

Questions received by CCDC on August 2, 2021 (Posted August 9, 2021)

1. We understand from CCDC's website that for Type 2 assistance for public improvements, reimbursement cannot extend beyond the last fiscal year of the URD. Is there any potential for flexibility of this requirement?

Answer: Correct, the Type 2 assistance cannot be extended beyond the last fiscal year of the URD. However, the Agency updated the Participation Program on May 10, 2021, and the Participation Program now allows for a negotiable reimbursement schedule at the Agency's discretion in cases where Eligible Expenses would not otherwise be fully reimbursed within the District term for Type 2 projects that include Affordable, Mixed-Income or Workforce Housing units. Projects must have either a) Affordable Housing or b) Mixed-Income / Workforce Housing, and projects must also have income qualification for residents. Please see the "Type 2: General Assistance" section starting on page 12 (link [here](#)) for specific requirements and definitions.

2. Can The Agency provide some direction on what they would consider to be an excessive or acceptable parking allowance for commercial uses such as office, retail, and community space?

Answer: Acceptable parking stall counts should be appropriate for the redevelopment plans' proposed uses (housing, commercial, retail, public space, etc...). Proposals should meet the applicable parking requirements by local government agencies, including but not limited to Boise City, ACHD, Idaho Dept. of Transportation, and the Block 68 RFP. Redevelopment proposals also may include a parking study demonstrating support for the proposed parking count.

3. Could you provide us an example of the condominium and parking agreement used on prior projects?

Answer: See attached condominium document [here](#).

4. Would The Agency provide funding or the needed parking for the deed-restricted housing?

Answer: No. The deed restricted housing must supply the minimum parking required by City Development Code. Respondents are encouraged to build the minimum parking required and utilize the associated public parking as an additional resource to tenants who choose to purchase additional public parking passes. Proposals may be able to count all surrounding parking (regardless of public or private, on-site or off-site) as meeting the minimum requirements for the RFP, subject to Boise City approval.

5. If a developer owns the real estate associated with the development plan, what documentation is needed to show control? As an example, the deed? The development entity and the YMCA are partners on this response, obviously the YMCA owns multiple parcels across the 3 blocks and is committed to the response to the RFP being submitted by a private party. The private party is proposing that some of the CCDC components are on the parcels that the YMCA currently owns. What additional ownership documentation is needed by CCDC?

Answer: Proof of development team partnership is required in the form of a single-purpose entity LLC company comprised of all development partners. Acceptable proof of ownership for sites controlled collectively by development partners includes a Deed, Title Report, Purchase and Sale Agreement, or Option Agreement.

Questions received by CCDC on July 13, 2021 (Posted July 22, 2021)

1. Can you provide any additional details on the partnership structure for the development of the garage?

Answer: CCDC and the development team will negotiate the partnership structure after they have been selected as the winning proposal--during the next step of the process— which is finalizing the Disposition and Development Agreement. A Purchase and Sale Agreement for the public parking facility will also be part of the DDA process. CCDC is seeking proposals in which the Developer designs, entitles, and constructs the public parking facility. Upon completion CCDC will purchase the facility or a condominium within the facility. In either situation, CCDC expects to operate the entire facility as part of the ParkBOI public parking system. In the case of a condominium, an operations cost share agreement will also be included in the DDA process.

Proposals will need to outline specific terms regarding the design, development, and proposed use and operations of the facility. Information on this can be found in the RFP Section 3, starting on page 10.

2. Please confirm: The \$10,000,000 available from CCDC/ParkBOI for the parking structure, is considered partner equity in the garage development, not a development incentive. Is this \$10 million separate from the funds that may be available through the Type 2 Participation Program?

Answer: Any requested CCDC financial participation should be shown as a "Source" on a proposal's financial Sources and Uses submittal.

3. What determines the ParkBOI purchase price of the garage?

Answer: A proposal should outline the specific terms of the public parking facility as requested in the RFP. The final negotiated terms of the public parking facility will be determined via the process described in RFP Section 6.II (“Selection Process”). The Agency Board approval of the purchase price is required.

4. Will parking dedicated to the apartments be leased back to the apartment entity or will a portion of the parking structure be condominium-owned by the apartment entity?

Answer: The Agency will not lease back units to an apartment entity. For the purposes of a proposal that includes both public and private parking stalls, the Agency encourages respondents to propose condominium ownership structures with the Agency either purchasing its condominium upon completion of the parking facility or the Agency leasing the public stalls from the development entity.

5. What is meant by “These requirements necessitate that a public parking facility be included by *non-Agency land* that is a *half block footprint*”? Will the site be considered non-agency land? The half block footprint would also suggest that acquisition of at least one other property on the subject block is required of any proposal.

Answer: Land assemblage of non-agency land with agency-land is necessary to create a half-block footprint adequate for a public parking structure acceptable to the Agency. The RFP is also open to proposals that locate a public parking structure on entirely non-agency land that is a half-block footprint and nearby agency-land.

6. Do we need to get an appraisal on site value if proposing a lower value?

Answer: No. The provided appraisals (RFP Attachments 10 and 11) determine the value for both Agency properties. The appraised value should be used as the purchase price of the land in proposals financial plan. a ReUse appraisal of the proposed project will be conducted upon the selection of an advancing proposal. The Reuse Appraisal determines the discounted land value. If the discounted land value is lower than the appraised value, CCDC is able to reimburse the delta between the values upon completion of the project. Proposals should include paying full price for the land prior to construction and contemplate reimbursement per the discounted land value upon completion of the project.

7. Is the Visionary Outcomes additional 50 points for more units “all or nothing”?

Answer: No. Points are awarded based on how well a proposal meets or exceeds the criteria. This is at the discretion of the evaluation panel who will take into consideration all proposals and the relative performance of each.