

# CCDC Board of Commissioners Meeting

February 8, 2021

Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.



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

# Board of Commissioners

**Regular Meeting  
February 8, 2021**



# AGENDA

## I. Call to Order

Chair Zuckerman

## II. Agenda Changes/Additions

Chair Zuckerman

## III. Consent Agenda

### A. Expenses

1. Approval of Paid Invoice Report – January 2021

### B. Minutes & Reports

1. Approval of January 11, 2021 Meeting Minutes
2. Approval of January 28 Special Meeting Minutes

### C. Other

1. Approve Resolution 1690 – Type 1 Agreement for I.M. IRIE TWO LLC – 505 W Bannock Street
2. Approve Resolution 1691 – 5<sup>th</sup> and Front Mixed Use – Third Amendment to the Type 3 Transformative Assistance Agreement with Front Street Investors, LLC.

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## IV. Action Item

- A. **CONSIDER:** 10026 S Eisenman Rd – Mr. Gas Industrial Truck Terminal – Participation Program Type 2 Designation (10 minutes).....Alexandra Monjar
- B. **CONSIDER:** Approve Resolution 1692 – Design Professional Services Contract Agreement for Old Boise Blocks on Grove Street Streetscape Improvements Project (10 minutes) .....Kathy Wanner/Karl Woods
- C. **CONSIDER:** Approve Resolution 1693 or 1694 or 1695 – Directing Staff to Finalize an Agreement to Negotiate Exclusively with the Approved 1715 W Idaho Street Development Entity (10 minutes) ..... Brady Shinn

# 10026 S. Eisenman Road - Type 2 Designation



Convenience Store - Looking Northeast



Auto Fuel Canopy and Surfacing Precedent

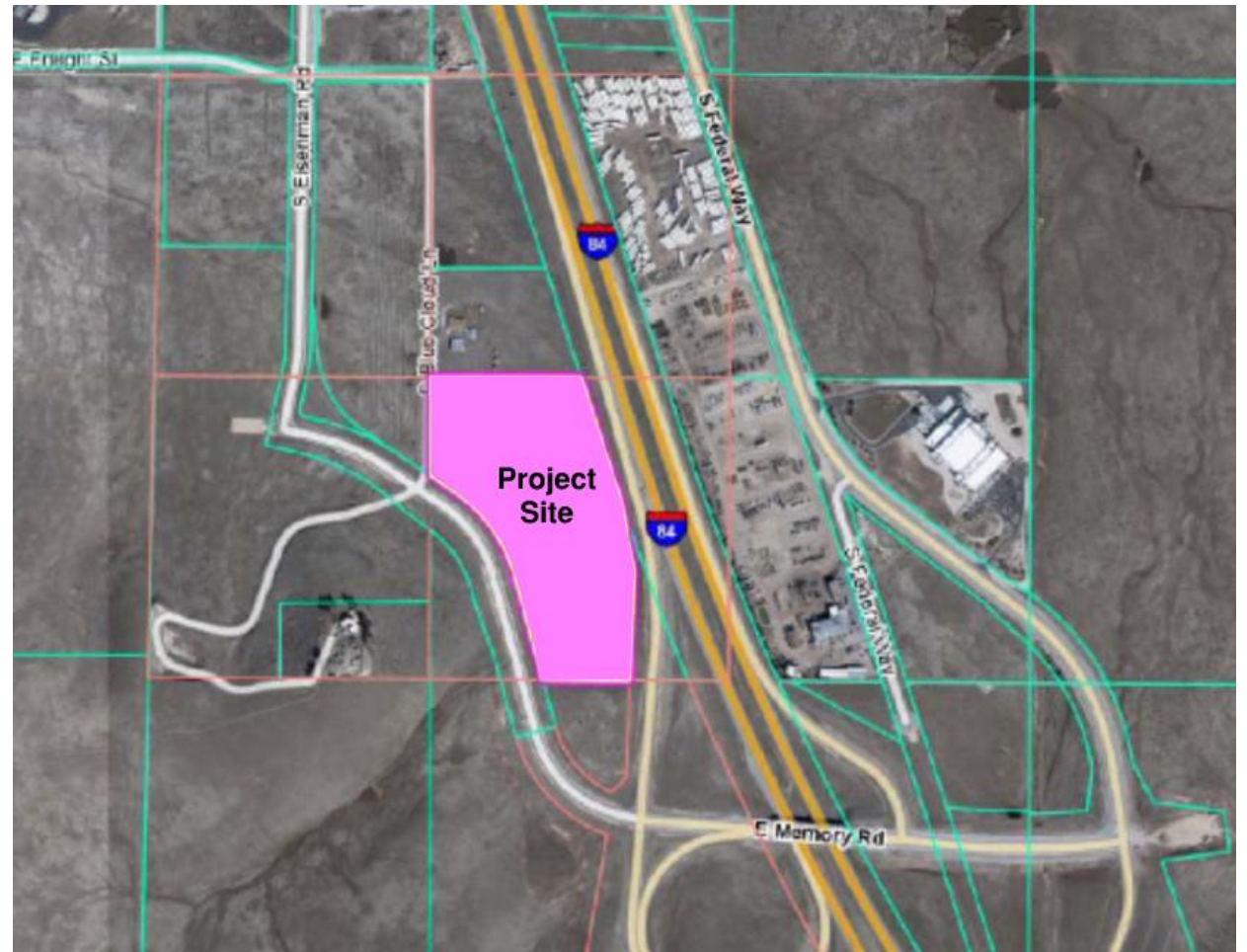
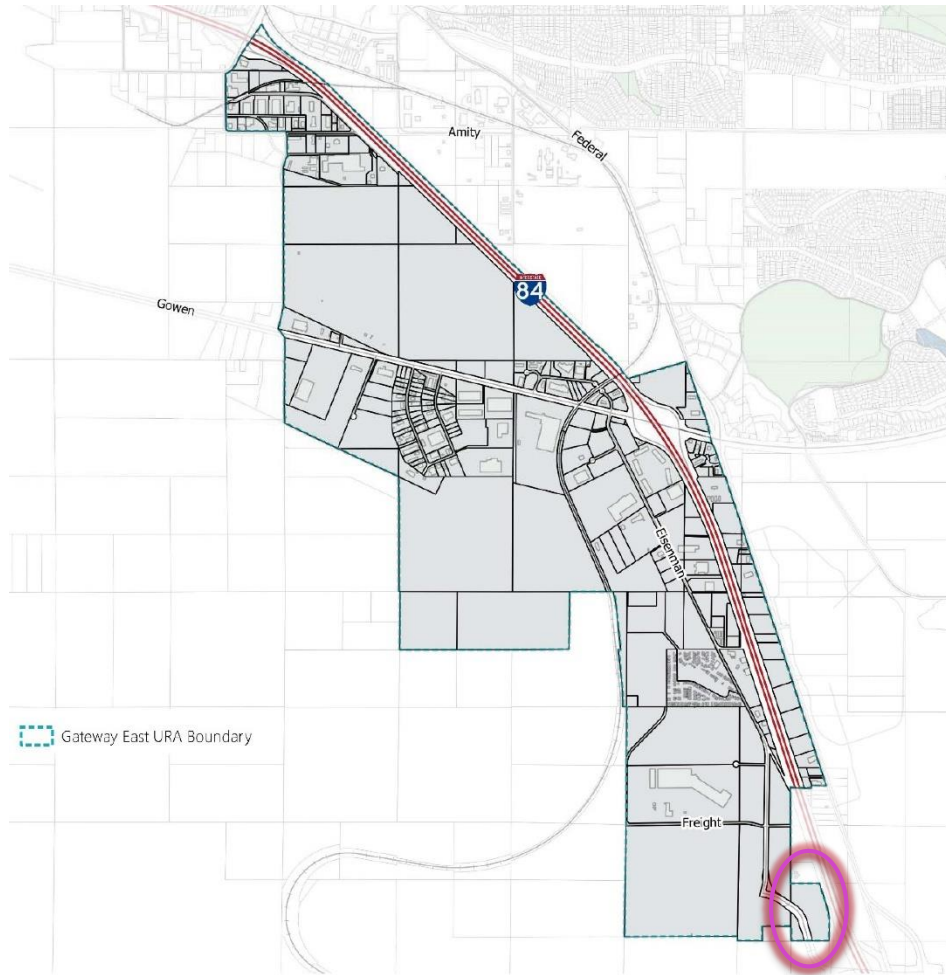


Truck Fuel Canopy and Surfacing Precedent

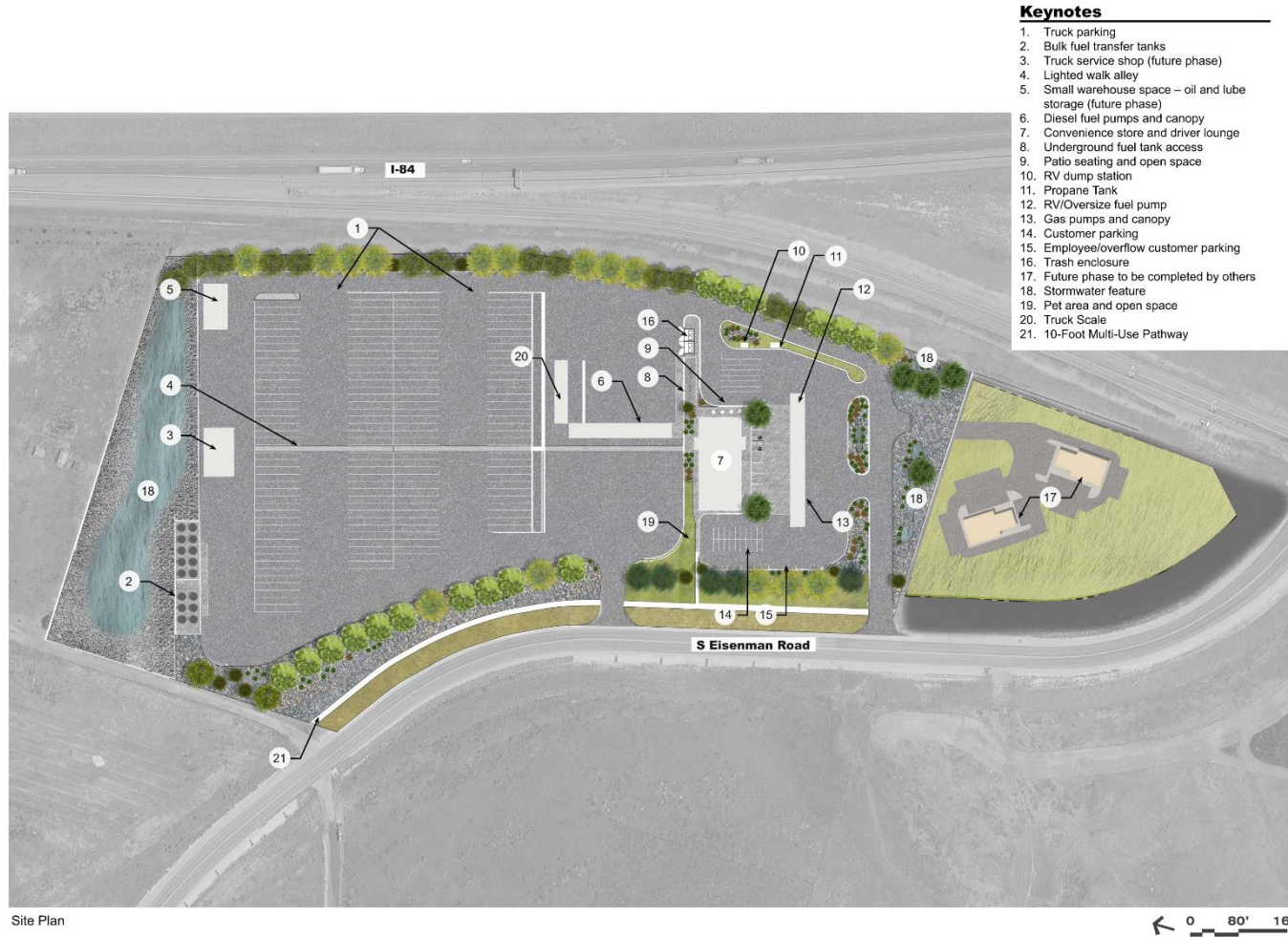
Alexandra Monjar, Project Manager



# Project Location



# Project Background

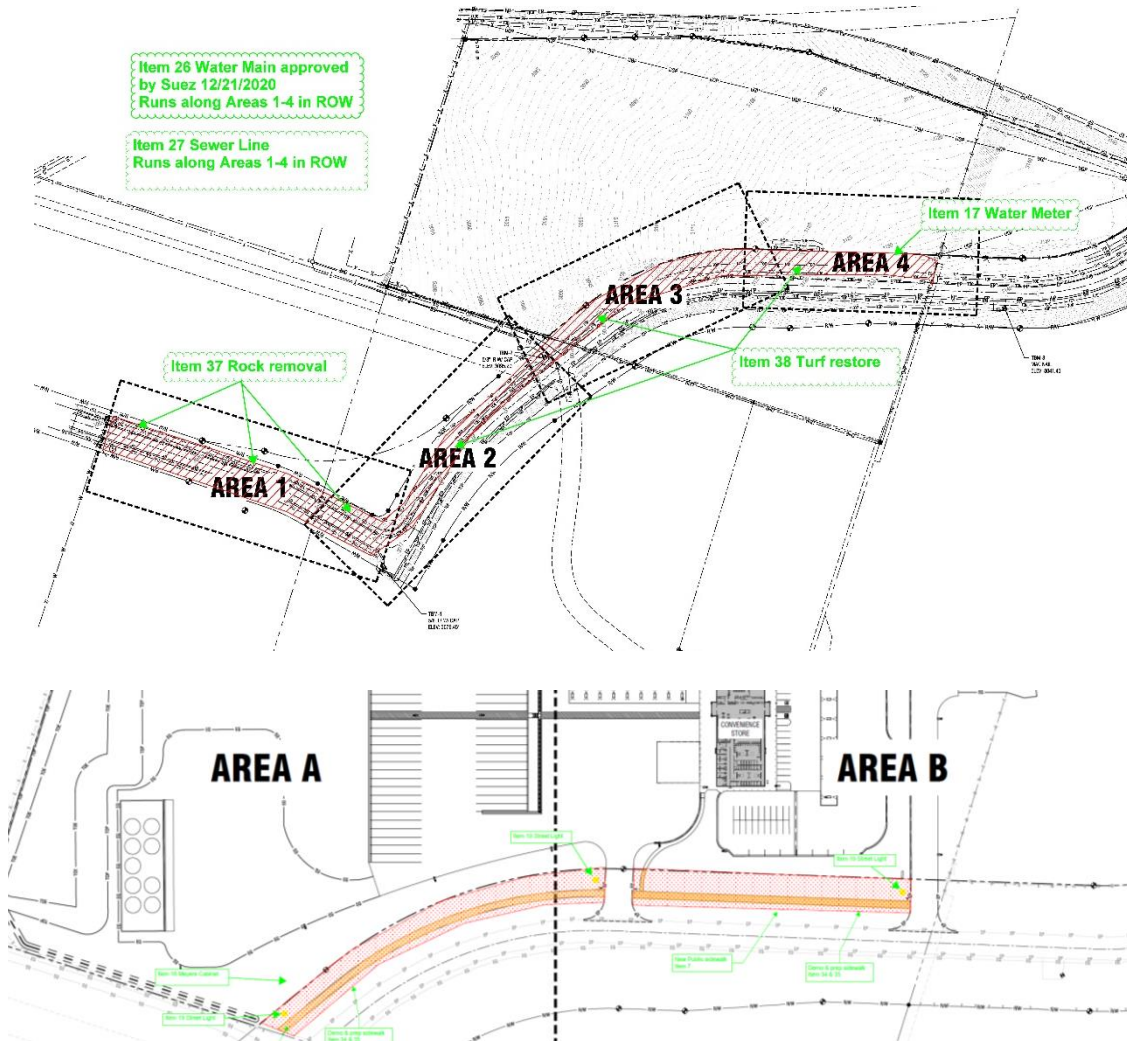


## Key Numbers

- Approx. 19.3 acres
- 11,000 SF convenience store
- Temporary and overnight parking for 33 automobiles, 6 RVs, and 72 semi-trucks
- 35 construction jobs
- 31 permanent jobs
- \$12.9 Million Total Development Costs



# Project Eligible Expenses



Estimated Eligible Expenses:  
~ \$1,000,000

- Demo and repair -- \$297,000
- Water – \$390,000
- Sewer – \$230,000
- Streetscape -- \$83,000

TIF Revenue Reimbursement:  
\$480,000

# Project Timeline



- December 2020 – DR Approval
- **TODAY:** Board Designation
- March 2021 – Final Agreement
- Fall 2021 – Construction Complete
- Sept. 2023 – First Reimbursement

# CONSIDER: Type 2 Designation

## Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with Lynch Land Development for future board approval.

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**CONSIDER:** Approve Resolution 1692 -Design Professional Services Contract Agreement for Old Boise Blocks on Grove Street Streetscape Improvements Project.

Karl Woods  
Senior Project Manager

Kathy Wanner  
Contracts Specialist





## Old Boise Blocks on Grove Street

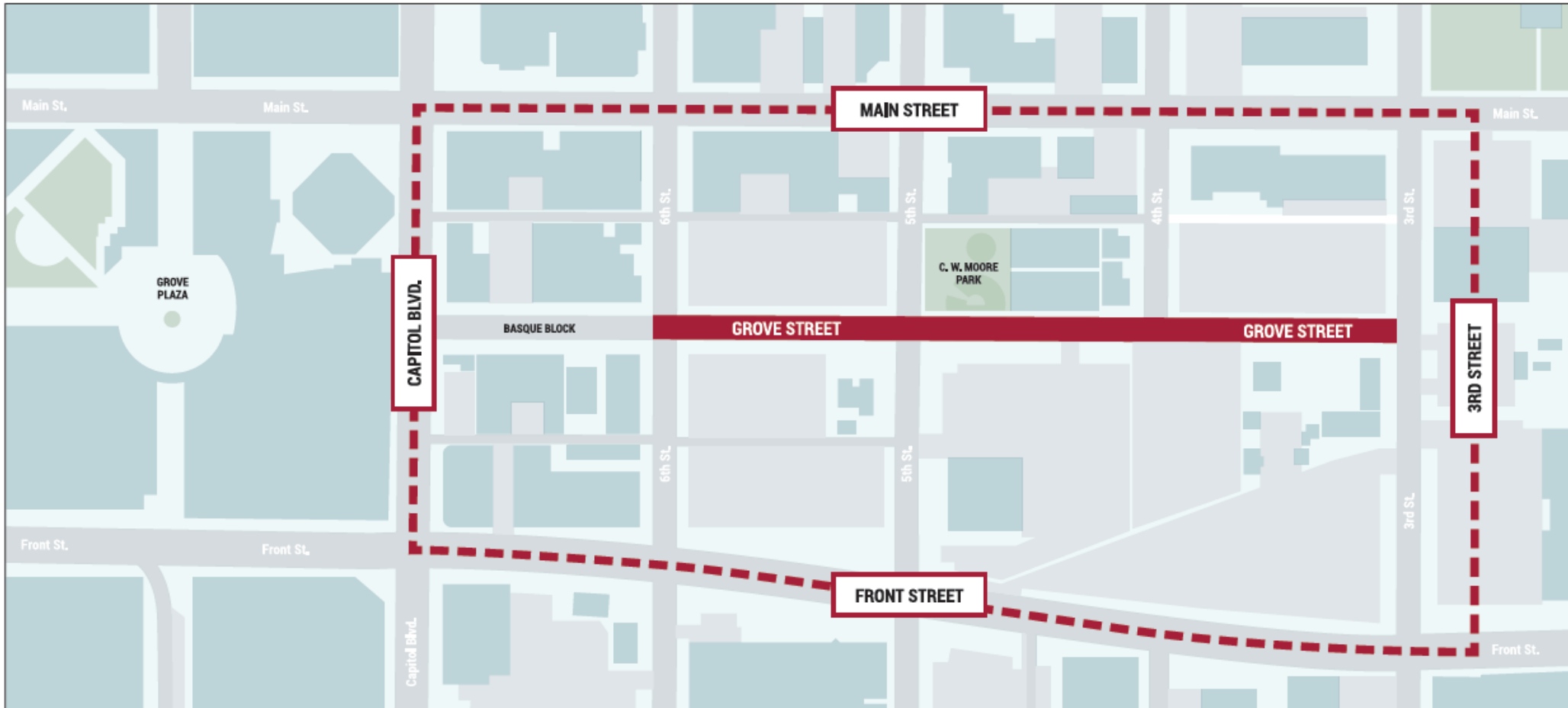
REDEVELOPMENT STRATEGY VISION REPORT





- |  |   |  |
|--|---|--|
| 1. 5th and 6th Streets two-way reconfiguration<br>\$250,000 identified in 5-Year CIP | 6. Block 7 Alley<br>\$550,000 FY20                                    | 10. 5th Street utility underground<br>\$532,000 FY19-20 (Complete)                       |
| 2. Grove Street improvements<br>\$3.85M in FY22                                      | 7. 512 W Grove Street MXD Apartments<br>Type 2 Agreement              | 11. Parcel Acquisition/Redevelopment<br>\$5.8M FY21                                      |
| 3. 4th Street and alley connections  | 8. 6th Street improvements<br>\$1.45M FY20                            | 12. Downtown Urban Park/Development Catalyst<br>\$2M FY25, \$300,000 FY24, \$50,000 FY23 |
| 4. 3rd Street improvements<br>\$2M in FY25 (\$50,000 FY 24, \$50,000 FY23)           | 9. 502 W. Front Street Parking Garage<br>\$395,000 FY21-25 (annually) | 13. Future parking garage and parcel acquisition<br>\$8.5M                               |
| 5. Pathway to Broadway connection<br>\$3-4M in FY22                                  |   |  |









# Old Boise Blocks on Grove Street

## Pre-Approved Design Professionals

1. CSHQA
2. Jensen Belts Associates
3. The Land Group

DESIGN SERVICES	
RFQ Issued	Nov 24, 2020
<b>Submissions Due</b>	<b>Dec 18, 2020</b>
Proposal Evaluation & Ranking	Dec 18 – 24, 2020
Negotiate Scope of Work	Dec 28, 2020 – Jan 29, 2021
<b>CCDC Board Approval</b>	<b>Feb 8, 2021</b>



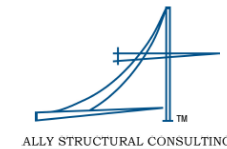
# Old Boise Blocks on Grove Street

Resolution 1692

- Design Services

Task Order 19-003

- \$194,980



**CONSIDER:** Approve Resolution 1692 -Design Professional Services Contract Agreement for Old Boise Blocks on Grove Street Streetscape Improvements Project.

## Suggested Motion:

I move to adopt Resolution No. 1692 approving Jensen Belts Associates as Landscape Architect of Record and approving Task Order 19-003 for schematic design and design review approval for the Old Boise Blocks on Grove Street Streetscapes Improvements Project.

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



Brady Shinn – Project Manager

# 1715 W. Idaho Street Housing Infill Development RFQ-P Preliminary Evaluation Ranking Tally

- 1) SMR Development and dechase Miksis and Edlen & Co.
- 2) McCarty Flats LLC
- 3) Conner Construction LLC

\* Rankings are preliminary and non-binding.



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

## Available Motions:

Adopt Resolution 1693 directing Agency staff to negotiate and finalize an Agreement to Negotiate Exclusively with Conner Construction LLC and return that Agreement to the Agency Board for approval at a future public meeting.

Adopt Resolution 1694 directing Agency staff to negotiate and finalize an Agreement to Negotiate Exclusively with McCarty Flats LLC and return that Agreement to the Agency Board for approval at a future public meeting.

Adopt Resolution 1695 directing Agency staff to negotiate and finalize an Agreement to Negotiate Exclusively with SMR Development LLC and return that Agreement to the Agency Board for approval at a future public meeting.



# AGENDA

## V. Information/Discussion Items

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

## VI. Adjourn

# INFORMATION: CCDC Monthly Report

John Brunelle  
Executive Director

# Adjourn

