

COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Regular Meeting January 13, 2020



I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

- A. Expenses
 - 1. Approval of Paid Invoice Report December 2019
- **B. Minutes & Reports**
 - 1. Approval of December 9, 2019 Meeting Minutes
- C. Other
 - 1. Approve Resolution #1633 9025 Federal Way Type 2 Participation Agreement
 - 2. Approve Resolution #1638 Employee Manual Update



CONSENT AGENDA

Motion to Approve Consent Agenda



IV. Action Items

- A. CONSIDER: Defer election of officers from first regular meeting held in January, as stated in the CCDC amended and restated bylaws, to the first regular meeting in February (5 minutes).....Chair Zuckerman
- B. CONSIDER: Resolution #1639 Approving Idaho Trust Bank Lease Amendment (10 minutes) Max Clark
- C. CONSIDER: Setting date of March 9 for public meeting on Parking Rate Modifications (5 minutes) Max Clark



CONSIDER: Defer election of Officers

Chair Zuckerman



IV. Action Items

- C. CONSIDER: Setting date of March 9 for public meeting on Parking Rate Modifications (5 minutes) Max Clark



Idaho Trust Bank Lease Amendment

Max Clark Director of Parking & Mobility





Request:

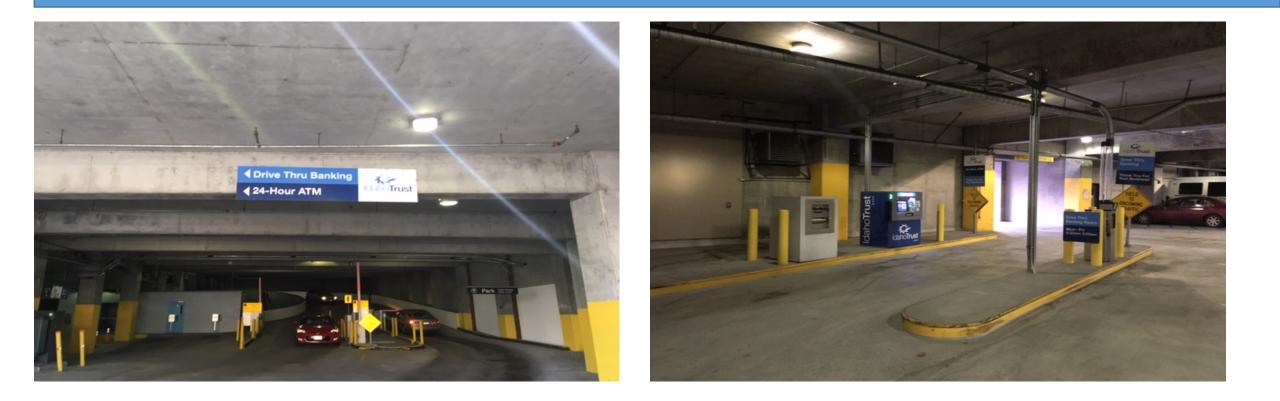
Idaho Trust Bank (ITB)

Six parking spaces in 9th & Front Garage

Extend existing lease through December 2035 Occupied current location as part of BoDo Development

- 20 year lease approved in 2006
- 6 years remaining on the lease

Drive-Thru facility provides 24/7 banking and enables ADA access



ITB has been a good partner with Agency

ITB pays 150% of market rate per space

Unlikely to find another good use for space



CONSIDER: Resolution No. 1639

Suggested Motion:

I move to adopt Resolution No. 1639 approving Amendment No. 1 to the Access, Use & Signage License Agreement between Agency and Idaho Trust Bank



IV. Action Items

- A. CONSIDER: Defer election of officers from first regular meeting held in January, as stated in the CCDC amended and restated bylaws, to the first regular meeting in February (5 minutes)......Chair Zuckerman
- C. CONSIDER: Setting date of March 9 for public meeting on Parking Rate Modifications (5 minutes) Max Clark



Setting Parking Rate Public Meeting Date

Max Clark Director of Parking & Mobility



Background

- Prior to 2017: Rates adjusted every 4 years
- November 2017: Last rate deliberation.
 Board asked for more frequent review
- February 2018: Rates effective
- FY2019: No rate adjustment
- FY2020: Rate adjustment built into budget





Current Wait Lists: General Monthly Spaces Only

Garage	Waitlist
9th & Main	63
Capitol & Main	34
9th & Front	28
Capitol & Myrtle	15
10th & Front	13
11 th & Front	49*
Total	202





Rate Considerations

- Promote visitors to downtown businesses
 - Retain First Hour Free
 - Keep hourly rate \$3
- Encourage day-long visitors to use outer garages
 - Increase daily max rate at Capitol & Main, 9th & Main
 - Maintain daily max rate at outer garages
- Manage demand and reduce waitlist
 - Increase monthly rates at all garages
- Fund structural rehabilitation and mobility alternatives







Proposed Timeline

- January 13: Set rate meeting date of March 9
- By February 4: Notice sent for publishing February 7; stakeholder notice mailed out by February 7
- March 9th: Conduct rate adjustment meeting
- May 1: Implement new rates





CONSIDER: Setting March 9, 2020 Public Meeting date for Parking Rate Modifications

Suggested Motion:

I move to schedule a public comment date for the Board meeting of March 9th, 2020 to consider adjusting parking rates effective no sooner than May 1, 2020; and authorize staff to take the necessary steps to prepare and publish public notice of the proposed rate increases; and to prepare and distribute notice of the proposed rate increases to current patrons and stakeholders.



IV. Action Items

- A. CONSIDER: Defer election of officers from first regular meeting held in January, as stated in the CCDC amended and restated bylaws, to the first regular meeting in February (5 minutes).....Chair Zuckerman
- C. CONSIDER: Setting date of March 9 for public meeting on Parking Rate Modifications (5 minutes) Max Clark



Resolution No.1640 Approving Jensen Belts Associates Task Order 19-001: Westside Park DD/CD/CA

Doug Woodruff Assistant Director Placemaking & Infrastructure



Project Background

- December approval of Westside Park concept master plan, direction to advance with technical drawings
- Jensen Belts Associates
 - Pre-qualified Design Professional
 - 2017 RFP seeking services: concept through construction
 - Best qualified and highest ranked respondent
- Concept master plan consultant (with GGLO as sub-consultant)



Task Order 19-001

- Professional design services
 - Final Design
 - Bidding & Permitting
 - Construction Administration
- Jensen Belts Associates Landscape
 Architect of record
 - GGLO design vision guidance
 - Quadrant Consulting engineering
- Contract amount \$188,500
- Resolution authorizes a 10% contingency





Next Steps

CCDC & Parks dept. Open House

January 14 from 6:00pm to 7:30pm BOISE Plaza lobby, 1111 W Jefferson

Artist, Matthew Mazzotta, Outdoor Living Room

January 21 from 11:00am to 1:00pm Main + Marketplace breezeway (next to escalator)

Parks Commission, consider concept master plan

January 23 at 4:00pm City Hall





CONSIDER: Resolution 1640

Suggested Motion:

I move to adopt Resolution No. 1640 approving Jensen Belts Associates Task Order 19-001 for Westside Park final design and construction administration services.



IV. Action Items

- A. CONSIDER: Defer election of officers from first regular meeting held in January, as stated in the CCDC amended and restated bylaws, to the first regular meeting in February (5 minutes).....Chair Zuckerman
- C. CONSIDER: Setting date of March 9 for public meeting on Parking Rate Modifications (5 minutes) Max Clark



CONSIDER: Resolution No. 1623

Structural Engineering Services 10th & Front Garage Structural Damage Prevention Project

> Kathy Wanner Contracts Specialist



BACKGROUND

10th & Front Garage

- Built in 1978
- Last three years concrete rehab projects
- Structural engineering required
 - 2019 Design Professionals On Call Roster
 - No Structural Engineers
 - December 2019 Request for Qualifications specific for Structural Engineer





THE PROCUREMENT PROCESS

Qualification Based Selection Process		
RFQ Issued	December 2, 2019	
Public Notice	December 2 and 9, 2019	
Submissions Due	December 19, 2019 by 2pm	
Evaluations	December 20, 2019 – Jan 3, 2020	
CCDC Board Consideration	January 13, 2020	



THE EVALUATION

EVALUATION	
Organizational Qualifications	35
Personnel Qualifications	30
Related Project Experience	35

THE RANKING

RANKING

- 1 Desman, Inc.
- 2 Walker Consultants
- 3 KPFF Consulting Engineers
- 4 AHJ Engineers
- 5 HECO Engineers



CONSIDER: Resolution No. 1623

Structural Engineer – 10th & Front Garage Structural Damage Prevention

Suggested Motion:

I move to adopt Resolution No. 1623 approving the ranking for the RFQ - Structural Engineering Services for the 10th & Front Garage Structural Damage Prevention Project and authorize the Executive Director to negotiate and execute a professional services agreement for structural engineering services for the 10th & Front Garage Structural Damage Prevention Project.



IV. Action Items

- A. CONSIDER: Defer election of officers from first regular meeting held in January, as stated in the CCDC amended and restated bylaws, to the first regular meeting in February (5 minutes).....Chair Zuckerman
- C. CONSIDER: Setting date of March 9 for public meeting on Parking Rate Modifications (5 minutes) Max Clark



CONSIDER: Friend of the Court Application

Ryan Armbruster Elam & Burke – CCDC Agency Counsel



V. Information/Discussion Items

Α.	CCDC Monthly Report (5 minutes)Joh	n Brunelle
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VI. Adjourn



INFORMATION: CCDC Monthly Report

John Brunelle CCDC Executive Director



Adjourn

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Regular Meeting March 9, 2020



I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

- A. Expenses
 - 1. Approval of Paid Invoice Report January and February 2020
- **B. Minutes & Reports**
 - 1. Approval of January 13, 2020 Meeting Minutes



CONSENT AGENDA

Motion to Approve Consent Agenda



IV. Action Items

Α.	CONSIDER: Annual Independent Audit of FY 2019 Financial Statements (10 minutes)	Kevin Smith, Eide Bailly
B.	CONSIDER: 2019 Annual Report (5 minutes)	John Brunelle
C.	PUBLIC COMMENT: 2019 Annual Report (5 minutes)	Chair Zuckerman
D.	CONSIDER: Election of Board Officers – Chair, Vice-Chair, and Secretary/Treasurer (5 minutes)	Chair Zuckerman
E.	CONSIDER: Approval of Executive Committee Charge (5 minutes)	Chair Zuckerman
F.	CONSIDER: Appointment of Secretary Pro Tempore (5 minutes)	Chair Zuckerman
G.	CONSIDER: Resolution #1644 Approving Type 2 Participation Program Agreement, 116 S 6 th Street- Mixed Apartments (10 minutes)	



CONSIDER: Annual Independent Audit of FY 2019 Financial Statements

Kevin Smith, Audit Partner Eide Bailly



CONSIDER: Annual Independent Audit of FY 2019 Financial Statements

Suggested Motion:

I move to accept independent auditor Eide Bailly's report of Agency Fiscal Year 2019 financial statements and authorize staff to deliver the audit report to all required entities.



IV. Action Items

Α.	CONSIDER: Annual Independent Audit of FY 2019 Financial Statements (10 minutes)	Kevin Smith, Eide Bailly
Β.	CONSIDER: 2019 Annual Report (5 minutes)	John Brunelle
C.	PUBLIC COMMENT: 2019 Annual Report (5 minutes)	Chair Zuckerman
D.	CONSIDER: Election of Board Officers – Chair, Vice-Chair, and Secretary/Treasurer (5 minutes)	Chair Zuckerman
Ε.	CONSIDER: Approval of Executive Committee Charge (5 minutes)	Chair Zuckerman
F.	CONSIDER: Appointment of Secretary Pro Tempore (5 minutes)	Chair Zuckerman
G.	CONSIDER: Resolution #1644 Approving Type 2 Participation Program Agreement, 116 S 6 th Street- Mixed Use Apartments (10 minutes)	



CONSIDER: Approval of 2019 Annual Report

John Brunelle CCDC Executive Director



PUBLIC COMMENT: 2019 Annual Report

Chair Zuckerman



CONSIDER: Approval of 2019 Annual Report

Suggested Motion:

I move to approve the 2019 Annual Report and direct staff to finalize the document and fulfill statutory publication and access requirements.



IV. Action Items

Α.	CONSIDER: Annual Independent Audit of FY 2019 Financial Statements (10 minutes)	Kevin Smith, Eide Bailly
Β.	CONSIDER: 2019 Annual Report (5 minutes)	John Brunelle
C.	PUBLIC COMMENT: 2019 Annual Report (5 minutes)	Chair Zuckerman
D.	CONSIDER: Election of Board Officers – Chair, Vice-Chair, and Secretary/Treasurer (5 minutes)	Chair Zuckerman
Ε.	CONSIDER: Approval of Executive Committee Charge (5 minutes)	Chair Zuckerman
F.	CONSIDER: Appointment of Secretary Pro Tempore (5 minutes)	Chair Zuckerman
G.	CONSIDER: Resolution #1644 Approving Type 2 Participation Program Agreement, 116 S 6 th Street- Mixed Apartments (10 minutes)	



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

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.



IV. Action Items

G	G. CONSIDER: Resolution #1644 Approving Type 2 Participation Program Agreement, 116 S 6 th Street- Mixed Apartments (10 minutes)	
F	CONSIDER: Appointment of Secretary Pro Tempore (5 minutes)	Chair Zuckerman
E	CONSIDER: Approval of Executive Committee Charge (5 minutes)	Chair Zuckerman
D	D. CONSIDER: Election of Board Officers – Chair, Vice-Chair, and Secretary/Treasurer (5 minutes)	Chair Zuckerman
С	C. PUBLIC COMMENT: 2019 Annual Report (5 minutes)	Chair Zuckerman
В	B. CONSIDER: 2019 Annual Report (5 minutes)	John Brunelle
A	CONSIDER: Annual Independent Audit of FY 2019 Financial Statements (10 minutes)	Kevin Smith, Eide Bailly



Resolution 1644 - 116 6th Street – Type 2 Approval



Laura Williams, Assistant Director – Economic Development



Project Location





Project Background



- 60 for-rent affordable and market-rate
 - 50 serving 60% AMI or below
 - Studios: 25
 - I Bed: 20
 - 2 Bed: 10
 - 3 Bed: 5
- 5,000 SF Retail
- 9,000 SF Office
- \$15 million Total Development Costs

Timeline

- November 13, 2019 DR Approval
- March 2020 Type 2 Agreement Finalize
- Spring 2020 Construction Start
- Summer 2021 Construction Complete



Project Scorecard



Level A Scoring (140 + Points)

- Infill surface parking
- FAR score
- Utility improvements
- No on-site parking
- Affordable housing
- Walkability
 - Building faces sidewalks
 - Glazing
 - Awnings
 - Main entry
 - Ground floor height





Eligible Expenses

Public Improvement Cost Estimates:

- 6th Street \$200,000
- Grove Street \$65,000
- Alley \$35,000
- Utilities (Grove & Alley) \$230,000
- Awnings \$60,000
- Total Approximately \$590,000

CCDC Participation / Reimbursement:

- Tax Increment generated by project
 - Annual Payment / 4 years
- Capital Improvement Project (CIP) Budget
 - Grove Street Streetscapes
 - 6th Street Streetscapes
- Combined Reimbursement covers 100% of Eligible Expenses

Type 2 Agreement Terms



- Reimbursement upon completion
- Eligible Expenses are verified upon completion
- \$597,848 Not to Exceed Amount
- Estimates cover 100% of Eligible Expenses
- Project must be complete by Jan. 2022
- Reimbursement must be complete by Sept.
 2025 (district termination)

CONSIDER: Resolution #1644

Suggested Motion:

I move to adopt Resolution #1644 approving the Type 2 General Assistance Participation Agreement with 6th & Grove Investors, LLC and authorizing the Executive Director to execute the agreement.



IV. Action Items Continued

- I. CONSIDER: Resolution #1643 Approving the Contract for 9th & Main Elevator Repairs (5 minutes)Matt Edmond/Kathy Wanner

- M. CONSIDER: Continuing Public Comment period to April 13 and deferring decision on the Proposed Parking Rate Changes to April 13 Board Meeting (5 minutes)John Brunelle



Resolution 1645 - 512 Grove Street – Type 2 Approval



Laura Williams, Assistant Director – Economic Development



Project Location





Project Background



- 114 for-rent units
 - Studios: 80
 - I Bed: 17
 - 2 Bed: 17
- 10 on-site parking spaces
- 8,000 SF Retail
- 7th floor rooftop common area
- \$25.5 million Total Development Costs

Timeline

- June 13, 2019 DR Approval
- March 2020 Type 2 Agreement Finalize
- Spring 2020 Construction Start
- Summer 2021 Construction Complete



Project Scorecard

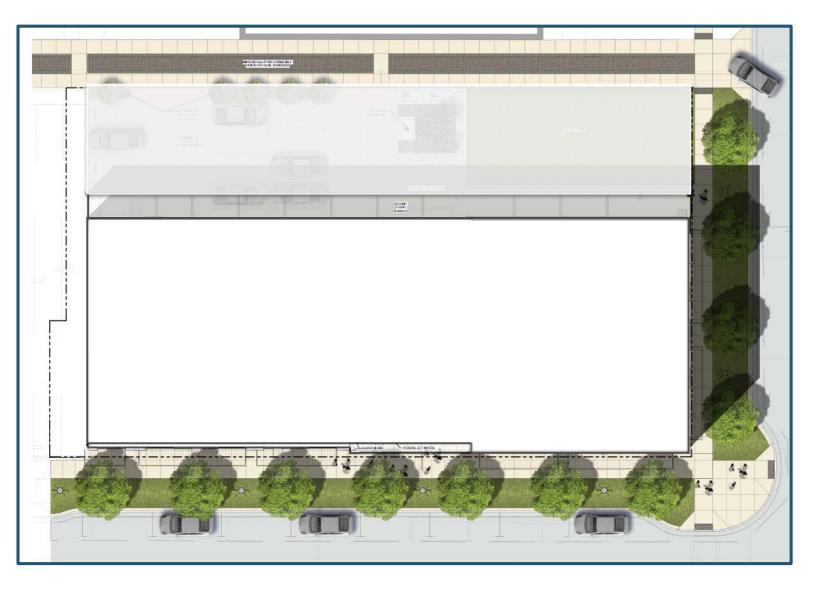


Level A Scoring (140 + Points)

- Infill surface parking
- FAR score
- Utility Improvements
- Parking off alley
- Walkability
 - Building faces sidewalks
 - Glazing
 - Awnings
 - Main Entry
 - Ground floor height



Project Eligible Expenses



Public Improvement Cost Estimates:

- 5th Street \$215,000
- Grove Street -- \$320,000
- Alley -- \$145,000
- Utilities (Grove & Alley) \$430,000
- Total Approximately \$1,110,000

CCDC Participation / Reimbursement:

- Tax Increment generated by project
 - Annual Payment / 4 years
- Capital Improvement Project (CIP) Budget
 - Grove Street Streetscapes
- Combined Reimbursement covers 100% of Eligible Expenses



Type 2 Agreement Terms



- Reimbursement upon completion
- Eligible Expenses are verified upon completion
- \$1,111,347 Not to Exceed Amount
- Estimates cover 100% of Eligible Expenses
- Project must be complete by Jan. 2022
- Reimbursement must be complete by Sept.
 2025 (district termination)

CONSIDER: Resolution #1645

Suggested Motion:

I move to adopt Resolution #1645 approving the Type 2 General Assistance Participation Agreement with 5th & Grove Investors, LLC and authorizing the Executive Director to execute the agreement.



IV. Action Items Continued

- I. CONSIDER: Resolution #1643 Approving the Contract for 9th & Main Elevator Repairs (5 minutes)Matt Edmond/Kathy Wanner

- M. CONSIDER: Continuing Public Comment period to April 13 and deferring decision on the Proposed Parking Rate Changes to April 13 Board Meeting (5 minutes)John Brunelle



CONSIDER: Resolution No. 1643 9th & Main Garage – Elevator Refurbishment Project

Matt Edmond Assistant Director – Parking & Mobility

Kathy Wanner Contracts Specialist



Project Background

Current Elevators

- 9th & Main Garage 1990
- In Ground Hydraulic
- 150 FPM Speed
- 2,500# Capacity

Need for Refurbish

- Service Life
- Code Compliance
- Operation & Performance
- Aesthetics & User Experience
- Liability





Public Works Construction – Lowest Responsive Bid Idaho Code § 67-2805(2)(a)

Project Procurement Schedule		
Invitation for Bid Issued	January 30, 2020	
Public Notice in Idaho Statesman	January 30 and February 6	
Non-Mandatory Pre-Bid Meeting	February 11	
Bids Due	February 26 by 3pm	
CCDC Board Decision	March 9, 2020	



Bid Results



BEAL

\$256,226





Timeline/Next Steps

Contract & Notice to Proceed2 – 3 weeksDrawings & Submittals8 – 10 weeksEquipment Manufacture & Delivery15 – 20 weeksElevator Construction8 – 10 weeksFinal Inspections & Punch List2 – 3 weeks

Soonest completion: Early November 2020





CONSIDER: Resolution 1643 9th & Main Garage – Elevator Refurbishment Project

Suggested Motion:

I move to adopt Resolution No. 1643 recognizing Schindler Elevator Corporation as the lowest responsive bidder for the 9th & Main Garage Elevator Refurbishment Project; awarding the 9th & Main Garage Elevator Refurbishment Project contract to Schindler Elevator Corporation for the total Bid amount of \$256,226; and authorizing the Executive Director to execute the contract and expend funds.



IV. Action Items Continued

- I. CONSIDER: Resolution #1643 Approving the Contract for 9th & Main Elevator Repairs (5 minutes)Matt Edmond/Kathy Wanner

- M. CONSIDER: Continuing Public Comment period to April 13 and deferring decision on the Proposed Parking Rate Changes to April 13 Board Meeting (5 minutes)John Brunelle



CONSIDER:

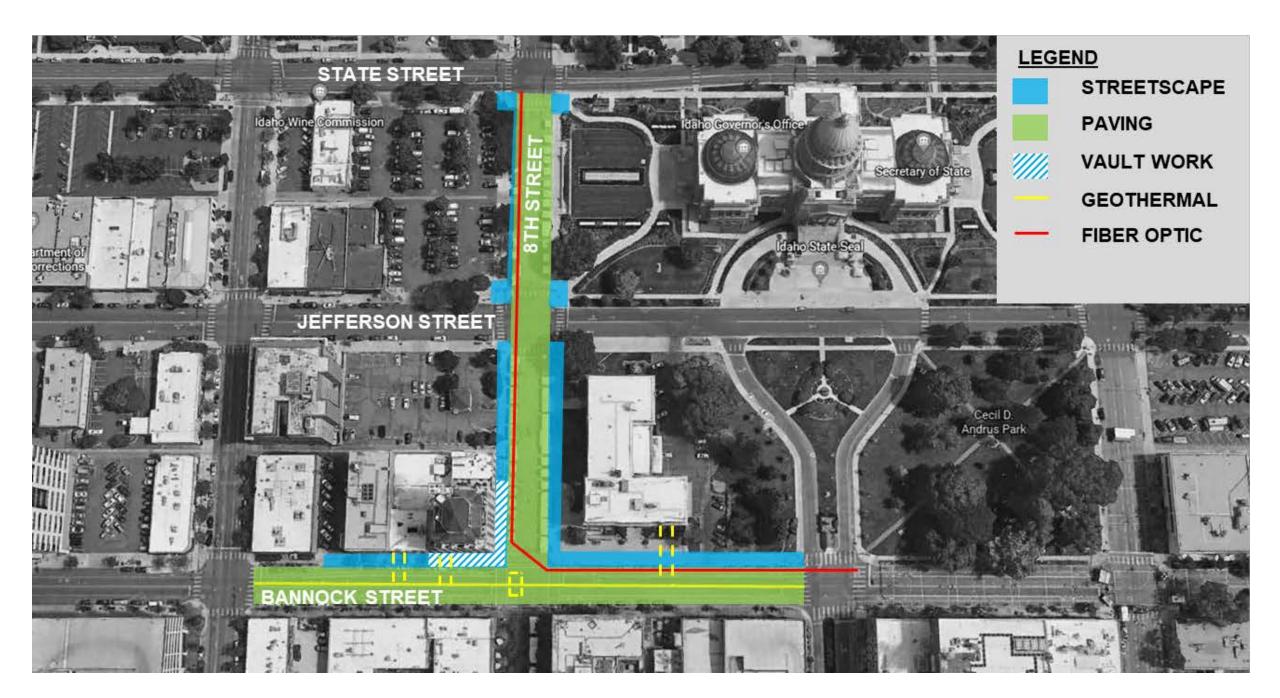
8th and Bannock Streetscape Improvement Project

Resolution No. 1642: Contract for Professional Design Services Resolution No. 1641: Construction Manager / General Contractor

Karl Woods Senior Project Manager Kathy Wanner Contracts Specialist







CONSTRUCTION MANAGER | GENERAL CONTRACTOR



EXISTING CONDITIONS

BORAH POST OFFICE

JEFFERSON STREET



APPROVED



BANNOCK STREET

EXISTING CONDITIONS

CAPITOL BUILDING

STATE STREET

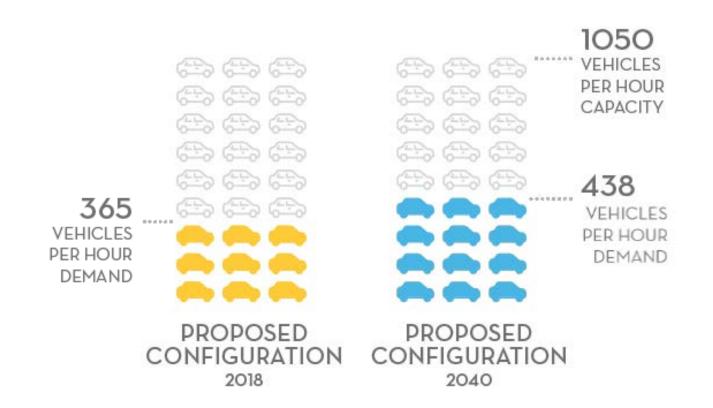
JEFFERSON STREET

APPROVED DESIGN



JEFFERSON STREET

TRAFFIC ANALYSIS

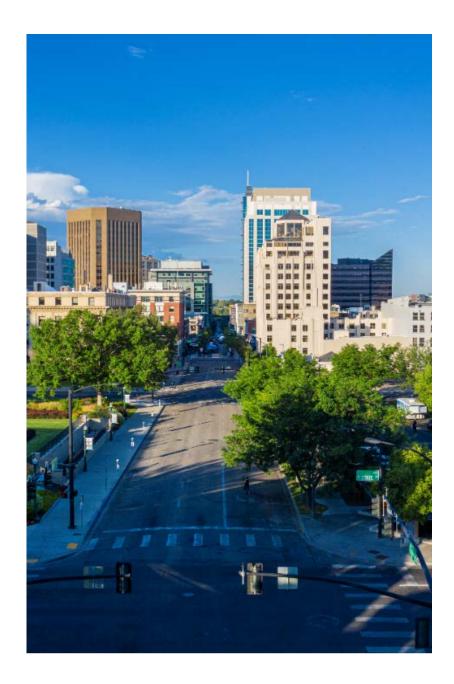


TODAY Board Approval Resolution No. 1642 Professional Design Services

Resolution No. 1641 CM/GC Ranking and Pre-Construction

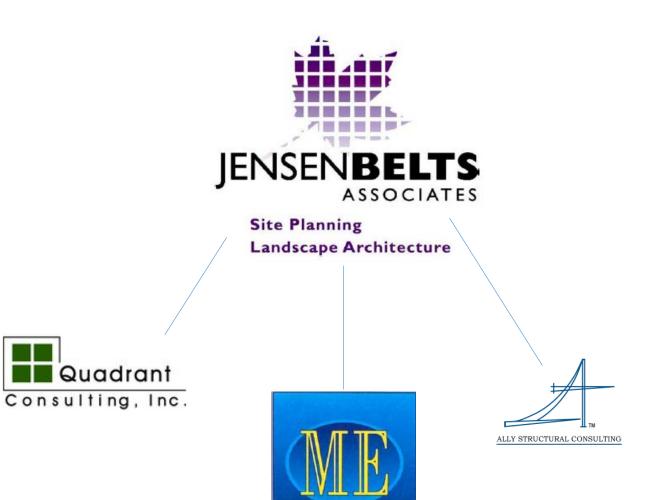
LATER

Board Approval ACHD Interagency Agreement T4 Agreement with City of Boise – Geothermal CM/GC – Contract Amendment for Construction



Resolution No. 1642 Professional Design Services

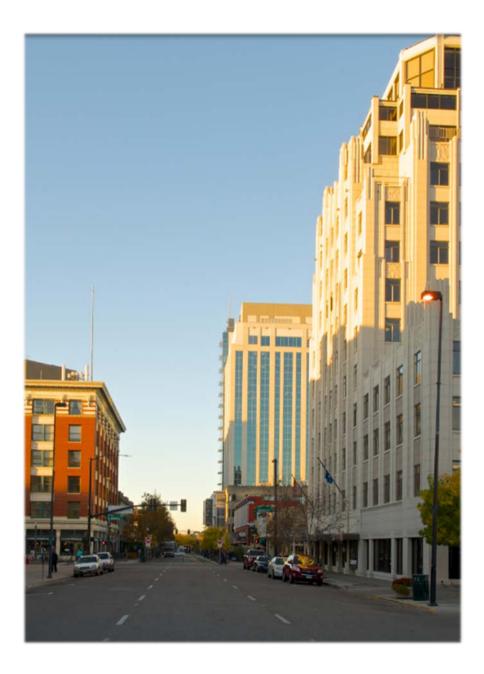
Task Order 19-002 Contract amount: \$181,375



Resolution No. 1641 CM/GC Ranking and Pre-Construction

RANKING	
Guho Corp	722
Wright Brothers	635





CONSIDER: Resolution # 1642

Suggested Motion:

I move to adopt Resolution #1642 approving Jensen Belts Associates Task Order 19-002 for the 8th & Bannock Streetscapes Improvements Project construction documents and construction administration services.



CONSIDER: Resolution # 1641

Suggested Motion:

I move to adopt Resolution #1641 approving the ranking for the RFQ: CM/GC for the 8th & Bannock Streetscape Improvements Project and authorize the Executive Director to negotiate and execute a Construction Manager / General Contractor agreement for the 8th & Bannock Streetscape Improvement Project.



AGENDA

IV. Action Items Continued

- I. CONSIDER: Resolution #1643 Approving the Contract for 9th & Main Elevator Repairs (5 minutes)Matt Edmond/Kathy Wanner

- L. PUBLIC MEETING: Public Comment on Proposed Parking Rate ChangesChair Zuckerman
- M. CONSIDER: Continuing Public Comment period to April 13 and deferring decision on the Proposed Parking Rate Changes to April 13 Board Meeting (5 minutes)John Brunelle



PUBLIC MEETING: Public Comment on Proposed Parking Rate Changes

Chair Zuckerman



CONSIDER: Continuing Public Comment Period: Parking Rate Changes

John Brunelle CCDC Executive Director



CONSIDER: Continuing Public Comment Period: Parking Rate Changes

Suggested Motion:

After taking any public comment, I move to defer the rate of consideration until April 13, 2020, at the regularly scheduled CCDC Board meeting.



AGENDA

V. Information/Discussion Items

Α.	11 th Street Bikeway (10 minutes)	Doug Woodruff
B.	CCDC Monthly Report (5 minutes)	John Brunelle

V. Adjourn



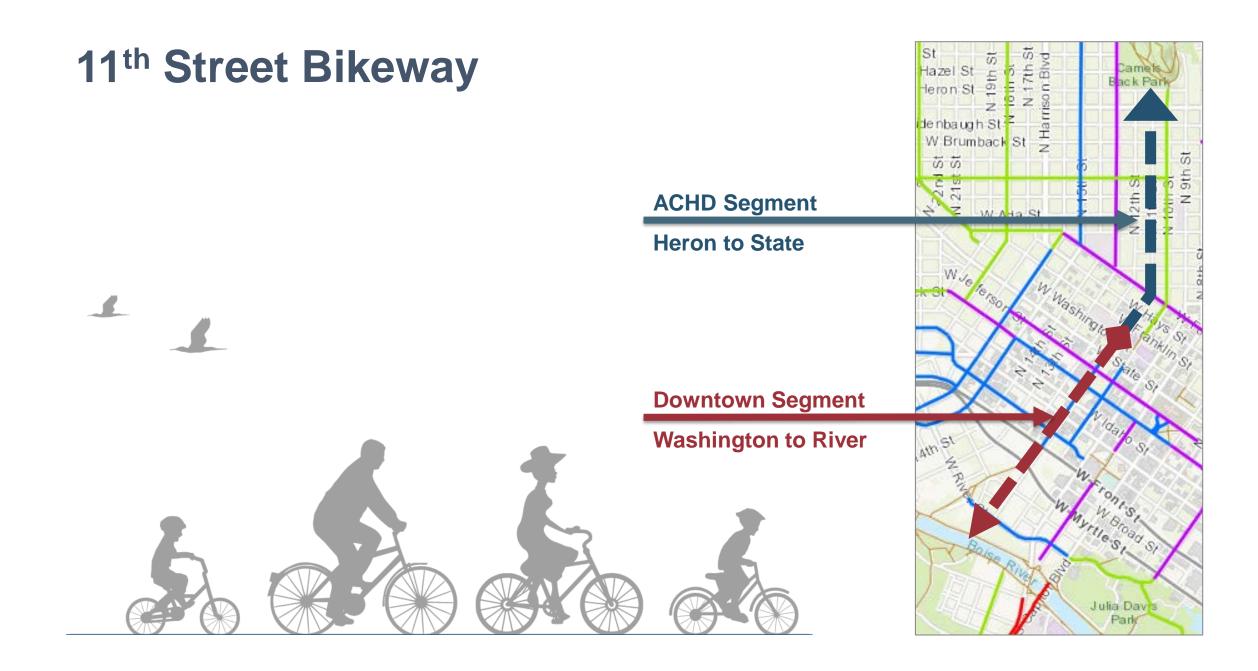
Downtown 11th Street Bikeway Washington Street to River Street

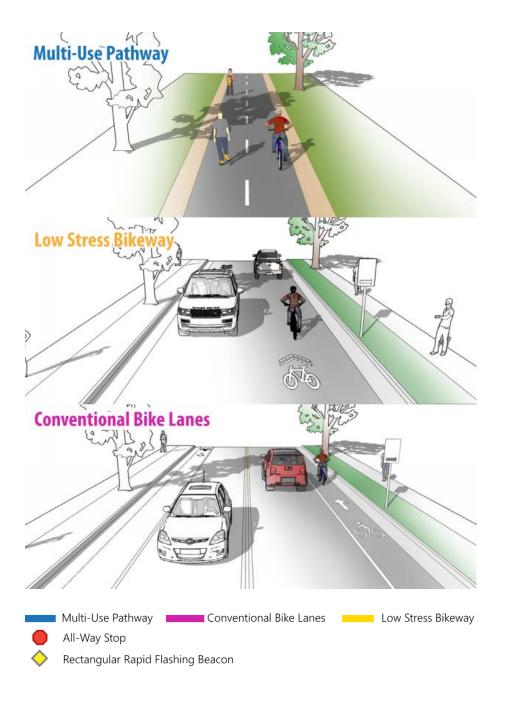
Doug Woodruff Assistant Director – Placemaking & Infrastructure

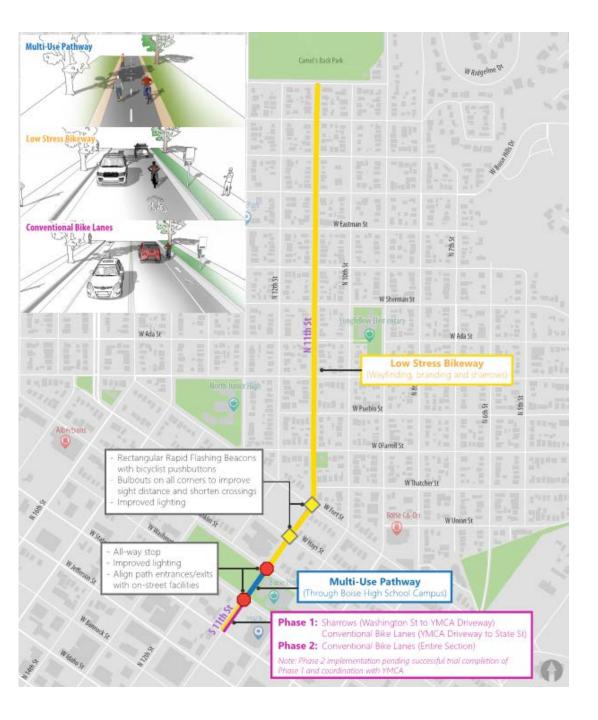


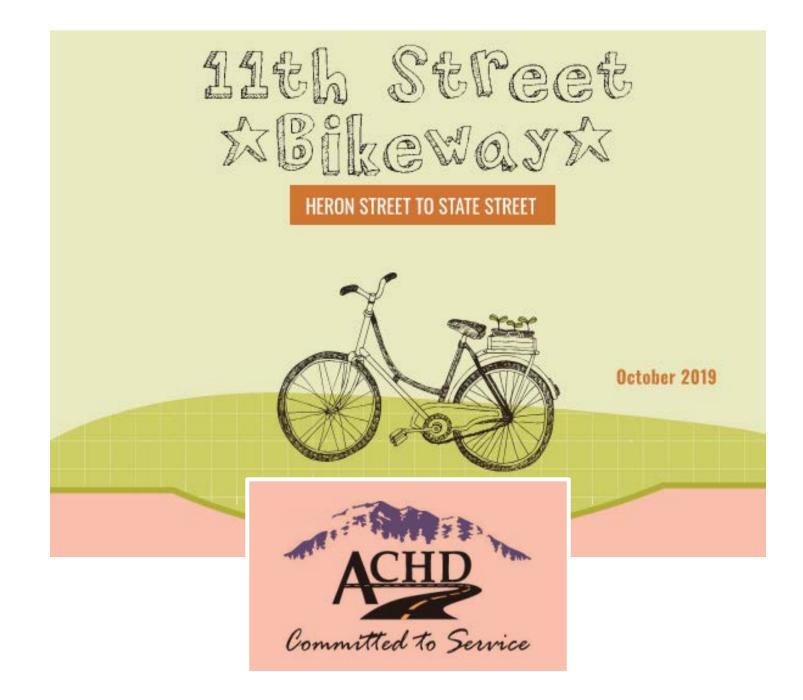








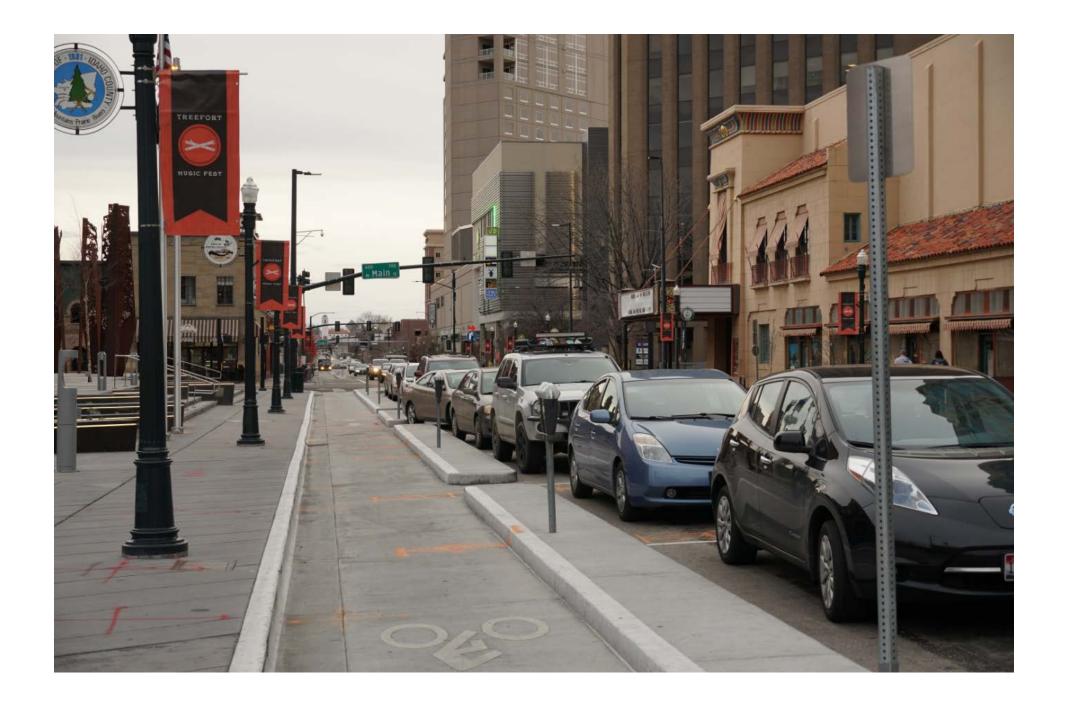


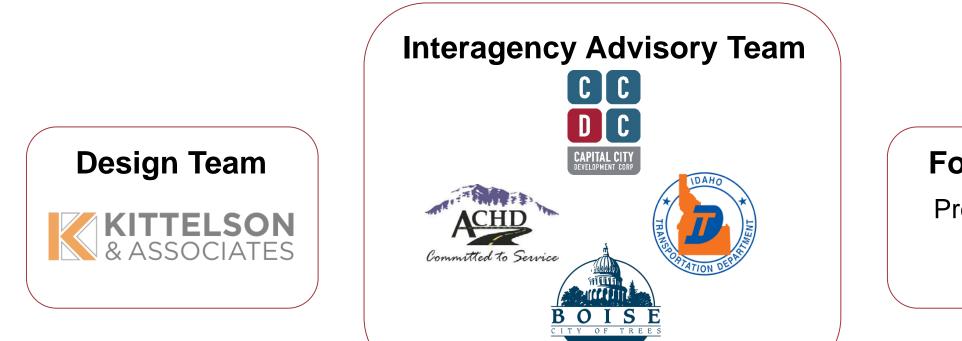




Potential Street Configuration







Focus Groups

Property Owners Businesses Cyclists

General Public

Open Houses Online Surveys

Timeline

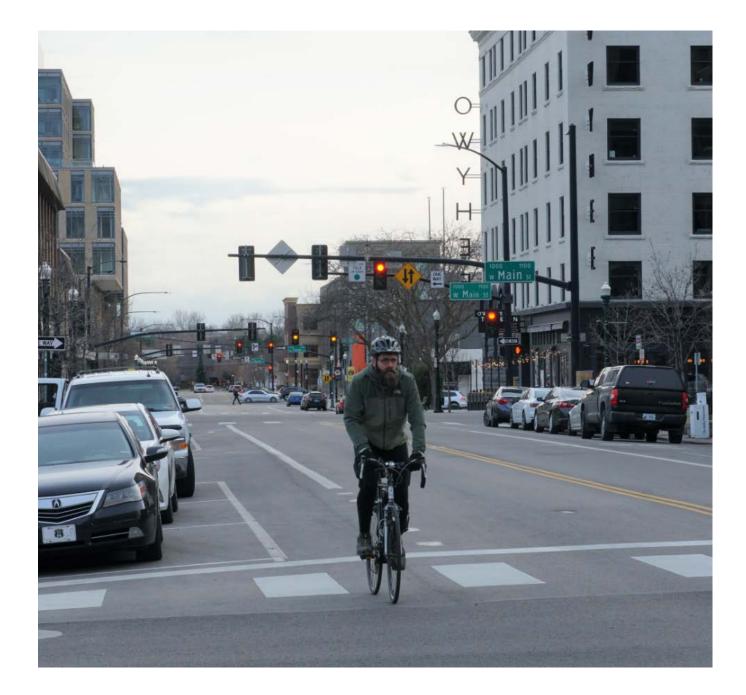
Concept Design March – August

Public Outreach April, June, & July

Approval Process August – October

Technical Design FY 2021 or FY 2022

Construction FY 2023



Discussion



AGENDA

V. Information/Discussion Items

Α.	11 th Street Bikeway (10 minutes)Doug Woodruff	
B.	CCDC Monthly Report (5 minutes)John Brunelle	

V. Adjourn



INFORMATION: CCDC Monthly Report

John Brunelle CCDC Executive Director



Adjourn

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CCDC Board of Commissioners Meeting April 13, 2020 Conducted via Zoom Webinar

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 April 13, 2020



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

- A. Minutes & Reports
 - 1. Approval of March 9, 2020 Audit Committee Minutes
 - 2. Approval of March 9, 2020 Meeting Minutes

B. Other

- 1. Approve Resolution #1634 9605 S Eisenman Type 2 Participation Agreement
- 2. Approve Resolution #1647 Cost Share Agreement with ACHD to rebuild 8th Street (Bannock to State) and Bannock Street (9th to Capitol), *(\$278,000 contribution from ACHD to CCDC for 8th & Bannock Streetscape Improvement Project)*
- 3. Approve Resolution #1649 Contract for ParkBOI Garages Door, Hardware, and ADA Upgrades Project
- 4. Approve Resolution #1646 Contract for the 11th Street Bikeway Concept Design



CONSENT AGENDA

Motion to Approve Consent Agenda



IV. Action Items

- A. CONSIDER: Resolution #1648 Ratifying the Parking Proposal Approved by the Agency Board Executive Committee (10 minutes).....Chair Zuckerman

V. Information/Discussion Items

Α.	Trailhead Management Repor	ort (5 minutes)	 Tiam Rastegar,	Executive D	irector, Trailhead
B	CCDC Monthly Report (5 minut	ites)			John Brunelle

VI. Adjourn



Resolution #1648 - Ratifying the Parking Proposal Approved by the Agency Board Executive Committee

> Dana Zuckerman Board Chair



CONSIDER: Resolution #1648

Suggested Motion:

I move to approve Resolution #1648, ratifying the Agency Board Executive Committee approval of the waiver of April 2020 monthly parking fees, and authorizing and delegating to the Agency Board Executive Committee the ability to waive one (1) additional month of parking fees for May 2020, for all current monthly pass holder customers of the Agency parking system, upon recommendation by the Agency Executive Director if deemed necessary in his best judgment.



IV. Action Items

V. Information/Discussion Items

А.	Trailhead Management Report (5 minutes)	Tiam Rastegar, Executive Director, Trailhead
_		
B.	CCDC Monthly Report (5 minutes)	John Brunelle

VI. Adjourn



CONSIDER: Suspend Consideration of 2020 Parking Rate Adjustments

John Brunelle CCDC Executive Director



CONSIDER: Suspend Consideration of 2020 Parking Rate Adjustments

Suggested Motion:

I move that the Board opens the public meeting to take additional public input, closes the public comment period, and thereafter suspends further consideration of any parking rate changes until no sooner than Fiscal Year 2021.



IV. Action Items

V. Information/Discussion Items

Α.	Trailhead Management Report (5 minutes)	Tiam Rastegar, Executive Director, Trailhead
B.	CCDC Monthly Report (5 minutes)	John Brunelle

VI. Adjourn



9100 S. Eisenman Road - Type 2 Designation



Brady Shinn, Project Manager



Project Location





Project Background



Key Numbers

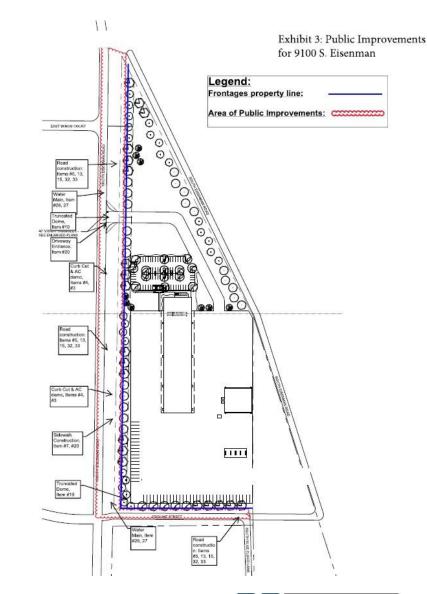
- 74,000 SF across three structures
 - 60,000 SF freight terminal and dock
 - 5,000 SF office
 - 9,000 SF maintenance facility (3 bays)
 - Renovation of existing fuel canopy
- 70+ surface parking spaces
- \$9.8 Million Total Development Costs
- \$285,000 Estimated Eligible Costs

Timeline

- May 9, 2019 DR Approval
- Spring 2020 Type 2 Agreement Finalize
- Spring 2021 Construction Complete
- September 2023 First Reimbursement



Project Eligible Expenses



Public Improvement Cost Estimates:

- Frontage Improvements on both streets
 - Site Prep \$17,000
 - Sidewalk and curb \$62,000
- Freight Street asphalt paving \$79,000
- Utilities
 - Water \$91,000
 - Sewer \$15,000



CONSIDER: Type 2 Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with R&L Carriers, Inc. for future board approval.

Next Steps:

Type 2 Agreement Draft for Board Approval at Future Meeting



IV. Action Items

V. Information/Discussion Items

Α.	Trailhead Management Report (5 minutes)	
B.	CCDC Monthly Report (5 minutes)	John Brunelle

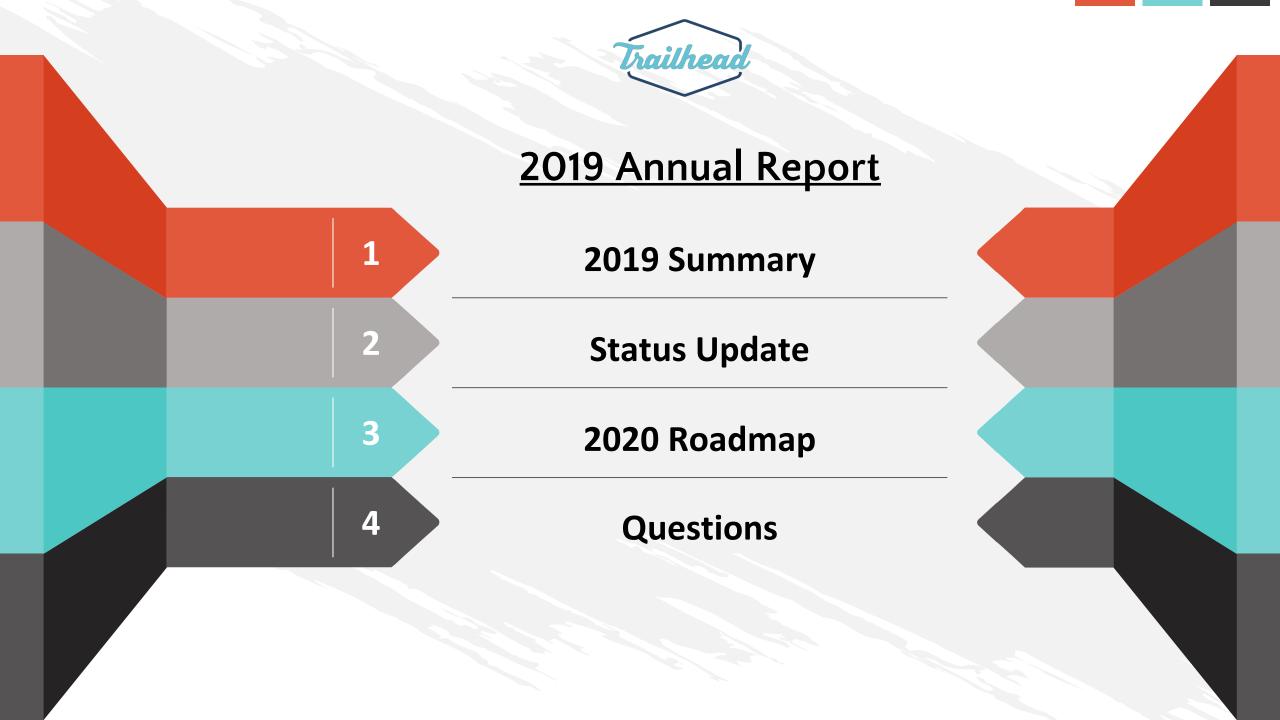
VI. Adjourn



INFORMATION: Trailhead Project Annual Report

Tiam Rastegar Trailhead Executive Director





2019 Summary

- Economic Impact
- Programs
- Boise Ecosystem
- Organizational Health



Status Update

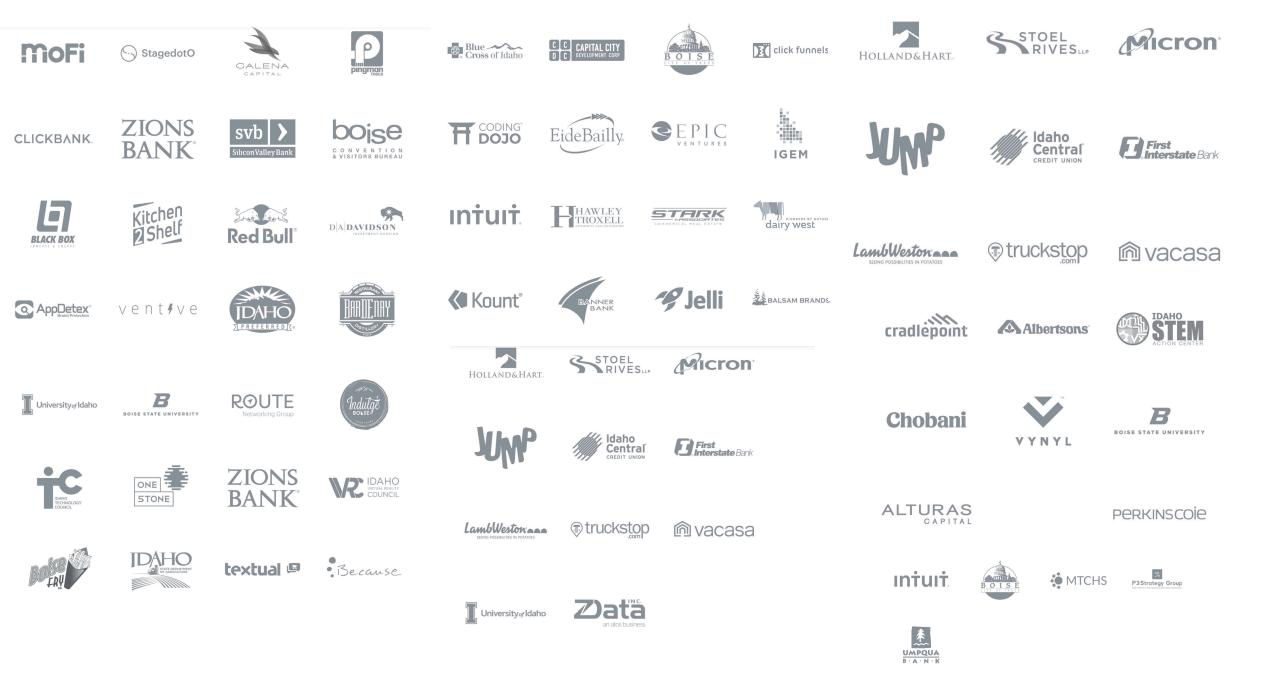
- Operations
- Remote programming
- Stimulus relief
- Ecosystem recovery



Roadmap 2020

- Program Continuity
- Trailhead East @ Idaho National Labs
- Federal Grants





IV. Action Items

V. Information/Discussion Items

Α.	Trailhead Management Report (5 minutes)	
B.	CCDC Monthly Report (5 minutes)	John Brunelle

VI. Adjourn



INFORMATION: CCDC Monthly Report

John Brunelle CCDC Executive Director



Adjourn

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CCDC Special Board of Commissioners Meeting May 18, 2020 Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Special Meeting May 18, 2020



I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

- A. Expenses
 - 1. Approval of Paid Invoice Report March 2020
 - 2. Approval of Paid Invoice Report April 2020

B. Minutes & Reports

- 1. Approval of April 13, 2020 Meeting Minutes
- C. Other
 - 1. Approve Resolution #1656 Adopt the Families First Coronavirus Response Act Leave Policy



CONSENT AGENDA

Motion to Approve Consent Agenda



IV. Action Items

- E. CONSIDER: Resolution #1653 Contract for State Street Corridor Framework Plan and Public Engagement (10 minutes) Matt Edmond

V. Information/Discussion Items

VI. Executive Session

VII. Adjourn

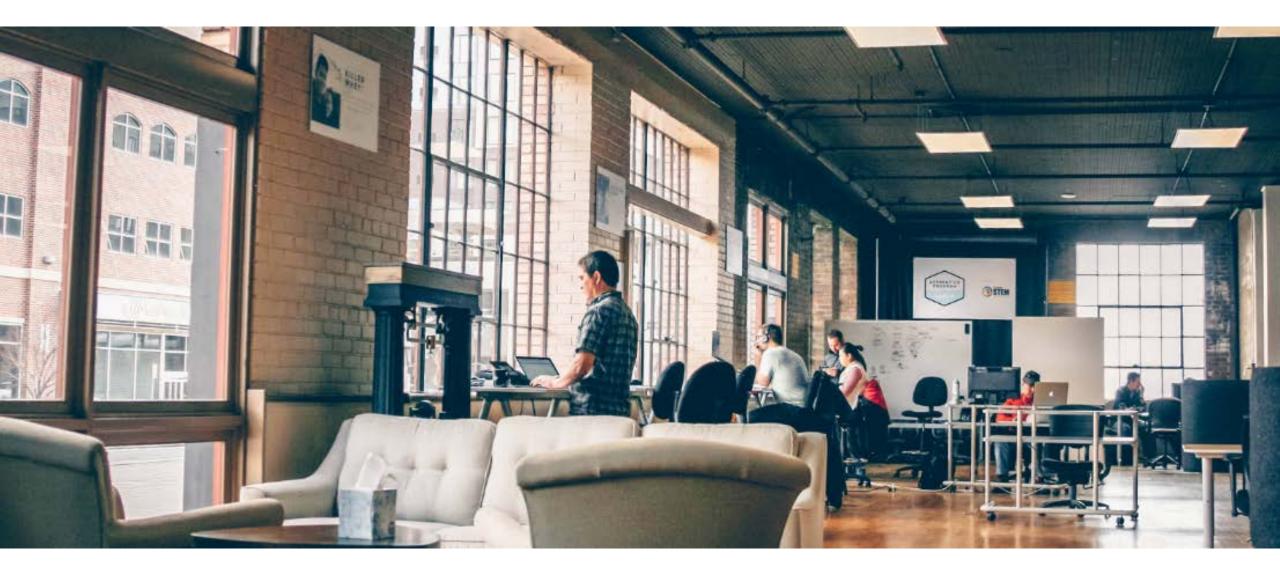




Commercial Lease and Tri-Party Agreement

Mary Watson CCDC General Counsel









Office Lease: 500 S. 8th Street

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

For Consideration, Two Motions:

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



IV. Action Items

- E. CONSIDER: Resolution #1653 Contract for State Street Corridor Framework Plan and Public Engagement (10 minutes) Matt Edmond

V. Information/Discussion Items

A. CCDC Monthly Report (5 minutes) John Brunelle

VI. Executive Session

VII. Adjourn



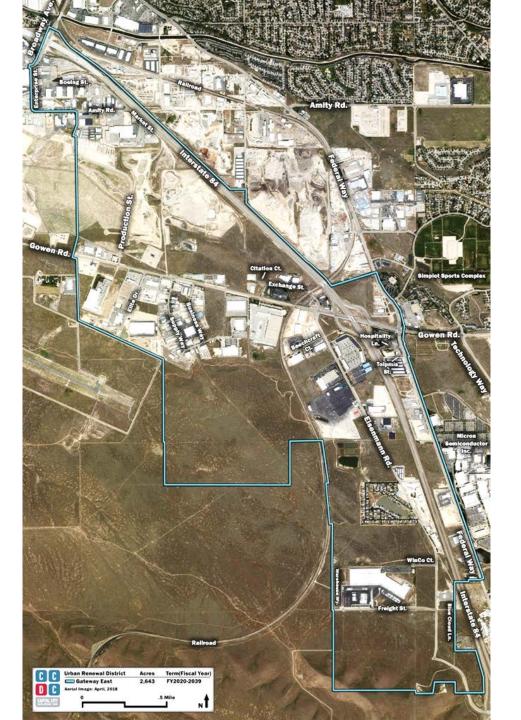
Gowen Bridge Agreements

Resolution No. 1652: Interagency Agreement with ACHD and City of Boise for Gowen Road Conduit Resolution No. 1654: Amended Cost Share Agreement with ACHD

Matt Edmond Assistant Director – Parking & Mobility



Gateway East District



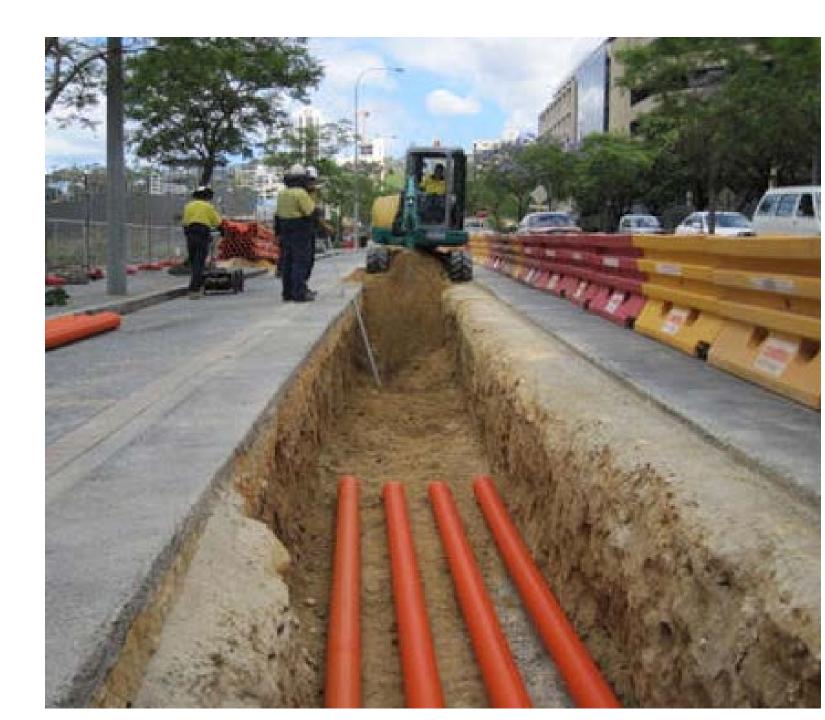
ACHD Gowen Bridge Project



Gowen Bridge Cost Share Elements



Resolution #1652 Inter-Agency Agreement



Resolution #1654 Amended Cost Share Permit



Credit: Rails-to-Trails Conservancy

Fiscal Notes



Project & Cost Share Timeline

May 18, 2020 CCDC Board authorizes amended cost share & interagency agreements

May 27, 2020 ACHD approves interagency agreement August 2020 CCDC Board approves FY2021 budget

Winter 2020-21 Project bidding and contract award

Early 2021 Construction, periodic

invoicing

begins

Late 2021

Construction complete, final invoice & payment



CONSIDER: Resolution # 1652 Suggested Motion:

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

CONSIDER: Resolution # 1654 Suggested Motion:

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



AGENDA

IV. Action Items

- E. CONSIDER: Resolution #1653 Contract for State Street Corridor Framework Plan and Public Engagement (10 minutes)Matt Edmond

V. Information/Discussion Items

Α.	CCDC Monthly Report (5 minute	es) John Brunelle
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VI. Executive Session

VII. Adjourn

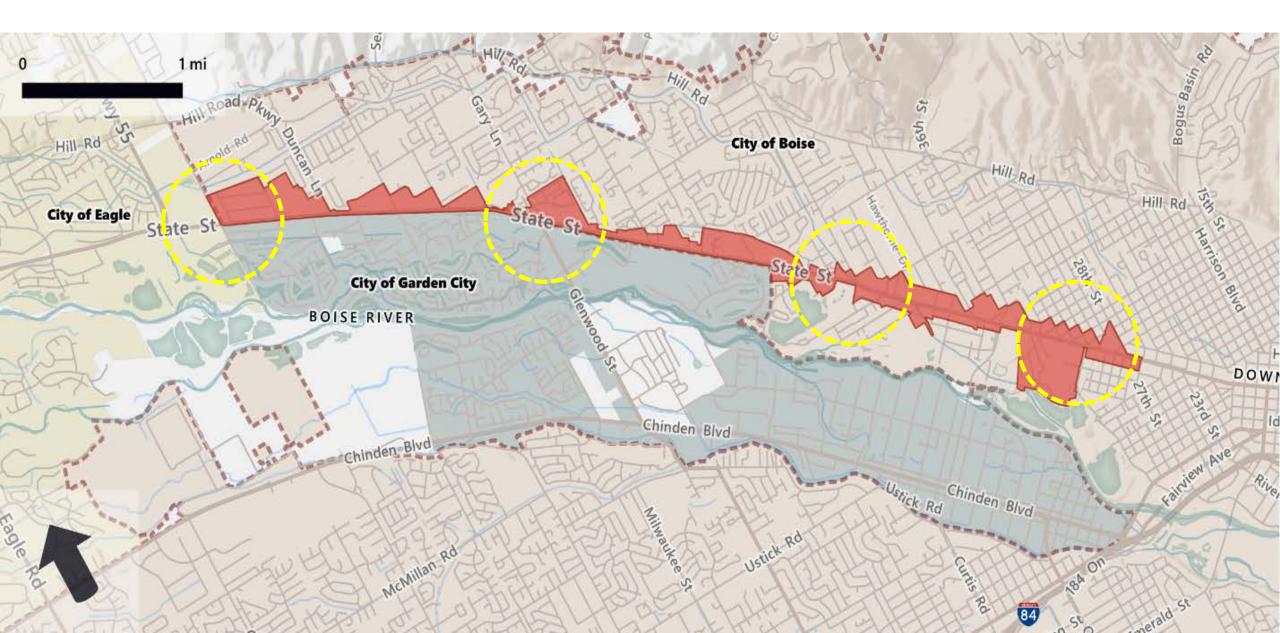


CONSIDER: Resolution #1653 Professional Services Agreement with MIG for State Street Corridor Framework and Public Engagement

> Matt Edmond Assistant Director – Parking & Mobility



State Street Background & Study Area



Urban Renewal Plan Elements

Typical Urban Renewal Plan Table of Contents

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

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





Corridor Framework



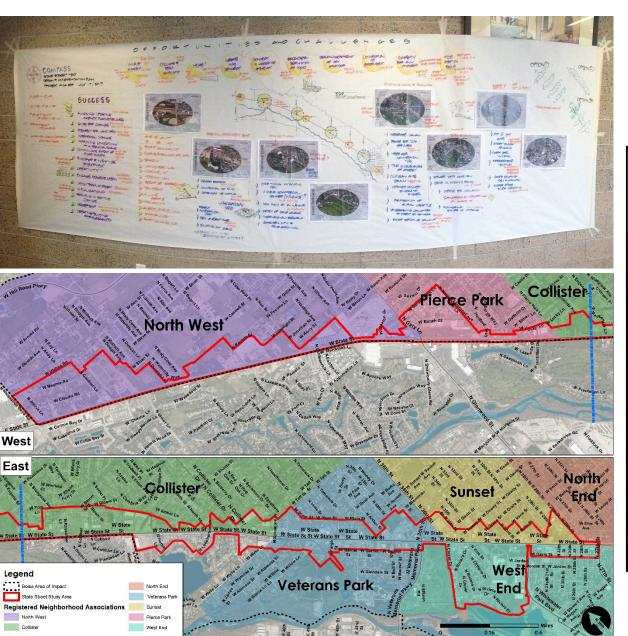








Public Engagement



www.ccdcstatestreet.com

URBAN RENEWAL PLANNING

Urban Renewal Project Process Get Involved Contact

∑ info@ccdcstatestreet.com Q

WITH YOUR HELP WE ARE CONNECTING OUR COMMUNITY THROUGH URBAN RENEWAL

This renewal process will help improve State Street as a corridor surrounded by mixed uses and densities that support and are supported by a well-developed transit system.

LEARN HOW URBAN RENEWAL WORKS

State Street Consultant Team

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





WHAT IF COMMUNITIES **DID THE PLANNING?**

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Fiscal Notes

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





Next Steps

June – Sept 2020 Planning Context & Assessment Open House #1 Oct – Dec 2020 Gap Analysis & District Goals Open House #2 Dec '20 – March '21 Frameworks & Public Improvements Open House #3

March – June 2021 Final Framework & Urban Renewal Plan

July – Oct 2021 Plan Adoption



CONSIDER: Resolution #1653

Suggested Motion:

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



AGENDA

IV. Action Items

- E. CONSIDER: Resolution #1653 Contract for State Street Corridor Framework Plan and Public Engagement (10 minutes) Matt Edmond

V. Information/Discussion Items

A. CCDC Monthly Report (5 minutes) John Brunelle

VI. Executive Session

VII. Adjourn



INFORMATION: CCDC Monthly Report

John Brunelle CCDC Executive Director



Executive Session

Deliberate regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1) (c), (d) and (f)].



Adjourn

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CCDC Special Board of Commissioners Meeting June 8, 2020 Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Regular Meeting June 8, 2020



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

- A. Expenses
 - 1. Approval of Paid Invoice Report May 2020

B. Minutes & Reports

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

C. Other

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



CONSENT AGENDA

Motion to Approve Consent Agenda



AGENDA

IV. Action Items

- A. CONSIDER: 1015 W. Main Street Participation Program Type 1 Streetscape Designation with Main Eleven LLC (5 minutes).....Brady Shinn
- B. CONSIDER: Resolution #1659 Authorizing Purchase of Property Addressed as 1715 W. Idaho Street (10 minutes) Brady Shinn

V. Information/Discussion Items

Α.	Downtown Boise Association & CCDC (5 minutes)	BA
Β.	CCDC Monthly Report (5 minutes)	elle

VI. Executive Session

VII. Adjourn



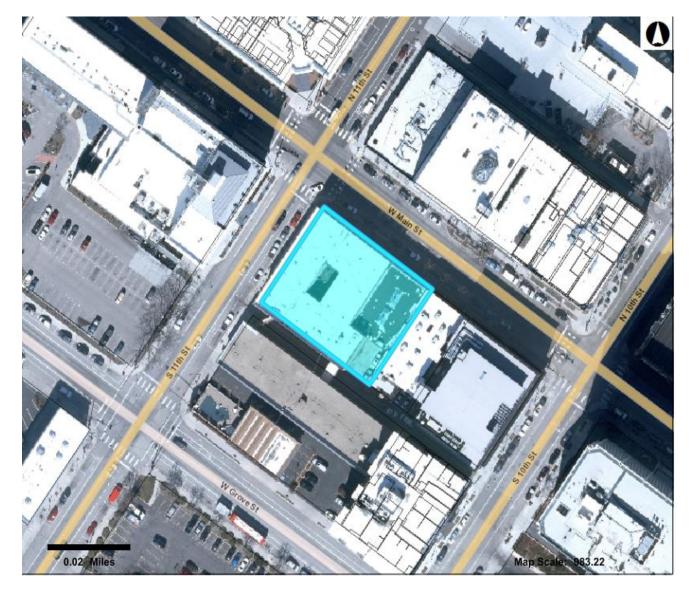
11th and Main Apartments – Type 1 Streetscape Grant Designation

Brady Shinn Project Manager – Property Development





11th & Main Apartments Location





11th & Main Apartments Project Information

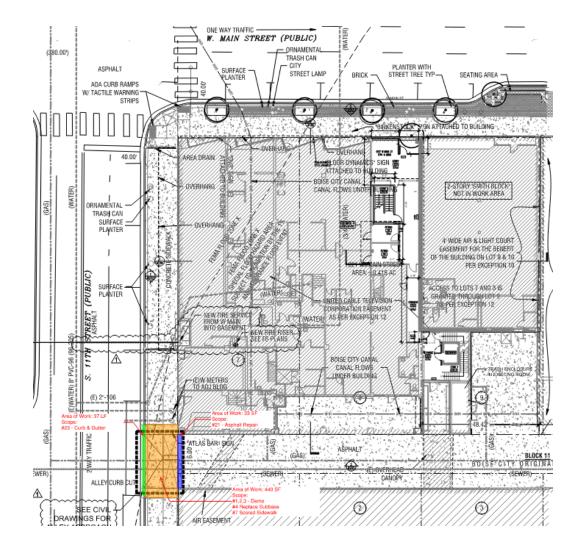


Development

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



Eligible Expenses



Public Improvement Cost Estimates:

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



11th and Main Apartments – Type 1 Streetscape Grant Designation

Suggested Motion:

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



AGENDA

IV. Action Items

- A. CONSIDER: 1015 W. Main Street Participation Program Type 1 Streetscape Designation with Main Eleven LLC (5 minutes).....Brady Shinn

V. Information/Discussion Items

Α.	Downtown Boise Association & CCDC (5 minutes)	BA
Β.	CCDC Monthly Report (5 minutes)	elle

VI. Executive Session

VII. Adjourn



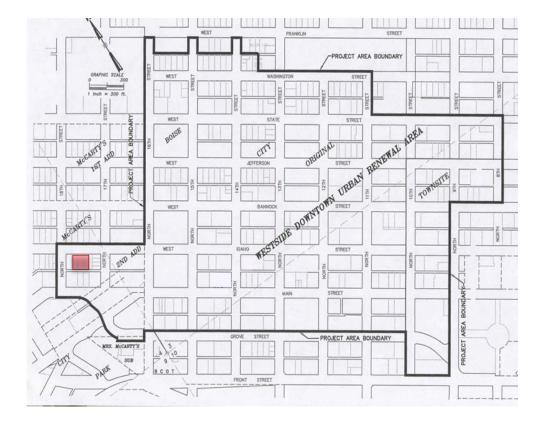
Resolution #1659

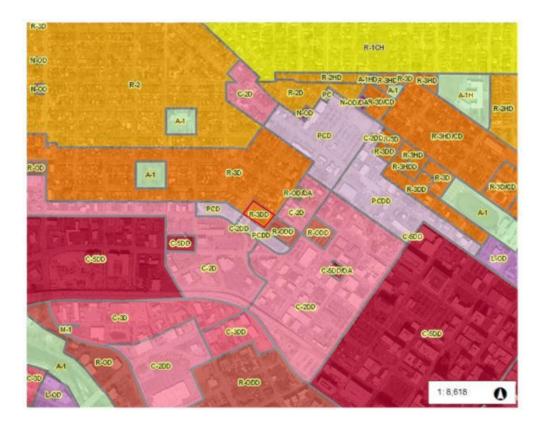
Brady Shinn 1715 W Idaho Street





The Location

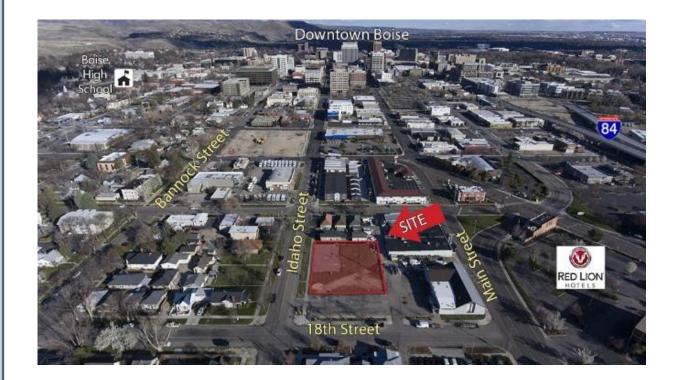






The Property

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





General Info

The Terms

Due Diligence Summary	Price	Closing Date	Contingencies
 Appraisal Phase I Topo / Boundary Survey Geotechnical Report (by Seller) 	 \$605,000 Appraised Value \$25,000 refundable Deposit \$34 / s.f. 	 July 1st, 2020 Title One 	 CCDC Board Approval 53 day Due Diligence - complete

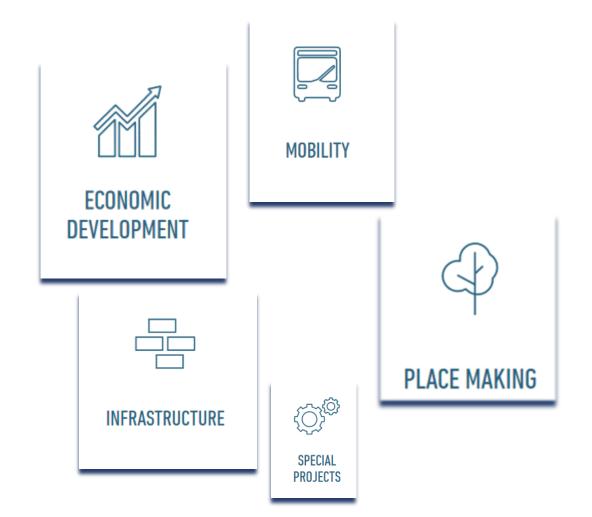


Why?

Property Acquisition Guidelines:

(6 of 14)

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





Why?

Idaho Street Townhomes



Ash Street Townhomes



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



Resolution #1659

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



AGENDA

IV. Action Items

- A. CONSIDER: 1015 W. Main Street Participation Program Type 1 Streetscape Designation with Main Eleven LLC (5 minutes).....Brady Shinn

V. Information/Discussion Items

Α.	Downtown Boise Association & CCDC (5 minutes)	BA
Β.	CCDC Monthly Report (5 minutes)	lle

VI. Executive Session

VII. Adjourn



Resolution #1657: State Street Cost Share Application

Matt Edmond Assistant Director – Parking & Mobility



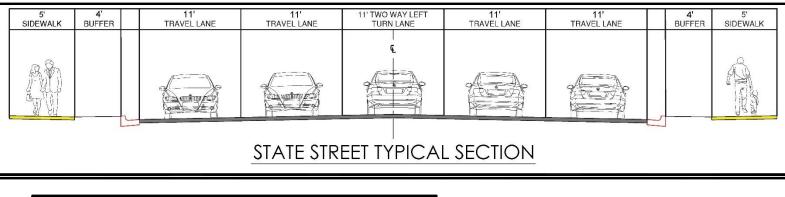
State Street Existing Conditions

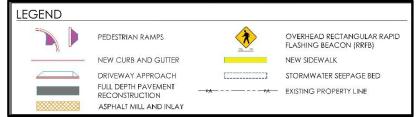




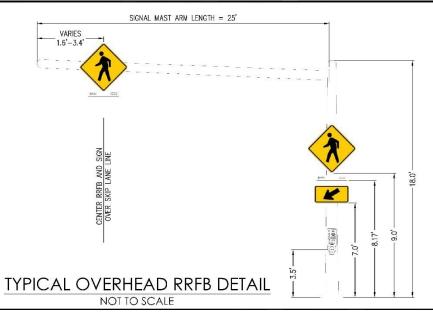
State Street: ACHD Project



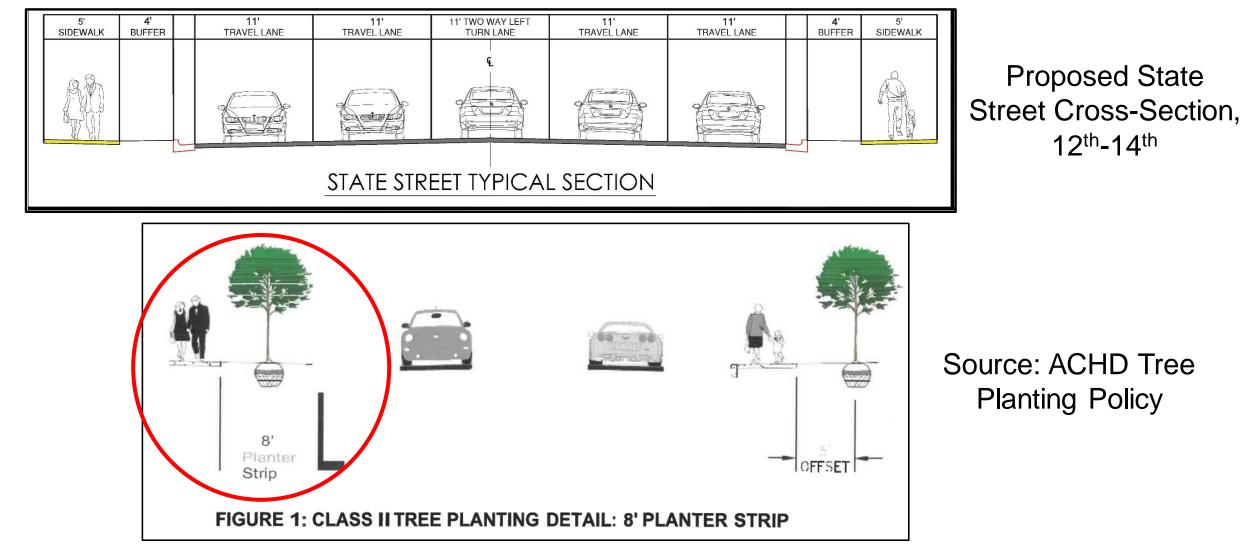






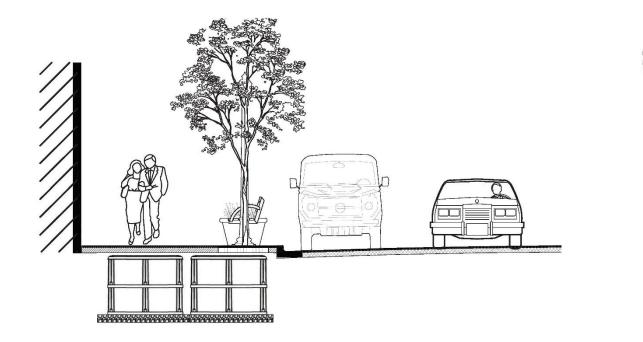


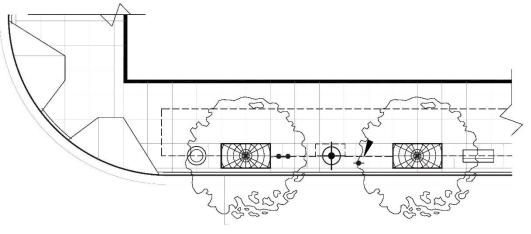
Requirements for Street Trees





Proposed Cost Share: Streetscape



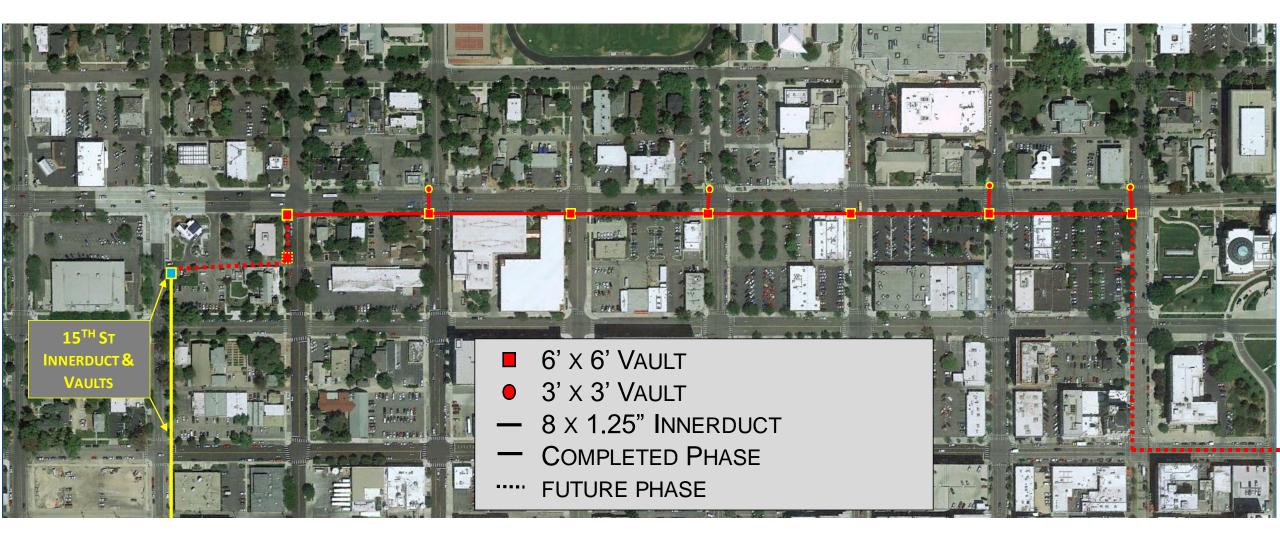


TYPE 3 - URBAN CONCRETE STREETSCAPE SECTION

TYPE 3 - URBAN CONCRETE STREETSCAPE DETAIL PLAN



Proposed Cost Share: Fiber-Optic Conduit





Fiscal Notes

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





CONSIDER: Resolution #1657 Suggested Motion:

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



AGENDA

IV. Action Items

- A. CONSIDER: 1015 W. Main Street Participation Program Type 1 Streetscape Designation with Main Eleven LLC (5 minutes).....Brady Shinn
- B. CONSIDER: Resolution #1659 Authorizing Purchase of Property Addressed as 1715 W. Idaho Street (10 minutes) Brady Shinn

V. Information/Discussion Items

Α.	Downtown Boise Association & CCDC (5 minutes)Jennifer Hensley, DBA
Β.	CCDC Monthly Report (5 minutes) John Brunelle

VI. Executive Session

VII. Adjourn

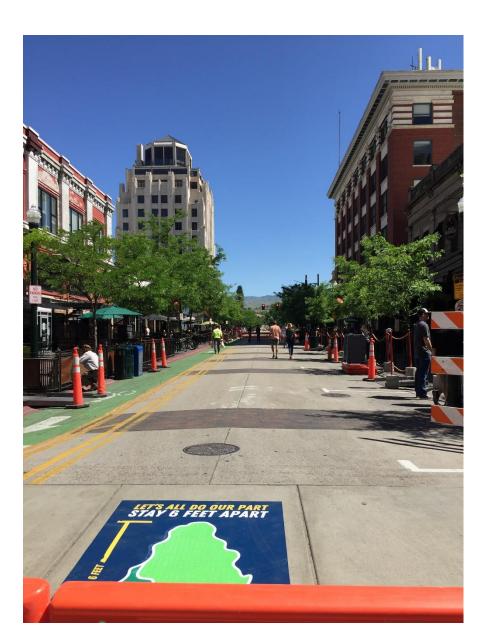


INFORMATION: Downtown Boise Association & CCDC

Jennifer Hensley DBA Executive Director



Downtown Boise Association & CCDC





Downtown Boise Association & CCDC







AGENDA

IV. Action Items

- A. CONSIDER: 1015 W. Main Street Participation Program Type 1 Streetscape Designation with Main Eleven LLC (5 minutes).....Brady Shinn
- B. CONSIDER: Resolution #1659 Authorizing Purchase of Property Addressed as 1715 W. Idaho Street (10 minutes) Brady Shinn

V. Information/Discussion Items

Α.	Downtown Boise Association & CCDC (5 minutes)
В.	CCDC Monthly Report (5 minutes) John Brunelle

VI. Executive Session

VII. Adjourn



INFORMATION: CCDC Monthly Report

John Brunelle CCDC Executive Director



AGENDA

IV. Action Items

- A. CONSIDER: 1015 W. Main Street Participation Program Type 1 Streetscape Designation with Main Eleven LLC (5 minutes).....Brady Shinn
- B. CONSIDER: Resolution #1659 Authorizing Purchase of Property Addressed as 1715 W. Idaho Street (10 minutes) Brady Shinn

V. Information/Discussion Items

Α.	Downtown Boise Association & CCDC (5 minutes)	BA
Β.	CCDC Monthly Report (5 minutes)	lle

VI. Executive Session

VII. Adjourn



Executive Session

Deliberate regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1) (c), (d) and (f)].

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



Adjourn

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CCDC Board of Commissioners Meeting July 13, 2020 Conducted via Zoom Meeting

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- Unmute only to speak

Roll call for all votes.





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Regular Meeting July 13, 2020



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

- A. Expenses
 - 1. Approval of Paid Invoice Report June 2020
- **B. Minutes & Reports**
 - 1. Approval of June 8, 2020 Meeting Minutes
- C. Other
 - 1. Approve Resolution #1661 1015 W Main Street Type 1 Streetscape Grant Participation Agreement



CONSENT AGENDA

Motion to Approve Consent Agenda



AGENDA

IV. Action Items

- C. CONSIDER: 1715 W. Idaho Street Property Disposition (10 minutes) Brady Shinn
- E. CONSIDER: Resolution #1662 Authorizing Westside Urban Park Naming Recommendation (5 minutes) ... Amy Fimbel



CONSIDER: Request by Block 22 LLC

Ryan Armbruster Elam & Burke Agency Counsel



CONSIDER: Request by Block 22 LLC

Based on the information provided, I move to authorize the Executive Director and counsel to prepare an amendment to the purchase and sale agreement, extending the closing date to no later than September 16, 2020. As consideration of the extension, Block 22 LLC shall be required to make an additional non-refundable deposit of \$30,000, due upon execution of the amendment.



AGENDA

IV. Action Items

- C. CONSIDER: 1715 W. Idaho Street Property Disposition (10 minutes) Brady Shinn
- E. CONSIDER: Resolution #1662 Authorizing Westside Urban Park Naming Recommendation (5 minutes) ... Amy Fimbel



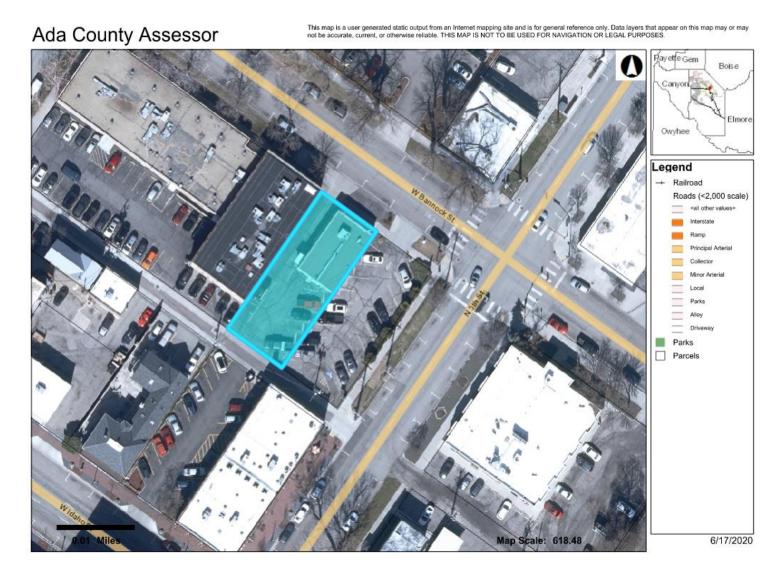
5th and Bannock – Type 1 Streetscape Grant Designation

Brady Shinn Project Manager – Property Development





5th and Bannock Location





5th and Bannock Project Information

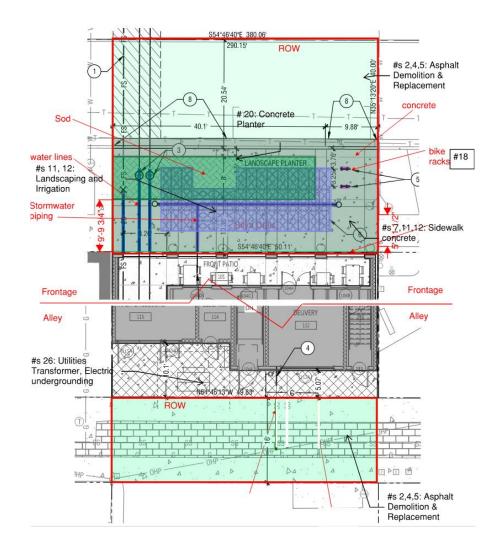


Development

- 3 story mixed-use structure, 15,000 total sq ft
 - Casual and Fine Dining 11,300 sq ft
 - Office 3,700 sq ft
- Total Development Cost of \$5.5MM.
- Replaces vacant bank and surface parking lot.



Eligible Expenses



Public Improvement Cost Estimates:

- Totals \$80,000
- Street Improvements
 - Demolition: \$5,000
 - Sidewalk: \$5,000
 - Landscaping & Silva Cells: \$40,000
 - Utilities: \$30,000



5th and Bannock– Type 1 Streetscape Grant Designation

Suggested Motion:

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



AGENDA

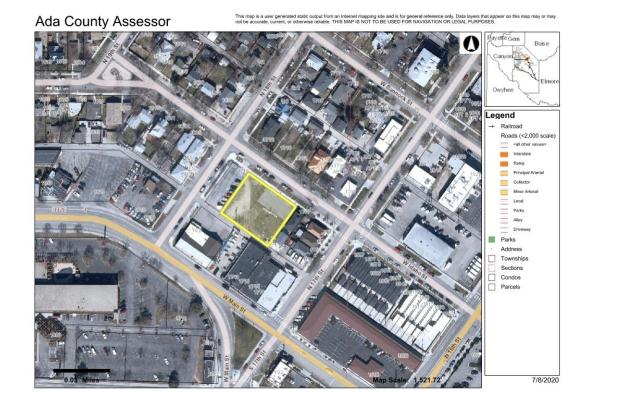
IV. Action Items

- C. CONSIDER: 1715 W. Idaho Street Property Disposition (10 minutes) Brady Shinn
- E. CONSIDER: Resolution #1662 Authorizing Westside Urban Park Naming Recommendation (5 minutes) ... Amy Fimbel



17th and Idaho – Property Disposition

Brady Shinn Project Manager – Property Development

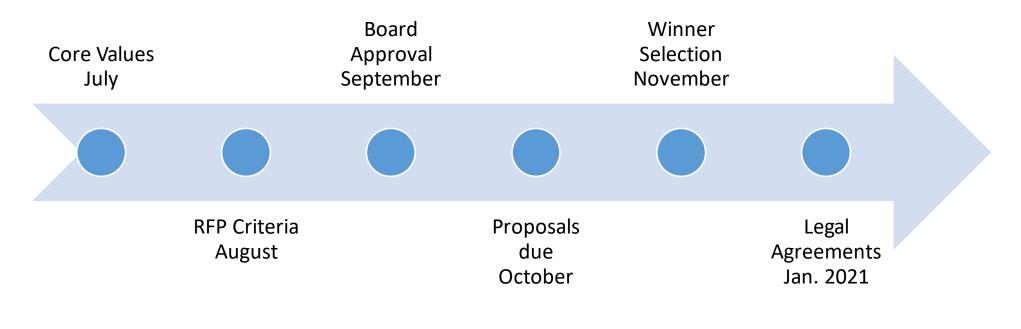




17th and Idaho RFP Structure

CCDC & City of Boise team establishes the following:

- Core Values Global themes and concepts desired in the final end product
- RFP Criteria Specific, required characteristics derived from the values & included in the public RFP





CCDC RFP Examples

Watercooler Mixed-Use



Afton Condominiums



Ash Street Townhomes





17th and Idaho Property Disposition

Suggested Motion:

I move to affirm direction for 1715 W. Idaho Street's disposition through a Request for Proposal process led by CCDC and developed in collaboration with other municipal stakeholders.



AGENDA

IV. Action Items

- C. CONSIDER: 1715 W. Idaho Street Property Disposition (10 minutes) Brady Shinn
- E. CONSIDER: Resolution #1662 Authorizing Westside Urban Park Naming Recommendation (5 minutes) ... Amy Fimbel



Resolution No. 1660 – Westside Downtown Urban Park Master Development Agreement and Sublease Agreement Amendments

> Amy Fimbel Project Manager





Placemaking



Master Development Agreement

Approved June 2018, Reso. #1554

CCDC

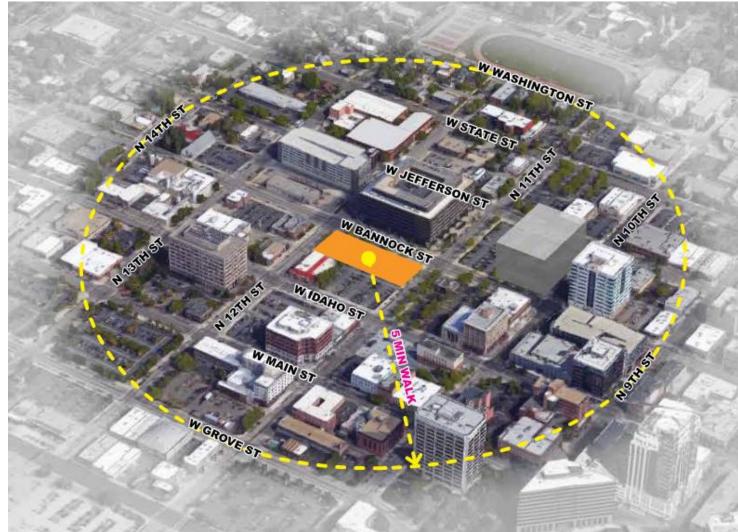
 Develop park and parking lot improvements

Eleven Eleven West Jefferson, LLC

- Sub-lessor of park parcel
- Joint use of parking

City of Boise

- Sub-lessee of park parcel
- Park ownership, operation, and maintenance
- Joint use of parking





MDA Amendment #1

Approved Dec. 2019, Reso. #1632

Section 5.b. "Costs of Construction and Payment of Obligations"

- Increase the City \$1,000,000 commitment to \$1,380,945
- Suspended pavement systems for park trees, via tree canopy program

Section 14 "Termination"

 Amend date so that if park construction does not commence by August 10, 2020, the MDA will automatically terminate.

A few miscellaneous technical corrections.



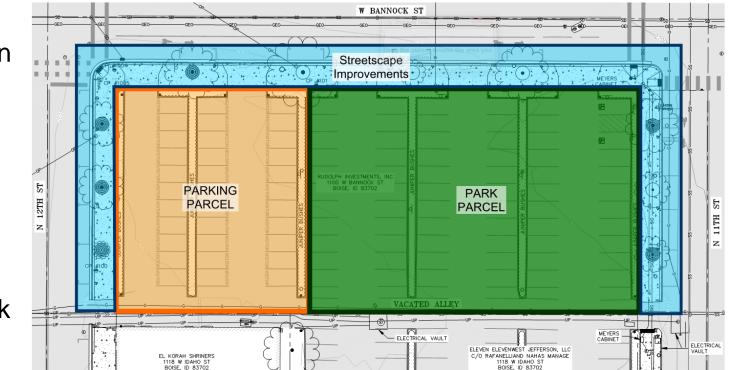
MDA Amendment 2 – TODAY

Section 14 "Termination"

 Amends date so that if park construction does not commence by November 15, 2020, the MDA will automatically terminate

Parcel Split Records added

- "Private Parcel" 1175 W Bannock St, parcel #R1013003154
- "Public Park Parcel" 1100 W Bannock St, parcel #R1013003160





Sublease Agreement

Approved Sept. 2019; expires on Sept. 30, 2058 unless terminated sooner

Documents the respective rights and obligations of each of the Parties with respect to the Public Park Parcel and the Parking Lot Parcel.

Section 2 "One-time Lot Split"

• amend the Agreement to attach the final legal description of the Public Park Parcel to Exhibit D

Section 7 "Authorized Use of the Public Park Parcel"

 states that the approved Final Concept Design (as defined by the MDA) be attached to the Sublease Agreement



Sublease Agreement Amendment 1 – TODAY

Exhibit D to the Agreement

• Updated to include the legal description of the Public Park Parcel

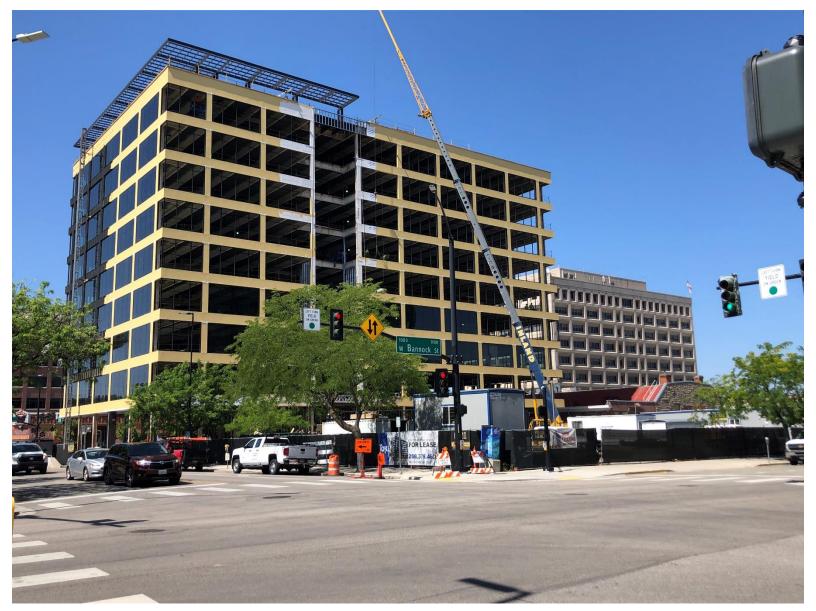
Exhibit E to the Agreement

- Updated to attach the Final Concept Design that was approved by all Parties
 - Approved by CCDC Board Dec. 2019, Reso. #1637
 - Approved by Parks Commission & City Council Jan. 2020

WESTSIDE URBAN PARK - CONCEPT MASTER PLAN







July 6, 2020 CC C CAPITAL CITY D C DEVELOPMENT CORP

Next Steps: Project Work Plan

Park Construction

Park Naming Recommendation, Public Art Update TODAY City Council considers MDA & Sublease Amendments July 14, 2020 Public Input on Art Concepts July 2020 CCDC and City Council consider Art Final Design Aug/Sept 2020 Submit for Permits and Bid project August 2020 September 14, 2020 CCDC Board Approves GMP

> C C C CAPITAL CITY D C DEVELOPMENT CORP

Oct 2020 – May 2021

CONSIDER: Resolution # 1660 – Authorizing Westside Park Master Development Agreement and Sublease Agreement Amendments

Suggested Motion:

I move to adopt Resolution No. 1660 authorizing the Master Development Agreement Amendment No. 2 and Sublease Agreement Amendment No. 1 with Eleven Eleven West Jefferson, LLC and the City of Boise.



AGENDA

IV. Action Items

- C. CONSIDER: 1715 W. Idaho Street Property Disposition (10 minutes) Brady Shinn
- E. CONSIDER: Resolution #1662 Authorizing Westside Urban Park Naming Recommendation (5 minutes) ... Amy Fimbel

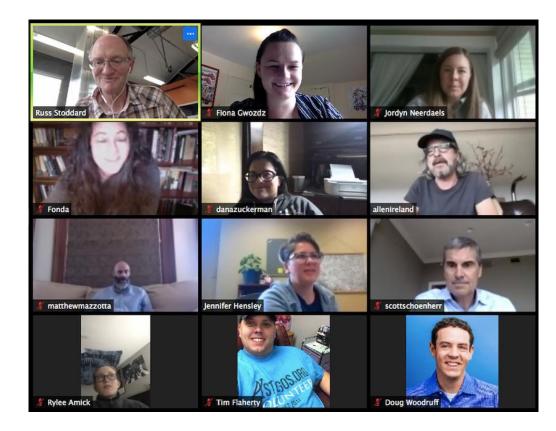


Resolution No. 1662 – Westside Urban Park Naming Recommendation

Amy Fimbel Project Manager



- Westside Park Naming Committee
- The Process
- The Recommendation



New Downtown Boise Urban Park Naming Project



This spring, a diverse group of Downtown Boise stakeholders was convened to generate and recommend a name for the proposed downtown urban park on 11th and Bannock streets.

THE PROCESS:

These stakeholders were brought together by Capital City Development Corporation in a process facilitated by Russ Stoddard and Fiona Gwozdz of Oliver Russell, a branding agency located in the vicinity of the new park.

Over the course of a month, in a series of three Zoom videoconferences, stakeholders gained an understanding of the area's history, guidelines for the Boise Parks and Recreation naming approval, and the evolving design of the park and its public art.

Participants then generated more than 50 candidate names for consideration, ranging from history-focused names, to classic park names, to names that celebrate the unique location or inspiring community leaders. These options were narrowed to a group of five finalists through online

voting using Survey Monkey between meetings. Those top five names were vigorously discussed in the third and final meeting and voted on using the polling feature in Zoom.



PARTICIPANTS:

- Scott Schoenherr, Rafanelli & Nahas
- Eric Gilbert, Treefort Music Fest
- Jennifer Hensley, Downtown Boise Assoc.
- Wayne Rancourt, Boise Cascade
- Allen Ireland, Pengilly's and Neurolux Lounge
- Tim Flaherty, Downtown Boise Neighborhood Assoc.
 Fonda Portales, Arts & History Advisory Team (AHAT) member
- Rylee Amick, Student at Boise Rock School and Junior at Timberline High School
- Matthew Mazzotta, Westside Urban Park selected artist
- Dana Zuckerman, CCDC Commissioner
- Doug Woodruff, CCDC Assistant Director Placemaking & Infrastructure
- Jordyn Neerdaels, CCDC Communications Manager



RECOMMENDATION:

The overwhelming consensus of the stakeholder group is that the proposed future park be named the **11th Street Commons**.

The committee believes the name 'Commons' presents a welcoming, accessible face to a public park in a part of downtown that currently lacks a gathering spot for the community. The park is anticipated to become the new center of the neighborhood and will serve as a common area to bring urban livability to office workers, residents, shoppers, and visitors of the west side of downtown. The recommended name looks forward to the future—not to the past–for its inspiration.

The modifier '11th Street' was added to recognize the increasing significance of this street as a primary northsouth thoroughfare through the neighborhood, running from the Boise River to the foothills and serving as the future route of the 11th Street Bikeway. It also provides a quick and easy geographic locator for the park.





"11th Street Commons" – A Name for the Future

COMMONS COM-MONS ['KÄMƏNZ]

NOUN

: A piece of land for public use, especially in a village or town

11TH STREET

- primary north-south thoroughfare from Boise River to the foothills
- future route of the 11th Street Bikeway
- quick and easy geographic locator for the park



"11th Street Commons" – A Name for the Future





CONSIDER: Resolution # 1662 – Authorizing Westside Urban Park Naming Recommendation

Suggested Motion:

I move to adopt Resolution No. 1662 approving and adopting the Westside Park Naming Committee's recommendation of "11th Street Commons" for the Westside District Urban Park and authorizing the Agency to forward the recommendation to Boise City Parks and Recreation Commission for its consideration.



AGENDA

V. Information/Discussion Items

Α.	Westside Urban Park Art Design Concepts (10 minutes) Karl LeClair, City of Boise Public Art
B.	Westside Urban Renewal District Amendment (5 minutes)Doug Woodruff
C.	Gateway East Transportation Study (5 minutes)
D.	CCDC Monthly Report (5 minutes)

VI. Adjourn



Westside Park Public Art Update

Karl LeClair Public Art Program Manager Boise City Department of Arts & History



BACKGROUND

Public Art Opportunity Development T4 Agreement Artist Selection Process Public Feedback





+ LIVABLE CITY +

DOMESTICITY + NATURE

Matthew Mazzotta 💋



+ LIVABLE CITY +



SCALE: Balance of Urban Growth and Human Experience

LIVABILITY: Balance of Building Density and Occupiable Public Spaces

ATMOSPHERE: Domestic Space vs. Urban Fabric - "Living Room"

IDENTITY: Seeding Nature within the Built Environment







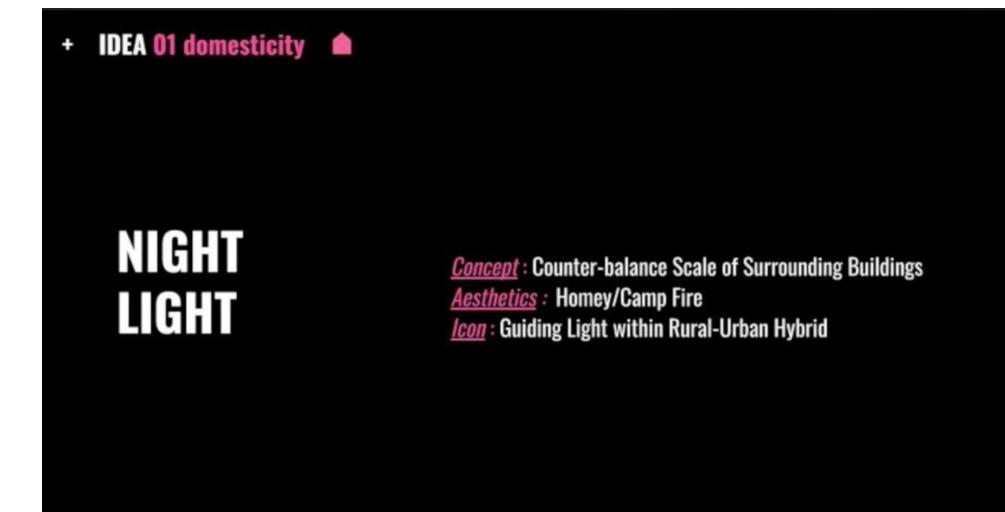
ACCESSIBILITY: Whimsy and Playfulness

USABILITY: Functional Spaces Create Wonder and Joy

MATERIALITY: Contemporary



DESIGN CONCEPT: NIGHT LIGHT





DESIGN CONCEPT: NIGHT LIGHT





DESIGN CONCEPT: NIGHT LIGHT



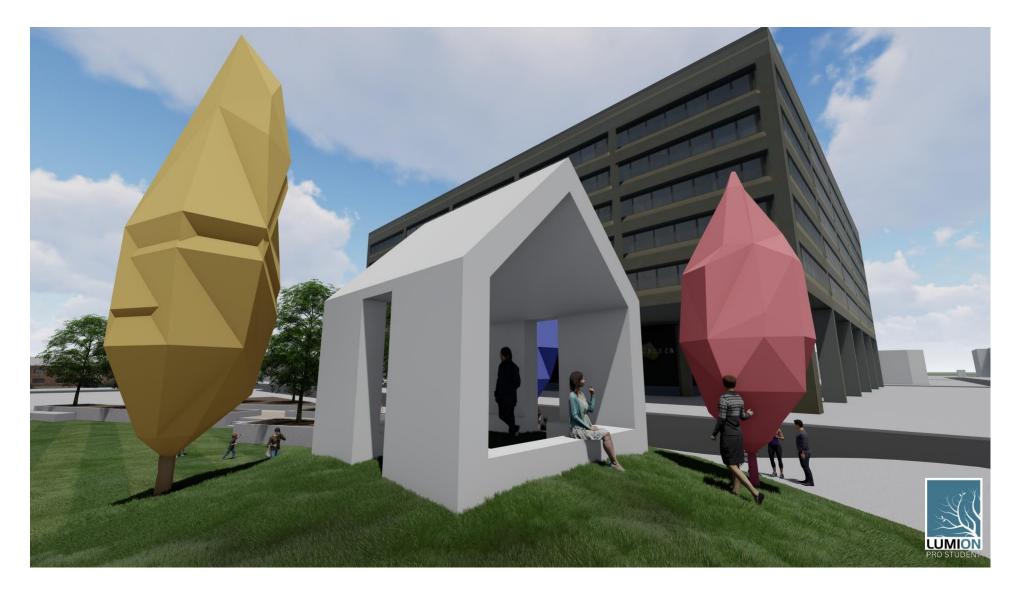


Design Concept: Night Light



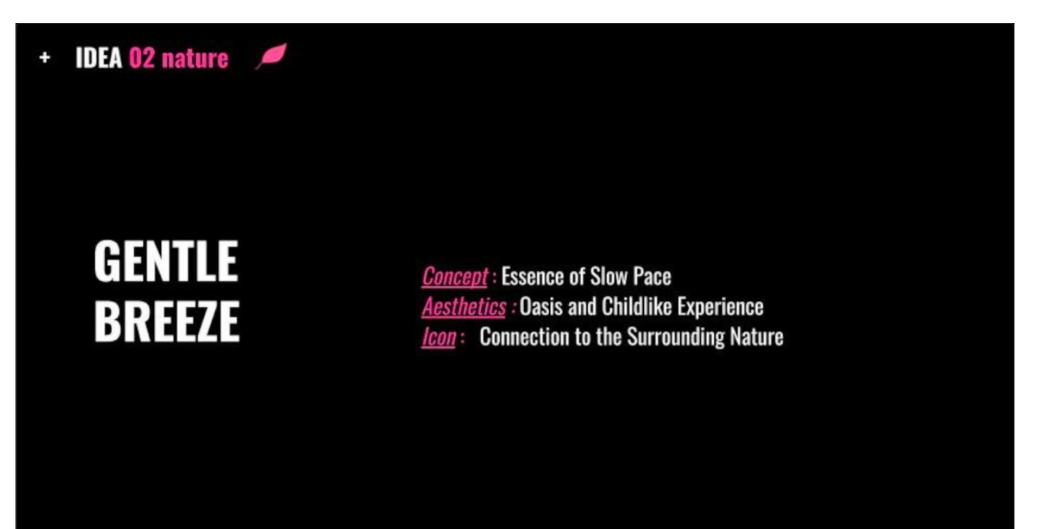


Design Concept: Night Light





DESIGN CONCEPT: GENTLE BREEZE





DESIGN CONCEPT: GENTLE BREEZE





DESIGN CONCEPT: GENTLE BREEZE













NEXT STEPS

July 2020: July 2020: August 2020: August 2020: August/September 2020: Public Feedback Form Deadline Community Selection Panel – Design Recommendation Arts & History Commission – Design Approval CCDC Board – Design Approval Boise City Council – Design Approval



AGENDA

V. Information/Discussion Items

VI. Adjourn



Proposed Westside Urban Renewal Plan Amendment

July 13, 2020 Project Update

Doug Woodruff Assistant Director - Placemaking & Infrastructure



Proposed Westside Plan Amendment – Boundary Adjustment



Westside District, 144 acres

West Node, +9 acres

- YMCA Block
- Historic Boise High School and track
- 2 Property Owners, not taxable

East Node, +4 acres

- Historic Carnegie Library
- Vacant Bank Building (8th & State)
- Church

Proposed Westside Plan Amendment – Public Improvements / Input



West Node

- Assist with 11th Street Bikeway BHS Campus Connection
- Reconfigure and Improve BHS Campus Parking
- Franklin Street Streetscape Improvements
- Potential Redevelopment via Participation Projects



East Node

- 8th Street Streetscape Improvements and bicycle lane extension
- Underground utilities
- Public improvements via Participation Projects

Proposed Westside Plan Amendment – Project Status Update

Financial Feasibility

- SB Friedman Financial Analysis of amended area and original area
- Initial findings boundary adjustment is financially feasible

Plan Amendment & Legal Description

- Initial drafts Compiled
- Check-in with Stakeholders and Taxing Districts Underway

Next Steps

- CCDC Board Considers Approval of plan Amendment August
- Transmit to City and Taxing Districts, Public Hearings, and City Approvals August to October
- Possible to complete approval process in Calendar Year 2020

AGENDA

V. Information/Discussion Items

D.	CCDC Monthly Report (5 minutes)	John Brunelle
C.	Gateway East Transportation Study (5 minutes)	Matt Edmond
Β.	Westside Urban Renewal District Amendment (5 minutes)	Doug Woodruf f
Α.	Westside Urban Park Art Design Concepts (10 minutes) Karl LeClair, City	of Boise Public Art

VI. Adjourn



Gateway East Transportation Study

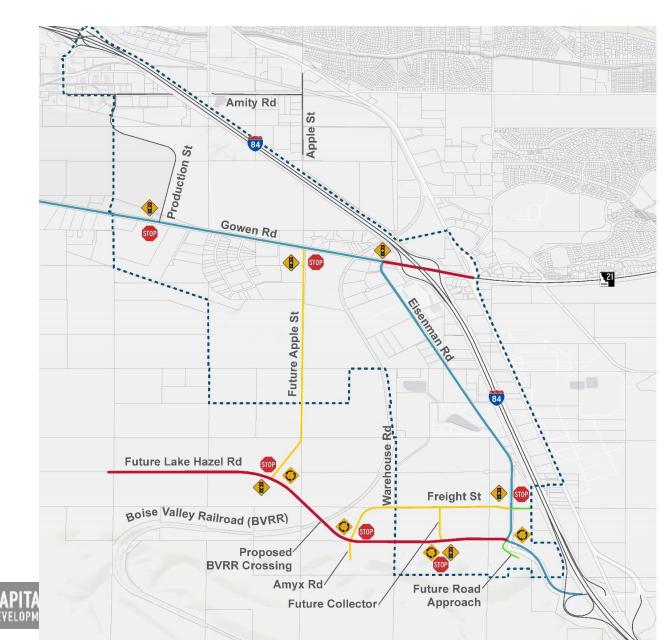
Matt Edmond Assistant Director – Parking & Mobility



Gateway East Transportation Study

Project Team

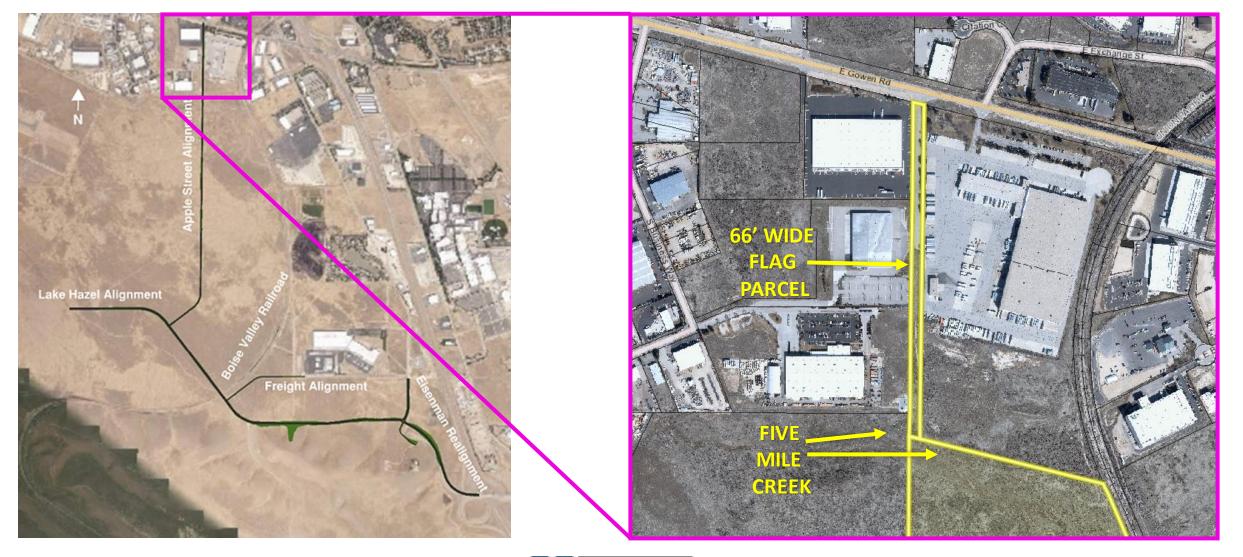
Matt Edmond, CCDC Karen Gallagher, City of Boise Sean Keithly, City of Boise Zach Piepmeyer, City of Boise Christy Little, ACHD Mitch Skiles, ACHD Cameron Waite, HDR Ben Focht, HDR



Build-Out Assumptions



Findings: Apple Street (AKA Production Street)

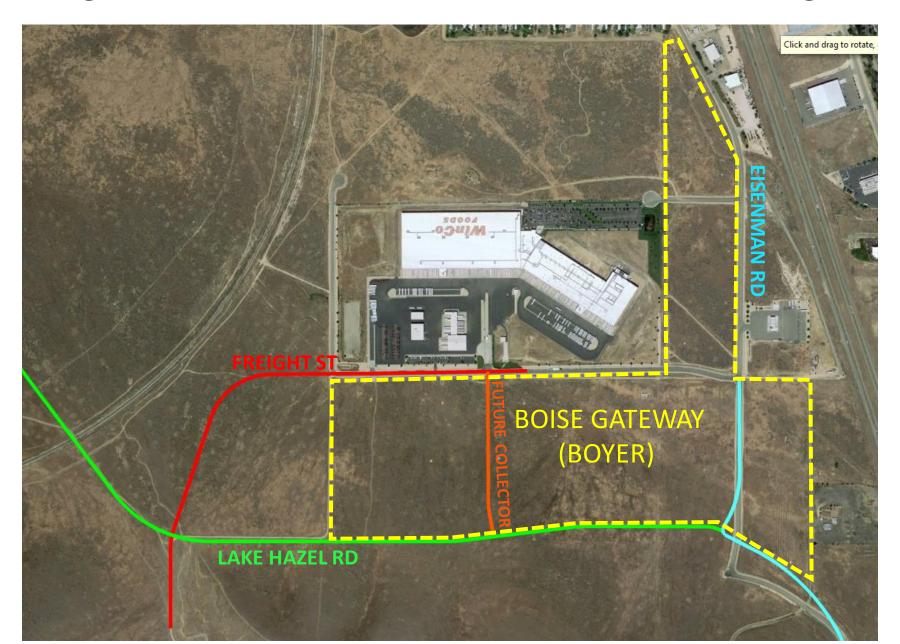




Findings: Eisenman Road

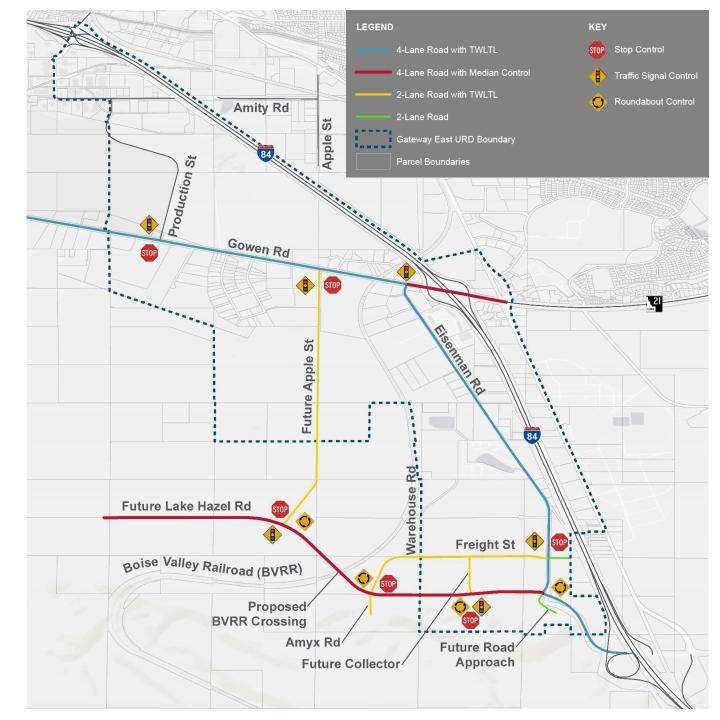


Findings: East Lake Hazel & Intersecting Streets



Next Steps

- Transmit to ACHD staff
- ACHD considers in Master Street Map update
- ACHD considers (Eisenman) in Capital Improvement Plan update



Comments or Questions?



AGENDA

V. Information/Discussion Items

Α.	Westside Urban Park Art Design Concepts (10 minutes)	Karl LeClair, City of Boise Public Art
B.	Westside Urban Renewal District Amendment (5 minutes)	Doug Woodruff
C.	Gateway East Transportation Study (5 minutes)	Matt Edmond
D.	CCDC Monthly Report (5 minutes)	John Brunelle

VI. Adjourn



INFORMATION: CCDC Monthly Report

John Brunelle CCDC Executive Director



Adjourn

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



MINUTES OF MEETING SPECIAL BOARD OF COMMISSIONERS CAPITAL CITY DEVELOPMENT CORPORATION Boise, ID 83702 July 27, 2020 12:00 p.m.

I. CALL TO ORDER:

Board Members appeared remotely, as did Karl Woods - Senior Project Manager Capital Improvements, Kathy Wanner - Contracts Specialist and Amy Fimbel, Project Manager - Capital Improvements

John Brunelle, Executive Director, Mary Watson, General Counsel and Contracts Manager, and Sarah Jones, Executive Assistant, were present at the CCDC physical office location.

The CCDC conference room was open for public attendance. No member of the public attended in person.

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

Absent: Commissioner Gordon Jones and Commissioner David Bieter

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

Chairman Zuckerman convened the meeting with a quorum at 12:02 p.m.

II. AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. ACTION ITEMS

A. CONSIDER: Resolution #1663 - 8th and Bannock Streetscape Improvement Project GMP Approval

Representative for Guho Corp., Anthony Guho, appeared remotely.

Karl Woods – Senior Project Manager Capital Improvements, Kathy Wanner – Contracts Specialist, gave a report.

Commissioner Woodings moved adopt Resolution 1663 approving the 8th and Bannock Streetscape Improvement Project GMP.

Commissioner Danielle Hurd seconded.

Roll Call Each said Aye. The motion carried 7-0

B. CONSIDER: Resolution #1664 - Westside Urban Park Public Art Type 4 Capital Improvement Reimbursement Agreement Amendment No. 1 Approval Amy Fimbel, Project Manager – Capital Improvements, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1664 approving the Westside Urban Park Public Art Type 4 Capital Improvement Reimbursement Agreement Amendment No. 1.

Commissioner Jordan seconded.

Roll Call Each said Aye. The motion carried 7-0

IV. MEETING ADJOURNMENT

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

Commissioner Haney Keith: Aye Commissioner Hurd: Aye Commissioner Jordan: Aye Commissioner Nelson: Aye Commissioner Mclean Aye Commissioner Woodings: Aye Commissioner Zuckerman: Aye

All said Aye. 7-0. The meeting adjourned at 12:22 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 10th DAY OF AUGUST 2020.

DocuSigned by:

Dana Zuckerman

DocuSigned by:

D233C7C9F8A44C

Dana Zuckerman, Chair

Lauren Mclean

Lauren McLean, Secretary

CCDC Board of Commissioners Meeting August 10, 2020 Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Regular Meeting August 10, 2020



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

- A. Expenses
 - 1. Approval of Paid Invoice Report July 2020

B. Minutes & Reports

- 1. Approval of July 13, 2020 Meeting Minutes
- 2. Approval of July 13, 2020 Chat Transcript 1715 W Idaho Street
- 3. Approval of July 27, 2020 Special Meeting Minutes



CONSENT AGENDA

Motion to Approve Consent Agenda



AGENDA

IV. Action Items

- A. CONSIDER: Resolution #1662A Authorizing Westside Urban Park Naming Recommendation (5 minutes)......Chair Zuckerman
- C. CONSIDER: Proposed FY 2020 Amended Budget (10 minutes) Ross Borden, Joey Chen
- D. CONSIDER: Proposed FY 2021 Original Budget (10 minutes...... Ross Borden, Joey Chen
- E. CONSIDER: Proposed FY 2021-2025 Capital Improvement Plan (20 minutes)Doug Woodruff



Resolution #1662 as amended Westside Urban Park Naming Recommendation

Chair Zuckerman



CONSIDER: Resolution #1662 as amended

Suggested Motion:

I move to adopt Resolution No. 1662 as amended concluding the Westside Park Naming Committee and directing Agency staff to forward the Committee's information and final report to Boise City Parks and Recreation.



AGENDA

IV. Action Items

- A. CONSIDER: Resolution #1662A Authorizing Westside Urban Park Naming Recommendation (5 minutes)......Chair Zuckerman
- C. CONSIDER: Proposed FY 2020 Amended Budget (10 minutes) Ross Borden, Joey Chen
- D. CONSIDER: Proposed FY 2021 Original Budget (10 minutes...... Ross Borden, Joey Chen
- E. CONSIDER: Proposed FY 2021-2025 Capital Improvement Plan (20 minutes)Doug Woodruff



Resolution #1668

Westside Park Public Art Design Concept Recommendation

Karl LeClair Public Art Program Manager Boise City Department of Arts & History



DESIGN CONCEPT RECOMMENDATION BACKGROUND

Design Process Public Feedback Process Public Art Selection Panel Process





DESIGN CONCEPT RECOMMENDATION: GENTLE BREEZE



IDEA 02 nature 🖉

+

<u>Concept</u> : Essence of Slow Pace <u>Aesthetics</u> : Oasis and Childlike Experience <u>Icon</u> : Connection to the Surrounding Nature















DESIGN CONCEPT: GENTLE BREEZE





NEXT STEPS

August 12, 2020: August 2020: September - October 2020: October 2020: Winter 2020/2021: Spring 2021: Arts & History Commission Boise City Council Work Session Presentation Design Development, Structural Engineering, Permits Construction Coordination, Fabrication Construction Coordination, Fabrication Artwork Installation



CONSIDER: Resolution # 1668

Suggested Motion:

I move to adopt Resolution #1668 approving the Gentle Breeze design by artist Matthew Mazzotta as the public art component of the Westside Urban Park.



AGENDA

IV. Action Items

- A. CONSIDER: Resolution #1662A Authorizing Westside Urban Park Naming Recommendation (5 minutes)......Chair Zuckerman
- C. CONSIDER: Proposed FY 2020 Amended Budget (10 minutes) Ross Borden, Joey Chen
- D. CONSIDER: Proposed FY 2021 Original Budget (10 minutes...... Ross Borden, Joey Chen
- E. CONSIDER: Proposed FY 2021-2025 Capital Improvement Plan (20 minutes)Doug Woodruff





August 10, 2020

BUDGET PRESENTATION FY 2020 Amended FY 2021 Original

Proposed Budgets

• Big Picture

•

Ross Joey





MULTIPLE FISCAL YEARS

Can be confusing...

Budgets

- FY 2020 Original Current Year
- FY 2020 Amended Current Year
- FY 2021 Original Next Year
- 5 Year CIP
 - FY2021 to FY2025
 Next 5 Years

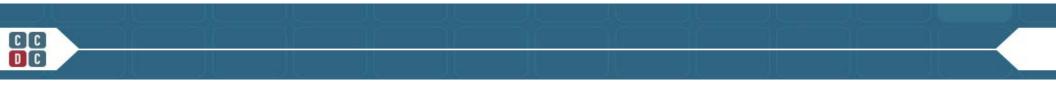




AGENDA

•

- 1. Big Picture
 - Budget Calendar
 - COVID-19 Impacts
 - Operating Revenue
 - Agency Operations
 - Increment Revenue
 - Parking Garage Revenue
 - Debt
 - Bottom Line
 - Time



Ross

Budget Calendar

July 7, 14, 28	Executive Director & Mgmt Team Review			
Aug 5	Executive Committee Review			
Aug 10	Board considers proposed Budgets			
Aug 17 & 24	Budgets published in Idaho Statesman			
Aug 26	Public hearing, Budget Resolutions			
Sept 1	Deadline to Adopt FY 2021 Budget			
Sept 1	FY 2021 Budget filed with City Clerk			
Oct 1	Fiscal Year 2021 begins			



Operating Revenue Sources

1. TAX INCREMENT

PORTION of PROPERTY TAXES

Assessed Increment Value <u>x Levy Rate</u> Increment Revenue

2. PARKING

Fees - Hourly, Monthly, Event, Hotel, etc

- + Rate Increase
- + New Spaces
- + Continued Demand / Utilization Gross Parking Revenue

OTHER SOURCES (Non-Operating)

- 3. BONDS Security: Tax Increment & Parking Revenue
- 4. REIMBURSEMENTS Intergovernmental
- 5. LEASES / PROPERTY TRANSACTIONS
- 6. WORKING CAPITAL



Operating Revenue Sources

1. TAX INCREMENT

PORTION of PROPERTY TAXES

Assessed Increment Value <u>x Levy Rate</u> Increment Revenue

Uses...

- Capital Projects District Restricted
- Repair & Maintenance
- Bond payments
- Initiatives, Partnerships, Studies
- Agency Operations

2. PARKING

Fees (Hourly, Monthly, Event, Hotel, etc)

- + Rate Increase
- + New Spaces
- + Continued Demand / Utilization Gross Parking Revenue

Uses...

- Parking Operator (contracted)
- Parking Operations
- Parking Garage Repair & Maintenance
- Parking Garage Capital Projects / Reinvestment
- Bond payments
- Mobility Initiatives, Partnerships, Studies
- Agency Operations



COVID-19 IMPACTS

1. TAX INCREMENT

- Current Year / FY2020
 - HOLDING STEADY
 - 2020 Assessments 1/1/2020 Lien Date
- Next Year / FY2021
 - 2020 PROPERTY VALUES STRONG
 - +\$3.1M +19%
 - \$16.2M to \$19.3M
- FY2022 and beyond...
 - PROPERTY VALUES STAY STRONG?

2. PARKING

- Current Year / FY2020
 - SIGNIFICANT LOSSES
 - -\$3.0M -34% less than Current Year Original
- Next Year / FY2021
 - SLOW REBOUND
 - -\$4.2M -48% less than Current Year Original
 - Or another -\$1.2M -22%
- FY2022 and beyond...
 - BACK TO 'NORMAL?'



COVID-19 IMPACTS

AGENCY OPERATIONS

- Current Year / FY2020
 - BOND PAYMENTS SECURE
 - REDUCTIONS:
 - Professional Services, Training, Travel, General Operations
 - CCDC budget 85% Capital Projects / Investments
 - So...biggest reductions to Projects
- Next Year / FY2021
 - MORE BUT SMALLER REDUCTIONS
 - Due to reduced Parking revenue
- FY2022 and beyond...
 - BACK TO 'NORMAL?'



Increment Revenue FY2020 to FY2021 estimates

Increment Value



\$1,500,548,600

+\$268,658,833 +22%

URBAN RENEWAL DISTRICTS

- 1. River-Myrtle / Old Boise
- 2. Westside
- 3. 30th Street
- 4. Shoreline
- 5. Gateway East



-4%

Increment Revenue

\$19,320,000

+\$3,158,000 +19%

TAXING DISTRICTS

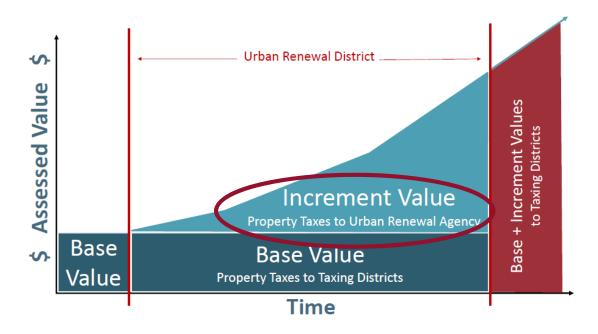
- 1. Ada County
- 2. Boise City
- 3. Boise School District
- 4. Ada County Highway District
- 5. College of Western Idaho
- 6. Emergency Medical Services
- 7. Mosquito Abatement



Increment Revenue CCDC IS NOT A TAXING ENTITY

IMPORTANT TO REMEMBER

- CCDC receives property tax
 revenue
 - From 7 Taxing Districts
 - Based on Increment Value
 - Of taxable property
 - Within URDs





Parking Garage Revenue FY2020 to FY2021 estimates

	FY2020 Original	FY2020 Amended	FY2021 Original
TOTAL	\$8,776,500	\$5,859,300	\$4,582,600
\$ Change		(\$2,917,300)	(\$4,194,000)
% Change		(33%)	(48%)
\$ Change			(\$1,276,708)
% Change			(22%)



Big Picture DEBT and BOND PAYMENTS

Issue	Original Principal	Remaining Principal
2011 B	\$12.97M	\$4.9M
2017 A	\$13.0M	\$7.4M
2017 B	\$5.15M	\$3.0M
AHA	not debt	\$850k
	\$31.1M	\$16.2M
		Retired prior to

FY2025 RMOB Sunset

FY 2021 Debt Service (P&I)								
RMOB	Westside	30th St	Shoreline	Gateway East				
\$1.39M								
\$1.97M								
\$805k								
\$170k								
\$4.33M	\$0	\$0	\$0	\$0				
	\$10 milli Westsic financir FY202 Origina	de ng 1						



16

Big Picture BOTTOM LINE

	FY2020 Original	FY2020 Amended
TOTAL	\$69,319,635	\$21,514,916
\$ Change		(\$47,804,719)
% Change		(69%)





Big Picture BOTTOM LINE

	FY2020 Original	FY2020 Amended	FY2021 Original	
TOTAL	\$69,319,635	\$21,514,916	\$59,317,412	
\$ Change		(\$47,804,719)	(\$10,002,223)	
% Change		(69%)	(14%)	





Big Picture TIME

Tax Year 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2007 2008 2009	Fiscal Year FY1989 FY1990 FY1991 FY1992 FY1993 FY1994 FY1995 FY1996 FY1997 FY1996 FY1997 FY1998 FY1999 FY2000 FY2001 FY2002 FY2003 FY2004 FY2005 FY2006 FY2007 FY2008 FY2008 FY2009 FY2010	CENTRAL 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9	RIVER-MYRTLE / OLD BOISE 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16	WESTSIDE 24 23 22 21 20 19 18 17	\$ Assessed Value \$	Base Value	•	F	rban Renewal District Increment Value Property Taxes to Urban Renewal Agericy Base Value rty Taxes to Taxing Districts Time	Base + Increment Values to Taxing Districts
2010 2011 2012	FY2011 FY2012 FY2013	8 7 6	15 14 13	16 15 14	30th STREET					
2013 2014 2015	FY2014 FY2015 FY2016	5 4 3	12 11 10	13 12 11	20 19 18					
2016 2017 2018	FY2017 FY2018 FY2019	2 1	9 8 7	10 9 8	17 16 15	GATEWA EAST	NY .	SHORELINE		
2019	FY2020		6	7	14	20		20		
2020 2021	FY2021 FY2022		4	6 5	13 12	19 18		<mark>19</mark> 18		
2021	FY2022		3	4	11	17		17		
2023	FY2024		2	3	10	16		16		
2024 2025	FY2025 FY2026		1	2	9 8	15 14		15 14		
2025	FY2026 FY2027			-	~ 7	14		14		
2027	FY2028				6	12		12		
2028 2029	FY2029 FY2030				5 4	11 10		11 10		
2029	FY2030 FY2031				4 3	9		9		
2031	FY2032				2	8		8		
2032	FY2033				1	7		7		
2033 2034	FY2034 FY2035					6 5		6 5		
2034	FY2036					4		4		
2036	FY2037					3		3		
2037	FY2038					2		2	2	21
2038	FY2039					1		1		





Proposed Budgets:

- FY2020 Amended
- FY2021 Original

Proposed FY 2020 AMENDED Budget



Propose to amend 2020's budget to \$21.5M from the original \$69.3M

Main Revenue Changes:

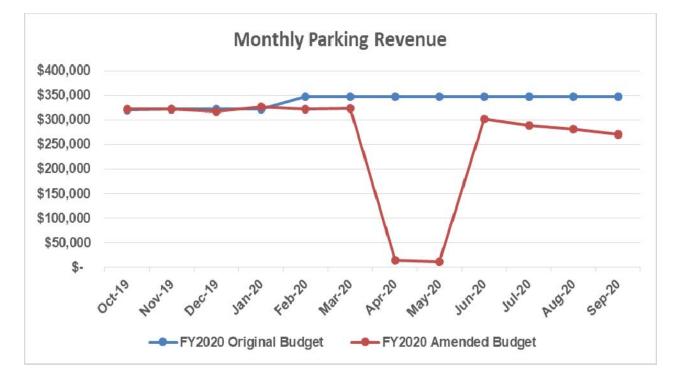
- ParkBOI Revenue: **\$**2.9M
- Tax Increment Revenue: ↓ \$0.6M

Main Expense Changes:

- Operating Expense: \$1.4M
- CIP Expense: **\$**44.6M
 - Library Area Project \$15M
 - WS Transformative \$14.6M
 - WS Urban Park \$2.6M
- Parking & Mobility: ↓ \$1.8M



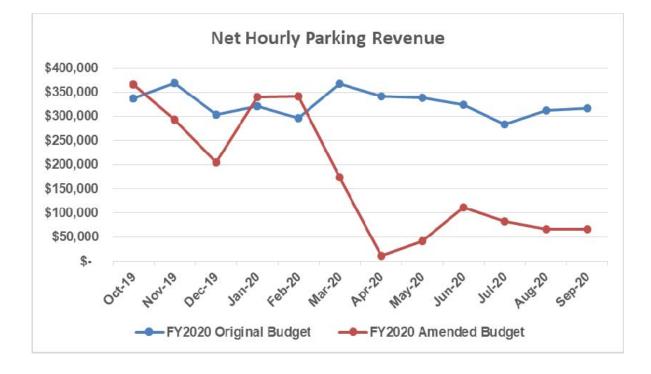
ParkBOI Operating Revenue:







ParkBOI Operating Revenue:







Action Requested

- 1. Approve proposed FY 2020 Amended Budget
- 2. Advertise Public Hearing at August 26 Special Meeting
 - Exhibit A

Questions?

Suggested Motion

I move to amend the FY 2020 Original Budget to new revenue and expense totals of **\$21,514,916**, authorize staff to make technical corrections, and set the time and date of Noon, August 26, 2020, for the statutorily-required public hearing.



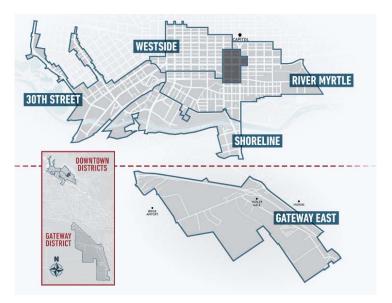
Proposed FY 2021 ORIGINAL Budget



Total Proposed Budget: \$59.3M

Projected Revenues:

- Tax Increment Revenue: \$19.3M
- ParkBOI Revenue: \$4.1M
- Westside Bond: \$10M



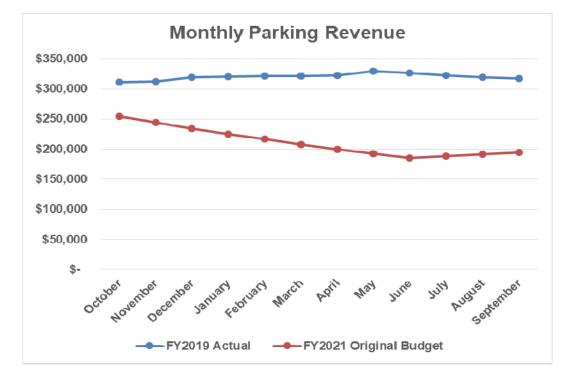


Tax Increment Revenue:

URD	FY2020 Amended	FY2021 Estimates	% Change	\$ Change	
River Myrtle / Old Boise	\$10.6M	\$11.7M	10%	\$1.1M	
Westside	\$3.9M	\$4.5M	14%	\$549k	
30th Street	\$788k	\$1.1M	40%	\$312k	
Shoreline	\$115k	\$290k	151%	\$174k	
Gateway East	\$727k	\$1.7M	138%	\$1M	
TOTAL	\$16.2M	\$19.3M	19%	\$3.1M	



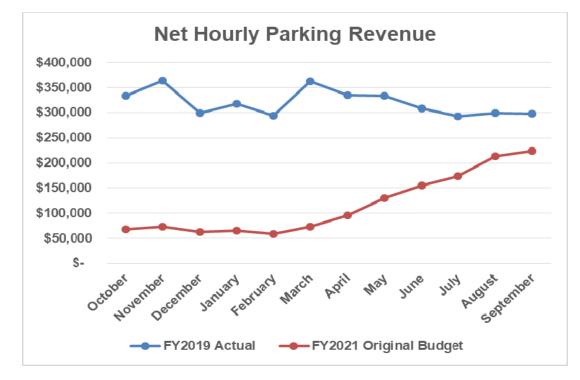
ParkBOI Operating Revenue:







ParkBOI Operating Revenue:







Expenditures:

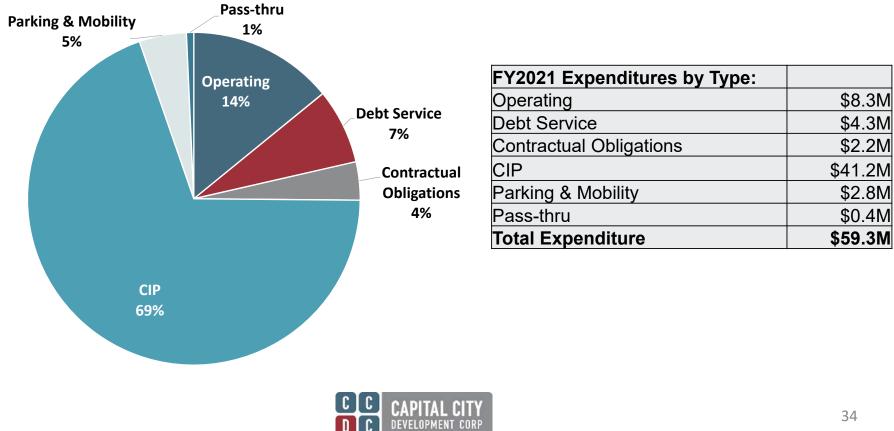
Personnel Costs:

- Health Insurance Premiums Increase of 5%
- Reduced Average Rate of Compensation Growth
- 2 Proposed New Positions





Expenditures:



Action Requested

- 1. Approve proposed FY 2021 Original Budget
- 2. Advertise Public Hearing at August 26 Special Meeting
 - Exhibit A

Questions?

Suggested Motion

I move to approve the FY 2021 Original Budget with revenue and expense totals of **\$59,317,412**, authorize staff to make technical corrections, and set the time and date of Noon, August 26, 2020, for the statutorily-required public hearing.



Next up... 5-Year CIP

FY2021 to 2025



AGENDA

IV. Action Items

- A. CONSIDER: Resolution #1662A Authorizing Westside Urban Park Naming Recommendation (5 minutes)......Chair Zuckerman
- C. CONSIDER: Proposed FY 2020 Amended Budget (10 minutes) Ross Borden, Joey Chen
- D. CONSIDER: Proposed FY 2021 Original Budget (10 minutes...... Ross Borden, Joey Chen
- E. CONSIDER: Proposed FY 2021-2025 Capital Improvement Plan (20 minutes)Doug Woodruff

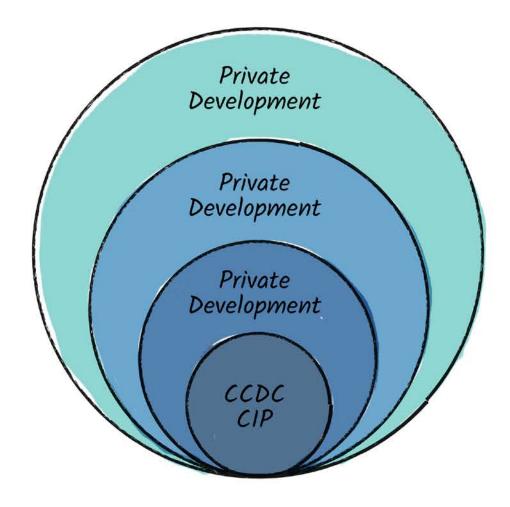


Capital Improvement Plan FY 2021 – FY 2025

Doug Woodruff Assistant Director - Placemaking & Infrastructure

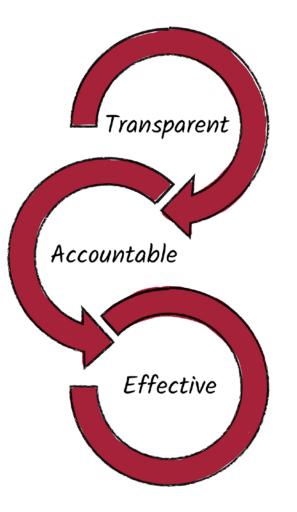
August 10, 2020

CIP Goal



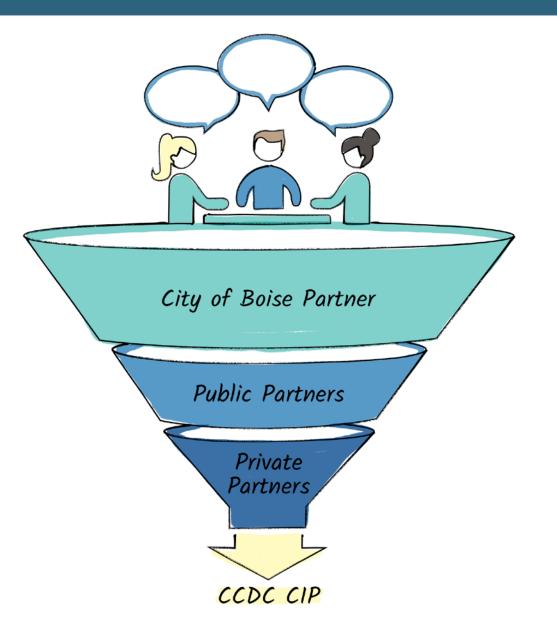
Stimulate development with public infrastructure investment

CIP Purpose



Collaborate, Create, Develop, Complete

CIP Process



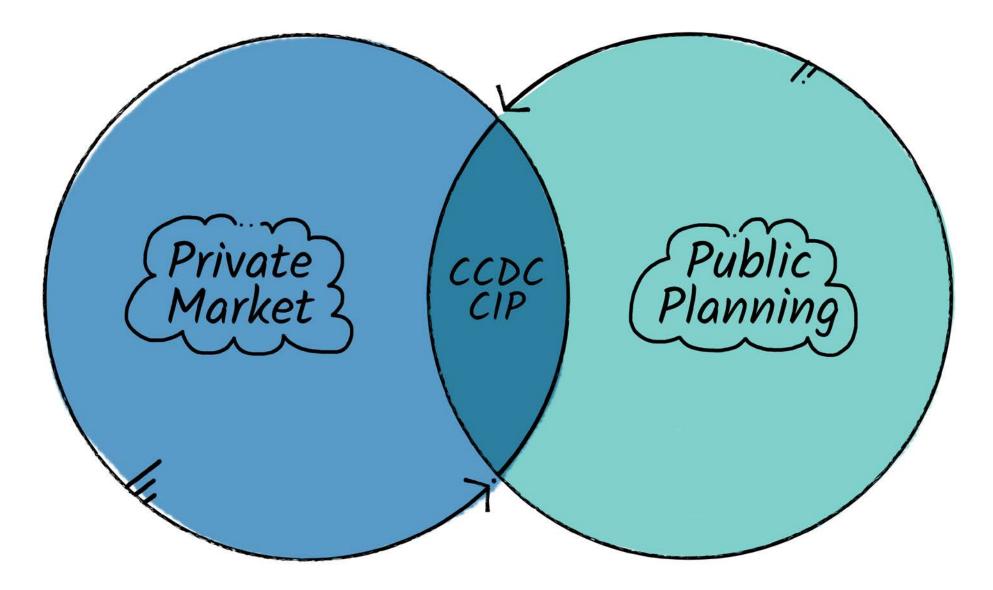
City Goal Implementation

BLUEPRINT BOISE DOWNTOWN GOALS			MOBILITY		SPECIAL PROJECTS
CENTERS, CORRIDORS & NEIGHBORHOODS					
Downtown as civic, economic, educational, social and cultural center	•	•			
Create in-town residential neighborhoods on the periphery of the CBD	•	•			
Encourage redevelopment of surface parking	•		•	•	
PARKING					
Implement a Downtownwide parking system			•		
CONNECTIVITY					
Develop a robust, multimodal transportation system		•	•	•	
Strengthen connections to the Boise River and Downtown subdistricts	•		•	•	
PUBLIC SERVICES/FACILITIES					
Maximize the use of existing infrastructure Downtown				•	
NEIGHBORHOOD CHARACTER					
Use Downtown development as a model for sustainable land use		•	•		
Create a safe, clean, and enjoyable environment Downtown		•	•	•	•
Recognize the role religious institutions and other service providers					•
High standard for quality design and construction Downtown	•			•	
CULTURE, EDUCATION & ARTS					
Maintain Downtown as the cultural center for the community and region	•	•			•
Retain and expand education opportunities Downtown					•
Recognize and protect historic resources Downtown	•				•
ECONOMIC DEVELOPMENT					
Create and maintain a prosperous economy Downtown		•			
Strive to keep Downtown's economy diversified		•			
Balance prosperity, preservation, and design in permitting new development	•	•		•	•

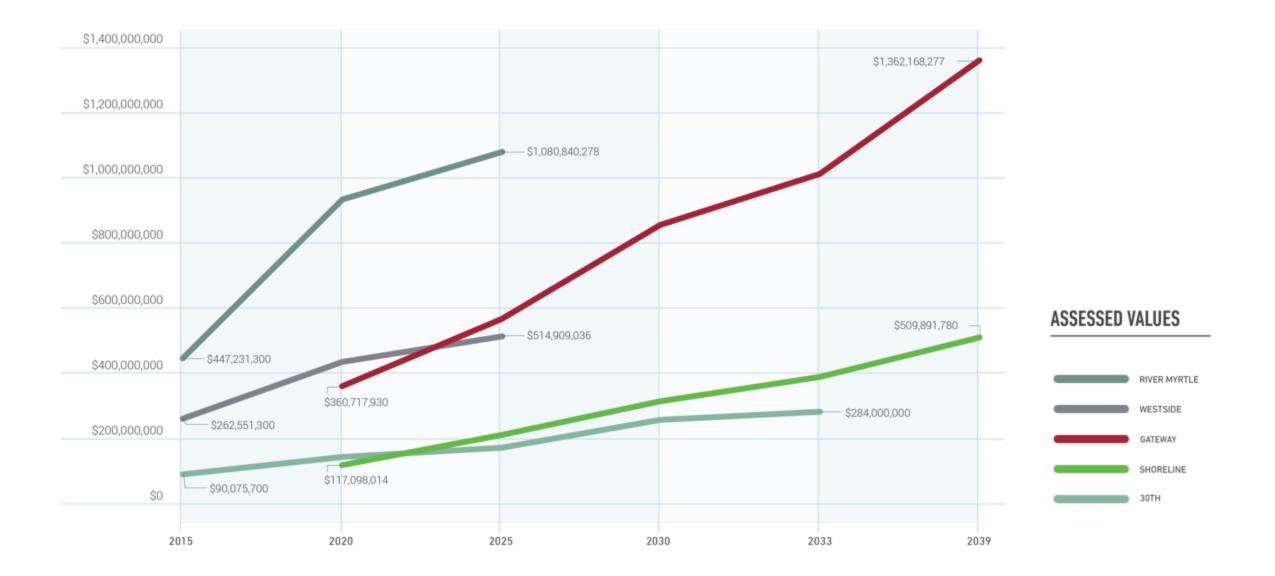
CIP Integration



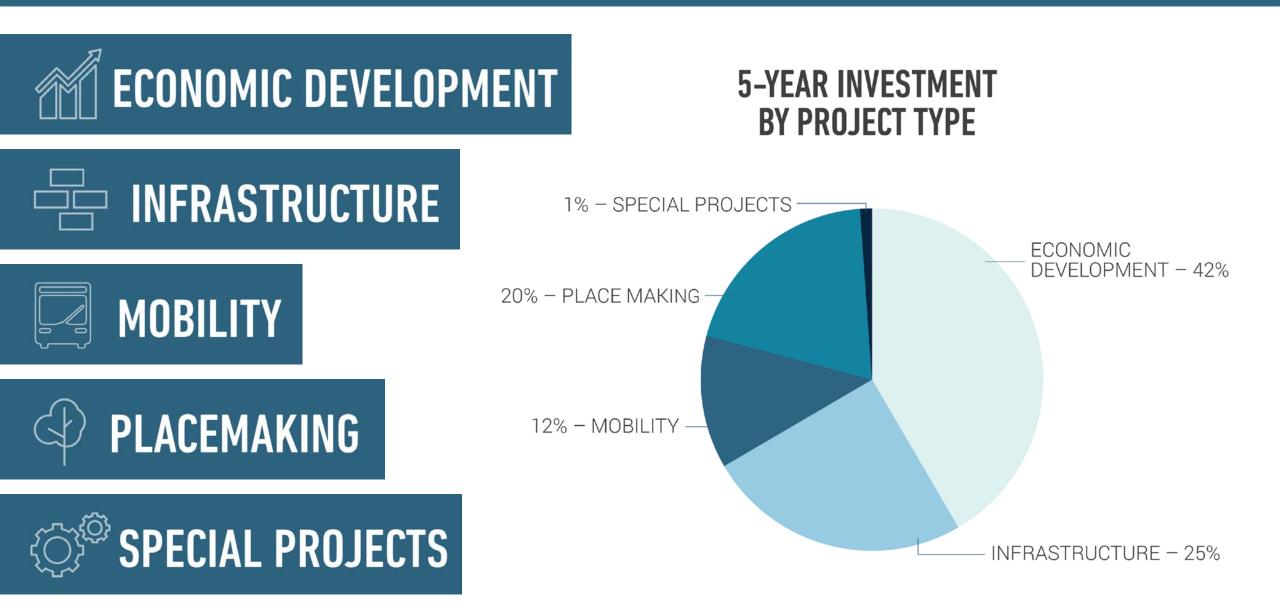
CIP Participation Program



Economic Growth



CIP Key Strategies

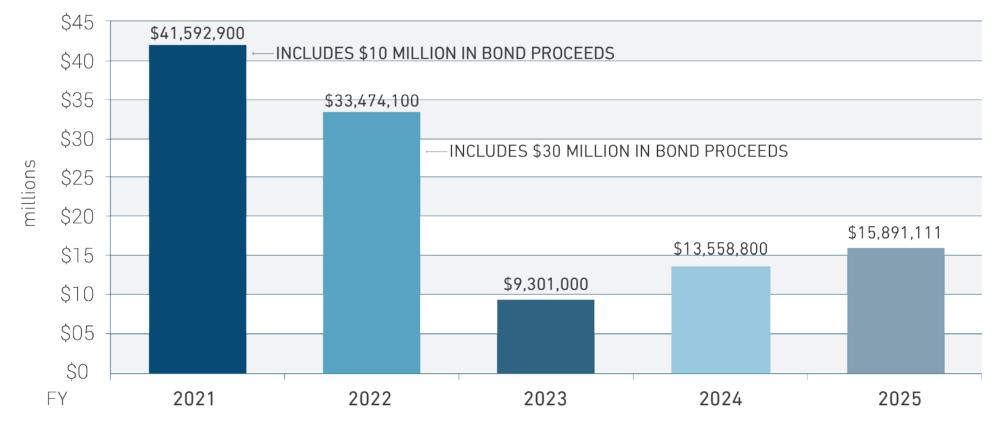


CIP Five Year Investment \$114 M

5 YEAR I	NVESTMENT SUMMARY	RIVER MYRTLE	WESTSIDE	30TH STREET	SHORELINE	GATEWAY EAST	TOTAL
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	INFRASTRUCTURE	\$12,156,000	\$9,295,000	\$600,000	\$600,000	\$5,800,000	\$28,451,000
	MOBILITY	\$8,180,000	\$2,950,000	\$2,600,000	\$200,000	\$360,000	\$14,290,000
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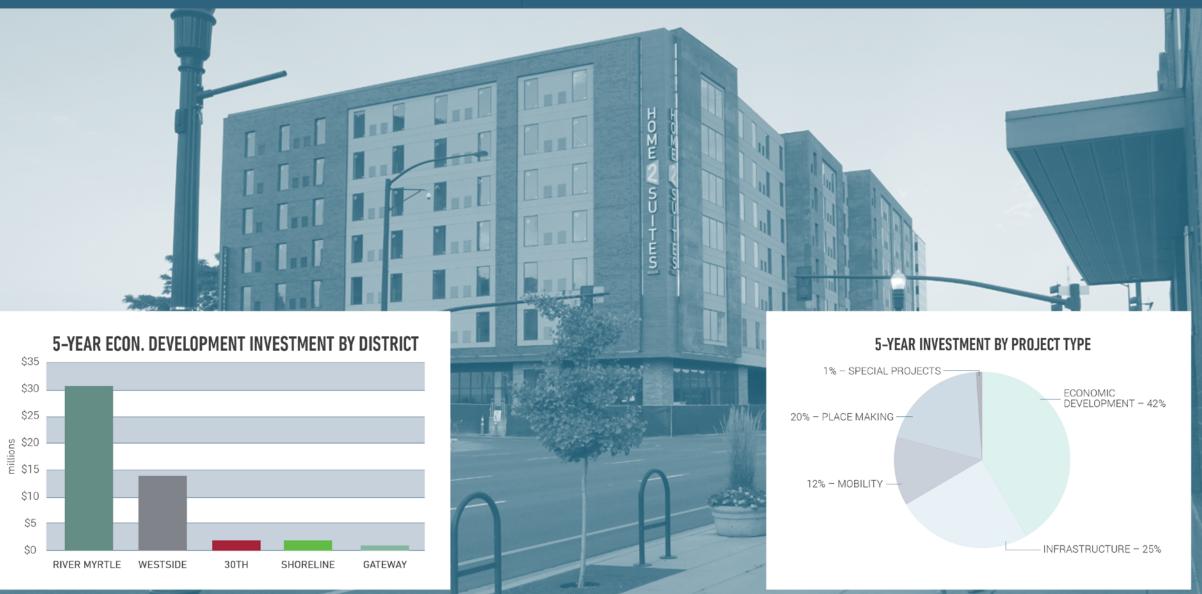
Investment by Fiscal Year

INVESTMENT PER FISCAL YEAR





\$47.4 Million

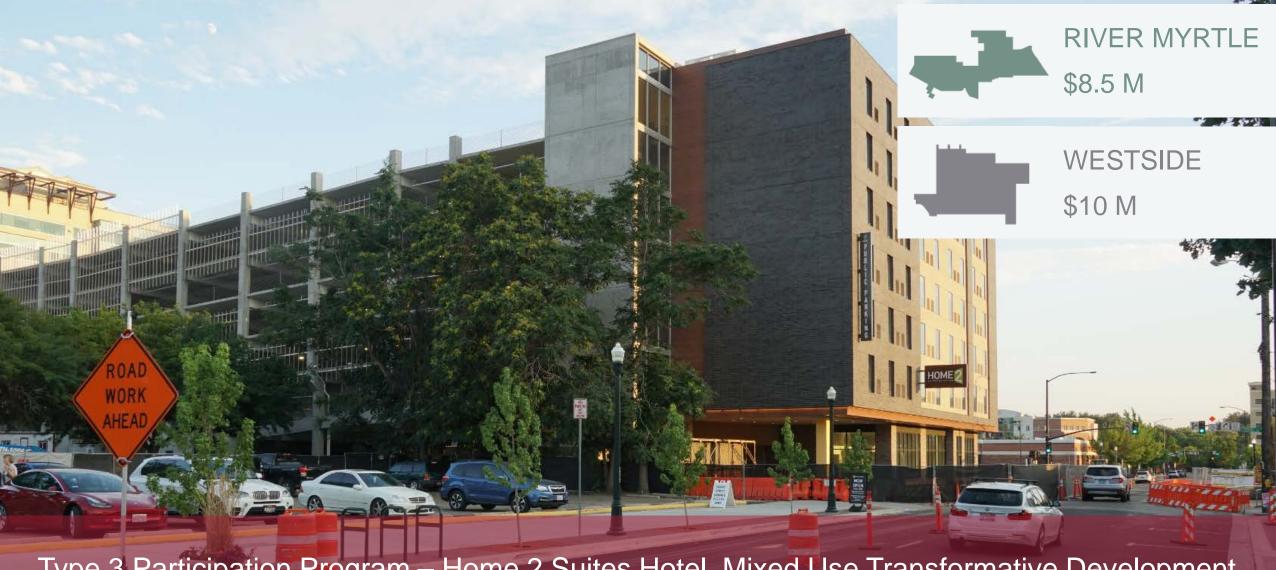


Property Acquisition / Redevelopment



Type 5 Participation Program – Ash Street Townhomes, Workforce Housing

Transformative Development – Parking Infrastructure



Type 3 Participation Program – Home 2 Suites Hotel, Mixed Use Transformative Development

Boise Gateway One



Type 2 Participation Program – 60 Family Wage Jobs

11th and Idaho Mixed Use Office Building



Development Standards



Streetscape, Green Infrastructure, Riverfront Interface

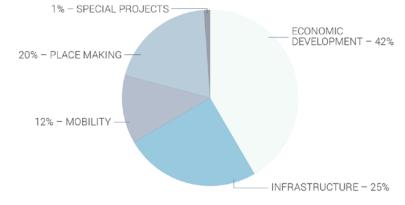


\$27.3 M

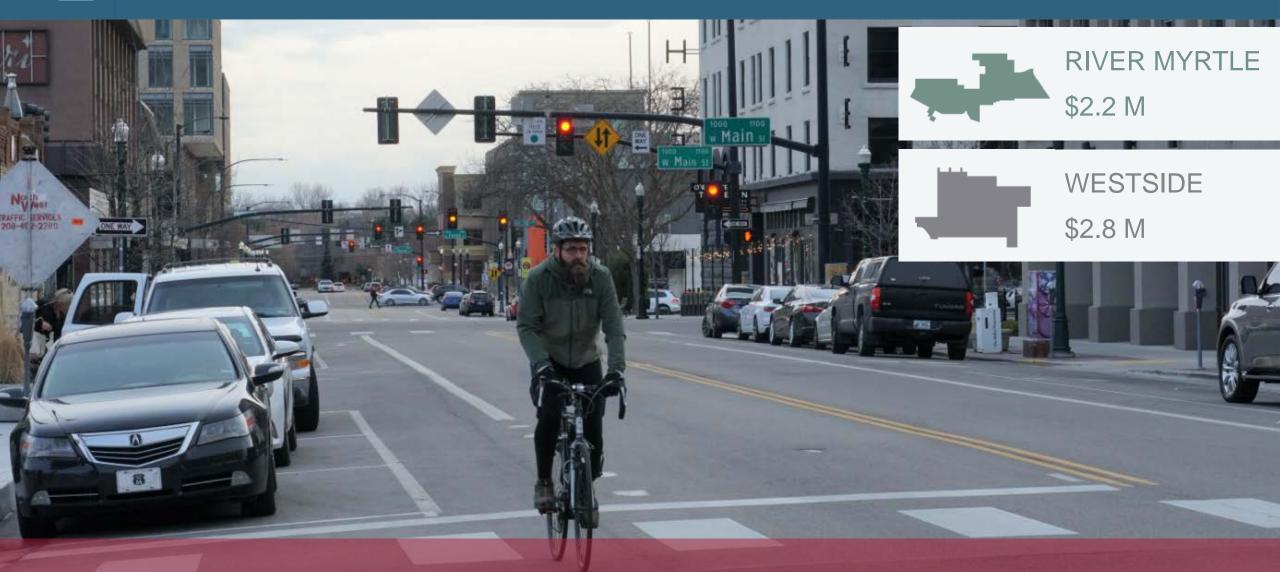






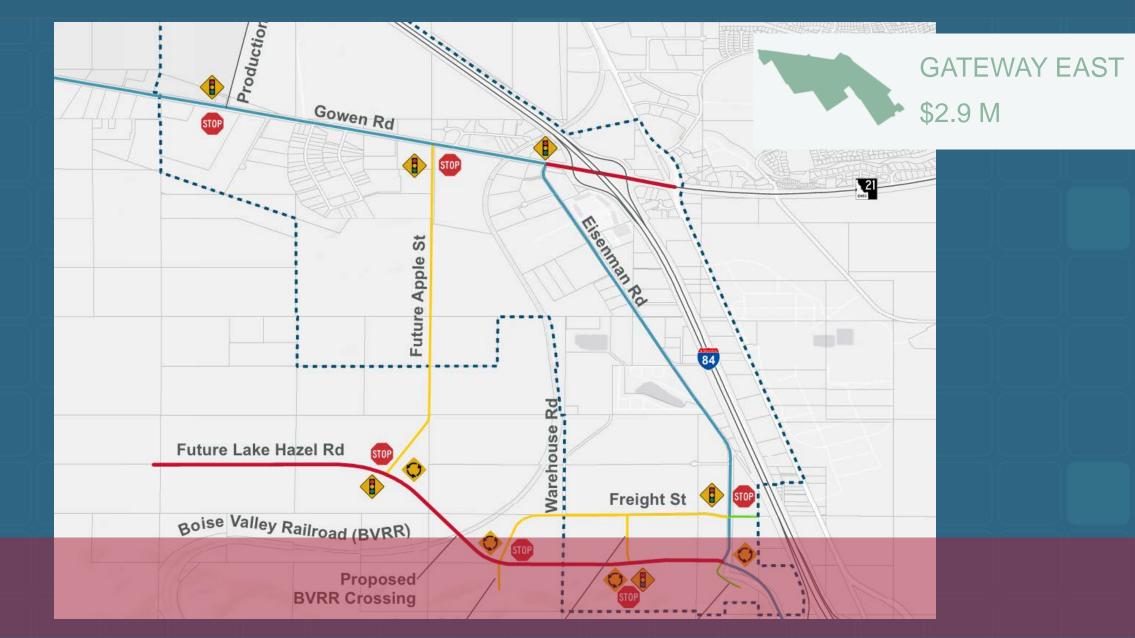


11th Street Bikeway



Ridge to River Connectivity – Business Access, Facilities for All Ages & Abilities

Apple Street Extension



Streetscape Improvements

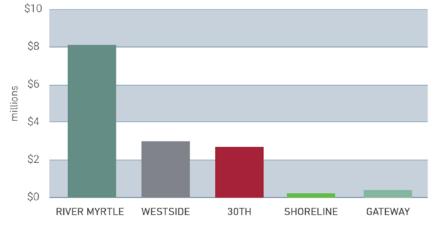




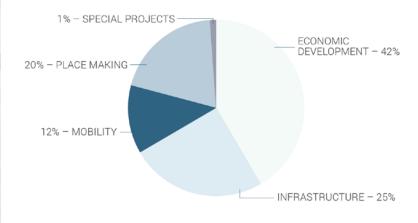
\$14.2 M



9 STATE STREET



5-YEAR INVESTMENT BY PROJECT TYPE





Downtown Mobility Infrastructure



Main & Fairview Transit Island Improvements



Creating safe bicycle and bus movements along corridor



Gowen Road Bridge with ACHD



Extend bridge span for multi-use path underpass connection



\$22.5 M

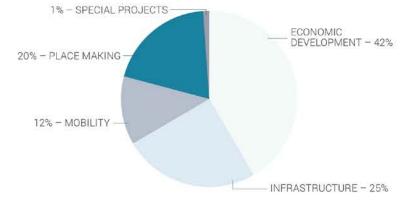


5-YEAR PLACEMAKING INVESTMENT BY DISTRICT





5-YEAR INVESTMENT BY PROJECT TYPE

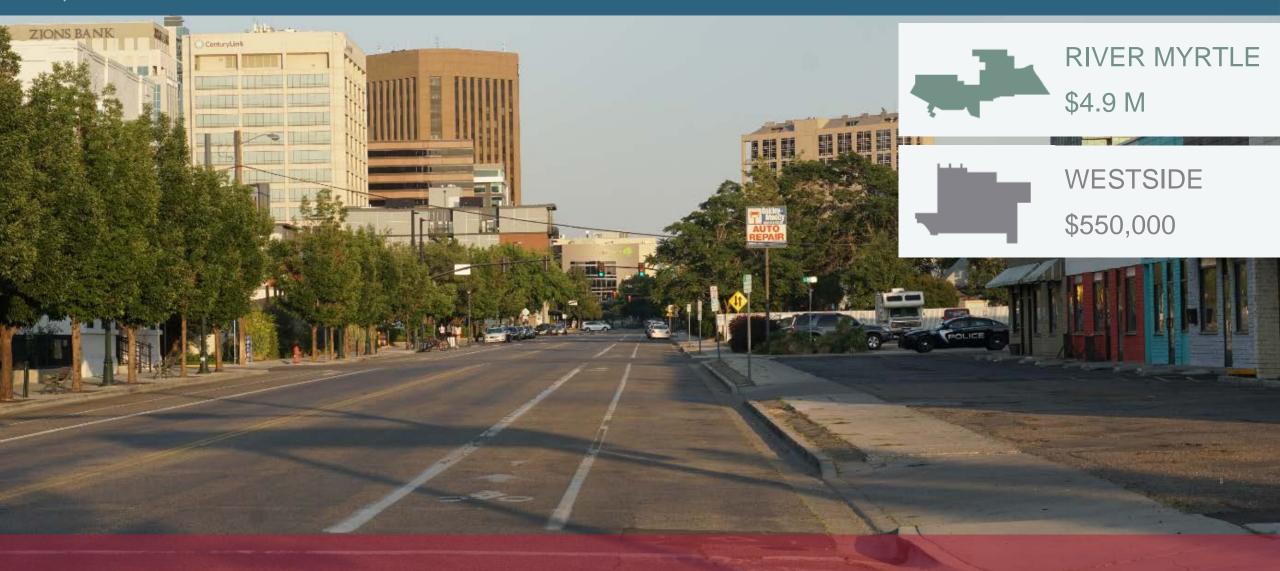


Old Boise Blocks on Grove Street



Neighborhood Placemaking and Reinvestment Strategy

Linen Blocks on Grove Street



Neighborhood Placemaking and Reinvestment Strategy

Westside Urban Park

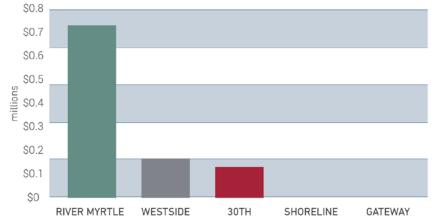




\$1.3 M



5-YEAR SPECIAL PROJECTS INVESTMENT BY DISTRICT



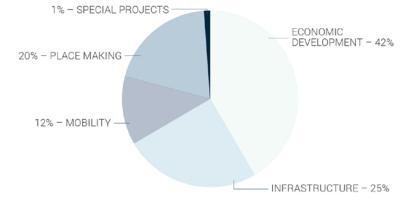


BOISECITY

& HISTOR

OFARTS

5-YEAR INVESTMENT BY PROJECT TYPE







"Gentle Breeze" Proposed Art Installation at Westside Urban Park

Creating vitality by building public infrastructure and stimulating new private investment in Boise.

Proposed FY 2021-2025 Capital Improvement Plan

Suggested Motion:

I move to approve the proposed CCDC Capital Improvement Plan for 2021-2025, and any technical changes which may be required.



AGENDA

IV. Action Items

- A. CONSIDER: Resolution #1662A Authorizing Westside Urban Park Naming Recommendation (5 minutes)......Chair Zuckerman
- C. CONSIDER: Proposed FY 2020 Amended Budget (10 minutes) Ross Borden, Joey Chen
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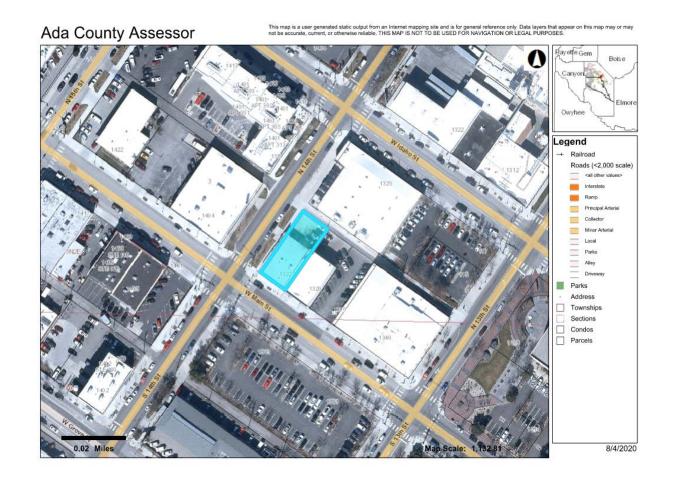
Fire Fusion Studio– Type 1 Streetscape Grant Designation

Brady Shinn Project Manager – Property Development





Fire Fusion Studio Location





Fire Fusion Studio Project Information

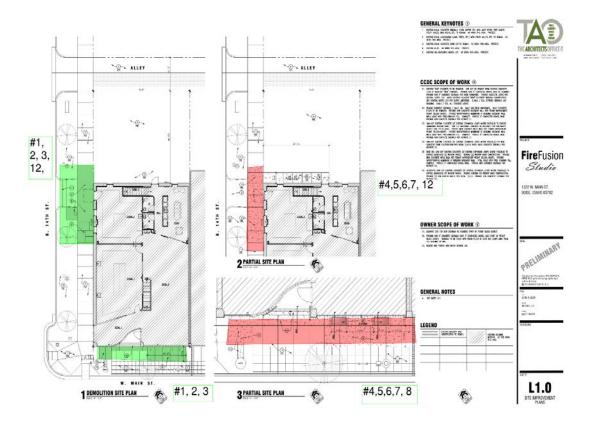


Purchase and Renovation

- Renovation of empty 7,000 sq ft building, totaling \$700,000
- Local artist gallery and classroom space
- Requesting funding to decommission underground sidewalk vaults
- Total Development Cost of \$1.8 million
- Construction began in April on interior portion, exterior awaiting permitting approval. All work complete by Fall 2020



Eligible Expenses



Public Improvement Cost Estimates:

- Totals \$50,000
- Underground Vaults in-fill: \$15,000
- Sidewalk and Landscaping: \$10,000
- Demolition and Misc.: \$25,000



Fire Fusion Studio - Type 1 Streetscape Grant Designation

Suggested Motion:

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



AGENDA

V. Information/Discussion Items

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

VI. Adjourn



INFORMATION: CCDC Monthly Report

John Brunelle CCDC Executive Director



Adjourn

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



CCDC Special Board of Commissioners Meeting August 26, 2020 Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Special Board Meeting August 26, 2020



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Action Items

Α.	PUBLIC HEARING: Proposed FY 2020 Amended Budget (10 minutes)	Chair Zuckerman
Β.	CONSIDER: Resolution #1665 – Adopt FY 2020 Amended Budget (5 minutes)	Joey Chen
C.	PUBLIC HEARING: Proposed FY 2021 Original Budget (10 minutes)	Chair Zuckerman
D.	CONSIDER: Resolution #1666 – Adopt FY 2021 Original Budget (5 minutes)	Joey Chen
Ε.	CONSIDER: Resolution #1667 – Adopt FY 2021-2025 Capital Improvement Plan (5 minutes)	Doug Woodruff

IV. Adjourn



AGENDA

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Chair Zuckerman

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Chair Zuckerman

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Ε.	CONSIDER: Resolution #1667 – Adopt FY 2021-2025 Capital Improvement Plan (5 minutes)	Doug Woodruff

III. Adjourn





FY2020 Amended Budget FY2021 Original Budget **Public Hearings** Consider Final Adoption

Joey Chen, Controller

August 26, 2020



Budget Calendar

April	Finance Team Preparation
May & June	All Departments Develop Budget
July 7, 14, 28	Executive Director & Mgmt Team Review
Aug 5	Executive Committee Review
Aug 10	Board considers proposed Budgets
Aug 17 & 24	Budgets published in Idaho Statesman
Aug 26	Public hearing, Budget Resolutions
Sept 1	Deadline to Adopt FY 2021 Budget
Oct 1	Fiscal Year 2021 begins



Big Picture

TaxFiscalYearYear1988FY19891989FY19901990FY19911991FY19921992FY19931993FY19941994FY19951995FY19961996FY19971997FY19981998FY19991999FY20002000FY20012001FY20022002FY20032003FY20042004FY20052005FY20072007FY2008	CENTRAL 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11	RIVER-MYRTLE / OLD BOISE 30 29 28 27 26 25 24 23 22 21 20 19 18	WESTSIDE 24 23 22 21 20 19		Base /alue	F	rban Renewal District Increment Value Property Taxes to Urban Renewal Agency Base Value rty Taxes to Taxing Districts	Base + Increment Values to Taxing Districts
2008 FY2009 2009 FY2010 2010 FY2011 2011 FY2012 2012 FY2013 2013 FY2014 2014 FY2015 2015 FY2016 2016 FY2017 2017 FY2018 2018 FY2019 2019 FY2020 2020 FY2021 2021 FY2022 2022 FY2023 2023 FY2024 2024 FY2025 2025 FY2026 2026 FY2027 2027 FY2028 2028 FY2030 2030 FY2031 2031 FY2032 2032 FY2033 2033 FY2034 2034 FY2035 2035 FY2036 2035 FY2038 2036 FY2038 2037 FY2038 2038 FY2039	10 9 8 7 6 5 4 3 2 1	17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	30th STREET 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	GATEWAY EAST 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	SHORELINE 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	Time	



Proposed FY 2020 AMENDED Budget



Propose to amend 2020's budget to \$21.5M from the original \$69.3M

Main Revenue Changes:

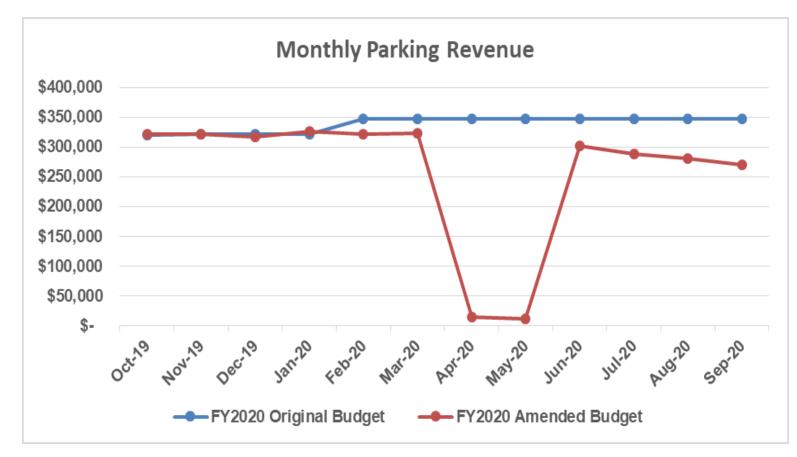
- ParkBOI Revenue: **\$**2.9M

Main Expense Changes:

- Operating Expense: **\$**1.4M
- CIP Expense: **\$**44.6M
 - Library Area Project \$15M
 - WS Transformative \$14.6M
 - WS Urban Park \$2.6M
- Parking & Mobility: \$1.8M



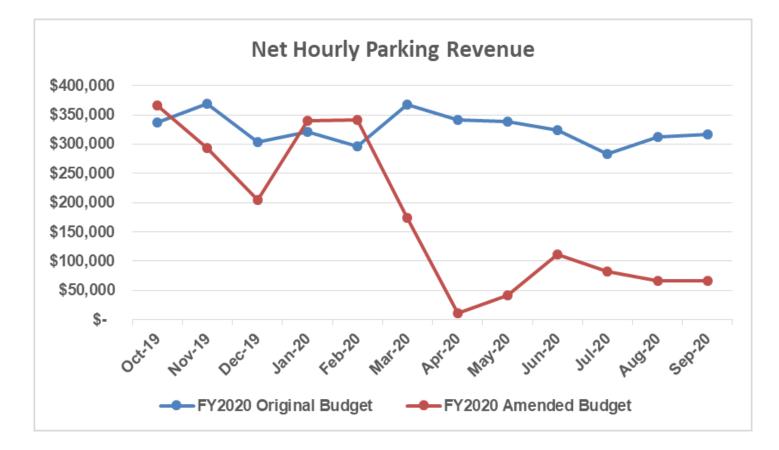
ParkBOI Operating Revenue:







ParkBOI Operating Revenue:







Public Hearing



Action Requested

• Adopt Resolution 1665, the Agency's FY 2020 Amended Budget.

Suggested Motion

I move adoption of Resolution 1665, the Amended Annual Appropriation Resolution, to amend the FY2020 Budget to new revenue and expense totals of **\$21,514,916** and authorize the Executive Director to file copies as required by law.



Proposed FY 2021 ORIGINAL Budget



Total Proposed Budget: \$59.3M

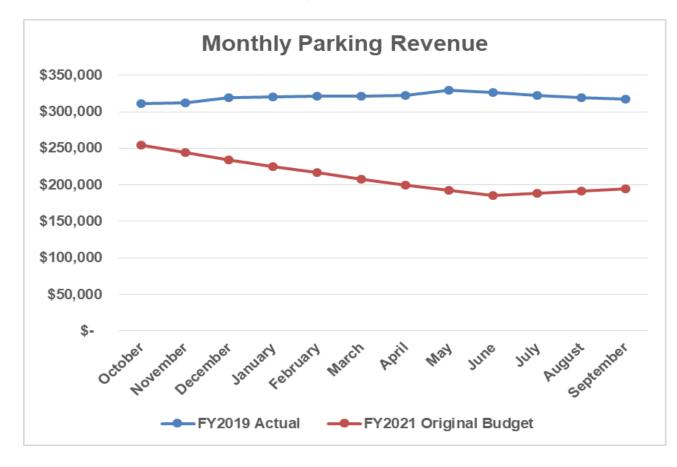
Projected Revenues:

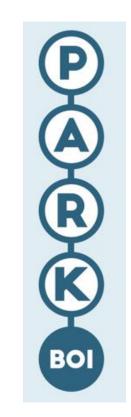
- Tax Increment Revenue: \$19.3M
- ParkBOI Revenue: \$4.1M
- Westside Bond: \$10M





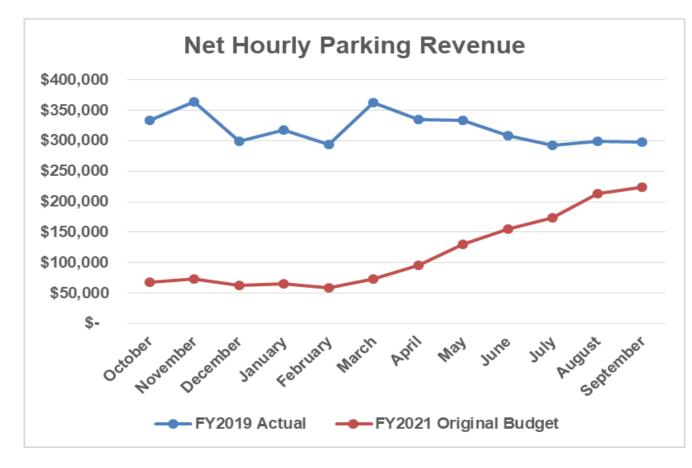
ParkBOI Operating Revenue:







ParkBOI Operating Revenue:







Expenditures:

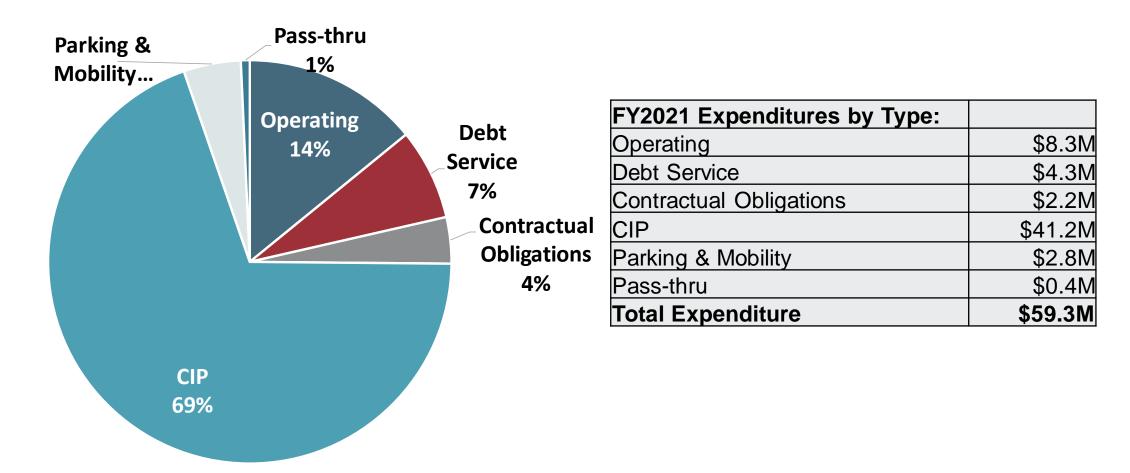
Personnel Costs:

- Health Insurance Premiums Increase of 5%
- Reduced Average Rate of Compensation Growth
- 2 Proposed New Positions





Expenditures:





Public Hearing



Action Requested

• Adopt Resolution 1666, the Agency's FY2021 Original Budget.

Suggested Motion

I move adoption of Resolution 1666, the Annual Appropriation Resolution, to set the FY2021 Original Budget revenue and expense totals to **\$59,317,412** and authorize the Executive Director to file copies as required by law.



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Action Items

Α.	PUBLIC HEARING: Proposed FY 2020 Amended Budget (10 minutes)	Chair Zuckerman
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III. Adjourn



Capital Improvement Plan FY 2021 – FY 2025

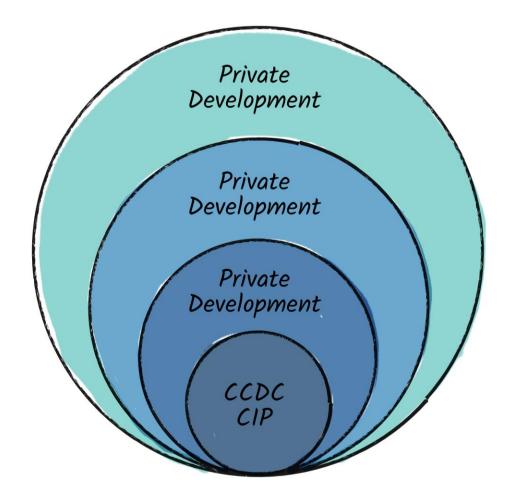
Doug Woodruff Assistant Director - Placemaking & Infrastructure

August 26, 2020

CIP Five Year Investment \$114 M

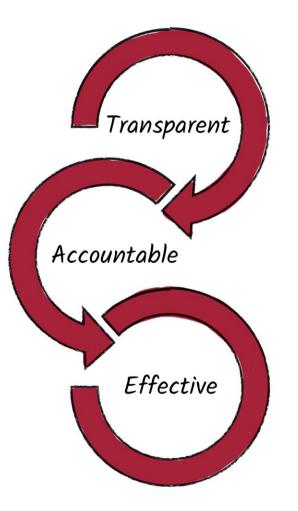
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	INFRASTRUCTURE	\$12,156,000	\$9,295,000	\$600,000	\$600,000	\$5,800,000	\$28,451,000
	MOBILITY	\$8,180,000	\$2,950,000	\$2,600,000	\$200,000	\$360,000	\$14,290,000
$\langle \varphi \rangle$	PLACE MAKING	\$16,060,000	\$6,100,000	-	\$322,000		\$22,482,000
	SPECIAL PROJECTS	\$915,000	\$195,000	\$160,000			\$1,270,000
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CIP Goal



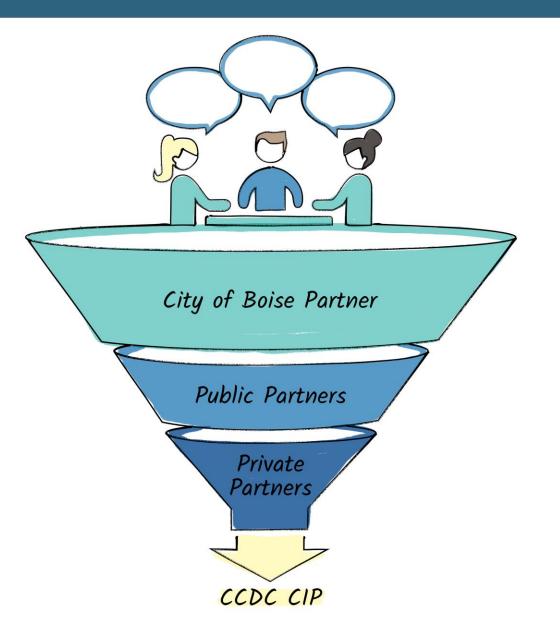
Stimulate development with public infrastructure investment

CIP Purpose



Collaborate, Create, Develop, Complete

CIP Process



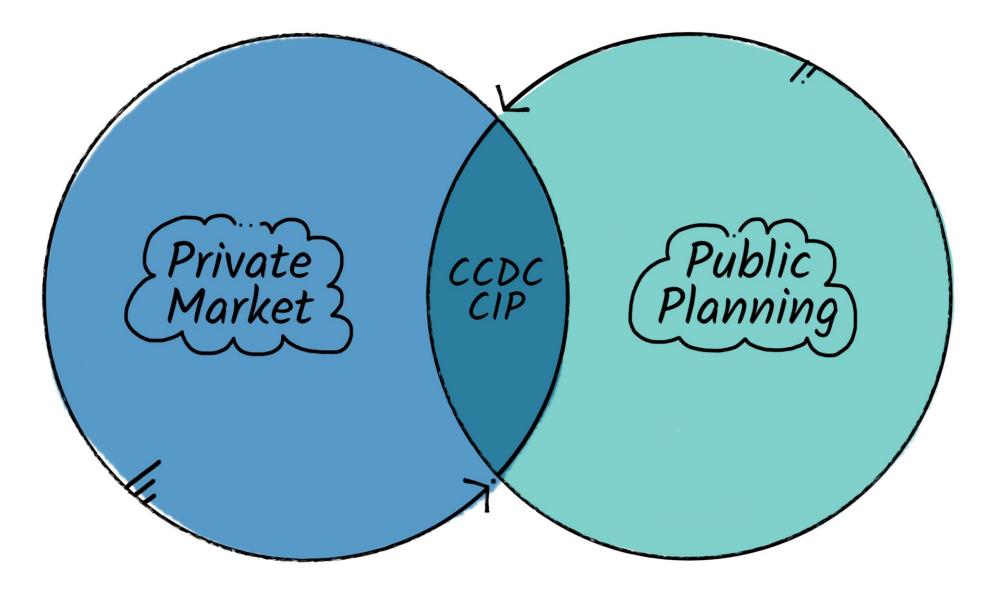
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BLUEPRINT BOISE DOWNTOWN GOALS	ECON. DEVELOPMENT		MOBILITY		
CENTERS, CORRIDORS & NEIGHBORHOODS					
Downtown as civic, economic, educational, social and cultural center	•	•			
Create in-town residential neighborhoods on the periphery of the CBD	•	•			
Encourage redevelopment of surface parking	•		•	•	
PARKING					
Implement a Downtownwide parking system			•		
CONNECTIVITY					
Develop a robust, multimodal transportation system		•	•	•	
Strengthen connections to the Boise River and Downtown subdistricts	•		•	•	
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Create a safe, clean, and enjoyable environment Downtown		•	•	•	•
Recognize the role religious institutions and other service providers					•
High standard for quality design and construction Downtown	•			•	
CULTURE, EDUCATION & ARTS					
Maintain Downtown as the cultural center for the community and region	•	•			•
Retain and expand education opportunities Downtown					•
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ECONOMIC DEVELOPMENT					
Create and maintain a prosperous economy Downtown		•			
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Balance prosperity, preservation, and design in permitting new development	•	٠		•	•

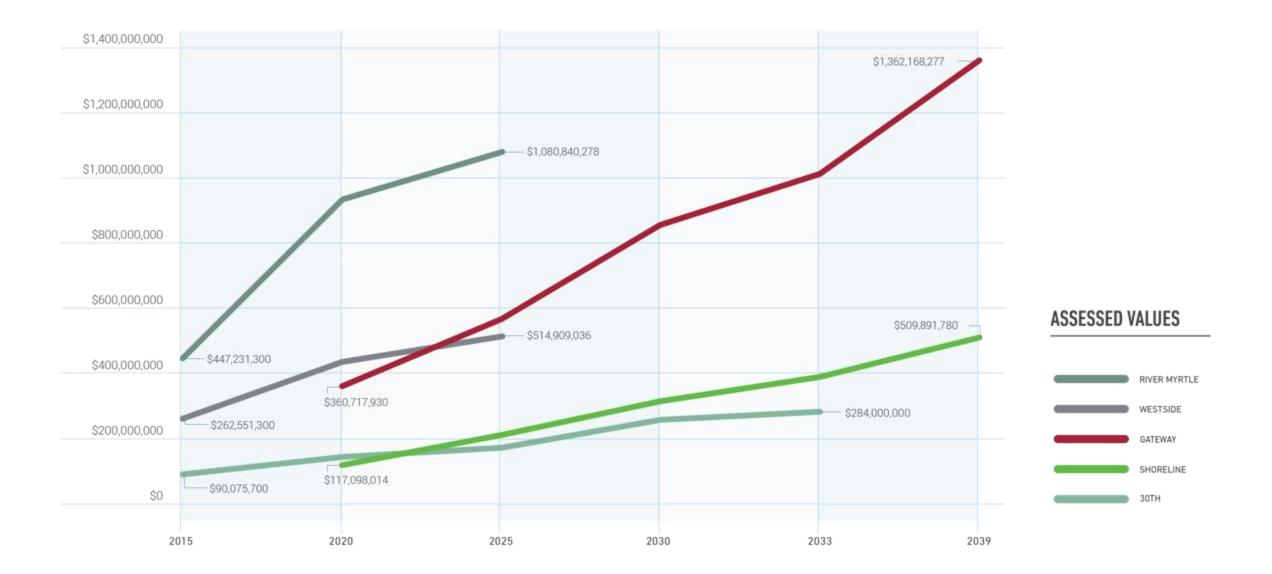
CIP Integration



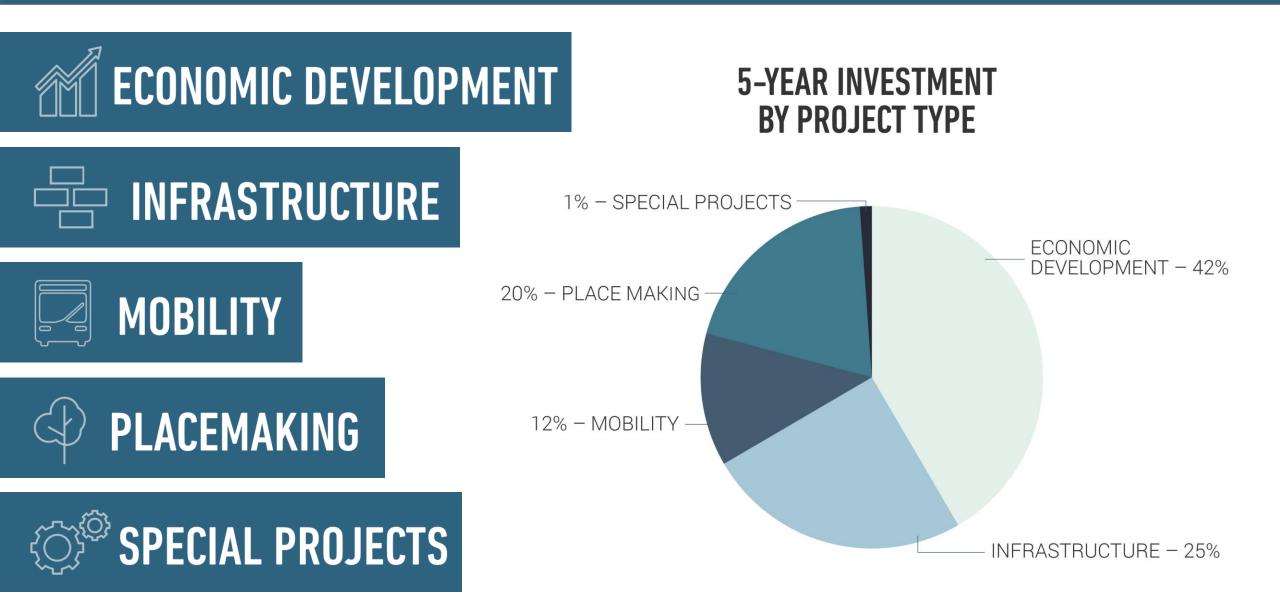
CIP Participation Program



Economic Growth



CIP Key Strategies

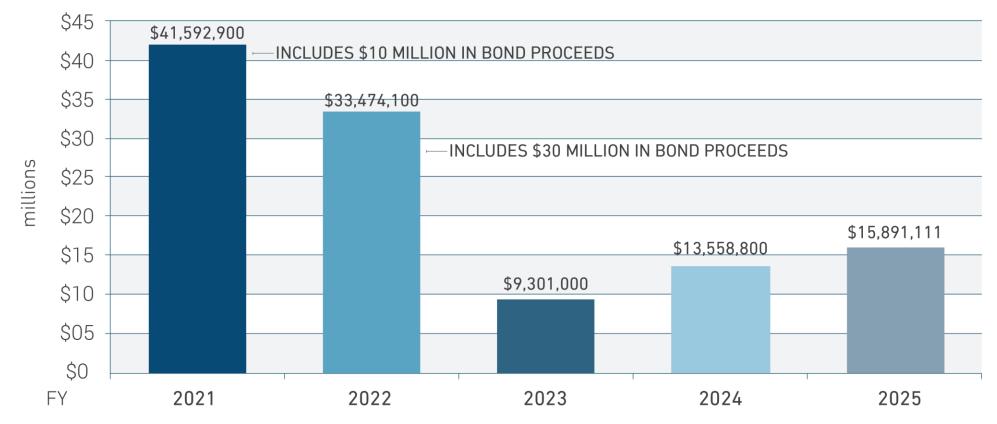


CIP Five Year Investment \$114 M

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Investment by Fiscal Year

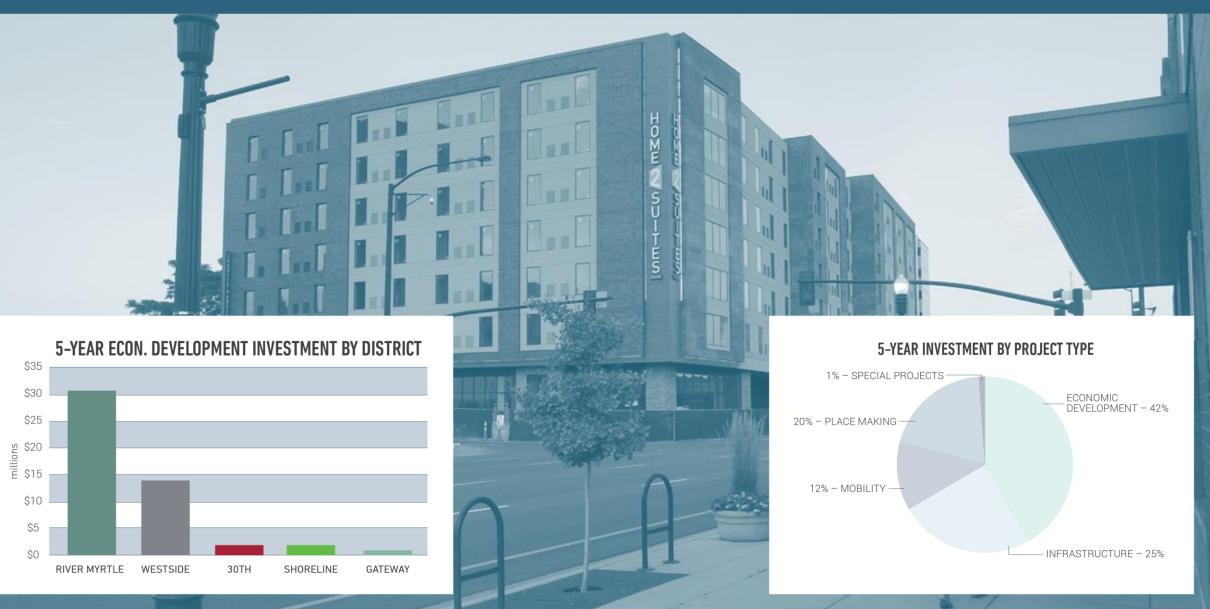
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ECONOMIC DEVELOPMENT

\$47.4 Million



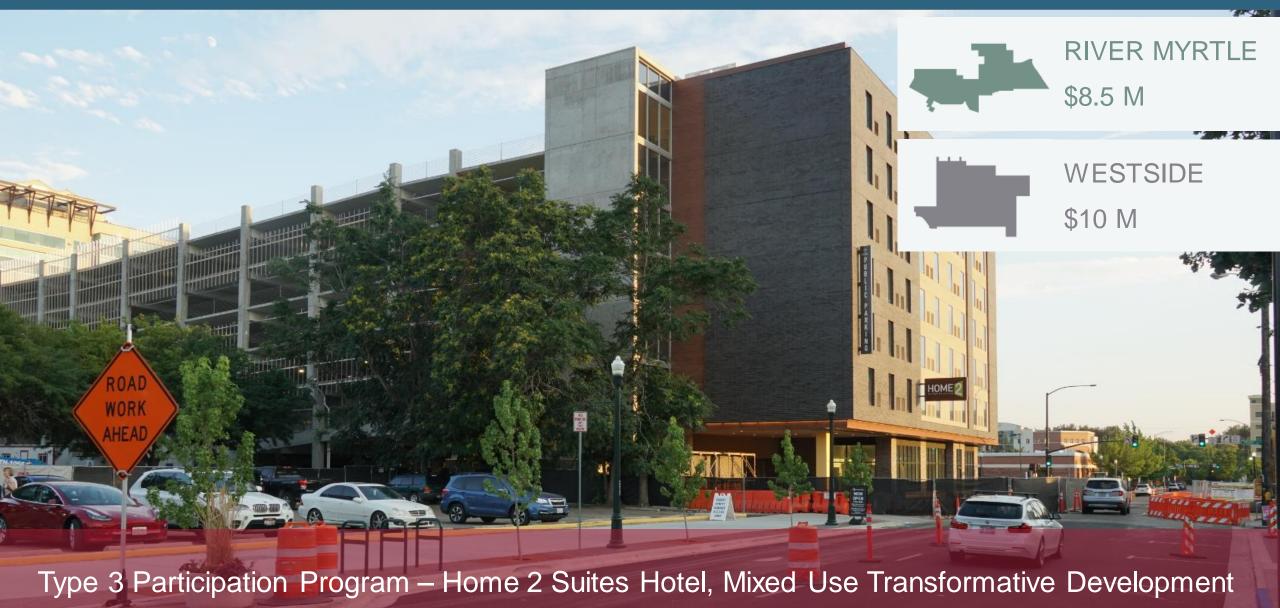
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Transformative Development – Parking Infrastructure







Type 2 Participation Program – 60 Family Wage Jobs

11th and Idaho Mixed Use Office Building



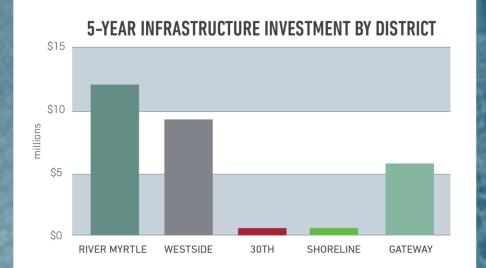
Development Standards



Streetscape, Green Infrastructure, Riverfront Interface

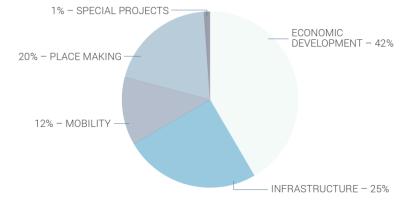


\$27.3 M

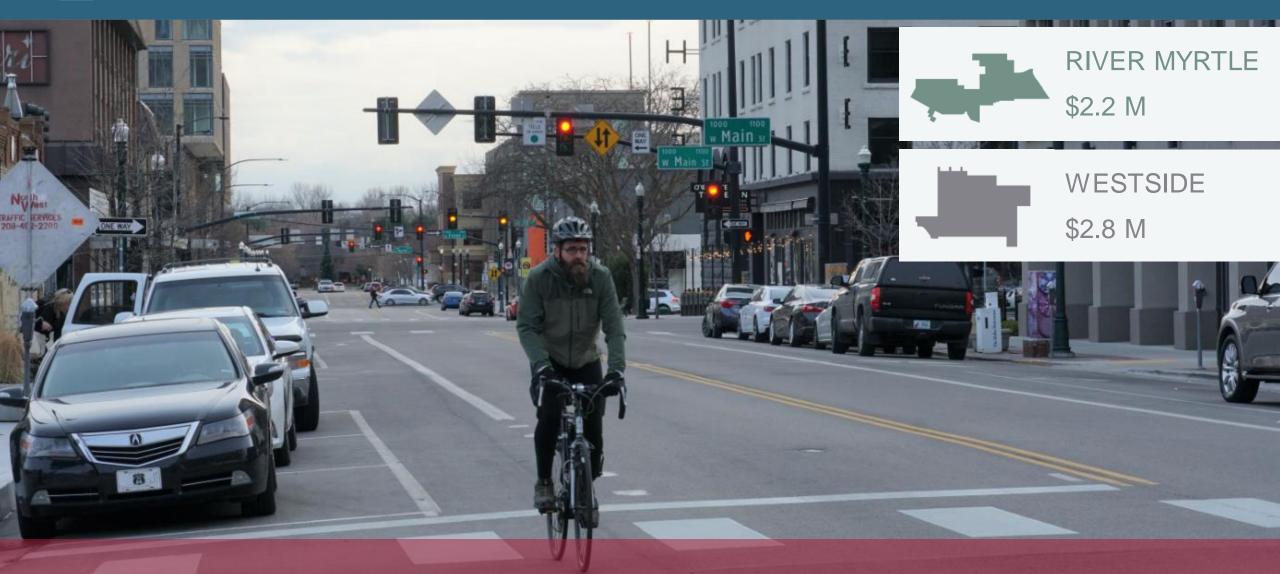




5-YEAR INVESTMENT BY PROJECT TYPE

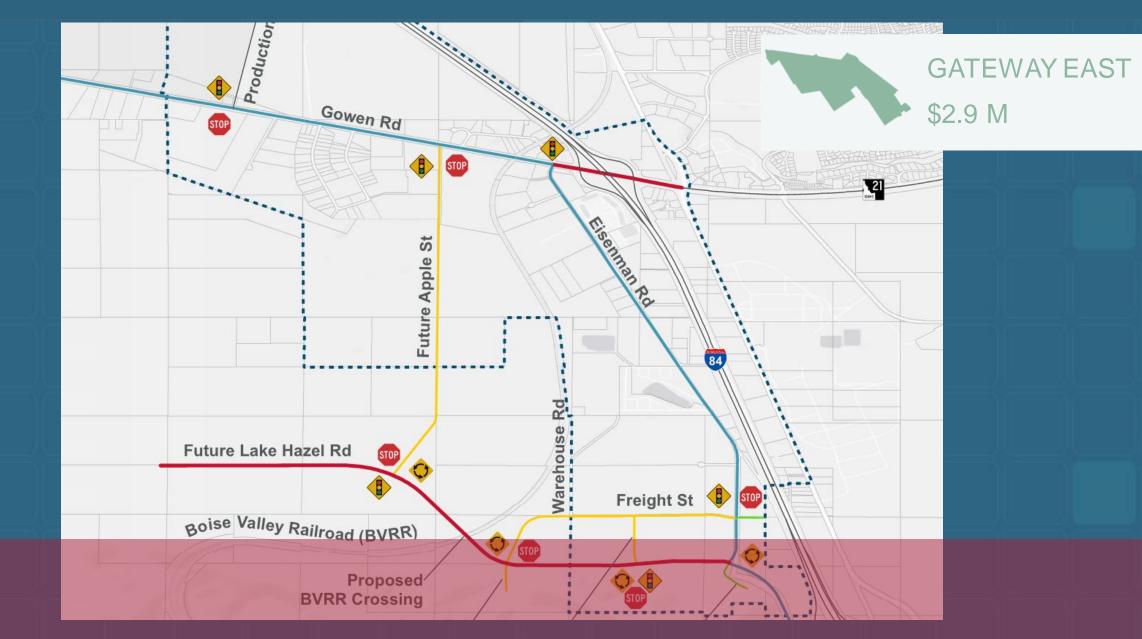


11th Street Bikeway

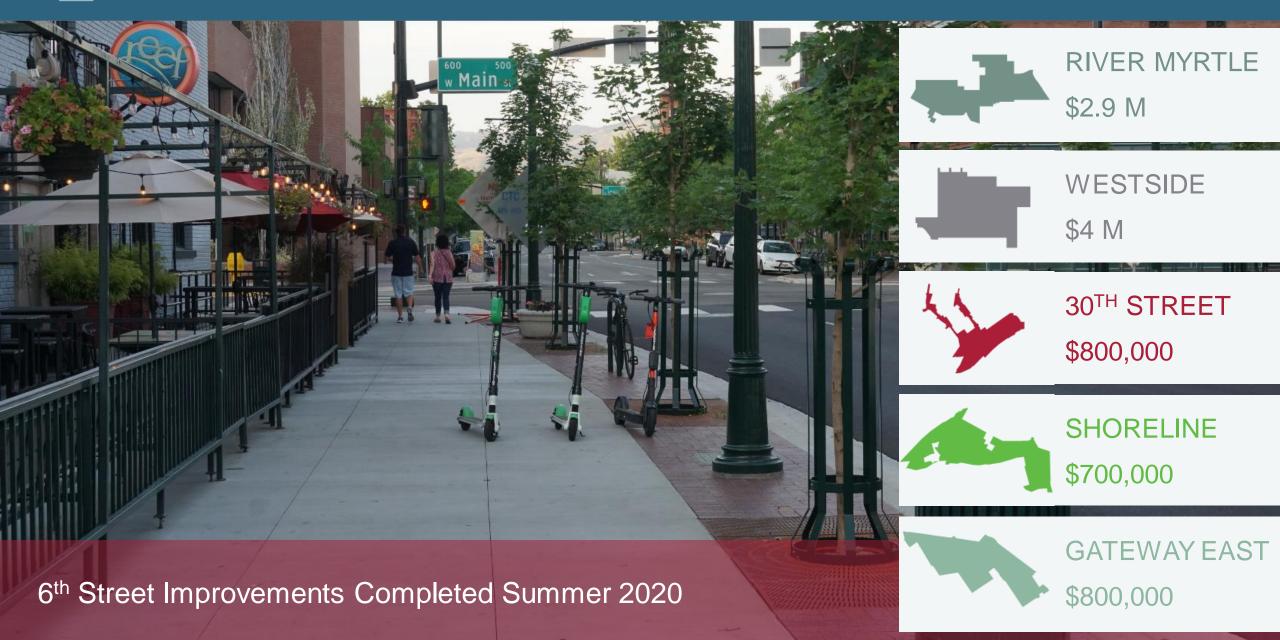


Ridge to River Connectivity – Business Access, Facilities for All Ages & Abilities

Apple Street Extension



Streetscape Improvements

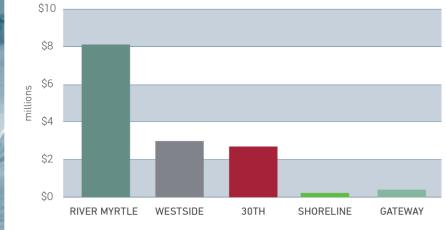




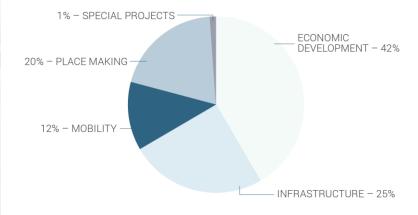
\$14.2 M



9 STATE STREET







Downtown Mobility Infrastructure



Main & Fairview Transit Island Improvements



Creating safe bicycle and bus movements along corridor

Gowen Road Bridge with ACHD



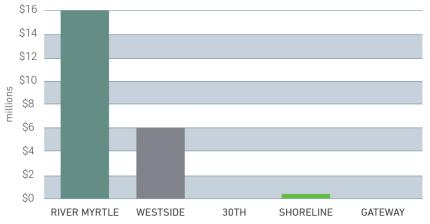
Extend bridge span for multi-use path underpass connection



\$22.5 M

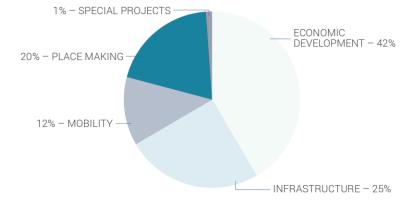


5-YEAR PLACEMAKING INVESTMENT BY DISTRICT





5-YEAR INVESTMENT BY PROJECT TYPE

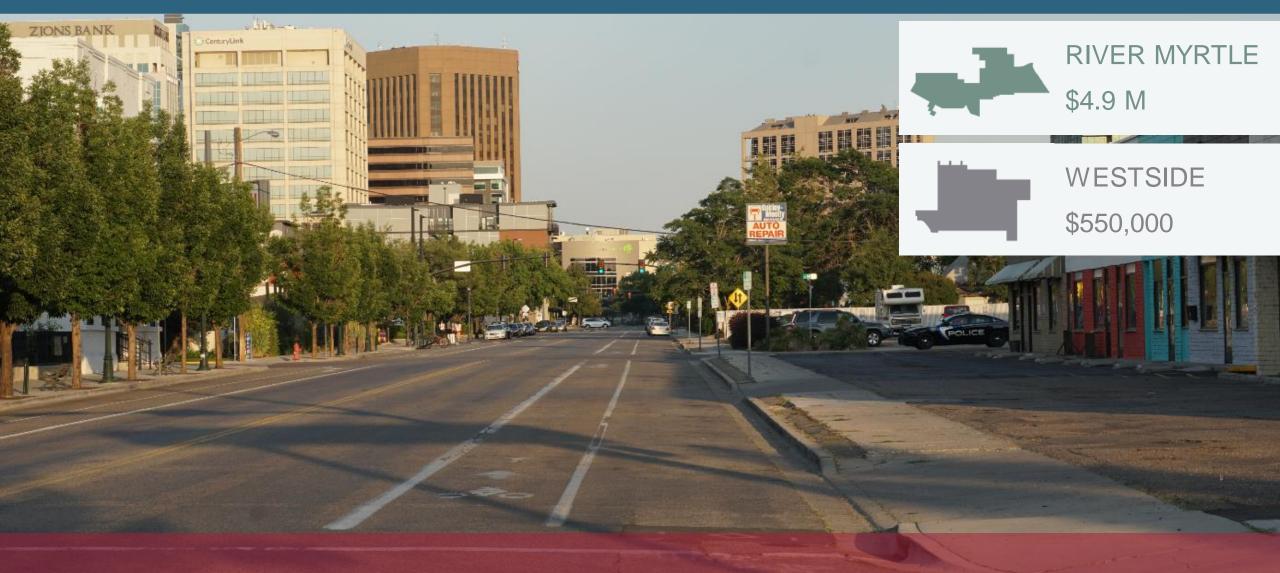


Old Boise Blocks on Grove Street



Neighborhood Placemaking and Reinvestment Strategy

Linen Blocks on Grove Street



Neighborhood Placemaking and Reinvestment Strategy

Westside Urban Park

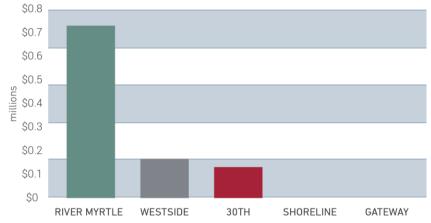




\$1.3 M



5-YEAR SPECIAL PROJECTS INVESTMENT BY DISTRICT



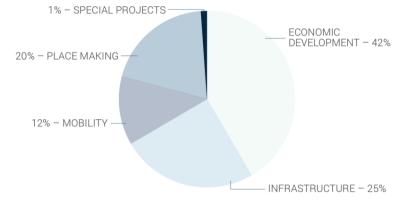


BOISECITY

& HISTOR

OFARTS

5-YEAR INVESTMENT BY PROJECT TYPE







"Gentle Breeze" Proposed Art Installation at Westside Urban Park

Creating vitality by building public infrastructure and stimulating new private investment in Boise.

CONSIDER: Resolution #1667 Adopt FY 2021-2025 Capital Improvement Plan

Suggested Motion: I move to approve Resolution #1667, adopting the CCDC 2021-2025 Capital Improvement Plan.



Adjourn



CCDC Board of Commissioners Meeting September 14, 2020 Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Regular Meeting September 14, 2020



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – August 2020

B. Minutes & Reports

- 1. Approval of August 10, 2020 Meeting Minutes
- 2. Approval of August 26, 2020 Special Meeting Minutes

C. Other

- 1. Approve Resolution #1674 2419 W. Fairview Adare Manor Amendment to the Type 2 General Assistance Agreement
- 2. Approve Resolution #1676 2419 W. Fairview Adare Manor Amendment to the Type 4 Capital Improvement Project Agreement
- 3. Approve Resolution #1675 1322 W. Main Street Fire Fusion Studio Retail Type 1 Streetscape Participation Program with FireFusion LLC
- 4. FY2020 Q3 Financial Report (Unaudited)



CONSENT AGENDA

Motion to Approve Consent Agenda



AGENDA

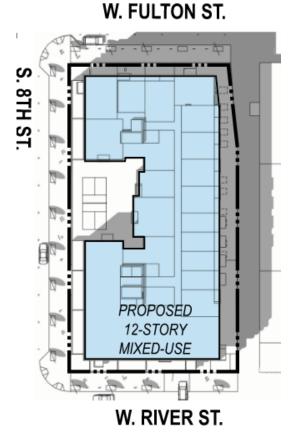
IV. Action Items

- A. CONSIDER: 600 S. 8th Street Mixed Use Designation for Participation Program Type 3 Transformative Agreement with Jordan-Wilcomb Construction and Global Senior Housing (15 minutes)......Brady Shinn



8th and River – Type 3 Transformative Project Designation

Brady Shinn Project Manager



8th and River - Site Information and Location

- Half block on 600 S. 8th Street. (Parcels S1010315061 and S1010315041).
 - Bounded by 8th, River and Fulton Streets, with an alleyway between it and neighbor
- River Myrtle / Old Boise URD
 - District sunset in 2025

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or me not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.





8th and River - Project Information

• 12 story mixed-use tower

- Ground Floor Office / Retail / Restaurant 20,000 sq ft
- Structured Parking Approx. total stalls. CCDC potential purchase for roughly 210 spaces (\$6.5 million) and offer as public parking. Four floors total.
- Residential approximately 160 for-rent units for 55+ year olds; "Active Adult Community Platform." Seven floors total.
- Currently in preliminary permitting intake with City and Design Review
 - Completed pre-application meeting with PDS
 - Anticipates Fall 2020 Design Review hearing.
- \$53 million dollar Total Development Costs (est.)
 - Estimated 30 month construction schedule
 - Meets CCDC's 6:1 investment requirement
 - Current assessed value of parcels is \$5.7 million. Anticipated tax increment generated at least \$45 million
 - FY 2024 expected first full year on tax rolls.

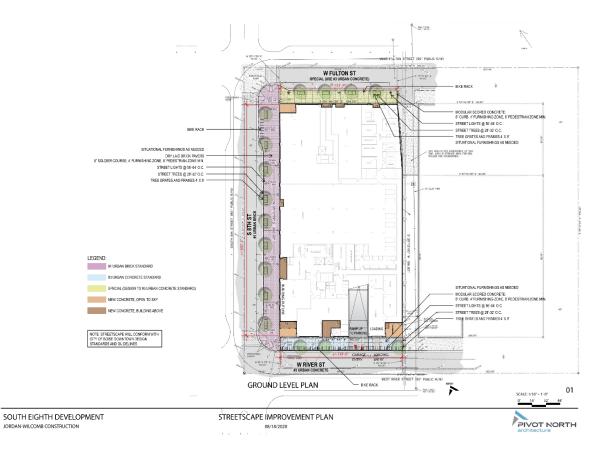
8th and River - Architectural Elevations



2. SOUTH (RIVER) ELEVATION

1. WEST (S. 8TH ST) ELEVATION

8th and River -- Eligible Expenses (est.)



Public Improvement Cost Estimates:

- Totals \$730,000
 - Utility Infrastructure \$360,000
 - Power and Geothermal \$270,000
 - Storm water Mitigation \$90,000
 - Streetscapes \$295,000
 - Storefront Canopies \$75,000
- Anticipated Tax Increment generated will reimburse total Public Improvement costs in 1 year

8th and River – Type 3 Transformative Project Designation

Suggested Motion:

I move to Designate the 8th and River mixed-use project as eligible to utilize the Type 3 Transformative Participation Agreement and direct staff to continue negotiating a Letter of Intent with Wilcomb LLC and/or assigns for future Board approval.



AGENDA

IV. Action Items

- A. CONSIDER: 600 S. 8th Street Mixed Use Designation for Participation Program Type 3 Transformative Agreement with Jordan-Wilcomb Construction and Global Senior Housing (15 minutes)......Brady Shinn



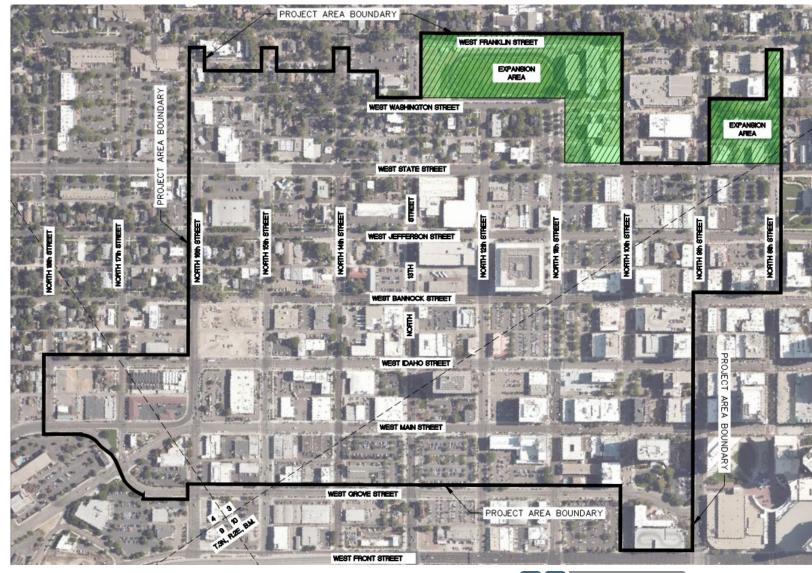
Resolution 1669

First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project

Todd Bunderson Development Director



Proposed Westside Plan Amendment – Boundary Adjustment



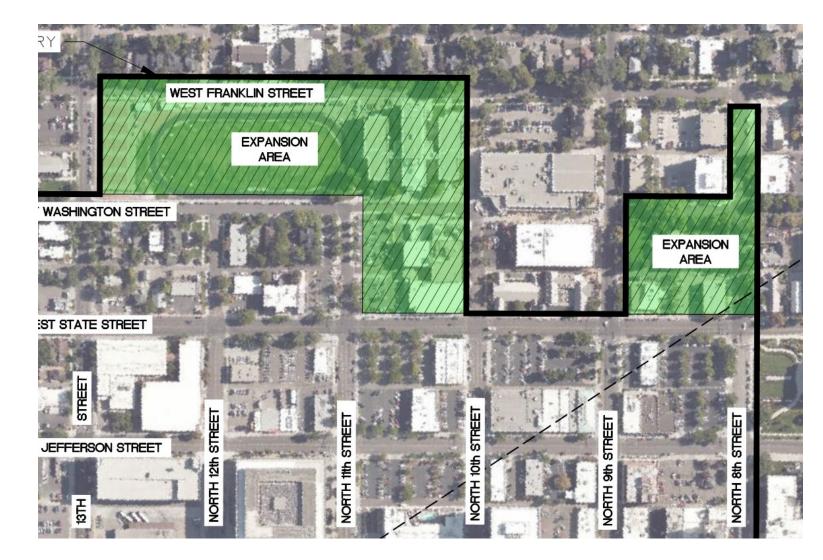
Westside District

Original 144 acres

Amended 157 acres



Proposed Westside Plan Amendment – Boundary Adjustment



West Node, 10.6 acres

- YMCA Block
- Historic Boise High School and track
- 2 Property Owners, not taxable

East Node, 3.4 acres

- Historic Carnegie Library
- Vacant Bank Building (8th & State)
- Church



Proposed Westside Plan Amendment – Public Improvements / Input



West Node

- Assist with 11th Street Bikeway BHS Campus Connection
- Reconfigure and Improve BHS Campus Parking
- Franklin Street Streetscape Improvements
- Potential Redevelopment via Participation Projects



East Node

- 8th Street Streetscape Improvements and bicycle lane extension
- Underground utilities
- Public improvements via Participation Projects



Proposed Westside Plan Amendment

Financial Feasibility

- Financial Analysis of amended area and original area
- Boundary adjustment is financially feasible

Plan Amendment

- Plan and projects coordinated with Stakeholders
- Informative Letter will be sent to Taxing Districts

Maps & Legal Description

- Boundary adjustment is 9.8% of original area, meets "10% rule"
- Map and Legal Description verified by State Tax Commission



Westside Urban Renewal District Amendment #1 CCDC Board of Commissioners

Feasibility Study | September 14, 2020

SBFRIEDMAN

VISION Economics Finance Strategy Implementation



- Real estate & economic development advisors
- Mission is to guide and enable our clients to create highquality places through the practice of real estate economics, development finance & urban planning
- Vision | Economics | Strategy | Finance | Implementation



Geoff Dickinson, AICP Senior Vice President





Existing Valuation of Proposed Amended URD

The Amendment Area is less than 10% of the Original URD acreage, less than 1% of taxable value



The Amendment Area is 14 acres, the equivalent of 9.8% of the Original URD.



Proposed Amended URD

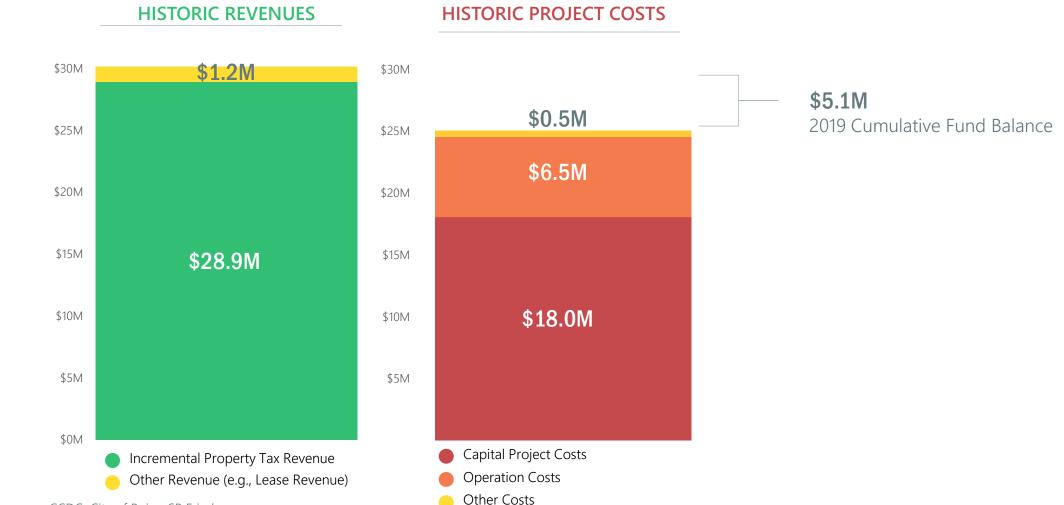
Original URD

💋 Amendment Area

Proposed Amended URD Parcels

Original URD Historic Revenues & Costs

The Original URD has collected \$30.1M in Historic Revenues and incurred \$25.0M in Historic Costs



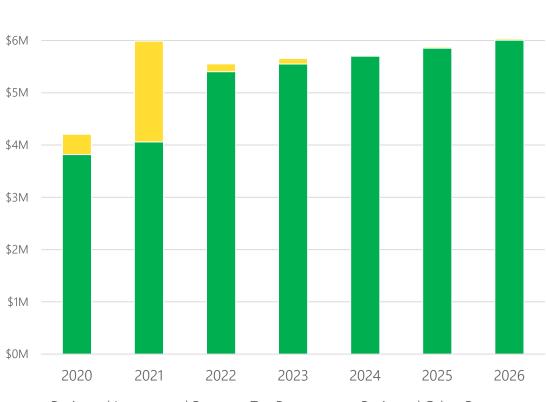
Source: Ada County Assessor; CCDC; City of Boise; SB Friedman

SB Friedman Development Advisors

Projected Revenues

\$7M

In the remaining 7 years, the Proposed Amended URD is projected to generate approximately \$39.0M



PROJECTED REVENUES

Projected Incremental Property Tax Revenues
Projected Other Revenues

Source: Ada County Assessor; CCDC; City of Boise; SB Friedman SB Friedman Development Advisors

 PROJECTED INCREMENTAL PROPERTY TAX REVENUES + Projected appreciation of existing real estate + Projected addition of new development + Projected inclusion of Amendment Area 	\$36.4 M
PROJECTED OFFICE LEASE REVENUES	\$2.6 M
+ 2B PROJECTED INTEREST ON FUND BALANCE	
PROJECTED TRANSFERS FROM OTHER AGENCIE	S
TOTAL PROJECTED REVENUES	\$39.0 M

Projected Capital Costs

PROPOSED AMENDED URD CAPITAL COSTS

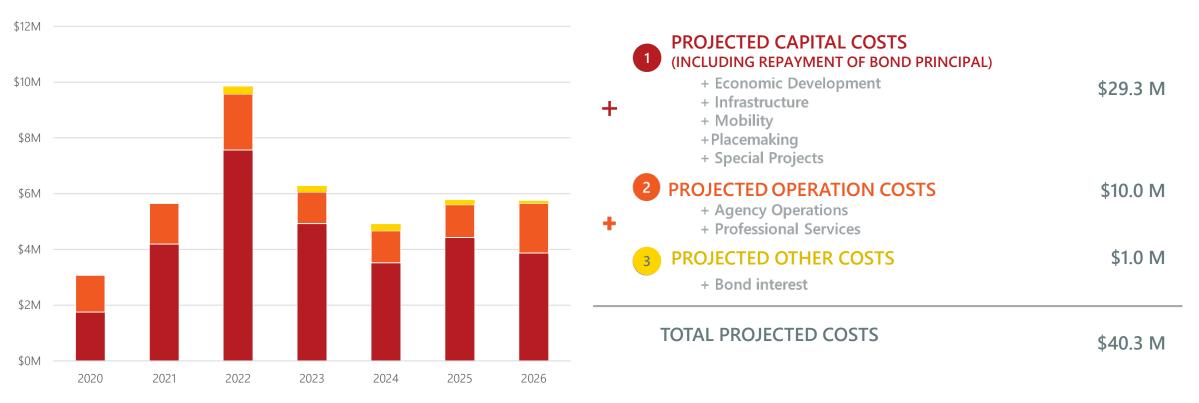
Projected Costs are based on the CCDC 2020 Capital Improvements Plan

\$3.0M \$6.3M \$0.2M \$12.0M \$7.8M Economic Development Infrastructure Mobility Placemaking Special Projects

- The \$29.3M in capital improvements identified in the 2020 CIP account for 73% of Project Costs
- Capital Project Costs fall into 5 categories:
 - Economic Development CCDC participation and site acquisition costs
 - Infrastructure Primarily streetscaping improvements
 - Mobility Downtown mobility infrastructure
 - Placemaking Public realm and park improvements
 - Special Projects Public art

Projected Costs

The Proposed Amended URD is projected to incur \$40.3M in Project Costs over the remaining life



PROJECTED COSTS

Projected Capital Costs

Projected Operation Costs
Projected Other Costs

Source: CCDC; SB Friedman SB Friedman Development Advisors

District Feasibility: Financing Assumptions

Assumes most costs are paid out of cash flow, the remainder with proceeds from two (2) bond issues

- 2.0% annual escalation of construction costs
- Project Costs funded through 2 sources:
 - Cash flow \$26.7 M
 - Bonds (2) \$13.6 M
- Bond assumptions
 - 2.85% interest rate
 - 2021 Level principal & interest payments for a 5-year term
 - 2023 Balloon payment in Year 3

PAYMENT SCHEDULE BY SOURCE (INFLATION ADJUSTED)(\$M)

	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Cash Flow	\$3.1	\$5.6	\$7.7	\$4.1	\$2.1	\$3.0	\$1.8
2021 Bond			\$2.2	\$2.2	\$2.2	\$2.2	\$2.2
2023 Bond					\$0.6	\$0.6	\$1.8

Proposed Amended URD Feasibility Conclusions

- In the scenario analyzed by SB Friedman, there are sufficient revenues to feasibly cover:
 - \$26.7 million in Proposed Amended URD Project Costs out of cash flow
 - \$13.6 million in Proposed Amended URD Project Costs to be financed with debt
- We project a cumulative fund balance of approximately \$2.9M in 2026
 - Surplus cash, if any, would revert back to the local taxing districts at district expiration





VISION | ECONOMICS MARKET ANALYSIS AND REAL ESTATE ECONOMICS

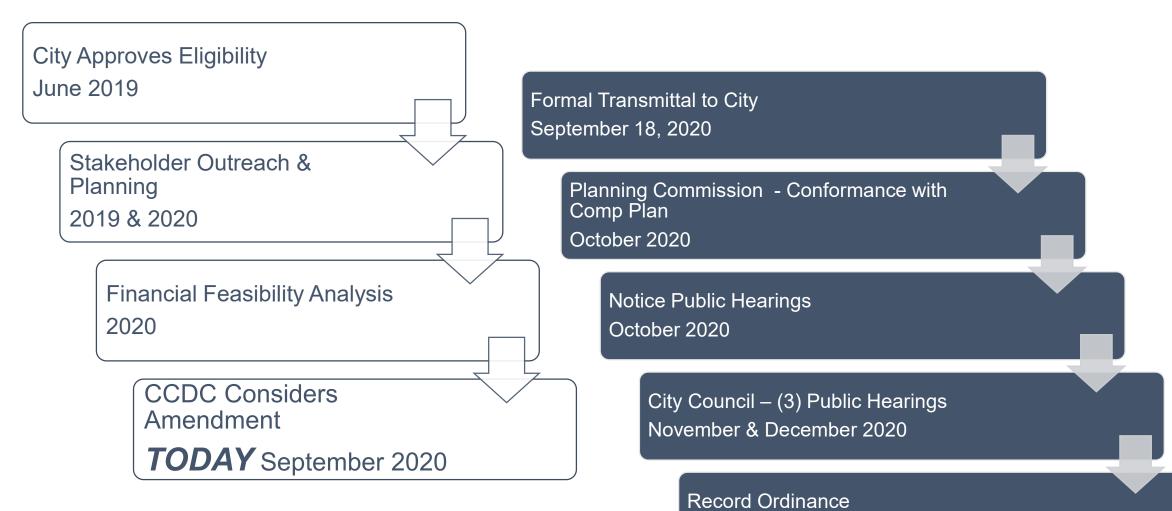
> STRATEGY DEVELOPMENT STRATEGY AND PLANNING

FINANCE | IMPLEMENTATION
PUBLIC-PRIVATE PARTNERSHIPS AND IMPLEMENTATION



221 N. LaSalle St, Suite 820 Chicago, IL 60601 312-424-4250 | sbfriedman.com

Proposed Westside Plan Amendment – Timeline & Next Steps



December 2020



CONSIDER: Resolution 1669

Suggested Motion:

I Move to Adopt Resolution #1669 Approving the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project



AGENDA

IV. Action Items

- A. CONSIDER: 600 S. 8th Street Mixed Use Designation for Participation Program Type 3 Transformative Agreement with Jordan-Wilcomb Construction and Global Senior Housing (15 minutes)......Brady Shinn



Resolution No. 1670

Westside Urban Park Amendment No. 1 to the CM/GC Contract with Wright Brothers

Amy Fimbel Project Manager Kathy Wanner Contracts Specialist









NOW IT'S TIME TO CONSTRUCT.











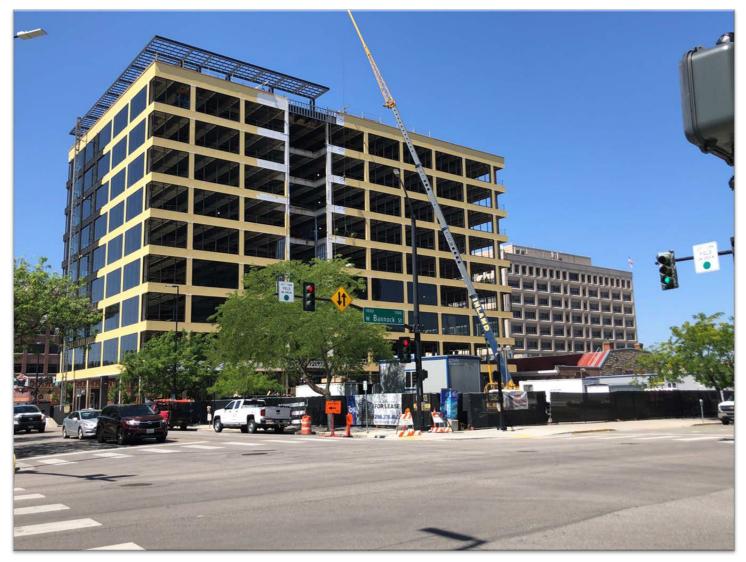








CONSTRUCTION MANAGER | GENERAL CONTRACTOR







\$2,846,996.76



Amendment No. 1

- Transforms CM contract to GC phase
- Approves \$2,797,931 for construction
- Authorizes team to proceed with construction





CONSIDER: Resolution #1670 Westside Urban Park CM/GC Contract Amendment

Suggested Motion:

I move to adopt Resolution No. 1670 approving and authorizing the execution of Amendment No. 1 to the CM/GC Contract with Wright Brothers.



AGENDA

IV. Action Items

- A. CONSIDER: 600 S. 8th Street Mixed Use Designation for Participation Program Type 3 Transformative Agreement with Jordan-Wilcomb Construction and Global Senior Housing (15 minutes)......Brady Shinn



Resolution 1671: Authorizing Parking & Mobility Consultant Selection

Matt Edmond Parking & Mobility Director

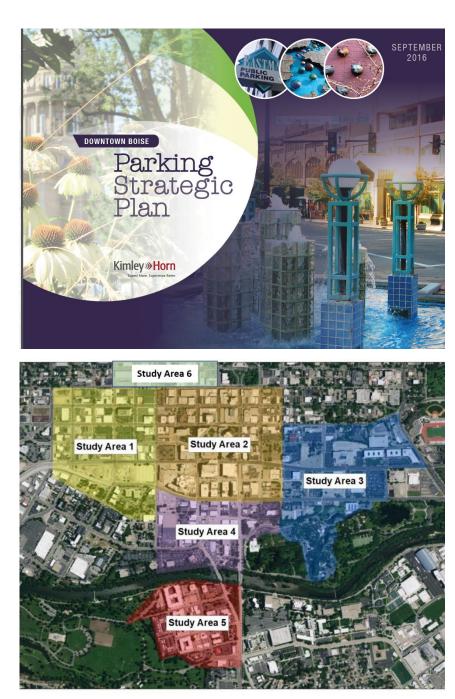
> Kathy Wanner Contracts Specialist



Background

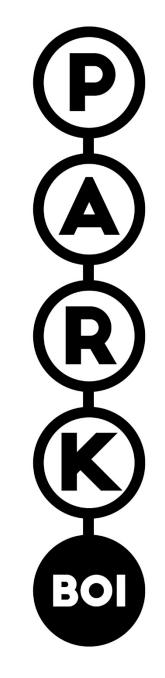
- Five-year, Non-exclusive Contract
- Longitudinal Continuity
- Long-Term Preservation of Parking Assets
- Parking Operator Selection
- PARCS Specification & Procurement
- Parking Supply & Demand Analysis
- Rate Analysis
- Mobility Initiatives





RFQ: A Transparent Process

- ✤ RFQ Issued July 31, 2020
- Seven submittals received by August 18, deadline
- Six-member panel reviewed and evaluation responses
 - CCDC: Max Clark & Matt Edmond
 - City of Boise: Craig Croner & Zach Piepmeyer
 - Boise State University: Linsey Hartke
 - CityGo: Kaite Justice
- Three firms with strongest scores invited for interview





Selection & Ranking

RFQ Criteria

- Organizational Qualifications
- Personnel Qualifications
- Project Experience
- Location

Interview Topics

- Emerging Trends and Technology in Parking
- ✤ Accessibility
- Succession Planning
- Non-traditional Parking Planning
- Similar work with other Mountain West, SOV-dependent communities
- University-Municipal Considerations





Expect More. Experience Better.





CONSIDER: Resolution # 1671

Suggested Motion:

I move to adopt Resolution No. 1671 approving the ranking for the RFQ Parking & Mobility Consulting Services; and authorize the Executive Director to negotiate and enter into a five year, non-exclusive Professional Service Agreement with Kimley-Horn Associates, Inc. for on-call parking consultant services.



AGENDA

V. Information/Discussion Items

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

VI. Adjourn



INFORMATION: CCDC Monthly Report

John Brunelle CCDC Executive Director



Adjourn



CCDC Board of Commissioners Meeting October 12, 2020 Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Regular Meeting October 12, 2020



I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

- A. Expenses
 - 1. Approval of Paid Invoice Report September 2020
- **B. Minutes & Reports**
 - 1. Approval of September 14, 2020 Meeting Minutes
- C. Other
 - 1. Approve Resolution #1672 CityGO Memorandum of Understanding (MOU)
 - 2. Approve Resolution #1677 Prequalification of Contractors for 9th & Front Garage Stair Structural Repairs
 - 3. Approve Resolution #1678 Prequalification of Contractors for 10th & Front Garage Structural Damage Repairs
 - 4. Approve Resolution #1679 Main and Fairview Transit Stops Design Services Amendment No. 1



CONSENT AGENDA

Motion to Approve Consent Agenda



III. Action Item

A. CONSIDER: Issuing Request for Qualifications/Proposals (RFQ/P) 1715 W. Idaho Street – Housing Infill Development (10 minutes).....Brady Shinn

IV. Information/Discussion Items

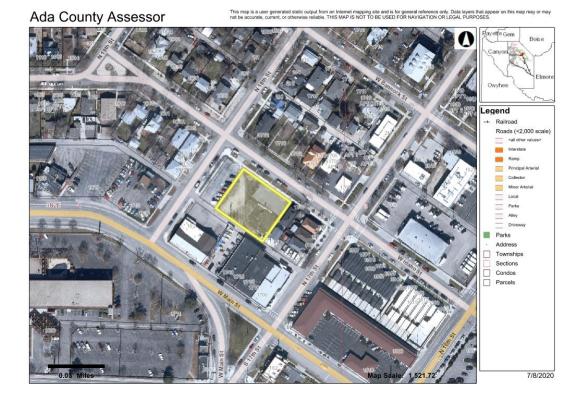
Α.	CCDC Monthly Report (5 minutes)	е
Β.	Westside District – Preparation for Transformation RFP (10 minutes)Doug Woodr	uff
C.	Parking and Mobility Update (10 minutes)	d
D.	Special Item – Max Clark Recognition (10 minutes)	ı

V. Adjourn



1715 W. Idaho Street -- Housing Infill Development RFQ-P

Brady Shinn Project Manager





1715 W. Idaho – Site and RFQ-P Background

<u>Site</u>

- 0.401 acres, or 17,685 sf
- Vacant, unimproved lot. R3 zoning in Westside District
- Purchased in July 2020.

<u>RFP</u>

- Purchased by the Agency for \$605,000, or \$34 per sq ft.
- Previous Board appearance: July 13th, 2020 to initiate the RFQ-P.
- Core Values Working Group session in early August.





Request for Qualifications/Proposal -Terms

- Major features:
 - Terminate existing Conditional Use Permit.
 - Promote creativity No explicit rent vs. sale, unit mix or deed covenant requirements. CCDC encourages proposals to target occupants earning between 80% to 100% of Boise's Area Median Income (AMI), but is open to any unit mix.
 - Add housing that increases economic diversity in the neighborhood If the unit mix is not anchored in the 80-100% AMI range, provide a balanced mix of units. CCDC does not encourage a unit mix primarily serving those earning > 100% AMI.
 - Reflect the surrounding historical architectural character.
 - Provide as much on-site parking as possible
 - Timing CCDC encourages nimble, quick to execute proposals when possible.



Request for Qualifications/Proposal - Schedule

- Schedule seen as below, pending Board comment and approval.
- CCDC and the advancing proposal must still agree on terms to both an Exclusive Right to Negotiate (ERN) and Disposition & Development Agreement (DDA).
- Board of Commissioners approves CCDC to execute each document at Board meetings.



1715 W. Idaho Street -- Housing Infill Development RFQ-P

Suggested Motion:

I move to authorize the Agency to publish the 1715 W. Idaho Request for Qualifications/Proposal for the Agency-owned property located 1715 W. Idaho and administer the RFQ-P under its terms.



III. Action Item

A. CONSIDER: Issuing Request for Qualifications/Proposals (RFQ/P) 1715 W. Idaho Street – Housing Infill Development (10 minutes).....Brady Shinn

IV. Information/Discussion Items

Α.	CCDC Monthly Report (5 minutes)	John Brunelle
Β.	Westside District – Preparation for Transformation RFP (10 minutes)	Doug Woodruff
C.	Parking and Mobility Update (10 minutes)	Matt Edmond
D.	Special Item – Max Clark Recognition (10 minutes)	. Agency Team

V. Adjourn



INFORMATION: CCDC Monthly Report

John Brunelle CCDC Executive Director



III. Action Item

A. CONSIDER: Issuing Request for Qualifications/Proposals (RFQ/P) 1715 W. Idaho Street – Housing Infill Development (10 minutes).....Brady Shinn

IV. Information/Discussion Items

Α.	CCDC Monthly Report (5 minutes)	John Brunelle
В.	Westside District – Preparation for Transformation RFP (10 minutes)	Doug Woodruff
C.	Parking and Mobility Update (10 minutes)	Matt Edmond
D.	Special Item – Max Clark Recognition (10 minutes)	Agency Team

V. Adjourn



Westside District Preparation for Transformation RFP

Doug Woodruff Assistant Director – Placemaking and Infrastructure

October 12, 2020



Neighborhood Overview

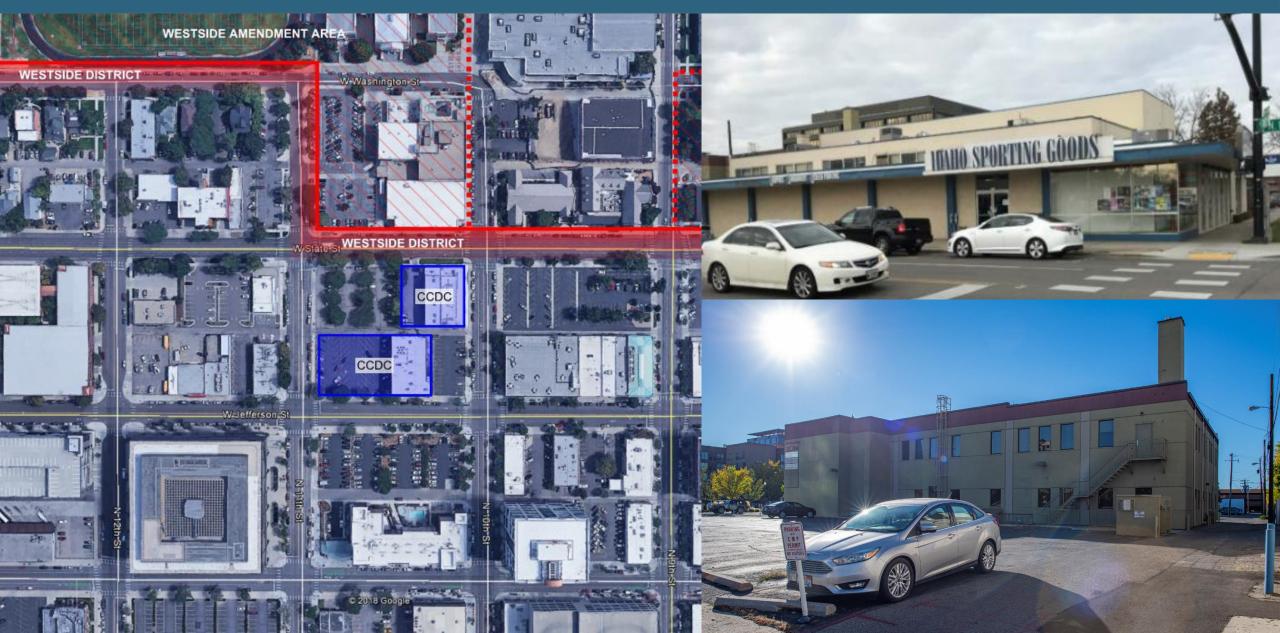


Current Construction





Property Ownership





- Economic development + catalyze private investment (District sunset 2026)
- Bring more Affordable Housing into neighborhood
- Build a Mixed-Use Mobility Hub
 - Serve existing uses and new development
 - Mobility facilities charging stations, secure bicycle storage, etc.
 - Assist with existing public parking demand
 - Neighborhood services and/or ground level commercial
- Encourage proposals that incorporate redevelopment of surrounding underutilized parcels



- Stakeholder Outreach
- Working group input on RFP
 - Agency Employees
 - Agency Board Member(s)
 - City staff
- CCDC Board considers RFP for publish
- CCDC Board selects Winning Proposal





Potential RFP Criteria

CCDC Contribution

- 1010 Jefferson Property + Building
- 421 10th Street Property + Building
- ~\$3m to \$10m (Bond) for mobility hub + public infrastructure

Development Requirements

- Minimum 100 housing units
- Mixed use Mobility Hub
 - Mobility and Neighborhood Services
 - Adequate parking stalls
 - Ground level commercial space
- TBD working group objectives



Stakeholder Outreach, draft RFP (Feb '21)

Issue RFP (April '21)

Select Proposal, Begin ERN (July '21)

Execute Disposition/Development Agreement (Oct '21)

Begin Construction (Summer '22)

III. Action Item

A. CONSIDER: Issuing Request for Qualifications/Proposals (RFQ/P) 1715 W. Idaho Street – Housing Infill Development (10 minutes).....Brady Shinn

IV. Information/Discussion Items

Α.	CCDC Monthly Report (5 minutes)
Β.	Westside District – Preparation for Transformation RFP (10 minutes)Doug Woodruff
C.	Parking and Mobility Update (10 minutes)

V. Adjourn



INFORMATION: Parking & Mobility Update

Matt Edmond Director – Parking & Mobility



CCDC Assists - Parking Data

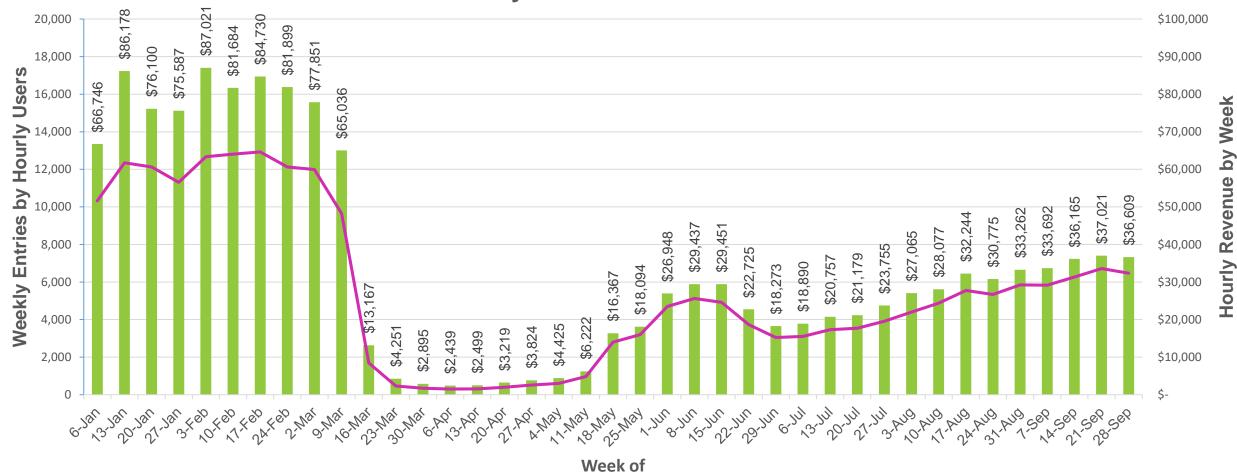
2020 ParkBOI Weekly Peak Occupancy





CCDC Assists - Parking Data

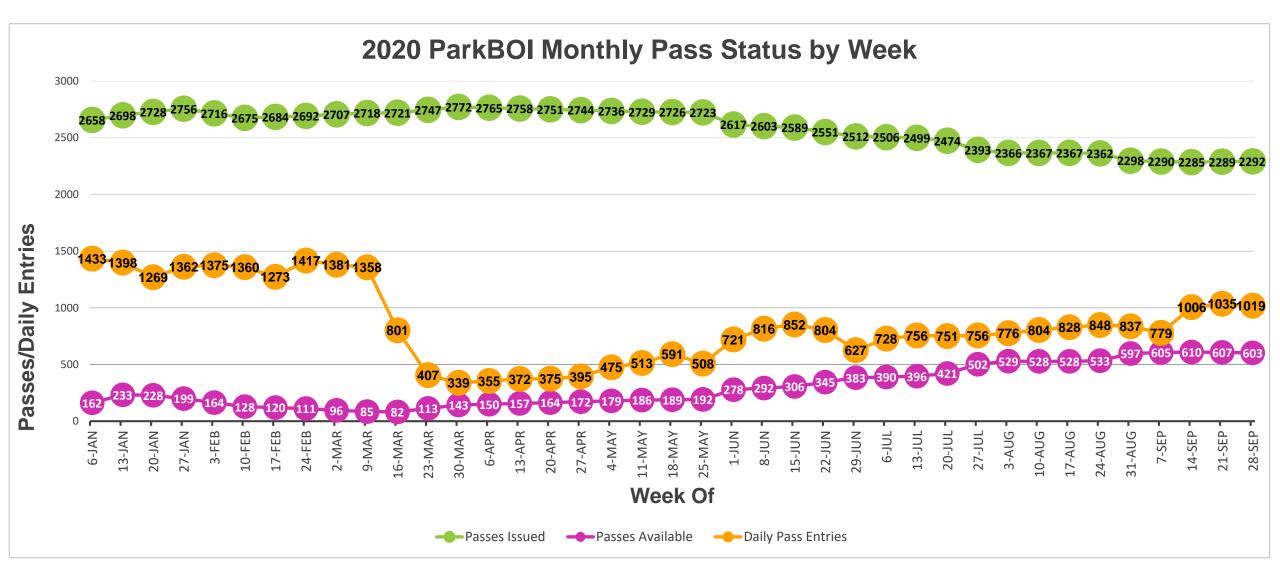
2020 ParkBOI Hourly User Entries & Revenue Each Week



Hourly Revenue Entries by Hourly Users



CCDC Assists - Parking Data





III. Action Item

A. CONSIDER: Issuing Request for Qualifications/Proposals (RFQ/P) 1715 W. Idaho Street – Housing Infill Development (10 minutes).....Brady Shinn

IV. Information/Discussion Items

Α.	CCDC Monthly Report (5 minutes)	John Brunelle
B.	Westside District – Preparation for Transformation RFP (10 minutes)	Doug Woodruff
C.	Parking and Mobility Update (10 minutes)	Matt Edmond
D.	Special Item – Max Clark Recognition (10 minutes)	Agency Team

V. Adjourn



SPECIAL ITEM: Max Clark Recognition



CCDC Agency Team



Adjourn



CCDC Board of Commissioners Meeting November 9, 2020 Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Regular Meeting November 9, 2020



I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

- A. Expenses
 - 1. Approval of Paid Invoice Report October 2020
- B. Minutes & 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



CONSENT AGENDA

Motion to Approve Consent Agenda



IV. Action Item

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

V. Information/Discussion Items

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

VI. Adjourn



CONSIDER: Resolution No. 1682 – Approving 11th Street Bikeway Concept Design



Amy Fimbel Project Manager – Capital Improvements



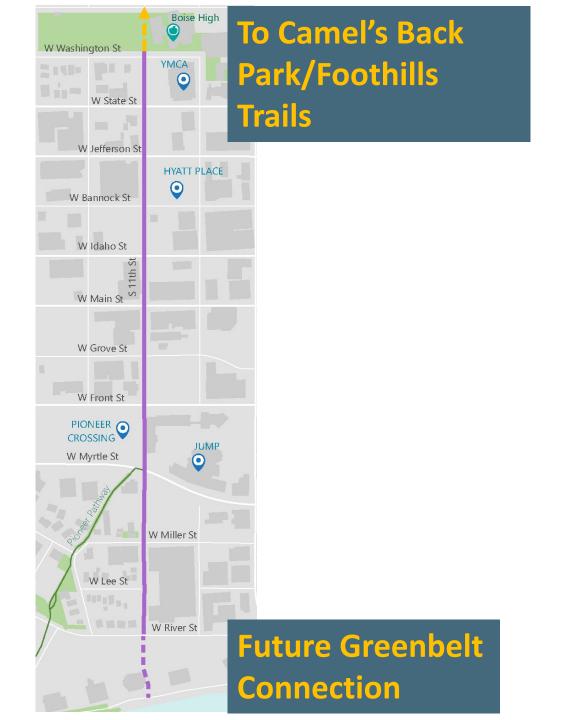
Agenda

- Project Background
- Public Feedback Summary
- Preferred Concept Review
- Next Steps





Project Study Area



Project Objectives

- Concept Design for a Ridge-to-River Bikeway that is Safe and Inviting for All Ages and Abilities
- More Mobility Choices for All People
- Improve Access for Customers and Employees to Downtown Businesses







Focus Groups Property Owners Businesses Cyclists

General Public

Online Open Houses Online Surveys Mobile Workshops

What We Heard

- What Does the **Public** Want?
 - More separation from motor vehicles
 - Slower speeds
- Business/Property Owners Priorities
 - Bicycle Safety
 - Improve streetscape/maintaining parking
 - More people walking/biking



95% of Respondents Want to See a Bike Lane on 11th Street



Two Alternatives

DEVELOPMENT CORI

Raised Bike Lane



On-Street Protected Bike Lane



2nd Round of Public Feedback

- Engagement Methods
 - Online Open House 18 Participants
 - Online Survey 188 Participants
 - Stakeholder Meetings 12 Participants



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

40%

60%

80%

87%

85%

100%

20%

0

% of Respondents Who Would be Comfortable Biking with a Family

% of Respondents Who Would Support Building...





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



Comparative Analysis

Negative Neutral Positive

Comparative Outcome

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		

Preferred Concept Design

Raised Bike Lanes







Next Steps

- Refinement of Preferred Concept
- Approval Process Next Steps
 - CCDC Board consideration <u>TODAY</u>
 - ACHD Commission meeting Nov. 18, 2020
- Final Design in FY2021
- Construction in FY2022



CONSIDER: Resolution #1682 – Approving 11th Street Bikeway Concept Design

Suggested Motion:

I move to adopt Resolution 1682 approving the Downtown 11th Street Bikeway Concept Design.



AGENDA

IV. Action Item

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

V. Information/Discussion Items

Α.	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

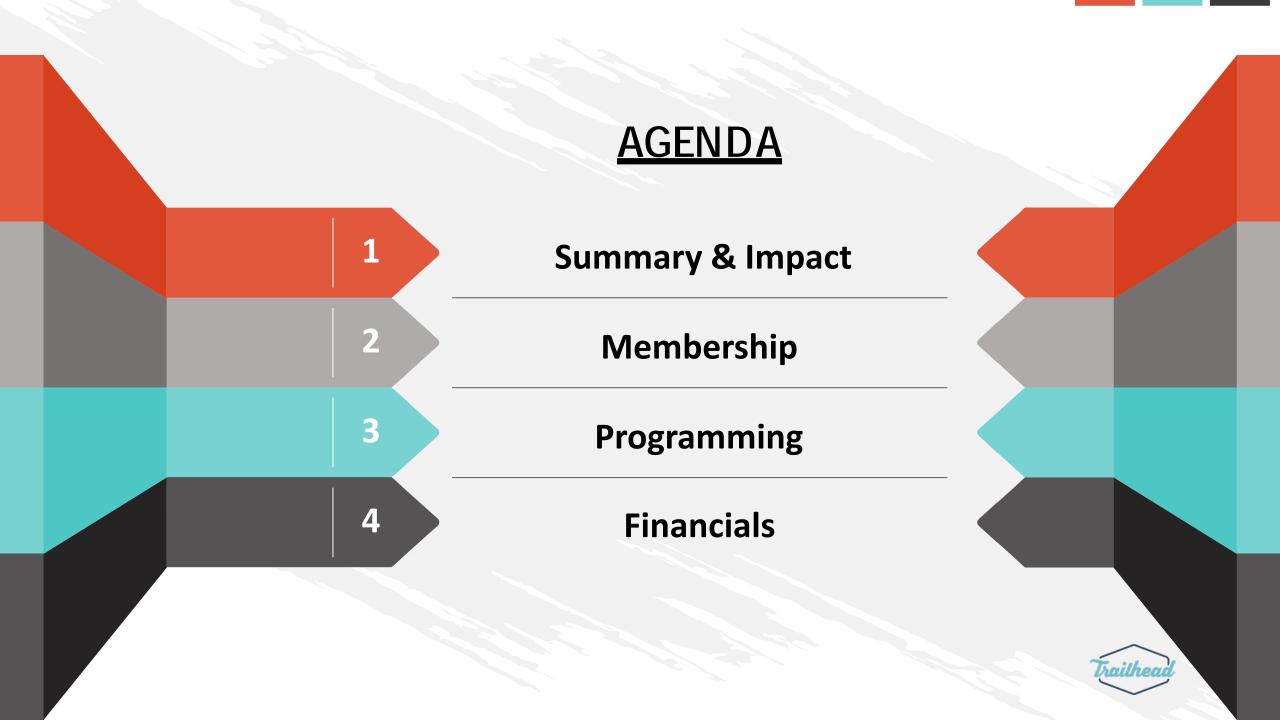




Annual Report to the CCDC Board of Commissioners

Fiscal Year: October 1st, 2019 – September 30th, 2020





Summary

• Started with strong tailwinds.....

• Shut down, pivot and B.RESILIENT....

Positioned on roadmap to recovery....







Boise Set Out to Become the Next Austin or Seattle. Instead, It's On Track

to Become the Next Silicon Valley Long known for its cool vibe, the idaho capital is challenging Seattle and Portland as a hotspot for entrepreneurs. APPLY FOR THE ING. SOOT

Economic Impact

Member & Community Metrics:

- New job creation: 23 full time jobs
- Startup investments: \$20 million
- Startup revenue: **\$20 million**
- Full Time Jobs created since 2015: 358
- Boise ranked 5th in Inc. Magazine List of Surge Cities
- Boise area startups raised more than **\$70MM**

New Startups Impacted:

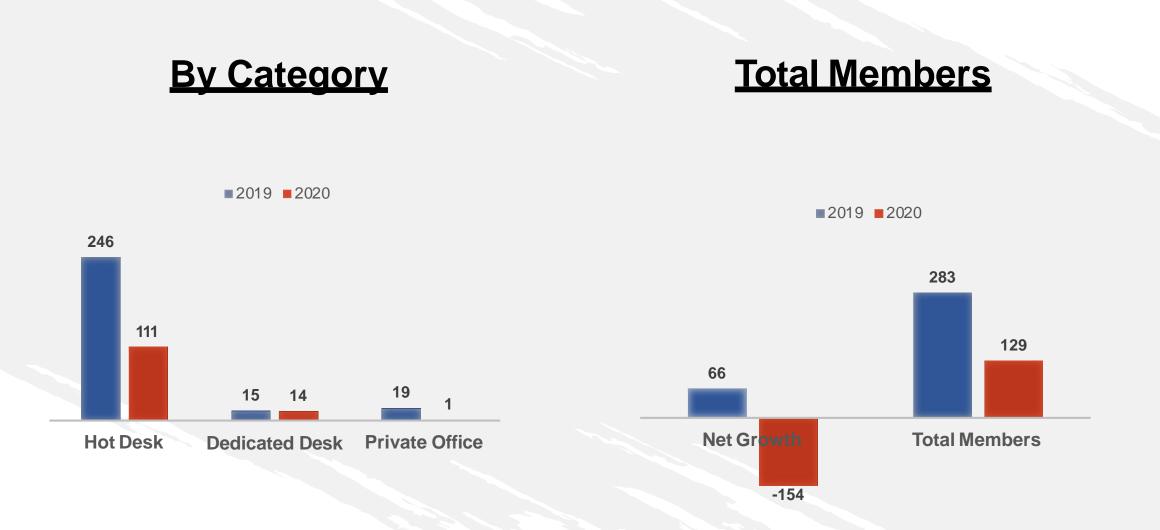
- Lumineye
- Washie
- Orchestra Provisions
- Terroir Al
- Jewel Case
- Fitted

Recent Alumni Startups:

- Lumineye
- Lovevery
- Natural Intelligence Systems
- Retrolux
- Killer Creamery



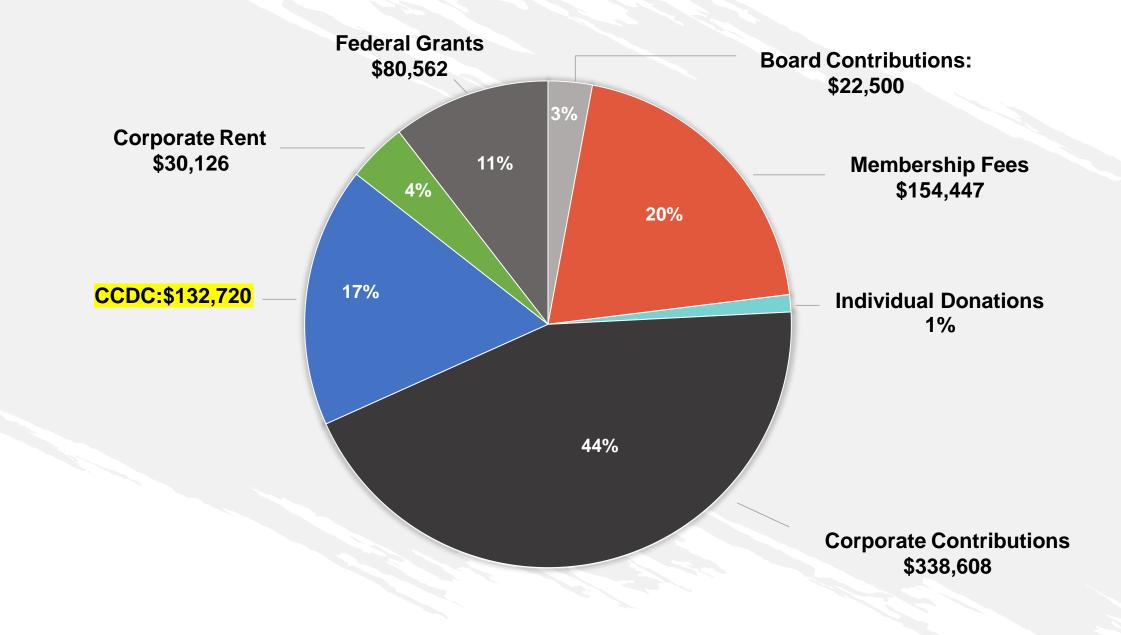




Programs

Program Name	Description	Key Impacts
Trailmix	Food product pitch competition in partnership with Albertsons	 28 exhibitors and 5 finalists \$25K in cash awards Winner earned shelf space at Albertsons
Boise Startup Week	Idaho largest entrepreneurship event.	 122 events in 5 days 2,640 attendees \$53K in cash awards Raised \$250K in sponsorships Over 60 sponsors and partner organizations
Survive to Thrive	Virtual series intended to convene and support the small business community	 Partnership with BSU Venture College 300 attendees Featured local business, civic and community leaders
Boise Pitch Night	Virtual pitch by local and regional startups aimed at investors.	 Featured 12 startups 140 Attendees 2 startups received funding
You Lead Idaho	Virtual experiential learning for rural Idaho high schools	 5 rural high schools completed the program 45 students earned dual enrollment credits \$15,000 awarded in cash Partnership with KeyBank
Trailhead East	Virtual acceleration program aimed at commercializing IP and Tech Transfer	 5 teams from Idaho National Laboratory (INL) in cohort Partnership with INL to foster innovation cluster and deepen collaboration between Boise and Idaho Falls
Lunch & Learn	Virtual educational series on relevant and trending startup topics	150 attendeesFeatured members and non-members

Revenue Sources







Accelerating the creation, growth and scaling of business ventures in Boise.

END OF REPORT.

AGENDA

IV. Action Item

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

V. Information/Discussion Items

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

VI. Adjourn



INFORMATION: Participation Program Review

CCDC Participation Program

- Type 1: One Time Assistance
- Type 2: General Assistance
- Type 3: Transformative Assistance
- Type 4: Capital Improvement Project Coordination
- Type 5: Property Disposition (CCDC-owned property)

CCDC Gateway East Participation Program



AGENDA

IV. Action Item

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

V. Information/Discussion Items

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

VI. Adjourn



INFORMATION: CCDC Monthly Report

John Brunelle CCDC Executive Director



VETERANS DAY

Wednesday, November 11

Matt Edmond

- West Point
- U.S. Army
- Aviation Officer
- Chinook helicopter Pilot

THANK YOU FOR YOUR SERVICE!





Adjourn



CCDC Board of Commissioners Meeting December 14, 2020 Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.





COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Regular Meeting December 14, 2020



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

- A. Expenses
 - 1. Approval of Paid Invoice Report November 2020
- **B. Minutes & Reports**
 - 1. Approval of November 9, 2020 Meeting Minutes
- C. Other
 - 1. Approve Resolution #1688 Amendment No. 2 to the Contract with SB Friedman for the State Street URD Economic Feasibility Study
 - 2. Approve Resolution #1687 Change Order No. 1 to the CM/GC Contract with Guho Corp. for the 8th & Bannock Streetscape Improvements Project



CONSENT AGENDA

Motion to Approve Consent Agenda



AGENDA

IV. Action Item

- A. CONSIDER: Resolution #1683– Home2Suites Public Art Design Concept Recommendation (10 minutes).....Brady Shinn/Karl LeClair, City of Boise Arts & History



Homes2Suites – Type 3 Transformative Assistance -- Public Art Approval

Karl LeClair Public Art Program Manager Boise City Department of Arts & History

> Brady Shinn Project Manager – Private Development Capital City Development Corporation



Home2Suites -- Project Information

Project's Participation Program Timeline

- Participant: Front Street Investors, LLC
- Located along Front street, between 5th & 6th Streets
 - Art piece to be installed at 5th & Front
- Hotel: 7-story, 138 rooms
- Garage: 540 parking spaces. 200 are public via CCDC.
- Total Development Cost of \$43M.
- Original Not-To-Exceed of \$1,478,439.
- May 14, 2018: Board Approval of Project



Home2Suites -- Participation Program

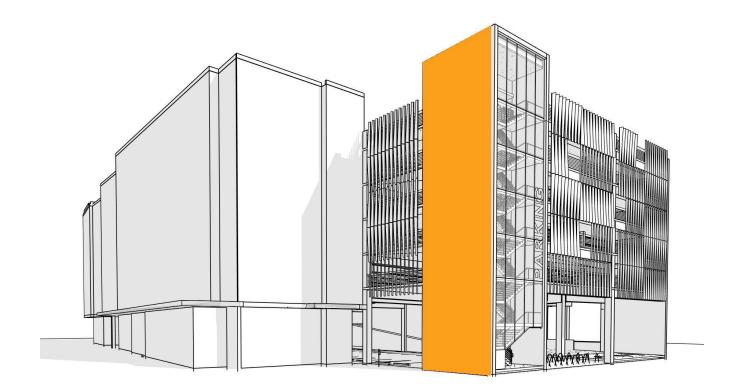
Project's Participation Program Timeline

- May 14, 2018: Board Approval of Project
 - Original Not-To-Exceed of \$1,478,439.
- December 3, 2019: Second Amendment designating Public Art funding, pending Board approval.
 - Additional \$90,000.
 - With Public Art, Not-To-Exceed of \$1,568,439
- Winter 2020: Project receives C of O for Hotel & Garage, submits Reimbursement Cost Documentation.
- Spring 2021: Scheduled Public Art installation.
- FY 2021: First year on Ada County Assessor Tax Rolls.
- FY 2022 2025: Reimbursement Period.



BACKGROUND

Public Art Opportunity Development Participation Program Funding & Agreement Artist Selection Process Design Development







STUDIO CAPACITOR | 5th & Front - Concept Presentation - v2 | 10/15/2020



Design Concept: Pale Blue Dot

'Pale Blue Dot' explores an ideal world, in which humanity overcomes personal differences and challenges, changes their individual perspectives, and shares and enjoys the beauty and resources of the world with each other.

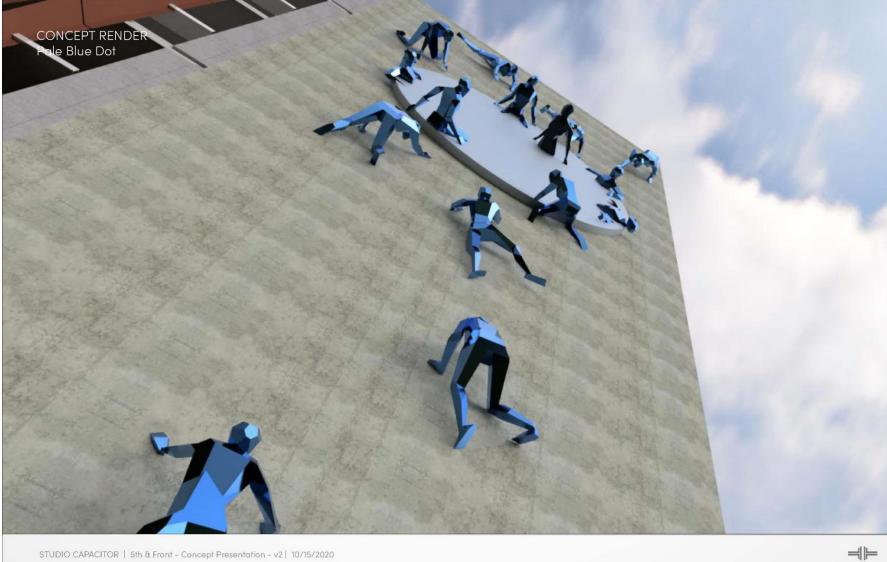
Drawing from the metaphor of the watering hole, the elemental gathering point for life immemorial; a common shared resource that is instinctively felt. The work further alludes to the natural hot springs of Idaho and the unspoken social rules of community that shape their use and care.

The title references the famous photo taken of earth by the Voyager 1 spacecraft as it left our solar system, and the romantic and somber reflections of the photograph's significance by the astronomer Carl Sagan.





STUDIO CAPACITOR | 5th & Front - Concept Presentation - v2 | 10/15/2020

C C C CAPITAL CITY D C DEVELOPMENT CORP 

STUDIO CAPACITOR | 5th & Front - Concept Presentation - v2 | 10/15/2020

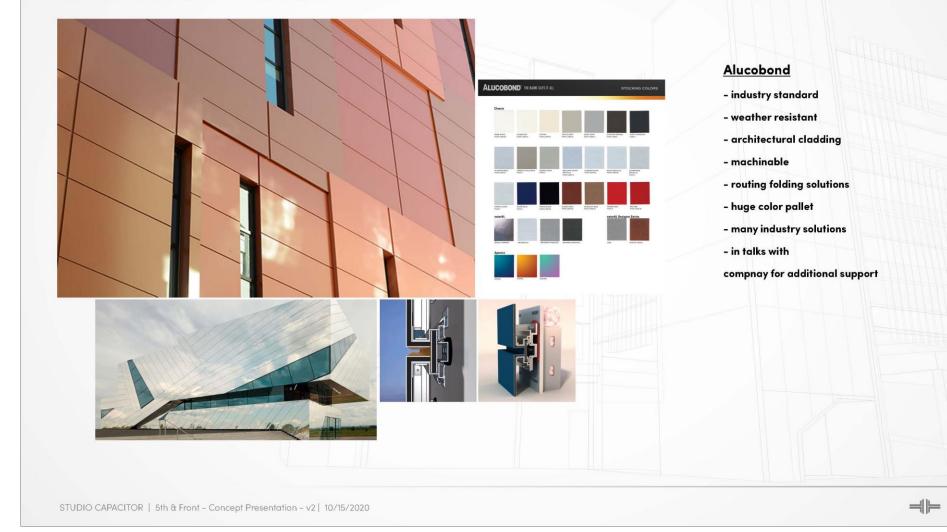




C C C CAPITAL CITY D C DEVELOPMENT CORP

MATERIALS / DEVELOPMENT

CnC Patterns / Alucobond / Stainless fasteners





NEXT STEPS

January 2021: January 2021: Spring 2021: Summer 2021:

Boise City Council Design Approval Artist Notification/Begin Fabrication Project Fabrication & Installation Prep Installation & Project Completion



CONSIDER: Resolution #1683

Suggested Motion:

I move to Adopt Resolution No. 1683 approving "The Pale Blue Dot," designed by Studio Capacitor, as the public art design concept for installation on the Home2Suites 5th & Front parking garage and for reimbursement as an eligible expense of the Project.



AGENDA

IV. Action Item

- A. CONSIDER: Resolution #1683– Home2Suites Public Art Design Concept Recommendation (10 minutes).....Brady Shinn/Karl LeClair, City of Boise Arts & History



State Street Agreements

Resolution #1685: Cost Share Permit for Streetscape Elements

Resolution #1686: Interagency Agreement with ACHD and City of Boise for State Street Conduit

Matt Edmond Director – Parking & Mobility



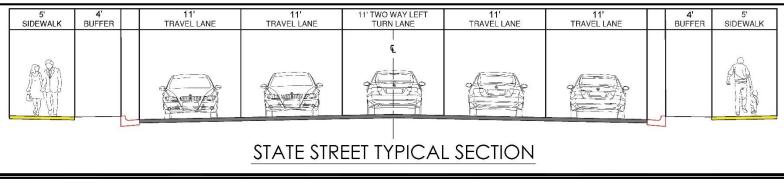
State Street Existing Conditions





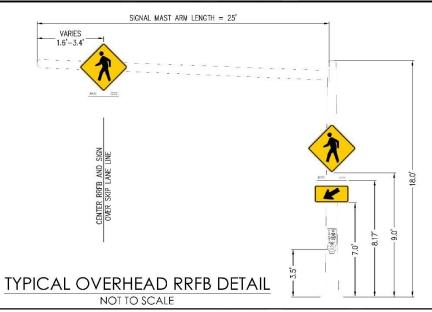
State Street: ACHD Project



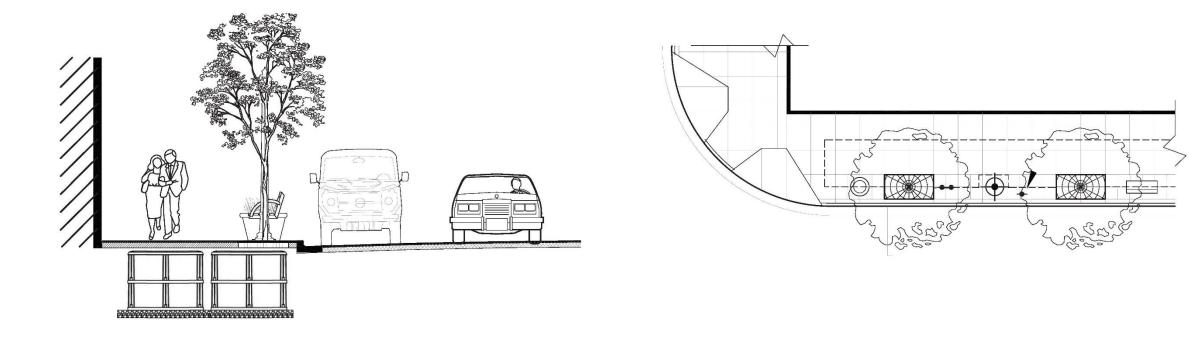








Resolution #1685: Cost Share Permit for Streetscape Elements

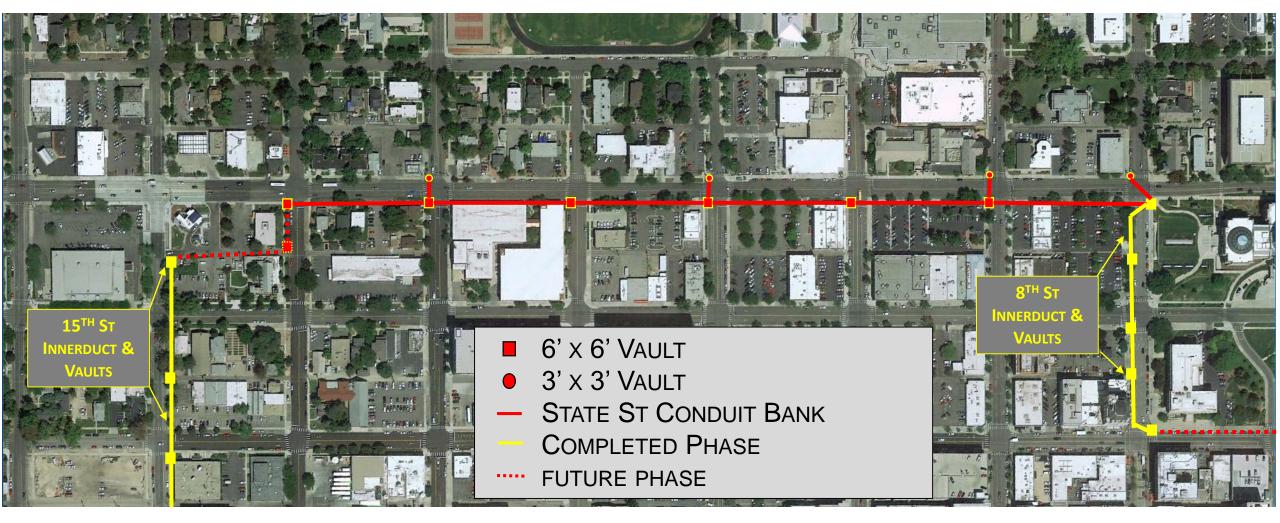


TYPE 3 - URBAN CONCRETE STREETSCAPE SECTION

TYPE 3 - URBAN CONCRETE STREETSCAPE DETAIL PLAN



Resolution #1686: Fiber-Optic Conduit Agreement





Fiscal Notes

Element	Estimated Cost
Design Costs	\$70,000
Fiber Optic Conduit	\$450,000
Silva Cells	\$550,000
Trees, Grates, Irrigation	\$120,000
Concrete Hardscape	\$30,000
Street Lights	\$200,000
Miscellaneous	\$150,000





Project & Cost Share Timeline





CONSIDER: Resolution # 1685 Suggested Motion:

I move to adopt Resolution No. 1685 approving ACHD Cost Share Permit No. 42 for installation of certain streetscape elements along State Street between 11th Street and 14th Street as part of ACHD Project No. 519044.

CONSIDER: Resolution # 1686 Suggested Motion:

I move to adopt Resolution No. 1686 approving an Interagency Agreement with ACHD and the City of Boise for installation of fiber optic conduit along State Street between 8th Street and 14th Street as part of ACHD Project No. 519044.



AGENDA

IV. Action Item

- A. CONSIDER: Resolution #1683– Home2Suites Public Art Design Concept Recommendation (10 minutes).....Brady Shinn/Karl LeClair, City of Boise Arts & History



CONSIDER: Resolution #1684 Reject Bids 10th & Front Garage Structural Concrete Repair Project

Kathy Wanner – Contracts Specialist



Background



- Completed in 1979
 - CCDC's oldest garage
- 2017 Assessments
- Several repair projects to date
- 2nd Level Restoration





Idaho Code 67-2805(2)(b) A Two-Stage Process for Public Works Projects over \$200,000

Step One:

- Prequalification of Bidders
- Board Approval: October 12, 2020

Step Two:

- October 22
 - Invitation to Bid issued to prequalified contractors
- Bids Due: December 2, 2020





Bid Results and Action

Bidder	Bid Amount	FY2021 Project Budget	Shortfall
SPECIALTY CONTRACTORS	\$2,347,360	\$1,500,000	\$847,360

IDAHO STATUTE §67-2805 (2)(b)(xi) Board action required to move project forward. OPTIONS 1. Award bid 2. Reject bid

RECOMMENDED ACTION: REJECT BID



CONSIDER: Resolution #1684

Suggested Motion:

I move to adopt Resolution #1684 rejecting all bids received for the 10th & Front Garage Structural Concrete Repair Project.



AGENDA

V. Information/Discussion Items

Α.	Old Boise Blocks on Grove Street Redevelopment Strategy Vision Repo (15 minutes)	
Β.	State Street Study Area Update (15 minutes)	Matt Edmond/Caren Kay, SB Friedman
C.	CCDC Monthly Report (5 minutes)	John Brunelle

VI. Adjourn



Old Boise Blocks on Grove Street

Vision Report

Karl Woods Senior Project Manager Ellen Campfield Nelson Agnew::Beck

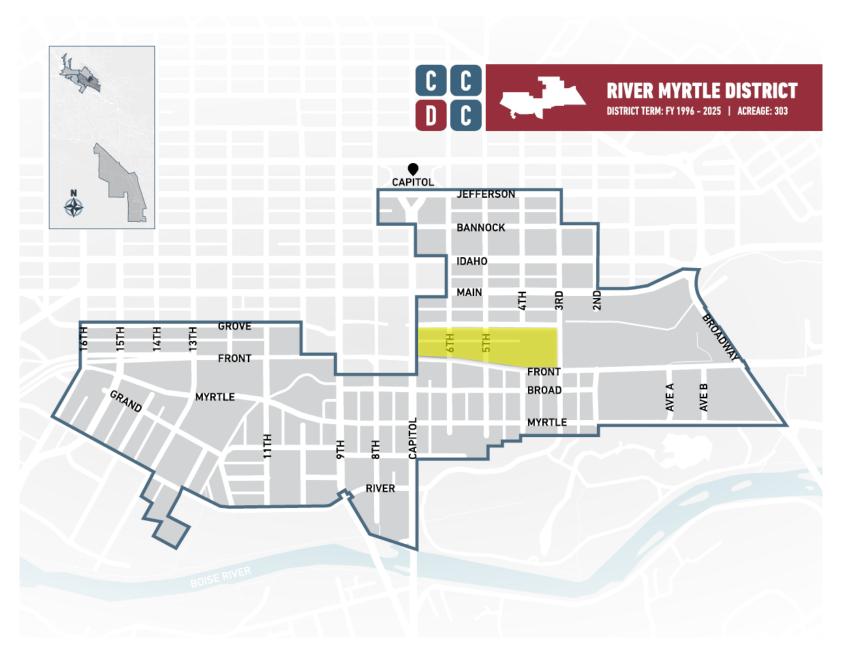




Old Boise Blocks on Grove Street REDEVELOPMENT STRATEGY VISION REPORT



https://ccdcboise.com/







- 5th and 6th Streets two-way reconfiguration \$250,000 identified in 5-Year CIP
- Grove Street improvements \$3.85M in FY22
- 3. 4th Street and alley connections
- 4. 3rd Street improvements \$2M in FY25 (\$50,000 FY 24, \$50,000 FY23)
- 5. Pathway to Broadway connection FY22

- 6. Block 7 Alley \$550,000 FY20
- 512 W Grove Street MXD Apartments Type 2 Agreement
- 6th Street improvements \$1.45M FY20
- 502 W. Front Street Parking Garage \$395,000 FY21-25 (annually)



- 5th Street utility underground \$532,000 FY19-20 (Complete)
- Parcel Acquisition/Redevelopment \$5.8M FY21
- Downtown Urban Park/Development Catalyst \$2M FY25, \$300,000 FY24, \$50,000 FY23
- Future parking garage and parcel acquisition \$8.5M





OUTREACH AND INVOLVEMENT TIMELINE 2020

TAKE THE SURVEY!

CCDCBOISE.com

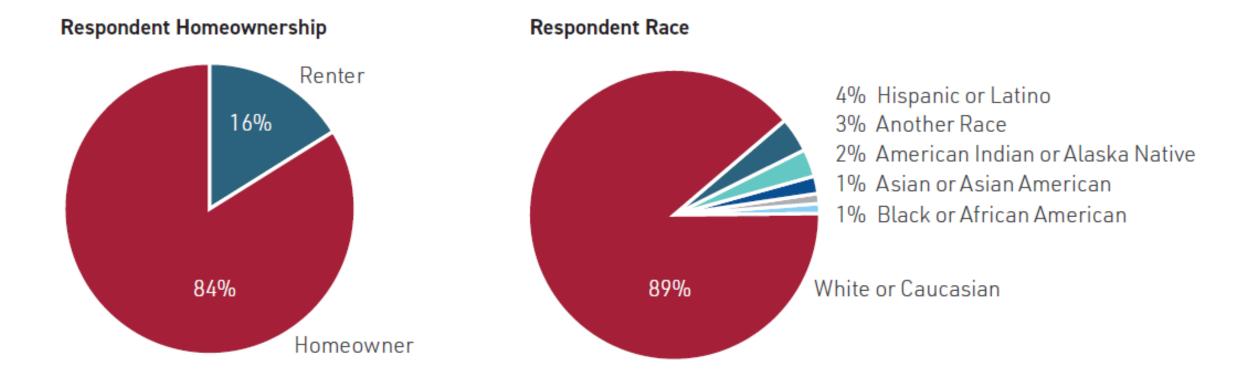


"When I was a child, growing up on Grove Street, there was a real mix of cultures – Italians, Chinese, Basque – and it was nice and quiet. The street had a warm feeling, of being very safe. Like everybody on the street was a grandma to you. I would like to see it have that feeling again."

- Basque Block Representative

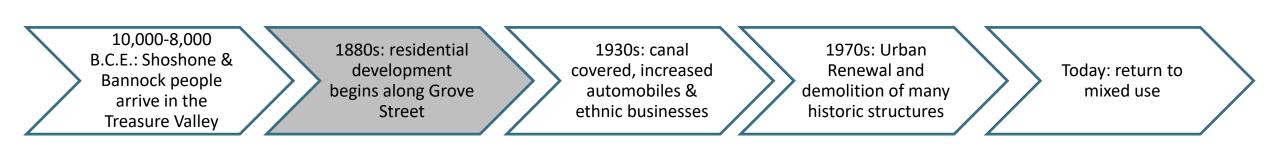


Survey street sign

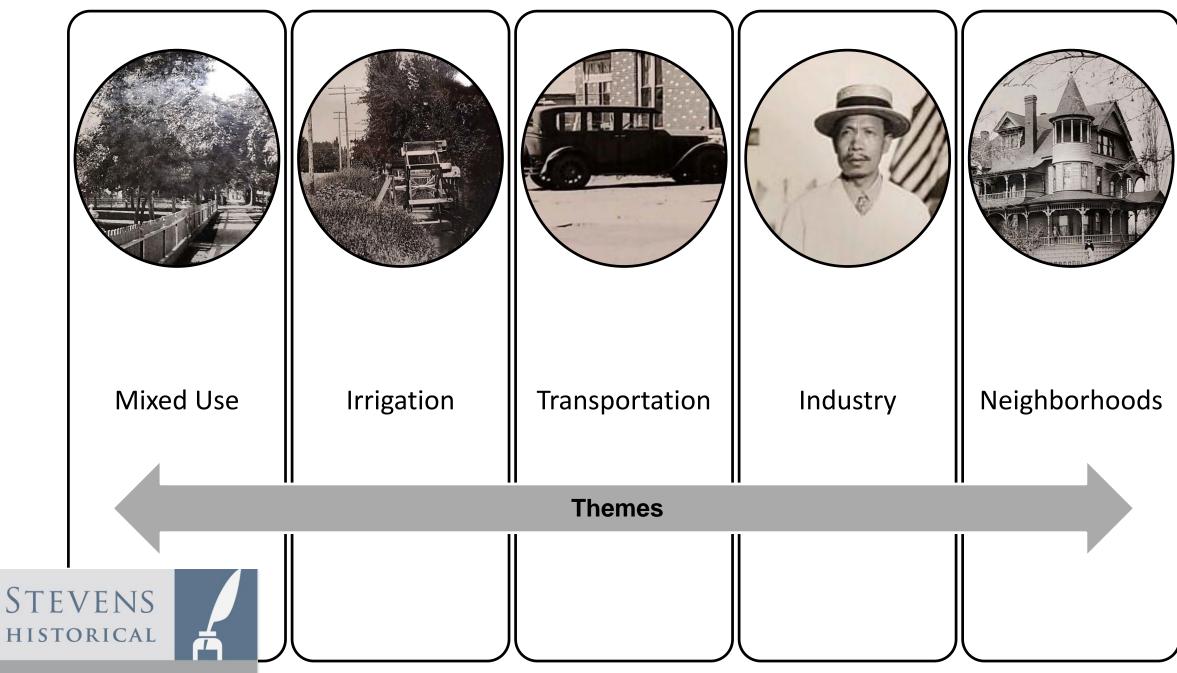




Historic research and themes







RESEARCH ASSOCIATES

Theme: Irrigation

- Irrigation always played a crucial role
- Deemed hazardous
- Covering coincided with automobiles



Waterwheel near Grove & 4th, 1899



Theme: Industry / Industriousness

- Varity of businesses and professions
- Ethnic shops



Louie Lai, Chinese business owner, ca. 1920



Theme: Neighborhoods

- Varity of residents
- Re-converted mansions



De Lamar Mansion (C.W. Moore Mansion) turned hotel, ca. 1935



The Vision

HIGHLIGHT HISTORY AND CULTURE

The Old Boise Blocks on Grove Street have a rich cultural and historic background that should be incorporated and preserved in the form and function of the area. Complimenting the existing Basque Block should be emphasized.



FOCUS ON A MIX OF USES

This area should develop as a mixed-use space, with housing for all income levels, office spaces, retail and restaurants as well as public spaces that can be used for a variety of activities.

DESIGN WITH ECOLOGICAL FOCUS

Integrate sustainable infrastructure - for example, through

protecting and expanding the local tree canopy, building

green infrastructure storm water systems, encouraging

green building design, extending waste and recycling

receptacles and services into the area and placing

emphasis on alternative mobility options.

EMPHASIZE PRIMACY OF THE PEDESTRIAN

facilities (bike lanes, bike racks, etc.). Automobiles should be

accommodated in parking garages and diverted from Grove

Street as much as possible through circulation planning.

Create a walkable and bike-friendly environment with characteristics such as wide sidewalks, and integrated bike



EXPLORE WAYS TO INTEGRATE WATER FEATURE/CANAL

Incorporate the canal and irrigation history into the design of Grove Street in some capacity. Safety, year-round aesthetics, liability and other issues should be addressed in the design.

ACTIVATE THE AREA

Increase activity in the area, including more pedestrian and bicycle traffic, events and opportunities to socialize. Ultimately repurpose all surface parking to better utilize those parcels and draw people into the area.

INVEST IN PUBLIC SPACES

Design Grove Street to function as a festival street with a nearby open and green public spaces. Street operations and infrastructure should be designed to make use of the street and public spaces easy. Keep and improve C.W. Moore Park and potentially add additional park or plaza space.

CREATE MORE CONNECTIVITY

Ensure routes and crossings from Grove Street to other destinations – such as Julia Davis Park, the Grove Plaza and other parts of downtown – are well-marked and as comfortable as possible for pedestrians and bikes. Add new pathways where needed to improve pedestrian and bike connectivity.



BUILD AT A COMPATIBLE SCALE WITH EMPHASIS ON STREET LEVEL INTERACTIONS

The Street level façade should evoke a downtown neighborhood character that is consistent with the Basque Block and the rest of downtown while allowing for a mix of low, medium and high-rise development.

COMPLEMENT THE BASQUE BLOCK

New development and investments should be designed to enhance and create a relatively seamless experience along the entire Old Boise Blocks area while maintaining a distinct and unique feeling on the existing Basque Block. Replicating design features from the Basque Block – such as rolled curbs, street lighting and greenery as well as street dimensions and frontage building scale – are ways to create a unified form and feeling on Grove, while changes to public art and streetscape details can help distinguish the Basque Block from other blocks.



Primary recommendations:

Connectivity and Mobility Improve Grove Support 3rd street connection 4th street alignment More structured parking



Infrastructure Improvements Housing, medium-density, neighborhood feel More mixed-used Blue-green infrastructure



Placemaking Canal

Art and historical interpretation







Thank you!

Karl Woods, CCDC Project Manager kwoods@ccdcboise.com

Ellen Campfield Nelson, Agnew::Beck ellen@agnewbeck.com

Aaron Mondada, Agnew::Beck <u>aaron@agnewbeck.com</u>

Jennifer Stevens, SHRA jennifer.stevens@shraboise.com

Aimee Rollins, SHRA aimeerollins@shraboise.com









Capital City Development Corporation Published by Jordyn Neerdaels O · July 1 · S

We're kicking off a community-driven visioning process for the Old Boise Blocks on Grove Street to further energize and activate one of Boise's original neighborhoods. We want to hear from you! Our public survey is open until July 9 and takes less than 10 minutes to complete. https://map.ccdcboise.com/.../old-boise-blocks-on-grove.../

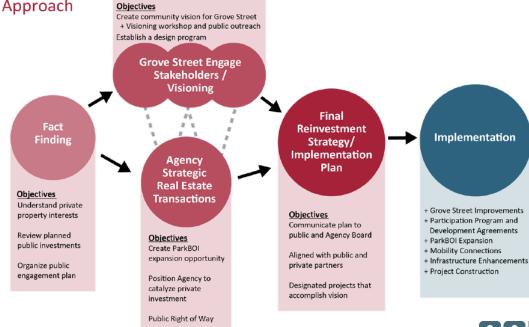
...



Capital City Development Corporation 🕥 📭 Published by Jordyn Neerdaels 🛛 • August 24 • 🛇 Help us shape a community vision for the future of the Old Boise Blocks on Grove Street. Click

"Learn More" below to provide your input.





Next Steps



Request for Qualifications for Design Professional Services

Old Boise Blocks on Grove Street Streetscape Improvement Project

Submissions Due: 3:00pm Thursday, December 17, 2020

Background

From February to September of 2020, CCDC conducted a public outreach effort for the Old Boise Blocks on Grove Street. The result of this outreach is the Old Boise Blocks on Grove Street Redevelopment Strategy Vision Report, attached to this RFQ as Exhibit A. This report captured a vision for the area that was informed by both the public and key stakeholders. including property owners, developers, and public agencies. The report will serve as a foundation document that informs the design and construction of capital improvements in the area.

CCDC is seeking Statements of Qualifications (SOQ) from three (3) of its prequalified design professionals to provide design services to advance the visioning report to completed construction. Design team work is to begin immediately with construction contemplated to begin in Spring 2022.

Project Description

The project area is composed of the Grove Street public right-of-way between 3rd Street and 6th Street. The vision is to create a distinctive shared street and urban space that will celebrate the historic culture of the area, focus on multi-modal transportation, explore sustainable strategies, and provide a venue for community events. The project must take into account interfacing with a future pedestrian and bike multi-use pathway that connects 3rd Street to Broadway Avenue, future creation of a 4th Street public right-of-way between Front Street and Grove Street, as well as other ideas contained in the vision report and CCDC's Capital Improvement Plan.

The vision report's key features include: celebrating culture, supporting mixed-use development, water feature exploration, economic and pedestrian activation of the area, public spaces, ecologically-focused design, primacy of the pedestrian, connectivity, human scale and complementing the Basque Block. The project will also include the following:

PUBLIC ENGAGEMENT

Agnew Beck Consulting Inc. will be contracted by the owner to transition the project from vision to design. Agnew Beck will conduct a team download meeting, perform public engagement consulting for the design team, facilitate the initial virtual stakeholder meeting and help support two (2) virtual town hall meetings including the associated online surveys. The design team will gather design input from a private and public stakeholder group including public agencies such as City of Boise Parks and Recreation, Arts and History,

BOISE, ID 83702 CAPITAL CITY 208.384.4264 WWW.CCDCBOISE.COM



...

AGENDA

V. Information/Discussion Items

Α.	Old Boise Blocks on Grove Street Redevelopment Strategy Vision Report (15 minutes)	
Β.	State Street Study Area Update (15 minutes)	Matt Edmond/Caren Kay, SB Friedman
C.	CCDC Monthly Report (5 minutes)	John Brunelle

VI. Adjourn



State Street Study Area Updates

Matt Edmond – Director, Parking & Mobility Caren Kay – SB Friedman Development Advisors



Survey Overview

What are your destinations on State Street?

Where are the specific locations you visit?

You can place pins on the map using the colored buttons below. Use as many pins as you need; you can place pins anywhere on the map.

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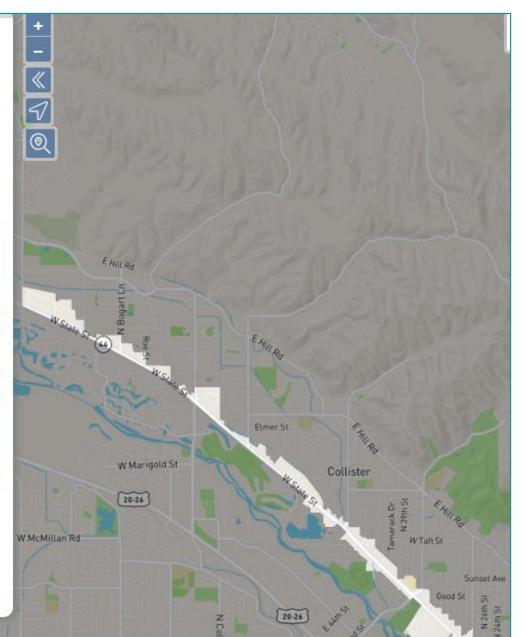
Where I typically go to play, relax or for recreation (playing at a play area, walking, biking, etc.)

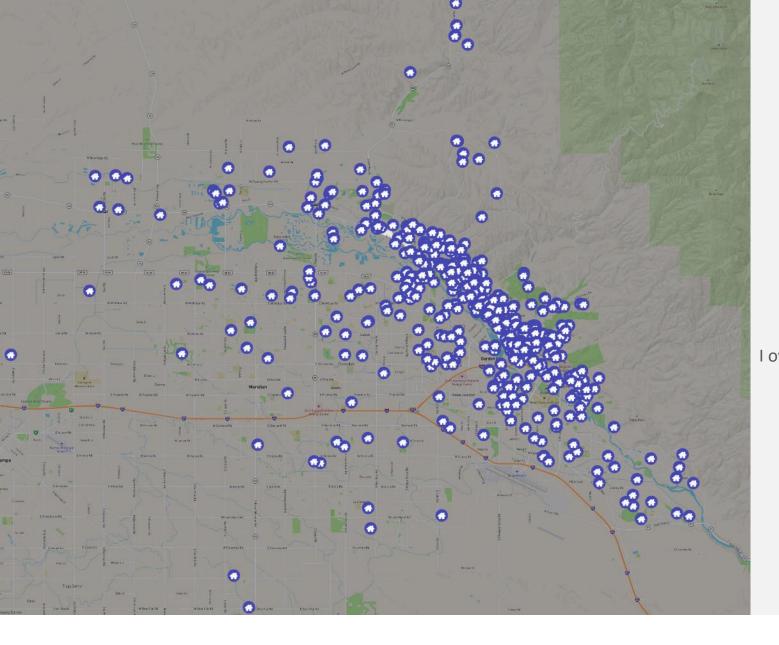
Where I typically go for entertainment (dining, music, etc.)

Where I typically go to shop (for food, supplies, etc.)

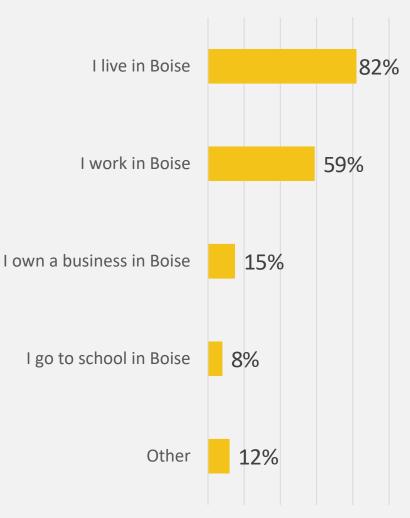
Where I typically go for meetings, events, or services (clubs, gatherings, church, etc.)

Use the left and right arrows to move forward and back.





Relationship to Boise







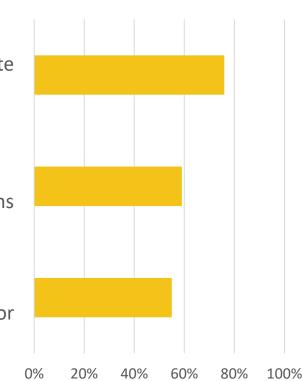
State Street as It Is Today

How do you use State Street?

I visit businesses along State Street to shop or get services

I use it to reach destinations outside of Boise

State Street is part of my neighborhood and I travel or cross it regularly



What do you think of State Street?

40% I avoid it or think changes are needed now

10% I think it's fine just the way it is



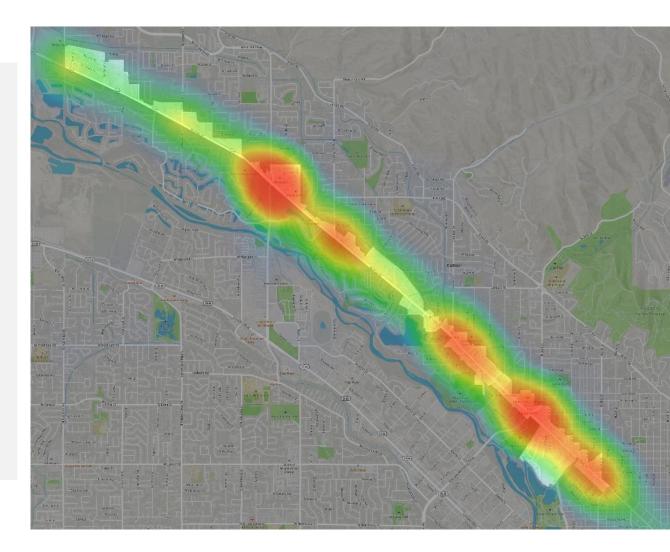


Barriers and Issues on State Street

82% Unsafe walking, biking, or driving conditions

76% Heavy traffic

41% Limited or inconvenient transit services







Suggested Improvements on State Street

Provide amenities for biking, walking, & transit

Create a better/safer connection to surrounding neighborhoods

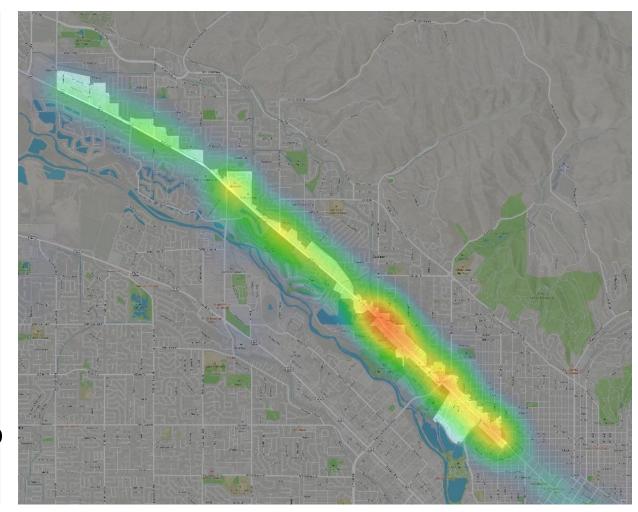
59%

69%

68%

Improve the streetscape

58% Attract local businesses to commercial areas

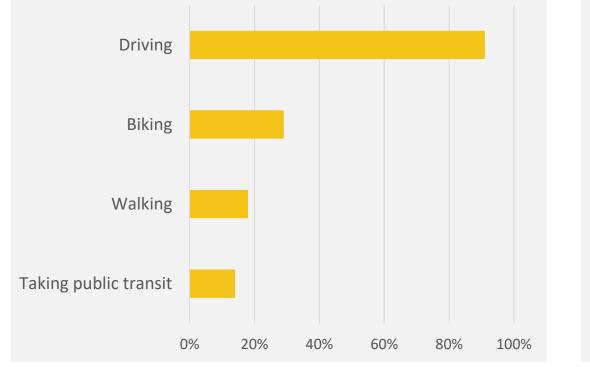


CONNECTING COMMUNITIES

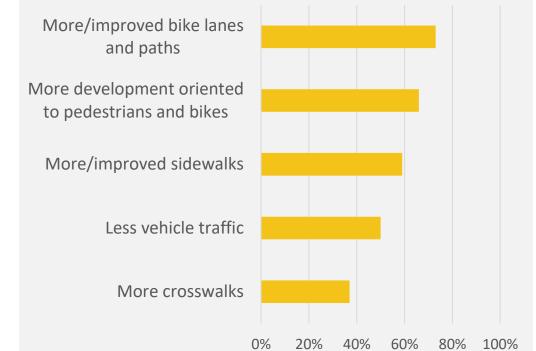


Walking and Biking on State Street

What are your preferred modes of transportation on or around State Street?



What would get you to walk or bike more often?



CONNECTING COMMUNITIES



Proposed State Street Urban Renewal District Market Assessment

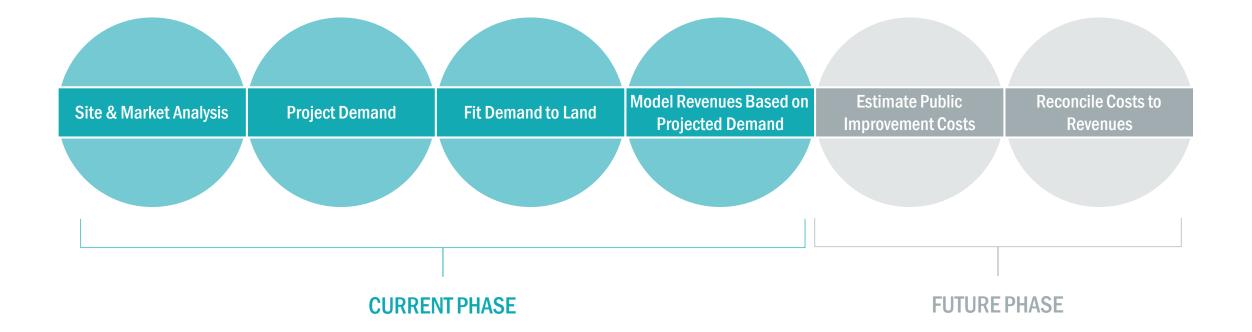
Prepared for the **CAPITAL CITY DEVELOPMENT CORPORATION** | December 2020



VISION Economics Strategy Finance Implementation

Urban Renewal District Planning Process

Urban Renewal Law requires a Feasibility Study to evaluate the feasibility of public improvements



Recent & Pipeline Development

Residential & retail development have occurred within the Study Area since 2010

X% Capture of citywide development since 2010

20% capture Multifamily Residential

Retreat at Silvercloud and Kensington at North Pointe
Boise multifamily comments high rents and has relatively low vacancy

Multiple new subdivisions in the area surrounding

State Street. e.g., Stans Homeplace, Pebble Creek,

8% capture Single-Family Residential

- 10% capture
- 6% of existing city retail, or 1.0 million square feet10% capture of the retail square feet built since 2010

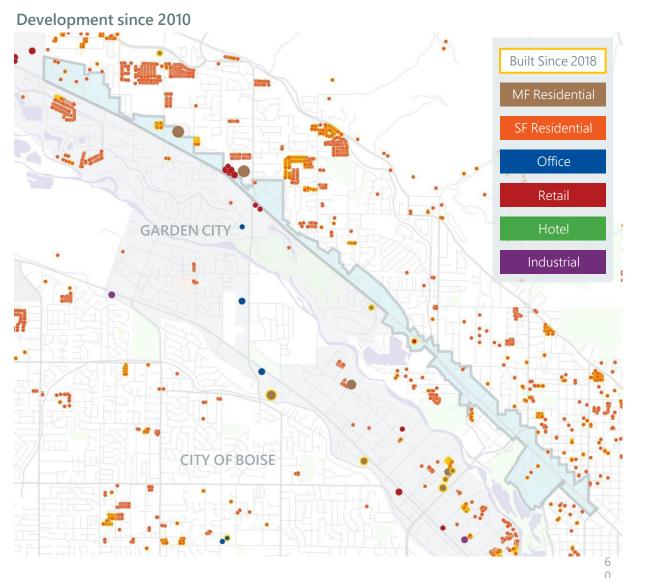
0% capture Office

- 0.7% of the new office development countywide since 2000
- Vacancy within existing product

Moorgate Square, Panther Creek

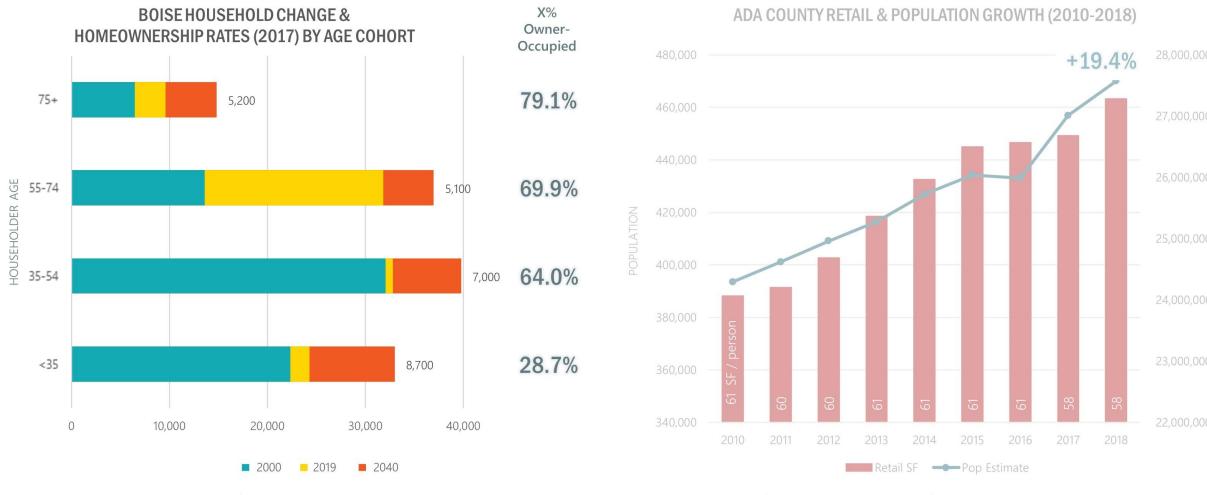
HospitalityThere are no hotels currently in the Study AreaIndustrialNo recent industrial development in the Study Area

Source: Ada County, CCDC, City of Boise, CoStar, SB Friedman **SB Friedman Development Advisors**



Demand Indicators

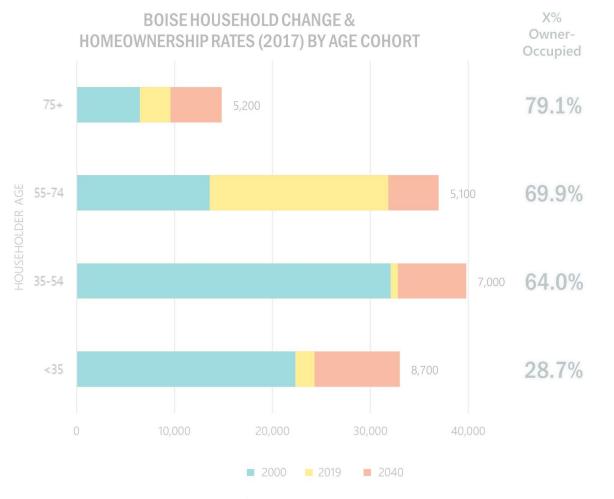
Based on recent & forecasted growth, residential & retail demand can be captured in the near-term

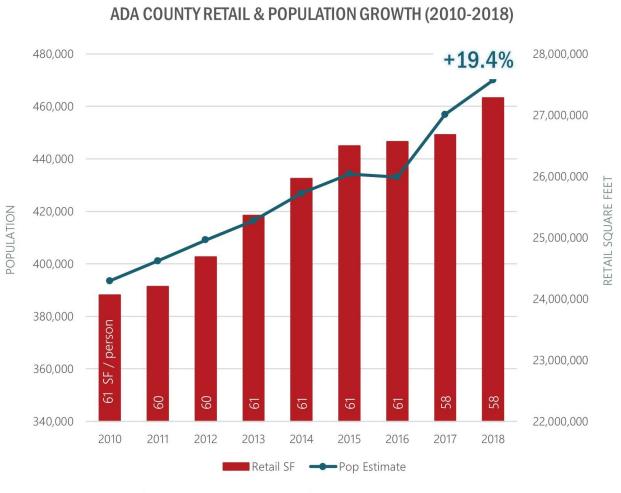


Source: ACS, Census, COMPASS, SB Friedman

Demand Indicators

Based on recent & forecasted growth, residential & retail demand can be captured in the near-term





Source: Census Population Estimates, CoStar, SB Friedman

Source: ACS, Census, COMPASS, SB Friedman

Demand Indicators

Office & hotel demand will follow the BRT improvements & increased activity levels in the Study Area

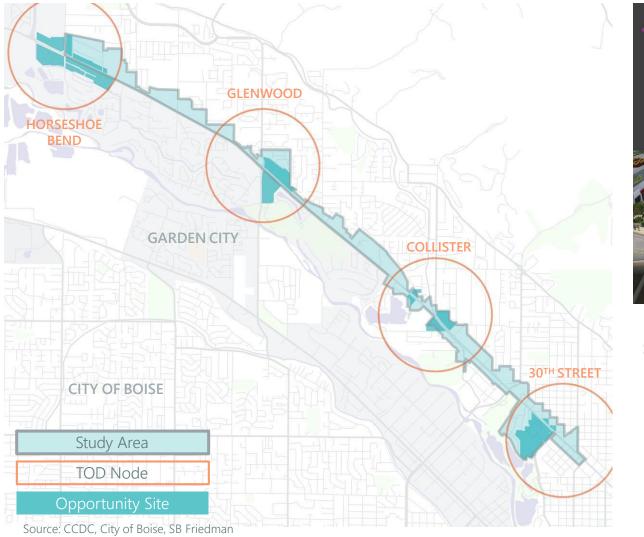


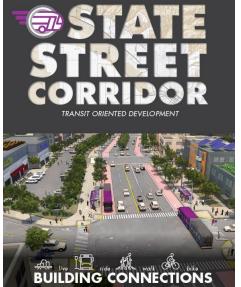
Projections by Land Use

Demand in the Study Area exists for residential, office, retail & hotel development by 2040



State Street TOD Nodes & Opportunity Sites

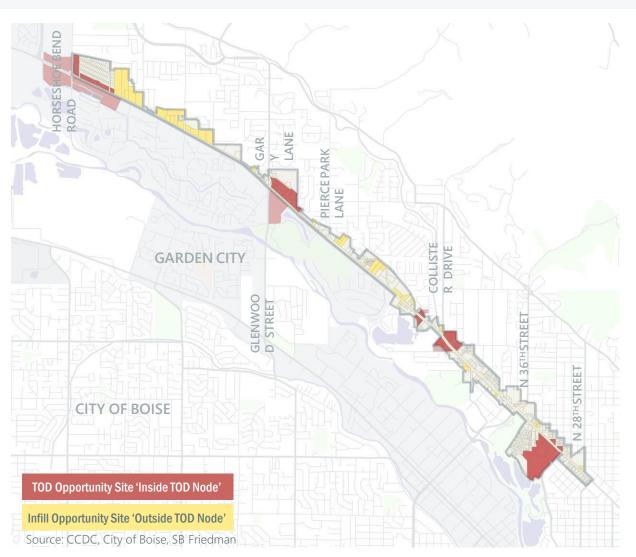




State Street Corridor TOD Plan

- Minimum & maximum future development demand scenarios within 'TOD Nodes' along State Street
- Demand projections are tied to 'Opportunity Sites' located within the TOD Nodes, some of which extend beyond the Study Area

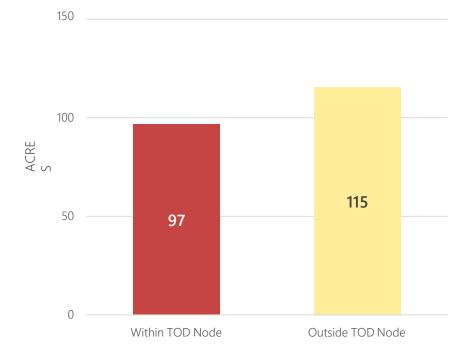
TOD Nodes & Sites Susceptible to Change



Sites susceptible to change are parcels which could reasonably develop in 20 years. They include:

- 1. TOD Opportunity Site 'Inside TOD Node'
- 2. Infill Opportunity Site 'Outside TOD Node'



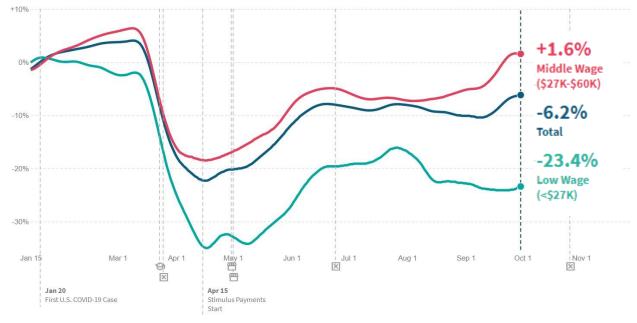


COVID-19 Impact

Boise is anticipated to rebound from temporary declines associated with pandemic

Percent Change in Employment*

In Ada, as of September 30 2020, employment rates decreased by 6.2% compared to January 2020 (not seasonally adjusted).



Source: Opportunity Insights Economic Tracker, TOK Commercial, CoStar, Cushman & Wakefield, Colliers

CONSIDERATIONS BY LAND USE

Overall

- Boise identified early as one of the top 100 metros likely to have the best COVID-19 recovery
- Boise recently ranked as the 19th best 'Market to Watch' by ULI

Multifamily & Single Family Residential

- Top mid-sized market to watch according to Zillow
- Boise to experience 2% annual household growth as projected by ULI
- Business Insider reported that Idaho had the highest rate of net migration into the state (194%) during the pandemic

Retail

- ~10k SF decline in retail absorption in the Study Area this year
- 8% decline consumer spending growth

Office

- No significant change in leasing or vacancy in the Study Area
- 750k SF of office currently under development in the region

Hospitality

Remains a long-term development opportunity



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Next Steps

January

Draft Plan Outline

February

- Second Virtual Open House/Survey
 March:
- · Project Prioritization & Refinement

April

Third Virtual Open House

May/June

- Draft Corridor Framework & State Street Plan
 July
- Board considers State Street Plan for approval







AGENDA

V. Information/Discussion Items

Α.	Old Boise Blocks on Grove Street Redevelopment Strategy Vision Report (15 minutes)	
B.	State Street Study Area Update (15 minutes)	Matt Edmond/Caren Kay, SB Friedman
C.	CCDC Monthly Report (5 minutes)	John Brunelle

VI. Adjourn



INFORMATION: CCDC Monthly Report

John Brunelle CCDC Executive Director



Adjourn

