

CCDC Board of Commissioners Meeting

May 10, 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
May 10, 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 – April 2021

B. Minutes & Reports

1. Approval of April 12, 2021 Meeting Minutes

C. Other

1. Approve Resolution 1706 – 901 N. 27th Street Crossing – Type 1 Participation Agreement with Prentiss Properties 21 LLC
2. FY2021 Q2 Financial Report (Unaudited)

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. CONSIDER:** Approve Block 68 Catalytic Redevelopment Project Request for Proposals (10 minutes)
..... Doug Woodruff/Brady Shinn
- B. CONSIDER:** Approve Resolution 1707 – Participation Program Policy Update
(10 minutes) Alexandra Monjar
- C. CONSIDER:** Approve Resolution 1704 – Ranking for 11th Street Bikeway and Streetscape Improvement
Project CM/GC Services (10 minutes) Amy Fimbel/Kathy Wanner
- D. CONSIDER:** Approve Resolution 1705 –11th Street Interagency Agreement with ACHD (5 minutes)
..... Amy Fimbel

CONSIDER:

Block 68 Catalytic Redevelopment Project Request For Proposal

Doug Woodruff, Development Director
Brady Shinn, Project Manager

Project Summary

Context and Background

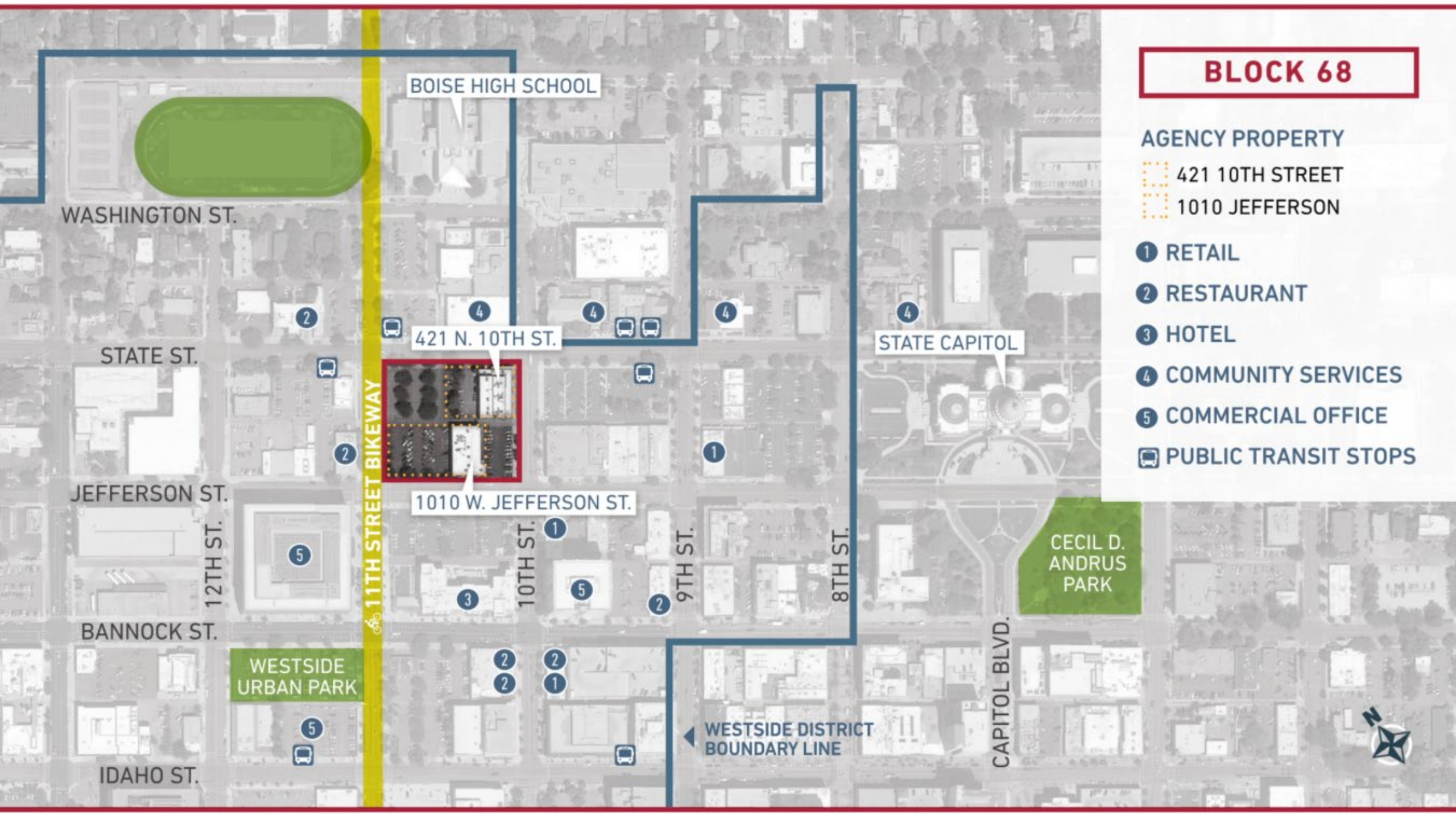


BLOCK 68

AGENCY PROPERTY

- 421 10TH STREET
- 1010 JEFFERSON

- 1 RETAIL
- 2 RESTAURANT
- 3 HOTEL
- 4 COMMUNITY SERVICES
- 5 COMMERCIAL OFFICE
-  PUBLIC TRANSIT STOPS



Project Priorities

Grow Our Housing

Minimum Expectations

225 housing units with balanced mix of:
550+ SF Studio, 650+ SF 1-BDs, 850+ SF
2-BDs

Affordability for a 15 year term: 25 units ≤
80% AMI and 130 units ≤ 120% AMI

Thoughtful design that improves resident
quality of life



Visionary Outcome

Double or triple the minimum housing
units on/near Block 68 at various levels of
affordability

More units offered at the lower price
points and longer term pricing restrictions

Project Priorities

Mobility



Minimum Expectations

Integrate with the Building a Better State Street initiative

Integrate and enhance the upcoming 11th Street Bikeway

Maintain midblock connection through Block 68

Private parking ratio requirement for housing: maximum of 0.8 stalls per unit

Project Priorities

Mobility

Visionary Outcome

Secure bicycle storage facility for 30 bikes

Shared-use public parking and mobility infrastructure that supports: more housing, infill with active uses, reduced infrastructure costs, and shared mobility resource for neighborhood



Project Priorities

Urban Development & Architectural Design



Minimum Expectations

Exceptional built environment that contributes to the authentic neighborhood fabric

Embrace density and provide for activities conducive to a compact mixed-used downtown

Activate the streets by providing active ground floor uses, furnishings and other engaging elements

Aspirational Architecture that integrates green architecture features and systems

Project Priorities

Economic Development

Minimum Expectations

Leverage public private partnership to maximize the amount of housing and other uses included in the project

Utilize public participation to deliver lower housing price points

Visionary Outcome

Assemble nearby underutilized land and build more housing and uses that serve the neighborhood

Implement a shared-use parking and mobility structure to catalyze infill of underutilized land with active uses

Project Priorities

Sustainability



Visionary Outcome

Expand clean energy utility system infrastructure

Composting facilities and operations

Minimum Expectations

Meet the Boise City Green Building Code

All-electric buildings with use of geothermal for commercial/retail spaces

Meet an Energy Use Intensity (EUI) in line with the Boise Climate Zone

Electric Vehicle (EV) charging stations and conduit for future charging stations

Recycling facilities and operations

Water conservation by using low flow/usage appliances and fixtures which meet the EPA WaterSense standard

Block 68 RFP

CCDC Participation



Agency Property – Development and Disposition

Type 5 Participation Program

Commercial appraised value \$7.5 million

Public Infrastructure Improvements

Type 2 Participation Program

Streetscape, utilities, amenities, etc.

ParkBOI Parking and Mobility Structure

200 to 350 public parking stalls & mobility facilities

Up to \$10 million, tax exempt bond

6:1 or higher private to public investment ratio

Negotiate with Selected Developer

Evaluation & Selection

Evaluation Criteria

	Min. Expectations	Visionary Outcomes	Points Possible
Team Qualifications	25	--	25
Project Development Timeline	15	--	15
Grow Our Housing	120	50	170
Mobility	45	35	80
Urban Development & Architectural Design	100	--	100
Economic Development	45	30	75
Sustainability	20	15	30
Total Points:			500

Evaluation & Selection Schedule

Step 1: Request For Proposals	
Board Approves RFP for Publication	05/10/2021
Publish and Promote RFP	05/17/2021
RFP Questions and Clarifications Deadline	08/03/2021
RFP Addendum Deadline (if necessary)	08/09/2021
Submission Deadline	08/19/2021
Step 2: Evaluation of Proposals	
BOARD MTG: Agency Preliminary Finding Report	09/13/2021
Selection Committee Review and Interviews	09/22/2021 to 10/15/2021
Supplemental Information Deadline	10/06/2021
BOARD MTG: Winning Proposal Selection	11/08/2021
Step 3: Agreement to Negotiate Exclusively (ANE)	
BOARD MTG: Approval of ANE	03/14/2022
Step 4: Disposition and Development Agreement (DDA)	
Negotiation, ReUse Appraisal, Finalize DDA	09/12/2022
BOARD MTG: Approval of DDA	11/14/2022

CONSIDER:

Block 68 Catalytic Redevelopment Project Request For Proposal

Motion:

Authorize the Agency to publish the Block 68 Catalytic Redevelopment Project Request for Proposals for the Agency-owned properties located 1010 W. Jefferson Street and 421 N. 10th Street, and administer the RFP under its terms.

AGENDA

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(10 minutes) Alexandra Monjar
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..... Amy Fimbel

Resolution 1707

2021 Participation Program Updates

Alexandra Monjar
Project Manager – Property Development

2021 Participation Program Updates

Program History



- Established 2013
- 5 program Types
- Over \$21 of private investment for every \$1 of public support
- \$60 million invested in 73 projects, leveraging \$1.3 billion in private development
- Responsive to private development with clear expectations

Update Priority 1

Increase the Supply of Affordable and Workforce Housing



Priority 1 – Increase Attainable Housing

Type 2 – General Assistance

- Reimburse up to 100% of annual tax increment
- Allow early reimbursement in districts closing within 6 years
- Increase points for Affordable and Workforce Housing under Targeted Uses in the Scorecard



Priority 1 – Increase Attainable Housing

Type 5 – Property Disposition

- Recognize inter-agency collaboration
- Incorporate Property Acquisition Guidelines and Strategy & call out Option approach
- Plan for property acquisition and disposition in the CIP



Update Priority 2

Achieve a Higher Quality of Urban Design



Priority 2 – Higher Quality Urban Design

Adjust Reimbursement Factors

Case, 50 Unit Multi-family Project

\$13M Total Development Costs

\$700k Eligible Expenses

Level	Updated	Previous
A: >=140 points	0.8	0.8
B: 120-139 points	0.5	0.6
C: <=119 points	0.0	0.4

Level A	Updated	Previous	Δ
Annual Increment x Reimbursement Factor	\$ 108,000	\$ 108,000	\$ -
Annual Reimbursement x Term (4 years)	\$ 432,000	\$ 432,000	\$ -
Percentage of Eligible Expenses Reimbursed	62%	62%	0%

Level B	Updated	Previous	Δ
Annual Increment x Reimbursement Factor	\$ 67,500	\$ 81,000	\$ (13,500)
Annual Reimbursement x Term (4 years)	\$ 270,000	\$ 324,000	\$ (54,000)
Percentage of Eligible Expenses Reimbursed	39%	46%	-8%

Level C	Updated	Previous	Δ
Annual Increment x Reimbursement Factor	\$ -	\$ 54,000	\$ (54,000)
Annual Reimbursement x Term (4 years)	\$ -	\$ 216,000	\$ (216,000)
Percentage of Eligible Expenses Reimbursed	0%	31%	-31%

Priority 1 & 2 – Housing & Urban Design

Adjust Reimbursement Factors w/ Housing Bonus

Case, 50 Unit Multi-family LIHTC or equivalent Affordable Housing Project

\$13M Total Development Costs

\$700k Eligible Expenses

Level	Updated w/ Incentive	Previous
A: >=140 points	0.8 + 0.2 = 1.0	0.8
B: 120-139 points	0.5 + 0.2 = 0.7	0.6

Level A	Updated	Previous	Δ
Annual Increment x Reimbursement Factor	\$ 135,000	\$ 108,000	\$ 27,000
Annual Reimbursement x Term (8 years)	\$ 700,000*	\$ 648,000	\$ 52,000
Percentage of Eligible Expenses Reimbursed	100%	93%	7%
Level B	Updated	Previous	
Annual Increment x Reimbursement Factor	\$ 94,500	\$ 81,000	\$ 13,500
Annual Reimbursement x Term (8 years)	\$ 567,000	\$ 486,000	\$ 81,000
Percentage of Eligible Expenses Reimbursed	81%	69%	12%

Priority 2 – Higher Quality Urban Design

Expand Scorecard Use

T1

- Use as a reference for Board evaluation

T2

- Set a minimum score for participation & adjust reimbursement factors

T3

- Require projects to be scored

T4

- Use as a reference in design process

T5

- Reference when creating RFQ/P criteria and evaluation

2021 Participation Program Updates

Additional Updates

- Clarified common questions and fixed minor grammatical errors
- Improved calculation accuracy for estimated and actual reimbursement
- Scorecard updates for Connectivity, Parking Placement & Design, and Targeted Uses

CONSIDER: Resolution 1707

Suggested Motion:

I move to approve Resolution 1707 approving the Participation Program Updates.

AGENDA

IV. Action Items

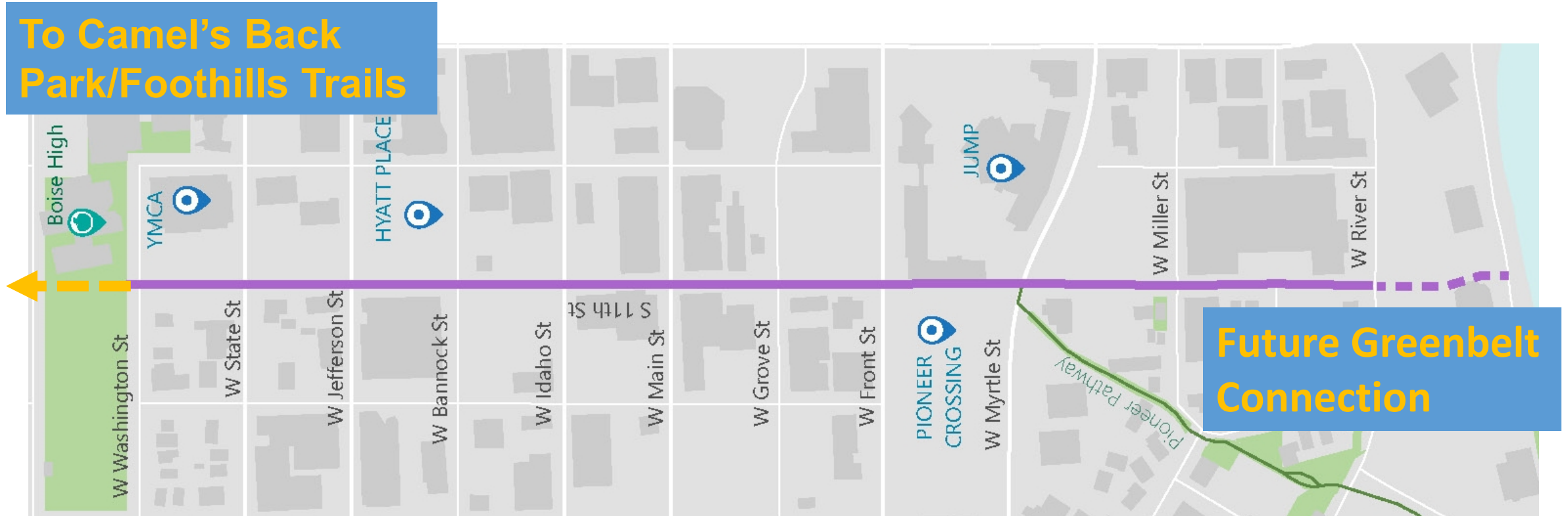
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..... Amy Fimbel

CONSIDER: Resolution 1704 –
Construction Manager / General Contractor
Competitive Selection for
11th Street Bikeway & Streetscapes Improvement Project

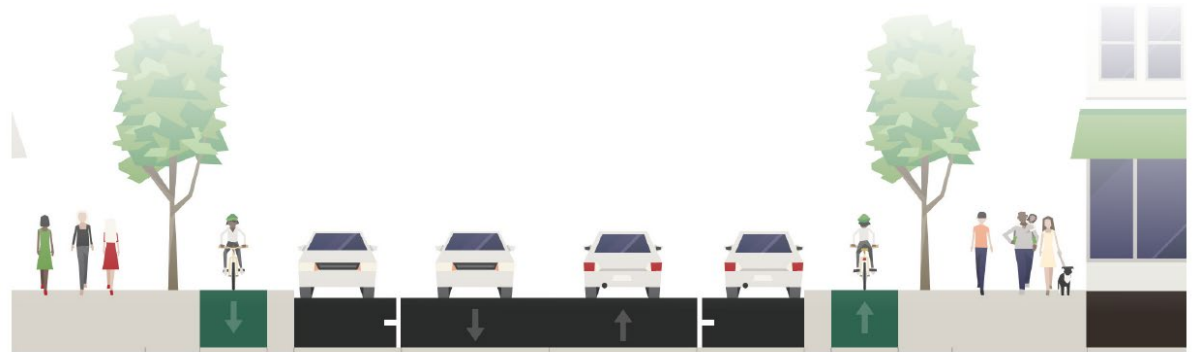
Amy Fimbel
Project Manager

Kathy Wanner
Contracts Specialist

Project Area

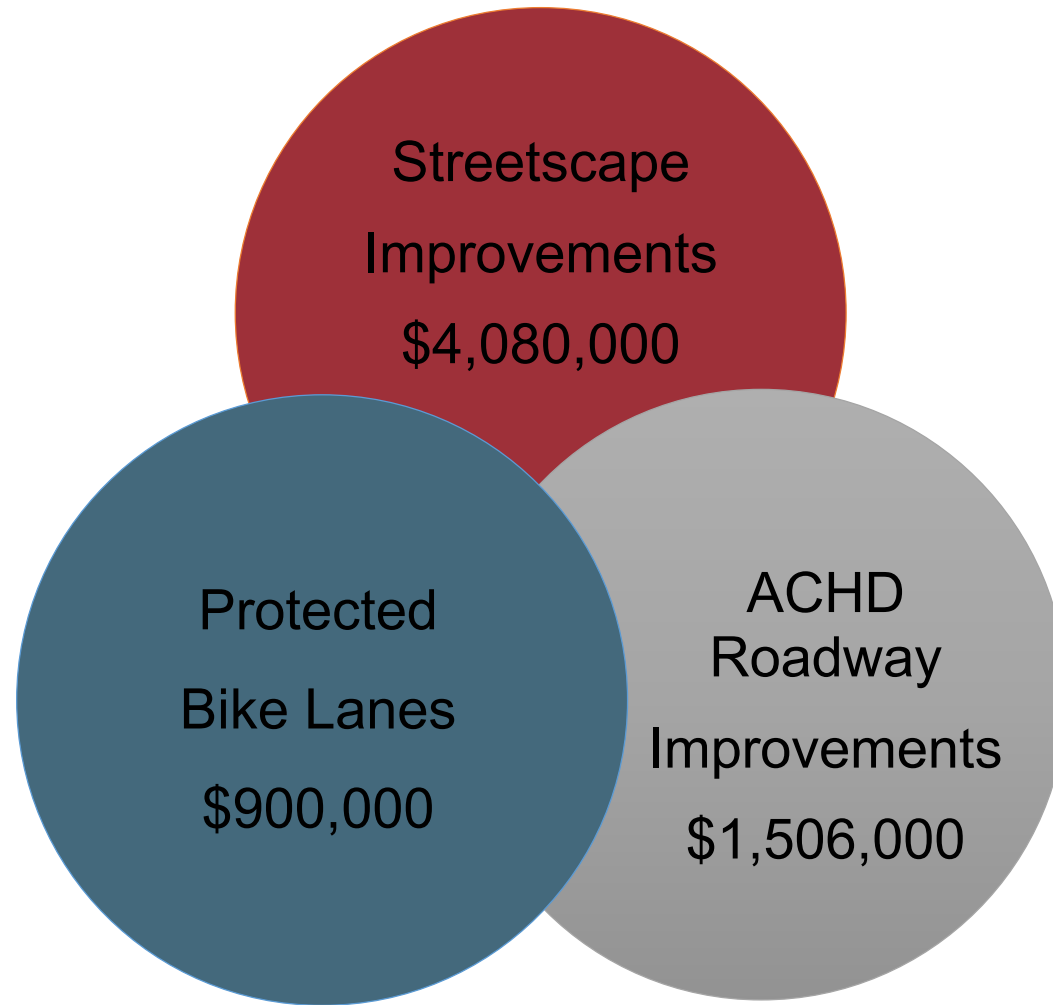


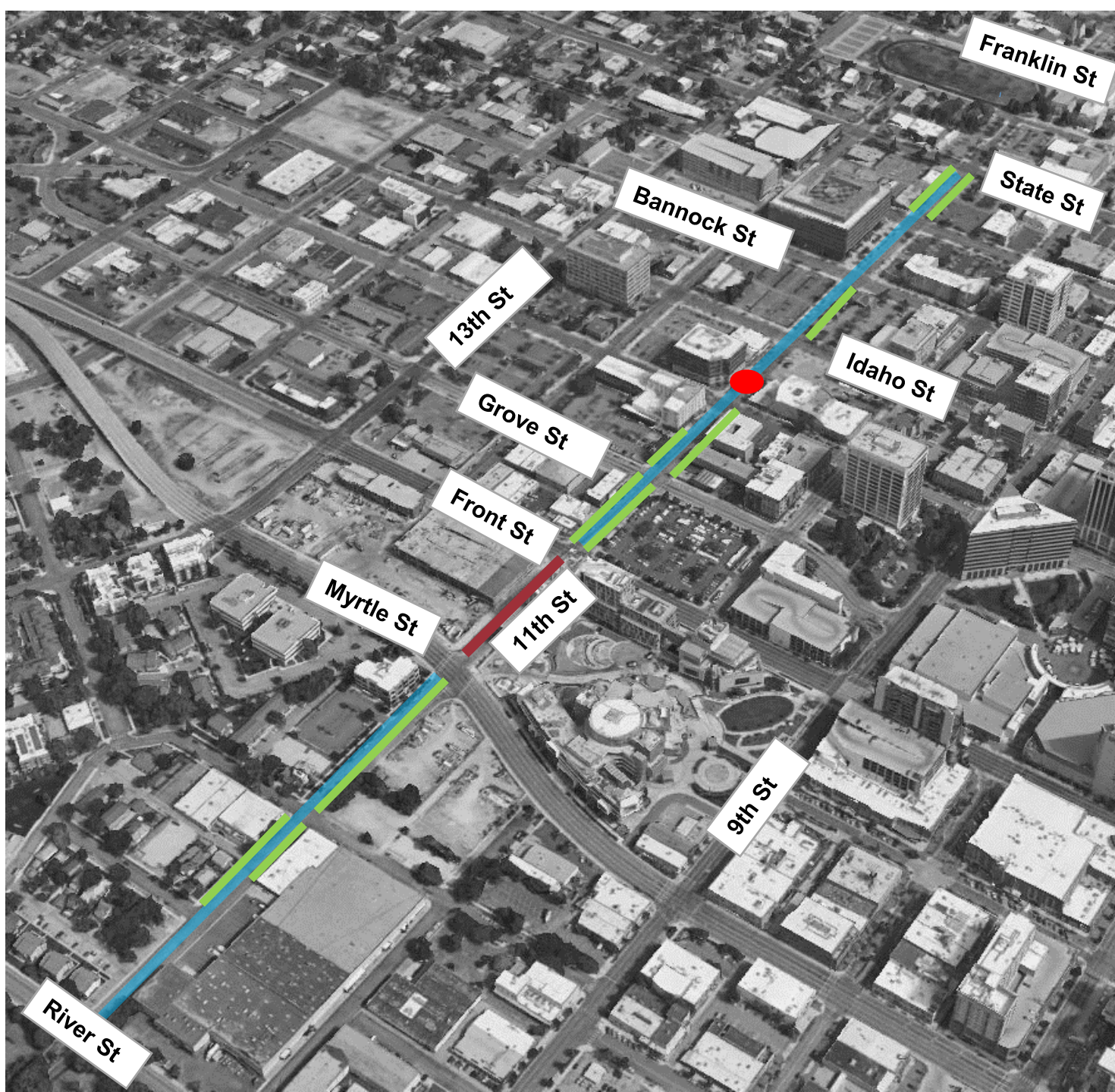
Approved Concept Design



Typical cross section: Jefferson Street to Bannock Street facing north

Project Improvements





LEGEND

- STREETSCAPE
- PAVING/BIKEWAY
- CANAL BRIDGE
- BIKEWAY ONLY

Qualification-Based Selection Process

Idaho Code § 67-2320

Must be licensed as Construction Manager AND General Contractor

CM/GC Selection Process Schedule

RFQ Issued	March 24, 2021
Public Notice	March 24 and March 31, 2021
Pre-Proposal Meeting	March 31, 2021
Submissions Due	April 20, 2021 by 3:00 pm

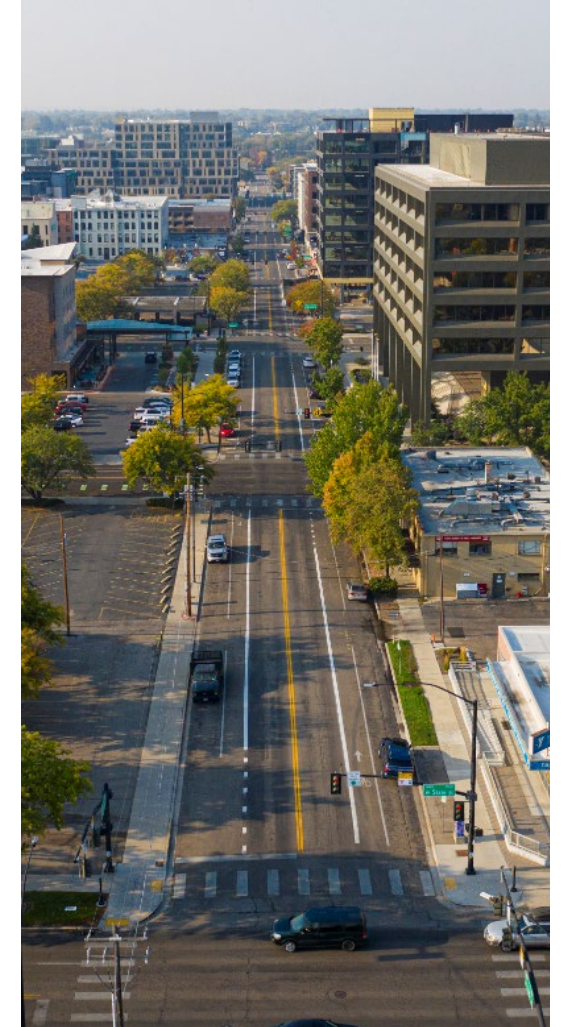
Staff review for compliance and Evaluation Panel scoring RFQ requirements

CCDC Board Decision May 10, 2021

Request for Qualification Evaluation and Ranking

EVALUATION	
Cover Sheet	5
Waiver / Release	5
Company Profile	30
CM/GC Project Team	50
Experience & Past Performance	40
Project Approach, Work Plan & Schedule	40
Project Management	30
Points / Evaluator	200
Total Points (200 x 4) = 800	

RANKING	
McAlvain Construction, Inc.	719
Guho Corp.	717
Wright Brothers	635



TODAY

Board Approval

Resolution 1704

CM/GC Ranking & Pre-Construction

LATER

Board Approval

Guaranteed Maximum Price (Contract Amendment for Construction)



CONSIDER: Resolution 1704 – Construction Manager / General Contractor Competitive Selection

Suggested Motion:

I move to adopt Resolution 1704 approving the ranking for the RFQ: CM/GC for the 11th Street Bikeway and Streetscape Improvements Project and authorize the Executive Director to negotiate and execute a Construction Manager / General Contractor agreement for the 11th Street Bikeway and Streetscape Improvements Project.

AGENDA

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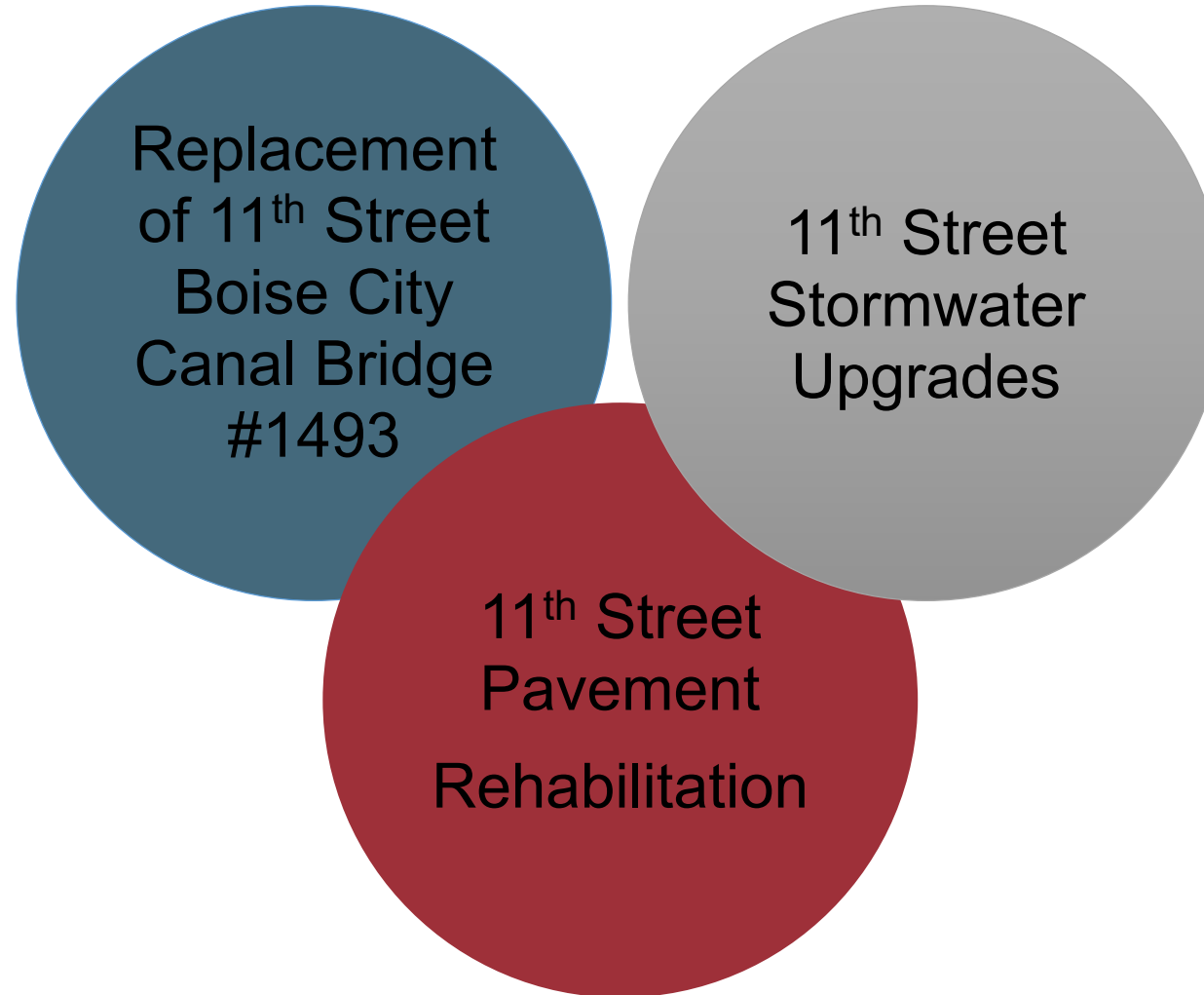
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..... Amy Fimbel

CONSIDER: Resolution 1705 – ACHD / CCDC Interagency Agreement 11th Street Bikeway and Streetscapes Project



Amy Fimbel
Project Manager

ACHD Reimbursable Elements



ACHD Design Reimbursement

Estimated ACHD Design Reimbursement: **\$151,570**

- Reimbursement expected to be 24% of the overall design costs for the design of ACHD improvements
- Two reimbursements – end of FY2021; end of design contract
- Construction cost reimbursement will be part of a separate Interagency Agreement



CONSIDER: Resolution 1705 –
ACHD / CCDC Interagency Agreement
11th Street Bikeway and Streetscapes Project

Suggested Motion:

I move to adopt Resolution 1705 approving and authorizing the execution of an Interagency Agreement with the Ada County Highway District for design services associated with the Agency's 11th Street Bikeway and Streetscapes Improvement Project.

AGENDA

V. Information/Discussion Items

- A. 1715 W. Idaho Street – Project Update (5 minutes)
.....Brady Shinn/Shellan Rodriguez, 17th & Idaho Development, LLC
- B. Westside Urban Park – Project Update (5 minutes) Amy Fimbel
- C. CCDC Monthly Report (5 minutes) John Brunelle

V. Adjourn

1715 W. Idaho Street Housing Infill Development - Project Update

Brady Shinn – Project Manager

Shellan Rodriguez – SMR Development

John King – Pivot North Architecture



SMR
DEVELOPMENT

+

CHASE
MIKSI

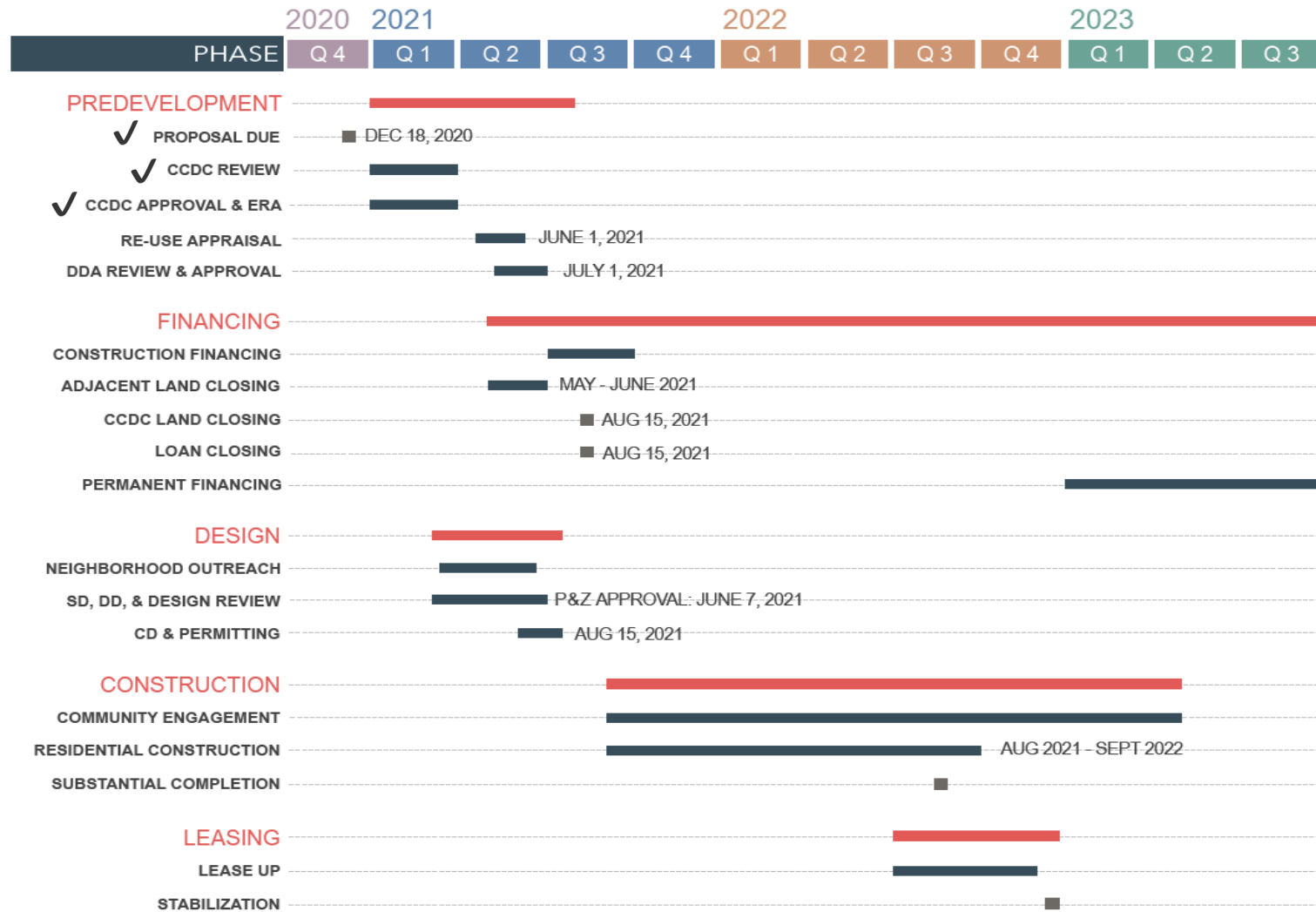
+

EDLEN & CO.
EDLEN KRAGE SHERMAN
IMPACT REAL ESTATE

+

PIVOT
NORTH
architecture

Development Timeline



1715 W. Idaho Street Housing Infill Development - Project Update

Questions?

AGENDA

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VI. Adjourn

Westside Urban Park Project Update



Amy Fimbel
Project Manager

THEN



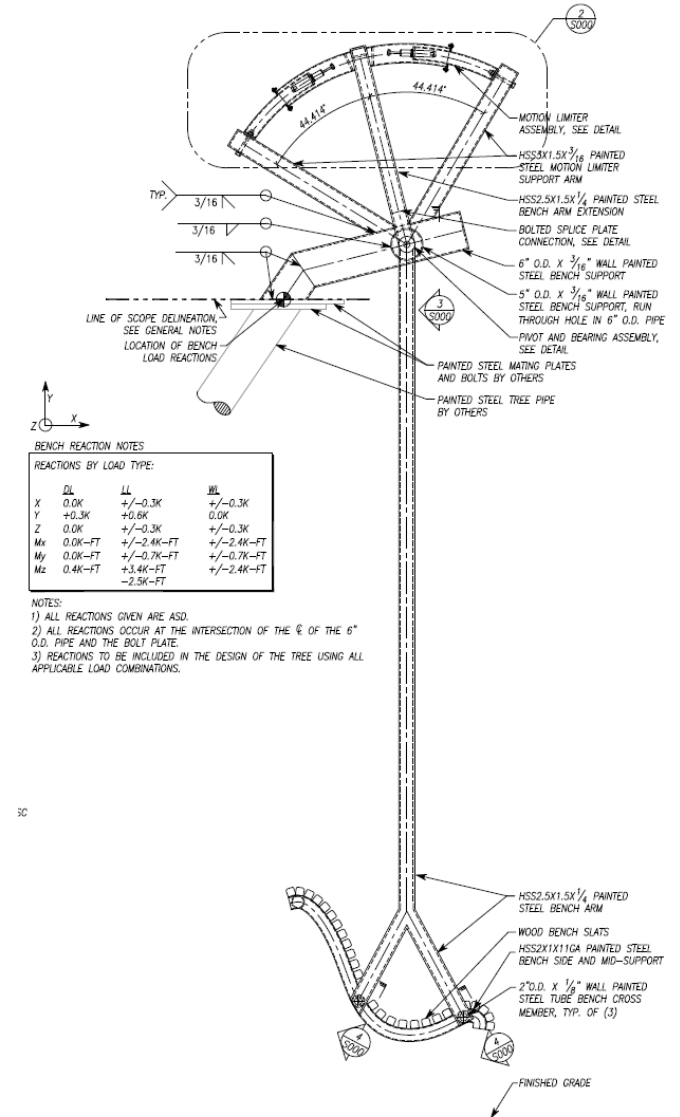
VS. NOW



HIGHLIGHTS



GENTLE BREEZE ARTWORK FABRICATION



1 BENCH ELEVATION AND REACTIONS
SCALE: 1"=1'-0"

NEW PARK

COMING SUMMER 2021

Learn more at ccdc.agency



PARKS AND
RECREATION

Rafanelli
& Nahas



CAPITAL CITY
DEVELOPMENT CORP



AGENDA

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INFORMATION: CCDC Monthly Report

John Brunelle
Executive Director

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VI. Adjourn

Adjourn