

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

**Regular Meeting
September 20, 2021**



AGENDA

I. Call to Order

Chair Zuckerman

II. Action Item: Agenda Changes/Additions

Chair Zuckerman

III. Work Session

- A. Linen Blocks on Grove Streetscape Improvements Project – Concept Design
(5 minutes) Amy Fimbel/GGLO

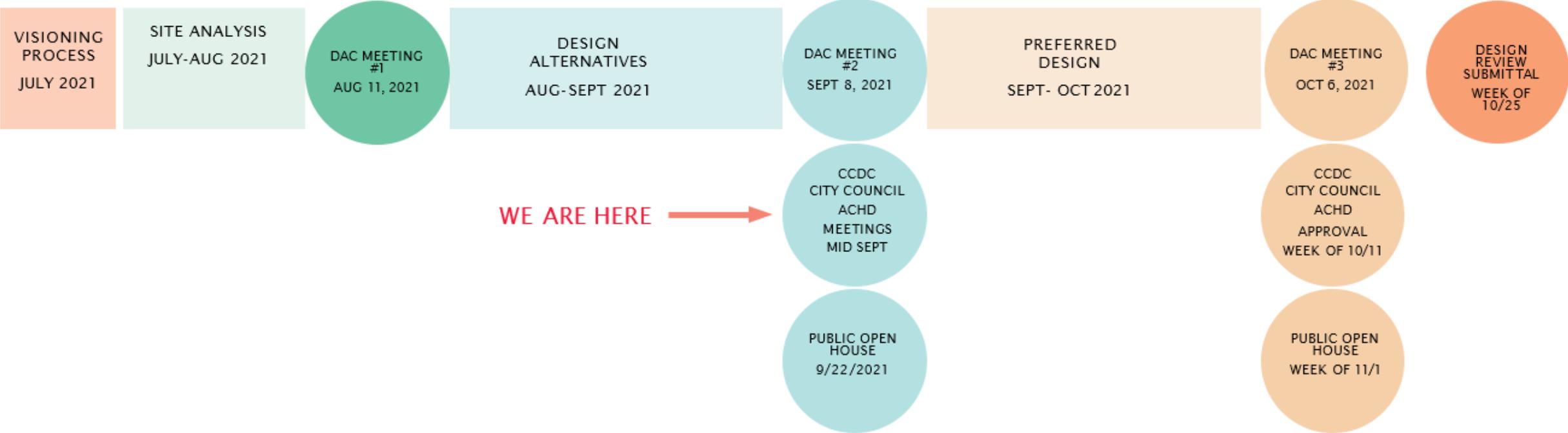
- B. Block 68 Catalytic Development Project – Preliminary Finding Report
(15 minutes) Brady Shinn

Linen Blocks on Grove Street Infrastructure Improvements

**Amy Fimbel
CCDC Project Manager**

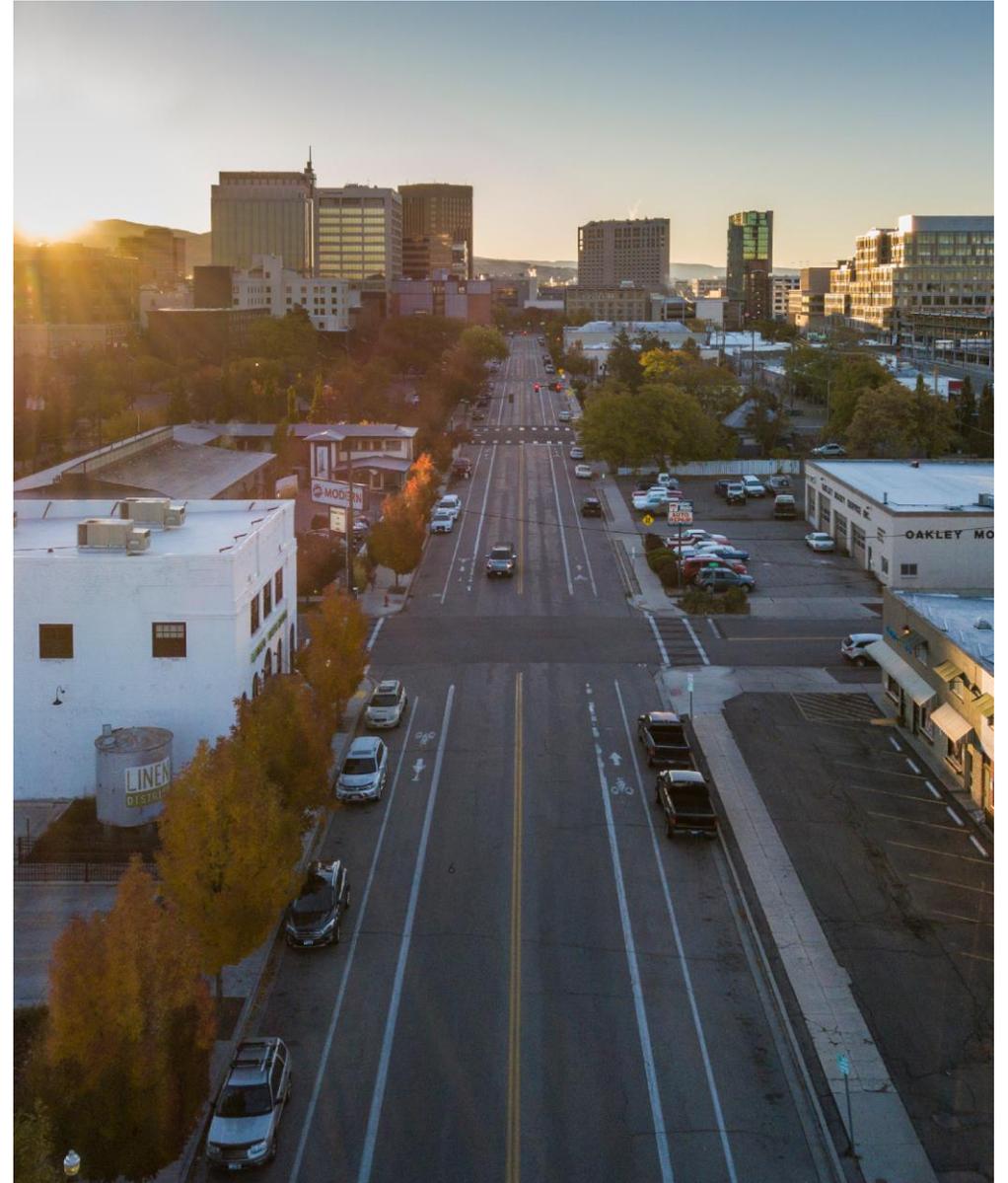
**Christine Harrington
GGLO Project Manager**

SCHEDULE OVERVIEW



DESIGN PRINCIPLES: VISIONING PLAN

1. Integrate historical uses and forms and cultural storytelling elements to create a distinct place.
2. Ensure the street is designed for a range of mobility options including walking, biking, transit, and personal vehicle travel.
3. Activate the area through public and private gathering spaces, programming and events.
4. Design the streetscape and public spaces to support and attract an 18-hour environment.
5. Employ environmentally sustainable design.





-  Existing Building
-  Future Development

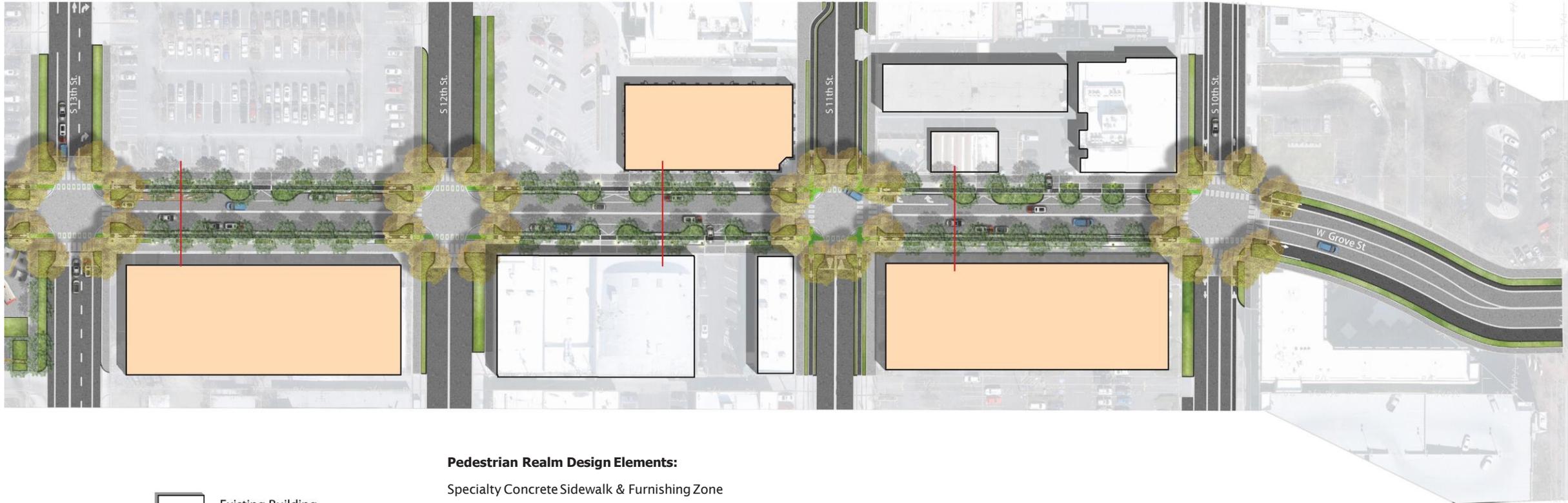
Traffic Calming Design Elements:

- Raised Intersections
- Curb Bulbs at Intersections
- Curb Extensions at Driveway Entrances

Bike & Pedestrian Safety:

- Raised/ Separated Asphalt Bike Lane
- Raised Intersections
- Curb Bulbs at Intersections

PRELIMINARY CONCEPT DESIGN



-  Existing Building
-  Future Development

Pedestrian Realm Design Elements:

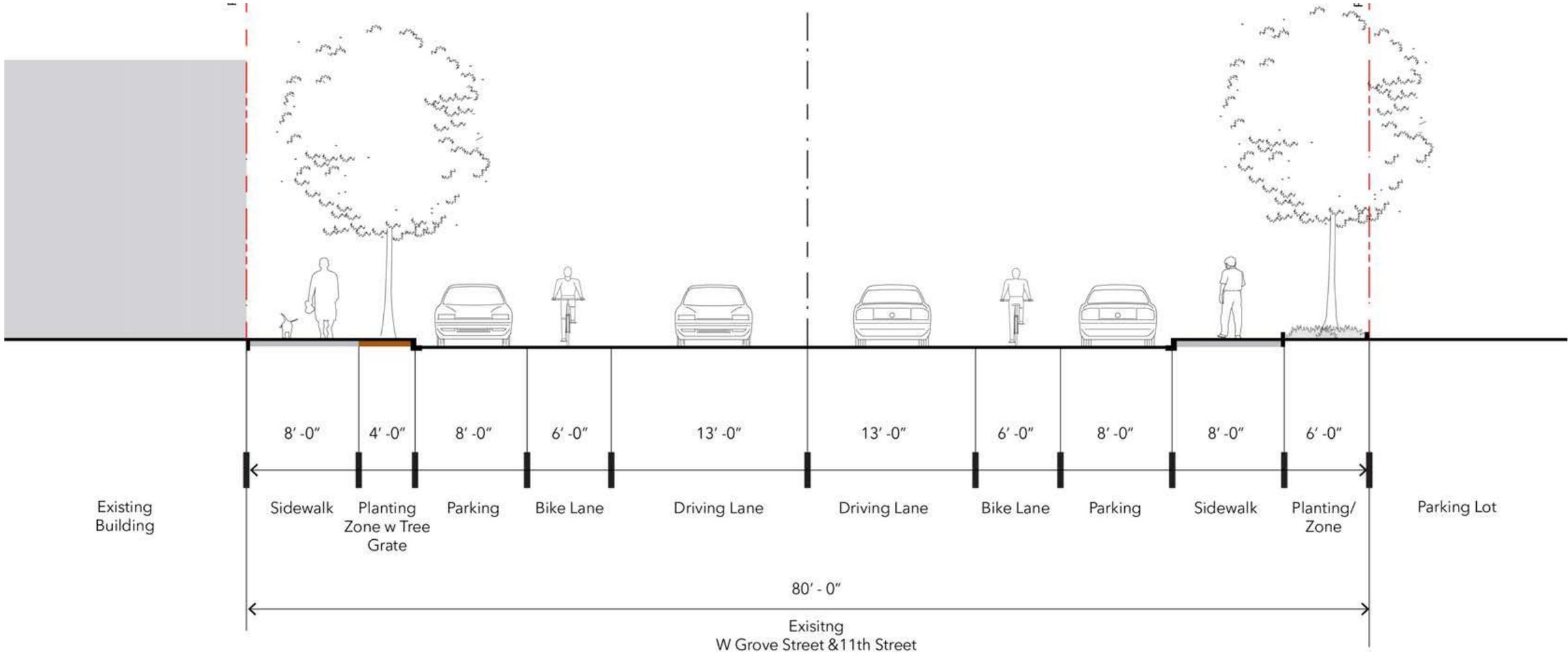
- Specialty Concrete Sidewalk & Furnishing Zone
- Specialty Site Furnishings (Seating, Bike Amenities, etc)
- Pedestrian Lighting

Sustainable Design Elements:

- Alternating Street Trees along Bike Lane
- Silva Cells
- Planting Areas

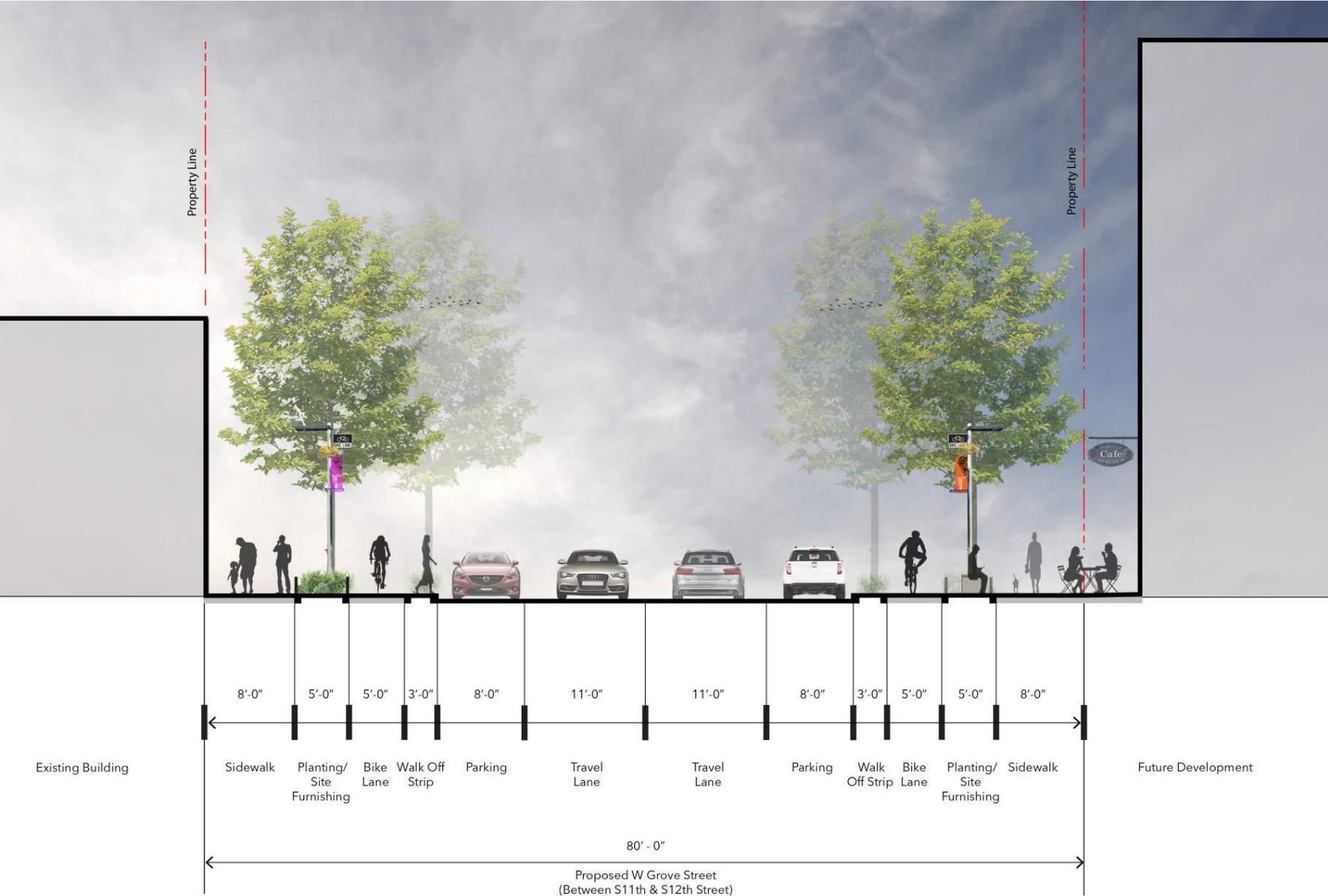
 ILLUSTRATIVE SITE PLAN
1" = 100'

EXISTING STREET SECTION



TYPICAL PROPOSED STREET SECTION

PRELIMINARY CONCEPT DESIGN



PARKING SPACES

PRELIMINARY CONCEPT DESIGN



- Section
- Existing Building
- Future Development



ILLUSTRATIVE SITE PLAN
1" = 200'

Existing Parallel Parking

94 Stalls

Regulated Parking on W. Grove St

1 hour, 2 hour, minimal metered parking (between 10th and 12th)

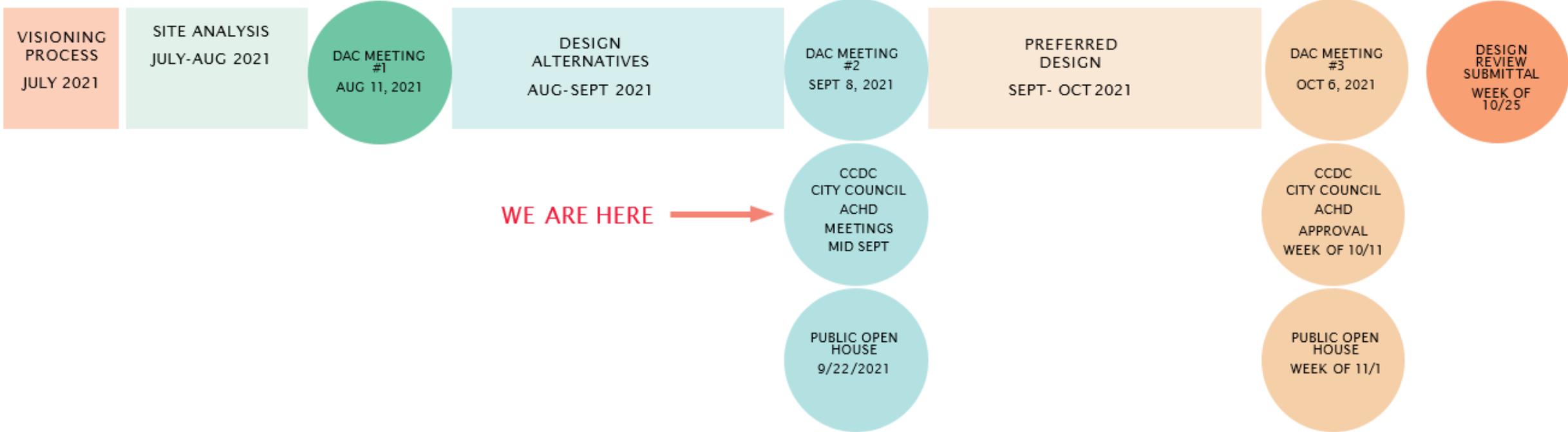
Proposed Parallel Parking

88 Stalls

Regulated Parking on W. Grove St

1 hour, 2 hour, increased metered

NEXT STEPS



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- B. Block 68 Catalytic Development Project – Preliminary Finding Report
(15 minutes) Brady Shinn

Block 68 Catalytic Redevelopment Project

Introduction to RFP Responses

Brady Shinn, Project Manager

Context and Background



RFP Priorities

Grow Our Housing

Mobility

**Urban Development &
Architectural Design**

Economic Development

Sustainability



RFP Responses

Received three proposals

- Edlen & Co., deChase Miksis, Elton Companies, and YMCA
- Green Street Real Estate Ventures
- PEG Development

All proposals are responsive.

Each exceeds the RFP's minimum expectations.

**Edlen & Co., deChase Miksis,
Elton Companies, YMCA**

BLOCK 68



Edlen & Co., deChase Miksis, Elton Companies, YMCA

\$180 Million Total Investment

Land Assemblage with YMCA property

Grow Our Housing - 450 units

- 130 units at or below 120% AMI
- 25 units at or below 80% AMI
- 295 market-rate units



Edlen & Co., deChase Miksis, Elton Companies, YMCA

Visionary Outcome

\$260 Million Total Investment

626 Housing units

724 Parking stalls

18,287 Retail

98,196 YMCA Facility

26,223 Health/Education

14,331 Creative Office Space

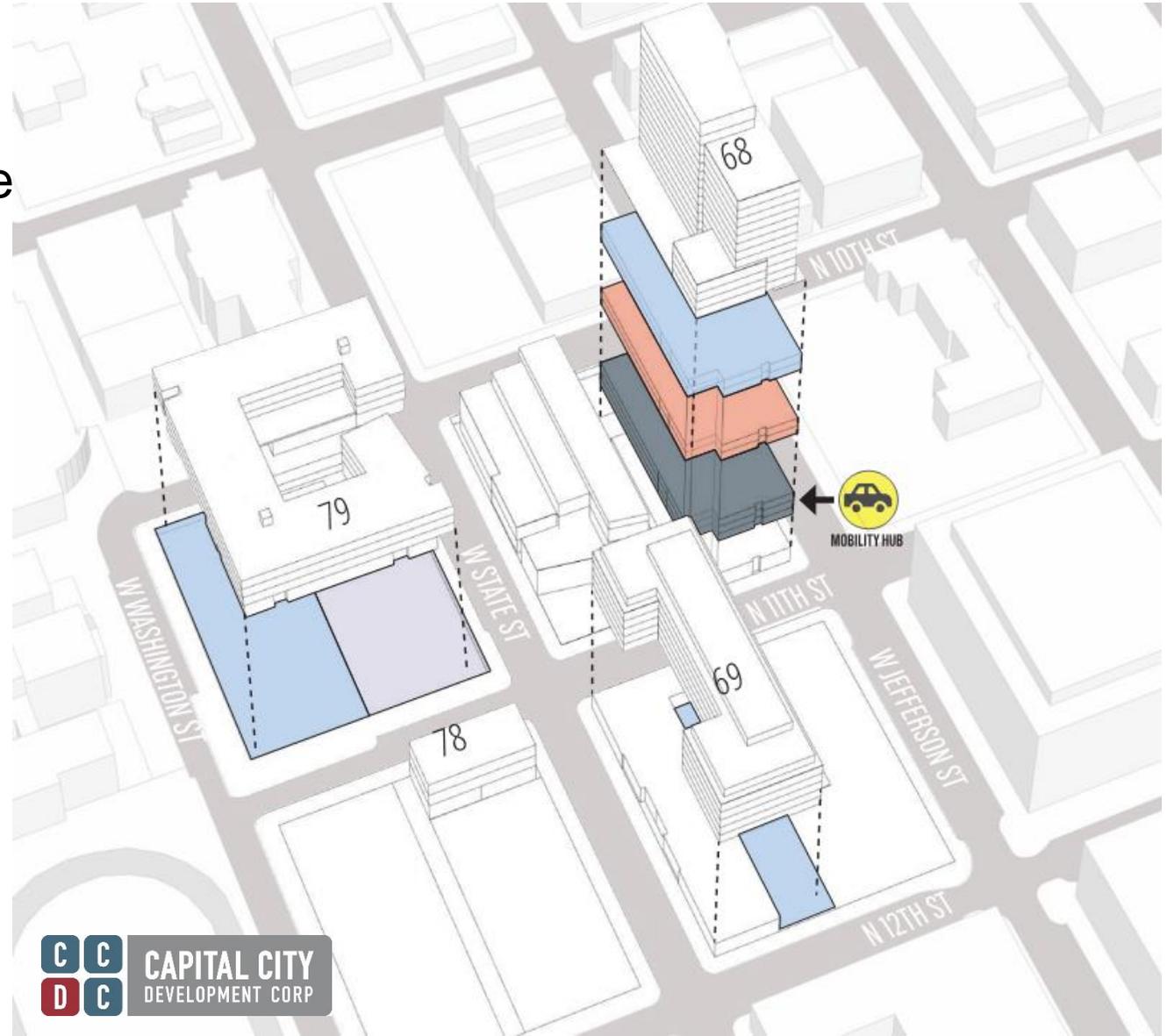
14,078 Child Development



Edlen & Co., deChase Miksis, Elton Companies, YMCA

Mobility Hub and Parking Structure

- 158 ParkBOI stalls
- 356 Add'tl stalls
- 61 BikeBOI stalls



Edlen & Co., deChase Miksis, Elton Companies, YMCA



Edlen & Co., deChase Miksis, Elton Companies, YMCA

Sustainability

- Electric Vehicle charging
- All electric building, Boise Climate Zone

Agency Financial Participation

- \$20.5 million
 - Streetscapes: \$3 million
 - Mobility Hub: \$10 million
 - Land: \$7.5 million

Development Timeline

- Construction begins April 2023
- Complete July 2025



BIRDS EYE VIEW FROM SOUTHWEST

Green Street Real Estate Ventures

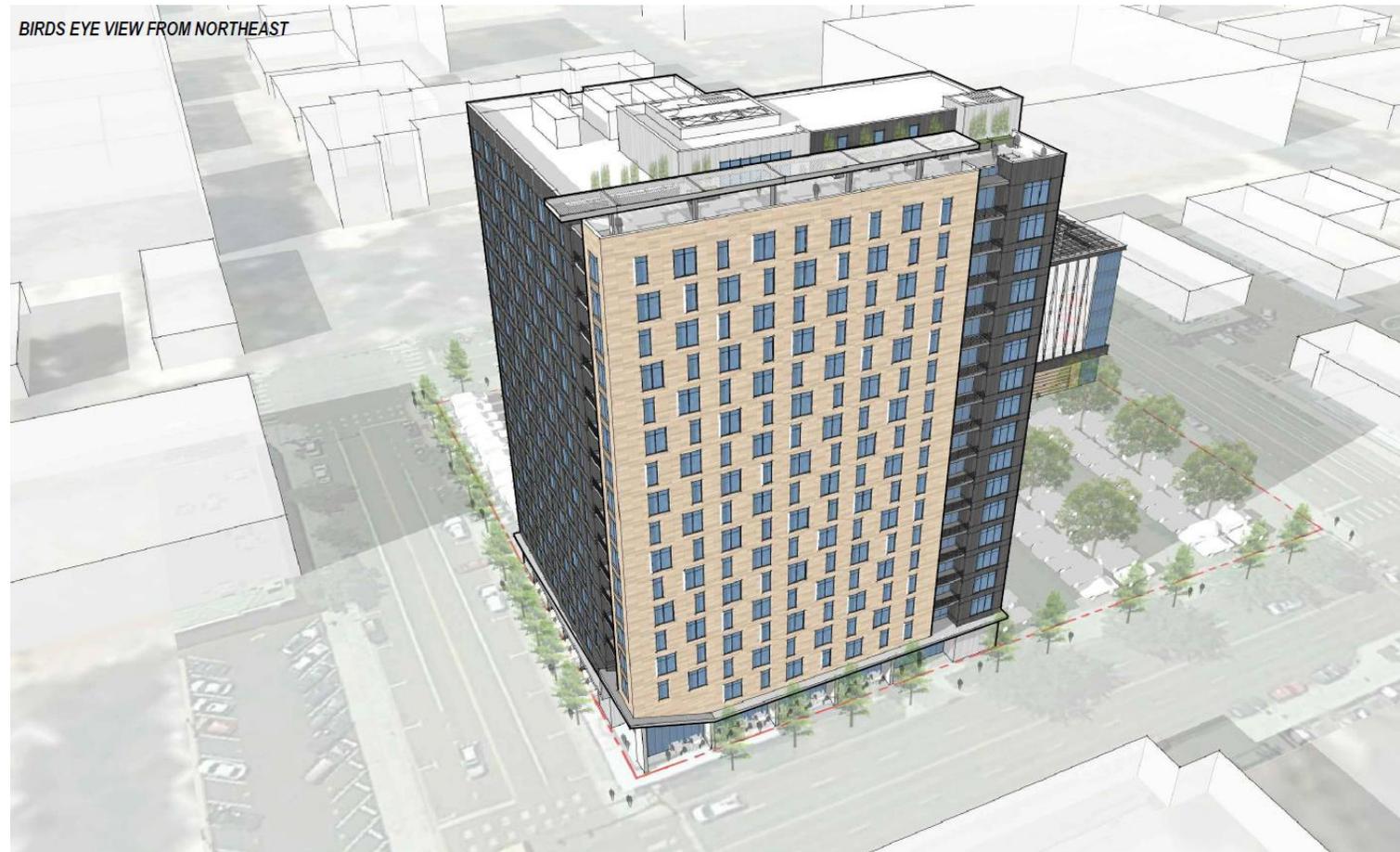


Green Street Real Estate Ventures

\$89 million Total Investment

Grow Our Housing – 239 units

- 107 units at or below 120% AMI
- 50 units at or below 80% AMI
- 82 market-rate units



Green Street Real Estate Ventures

Mobility Hub

- 240 ParkBOI stalls
- 191 Add'tl Stalls
- 30 BikeBOI stalls

Urban Development and Architectural Design

- Brick and architectural metal facade
- Retail: 10,000 sf
- Green patio amenity



Green Street Real Estate Ventures

Sustainability

- Electric Vehicle charging
- All elec. building, rooftop solar panels
- Low flow water fixtures
- “Enterprise Green Communities”

Agency Financial Participation

- \$20.9 million
 - Streetscapes: \$3.4 million
 - Mobility Hub: \$10 million
 - Land: \$7.5 million

Construction Jan. 2023 – Sept. 2024



PEG Development



PEG Development

\$125 Million Total Investment

Grow Our Housing – 345 units

- 130 units at or below 120% AMI
- 25 units at or below 80% AMI
- 190 market-rate units



PEG Development

Mobility Hub

- 299 ParkBOI stalls
- 30 BikeBOI stalls

Urban Development and Architectural Design

- Architectural metal facade
- Two living walls
- Green patio
- Retail: 13,000 sf



PEG Development

Sustainability

- Electric Vehicle charging
- All electric building
- Low flow water fixtures

Agency Financial Participation

- \$14.6 million
 - Streetscapes: TBD
 - Mobility Hub: \$9.6 million
 - Land: \$5 million

Construction March 2023 – Oct. 2025



Proposal Evaluation & Selection

- Board appoints Review Committee of three commissioners.
- Review Committee analyzes and discusses proposals; prepares for interviews.
- Review Committee conducts interviews with each respondent, and gathers supplemental data.
- Review Committee provides findings of fact and comments to Agency employees, but does not make recommendation.
- Agency employees consider Review Committee findings, and prepare ranking of three respondents.
- Agency employees present findings and ranking recommendations to CCDC Board in public meeting.
- CCDC Board considers input and finalizes rankings to award Exclusive Right to Negotiate (ERN).
- Agency enters into ERN and begins negotiating Development & Disposition Agreement with top ranked respondent.

Proposals Recap

	Edlen & Co.	Green Street	PEG Development
Total Investment	\$180 Million	\$89 Million	\$125 Million
Housing	<u>450 units</u> 130 units at 120% AMI 25 units at 80% AMI	<u>239 units</u> 107 units at 120% AMI 50 units at 80% AMI	<u>345 units</u> 130 units at 120% AMI 25 units at 80% AMI
Visionary Outcome	626 units		
Parking	514 Total Stalls 158 ParkBOI	431 Total Stalls 240 ParkBOI	575 Stalls 299 ParkBOI
Financial Participation (est.)	Street: \$3 M Mobility: \$10 M Land Value: \$7.5 M Total \$20.5 Million	Street: \$3.4 M Mobility: \$10 M Land Value: \$7.5 M Total \$20.9 Million	Street: N/A Mobility: \$9.6 M Land Value: \$5 M Total \$14.6 Million

Proposals Recap

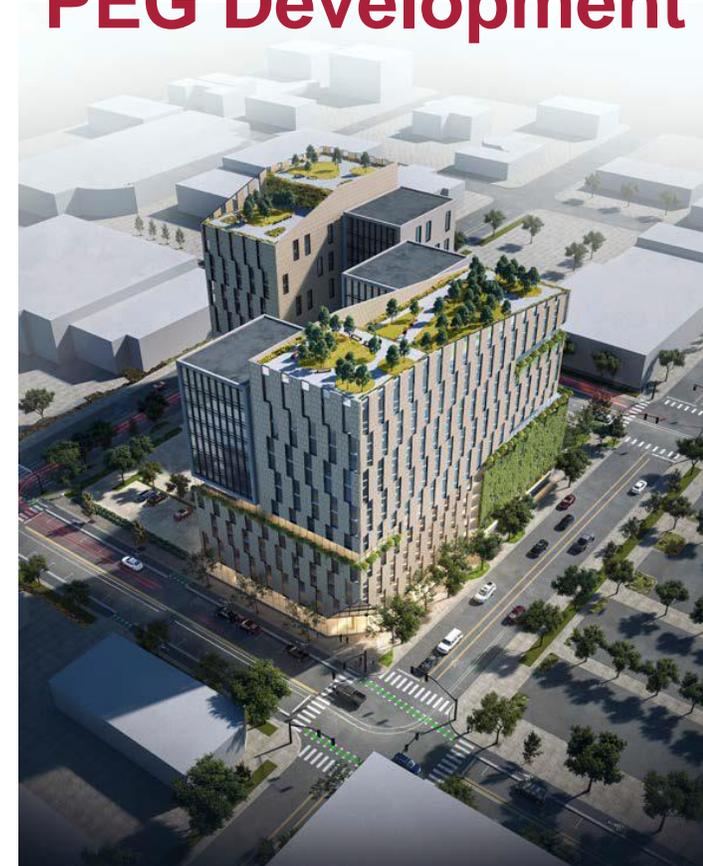
Edlen & Co.



Green Street



PEG Development



AGENDA

IV. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report - August 2021

B. Minutes & Reports

1. Approval of August 9, 2021 Meeting Minutes
2. Approval of August 25, 2021 Special Meeting Minutes
3. Approval of August 25, 2021 Special Meeting Minutes at City

C. Other

1. Approve Resolution 1721 – Change Order 4 Authorizing Additional Contingency for the 10th & Front Garage Structural Repairs Project
2. Approve Resolution 1722 – Amendment 2 to Task Order 19-002 with Jensen Belts Associates for 8th & Bannock Streetscape Improvements Project
3. FY2021 Q3 Financial Report (Unaudited)

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

V. Action Items

- A. **CONSIDER:** Appoint Block 68 Catalytic Redevelopment Project Proposal Review Committee (5 minutes)..... Chair Zuckerman

- B. **CONSIDER:** Designate 113 S. 5th St – 5th & Grove Office for Type 1 Participation Program (10 minutes)..... Alexandra Monjar

- C. **CONSIDER:** Approve Resolution 1720 – Production Avenue & Gowen Road Utilities Project (10 minutes)..... Kathy Wanner, Amy Fimbel

- D. **CONSIDER:** Ratification of 521 W. Grove Street Letter of Intent (5 minutes)
..... Doug Woodruff

VI. Adjourn

CONSIDER: Appoint Block 68 Catalytic Redevelopment Project Proposal Review Committee

Chair Zuckerman



CONSIDER: Appoint Block 68 Catalytic Redevelopment Project Proposal Review Committee

Suggested Motion:

I move to appoint Block 68 Catalytic Redevelopment Project
Proposal Review Committee

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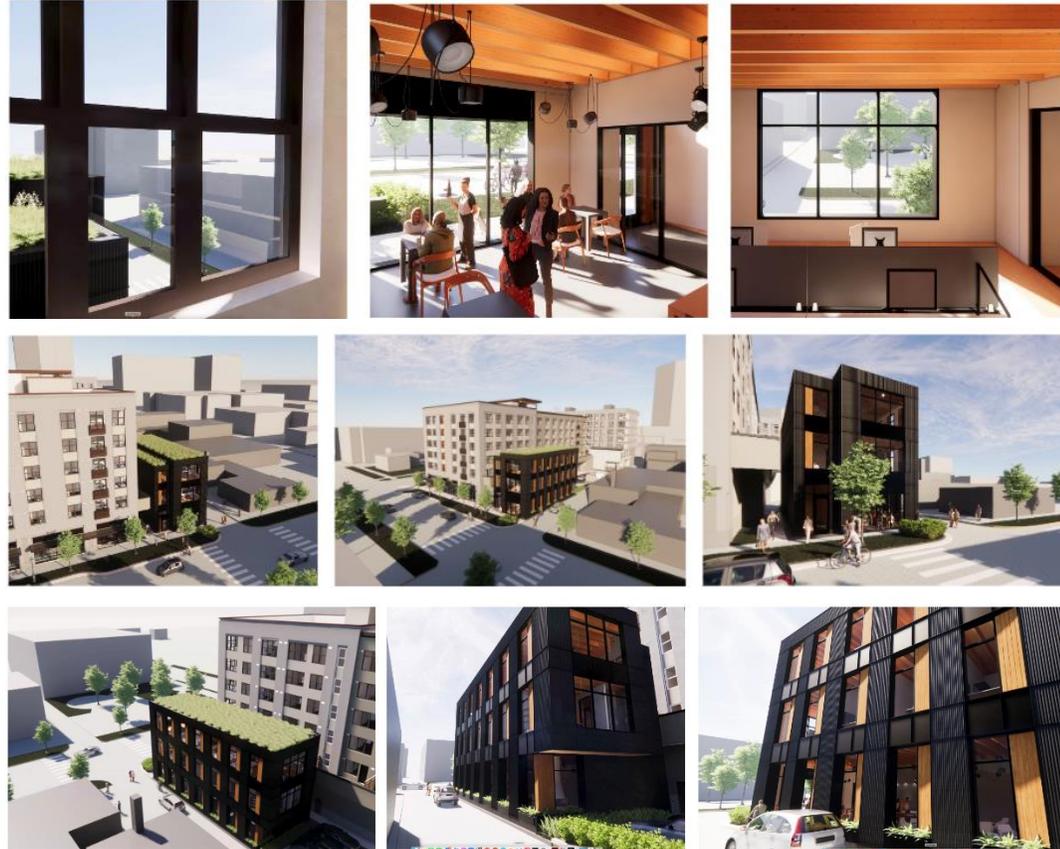
VI. Adjourn

113 S 5th Street – 5th & Grove Office Type 1 Participation Program Designation



Alexandra Monjar
Project Manager – Property
Development

Project Summary and Timeline



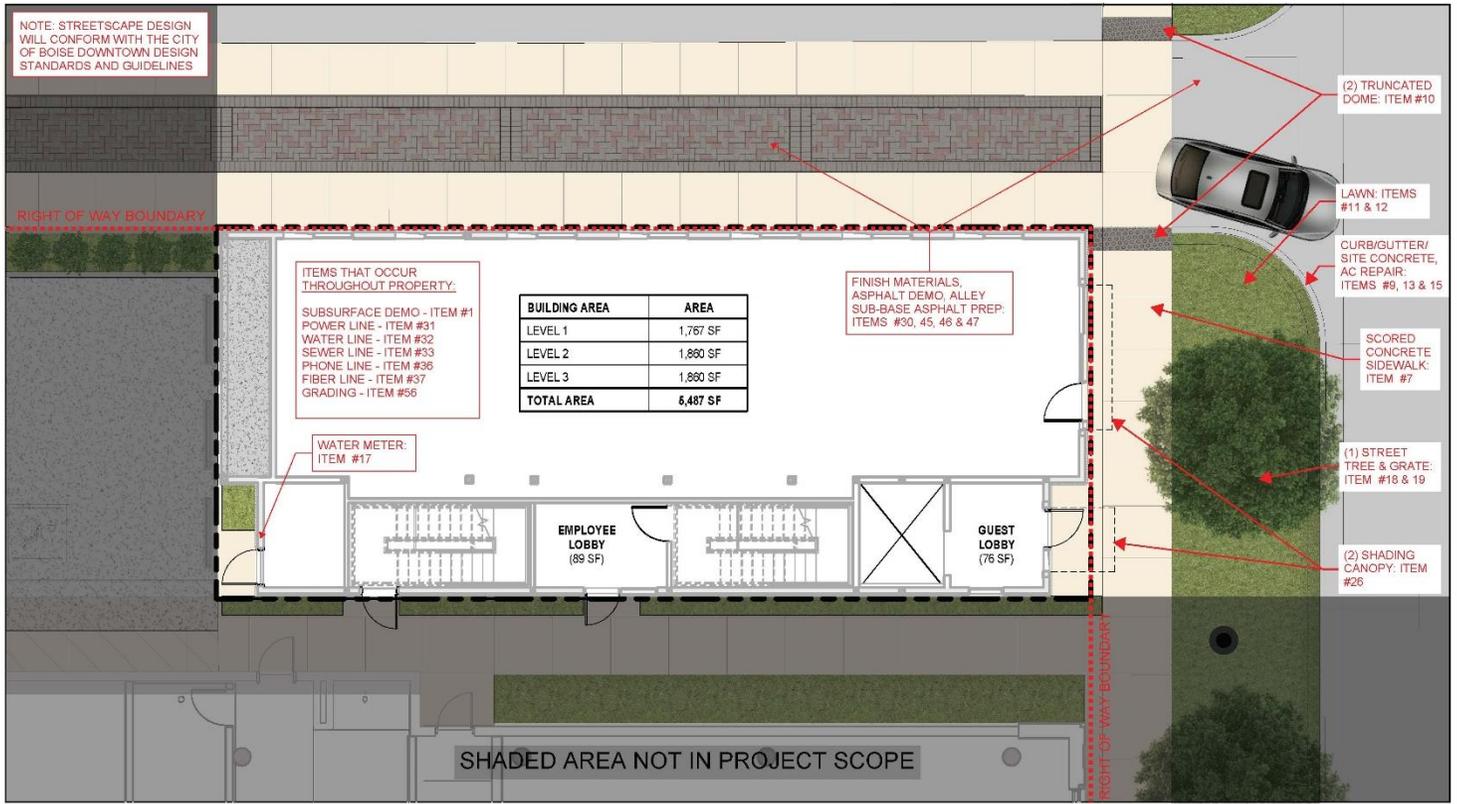
Project Summary:

- \$3 million Total Development Costs
- 6,302 sf office space and retail ground floor
- Conversion of surface parking
- 50 construction jobs
- 8 permanent jobs

Timeline:

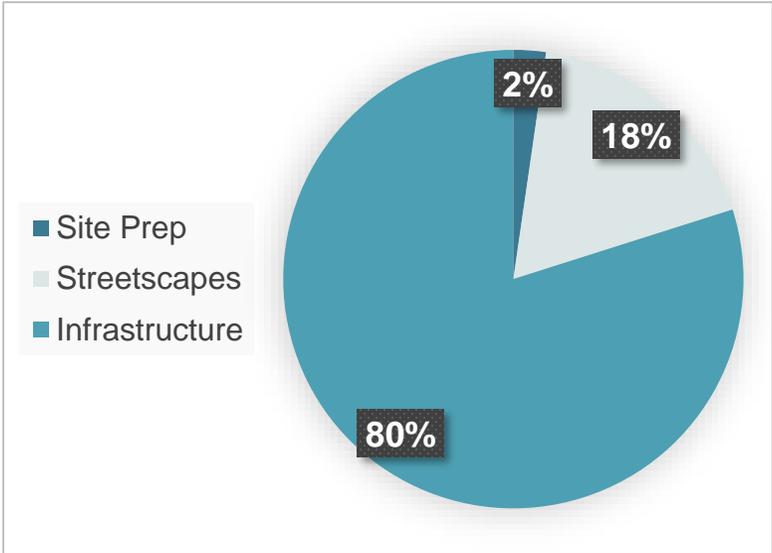
- February 2021 – Design Review Approval
- August 2021 – Construction Begins
- TODAY – Type 1 Designation
- October 2021 – Type 1 Approval with Approval of The Lucy Type 2 Amendment
- Summer 2022 – Project complete & CCDC reimburses for public improvements

Estimated Eligible Expenses

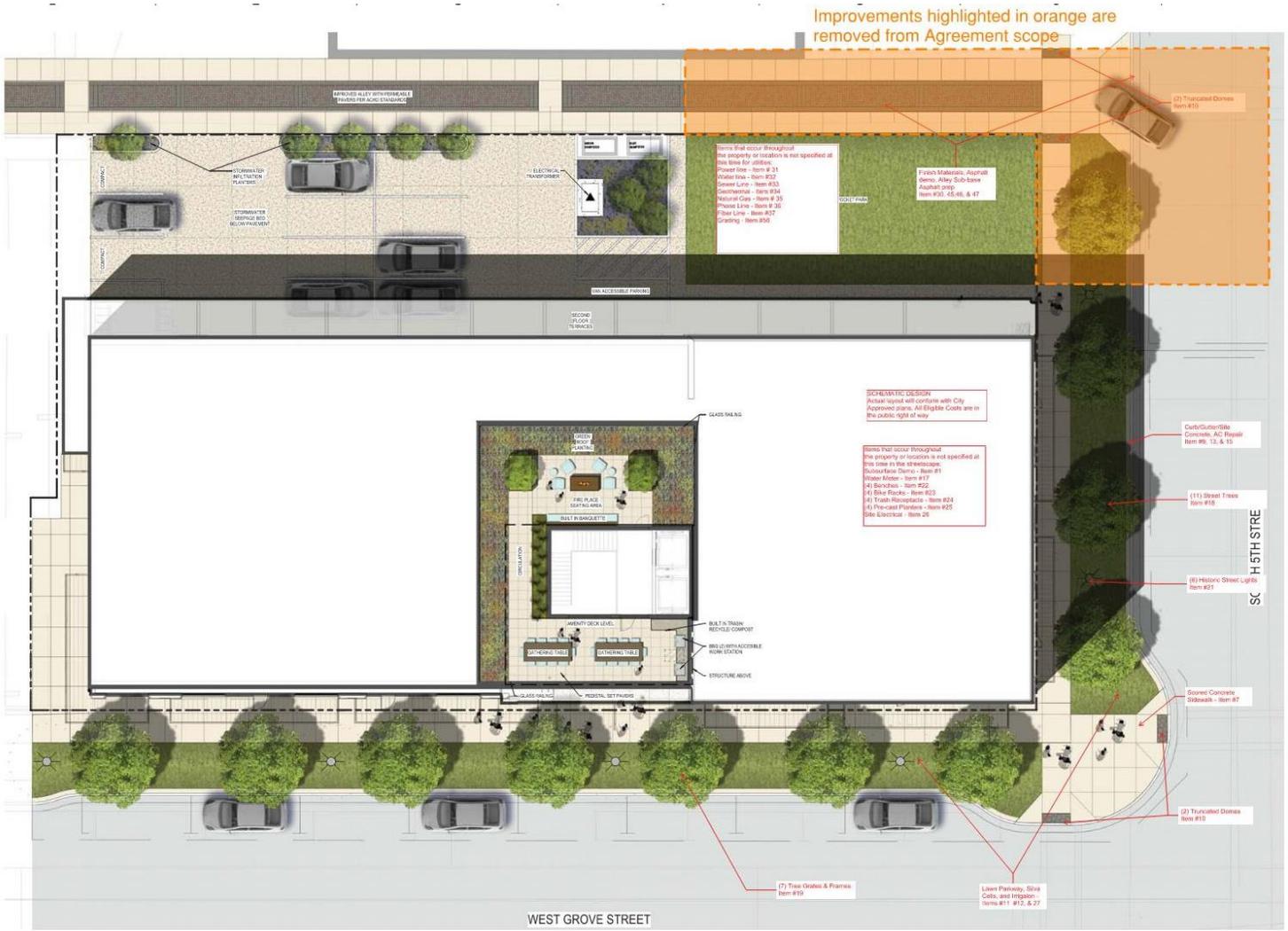


CCDC Project Information
 5th and Grove Office Building - Core & Shell
 04/16/2021

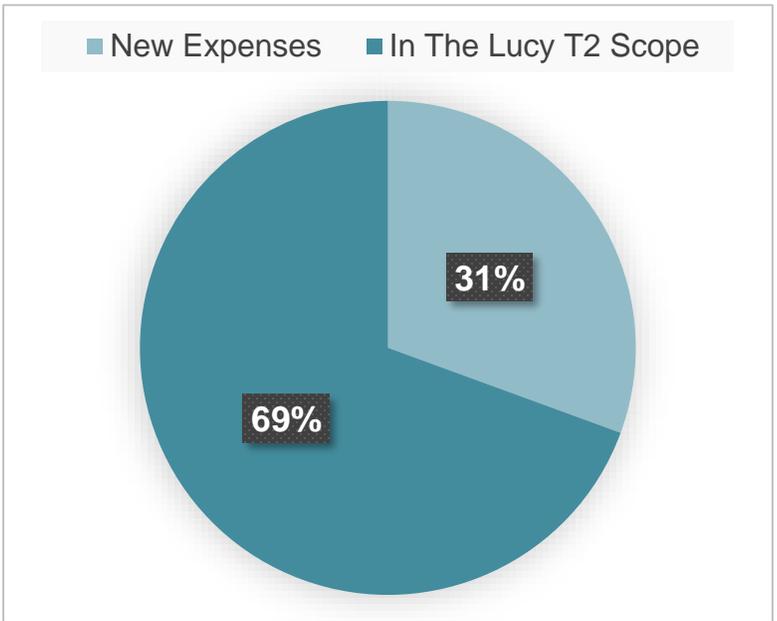
Total Public Improvements	\$ 219,000
Site Prep	\$ 5,000
Streetscapes	\$ 39,000
Infrastructure	\$ 175,000



Estimated Eligible Expenses



Total Public Improvements	\$ 219,000
In The Lucy T2	\$ 152,000
New Expenses	\$ 67,000



Project Coordination with The Lucy



CONSIDER: 113 S 5th Street – 5th & Grove Office Type 1 Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 1 One Time Assistance Agreement with 5th and Grove Beta Office, LLC for future Board approval.

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..... Doug Woodruff

VI. Adjourn

CONSIDER: Resolution 1720 Authorizing Contract for Production and Gowen Road Utilities Project

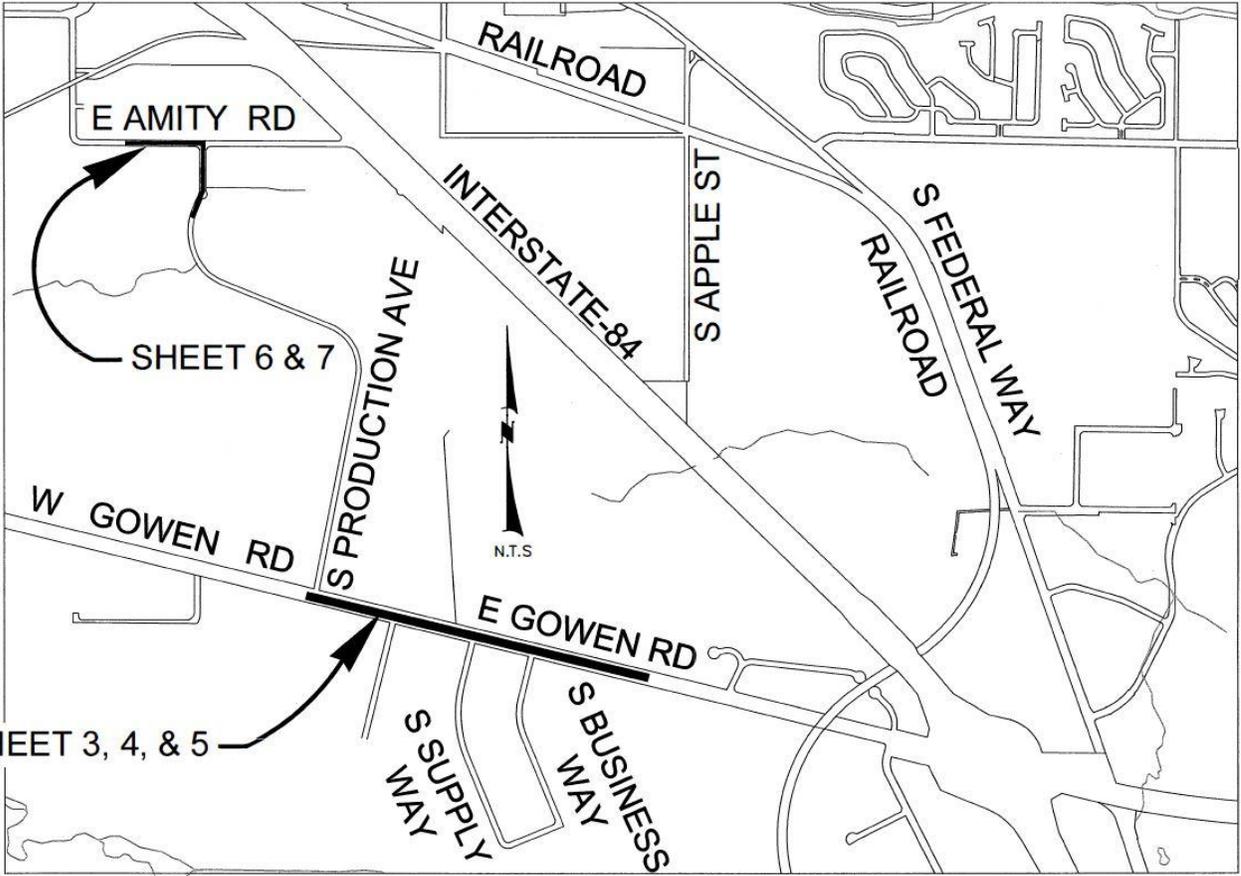
Amy Fimbel

Project Manager – Capital Improvements

Kathy Wanner

Contracts Specialist

Project Overview



Public Works Construction – Formal Sealed Bid

Idaho Code § 67-2805(2)(a)

Project Procurement Schedule	
Invitation to Bid Issued	July 23, 2021
Public Notice in Idaho Statesman	July 23 and 30
Addendum No. 1 (new bid form included)	July 30, 2021
Addendum No. 2	August 5, 2021
Bids Due – THREE BIDS RECEIVED	August 19, 2021 by 3pm
CCDC Board Consideration	September 20, 2021

Bid Results

BIDDER	TOTAL BID AMOUNT
Track Utilities, LLC	\$522,641.96 
Knife River Corporation – Mountain West	NON-COMPLIANT
Probst Electric, Inc.	\$1,447,450.46

Timeline/Next Steps



CONSIDER: Resolution 1720 Contract Award for Production and Gowen Road Utilities Project

Suggested Motion:

I move to adopt Resolution 1720 authorizing the Executive Director to negotiate and execute a construction contract with Track Utilities, LLC to complete the Production and Gowen Road Utilities Project for the total amount of \$522,641.96; and to expend funds as set forth in the resolution.

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..... Doug Woodruff

VI. Adjourn

Ratification of 521 W. Grove Street Letter of Intent

Doug Woodruff
Development Director



CONSIDER: Ratification of 521 W. Grove Street Letter of Intent

Suggested Motion:

I move to ratify the Letter of Intent between Artiach Properties LP and Capital City Development Corporation regarding the real property at 521 W. Grove Street.

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Adjourn