

CCDC Board of Commissioners Meeting

January 11, 2021

Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.



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

Board of Commissioners

**Regular Meeting
January 11, 2021**



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – December 2020

B. Minutes & Reports

1. Approval of December 14, 2020 Meeting Minutes

C. Other

1. Approve Resolution #1689 - Appointment of Ross Borden as Acting Chief Administrative Officer

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

- A. CONSIDER: Annual Independent Audit of FY2020 Financial Statements
(10 minutes).....Morgan Browning, Eide Bailly
- B. CONSIDER: Ratification of Letter of Intent between CCDC and Ada County Regarding 3rd and Front Street
Project (10 minutes)John Brunelle/Ryan Armbruster, Elam & Burke
- C. CONSIDER: Election of Board officers – Chair, Vice-Chair, and Secretary/Treasurer
(5 minutes) Chair Zuckerman
- D. CONSIDER: Approval of Executive Committee Charge (5 minutes) Chair Zuckerman
- E. CONSIDER: Appointment of Secretary Pro Tempore (5 minutes) Chair Zuckerman

CONSIDER: Annual Independent Audit of FY2020 Financial Statements

Morgan Browning
Eide Bailly LLP

CONSIDER: Annual Independent Audit of FY2020 Financial Statements

Suggested Motion:

I move to accept independent auditor Eide Bailly's report of Agency Fiscal Year 2020 financial statements and authorize staff to deliver the Audit Report to all required entities.

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CONSIDER: Ratification of Letter of Intent Between CCDC and Ada County regarding 3rd & Front Street Project

John Brunelle, CCDC Executive Director
Ryan Armbruster, Elam & Burke

CONSIDER: Ratification of Letter of Intent Between CCDC and Ada County regarding 3rd & Front Street Project

Suggested Motion:

I move to ratify the Executive Director approval of the Letter of Intent between Ada County and Capital City Development Corporation for the 3rd and Front Street Project.

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- E. CONSIDER: Appointment of Secretary Pro Tempore (5 minutes) Chair Zuckerman

CONSIDER: Election of Board Officers, Approval of Executive Committee Charge, & Appointment of Secretary Pro Tempore.

Suggested Motion:

I move to:

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

AGENDA

A. Information/Discussion Items

1715 W. Idaho Street Housing Infill RFQ/P Overview (5 minutes).....Brady Shinn

B. 1715 W. Idaho Street Housing Infill Proposal Presentations and Q&A

1. Presentation(10 minutes)Conner Construction, LLC
Question and Answer (10 minutes)Chair Zuckerman

2. Presentation(10 minutes) McCarty Flats, LLC
Question and Answer (10 minutes)Chair Zuckerman

3. Presentation(10 minutes) SMR Development/ deChase Miksis / Edlen & Co.
Question and Answer (10 minutes)Chair Zuckerman

C. 1715 W. Idaho Proposal Discussion (10 minutes)Chair Zuckerman

V. Adjourn

1715 W. Idaho Street Housing Infill Development RFQ-P



Brady Shinn
Project Manager – Property Development

RFQ-P Background

Site Information:

- Located in Westside URD, vacant lot of .401 acres
- Purchased in July 2020 for \$605,000 (\$34 per sq ft)

RFQ-P Information and Parameters:

- Mixed-Income Housing -- prioritize housing options for diverse income levels.
- Design -- reflect the character of the surrounding historical architecture and is suited to the West Downtown Neighborhood plan.



RFQ-P Objectives



ECONOMIC DEVELOPMENT

Respond to critical lack of housing supply
Enhance economic diversity in West Downtown Neighborhood



INFRASTRUCTURE

Assist with development barriers of this property
Assist with associated public infrastructure



PLACE MAKING

Complementary Architecture
Blend with neighborhood character

RFQ-P Interviews

Presenting in alphabetical order:

Conner Construction LLC

Chris Conner and Alex Yanchuk, Conner Construction LLC
James and David Glancey, Glancey Rockwell & Associates.

McCarty Flats LLC

Michael Hormaechea, McCarty Flats LLC
Mark Sindell and Tiina Ritval, GGLO

SMR Development + deChase Miksis + Edlen & Co.

Shellan Rodriguez, SMR Development
Mark Edlen, Edlen & Co.
John King, Pivot North Design

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Glancey • Rockwell
& Associates
Architecture • Planning



1715 W. Idaho Housing Infill Development

Who we are

Conner Construction, LLC

- Local Legal Team

Glancey Rockwell & Associates

- Treasure Valley Based MEP Consultants

Experience

Conner Construction

- Highlands Cove
- Cessna Landing Apartments
- Clayton Court
- Nampa Floor and Interiors Building
- Janell Place

Glancey♦Rockwell & Associates

- Village East Apartments: Boise, Idaho
- Baraya Apartments; Meridian, Idaho
- *12th & River Senior Apartments; Boise, Idaho
- Spurwing Townhouses; Meridian Idaho
- Alpine Village; McCall, Idaho
- Harper Ridge; Meridian, Idaho
- Union Square Boise; Idaho
- Red Tail Luxury Apartments; Meridian, Idaho
- *Silvercloud Apartments; Boise, Idaho
- Linder Springs Apartments; Meridian Idaho
- *Meadowland Apartments; Butte, Montana
- Cardona Apartments; Chubbuck, Idaho
- *Summerhill Apartments; Idaho Falls, Idaho

Anticipated to be constructed next 12 months

- Canyon Terrace Apartments; Nampa, Idaho
- Sunset Landing; Caldwell, Idaho
- Skyview Apartments- Airway Heights, Washington
- Glenwood Apartments; Garden City, Idaho
- Eagle Point; Eagle, Idaho

*LEED Platinum Projects



Glancey♦Rockwell
& Associates
Architecture♦Planning



Project Goals

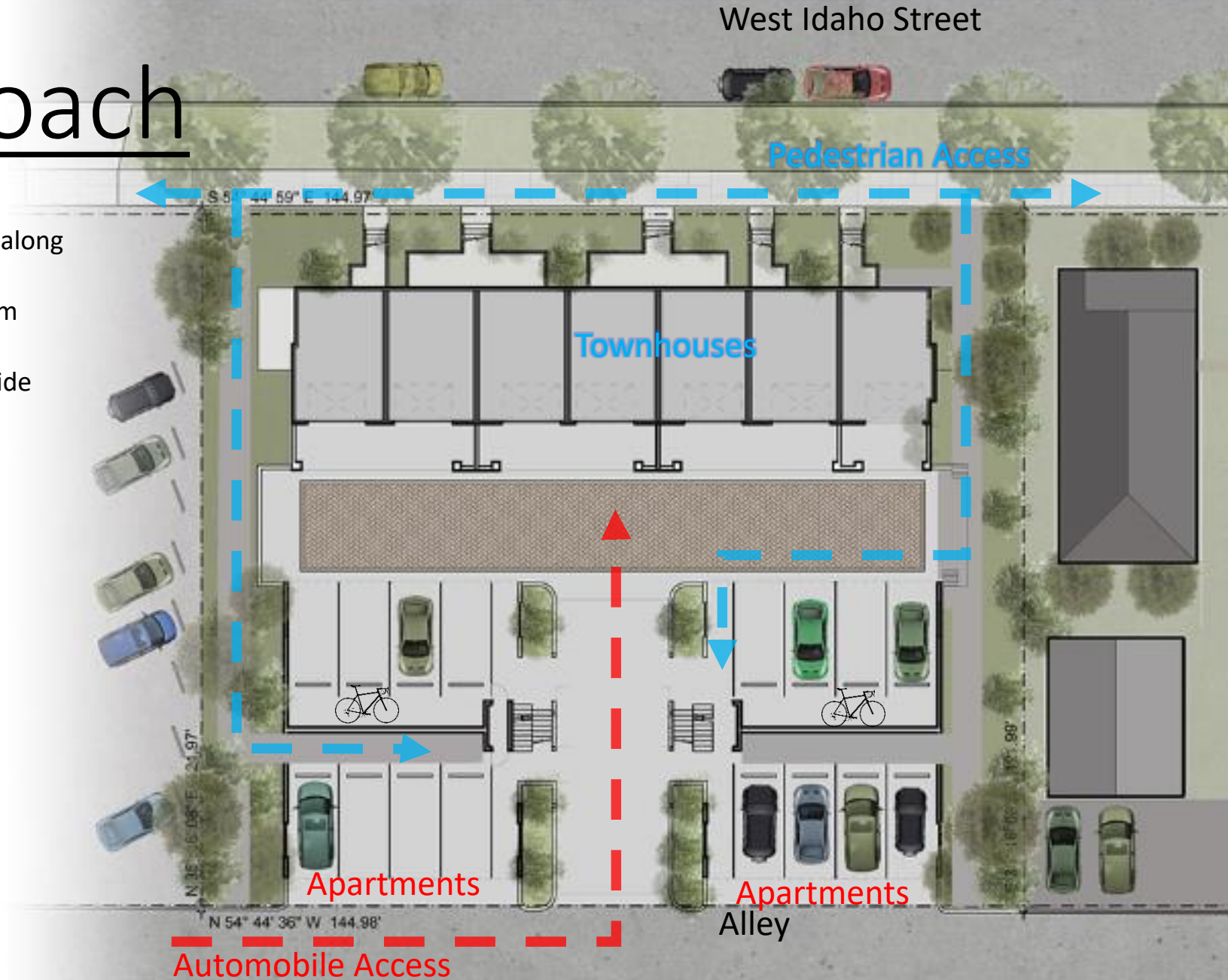
- Build long-term affordable housing.
- Develop site sustainability and comfort.
- Incorporate local Idaho businesses.
- Create a family friendly location to live.
- Increase beautiful architecture in the Boise Downtown area.



Design Approach

Project Integration

- Neighborhood-friendly building scale along Idaho Street
- Bicycle/Pedestrian friendly access from Idaho Street
- Higher Density and parking on Alley side



Design Approach

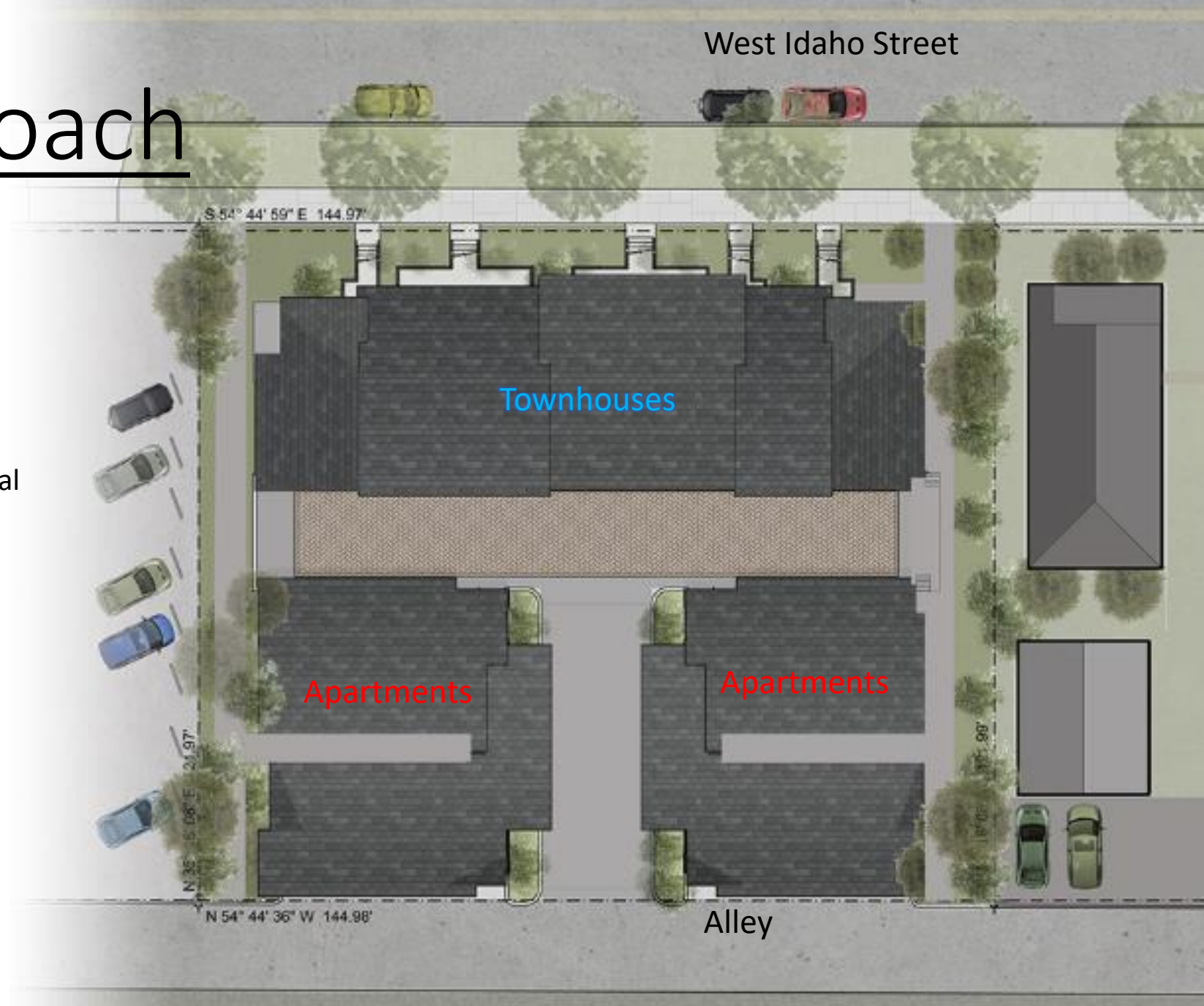
7 Townhouse Units

- West Idaho Street frontage
- Private garages accessed from alley

10(+) Apartment units

- Private Patios
- Covered Parking

Higher Density located to buffer residential neighborhood from adjacent commercial



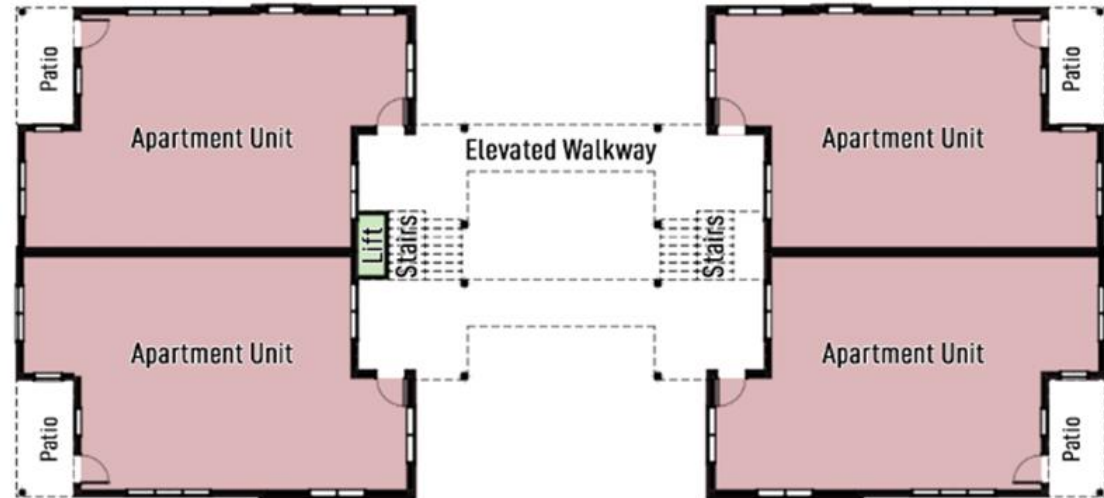
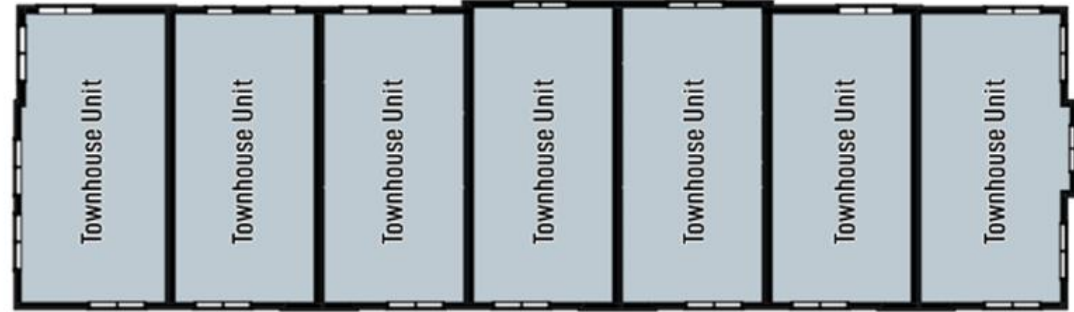
Building Layout

Townhouse Units

- +/- 960 sq ft
- 2 Bedrooms
- 1.5 Bathrooms
- Private garages accessed from alley

Apartment units access

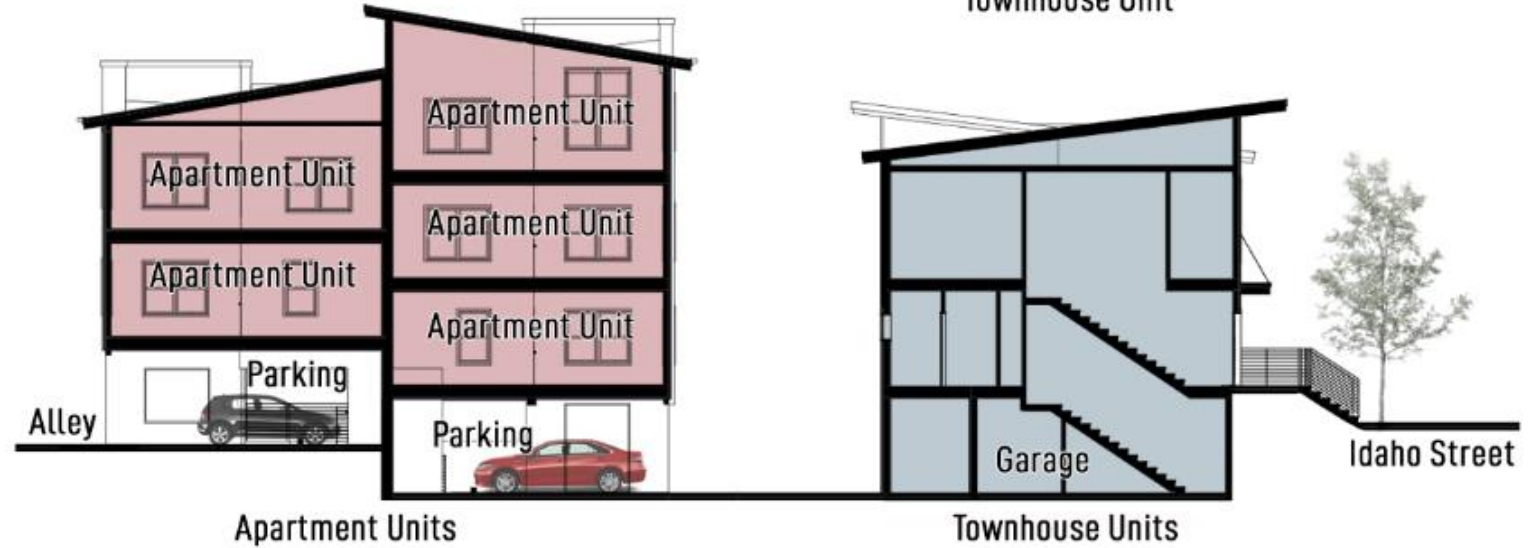
- +/- 950 sq ft
- 2 Bedrooms
- 1 Bathroom
- Private Patios



Project Design



Project Design



Sustainability

- Townhouses to provide dedicated EV charging circuit in private garage
- On-site water retention via permeable pavers
- Prefabricate walls off site to reduce waste and local neighborhood disturbances
- Building are located to maximize solar potential, passive and active harvesting.
- Alternative modes of transportation encouraged through dedicated bicycle parking
- Sustainable building materials where possible
- Possibly include EV Charger apparatus at apartment parking



Finances

- Affordable Housing
- Future possibilities
- Current design financials
 - Land acquisition
 - Streetscape

Areas of Improvement

- Zoning, Request Density Increase
 - Allow for more affordable housing in this location
 - Could allow for a better return on investment thus reducing requirement for financial assistance from CCDC.
- Reduce parking
 - Project is located in close proximity to multiple public transit lines
 - Provide covered parking for bicycles to encourage more green forms of transpiration



Thank You Any Questions?



Conner Construction, LLC Proposal & Presentation

CCDC Board Question & Answer

Chair Zuckerman

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COMMISSION PRESENTATION

CCDC Housing Infill Development

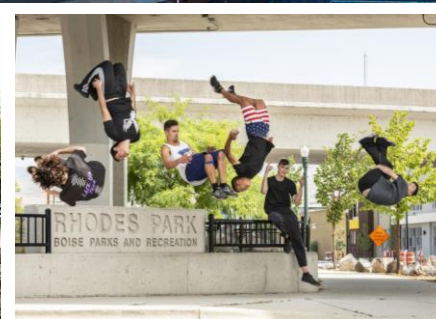
01.11.2021

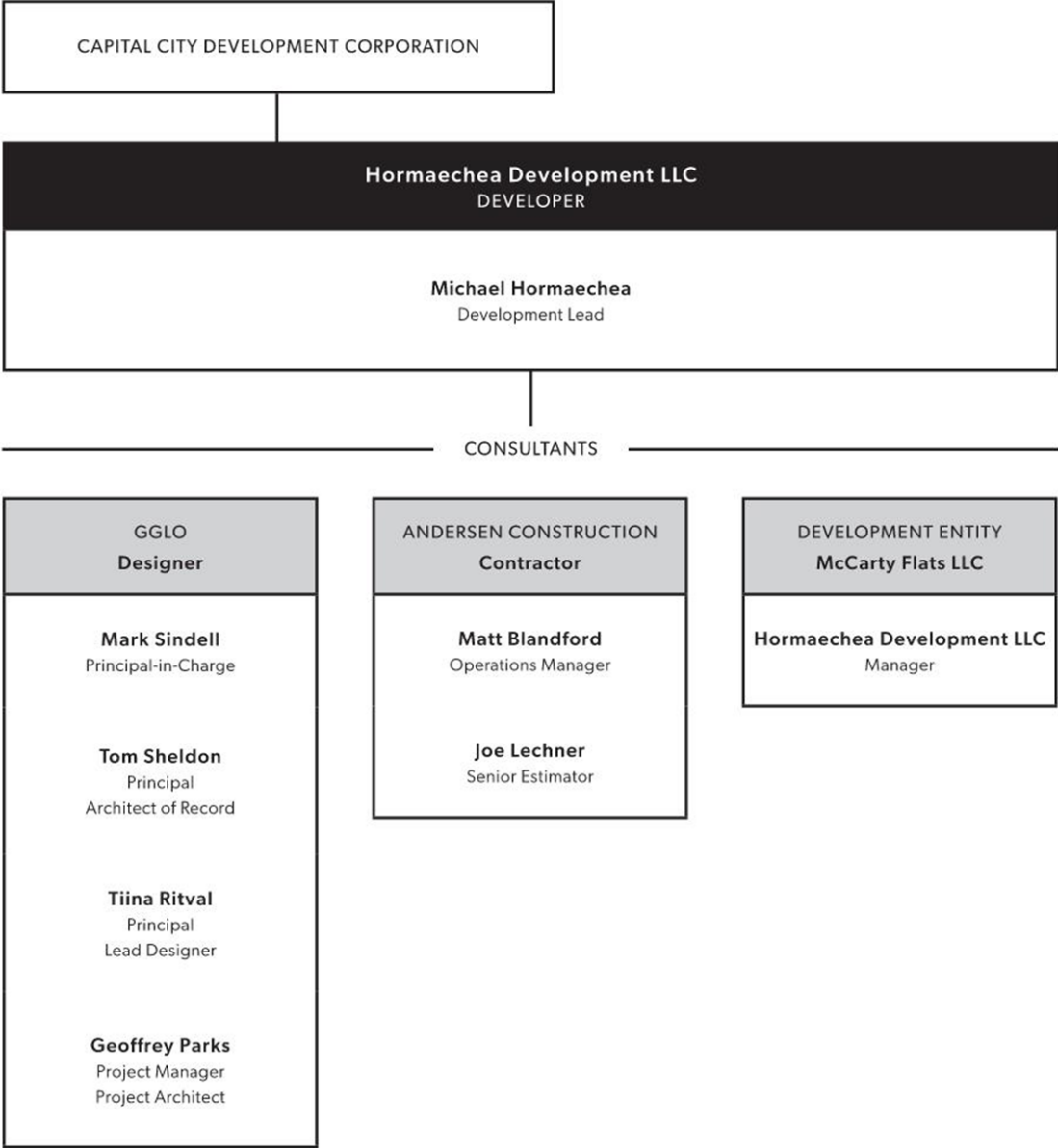
GGLO

HORMAECHEA
DEVELOPMENT



TEAM

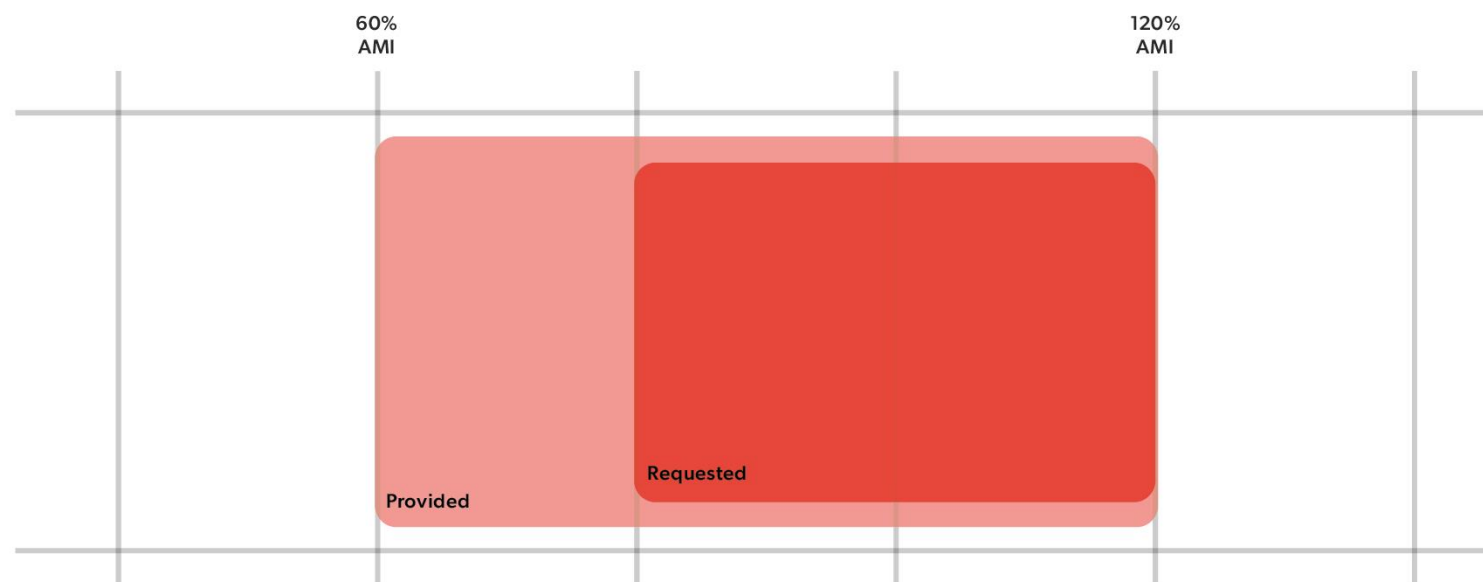




MIDDLE INCOME HOUSING

McCarty Flats





CCDC Priorities

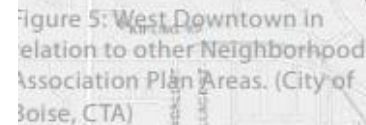
RFP Goals

Mayor & Council Strategic Goal "*A Home for Everyone*"

West Neighborhood Downtown Plan Goals

NEIGHBORHOOD CONTEXT & DESIGN

-West Neighborhood Downtown Plan



*"The West Downtown Neighborhood continues to identify with these characteristics and honor our past in an updated setting by striving to provide a balance of housing for different life stages and incomes...**while continuing to preserve a "know your neighbors" community with eclectic charm.**"*

-West Neighborhood Downtown Plan



Neighborhood Context

The site sits at the nexus of the West End single family residential neighborhood and the emerging commercial district of West Downtown. A bridge between uses and scales, the project has the opportunity to be a community connector - beautifully bringing together middle income families, a diversity of building types, uses, and neighborhood aspirations.



1



RESIDENTIAL

2



TRANSITION

3



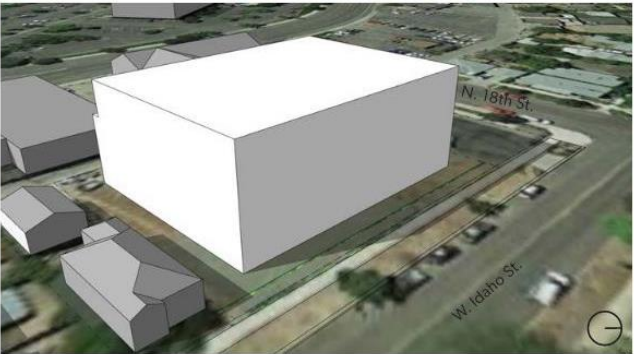
COMMERCIAL

Site Context

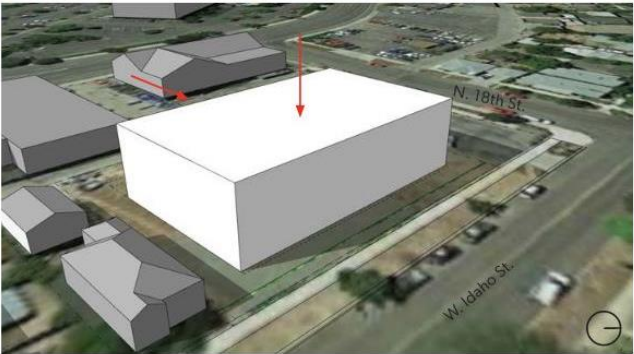
Deferring to the scale of the surrounding neighborhood through a stepping, articulated form, the project will front on W Idaho Street, with services off of the alley and gracious contributions to its immediate neighbors through viewable, nostalgic elements including front porches, a heritage tree, sustainable landscape and layered open spaces.



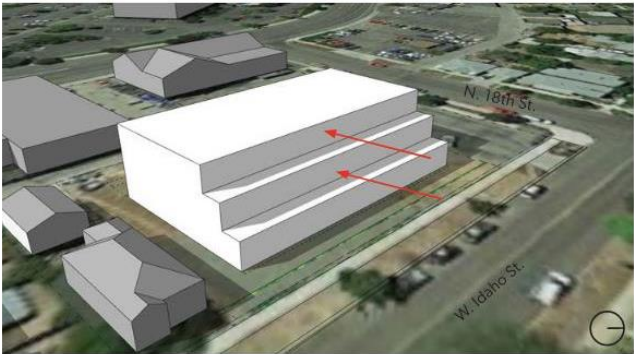
Building Parti



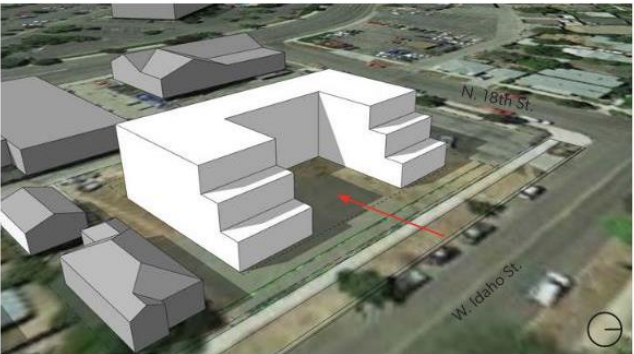
01 Maximum zoning envelope



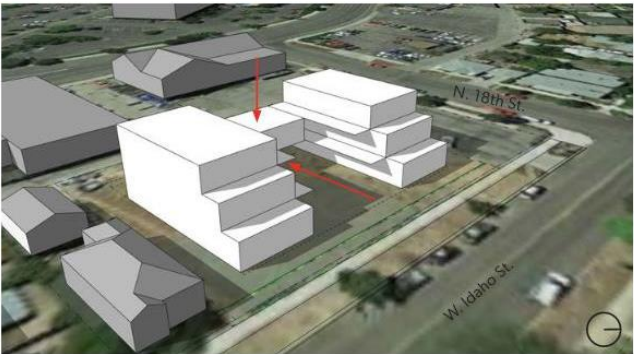
02 Practical height & parking adjustments



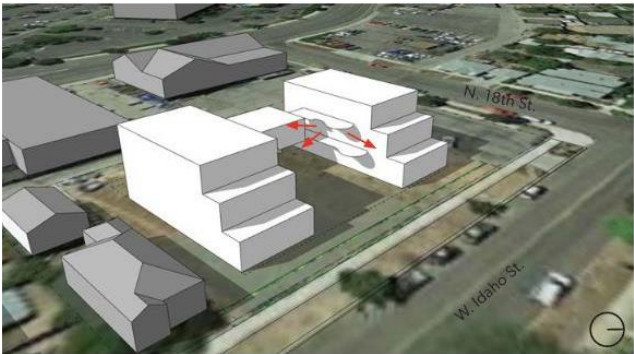
03 Stepping to the neighborhood



04 Establish a communal open space



05 Create protected communal open space and community garden



06 Apply dynamic exterior circulation

Building Parti

THE AMERICAN CRAFTSMAN HOME



EMPHASIZE HORIZONTALS
LARGE OVERHANGS
ARTISANAL APPROACH TO SURFACE DECORATION
SPACIOUS PORCHES

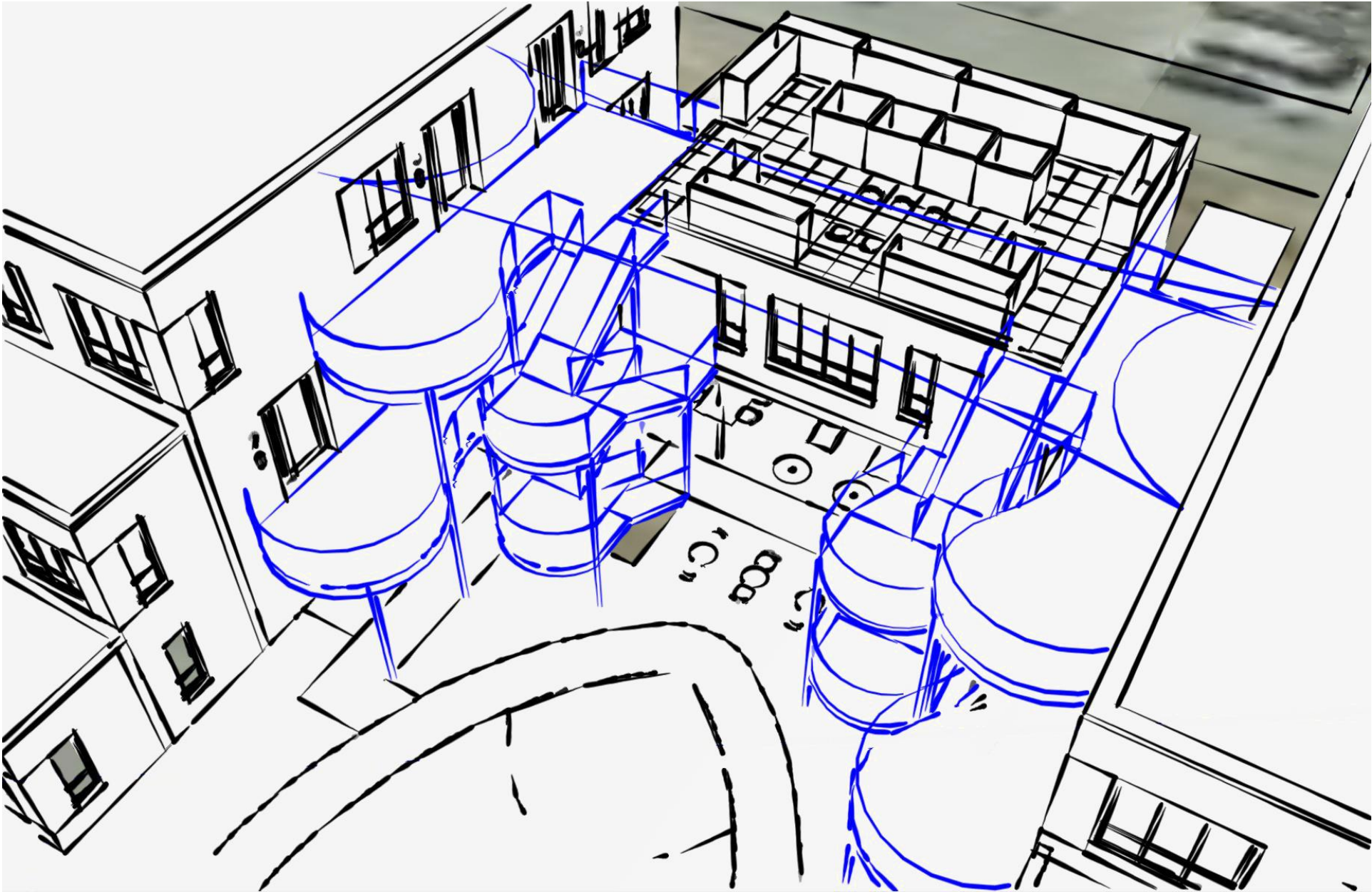
THE AMERICAN CRAFTSMAN BACKYARD



STOOPS
STREET TREES
ENTRY WALKS
ENTRY PLANTING
HERITAGE TREE
GARDENS
BBQ PATIO









Illustrative Site Plan

Overall Program

17 Units
 14 Parking Stalls
 Park-like central Courtyard
 Heritage Tree
 Unit Stoops & Patios
 Streetscape
 Enhancements
 Stormwater Feature



Illustrative Site Plan

Upper Level Amenities

Street facing roof decks
Sculptural Circulation System
Multi-level gathering spaces
Community Garden





SUSTAINABILITY



AIR



WATER



NOURISHMENT



LIGHT



MOVEMENT



THERMAL
COMFORT



SOUND



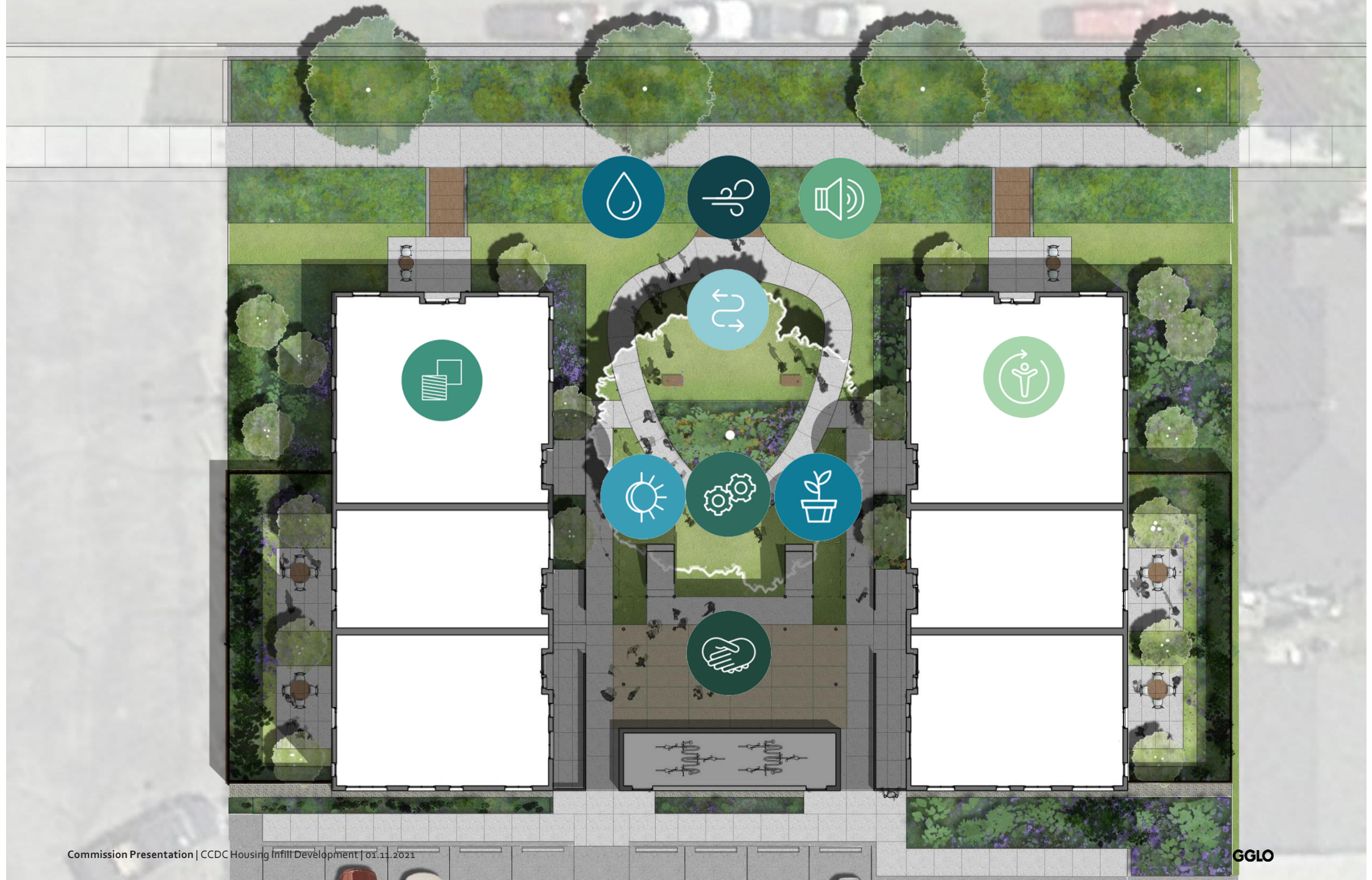
MATERIALS



MIND



COMMUNITY



CATALYST POTENTIAL



INVESTMENT

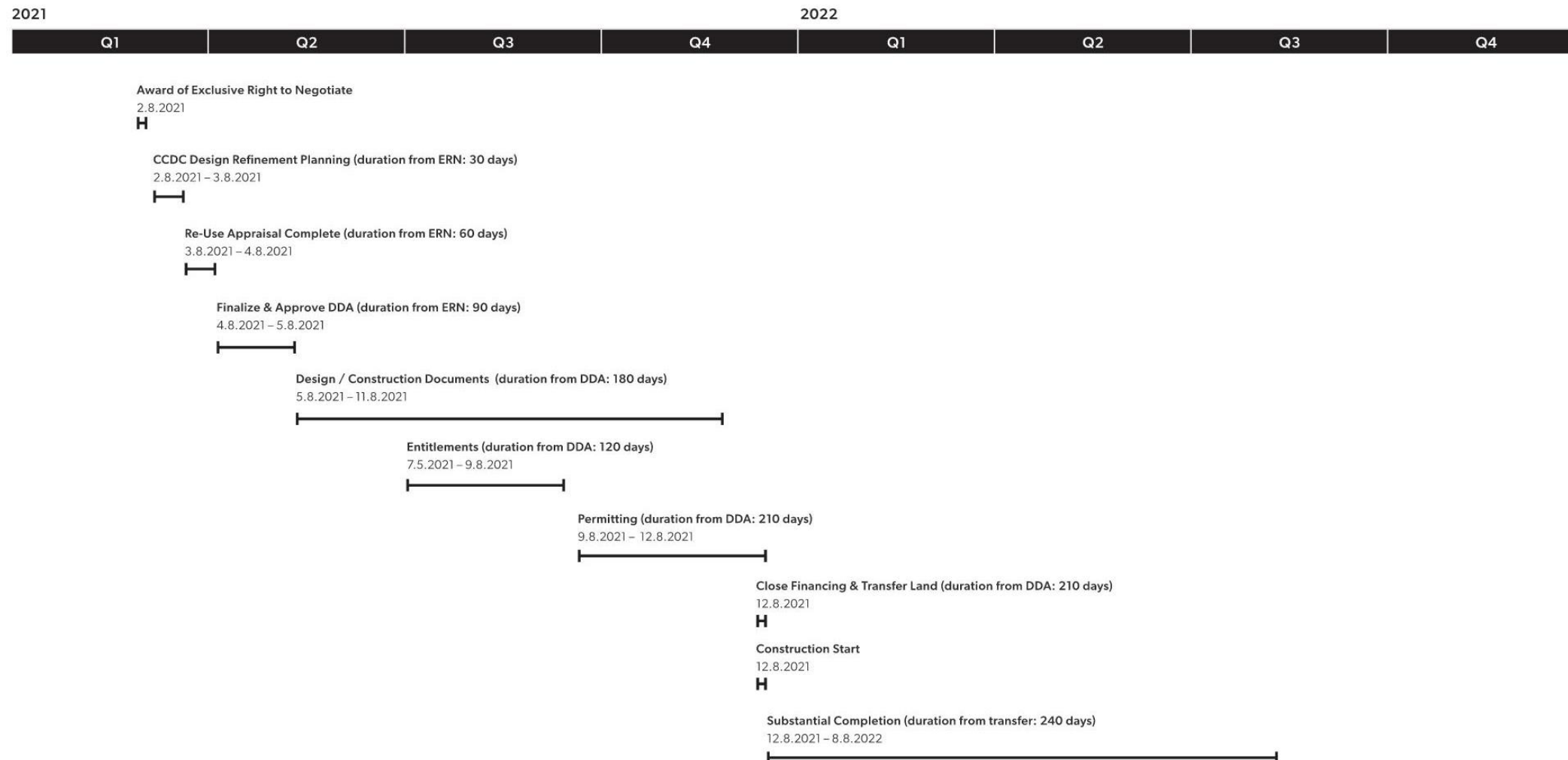
Current Appraised Value = \$605,000

Projected Stabilized Project Value = \$3.5M-\$4M

Resulting Tax Increment Value = \$2.9M-\$3.4M

Estimated ROI - 6X Current Appraised Value

DEVELOPMENT SCHEDULE



Pre-Work Complete

Pre-flight financing with 4 local lenders, equity partners committed

Legal documentation review of ERN, DDA and Deed Restriction

Previewed the project with West Downtown Neighborhood Association Board of Directors

Design Build Team with past experience, trust and working relationship already in place

COMMISSION PRESENTATION

CCDC Housing Infill Development

01.11.2021

GGLO

HORMAECHEA
DEVELOPMENT



McCarty Flats, LLC Proposal & Presentation

CCDC Board Question & Answer

Chair Zuckerman

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January 11, 2021

1715 W. IDAHO STREET HOUSING INFILL DEVELOPMENT



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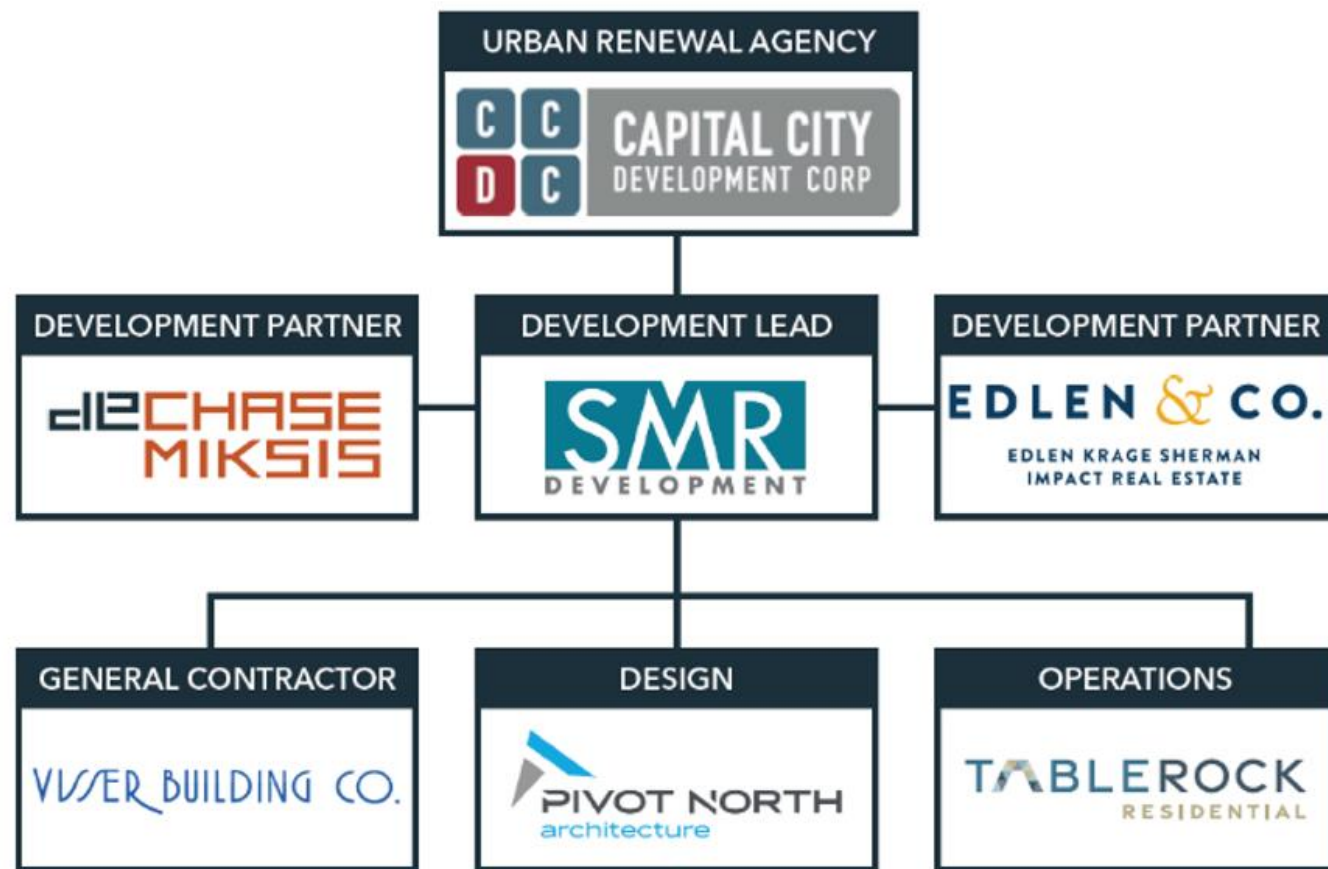
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THE TEAM – A Public / Private Partnership



OUR TEAM – SMR Development, LLC



- 15+ Years Experience
- Public/ Private Experience
- 500+ units Deed Restricted Apartments – MT, HI, CA
- Unique And Difficult To Develop Areas



OUR TEAM – Edlen & Co.

- 25 Years Experience
- Over \$5 Billion in Product
 - Urban Centers
 - Including Boise
- 20+ Public/ Private Partnerships
- 7,000 Residential Units
- 77 LEED Projects



THE TEAM – Pivot North Architecture



- 23 Employees
- Housing Focused – *Workforce, Market Rate & Low-Income Tax Credit*
- LEED / Sustainability Driven
- 1,000+ units past 4 years.
(completed, under construction or being designed in Idaho)



OUR PHILOSOPHY - Partnership

**NEIGHBORHOOD PLAN**

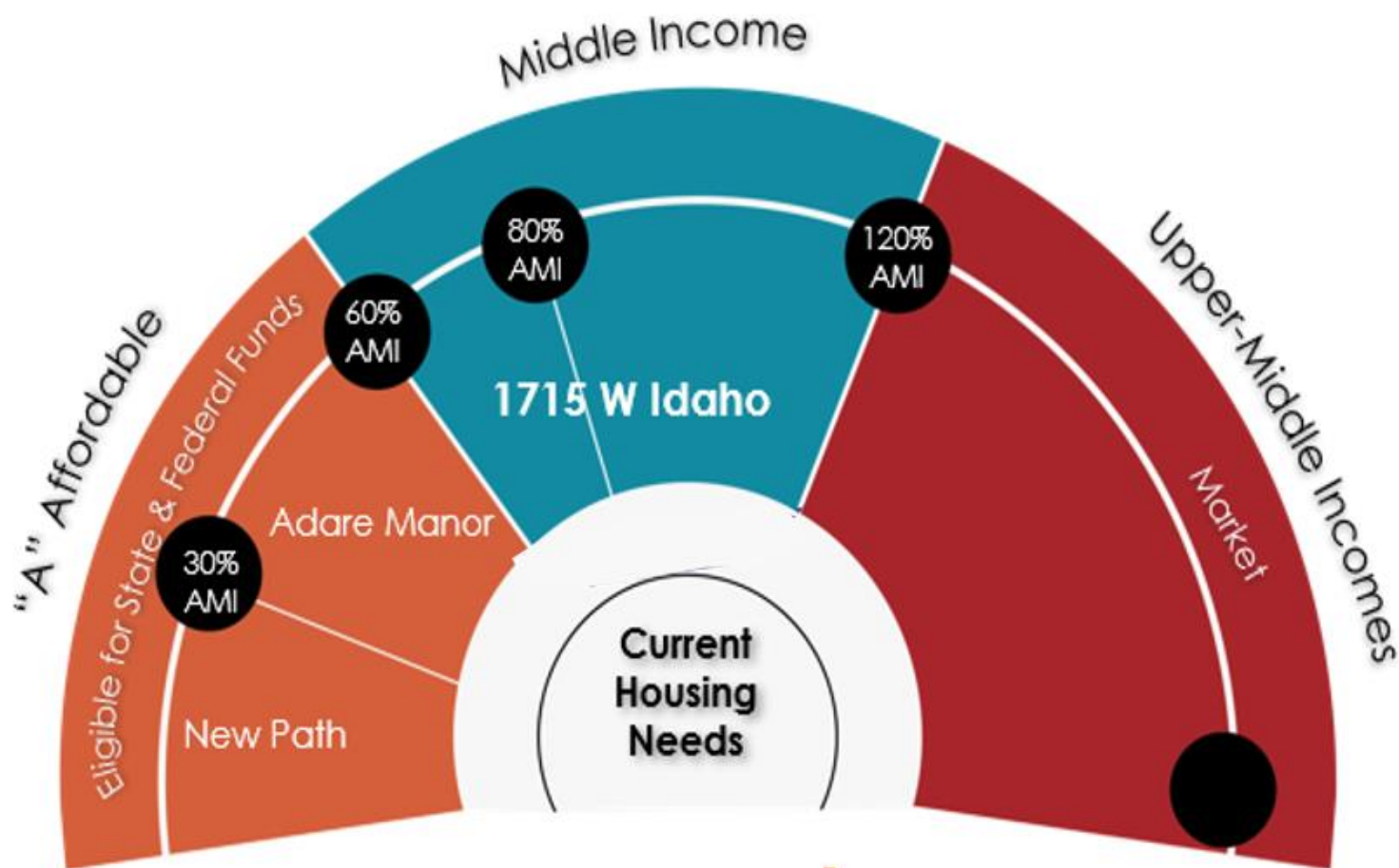
Downtown Boise Design Review Guidelines



OUR PROPOSAL – Missing Middle Housing



OUR PROPOSAL- Increases Housing Diversity



"The point of cities is multiplicity of choice."
-Jane Jacobs

*	Annual Income	1-Bdrm	2- Bdrm
Voucher	<\$30,000	\$800	\$1,000
80% AMI	\$47,900	\$1,200	\$1,500
100% AMI	\$59,800	\$1,350	\$1,680

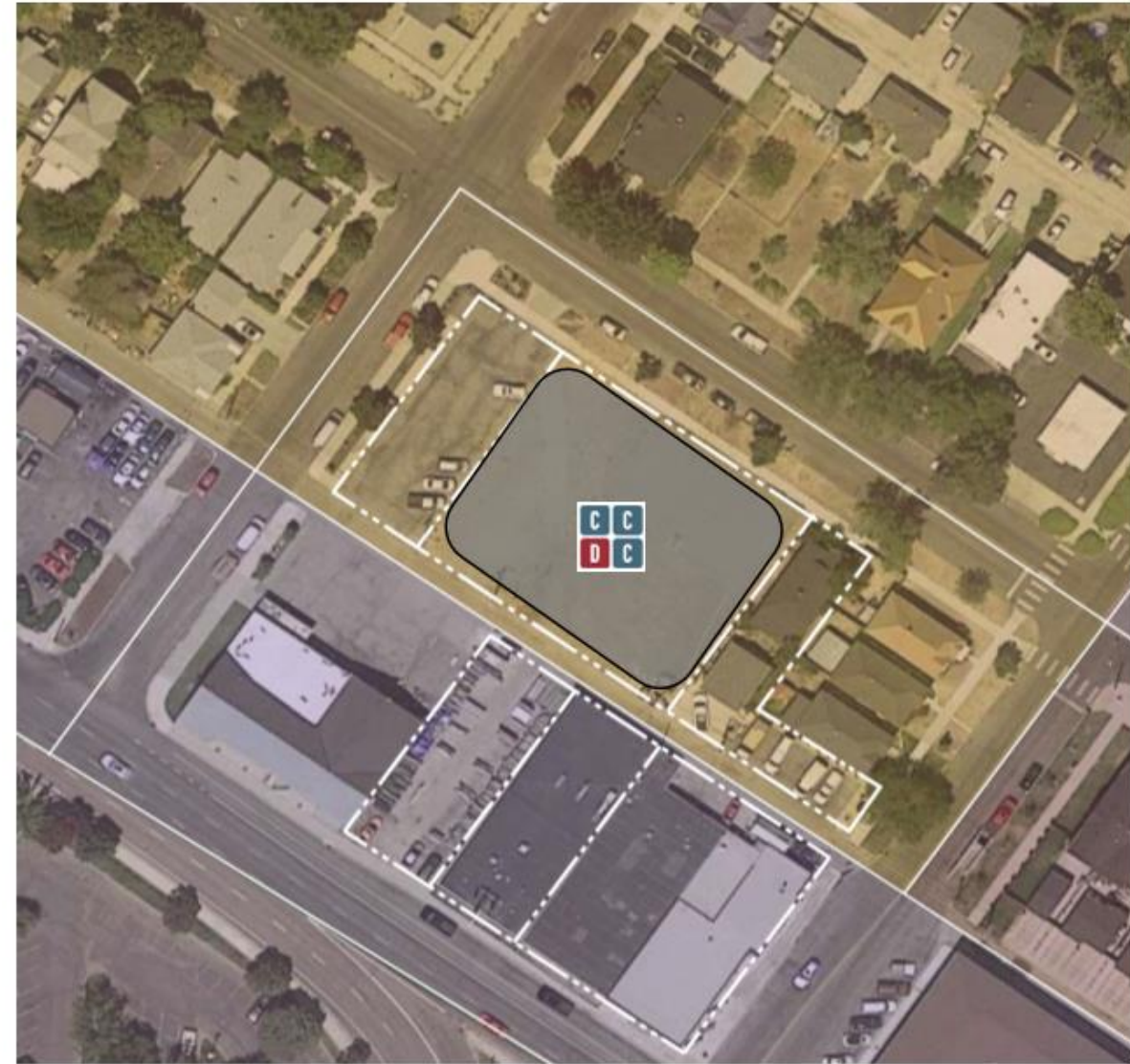
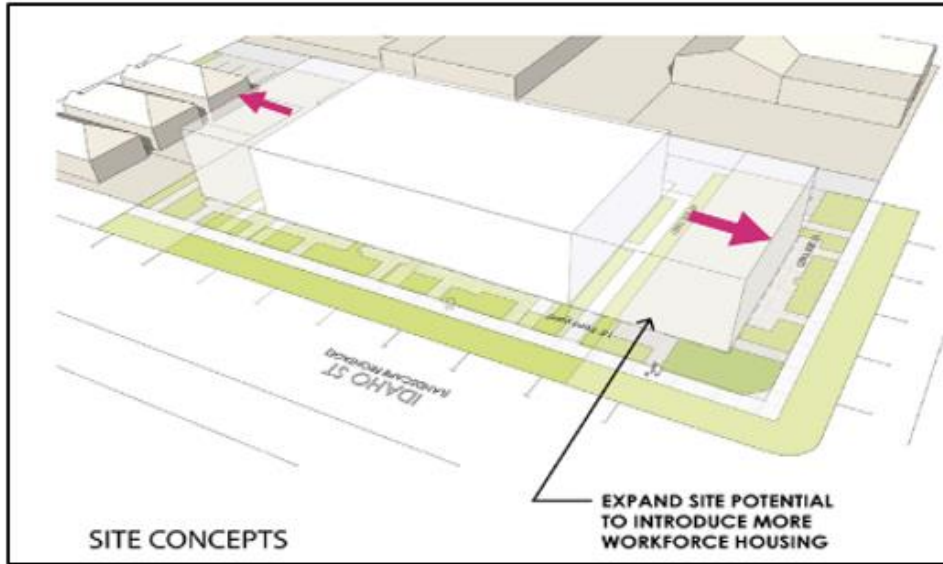
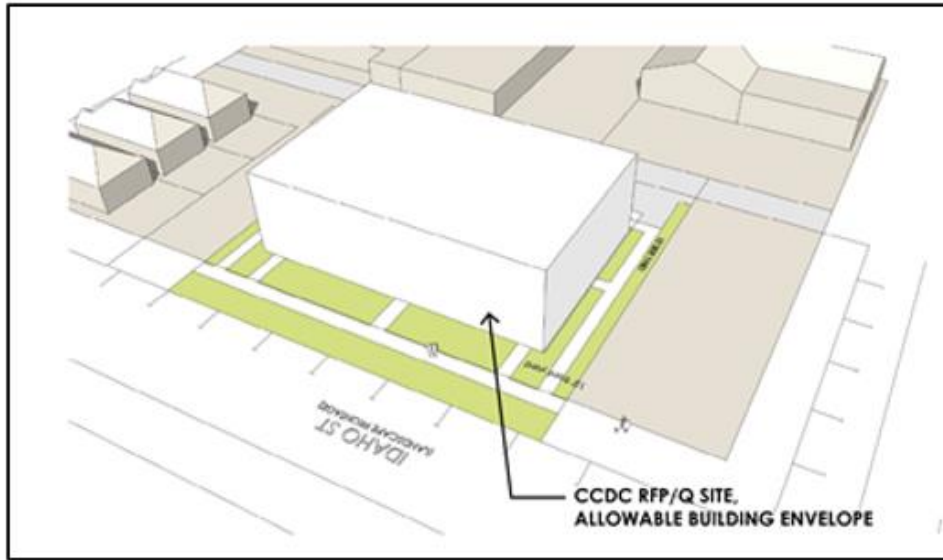
**Rents and Income rounded based Ada County Median (HUD)*
**Incomes based on 2 person households*



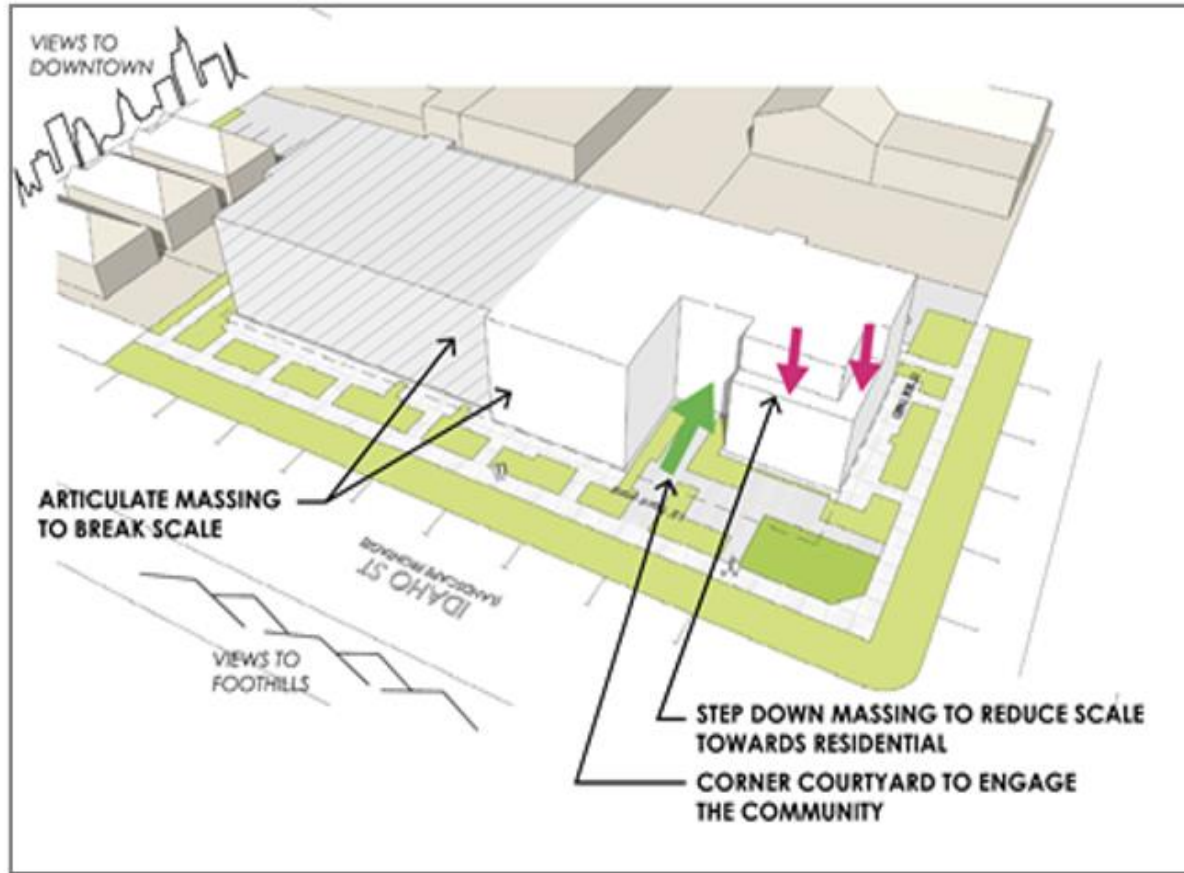
OUR PROPOSAL - Neighborhood



OUR PROPOSAL- Site Area



OUR PROPOSAL- Site Area



OUR PROPOSAL – Grows Our Housing in Downtown



“Deficits in the region’s housing supply demands an increase in housing stock to create additional affordability.”

-A Home For Everyone, Transition Team Report

45 Rental Apartments

- Flexible Unit Mix
- 12 Studio
- 10 One Bedrooms
- 23 Two Bedroom
- 1 year lease, minimum

2 - 3 Stories

- 44 Parking Spaces
- Deed Restricted 2030
- Activates Corner
- Created a “Front Yard”
- \$10.6 Million

CCDC PRIORITY – Neighborhood Design & Context



GROUND LEVEL PERSPECTIVE LOOKING TO IDAHO STREET

“To put the neighborhood in perspective, West Downtown is home to a seven-story modernist tower (the Red Lion Hotel), conventional town homes and mid-rise affordable housing stock.”

-West Downtown Neighborhood Plan



CCDC PRIORITY – Catalyst Potential



	Site Description	Size
A) CCDC Site	Mid Block, dilapidated basketball court	0.4 acres
B) 1715 W. Idaho (as proposed)	Includes A above, Corner lot, Most of Idaho St Frontage, surface parking, boarded up house	0.7 acres
C) Main St. Catalyst	Corner, older office/ industrial, Rock Hard Granite, HVAC	0.6 acres
TOTAL		1.24 acres

CCDC PRIORITY – Investment in the Westside URD

“Projects which invest more in the redevelopment of the Project Site should result in higher property valuation which adds value to the property tax rolls, strengthening the tax base.”

- 1715 W. Idaho St. Housing Infill Development - RFQ/ P

Site	Current Assessed Value	Total Value/ Investment	Est. Increase Assessed Value
1715 W. Idaho (as proposed)	\$155,000	\$ 10,700,000	\$ 6,700,000
Main St. Catalyst	\$850,000	\$ 12,000,000*	\$ 7,000,000
TOTAL	\$1,005,000	\$ 22,700,000	\$13,700,000



CCDC PRIORITY – Development Schedule



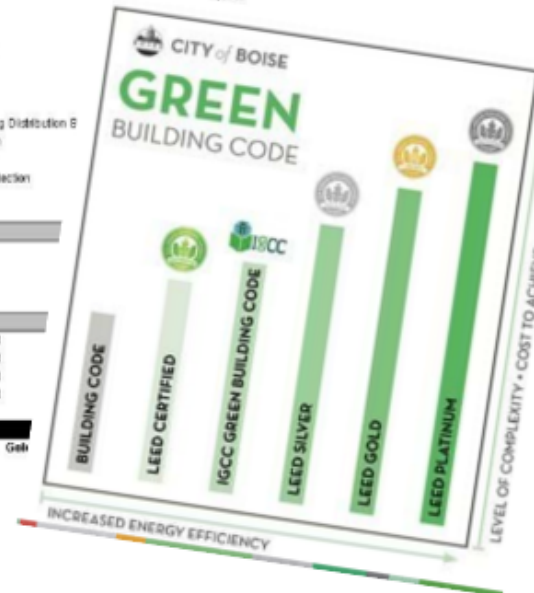
- Neighborhood Outreach
 - Now Through Completion
- Predevelopment
 - Thru Q2 2021
- Design / Entitlement* / Financing
 - Design – Q2 2021
 - Design Review - Q2 2021
 - Permitting –Q4 2021
 - Loan Closing – Q4 2021
- Construction – 12 Mos
 - Groundbreaking -Q4 2021, Late
 - Grand Opening – End of 2022 🌟
- Lease Up – Q4 2022 Thru Q1 2023

**Depending on the Housing Bonus Ordinance*

CCDC PRIORITY – Sustainability

LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise
Project Checklist
Project Name: Ash Street Townhome
Date: 11/15/16

Y	P	N	Credit	Integrative Process	2
14	0	16	Location and Transportation	15	
Y			Floodplain Avoidance	Required	
PERFORMANCE PATH					
		15	LEED for Neighborhood Development Location	15	
PRESCRIPTIVE PATH					
8			Site Selection	8	
2	1		Compact Development	3	
2			Community Resources	2	
2			Access to Transit	2	
6	0	1	Sustainable Sites	7	
Y			Construction Activity Pollution Prevention	Required	
Y			No Invasive Plants	Required	
1	1		Heat Island Reduction	2	
3			Rainwater Management	3	
2			Non-Toxic Pest Control	2	
6	2	14	Water Efficiency	12	
Y			Water Metering	Required	
PERFORMANCE PATH					
6	2	4	Total Water Use	12	
PRESCRIPTIVE PATH					
		6	Indoor Water Use	6	
		4	Outdoor Water Use	4	
19	13	28	Energy and Atmosphere	38	
Y			Minimum Energy Performance	Required	
Y			Energy Modeling	Required	
Y			Education of the Homeowner, Tenant or Building Manager	Required	
PERFORMANCE PATH					
14	10		Annual Energy Use	29	
BOTH PATHS					
4			Efficient Hot Water Distribution System	5	
2			Advanced Utility Tracking	2	
			Five Solar Ready Design	1	
			oK Start-Up Credentialing	1	
PRESCRIPTIVE PATH					
Y			Home Size	Required	
		3	Building Orientation for Passive Solar	3	
		2	Air Infiltration	2	
		2	Envelope Insulation	2	
		3	Windows	3	
		4	Space Heating & Cooling Equipment	4	
EA PRESCRIPTIVE PATH (continued)					
		3	Heating & Cooling Distribution Systems	3	
		3	Efficient Domestic Hot Water Equipment	3	
		2	Lighting	2	
		2	High Efficiency Appliances	2	
		4	Renewable Energy	4	
6	4	0	Materials and Resources	10	
Y			Certified Tropical Wood	Required	
Y			Durability Management	Required	
1			Durability Management Verification	1	
2	2		Environmentally Preferable Products	4	
2	1		Construction Waste Management	3	
1	1		Material Efficient Framing	2	
11	4	1	Indoor Environmental Quality	16	
Y			Ventilation	Required	
Y			Combustion Venting	Required	
Y			Garage Pollutant Protection	Required	
Y			Radon-Resistant Construction	Required	
Y			Air Filtering	Required	
Y			Environmental Tobacco Smoke	Required	
Y			Compartmentalization	Required	
1	1	1	Enhanced Ventilation	3	
1	0.5	1	Contaminant Control	1.5	
2	1		Balancing of Heating and Cooling Distribution	3	
1			Enhanced Compartmentalization	1	
2			Enhanced Combustion Venting	2	
1			Enhanced Garage Pollutant Protection	1	
2	1		Low Emitting Products	3	
3	3	0	Innovation		
Y			Preliminary Rating	Required	
2	3		Innovation	5	
1			LEED AP Homes	1	
4	0	0	Regional Priority		
1			Regional Priority: Specific Credit	1	
1			Regional Priority: Specific Credit	1	
1			Regional Priority: Specific Credit	1	
1			Regional Priority: Specific Credit	1	
69	25	60	TOTALS		
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 69 points					



- Sustainable Site
- Transit Oriented
 - Pedestrians, Bicycles, Transit
- Energy Efficiency
 - Smart Home Technology
- Durable Materials
- Indoor Air Quality
- On Site Drainage
- Water Efficiency Throughout

CCDC PRIORITY – Local Partnerships & Local Workforce



Thank You.



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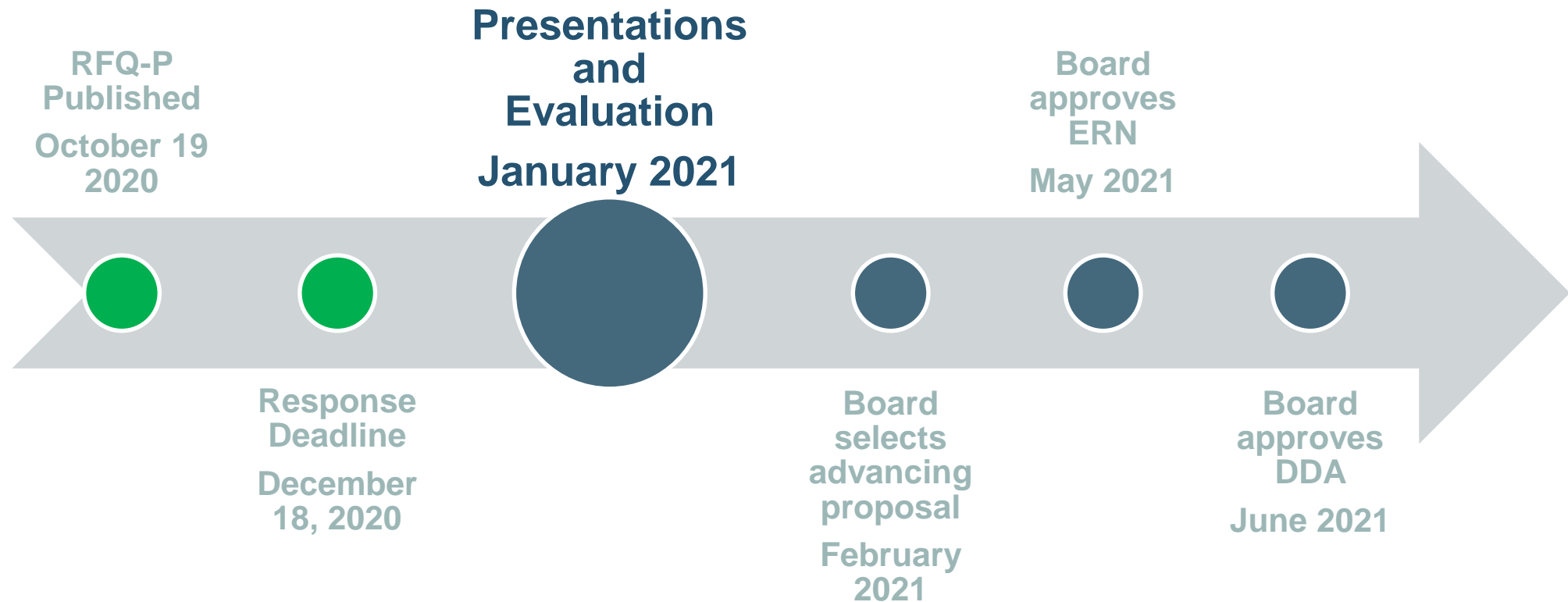
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SMR Development / deChase Miksis / Edlen & Co.
Proposal & Presentation
CCDC Board Question & Answer

Chair Zuckerman

RFQ-P Schedule



1715 W. Idaho Street Housing Infill

Discussion

Chair Zuckerman

AGENDA

A. Information/Discussion Items

1715 W. Idaho Street Housing Infill RFQ/P Overview (5 minutes).....Brady Shinn

B. 1715 W. Idaho Street Housing Infill Proposal Presentations and Q&A

1. Presentation(10 minutes)Conner Construction, LLC
Question and Answer (10 minutes)Chair Zuckerman

2. Presentation(10 minutes) McCarty Flats, LLC
Question and Answer (10 minutes)Chair Zuckerman

3. Presentation(10 minutes) SMR Development/ deChase Miksis / Edlen & Co.
Question and Answer (10 minutes)Chair Zuckerman

C. 1715 W. Idaho Proposal Discussion (10 minutes)Chair Zuckerman

V. Adjourn

Adjourn