



BOARD OF COMMISSIONERS MEETING

May 10, 2021

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
May 10, 2021, 12:00 p.m.

All Commissioners will attend virtually.
Virtual attendance is strongly encouraged.

Join at <https://ccdcboise.com/the-agency/board-of-commissioners/>

A G E N D A

I. CALL TO ORDER Chair Zuckerman

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS Chair Zuckerman

III. ACTION ITEM: CONSENT AGENDA

- A. Expenses
 - 1. Approval of Paid Invoice Report - April 2021
- B. Minutes and Reports
 - 1. Approval of April 12, 2021 Meeting Minutes
- C. Other
 - 1. Approve Resolution 1706 - 901 N. 27th Street - 27th Street Crossing - Type 1 Participation Agreement with Prentiss Properties 21 LLC
 - 2. FY2021 Q2 Financial Report (Unaudited)

IV. ACTION ITEM

- 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

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

VI. ADJOURN

This meeting will be conducted in compliance with the Idaho Open Meetings Law. In addition, all COVID-19 health safety protocols will be observed. Face masks and social distancing will be required. Due to limited seating in-person attendees may be required to wait outside the meeting room once the maximum safe meeting room capacity is reached. All CCDC Board members will attend virtually. Interested members of the public are welcome and are encouraged to attend virtually via the link above.

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).



III. CONSENT AGENDA



Paid Invoice Report

For the Period: 4/1/2021 through 4/30/2021

Payee	Description	Payment Date	Amount
Payroll:			
PERSI	Retirement Payment	4/7/2021	18,561.87
EFTPS - IRS	Federal Payroll Taxes	4/7/2021	14,530.38
Idaho State Tax Commission	State Payroll Taxes	4/7/2021	2,208.00
CCDC Employees	Direct Deposits Net Pay	4/7/2021	37,338.79
Idaho Dept of Labor	Q1 2021 SUTA Payment	4/8/2021	1,535.73
PERSI	Retirement Payment	4/21/2021	18,682.92
EFTPS - IRS	Federal Payroll Taxes	4/21/2021	14,619.28
Idaho State Tax Commission	State Payroll Taxes	4/21/2021	2,208.00
CCDC Employees	Direct Deposits Net Pay	4/21/2021	37,661.24
Total Payroll Payments:			147,346.21
Checks and ACH			
Various Vendors	Check and ACH Payments (See Attached)	April 2021	912,918.22

Total Cash Disbursements: **\$ 1,060,264.43**

I have reviewed and approved all cash disbursements in the month listed above.

Joey Chen

Finance Director

5/3/2021

Date

JB

Executive Director

5-4-2021

Date

Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4136	Abbey Louie	189	Management Training FY2	03/31/2021	4,000.00	11942	04/29/2021
	Total 4136:				4,000.00		
3659	Ada County	APR 2021	April 2021 Master Ground	04/08/2021	30,025.00	63910	04/28/2021
		APR 2021	April 2021 Surplus Ground	04/08/2021	13,005.50	63910	04/28/2021
		JAN 2021 #2	January 2021 Master Grou	02/28/2021	12,096.00	63910	04/28/2021
		JAN 2021 #2	January 2021 Surplus Gro	02/28/2021	14,116.50	63910	04/28/2021
	Total 3659:				69,243.00		
4126	Agnew Beck Consulting Inc	9321	Linen Blocks - W. Grove St	02/28/2021	7,012.13	11958	04/30/2021
		9321	Linen Blocks - W. Grove St	02/28/2021	779.12	11958	04/30/2021
		9322	Old Boise Blocks on Grove	02/28/2021	1,256.25	11958	04/30/2021
	Total 4126:				9,047.50		
1139	American Cleaning Service	26124	Building 8 Condo	04/19/2021	336.00	11943	04/29/2021
	Total 1139:				336.00		
3838	American Fire Protection L	11642	Monthly pump inspection &	03/29/2021	185.00	63911	04/28/2021
		11681	Monthly pump inspection &	04/13/2021	110.00	63911	04/28/2021
	Total 3838:				295.00		
1316	Blue Cross of Idaho	2106000005	Health Insurance - Apr 202	04/01/2021	25,338.70	63906	04/01/2021
	Total 1316:				25,338.70		
1331	Boise Centre	15721	CCDC team training	03/30/2021	1,380.00	63912	04/28/2021
	Total 1331:				1,380.00		
1385	Boise City Utility Billing	X1177 APR2	848 Main St # 0447416001	04/01/2021	8.42	11971	04/26/2021
	Total 1385:				8.42		
1448	Boise Valley Economic Prtn	5804900	Annual Dues 5/1/2021 - 4/	04/01/2021	20,000.00	11959	04/30/2021
	Total 1448:				20,000.00		
4022	Boxcast Inc	B57F3A3-00	storage fees	04/01/2021	19.91	11944	04/29/2021
	Total 4022:				19.91		
4082	BVGC Parcel B LLC	1600007972	11th & Front garage CAM e	04/01/2021	2,014.50	11945	04/29/2021
	Total 4082:				2,014.50		
3712	Car Park	5TH & FRON	5th & Front Parking Lease	02/28/2021	30,000.00	11960	04/30/2021
		5TH & FRON	5th & Front Parking Reven	02/28/2021	21,262.50-	11960	04/30/2021
		FEB2021	10th & Front - Grove	02/28/2021	22,963.10	11960	04/30/2021
		FEB2021	9th & Front - City Centre	02/28/2021	35,015.42	11960	04/30/2021

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		FEB2021	9th & Main - Eastman	02/28/2021	23,947.53	11960	04/30/2021
		FEB2021	Cap & Front - BLVD	02/28/2021	12,294.00	11960	04/30/2021
		FEB2021	Cap & Main - Cap Terrace	02/28/2021	24,978.41	11960	04/30/2021
		FEB2021	Cap & Myrtle - Myrtle	02/28/2021	17,293.41	11960	04/30/2021
		FEB2021	9th & Front - refunds	02/28/2021	120.00	11960	04/30/2021
		Total 3712:			145,349.37		
1556	Caselle Inc.	108043	Contract support - April 202	04/01/2021	840.00	63907	04/01/2021
		Total 1556:			840.00		
1595	City of Boise	IL1684	Utility Reimbursement (Tra	03/31/2021	627.75	63913	04/28/2021
		IL1684	Utility Reimbursement (Tra	03/31/2021	305.25	63913	04/28/2021
		IL1692	Downtown Core Maint - R	04/01/2021	1,983.33	63913	04/28/2021
		IL1692	Downtown Core Maint - W	04/01/2021	1,436.21	63913	04/28/2021
		Total 1595:			4,352.54		
1643	Community Planning Assoc	221094	FY21 3rd qtr Membership	04/01/2021	2,275.00	11946	04/29/2021
		Total 1643:			2,275.00		
3947	Crane Alarm Service	80369	Fire Alarm System - Monito	04/01/2021	25.00	63914	04/28/2021
		81223	Fire Alarm System - servic	04/15/2021	1,027.50	63914	04/28/2021
		Total 3947:			1,052.50		
1703	CSHQA	34938	ParkBOI LED Lighting Upg	03/31/2021	151.31	11947	04/29/2021
		Total 1703:			151.31		
3977	Cushing Terrell Architects	157976	17th Street Reinvestment	03/31/2021	3,408.18	11948	04/29/2021
		Total 3977:			3,408.18		
1838	Elam & Burke P.A.	189719	WS District Amendment	02/28/2021	22.50	11961	04/30/2021
		189721	101-0 General	02/28/2021	1,490.85	11961	04/30/2021
		190140	Ada County Reuse of Parc	03/31/2021	970.65	11961	04/30/2021
		190141	BoDo Project-Central/River	03/31/2021	472.50	11961	04/30/2021
		190142	Ash Street Properties	03/31/2021	90.00	11961	04/30/2021
		190143	Public Records Requests	03/31/2021	1,260.00	11961	04/30/2021
		190144	Parking Matters	03/31/2021	597.50	11961	04/30/2021
		190145	New URD - State STreet	03/31/2021	2,443.50	11961	04/30/2021
		190146	Hoffman v. City of Boise	03/31/2021	375.00	11961	04/30/2021
		190148	River Myrtle Termination	03/31/2021	1,598.55	11961	04/30/2021
		190149	101-0 General	03/31/2021	915.30	11961	04/30/2021
		190150	River Myrtle Implement Act	03/31/2021	90.00	11961	04/30/2021
		190151	Legislation	03/31/2021	7,494.30	11961	04/30/2021
		190152	WS District	03/31/2021	525.45	11961	04/30/2021
		Total 1838:			18,346.10		
3695	Guho Corp.	210101035-0	9th & Front Garage Stair St	03/31/2021	18,725.45	11962	04/30/2021
		Total 3695:			18,725.45		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
3872	Guy Hand Productions	2111	Bannock Street Constructio	03/31/2021	1,125.00	63915	04/28/2021
		2111	Bannock Street Constructio	03/31/2021	1,125.00	63915	04/28/2021
Total 3872:					2,250.00		
3853	Hawkins Companies LLC	04/2021	Cap T. Condo: Apr - Jun 20	04/01/2021	15,895.92	63916	04/28/2021
Total 3853:					15,895.92		
4115	HDR Engineering Inc	1200335709	Main & Fairview Transit Sta	02/28/2021	24,287.00	11963	04/30/2021
		1200335709	Main & Fairview Transit Sta	02/28/2021	588.75	11963	04/30/2021
		1200335709	Main & Fairview Transit Sta	02/28/2021	3,230.00	11963	04/30/2021
Total 4115:					28,105.75		
4104	Hellmann Construction Co	200062-7	ParkBOI Garages – Door H	03/31/2021	7,459.05	11964	04/30/2021
		20009-RETE	ParkBOI Garages – Door H	03/31/2021	17,047.40	11964	04/30/2021
		20009-RETE	ParkBOI Garages – Door H	03/31/2021	620.15	11964	04/30/2021
		20009-RETE	ParkBOI Garages – Door H	03/31/2021	392.58	11964	04/30/2021
Total 4104:					25,519.18		
2165	Idaho Power	X6607 MAR2	9th St outlets #220040660	03/31/2021	3.51	11973	04/21/2021
		X7995 MAR2	9th & State # 2201627995	03/31/2021	3.51	11972	04/21/2021
Total 2165:					7.02		
3900	Idaho Records Manageme	0144347	Records Storage	04/01/2021	79.00	11949	04/29/2021
Total 3900:					79.00		
3966	Involta LLC	0059497	Website Hosting Services	04/01/2021	1,347.90	11950	04/29/2021
Total 3966:					1,347.90		
2288	Jensen Belts Associates	1765CD-11	Westside Park DD-CD-CA	03/31/2021	3,749.39	11965	04/30/2021
		1765CD-11	Westside Park DD-CD-CA	03/31/2021	6,309.76	11965	04/30/2021
		1768CD-9	8th and Bannock Streetsca	03/31/2021	6,905.42	11965	04/30/2021
		1768CD-9	8th and Bannock Streetsca	03/31/2021	6,417.39	11965	04/30/2021
		1768CD-9	8th and Bannock Streetsca	03/31/2021	4,431.73	11965	04/30/2021
		1768CD-9	8th and Bannock Streetsca	03/31/2021	2,715.49	11965	04/30/2021
		2105-1	Old Boise Blocks on Grove	03/31/2021	21,007.20	11965	04/30/2021
Total 2288:					51,536.38		
4171	J-U-B Engineers Inc	0141982	State Street Cultural Resou	03/31/2021	1,945.00	11951	04/29/2021
Total 4171:					1,945.00		
2186	McClatchy Company LLC	12499	Legal Notices	03/31/2021	207.57	63917	04/28/2021
Total 2186:					207.57		
4168	Michael Zuzel	210018-4	Staff Bios and Feature Artic	03/31/2021	415.00	11952	04/29/2021
Total 4168:					415.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4157	MIG Inc	0069039	State Street Corridor Fram	03/31/2021	8,450.62	11966	04/30/2021
Total 4157:					8,450.62		
2774	Pro Care Landscape Mana	37216	Landscape Maintenance -	03/31/2021	281.11	11953	04/29/2021
		37217	Landscape Maintenance -	03/31/2021	668.97	11953	04/29/2021
		37218	Landscape Maintenance -	03/31/2021	58.17	11953	04/29/2021
		37219	Landscape Maintenance -	03/31/2021	80.75	11953	04/29/2021
		37220	Landscape Maintenance -	03/31/2021	100.00	11953	04/29/2021
		37292	Landscape Maintenance -	03/31/2021	164.83	11953	04/29/2021
Total 2774:					1,353.83		
4125	Red Sky Inc	12136	Communication Services F	03/31/2021	2,000.00	63918	04/28/2021
Total 4125:					2,000.00		
3896	Rim View LLC	APR2021	Monthly Rent - Trailhead A	04/01/2021	15,250.00	63908	04/01/2021
Total 3896:					15,250.00		
3796	Scheidt & Bachmann USA I	43942	March 2021 Merchant Fee	03/31/2021	580.10	11954	04/29/2021
Total 3796:					580.10		
3542	Security LLC - Plaza 121	APR2021	Office rent - Apr 2021	04/01/2021	13,970.00	63909	04/01/2021
Total 3542:					13,970.00		
4175	SHI International Corp	B13129497	Microsoft Project Standard	03/08/2021	414.00	63919	04/28/2021
Total 4175:					414.00		
4131	Smarking Inc	5109	Data Management Service	04/01/2021	9,187.50	11967	04/30/2021
Total 4131:					9,187.50		
3974	Stability Networks Inc.	34980	Desktop PC & Laptop for n	03/25/2021	2,603.77	11968	04/30/2021
		34980	Software for new accounta	03/25/2021	1,478.14	11968	04/30/2021
		35016	IT Services - FY2021	03/31/2021	2,465.00	11968	04/30/2021
		35016	Phone System Support	03/31/2021	105.00	11968	04/30/2021
		35086	AppRiver SecureTide	03/31/2021	100.00	11968	04/30/2021
		35086	Cisco Subscription	03/31/2021	5.84	11968	04/30/2021
		35086	Cloud Backup	03/31/2021	450.00	11968	04/30/2021
Total 3974:					7,207.75		
3029	State Insurance Fund	24733423	Installment Premium	03/26/2021	1,485.00	63920	04/28/2021
Total 3029:					1,485.00		
4109	Syringa Networks LLC	20339 APR2	internet & data	04/01/2021	653.35	63921	04/28/2021
Total 4109:					653.35		
4074	The Potting Shed	19149	Interior Plant Maint.	03/31/2021	65.00	63922	04/28/2021

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 4074:					65.00		
3170	Treasure Valley Coffee Inc	2160:073510	Water & Cooler Rental	04/13/2021	106.00	63923	04/28/2021
Total 3170:					106.00		
3233	United Heritage	02014-001 A	Disability insurance - Apr 2	04/01/2021	1,455.19	63924	04/28/2021
Total 3233:					1,455.19		
3835	US Bank - Credit Cards	03.25.2021	Recruitment Expenses	03/25/2021	870.76	11941	04/15/2021
		03.25.2021	Voice, data & webhosting s	03/25/2021	176.17	11941	04/15/2021
		03.25.2021	Office Supplies	03/25/2021	203.49	11941	04/15/2021
		03.25.2021	Computer & Software Supp	03/25/2021	295.45	11941	04/15/2021
		03.25.2021	Dues & Subscriptions	03/25/2021	455.00	11941	04/15/2021
		03.25.2021	Personnel Training (Local)	03/25/2021	224.00	11941	04/15/2021
		03.25.2021	Miscellaneous Expenses	03/25/2021	31.00	11941	04/15/2021
		03.25.2021	Street/District Improvement	03/25/2021	17.32	11941	04/15/2021
		03.25.2021	Street/District Improvement	03/25/2021	154.50	11941	04/15/2021
		03.25.2021	Banking & Merchant Fees	03/25/2021	68.00	11941	04/15/2021
Total 3835:					2,495.69		
4068	Veritas Material Consulting	1535	9th & Main Parking Garage	02/28/2021	14,170.00	11969	04/30/2021
Total 4068:					14,170.00		
3997	Wash Worx	INV-000806	bench repair - Grove Street	03/25/2021	975.00	11955	04/29/2021
		INV-000808	Tree grate repairs	03/26/2021	975.00	11955	04/29/2021
Total 3997:					1,950.00		
3365	Westerberg & Associates	244	Legislative Advisement Ser	03/31/2021	5,000.00	11956	04/29/2021
Total 3365:					5,000.00		
3374	Western States Equipment	IN001604855	Bldg 8 generator monthly i	03/30/2021	275.10	63925	04/28/2021
Total 3374:					275.10		
3398	Wright Brothers	200066-6	Westside Urban Park CM	03/31/2021	373,073.43	11970	04/30/2021
Total 3398:					373,073.43		
3990	Xerox Corporation	013041321	Copier Lease-MAR 2021	03/31/2021	283.46	11957	04/29/2021
Total 3990:					283.46		
Grand Totals:					912,918.22		

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Boise Centre West, Room 130
850 W Front Street, Boise, Idaho
Boise, ID 83702
April 12, 2021

I. CALL TO ORDER:

Chairman Zuckerman convened the meeting with a quorum at 12:00 p.m.

Board Members appeared in person and virtually.

Present: Commissioner Latonia Haney Keith, Commissioner Lauren McLean, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman

Attending Virtually: Commissioner David Bieter, Commissioner Maryanne Jordan, Commissioner Danielle Hurd, and Commissioner Kate Nelson

Absent: Commissioner Gordon Jones

Agency Staff members present were: John Brunelle, Executive Director, Alexandra Monjar, Project Manager – Property Development, Kathy Wanner, Contracts Specialist, Karl Woods, Senior Project Manager – Capital Improvements, Amy Fimbel, Project Manager – Capital Improvements, Matt Edmond, Parking & Mobility Director, Ross Borden, Finance and Administration Director, Doug Woodruff, Development Director, Jordyn Neerdaels, Communications Manager, Kevin Martin, Business & HR Manager, Joey Chen, Director of Finance, Sarah Jones, Executive Assistant, Sandy Lawrence, Executive Assistant, and Ryan Armbruster, Agency Legal Counsel.

It was confirmed that the live streaming service (YouTube) was working properly, enabling the public to view the live stream.

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

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

III. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – March 2021

B. Minutes and Reports

1. Approval of March 8, 2021 Meeting Minutes.

C. Other

1. Approve Resolution 1703 – Tree Replacement Type 4 Participation Agreement

Commissioner Woodings made a motion to approve the Consent Agenda with the change to the minutes noted.

Commissioner McLean seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd – Aye
Commissioner Jordan - Aye
Commissioner Mclean - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 8-0

IV. ACTION ITEMS

A. CONSIDER: Approve Resolution 1701 - Ranking for Old Boise Blocks on Grove Street Streetscape Improvement Project CM/GC Services

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

Commissioner Woodings moved to adopt Resolution No. 1701 approving the ranking for the RFQ: CM/GC for the Old Boise Blocks on Grove Streetscape Improvements Project and authorize the Executive Director to negotiate and execute a Construction Manager / General Contractor agreement for the Old Boise Blocks on Grove Streetscape Improvement Project.

Commissioner McLean seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd – Aye
Commissioner Jordan - Aye
Commissioner Mclean - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 8-0

B. CONSIDER: Approve Resolution 1702 - Jensen Belts Associates Amendment No. 1 to Task Order 19-004 for 11th Street Bikeway and Streetscape Improvements Project Design Services

Amy Fimbel, Project Manager – Capital Improvements and Kathy Wanner, Contracts Specialist, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1702 approving Jensen Belts Associates Amendment No. 1 to Task Order 19-004 for the 11th Street Bikeway and Streetscape Improvements Project design services.

Commissioner McLean seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd – Aye
Commissioner Jordan - Aye
Commissioner Mclean - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 8-0

C. CONSIDER: Designate 27th St Crossing for Type 1 Participation Program

Alexandra Monjar, Project Manager – Property Development, gave a report.

Commissioner Woodings moved to direct staff to negotiate a final Type 1 Participation Agreement with Prentiss Properties 21, LLC for future Board approval.

Commissioner Haney-Keith seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Jordan - Aye
Commissioner Mclean - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 8-0

D. CONSIDER: Authorize Offer to acquire Parcel 9, owned by Ada County and transmit proposed Purchase and Sale Agreement

John Brunelle, Executive Director and Ryan Armbruster, Agency Legal Counsel, gave a report.

Commissioner Woodings moved to authorize the Executive Director to negotiate a final Purchase and Sale Agreement for Ada County's property located at 221 S. 3rd Street, Boise, Idaho, 83702.

Commissioner Jordan seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Jordan - Aye
Commissioner Mclean - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 8-0

E. CONSIDER: Approve disposition of Capitol and Front Garage to Capitol and Front, LLC and authorize completion of Purchase and Sale Agreement

John Brunelle, Executive Director and Ryan Armbruster, Agency Legal Counsel, gave a report.

Commissioner Woodings moved to approve the disposition of the Capitol and Front Garage to Capitol and Front, LLC under the terms set forth in the draft Purchase and Sale Agreement presented today subject to the following conditions:

- Technical corrections as may be deemed necessary by the Executive Director and Agency Counsel
- Inclusion of a provision to be recorded concerning availability of public parking

and authorize the Executive Director and Agency Counsel to complete the Purchase and Sale Agreement.

Commissioner Bieter seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Jordan - Aye
Commissioner Mclean - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 8-0

Commissioner McLean left the meeting at 12:52 p.m.

V. INFORMATION/DISCUSSION ITEMS

A. State Street Study Area Update

Matt Edmond, Parking & Mobility Director, gave a report.

VI. MEETING ADJOURNMENT

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

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Jordan - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman – Aye

The motion carried 7-0. The meeting adjourned at 1:06 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 10th DAY OF MAY 2021.

Dana Zuckerman, Chair

Lauren McLean, Secretary

4835-8138-6720, v. 2



AGENDA BILL

Agenda Subject: 901 N 27 th St – 27 th Street Crossing -- Type 1 Participation Agreement Approval with Prentiss Properties 21, LLC.		Date: May 10, 2021
Staff Contact: Alexandra Monjar	Attachments: 1) Resolution 1706 2) Type 1 Agreement	
Action Requested: Adopt Resolution #1706 approving the Type 1 Streetscape Grant Participation Agreement with Prentiss Properties 21, LLC and authorize the Executive Director to execute the agreement.		

Background:

27th Street Crossing is a proposed mixed-use commercial and residential development located at 901 N 27th Street. The project consolidates eight underused parcels and will replace several dormant buildings. The new construction consists of four three-story buildings with 65 apartments and approximately 7,000 sf of ground floor retail oriented to the corner of 27th and Stewart and interfacing with a pedestrian plaza. The residential units will range in size from 600 to 1,000 sf with a mix of 43 one-bedroom and 22 two-bedroom layouts leased at market rates. Completion is expected in June 2022.

901 N 27th Street has been designated for CCDC's Type 1 Participation Program. Under this program, no scorecard is used and projects are eligible for reimbursement at 100% of project public improvement and streetscape costs up to \$200,000 and subject to Board approval. The public improvements that are eligible for CCDC funding include streetscape improvements on 17th Street, Stewart Avenue, and Jordan Street with street trees, benches, and bike racks. The alley will also be widened and improved. The developer is also in discussions with City of Boise Arts & History Department to commission public art for the site. Because the project has expenses sufficient to meet the \$200,000 limit with the streetscape improvements, the art has been removed from the Eligible Expense spreadsheet to avoid unnecessary additional complications that come with funding public art.

The CCDC Board has approved the Participation Program which includes a Type 1 Streetscape Reimbursement. This project meets the requirements of the Type 1 Program and also promotes the objectives of the 30th Street District plan. To the knowledge of Agency staff, the project owner has not applied for any incentive programs that are incompatible with Type 1 streetscape reimbursement.

Project Summary:

- Located on the north-west corner of 27th Street and Stewart, at 901 N. 27th Street
- Three story, mixed use with 65 apartments, 43 one bedroom units (~600 sf) and 22 two bedrooms (~1,000 sf)
- 7,000 square feet of commercial/retail space oriented to the corner of 27th and Stewart
- 95 parking stalls - a mix of single story structured, tucked under and rear surface stalls
- 68 bicycle parking spaces – some in the right-of-way and others on site and covered
- Estimated job creation of 150 construction jobs and 20 permanent jobs
- \$12,152,000 estimated total development costs
- \$439,631 estimated for eligible expenses to improve sidewalks and storm water mitigation, and widen the alley

Timeline:

- February 2021 – DR Approval
- April 2021 – Designated by the CCDC Board
- Spring/Summer 2021 – Type 1 Agreement finalized
- June 2021 – Construction begins
- June 2022 – Estimated completion, developer submits costs for reimbursement
- July/August 2022 – CCDC issues reimbursement

Fiscal Notes:

Per the Type 1 policy, total reimbursement for this project will not exceed \$200,000. Upon approval of this Agreement, staff will include the project in the 5 Year Capital Improvement Plan for the 30th Street District.

Total estimated Eligible Expenses are \$439,631 which includes costs for improving storm water mitigation by installing Silva Cells and planting 17 street trees along 27th Street and Stewart, enhance the pedestrian environment with improved sidewalks, benches, bike racks, and will widen the alley.

Reimbursement for verified actual expense up to the not to exceed amount will be paid upon completion, which is anticipated in June 2022.

Staff Recommendation:

Authorize the Executive Director to execute the Type 1 Agreement with the applicant, Prentiss Properties 21 LLC.

Suggested Motion:

I move to adopt Resolution #1706 approving the Type 1 Participation Agreement with Prentiss Properties 21 LLC and authorize the Executive Director to execute the agreement.

Attachment 1 – Resolution 1706

RESOLUTION NO. 1706

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE TYPE 1 STREETSCAPE GRANT PARTICIPATION PROGRAM AGREEMENT BETWEEN THE AGENCY AND PRENTISS PROPERTIES 21, LLC; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan (the "30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the 30th Street Plan ("First Amendment to the 30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 26-18 on July 24, 2018, approving the First Amendment to the 30th Street Plan de-annexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, Prentiss Properties 21, LLC, owns or controls certain real property located at 901 N. 27th Street, Boise, Idaho, where it plans to construct a mixed-use commercial and residential development with 65 apartments and 7,000 square feet of retail space (the "Project"), with certain right-of-way public improvements including sidewalk replacement, sidewalk furnishings, improved storm water management with suspended pavement systems, street trees and landscaping, and alley way widening, all of which are located in the 30th Street Urban Renewal District as created by the 30th Street Area Urban Renewal Plan; and,

WHEREAS, the Agency has in place a Participation Program which includes the Type 1 Assistance Program under which the Agency provides reimbursement for construction of certain public improvements that meet the Agency's requirements; and,

WHEREAS, attached hereto as Exhibit A, and incorporated herein as if set forth in full, is the Type 1 Participation Program Agreement and exhibits thereto ("Agreement") with Prentiss Properties 21, LLC, whereby Prentiss Properties 21, LLC, will construct the Project and the Agency will reimburse Prentiss Properties 21, LLC, for constructing the public improvements as specified in the Agreement; and,

WHEREAS, the Agency Board finds it in the best public interest to approve the Agreement and to authorize the Executive Director to execute the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agreement, which is attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.

Section 3: That the Executive Director of the Agency is hereby authorized to sign and enter into the Agreement and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the May 10, 2021, Agency Board meeting; the Agency is further authorized to appropriate any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on May 10, 2021. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on May 10, 2021.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: _____
Dana Zuckerman, Chair

ATTEST:

BY: _____
Lauren McLean, Secretary

Attachment #2 – Type 1 Participation Agreement



TYPE 1 STREETSCAPE GRANT PARTICIPATION AGREEMENT

THIS TYPE 1 STREETSCAPE GRANT PARTICIPATION AGREEMENT ("Agreement") is entered into by and between the Urban Renewal Agency of the City of Boise, also known as the Capital City Development Corporation, an independent public body, corporate and politic, organized and existing under the laws of the State of Idaho and known as the urban renewal agency of the City of Boise City, Idaho ("CCDC"), an Idaho limited liability company, and Prentiss Properties 21, LLC, an Idaho limited liability company ("Participant"). CCDC and Participant may be collectively referred to as the "Parties" and individually referred to as a "Party."

RECITALS

- A. Participant owns or controls certain real property located at 901 N 27th Street, Boise, Idaho (the "Project Site") which is more accurately depicted on attached Exhibit A.
- B. The Participant is renovating public improvements on the streetscape at the Project Site (the "Project"). The Project is more accurately depicted on attached Exhibit B. The Project meets the requirements of the Type 1 Participation Program and also promotes a CCDC objective to enhance the pedestrian environment downtown.
- C. The CCDC Board of Commissioners has adopted the CCDC Participation Program Policy which can assist private and public development projects with improvements that benefit the public, which are located in the public right of way or permanent public easement area, called Eligible Expenses. As part of the Project, Participant intends to improve the pedestrian environment on Stewart Avenue and 27th Street and the adjacent public alley bordered by Stewart Avenue, Jordan Street, 27th Street, and 28th Street. The Eligible Expenses are depicted on the Public Improvement Plans on attached Exhibit C (the "Eligible Expenses").
- D. The Project is located in the 30th Street Urban Renewal District ("30th District"). The Participant is requesting reimbursement to construct sidewalks with landscaping and user amenities including the installation of Silva cells, and widening and improving the alley.
- E. CCDC deems it appropriate to assist the development of the Project to achieve the objectives set forth in the Plan and in accordance with CCDC's Participation Program Policy.

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals, which are incorporated into this Agreement; the mutual covenants contained herein; and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Effective Date. The effective date ("Effective Date") of this Agreement shall be the date when this Agreement has been signed by the Participant and CCDC (last date signed)

and shall continue until: 1.) the completion of all obligations of each Party; or 2.) eighteen (18) months from the Effective Date, whichever comes first. At CCDC's sole discretion an extension may be granted for a period not to exceed one year.

2. Construction of the Project. Participant agrees to construct the Project consistent with the following:

- a. The Project shall be constructed in accordance with the overall City of Boise ("City") infrastructure plans, policies, and design standards and with the applicable portions of the Streetscape Standards adopted as part of the Plan.
- b. The Parties agree that the Project is depicted on **Exhibit B and Exhibit C**, with cost estimates for Eligible Expenses described in the Schedule of Eligible Expenses in **Exhibit D**. Any other public improvements that are constructed by the Participant as part of the improvements to the Project Site are not eligible for reimbursement pursuant to this Agreement. Additionally, CCDC's reimbursement obligation is limited to the amount set forth in Section 6 of this Agreement.

3. Initial Construction Funding. Participant shall pay for all of the costs of construction for the Project. CCDC acknowledges that the Schedule of Eligible Expenses attached as **Exhibit D** is an estimate by Contractor and that actual costs for the Project, as well as each line item of cost, may be more or less than is shown.

4. Notification of Completion; Inspection. Upon completion of construction and the improvements being open to the public, Participant shall notify CCDC in writing and request a final construction inspection and/or a meeting with CCDC to determine if the Project meets the requirements of this Agreement. At CCDC's sole discretion, CCDC may require proof of completion, such as a Certificate of Occupancy, before providing written confirmation of compliance. CCDC shall provide Participant with written confirmation that the Project has been completed in compliance with this Agreement.

5. Determining Actual Payment after Completion of Construction. Participant shall provide appropriate documentation ("Cost Documentation") to CCDC that Participant has expended funds for Eligible Expenses in order to receive payment under the terms of this Agreement. Any Cost Documentation shall be submitted within thirty (30) days of Participant's notification to CCDC that construction of the Project is complete and shall include:

- a. Schedule of values that includes line items for the Project approved by CCDC for reimbursement so they are identifiable and separate from other line items ("Schedule of Values").
- b. Invoices from Participant's general contractor, subcontractor(s), and material suppliers for each type of eligible cost item (e.g. concrete, pavers, benches, historic street lights). Invoices shall specify quantities and unit costs of installed materials and a percentage estimate of how much installed material was used for the Project in comparison to the amount used for the remainder of improvements to the Project Site.
- c. Explanation of any significant deviation between the initial cost estimates in **Exhibit D** and the actual costs in the Cost Documentation as requested by CCDC.

- d. A signed and notarized letter by Participant attesting that all materials have been paid for, that all subcontractors have been paid, that no liens exist on the work performed, and that the Cost Documentation is complete whereupon payment by CCDC shall constitute full accord and satisfaction of all the Agreement obligations.
- e. Additional documentation or clarifications may be required and requested by CCDC.
- f. Recorded easements for any public improvement work done outside of the public rights of way.
- g. The Participant attests that all requested reimbursement expenses are for eligible public improvements within the public right-of-way.

CCDC shall have the right to review the Cost Documentation and to obtain independent verification that the quantities of work claimed, the unit costs, and the total costs for eligible costs are commercially reasonable and consistent with the cost estimates provided by Participant to CCDC prior to construction. In the event Participant fails to timely deliver the Cost Documentation, CCDC may, in its discretion, elect to terminate its payment obligations under this Agreement by providing Participant with written notice of such default. Participant shall have thirty (30) days from such written notice to cure the default. In the event Participant fails to cure such a default, CCDC's payment obligations under this Agreement may be terminated in CCDC's sole discretion.

Within thirty (30) calendar days of CCDC's receipt of the Cost Documentation, CCDC will notify Participant in writing of CCDC's acceptance or rejection of the Cost Documentation and CCDC's determination of the Actual Eligible Expenses to be reimbursed. CCDC shall, in its discretion, determine the Actual Eligible Expenses following its review of the Cost Documentation, verification of the commercial reasonableness of the costs and expenses contained in such Cost Documentation, and comparison of the amounts in the Cost Documentation to the amounts in Exhibit D. IN NO EVENT SHALL THE TOTAL FOR THE ACTUAL ELIGIBLE COSTS EXCEED THE AMOUNT ALLOWED BY SECTION 6.

If Participant disagrees with CCDC's calculation of the Actual Eligible Costs, Participant must respond to CCDC in writing within three (3) business days explaining why Participant believes CCDC's calculation was in error and providing any evidence to support any such contentions Participant wants CCDC to consider. CCDC shall respond to Participant within three (3) business days with a revised amount for the Actual Eligible Costs or notifying Participant CCDC will not revise the initial amount calculated. At that point, the determination of the Actual Eligible Costs will be final. CCDC'S DETERMINATION OF THE ACTUAL ELIGIBLE COSTS IS WITHIN ITS SOLE DISCRETION.

6. CCDC's Reimbursement Payment Amount. In accordance with the Participation Program, CCDC agrees to reimburse Participant Actual Eligible Expenses not to exceed \$200,000. Actual Eligible Expenses do not include soft costs (e.g., architectural and engineering design, permits, traffic control, mobilization, and overhead). The payment for this Type 1 Agreement will be made as a one-time reimbursement.

7. Conditions Precedent to CCDC's Payment Obligation. CCDC agrees to reimburse Participant in the amount as determined in compliance with Sections 2, 5 and 6 no later than thirty (30) days after completion of all of the following:

- a. Project construction is complete and meets the specifications as described in the Recitals section of this Agreement and as shown in Exhibit B.
- b. CCDC receives Cost Documentation as described in Section 5 in a format acceptable to CCDC.
- c. CCDC provides written confirmation to the Participant that the Project has been constructed in compliance with this Agreement.

Participant's failure to comply with all Agreement provisions shall be a basis for termination of CCDC's reimbursement obligation.

8. Subordination of Reimbursement Obligations. The Parties agree this Agreement does not provide Participant with a security interest in any CCDC revenues for the Urban Renewal District Area or any other urban renewal plan area, including but not limited to revenue from any "Revenue Allocation Area" (as defined in Title 50, Chapter 29 of the Idaho Code) or any revenue from CCDC's parking garages. Notwithstanding anything to the contrary in this Agreement, the obligation of CCDC to make the payments as specified in this Agreement shall be subordinate to all CCDC obligations that have committed or in the future commit available CCDC revenues, including but not limited to revenue from any Revenue Allocation Area or any revenue from CCDC's parking garages, and may be subject to consent and approval by CCDC lenders.

9. Default. Neither Party shall be deemed to be in default of this Agreement except upon the expiration of forty-five (45) days [ten (10) days in the event of failure to pay money] from receipt of written notice from the other Party specifying the particulars in which such Party has failed to perform its obligations under this Agreement unless such Party, prior to expiration of said 45-day period [ten (10) days in the event of failure to pay money], has rectified the particulars specified in said notice of default. In the event of a default, the nondefaulting Party may do the following:

- a. The nondefaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the nondefaulting Party.
- b. The nondefaulting Party may seek specific performance of those elements of this Agreement which can be specifically performed and recover all damages incurred by the nondefaulting Party. The Parties declare it to be their intent that elements of this Agreement requiring certain actions be taken for which there are not adequate legal remedies may be specifically enforced.
- c. The nondefaulting Party may perform or pay any obligation or encumbrance necessary to cure the default and offset the cost thereof from monies otherwise due the defaulting Party or recover said monies from the defaulting Party.
- d. The nondefaulting Party may pursue all other remedies available at law, it being the intent of the Parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the nondefaulting Party.

- e. In the event Participant defaults under this Agreement, CCDC (the nondefaulting Party) shall have the right to suspend or terminate its payment under this Agreement, as more specifically defined in this Agreement, for so long as the default continues and if not cured, CCDC's obligation for payment shall be deemed extinguished. In addition, if CCDC funds shall have been paid, Participant shall reimburse CCDC for any such funds Participant received.

10. **Captions and Headings.** The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

11. **No Joint Venture or Partnership.** CCDC and Participant agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making CCDC and Participant a joint venture or partners. Participant must waive any vested interest rights granted by public utilities that would be paid by subsequent development, and provide documentation that the interest has been waived

12. **Successors and Assignment.** This Agreement is not assignable except that the Participant may assign Participant's rights or obligations under this Agreement to a third party only with the written approval of CCDC, at CCDC's sole discretion which cannot be reasonably denied.

13. **Notices and Receipt.** All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express) with postage or delivery charges prepaid and return receipt requested, or by electronic mail (e-mail) addressed to the appropriate Party at the address set forth below:

If to Participant: Michael Prentiss
Prentiss Properties 21, LLC
1910 N. 23rd Street
Boise, Idaho 83702
prentissproperty@aol.com

If to CCDC: John Brunelle, Executive Director
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702
208-384-4264
jbrunelle@ccdcb Boise.com

14. **Applicable Law; Attorney Fees.** This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the Court.

15. **Entire Agreement.** This Agreement constitutes the entire understanding and agreement of the Parties. Exhibits to this Agreement are as follows:

Exhibit A Project Site Map

Exhibit B	Project Depiction
Exhibit C	Public Improvement Plans
Exhibit D	Schedule of Eligible Expenses

16. Indemnification. Participant shall indemnify and hold CCDC and its officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable architect and attorney fees (collectively referred to in this section as "Claim"), which may be imposed upon or incurred by or asserted against CCDC or its respective officers, agents, and employees relating to the construction or design of the Streetscape Project or otherwise arising out of Participant's actions or inactions. In the event an action or proceeding is brought against CCDC or its respective officers, agents, and employees by reason of any such Claim, Participant, upon written notice from CCDC shall, at Participant's expense, resist or defend such action or proceeding. Notwithstanding the foregoing, Participant shall have no obligation to indemnify, defend, or hold CCDC and its respective officers, agents, and employees harmless from and against any matter to the extent it arises from the active negligence or willful act of CCDC or its respective officers, agents, or employees.

17. Antidiscrimination During Construction. Participant, for itself and its successors and assigns, agrees that in the rehabilitation and/or construction of improvements on the Project Site provided for in this Agreement, the Participant and its agents will not discriminate against any person on the basis of race, color, religion, sex, sexual orientation, gender identity/expression, national origin or ancestry, marital status, age, or handicap.

18. Maintenance. Participant recognizes CCDC has no specific authority to accept maintenance responsibility of the Project or any improvements constructed by Participant and that no agreement has been reached with CCDC or City to accept any maintenance obligations for such improvements.

19. Promotion of Project. Participant agrees CCDC may promote the Project and CCDC's involvement with the Project. Such promotion includes reasonable signage at the Site notifying the public of CCDC's involvement with the Project.

End of Agreement
[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement with an Effective Date as of the last date written below.

CCDC:

The Urban Renewal Agency of Boise City, Idaho, a public body, corporate and politic

John Brunelle, Executive Director

Date _____

PARTICIPANT:

Prentiss Properties 21, LLC,
An Idaho limited liability company

By: Michael E. Prentiss
Name: Michael B. Prentiss
Its: Manager

Exhibits

- A: Project Site
- B: Project Depiction (renderings)
- C: Public Improvement Plans
- D: Schedule of Eligible Expenses

Exhibit A: Project Site Map



Exhibit B: Project Depiction



Exhibit C: Public Improvement Plans



Exhibit D: Schedule of Eligible Expenses, 1 of 2

CCDC Participation Program Type 1 Eligible Expenses Application Form Actual Eligible Costs To Be Determined by CCDC					
Project Name: <i>Prentiss Properties</i>			Plan Date: <i>3/18/2021</i>		By: <i>Michael Prentiss</i>
ALL SCOPE MUST BE 1) LOCATED ON PUBLIC IMPROVEMENT PERMIT AND 2) IN THE PUBLIC RIGHT OF WAY					
#	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL COST
SITE PREPARATION: DIVISIONS 2 and 31					
1	Surface demolition	0	1	2,500	2,500
2	Asphalt demolition	0	1	1,000	1,000
3	Curb and gutter demolition	0	0	0	0
4	Saw cut	0	1	1,500	1,500
5	Replace subbase	0	0	0	0
6	Stand alone tree removal		800	5	4,000
SIDEWALK WORK: DIVISION 32					
7	Scored concrete sidewalk	0	0	0	0
8	Dry laid brick	0	6	6,727	37,000
9	Pedestrian ramp	0	0	0	0
10	Truncated dome	0	0	0	0
11	Lawn parkway	0	0	0	0
12	Irrigation	0	1	9,190	9,190
OTHER: DIVISION 32					
13	Asphalt repair	0	1	3,300	3,300
14	Concrete curb cut	0	540	10	5,400
15	Vertical curb and gutter (6")	0	25	540	13,500
16	Meyers cabinet	0			0
17	Water meter	0	0	0	0
SITUATIONAL FURNISHINGS: DIVISION 32					
18	Street trees	17	7,083	17	120,411
19	Tree grates & frames	17	3,990	17	67,830
20	Trench drain cover	0	0	0	0
21	Historic street light	8	6,000	8	48,000
22	Bench	6	1,850	6	11,100
21	Bike rack	4	650	4	2,600
22	Litter receptacle	6	1,150	6	6,900
23	Pre-cast planter	0	0	0	0
Total Streetscape Costs:					334,231

Exhibit D: Schedule of Eligible Expenses, 2 of 2

CCDC Participation Program Eligible Costs Application Form Actual Eligible Costs To Be Determined by CCDC				
INFRASTRUCTURE & UTILITIES: (In right-of-way)				
	UNIT	UNIT PRICE	QUANTITY	TOTAL COST
STORM WATER MITIGATION: DIVISION 33				
28	Surface demo	0	0	0
29	Surface prep	0	0	0
30	Finish materials (permeable pavers, etc.)	0	0	0
UTILITIES: DIVISION 33				
31	Power line (new/relocation/extension)	0	0	0
32	Water line (new/relocation/extension)	0	0	0
33	Sewer line (new/relocation/extension)	0	0	0
34	Geothermal Line (new/relocation/extension)	0	0	0
35	Natural gas line (new/relocation/extension)	0	0	0
36	Phone line (new/relocation/extension)	0	0	0
37	Fiber line (new/relocation/extension)	0	0	0
38	ACHD power box relocation	0	0	0
STREET: DIVISIONS 2, 31 and 32				
39	Asphalt demolition	1	2,000	2,000
40	Road sub-base and prep	1	6,000	6,000
41	Asphalt paving	1	3,400	3,400
PATH:				
42	Surface demolition	0	0	0
43	Surface prep	0	0	0
44	Paving material	0	0	0
ALLEY: excavate & remove material, place base gravel and asphalt				
45	Asphalt demolition	0	0	94,000
46	Alley sub-base and prep	0	0	0
47	Asphalt paving	0	0	0
PLAZA:				
48	Surface demolition	0	0	0
49	Surface prep	0	0	0
50	Paving material	0	0	0
OTHER:				
51	TBD	0	0	0
52	TBD	0	0	0
Total Infrastructure & Utilities Costs:				105,400
TOTAL ELIGIBLE COSTS:				439,631
TYPE ONE NOT-TO-EXCEED AMOUNT				200,000
<p align="center">Important Note: Each program where eligible costs are identified will only pay for those approved expenses not otherwise paid for by another public entity.</p>				



FY2021 Year-To-Date Financial Report (Unaudited) Through SECOND QUARTER

October 1, 2020 thru March 31, 2021



FY2021 Year-to-Date Financial Report (Unaudited)
Through SECOND QUARTER
October 1, 2020 – March 31, 2021

REVENUES:

Actual tax increment revenues for the first two quarters totaled \$10.6 million or 55% of the annual budgeted tax increment revenue for FY2021, which is consistent with expectations.

Total parking revenues slightly exceeded expectations considering the impact from the ongoing pandemic, at 61% of the total annual budget amount at the end of the second quarter.

EXPENSES:

At the end of the second quarter, Agency's operating expenses were 39% of the annual budget amount. Capital outlay expenditures as of the second quarter were at 9% of the annual budget. Most of the expenses for capital projects hit during the construction season which corresponds with the Agency's third and fourth quarters. Capital projects planning and design were underway in the first two quarters.

ABOUT THIS REPORT. This report includes all budgeted Agency funds.

Revenues

- Ada County distributes property tax revenue to local governments monthly as received; however, almost 99% of the total budgeted amount is distributed twice a year in January (about 60%) and in July (about 40%) after property tax due dates (December and June).
- Parking garage revenue is generated and received daily throughout the year.
- Fund Balance: Transfer-in if revenues exceed expenses, transfer-out if expenses exceed revenues.

Expenses

- Debt service payments are made twice per year: interest only in March; principal & interest in September.
- Capital projects are typically designed and planned during the first half of a fiscal year with construction and most expenses occurring in the second half.
- Revenues received from sub-lessee Civic Plaza are equal to the expenses distributed to Ada County for the Ada County Courthouse Master/Surplus Ground Lease. They are passed through only.

REVENUE SUMMARY	FY2021 Total (Original) Budget	FY2021 Q2 Actual	% Actual To Total Budget
Revenue from Operations			
Revenue Allocation (Tax Increment).....	19,320,000	10,608,095	55%
Parking Revenue.....	4,582,565	2,804,085	61%
Other Revenues (Various Reimbursements).....	2,185,445	1,525,194	70%
Subtotal	<u>\$ 26,088,010</u>	<u>\$ 14,937,374</u>	<u>57%</u>
Other Sources			
Misc. Revenues (Grants/Leases/Property Transactions).....	528,432	135,487	26%
Bond Financing.....	10,000,000	-	0%
Use of (Transfer to) Working Capital Fund.....	22,279,120	(7,398,681)	-33%
Subtotal	<u>\$ 32,807,552</u>	<u>\$ (7,263,194)</u>	<u>-22%</u>
Subtotal - Revenue from Operations	\$ 58,895,562	\$ 7,674,180	13%
Pass-Through Revenue			
Ada County Courthouse Corridor Leases.....	421,850	52,425	12%
Subtotal	<u>\$ 421,850</u>	<u>\$ 52,425</u>	<u>12%</u>
TOTAL REVENUE	\$ 59,317,412	\$ 7,726,605	13%
EXPENSE SUMMARY	FY2021 Total (Original) Budget	FY2021 Q2 Actual	% Actual To Total Budget
Operating Expense			
Personnel Costs.....	2,612,500	1,164,801	45%
Services & Operations.....	2,817,209	1,221,618	43%
Facilities Management.....	959,122	396,485	41%
Professional Services	1,867,600	422,681	23%
Subtotal	<u>\$ 8,256,431</u>	<u>\$ 3,205,585</u>	<u>39%</u>
Debt Service & Contractual Obligations			
Debt Service.....	4,331,731	330,150	8%
Contractual Obligations (included in CIP).....	2,201,900	180,000	8%
Subtotal	<u>\$ 6,533,631</u>	<u>\$ 510,150</u>	<u>8%</u>
Capital Outlay			
Office Furniture/Computer Equipment.....	46,000	17,005	37%
CAPITAL IMPROVEMENT PLAN (CIP).....	41,216,000	3,502,572	8%
Parking Reinvestment Plan (PRP).....	2,125,000	309,648	15%
Mobility Projects.....	718,500	129,220	18%
Subtotal	<u>\$ 44,105,500</u>	<u>\$ 3,958,445</u>	<u>9%</u>
Subtotal - Expenses for Operations	\$ 58,895,562	\$ 7,674,180	13%
Pass-Through Expense			
Ada County Courthouse Corridor Leases.....	421,850	52,425	12%
Subtotal	<u>\$ 421,850</u>	<u>\$ 52,425</u>	<u>12%</u>
TOTAL EXPENSE	\$ 59,317,412	\$ 7,726,605	13%

FY2021 OPERATING REVENUES through 2nd Quarter

QUARTERLY REVENUE REPORT PROPERTY TAX REVENUE ALLOCATION DISTRICT (RAD) & PARKING SYSTEM SUMMARY Q2 (October 2020 thru March 2021)

Activity	FY 2020	FY 2021	FY 2021			
	Total Actual	Total Budget	YTD Budget	YTD Actual	YTD Variance \$	YTD Variance %
TIF BY DISTRICT						
River-Myrtle / Old Boise	10,749,580	11,700,000	6,778,988	6,366,664	(412,325)	-6%
Westside	4,004,237	4,500,000	2,638,028	2,451,844	(186,184)	-7%
30th Street	800,108	1,100,000	632,227	593,281	(38,946)	-6%
Shoreline	116,217	290,000	165,571	150,917	(14,654)	-9%
Gateway East	718,793	1,730,000	1,132,207	1,045,389	(86,817)	-8%
TOTAL RAD	16,388,935	19,320,000	11,347,020	10,608,095	(738,926)	-7%
PARKING BY GARAGE						
9th & Main (Eastman)	1,347,129	749,472	327,040	527,457	200,417	61%
Capitol & Main (Cap Terrace)	1,287,061	925,374	399,869	644,853	244,984	61%
9th & Front (City Centre)	1,062,783	984,403	421,491	389,821	(31,670)	-8%
10th & Front (Grove st.)	834,451	773,859	401,054	404,687	3,633	1%
Capitol & Front (Boulevard)*	361,882	0	0	204,747	204,747	N/A
Capitol & Myrtle (Myrtle st.)	686,797	528,160	239,782	317,187	77,405	32%
11th & Front (CCDC's portion 30.1%)	253,805	177,177	98,333	129,371	31,038	32%
Misc. Parking	237,545	444,120	222,060	185,962	(36,099)	-16%
TOTAL PARKING	6,071,453	4,582,565	2,109,629	2,804,085	694,455	33%
Other	475,490	2,185,445	1,092,723	1,525,194	432,472	40%
TOTAL	22,935,878	26,088,010	14,549,372	14,937,374	388,001	3%

* The Capitol & Front garage was not included in the Agency's parking garage portfolio at the time of FY2021 budget adoption. Its late FY2020 sale was canceled by the buyer due to pandemic-caused economic concerns. It will be added back into the FY2021 Amended Budget.

RECONCILIATION TO FY2021 BUDGETED OPERATING REVENUES

Total Revenues Approved Budget	\$59,317,412
Ada County Courthouse Master/Surplus Ground Lease (passed-through)	(421,850)
Use of Fund Balance	(22,279,120)
Bond Financing Proceeds	(10,000,000)
Miscellaneous Revenue (Lease, Property Transactions)	(528,432)
Operating Revenues	<u>\$26,088,010</u>

Capital City Development Corporation
Balance Sheet - Governmental Funds
March 31, 2021 (Unaudited)

	General Fund	Debt Service Fund	River Myrtle District RA Fund	Westside District RA Fund	30th Street District RA Fund	Shoreline District RA Fund	Gateway East District RA Fund	Parking Fund	Total
ASSETS									
Cash and investments	1,100,000	26,213	29,096,316	7,826,074	2,004,029	385,524	1,418,828	9,137,303	50,994,287
Accounts receivable	1,670	-	-	12,840	-	-	-	(5,350)	9,160
Interest receivable	3,638	-	-	-	-	-	-	-	3,638
Taxes receivable	-	-	3,107,836	1,209,994	260,429	84,404	343,202	-	5,005,865
Prepays	25,339	-	15,250	-	-	-	-	30,000	70,589
Restricted cash	-	-	1,493,119	-	-	-	-	2,486,940	3,980,059
Property held for resale or development	-	-	54,490	7,739,390	-	-	-	-	7,793,880
TOTAL ASSETS	1,130,647	26,213	33,767,011	16,788,298	2,264,458	469,928	1,762,030	11,648,893	67,857,478
LIABILITIES AND FUND BALANCES									
LIABILITIES									
Accounts payable	59,557	26,213	56,598	397,276	33,202	3,408	-	336,393	912,647
Accrued liabilities	109,246	-	-	-	-	-	-	-	109,246
Refundable deposits	-	-	-	24,026	-	-	-	-	24,026
Total liabilities	168,803	26,213	56,598	421,302	33,202	3,408	-	336,393	1,045,919
DEFERRED INFLOWS OF RESOURCES									
Unavailable property tax	-	-	3,107,836	1,209,994	260,429	84,404	343,202	-	5,005,865
Total deferred inflows of resources	-	-	3,107,836	1,209,994	260,429	84,404	343,202	-	5,005,865
FUND BALANCES									
Nonspendable	25,339	-	69,740	7,739,390	-	-	-	30,000	7,864,469
Restricted	-	-	30,532,837	7,417,612	1,970,827	382,116	1,418,828	1,986,938	43,709,158
Committed	-	-	-	-	-	-	-	500,000	500,000
Assigned	-	-	-	-	-	-	-	8,795,562	8,795,562
Unassigned	936,505	-	-	-	-	-	-	-	936,505
Total fund balances	961,844	-	30,602,577	15,157,002	1,970,827	382,116	1,418,828	11,312,500	61,805,694
TOTAL LIABILITIES DEFERRED INFLOWS OF RESOURCES AND	1,130,647	26,213	33,767,011	16,788,298	2,264,458	469,928	1,762,030	11,648,893	67,857,478

FUND BALANCE DEFINITIONS

Nonspendable: cannot be spent because they are not in spendable form or are legally or contractually required to remain intact.

Restricted: can be spent for only stipulated purposes as determined by law or external resource providers.

Committed: can be spent for only specific purposes as determined by formal CCDC Board action.

Assigned: intended for specific purposes but not committed or restricted.

Unassigned: all other funds ; typically the General Fund.



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IV. ACTION ITEMS



AGENDA BILL

Agenda Subject: Block 68 Catalytic Redevelopment Project Request For Proposals		Date: May 10, 2021
Staff Contact: Brady Shinn	Attachments: 1) Block 68 Catalytic Redevelopment Project Request For Proposals	
Action: 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. 10 th Street, and administer the RFP according to its terms.		

Background:

The Block 68 Catalytic Redevelopment Project RFP ("Block 68 RFP") seeks to develop housing that fills gaps unmet by the private market. The RFP offers two agency-owned properties, participation with public infrastructure improvements, and a ParkBOI parking and mobility structure. In exchange for these offerings, the Block 68 RFP expects proposals to embrace density and reinvestment in the City's existing infrastructure and service area. It expects proposals to develop more affordable housing units, maintain the authentic neighborhood fabric, further mobility initiatives, and contribute to Boise's long-term sustainability. Additionally, the RFP seeks proposals of high architectural aspirations with visionary and creative development programs that include or catalyze further development of nearby underutilized land. Included in the RFP are Minimum Expectations that are practical and achievable yet will further Boise's high livability standards. Proposals that far exceed the RFP's Minimum Expectations are strongly encouraged and will receive favorable review.

The Block 68 RFP will evaluate proposals based on five Priorities: Grow Our Housing, Mobility, Urban Development and Architectural Design, Economic Development, and Sustainability. Proposals will be evaluated on how well they:

- Develop housing that fills gaps unmet by the private market and expand the opportunity for our active workforce to achieve housing for themselves and their families.
- Make it easier to bus, bike, and walk because our residents must be able to connect to opportunities when and where they exist.
- Elevate the architecture of Boise's urban fabric, because an exceptionally built environment enhances quality of life and strengthens our community's identity.
- Provide economically diverse housing opportunities to Boise's active workforce within the regional employment center to expand opportunity in Boise's local economy, reduce demands on transportation infrastructure, and further the City's long-term sustainability.
- Mitigate climate impacts and innovate around the creation of a robust climate economy.

The CCDC Participation Program will govern the Block 68 Catalytic Redevelopment Project as a Type 5 participation and disposition of CCDC-owned property through a competitive disposition process in accordance with Idaho Code § 50-2011 for disposition of public property. Other CCDC Participation Program agreements may be incorporated for possible acquisition of public parking in a parking and mobility structure and public infrastructure improvements.

The anticipated next steps of the RFP process are shown below:

<u>Event:</u>	<u>Deadline:</u>
Publish RFP:	May 17, 2021
Response Deadline:	September 9, 2021
Preliminary Finding Report:	October 13, 2021
Board selects advancing Proposal: (ANE Negotiation begins)	December 8, 2021
Board approves ANE on selected Proposal: (CCDC Exec. Director executes ANE)	September 12, 2022
Board approves DDA on selected Proposal: (CCDC Exec. Director executes DDA)	November 14, 2022

Fiscal Notes:

This RFP offers several public/private partnership opportunities: development of Agency owned property, public infrastructure improvements, and a ParkBOI parking and mobility structure. As part of the Block 68 RFP, CCDC is offering the opportunity to redevelop two Agency owned parcels: 1010 W. Jefferson Street and 421 N. 10th Street. The property disposition process requires a commercial appraisal and a re-use appraisal on the Agency-owned properties, which are collectively appraised at approximately \$7.5 million. Additionally, the Agency can assist development projects with reimbursement for improvements that are dedicated to and for the benefit of the public through the Agency's Type 2 Participation Program. Furthermore, up to \$10 million is available to partner in a parking and mobility structure. In total, the Agency is targeting no less than a 6:1 private to public investment ratio.

Staff Recommendation:

Staff recommends the Agency Board authorize the Agency to publish the RFP and administer the RFP according to its terms.

Suggested 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 according to its terms.

Attachment #1 – Block 68 Catalytic Redevelopment Project RFP



**CAPITAL CITY
DEVELOPMENT CORP**

RFP: Block 68 Catalytic Redevelopment Project

PUBLICATION DATE: May 17, 2021

SUBMISSION DEADLINE: 12:00 P.M. August 19, 2021



Request For Proposal

BLOCK 68 CATALYTIC REDEVELOPMENT PROJECT

PUBLICATION DATE: May 17, 2021

SUBMISSION DEADLINE: 12:00 P.M. August 19, 2021

Office & Mailing Address

Capital City Development Corporation
121 North 9th Street, Suite 501
Boise, Idaho 83702

General Contacts

Phone: (208) 384-4264
Fax: (208) 384-4267
Website: www.ccdcb Boise.com

Request For Proposal

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01. Invitation

01

Capital City Development Corporation (“CCDC” or “Agency”) invites proposals for the Block 68 Catalytic Redevelopment Project Request for Proposal (“Block 68 RFP”) for a mixed-income, housing-focused redevelopment project located on Block 68 in downtown Boise, Idaho.

In accordance with Idaho Code § 50-2011, CCDC is seeking a results-oriented Development Team (“Development Team” or “Developer”) with a visionary idea for transforming Block 68 and the surrounding area that brings additional property for redevelopment to the project. The Agency desires a Development Team with expertise developing mixed-income housing in urban settings, experience designing high performance buildings, a track record of producing aspirational architecture and high quality results, as well as strong public engagement skills and the financial capacity to deliver.

The CCDC Participation Program will govern the Block 68 Catalytic Redevelopment Project as a Type 5 participation and disposition of CCDC-owned property through a competitive disposition process. Other CCDC Participation Program agreements may be incorporated for possible acquisition of public parking and mobility features and public infrastructure improvements.

SUBMISSION DEADLINE:
12:00 p.m. local time on August 19, 2021

Please review this Block 68 RFP carefully and be sure to ask any questions you may have. CCDC appreciates your interest in meeting the needs of the Agency and the citizens of Boise.


Kathy Wanner
Contracts Specialist

02. Project Summary

02

I. Purpose Statement

The Block 68 RFP seeks to develop housing that fills gaps unmet by the private market to expand the opportunity for our active workforce to achieve housing for themselves and their families. The RFP offers two agency-owned properties, participation with public infrastructure improvements and a ParkBOI parking and mobility structure. In exchange for these offerings, the Block 68 RFP expects proposals to embrace density and reinvestment in the City’s existing infrastructure and service area. It expects proposals to develop more affordable housing units, maintain the authentic neighborhood fabric, further mobility initiatives, and contribute to Boise’s long-term sustainability. The RFP is seeking proposals of high architectural aspirations with visionary and creative development programs that include or catalyze further development of nearby underutilized land. Included are Minimum Expectations that are practical and achievable yet will further Boise’s high livability standards. Proposals that far exceed the RFP’s Minimum Expectations are strongly encouraged and will receive favorable review.

II. About CCDC

CCDC is an independent public body that is authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code, as the duly created and functioning urban renewal agency for Boise City, Idaho. CCDC oversees four downtown urban renewal districts totaling 767 acres and the Gateway East district totaling 2,643 acres.

Since 1965, CCDC has focused on creating a lively, pedestrian-oriented, mixed-use urban center in downtown that now includes office, retail, restaurants, lodging, convention facilities, regional health care, and educational, cultural, and entertainment opportunities. CCDC invests resources in development partnerships to create a distinctive and attractive public realm for private development through its investment in streets, streetscapes, utilities, public spaces, public art, and cultural facilities.

The Block 68 project area is within the Westside Urban Renewal District (“Westside District” or “District”). The District was formed in 2003 and terminates in 2026. CCDC plans to accomplish redevelopment of the Agency owned parcels in the remaining five years of the District as well as approximately \$29 million of investment in economic development, placemaking, infrastructure, and mobility projects throughout the District.

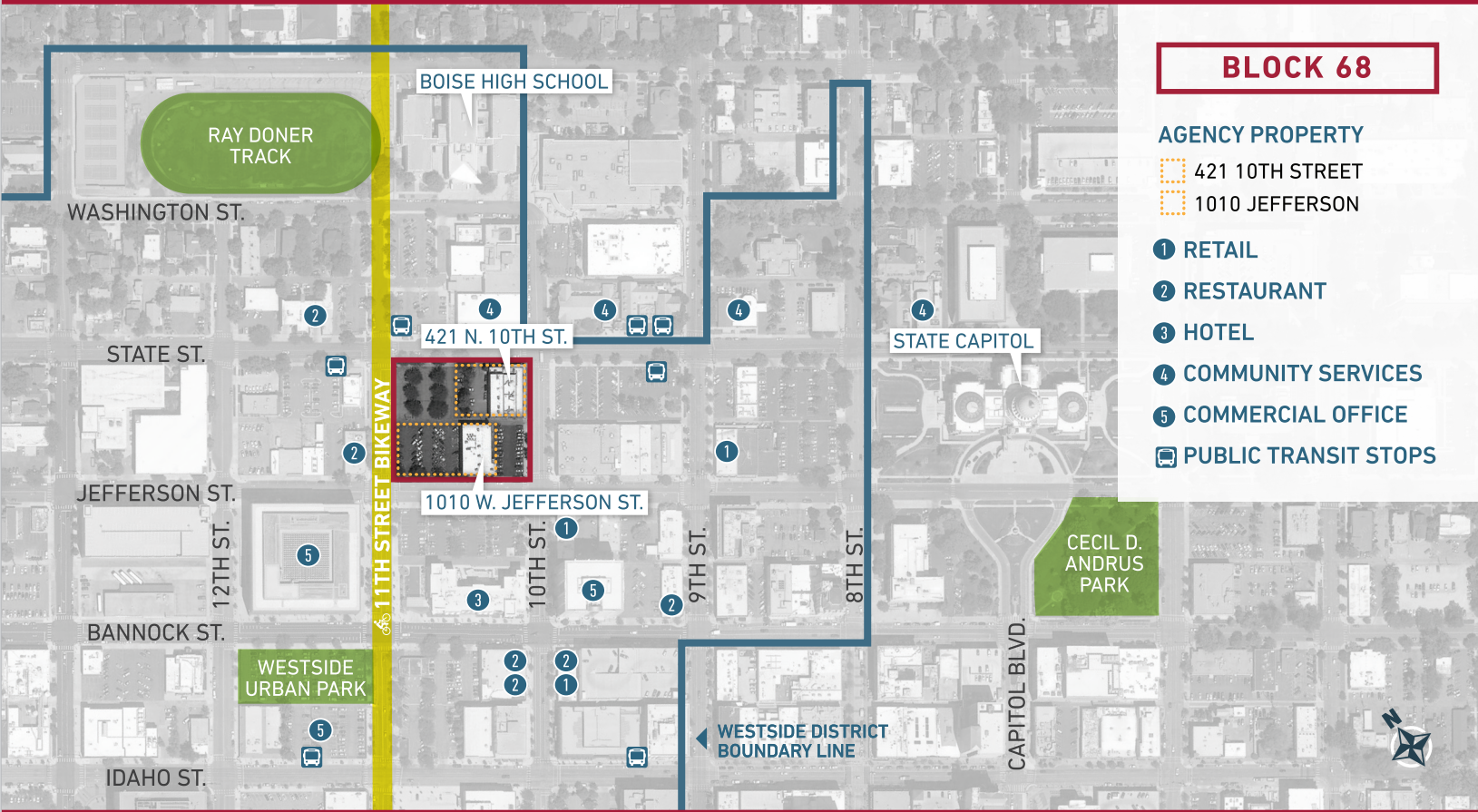
02. Project Summary

III. Project Context and Site Information

Block 68 is located three blocks from the State Capitol, in downtown Boise, Idaho. The block is bound by W. Jefferson, W. State, N. 10th and N. 11th Streets. The project area is also located within the [Downtown Boise Neighborhood Association](#) and the [Downtown Boise Business Improvement District](#).

The uses surrounding Block 68 are predominately surface parking lots, but also include civic facilities such as Boise High School, state government, and the Downtown YMCA. Recent investment in the area include the nearby Hyatt Hotel, 11th and Idaho office building, and a half-acre public park. A variety of retail, dining, and neighborhood services are also within walking distance.

Medium and low density housing is prevalent north of State Street, but south of State Street there is limited high density housing. The project area is within the central business district, surrounded by amenities and services that support housing. Boise’s critically high demand for housing positions this site well for building housing.



02. Project Summary

III. Project Context and Site Information (...continued)

CCDC owns two parcels on Block 68: 1010 W. Jefferson Street (“1010 Jefferson”) and 421 N. 10th Street (“421 10th Street”). Structures exist on both 1010 Jefferson and 421 10th Street. This RFP does not specify any CCDC requirements regarding the preservation, repurposing, or demolition of these existing structures. Proposals should articulate the plan for each building in the Redevelopment Project. Both buildings are partially occupied during this RFP process; permission to access the properties must be obtained by contacting CCDC.



The Block 68 area includes a typical public alley. Overhead power lines run east-west along the alleyway before undergrounding on 11th Street and terminating at a power pole at the corner of Jefferson and 11th Streets. Utility lines that serve each building through the alley include natural gas, fiber optic, sewer, and power lines. Water and Sewer mainlines run on Jefferson and 11th Streets, with 421 N. 10th connecting on 11th Street and 1010 Jefferson connecting on Jefferson Street. Geothermal mainlines run along 10th Street’s south side. The site’s current fiber-optic data providers are Zayo and Sparklight. 11th Street has multiple electrical cabinets, and 10th Street has underground vaults in the right-of-way next to 1010 Jefferson. See the parcel’s surveys (Appendix 8 and 9) for further information.

02. Project Summary

1010 W. Jefferson Street	
Parcel ID:	R1013004553
Land Area:	0.65 Acres
Use:	Class C Office 55 surface parking stalls
Structures:	Two story Building with full basement. 27,828 GSF Steel frame, CMU exterior wall, flat roof.
Restrictions:	Tenant leases expire 2023, building scheduled to be vacant at time of disposition.
Appraised Value:	\$4,930,000 Fair Market Value. See Appendix 10.
Site Survey:	Appendix 8.
Site Due Diligence Reports:	See Appendix 15 for the Existing Facility Analysis and Appendix 16 for the Phase I Environmental Site Assessment.

421 N. 10th Street	
Parcel ID:	R1013004583
Land Area:	0.35 Acres
Use:	Warehouse and limited retail 22 surface parking stalls
Structures:	One story building with partial mezzanine and partial basement. 19,589 GSF.
Restrictions:	Tenant leases expire 2022; building scheduled to be vacant at time of disposition.
Appraised Value:	\$2,535,000 Fair Market Value. See Appendix 11.
Site Survey:	Appendix 9.
Site Due Diligence Reports:	See Appendix 18 the Property Condition Assessment and Appendix 19 for the Phase 1 Environmental Site Assessment and Appendix 20 for the Limited Site Investigation.

03. CCDC Participation

03

The Agency aims to advance economic development objectives and infrastructure improvements that serve a public benefit with this redevelopment project. This RFP offers several public/private partnership opportunities: development of Agency owned property, public infrastructure improvements, and a ParkBOI parking and mobility structure. The Agency is targeting no less than a 6:1 private to public investment ratio. For example, 60 million dollars of private investment and 10 million dollars of CCDC public investment — a total project investment of 70 million dollars – yields a 6:1 private to public investment ratio.

Proposals should explain its contemplated public/private partnership and summarize the key components and terms of the partnership. This will be an important consideration during the selection process. The Agency will negotiate final terms of the public private partnership(s) with the selected Developer as part of the Development and Disposition Agreement (“DDA”). For more information on the DDA process see Proposal Evaluation & Selection, below.

03. CCDC Participation

I. Agency Property (Development and Disposition)

As part of the Block 68 RFP, CCDC is offering the opportunity to redevelop two Agency owned parcels: 1010 W. Jefferson Street and 421 N. 10th Street. Disposition of property owned by CCDC for a redevelopment purpose follows Idaho Code § 50-2011 and the CCDC Participation Program policy adopted by the CCDC Board of Commissioners. The Block 68 RFP meets the statutory requirements in providing for competitive processes in property disposition. The property disposition process requires a commercial appraisal and a re-use appraisal, and the proposed project must comply with the Westside Urban Renewal Plan and law.

The commercial appraised value (see Appendices 10 and 11) of the included property is approximately 7.5 million dollars and is the initial purchase price of the property. The purchase price must be paid in full to CCDC at the time of the land closing and prior to the transfer of the Property from CCDC to the Developer. CCDC has the ability—but not the obligation—to provide a “site write down” also called “discounted land value” based on the findings within a reuse appraisal. Reimbursement of the “discounted land value”, if any, would occur at project completion. Please consider this in your preliminary budget and clearly indicate a projected “discounted land value” the project will pay if different than the commercial appraised land value.

II. Public Infrastructure Improvements

The Agency can assist development projects with reimbursement for improvements that are dedicated to and for the benefit of the public through the Agency’s Type 2 Participation Program. These improvements are called Eligible Expenses, see page 6 of the Participation Program Policy document in Appendix 7. All Eligible Expenses are paid by Developer as expenses are incurred, and CCDC reimburses for Eligible Expenses over a period of time after the project is complete. The reimbursement is paid using actual tax increment revenue generated by the project and received by CCDC. Assistance is limited by the lesser of a) the agreed upon Eligible Expenses, or b) a portion of the project’s tax increment value as determined by its scorecard ranking for the qualified reimbursement term. To estimate a Proposal’s potential infrastructure assistance, utilize the [Type 2 General Assistance Participation Program](#) and [Scorecard](#) to determine the portion of tax increment value.

Further information about contemplated infrastructure improvements is included below, in the Project Priorities section.

03. CCDC Participation

III. ParkBOI Parking and Mobility Structure

The Agency is seeking to partner in development of a ParkBOI parking and mobility structure as an integral component of the Block 68 redevelopment project. Once the project is complete, CCDC will purchase (and not lease or rent parking stalls) the parking and mobility structure, or a portion thereof, and begin operation of the facilities as part of the ParkBOI system. The acquisition follows the CCDC Participation Program policy, specifically Type 3 participation and will include purchase price, development standards, and operations agreement. The garage will be funded by tax exempt bonds, which terms stipulate that 90% of the parking stalls must be available to the public. The property acquisition process is governed by state statute. Further details regarding the condominium structure for the ParkBOI parking and mobility structure will be determined during the DDA negotiation process.

Up to \$10 million is available to partner in a parking and mobility structure and must meet the following requirements in this section. Proposals should provide 200 to 350 public parking stalls at an estimated cost per stall range of \$28,000 to \$32,000. These requirements necessitate that a public parking facility be included via non-Agency land that is at least ½ block footprint. Additionally, the structure must meet the ParkBOI facility development guidelines (see Appendix 14) and the parking facility will be branded and operated as part of the ParkBOI system. The Agency reserves the right to dictate the operator of the structured parking garage.

The Agency will not consider public parking proposals that have excessive parking allowances in proportion to the redevelopment’s residential and commercial uses. Parking should be sized right for the proposed uses by satisfying the parking needs of the redevelopment and catalyzing the surrounding neighborhood. It is important for CCDC to understand how much private investment this public investment derives, and proposals should articulate what portion of private investment was made possible by inclusion of the parking and mobility structure.

Further information about mobility objectives is included below, in the **Project Priorities** section.

04. Project Priorities

04

The Block 68 RFP aims to catalyze significant private investment. Therefore, the following project priorities explain the expectations and outcomes that are most important to deliver. These priorities serve as a guide to developing a winning proposal and also will be the evaluation criteria utilized in the selection process. Careful consideration and creative solutions in each priority area—Grow Our Housing, Mobility, Urban Development and Architectural Design, Economic Development, and Sustainability—is expected.

Minimum Expectations and **Visionary Outcomes** are identified in each priority area. Redevelopment of only Agency-owned parcels serves as the basis in establishing the Minimum Expectations. This recognizes that land assemblage may not be achievable and is not necessary to submit a responsive proposal. That said, CCDC is encouraging proposals to go beyond the Minimum Expectations with projects that meet or exceed the Visionary Outcomes.

04. Project Priorities

I. Grow Our Housing

Develop housing that fills gaps unmet by the private market to expand the opportunity for our active workforce to achieve housing for themselves and their families.

Provide a minimum of 225 housing units with a balanced mix of studio, one-bedroom, and two-bedroom units. Unit sizes should be no less than 550 sq. ft. for studios, 650 sq. ft. for one-bedrooms, and 850 sq. ft. for two-bedrooms.

The Minimum Expectation is proposals will meet or exceed the following affordability terms: 25 units at or below 80% AMI, 130 units at or below 120% AMI, and 70 units at market rates. See Appendix 21 for more information about AMI. Provide at this range of pricing for at least a 15 year term and identify a monitoring agent responsible to confirm project is maintaining the goals and affordability terms. CCDC is open to consideration of lien restrictions and/or guarantees and/or another tool to confirm the units remain available and affordable at the levels proposed.

CCDC seeks proposals that provide more total units overall, as well as more units offered at the lower price points. Respondents are encouraged to deliver projects with double or even triple the minimum number of housing units at various levels of affordability terms. Thoughtful design that improves resident quality of life is expected. Suggested design items include: nine foot or taller ceiling heights, natural light, in-unit washers and dryers, durable interior finishes and fixtures, and common area amenities that serve education, families, and active lifestyles.

The Agency prefers for-rent housing but for-sale housing is acceptable. Short-term rental units are not allowed.

Proposals are encouraged to seek out additional housing incentive opportunities with the City of Boise Grow Our Housing program.

225

housing units

Provide a minimum of 225 housing units with a balanced mix of studio, one-bedroom, and two-bedroom units.

04. Project Priorities

I. Grow Our Housing

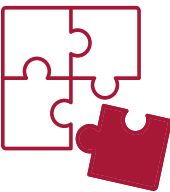


Minimum Expectations

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



04. Project Priorities

II. Mobility

Make it easier to bus, bike and walk, because our residents must be able to connect to opportunities when and where they exist. Proposals should be conceptualized with mobility infrastructure and mobility initiatives at the core of the architectural design, development program, and targeted uses.



State Street is one of only four transportation corridors into Downtown. Significant investment in bus rapid transit and transit oriented development along this corridor is explained in the [State Street Corridor Transit Oriented Development](#) plan, the [Transportation Action Plan](#), and the multi-municipality collaborative effort known as [Build a Better State Street](#). Additionally, ACHD and CCDC are partnering on the Downtown Boise Implementation Plan, which anticipates new street and public improvements along the State Street frontage of the Project Area with construction beginning in 2022. Proposals should align with and further the goals and objectives of these plans.

Once completed in 2023, the 11th Street Bikeway will provide a safe and convenient bicycle connection from ridge-to-river for all ages and abilities. More information can be found in CCDC's [11th Street Bikeway Report](#), at the Ada County Highway District's [project page](#), and in the [preliminary schematic design drawings](#). Integrate the 11th Street Bikeway into the project with careful consideration of site circulation, targeted ground floor uses, and location of bicycle facilities. A Visionary Outcome is a public secure bicycle storage facility for 30 bicycles, refer to [Bike BOI](#), with direct connection to 11th Street.

Attention to enhancing the walkability of the area is important. Maintain the public alley or an equivalent midblock connection through Block 68. Meet the City's Downtown Streetscape Standards. Provide sidewalks that provide a safe, convenient, and interesting experience.

04. Project Priorities

II. Mobility



Despite four acres of surface parking lots on and around Block 68, there is increasing demand for parking to support current uses and near-term future growth. The high cost of consolidating parking into structures continues to stymie redevelopment and contribute to the increasing price point of housing in downtown. The Minimum Expectation of proposals is that the project's private parking ratio will not exceed 0.8 stalls per unit. This aligns with City of Boise Parking Overlay District's P2 zone in which the project area is located. The Visionary Outcome is that Proposals build a shared use public parking and mobility structure that consolidates parking and builds more housing and other uses that serve the neighborhood.

Proposals are encouraged to integrate a public parking garage that: provides a shared parking resource for the area; relieves infrastructure costs on housing resulting in lower housing prices; catalyzes infill of underutilized surface parking lots with active uses; and reduces need for private single-use garages.



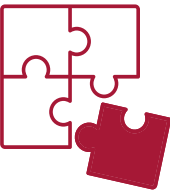
Minimum Expectations

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



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

04. Project Priorities

III. Urban Development and Architectural Design

Elevate the architecture of Boise’s urban fabric because an exceptional built environment enhances quality of life and strengthens our community’s identity. Proposals should express sustainable development through aspirational architecture that challenges the status quo and exemplifies what is possible.



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

Embrace density with building heights of predominantly six stories or more and in no circumstance less than three stories. Block 68 is zoned C5-DD, which is Central Business (C-5) with a Downtown Design overlay (DD). There are no height limits in the C-5 zone. Residential uses are allowed without a density maximum. The C-5 zone is intended to provide for activities conducive to a compact and concentrated urban downtown mixed-used center.

Activate the streets by providing active ground floor uses that engage with the pedestrian experience often. Building frontages are expected to consist mostly of active uses and entrances and no parking at all. Provide ground floor ceiling heights no less than fourteen-feet tall. A mix of uses that serve the neighborhood such as: retail, dining, entertainment, and community services are encouraged. Supplement the active uses with other elements, such as functional awnings, green walls, streetscape furnishings, and public art.

Aspirational Architecture should give special attention to façade design and materials, contribute to the authentic neighborhood fabric, integrate green architecture features and systems, and incorporate pedestrian scale ground floor fenestration.

04. Project Priorities

III. Urban Development and Architectural Design



Images, l-r: *Architecture Daily* (2011), *BiotopeUk* (exterior living wall), *BiotopeUk* (interior living wall).

04. Project Priorities

IV. Economic Development

Providing economically diverse housing opportunities to Boise’s active workforce within the regional employment center will expand opportunity in Boise’s local economy, reduce demands on transportation infrastructure, and further the City’s long-term sustainability.

Proposals are encouraged to leverage the RFP’s public-private-partnership opportunities to maximize the amount of housing and other uses included in the project. Utilize public participation to deliver lower housing price points. Implement a shared-use parking and mobility structure to catalyze infill of underutilized land with active uses and to reduce the need for private, single-use garages.

Proposals are encouraged to assemble nearby underutilized land and build more housing and uses that serve the neighborhood. Proposals that include land assemblage must demonstrate site control by providing in the submission package: record of ownership, an executed purchase and sale agreement, or an executed purchase option. Inadequate forms of site control include: letters of intent, other non-binding agreements, and verbal commitments. Additional property does not necessarily have to be abutting Agency-owned parcels. Parcels within a five minute walk of Block 68 and within in Westside Urban Renewal District are acceptable to include.

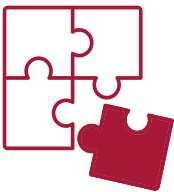
Including long range master plans with multi-phase development schemes are discouraged. CCDC will evaluate proposals only on the development that will be included in the DDA. If construction phasing is proposed, the last phase should start construction no later than 2024. Subsequent phases of development that may occur after the partnership with CCDC is complete will not be recognized during the selection process.



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

04. Project Priorities

V. Sustainability

CCDC is committed to ensuring that Boise is a resilient city in the face of climate change. It is critical that proposals work to mitigate climate impacts and innovate around the creation of a robust climate economy.

At a minimum, proposals are required to meet the Boise City Green Building Code and should employ measures to achieve the following. Proposals are encouraged to power buildings with alternative energy such as all-electric buildings or geothermal. Buildings should meet an Energy Use Intensity (EUI) or “KBTU/SF per year” in line with the Boise Climate Zone 5B (see Appendix 23). Provide Electric Vehicle (EV) charging stations at 1% of total parking stalls. Provide conduit sleeves for future EV charging stations at 20% of total stalls.

Utilize and expand clean energy utility system infrastructure, including: geothermal, green stormwater, fiber-optic data, electric power, and water renewal. Underground the overhead power and utilities on 11th Street and the Block 68 alley.

Proposals are required to include recycling facilities and operations and encourages proposals to include composting facilities and operations.

Accomplish water conservation with mechanical and plumbing systems that use low flow/usage appliances and fixtures which meet the EPA WaterSense standard.



Minimum Expectations

Meet the Boise City Green Building Code

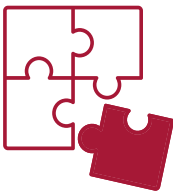
All-electric buildings with use of geothermal for commercial/retail spaces

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



Visionary Outcome

Expand clean energy utility system infrastructure

Composting facilities and operations

05. Submission Process

05

I. Registration Not Required

Registration is not required to submit a proposal. If you are interested in receiving email updates from CCDC when additional information pertaining to the RFP is made available, please contact CCDC and provide the email address or email addresses that wish to receive updates.

II. Proposal Submission

Please follow these instructions for submitting a proposal.

Utilize a commonly available file-share service such as Dropbox, WeTransfer, or Google Drive. Send the link to your proposal by email to Kathy Wanner, CCDC Contracts Specialist: kwanner@ccdcbiose.com

The required submittal documents (some of which must be signed and dated) must be organized into separate PDF or Excel files for each of the twelve (12) sections shown below in “Required Submission Materials.” Name each PDF file with a unique identifier for that section. EXAMPLE: the first file should be named “1_Cover Sheet.pdf”, the next file “2_Acknowledgement & Release.pdf”, and so on.

CCDC takes no responsibility for submittals received late or incomplete in any way. Respondent assumes full responsibility for the timely submittal of all proposal documents via the email process.

III. Questions; Contact Information

Respondents may contact CCDC with written questions or requests to access the project site by sending an email to Kathy Wanner, Contracts Specialist, kwanner@ccdcbiose.com. Questions submitted before the RFP Questions and Clarifications deadline, which is **August 09, 2021**, will receive a response posted online at www.ccdcbiose.com by CCDC. Individuals who pose questions will not be identified in responses.

IV. Modification or Withdrawal of Proposal

A proposal may be modified or withdrawn prior to the submission deadline set forth herein.

05. Submission Process

V. Required Submission Materials

The Proposal format described here is meant to allow uniform review and easy access to information by CCDC. Proposals should conform to the requested format as much as possible.

PLEASE INCLUDE THE FOLLOWING THIRTEEN (13) ITEMS ARRANGED IN THE FOLLOWING ORDER:

- 1. The Cover Sheet, Appendix 1**
Download the Cover Sheet, under Appendices, fill out and sign. The individual listed on the Cover Sheet will be the point of contact if additional information or clarification on the submitted proposal is required.
- 2. Acknowledgement & Release, Appendix 2**
Download the Acknowledgement & Release Agreement under Appendices, fill out and sign.
- 3. Development Budget Form, Appendix 3**
Appendix 3 is an Excel file and should be submitted as an Excel file. The Development Budget should include all development expenses associated with the project, including proposed Agency financial participation. The total development cost provided in the Development Budget Form should match the proposed project’s Financial Sources Form.
- 4. Financial Sources Form, Appendix 4**
Appendix 4 is an Excel file and should be submitted as an Excel file. The total development cost provided in the Development Budget Form should match the proposed project’s Financial Sources Form.
- 5. Completed Green Building Certificate Form, Appendix 5**
CCDC intends to award a project committed to using the Boise City Green Construction Code. The Green Building Certification must be signed and completed with the application.
- 6. Development Program Form, Appendix 6**
The Development Program Form is attached as Appendix 6 is an Excel file and should be submitted as an Excel file.

05. Submission Process

7. Project Narrative

The Project Narrative should explain the proposed project. Describe how it accomplishes the RFP’s Project Priorities. Articulate the public benefits created by the public private partnership. Summarize the private investment objectives and the economic development benefits that it creates. It should be no more 1,500 words in length and can incorporate images, diagrams, and tables. Be sure to address each Minimum Expectation and, if applicable, Visionary Outcome listed in the Project Priorities: Grow Our Housing, Mobility, Urban Development and Architectural Design, Economic Development, and Sustainability. Project Narratives should also discuss the proposal’s anticipated adherence to or variance from City of Boise Planning and Zoning regulations regarding: setbacks, Downtown Streetscape Standards, Fire Department access on-site, and parking stall counts.

8. Development Team Information

- a. Provide the name, title, and organization of each: developer, architect, engineer, contractor, and proposed development legal entity, included on the Development Team. Include address, phone numbers and email contacts.
- b. Provide a Development Team organizational chart that also describes the development legal entity.
- c. Indicate whether the development entity has been formed and is registered with the State of Idaho. If it has not yet been legally formed, please indicate when it will be formed.
- d. Provide three professional references including name, title, email, and phone number. References cannot be a member of the Development Team.
- e. Include financial statements proving the Development Team’s financial capacity to deliver the proposed project. A “letter of creditworthiness” from a financial institution(s) which describes prior credit relationships, prior lending history/amounts/ range, anticipated parameters for lending on the proposed project, and confirms the member or entity is not in default is acceptable in lieu of or, in addition to, another form of a financial statement.

9. Portfolio / Résumé

List and briefly describe relevant projects that the Development Team, together, has completed and/or has underway. Additionally, provide a portfolio or resume exemplifying relevant experience for each organization: developer, architect, and contractor.

05. Submission Process

10. Proposed Terms of CCDC Participation

- Provide a description of the proposed CCDC participation included in the proposal.
- Include information about key terms such as:
- Anticipated discounted land value, if any.
 - All proposed financial assistance related to potential Public Improvements (utility infrastructure, streetscapes, street work). Anticipated costs should be provided on the Development Program Form schedule and should conform generally to CCDC’s Participation Program rules and requirements, as found in Appendix 7.
 - (if applicable) Proposed purchase price of ParkBOI parking and mobility structure. Include cost breakdowns of cost per parking stall, Bike BOI facilities, etc. Summarize construction type and design standards of facilities
 - Private to public investment ratio calculation, as described in the **CCDC Participation** section.

11. Development Timeline

A preliminary development timeline is required and must include major milestones including but not limited to: design review approval, planning and zoning approval, any additional land use entitlements, loan closings, land transfer, construction start, construction completion and a rent/lease up or sales schedule.

12. Project Drawings

Provide concept design level drawings that illustrate building massing, site layout, exterior façade design and finishes, parking, contemplated streetscape and other public improvements. If applicable, provide public parking garage floorplans. Include a site plan that incorporates the ground level floor plan, vehicle and pedestrian egress, parcel lines, streetscape improvements, required setbacks, and fire department emergency site access. Provide a typical upper level floor plan of unit layout. Include multiple renderings from street level and aerial view perspectives to illustrate how the project interrelates with the surrounding context. Additional sketches, diagrams, images or plans that further explain the project are welcomed. A technical drawing set is not required with this submittal.

13. Proof of Site Control (if applicable)

Proposals that include additional property, not owned by CCDC, must demonstrate site control by providing: record of ownership, an executed purchase and sale agreement, or an executed purchase option. Unacceptable forms include: letters of intent, other non-binding agreements, and verbal commitments.

06. Proposal Evaluation & Selection

I. Evaluation Criteria

06

The evaluation criteria in this section represents the Agency’s priorities, and will be used as a basis for selection of the strongest proposal. A proposal that meets the Minimum Expectations may be awarded up to 370 points. Up to 130 additional points may be awarded upon how well a proposal accomplishes the Visionary Outcomes. A total of 500 points are possible.

06. Proposal Evaluation & Selection

I. Evaluation Criteria

Development Team Qualifications	
Expertise developing mixed-income housing in urban settings, experience designing high performance buildings, track record of producing aspirational architecture and high quality results, as well as, strong public engagement skills.	25
Project Development Timeline	
Achievable and expeditious plan to accomplish pre-development, entitlements, construction, and occupancy. Alignment with CCDC schedule.	15
Grow Our Housing	
Minimum Expectations: 225 housing units; balanced mix unit types; 15 year affordability term for 25 units ≤ 80% AMI and 130 units ≤ 120% AMI; Thoughtful design and amenities that improve resident quality of life.	120
Visionary Outcomes: More units offered at the lower price points and longer term pricing restrictions. Double or triple the minimum housing units on/near Block 68 at various levels of affordability.	50
Mobility	
Minimum Expectations: Building a Better State Street, 11th Street Bikeway, and midblock connection through Block 68. Private parking ratio requirement for housing: maximum of 0.8 stalls per unit. Make it easier to bus, bike and walk, to connect people to opportunities when and where they exist.	45
Visionary Outcomes: Secure bicycle storage facility for 30 bikes. Shared-use public parking and mobility structure that supports: more housing, infill with active uses, reduced infrastructure costs, and shared mobility resource for neighborhood.	35
Urban Development and 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.	100
Visionary Outcomes: N/A	N/A
Economic Development	
Minimum Expectations: Providing economically diverse housing opportunities to expand opportunity in Boise’s local economy, reduce demands on transportation infrastructure, and further the City’s long-term sustainability. 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.	45
Visionary Outcomes: 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.	30
Sustainability	
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. Recycling facilities and operations. Water conservation by using low flow/usage appliances and fixtures which meet the EPA WaterSense standard.	20
Visionary Outcomes: Expand clean energy utility system infrastructure. Composting facilities and operations.	15
Total Points:	500

06. Proposal Evaluation & Selection

II. Selection Process

CCDC envisions a four-step process for selection of a proposal for the project site.

Step 1: Request for Proposals

The RFP will be advertised locally in the Boise Metro Area, published in the Idaho Statesman newspaper, posted on the CCDC website, and noticed to known and interested parties.

Step 2: Evaluation of Proposals

Proposals received prior to the submission deadline will be reviewed by CCDC staff to confirm they meet the RFP’s submittal requirements. The respondent will be notified in writing if the proposal is deemed incomplete and no further review will occur. Agency staff will continue review all proposals that meet the submittal requirements and deliver a preliminary findings report to the CCDC Board.

At its discretion, the CCDC Board may choose to establish a Selection Committee. Respondents may be asked to present to the Selection Committee or to the full CCDC Board at a public meeting. Proposals will be judged based on the written submittals, presentations, and requested supplemental information, as applicable. The CCDC Board of Commissioners reserves the prerogative to interview or not interview respondents, and reserves the right to conduct its fact finding and deliberation period as it determines necessary to evaluate proposals.

At a public meeting, The CCDC Board will select a proposal to advance to Step 3, and if applicable, determine the final ranking of other qualified proposals.

06. Proposal Evaluation & Selection

II. Selection Process

Step 3: Agreement to Negotiate Exclusively

The next step is for CCDC to enter into an Exclusive Right to Negotiate (ANE) with the selected development entity. The CCDC Board of Commissioners has sole authority to approve an ANE but is not obligated to consider or approve an ANE under this RFP.

Design Refinement: The ANE allows time for project design and details to be refined and specific development terms to be considered. It is the Agency’s expectation during this period that, while elements of the design may change, design features will function in the way they were initially proposed. Architectural and interior finish materials, unit and income mixes, density are also design features that must remain consistent with the initial proposal.

Financial Feasibility: Once a proposal is selected, additional work will be done to determine the financial feasibility of the project together with the selected developer’s banking institution. Required information may include financial statements from principals in the development entity and equity partners and related financial-credit information. Criminal background checks may be required.

Commercial Appraisal: A commercial appraisal has been completed and establishes a fair market value for purposes of determining an initial purchase price for disposition of the property a schedule of performance for a stipulated project (as described in a DDA agreement in the next step). An update to this commercial appraisal may be provided by CCDC, if needed. The appraisals for both Agency-owned properties are found in Appendices 10 and 11.

Reuse Appraisal: During the ANE stage, the Agency will obtain a reuse appraisal to determine the eligible, if any, discounting of the land value. If, during the ANE phase, a land value discount is both eligible and desired based on the project expectations, the discount (difference in commercial value versus reuse value) can be reimbursed upon successful completion of the project. This approach protects the public’s investment in the land should the project fail to be completed.

Next Steps: The ANE also sets a schedule for reaching an agreement which may to lead to a Disposition and Development Agreement (DDA).

06. Proposal Evaluation & Selection

II. Selection Process

Step 4: Disposition and Development Agreement (DDA)

If an ANE was entered into with a selected developer, CCDC may then prepare a DDA that describes in detail the requirements and conditions precedent to the transfer of the Project Site to the development entity. This will include a Schedule of Performance. CCDC may require certain measures such a performance bond, developer guaranty or other mechanism to increase the probability for the successful completion of the project.

An early step in the DDA would involve the selected development entity purchasing the property as advised by the commercial appraisal pricing and subject to the development agreement terms/schedule of performance. The initial purchase would convey title including payment for the property prior to commencement of construction. Successful completion of the project may involve a rebate (or “site write down”/ “discounted land value”) as previously advised by the reuse appraisal, determined by the ANE/DDA process, and approved by the CCDC Board of Commissioners.

Upon satisfaction of all requirements, the negotiated DDA returns to the CCDC Board of Commissioners for its final approval and selection of the RFP competitive selection process winner. The CCDC Board of Commissioners has sole authority to approve a DDA but is not obligated to consider or approve a DDA under this RFP.

06. Proposal Evaluation & Selection

III. Schedule

Event	Date
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

**Schedule is preliminary and subject to change. It is included to provide an idea of the timeframe in which this project may move through the approval process.*

07. Details

07

CCDC Discretion and Authority; Disclaimers

CCDC reserves the right to act in the public best interest and in furtherance of the purposes of the Idaho Code Title 50, Chapter 20 (Idaho Urban Renewal Law) and Idaho Code Title 50, Chapter 29 (Local Economic Development Act). CCDC reserves the right to waive any formalities or defects as to form, procedure, or content with respect to this RFQ and any irregularities in the proposals received, to request additional data and information from any and all Respondents, to reject any submissions based on real or apparent conflict of interest, to reject any submissions containing inaccurate or misleading information, and to accept the proposal or proposals that are in the best interest of CCDC and the public. The issuance of this RFQ and the receipt and evaluation of proposals does not obligate CCDC to select a company nor award a contract. CCDC may in its discretion cancel, postpone, or amend this RFQ at any time without liability.

Public Nature of RFP Submissions

CCDC is a public agency. All documents in its possession are public records subject to inspection and copying under the Idaho Public Records Act, Idaho Code §§ 74-101 through 74-126. The Public Records Act contains certain exemptions – including an exemption for trade secrets. Trade secrets include a formula, pattern, compilation, program, computer program, device, method, technique, or process that derives economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by other persons and is subject to the efforts that are reasonable under the circumstances to maintain its secrecy. Prices quoted in a proposal are not trade secrets.

If any Respondent claims any part of a proposal is exempt from disclosure under the Idaho Public Records Act, the Respondent must: 1.) Indicate by marking the pertinent document “CONFIDENTIAL”; and, 2.) Include the specific basis for the position that it be treated as exempt from disclosure. Marking the entire proposal as “Confidential” is not in accordance with Idaho Public Records Act and will not be honored.

CCDC, to the extent allowed by law and in accordance with these Instructions, will honor a nondisclosure designation. By claiming material to be exempt from disclosure under the Idaho Public Records Act, Respondent expressly agrees to defend, indemnify, and hold CCDC harmless from any claim or suit arising from CCDC’s refusal to disclose such materials pursuant to the Respondent’s designation. Any questions regarding the applicability of the Public Records Act shall be addressed to your own legal counsel prior to submission.

08. Appendices

08

1.	Cover Sheet	REQUIRED WITH SUBMITTAL
2.	Acknowledgment & Release	REQUIRED WITH SUBMITTAL
3.	Development Budget Form	REQUIRED WITH SUBMITTAL
4.	Financial Sources Form	REQUIRED WITH SUBMITTAL
5.	Green Building Certification Form	REQUIRED WITH SUBMITTAL
6.	Development Program Form	REQUIRED WITH SUBMITTAL
7.	Participation Program Policy Document,	dated May 2019
8.	Site Survey – 1010 W. Jefferson Street,	dated 2018
9.	Site Survey – 421 N. 10th Street,	dated 2021
10.	Property Appraisal –1010 W. Jefferson Street,	dated 2021
11.	Property Appraisal – 421 N. 10th Street,	dated 2021
12.	Sample Agreement to Negotiate Exclusively	
13.	Summary of Disposition and Development Agreement	
14.	CCDC Boise Parking Structure Design Guidelines	
15.	1010 W. Jefferson Existing Facility Analysis,	dated 2018
16.	Phase I Environmental Site Assessment – 1010 W. Jefferson Street,	dated 2018
17.	Building Floor Plans – 1010 W. Jefferson Street	
18.	Property Condition Report – 421 N. 10th Street,	dated 2017
19.	Phase I Environmental Site Assessment – 421 N. 10th Street,	dated 2017
20.	Limited Site Investigation Report – 421 N. 10th Street,	dated 2018
21.	2020 Average Median Income Rent and Income Levels, Novogradic,	dated April 9th, 2021
22.	City of Boise Geothermal Utility Locations,	dated March 2020
23.	Energy Use Intensity and Performance Targets, New Buildings Institute	



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AGENDA BILL

Agenda Subject: Action Item: Resolution #1707 Approval of Participation Program Policy Update		Date: May 10, 2021
Staff Contact: Alexandra Monjar	Attachments: 1) Resolution #1707 including the Participation Program Update 2) Updated Participation Program policy document 3) Updated Participation Program policy document with redlines	
Action Requested: Approve Resolution #1707 - Participation Program Policy Update.		

Background:

The Agency's Participation Program (Program) was originally adopted in March 2013 and revised in September 2015 and in January 2019. The Program was designed to be statutorily compliant, financially sustainable, transparent, understandable, consistent, and expeditious. The Program has worked well with only one revision and one exception made since its inception. It guides the Agency's public-private partnership project funding strategy. Since 2013, CCDC has invested \$47.3 million leveraging \$1.1 billion in private development; over \$23 dollars of private investment for every \$1 dollar of Program funding.

At the request of the Board, Agency staff have been working to further align the Participation Program to support increasing the supply of Affordable and Workforce/mixed-income housing and to achieve a higher quality of development in downtown Boise. A Board workshop with community partners in November 2020 identified these priorities. Staff presented recommended updates based on the workshop discussion to the Board its meeting on March 8, 2021.

The proposed revisions address these priorities while maintaining the balance of the program with CCDC's important work with partner Agencies and in the Capital Improvement Plan. This update also addresses changes that Agency staff have identified for updates and clarifications for effective program administration and Eligible Expense definitions.

Revisions for increasing the supply of affordable and workforce/mixed-income housing:

Increasing the level of reimbursement available to projects that meet CCDC's definition of Affordable or Workforce/Mixed-Income Housing will further leverage public investment for the much needed creation of housing attainable for households earning 100% or less of Area Median Income (AMI). This update concerns Type 2 General Assistance and Type 5 Property Disposition programs which are the most influential in terms of supporting particular land uses.

Type 2 General Assistance Updates

- 1. Reimburse up to 100% of annual tax increment for Affordable Housing:** A higher reimbursement factor for Affordable projects (LIHTC or equivalent serving households earning 60% AMI or less) mitigates the difference of assistance that a market rate project would receive compared to an Affordable project over the same reimbursement term. This builds on the extended Reimbursement Terms from the 2019 update.

Affordable Type 2 projects will receive an additional 20% of increment reimbursed annually. This factor will be added to the factor that the project receives based on its Level determined by Score (A, B, or C)

How the Type 2 Changes would impact a Sample Project:

- 50 unit LIHTC or equivalent Affordable Housing project
- Total Development Cost= \$13 million
- Public Improvement Costs (Eligible Expenses): \$700,000
- Estimated annual tax increment: \$82,000

Example 1: Level A Affordable Housing Project

- Previous: \$65,600 reimbursed TIF x 8 years = \$524,800
- Updated: **\$82,000** reimbursed TIF x 8 years = \$656,000

Example 2: Level B Affordable Housing Project

- Previous: \$49,200 reimbursed TIF x 8 years = \$393,600
- Updated: **\$57,400** reimbursed TIF x 8 years = \$459,200

Market Rate Comparison (estimated tax increment of \$135,000):

- Level A: \$108,000 reimbursed TIF x 4 years = \$432,000
- Level B: \$67,500 reimbursed TIF x 4 years = \$270,000

- 2. Revise reimbursement schedules for qualifying projects in districts closing within 6 years:** The benefit of increased reimbursement terms added to the Program in 2019 is ineffective for projects in districts closing within 6 years. This update allows CCDC to negotiate early reimbursement for Affordable and Workforce/Mixed-Income Housing projects so that they can receive the same level of reimbursement as if they would with the increased 6 or 8 year Reimbursement Term.

- 3. Increase Score points for Affordable and Workforce/Mixed-Income Housing:** Developers are motivated to receive the highest possible project Level determined by the Scorecard to receive a larger reimbursement factor. Increasing the points available for Affordable and Workforce/Mixed-Income Housing along with other incentives from CCDC, the City of Boise, and other agencies, encourage developers with flexibility in their design and building programs to include rent restricted units.

Previously Affordable and Workforce/Mixed-Income Housing both received 10 points. Now Affordable and Workforce/Mixed-Income projects are eligible for 20 and 15 points respectively.

Type 5 Property Disposition Updates

- 1. Recognize and incorporate available housing incentives into Type 5 Projects:** This change recognizes existing practice. Coordination with the City of Boise, Idaho Housing and Finance Association, Boise City/Ada County Housing Authority, etc.

ensures that CCDC's RFPs and related incentives or requirements for disposition align with and leverage available tools and incentives and consider current needs as identified by various City departments and public agencies.

- 2. Incorporate CCDC Property Acquisition Guidelines and Strategy into the Type 5 Program description including the Option approach:** Aligning and integrating CCDC's guiding documents focuses priorities and common goals between public partners and the Agency. The strategy highlights acquiring parcels well suited for housing development due to location, proximity to amenities, and opportunities to enhance neighborhood fabric and connectivity.

The Option approach in which CCDC would put down earnest money on a site and then issue an RFQ-P for the site within the due diligence time frame would allow use of Type 5s for catalytic development without significant cash outlay. This would expand the number of Type 5s that are possible, particularly in young districts where increment is growing slowly.

Revisions for elevating the quality of urban development in downtown Boise:

Boise is experiencing unprecedented interest and activity in commercial real estate development downtown. CCDC recognizes that an exceptional built environment strengthens community and overall quality of life. This update expands the use of CCDC's Scorecard to create greater incentives for Participants to enhance downtown's built environment.

Scorecard Updates:

- 1. Expand the use of the Scorecard throughout the Program:** The Scorecard has been primarily used for Type 2 projects to incent and reward pedestrian-friendly street level design with higher reimbursement factors. Through staff collaboration with Participants, the Scorecard has been used to improve project scores from Level C or B to Level B or A with simple but impactful design fixes. Incorporating this tool into other program types will expand CCDC's encouragement of quality urban design and provide a quantifiable data point for the Board's consideration of projects.

Update:

- Type 1 - CCDC will use the Scorecard as a reference for Board evaluation. (Previous: Scorecard was not used.)
- Type 2 - CCDC will require projects to attain a minimum score of 120 (Level B) to execute an Agreement (Previous: Projects scoring at any level were eligible for participation.)
- Type 3 - CCDC will require a project to be scored. The score will be shared with the Board when the project is considered. (Previous: Scoring was optional.)
- Type 5 - CCDC will reference the Scorecard when establishing RFQ/P design requirements and evaluation criteria. (Previous: Use of the Scorecard was optional.)

- 2. Adjust Project Level reimbursement factors to further encourage design strategies outlined in the Scorecard and set a minimum Level for Type 2 participation:** Adjusting reimbursement factors to create a wider gap between Level B and Level A further incentivizes Participants to work through opportunities for elevating the Level of their projects with Agency staff.

Setting a minimum score of 120 points raises the operational standard to a level that most Type 2 projects are already meeting in practice. Of 11 Type 2 Agreements executed over the past four years, 10 are Level A and one is Level C. Updated reimbursement factor are:

- Level A: 80% (same as previous)
- Level B: 50% (previously 60%)
- Level C: 0% (previously 40%)

Other Scorecard updates:

To encourage developers to provide amenities for active transportation aiding mobility choice and sustainability initiatives, the following qualifications were added to the Scorecard:

- Add or substantially improve transit facilities for 10 points (Section 5 – Connectivity)
- Add or substantially improve bike facilities for 5 points (Section 5 – Connectivity)
- Request and receive a parking reduction for 10 points (Section 7 – Parking Placement)

To encourage economic development that benefits local and minoritized people, the following Targeted Uses were added to Section 8 Targeted Uses:

- 'Food Economy' for 10 points: Includes business such as restaurants, coffee shops, small food production/manufacturing, and grocery and excludes businesses such as fast food restaurants, corporate cafeterias, meat processing, and large-scale industrial food processing to encourage Boise's unique farm to table economy celebrating the Treasure Valley's agricultural heritage.
- 'Minority Owned or Local Business' for 10 points: Includes businesses owned and operated by Idaho residents and/or members of minoritized communities as defined by the United States' Title 13 Part 124 of the Code of Federal Regulations.
- 'Drive Thru' for -10 points: Discourages drive-thru facilities which are detrimental to urban design and pedestrian experience.

List of minor updates:

- Small grammatical fixes throughout
- Improved list of Eligible Expenses (page 6) to address common questions
- Updated the order of operations for Type 2 Reimbursement Estimation to align with agency practice and program operations.

Fiscal Notes:

The T2 Participation is designed to be fiscally self-sustaining for all development projects by reinvesting a portion of the TIF each project generates back into the public improvements related to the project. However, increasing the percentage of a reimbursement will ultimately reduce funds for CIP and other projects by committing more TIF generated by a project to the project instead of the CIP. Agency staff believe that the reimbursement of 100% of annual increment for Affordable housing projects is warranted due to the acute lack of supply.

Staff Recommendation:

Approve Resolution #1707 approving the Participation Program Policy Update.

Suggested Motion:

I move to approve Resolution #1707 approving the Participation Program Policy Update.

Attachment 1 - Resolution 1707

RESOLUTION NO. 1707

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, ADOPTING AMENDMENTS TO THE AGENCY PARTICIPATION PROGRAM; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE AMENDED PARTICIPATION PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, following the Act, the Agency previously adopted a Participation Program on March 11, 2013, which was then amended September 23, 2015, January 14, 2019, and May 13, 2019, each time being adjusted to show certain amendments that were needed; and,

WHEREAS, the Agency's Participation Program is crafted to be transparent, understandable, consistent, fast, and responsive in order to encourage private investment in downtown Boise; and,

WHEREAS, the Agency's Participation Program has been highly effective in achieving the stated goals since its adoption in 2013; and,

WHEREAS, the Agency's Participation Program may be amended from time to time, suspended, or terminated depending on the needs of the Agency; and,

WHEREAS, attached hereto as Exhibit A is an amended Participation Program prepared by Agency staff showing certain amendments needed by the Agency at this time, to wit: refinement of the program's tools to better support affordable and workforce/mixed-income housing and changes to increase the quality of the pedestrian environment; and,

WHEREAS, the Agency Board finds it in the best interests of the Agency and public to approve adoption of the amended Participation Program to be effective immediately.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the amended Participation Program, attached to this Resolution as Exhibit A, is hereby adopted to be effective immediately for all new Participation Program agreements entered into by the Agency.

Section 3: That the Agency Executive Director is hereby authorized to take all necessary steps to implement the amended Participation Program.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND APPROVED by the Urban Renewal Agency of Boise City, Idaho, on May 10, 2021. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on May 10, 2021.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
Lauren McLean, Secretary

Attachment 2 - Updated Participation Policy Document



PARTICIPATION PROGRAM

Stimulating downtown development with public infrastructure

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Overview & Goals

The Participation Program is CCDC's development assistance policy and is designed to advance the aims of urban renewal and economic development in downtown Boise, as well as goals identified for downtown Boise in the Boise City comprehensive plan, Blueprint Boise. The Program is crafted to be transparent, understandable, and responsive in order to encourage private investment in Boise. The Program is intended to be comprehensive providing both structure and flexibility in assisting development projects within CCDC's downtown Urban Renewal districts. The Program is the Board's policy on how CCDC funds public/private partnership projects. It is not an entitlement, and any individual project is subject to prior approval by the Board via written agreement. The Program may be amended from time to time, suspended, or terminated, and may also be revised for future districts to fit the characteristics of different urban renewal areas.

The program identifies five approaches to anticipated participation with development interests called "Types":

Type 1 - One Time Assistance

Type 2 - General Assistance

Type 3 - Transformative Assistance

Type 4 - Capital Improvement Project Coordination

Type 5 - Property Disposition

The primary goal of the Participation Program is to align resource use with CCDC's mission to ignite diverse economic growth, build vibrant urban centers, and promote healthy community design achieved by pursuing the following key strategies:

1. Economic Development
2. Infrastructure
3. Mobility
4. Place Making
5. Special Projects

Statutory Framework

CCDC is enabled by two sections of Idaho Code, the Urban Renewal Law and the Economic Development Act (key excerpts provided):

Idaho Code 50-2002 URBAN RENEWAL LAW (excerpt)

“...It is found that there exist in municipalities of the state deteriorated and deteriorating areas which constitute a serious and growing menace...” “...It is further found and declared that certain of such areas, or portions thereof, may require acquisition, clearance, and disposition...in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented...”

Idaho Code 50-2902 ECONOMIC DEVELOPMENT ACT (excerpt)

“...It is hereby found and declared that there exists in municipalities a need to raise revenue to finance the economic growth and development of urban renewal areas, to encourage private development..., arrest the decay of urban areas..., promote needed public improvements..., facilitate the long-term growth of their common tax base..., encourage private investment...”

This enabling legislation informs the purview of everything CCDC does as an urban renewal agency. As such, the Participation Program provides a framework to promote compliance with Idaho law.

Best Practices

CCDC's Participation Program is anchored by Idaho Code and tailored to work in downtown Boise. However, there are some generally accepted best practices described by professional associations. These practices, guided by state law and, coupled with actual experience in the business of redevelopment, form the basis of the Program. The below summarizes key ideas incorporated into the Program.

- Statutorily compliant participation (both letter & intent)
- Serves the public interest (legally eligible & politically sensible)
- Consistent with Boise City plans
- Consistent with CCDC's Urban Renewal plans and other agency strategic policies
- Capped participation (within and typically below anticipated income collections of tax increment generated by the project)
- Proactive agency-driven approach
- Ensure due diligence for larger projects (evaluate risks, financing, issues, conflicts, partners, capacity, experience, stakeholders)
- Ensure a transparent process
- Accountability (conduct financial analysis, determine identifiable community needs, assess potential project impact of larger projects)
- Accessibility (program is broadly available)
- Emphasize early intergovernmental communication and coordination
- Program and contracts are publicly, proactively communicated
- Measure effectiveness of results
- Review program regularly to adjust and improve
- All contracts are subject to CCDC Board approval
- Eligibility requirements to participate are clearly identified
- Eligible Expenses are clearly defined and emphasize public improvements
- Scoring criteria uses clear, standardized approach
- Specialized ad hoc advisory teams may be used for review and advice on large projects or intergovernmental projects
- All Participation Program Agreements are approved in public meetings and may include opportunity for advance public comment on the project
- Maintain open records on program utilization and awards
- Actively promote program
- Administer program consistently
- CCDC funded improvements benefit the public at large and not one single project

Eligible Expenses

The Program can assist private and public development projects with improvements that benefit the public, which are located in the public right of way. These are called Eligible Expenses. All Eligible Expenses are paid by project owner/developer as expenses are incurred, and CCDC reimburses for Eligible Expenses after the project is complete. CCDC will pay for public improvements as defined in the Boise City Streetscapes Standard manual or approved by the City.

Eligible Expenses generally include:

- Sidewalks, ADA pedestrian facilities, street lights, and furnishings (benches, bike racks, trash receptacles, etc.)
- Streets/road paving, curb and gutter
- Street trees, irrigation, and suspended paving systems when required
- Awnings located over public right-of-way that meet the criteria outlined in the Program Definitions (under Section 9. Walkability)
- Utility main lines and distribution facilities (power, water, geothermal water, sewer, phone, fiber)
- Certain expenses for exterior façade restoration improvements for buildings deemed to be of significant historic and/or aesthetic value to the public and conditioned upon a perpetual building façade easement being accepted by the City of Boise Historic Preservation Commission
- Public plazas and/or parks that meet the criteria outlined in the Program Definitions (Under Section 5. Connectivity) and are approved by the Boise City Parks and Recreation Department and in a perpetual open space easement*
- Public art – when selected **and** approved by the City of Boise Arts and History Department as outlined in Program Definitions (Under Section 9. Walkability) and in the public right-of-way or under an easement* or agreement with the City of Boise
- Certain environmental remediation improvements as may be preparatory to construction are evaluated on a case by case basis. An example of an eligible environmental remediation cost would be the hard costs for the removal of an underground storage tank in the public right of way. Soft costs, such as environmental assessments and costs within a private building, such as asbestos abatement, are not eligible for general assistance.
- Extended sidewalks areas/plazas that are approved by the Boise City Design Review and in a dedicated public easement area accepted by the City of Boise
- CCDC may reimburse for general conditions / general requirements related to work on Eligible Expenses described above, limited to five percent (5%) of total actual Eligible Expenses.

The project including the associated public improvements must be approved by Boise City and/or appropriate public agency with jurisdiction (i.e. ACHD, ITD). Certain Eligible Expenses must meet specific criteria defined by CCDC's "Program Definitions" found at the end of this document (after the Scorecard).

Ineligible Expenses:

Expenses that encompass costs which are outside of the public improvements are not Eligible

Expenses. Ineligible expenses include: design and engineering, permitting, and mobilization, land costs (including costs of land in easements, and dedicated rights of way), or a developer's profit/overhead/administration fee. CCDC generally pays for "time/labor and materials."

New curb cuts and driveway approaches are generally not eligible for reimbursement. Exceptions to this include alley approaches and may include projects that consolidate or otherwise significantly reduce the number or width of previously existing driveways on a frontage.

NOTE: Awnings serve a public purpose and help promote a walkable and livable downtown by providing protection from the elements to anyone using the sidewalk. Awnings that cover sidewalk/patio dining allow the public to enjoy the public space throughout all of Boise's seasons and stimulate economic opportunities for local businesses. To be considered an eligible expense, awnings must be located in the public right of way or public easement area, and must meet the standards defined in the Program's Definitions (under Section 5. Connectivity). Acceptable Eligible Expenses for awnings will be determined by comparing the request to conventional, commercially reasonable estimates, which are evaluated on a per square foot basis as part of the Participation Program application. Eligible Expenses must be approved by the Board Commissioners and CCDC may determine that some but not all of the awning expenses are in the public's best interest.

*See page 8 for more information on easements.

Easements

If a public improvement is constructed outside of the right of way, it must be located in permanent public easement area in order to be considered an Eligible Expense. The easement must be accepted by Boise City or other public agency with jurisdiction prior to CCDC Reimbursement.

If the improvements require an easement, participant must work with appropriate Boise City Department (or other public agency) to draft the easement agreement prior to CCDC Participation Program Agreement Approval. CCDC can help direct participant to the appropriate agency and/or City Department contact.

Improvements being made outside of the right of way, and in an easement area, should be predetermined in collaboration with CCDC and Boise City as part of the project design, and need to be approved by appropriate Boise City Department (Design Review, Parks & Recreation, and/or Arts & History).

It is recommended that developers include potential sites for public art in plans submitted to Design Review and include an estimate for public art in their application to CCDC. Public art attached to a building façade may require a license agreement in place of a public easement. Boise City Department of Arts & History will determine the appropriate agreement, which must be in place for art to be considered an Eligible Expense.

A final easement must be accepted and recorded by Boise City before CCDC Reimbursement can take place.

Key Program Conditions

- The improvements eligible for CCDC funding must be located in the public right of way, or a permanent public easement area, which is accepted by Boise City or public agency with jurisdiction.
- A project can only receive funding from a single Program Type, and can only be approved for one Participation Agreement per development (i.e. a project cannot request additional funding several years later).
- CCDC will only pay for Eligible Expenses as approved by the Board and not otherwise paid for by another public entity.
- Program eligibility is at the sole discretion of CCDC and its Board of Commissioners.
- Parties seeking Participation Program assistance should contact CCDC as early in the development process as possible and preferably before design has been finalized.
- Applications must be submitted before building permits are obtained.
- Projects located on properties with delinquent property taxes are not eligible.
- All individual projects must advance urban renewal plans.
- The CCDC Board may consider a program exception if, in its sole judgment, certain necessary and sufficient conditions exist to warrant the modification of one or more of the program requirements for a project.
- CCDC's contracts have been extensively vetted and will be used as the basis for all Participation Program Agreements.
- The following uses are ineligible activities and will not be considered for CCDC funding: bikini bars and sexually oriented businesses as defined by Boise City Code.

Typical Participation Program Process

Step 1

- Contact CCDC and discuss project
- Staff will guide developers on which Participation Program Type best fits the project and funding availability
- It is best to talk to staff early on in the process (before entitlements and design are finalized)

Step 2

- Developer Submits Application
- Identify how project meets all required program criteria and advances urban renewal goals
- **Application should be submitted before building permits are received**

Step 3

- Staff will present project to the Board for Designation as Eligible for a Participation Project
- Board may provide feedback at this time
- Project must have Design Review or equivalent approval before Designation

Step 4

- Staff will present Participation Program Agreement to the Board for approval including Estimated Eligible Expenses requested for funding

Step 5

- Developer completes project and associated public improvements

Step 6

- Developer notifies CCDC of project completion, submits cost documentation, and schedules inspection

Step 7

- Staff verifies cost documentation for Eligible Expenses and issues a Confirmation Letter

Step 8

- CCDC reimburses for public improvements / Eligible Expenses
- This could be a one-time reimbursement, or paid over a period of time depending on Participation Type

**CCDC may revise/alter this process based on specifics of project.*

Type 1: One Time Assistance

Objective: This program Type will provide resources of up to \$200,000 for public improvements and is intended to assist smaller projects on their own schedule, often triggered by a tenant improvement. The funding is based on a dollar for dollar match with the private developer's investment. Applicants are encouraged to review and implement the applicable urban design guidelines found in the Participation Program Scorecard.

Eligible Expenses: The Type 1 (T1) allows assistance for public improvements in the right-of-way or easement area. See page 6 for a list of Eligible Expenses.

Timing: T1 applications can be submitted anytime throughout the year and are processed based on available resources set forth in the budget and Capital Improvement Plan. The applicant should submit before building permits have been obtained. T1 agreements will generally be considered for approval by the CCDC Board after approval of a design review or relevant development application that includes the proposed improvements. The project is typically seen by the CCDC Board twice. First, as an opportunity to introduce the project to the board and request project "designation" as eligible for CCDC funding. The second time is generally to approve the T1 Participation Agreement.

Reimbursement: T1 projects are paid after project completion. The reimbursement for Eligible Expenses are defined in the Type 1 Agreement, and is based on actual costs as documented after project completion. Actual Eligible Expenses must be verified and approved by CCDC and will include only reasonably incurred costs. All costs must be verified through invoice documentation and a schedule of values.

The reimbursement will not exceed \$200,000 and will be based upon matching funds invested by the private developer. For instance:

Example	Private Improvement	Public Improvements	Total Budget	CCDC Reimbursement
New Construction Housing Project	\$1.2 million	\$300,000	\$1.5 million	\$200,000
Exterior Remodel (includes awnings and streetscapes)	\$800,000	\$150,000	\$950,000	\$150,000 (can only reimburse for public improvements)
Public Improvements Only (i.e. Awnings)	\$0	\$150,000	\$150,000	\$75,000
Awnings and Exterior Paint	\$50,000	\$150,000	\$200,000	\$100,000

Type 2: General Assistance

Objective: Type 2 (T2) participation provides general assistance for public improvements and is intended to assist larger projects and include a broader scope of Eligible Expenses. The Type 2 program is especially tuned to assist Affordable and Workforce/Mixed-Income Housing projects which are important to the long-term sustainability of downtown Boise. The Scorecard is a key feature of this assistance (pages 22-24). The legal parcel(s) constitutes the site for a project. However, at the Board's discretion, a phased development may be scored independently if this better advances program goals. The scoring criteria and point values are an extension of the statutory charge of urban renewal and the associated adopted plans, and are aimed at advancing the Agency's 5 key strategies. Scoring results are identified as Level A, B and C; with Level A being the highest scoring Level. Please note, the attached Scorecard is used for downtown districts - Westside, 30th Street, River Myrtle-Old Boise, and Shoreline.

Eligible Expenses: The Type 2 Participation allows assistance for public improvements in the right-of-way or easement area. See page 6 for a list of Eligible Expenses.

Timing: Type 2 assistance can be applied for at any time prior to obtaining building permits but preferably before or during project design in order to maximize a project's score. T2 Participation Program Agreements will be considered for approval by the CCDC Board after approval of a development application that includes the proposed public improvements. It can be helpful to obtain a Scorecard and discuss the project design with CCDC prior to submitting drawings to the City. The Scorecard incentivizes urban design, and a project could qualify for a higher Level rating by making certain, sometimes minor, adjustments.

Reimbursement: T2 projects are paid upon completion of the project for a determined period of time **AFTER** actual tax increment generated by the project has been received by the Agency. The Reimbursement is paid using actual tax increment revenue generated by the Project and received by CCDC.

Assistance is limited by the lesser of:

- 1) The agreed upon Eligible Expenses of the project or
- 2) A portion of the project's tax increment value as determined by its Scorecard ranking for the qualified reimbursement term.

Actual Eligible Expenses must be verified and approved by CCDC and will include only reasonably incurred costs. All costs must be verified through invoice documentation and a schedule of values.

Reimbursement Estimation: Although the reimbursement is from actual increment received from the project CCDC can provide estimates of this payment based on the following formula. See example formula on the following page.

Step 1:

- Start with projects Total Development Cost Estimate (includes land value)
- Example: \$10,000,000 Level A project

Step 2:

- Subtract current assessed value = **Added Tax Value**
- Example: \$10,000,000 - \$500,000 = \$9,500,000

Step 3:

- Multiply by 80% of Added Tax Value = **New Project Value**
- Example: \$9,500,000 x 80% = \$7,600,000

Step 4:

- Multiply the New Project Value x Levy Rate* = Annual estimate of taxes generated by new project (TIF)
- Example: \$7,600,000 x 0.013 = \$98,800 *Levy Rate is adjusted annually by the Assessor

Step 5:

- Multiply the annual tax estimate by the factor indicated by the Scorecard (this will be based on how the project scores and its eligibility for housing incentives, between 50-100% of tax increment) = Annual reimbursement estimation.
- Example: \$98,800 x 80% = \$79,040 **Annual Reimbursement**

Step 6:

- Multiply the Annual Reimbursement amount by the qualified reimbursement term.
- Example: \$79,040 x 4 years = \$316,160 Estimated Total Potential Reimbursement

NOTE: Estimates of tax valuation can be done by CCDC and assume 80% of estimated project cost to account for variances which may occur. Project costs are defined as all costs of the project including, but not limited to: land, hard costs, soft costs, financing costs, fees and permits for on and off site work, public improvements, and buildings. Actual assessed values are determined solely by the Ada County Assessor.

Reimbursement Term:

The Type 2 reimbursement typically begins 18-24 months after the Project is complete. At the time that the Full Assessed Value of the project has been added to the Primary Tax Roll by the Ada County Assessor and the tax assessments have been paid. For projects that are completed within the last four years of a District's life, CCDC may consider utilizing the Occupancy Year, which reflects a pro-rated value, as the first year of increment available to the project for reimbursement. Reimbursement schedules for Affordable, Mixed-Income or Workforce Housing projects in districts with a term ending in six years or less are negotiable at CCDC's discretion. Utilizing the Occupancy Year or a negotiated reimbursement schedule will be need based and only considered

in cases where the Eligible Expenses would not otherwise be fully reimbursed in the remaining District term.

The following chart explains the levels of reimbursement based on project type and Scorecard Level. Affordable and Mixed-Income/Workforce rental housing projects can qualify for extended terms and Affordable projects can receive 20% of increment reimbursement in addition to the reimbursement factor determined by the project Level. See definitions below to determine eligibility.

Project Type	Qualification	Reimbursement %	Maximum Reimbursement Term
SCORECARD			
Level A	Score: 140 + points	80% of Tax Increment	4 years
Level B	Score: 120 – 139 pts	50% of Tax Increment	4 years
Level C	Score: 119 and below	0% of Tax Increment	n/a
RENTAL HOUSING DEVELOPMENTS			
Affordable Housing (<i>Low Income Housing Tax Credit project or equivalent</i>)	Serving 60% and below Area Median Income (AMI) on average	Based on Scoring Level + 20% of Tax Increment	8 years
Mixed-Income/ Workforce Housing	Serving 100% AMI and below	Based on Scoring Level	6 years
All Other Housing	Serving 101% AMI and above	Based on Scoring Level	4 years

NOTE: In no circumstance can the reimbursement extend beyond the last fiscal year of the Urban Renewal District in which a project is located.

Requirements for Housing Developments to qualify for additional Reimbursement Incentives:

1 – Must meet either of the below definitions:

- A. Affordable Housing Definition: A residential project that is funded with Low-Income Housing Tax Credits awarded by the Idaho Housing and Finance Association or equivalent. Project must serve households whose incomes are at or below 60% Area Median Income in Ada County by charging associated rents as defined by current U.S. Housing and Urban Development Department Standards.
- B. Mixed-Income/Workforce Housing Definition: Residential projects with 10 or more dwelling units, in which not less than 10% of the units serve households whose incomes are at or below 100% Area Median Income in Ada County by charging associated rents as defined by current U.S. Housing and Urban Development Department Standards. Income qualified units must be integrated throughout the development cohesively with the market rate units. No visible difference between the income-qualified and market rate units should be obvious from the exterior.

2- Must Income Qualify Residents

Income Qualification Requirements:

In order to obtain an increased reimbursement term, Project's must income qualify tenants for the income restricted units. Income qualification must be verified at lease up and at unit turn-over

though the City of Boise's Housing and Community Development Division or equivalent Housing Authority (HUD, IHFA). The income qualification period will be negotiated on a project-by-project basis and will be, at a minimum, the CCDC reimbursement term.

Agency Project Coordination with T2s:

In situations where a T2 project site overlaps with an underway CCDC capital project, CCDC a Type 2 Participant may negotiate design coordination, construction schedules, and reimbursement terms and conditions with the goal of advancing the aims of urban renewal and economic development. This coordination may include the stipulation that work done in the overlapping sites may be reimbursed with terms and conditions similar to those used in Type 4 agreements.

Type 3: Transformative Assistance

Objective: The intent of the Type 3 (T3) transformative assistance is to make available a more customized opportunity for transformative projects and to consider certain projects which don't otherwise fit well into the other program types. T3 participation is available to assist large public or private projects that are deemed by the CCDC Board to be transformative in nature and of benefit to the community at large. In general, a transformative project is a higher value project that may include the construction of a significant public facility. The project should have a high likelihood of maintaining an enduring presence in the community. The goal for Intergovernmental/Public projects is to use limited district monies to leverage additional resources (federal, state, local, other) in the downtown revitalization effort. For example, matching a federal grant for construction of a project, or shared funding between intergovernmental units for construction of a public facility.

Criteria: The private to public investment ratio (private project cost divided by CCDC participation) for a transformative project should generally be 6:1 or higher. For example, a \$60 million private project coupled with a \$10 million public facility funded by CCDC would have a 6:1 private/public (CCDC) ratio).

Evaluation: At the Executive Director's request, the Board may consider a project for "Designation" status as a T3 project authorizing more formal evaluation. All final agreements require Board approval. Projects being considered for T3 assistance will receive a greater degree of scrutiny than those considered for T1 or T2 assistance. CCDC may pay for and conduct a financial feasibility study which may include a "but for" test ("but for" the assistance, the viability of the project is questionable). This assessment may also identify Eligible Expenses for project participation and funding alternatives. CCDC may pay for and conduct an economic impact study or may require an examination of a developer project portfolio, financial capacity, and references, etc. CCDC will utilize the Scorecard and require the project obtain a certain score in order to achieve urban design goals of its Urban Renewal District. CCDC may require community/stakeholder outreach. The project should produce a net positive gain for the community after any public participation.

Eligible Expenses: See page 6. Soft costs may be included in intergovernmental, Public-Public projects.

Timing: Many of the timing elements of T3 assistance are determined on a case by case basis.

Reimbursement:

Private Projects: Private project reimbursement will be based on funding available and may follow the Type 2 protocol for scoring and reimbursement timing.

Intergovernmental/Public Projects: The project cost share will be determined by the Board and governmental partner and will not exceed state law regulations. Because projects for public facilities will most likely be exempt from property tax and will produce little or no tax increment income, such projects should be financially feasible based on other considerations, serve mutual goals, and produce a community benefit. CCDC bonding will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement

or purchase upon project/public facility completion and certificate of occupancy.

Type 4: Capital Improvement Project Coordination

Objective: Type 4 (T4) participation coordinates CCDC-initiated Capital Improvement Plan (CIP) activities with construction activities of private development and/or other public agencies. The CIP is part of CCDC's strategic planning and budgeting process. Adjusting, co-timing and/or accelerating CIP projects in coordination with private development can be beneficial and can create efficiencies in the construction of physical improvements. Projects eligible for T4 participation are generally those identified in the adopted CCDC CIP that is in effect and available on the CCDC website. The Board retains all discretion in determining the projects, timing, design, and locations of capital improvements.

CCDC can design, bid and build a CIP project independently of the private project or intergovernmental project. CCDC can also, in certain circumstances and subject to applicable law, sub-contract construction with a private development on a public project element.

Eligible Expenses: Eligible Expenses are capped based on the project budget in the adopted CIP, and must align with CCDC's project implementation plan and goals.

Timing: Many of the timing elements of Type 4 assistance are determined on a case by case basis.

Reimbursement: Private projects will be reimbursed upon completion of the project after CCDC has verified cost documentation and inspected and approved the construction of the improvements. CCDC can enter into intergovernmental agreements to cooperatively participate in joint capital improvement projects.

Planning: CCDC invites conversation about future private project plans and timing to inform development of upcoming CIP plans.

Type 5: Property Disposition (CCDC-owned property)

Objective: Type 5 (T5) participation is the disposition of property owned by CCDC for a redevelopment purpose. The property disposition process is governed by state statute and differentiates between disposition to a for-profit or private use, to a non-profit, and to a public or governmental body. This program meets or exceeds the statutory requirements in providing for competitive processes in property disposition (not required for disposition of land to public entities).

Process: CCDC's property disposition process for private/non-profit development use will involve a competitive process, typically a Request for Proposals and/or Qualifications (RFQ/P) process for properties. The RFP will provide conditions and requirements of the development project as determined by CCDC (i.e. type of project, housing income guidelines, design elements including but not limited to those addressed in the Scorecard, etc.) and in collaboration with partner agencies such as the City of Boise, Idaho Housing and Finance Association, and Boise City/Ada County Housing Authority. Properties may be transferred to another public entity without an RFP and smaller remnant parcels may not warrant an RFP. This process may require a commercial appraisal, a re-use appraisal, and the proposed project will be in accordance with the applicable urban renewal plan and law. The details of each disposition may differ based on the unique characteristics of the property being disposed.

Timing: CCDC's property disposition process will stipulate a minimum timeframe for development to occur.

Eligible Expenses: A project may qualify for a reduction in land price up to an amount determined by a third party appraisal, which is based on the proposed project's expenses and financial pro-forma. The disposition of any property for private or nonprofit development will be formalized in a Disposition and Development Agreement (DDA) which will require a determination of fair value for the proposed use, which may be stipulated or restricted, based on the property redevelopment objectives. A re-use appraisal or similar method suitable to the individual property redevelopment goals will be used to establish pricing and shall include the cost to construct necessary public improvements as part of the pricing. A separate reimbursement for these public improvements will not be considered. A commercial appraisal will also be done to establish a price for initial disposition of the property. Any private entity will be required to purchase the property from CCDC and pay that initial price. If any rebate of property value, as advised by the re-use appraisal is determined, it will only be made after project completion as a reimbursement.

Reimbursement: Based on the re-use appraisal CCDC Board can choose to reimburse for the land costs based on the project being built as proposed by the private company.

Property Acquisition Guidelines and Strategy: CCDC allocates resources for Type 5 property acquisition in its budget and Capital Improvement Plan. Each acquisition will have its unique process such as whether CCDC engages a broker, the type of site control sought, and agreement and method employed such as purchase, lease, ROFR, Option, etc. When identifying property and completing acquisition, the Agency will prepare a timeline for next steps for asset management, i.e. issuing an RFQ/P, remedy of barriers to development such as environmental remediation, lot

realignment/consolidation, etc.

CCDC's intention is to not hold or manage property long term, but to dispose or convey property to create a public good, meet community needs, spur economic development, and/or increase tax revenue by leveraging private development.

Property proposed for acquisition must meet all of the following requirements:

1. Property is located within an Urban Renewal District
2. Staff may provide findings that acquisition is likely to advance the Urban Renewal Plan
3. Potential redevelopment opportunities are identified in support of acquisition
4. Acquisition and/or disposition does not/will not displace decent housing or thriving business

Property proposed for acquisition should also meet at least one of the following criteria:

- ☐ Housing Supply Opportunity
 - Promotes housing infill that enhances neighborhood fabric
 - Provides an opportunity to create Affordable, Workforce/Mixed-Income Housing
 - Proximity to schools, transit stops, residential services, or Activity Centers
 - Promotes Transit Oriented Development
 - Protects the fabric of community (pedestrian experience, affordable or workforce housing, an existing community need/public good, etc.)
- ☐ Property is Vacant or Underutilized
 - High or complete vacancy, abandoned, low density, undeveloped, etc.
 - Needs additional development, more density than currently allowed
 - Surface Parking Lot
- ☐ Catalytic Potential
 - Site represents a catalyst for area/neighborhood if redeveloped in a certain fashion
 - Underdeveloped property where improvement value is less than land value
 - Property is part of a parcel assemblage to meet a long term goal: community project, affordable housing, place making, transit, etc.
 - Highly visible location:
 - Corner lot, can spur redevelopment or change the atmosphere of the block
 - Located on or near a major road or corridor, near major development, major employer, etc.
 - Partnership Potential – Public or Private
 - Property presents a unique barrier to conventional development:
 - Environmental cleanup needs (perceived or actual)
 - Land Owner who doesn't develop
 - Historic Preservation issues, concerns, requirements
 - Unique Boise landmark
- ☐ Economic Development Opportunity
 - Site represents opportunity for job creation, new business development, and/or enhancing the creative economy
 - Property is exceptionally low cost and/or low risk

- Site is well suited to serve a Community Need through place making, i.e. ice rink, public plaza, parks, or other amenity.
- Site is well suited to address an area-wide infrastructure deficiency as part of a larger redevelopment plan, such as but not limited to: public parking garage, sewer lift station, power substation, storm water bioremediation facility, mobility infrastructure or public right of way, etc.



SCORECARD

To be used to determine Project Level for all Type 2 and Type 3 projects and as needed and at the discretion of CCDC for other Program Types.

CCDC PARTICIPATION PROGRAM SCORECARD

NOTE: This Scorecard is used for downtown districts - Westside, 30th Street, River Myrtle-Old Boise, and Shoreline.

SCORING LEVELS

Level A +140 points

Level B 120-139 points

Level C <120 points

1	Activate Dormant/Disinvested Sites (1 Only)	
a	reuse of existing building	20
b	convert surface parking	18
c	replace dormant building	16
d	reuse of vacant land	10
2	Reuse of Targeted Sites (1 Only)	
a	reuse of historic register building	20
b	reuse of automotive site	15
c	reuse of dry cleaner site	15
3	Environmental Remediation (1 Only)	
a	>\$100,000 costs	20
b	\$50,001-\$100,000 costs	16
c	\$10,000-\$50,000 costs	12
4	Utility Infrastructure (all that apply)	
a	replace or expand geothermal	15
b	replace or expand fiber	15
c	replace or expand power	15
d	replace or expand sewer	15
e	replace or expand water	15
f	storm water mitigation	15
5	Connectivity (all that apply)	
a	add a street	20
b	add or substantially improve transit facilities	20
c	add a ground level plaza / park	19
d	add an alley	17
e	add a pathway	15
f	add or substantially improve a sidewalk	10
g	add or substantially improve bike facilities	5
6	Compact Development (1 Only)	
a	4.0 to 5.0+ FAR	10
b	3.0 to 3.9 FAR	9
c	2.0 to 2.9 FAR	8
d	1.0 to 1.9 FAR	7
e	0.5 to 0.9 FAR	6

CCDC PARTICIPATION PROGRAM SCORECARD		
CONTINUED	Level A +140 points	Level B 120-139 points Level C <120 points

7	Parking Placement & Design (1 Only)	
a	structured parking below grade	20
b	structured parking above grade	18
c	no surface parking	15
d	parking location is to rear or interior of building	10
e	requested and received a parking reduction	10
f	parking is screened by wall, fence, sunken	8

8	Targeted Uses (1 Only)	
a	Affordable Housing	20
b	Mixed Income or Workforce Housing	15
c	technology	10
d	corporate HQ	10
e	education	10
f	artisan	10
g	light manufacturing/assembly	10
h	food economy	10
i	minority owned or local business	10
j	drive through	-10

9	Walkability (all that apply)	
a	=/> 70% of sidewalk/setback is abutted by ground floor building face	20
b	=/> 60% ground floor glazing on street frontages (30% res)	18
c	=/> 12' ground floor height	15
d	main entry is prominent, ground floor, and faces street/not parking	15
e	=/> 75% ground floor frontage has functional awnings (30% res)	10
f	public art element	5

10	Sustainable Building (1 Only)	
a	Living Building Certification	10
b	LEED platinum or equivalent	8
c	LEED gold or equivalent	7
d	LEED silver or equivalent	6
e	Connection to and use of geothermal system	5
f	LEED Certified / or using Boise City Green Building Code	5
g	Energy Star Certified	4



PROGRAM DEFINITIONS

*Definitions and minimum specifications for Eligible Expenses
and Scorecard point allocation*

Notes on Eligible Expenses

- a) Reimbursement is for hard costs and does not include soft costs, except for general conditions limited to 5% of total Eligible Expenses. CCDC limits eligible hard costs to materials and labor. (Examples of soft costs not eligible for reimbursement include but are not limited to architectural and engineering design, permits, traffic control, and mobilization, and developer overhead/administration fees.)
- b) This scoring system for points that ranks potential projects includes private development activity, but should not be interpreted that CCDC will participate in those activities with CCDC funds automatically. Rather those items are for purposes of evaluating the project eligibility and scoring for qualification for funding by CCDC for public improvements.
- c) The Eligible Expenses paid for in this program will only include those approved expenses as detailed in an executed agreement and not otherwise paid for by another public entity.
- d) Eligible Expenses must be located in the public right of way or easement area.

1. Activate Dormant / Disinvested Sites

Purpose: It is the statutory purpose of urban renewal and related redevelopment to arrest the decay of urban areas by improving the utilization and value of underutilized and undervalued property. Therefore, the program grants credit to those projects that make fuller use of dormant and underutilized buildings.

- a. **Reuse of Existing Building:** Reuse of a building that includes change of use including either: 1) conversion of vacant space to improved occupied space, with “vacant” defined as space unoccupied for 12 months or more; or 2) change of automotive use to retail, restaurant, office, performance, recreation or similar use; or 3) change in occupancy from a non-residential use to a residential use; or 4) change in occupancy or use classification (i.e. retail shop to restaurant, office to retail, etc.) resulting in increase in assessed value per square foot or increase in total assessed value of parcel; and a) the change of use applies to 50% or more of the building ground floor as measured by gross floor area; or b) for buildings with multiple floors, 25% or more of the building as measured by gross floor area.
- b. **Convert Surface Parking:** Development of land currently in use as surface parking, such that greater than 75% of the land used as parking is converted to another use (building, streetscape, plaza, park, etc.) See 7c for definition of “surface parking.”
- c. **Replace Dormant Building:** Development of site including the removal and replacement of building of 500 gross square feet or more and unoccupied for a period of 36 months or more.
- d. **Reuse of Vacant Land:** Reuse of land currently not occupied by a building, parking lot, outdoor recreational use, public park or plaza.

2. Reuse of Targeted Sites

Purpose: The reuse of sites and buildings within a developed area of the community is in the public interest as there is an existing public investment already made by streets and utilities and, to the extent reuse attracts people and business activity, full utilization helps to support the vitality of neighboring properties. Reuse of historically significant buildings supports the authenticity and identity of the city and creates that often intangible asset referred to as “character”. Additionally, reuse of sites and buildings, and especially buildings of historic significance, is challenging because the renovation of existing buildings – bringing buildings into compliance with current building and fire codes – is costly and complex. Furthermore, existing sites may have environmental hazards from previous uses, especially if the prior uses include storage and distribution of petroleum products, auto repair, or laundry and dry cleaning. Removing building and site contamination is beneficial to public health and removes obstacles to productive use.

- a. Reuse of National Historic Register Building:** Reuse of a building that either 1) is and will remain listed on the National Register of Historic Places; or 2) will be listed on the National Register of Historic Places; or 3) in the opinion of Boise City Department of Planning and Development Services is eligible to be on the National Register of Historic Places according to the criteria of the National Park Service.
- b. Reuse of site used in current or prior use as automotive or trucking use:** Reuse of a site for a use other than an automotive or trucking use, with “automotive use” defined as either 1) fuel filling station; or 2) automotive or truck engine or tire repair; or 3) automotive, truck, or recreational vehicle sales; or 4) automotive or truck body or upholstery repair; or 5) automotive or truck wash or detailing; or 6) automotive or truck impound lot; or 7) automotive or truck salvage facility.
- c. Reuse of laundry dry cleaning site:** Reuse of a site and/or building used current or formerly as a wholesale or retail laundry dry-cleaning service. Sites/buildings formerly used as a dry cleaning qualify if they have not been adapted or site has not been remediated for a use other than dry cleaning.

3. Environmental Remediation

Purpose: Existing sites may have environmental hazards created by previous uses, especially if the previous uses include storage and distribution of petroleum products, auto repair, or laundry and dry cleaning. Removing building and site contamination is beneficial to public health and removes obstacles to productive use.

a. More than \$100,000 costs: Costs are for those conditions identified by a formal environmental assessment or declared by a third party to be environmentally hazardous.

b. \$50,001 - \$100,000 costs: Costs are for those conditions identified by a formal environmental assessment or declared by a third party to be environmentally hazardous.

d. \$10,000 - \$50,000 costs: Costs are for those conditions identified by a formal environmental assessment or declared by a third party to be environmentally hazardous.

4. Utility Infrastructure

Purpose: The finance and construction of utilities and related infrastructure is fundamental to urban renewal and redevelopment. Idaho urban renewal law explicitly includes the furnishing of public utilities as an eligible activity. Finance and construction of utility infrastructure not only stimulates private investment but generates public benefits that are typically distributed broadly in expanding services in both the short term and long term.

Utility Infrastructure Eligibility Definition:

Includes replacing/re-routing a main line, increasing the capacity of a main line, or extending a main line to a development site. It does NOT include connecting to an existing service line or adding a new line to connect to an existing main line.

a. Geothermal: See above

b. Replace or Expand Fiber: See above

c. Replace or Expand Power: See above

d. Replace or Expand Sewer: See above

e. Replace or Expand Water: See above

f. Storm Water Mitigation: Project qualifies if
1) it includes the construction of new storm water treatment facilities on or adjacent to the site, and; 2) the project's storm water treatment facilities meet the standards of Boise City and Ada County Highway District for retention, and; 3) the design of storm water treatment facilities has received Boise City design review approval.

5. Connectivity

Purpose: The finance and construction of streets and related infrastructure is fundamental to urban renewal and redevelopment. Idaho urban renewal law explicitly includes the furnishing of public streets as an eligible activity. In addition, the finance and construction of streets and pathways for pedestrians and bicyclists improves access to businesses and recreational amenities. The design of streets is essential to the physical form of development and the extent to which it supports clustering of economies that thrive on the synergy of multiple businesses, institutional uses, and social activities utilizing commercial enterprises.

- a. Add a Street:** The addition or extension of a public street providing pedestrian access and meeting the definition of “Public Street” pursuant to Chapter 9-20 of the Boise Municipal Code (Boise Subdivision Ordinance) or as approved by Boise City and Ada County Highway District. In order to meet this criterion, improvements should be made for a minimum length of 25 feet for at least part of the roadway and including curb, gutter and sidewalk.
- b. Add or Substantially Improve Transit Facilities:** The addition or improvement of transit facilities to meet Downtown Boise Streetscape Standards and follow Valley Regional Transit Bus Stop Location and Transit Amenities Development Guidelines, and are approved by agencies as needed. Improvements include curb clearance for bus stopping zones, pedestrian waiting/standing areas, signage, passenger amenities such as bike racks, transit shelters or other weather protection, benches, trash receptacles, lighting, landscape features, intelligent transportation features (ITS), transit islands, or transfer/transit centers.
- c. Add a Ground-Level Plaza or Park:** For the Park or Plaza to qualify, it shall have a minimum surface area of 800 square feet that is functionally suitable for walking, standing, or sitting. A Park must be approved by the Boise City Department of Parks and Recreation and in the right of way or a dedicated public easement area granted to Parks and Recreation. A Plaza must be approved by the Boise City Design Review and in the right of way or a dedicated public easement area granted to Boise City Planning and Development Services Department. At the discretion of the City, owner will be required to assume maintenance and operations responsibility to include custodial and security services that ensure safe and optimum conditions for public use unless otherwise agreed upon. The park/plaza must meet the goals as defined in the Parks and Recreation Downtown Public Parks and Spaces Plan that provides general guidance for future needs based on scale and function in relation to ‘energy zones’ and the project’s proximity to and location within active and civic service gap areas. The park/plaza must be clearly marked with monument signage as a public space, and must be available for public use 24/7.
- d. Add an Alley:** The addition or extension of a public alley as defined by Chapter 9-20 of the Boise Municipal Code (Boise Subdivision Ordinance) or as approved by Boise City and Ada County Highway District. In order to meet this criterion, improvements should be made for a minimum length of 25 feet for at least one half the width of the alley.
- e. Add a Pathway:** The addition or extension of a pathway providing access across the site linking origins and destinations off the development site and for non-motorized transportation and having a minimum width of six feet. To be an Eligible Expense the pathway must be in the right of way or a dedicated public easement area.
- f. Add or Substantially Improve a Sidewalk:** The addition, extension, or substantial improvement to the surface for a minimum of 6 feet in width and 25 feet in length. Substantial improvement is defined as the addition of a new concrete, brick or other approved surface and, as directed by the Downtown Boise Streetscape Standards or approved by Boise City, the addition of street trees, historic street lights, and other amenities pursuant to the Downtown Boise Streetscape

Standards. A sidewalk differs from “pathway” in that the former is typically adjacent to and parallel with a curb and street. A pathway is typically not adjacent to and parallel with a curb and street.

- g. Add or Substantially Improve Bike Facilities:** The addition or extension of bike lanes in the right of way and having a minimum of six feet in width with a buffer or physical protection and 25 feet in length, the addition of public bike parking, shared bike systems, bike repair stations, etc. to a project. To be an Eligible Expense bike facilities must be in the right of way or a dedicated public easement area.

6. Compact Development (1 Only)

Purpose: Urban economists have long understood the importance of density as a key element in the economic and social health of cities and city downtowns in particular. Urban density provides the critical mass necessary to support business activity where land and construction prices are often higher. The proximity of businesses and individuals to one another provides economic linkages through buyer and seller relationships, which are essential to supporting vibrant central city economies. Density creates a concentration of people, which attracts other people, which in turn supports business activity and a sense of urban safety and security.

Calculation: Floor Area Ratio, or FAR, is a measure of density across various urban land uses. FAR is calculated by dividing the gross floor area for building(s) on a site by the area of the site. Gross floor area is the sum of all horizontal areas within the exterior walls of all above-ground floors of the building. For example, a building with a gross floor area of 100,000 square feet on a site of 50,000 square feet has a FAR of 2.0. Finished basements and exterior stairwells can be included in this calculation.

a. 4.0 to 5.0+ FAR: See above

b. 3.0 to 3.9 FAR: See above

c. 2.0 to 2.9 FAR: See above

d. 1.0 to 1.9 FAR: See above

e. 0.5 to 0.9 FAR: See above

7. Parking Placement & Design

Purpose: How parking and loading areas are designed is important for the vibrancy of downtown. Large areas of surface parking erode the density of people and business activity and adversely affect environments for pedestrians. A highly walkable environment is especially important to the health of retail shops, restaurants, and entertainment venues. Locating parking and loading areas at the rear or interior of buildings is a solution that is effective on a small scale. For larger parking needs, the provision of parking within parking garages is generally most effective although structured parking is expensive. For economic and aesthetic reasons, the provision of parking below grade is preferred over above-grade parking, although parking below grade is substantially more expensive to build than above grade parking. Where the provision of surface parking adjacent to streets and sidewalks is necessary, the negative effects of such parking may be mitigated by the installation of an attractive wall or fence between the parking and the street right-of-way. The wall and fence serves as a “street wall” providing the vertical element essential for a sense of enclosure for the street and sidewalk.

a. Structured Parking Below: For this criterion structured parking is any parking area consisting of three or more parking stalls covered by a roof with usable space above and surrounded on two or more sides by columns or walls. Free-standing garages and carports, unless they have usable space above the parking area, do not meet this definition. Additionally, in order to meet this criterion, 25% or more of the parking provided on the site shall be located within the parking structure as defined. For example, a development site for which 25 or more of the 100 parking stalls on site are within a structure meets this criterion. A development site with 24 or fewer of the 100 parking stalls on site does not meet this criterion.

b. Structured Parking Above Grade: See above

c. No Surface Parking: Surface parking is any parking that is not covered by a roof and not surrounded on two or more sides by columns or walls

d. Parking Location is to Rear or Interior of Building: The rear of the building is that side of the building opposite the front of the building. For a building fronting on a single street the front of the building is that side abutting the street. For a building fronting on two or more streets, the condition usually characterized as a corner site, the front of the building is that side with the building’s primary entrance. On the other side of the building which abuts a street, no more than 24’ of the parking lot may front the street. See Figures 7d-1, 7d-2, 7d-3 and 7d-4 on the following page

e. Requested and Received a Parking Reduction: To qualify, the project must request at least a 20% parking reduction and be granted a parking reduction from the City of Boise.

f. Parking is Screened by Wall, Fence, Sunken: To qualify, the project shall include surface parking of which 80% of the edge of the parking area abutting the street, excluding service drives providing direct access to the street, shall be bounded by a fence or combination fence and wall parallel to the street and sidewalk (Figure 7e-1). To qualify, the fence or combination fence and wall shall be at a height of 30” to 48” from finished grade (Figure 7e-2). Walls meeting this criterion shall be constructed of concrete or masonry. Sunken Screening that includes a parking area with a finished grade at a level of 18” or more below sidewalk grade and with a minimum fence height of 12” above sidewalk grade also qualify

7. Parking Placement & Design: Figures

Figure 7d-1: Parking to Rear of Building

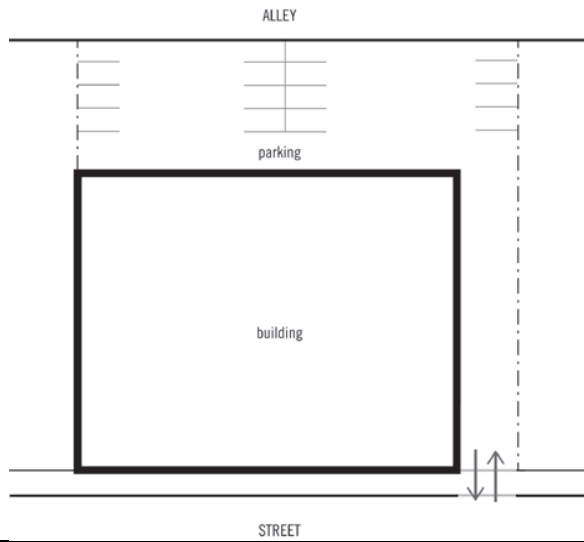


Figure 7d-2: Parking to Interior of Building

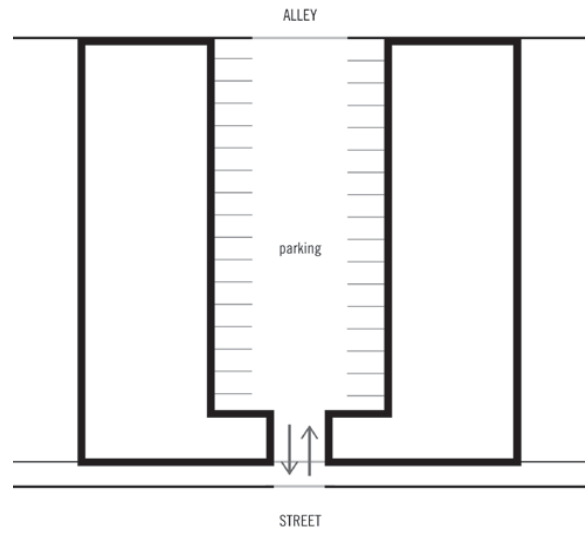


Figure 7d-3: Parking to Rear on a Corner Site, Option 1

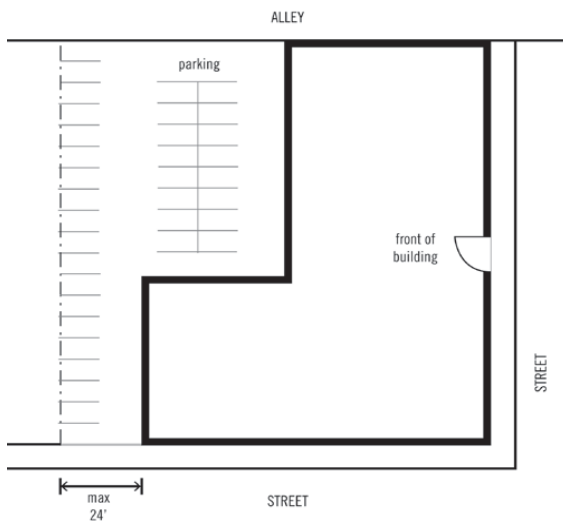


Figure 7d-4: Parking to Rear on a Corner Site, Option 2

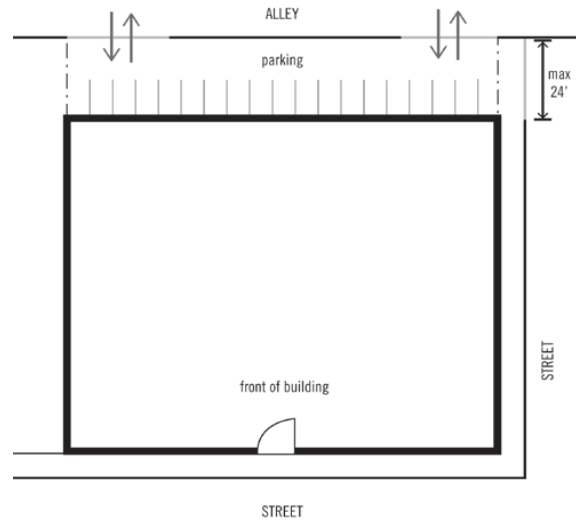


Figure 7e: Screened and Sunken Parking

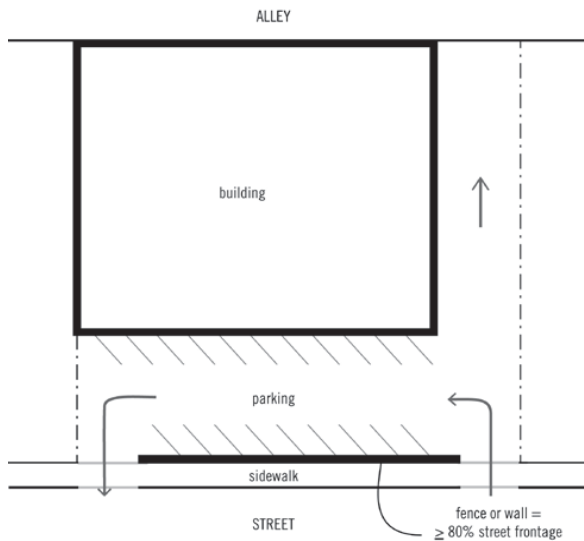


Figure 7f:

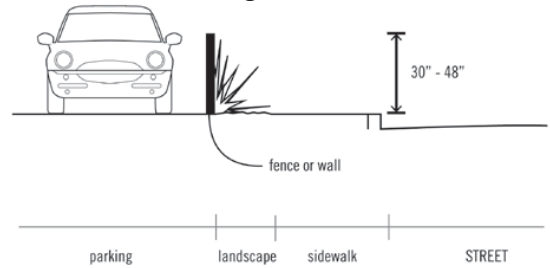
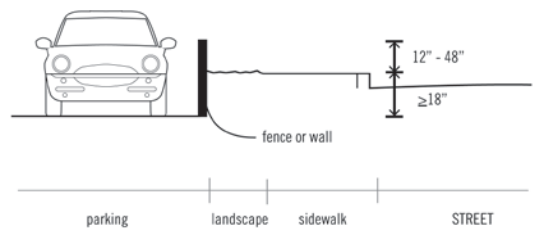


Figure 7e-2



8. Targeted Uses

Purpose: Some uses more than others have the potential to generate secondary activities commonly referred to as “spin- off development”. Some uses perform better than others in producing jobs with relatively high wages and salaries. Some uses are beneficial because they generate products and services that are exported outside the community and region. In addition, some activities are valuable within the mix of uses in downtown Boise but may be missing or in short supply, like housing. The following is a list of uses and business categories with these characteristics. This program awards points as a way to incent and mitigate obstacles for the development of these uses. Staff may use discretion when awarding use points to projects that meet the spirit of the purpose but may fall short on the definition requirements.

a. Affordable Housing: Residential project that is funded with Low-Income Housing Tax Credits awarded by the Idaho Housing and Finance Association or equivalent with 10 or more dwellings units. Project must serve households whose incomes are at or below 60% Area Median Income in Ada County as defined by current U.S. Housing and Urban Development Department standards.

Rental projects that meet these criteria may be eligible for an increased reimbursement term and reimbursement factor in the Type 2 program (see Type 2 information).

b. Workforce/Mixed-Income Housing: Residential projects with 10 or more dwelling units, in which not less than 10% of the units serve households whose incomes are at or below 100% Area Median Income in Ada County as defined by current U.S. Housing and Urban Development Department Standards. Income Qualified Units must be integrated throughout the development cohesively with market rate units. No difference between the units should be obvious from the exterior.

Developer must supply CCDC with the project’s rent roll showing that the project meets the above requirement for the Reimbursement Term to qualify for these Scorecard points on an annual basis.

Rental projects that meet these criteria may be eligible for an increased reimbursement term and reimbursement factor in the Type 2 program (See Type 2 information).

c. Technology: “Technology” is any organization with a minimum of 2 members and 50% or more of its workforce employed in Standard Occupation Codes (Federal Bureau of Labor Statistics) 11-1021, 11-2021, 11-3021, 15-1121, 15-1131, 15-1133, 15-1141, 15-1142, or 15-1179; working at the subject location and occupying 5,000 square feet or more of the building on site.

d. Corporate Headquarters: Project site is the principal address for a registered corporation occupying 5,000 square feet or more of the building on site.

e. Education: A primary, secondary, or post-secondary institution licensed by the Idaho Board of Education and occupying 5,000 square feet or more of the building on site.

f. Artisan: “Artisan” is any organization with a minimum of 2 members and 50% or more of its workforce employed in Standard Occupation Codes (Federal Bureau of Labor Statistics) 27- 1010 through 27-2099 excepting 27-2020 through 27-2023; working at the subject location and occupying 5,000 square feet or more of the building on site.

g. Light Manufacturing / Assembly: “Light manufacturing/assembly” is any organization with a minimum of 2 members and 50% or more members of its workforce employed in Standard

Occupation Codes (Federal Bureau of Labor Statistics) 51-1000 through 51-9199 excepting 51-3000 through 51-3099, 51-6000 through 51-6021, and 51-8000 through 51-8099; working at the subject location and occupying 5,000 square feet or more of the building on site.

h. Food Economy: “Food Economy” is any organization with a minimum of 2 members and 50% or more of its workforce employed in Standard Occupation Codes (Federal Bureau of Labor Statistics) 35-1000 through 35-9099 excepting 35-2011 through 35-2013, 35-3020 through 35-2029, and 35-3041; or SOC 51-3000 through 51-3099 excepting 51-3023; working at the subject location and occupying 5,000 square feet or more of the building on site.

i. Minority Owned or Local Business: “Minority Owned” is any organization at least 51% owned, operated and controlled on a daily basis by one or more U.S. citizens who are socially and economically disadvantaged as defined by the federal government in Title 13 Part 124 of the Code of Federal Regulations.

“Local Business” is any organization registered through the Idaho Secretary of State that is at least 51% owned, operated, and controlled on a daily basis by residents of the State of Idaho. Ineligible businesses include publicly traded companies, multilevel marketing, gambling establishments, pyramid investments, and adult entertainment.

To qualify for points, Minority Owned or Local Businesses must occupy 5,000 square feet or more of the building on site.

j. Drive Thru: Any actively used drive-thru facility on the project site.

9. Walkability

Purpose: The success of downtown Boise is due in large part to its walkability. The vibrant social, cultural, and economic environment of a walkable urban environment attracts people and business activity and has that much sought after “sense of place”. The design elements of buildings and open spaces are key to a pedestrian-oriented environment, though sometimes there are market forces that work in opposition to these important design elements. Therefore, the program provides incentives to said design elements to promote economic vitality.

- a. $\geq 70\%$ of sidewalk/setback is abutted by ground floor building face for new buildings or for existing buildings if more than 50% of building SF on parcel has been removed:** Determined by dividing a) the distance of all exterior walls which are adjacent to and approximately parallel with property lines adjoining the public street right-of-way, excluding alleys, by b) the distance of all property lines adjoining the public street right-of-way, excluding alleys (Figure 9a-1). Existing buildings maintaining over 50% of square footage are eligible for these points regardless of the percentage of building face which abuts the sidewalk/setback. In the case of a corner site, 70% of each building face must abut a sidewalk / setback (Figure 9a-2).
- b. $\geq 60\%$ Ground Floor Glazing on Street Frontages ($\geq 30\%$ res):** For consistency, the “ground floor” of a building is defined as 12’ tall; any glazing higher than 12’ will not be included in this calculation. Glazing on street frontages includes all transparent windows and doors on exterior building walls on a plane 0 to 45 degrees of the property line adjoining the street (Figure 9b).
- c. $\geq 12'$ Ground Floor Height:** The height of the ground floor from sidewalk grade to finished ceiling, irrespective of suspended ceilings, shall have a minimum height of 12 feet. The height of the ground floor ceiling is calculated starting from sidewalk grade, irrespective of the height of the finished floor (Figure 9c).
- d. Main Entry is Prominent, on the ground floor, and faces street/not parking:** The principal ground floor building entrance shall face the street, be visible from the street and not shielded by columns, fences, or landscaping, nor shall it be separated from the street by surface parking (Figure 9d). In the event of a building site with multiple street frontages, any street shall qualify.
- e. $\geq 75\%$ of ground floor frontage has functional awnings with a minimum depth of 5':** Functional awnings include awnings or canopies of a durable material including but not limited to metal, polycarbonate, and durable fabric. Awnings meeting this definition shall be located on a building plane parallel with the property line adjoining public right-of-way, have a minimum depth of five feet, and extend five feet over public right-of-way (Figure 9e). Awnings must not be more than 15' above the sidewalk level. Awnings located in the public realm must obtain the necessary approval by the Boise City Design Review Commission and an encroachment license from Boise City and/or Ada County Highway District, which is revocable. Awning maintenance is the responsibility of the building owner.
- f. Public Art Element:** To qualify as an Eligible Expense, Public Artwork must be **selected** through the Boise City Department of Arts and History’s Public Art Program process. The art will also need to be approved by Boise City as part of the process. Public art must be located in the public right-of-way or a dedicated Public Art Easement / License Agreement. Ownership and maintenance will be determined by Boise City, and in most cases the building owner will retain ownership of artwork and be responsible for ongoing maintenance with a minimum lifespan prescribed in an associated agreement (i.e. a maintenance agreement and/or Art Façade Easement). Reimbursement for public art is capped at 1% of the total project budget.

9. Walkability: Figures

Figure 9a-1: Building Abutting Sidewalk

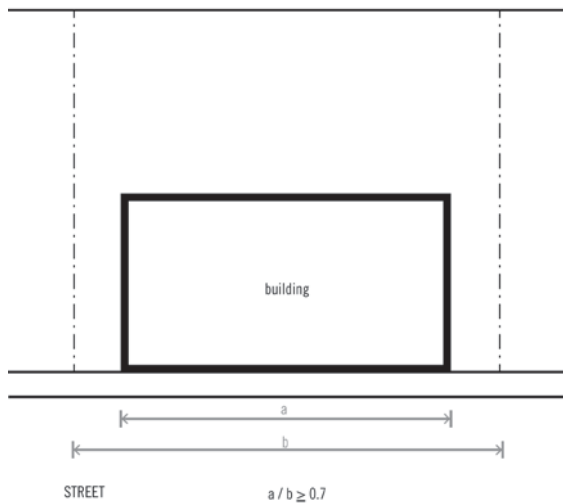


Figure 9a-2: Building Abutting Sidewalk on

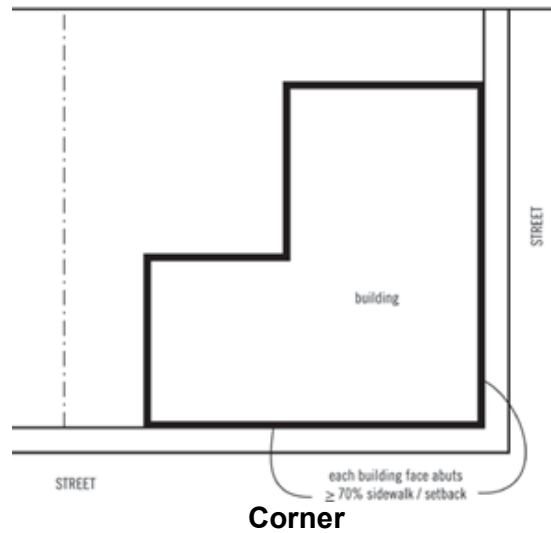


Figure 9b: Ground Floor Glazing

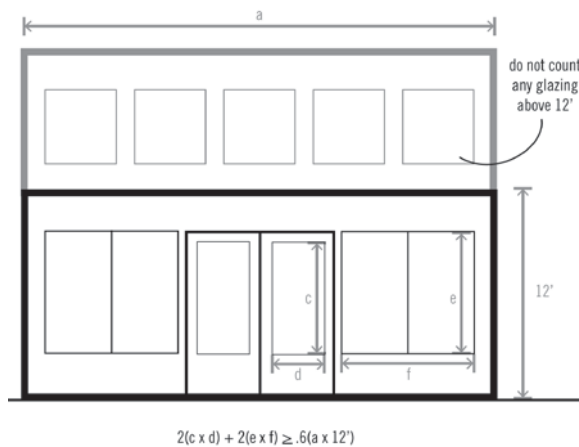


Figure 9c: Ground Floor Height

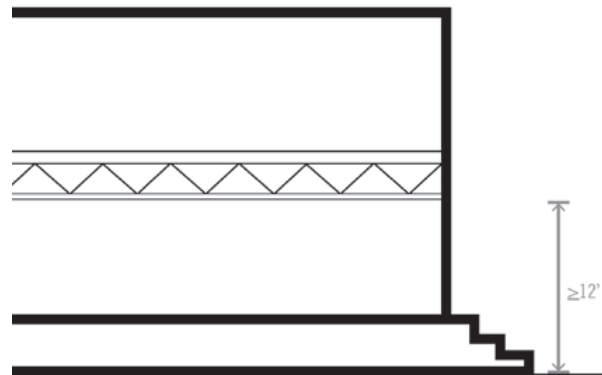


Figure 9d: Main Entry Prominence

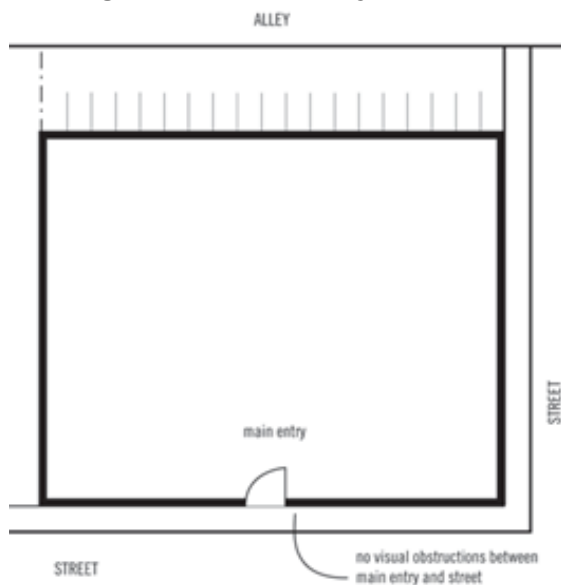
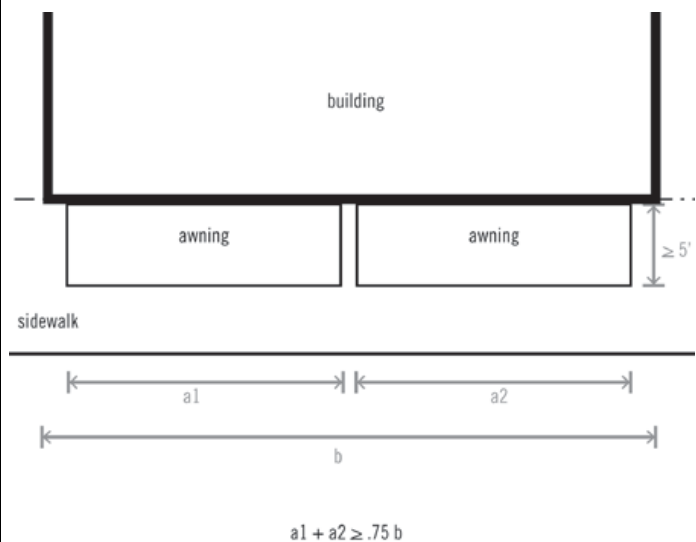


Figure 9e: Ground Floor Awnings



10. Sustainable Building

Purpose: The long term operating efficiency of buildings, like working roads, sewer and other utilities, is important to the long term viability of downtown Boise and address issues such as EPA non-attainment status and heat island mitigation. Energy efficient buildings are commercially sought after, attract strong tenants, and create long term value in the private community infrastructure by leaving more resource capacity available for additional growth.

- a. Living Building Certification:** As determined by any accrediting agency or third party demonstrating the same or equivalency.
- b. LEED Platinum Certification:** As determined by any accrediting agency or third party demonstrating the same or equivalency.
- c. LEED Gold Certification:** As determined by any accrediting agency or third party demonstrating the same or equivalency.
- d. LEED Silver Certification:** As determined by any accrediting agency or third party demonstrating the same or equivalency.
- e. Connection to and use of geothermal system:** The project includes and new connection, or maintains an existing connection, to an operating geothermal system.
- f. LEED Certified / Boise Green Building Code:** As determined by any accrediting agency or third party demonstrating the same or equivalency.
- g. Energy Star Certification:** As determined by any accrediting agency or third party demonstrating the same or equivalency.

Attachment 3 - Updated Participation Program Policy Document with Redlines

redlined copy



PARTICIPATION PROGRAM

Stimulating downtown development with public infrastructure

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Overview & Goals

The Participation Program is CCDC's development assistance policy and is designed to advance the aims of urban renewal and economic development in downtown Boise, as well as goals identified for downtown Boise in the Boise City comprehensive plan, Blueprint Boise. The Program is crafted to be transparent, understandable, and responsive in order to encourage private investment in Boise. The Program is intended to be comprehensive providing both structure and flexibility in assisting development projects within CCDC's downtown Urban Renewal districts. The Program is the Board's policy on how CCDC funds public/private partnership projects. It is not an entitlement, and any individual project is subject to prior approval by the Board via written agreement. The Program may be amended from time to time, suspended, or terminated, and may also be revised for future districts to fit the characteristics of different urban renewal areas.

The program identifies five approaches to anticipated participation with development interests called "Types":

Type 1 - One Time Assistance

Type 2 - General Assistance

Type 3 - Transformative Assistance

Type 4 - Capital Improvement Project Coordination

Type 5 - Property Disposition

The primary goal of the Participation Program is to align resource use with CCDC's mission to ignite diverse economic growth, build vibrant urban centers, and promote healthy community design achieved by pursuing the following key strategies:

1. Economic Development
2. Infrastructure
3. Mobility
4. Place Making
5. Special Projects

Statutory Framework

CCDC is enabled by two sections of Idaho Code, the Urban Renewal Law and the Economic Development Act (key excerpts provided):

Idaho Code 50-2002 URBAN RENEWAL LAW (excerpt)

“...It is found that there exist in municipalities of the state deteriorated and deteriorating areas which constitute a serious and growing menace...” “...It is further found and declared that certain of such areas, or portions thereof, may require acquisition, clearance, and disposition...in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented...”

Idaho Code 50-2902 ECONOMIC DEVELOPMENT ACT (excerpt)

“...It is hereby found and declared that there exists in municipalities a need to raise revenue to finance the economic growth and development of urban renewal areas, to encourage private development..., arrest the decay of urban areas..., promote needed public improvements..., facilitate the long-term growth of their common tax base..., encourage private investment...”

This enabling legislation informs the purview of everything CCDC does as an urban renewal agency. As such, the Participation Program provides a framework to promote compliance with Idaho law.

Best Practices

CCDC's Participation Program is anchored by Idaho Code and tailored to work in downtown Boise. However, there are some generally accepted best practices described by professional associations. These practices, guided by state law and, coupled with actual experience in the business of redevelopment, form the basis of the Program. The below summarizes key ideas incorporated into the Program.

- Statutorily compliant participation (both letter & intent)
- Serves the public interest (legally eligible & politically sensible)
- Consistent with Boise City plans
- Consistent with CCDC's Urban Renewal plans and other agency strategic policies
- Capped participation (within and typically below anticipated income collections of tax increment generated by the project)
- Proactive agency-driven approach
- Ensure due diligence for larger projects (evaluate risks, financing, issues, conflicts, partners, capacity, experience, stakeholders)
- Ensure a transparent process
- Accountability (conduct financial analysis, determine identifiable community needs, assess potential project impact of larger projects)
- Accessibility (program is broadly available)
- Emphasize early intergovernmental communication and coordination
- Program and contracts are publicly, proactively communicated
- Measure effectiveness of results
- Review program regularly to adjust and improve
- All contracts are subject to CCDC Board approval
- Eligibility requirements to participate are clearly identified
- Eligible Expenses are clearly defined and emphasize public improvements
- Scoring criteria uses clear, standardized approach
- Specialized ad hoc advisory teams may be used for review and advice on large projects or intergovernmental projects
- All Participation Program Agreements are approved in public meetings and may include opportunity for advance public comment on the project
- Maintain open records on program utilization and awards
- Actively promote program
- Administer program consistently
- CCDC funded improvements benefit the public at large and not one single project

Eligible Expenses

The Program can assist private and public development projects with improvements that benefit the public, which are located in the public right of way. These are called Eligible Expenses. All Eligible Expenses are paid by project owner/developer as expenses are incurred, and CCDC reimburses for Eligible Expenses after the project is complete. CCDC will pay for public improvements as defined in the Boise City Streetscapes Standard manual [or approved by the City](#).

Eligible Expenses generally include:

- Sidewalks, [ADA pedestrian facilities](#), street lights, and furnishings (benches, bike racks, trash receptacles, etc.)
- Streets/road paving, curb and gutter
- Street trees, irrigation, and suspended paving systems when required
- Awnings located over public right-of-way that meet the criteria outlined in the Program Definitions (under Section 9. Walkability)
- [Utility main lines and distribution facilities](#) (power, water, geothermal water, sewer, phone, fiber)
- Certain expenses for exterior façade restoration improvements for buildings deemed to be of significant historic and/or aesthetic value to the public and conditioned upon a perpetual building façade easement* being accepted by the City of Boise Historic Preservation Commission
- Public plazas and/or parks that meet the criteria outlined in the Program Definitions (Under Section 5. Connectivity) and are approved by the Boise City Parks and Recreation Department and in a perpetual open space easement*
- Public art – when selected **and** approved by the City of Boise Arts and History Department as outlined in Program Definitions (Under Section 9. Walkability) [and in the public right-of-way or under an easement* or agreement with the City of Boise](#)
- Certain environmental remediation improvements as may be preparatory to construction are evaluated on a case by case basis. An example of an eligible environmental remediation cost would be the hard costs for the removal of an underground storage tank in the public right of way. Soft costs, such as environmental assessments and costs within a private building, such as asbestos abatement, are not eligible for general assistance.
- [Extended sidewalks areas/plazas that are approved by the Boise City Design Review and in a dedicated public easement area accepted by the City of Boise](#)
- [CCDC may reimburse for general conditions / general requirements related to work on Eligible Expenses described above, limited to five percent \(5%\) of total actual Eligible Expenses.](#)

The project including the associated public improvements must be approved by Boise City and/or appropriate public agency with jurisdiction (i.e. ACHD, ITD). Certain Eligible Expenses must meet specific criteria defined by CCDC's "Program Definitions" found at the end of this document (after the [Type 2](#) Scorecard).

Ineligible Expenses:

Expenses that encompass costs which are outside of the public improvements are not Eligible

Expenses. Ineligible expenses include: design and engineering, permitting, and mobilization, land costs (including costs of land in easements, and dedicated rights of way), or a developer's profit/overhead/administration fee. CCDC generally pays for "time/labor and materials."

New curb cuts and driveway approaches are generally not eligible for reimbursement. Exceptions to this include alley approaches and may include projects that consolidate or otherwise significantly reduce the number or width of previously existing driveways on a frontage.

NOTE: Awnings serve a public purpose and help promote a walkable and livable downtown by providing protection from the elements to anyone using the sidewalk. Awnings that cover sidewalk/patio dining allow the public to enjoy the public space throughout all of Boise's seasons and stimulate economic opportunities for local businesses. To be considered an eligible expense, awnings must be located in the public right of way or public easement area, and must meet the standards defined in the Program's Definitions (under Section 5. Connectivity). Acceptable Eligible Expenses for awnings will be determined by comparing the request to conventional, commercially reasonable estimates, which are evaluated on a per square foot basis as part of the Participation Program application. Eligible Expenses must be approved by the Board Commissioners and CCDC may determine that some but not all of the awning expenses are in the public's best interest.

*See page 8 for more information on easements.

Easements

If a public improvement is constructed outside of the right of way, it must be located in permanent public easement area in order to be considered an Eligible Expense. The easement must be accepted by Boise City or other public agency with jurisdiction prior to CCDC Reimbursement.

If the improvements require an easement, participant must work with appropriate Boise City Department (or other public agency) to draft the easement agreement prior to CCDC Participation Program Agreement Approval. CCDC can help direct participant to the appropriate agency and/or City Department contact.

Improvements being made outside of the right of way, and in an easement area, should be predetermined in collaboration with CCDC and Boise City as part of the project design, and need to be approved by appropriate Boise City Department (Design Review, Parks & Recreation, and/or Arts & History).

[It is recommended that developers include potential sites for public art in plans submitted to Design Review and include an estimate for public art in their application to CCDC.](#) Public art attached to a building façade may require a license agreement in place of a public easement. Boise City Department of Arts & History will determine the appropriate agreement, which must be in place for art to be considered an Eligible Expense.

A final easement must be accepted and recorded by Boise City before CCDC Reimbursement can take place.

Key Program Conditions

- The improvements eligible for CCDC funding must be located in the public right of way, or a permanent public easement area, which is accepted by Boise City or public agency with jurisdiction.
- A project can only receive funding from a single Program Type, and can only be approved for one Participation Agreement per development (i.e. a project cannot request additional funding several years later).
- CCDC will only pay for Eligible Expenses as approved by the Board and not otherwise paid for by another public entity.
- Program eligibility is at the sole discretion of CCDC and its Board of Commissioners.
- Parties seeking Participation Program assistance should contact CCDC as early in the development process as possible and preferably before design has been finalized.
- Applications must be submitted before building permits are obtained.
- Projects located on properties with delinquent property taxes are not eligible.
- All individual projects must advance urban renewal plans.
- The CCDC Board may consider a program exception if, in its sole judgment, certain necessary and sufficient conditions exist to warrant the modification of one or more of the program requirements for a project.
- CCDC's contracts have been extensively vetted and will be used as the basis for all Participation Program Agreements.
- The following uses are ineligible activities and will not be considered for CCDC funding: bikini bars and sexually oriented businesses as defined by Boise City Code.

Typical Participation Program Process

Step 1

- Contact CCDC and discuss project
- Staff will guide developers on which Participation Program Type best fits the project and funding availability
- It is best to talk to staff early on in the process (before entitlements and design are finalized)

Step 2

- Developer Submits Application
- Identify how project meets all required program criteria and advances urban renewal goals
- **Application should be submitted before building permits are received**

Step 3

- Staff will present project to the Board for Designation as Eligible for a Participation Project
- Board may provide feedback at this time
- Project must have Design Review or equivalent approval before Designation

Step 4

- Staff will present Participation Program Agreement to the Board for approval including Estimated Eligible Expenses requested for funding

Step 5

- Developer completes project and associated public improvements

Step 6

- Developer notifies CCDC of project completion, submits cost documentation, and schedules inspection

Step 7

- Staff verifies cost documentation for Eligible Expenses and issues a Confirmation Letter

Step 8

- CCDC reimburses for public improvements / Eligible Expenses
- This could be a one-time reimbursement, or paid over a period of time depending on Participation Type

**CCDC may revise/alter this process based on specifics of project.*

Type 1: One Time Assistance

Objective: This program Type will provide resources of up to \$200,000 for public improvements and is intended to assist smaller projects on their own schedule, often triggered by a tenant improvement. The funding is based on a dollar for dollar match with the private developer's investment. [Applicants are encouraged to review and implement the applicable urban design guidelines found in the Participation Program Scorecard.](#)

Eligible Expenses: The Type 1 (T1) allows assistance for public improvements in the right-of-way or easement area. See page 6 for a list of Eligible Expenses.

Timing: T1 applications can be submitted anytime throughout the year and are processed based on available resources set forth in the budget and Capital Improvement Plan. The applicant should submit before building permits have been obtained. T1 agreements will generally be considered for approval by the CCDC Board after approval of a design review or relevant development application that includes the proposed improvements. The project is typically seen by the CCDC Board twice. First, as an opportunity to introduce the project to the board and request project "designation" as eligible for CCDC funding. The second time is generally to approve the T1 Participation Agreement.

Reimbursement: T1 projects are paid after project completion. The reimbursement for Eligible Expenses are defined in the Type 1 Agreement, and is based on actual costs as documented after project completion. Actual Eligible Expenses must be verified and approved by CCDC and will include only reasonably incurred costs. All costs must be verified through invoice documentation and a schedule of values.

The reimbursement will not exceed \$200,000 and will be based upon matching funds invested by the private developer. For instance:

Example	Private Improvement	Public Improvements	Total Budget	CCDC Reimbursement
New Construction Housing Project	\$1.2 million	\$300,000	\$1.5 million	\$200,000
Exterior Remodel (includes awnings and streetscapes)	\$800,000	\$150,000	\$950,000	\$150,000 (can only reimburse for public improvements)
Public Improvements Only (i.e. Awnings)	\$0	\$150,000	\$150,000	\$75,000
Awnings and Exterior Paint	\$50,000	\$150,000	\$200,000	\$100,000

Type 2: General Assistance

Objective: Type 2 (T2) participation provides general assistance for public improvements and is intended to assist larger projects and include a broader scope of Eligible Expenses. [The Type 2 program is especially tuned to assist Affordable and Workforce/Mixed-Income Housing projects which are important to the long-term sustainability of downtown Boise.](#) The ~~T2~~ Scorecard is a key feature of this assistance (pages 22-24). The legal parcel(s) constitutes the site for a project. However, at the Board's discretion, a phased development may be scored independently if this better advances program goals. The scoring criteria and point values are an extension of the statutory charge of urban renewal and the associated adopted plans, and are aimed at advancing the Agency's 5 key strategies. Scoring results are identified as Level A, B and C; with Level A being the highest scoring Level. Please note, the attached Scorecard is used for downtown districts - Westside, 30th Street, River Myrtle-Old Boise, and Shoreline.

Eligible Expenses: The Type 2 Participation allows assistance for public improvements in the right-of-way or easement area. See page 6 for a list of Eligible Expenses.

Timing: Type 2 assistance can be applied for at any time prior to obtaining building permits but preferably before or during project design in order to maximize a project's score. T2 Participation Program Agreements will be considered for approval by the CCDC Board after approval of a development application that includes the proposed public improvements. It can be helpful to obtain a ~~Type 2 scorecard~~ Scorecard and discuss the project design with CCDC prior to submitting drawings to the City. The ~~Type 2~~ Scorecard incentivizes urban design, and a project could qualify for a higher Level rating by making certain, sometimes minor, adjustments.

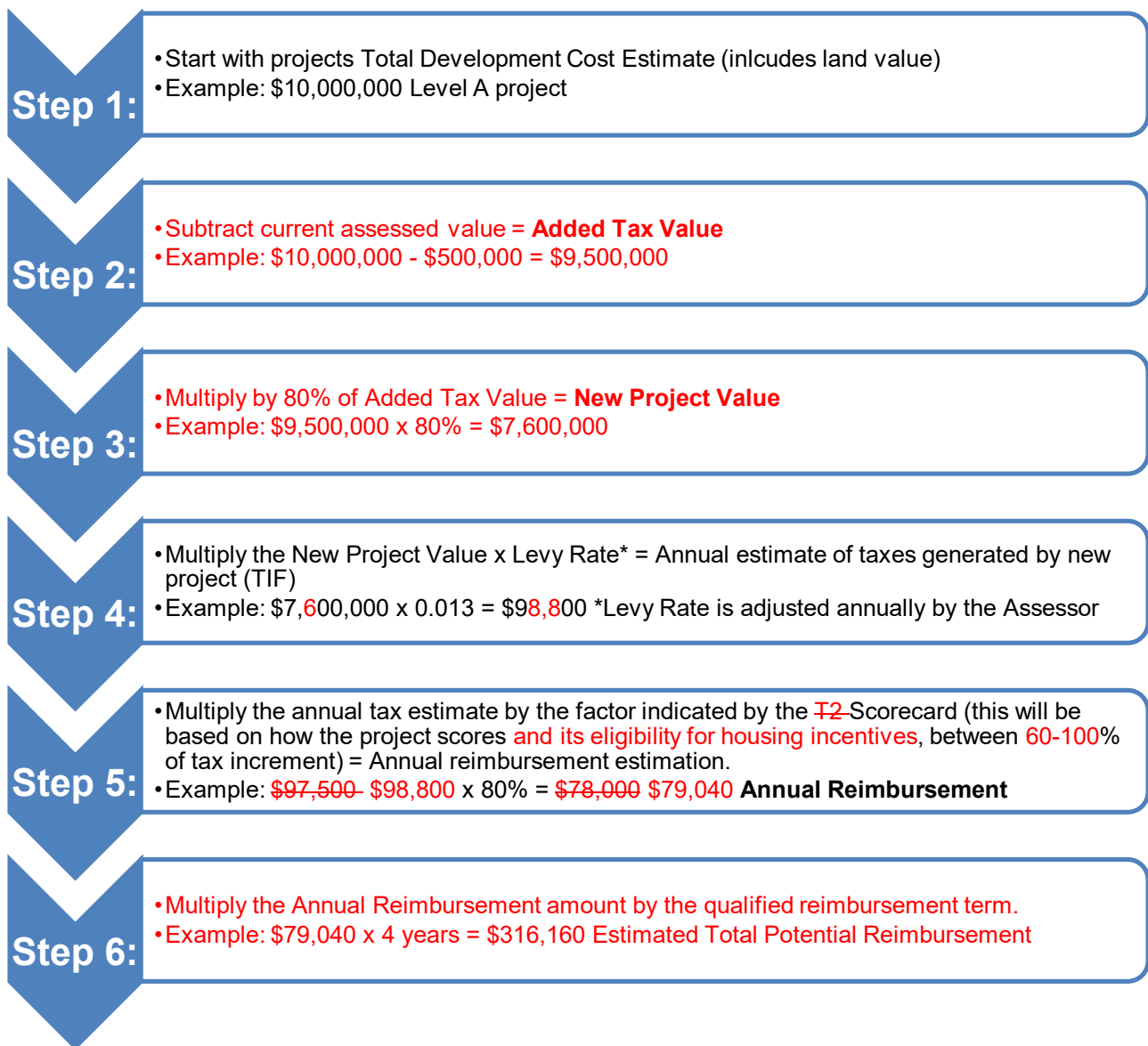
Reimbursement: T2 projects are paid upon completion of the project for a determined period of time **AFTER** actual tax increment generated by the project has been received by the Agency. The Reimbursement is paid using actual tax increment revenue generated by the Project and received by CCDC.

Assistance is limited by the lesser of:

- 1) The agreed upon Eligible Expenses of the project or
- 2) A portion of the project's tax increment value as determined by its Scorecard ranking for the qualified reimbursement term.

Actual Eligible Expenses must be verified and approved by CCDC and will include only reasonably incurred costs. All costs must be verified through invoice documentation and a schedule of values.

Reimbursement Estimation: Although the reimbursement is from actual increment received from the project CCDC can provide estimates of this payment based on the following formula. See example formula on the following page.



NOTE: Estimates of tax valuation can be done by CCDC and assume 80% of estimated project cost to account for variances which may occur. Project costs are defined as all costs of the project including, but not limited to: land, hard costs, soft costs, financing costs, fees and permits for on and off site work, public improvements, and buildings. Actual assessed values are determined solely by the Ada County Assessor.

Reimbursement Term:

The Type 2 reimbursement typically begins 18-24 months after the Project is complete. At the time that the Full Assessed Value of the project has been added to the Primary Tax Roll by the Ada County Assessor and the tax assessments have been paid. For projects that are completed within the last four years of a District's life, CCDC may consider utilizing the Occupancy Year, which reflects a pro-rated value, as the first year of increment available to the project for reimbursement.

[Reimbursement schedules for Affordable, Mixed-Income or Workforce Housing projects in districts with a term ending in six years or less are negotiable at CCDC's discretion.](#) Utilizing the Occupancy Year [or a negotiated reimbursement schedule](#) will be need based and only considered

in cases where the Eligible Expenses would not otherwise be fully reimbursed in the remaining District term.

The following chart explains the levels of reimbursement based on project type and Scorecard Level. Affordable and Mixed-Income/Workforce rental housing projects can qualify for additional-extended terms and Affordable projects can receive 20% of increment reimbursement in addition to the reimbursement factor determined by the project Level. See definitions below to determine eligibility.

Project Type	Qualification	Reimbursement %	Maximum Reimbursement Term
SCORECARD			
Level A	Score: 140 + points	80% of Tax Increment	4 years
Level B	Score: 120 – 139 pts	60 50% of Tax Increment	4 years
Level C	Score: 119 and below	40 % of Tax Increment	4 years n/a
RENTAL HOUSING DEVELOPMENTS			
Affordable Housing (<i>Low Income Housing Tax Credit project or equivalent</i>)	Serving 60% and below Area Median Income (AMI) on average	Based on Scoring Level <u>+</u> <u>20% of Tax Increment</u>	8 years
Mixed-Income/ Workforce Housing	Serving 100% AMI and below	Based on Scoring Level	6 years
All Other Housing	Serving 101% AMI and above	Based on Scoring Level	4 years

NOTE: In no circumstance can the reimbursement extend beyond the last fiscal year of the Urban Renewal District in which a project is located.

Requirements for Housing Developments to qualify for additional Reimbursement Incentives-Term:

1 – Must meet either of the below definitions:

- A. Affordable Housing Definition: A residential project that is funded with Low-Income Housing Tax Credits awarded by the Idaho Housing and Finance Association or equivalent. Project must serve households whose incomes are at or below 60% Area Median Income in Ada County by charging associated rents as defined by current U.S. Housing and Urban Development Department Standards.
- B. Mixed-Income/Workforce Housing Definition: Residential projects with 10 or more dwelling units, in which not less than 10% of the units serve households whose incomes are at or below 100% Area Median Income in Ada County by charging associated rents as defined by current U.S. Housing and Urban Development Department Standards. Income qualified units must be integrated throughout the development cohesively with the market rate units. No visible difference between the income-qualified and market rate units should be obvious from the exterior.

2- Must Income Qualify Residents

Income Qualification Requirements:

In order to obtain an increased reimbursement term, Project's must income qualify tenants for the income restricted units. Income qualification must be verified at lease up and at unit turn-over

though the City of Boise's Housing and Community Development Division or equivalent Housing Authority (HUD, IHFA). The income qualification period will be negotiated on a project-by-project basis and will be, at a minimum, the CCDC reimbursement term.

Agency Project Coordination with T2s:

In situations where a T2 project site overlaps with an underway CCDC capital project, CCDC a Type 2 Participant may negotiate design coordination, construction schedules, and reimbursement terms and conditions with the goal of advancing the aims of urban renewal and economic development. This coordination may include the stipulation that work done in the overlapping sites may be reimbursed with terms and conditions similar to those used in Type 4 agreements.

Type 3: Transformative Assistance

Objective: The intent of the Type 3 (T3) transformative assistance is to make available a more customized opportunity for transformative projects and to consider certain projects which don't otherwise fit well into the other program types. T3 participation is available to assist large public or private projects that are deemed by the CCDC Board to be transformative in nature and of benefit to the community at large. In general, a transformative project is a higher value project that may include the construction of a significant public facility. The project should have a high likelihood of maintaining an enduring presence in the community. The goal for Intergovernmental/Public projects is to use limited district monies to leverage additional resources (federal, state, local, other) in the downtown revitalization effort. For example, matching a federal grant for construction of a project, or shared funding between intergovernmental units for construction of a public facility.

Criteria: The private to public investment ratio (private project cost divided by CCDC participation) for a transformative project should generally be 6:1 or higher. For example, a \$60 million private project coupled with a \$10 million public facility funded by CCDC would have a 6:1 private/public (CCDC) ratio).

Evaluation: At the Executive Director's request, the Board may consider a project for "Designation" status as a T3 project authorizing more formal evaluation. All final agreements require Board approval. Projects being considered for T3 assistance will receive a greater degree of scrutiny than those considered for T1 or T2 assistance. CCDC may pay for and conduct a financial feasibility study which may include a "but for" test ("but for" the assistance, the viability of the project is questionable). This assessment may also identify Eligible Expenses for project participation and funding alternatives. CCDC may pay for and conduct an economic impact study or may require an examination of a developer project portfolio, financial capacity, and references, etc. CCDC will utilize the Scorecard and require the project obtain a certain score in order to achieve urban design goals of its Urban Renewal District. CCDC may require community/stakeholder outreach. The project should produce a net positive gain for the community after any public participation.

Eligible Expenses: See page 6. Soft costs may be included in intergovernmental, Public-Public projects.

Timing: Many of the timing elements of T3 assistance are determined on a case by case basis.

Reimbursement:

Private Projects: Private project reimbursement will be based on funding available and may follow the Type 2 protocol for scoring and reimbursement timing.

Intergovernmental/Public Projects: The project cost share will be determined by the Board and governmental partner and will not exceed state law regulations. Because projects for public facilities will most likely be exempt from property tax and will produce little or no tax increment income, such projects should be financially feasible based on other considerations, serve mutual goals, and produce a community benefit. CCDC bonding will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement

or purchase upon project/public facility completion and certificate of occupancy.

Type 4: Capital Improvement Project Coordination

Objective: Type 4 (T4) participation coordinates CCDC-initiated Capital Improvement Plan (CIP) activities with construction activities of private development and/or other public agencies. The CIP is part of CCDC's strategic planning and budgeting process. Adjusting, co-timing and/or accelerating CIP projects in coordination with private development can be beneficial and can create efficiencies in the construction of physical improvements. Projects eligible for T4 participation are generally those identified in the adopted CCDC CIP that is in effect and available on the CCDC website. The Board retains all discretion in determining the projects, timing, design, and locations of capital improvements.

CCDC can design, bid and build a CIP project independently of the private project or intergovernmental project. CCDC can also, in certain circumstances and subject to applicable law, sub-contract construction with a private development on a public project element.

Eligible Expenses: Eligible Expenses are capped based on the project budget in the adopted CIP, and must align with CCDC's project implementation plan and goals.

Timing: Many of the timing elements of Type 4 assistance are determined on a case by case basis.

Reimbursement: Private projects will be reimbursed upon completion of the project after CCDC has verified cost documentation and inspected and approved the construction of the improvements. CCDC can enter into intergovernmental agreements to cooperatively participate in joint capital improvement projects.

Planning: CCDC invites conversation about future private project plans and timing to inform development of upcoming CIP plans.

Type 5: Property Disposition (CCDC-owned property)

Objective: Type 5 (T5) participation is the disposition of property owned by CCDC for a redevelopment purpose. The property disposition process is governed by state statute and differentiates between disposition to a for-profit or private use, to a non-profit, and to a public or governmental body. This program meets or exceeds the statutory requirements in providing for competitive processes in property disposition (not required for disposition of land to public entities).

Process: CCDC's property disposition process for private/non-profit development use will involve a competitive process, typically a Request for Proposals and/or Qualifications (RFQ/P) process for properties. The RFP will provide conditions and requirements of the development project as determined by CCDC (i.e. type of project, housing income guidelines, design elements including but not limited to those addressed in the Scorecard, etc.) and in collaboration with partner agencies such as the City of Boise, Idaho Housing and Finance Association, and Boise City/Ada County Housing Authority. Properties may be transferred to another public entity without an RFP and smaller remnant parcels may not warrant an RFP. This process may require a commercial appraisal, a re-use appraisal, and the proposed project will be in accordance with the applicable urban renewal plan and law. The details of each disposition may differ based on the unique characteristics of the property being disposed-of.

Timing: CCDC's property disposition process will stipulate a minimum timeframe for development to occur.

Eligible Expenses: A project may qualify for a reduction in land price up to an amount determined by a third party appraisal, which is based on the proposed project's expenses and financial pro-forma. The disposition of any property for private or nonprofit development will be formalized in a Disposition and Development Agreement (DDA) which will require a determination of fair value for the proposed use, which may be stipulated or restricted, based on the property redevelopment objectives. A re-use appraisal or similar method suitable to the individual property redevelopment goals will be used to establish pricing and shall include the cost to construct necessary public improvements as part of the pricing. A separate reimbursement for these public improvements will not be considered. A commercial appraisal will also be done to establish a price for initial disposition of the property. Any private entity will be required to purchase the property from CCDC and pay that initial price. If any rebate of property value, as advised by the re-use appraisal is determined, it will only be made after project completion as a reimbursement.

Reimbursement: Based on the re-use appraisal CCDC Board can choose to reimburse for the land costs based on the project being built as proposed by the private company.

Property Acquisition Guidelines and Strategy: CCDC allocates resources for Type 5 property acquisition in its budget and Capital Improvement Plan. Each acquisition will have its unique process such as whether CCDC engages a broker, the type of site control sought, and agreement and method employed such as purchase, lease, ROFR, Option, etc. When identifying property and completing acquisition, the Agency will prepare a timeline for next steps for asset management, i.e. issuing an RFQ/P, remedy of barriers to development such as environmental remediation, lot

realignment/consolidation, etc.

CCDC's intention is to not hold or manage property long term, but to dispose or convey property to create a public good, meet community needs, spur economic development, and/or increase tax revenue by leveraging private development.

Property proposed for acquisition must meet all of the following requirements:

1. Property is located within an Urban Renewal District
2. Staff may provide findings that acquisition is likely to advance the Urban Renewal Plan
3. Potential redevelopment opportunities are identified in support of acquisition
4. Acquisition and/or disposition does not/will not displace decent housing or thriving business

Property proposed for acquisition should also meet at least one of the following criteria:

☐ Housing Supply Opportunity

- o Promotes housing infill that enhances neighborhood fabric
- o Provides an opportunity to create Affordable, Workforce/Mixed-Income Housing
- o Proximity to schools, transit stops, residential services, or Activity Centers
- o Promotes Transit Oriented Development
- o Protects the fabric of community (pedestrian experience, affordable or workforce housing, an existing community need/public good, etc.)

☐ Property is Vacant or Underutilized

- o High or complete vacancy, abandoned, low density, undeveloped, etc.
- o Needs additional development, more density than currently allowed
- o Surface Parking Lot

☐ Catalytic Potential

- o Site represents a catalyst for area/neighborhood if redeveloped in a certain fashion
- o Underdeveloped property where improvement value is less than land value
- o Property is part of a parcel assemblage to meet a long term goal: community project, affordable housing, place making, transit, etc.
- o Highly visible location:
 - Corner lot, can spur redevelopment or change the atmosphere of the block
 - Located on or near a major road or corridor, near major development, major employer, etc.
- o Partnership Potential – Public or Private
- o Property presents a unique barrier to conventional development:
 - Environmental cleanup needs (perceived or actual)
 - Land Owner who doesn't develop
 - Historic Preservation issues, concerns, requirements
 - Unique Boise landmark

☐ Economic Development Opportunity

- o Site represents opportunity for job creation, new business development, and/or enhancing the creative economy
- o Property is exceptionally low cost and/or low risk

- Site is well suited to serve a Community Need through place making, i.e. ice rink, public plaza, parks, or other amenity.
- Site is well suited to address an area-wide infrastructure deficiency as part of a larger redevelopment plan, such as but not limited to: public parking garage, sewer lift station, power substation, storm water bioremediation facility, mobility infrastructure or public right of way, etc.



SCORECARD

To be used [to determine Project Level](#) for all Type 2 [and Type 3](#) projects and as needed and at the discretion of CCDC for other Program Types.

CCDC PARTICIPATION PROGRAM SCORECARD

NOTE: This Scorecard is used for downtown districts - Westside, 30th Street, River Myrtle-Old Boise, and Shoreline.

SCORING LEVELS

Level A +140 points

Level B 120-139 points

Level C <120 points

1	Activate Dormant/Disinvested Sites (1 Only)	
	a reuse of existing building	20
	b convert surface parking	18
	c replace dormant building	16
	d reuse of vacant land	10
2	Reuse of Targeted Sites (1 Only)	
	a reuse of historic register building	20
	b reuse of automotive site	15
	c reuse of dry cleaner site	15
3	Environmental Remediation (1 Only)	
	a >\$100,000 costs	20
	b \$50,001-\$100,000 costs	16
	c \$10,000-\$50,000 costs	12
4	Utility Infrastructure (all that apply)	
	a replace or expand geothermal	15
	b replace or expand fiber	15
	c replace or expand power	15
	d replace or expand sewer	15
	e replace or expand water	15
	f storm water mitigation	15
5	Connectivity (all that apply)	
	a add a street	20
	b add or substantially improve transit facilities	20
	c add a ground level plaza / park	19
	d add an alley	17
	e add a pathway	15
	f add or substantially improve a sidewalk	10
	g add or substantially improve bike facilities	5
6	Compact Development (1 Only)	
	a 4.0 to 5.0+ FAR	10
	b 3.0 to 3.9 FAR	9
	c 2.0 to 2.9 FAR	8
	d 1.0 to 1.9 FAR	7
	e 0.5 to 0.9 FAR	6

CCDC PARTICIPATION PROGRAM SCORECARD			
CONTINUED	Level A +140 points	Level B 120-139 points	Level C <120 points

7	Parking Placement & Design (1 Only)	
a	structured parking below grade	20
b	structured parking above grade	18
c	no surface parking	15
d	parking location is to rear or interior of building	10
e	requested and received a parking reduction	10
f	parking is screened by wall, fence, sunken	8

8	Targeted Uses (1 Only)	
a	Affordable Housing	20
b	Mixed Income or Workforce Housing	15
c	technology	10
d	corporate HQ	10
e	education	10
f	artisan	10
g	light manufacturing/assembly	10
h	food economy	10
i	minority owned or local business	10
j	drive through	-10

9	Walkability (all that apply)	
a	=/> 70% of sidewalk/setback is abutted by ground floor building face	20
b	=/> 60% ground floor glazing on street frontages (30% res)	18
c	=/> 12' ground floor height	15
d	main entry is prominent, ground floor, and faces street/not parking	15
e	=/> 75% ground floor frontage has functional awnings (30% res)	10
f	public art element	5

10	Sustainable Building (1 Only)	
a	Living Building Certification	10
b	LEED platinum or equivalent	8
c	LEED gold or equivalent	7
d	LEED silver or equivalent	6
e	Connection to and use of geothermal system	5
f	LEED Certified / or using Boise City Green Building Code	5
g	Energy Star Certified	4



PROGRAM DEFINITIONS

*Definitions and minimum specifications for Eligible Expenses
and Scorecard point allocation*

Notes on Eligible Expenses

- a) Reimbursement is for hard costs and does not include soft costs, [except for general conditions limited to 5% of total Eligible Expenses](#).- CCDC limits eligible hard costs to materials and labor. (Examples of soft costs not eligible for reimbursement include but are not limited to architectural and engineering design, permits, traffic control, and mobilization, and developer overhead/administration fees.)
- b) This scoring system for points that ranks potential projects includes private development activity, but should not be interpreted that CCDC will participate in those activities with CCDC funds automatically. Rather those items are for purposes of evaluating the project eligibility and scoring for qualification for funding by CCDC for public improvements.
- c) The Eligible Expenses paid for in this program will only include those approved expenses as detailed in an executed agreement and not otherwise paid for by another public entity.
- d) Eligible Expenses must be located in the public right of way or easement area.

1. Activate Dormant / Disinvested Sites

Purpose: It is the statutory purpose of urban renewal and related redevelopment to arrest the decay of urban areas by improving the utilization and value of underutilized and undervalued property. Therefore, the program grants credit to those projects that make fuller use of dormant and underutilized buildings.

- a. **Reuse of Existing Building:** Reuse of a building that includes change of use including either: 1) conversion of vacant space to improved occupied space, with “vacant” defined as space unoccupied for 12 months or more; or 2) change of automotive use to retail, restaurant, office, performance, recreation or similar use; or 3) change in occupancy from a non-residential use to a residential use; or 4) change in occupancy or use classification (i.e. retail shop to restaurant, office to retail, etc.) resulting in increase in assessed value per square foot or increase in total assessed value of parcel; and a) the change of use applies to 50% or more of the building ground floor as measured by gross floor area; or b) for buildings with multiple floors, 25% or more of the building as measured by gross floor area.
- b. **Convert Surface Parking:** Development of land currently in use as surface parking, such that greater than 75% of the land used as parking is converted to another use (building, streetscape, plaza, park, etc.) See 7c for definition of “surface parking.”
- c. **Replace Dormant Building:** Development of site including the removal and replacement of building of 500 gross square feet or more and unoccupied for a period of 36 months or more.
- d. **Reuse of Vacant Land:** Reuse of land currently not occupied by a building, parking lot, outdoor recreational use, public park or plaza.

2. Reuse of Targeted Sites

Purpose: The reuse of sites and buildings within a developed area of the community is in the public interest as there is an existing public investment already made by streets and utilities and, to the extent reuse attracts people and business activity, full utilization helps to support the vitality of neighboring properties. Reuse of historically significant buildings supports the authenticity and identity of the city and creates that often intangible asset referred to as “character”. Additionally, reuse of sites and buildings, and especially buildings of historic significance, is challenging because the renovation of existing buildings – bringing buildings into compliance with current building and fire codes – is costly and complex. Furthermore, existing sites may have environmental hazards from previous uses, especially if the prior uses include storage and distribution of petroleum products, auto repair, or laundry and dry cleaning. Removing building and site contamination is beneficial to public health and removes obstacles to productive use.

- a. Reuse of National Historic Register Building:** Reuse of a building that either 1) is and will remain listed on the National Register of Historic Places; or 2) will be listed on the National Register of Historic Places; or 3) in the opinion of Boise City Department of Planning and Development Services is eligible to be on the National Register of Historic Places according to the criteria of the National Park Service.
- b. Reuse of site used in current or prior use as automotive or trucking use:** Reuse of a site for a use other than an automotive or trucking use, with “automotive use” defined as either 1) fuel filling station; or 2) automotive or truck engine or tire repair; or 3) automotive, truck, or recreational vehicle sales; or 4) automotive or truck body or upholstery repair; or 5) automotive or truck wash or detailing; or 6) automotive or truck impound lot; or 7) automotive or truck salvage facility.
- c. Reuse of laundry dry cleaning site:** Reuse of a site and/or building used current or formerly as a wholesale or retail laundry dry-cleaning service. Sites/buildings formerly used as a dry cleaning qualify if they have not been adapted or site has not been remediated for a use other than dry cleaning.

3. Environmental Remediation

Purpose: Existing sites may have environmental hazards created by previous uses, especially if the previous uses include storage and distribution of petroleum products, auto repair, or laundry and dry cleaning. Removing building and site contamination is beneficial to public health and removes obstacles to productive use.

a. More than \$100,000 costs: Costs are for those conditions identified by a formal environmental assessment or declared by a third party to be environmentally hazardous.

b. \$50,001 - \$100,000 costs: Costs are for those conditions identified by a formal environmental assessment or declared by a third party to be environmentally hazardous.

d. \$10,000 - \$50,000 costs: Costs are for those conditions identified by a formal environmental assessment or declared by a third party to be environmentally hazardous.

4. Utility Infrastructure

Purpose: The finance and construction of utilities and related infrastructure is fundamental to urban renewal and redevelopment. Idaho urban renewal law explicitly includes the furnishing of public utilities as an eligible activity. Finance and construction of utility infrastructure not only stimulates private investment but generates public benefits that are typically distributed broadly in expanding services in both the short term and long term.

Utility Infrastructure Eligibility Definition:

Includes replacing/re-routing a main line, increasing the capacity of a main line, or extending a main line to a development site. It does NOT include connecting to an existing service line or adding a new line to connect to an existing main line.

a. Geothermal: See above

b. Replace or Expand Fiber: See above

c. Replace or Expand Power: See above

d. Replace or Expand Sewer: See above

e. Replace or Expand Water: See above

f. Storm Water Mitigation: Project qualifies if
1) it includes the construction of new storm water treatment facilities on or adjacent to the site, and; 2) the project's storm water treatment facilities meet the standards of Boise City and Ada County Highway District for retention, and; 3) the design of storm water treatment facilities has received Boise City design review approval.

5. Connectivity

Purpose: The finance and construction of streets and related infrastructure is fundamental to urban renewal and redevelopment. Idaho urban renewal law explicitly includes the furnishing of public streets as an eligible activity. In addition, the finance and construction of streets and pathways for pedestrians and bicyclists improves access to businesses and recreational amenities. The design of streets is essential to the physical form of development and the extent to which it supports clustering of economies that thrive on the synergy of multiple businesses, institutional uses, and social activities utilizing commercial enterprises.

a. Add a Street: The addition or extension of a public street providing pedestrian access and meeting the definition of “Public Street” pursuant to Chapter 9-20 of the Boise Municipal Code (Boise Subdivision Ordinance) or as approved by Boise City and Ada County Highway District. In order to meet this criterion, improvements should be made for a minimum length of 25 feet for at least part of the roadway and including curb, gutter and sidewalk.

b. Add or Substantially Improve Transit Facilities: The addition or improvement of transit facilities to meet Downtown Boise Streetscape Standards and follow Valley Regional Transit Bus Stop Location and Transit Amenities Development Guidelines, and are approved by agencies as needed. Improvements include curb clearance for bus stopping zones, pedestrian waiting/standing areas, signage, passenger amenities such as bike racks, transit shelters or other weather protection, benches, trash receptacles, lighting, landscape features, intelligent transportation features (ITS), transit islands, or transfer/transit centers.

b.c. Add a Ground-Level Plaza or Park: For the Park or Plaza to qualify, it shall have a minimum surface area of 800 square feet that is functionally suitable for walking, standing, or sitting. A Park must be approved by the Boise City Department of Parks and Recreation and in the right of way or a dedicated public easement area granted to Parks and Recreation. A Plaza must be approved by the Boise City Design Review and in the right of way or a dedicated public easement area granted to Boise City Planning and Development Services Department. At the discretion of the City, owner will be required to assume maintenance and operations responsibility to include custodial and security services that ensure safe and optimum conditions for public use unless otherwise agreed upon. The park/plaza must meet the goals as defined in the Parks and Recreation Downtown Public Parks and Spaces Plan that provides general guidance for future needs based on scale and function in relation to ‘energy zones’ and the project’s proximity to and location within active and civic service gap areas. The park/plaza must be clearly marked with monument signage as a public space, and must be available for public use 24/7.

c.d. Add an Alley: The addition or extension of a public alley as defined by Chapter 9-20 of the Boise Municipal Code (Boise Subdivision Ordinance) or as approved by Boise City and Ada County Highway District. In order to meet this criterion, improvements should be made for a minimum length of 25 feet for at least one half the width of the alley.

d.e. Add a Pathway: The addition or extension of a pathway providing access across the site linking origins and destinations off the development site and for non-motorized transportation and having a minimum width of six feet. To be an Eligible Expense the pathway must be in the right of way a dedicated public easement area.

e.f. Add or Substantially Improve a Sidewalk: The addition, extension, or substantial improvement to the surface for a minimum of 6 feet in width and 25 feet in length. Substantial improvement is defined as the addition of a new concrete, brick or other approved surface and, as directed by the Downtown Boise Streetscape Standards or approved by Boise City, the addition of street trees, historic street lights, and other amenities pursuant to the Downtown Boise Streetscape

Standards. A sidewalk differs from “pathway” in that the former is typically adjacent to and parallel with a curb and street. A pathway is typically not adjacent to and parallel with a curb and street.

g. Add or Substantially Improve Bike Facilities: The addition or extension of bike lanes in the right of way and having a minimum of six feet in width with a buffer or physical protection and 25 feet in length, the addition of public bike parking, shared bike systems, bike repair stations, etc. to a project. To be an Eligible Expense bike facilities must be in the right of way or a dedicated public easement area.

6. Compact Development (1 Only)

Purpose: Urban economists have long understood the importance of density as a key element in the economic and social health of cities and city downtowns in particular. Urban density provides the critical mass necessary to support business activity where land and construction prices are often higher. The proximity of businesses and individuals to one another provides economic linkages through buyer and seller relationships, which are essential to supporting vibrant central city economies. Density creates a concentration of people, which attracts other people, which in turn supports business activity and a sense of urban safety and security.

Calculation: Floor Area Ratio, or FAR, is a measure of density across various urban land uses. FAR is calculated by dividing the gross floor area for building(s) on a site by the area of the site. Gross floor area is the sum of all horizontal areas within the exterior walls of all above-ground floors of the building. For example, a building with a gross floor area of 100,000 square feet on a site of 50,000 square feet has a FAR of 2.0. Finished basements and exterior stairwells can be included in this calculation.

a. 4.0 to 5.0+ FAR: See above

b. 3.0 to 3.9 FAR: See above

c. 2.0 to 2.9 FAR: See above

d. 1.0 to 1.9 FAR: See above

e. 0.5 to 0.9 FAR: See above

7. Parking Placement & Design

Purpose: How parking and loading areas are designed is important for the vibrancy of downtown. Large areas of surface parking erode the density of people and business activity and adversely affect environments for pedestrians. A highly walkable environment is especially important to the health of retail shops, restaurants, and entertainment venues. Locating parking and loading areas at the rear or interior of buildings is a solution that is effective on a small scale. For larger parking needs, the provision of parking within parking garages is generally most effective although structured parking is expensive. For economic and aesthetic reasons the provision of parking below grade is preferred over above-grade parking, although parking below grade is substantially more expensive to build than above grade parking. Where the provision of surface parking adjacent to streets and sidewalks is necessary, the negative effects of such parking may be mitigated by the installation of an attractive wall or fence between the parking and the street right-of-way. The wall and fence serves as a “street wall” providing the vertical element essential for a sense of enclosure for the street and sidewalk.

a. Structured Parking Below: For this criterion structured parking is any parking area consisting of three or more parking stalls covered by a roof with usable space above and surrounded on two or more sides by columns or walls. Free-standing garages and carports, unless they have usable space above the parking area, do not meet this definition. Additionally, in order to meet this criterion, 25% or more of the parking provided on the site shall be located within the parking structure as defined. For example, a development site for which 25 or more of the 100 parking stalls on site are within a structure meets this criterion. A development site with 24 or fewer of the 100 parking stalls on site does not meet this criterion.

b. Structured Parking Above Grade: See above

c. No Surface Parking: Surface parking is any parking that is not covered by a roof and not surrounded on two or more sides by columns or walls

d. Parking Location is to Rear or Interior of Building: The rear of the building is that side of the building opposite the front of the building. For a building fronting on a single street the front of the building is that side abutting the street. For a building fronting on two or more streets, the condition usually characterized as a corner site, the front of the building is that side with the building’s primary entrance. On the other side of the building which abuts a street, no more than 24’ of the parking lot may front the street. See Figures 7d-1, 7d-2, 7d-3 and 7d-4 on the following page

e. Requested and Received a Parking Reduction: To qualify, the project must request at least a 20% parking reduction and be granted a parking reduction from the City of Boise.

e.f. Parking is Screened by Wall, Fence, Sunken: To qualify, the project shall include surface parking of which 80% of the edge of the parking area abutting the street, excluding service drives providing direct access to the street, shall be bounded by a fence or combination fence and wall parallel to the street and sidewalk (Figure 7e-1). To qualify, the fence or combination fence and wall shall be at a height of 30” to 48” from finished grade (Figure 7e-2). Walls meeting this criterion shall be constructed of concrete or masonry. Sunken Screening that includes a parking area with a finished grade at a level of 18” or more below sidewalk grade and with a minimum fence height of 12” above sidewalk grade also qualify

7. Parking Placement & Design: Figures

Figure 7d-1: Parking to Rear of Building

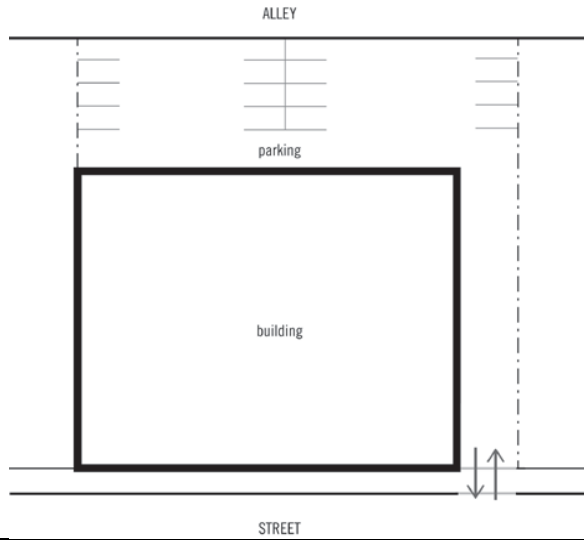


Figure 7d-2: Parking to Interior of Building

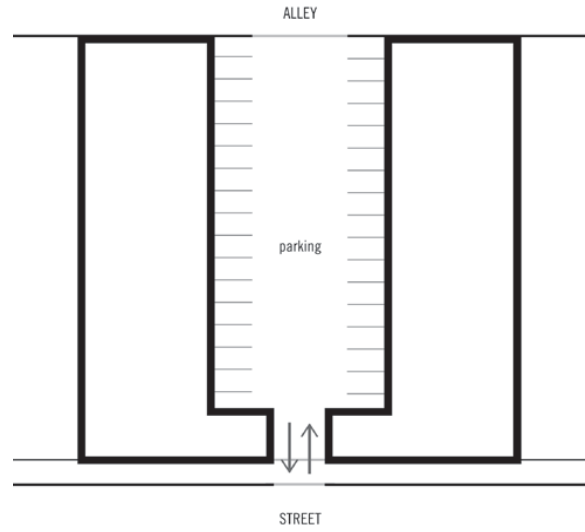


Figure 7d-3: Parking to Rear on a Corner Site, Option 1

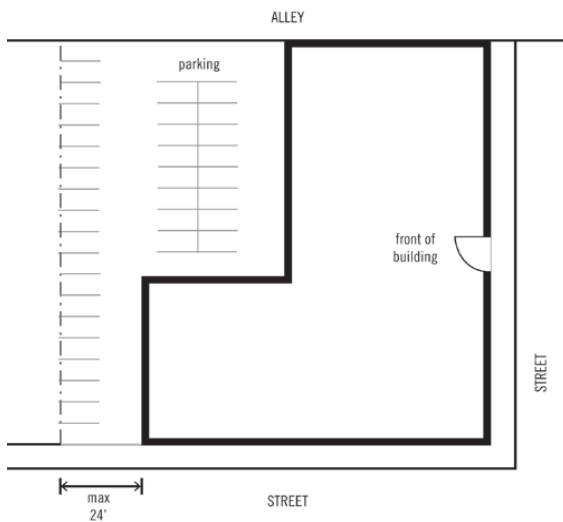


Figure 7d-4: Parking to Rear on a Corner Site, Option 2

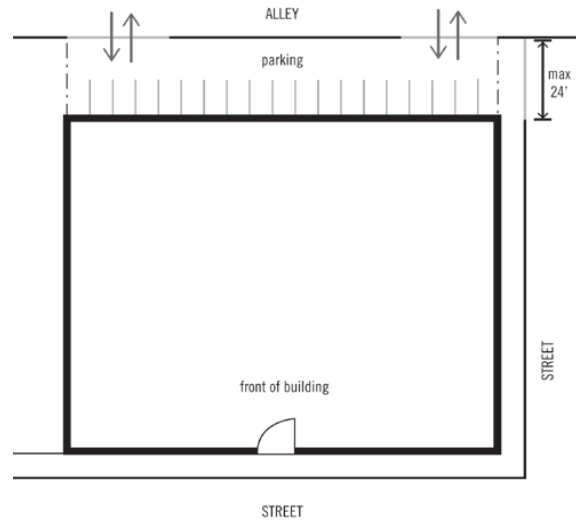


Figure 7e: Screened and Sunken Parking

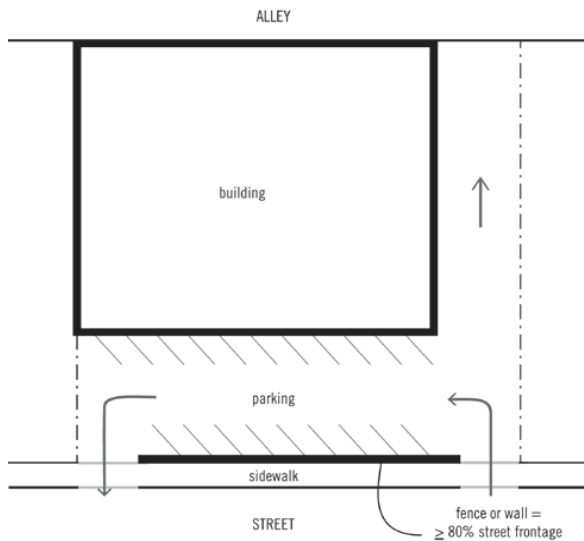


Figure 7f:

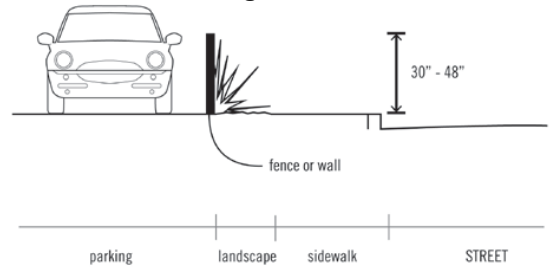
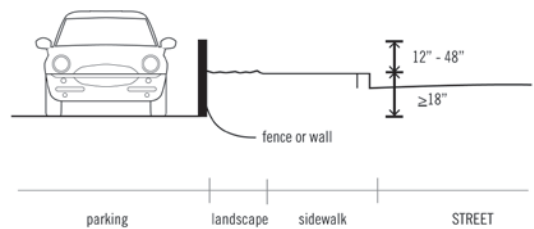


Figure 7e-2



8. Targeted Uses

Purpose: Some uses more than others have the potential to generate secondary activities commonly referred to as “spin- off development”. Some uses perform better than others in producing jobs with relatively high wages and salaries. Some uses are beneficial because they generate products and services that are exported outside the community and region. In addition, some activities are valuable within the mix of uses in downtown Boise but may be missing or in short supply, like housing. The following is a list of uses and business categories with these characteristics. This program awards points as a way to incent and mitigate obstacles for the development of these uses. Staff may use discretion when awarding use points to projects that meet the spirit of the purpose but may fall short on the definition requirements.

a. ~~Affordable/Mixed-Income/Workforce~~ Housing: Residential projects that is funded with Low-Income Housing Tax Credits awarded by the Idaho Housing and Finance Association or equivalent with 10 or more dwellings units. Project must serve households whose incomes are at or below 60% Area Median Income in Ada County as defined by current U.S. Housing and Urban Development Department standards.

Rental projects that meet these criteria may be eligible for an increased reimbursement term and reimbursement factor in the Type 2 program (see Type 2 information).

~~Not less than 10% of the units must be must serve households whose incomes are at are below 100% of the Area Median Income in Ada County as defined by current U.S. Housing and Urban Development Department standards.~~

~~Affordable/Mixed-Income/Workforce Housing must integrate the Income Qualified Units throughout the development cohesively with market rate units. No difference between the units should be obvious from the exterior.~~

~~Developer must supply CCDC with the project's rent roll showing that the project meets the above requirement for the Reimbursement Term to qualify for these scorecard points on an annual basis.~~

~~Rental projects that meet this criteria may be eligible for an increased reimbursement term in the Type 2 program (see Type 2 information).~~

b. ~~Workforce/Mixed-Income~~ Housing: Residential projects with 10 or more dwelling units, in which not less than 10% of the units serve households whose incomes are at or below 100% Area Median Income in Ada County as defined by current U.S. Housing and Urban Development Department Standards. Income Qualified Units must be integrated throughout the development cohesively with market rate units. No difference between the units should be obvious from the exterior.

Developer must supply CCDC with the project's rent roll showing that the project meets the above requirement for the Reimbursement Term to qualify for these Scorecard points on an annual basis.

Rental projects that meet this criteria may be eligible for an increased reimbursement term and reimbursement factor in the Type 2 program (See Type 2 information).

cb. Technology: “Technology” is any organization with a minimum of 2 members and 50% or more of its workforce employed in Standard Occupation Codes (Federal Bureau of Labor Statistics) 11-1021, 11-2021, 11-3021, 15-1121, 15-1131, 15-1133, 15-1141, 15-1142, or 15-1179; working at the subject location and occupying 5,000 square feet or more of the building on site.

d. Corporate Headquarters: Project site is the principal address for a registered corporation

occupying 5,000 square feet or more of the building on site.

e. Education: A primary, secondary, or post-secondary institution licensed by the Idaho Board of Education and occupying 5,000 square feet or more of the building on site.

f. Artisan: “Artisan” is any organization with a minimum of 2 members and 50% or more of its workforce employed in Standard Occupation Codes (Federal Bureau of Labor Statistics) 27- 1010 through 27-2099 excepting 27-2020 through 27-2023; working at the subject location and occupying 5,000 square feet or more of the building on site.

g. Light Manufacturing / Assembly: “Light manufacturing/assembly” is any organization with a minimum of 2 members and 50% or more members of its workforce employed in Standard Occupation Codes (Federal Bureau of Labor Statistics) 51-1000 through 51-9199 excepting 51-3000 through 51-3099, 51-6000 through 51- 6021, and 51-8000 through 51-8099; working at the subject location and occupying 5,000 square feet or more of the building on site.

h. Food Economy: “Food Economy” is any organization with a minimum of 2 members and 50% or more of its workforce employed in Standard Occupation Codes (Federal Bureau of Labor Statistics) 35-1000 through 35-9099 excepting 35-2011 through 35-2013, 35-3020 through 35-2029, and 35-3041; or SOC's 51-3000 through 51-3099 excepting 51-3023; working at the subject location and occupying 5,000 square feet or more of the building on site.

i. Minority Owned or Local Business: “Minority Owned” is any organization at least 51% owned, operated and controlled on a daily basis by one or more U.S. citizens who are socially and economically disadvantaged as defined by the federal government in Title 13 Part 124 of the Code of Federal Regulations.

“Local Business” is any organization registered through the Idaho Secretary of State that is at least 51% owned, operated, and controlled on a daily basis by residents of the State of Idaho. Ineligible businesses include publicly traded companies, multilevel marketing, gambling establishments, pyramid investments, and adult entertainment.

To qualify for points, Minority Owned or Local Businesses must occupy 5,000 square feet or more of the building on site.

j. Drive Thru: Any actively used drive-thru facility on the project site.

9. Walkability

Purpose: The success of downtown Boise is due in large part to its walkability. The vibrant social, cultural, and economic environment of a walkable urban environment attracts people and business activity and has that much sought after “sense of place”. The design elements of buildings and open spaces are key to a pedestrian-oriented environment, though sometimes there are market forces that work in opposition to these important design elements. Therefore, the program provides incentives to said design elements to promote economic vitality.

- a. $\geq 70\%$ of sidewalk/setback is abutted by ground floor building face for new buildings or for existing buildings if more than 50% of building SF on parcel has been removed:** Determined by dividing a) the distance of all exterior walls which are adjacent to and approximately parallel with property lines adjoining the public street right-of-way, excluding alleys, by b) the distance of all property lines adjoining the public street right-of-way, excluding alleys (Figure 9a-1). Existing buildings maintaining over 50% of square footage are eligible for these points regardless of the percentage of building face which abuts the sidewalk/setback. In the case of a corner site, 70% of each building face must abut a sidewalk / setback (Figure 9a-2).
- b. $\geq 60\%$ Ground Floor Glazing on Street Frontages ($\geq 30\%$ res):** For consistency, the “ground floor” of a building is defined as 12’ tall; any glazing higher than 12’ will not be included in this calculation. Glazing on street frontages includes all transparent windows and doors on exterior building walls on a plane 0 to 45 degrees of the property line adjoining the street (Figure 9b).
- c. $\geq 12'$ Ground Floor Height:** The height of the ground floor from sidewalk grade to finished ceiling, irrespective of suspended ceilings, shall have a minimum height of 12 feet. The height of the ground floor ceiling is calculated starting from sidewalk grade, irrespective of the height of the finished floor (Figure 9c).
- d. Main Entry is Prominent, on the ground floor, and faces street/not parking:** The principal ground floor building entrance shall face the street, be visible from the street and not shielded by columns, fences, or landscaping, nor shall it be separated from the street by surface parking (Figure 9d). In the event of a building site with multiple street frontages, any street shall qualify.
- e. $\geq 75\%$ of ground floor frontage has functional awnings with a minimum depth of 5':** Functional awnings include awnings or canopies of a durable material including but not limited to metal, polycarbonate, and durable fabric. Awnings meeting this definition shall be located on a building plane parallel with the property line adjoining public right-of-way, have a minimum depth of five feet, and extend five feet over public right-of-way (Figure 9e). Awnings must not be more than 15’ above the sidewalk level. Awnings located in the public realm must obtain the necessary approval by the Boise City Design Review Commission and an encroachment license from Boise City and/or Ada County Highway District, which is revocable. Awning maintenance is the responsibility of the building owner.
- f. Public Art Element:** To qualify as an Eligible Expense, Public Artwork must be **selected** through the Boise City Department of Arts and History’s Public Art Program process. The art will also need to be approved by Boise City as part of the process. Public art must be located in the public right-of-way or a dedicated Public Art Easement / License Agreement. Ownership and maintenance will be determined by Boise City, and in most cases the building owner will retain ownership of artwork and be responsible for ongoing maintenance with a minimum lifespan prescribed in an associated agreement (i.e. a maintenance agreement and/or Art Façade Easement). Reimbursement for public art is capped at 1% of the total project budget.

9. Walkability: Figures

Figure 9a-1: Building Abutting Sidewalk

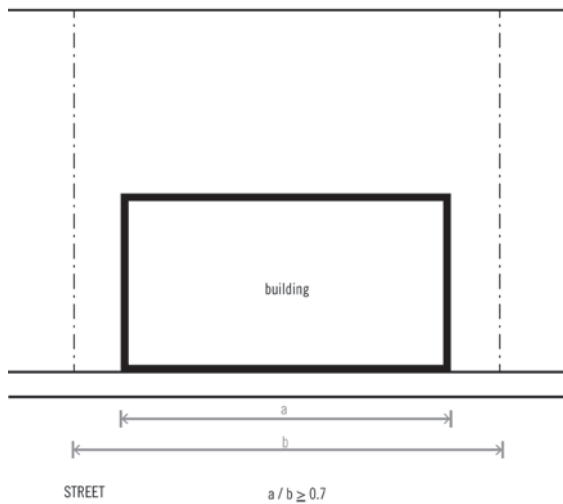


Figure 9a-2: Building Abutting Sidewalk on

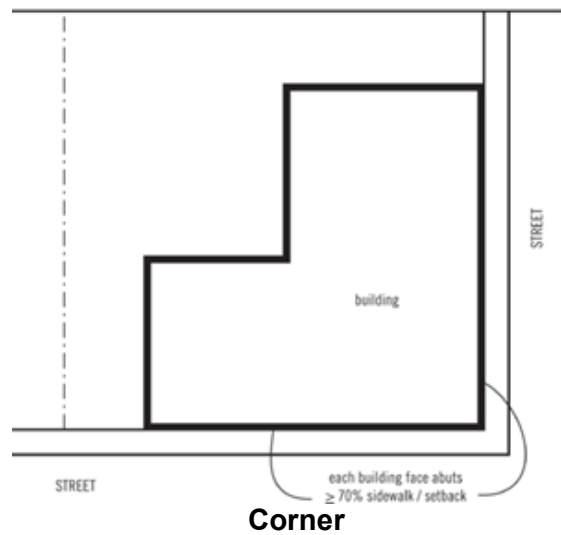


Figure 9b: Ground Floor Glazing

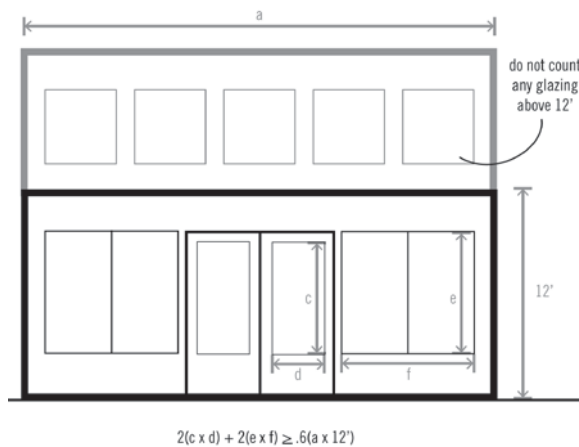


Figure 9c: Ground Floor Height

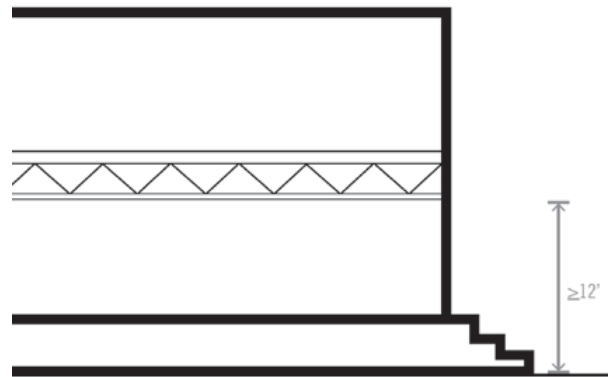


Figure 9d: Main Entry Prominence

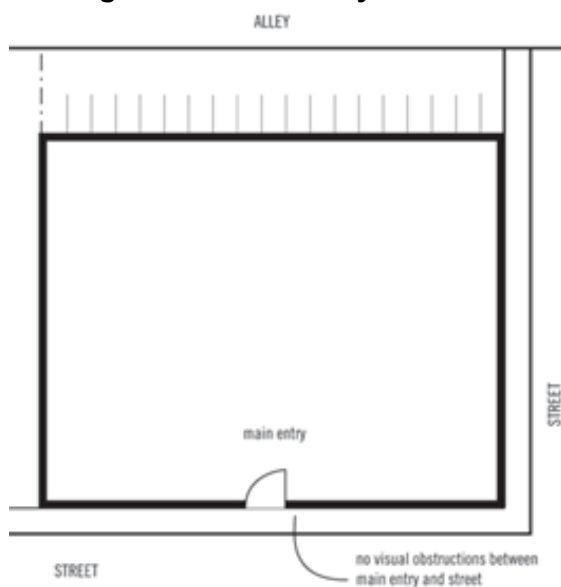
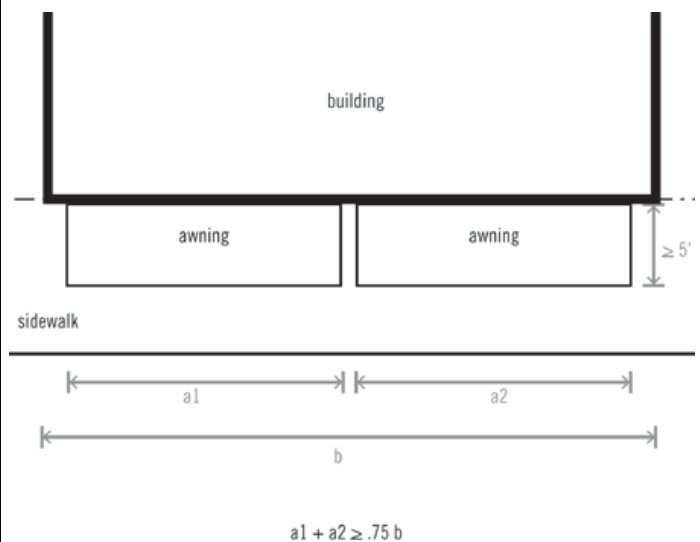


Figure 9e: Ground Floor Awnings



10. Sustainable Building

Purpose: The long term operating efficiency of buildings, like working roads, sewer and other utilities, is important to the long term viability of downtown Boise and address issues such as EPA non-attainment status and heat island mitigation. Energy efficient buildings are commercially sought after, attract strong tenants, and create long term value in the private community infrastructure by leaving more resource capacity available for additional growth.

- a. Living Building Certification:** As determined by any accrediting agency or third party demonstrating the same or equivalency.
- b. LEED Platinum Certification:** As determined by any accrediting agency or third party demonstrating the same or equivalency.
- c. LEED Gold Certification:** As determined by any accrediting agency or third party demonstrating the same or equivalency.
- d. LEED Silver Certification:** As determined by any accrediting agency or third party demonstrating the same or equivalency.
- e. Connection to and use of geothermal system:** The project includes and new connection, or maintains an existing connection, to an operating geothermal system.
- f. LEED Certified / Boise Green Building Code:** As determined by any accrediting agency or third party demonstrating the same or equivalency.
- g. Energy Star Certification:** As determined by any accrediting agency or third party demonstrating the same or equivalency.



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AGENDA BILL

Agenda Subject: CONSIDER: Resolution 1704 Approving Ranking for RFQ: Construction Manager / General Contractor (CM/GC) for 11th Street Bikeway and Streetscapes Improvements Project		Date: May 10, 2021
Staff Contact: Kathy Wanner Contracts Specialist Amy Fimbel Project Manager	Attachments: A. Resolution 1704 B. Request for Qualifications – issued March 24, 2021 C. Final Evaluation Tally	
Action Requested: Adopt Resolution 1704 approving the ranking for the RFQ: Construction Manager - General Contractor (CM/GC) for the 11th Street Bikeway and Streetscapes Improvements Project and authorize the Executive Director to negotiate and execute the CM/GC Agreement.		

BACKGROUND

The project area is composed of the 11th Street public right-of-way between State Street and River Street. In 2020, the Agency, in partnership with the City of Boise, completed a concept development process that engaged with residents, business and property owners, and street users to understand existing needs and desires and the outcome was a raised bike lane design for 11th Street from State Street to River Street for cyclists of all ages and abilities. This project interfaces with the Ada County Highway District (ACHD) 11th Street Bikeway project area at State Street and the two areas together cover the full “ridge-to-river” bicycle connection on 11th Street. These investments combined with streetscape improvements, fiber optic conduit installation, and pavement maintenance are the 11th Street Bikeway and Streetscape Improvement Project.

Consultant Team Selection

As the design for 11th Street is developed, it is critical to have the CM/GC on the team to provide pre-construction services for this complex and dynamic project. The CM/GC managing logistic planning is crucial in this area due to the large geographic area of improvements, number of active businesses fronting 11th Street, and the need to coordinate with other active construction projects and adjacent development projects.

Pre-construction services will include pre-planning of complex street closures, detours for vehicles, pedestrians and bicycles, and schedule planning to maximize efficiency and ensure time sensitive work occurs during specified construction windows. The CM/GC will also work

with the adjacent businesses so that their construction approach accommodates businesses' needs and minimizes impacts to businesses, their customers, and their employees. The CM/GC will also be managing complex contractual obligations relating to ACHD's Interagency Agreement.

The CM/GC will be providing cost estimating and constructability review for streetscape improvements, a non-typical bikeway design, roadway reconstruction, and replacement of a box culvert bridge for the Boise City Canal crossing north of Main Street. During a time of high demand in the construction industry and shortages of subcontractor resources, the CM/GC can ensure that construction packages are receiving appropriate bid coverage. Due to the added value a CM/GC provides, the Agency staff determined the best approach for this project would be to utilize the **Construction Manager / General Contractor ("CM/GC")** construction delivery method.

THE CM/GC DELIVERY METHOD

The CM/GC is selected through a qualifications-based selection process in accordance with Idaho Code. For public works construction, CM/GCs must hold both a Construction Manager license and a Public Works Contractor license. Throughout the project the CM/GC represents the Agency to ensure a predictable and manageable construction project that can be built on time and within budget. The Agency has hired a CM/GC on five prior occasions with success.

During pre-construction, the CM/GC collaborates with the design team and Agency to review and modify the design as needed to improve constructability, estimate costs of the design and develop a logistics and phasing plan for construction. Around the 90% design stage, the Board will oversee amendment of the contract to provide for the Guaranteed Maximum Price (GMP) for construction. The GMP is a key benefit of all CM/GC contracts: the contractor guarantees the construction price – making the contractor "at risk" if the price goes higher. At that point, the CM (Construction Manager) becomes the GC (General Contractor) to construct the project.

HIRING THE CM/GC

The Agency issued a Request for Qualifications (RFQ) on March 24, 2021, inviting licensed CM/GC companies to submit Statements of Qualifications (SOQ). Public notice was published in the Idaho Statesman newspaper on March 24 and March 31. Notice was also sent to fifteen (15) general contractors holding the requisite Construction Manager license and the Idaho Association of General Contractors. Representatives from four different construction companies attended a pre-proposal meeting on March 31.

Three companies submitted qualifications by the April 20, 2021 submission deadline: Guho Corp., McAlvain Construction, Inc., and Wright Brothers, The Building Company. Each of these companies is to be commended for the quality of their proposals and the expertise and competency of their work as evidenced in their SOQs.

The Agency convened an evaluation panel of four Agency staff and project consultants. The three SOQs received were evaluated first for compliance with the technical requirements as prescribed in the RFQ – all three firms met these requirements. They were then ranked based on qualifications and demonstrated competence. On May 3, 2021, the evaluation panel conducted interviews of the two top-ranked firms. Each firm offered strong presentations and were evaluated on the criteria specified in the RFQ: company profile, CM/GC project team, experience and past performance, and project management. After the interviews, the panel members ranked **McAlvain Construction, Inc.** as the top-ranked firm.

The interview panel concluded that McAlvain Construction, Inc. exhibits a well-orchestrated team approach that is built on a depth of CM/GC experience. McAlvain Construction is well versed in the CM/GC approach to construction and offers unmatched concrete experience. During the interview process, McAlvain adeptly intertwined their knowledge of the Idaho Code statutes with a solid pre-construction strategy and sophisticated project tracking processes. The effective construction management approach presented by the company, coupled with their depth of resources and influence within the local subcontracting community, offers the Agency schedule and budget certainty in today's volatile construction market. McAlvain Construction's can-do attitude is bolstered by strong communication methods. In short, McAlvain Construction, Inc. offers a highly qualified team backed by a sophisticated, local construction company that is dedicated to giving the 11th Street Bikeway and Streetscape project the company's full attention.

Please see Attachment C for the panel's scoring of the companies. In accordance with Idaho Code § 67-2320(2), securing the services of the CM/GC firm will involve negotiating with the highest ranked firm for a contract to perform the CM services at a reasonable and fair price. If the Agency is unable to negotiate a satisfactory contract, the Agency may undertake negotiations with the next highest ranked firm for a contract at a reasonable and fair price. State statute establishes this process so that the public receives a fair price for these professional services.

FISCAL NOTES

The CM/GC agreement shall define the terms of the contractual relationship between the Agency and the chosen firm, including the hourly rates charged for the CM/GC services. The FY 2021 budget and forecasted FY2022 budget include sufficient funding for this project.

STAFF RECOMMENDATION

Agency staff recommends that the Agency Board find it in the best interest of the public and of the Agency to adopt Resolution 1704 approving the ranking for the RFQ: CM/GC for the 11th Street Bikeway and Streetscapes Improvements Project; authorize the Executive Director to negotiate and execute the Construction Manager / General Contractor Agreement in accordance with that ranking and the requirements set forth in state statute.

Suggested Motion:

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

RESOLUTION NO. 1704

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE RANKING FOR THE AGENCY'S REQUEST FOR QUALIFICATIONS FOR A CONSTRUCTION MANAGER / GENERAL CONTRACTOR (CM/GC) FOR THE 11TH STREET BIKEWAY AND STREETScape IMPROVEMENTS PROJECT IN ACCORDANCE WITH IDAHO CODE SECTION 67-2320; AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR TO NEGOTIATE THE CM/GC AGREEMENT BASED ON THE RANKING AND TO EXECUTE THE AGREEMENT AND ANY OTHER NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public

hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, in cooperation with the City of Boise and the Ada County Highway District, the Agency seeks to make certain transformative improvements and enhancements to 11th Street between State Street and River Street, in downtown Boise, including installation of separated bicycle facilities, new streetscapes, furnishings, street lights, fiber optic resources, green stormwater infrastructure, street reconstruction, and Boise City Canal bridge crossing replacement, all in an effort to contribute as a catalyst to economic development and downtown reinvestment by private entities; and,

WHEREAS, due to the large geographic area of improvements, number of active businesses fronting 11th Street, and the need to coordinate with other active construction projects and adjacent development projects, the Agency determined that the best approach for construction of the improvements is to hire a Construction Manager/General Contractor ("CM/GC"); and,

WHEREAS, Idaho Code § 54-4511 allows for public agency utilization of CM/GC services upon selection of the CM/GC in accordance with Idaho Code § 67-2320; and,

WHEREAS, the Agency issued a Request for Qualifications ("RFQ") inviting properly licensed CM/GC firms interested in managing the construction of the 11th Street Bikeway and Streetscape Improvements Project to submit Statements of Qualifications ("SOQ"), in accordance with the criteria and procedures set forth in the RFQ; and,

WHEREAS, the Agency published the requisite public notice of the RFQ in the *Idaho Statesman* newspaper on March 24 and March 31, 2021; and,

WHEREAS, the SOQ submissions were due to the Agency on April 20, 2021, by 3:00 p.m., and the Agency did receive three (3) SOQs from the following firms: Guho Corp., McAlvain Construction, Inc., and Wright Brothers, The Building Company LLC; and,

WHEREAS, the Agency examined the three (3) SOQs and, based on the information provided, found that each of the 3 firms gave sufficient information regarding the pre-qualification criteria stated in the RFQ and that each of the firms held the requisite Construction Manager License and correct Public Works License, and,

WHEREAS, the Agency convened an evaluation panel of four Agency staff and project consultants to evaluate the SOQs for compliance with the technical requirements as prescribed in the RFQ and to score and rank the firms on the basis of qualifications and demonstrated competence; and

WHEREAS, on May 3, 2021, the evaluation panel conducted interviews of the two top-ranked firms; and

WHEREAS, following the evaluation of the SOQs and the interviews, the panel ranked the firms as follows:

1. McAlvain Construction, Inc.
2. Guho Corp.
3. Wright Brothers, The Building Company, LLC

WHEREAS, the panel's collective scoring showed that McAlvain Construction, Inc. was the best qualified and highest ranked proposer because: the company exhibited a well-orchestrated team approach that is built on a depth of CM/GC experience; the company is well versed in the CM/GC approach to construction and offers unmatched concrete experience; during the interview process, McAlvain adeptly intertwined their knowledge of the Idaho Code statutes with a solid pre-construction strategy and sophisticated project tracking processes; the effective construction management approach presented by the company, coupled with their depth of resources and influence within the local subcontracting community, offers the Agency schedule and budget certainty in today's volatile construction market; the company's can-do attitude is bolstered by strong communication methods; and the company offers a highly qualified team backed by a sophisticated, local construction company that is dedicated to giving the 11th Street Bikeway and Streetscape project the company's full attention.

WHEREAS, for these reasons, Agency is recommending that the Agency Board approve the ranking in accordance with Idaho Code § 67-2320(2); and,

WHEREAS, the Agency Board of Commissioners finds it in the best public interest to approve the ranking for its RFQ – CM/GC 11th Street Bikeway and Streetscape Improvements and to authorize the Agency Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement in accordance with that ranking and the requirements set forth in Idaho Code § 67-2320.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agency Board affirms the following ranking for the RFQ – CM/GC 11th Street Bikeway and Streetscape Improvements Project:

1. McAlvain Construction, Inc.
2. Guho Corp.
3. Wright Brothers, The Building Company LLC

Section 3: That the Agency Board authorizes the Agency Executive Director to negotiate a Construction Manager / General Contractor Agreement with the top-ranked proposer, McAlvain Construction, Inc., for the 11th Street Bikeway and Streetscape Improvements Project, and in the event an agreement cannot be reached, that the Executive Director is authorized to negotiate the agreement with the next ranked proposer, in accordance with Idaho Code § 67-2320.

Section 4: That the Board authorizes the Agency Executive Director, upon successful negotiations, to finalize, sign, and enter into the Construction Manager / General Contractor Agreement consistent with the Board's stated instructions at the May 10, 2021, Agency Board Meeting and further authorizes the Agency Executive Director to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by Agency legal counsel that all necessary conditions have occurred;

and further, the Agency Executive Director is authorized to perform any and all other duties required pursuant to the Construction Manager / General Contractor Agreement, including the expenditure of funds.

Section 5: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on May 10, 2021. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on May 10, 2021.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
Lauren McLean, Secretary



REQUEST FOR QUALIFICATIONS

11TH STREET BIKEWAY & STREETScape IMPROVEMENT PROJECT

CONSTRUCTION MANAGER / GENERAL CONTRACTOR
(CM/GC) SERVICES

PROPOSALS DUE: April 14, 2021 by 3 P.M. local time

March 24, 2021

Dear Proposer:

In accordance with the qualification-based selection process set forth in Idaho Code § 67-2320, Capital City Development Corporation (CCDC) will accept submissions about qualifications to perform Construction Manager / General Contractor (CM/GC) services for its 11th Street Bikeway and Streetscape Improvements Project. Proposers must be licensed in Idaho with both construction manager and public works contractor licenses.

CCDC plans to hire a CM/GC to deliver a complex, multi-layer public works improvements project spanning the Westside and River-Myrtle / Old Boise Urban Renewal Districts. This project will incorporate construction of streetscape improvements and pavement reconstruction/rehabilitation in public rights-of-way including unique features such as: a raised bike lane; canal crossing replacement; street furnishings; historic street lights; suspended pavement systems; green storm water infrastructure; conduit banks; and utility infrastructure upgrades. The construction may be phased to coincide with adjacent private development.

Proposals must be delivered **electronically** prior to **3 p.m. local time on April 14, 2021** at this email address: bids@ccdcb Boise.com. Proposals will be evaluated on the basis of qualifications as specified in this Request for Qualifications (RFQ). A multi-agency selection committee will evaluate each of the proposals and may choose to conduct interviews with one or more of the Proposers.

CCDC reserves the right to reject any and all proposals, to waive any irregularities in the proposals received, and to accept the proposal that is in the best interest of CCDC and the public. The issuance of this RFQ and the receipt and evaluation of proposals does not obligate CCDC to award a contract. CCDC will pay no costs incurred by Proposers in responding to this RFQ. CCDC, in its discretion, may cancel this process at any time prior to execution of a contract without liability.

A Pre-Proposal Meeting will be held on ZOOM on March 31, 2021, at 2 p.m. Attendance by Proposers is strongly recommended but not required. Information about the Pre-Proposal Meeting is provided in Section 4.1 of this document.

CCDC appreciates your interest in meeting the needs of the agency and the citizens of Boise.



Kathy Wanner
Contracts Specialist



121 N 9TH ST, SUITE 501 BOISE, ID 83702
208-384-4264 WWW.CCDCBOISE.COM

INSTRUCTIONS TO PROPOSERS

1.1 Proposal Information

The CCDC offices are closed as we do our part to help slow the spread of the COVID-19 virus. Please follow these instructions for submitting a proposal.

PROPOSAL DEADLINE is 3:00 p.m. local time, April 14, 2021

The proposal must be submitted electronically by email to: bids@ccdcboise.com

Please include this subject line on the email:

“RFQ SUBMITTAL: CM/GC SERVICES – 11TH STREET BIKEWAY AND STREETSCAPE IMPROVEMENTS”

All required submittal documents must be signed and dated and must be submitted by email either in one PDF or a separate PDF of each required document. Late or incomplete submittals will not be accepted; CCDC takes no responsibility for submittals received late or incomplete in any way. Respondent assumes full responsibility for the timely submittal of all proposal documents via the email process.

PROJECT INFORMATION

2.1 Background

The project area is composed of the 11th Street public right-of-way between State Street and River Street. In 2020, CCDC, in partnership with the City of Boise, completed a concept development process that engaged with residents, business and property owners, and street users to understand existing needs and desires along the corridor and the outcome was a bikeway concept for 11th Street from State Street to River Street that is inviting for all ages and abilities. This project interfaces with the ACHD 11th Street Bikeway project area at State Street, and the two areas together cover the full “ridge-to-river” bicycle connection on 11th Street.

The project team evaluated multiple alternatives to meet the project’s goal of providing a low-stress bicycling experience to a range of people and to respond to feedback heard during public outreach efforts. Feedback from the public and stakeholder agencies resulted in the recommended raised bike lane design for the Downtown 11th Street Bikeway. It will provide physical separation from motor vehicles and easier access for bicyclists to bicycle parking and businesses along the street. The design maintains on-street parking on both sides of the street while also including treatments that will improve safety and comfort at the intersections. These investments combined with streetscape improvements and pavement reconstruction/rehabilitation are the 11th Street Bikeway and Streetscape Improvement Project.

In January 2021, CCDC completed its selection process for a professional design team for the 11th Street Bikeway and Streetscape Improvement Project. The selection panel determined that Jensen Belts Associates was the best qualified and highest ranked proposer as the Design Professional of Record for the project.

Jensen Belts Associates, in coordination with Kittelson & Associates, will be meeting with public agencies and stakeholders to coordinate design and to gain approvals as well as working closely with the CM/GC during pre-construction and construction phases.

2.2 Project Budget

CCDC has budgeted approximately \$6,334,000 for all costs (including design) related to the construction of the improvements listed in this document. Budget control is critical to the success of this project. The CM/GC shall provide current market pricing as a basis of its cost estimates during design. Furthermore, the CM/GC will be expected to make necessary recommendations so that the final construction cost for the work does not exceed the budget.

2.3 Contemplated Improvements

The following list summarizes the improvements to be delivered by the CM/GC through multiple bid packages. Please see Exhibit C for a depiction of these improvements.

- **Streetscape Improvements: 11th Street from State Street to Lee Street**
 - Select reconstruction of streetscapes compliant with the City of Boise's Streetscape Standards, including suspended pavement systems.
 - Replacement of irrigation system and street trees.
 - Installation of historic light pole assemblies.
 - Coordination with adjacent redevelopments on the east side of 11th between State and Jefferson Streets and a boutique hotel on the west side of 11th between Main and Grove Streets.
- **Bikeway Construction: 11th Street from State Street to River Street**
 - Construction of raised bike lane from State Street to Lee Street.
 - Installation of painted buffered bike lanes from Lee Street to River Street.
 - Installation of corner refuge islands and curb extensions at Front Street and Myrtle Street.
 - Installation of Leading Pedestrian/Bicycle Intervals (LBI/LPI) on 11th at State, Front, and Myrtle Street intersections.
 - Installation of signage and wayfinding to Pioneer Pathway and Boise River Greenbelt.
- **11th Street Pavement Reconstruction/Rehabilitation: State Street to River Street**
 - Reconstruction of street section with concrete paving from State Street to Grove Street.
 - Replacement of asphalt from Grove Street to Front Street and Myrtle Street to River Street.
 - Replace bridge for Boise City Canal crossing north of Main Street.
 - Green stormwater facilities may be constructed to address existing stormwater drainage issues.
 - Upgrade deficient utilities within the project area.
- **Conduit Bank Construction: 11th Street from State Street to River Street; exact limits to be coordinated with City of Boise**

- Install underground conduit runs and vaults for future fiber optic and telecommunication expansion.
- Connect new facilities to existing conduit bank/vault system on 11th Street in coordination with City of Boise.
- Installation may require a combination of trenching and boring.

2.3 Project Schedule

Jensen Belts Associates has been hired by CCDC as the landscape architect of record. They anticipate submitting for City of Boise Design Review (DR) approval in June 2021. The successful CM/GC will be given schematic design plans prior to DR submittal to develop an initial estimate. Preconstruction is expected to start in May 2021 and continue until the last Guaranteed Maximum Price (GMP) is approved. Construction is expected to start April 2022 and be completed by December 31, 2022. Construction may be phased to build streetscapes adjacent to CCDC's redevelopment project on the east side of 11th between State and Jefferson Streets and a private boutique hotel on the west side of 11th between Main and Grove Streets.

2.4 CM/GC Scope of Services

All CM/GC contracted services must be performed by staff properly licensed in the State of Idaho. The following services are anticipated in the CM/GC Services agreement with CCDC. The descriptions are illustrative in nature and not exhaustive. The actual scope of services will be negotiated after this RFQ selection process has concluded.

Preconstruction Phase for Design, Bidding, and Long Lead Time Procurement Services:

- Work with CCDC staff and the design team to review the project and visit the work areas to become familiar with the project;
- Work cooperatively with other agencies including the City of Boise, Ada County Highway District, Idaho Transportation Department, Boise Canal company as well as owners of adjacent properties;
- Review draft design drawings and specifications to identify clarity and constructability issues;
- Provide cost estimates as needed;
- Work with CCDC staff and the design team to value engineer the design and reconcile budget overruns as needed;
- Research and coordinate with specialty contractors and vendors on specialized items such as suspended pavement systems;
- Work with staff to refine a project schedule and define the logistics plans;
- Procure long-lead time material items such as specialty site furnishings, historic streetlights, suspended pavement systems, and other specialty items as required.
- Develop pedestrian and bike temporary traffic control plans;
- Develop and obtain trade contract scopes and other contract documents;
- Obtain competitive bids for all the work, materials, and equipment; conduct pre-bid meetings and site tours;
- Work with CCDC staff and the design team to address questions during bidding, issue addendums, and publically open bids;
- Work with CCDC staff to derive and negotiate project Guaranteed Maximum Price.

Prior to release of the first package for the subcontractor bidding, the CM/GC shall submit a bid package estimate that itemizes all bid packages to be bid and awarded and which includes the RFQ: CM/GC Services – 11th Street Bikeway and Streetscape Improvements Project

CM/GC's estimate of the cost of each bid package. As permitted by CCDC, the bid package estimate will include line items for any work the CM/GC proposes to self-perform. The CM/GC's overhead, profit, and contingencies shall be identified in separate line items. The total of the bid package estimate shall equal the construction cost on the CM/GC's most recent estimate.

Construction Phase Services:

- Obtain project bonding, issue subcontracts and trade contracts, and obtain permits for all the work;
- Serve as the General Contractor and as a licensed Construction Manager, including:
 - Manage the construction process including coordination, planning, trade contractor management, submittals management, and requests for information;
 - Coordinate with the CCDC's project manager and design team;
 - Plan and provide general condition services such as superintendence, mobilization, storage areas, staging, et cetera.
 - Manage accounting of multiple project scopes and funding sources as requested by CCDC
 - Review and negotiate change orders, coordinate safety programs, resolve issues and claims;
 - Conduct and coordinate inspections, review and pay trade invoices, update construction schedules;
 - Conduct coordination meetings; and
 - Maintain records, record documents and manuals, develop and monitor punch list, coordinate and assist with warranty corrections.
- Obtain permission from and coordinate access with public and private property owners affected by the construction activity.

2.5 Special Instructions

Throughout the project, the CM/GC shall provide CCDC with professional construction management and contractor services and represent CCDC's interests in completing the project on time, within set budgets, and as planned with minimum difficulties. It is anticipated that a contract based on ConsensusDocs will form the basis of agreement for CM/GC services to be entered into for the project; provided however, CCDC reserves the right to change, modify, or amend the final contract to be entered into by the parties.

GENERAL CONDITIONS

3.1 Intent of RFQ

It is the intent of CCDC to run a Qualification Based Selection process to select a company capable of providing the CM/GC services outlined within this proposal. The CM/GC ranked highest will be approached to negotiate the contract necessary for this project. If a contract cannot be negotiated, CCDC will then approach the next highest ranked company to negotiate the contract. CM/GC is not guaranteed work nor compensation until under contract with CCDC.

3.2 Reserved Rights

CCDC reserves the right to act in the public best interest and in furtherance of the purposes of the Idaho Code Title 50, Chapter 20 (Idaho Urban Renewal Law) and Idaho Code Title 67, Chapter 28 (Purchasing by Political Subdivisions). CCDC reserves the right to waive any

formalities or defects as to form, procedure, or content with respect to its Request for Qualifications and any irregularities in the proposals received, to request additional data and information from any and all Proposers, to reject any proposals based on real or apparent conflict of interest, to reject any proposals containing inaccurate or misleading information, and to accept the proposal or proposals that are in the best interest of CCDC and the public. The issuance of this RFQ and the receipt and evaluation of proposals does not obligate CCDC to select a company nor award a contract. CCDC may in its discretion cancel, postpone, or amend this RFQ at any time without liability.

3.3 Public Records

CCDC is a public agency. All documents in its possession are public records subject to inspection and copying under the Idaho Public Records Act, Chapter 1, Title 74, Idaho Code. The Public Records Act contains certain exemptions – one of which that is potentially applicable to part of your response is an exemption for trade secrets. Trade secrets include a formula, pattern, compilation, program, computer program, device, method, technique or process that derives economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by other persons and is subject to the efforts that are reasonable under the circumstances to maintain its secrecy. Prices quoted in a proposal are not trade secrets.

If any Proposer claims any part of a proposal is exempt from disclosure under the Idaho Public Records Act, the Proposer must: 1.) Indicate by marking the pertinent document “CONFIDENTIAL”; and 2.) Include the specific basis for the position that it be treated as exempt from disclosure. Marking the entire proposal as “Confidential” is not in accordance with Idaho Public Records Act and will not be honored.

CCDC, to the extent allowed by law and in accordance with these Instructions, will honor a nondisclosure designation. By claiming materials to be exempt from disclosure under the Idaho Public Records Act, Proposer expressly agrees to defend, indemnify, and hold CCDC harmless from any claim or suit arising from CCDC’s refusal to disclose such materials pursuant to the Proposer’s designation. Any questions regarding the applicability of the Public Records Act should be addressed to your own legal counsel prior to submission.

3.4 Insurance

Prior to executing any contract for CM/GC services with CCDC or commencing any work under the contract, the CM/GC will be required to provide evidence of the coverages listed below and pay all costs associated with the insurance coverage. Insurance policies or certificates of insurance will name CCDC as the named insured, and the CM/GC will maintain these minimum insurance coverages during the entire term of the contract:

- a. Professional Liability Insurance coverage with minimum coverage of One Million Dollars (\$1,000,000.00) per occurrence and a minimum aggregate limit of One Million Dollars (\$1,000,000.00). NOTE: CGL policies do not provide coverage for the type of professional services the CM will be performing during the pre-construction phase of the project, therefore Professional Liability Insurance coverage must be obtained.

- b. Commercial General Liability Insurance coverage with minimum coverage of Two Million Dollars (\$2,000,000.00) on an occurrence basis (not a claims-made basis).
- c. Automobile Insurance coverage with minimum coverage of One Million Dollars (\$1,000,000.00) per occurrence for owned, non-owned, and hired vehicles.
- d. Worker's Compensation Insurance in an amount as required by statute and Employer's Liability Insurance in an amount not less than One Million Dollars (\$1,000,000.00) for each occurrence, for all of the company's employees to be engaged in work on the project under contract and, in the case any such work is subcontracted, the CM/GC company will require Subcontractors and trade contractors similarly to provide Worker's Compensation and Employer's Liability Insurance for all the Subcontractors and trade contractors to be engaged in such work.

3.5 Bonding

As the General Contractor, the CM/GC must have the capability to bond for 100% of the contract price of the project estimated at the time the contract is negotiated and until such time that the entire project bids, the overall GMPs for the work are established, and the bond is delivered to CCDC. Proposer shall indicate within their cover letter that they certify that they have the bonding capacity to meet the requirements of this RFQ.

The performance and payment bonds shall be AIA Document A312 (2010 or the most recent edition) or a standard surety form certified approved to be the same as the AIA A312 form and shall be executed by a surety or sureties reasonably acceptable to CCDC and authorized to do business in the State of Idaho.

3.6 Taxes

CCDC is exempt from federal and state taxes. Items purchased by CCDC and put into use by a contractor are subject to Idaho Use Tax. All other taxes are the responsibility of the Contractor and are to be included in the Contractor's pricing.

3.7 Legal Residency Requirement

By submitting a proposal, the Proposer attests, under penalty of perjury, that they are a United States citizen or legal permanent resident or that they are otherwise lawfully present in the United States pursuant to federal law. Prior to being issued a contract, the company will be required to submit proof of lawful presence in the United States in accordance with Idaho Code § 67-7903.

3.8 Dual-Capacity License Requirements

Proposals will be accepted from Idaho licensed construction managers and the company of which they are a principal or full-time employee who, prior to the proposal deadline, also have a valid public works contractor license as a general contractor pursuant to Idaho Code § 54-1902. Idaho Code § 54-1902 requires that public works contractors and subcontractors have the

appropriate Public Works License for the particular type of construction work involved, and the general contractor must perform at least 20% of the work under contract.

SUBMISSION, EVALUATION, AND SELECTION

4.1 Pre-Proposal Meeting

A Pre-Proposal Meeting will be held on ZOOM on March 31, 2021, at 2 p.m. The design team will be in attendance to explain the project and answer questions. Attendance by Proposers is strongly recommended, but not required.

Join Zoom Meeting

<https://zoom.us/j/95426410901?pwd=WURJeUZPclRXOS9HdTZwU1dsbHZpUT09>

Meeting ID: 954 2641 0901

Passcode: 662336

One tap mobile

+13462487799,,95426410901# US (Houston)

+16699006833,,95426410901# US (San Jose)

4.2 Required Submission Materials and Format

Proposals shall be prepared simply and economically, providing a straightforward, concise description of the Proposer's capabilities to satisfy the requirements of the RFQ and the scope of services outlined in Section 2.4. Proposers must submit a PDF of the following completed forms via email by the due date and time:

- RFQ Submittal Cover Sheet (attached to this RFQ as Exhibit A)
- RFQ Waiver and Release (attached to this RFQ as Exhibit B)
- Signed Cover Letter
- ONE (1) signed proposal

Failure to submit all requested information may render any proposal unresponsive and void.

4.3 Addenda

In the event it becomes necessary to revise any part of this RFQ, addenda will be issued. Information given to one Proposer will be available to all other Proposers if such information is necessary for purposes of submitting a proposal or if failure to give such information would be prejudicial to uninformed Proposers. It is the Proposer's responsibility to check for addenda prior to submitting a proposal. Failure to do so may result in the proposal being declared non-responsive. No addenda will be issued fewer than four (4) business days before the proposal deadline unless the deadline is extended. Proposer shall indicate within their cover letter the addenda number(s) which they have incorporated into their submittal.

4.4 Scoring

Proposals must include the following information in the sequence set forth below. This format is meant to allow uniform review and easy access to information by the evaluation committee. For each of the specific articles listed below, Proposers should include a complete description of

qualifications to serve as a CM/GC. Proposers are invited to include information about innovative methods and/or procedures that they can provide to assist in ensuring successful completion of this project; unique qualities and/or capabilities and cost efficiencies should be identified. Proposers acknowledge they will be ranked according to each article below, with points applied per article (200 points total):

RFQ Submittal Cover Sheet (Exhibit A) 5 Points

RFQ Waiver and Release (Exhibit B) 5 Points

Signed Cover Letter (Limit one page) 0 Points

Provide a signed cover letter with introductory information, such as point of contact, address, phone number and email address. This letter should reference the RFQ by name, provide a concise summary of the Proposer's organization by firm and responsibility, identify the key individual for Project Manager and his/her relevant experience, and generally introduce CCDC to the capabilities of the firm.

Detailed Proposal (Limit 20 pages) – organized with the following information:

a. Company Profile: 30 Points

Describe the company's history, size, resources, philosophy of service, typical volume of work, and construction management techniques and methods. Describe how your particular expertise, experience, techniques, and culture can be an advantage to CCDC in completing the project. Include annual volume figures for the last five years, current firm commitments, and current bonding capacity. Confirm that Proposer can meet CCDC's insurance requirements as stated in Section 3.4. Explicitly identify all work the Proposer intends to self-perform.

b. Proposed CM/GC Project Team Staff: 50 Points

A dynamic, well organized, and experienced team is needed for this project. Key personnel proposed shall be expected to reside in the Boise region for the duration of the project. Identify the personnel to whom construction management responsibility will be assigned by names, titles, roles, qualifications, years of experience, relevant project experience, resumes, and describe why the specific personnel were selected for inclusion on the team. Some individuals may fulfill multiple positions on the project, but the Proposer should demonstrate how multiple assignments are within the capacity of the management team. Include personnel information for both pre-construction and construction services. Resumes and Idaho Public Works Construction Manager License information shall be included in an appendix for all key personnel listed on the organizational chart. Resumes and license information are not counted within page limits noted above.

Provide an organizational chart for the project. The organizational chart shall identify position titles, and for key personnel only, the names of the people proposed to fulfill these roles, along with the proposed percentage of time that each of the key personnel will be dedicated to the project. The organizational chart shall also indicate reporting and chain of command structure for the team and interfaces with CCDC and the design team.

c. Proposer Experience and Past Performance: 40 Points

Describe five (5) projects similar in scope, complexity and budget to this project that the company has completed within the last 10 years. Projects including green stormwater infrastructure, suspended pavement systems, bicycle facilities, pavement reconstruction, utility infrastructure upgrades and downtown streetscape improvements are of particular interest. Please focus on company experience – do not include individual experience for projects performed while individuals were employed by other companies.

Provide the following key information for each noted project:

- Brief description of the project, highlighting scope, budget, complexity, context, key interfaces, and project delivery method similarities.
- Client reference and current contact information including name, title, phone number, and role on the project.
- Location of the project and completion date.
- The company's responsibilities on the project, and where applicable, identify proposed team staff that participated in the project and their specific role.
- Amount of Proposer's initial contract award and final contract closeout or projected price. Proposer's portion of contract, scope of Proposer's portion, and value of Proposer's portion, and identification of whether Proposer was a prime or subcontractor on the project.
- Number of claims greater than \$100,000, and the value of each that required mediation, arbitration or litigation to settle and their current disposition.

d. Project Approach, Work Plan, & Schedule: 40 Points

i. Project Approach

Provide a brief narrative describing the Proposer's approach to this work and project management control systems that will be used on this project to achieve efficiency, schedule adherence, and budget certainty.

ii. Work Plan, including Schedule

Provide a preliminary baseline schedule showing the Proposer's proposed phasing, sequencing of work, durations, and options to be considered by CCDC that provides value and minimizes adverse impacts to the public and adjacent businesses and property owners. The baseline schedule should assume the current schedule outlined in Section 2.3 provides a starting point for planning.

iii. Conduct of Construction

Describe actions and procedures used to minimize adverse impacts to the public and adjacent businesses and property owners. Explain how good relations will be established and maintained and how open and productive communications will be fostered with all interested parties. Specific examples of successful implementation of these actions and procedures from past projects are encouraged.

e. Project Management : 30 Points

i. Preconstruction Services

Outline a specific approach to guide the review of preliminary drawings and specifications and the review of subsequent revisions to final construction documents. Detail how the review will ensure constructability and how the Proposer will successfully propose changes to the drawings if deemed necessary.

ii. Budget Control/Value Engineering

Submit detailed information of how your company provides and periodically updates cost estimates and participates in Value Engineering (VE). Describe how opportunities will be identified that will make the project a better value. Include the means and methods that will be used and, specifically, how key personnel will interact with stakeholders and the design team to introduce VE proposals and work through updates to cost estimates. Describe past projects where VE has been an integral part of the relationship with the owner, including VE processes that were not successful and VE means and methods successfully used on past projects.

Describe how your company tracks and reports construction costs, including line item costs for each bid package, fees, permits, reimbursable costs, CM fees, and all other project costs. Finally, describe how your company would administratively manage, track, and invoice for the various separate cost categories that comprise the Guaranteed Maximum Price especially given multiple funding sources.

iii. Scheduling

Outline your company's understanding of the local construction market as it relates to this project and how your company will ensure the proposed staff will be available at the proper times to complete this project on schedule. Include explanations of your existing and upcoming projects within the area, subcontractor availability, and approaches to reach-out/solicit to subcontractors.

Describe the primary scheduling techniques the company uses and the software you will employ to produce an effective construction schedule. Provide examples of successful construction management and scheduling services provided on projects of similar complexity. Discuss in detail how you intend to enforce contract schedule compliance.

4.5 Evaluation of Proposer

Proposals will be evaluated based on the Proposer's response and qualifications by a selection committee that may include CCDC employees and consultants. Before a CM/GC is selected, CCDC will conduct reference investigations and may conduct interviews to evaluate the Proposer's ability to perform the size and type of work anticipated and to determine the quality of the service being offered. By submitting a proposal, the Proposer authorizes CCDC to conduct reference investigations as needed and to conduct interviews where the Proposers will be evaluated based on the information described in this RFQ.

4.6 Qualification-Based Selection

Selection will be based on the procurement rules set forth in Idaho Code § 67-2320. Final selection is made by the CCDC Board of Commissioners. CCDC has the right to waive or alter submission requirements or to reject any or all proposals, consistent with Idaho law. It is the Proposer's responsibility to conform to all applicable federal, state, and local statutes or other applicable legal requirements. The information provided herein is intended to assist Proposers in meeting applicable requirements but is not exhaustive, and CCDC will not be responsible for any failure by any Proposer to meet applicable requirements.

4.7 Modification or Withdrawal of Proposal

A proposal may be modified or withdrawn by the Proposer prior to the submission deadline set forth in this RFQ. After the submission deadline, the submitted proposal shall remain in effect for a minimum of 90 days for evaluation and contracting purposes.

4.8 QUESTIONS

Direct questions to: Kathy Wanner, Contracts Specialist
(208) 391-7304 or kwanner@ccdcboise.com

EXHIBITS TO THIS RFQ:

- A: RFQ Submittal Cover Sheet
- B: RFQ Waiver and Release
- C: 11th Street Bikeway and Streetscape Improvements Concept Design

EXHIBIT A

**RFQ: CM/GC SERVICES – 11TH STREET BIKEWAY & STREETScape IMPROVEMENTS
PROJECT**

**SUBMITTAL COVER SHEET
(REQUIRED FOR SUBMISSION)**

TO: Capital City Development Corporation
Attn: Kathy Wanner, | Contracts Specialist
121 N. 9th Street, Suite 501
Boise, Idaho 83702

FROM:

Company Name: _____

Mailing Address: _____

Physical Address: _____

Telephone: _____ Fax: _____

E-mail Address: _____

Company officer responsible to CCDC for CM/GC services contemplated by this RFQ:

SIGNATURE: **X** _____

Print Name and Title: _____

License Information: Idaho Public Works Contractor License # _____

Idaho Public Works Construction Management License # _____

held by _____ (name of licensed CM who will be responsible).

EXHIBIT B

REQUIRED WAIVER & RELEASE (REQUIRED FOR SUBMISSION)

The undersigned has read this waiver and release and fully accepts the Capital City Development Corporation's (CCDC) discretion and non-liability as stipulated herein, and expressly for, but not limited to, CCDC's decision to proceed with a qualification based selection process in response to the Request for Qualifications (RFQ) to select a company to supply CM/GC services to CCDC for the project.

- A. Discretion of CCDC: The Proposer submitting a response to this CM/GC RFQ agrees that CCDC has the right to, unless contrary to applicable state law:
- a. Modify or suspend any and all aspects of the process seeking proposals and making any decisions concerning the CM/GC services RFQ;
 - b. Obtain further information from any person, entity, or group regarding the Proposer, and to ascertain the depth of Proposer's capability and experience for supplying CM/GC services and in any and all other respects to meet with and consult with any Proposer or any other person, entity, or group;
 - c. Waive any formalities or defects as to form, procedure, or content with respect to CCDC's RFQ to select a CM/GC firm and any response by any Proposer thereto;
 - d. Accept or reject any sealed proposal received in response to the RFQ, including any sealed proposal submitted by the undersigned; or select any one proposal over another in accordance with the selection criteria; and
 - e. Accept or reject all or any part of any materials or statements, including, but not limited to, the nature and type of proposal.
- B. Non-Liability of CCDC:
- a. The undersigned agrees that CCDC shall have no liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decision made at the discretion of CCDC as identified above.
 - b. The undersigned, including all team members, have carefully and thoroughly reviewed the RFQ and has found it to be complete and free from ambiguities and sufficient for their intended purpose.

Proposer's Signature: **X** _____

Print Name: _____

Print Title: _____

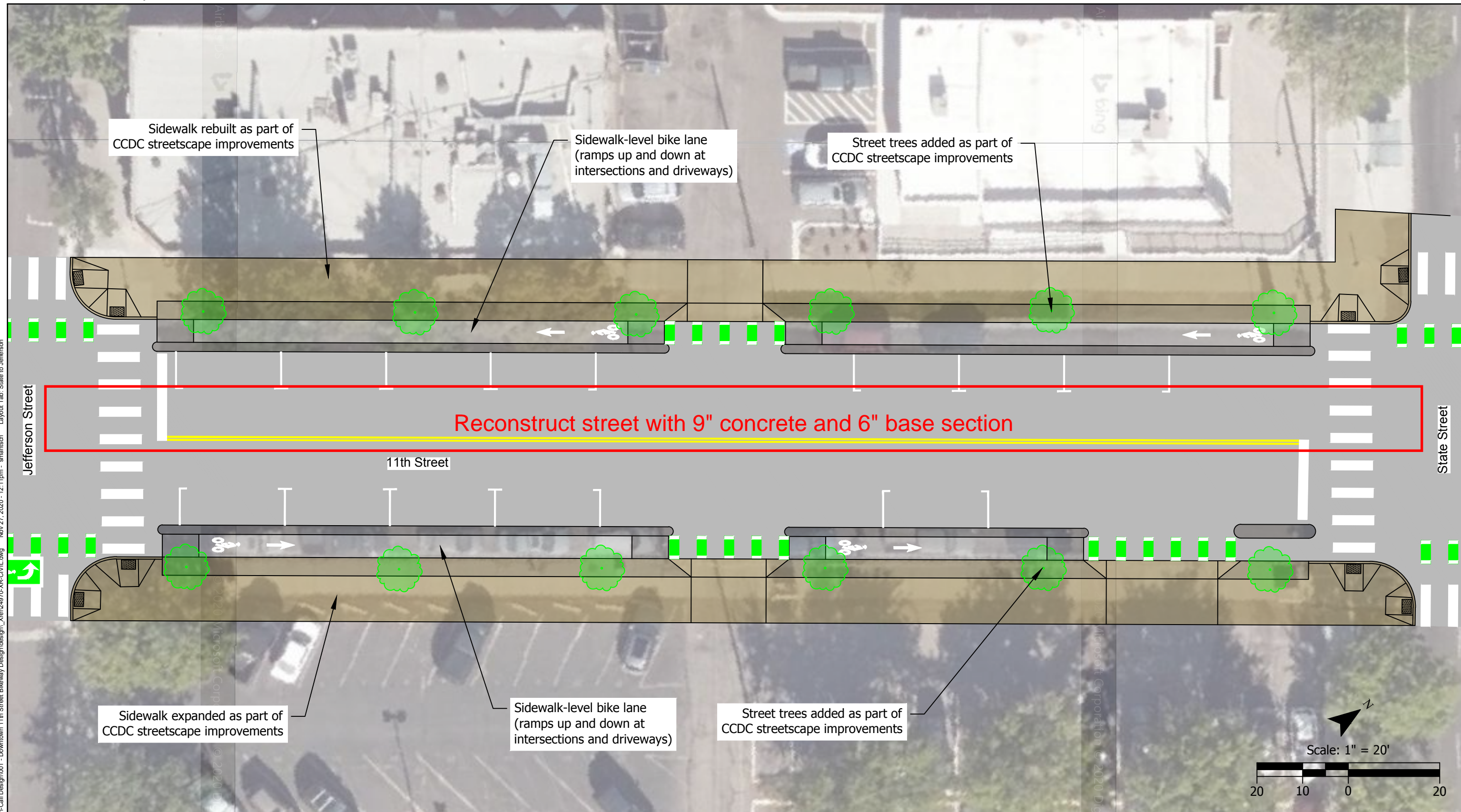
Name of Firm: _____

Date: _____

EXHIBIT C

Downtown 11th Street Bikeway

November 2020

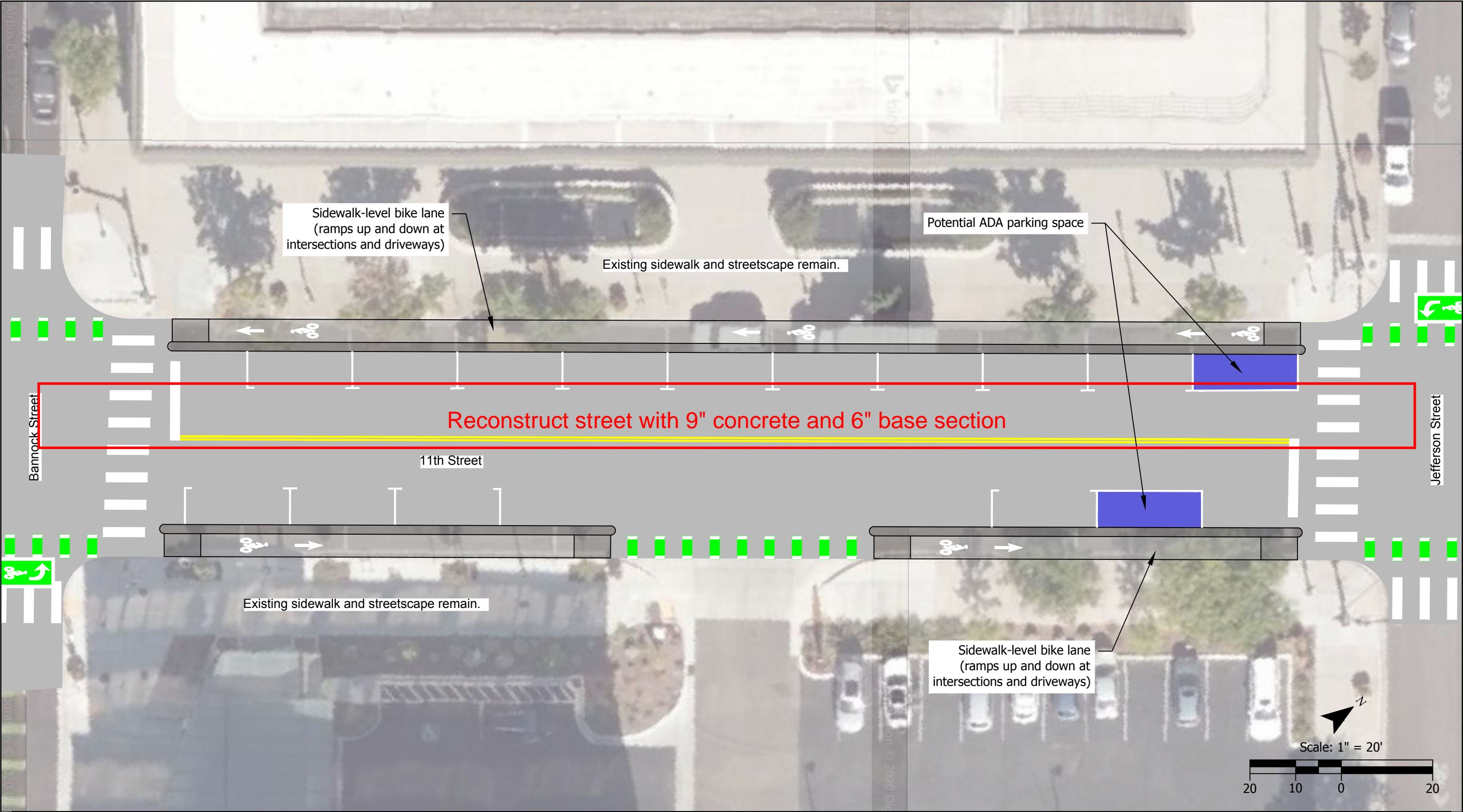


Existing # of Parking Spaces: 18
Proposed # of Parking Spaces: 12

Concept Design - Raised Bike Lane
State Street to Jefferson Street

Figure
01

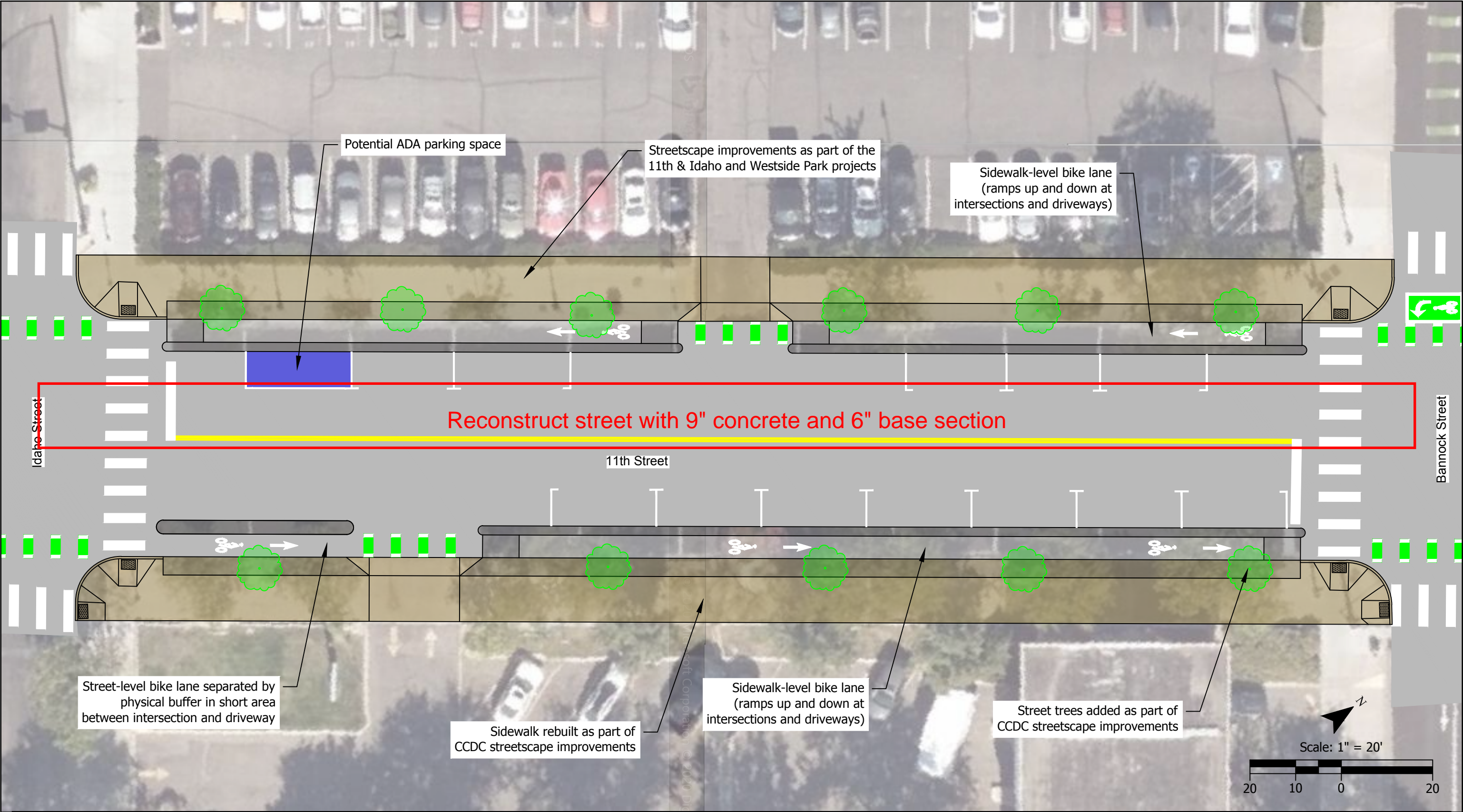
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Existing # of Parking Spaces: 17
Proposed # of Parking Spaces: 15

Concept Design - Raised Bike Lane
Jefferson Street to Bannock Street

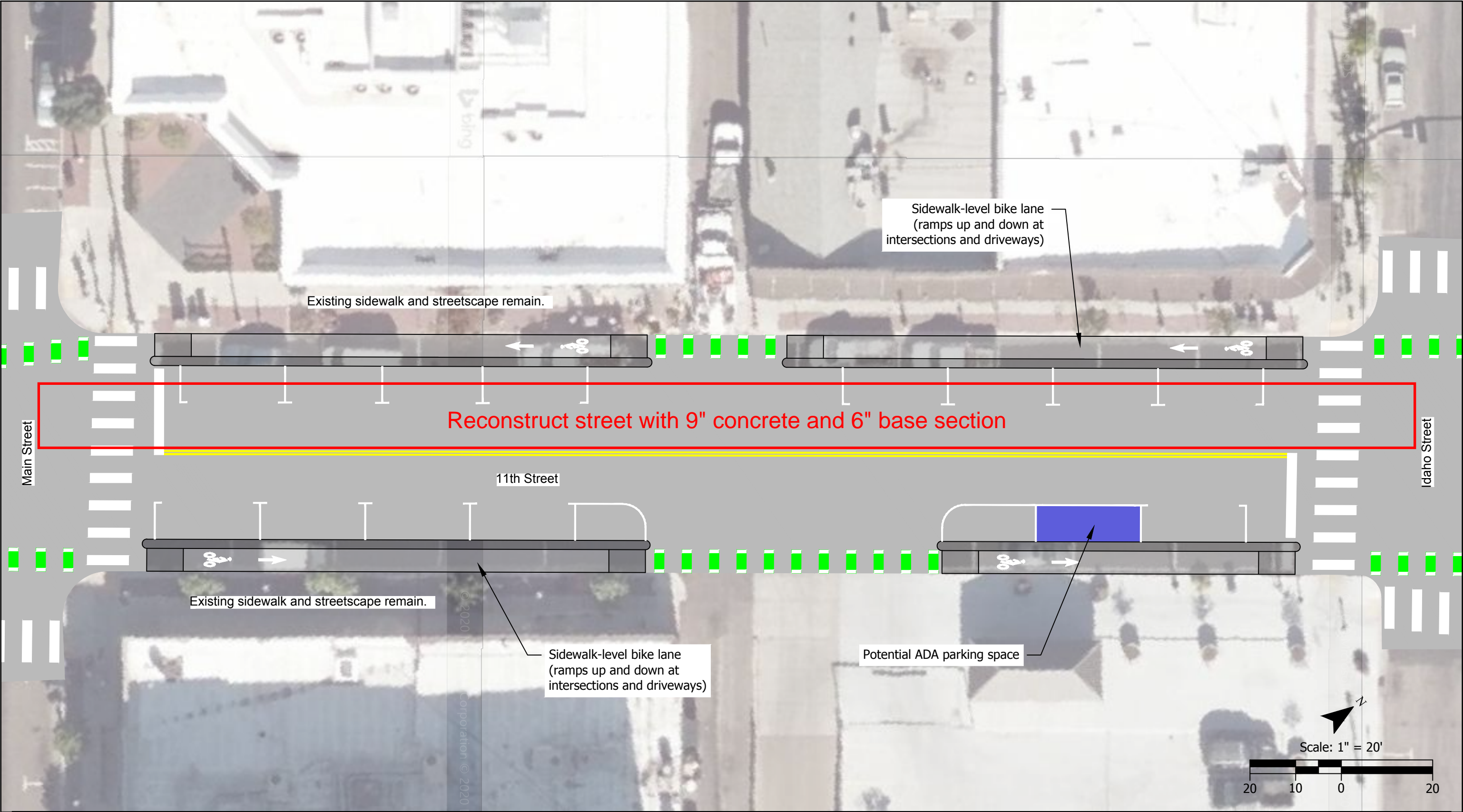
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Existing # of Parking Spaces: 16
Proposed # of Parking Spaces: 13

Concept Design - Raised Bike Lane
Bannock Street to Idaho Street

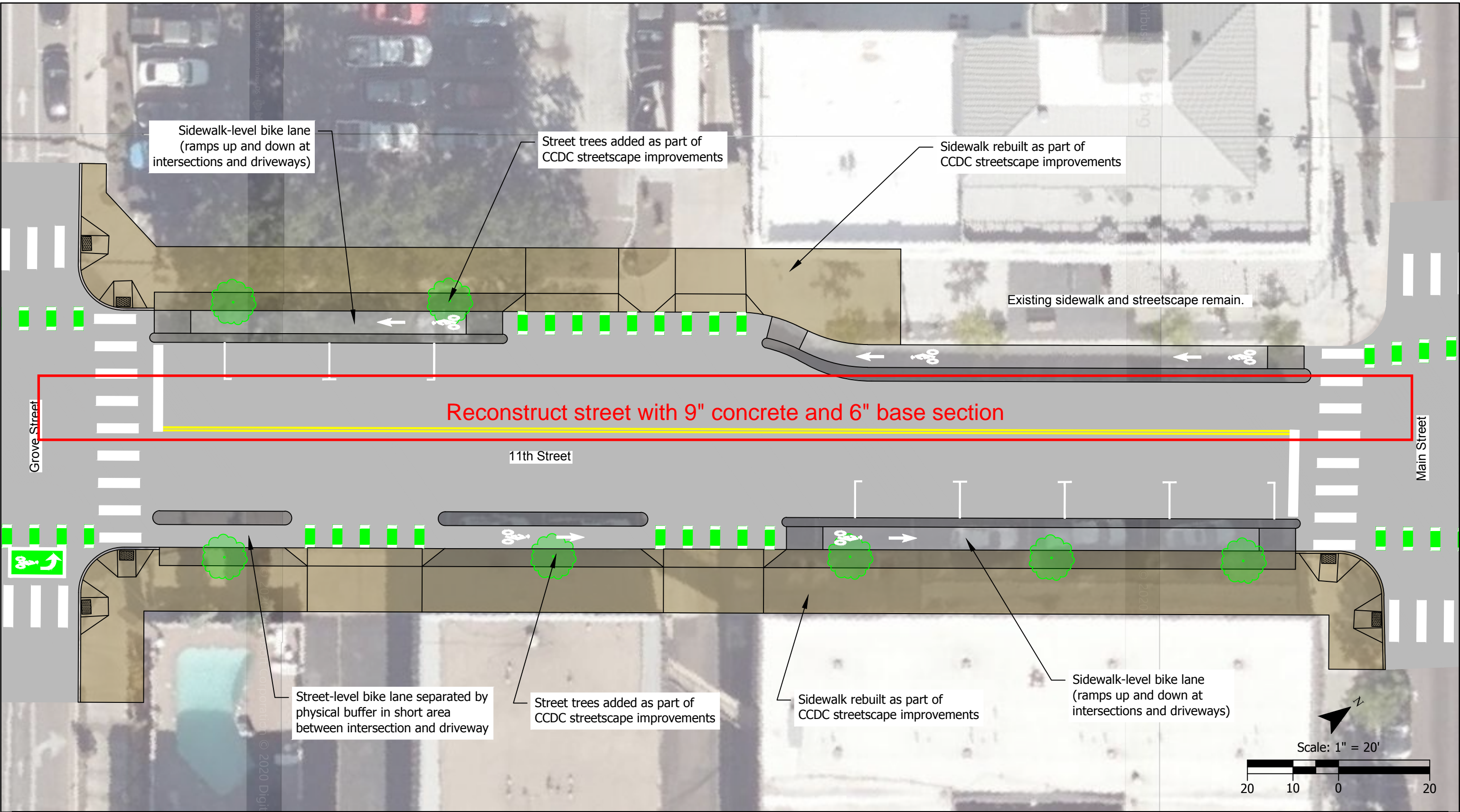
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Existing # of Parking Spaces: 18
Proposed # of Parking Spaces: 14

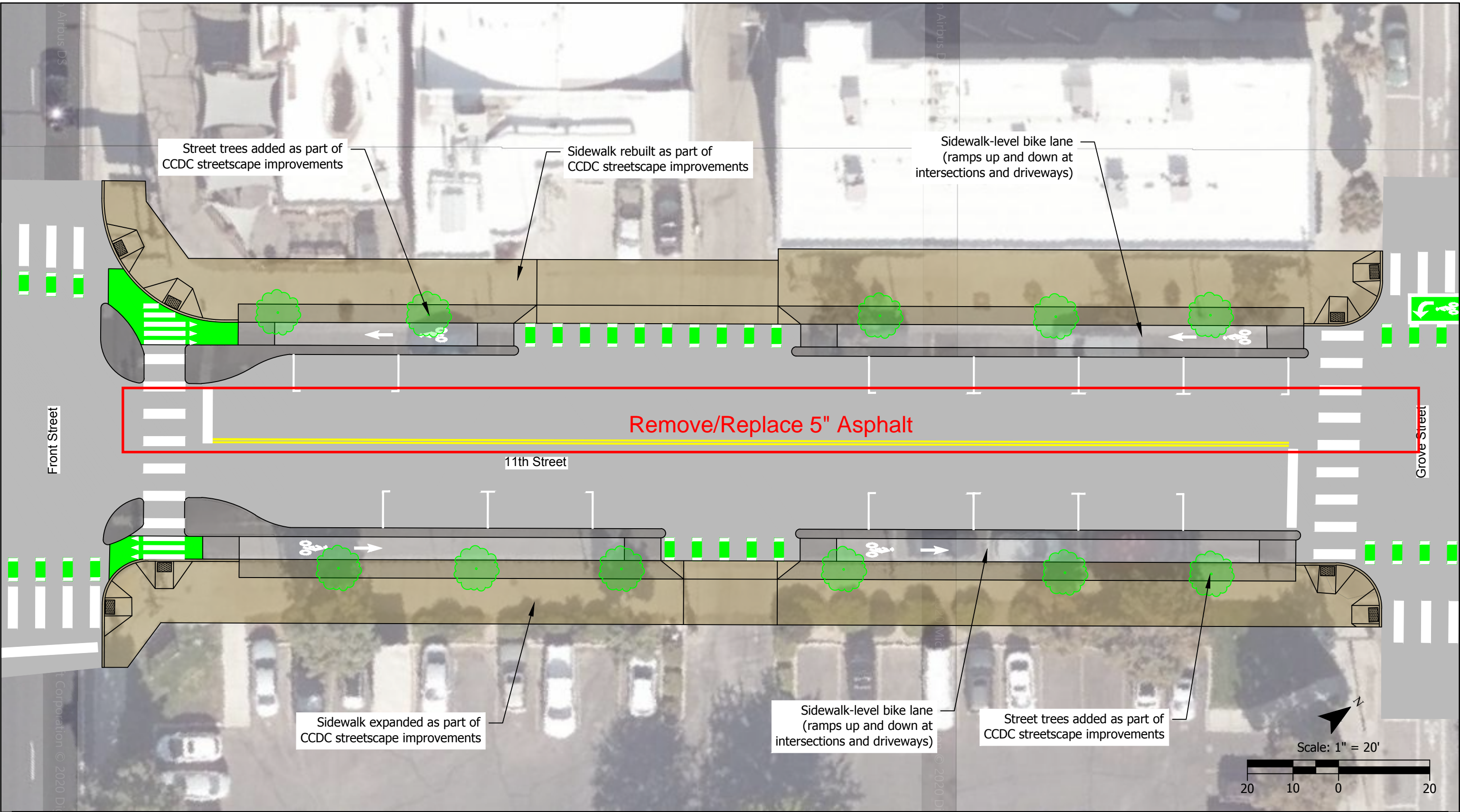
Concept Design - Raised Bike Lane
Idaho Street to Main Street



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Existing # of Parking Spaces: 9
Proposed # of Parking Spaces: 6

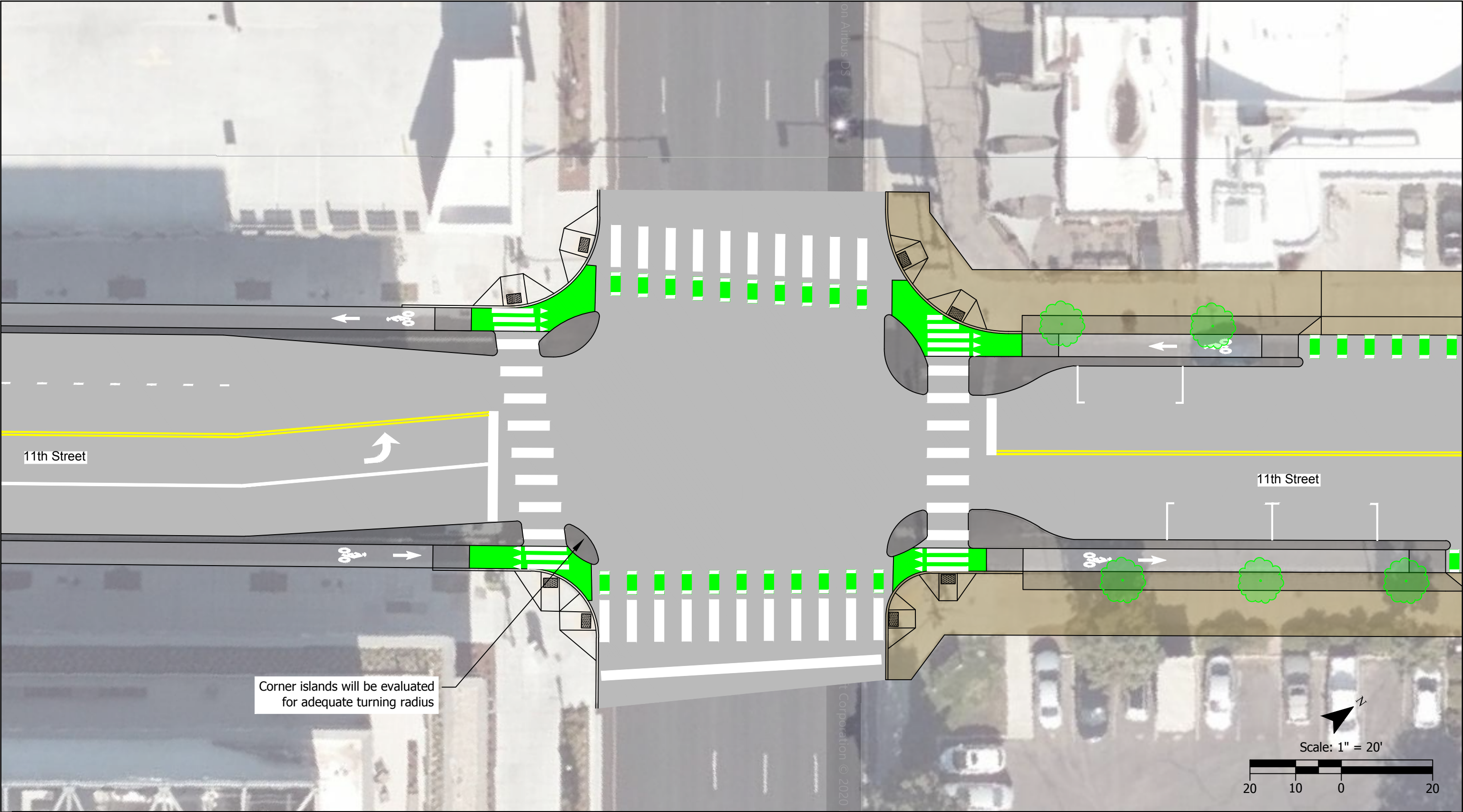
Concept Design - Raised Bike Lane
Main Street to Grove Street



Existing # of Parking Spaces: 8
Proposed # of Parking Spaces: 10

Concept Design - Raised Bike Lane
Grove Street to Front Street

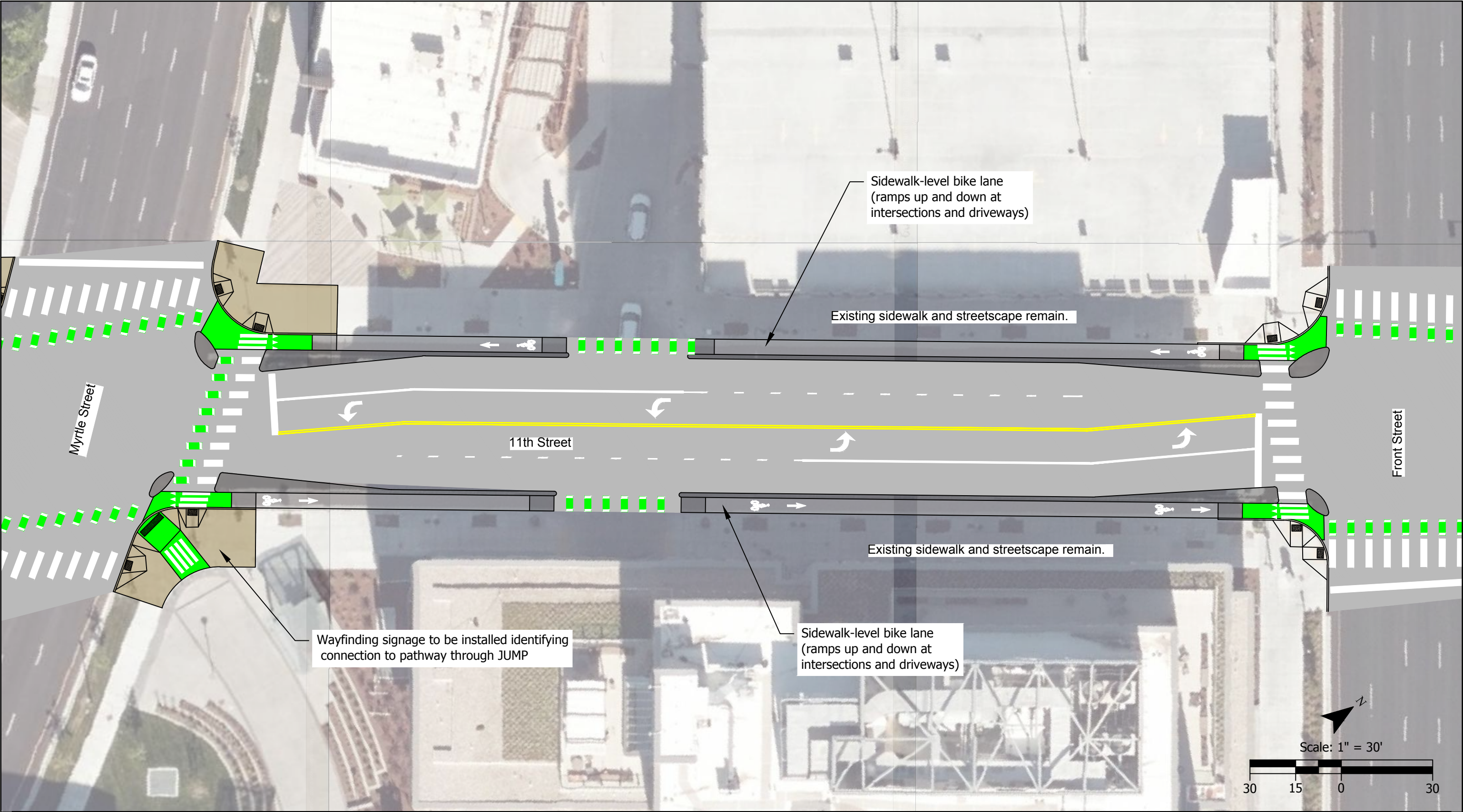
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Concept Design - Raised Bike Lane
11th Street & Front Street

Figure
07

H:\23\23898 - CCDC 2019 On-Call Design\001 - Downtown 11th Street Bikeway Design\Design_Xref\24970-XR-CIVIL.dwg Nov 27, 2020 - 12:20pm - smantisch Layout Tab: 11th & Front

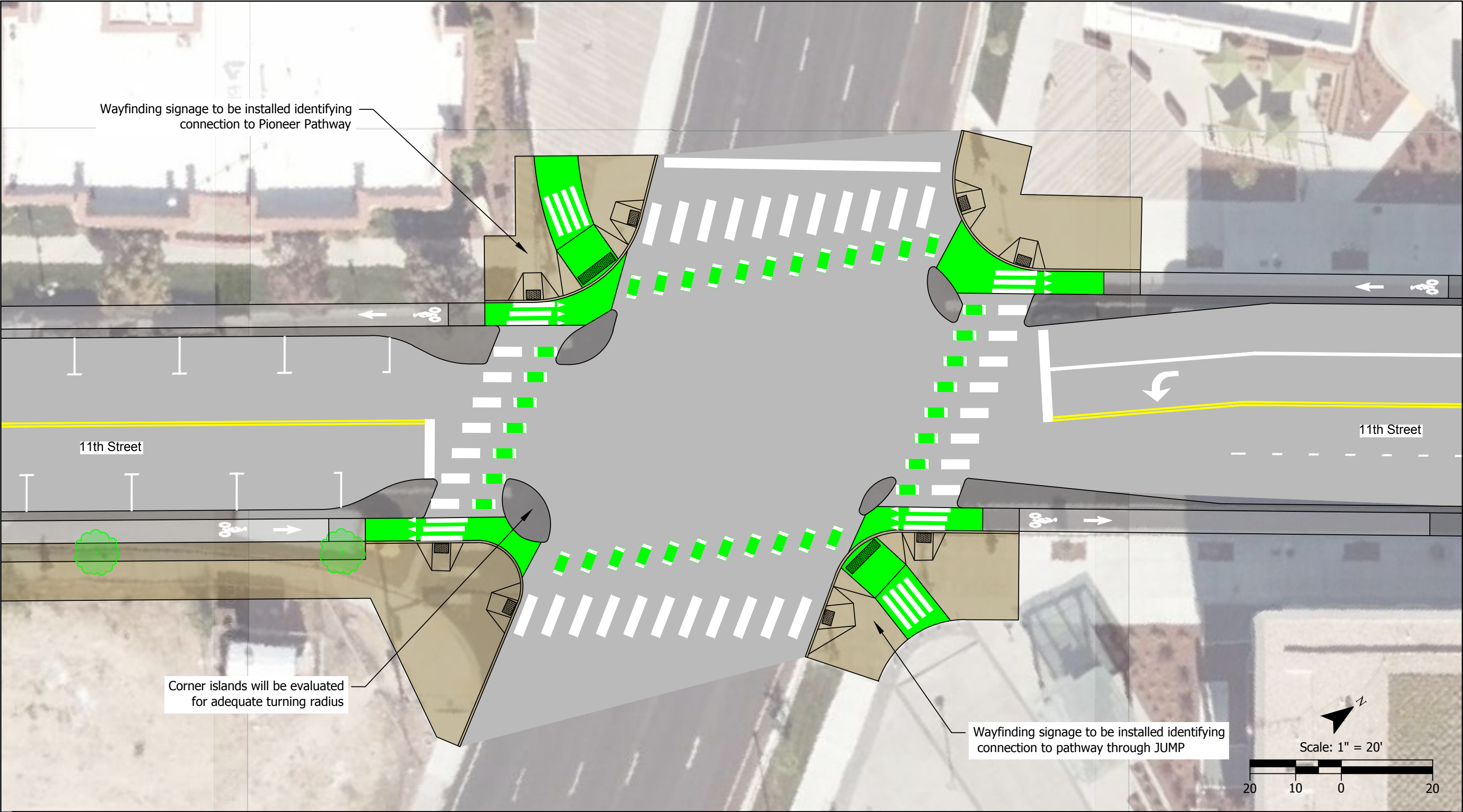


Existing # of Parking Spaces: 0
Proposed # of Parking Spaces: 0

Concept Design - Raised Bike Lane
Front Street to Myrtle Street

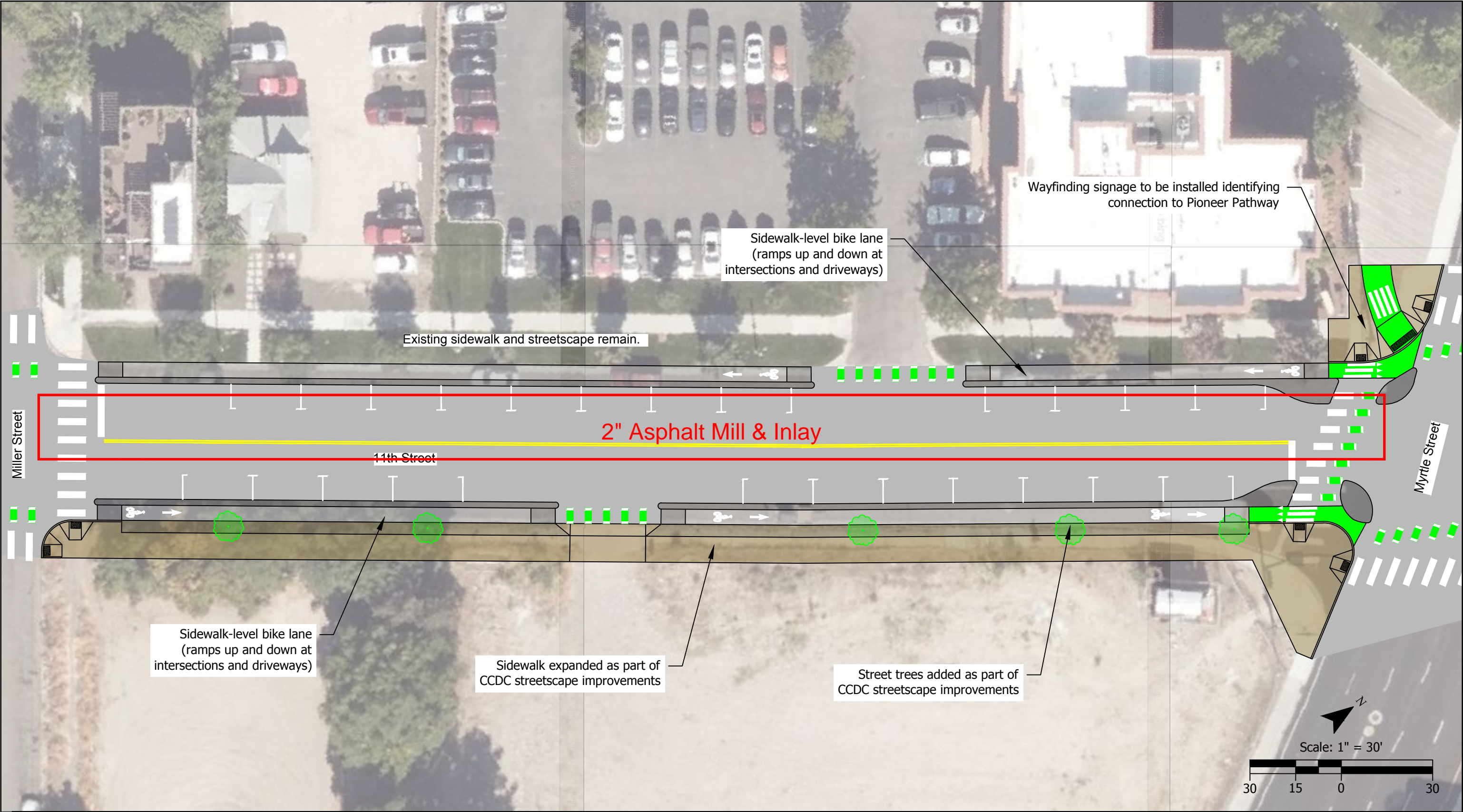
Figure
08

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Concept Design - Raised Bike Lane
11th Street & Myrtle Street

Figure
09

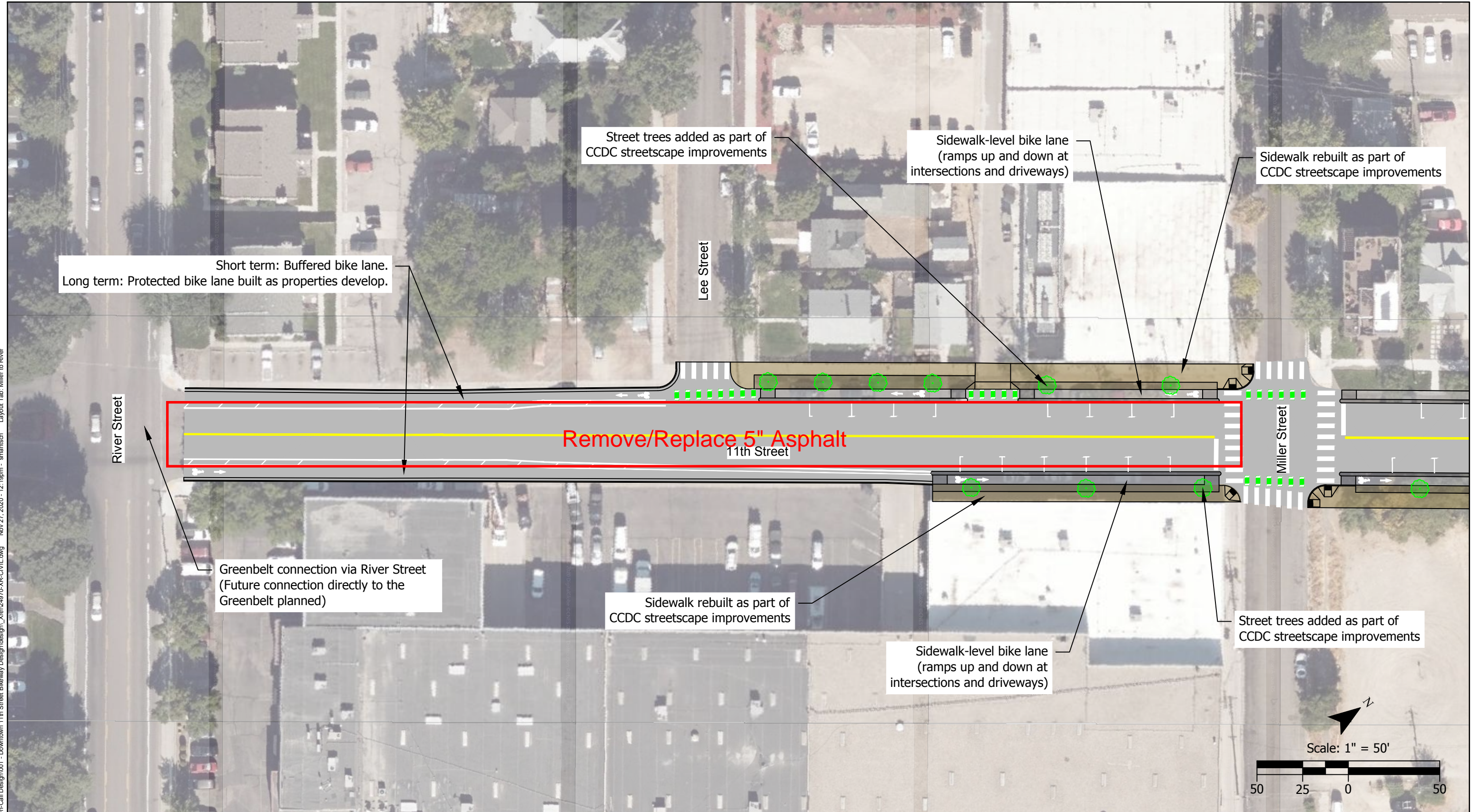


Existing # of Parking Spaces: 28
Proposed # of Parking Spaces: 23

Concept Design - Raised Bike Lane
Myrtle Street to Miller Street

Figure
10

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H:\23\23898 - CCDC 2019 On-Call Design\001 - Downtown 11th Street Bikeway Design\Design_X\124970-XR-CIVIL.dwg Nov 27, 2020 - 12:19pm - smantisch Layout Tab: Miller to River

Existing # of Parking Spaces: 27
Proposed # of Parking Spaces: 15

Concept Design - Raised Bike Lane
Miller Street to River Street



Final Evaluation Tally

RFQ: CM/GC SERVICES: 11TH STREET BIKEWAY AND STREETSCAPE IMPROVEMENTS

		GUHO	MCALVAIN	WRIGHT BROTHERS
Category		Points	Points	Points
Cover Sheet	5	5	5	5
Waiver/Release	5	5	5	5
Signed Cover Letter	0	0	0	0
Company Profile	30			
	Member #1	28	30	28
	Member #2	28	25	25
	Member #3	27	25	25
	Member #4	30	28	25
Proposed CM/GC Project Team	50			
	Member #1	47	48	35
	Member #2	45	42	40
	Member #3	45	45	40
	Member #4	50	50	45
Proposer Experience and Past Performance	40			
	Member #1	39	39	38
	Member #2	40	35	35
	Member #3	35	40	35
	Member #4	39	38	37
Project Approach, Work Plan & Schedule	40			
	Member #1	35	39	32
	Member #2	35	35	25
	Member #3	35	37	25
	Member #4	38	38	30
Project Management	30			
	Member #1	28	30	25
	Member #2	28	28	25
	Member #3	25	30	30
	Member #4	30	27	25
Total Points	800	717	719	635
Rank		2	1	3



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AGENDA BILL

Agenda Subject: CONSIDER: Resolution 1705 Approval of an Interagency Agreement with the Ada County Highway District for Design Services on 11 th Street Bikeway and Streetscapes Project		Date: May 10, 2021
Staff Contact: Amy Fimbel	Attachments: 1. Resolution 1705 2. Interagency Agreement	
Action Requested: 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 11 th Street Bikeway and Streetscapes Improvement Project.		

Background:

The Agency's 11th Street Bikeway and Streetscapes Project includes significant investment in public improvements such as a raised bikeway, new streetscapes, furnishings, street lights, green stormwater infrastructure, rebuilt roads, Boise City Canal bridge crossing replacement, and fiber optic expansion. The existing pavement sections on 11th Street between State Street and River Street were previously included for rehabilitation in the ACHD 2019 Downtown Boise Implementation Plan (DBIP) project. The ACHD 2019 DBIP project also included replacing stormwater facilities as needed and ACHD planned to replace 11th Street Bridge #1493 for the Boise City Canal just north of Main Street. This ACHD work was delayed due to the Agency's planned bikeway and streetscape improvements along 11th Street. Therefore, ACHD has recommended that these sections of 11th Street be rehabilitated, that stormwater facilities be replaced as needed, and that the 11th Street Bridge #1493 for the Boise City Canal be replaced along with the Agency's planned improvements.

Agency and ACHD staff have negotiated an agreement to share the expenses involved in the design of the reconstruction of 11th Street between State Street and River Street. The parties are prepared to proceed with the Agency's design team designing the aforementioned improvements.

Fiscal Notes:

CCDC has budgeted \$4.98M for the design and construction of bikeway and streetscape improvements. The Interagency Agreement will augment that budget line item by approximately \$151,570 at the rate of 24% of the overall design cost to reimburse for the design of the ACHD improvements.

Staff Recommendation:

Staff recommends the Agency Board find it in the best interest of the Agency and the public to approve and authorize execution of the Interagency Agreement with ACHD.

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.

RESOLUTION NO. 1705

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING AN INTERAGENCY AGREEMENT BETWEEN THE AGENCY AND THE ADA COUNTY HIGHWAY DISTRICT FOR CERTAIN DESIGN SERVICES ASSOCIATED WITH THE 11TH STREET BIKEWAY AND STREETSCAPES IMPROVEMENT PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, Idaho Code § 67-2332 provides that one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform, provided that such contract is authorized by the governing body of each party and that such contract shall set forth fully the purposes, powers, rights, objectives and responsibilities of the contracting parties; and

WHEREAS, in cooperation with the City of Boise and the Ada County Highway District (ACHD), the Agency seeks to make certain transformative improvements and enhancements to 11th Street between State Street and River Street, in downtown Boise, to wit: separated bicycle facilities including reconstructing curbs, gutters, and sidewalks; and,

WHEREAS, the existing pavement on sections of 11th Street were previously included for rehabilitation in the ACHD 2019 Downtown Boise Implementation Plan project, and those sections were delayed due to the Agency's interest in adding bicycle facilities; and

WHEREAS, the ACHD Resident Engineer has recommended that the sections of 11th Street be rehabilitated, that stormwater facilities be replaced as needed, and that the 11th Street Bridge #1493 for the Boise City Canal be replaced; and,

WHEREAS, efficiencies are achieved by allowing the Agency to design the entirety of the ACHD improvements along with the Agency's own improvements to 11th Street and thereafter be reimbursed by ACHD for its associated design costs, at the rate of 24% of the overall design cost; and,

WHEREAS, the Agency and ACHD have determined that it is in the best public interest to enter into an Interagency Agreement, attached hereto as Exhibit A, whereby the Parties agree the Agency's design team will design the aforementioned improvements and ACHD will reimburse for its share of the cost of the work; and

WHEREAS, the Agency Board of Commissioners finds it to be in the best public interest to approve the Agreement and to authorize the Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Interagency Agreement, a copy of which is attached hereto as Exhibit A and incorporated herein by reference, be and the same hereby is approved.

Section 3: That the Executive Director of the Agency is hereby authorized to enter into the Agreement and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the May 10, 2021, Agency Board meeting.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on May 10, 2021. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on May 10, 2021.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: _____
Dana Zuckerman, Chair

ATTEST:

BY: _____
Lauren McLean, Secretary

EXHIBIT A

INTERAGENCY AGREEMENT BETWEEN ADA COUNTY HIGHWAY DISTRICT AND CAPITAL CITY DEVELOPMENT CORPORATION FOR Design of Reconstruction of Roadway and the Boise City Canal Bridge under 11th St at **11th Street between River Street and State Street in Boise, Idaho**

THIS AGREEMENT is made and entered into this _____ day of _____, 2021, by and between the ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho (“ACHD”), and the CAPITAL CITY DEVELOPMENT CORPORATION, an independent public body, corporate and politic, exercising governmental functions and powers, organized and existing under the Idaho Urban Renewal Law, Chapter 20, Title 50, Idaho Code (“CCDC”).

RECITALS

WHEREAS, ACHD is a single county-wide highway district, a public entity, organized and existing pursuant to Idaho Code Title 40, Chapter 14, as amended and supplemented, with the exclusive jurisdiction, and authority to maintain, improve, regulate, and operate public rights-of-way in Ada County.

WHEREAS, CCDC is an urban renewal agency, a public entity, organized and existing pursuant to Idaho Code Title 50, as amended and supplemented, with the power to undertake and carry out urban renewal projects and related activities within its urban renewal districts.

WHEREAS, Idaho Code § 67-2332 provides that one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform, provided that such contract is authorized by the governing body of each party and that such contract shall set forth fully the purposes, powers, rights, objectives and responsibilities of the contracting parties.

WHEREAS, CCDC desires to add separated bicycle facilities including reconstructing curbs, gutters and sidewalks within downtown Boise on **11th Street between River Street and State Street** (“CCDC PROJECT”).

WHEREAS, the existing pavement on sections of this portion on 11th Street were previously included for rehabilitation in the ACHD 2019 Downtown Boise Implementation project. These sections were delayed due to CCDC’s interest in adding bicycle facilities. Therefore, the ACHD Resident Engineer has recommended these sections of 11th Street be rehabilitated accordingly:

- River Street to Miller Street, including the Miller Street intersection – Remove existing pavement, replace with 5-inches of hot mix asphalt (HMA), adding or removing base material as needed
- Miller Street to Myrtle Street (US 20/26) – 2-inch mill and 2-inch of HMA
- Front Street (US 20/26) to Grove Street – Remove existing pavement, replace with 5-inches of HMA, adding or removing base material as needed
- Grove Street to Idaho Street, including the Main Street intersection – Excavate 15-inches and replace with 6-inches of base material and 9-inches of concrete pavement

- Idaho Street to Jefferson Street, including the Bannock Street intersection – Excavate 15-inches and replace with 6-inches of base material and 9-inches of concrete pavement
- Jefferson Street to State Street – Excavate 15-inches and replace with 6-inches of base material and 9-inches of concrete pavement

The ACHD 2019 Downtown Boise Implementation project also included replacing stormwater facilities as needed, including:

- Replacing all ‘old style’ inlets
- At the southeast corner of 11th Street and Bannock Street, replacing the corrugated metal pipe (CMP) to the main line and adding a manhole at the connection with the mainline
- At the northeast corner of 11th Street and Bannock Street, replacing the CMP

ACHD also planned to replace 11th Street Bridge #1493 for the Boise City Canal just north of Main Street.

All work in this section henceforth called ACHD PROJECT.

WHEREAS, ACHD is the principal permittee for National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit #IDS-027561 effective February 1, 2013.

WHEREAS, the NPDES MS4 permit requires ACHD to implement and enforce a program to control stormwater runoff from all new development and redevelopment projects resulting in land disturbance, including asphalt removal or regrading, of 5,000 square feet (ft²) or more, and the use of Green Stormwater Infrastructure (GSI) can meet this Permit requirement by providing onsite stormwater management. The ACHD PROJECT is maintenance work that does not add impervious area nor impact the subbase and therefore does not require additional stormwater facilities.

WHEREAS, ACHD and the City of Boise executed a Master License Agreement on May 24, 2016, which provides a limited license to the City of Boise to regulate and control the size, placement, operation, and maintenance of green stormwater drainage facilities located within and under sidewalks and other areas adjacent to and behind the curb within the public rights-of-way for the purpose of providing safe and effective alternative stormwater drainage systems in the Greater Downtown Boise Area and to improve upon the aesthetics therein, and which limited license sets forth the purposes, powers, rights, objectives, and responsibilities of ACHD and the City of Boise relating to the green stormwater drainage facilities.

WHEREAS, CCDC has offered to design the entirety of ACHD PROJECT, provided that ACHD reimburses costs associated.

WHEREAS, an estimate of the design costs as related to the estimated construction cost will be used to find the initial agreement amount (Exhibit “A”). ACHD to reimburse CCDC 24% of the overall design costs for the CCDC 11th St Bikeway Design contract (CCDC PROJECT).

WHEREAS, completion of the ACHD PROJECT will extend the life of CCDC’s investments in improvements.

NOW, THEREFORE, in consideration of the foregoing premises, mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ACHD and CCDC agree as follows:

1. ACHD RESPONSIBILITIES:

- a. Review and approve the design contract between CCDC and its consultant.
- b. Receive and review design invoices from CCDC's consultant when they are submitted to ACHD by CCDC, as set forth in Section 2.b., below.
- c. Review and approve the design invoices, as part of the reimbursement requests (Section 3.a., below), to CCDC from its consultant.
- d. Provide two payments to CCDC for ACHD's portion of the design costs: the first at the end of the ACHD 2021 fiscal year, and the second at the end of the design contract. ACHD's portion is expected to be 24% of the overall design costs for the CCDC 11th St Bikeway Design contract, but this percentage may change if approved by both parties, as set forth in Section 3.b below.

2. CCDC RESPONSIBILITIES:

- a. Provide for design, and future bidding, and award of the ACHD PROJECT as a component of the CCDC PROJECT.
- b. Provide design invoices from CCDC's consultant to ACHD within a reasonable time after they are received by CCDC; discuss with ACHD any concerns ACHD may have about the invoices, if applicable.

3. PAYMENT:

- a. CCDC shall provide two reimbursement requests to ACHD consistent with the schedule set forth in Section 1.d. above, including the invoices for the design contract from CCDC's consultant to ACHD, which will be used to find the amounts ACHD is to reimburse CCDC. ACHD shall pay each reimbursement request within thirty (30) days of receipt.
- b. CCDC shall provide all design contract supplemental requests and information provided by CCDC's consultant. In the occurrence of a design supplemental, ACHD and CCDC shall review the supplemental and jointly decide the percentage of responsibility of each party. In most cases ACHD would be fully or partially responsible for supplementals required for the ACHD PROJECT. ACHD shall include such supplementals as needed in the reimbursement payments to CCDC; provided, however, that if ACHD disputes or disapproves any requested payment amount, the undisputed or approved amount shall be paid, and the Parties shall exert cooperative efforts to resolve the disputed or disapproved amount as soon as practicable.

4. ADDITIONAL PROVISIONS:

- a. In accordance with Idaho Code § 67-2332, the purposes, powers, rights, and objectives of each of the parties are as set forth in the Recitals above. Each of the Recitals above is incorporated into the body of this Agreement.
- b. Each of the exhibits referenced herein is incorporated into the body of this Agreement.
- c. ACHD's approval by the ACHD Project Manager will be required for any supplemental affecting the ACHD PROJECT.
- d. It is anticipated that the term of this Agreement shall be perpetual. Neither party may terminate this Agreement without the prior written consent of the other party.
- e. CCDC hereby indemnifies and holds ACHD harmless from and against any and all claims or actions for loss, injury, death, damages, and mechanics and other liens, arising out of the failure or neglect of CCDC, CCDC's employees, contractors, and agents, in connection with its activities under this Agreement and the exercise of any privileges or performance of any obligations of CCDC hereunder, and including any attorney fees and costs that may be incurred by ACHD in defense of such claims or actions indemnified against by CCDC hereunder, but only to the extent caused by the negligent acts or omissions of CCDC, or CCDC's employees, contractors, and agents. For claims or actions arising out of failures or neglect occurring during the term of this Agreement, CCDC's obligations pursuant to this section shall survive the termination of this Agreement.
- f. ACHD hereby indemnifies and holds CCDC harmless from and against any and all claims or actions for loss, injury, death, damages, and mechanics and other liens, arising out of the failure or neglect of ACHD, ACHD's employees, contractors, and agents, in connection with its activities under this Agreement and the exercise of any privileges or performance of any obligations of ACHD hereunder, and including any attorney fees and costs that may be incurred by CCDC in defense of such claims or actions indemnified against by ACHD hereunder, but only to the extent caused by the negligent acts or omissions of ACHD, or ACHD's employees, contractors, and agents. For claims or actions arising out of failures or neglect occurring during the term of this Agreement, ACHD's obligations pursuant to this section shall survive the termination of this Agreement.
- g. This Agreement may not be enlarged, modified, amended, or altered except in writing signed by both of the parties hereto.
- h. All signatories to this Agreement represent and warrant that they have the power to execute this Agreement and to bind the agency they represent to the terms of this Agreement.

- i. Should either party to this Agreement be required to commence legal action against the other to enforce the terms and conditions of this Agreement, the prevailing party shall be entitled to reasonable attorney fees and costs incurred in said action.
- j. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement shall be instituted only in the courts of the State of Idaho, County of Ada.
- k. This Agreement shall be binding upon and inure to the benefit of the personal representatives, heirs and assigns of the respective parties hereto.
- l. Nothing in this Agreement shall be construed to be an indebtedness or liability in violation of Article VIII, Section 3 of the Idaho Constitution.
- m. The validity, meaning, and effect of this Agreement shall be determined in accordance with the laws of the State of Idaho.
- n. This Agreement and any exhibits hereto constitute the full and entire understanding and agreement between the parties with regard to the transaction contemplated herein, and no party shall be liable or bound to the other in any manner by any representations, warranties, covenants and agreements except as specifically set forth herein.
- o. The promises, covenants, conditions, and agreements herein contained shall be binding on each of the parties hereto and on all parties and all persons claiming under them or any of them; and the rights and obligations hereof shall inure to the benefit of each of the parties hereto and their respective successors and assigns.
- p. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.
- q. The failure of a party to insist on the strict performance of any provision of this Agreement or to exercise any right or remedy upon a breach hereof shall not constitute a waiver of any provision of this Agreement or limit such party's right to enforce any provision or exercise any right. No acknowledgments required hereunder, and no modification or waiver of any provision of this Agreement or consent to departure therefrom, shall be effective unless in writing and signed by ACHD and CCDC.
- r. The headings used in this Agreement are used for convenience only and are not to be considered in construing or interpreting this Agreement.
- s. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but both of which together shall constitute one and the same.
- t. The parties hereto agree that nothing herein contained shall be construed to create a joint venture, partnership, or other similar relationship which might subject any party to liability for the debts and/or obligations of the others, except as otherwise expressly agreed in this Agreement.

- u. Time shall be of the essence for all events and obligations to be performed under this Agreement.

IN WITNESS HEREOF, the parties hereto have executed this Agreement on the day and year herein first written.

ATTEST:	ADA COUNTY HIGHWAY DISTRICT
By:	By:
Name: Bruce Wong Title: Director	Name: Kent Goldthorpe Title: President, Board of Commissioners
ATTEST:	CAPITAL CITY DEVELOPMENT CORPORATION
By:	By:
Name: Mary Watson Title: CCDC General Counsel	Name: John Brunelle Title: Executive Director

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2021 before me, a notary public in and for said state, personally appeared KENT GOLDTHORPE and BRUCE WONG, PRESIDENT of the ADA COUNTY HIGHWAY DISTRICT BOARD OF COMMISSIONERS and DIRECTOR of the ADA COUNTY HIGHWAY DISTRICT, respectively, and known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said highway district.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for Idaho
Residing at _____, Idaho
My commission expires:

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2021, before me, the undersigned, personally appeared JOHN BRUNELLE, EXECUTIVE DIRECTOR of the CAPITAL CITY DEVELOPMENT CORPORATION, and known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for and on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for Idaho
Residing at _____, Idaho
My commission expires:

Exhibit “A”
ACHD PROJECT DESIGN COST ESTIMATE

	ACHD PROJECT Design Estimate		
CCDC Consultant	Westside	River Myrtle	Totals
Kittelson	\$54,423.90	\$36,282.60	\$90,706.50
Parametrix	\$60,240.00	\$0.00	\$60,240.00
Strata	\$625.00	\$0.00	\$625.00
Jensen Belts	\$0.00	\$0.00	\$0.00
Musgrove	\$0.00	\$0.00	\$0.00
ACHD Design Total	\$115,288.90	\$36,282.60	\$151,571.50
Total Contract Design			\$640,015.00
ACHD % of Project Design			24%
ACHD PROJECT Construction Estimate			\$1,354,521.00
ACHD PROJECT Design % of ACHD PROJECT Construction Estimate			11%
Total ACHD Portion of Design and Construction			\$1,506,092.50



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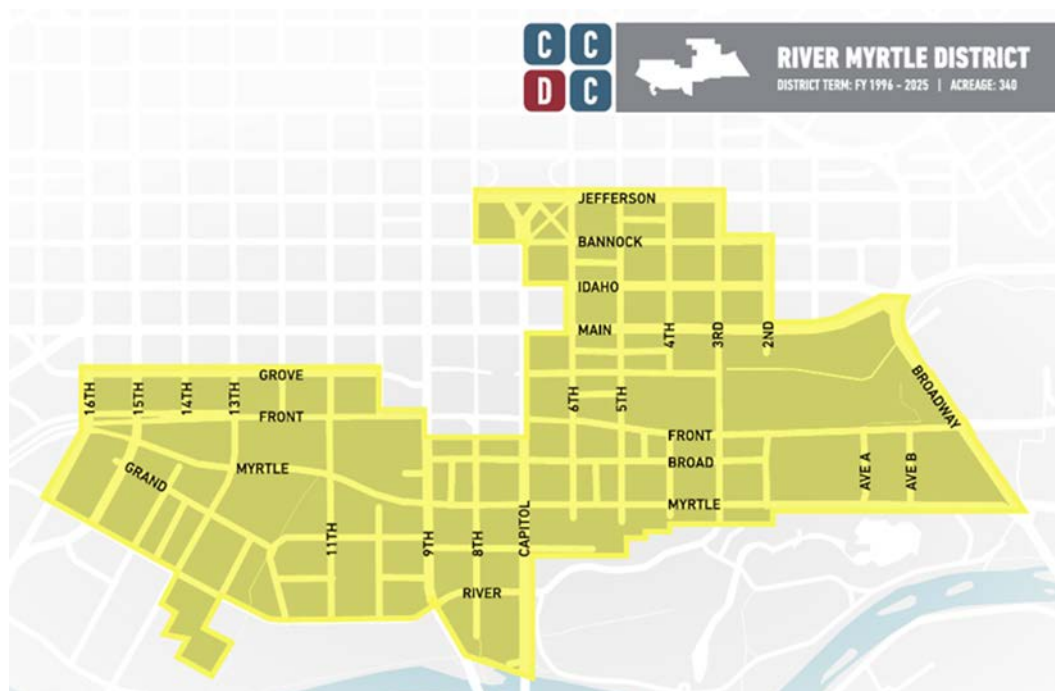


V. INFORMATION ITEMS



DATE: May 10, 2021
TO: Dana Zuckerman, Chair
Board of Commissioners
FM: John Brunelle, Executive Director
RE: CCDC Monthly Report

RIVER – MYRTLE / OLD BOISE DISTRICT



Economic Development

5th & Front Streets - Hotel and Parking Garage – Participation Program (PP) Type 3, 5: The hotel and garage components of the project are complete and are under review by the Agency for reimbursement. The parking garage portion (540 total spaces) opened for customers in mid-March 2020. CCDC began leasing 200 monthly, reserved spaces for public use starting May 1, 2020. The CCDC Board approved an additional \$90,000 in eligible expenses for a public art element at its December 2019 meeting. After a formal selection process the 'Pale Blue Dot' art

piece was approved at the December 2020 Board meeting. Installation on the stairwell wall facing Front Street is scheduled for 2021. The Developer is completing the easements required on the public spaces. Upon completion of those easements the Agency will finalize the reimbursement process. *Project Lead: Brady Shinn*

200 W. Myrtle Street – Jules on 3rd (formerly Boise Caddis) - PP Type 2: Despite the fire in March that damaged the top level and roof, the project, remains scheduled to open in Summer 2021. The building includes 160 rental units and 400 parking spaces. Ada County has purchased the parking garage for use by its nearby Courthouse complex workforce. The Type 2 Agreement includes approximately \$1.2 million in eligible expenses for public improvements on 2nd, 3rd, and Myrtle Streets and a small portion of Broad Street. Reimbursement will come from tax increment revenue generated by the project. *Project Lead: Alexandra Monjar*

204 E. Myrtle Street - CDG Boise - PP Type 2: This project was designated for Type 2 funding at the November 2019 CCDC Board meeting. CDG Boise is building a 249-unit apartment building with 353 parking spaces, and has requested reimbursement for approximately \$980,000 of public improvements including streetscapes and utility work. Construction began January 2021 with a Certificate of Occupancy anticipated by Winter 2022. *Project Lead: Alexandra Monjar*

406 W. Broad Street – Hearth (formerly The Cartee) Apartments - PP Type 2: This project includes 160 apartment units and 176 structured parking spaces. Construction continues on the vertical core and shell. The agreement between CCDC and the developer contemplates approximately \$1.3 million in eligible expenses to be reimbursed from project-generated tax increment revenue. The developer anticipates completion fall 2021. *Project Lead: Alexandra Monjar*

512 W. Grove Street – The Lucy - PP Type 2: At its March 2020 meeting the CCDC Board approved a Type 2 General Assistance Participation Agreement with 5th and Grove Investors, LLC. The project includes 114 for-rent apartments and 8,000 square feet of ground floor retail. Fifty of the apartment units will be dedicated to workforce housing, serving 120% AMI (area median income) and below. The project qualifies for Level A status and is eligible to receive 80% of the tax increment revenue it generates to reimburse Eligible Expenses. The project includes approximately \$1 million in Eligible Expenses for public improvements along 5th Street, Grove Street and the alley. It is estimated that tax increment revenue can reimburse approximately \$700,000 of Eligible Expenses. With changes in timelines for CCDC's Grove Street project since this Agreement was originally signed, CCDC and the Developer are coordinating the construction and reimbursement for Grove Street Streetscapes. An amendment will be presented to the Board to formalize the arrangements. The project is under construction and completion is expected in October 2021. *Project Lead: Alexandra Monjar*

116 6th Street – Thomas Logan - PP Type 2: At its March 2020 meeting, the CCDC Board approved a Type 2 General Assistance Participation Agreement with the developers of the 6th &

PARTICIPATION PROGRAM

Type 1: One-time assistance. Reimbursements up to \$200k for eligible expenses. Developer-matched.

Type 2: General assistance. Reimbursed by project-generated tax increment revenue. Scorecard dependent.

Type 3: Transformative Assistance. Large-scale or unproven projects. Often includes public parking. \$6 private to \$1 public minimum investment required.

Type 4: Capital Improvement Coordination. Most often used for public/public projects.

Type 5: Disposition of CCDC-owned property.

Grove project. This is a mixed-use residential and retail project being developed by Capital Partners, Galena Fund, and deChase Miksis. It will consist of 60 apartment units (income restricted and market rate), 5,000 square feet of retail and 9,000 square feet of office space. The project includes approximately \$600,000 of Eligible Expenses for public improvements in the alley and streetscapes along Grove and Sixth streets. Sixth Street improvements are included in CCDC's Capital Improvement Plan and will be reimbursed upon completion. Grove Street improvements account for approximately \$130,000 of Eligible Expenses. Depending on the timeline of design approval for Grove Street and this project's construction, CCDC or the developer will build the Grove Street streetscape and the expenses will be reimbursed with the Agency's budget in the current CIP. The remainder of the Eligible Expenses will be reimbursed using tax increment revenue generated by the project between 2022 and 2025. These funding sources will reimburse the developer for all Eligible Expenses. Footings, foundations, sitework, site prep, and mobilization began summer 2020, construction proceeding apace for completion in October 2021. An amendment to the Agreement is in-process to coordinate construction timing for CCDC Capital Improvement Plan projects. The Amendment will be presented to the Board upon completing coordination among the different projects since original timelines have shifted. *Project Lead: Alexandra Monjar*

600 W. Front Street - The Vanguard - PP Type 2: Visum Development is constructing a 75-unit multi-family apartment building on the corner of 6th and Front streets (former Biz Print location). The CCDC Board designated this project for Type 2 funding at its November 2019 meeting. Visum has requested reimbursement for approximately \$400,000 of public improvements, including streetscapes and utility work. The Type 2 Agreement was approved at the December 2019 Board meeting. Vertical construction continues with the core and shell in progress. *Project Lead: Alexandra Monjar*

601 S. 8th Street – Mixed-Use with Public Parking – PP Type 3: Jordan-Wilcomb Construction is partnering with local developer Global Senior Housing on a mixed-use project that preliminarily includes office, retail, public parking and residential spaces. The residential portion will be Global Senior Housing's specialty, an "Active Adult Community Platform" for 55+ year-old adults. Current use at the property is a vacant, one story building that previously housed the Foothills School for Arts and Sciences. CCDC is interested in potentially purchasing a parking condominium and providing public parking at the location due primarily to its proximity to the main Library!. The project anticipates over 160 residential living spaces over 5 floors, 300 parking stalls, and over 20,000 sq ft of commercial and retail spaces. The project's total development cost is estimated to be \$53 million with construction expected to begin in 2021 and open by late 2022 or 2023. The project received Designation at the September 2020 Board Meeting. At the February Board meeting, the Board authorized the Executive Director to execute the Letter of Intent. The Developer is working to complete all information required for a Type 3 Transformative Assistance project details. *Project Lead: Brady Shinn*

Infrastructure

11th Street Bikeway & Streetscape Improvements - Grove Street to River Street: This project combines the installation of bikeway infrastructure, streetscape improvements, ACHD planned pavement rehabilitation, and stormwater infrastructure upgrades. A full report can be found under the Westside District. *Project Lead: Amy Fimbel*

Mobility

S. 5th St & Myrtle St - Signalized Crossing: This project seeks to install signal control on Myrtle Street at the 5th Street intersection to provide a safe crossing between Julia Davis Park and the

Central Addition, and to extend the signal-coordinated calming of Myrtle Street. Kittelson & Associates has completed a preliminary traffic signal study. Representatives of ACHD, City of Boise, CCDC, and ITD met in March 2020 to discuss next steps. CCDC and the City are working on a request to ITD outlining the rationale for a signal. *Project Lead: Zach Piepmeyer*

ParkBOI - Capitol & Myrtle Parking Garage - Agency Owned Property: All light fixtures in the Capitol & Myrtle garage have been upgraded to LED. Project was completed February 2021. The Agency met with Idaho Power on-site in March to verify 74 outdated light fixtures were upgraded to LED fixtures as a part of the Idaho Power incentive reimbursement program. ParkBOI is having the parking lines painted and will be complete in May. *Project Lead: Aaron Nelson*

505 W. Bannock St - 505 Bannock - T1 Designation: Local general contractor Visser Construction is building a three-story mixed-use property at the site of the former Wells Fargo bank branch. The project features over 11,000 sq ft of dining space between two restaurants, and 3,700 sq ft top floor office space. The project has an estimated total development cost of \$5.5 million. The project requests reimbursement to for public improvements in the narrow storefront as well as install a transformer on-site that will replace existing pole-mounted transformers in the alley right-of-way. Total anticipated reimbursement is over \$80,000. Applicant is I M IRIE TWO LLC, the site owner's controlling entity. The Board approved the T1 Agreement in February 2021. Construction on the shell is complete, with final interior and landscape work wrapping up. *Project Lead: Alexandra Monjar*

ParkBOI - 11th & Front Parking Garage - Agency Owned Property: Additional suicide prevention signs have been added to top levels of garage. *Project Lead: Aaron Nelson*

Place Making

Grove Street - Multi-Block Improvement Project: CCDC conducted an inclusive, community-driven visioning process to develop a place-making strategy for this site. The process began in June 2020 with a series of stakeholder visioning meetings to create a community-supported vision for the area. The public had several opportunities to engage in the visioning process through summer and fall. The visioning document was presented to the Board at its December 14, 2020 meeting. Resulting from an RFQ process to select a professional design team to further the project Jensen Belts Associates has been hired as the landscape architect of record and has started work on schematic design. An RFQ for CM/GC selection was issued in February, ranking approved at the April Board meeting. Stakeholder meetings have resumed. *Project Leads: Karl Woods, Jordyn Neerdaels*

Linen Blocks - W. Grove Street Improvements: The Linen Blocks on Grove Street between 10th and 16th streets are being assessed for catalytic infrastructure improvements. CCDC kicked off an inclusive community-driven visioning process in September 2020 to develop a reinvestment strategy for that area. The first stakeholder visioning meeting took place in February 2021 to start defining a community-supported vision for the area. The stakeholder working group will continue to meet in April and May to finalize the vision and develop a prioritized list of projects for the area. *Project Lead: Amy Fimbel*

Grove Street Pathway, 3rd Street to Broadway: The Visioning Report produced through the Grove Street Old Boise Blocks concept effort confirmed that pedestrian activation of the Grove Street corridor is important and recommended an east-west bike/pedestrian connection from the intersection of 3rd/Grove to Broadway. This project seeks to establish a non-motorized multi-use pathway generally aligned with the Grove Street corridor, connecting 3rd Street to Broadway at the recently installed enhanced pedestrian crossing to Dona Larsen Park. The process will include concept work (i.e. alternatives analysis), public outreach, final design and construction. Because no continuous public right-of-way exists within which to construct the pathway, close

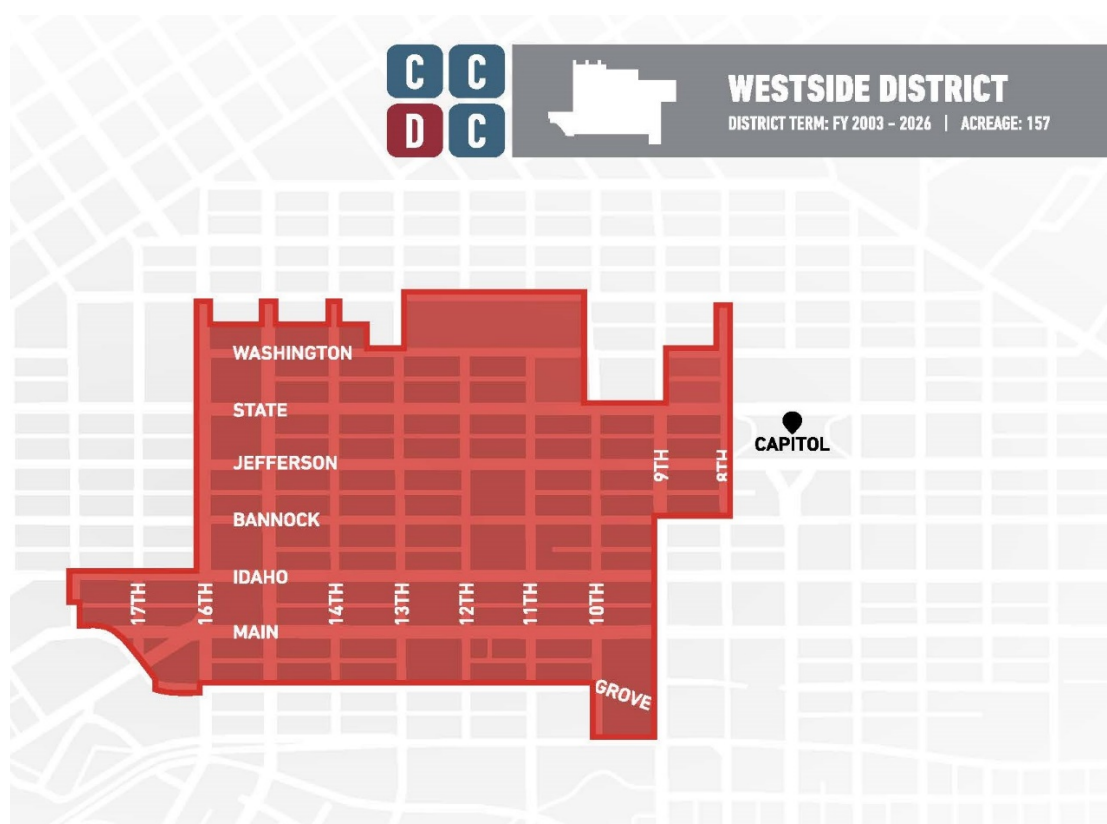
coordination with adjacent property owners will be important. Agency has initiated preliminary discussions with property owners and Agency partners. An RFQ is being developed for design-related services. It is anticipated that a consultant will be selected and project work will begin in summer 2021. *Project Lead: Zach Piepmeyer*

Fulton Street Improvements, 9th Street to Capitol Blvd: Between 2010 and 2016 the City and CCDC engaged in several planning efforts related to the southern end of 8th Street. Out of those efforts, improvements to these two blocks of Fulton were recommended, emphasizing the corridor location at the center of the Arts & Cultural District and suggesting improvements that will facilitate street festivals and other public outdoor events such as theatre, dance and musical performances as well as outdoor markets. This project will build upon previous planning efforts with a concept phase (alternatives analysis), public and stakeholder outreach, and final design through the remainder of FY21 and early FY22. *Project Lead: Zach Piepmeyer*

Special Projects

RMOB Public Art - City of Boise Broad Street Sculpture - PP Type 4: The new design concept was approved in October by the city's Arts & History Commission. Installation of the sculpture is anticipated in Spring/Early Summer 2021. *Project Lead: Karl Woods*

WESTSIDE DISTRICT



Economic Development

11th Street Streetscape - Washington Street to Grove Street: These streetscape improvements are planned for construction in FY2022 in conjunction with the installation of the

11th Street Bikeway. To maximize public investment, the Agency is working closely with ACHD to include in the project scope ACHD-planned pavement rehabilitation on 11th Street. An RFQ for a professional design team was issued; Jensen Belts Associates was selected as the design professional. Design work commenced February 2021 and will be complete by February 2022 with construction to follow in FY2022. *Project Lead: Amy Fimbel*

1111 Idaho St - 11th & Idaho Building - PP Type 2: This nine-story, Class A office building is being developed by Rafanelli and Nahas using the internationally recognized architecture firm Perkins + Will. The site is adjacent to the future Westside Urban Park and is being designed to complement the existing Boise Plaza office building on the adjacent block to the north. The development was designated as a Type 2 Participation Project in July 2019. The final agreement was presented to the Board in August 2019. The Agency inspected the site on December 22, 2020 and is working with the Participant to gather all necessary cost documentation. CCDC will reimburse the developers for public improvements being completed along Idaho and 11th streets. The reimbursement will be based on actual expenses and will not exceed \$740,690. *Project Lead: Alexandra Monjar*

1015 W. Main Street - 11th and Main Apartments - PP Type 1: Seattle's Revolve Development purchased part of the former Safari Inn at 1015 W. Main Street. Revolve is redeveloping the 11th and Main building, transforming it from a 43-room hotel into 41 residential apartments, mostly studio units. Additionally, a teak-wood lattice façade will be added onto the existing stucco exterior walls. The developer was approved for a Type 1 Participation Project at the Board's July 2020 meeting to reimburse expenses to replace the 11th Street alley drive-ramp. The reimbursement will be based on actual expenses and will not exceed \$23,000 pending final confirmed work scope. Interior work is nearing completion. *Project Lead: Alexandra Monjar*

1715 W. Idaho St - 17th and Idaho - Agency-Owned Property: 1715 W. Idaho was purchased by CCDC on July 1, 2020. At its July 2020 meeting the CCDC Board of Commissioners authorized the Agency to form a 'Core Values Working Group' to develop a RFQ-P for the site. The Board approved the RFQ-P issuance at its October 2020. The final RFQ-P was published online in October with a December 18, 2020, submission deadline. The three proposals the Agency received were presented by their development teams at the January 11, 2021 Board Meeting, with further Board deliberation taking place at a Special Board Meeting on January 28, 2021. The Board approved Resolution 1693 authorizing the Agency to negotiate a Disposition and Development Agreement with SMR Development LLC at its February 2021 meeting. The Developer has negotiated a Purchase and Sale Agreement for the additional properties included in its proposal. The Agency and Developer are currently in-progress on updated preliminary design plans as well as the Disposition and Development Agreement. The ReUse appraisal will begin in earnest upon final review of the updated project design plans. *Project Lead: Brady Shinn*

Block 68 Catalytic Redevelopment Request for Proposals: Block 68 Catalytic Redevelopment Request for Proposals: At the Board's May 2021 meeting, the Agency will request Board approval for the Request for Proposals concerning disposition of the two Agency-owned properties of 1010 W. Jefferson Street and 421 N. 10th Street. The Agency seeks a public-private partnership to redevelop its two Agency-owned properties. As part of Block 68 Catalytic Redevelopment RFP, the Agency seeks to develop housing that fills gaps unmet by the private market, to expand attainable housing opportunities for Boise's active workforce and their families. The Agency is offering its two agency-owned properties, participation with public infrastructure improvements and a Park BOI mobility hub. In exchange for these offerings, the Block 68 RFP expects proposals to embrace density and reinvestment in the City's existing infrastructure and service area. It expects proposals to develop more affordable housing units, maintain the authentic neighborhood fabric, further mobility initiatives, and contribute to Boise's long-term sustainability. The RFP is seeking proposals of high architectural aspirations with visionary and creative development programs that include or catalyze further development of nearby underutilized land. Pending the

Board's approval, the Agency anticipates publishing the Block 68 Catalytic Redevelopment RFP on May 17, 2021. Further schedule details available in the RFP's Agenda Packet for the May 10, 2021 public Board Meeting. *Project Lead: Brady Shinn*

1010 W. Jefferson St - 10Ten Building - Agency-Owned Property: No significant maintenance items to report. The Agency's CM/GC for the Westside Urban Park project will be using a portion of the adjacent parking lot for construction staging. *Project Lead: Aaron Nelson*

421 N. 10th St - Agency Owned Property: Inventory of stored items has been taken and recorded. The Agency is working with Yesco to rebrand signage on the building. The new signage will be installed May 22, 2021. *Project Lead: Aaron Nelson.*

Infrastructure

Bannock Street Streetscape - 8th to 9th Streets: The City of Boise conducted a public meeting and an online survey to gauge public support of the proposed design. Feedback was evaluated. The City presented the project to ACHD during a Commission work session in November 2019 and to the ACHD Commission in January 2020 after which ACHD approved the design. The project received Design Review approval from the City in February 2020. The CCDC Board approved the contract for construction documents and construction administration services with Jensen Belts Associates and the ranking for CM/GC services in March 2020. The CM/GC contract with Guho Corp was executed in April. At a Special Board Meeting on July 27, 2020 the CCDC Board approved GMP (guaranteed maximum price) #1 with Guho Corp. Project is under construction and currently on schedule. Work on 8th Street is substantially complete and has been reopened to vehicle use. Guho Corp is currently working on Bannock Street with a project completion scheduled for June 2021. *Project Lead: Karl Woods*

11th Street Bikeway & Streetscape Improvements - State Street to Grove Street: 11th Street has been identified in plans by the City and ACHD as an important north-south corridor for the west side of downtown Boise. It prioritizes cyclists, pedestrians, retail business, and residents while accommodating existing vehicular use. ACHD is advancing with the design of bikeway facility improvements for 11th Street from Heron Street to State Street in preparation for installation in FY2022. In November 2020, CCDC and Kittelson & Associates completed a public engagement process which resulted in the preferred raised bike lane concept design for 11th Street from State Street to River Street. This project combines the installation of bikeway infrastructure with streetscape improvements and spans two URDs with the improvements extending into RMOB with the continuation from Grove St to River St. To maximize public investment, the Agency is working closely with ACHD to include in the project scope ACHD planned pavement rehabilitation, stormwater upgrades, and the replacement of the Boise City Canal bridge crossing on 11th Street. An Interagency Agreement with ACHD for the design of the ACHD improvements will be presented at the May Board meeting. A RFQ for a professional design team was issued; Jensen Belts Associates was selected as the design professional. Design work commenced February 2021 and will be complete by February 2022 with construction to follow in FY2022. A RFQ for CM/GC selection was issued on March 24 and Statements of Qualifications (SOQ) submissions were due on April 20. The ranking of a CM/GC for the project will be presented at the Board's May 10 meeting. *Project Lead: Amy Fimbel*

1010 W. Main St - Avery Building - PP Type: This vacant, privately-owned building is currently undergoing renovation. CCDC has remained engaged with the developer and owner who is working on overall project financing. The developer is interested in utilizing the Agency's Participation Program for historic preservation costs and anticipates submitting an application once the project completes its pre-development process. *Project Lead: Brady Shinn*

State Street Streetscape & Fiber-Optic Conduit: The Agency negotiated an interagency agreement and a cost share permit with ACHD and the City to include improvements on State Street as part of a road project tentatively scheduled for construction in 2022. Agency-funded improvements would include installation of a fiber-optic conduit bank on State between 8th and 14th, and construction of streetscape improvements to include street trees, Silva cells, street furnishings, and historic street lights from east of 12th to 14th streets. The Silva cells would serve a dual purpose of accommodating healthy street trees and managing stormwater from State Street. ACHD will credit CCDC for stormwater costs. The interagency agreement and cost share permit was approved by the CCDC Board at its December 2020 meeting. ACHD's design consultant has prepared a 50% design for the streetscape projects and anticipates completing the design by fall 2021. *Project Lead: Zach Piepmeyer*

Mobility

ParkBOI - 10th & Front Garage - Agency Owned Property: John Rohrer Contracting Company (JRCC) is set to begin repair work on level 2, as contracted by the CCDC Board at the March board meeting, beginning in early May with an expected completion in September. To perform the repairs, JRCC will close up to 150 parking spaces while maintaining access to the garage. The contracted amount of the repair work is \$819,860. *Project Lead: Aaron Nelson*

North 8th Street - City/ACHD Traffic Configuration: A traffic and bike lane analysis performed by Kittleson & Associates and a design package by Jensen Belts Associates were presented to the City Council in January 2019. The City Council requested public outreach on the project. The City conducted a public meeting and an online survey to gauge public support of the proposed design. Feedback was then evaluated. The City presented the project to ACHD's Commission during a November 2019 work session. The Commission was receptive and asked for an interagency agreement for paving and for the project to be brought back for formal presentation. That presentation occurred in January 2020 after which ACHD approved the design. The project received Design Review approval from the City in February 2020. The CCDC Board approved the contract for construction documents and construction administration services with Jensen Belts Associates in March 2020. At a Special Board meeting on July 27, 2020 the GMP (guaranteed maximum price) #1 with Guho Corp. Construction was approved. Project is under construction and is currently on schedule. Work on 8th Street is substantially complete and has been reopened to vehicle use. *Project Lead: Karl Woods*

8th Street Improvements, State Street to Franklin Street: With the Westside URD expansion in late 2020, CCDC will be able to build upon previous concept efforts to implement low-stress bike facilities on 8th Street for two blocks to the north of State Street, further enhancing mobility and safety between the North End and Downtown Boise. In addition, the proposed 8th Street bike facilities will connect with a future east-west Franklin Street Bikeway (by ACHD). Project also anticipates undergrounding of existing overhead power and telecommunication lines as well as streetscape improvements along the frontage of several properties considered to have sub-standard streetscapes. An RFQ for design services was released to consultants on April 22, 2021, with consultant selection anticipated by late May 2021. Concept refinement and Design will occur throughout the remainder of 2021 and early part of 2022 with construction anticipated in 2022/2023. *Project Lead: Zach Piepmeyer*

Place Making

11th Street & Bannock Street - Westside Urban Park: The City Council approved the Westside Urban Park Master Development Agreement and associated land agreement in June 2019. These agreements formalize the public-private partnership that will result in a new downtown

neighborhood urban park. This public investment complements construction of the adjacent 11th and Idaho development, a nine-story, Class A office building with retail/restaurant space fronting the park. The office tower is expected to be complete in 2021. The CCDC Board, Boise Arts & History Commission, and Boise City Council have approved artist Matthew Mazzotta's "Gentle Breeze" design and the public artwork will be installed in conjunction with the park. The CCDC Board approved the GMP (guaranteed maximum price) at its September 2020 meeting. Construction began October 20, 2020 with ribbon cutting estimated in July 2021. *Project Lead: Amy Fimbel*

30TH STREET DISTRICT



Economic Development

186 S Whitewater Park Blvd - Corner Gem / North 27th and West Main Mixed Use: The Agency has received preliminary Type 3 application materials from local developer Roundhouse regarding a multi-phase, mixed-use project at the block bounded by Whitewater Park Boulevard, Fairview Avenue, N. 27th and W. Main streets. Roundhouse is currently contemplating over 150 apartment units and 15,000 square feet of commercial and retail space. A North 28th Street extension would also be built, connecting Main St. and Fairview Ave through the property. Future phases will potentially add apartment units, transportation connectivity, structured parking garage and commercial spaces. The Agency will consider the project for Designation upon further confirmation of the overall development program and Type 3 Participation Program qualification. The developer anticipates beginning road work fall 2021. *Project Lead: Alexandra Monjar*

901 N 28th Street - 27th Street Crossing: The Board designated this project from Prentiss Properties 21, LLC for Type 1 Participation on April 12, 2021. This residential and commercial mixed-use project is located at the northeast corner of N. 27th Street and Stewart Ave. The project contemplates 65 residential units and 6,000 square feet of commercial space. Eligible Expenses would include improvements to stormwater management, sidewalks with trees and landscaping, alley improvements and public art. *Project Lead: Alexandra Monjar*

2850 W Fletcher Street - 27th and Fairview Apartments: The Agency is in discussions with developer KAL Pacific & Associates regarding including Participation Program Type 2 funding for its planned residential and commercial mixed-use project located at the 27th and Fairview. The project contemplates two, seven-story, mixed-use apartment buildings with 358 total units and ground floor retail space and parking, and four-story office building. The developer plans to extend Fletcher Street to Fairview Avenue and connect the greenbelt to both streets. *Project Lead: Alexandra Monjar*

Mobility

Main and Fairview Transit Stations and Platforms: The City of Boise, Valley Regional Transit and CCDC are redesigning and constructing improvements at six bus stops along Main St. and Fairview Ave between Whitewater Park Blvd and N 16th Street. CCDC is contracting with HDR Engineering has completed the design in March 2021. Invitation to bid was advertised April 19 and bids are due on May 12. *Project Lead: Amy Fimbel*

SHORELINE



Economic Development

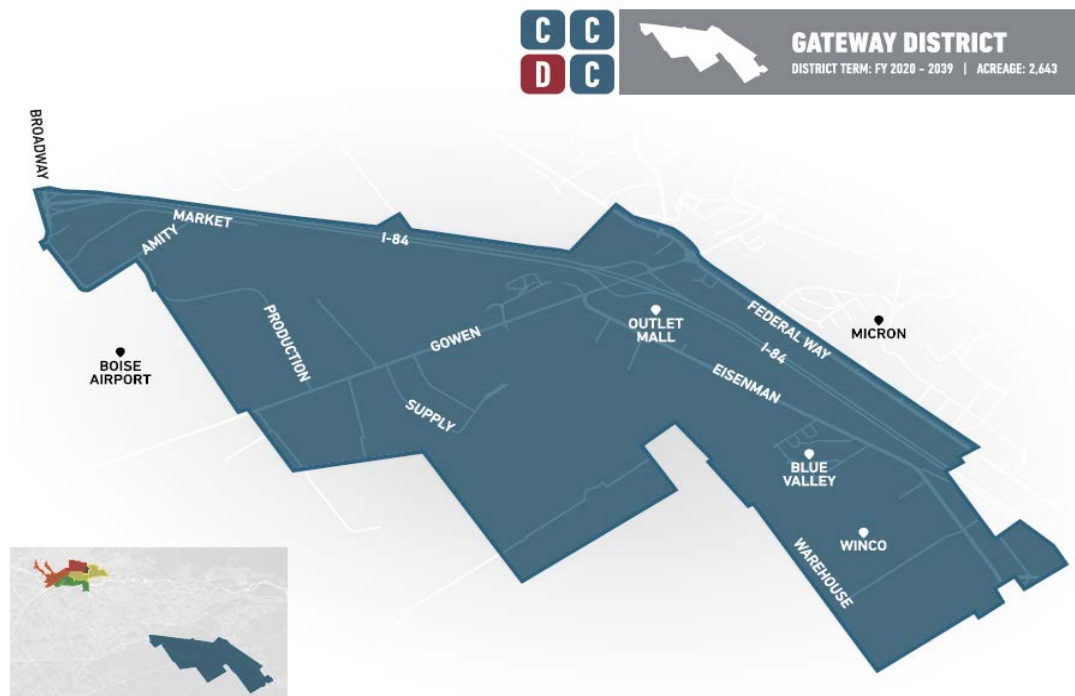
17th Street Reinvestment Study: CCDC selected Cushing Terrell to assist with a neighborhood level infrastructure study for the western portion of the Shoreline URD, generally bounded by the

I-184 Connector, Americana Blvd and the Boise River. The objectives of this project are to evaluate existing infrastructure and land use conditions within the study area, meet with Stakeholders (i.e. property and business owners within the study area, including the City of Boise and ACHD) to assess barriers to redevelopment and vision for the study area, and to establish a set of recommendations for CCDC and partner agencies which may help spur future investment in the study area. The Project Team conducted the first stakeholder outreach meeting in April 2021 and expects two more stakeholder meetings in May and June 2021 with a final report deliverable expected at the end of June. *Project Lead: Zach Piepmeyer*

Mobility

1401 W Shoreline - Food Truck Park Bike Corral: The Shoreline District will soon have a new food truck park on Shoreline Drive and adjacent to the Greenbelt and Shoreline Park. The park is a project of a local couple and will open Memorial Day weekend 2021. CCDC is supporting the economic and placemaking activation of this area with a bike corral strategically placed to serve cyclists accessing the food truck park from both the Greenbelt and the Shoreline Drive bikeway. *Project Lead: Alexandra Monjar and Aaron Nelson*

GATEWAY EAST



Economic Development

9100 S. Eisenman Road – PP Type 2: The R.L.R. Investments, LLC, project at 9100 S. Eisenman will host a new regional industrial mixed-use facility and be a regional hub for R.L.R. Investments' national operations. The project will consist of three structures: a 5,000 sq ft office joined to a 60,000 sq ft freight terminal, and a 9,000 sq ft maintenance shop. The project will also renovate the existing, dilapidated fueling canopy. Seventy parking spaces and a private green

space constitute the property's remaining development. Estimated total cost is \$9.8 million. The project anticipates \$385,000 of Eligible Expenses to be paid over the standard Gateway District six-year term. Estimated completion is summer 2021 and then fully on the tax roll by calendar year 2022. The project will generate roughly \$80,000 in added tax increment per year. The project received approval at the June 2020 Board meeting. Excavation and site work is complete. Construction is underway on the main structure. *Project Lead: Alexandra Monjar*

9605 S. Eisenman Road – Boise Gateway 1 – PP Type 2: Boise Gateway 1 is a 168,000 square foot industrial building project with related site improvements located at the southwest corner of Eisenman Road and Freight Street. This is the first project / phase of the 140-acre Boise Gateway Industrial Park, on land owned by the City of Boise and ground-leased to the Boyer Company for development. The project was completed this summer and the primary tenant, Verde Fulfillment, now occupies and is operating out of the building. Total project value is estimated to be \$13 million, with an estimated \$425,000 of Eligible Expenses. The project was designated for Type 2 assistance at the November 2019 Board meeting. Boyer Company is working with its contractor to prepare documentation for the reimbursement request. *Project Lead: Alexandra Monjar*

2155 E. Freight Street -- Boise Gateway 2 -- PP Type 2: Boise Gateway 2 is a 287,000 sq ft sort station for retail products from differing manufacturers. Products will be sorted for shipment to different facilities for order fulfillment. Approximately 17,000 square feet of the building will be used for office and administrative functions. This project is the second phase of the 140-acre Boise Gateway Industrial Park. Total project value is estimated to be \$53,900,000 with approximately \$580,000 in Eligible Expenses. Boyer Company is currently applying for CCDC support for the eligible costs. The Board designated this project in February 2021. Construction is expected to finish in September 2021. *Project Lead: Alexandra Monjar*

10026 S. Eisenman Road – Mr. Gas 21 – PP Type 2: Mr. Gas is a family-owned company of convenience stores in central Idaho. Lynch Land Development is building the company's first location in Boise on a vacant parcel just off I-84 at the Eisenman exit. The 19.3-acre project includes amenities for professional drivers including trailer drop areas, a truck scale, bulk fuel storage facilities, temporary and overnight parking, outdoor patio, and showers, prepared foods and essential goods in an 11,000 square foot convenience store. Total estimated development costs are approximately \$12.9 million with just over \$1 million spent on public improvements to extend water and sewer main lines from Freight St and install a sidewalk with landscaped buffer and streetlights. CCDC estimates it will be able to reimburse approximately \$480,000 of these costs. The Board designated this project at its February 2021 meeting and approved the agreement in March. Construction has begun. *Project Lead: Alexandra Monjar*

1001 E. Gowen Street - AZEK: Decking manufacturer AZEK recently selected Boise for construction of their new facility which will be their flagship location in the West. The company anticipates investing approximately \$100 million to retrofit the old Shopko building and expand power infrastructure. The project will create an estimated 180 new permanent jobs. The Agency is assisting AZEK with their Type 2 Participation Program application. Construction is anticipated to commence later this year with full operation beginning in 2022. *Project Lead: Alexandra Monjar*

Mobility

Gowen Road - ACHD Cost Share - PP Type 4: ACHD will replace the Gowen Road bridge over the railroad right-of-way including widening the bridge to accommodate bike lanes and sidewalks. At its May 2020 meeting, the CCDC Board approved an amended cost share permit and interagency agreement to include a longer bridge span to be able to cross a future pathway running along the railroad below the bridge, fiber optic conduit, and wider sidewalks in the project. ACHD awarded the construction contract to Concrete Placing Company and construction is

underway. The bid amount for CCDC's items was \$421,547; CCDC has sufficient funds for this amount plus 10 percent contingency. *Project Lead: Zach Piepmeyer*

Infrastructure

Production Street and Gowen Road Utilities: This project will install new fiber optic conduit banks and associated vaults along Production Street and Gowen Road for the City to enhance data connectivity within city limits. Civil Survey Consultants completed the design of the project in November 2020, but the engineer's estimate was higher than the project's FY21 budget. CCDC will delay the start of construction until summer 2021 so that costs can be split between FY21 and FY22. *Project Lead: Amy Fimbel*

AGENCY WIDE – ALL DISTRICTS

Economic Development

ParkBOI - All Garages – Cleaning: New suicide prevention signs have been installed on top levels. Stair tower doors have had new decals installed to discourage skateboarding and scooters in the garages. The Capitol & Myrtle and 10th & Front garages have been pressure washed and cleaned. 9th & Main, Capitol and Main and 9th & Front are planned to be cleaned by the end of June. *Project Lead: Aaron Nelson*

CityGO: Formerly known as the Downtown Mobility Collaborative, the downtown's Transportation Management Association is up and running. This partnership of VRT, City of Boise, ACHD Commuteride, BSU, St Luke's, Downtown Boise Association (DBA), and CCDC involves marketing its transportation products and services to the downtown community. The CCDC Board approved a renewed MOU for City Go at its October 2020 meeting. An overview can be found at citygoboise.com. *Project Lead: Matt Edmond*

ParkBOI - 9th & Main Parking Garage - Elevators: The 9th & Main elevator modernization project is complete. Veritas Materials Consulting performed a condition assessment in January 2021 and found the structure to be in very good condition, exhibiting only moderate visible damage in discrete locations. Agency is creating a plan to address the areas in need of repair. *Project Lead: Aaron Nelson*

ParkBOI - 9th & Front Parking Garage - Agency Owned Property: Guho Corp is set to begin repair work on the stair towers, as contracted by the CCDC Board at the March board meeting, beginning in early May with an expected completion in late October 2021. To perform the repairs, Guho Corp will close down one entire elevator tower at a time beginning with the 9th Street tower. The contracted amount of the repair work is \$ 787,370. *Project Lead: Aaron Nelson*

ParkBOI - Door Hardware & ADA Upgrades: Design professional Slichter Ugrin Architects developed this project's plans and specifications. Hellman Construction Company was the responsive low bidder. Construction is complete and project closeout is in progress. *Project Lead: Karl Woods*

ParkBOI - LED Lighting Upgrades - Phase 2: The LED lighting project with Primary Electric has reached substantial completion with all ParkBOI garages upgraded to LED light fixtures. Idaho Power will be on site in May to verify all lights have been upgraded. The total project cost of the 2021 LED upgrades was \$84,816.74. *Project Lead: Aaron Nelson*



2020 Annual Report: The 2020 Annual Report was filed with the City Clerk on March 22, 2021. A copy of the Report is available at City Hall, at CCDC and online at ccdcboise.com. Project Lead: Jordyn Neerdaels

Mobility

11th Street Bikeway - ACHD Collaboration - River Street to Washington Street: 11th Street has been identified in plans by the City and ACHD as an important north-south corridor for the west side of downtown Boise. It prioritizes cyclists, pedestrians, retail business, and residents while accommodating existing vehicular use. ACHD is advancing with the design of bikeway facility improvements for 11th Street from Heron Street to Washington Street in preparation for installation in FY2022. In November 2020, CCDC and Kittelson & Associates completed a public engagement process which resulted in the preferred raised bike lane concept design for 11th Street from River Street to State Street. This downtown segment of the 11th Street Bikeway spans two URD's (RMOB and Westside) both of which have funding programmed in FY2022 to build the infrastructure associated with this bikeway as well as streetscape improvements. An RFQ for a professional design team was issued with Jensen Belts Associates being selected as the design professional. Design work commenced February 2021 and will be complete by February 2022 with construction to follow in FY2022. *Project Lead: Amy Fimbel*

State Street Study Area: The Agency and consultants have completed planning context and assessment and are now performing gap analysis, developing project lists and cost estimates, and planning subsequent stakeholder outreach. Agency continues to conduct interagency coordination and stakeholder outreach with adjacent neighborhood associations, City of Boise, transportation agencies, and the Boise School District. The consultant team expects to have a draft feasibility study ready to present at the May CCDC Board meeting and a draft framework plan shortly thereafter. The Board will receive the final urban renewal plan and corridor framework in summer 2021 for consideration of approval with the goal of establishing the new district by the end of calendar year 2021. *Project Lead: Matt Edmond*

Condominium Associations

Building Eight Condominiums Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Myrtle Parking Garage (Unit 2)	35%
Raymond Management	Hampton Inn & Suites (Unit 1)	62.5%
Hendricks	Retail Units (Units 3 & 4)	2.5%
Condo Board Meetings		
Last Meeting	Next Meeting	Next Report Due
October 2020	TBD	December 31, 2021

Issues/Comments:	Motion was voted and passed to remove the \$75,000 COA interruption/income limit on the insurance policy proposed by USI. Garage coverage was adjusted to cover replacement cost.
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Front Street Condominium Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9 th & Front Parking Garage	25.76%
GBAD		2.00%
Aspen Condominiums	Aspen Lofts	52.17%
Hendricks	BoDo Retail Units	20.07%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
November 2020	TBD	November 30, 2021
Issues/Comments:	Agency is looking into getting Directors & Officers insurance for the COA based on a request from a COA member.	

Bank Plaza Condominium Association CCDC Contact: Matt Edmond		
Member	Unit	Percent Interest
LN City Center Plaza/ Clearwater Analytics	A, 1A, 1B, 1C, 1H, 1K, 1L, 2C, 3C, 5A, 6A, 7A, 8A, 9A	77.372%
CCDC	1F, 1G, 1J, 2B, 4B, 5B	6.861%
GBAD	4A	3.040%
Boise State University	1D, 1E, 2A, 3A, 3B	6.131%
Valley Regional Transit	B1, B2, B3	6.429%
Sawtooth	10A	0.167%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
October 26, 2020	TBD	July 2021

Issues/Comments:	
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Block 22 Condominium Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Front Parking Garage	13.30%
Block 22	The Grove Hotel, CenturyLink Arena	86.70%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
July 21, 2020	TBD	July 31, 2021
Issues/Comments:	Sale of the Capitol & Front Garage to Block 22, LLC is pending, with an anticipated closing date of June 1, 2021.	

Capitol Terrace Condominium Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Main Parking Garage	50%
Hawkins Companies	Main + Marketplace	50%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
February 23, 2020	TBD	February 28, 2021
Issues/Comments:	\$14,000 will be added to the condo budget to accommodate escalator maintenance, cleaning and inspection. The condo association would also like to switch the annual meeting to October for budgeting in accordance with condo declarations.	

Downtown Parking Condominiums Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9 th & Main Parking Garage	93.51%
Les Bois Holdings, LLC	Commercial, Main Street side	2.03%



Eastman Building, LLC	Commercial, Idaho Street side	4.46%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 11, 2020	TBD	September 30, 2021
Issues/Comments:		

ACME Fast Freight Condominium Association CCDC Contact: Matt Edmond		
Member	Unit	Percent Interest
CCDC	11th & Front Parking Garage, 30.1% (Units 402, 403, 501, 502)	28.485%
Ball Ventures Ahlquist	11th & Front Parking Garage, 69.9% (Units 104, 015, 201, 202, 301, 302, 401)	66.490%
Boise Metro Chamber	Boise Chamber Offices (Units 101, 102, 203)	5.025%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 9, 2020	TBD	September 30, 2021
Issues/Comments:		

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END



VI. ADJOURN