space, a place where people connect with the outdoors, and a hub for community events. The public park will serve as a common area for office workers, residents, shoppers and visitors of the west side of downtown.

Jensen Belts Associates was initially selected by the Agency in 2017 through a statutorily required Request For Proposal (RFP) process to provide design services to advance the Westside Park from prior concept to completed construction. The Agency reviewed and ranked proposals from three of its pre-qualified design professionals. Jensen Belts Associates was determined the best qualified and highest ranked proposer. Since then, Jensen Belts Associates has been acting on behalf of the Agency to deliver professional services associated with the Westside Park. The Board approved Resolution No. 1640 in January 2020 and authorized the execution of Task Order 19-001 for Jensen Belts Associates to advance with the remaining design services necessary to complete construction of the Westside Park.

An accelerated project schedule resulted in the need to incorporate the design of the art feature into the park design after the issuance of the construction documents. This first amendment includes additional design services necessary to complete the design of the ADA sloped walk and three-foot-tall berm, which the artwork will sit on top. The design team will assist Boise Arts and History with the compilation of the art-related design drawings (civil, landscaping, and electrical) with the artist-provided structural engineering drawings. This amendment also covers additional permitting fees, geotechnical foundation recommendations for the artwork, and an increased construction inspection budget based on the final design and the contractor's

preliminary project schedule. The contract termination date has been revised to July 30, 2021 as part of this amendment.

Agency staff and Jensen Belts Associates negotiated the scope of service and the proposed fee that is included in the amended task order. Due to the amended task order's fee amount exceeding the Executive Director's independent spending authority, staff is requesting board approval of the proposed amendment.

Staff Recommendation:

Staff recommends that the Agency's Board find it in the best interest of the public and the Agency to approve the first amendment of Task Order 19-001, Jensen Belts Associates' Professional Design Services for Westside Urban Park – DD, CD, and CA.

Suggested Motion:

I move to adopt Resolution 1680 approving the first amendment to Jensen Belts Associates' Professional Design Services for Westside Urban Park – DD, CD, and CA.

RESOLUTION NO. 1680

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF BOISE, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING AMENDMENT 1 TO TASK ORDER 19-001 WITH JENSEN BELTS ASSOCIATES FOR ADDITIONAL DESIGN DEVELOPMENT, CONSTRUCTION DRAWINGS, CONSTRUCTION ADMINISTRATION SERVICES, AND FEES ASSOCIATED WITH THE WESTSIDE URBAN PARK; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AMENDMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL NECESSARY ACTION TO IMPLEMENT THIS RESOLUTION INCLUDING THE EXPENDITURE OF FUNDS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, at its January 13, 2020, public meeting, the Agency Board adopted Resolution No. 1640 approving Task Order 19-001 with Jensen Belts Associates for design development, construction drawings, bidding and permitting assistance, and construction administration services for the Westside Urban Park, for the amount of One Hundred Eighty-Eight Thousand Five Hundred Dollars (\$188,500); and,

WHEREAS, the revised project schedule has resulted in the need to incorporate civil design, landscaping design, and electrical design for the Westside Urban Park art feature, for design revisions to the 11th and Idaho Streets corner bulb-out, and for reimbursement of fees associated with the restroom building permit; and,

WHEREAS, the Agency Board finds it in the best interest of the public and the Agency to approve Amendment 1 to Task Order 19-001 with Jensen Belts Associates to undertake the additional services set forth above, and finds it in the best interest of the public and the Agency to authorize the Agency Executive Director to execute Amendment 1.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY:

Section 1: That the above statements are true and correct.

Section 2: That Amendment 1 to Task Order 19-001 with Jensen Belts Associates, attached hereto as EXHIBIT A and incorporated herein by reference, is hereby approved.

Section 3: That the Agency Executive Director is hereby authorized to execute Amendment 1 to Task Order 19-001 with Jensen Belts Associates for an amount not to exceed Thirty-Three Thousand Five Hundred Thirteen Dollars (\$33,513), which amount, when added to the original amount of Task Order 19-001, brings the total for the scope of services from Jensen Belts Associates to Two Hundred Twenty-Two Thousand Thirteen Dollars (\$222,013); and that the Agency Executive Director is hereby authorized to execute all necessary documents required to implement Amendment 1 to Task Order 19-001, subject to representation by Agency legal counsel that all necessary conditions have occurred.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on November 9, 2020. Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on November 9, 2020.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
Lauren McLean, Secretary



JENSEN BELTS ASSOCIATES, PLLC
2019-2024 ON-CALL PROFESSIONAL SERVICES AGREEMENT

TASK ORDER #19-001 AMENDMENT No. 1

*CONSULTANT: Use the Project Name and **PO# 200030** on all project-related invoices.*

PROJECT NAME: **Westside Urban Park – DD CD and CA**

ORIGINAL TASK ORDER DATE: January 14, 2020
Original Task Order Amount: \$188,500
Amendment No. 1 Amount: \$ 33,513

New Task Order Amount: **\$222,013**

TASK ORDER AMENDMENT NO. 1 DATE: _____

Task Order #19-001 is hereby amended as set forth in this Amendment No. 1. All other terms and conditions of Task Order #19-001 dated January 1, 2020 remain in full force and effect.

1. **SECTION 3: SERVICES TO BE PERFORMED (“Scope of Services”)**
In addition to the Scope of Services outlined in Task Order 19-001, CCDC desires CONSULTANT to provide additional design and coordination related to services needed to incorporate the design of the art feature into the park design after the issuance of the construction documents, additional fees for the art foundation recommendations, construction inspection services, and additional permit fees as described in CONSULTANT’s proposal dated October 8, 2020, attached hereto as Exhibit A.
2. **SECTION 5: COST; INVOICES**
By this Amendment No. 1, CCDC is approving an increase of THIRTY-THREE THOUSAND FIVE HUNDRED THIRTEEN DOLLARS (\$33,513) for a new Task Order total amount of Two Hundred Twenty-Two Thousand Thirteen Dollars (\$222,013).
3. **SECTION 6: SCHEDULE**
By this Amendment No. 1 the due date is extended until July 30, 2020.

4. **SECTION 7: DELIVERABLES / COPIES OF PRODUCTS**

CONSULTANT shall provide CCDC with the additional work products and services as described in Section 1 above.

5. **CONTRACT TERMS**

Terms of the 2019-2024 On-Call Professional Services Agreement shall apply to the services performed and work products created under this Task Order.

End of Amendment No. 1 to Task Order #19-001

IN WITNESS WHEREOF, CCDC and CONSULTANT have executed this Amendment No. 1 to Task Order #19-001 as of the date last written below.

CAPITAL CITY DEVELOPMENT CORP.

CONSULTANT
JENSEN BELTS ASSOCIATES

John Brunelle, Executive Director

Kim Siegenthaler, Principal

Date: _____

Date: _____

Exhibits

A: CONSULTANT'S Proposal / Scope of Work dated October 8, 2020

Budget Info / For Office Use	
Fund/District	303
Account	6250
Activity Code	18052
PO #	200030
Due Date	July 31, 2021
TO Term	August 31, 2021



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RESOLUTION NO. 1681

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE DESTRUCTION OF CERTAIN RECORDS ELIGIBLE FOR DESTRUCTION PURSUANT TO THE PUBLIC RECORD RETENTION POLICY APPROVED ON MARCH 13, 2017, THROUGH THE ADOPTION OF RESOLUTION NO. 1487; AUTHORIZING THE EXECUTIVE DIRECTOR TO DESTROY THOSE RECORDS CURRENTLY ELIGIBLE FOR DESTRUCTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"), and following said public hearing the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"), and following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, the City after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan ("30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the 30th Street Plan ("First Amendment to the 30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 26-18 on July 24, 2018, approving the First Amendment to the 30th Street Plan de-annexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Shoreline District Urban Renewal Project Area (the "Shoreline District Plan"), and following said public hearing the City adopted its Ordinance No. 55-18 on December 18, 2018, approving the Shoreline District Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway East Economic Development District Project Area (the "Gateway East District Plan"), and following said public hearing the City adopted its Ordinance No. 58-18 on December 18, 2018, approving the Gateway East District Plan and making certain findings; and,

WHEREAS, the River Myrtle-Old Boise Plan (as amended), the Westside Plan, the 30th Street Plan (as amended), the Shoreline District Plan, and the Gateway East District Plan are collectively referred to as the "Plans"; and,

WHEREAS, on March 13, 2017, the Agency Board approved Agency Resolution No. 1487 which adopted the Agency's Public Records Retention Policy and Email Policy (the "Public Record Retention Policy"), consistent with Idaho Code Section 50-907 regarding the classification and retention of records; and,

WHEREAS, the Agency believes it to be beneficial to have the Agency Board approve the destruction of records identified on Exhibit A, attached to this Resolution and incorporated by reference as if set forth in total herein, which are currently eligible for destruction pursuant to the Public Record Retention Policy; and,

WHEREAS, the Agency has notified the Boise City Clerk in writing that certain records are scheduled for destruction and has invited the City to notify the Agency within 30 days whether they wish to retain all or a portion of said records at their own expense; and,

WHEREAS, the Agency recommends approval of the destruction of those records currently eligible for destruction according the Public Record Retention Policy, unless the Boise City Clerk should respond affirmatively within the given time frame that they wish the records to be retained; and,

WHEREAS, the Agency Board finds it in the best interests of the Agency and the public to approve the destruction of those records currently eligible for destruction, provided that the Boise City Clerk does not indicate that the records should be retained.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

Section 1: That the above statements are true and correct.

Section 2: That the Executive Director is authorized and directed to take all action to destroy the records listed on Exhibit A, attached hereto, including providing advance notice to the Boise City Clerk.

Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on November 9, 2020. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on November 9, 2020.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
Lauren McLean, Secretary



RECORDS DESTRUCTION EXHIBIT SUMMARY SHEET

By my signature below, I certify the following statements.

I have reviewed the list of documents on the attached Exhibit. The listed documents are semi-permanent and/or temporary records as described in the Public Records Retention Policy adopted by the CCDC Board on March 13, 2017. All of the documents listed on the attached Exhibit are eligible for destruction.

The Boise City Clerk has been notified in writing of CCDC's intent to destroy these documents (see attached letter). CCDC will hold destruction of the documents until the date noted in the letter to provide the City Clerk an opportunity to request retention of the documents if they wish.

Kathy Wanner
Kathy Wanner

November 9, 2020
Date

EXHIBIT A

CCDC RECORDS ELIGIBLE FOR DESTRUCTION

Board Review Date: 11/09/2020 - Resolution No. 1681

Date	Contents	Retention Classification	Eligible Destruction Date & Review
FY2015	Parking Operator - Daily Reports and Deposits	SEMI-PERMANENT	9/30/2020
FY2015	Parking Operator - Daily Reports and Deposits	SEMI-PERMANENT	9/30/2020
FY2015	Parking Operator - Daily Reports and Deposits	SEMI-PERMANENT	9/30/2020
FY2015	Parking Operator - Daily Reports and Deposits	SEMI-PERMANENT	9/30/2020
FY2015	Parking Operator - Daily Reports and Deposits	SEMI-PERMANENT	9/30/2020
FY2015	Parking Operator - Daily Reports and Deposits	SEMI-PERMANENT	9/30/2020
FY2015	Parking Operator - Daily Reports and Deposits	SEMI-PERMANENT	9/30/2020
FY2015	Accounts Payable, A-D	SEMI-PERMANENT	9/30/2020
FY2015	Accounts Payable, E-K	SEMI-PERMANENT	9/30/2020
FY2015	Accounts Payable, L-T	SEMI-PERMANENT	9/30/2020
FY2015	Accounts Payable, U-Z	SEMI-PERMANENT	9/30/2020
FY2015	General ledger, accounts receivable, payroll	SEMI-PERMANENT	9/30/2020
FY2015	General ledger, accounts receivable, payroll	SEMI-PERMANENT	9/30/2020
Jun 2014 - Oct 2015	Parking Operator - End of Month	SEMI-PERMANENT	10/31/2020
Oct 2015 - Nov 2015	Parking Operator - Daily Report, SR, KPF Adj. , End of Month	SEMI-PERMANENT	11/1/2020
2017	Digital and Paper copies of Public Records Requests		
4/10/2017	Day - New URD	SEMI-PERMANENT	9/30/2020
5/18/2017	Alban - CCDC & BSU Stadium Correspondence	SEMI-PERMANENT	9/30/2020
6/14/2017	Adams - Alquist/ Gardner	SEMI-PERMANENT	9/30/2020
6/20/2017	Frey - Union Block Façade Easement	SEMI-PERMANENT	9/30/2020
8/8/2017	Day - Four specific emails disclosed previously	SEMI-PERMANENT	9/30/2020
8/14/2017	Day - for T Adams request	SEMI-PERMANENT	9/30/2020
8/18/2017	Andrew - Streetscape between 5th & 6th	SEMI-PERMANENT	9/30/2020
8/24/2017	Copple - Proposed Boise Hawks Ballpark Project	SEMI-PERMANENT	9/30/2020
9/6/2017	Blakley - Ampco Contract April 2012	SEMI-PERMANENT	9/30/2020
9/11/2017	Day - Copple request	SEMI-PERMANENT	9/30/2020
10/13/2017	Day - Scot Ludwig Expense Reports	SEMI-PERMANENT	9/30/2020

CCDC RECORDS ELIGIBLE FOR DESTRUCTION

Board Review Date: 11/09/2020 - Resolution No. 1681

[illegible]



November 9, 2020

Jamie Heinzerling
Deputy City Clerk
PO Box 500
Boise, ID 83701

Re: Public Records Destruction

Dear Ms. Heinzerling,

Attached is Capital City Development Corporation's Resolution No. 1681 which will be presented to our Board for adoption on November 9, 2020. If adopted, this resolution authorizes the destruction of the attached temporary and semi-permanent records.

In compliance with Idaho Code Section 50-907 and the CCDC Public Records Retention Policy (approved on March 13, 2017, through the adoption of CCDC Resolution No. 1487), we are notifying you of our intent to destroy these records.

If you would like any of these documents to be retained, please notify me by December 9, 2020. If CCDC does not hear from you by that date and the Board approves Resolution No. 1681, we will proceed with the destruction of these records on or after December 9, 2020.

Please contact me by phone at 208-384-4264 or email at kwanner@ccdcboise.com if you have any questions or require further information.

Sincerely,

Kathy Wanner
Contracts Specialist



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IV. ACTION ITEMS



AGENDA BILL

Agenda Subject: Downtown 11 th Street Bikeway Concept Design Approval		Date: November 9, 2020
Staff Contact: Amy Fimbel, Project Manager	Attachments: 1) Resolution No. 1682 2) Downtown 11 th Street Bikeway Public Feedback Fact Sheet	
Action Requested: Adopt Resolution No. 1682 approving the Downtown 11 th Street Bikeway Concept Design.		

Background:

With a direct connection of Camel's Back Park and the Boise River Greenbelt, 11th Street serves as a priority ridge-to-river bicycle corridor. In addition, 11th Street directly connects residential neighborhoods and downtown business services, entertainment amenities, and employment. Because of this, 11th Street is an essential linkage in the city-wide bicycle network and provides an opportunity for expanded access to downtown.

In addition to ACHD's bikeway improvements to 11th Street from Heron to State Street, the public, ACHD Commission, and the Boise City Council recommended examining implementation of a low stress bikeway on 11th Street from Washington Street to the Greenbelt. In response to these recommendations, CCDC and the City of Boise co-sponsored this project to coordinate analysis of low stress bikeway conceptual plans with the general public and public partners.

In April 2020, CCDC hired Kittelson & Associates to lead the public and stakeholder engagement and concept design for the downtown section of 11th Street from Washington Street to River Street. This study area interfaces with the ACHD 11th Street Bikeway project area at Washington Street, and the two areas together cover the full "ridge-to-river" connection on 11th Street. The project objective is to create a conceptual plan that balances public and stakeholders' interests while satisfying ACHD, ITD, the City, and CCDC requirements.

Based on preliminary data collection and analysis and feedback during the first round of outreach, two concept alternatives were presented to the public and stakeholders – a raised bike lane option and an on-street parking protected bike lane. Between September 24 and October 9, 2020, CCDC conducted public and stakeholder outreach on the two proposed concept alternatives for the Downtown 11th Street Bikeway, which are illustrated in Figure 1.

Figure 1: Example Bike Lane Alternatives



Raised Bike Lane Alternative



On-Street Protected Bike Lane Alternative

Two online meetings with 11th Street business and property owners and one public open house were conducted to present information and collect general feedback on the two alternatives. An online survey was also hosted by CCDC, allowing both business and property owners and the public to provide feedback on the concept alternatives. Thirty individuals (including 12 business representatives) attended the online meetings and CCDC received 188 individual responses to the online survey.

















Three key takeaways from the outreach meetings and survey results are as follows:

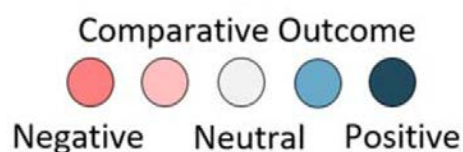
1. Both alternatives are viewed favorably and received strong support from survey respondents.
2. When considering all survey responses, the raised bike lane alternative received a slightly larger level of support than the on-street protected bike lane alternative. However, when isolating survey responses from the average “recreational or occasional” cyclists, the level of support for the raised bike lane alternative is much greater than for the on-street protected bike lane.
3. Business and property owners who responded to the online survey also indicated a strong preference for the raised bike lane alternative, which likely is the result of this alternative having a lower impact to on-street parking.

A summary of feedback provided by the public is attached with this agenda bill.

The graphic included in Figure 2 on the next page provides a comparative summary of the two alternatives.

Figure 2: Alternative Comparison Matrix

Criteria	Raised Bike Lane	On-Street Protected Bike Lanes
Cost/Complexity		
Ongoing Maintenance		
Bicycle Comfort		
Pedestrian Comfort		
Vehicle Operations		
Parking Impacts		
Public Input		
Business Input		



CCDC and City staff believe the raised bike lane alternative provides a greater level of benefit compared to the on-street protected bike lane alternative and we highlight the following considerations for the raised bike lane alternative:

1. Fewer on-street parking impacts. The raised bike lane alternative retains on-street parking on both sides of 11th Street. Approximately 20% of the existing on-street parking capacity will be removed with this alternative (for visibility purposes at driveways and intersections) as opposed to +50% of the parking capacity being removed with the on-street parking protected alternative. The lower on-street parking impacts of the raised bike lane alternative will have less impact to businesses on the corridor than the other alternative. Businesses along the corridor have indicated that maintaining parking on 11th Street is a priority.

2. Increased cyclist protection. By maintaining on-street parking on both sides of 11th Street, the raised bike lane alternative provides cyclists greater lateral as well as physical separation than the on-street protected bike lane alternative, which only allows for parking on one side of 11th street. This increased separation from traffic may incentivize more cyclists of varying abilities and comfort levels to use the corridor.

3. Improved cyclist visibility. Elevated 6" above the driving surface, cyclists on the raised bike lane alternative will have improved visibility to motorists over the top of on-street parked vehicles.

4. Ease of business access. The design of the raised bike lane option at sidewalk elevation makes access to bike parking in the public right-of-way and access to adjacent businesses easier for cyclists.

5. Lower maintenance burden. It is anticipated that day-to-day maintenance (i.e. sweeping and shoveling snow) will be lower with the raised bike lane alternative. The greater separation of the bike lane from the vehicle travel lanes in this alternative means less sand/salt mix and de-icing agent distributed into the bike lane and less snow will be plowed into the bike lane during ACHD winter roadway maintenance operations.

6. Myrtle to Front vehicle lane configuration. No travel lanes are removed between Myrtle and Front with the raised bike lane alternative, thus maintaining operating characteristics like those found on that block today. The on-street protected bike lane alternative requires the removal of one southbound travel lane and results in slightly larger impacts on vehicle operations at the intersection of 11th/Myrtle.

CCDC and City staff believe the raised bike lane alternative provides a higher level of benefit when compared to the on-street protected bike lane and recommend that the Board approve the concept design and direct staff to present the preferred alternative to the ACHD Commission for consideration. CCDC will then advance the project into final design in anticipation of construction occurring in FY2022.

Fiscal Notes:

The Downtown 11th Street Bikeway spans two URD's (RMOB and Westside) both of which have funding programmed in FY2022 to build the infrastructure associated with this bikeway. Initial cost estimates prepared by Kittelson & Associates indicate that implementation costs are within forecasted allocations in the CIP

Staff Recommendation:

Adopt Resolution No. 1682 approving the Downtown 11th Street Bikeway Concept Design and direct staff to present the preferred alternative to the ACHD Commission for consideration.

Suggested Motion:

I move to adopt Resolution No. 1682 approving the Downtown 11th Street Bikeway Concept Design.

DOWNTOWN 11TH STREET BIKEWAY DESIGN



Public Feedback Summary | September 24, 2020 - October 9, 2020

PUBLIC COMMENTS WERE COLLECTED THROUGH THE FOLLOWING MEANS:

- Meetings with 11th Street property and business owners (12 attendees)
- Online survey (188 responses, including 2 responses from 11th Street property/business owners)
- Online open house presentation (18 attendees)

Comparing responses to questions about two alternatives:

- 1 A raised bike lane
- 2 An on-street protected bike lane



IN TOTAL,
WE HEARD
FROM 218 PEOPLE

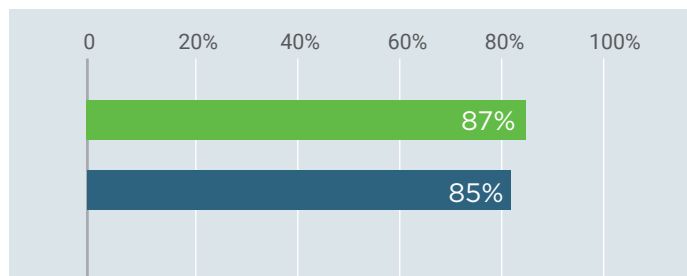
78% currently on 11th Street

79% currently on 11th Street

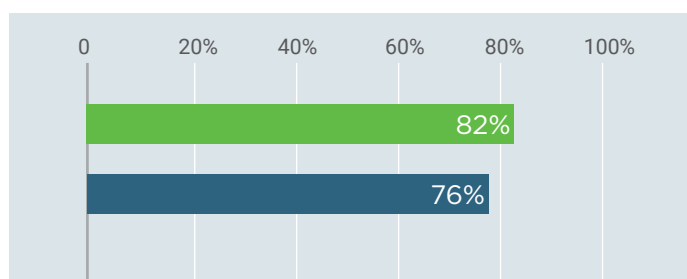
57% currently on 11th Street

90% OF RESPONDENTS SAID THAT EITHER OPTION WOULD MAKE BIKING ON 11TH STREET MORE COMFORTABLE

% of Respondents Who Would be Comfortable Biking with a Family



% of Respondents Who Would Support Building...



■ RAISED OPTION
■ ON-STREET OPTION

75% OF BUSINESS RESPONDENTS PREFER THE RAISED BIKE LANE OVER THE ON-STREET OPTION





CONTACT INFORMATION

Amy Fimbel, Project Manager
Capital City Development Corporation
afimbel@ccdcboise.com
208-384-4264

RESOLUTION NO. 1682

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE DOWNTOWN 11TH STREET BIKEWAY CONCEPT DESIGN; AUTHORIZING AGENCY STAFF TO PRESENT THE DESIGN TO THE ADA COUNTY HIGHWAY DISTRICT FOR ITS CONSIDERATION; IF APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT, AUTHORIZING AGENCY STAFF TO ADVANCE THE PROJECT INTO FINAL DESIGN; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, in addition to the Ada County Highway District's ("ACHD") bikeway improvements to 11th Street from Heron Street to State Street, the general public, ACHD

Commission, and the Boise City Council has recommended examining implementation of a low stress bikeway on 11th Street from Washington Street to the Greenbelt; and,

WHEREAS, in response to these recommendations, the Agency and the City co-sponsored a project to coordinate analysis of low stress bikeway conceptual plans with the general public and public partners; and,

WHEREAS, online meetings and a public open house were held to present information and collect feedback on two concept alternatives: a raised bike lane option and an on-street parking protected bike lane; and,

WHEREAS, the raised bike lane alternative received more support than the on-street protected bike lane alternative from both cyclists and business and property owners; and,

WHEREAS, the Agency Board finds it in the best public interest to approve the raised bike lane Downtown 11th Street Bikeway Concept Design and to authorize Agency staff to present the design to the Ada County Highway District (ACHD) for consideration and, if approved by ACHD, advance the project into final design.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Downtown 11th Street Bikeway Concept Design for a raised bike lane is hereby approved.

Section 3: That Agency staff is hereby authorized to present the design to the Ada County Highway District for its consideration and approval; and further, if approved by ACHD, authorizing Agency staff to advance the project into final design.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on November 9, 2020. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on November 9, 2020.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: _____
Dana Zuckerman, Chair

ATTEST:

BY: _____
Lauren McLean, Secretary



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V. INFORMATION ITEMS



DATE: November 9, 2020
TO: Dana Zuckerman, Chair
Board of Commissioners
FM: John Brunelle, Executive Director
RE: CCDC Monthly Report



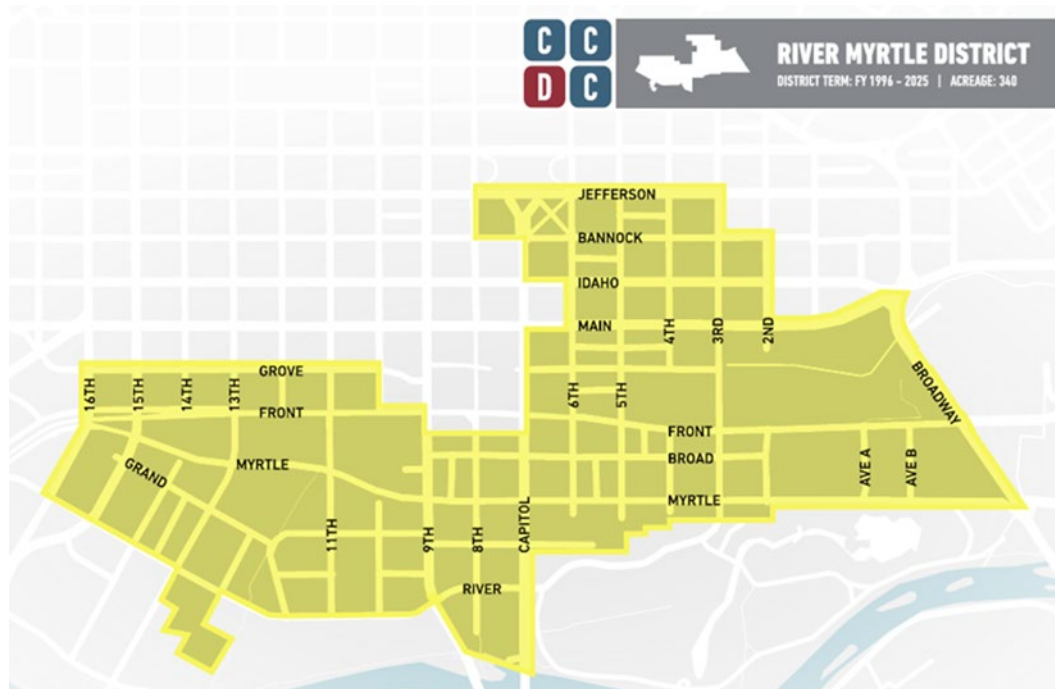
Listening to and engaging with key stakeholders has been a primary focus at CCDC in 2020.

Two examples of large scale projects requiring exceptional community engagement – the redevelopment of Old Boise/Grove Street and the State Street Corridor Plan – are wrapping up this month and will be discussed at an upcoming Board meeting.

The photo captures another important example of listening and engaging – Agency team members meeting with Board Chair Dana Zuckerman and Commissioners Danielle Hurd and Latonia Haney-Keith to discuss plans for FY2021 and beyond.

At Boise's redevelopment agency it's listening and engaging that defines our public service. CCDC has expanded and adapted its communications strategies this year, utilizing online tools for surveys and virtual open houses. Along with outdoor patios for safe, socially-distanced conversations.

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) opened for customers in mid-March 2020 under a temporary certificate of occupancy. On May 1, CCDC began leasing 200 spaces for public use, specifically reserved monthly parkers. 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. Chair Zuckerman represents CCDC on the selection committee. Other members represent the development group, the City Arts & History Commission, and local artists. The selection committee will review artist applications and is waiting for the developer's proposed art program. The developer is currently working with its artist and the relevant City bodies to finalize the proposed art program. *Project Lead: Brady Shinn*

200 W. Myrtle Street - Boise Caddis - PP Type 2: Progress on the Boise Caddis project continues with vertical core and shell construction. The project, scheduled to open in the summer of 2021, includes 160 rental units and 400 parking spaces. Ada County will purchase a number of 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. *Project Lead: Brady Shinn*

204 E. 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. The project is finalizing permitting. Construction mobilization is expected in November 2020, with an anticipated Certificate of Occupancy by Winter 2022. *Project Lead: Brady Shinn*

406 W. Broad Street - Cartee Apartments - PP Type 2: This project includes 160 apartment units and 176 structured parking spaces. Construction continues on the vertical core and shell. The agreement between CCDC and the developer contemplates approximately \$1.3 million in eligible expenses to be reimbursed from project-generated tax increment revenue. *Project Lead: Brady Shinn*

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. It is estimated that tax increment revenue can 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. Foundation work is complete, and the project is currently pouring its concrete floors as it moves upwards vertically. *Project Lead: Brady Shinn*

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. This is a mixed-use residential and retail project being developed by Capital Partners, Galena Fund, and deChase Miksis. It will consist 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 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

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.

funding sources will reimburse the developer for all Eligible Expenses. Footings, foundations, sitework, site prep, and mobilization began summer 2020, construction proceeding apace. Clarification: An amendment to the Agreement is in-process to coordinate construction timing for overlapping, future CCDC Participation Program Streetscapes and CCDC Capital Improvement Plan projects. The Agency is targeting to include the Amendment in the December Board meeting agenda. Construction has begun, with primary mass excavation complete and initial foundation work underway. *Project Lead: Brady Shinn*

600 W. Front Street - The Vanguard - PP Type 2: Visium Development is constructing a 75-unit multi-family apartment building on the corner of 6th and Front streets (former Biz Print location). The CCDC Board designated this project for Type 2 funding at its November 2019 meeting. Visium has requested reimbursement for approximately \$400,000 of public improvements, including streetscapes and utility work. The Type 2 Agreement was approved at the December 2019 Board meeting. Vertical construction continues with the core and shell in progress. *Project Lead: Brady Shinn*

601 S. 8th Street – Mixed-Use with Public Parking – PP Type 3: Jordan-Wilcomb Construction is partnering with local developer Global Senior Housing on a mixed-use project that preliminarily includes office, retail, public parking and residential spaces. The residential portion will be Global Senior Housing’s specialty, an “Active Adult Community Platform” for 55+ year-old adults. Current use at the property is a vacant, one story building that previously housed the Foothills School for Arts and Sciences. CCDC is interested in potentially purchasing a parking condominium and providing public parking at the location. The project anticipates over 160 residential spaces over 5 floors, 300 parking stalls, and over 20,000 sq ft of commercial and retail spaces. The project’s total development cost is estimated to be \$53 million with construction expected to begin in 2021 and open by late 2022 or 2023. The project received Designation at the September 2020 Board Meeting. The Agency is awaiting the Participant’s to start the Letter of Intent’s negotiation. The Agency is targeting to include the negotiated and Letter of Intent in the December Board meeting agenda. *Project Lead: Brady Shinn*

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 traffics signal study and representatives of ACHD, City of Boise, CCDC, and ITD met in March 2020 to discuss next steps. CCDC and the City are working on a request to ITD outlining the rationale for a signal and how it will not set a precedent. *Project Lead: Matt Edmond*

ParkBOI - Capitol & Myrtle Parking Garage - Agency Owned Property: All three levels of garage were sprayed with fire proofing material. Exposed beams and any holes made by birds were patched over. Project completed October 15. *Project Lead: Aaron Nelson*

505 W. Bannock St - 505 Bannock - T1 Designation: Local general contractor Visser Construction is building a three-story mixed-use property at the site of the former Wells Fargo bank branch. The project features over 11,000 sq ft of dining space between two restaurants, and 3,700 sq ft top floor office space. The project is an estimated \$5.5 million in total development costs. The project requests reimbursement to replace the public improvements in its narrow storefront, as well as install a transformer on-site that will replace existing pole-mounted transformers in the alley right-of-way. Total anticipated reimbursement is over \$80,000. Applicant is I M IRIE TWO LLC, the site owner’s controlling entity. The project is under construction, with its exterior shell complete and interior finishing underway. The project’s Public Improvement plans

are still pending final permitting approval, with the Participant on the Planning and Zoning Commission's (PNZ) agenda in November regarding a permitting requirement. Once the permitting scope is finalized, the Agency will finalize the Agreement, and is targeting including this, on the Consent Agenda at the December Board meeting. *Project Lead: Brady Shinn*

ParkBOI - 11th & Front Parking Garage - Agency Owned Property: No notable maintenance required. *Project Lead: Aaron Nelson*

Place Making

Grove Street - Multi-Block Improvement Project: The Old Boise Blocks on Grove Street, between 3rd and 5th Streets downtown, is ready for a catalytic transformation. With a few nearby projects already underway, CCDC is kicking off an inclusive community-driven visioning process to develop a place-making strategy for this site. The process began in June with a series of stakeholder visioning meetings to create a community-supported vision for the area. The public had several opportunities to engage in the visioning process through summer and fall 2020. Stakeholder visioning meetings were held on June 11, July 9, August 6 and September 17. Final draft of the visioning document has been submitted for review. The visioning document will be presented at the November 9 Board Meeting. *Project Leads: Karl Woods, Jordyn Neerdaels*

Linen Blocks - W. Grove Street Improvements: The Linen Blocks on Grove Street, between 10th and 16th Streets downtown, is being assessed for catalytic infrastructure improvements. CCDC kicked off an inclusive community-driven visioning process in September 2020 to develop a reinvestment strategy for the Linen Blocks on Grove Street. The process will include a series of stakeholder visioning meetings to create a community-supported vision for the area. The public will have several opportunities to engage in the visioning process between now and April 2021. *Project Lead: Amy Fimbel*

Special Projects

RMOB Public Art - City of Boise Broad Street Sculpture - PP Type 4: The new design concept was approved in October by the A&H Commission. Installation of the sculpture is anticipated in Spring/Early Summer 2021. *Project Lead: Karl Woods*

WESTSIDE DISTRICT



Economic Development

11th Street Streetscape - Washington Street to Grove Street: These streetscape improvements are planned for construction in FY2022. 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. *Project Lead: Amy Fimbel*

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 office building 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. *Project Lead: Brady Shinn*

1015 W. Main Street - 11th and Main Apartments - PP Type 1: Seattle's Revolve Development purchased part of the former Safari Inn at 1015 W. Main Street. Revolve is redeveloping the 11th and Main building, transforming it from a 43-room hotel into 41 residential apartments, mostly studio units. Additionally, a teak-wood lattice façade will be added onto the existing stucco exterior walls. The developer was approved for a Type 1 Participation Project at the Board's July 2020 meeting to reimburse expenses to replace the 11th Street alley drive-ramp. The reimbursement will be based on actual expenses and will not exceed \$23,000 pending final confirmed work scope. Exterior facade renovation is underway. *Project Lead: Brady Shinn*

1715 W. Idaho St - 17th and Idaho - Agency-Owned Property: 1715 W. Idaho was purchased by CCDC on July 1, 2020. On July 13, 2020, the CCDC Board of Commissioners authorized the Agency staff to work alongside a 'Core Values Working Group' to develop a RFQ-P for the site.

On October 12, 2020, the Board approved the RFQ-P issuance. The final RFQ-P was published online on Tuesday, October 21st. *Project Lead: Brady Shinn*

1010 W. Jefferson St - 10Ten Building - Agency-Owned Property: No significant maintenance items to report. The Agency's CM/GC for the Westside Urban Park project will be using a portion of the adjacent parking lot for construction staging. *Project Lead: Aaron Nelson*

1322 W. Main Street - Fire Fusion Studio - PP Type 1: Local artist Delia Dante owns and operates Fire Fusion Studio, an art and metalworking gallery that has recently relocated to 1322 W. Main Street. Ms. Dante is renovating the existing, empty building to house Fire Fusion Studio's sales, art gallery and metalworking classes. The finished project will feature a completely re-built structure and roof, new interior finishes across the multiple spaces and new public improvements reimbursed by CCDC. The majority of public improvement costs relate to installing a new sidewalk on 14th Street and filling decommissioned vaults on both 14th and Main Streets. The project received Board Approval in September 2020. The project has completed construction and has begun submitting reimbursement materials to the Agency. *Project Lead: Brady Shinn*

421 N. 10th St - ISG/BSN Building - Agency Owned Property: WashWorx was contracted to reset five bent poles and straighten the fence that encloses the adjacent parking lot. *Project Lead: Aaron Nelson.*

Infrastructure

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 in February 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 in March 2020. The CM/GC contract with Guho Corp was executed in April. Construction documents have been submitted to the City and ACHD for approval. At a Special Board Meeting on July 27, 2020 the CCDC Board approved GMP (guaranteed maximum price) #1 with Guho Corp. Project is under construction and currently on schedule. *Project Lead: Karl Woods*

1010 W. Main St - Avery Building - PP Type: This vacant, privately-owned 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 anticipates submitting an application once the project completes its pre-development process. *Project Lead: Brady Shinn*

State Street Streetscape & Fiber-Optic Conduit: The Agency is negotiating a cost share agreement with ACHD to include improvements on State Street as part of a road project tentatively scheduled for 2022. Agency-funded improvements would include installation of a fiber-optic conduit bank on State between 8th and 14th, and construction of streetscape improvements to include street trees, Silva cells, and historic street lights from east of 12th to 14th streets. The Silva cells would serve a dual purpose of accommodating healthy street trees and managing stormwater from State Street. ACHD will credit CCDC for stormwater costs. The cost share agreement will be ready for CCDC Board consideration in late 2020 or early 2021. *Project Lead: Matt Edmond*

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. This is a small but important geographical adjustment to an existing district. It expands the project area to

create the ability for CCDC to assist the City and other stakeholders realize two bicycle mobility projects, as well as a historic preservation project and potential reinvestment in other important community services. The City Council accepted an eligibility report in June 2019 and directed CCDC to move forward with amending the plan. The Plan Amendment has been reviewed by CCDC and Planning and Zoning. City Council will consider adoption by ordinance on November 10. Three subsequent public readings of the ordinance will occur prior to it being published and ultimately recorded with Ada County. *Project Lead: Doug Woodruff*

Mobility

ParkBOI - 10th & Front Garage - Agency Owned Property: The Agency hired DESMAN to perform design services for structural damage prevention. The bid process will follow in November with an anticipated contract award at the December Board meeting and Spring 2021 construction start. Bid invitations were sent to pre-qualified contractors on October 22. Bids close at 3 pm, December 2. *Project Lead: Aaron Nelson*

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 in January 2020 after which ACHD approved the design. The project received Design Review approval from the City in February 2020. The CCDC Board approved the contract for construction documents and construction administration services with Jensen Belts Associates in March 2020. The Agency has been working to accelerate the project timeline to complete construction in 2020. Construction documents have been submitted to the City and ACHD for permit review. At a Special Board meeting on July 27, 2020 the GMP (guaranteed maximum price) #1 with Guho Corp. Construction was approved. Project is under construction and is currently on schedule. *Project Lead: Karl Woods*

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 December 2020. CCDC Board, Boise Arts & History Commission, and Boise City Council have approved artist Matthew Mazzotta's "Gentle Breeze" design and the public artwork will be installed in conjunction with the park. CCDC Board approved the GMP (guaranteed maximum price) at the September 14 CCDC Board meeting and construction of the park began October 20, 2020 with ribbon cutting estimated in June 2021. *Project Lead: Amy Fimbel*

30TH STREET DISTRICT



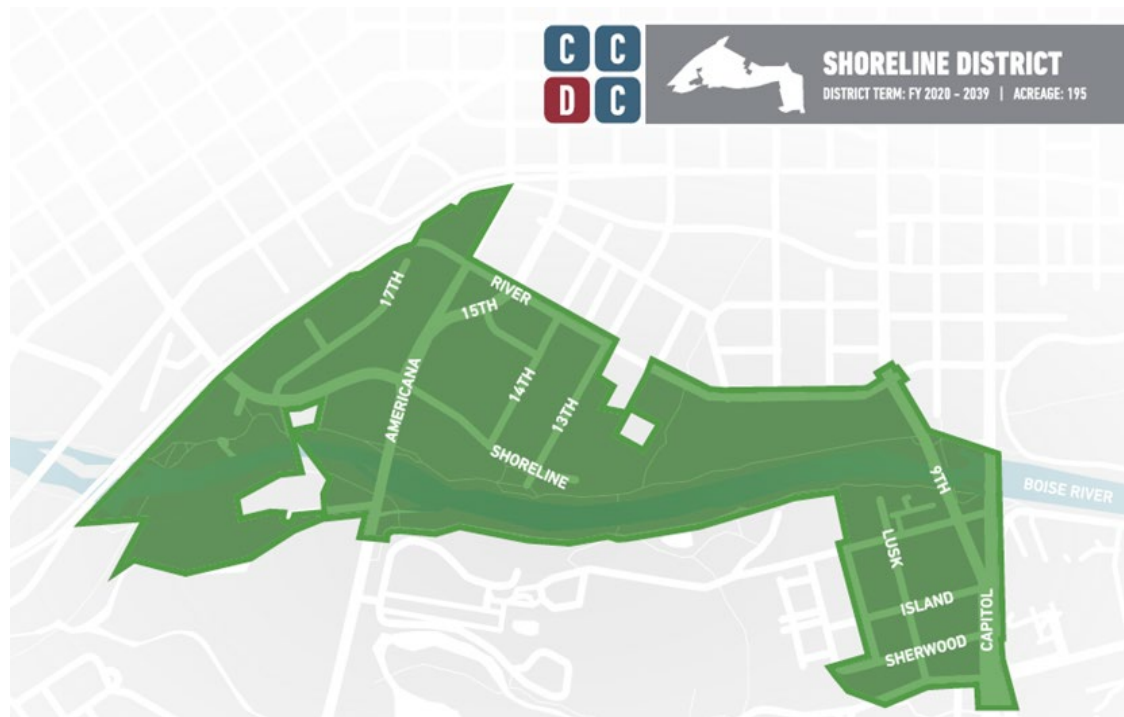
Economic Development

2403 W. 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. Reimbursement is complete. The First Amendment to both Agreements were approved by the Board in the September meeting. CCDC's Reimbursement process is complete for both Agreements and payment for the Type 4 has been issued to the Participant. *Project Lead: Brady Shinn*

Mobility

Main and Fairview Transit Stations and Platforms: CCDC, in cooperation with the City of Boise and Valley Regional Transit, is redesigning and constructing improvements at seven bus stops along Main St. and Fairview Ave between Whitewater Park Blvd and N 16th St. CCDC is contracting with HDR Engineering to provide design services which will be completed in spring 2021 with construction to follow in summer 2021. *Project Lead: Amy Fimbel*

SHORELINE



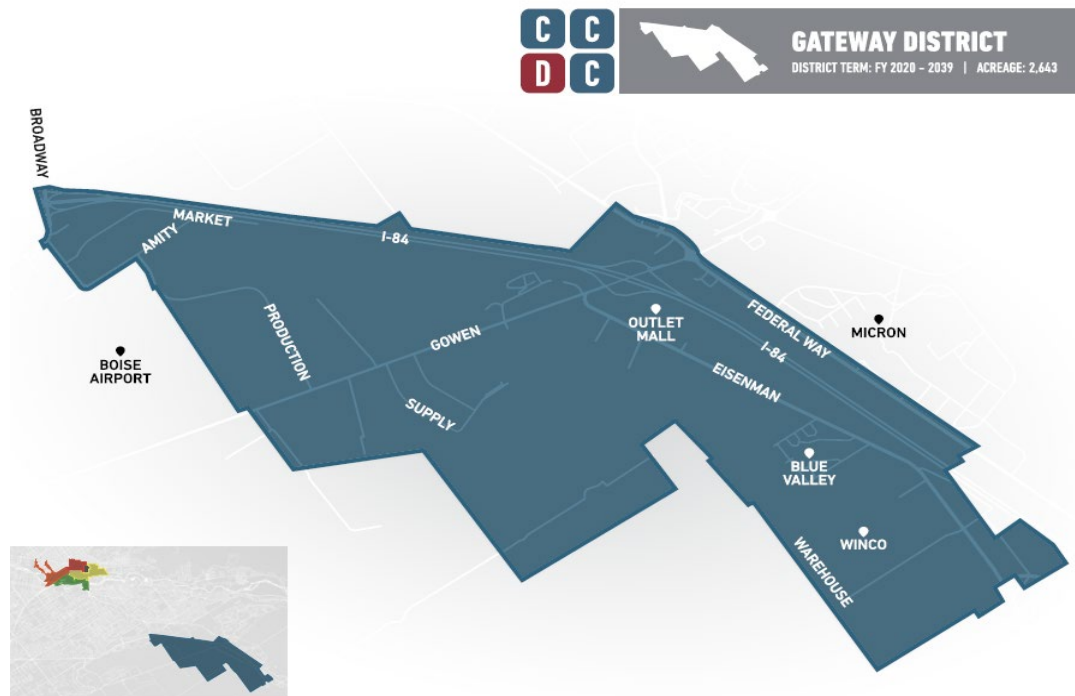
Economic Development

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 that 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. Preliminary meetings with property owners and area stakeholders have begun to help define the scope of this project. The project will include an emphasis on the 17th Street sub area of the Shoreline District. *Project Lead: Doug Woodruff*

GATEWAY EAST



Economic Development

9100 S. Eisenman Road – PP Type 2: R.L.R. Investments, LLC, 9100 S. Eisenman will host a new regional industrial mixed-use facility and be a regional hub for R.L.R. Investments' national operations. The project will consist of three 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. Estimate total cost is \$9.8 million. The project anticipates \$385,000 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 \$80,000 in added tax increment per year. The project received approval at the June 2020 Board meeting. Mass excavation and site work is complete, and construction is underway on the main structure. *Project Lead: Brady Shinn*

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 Applicant has submitted its Reimbursement cost justification materials, and the Agency is conducting its review. *Project Lead: Brady Shinn*

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. The project was completed this summer and the primary tenant, Verde Fulfillment, has occupied the building and is operational. 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. Boyer Company is working with its contractor to prepare documentation for the reimbursement request. *Project Lead: Matt Edmond*

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. ACHD and the Agency executed the pathway cost share/participation agreement in May 2019. Since then, ACHD has advanced construction from 2022 to 2021. The City has requested that gravel shoulders on the bridge approaches be replaced with wider sidewalk; necessitating amendment of the original agreement. The Agency, City and ACHD have also agreed to terms for a proposed Interagency Agreement to install fiber-optic conduit along Gowen Road as part of the project. The total of both cost share agreements is estimated to be approximately \$360,000 per the engineer's estimate based on the 99% plans. The CCDC Board approved the amended cost share agreement and the interagency agreement at its May 18, 2020 meeting. *Project Lead: Matt Edmond*

Gateway East Transportation Study: The Agency contracted HDR to perform a transportation study of the Gateway East District to determine the necessary number of lanes on major roads, optimal secondary access points, and recommended traffic control. HDR has completed the technical report with significant input from the project team, which included representatives from the Agency, City and ACHD. Agency staff presented the findings to the CCDC Board at its July 13, 2020 meeting then transmitted those findings to ACHD for consideration in ACHD Master Street Map and Capital Improvement Plan updates. As a result of the study's findings, ACHD adjusted the width of the future Apple Street from five lanes to three lanes in its Master Street Map. *Project Lead: Matt Edmond*

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 to enhance data connectivity within city limits. Civil Survey Consultants completed the design of the project and CCDC plans to bid the work January 2021 with construction to follow in spring 2021. *Project Lead: Amy Fimbel*

AGENCY WIDE – ALL DISTRICTS

Economic Development

ParkBOI - All Garages - Cleaning: During the months of April and May, while the citizens were complying with the Governor's and Mayor's COVID-19 pandemic-caused shelter-in-place orders and only essential businesses were allowed to be open, a concerted effort was made to enhance the appearance of all ParkBOI garages. This included scrubbing the walking surfaces of all stairwells and elevator lobbies, repainting handrails and step edges, washing windows inside and out and touch up painting wherever needed. The last major undertaking was cleaning and painting the elevator lobbies and stairwells of the Capitol & Main Garage, which occurred when



the elevator refurbishment project was completed. Improvements continue as warranted. *Project Lead: Aaron Nelson*

ParkBOI - New Product - Nighttime Monthly: As part of the parking rate discussion at the March 2020 meeting, the Agency recommended that the 10th & Front parking garage be designated to accommodate proposed nighttime-monthly parking pass-holders, making it available to these parkers as early as 3 pm – an attractive alternative to a regular monthly pass. The Agency will examine implementing this product as the economy recovers from the COVID-19 pandemic. *Project Lead: Matt Edmond*

ParkBOI - New Product - Carpool Priority: A soft opening for this new product commenced July 1, 2020 via the City Go program. Despite promotions there have been no takers as of now, mostly due to the fact that most businesses are still working remotely. *Project Lead: Matt Edmond*

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, BSU, St Luke's, Downtown Boise Association (DBA), and CCDC involves marketing its transportation products and services to the downtown community. The October Agency Board agenda includes approval of the MOU for these efforts. An overview can be found at citygoboise.com. *Project Lead: Matt Edmond*

ParkBOI - 9th & Main Parking Garage - Elevators: The project was delayed about 4 weeks. The elevator modernization for the Idaho Street side elevator started October 12 and is scheduled to end November 6. Work on the Main Street side elevator will start November 16 and is scheduled to end December 11. Project is on schedule with no delays to report. *Project Lead: Aaron Nelson*

ParkBOI - Capitol & Main Parking Garage - Elevators: This project modernized the existing elevators in the Capitol & Main Garage with new finishes and amenities, improved efficiency, reliability and brought the elevators up to current code. Schindler Elevator reached substantial completion in late August 2020, but still has to replace undersized components in one car prior to release of the final payment/retainage. The remaining work is estimated to be completed in November. *Project Lead: Matt Edmond*

ParkBOI - 9th & Front Parking Garage - Agency Owned Property: The stair towers on the 9th & Front Garage have experienced damage due to water infiltration. In March 2020 the Agency contracted with Slichter Ugrin Architects to provide design services for the repairs. Due to the complexity of the project on the exterior stair towers, the Agency has chosen to prequalify general contractors. The bid process will follow in November 2020 with an anticipated contract award at the December Board meeting and spring 2021 construction start. CCDC sent Invitations to Bid to the pre-qualified contractors on October 21 with bid closing on December 1 at 3pm. *Project Lead: Aaron Nelson*

ParkBOI - Door Hardware & ADA Upgrades: Slichter Ugrin Architects have been hired as the design professional to develop plans and specifications for this project. Hellman Construction Company, Inc., was the responsive low bidder and is under contract. A Notice to Proceed has been issued and construction is underway. Construction is anticipated to be substantially complete in November 2020. *Project Lead: Karl Woods*

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 Street from Heron Street to Washington Street in preparation for installation in FY2022. 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 FY2022 to build the infrastructure associated with this bikeway. At its April 2020 Board meeting, the Board approved a contract with Kittelson & Associates to assist the Agency with the concept design and public engagement process. CCDC, the City, and Kittelson and Associates hosted a virtual open house for the public on September 24, 2020. Outreach also consisted of an online survey as well as online open houses specifically for 11th Street business and property owners during which the two concept design alternatives were presented for feedback. The project team will be presenting the preferred raised bike lane concept design to the CCDC Board and ACHD Commission for consideration of approval in November. *Project Lead: Amy Fimbel*

State Street Study Area: The Agency's primary consultant for the State Street Study Area, MIG, is wrapping up Phase 1 of its Scope, Planning Context and Assessment, as well as preparation for public outreach in collaboration with Agency and City of Boise staff. A virtual public engagement exercise and stakeholder outreach began on October 16, and will conclude on November 13. Agency staff plans to present initial findings at the Board's November 2020 meeting. *Project Lead: Matt Edmond*

Condominium Associations

Building Eight Condominiums Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Myrtle Parking Garage (Unit 2)	35%
Raymond Management	Hampton Inn & Suites (Unit 1)	62.5%
Hendricks	Retail Units (Units 3 & 4)	2.5%
Condo Board Meetings		
Last Meeting	Next Meeting	Next Report Due
December 2019	TBD	December 31, 2019
Issues/Comments:	Waiting to hear back from Hampton/Apple on separating out the business income insurance policy from the association policy and having it covered under policies of the individual owners and businesses. Separating this policy out would result in annual savings of approximately \$4,600.	

Front Street Condominium Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest



CCDC	9 th & Front Parking Garage	25.76%
GBAD		2.00%
Aspen Condominiums	Aspen Lofts	52.17%
Hendricks	BoDo Retail Units	20.07%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
November 7, 2019	November 13, 2020	November 30, 2020
Issues/Comments:		

Block 22 Condominium Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Front Parking Garage	13.30%
Block 22	The Grove Hotel, CenturyLink Arena	86.70%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
July 21, 2020	TBD	March 31, 2021
Issues/Comments:		

Capitol Terrace Condominium Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Main Parking Garage	50%
Hawkins Companies	Main + Marketplace	50%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
February 12, 2020	TBD	February 28, 2021
Issues/Comments:		



Downtown Parking Condominiums Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9 th & Main Parking Garage	93.51%
Les Bois Holdings, LLC	Commercial, Main Street side	2.03%
Eastman Building, LLC	Commercial, Idaho Street side	4.46%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 11, 2020	TBD	September 30, 2021
Issues/Comments:		

ACME Fast Freight Condominium Association CCDC Contact: Matt Edmond		
Member	Unit	Percent Interest
CCDC	11th & Front Parking Garage, 30.1% (Units 402, 403, 501, 502)	28.485%
Ball Ventures Ahlquist	11th & Front Parking Garage, 69.9% (Units 104, 015, 201, 202, 301, 302, 401)	66.490%
Boise Metro Chamber	Boise Chamber Offices (Units 101, 102, 203)	5.025%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 9, 2020	TBD	September 30, 2021
Issues/Comments:		

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VI. ADJOURN



END