

CCDC Board of Commissioners Meeting

March 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
March 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 – February 2021

B. Minutes & Reports

1. Approval of February 8, 2021 Meeting Minutes

C. Other

1. Approve Resolution 1696 – 10026 S. Eisenman – Mr. Gas – Type 2 Participation Agreement with Lynch Land Development LLC
2. Approve Resolution 1697 – Transfer of Public Assets to the City of Boise
3. FY2021 Q1 Financial Report (Unaudited)

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

- A. **CONSIDER:** 2155 E Freight – Boise Gateway #2 – Type 2 Participation Agreement Designation with Boise Gateway 2, L.C. (10 minutes) Alexandra Monjar
- B. **CONSIDER:** Approve Resolution 1698 – 10th & Front Structural Concrete Repairs (10 minutes) Kathy Wanner/Aaron Nelson
- C. **CONSIDER:** Approve Resolution 1700 – 9th & Front Garage Stairs Structural Repairs Project (10 minutes) Kathy Wanner/Aaron Nelson
- D. **CONSIDER:** Approve Resolution 1699 – 1715 W Idaho Street Housing Infill Development Project, Agreement to Negotiate Exclusively (10 minutes) Brady Shinn

2155 E. Freight St. - Type 2 Designation



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

RENDERING

BOISE OXD

BOISE, ID - HOU20-5003-00

WARE MALCOMB

10.05.2020

PAGE
2

Project Location



Project Background

THORNTON OLIVER KELLER
COMMERCIAL REAL ESTATE
Experience Results.

NEW INDUSTRIAL SITE FOR LEASE OR BTS

BOISE GATEWAY INDUSTRIAL PARK



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

BOYER

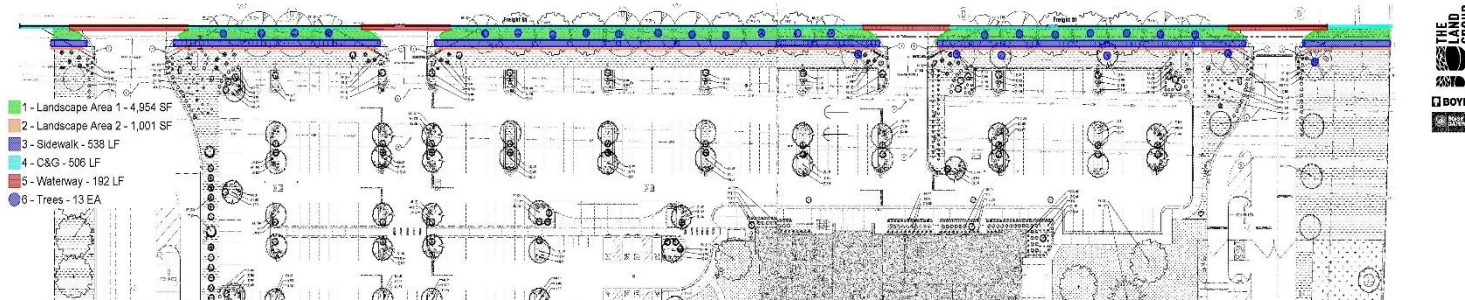
tokcommercial.com

Boise Gateway [5]

Key Numbers

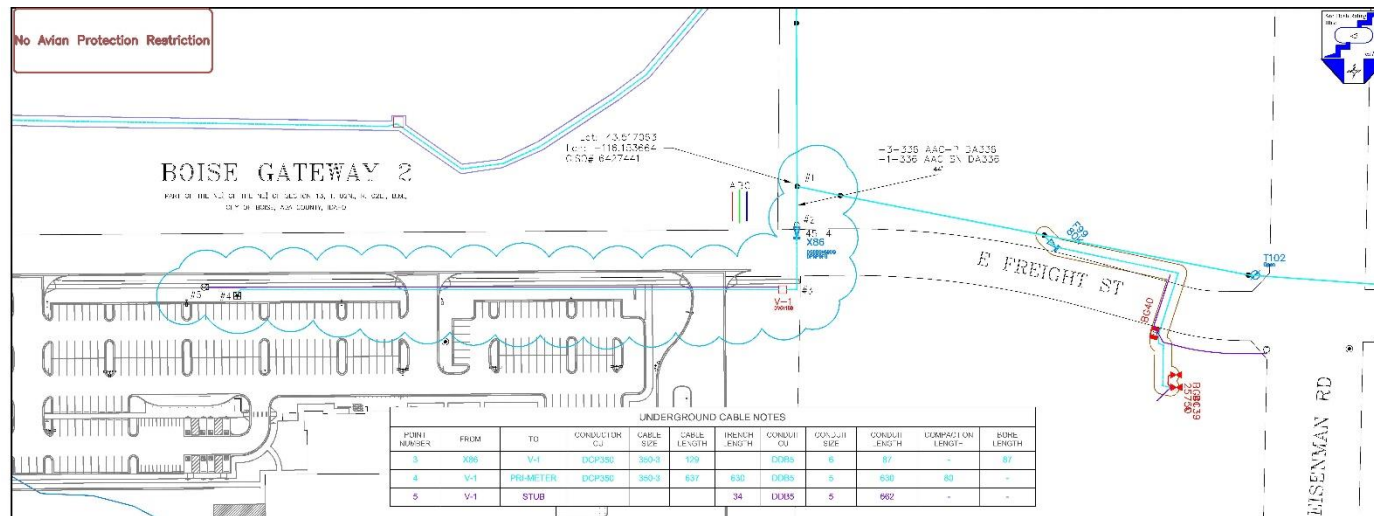
- Approx. 32.57 acres
- 278,000 SF industrial building with 17,000 SF used for office and admin
- 300 construction jobs
- 700 permanent jobs
 - \$45,000 median salary
- \$53.9 Million Total Development Costs

Project Eligible Expenses



Total Estimated Eligible Expenses:
\$579,760

- Demo, repair, and storm water mitigation -- \$50,000
- Streetscape -- \$124,510
- Extending power and fiber – \$405,250



Project Timeline



- December 2020 – DR Approval
- **TODAY:** Board Designation
- April 2021 – Agreement Approval
- Sept. 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 Boise Gateway 2, L.C. for future board approval.

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CONSIDER: Resolution 1698

10th & Front Structural Concrete Repairs Project

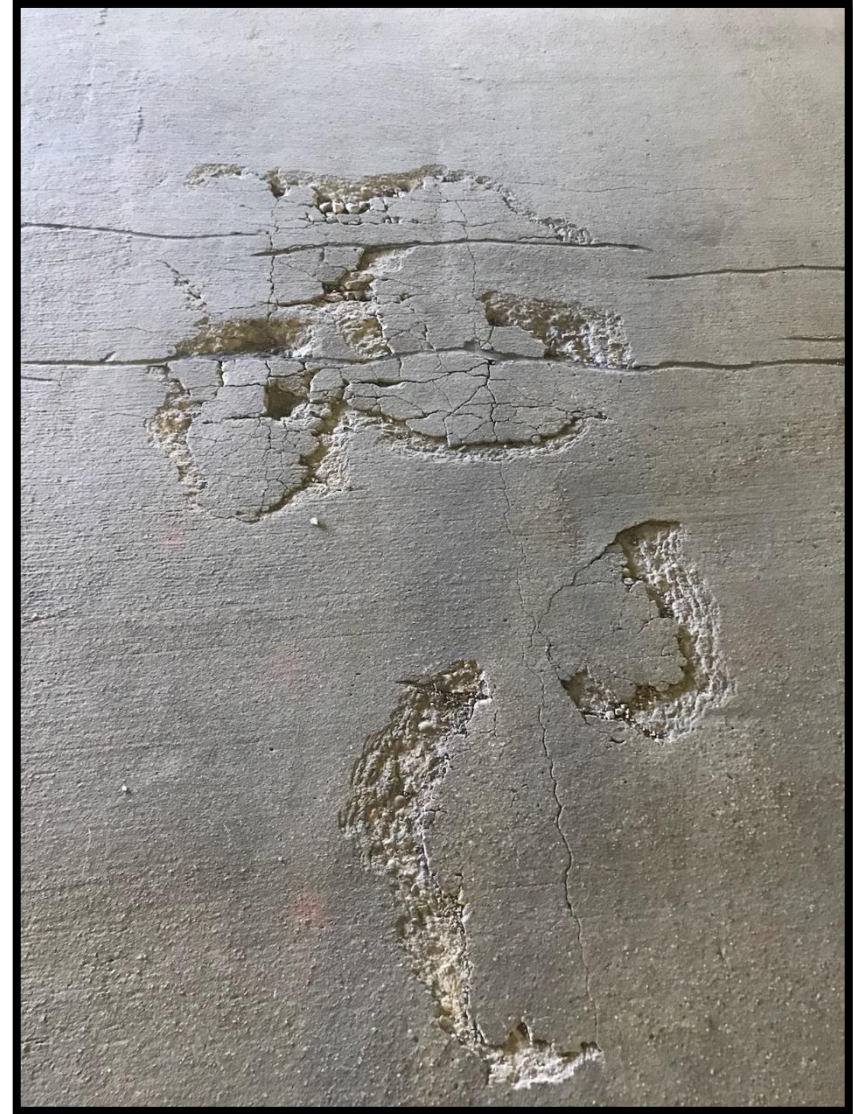
Aaron Nelson – Parking & Facilities Manager
Kathy Wanner – Contracts Specialist

Project Background

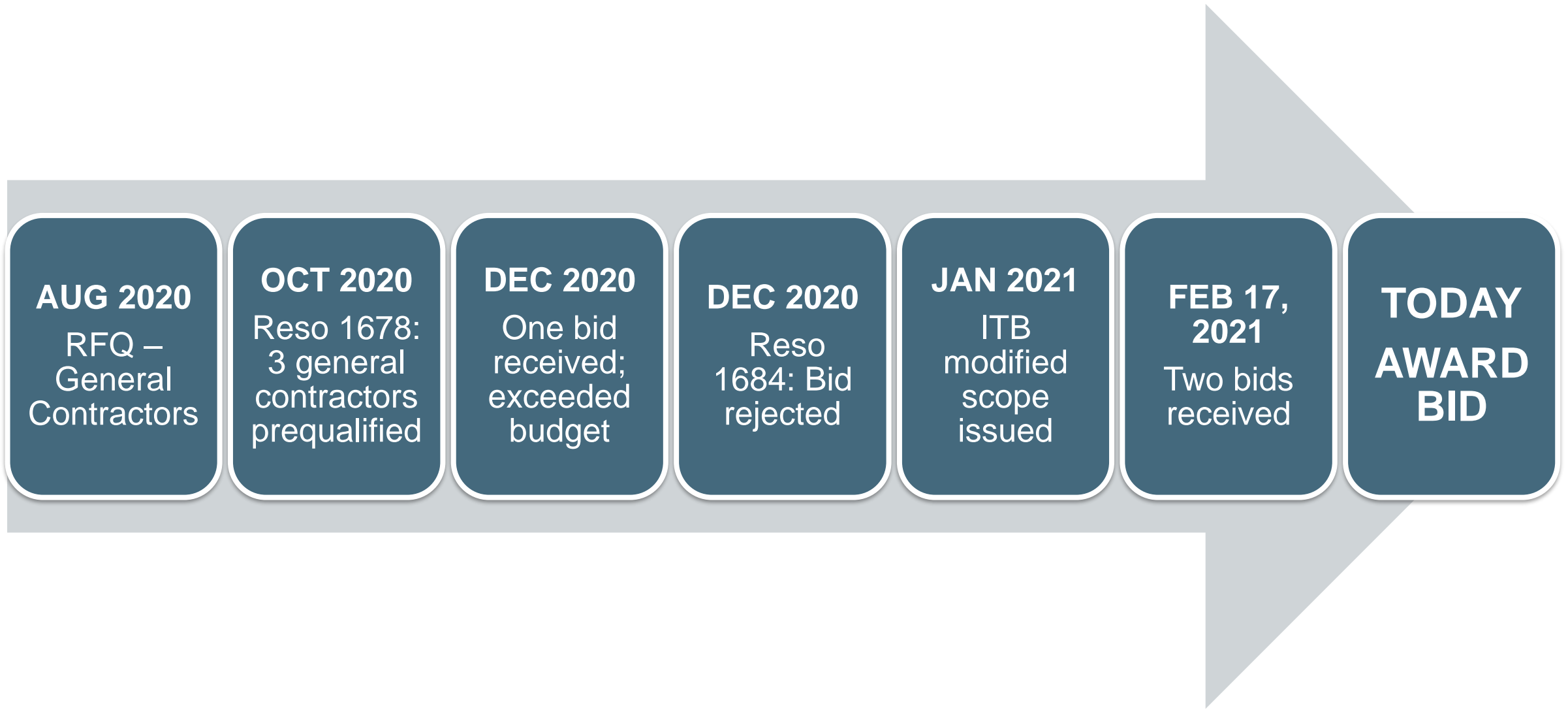
10th & Front Parking Garage



Project Scope of Work



Procurement Process



Bid Results

BIDDER	BASE BID	BID ALTERNATE	TOTAL BID AMOUNT
John Rohrer Contracting Company	\$789,980	\$29,880	\$819,860
Western Specialties Construction	\$916,415	\$26,700	\$943,115

Base Bid:

All work to complete major structural repairs to deteriorated beams and concrete slab on Level 2

Bid Alternate:

Replacement of bearing pads between beams in select locations

CONSIDER: Resolution 1698

Award Contract for 10th & Front Structural Concrete Repairs Project

Suggested Motion:

I move to approve Resolution 1698 recognizing John Rohrer Contracting Company as the lowest responsive bidder for the 10th & Front Structural Concrete Repair Project; awarding the contract to John Rohrer Contracting Company for the total Base Bid plus Bid Alternate amount of \$819,860; authorizing the Executive Director to execute the contract and expend funds.

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CONSIDER: Resolution 1700 9th & Front Stairs Structural Repairs Project

Aaron Nelson – Parking & Facilities Manager
Kathy Wanner – Contracts Specialist

Project Background

9th & Front Parking Garage Stairs Structural Repairs



PROJECT SCOPE OF WORK



Procurement Process



Idaho Code 67-2805 (2)(b)(xi)

“If no bids received, the governing board may make the expenditure without further competitive bidding procedures.”

TODAY

Public Works Construction Agreement

\$787,370



CONSIDER: Resolution 1700

9th & Front Stairs Structural Repairs Project

Suggested Motion:

I move to adopt Resolution 1700 authorizing the Executive Director to negotiate and execute a construction agreement with Guho Corp to complete the 9th & Front Parking Garage Stairs Structural Repairs Project for the total amount of \$787,370; and to expend funds as set forth in the resolution.

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CONSIDER: 1715 W. Idaho Street Housing Infill Development Project, Agreement to Negotiate Exclusively



Brady Shinn – Project Manager

1715 W. Idaho Street Housing Infill Development Project, Agreement to Negotiate Exclusively

Agreement to Negotiate Exclusively (ANE):

- Sets negotiation process for Development and Disposition Agreement (DDA).
- April 16, 2021 – Developer deadline to provide executed PSAs



1715 W. Idaho Street Housing Infill Development Project, Development & Disposition Agreement

DDA Next Steps:

- 180 days to return final DDA for Board approval
- ReUse Appraisal by Agency
- Design and Development Plan by Developer



CONSIDER: 1715 W. Idaho Street Housing Infill Development Project, Agreement to Negotiate Exclusively

Suggested Motion:

I move to adopt Resolution 1699 authorizing the Executive Director to execute the Agreement to Negotiate Exclusively with 17th and Idaho Development, LLC.

AGENDA

IV. Action Item

- E. **CONSIDER:** Approve Letter of Intent with South Eighth LLC for Project at 600 S 8th Street
(10 minutes) Brady Shinn
- F. **CONSIDER:** 2020 Annual Report (5 minutes)John Brunelle
- G. **PUBLIC COMMENT:** 2020 Annual ReportChair Zuckerman

CONSIDER: Approve Letter of Intent with South Eighth LLC for the Project at 600 S. 8th Street.

Brady Shinn
Project Manager



1. WEST (S. 8TH ST) ELEVATION

600 S. 8th Street – Project Location and Background

Location:

- Half block on 600 S. 8th Street.

Background and Process:

- Developer is South Eighth LLC
- September 14, 2021 – Designation for Type 3 Transformative Assistance
- Board Approval of Type 3 upon final project details



600 S. 8th Street – Architectural Elevations



2. SOUTH (RIVER) ELEVATION



5. WEST COURTYARD ELEVATION

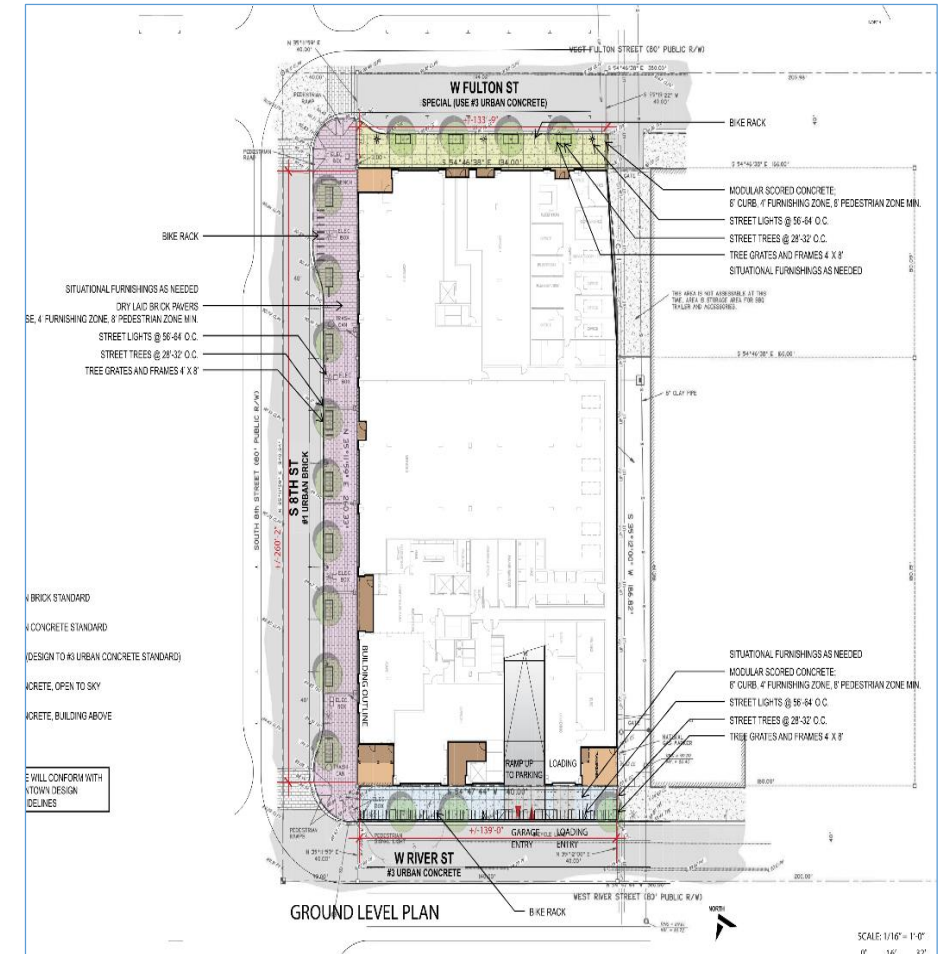
600 S. 8th Street – Project Information

Project Details (12 story mixed use):

- Total Development Costs -- \$64 million
- Active Ground Floor -- 20,000 sq ft
- Structured Parking – 360+ total parking stalls
- Residential – 160 rental units, “Active Adult Community Platform.”

CCDC Participation (\$7.25M total):

- \$6.5 million -- 188+ ParkBOI stalls & façade enhancements
- \$750,000 -- Public Improvements
- \$285,000 – Agency ParkBOI Revenue



CONSIDER: Approve Letter of Intent with South Eighth LLC for the Project at 600 S. 8th Street

Suggested Motion:

I move to approve the Letter of Intent with South Eighth LLC for the Project located at 600 S. 8th Street.

AGENDA

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(10 minutes) Brady Shinn
- F. **CONSIDER:** 2020 Annual Report (5 minutes)John Brunelle
- G. **PUBLIC COMMENT:** 2020 Annual ReportChair Zuckerman

CONSIDER: Approval of 2020 Annual Report

Suggested Motion:

I move to approve the 2020 Annual Report and direct staff to finalize the document and fulfill statutory publication and access requirements.

Approval of 2020 Annual Report

PUBLIC COMMENT



AGENDA

V. Information/Discussion Items

- A. Block 68 Catalytic RFP Draft Review (10 minutes) Doug Woodruff/Brady Shinn
- B. Participation Program Policy Revisions (10 minutes)..... Doug Woodruff
- C. CCDC Monthly Report (5 minutes)..... John Brunelle

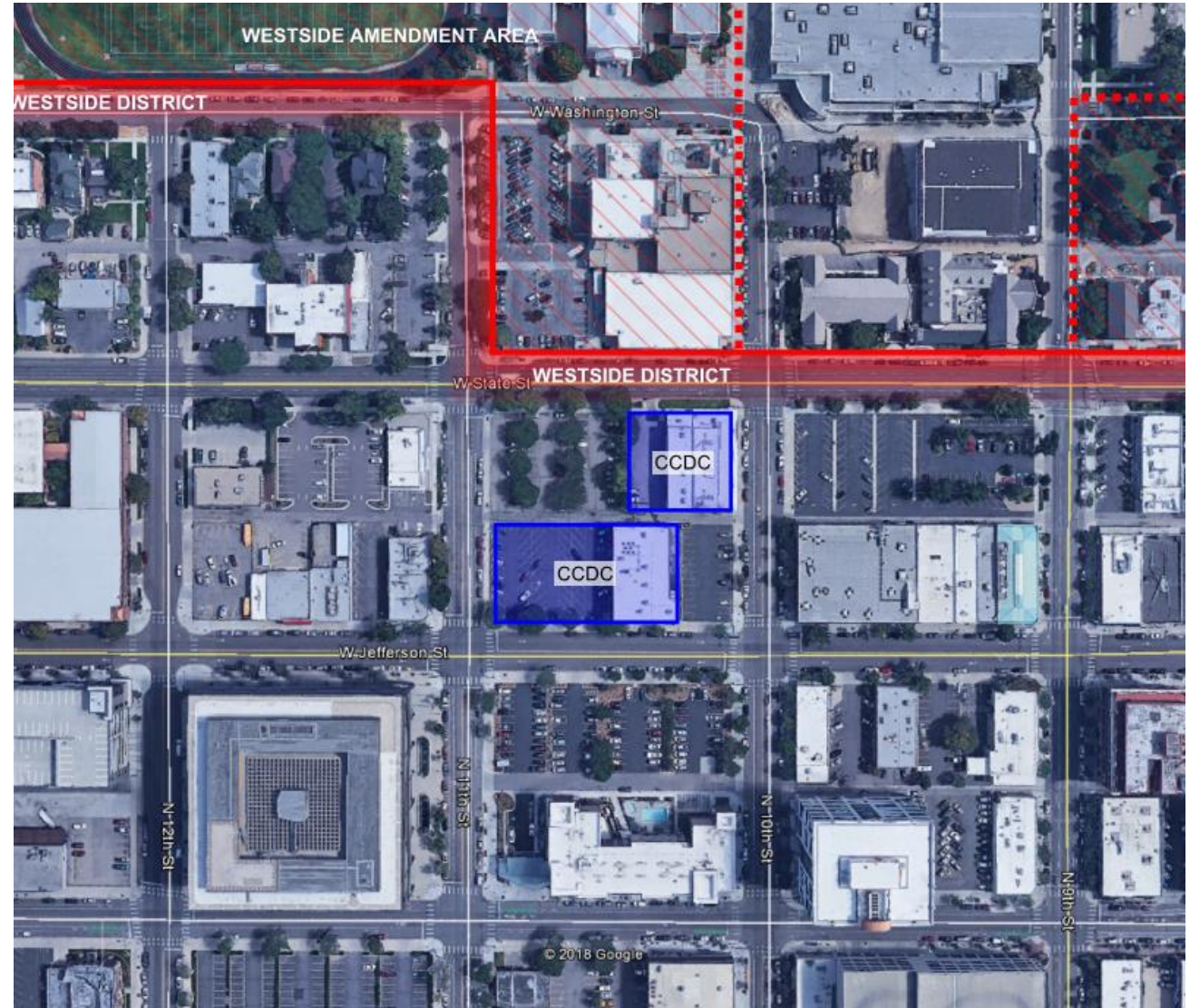
VI. Adjourn

Block 68 Catalytic Redevelopment Project Request for Proposal

Doug Woodruff, Development Director
Brady Shinn, Project Manager

RFP Overview

- Type 5 Disposition and Development
 - 1010 Jefferson
 - 421 10th Street
- RFP seeking:
 - Visionary Development & land assemblage
 - Housing, mixed income
 - High quality development
 - Mobility hub
- CCDC Participation
 - Up to \$10 million for Infrastructure and parking



Collaboration

Round One



CCDC Executive Committee



Planning Development Services



Housing Community Development



Mayors Office / Economic Development



Downtown Neighborhood Association

Today's Topics

Project Values and Priorities

- Housing
- Quality Urban Development & Architectural Design
- Mobility Hub
- Economic Development
- Catalytic Results

Agency Participation/Assistance

Agency-owned Parcels

Discussion: Align Priorities w/ Evaluation

Housing

- Minimum of 225 units (seeking more)
- ~ 650 sf avg. unit size
- Mix of studio, 1-bed, & 2-bed
- Pricing
 - Min. of 65 units at < 80% AMI
 - Min. of 125 units at 80% to 100% AMI
 - some market rate
 - 15 year term
- Reduced parking stall per unit ratio



Quality Urban Development & Architectural Design

- C5 DD zoning, high density 6 to 8 story buildings
- Well designed urban living spaces & amenities
- Street level activation
- Context-based Architecture and urban design
- Distinctive highly quality façades
- Green Building, LEED Silver Certification



Mobility

- Reduce parking stalls for new development (max 0.8 stalls/unit)
- Consolidate existing surface stalls (77+) into structure
 - Creates housing infill opportunity, higher density projects
 - Improves pedestrian experience
- Encourage public alley through Block 68
- Integrate project with 11th Street Bikeway



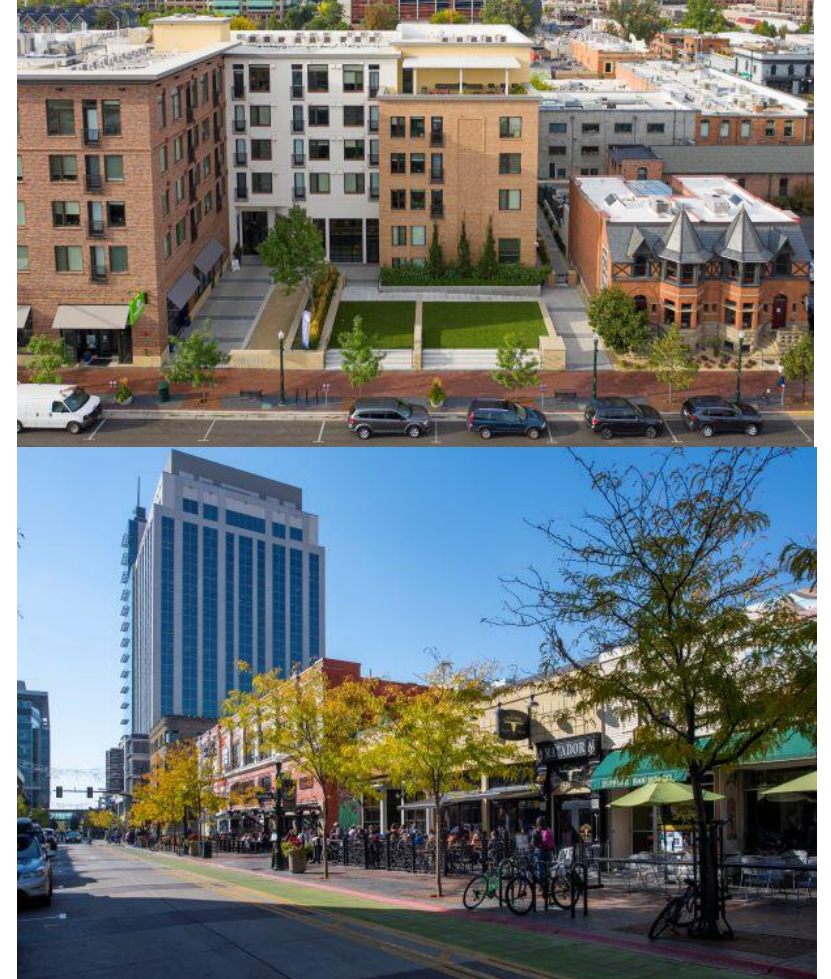
Mobility

- Public garage serves existing and proposed uses
 - Reduces housing development costs, results in lower priced housing
 - Creates multi-use, flexible and efficient vehicle storage
- Bike BOI facility & EV Charging Stations



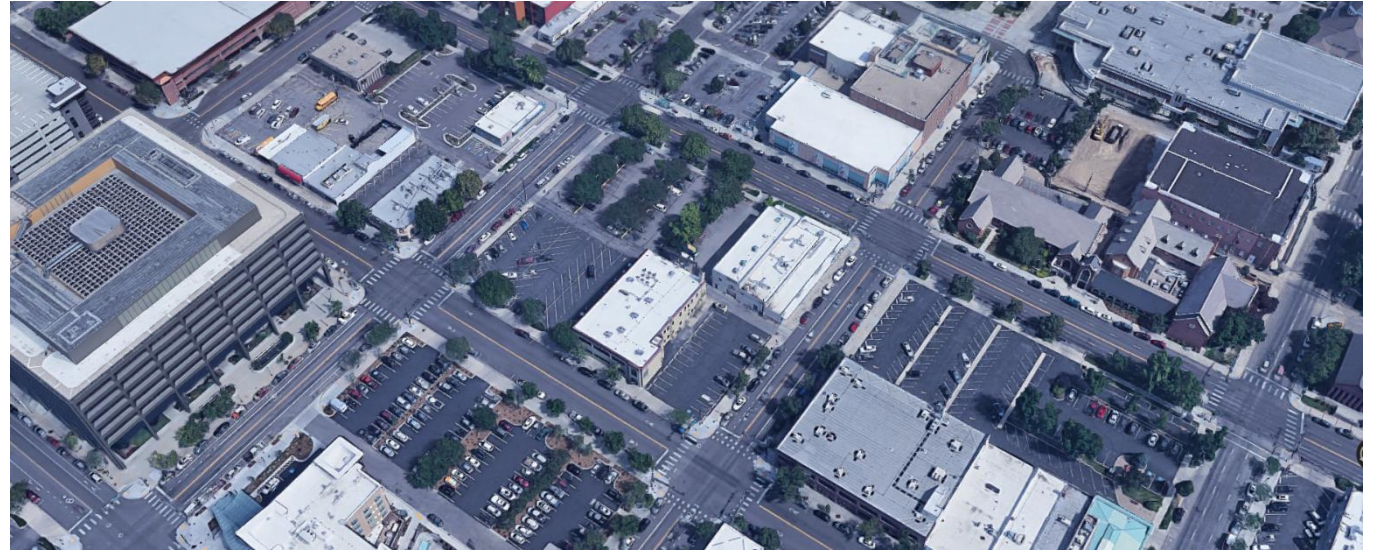
Economic Development

- Economic impact of housing
- Residents energize local commerce
- More people living downtown to achieve economic goals



Catalytic Results

- Visionary development partnership
 - Large anchor use – and/or – more housing (500+ units)
 - Lasting economic development impacts
- Land assemblage
 - Park BOI garage - more efficient design and reduces cost
 - Highest and Best Use
- Surface parking lot infill



Agency Participation / Assistance

- Type 5 Participation Program -- Competitive Disposition Process
 - 1010 Jefferson and 421 10th Street properties
- Reimbursement Amount -- \$10 Million
 - 6:1 or higher ratio of private to public investment
 - Maximum Amount: Improvements + Parking = \$10 million
- Public Improvements
 - PP typical eligible expenses E.G. streetscape, utilities, etc.
 - Reimburse upon completion (not over 4 years)
- Purchase public parking garage condo



1010 Jefferson



421 10th Street



Values / Priorities (*Evaluation Criteria*)

Ash Street & 1715 Idaho Projects

1. Neighborhood Design & Context
2. Catalyst Potential
3. Investment
4. Development Schedule
5. Sustainability
6. Local Partnerships & Workforce

Block 68 Catalytic Redevelopment Project

1. Housing
2. High Quality Development & Design
3. Mobility
4. Economic Development
5. Catalytic Results
6. Sustainability

Discussion



Block 68 RFP Schedule

RFP Preparation

Board RFP Comm Mtg #1	March 2
Information Update to Board	March 8
Pre-App w/ City	March xx
Downtown Neighborhood Assoc.	March xx
Board RFP Comm Mtg #2	March xx
Request RFP Board Approval	April 12
Publish RFP	April 19

120 Day Response Period

RFP Evaluation

Proposal Submission Deadline	August 17
Staff Proposal Verification Deadline	August 25
RFP Committee	August 25 to Nov 1
Proposal review due	Sept. 13 (Board Mtg)
Interviews	Sept. 20 to 24
Scoring Due to Staff	Sept. 29
Staff presents Comm Findings	October 11
Board Selects Proposal	November 8

Block 68 Redevelopment Timeline



AGENDA

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VI. Adjourn

INFORMATION: Participation Program Policy Revisions

Doug Woodruff
Development Director

Alexandra Monjar
Project Manager – Property Development

INFORMATION: Participation Program Policy Revisions

How can we incentivize developments that:

Truly enhance urban fabric and activate neighborhoods?

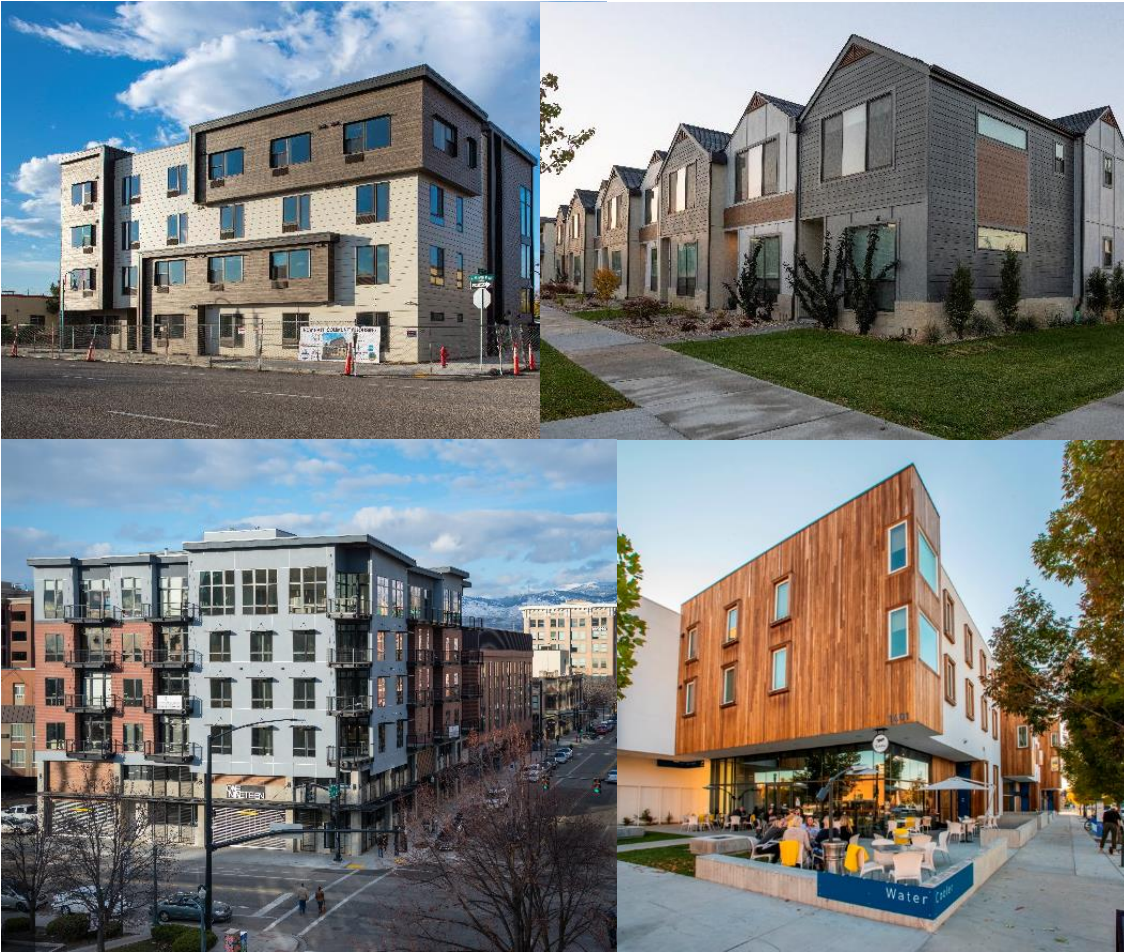
Support the creation of high quality jobs?

Build affordable, workforce, and mixed-income housing?

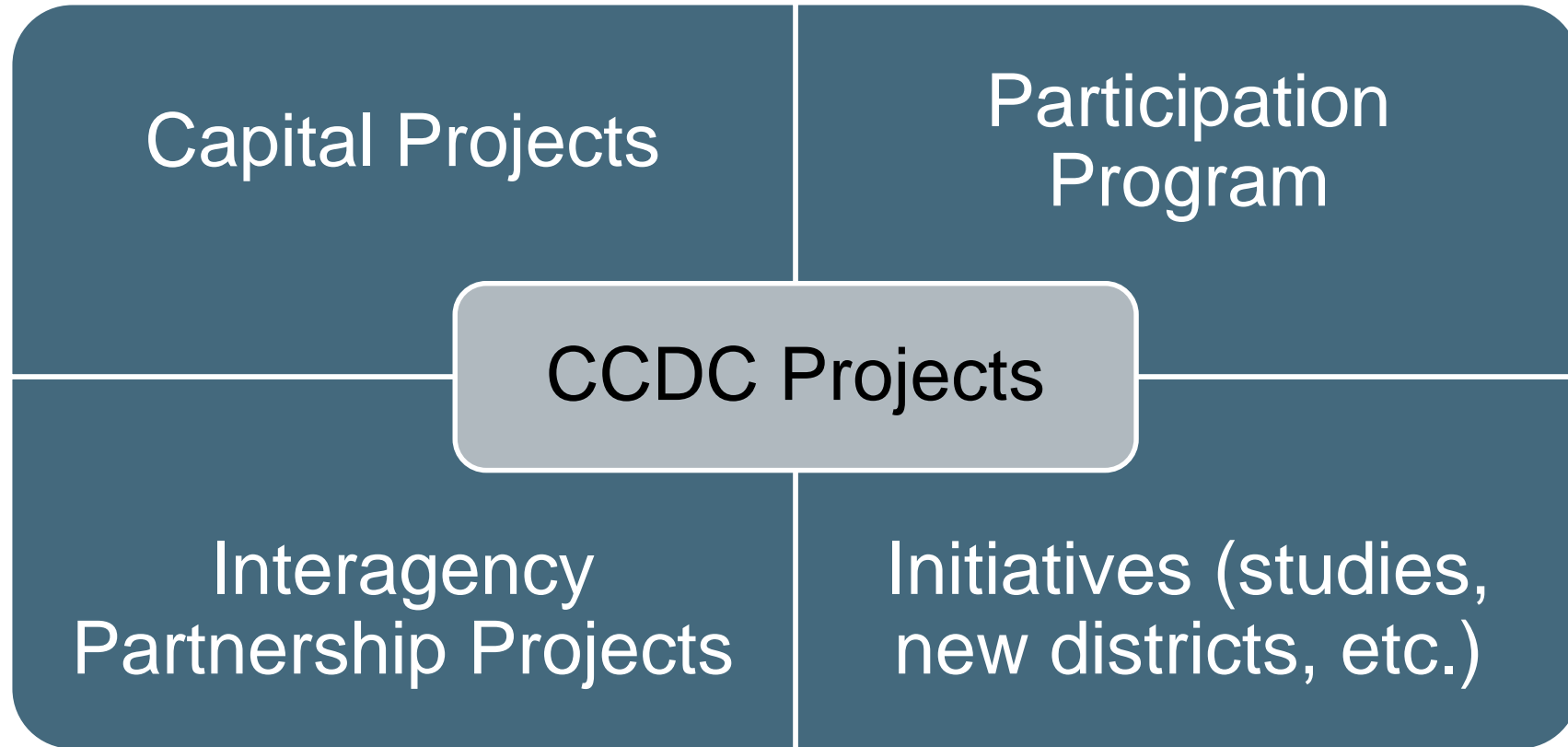
Participation Program Overview

Since 2013, CCDC has invested \$47.3 million leveraging \$1.1 billion in private development.

- Type 1 – One Time Assistance
- Type 2 – General Assistance
- Type 3 – Transformative Assistance
- Type 4 – Capital Improvement Coordination
- Type 5 – Property Disposition (CCDC Owned)



CCDC Resource Planning



Available Incentive Tools

- Dollars (amount of repayment)
- Time (term of repayment)
- Performance requirements (criteria for participation)*

**need to be applied fairly and predictably*

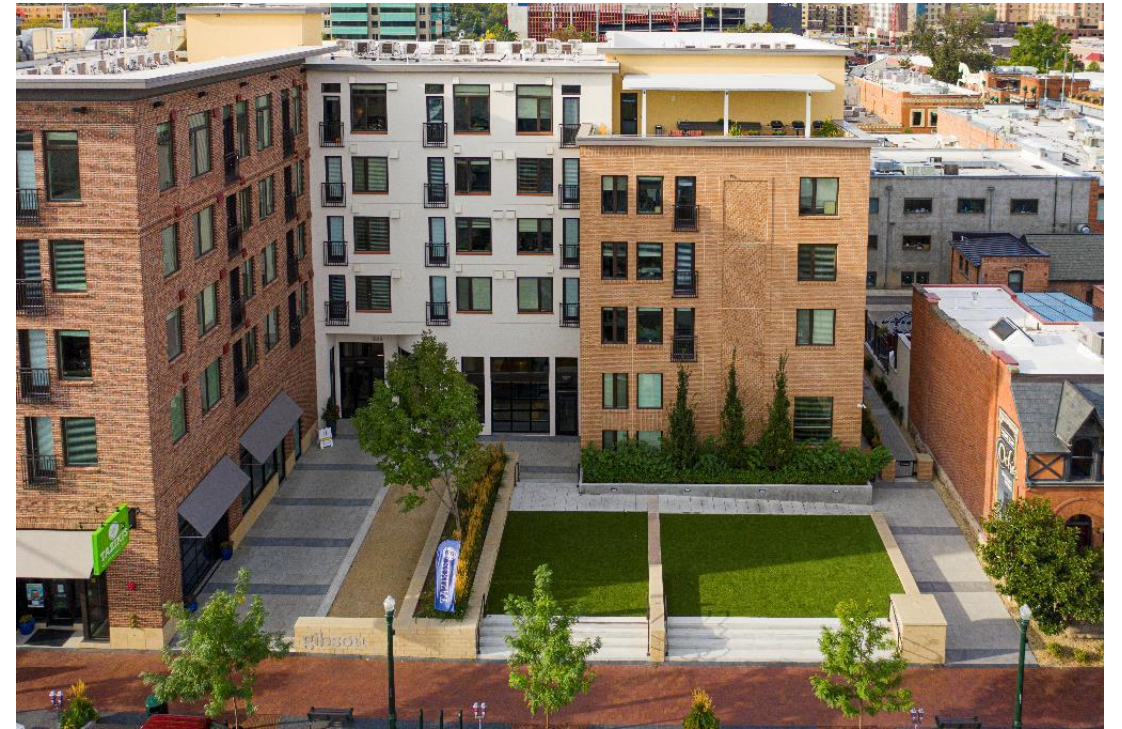
Enhance Urban Fabric and Activate Neighborhoods

OPPORTUNITIES

- Add an application question addressing the project nexus with area plans
- Update scorecard & create a minimum score requirement

CONSIDERATIONS

- Fairness
- Process for updates



Support the Creation of High Quality Jobs

OPPORTUNITIES

- Updates to scorecard
- Create a scorecard or jobs standard for Gateway East

CONSIDERATIONS

- Fairness – define ‘good’ jobs in policy documents



This conceptual design is not a final design and is subject to change. It is intended to provide a general impression of the proposed project and is not to be used for any other purpose. The design is not to be used for any other purpose.

REVISION
DATE: 02/11/2020
BY: J. M. MALCOMB

WARE MALCOMB 10.05.2019 2

Build Affordable, Mixed-Income and Workforce Housing

EXISTING HOUSING INCENTIVES

- Type 2 Scorecard and extended reimbursement terms
- Type 5 projects have focused primarily on housing



Build Affordable, Mixed-Income and Workforce Housing

TYPE 2 OPPORTUNITIES

- Promote incentives
- Address limits on reimbursement in districts with upcoming sunsets
- Increase use-based incentive

CONSIDERATIONS

- Maintain flexibility to evolve priorities as needs change
- TIF funds PP and Capital Projects
- Legal and practical limitations



Build Affordable, Mixed-Income and Workforce Housing

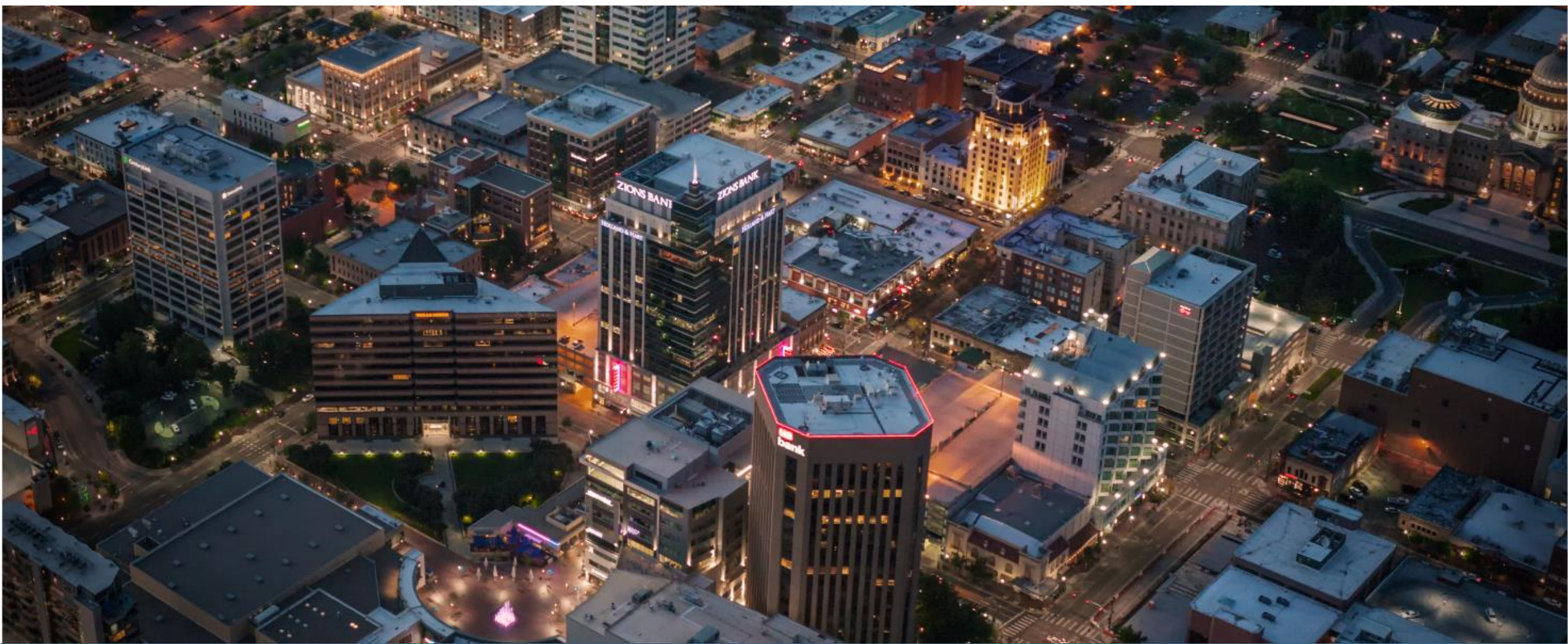
TYPE 5 OPPORTUNITIES

- Adjust CIP to prioritize and schedule Type 5 projects
- Consider the option approach
- Integrate criteria for site acquisition
- Align inter-agency goals and values
- Use Type 5 to preserve affordable housing*

**Consider legal and practical limitations*



Feedback and Questions



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VI. Adjourn

INFORMATION: CCDC Monthly Report

John Brunelle
Executive Director

Adjourn

