

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

**Regular Meeting
October 11, 2021**

AGENDA

I. Call to Order

Chair Zuckerman

II. Action Item: Agenda Changes/Additions

Chair Zuckerman

III. Work Session

- A. Fulton Street Improvements, 9th to Capitol – Project Introduction (10 minutes)
..... Zach Piepmeyer

Information Only: Fulton Street Improvements, 9th Street to Capitol Blvd.

Zach Piepmeyer, P.E.
Project Manager – Capital Improvements

October 11, 2021

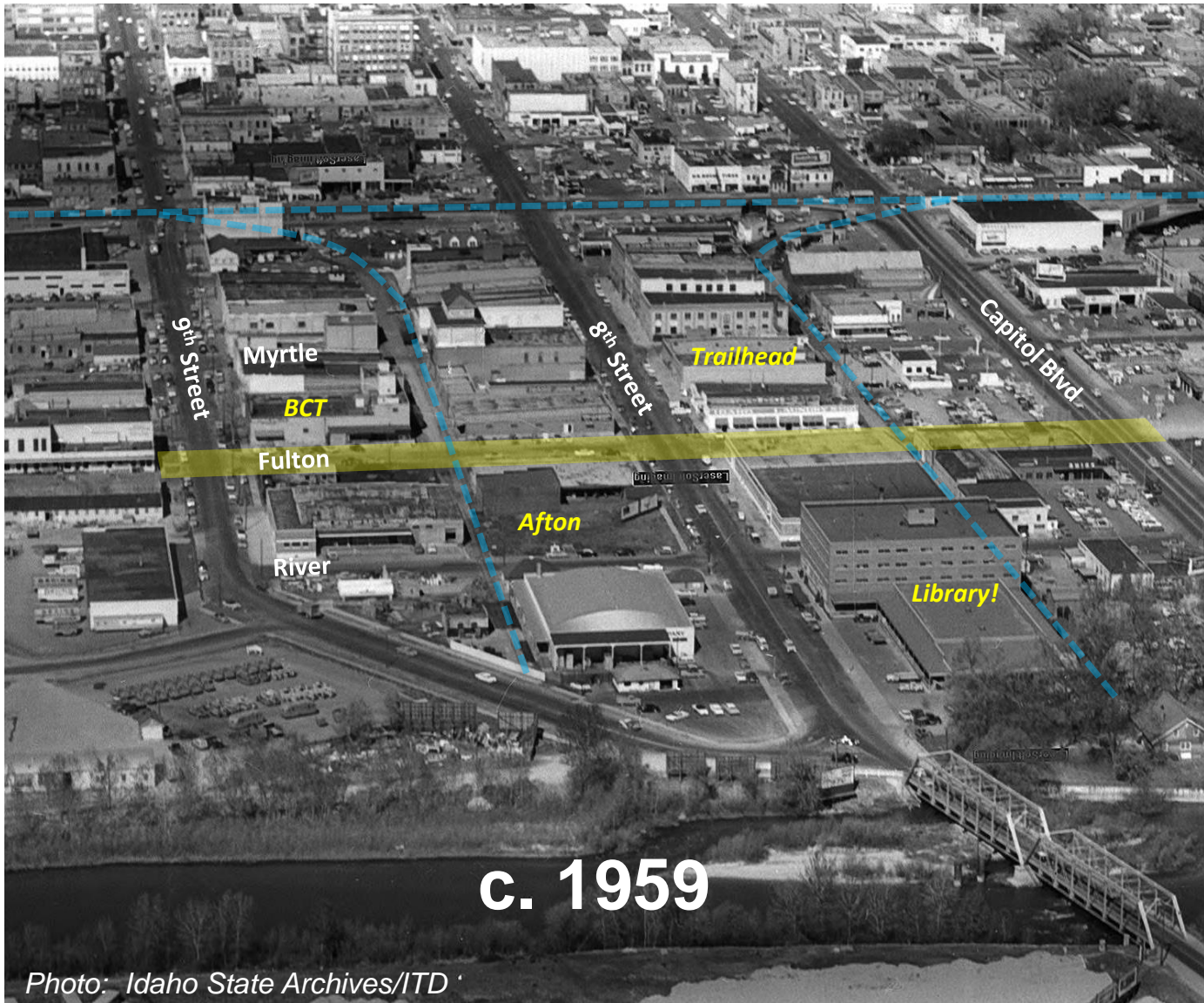
Project Location



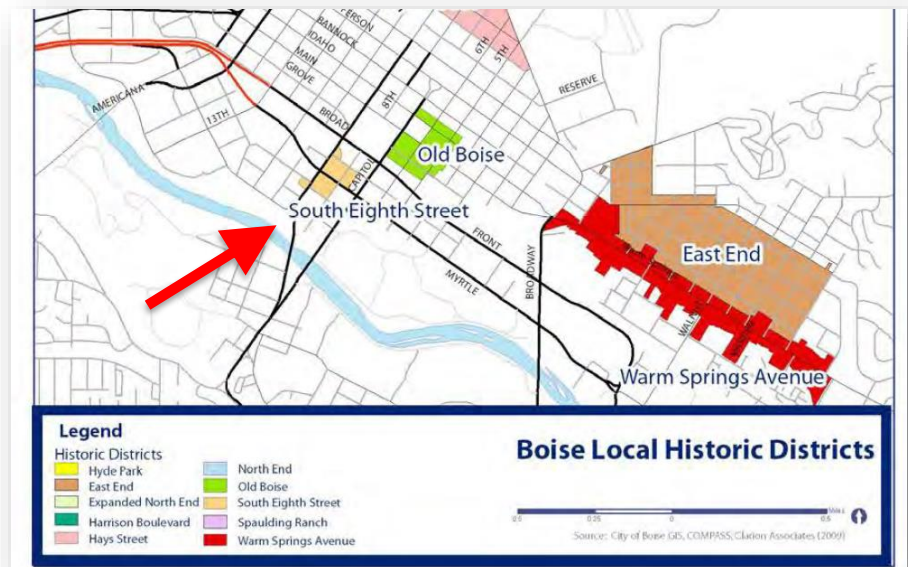
Project Location



Historical Context



- Former industrial/warehouse area
- Rail service (40-ft wide alleys)
- South 8th Street Historic Warehouse District (Designated 1982)



Existing Conditions

519 S 8th Street



520 S 9th Street



705 W Fulton Street



Existing Conditions



Wide Automobile Travel Lanes



Deteriorated Sidewalk, Non-Standard Streetscape

Existing Conditions



Missing Sidewalk



Missing Sidewalk and Non-Standard Parking

Project Objectives



Fulton Street, looking west from Capitol Blvd.

- Engage the public, partners and stakeholders
- Improve safety and mobility through infrastructure investment
- Activate street life
- Enhance business opportunities

Schedule



Questions/Comments



Fulton Street, looking east from 9th Street.

AGENDA

IV. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report - September 2021

B. Minutes & Reports

1. Approval of September 20, 2021 Meeting Minutes

C. Other

1. Approve Resolution 1729 - 113 S 5th St - 5th & Grove Office - Type Participation Agreement
2. Approve Resolution 1730 - First Amendment to 512 W Grove St Type 2 Participation Agreement
3. Approve Resolution 1724 - 202 S. 6th Street – Home2Suites – Amendment to Type 3 Participation Agreement
4. Approve Resolution 1728 – Appointment of Joey Chen as Acting Chief Administrative Officer

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

V. Action Items

- A. **CONSIDER:** Approve Resolution 1727 - FY2022 – FY2026 Capital Improvement Plan
(10 minutes) Doug Woodruff, Kevin Martin
- B. **CONSIDER:** Authorization to Proceed - Early Redemption for 2011B, 2017A and 2017B Bonds
(5 minutes)..... Joey Chen
- C. **CONSIDER:** Approve Resolution 1726 - Ranking for CM/GC Services for Linen Blocks on Grove Streetscape Improvements Project (10 minutes)..... Amy Fimbel/Kathy Wanner
- D. **CONSIDER:** Resolution 1723 – Selection of On-Call Design Professionals – Structural, Mechanical and Electrical Engineers (10 minutes)Kathy Wanner

VI. Adjourn



CIP: 5-Year Capital Improvement Plan

FISCAL YEARS: 2022 – 2026

PROPOSED: October 11, 2021

Presented by:

Doug Woodruff
Development Director

October 11, 2021

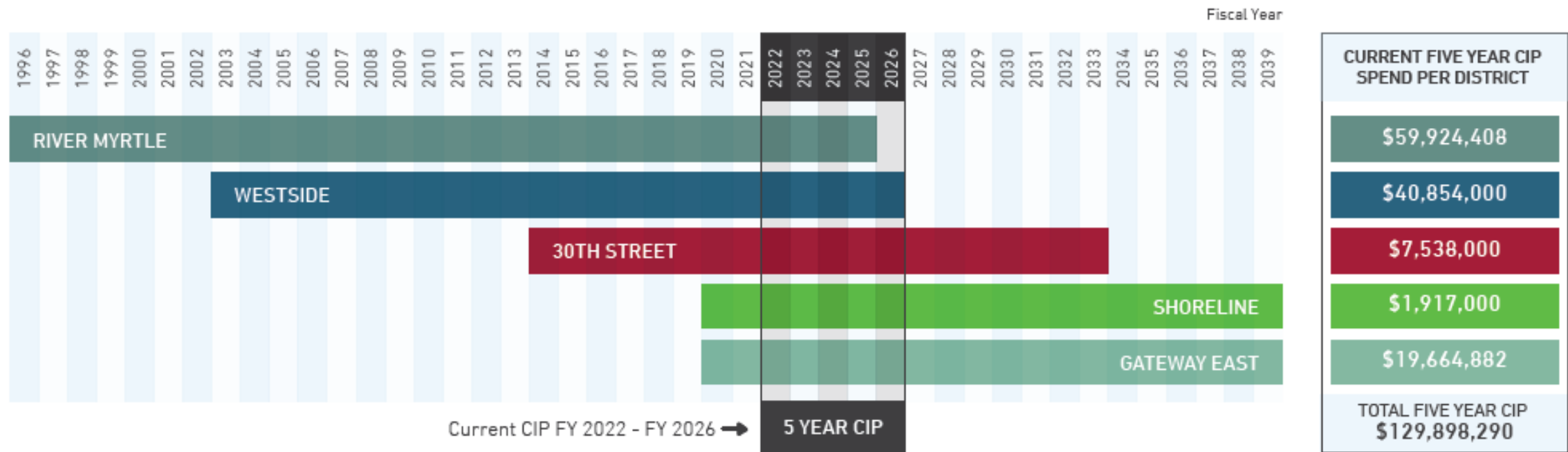


5-YEAR CAPITAL IMPROVEMENT PLAN FY2022 - FY2026

Jules on 3rd Apartments, River Myrtle Old Boise District

Investment Summary

CCDC DISTRICT LIFESPANS



CIP Adjustments

212 S. 16th St. - Boise Fire Station #5 and Housing Development

- Type 4 Partnership
- \$475K

705 S 8th St. Wassmuth Center and Greenbelt Site Improvements

- \$1.45M to \$2M
- Type 4 Partnership
- Geothermal

Housing Partnerships and Real Estate Acquisitions

- RM District \$11M to \$10.45M

9th St. and Bannock St. Geothermal Upgrades

- Type 4 Partnership
- \$0 to \$250K

Westside District Streetscape Assessment and Closeout Projects

- WS District \$2.6M to \$2.35M

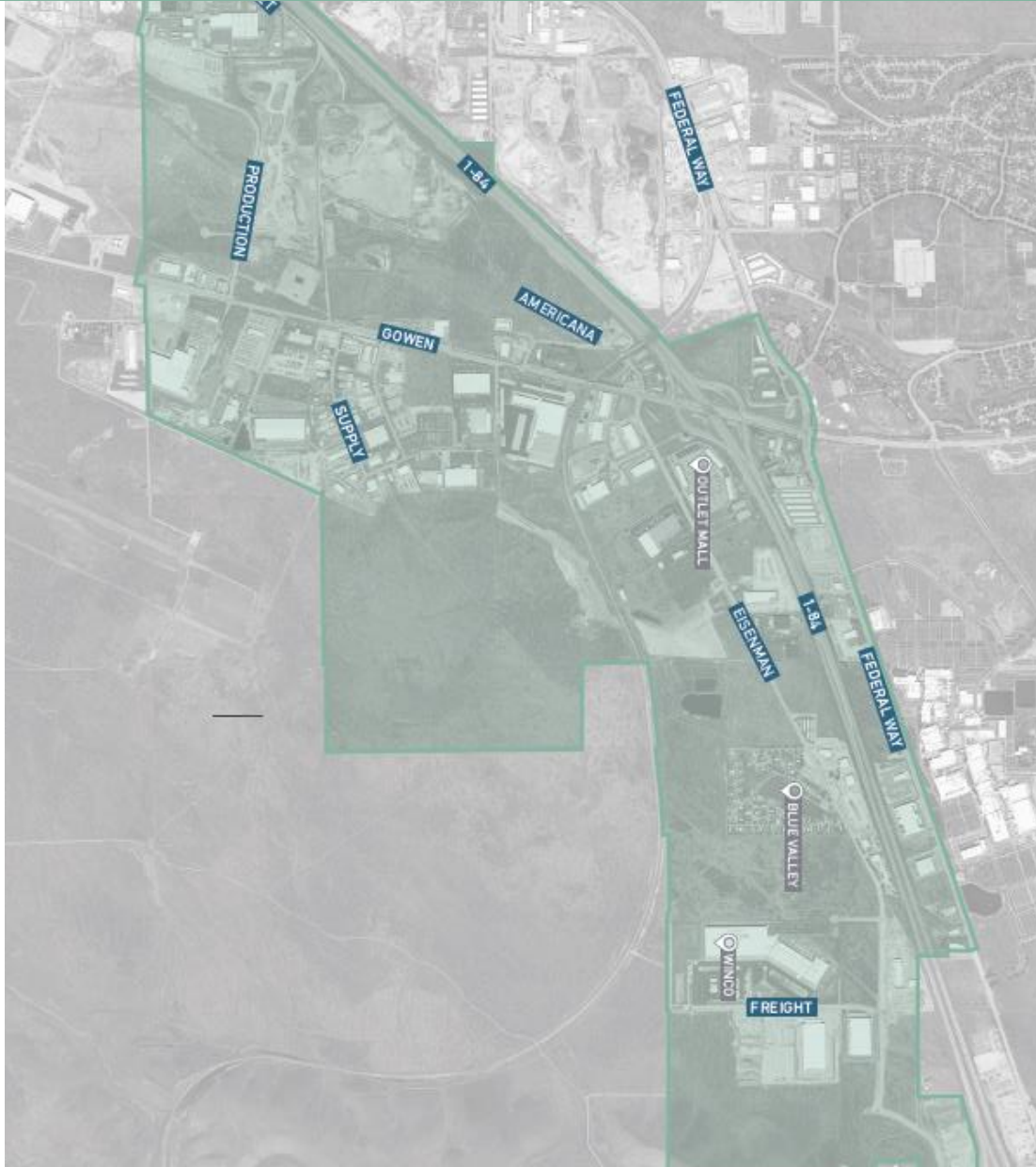
CONSIDER: Resolution 1727

FY2022 – FY2026 Capital Improvement Plan

Suggested Motion:

I move to approve Resolution 1727, adopting the CCDC 2022-2026 Capital Improvement Plan

Gateway East Priorities



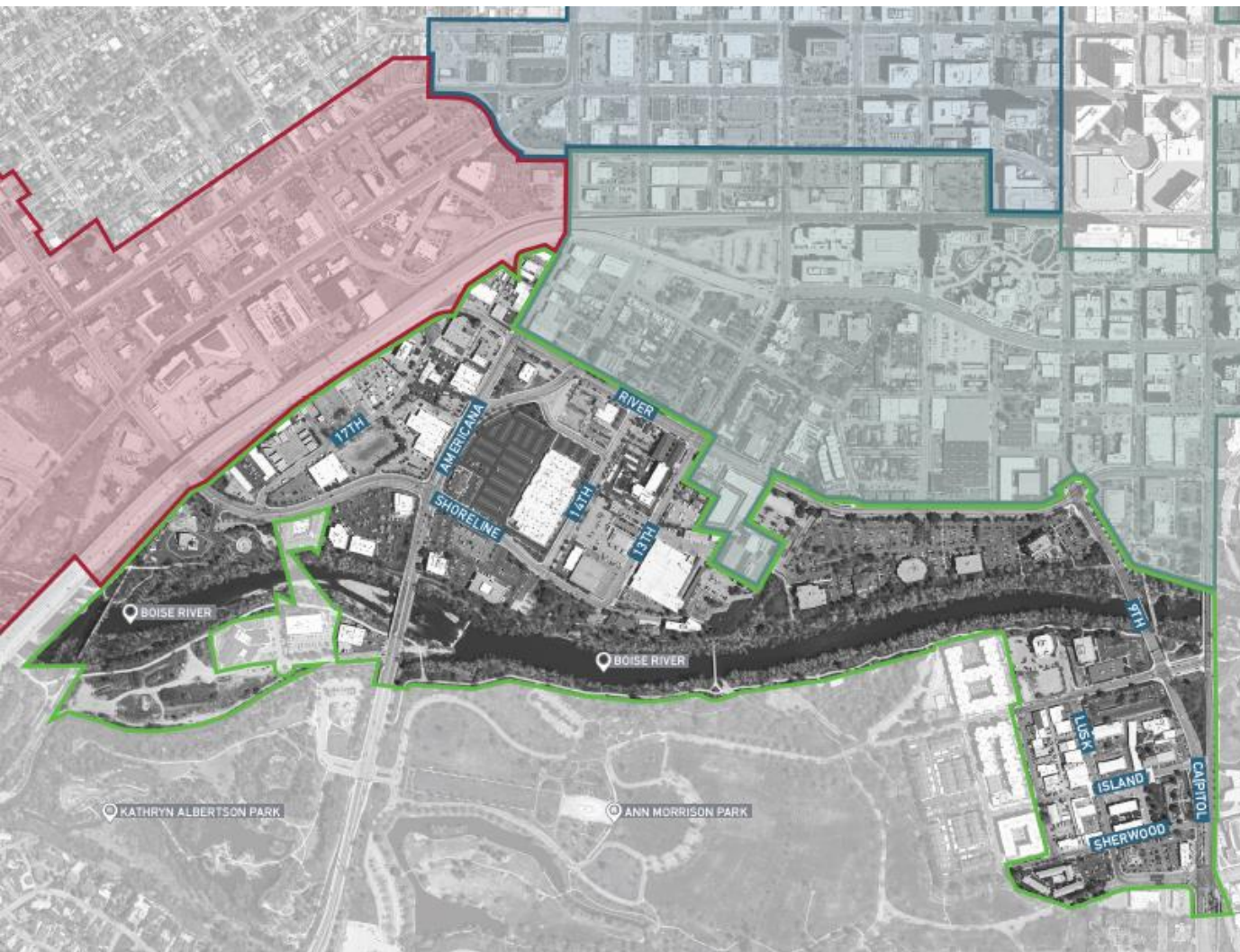
Economic Development

- Bundle Incentives
City + BVEP + CCDC
- Participation Program
- Quality Jobs

Accelerate Infrastructure Improvements

- Preliminary engineering
- Shovel ready projects
- Bonding capacity in FY2026

Shoreline Priorities



Increase Housing Supply & Diversify Options

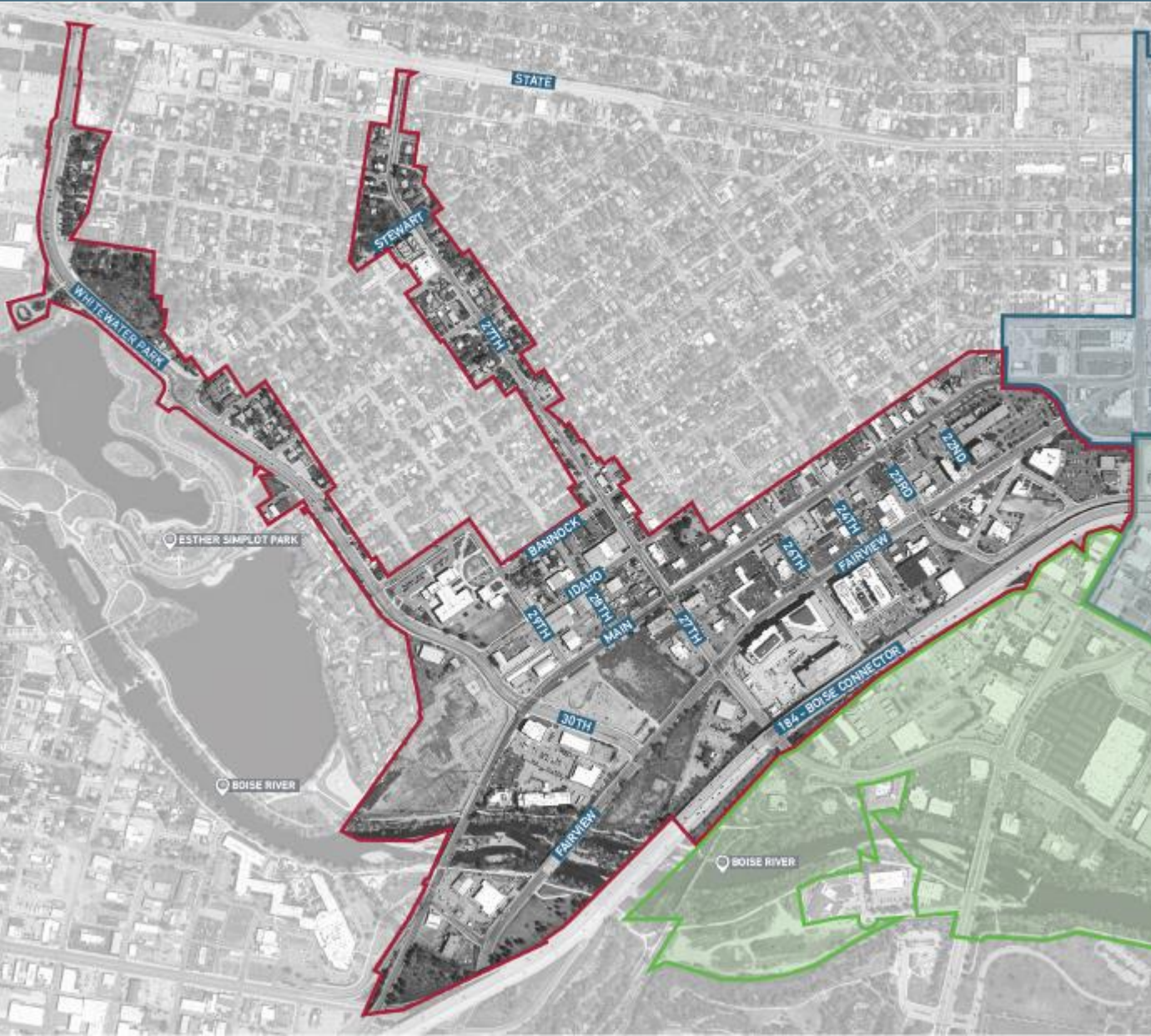
- Partnerships
- RE Acquisition/Disposition

Catalyze Private Investment

- Participation Program
- Streetscape Standards

Improve Riverfront Safety & Access

30th Street Priorities



Continue partnerships with Housing

- Increased partnerships in program
- Neighborhood services
- Connect to downtown

Improve mobility infrastructure to serve emerging neighborhood

Attract people who bring diversity & creativity

River-Myrtle/Old Boise & Westside Priorities



Housing partnerships that support downtown's growing workforce



Mobility Infrastructure that connects people to opportunities

Placemaking that diversifies the downtown experience

Complete infrastructure systems as part of district closeout

Housing Partnerships and Real Estate Acquisitions



	RIVER MYRTLE \$10.5 M
	WESTSIDE \$1.7 M
	30 TH STREET \$5.4 M
	SHORELINE \$1.4 M

Type 5 Participation Program – 1715 W. Idaho Street Housing Infill Development



Transformative Development & Mobility Infrastructure



RIVER MYRTLE

\$7.0 M



WESTSIDE

\$17.5 M

Type 3 & 5 Participation Program – Block 68 Catalytic Redevelopment Project



1001 E. Gowen Rd. – AZEK / LDK



GATEWAY EAST

\$2.9 M

Type 2 Participation Program – Family Wage Jobs, Diversifying Boise's Economy



Jules on 3rd



RIVER MYRTLE
\$5.3 M



WESTSIDE
\$800 K



30TH STREET
\$1.0 M

Type 1 & 2 Participation Program – 1,030 new homes



Public Art



RIVER MYRTLE

\$915,000



WESTSIDE

\$175,000



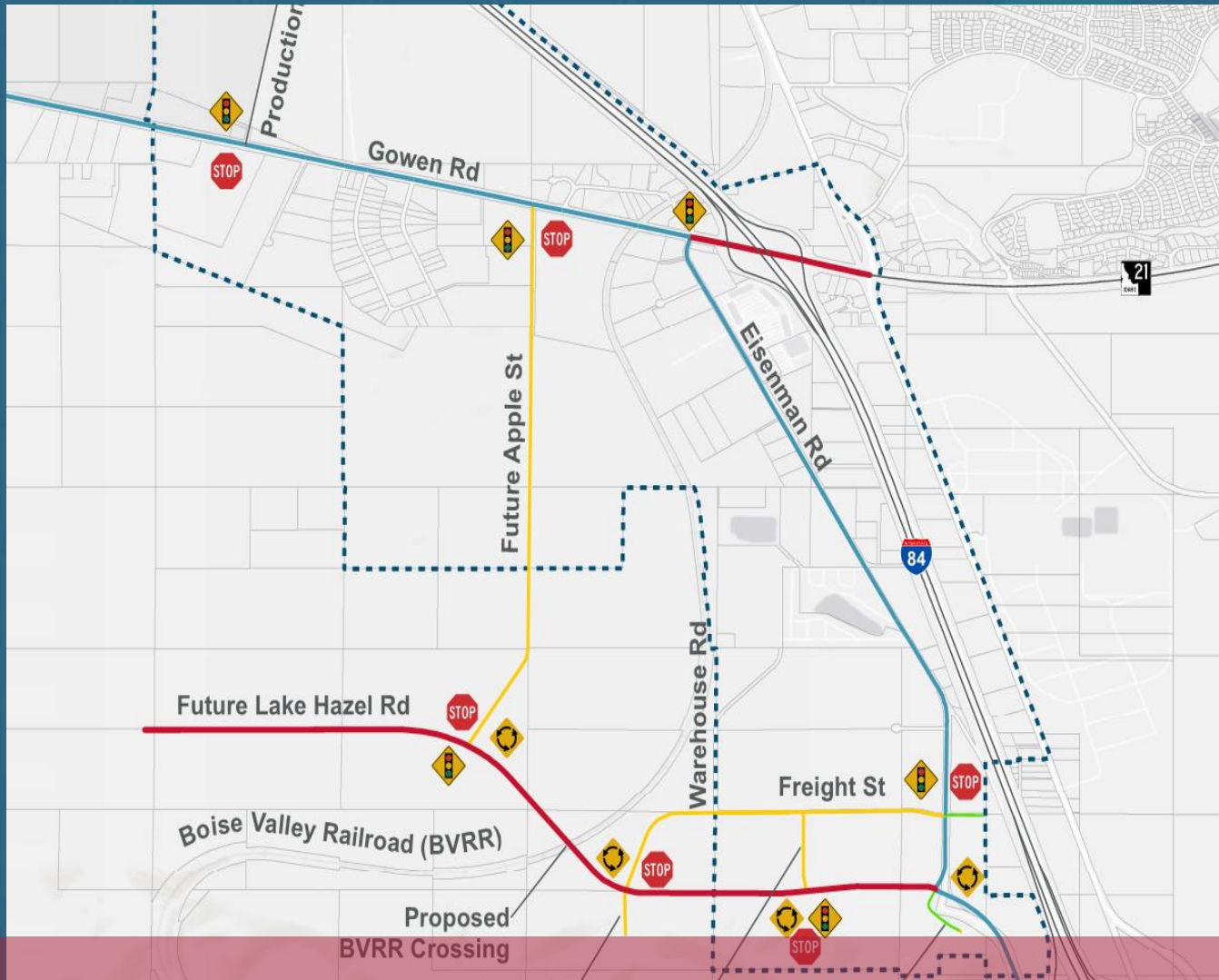
30TH STREET

\$160,000

“Gentle Breeze” installation at Cherie Buckner-Webb Park



Roads & Infrastructure

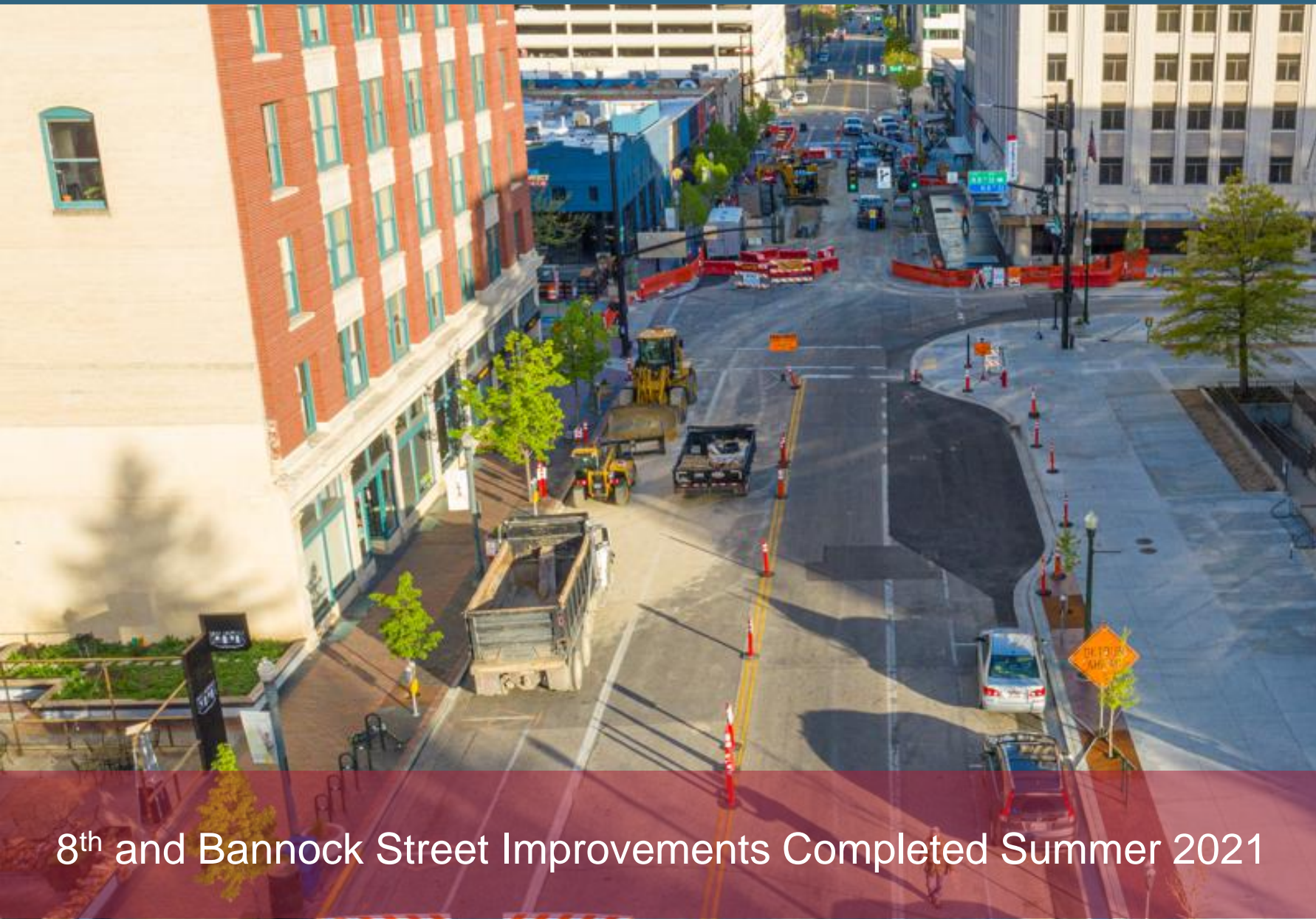


GATEWAY EAST
\$15.2 M

Road Extensions to Reduce Development Barriers and Accelerate Job Growth



Streetscape & Utility Improvements



RIVER MYRTLE

\$9.2 M



WESTSIDE

\$7.9 M



30TH STREET

\$75,000



SHORELINE

\$247,000



GATEWAY EAST

\$1.1 M

8th and Bannock Street Improvements Completed Summer 2021



11th Street Bikeway



RIVER MYRTLE

\$2.2 M



WESTSIDE

\$5.2 M

Ridge to River Connectivity – Business Access, Facilities for All Ages & Abilities



Main & Fairview Transit Island Improvements



30TH STREET

\$705,000

Creating safe bicycle and bus movements along high density residential corridors



Parks and Public Spaces



RIVER MYRTLE
\$4.2 M



WESTSIDE
\$1.2 M



30TH STREET
(Unfunded)



SHORELINE
(Unfunded)

Cherie Buckner-Webb Park, Completed Summer 2021



Old Boise Blocks on Grove Street



RIVER MYRTLE
\$9M



Neighborhood Placemaking and Reinvestment Strategy



Linen Blocks on Grove Street



ACTIVATE THE AREA

Through the design, programming, and redevelopment of public and private spaces in and along the street, create unbroken blocks of unique activity that encourage local business, district residents, nearby neighbors, and visiting patrons to naturally connect throughout the day, week, and all year round.



Credit: Guy Hand

INVEST IN INFRASTRUCTURE

Make needed investments that modernize and improve the function and form of Grove Street, with particular focus on sidewalk, street, and utility infrastructure, and adding trees and greenery.

BALANCE MOBILITY OPTIONS

Boost pedestrian and bicyclist travelers' comfort and mobility options, particularly at busy intersections, while maintaining vehicle access to and through the district. Implement a parking strategy that emphasizes public parking, park-and-walk approaches, and reduces the need for parking on private parcels.



Credit: Guy Hand

MAINTAIN OUR LOCAL CREATIVE HAVEN

Encourage and attract creative endeavors and people to Grove Street through development of living, working, and performance space at several scales, including by designing "festival blocks" within the street, and by inclusion of housing and commercial options that help keep the area affordable for an array of residents and businesses.

EMBRACE AND EXTEND DISTRICT IDENTITY AND HISTORY

Build the existing Linen District brand and extend it further along Grove (10th to 16th) by sharing stories of the area's history, strengthening coordinated promotion of area events and activities, encouraging a cohesive look and feel in the area that mixes historic and modern forms, and incorporating interpretive and placemaking elements in and along the street.



RIVER MYRTLE
\$5.8 M



WESTSIDE
\$530,000

CONTACT US

CAPITAL CITY DEVELOPMENT CORPORATION

121 N. 9th St. Suite 501 | Boise, Idaho 83702

PHONE (208) 384-4264

FAX (208) 384-4267

EMAIL info@ccdcboise.com

STAY CONNECTED



PARTNER WITH US

To create a stronger and more accessible Boise
through increased housing options for all.

AGENDA

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VI. Adjourn

CONSIDER:

- Series 2011 B Note Early Redemption
- Series 2017 A & 2017 B Bonds Early Redemption

Joey Chen, Director of Finance and Administration
October 11, 2021



AGENDA

- Background of the bonds
 - 2011 B
 - 2017 A
 - 2017 B
- Cost Savings Calculation
- Notice Requirements
- Timeline



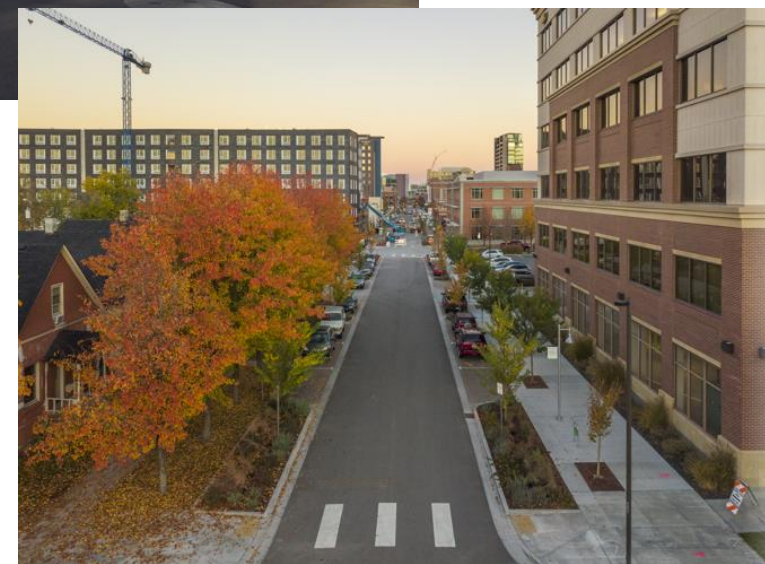
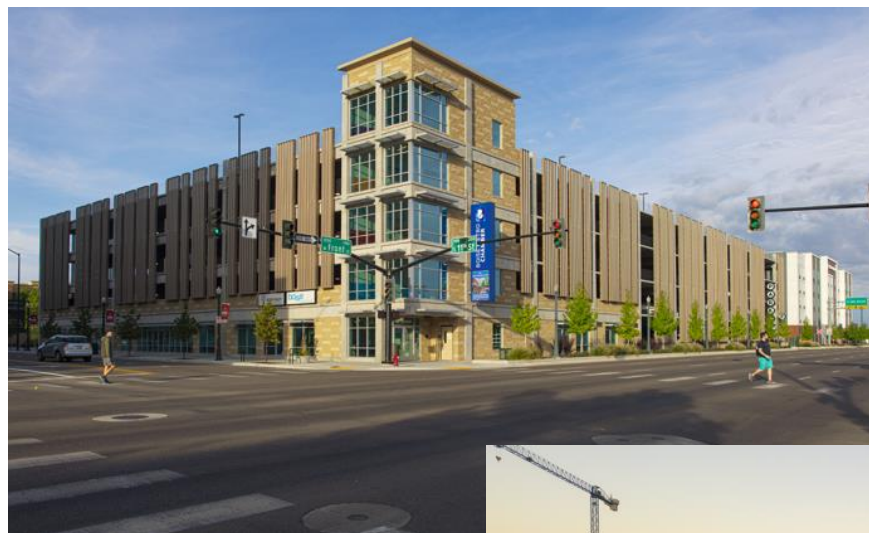
Background - 2011 B Revenue Refunding Note

	2011 B
URD	RMOB
Principal	\$ 12,865,000
Term	13 Years
Interest Rate	4.75%
Mature Date	9/1/2024
Lender	Bank of America
Remaining Principal	\$ 3,780,000
Project(s)	Refinanced 2002 B Bond <i>(which funded Ave A East Garage providing parking for the Civic Plaza Housing project and other users)</i>

CIVIC PLAZA LP Civic Plaza Project Parcels 3A & 3C and Parcel 2 4702-16			
ISSUER Boise City / Ada Co Deanna L. Watson 1276 River Street, S Boise, Idaho 83702 Phone: 208-345-4444 Fax: 208-345-4444 Email: deanna.watson@boiseidaho.gov	BORROWER'S LOCAL COUNSEL Givens Purley LLP L. Ed Miller Kimberly Maloney Frank Lee Anne Kunkel 277 N. 6th Street, Boise, Idaho 83701 Phone: 208-388-3888 Fax: 208-388-3888 Email: lrm@givenspurley.com	UNDERWRITER, SERIES A BONDS Newman & Associates, Inc. John McAlister, Senior Vice President 4551 Cox Road, Suite 220 Richmond, Virginia 23060 Phone: 804-273-6464 Fax: 804-273-6464 Email: john.mc@newmanandassociates.com	CONSTRUCTION LENDER'S COUNSEL, SERIES A & B BONDS Paramount Financial Group, Inc. Sam Todd David Butcher Tami A. Conrad-Zangmeister Jodi Diebold Cynthia Hatch 3825 Columbus Road S.W., Building F. Atlanta, Georgia 30338 Phone: 404-525-1000 Fax: 404-525-1000 Email: sam.todd@paramountfinancial.com
ISSUER'S COUNSEL Prosecuting Attorney Theodore Argyle 200 W. Front Street, 3rd Floor, Room 319 Boise, Idaho 83702 Phone: 208-287-7777 Fax: 208-287-7777 Email: ted@boiseidaho.gov	BORROWER'S Orrick Herring Chas Canell 400 Sansome Street San Francisco, CA Phone: 415-392-1200 Fax: 415-392-1200 Email: ccanell@orrick.com	UNDERWRITER'S COUNSEL, SERIES B BONDS Sherman & Howard Kurt Kaufman Maria Hewood 633 17th Street, Suite Denver, Colorado 80202 Phone: 303-299-8282 Fax: 303-299-8282 Email: kkaufman@shermanandhoward.com	TRUSTEE U.S. Bank, N.A. Bruce Caldwell 1420 5th Avenue, 7th Floor Seattle, Washington 98101 Phone: 206-344-4674 Fax: 206-344-4632 Email: bruce.caldwell@usbank.com
ISSUER'S FINANCIAL ADVISOR CSG Advisors Inc. Chene Slater 1 Post Street, Suite 2 San Francisco, CA Phone: 415-956-2424 Fax: 415-956-2424 Email: chene@csgadvisors.com	BORROWER'S Bingham McCutchen Stephen Ryan Three Embarcadero San Francisco, CA Phone: 415-393-3333 Fax: 415-393-3333 Email: stephen.ryan@mcg.com	CONSTRUCTION LENDER'S COUNSEL, SERIES A & B BONDS Keybank National Association Henry Tiedeman 4 Embarcadero Center San Francisco, CA Phone: 415-395-5464 Fax: 415-395-5464 Email: henry.tiedeman@keybank.com	PERMANENT LENDER'S COUNSEL, SERIES A & B BONDS Katten Muchin Zev Virginia Davis, Esq. Leta Principi Laura Kane 1025 Thomas Jefferson East Lobby, Suite 700 Washington, D.C. 20003 Phone: 202-625-3333 Fax: 202-339-4444 Email: virginia.davis@katten.com
BOND COUNSEL HAWLEY TROXER Mike Stodolch Danielle Quade Storma Russell 877 W. Main Street, Boise, Idaho 83701 Phone: 208-342-4600 Fax: 208-342-3438 Email: mrs@htrh.com	BORROWER'S Klein Financial Group Bob Klein Marcus Griffin 550 California Avenue Palo Alto, California Phone: 650-833-5444 Fax: 650-833-5444 Email: bob@kleinfinancial.com	CONSTRUCTION LENDER'S COUNSEL, SERIES A & B BONDS Moffat Thomas Bar David S. James 101 S. Capitol Boulevard Boise, Idaho 83702 Phone: 208-385-5444 Fax: 208-385-5338 Email: david@moffatthomasbar.com	FNMA COUNSEL Gallagher, Evoluis & Jones, LLP Nicole J. Page, Esquire Mark Keener 218 N. Charles Street, Suite 400 Baltimore, Maryland 21201 Phone: 410-347-1362 (NP) 410-366-1366 (MK) Fax: 410-468-2786 Email: npage@gallagher.com
	BORROWER'S Klein Financial Group Max Nardoni 4030 Palos Verdes Rolling Hills, California Phone: 310-544-4444 Fax: 310-544-4444 Email: max@kleinfinancial.com	SERVICER GMAC Commercial Sue Gormalka Sheila Gillespie Tony Perre 200 Witmer Road Hershey, Pennsylvania Phone: 717-682-4646 Fax: 717-682-4646 Email: sue.gormalka@gmcc.com	RATING AGENCY Moody's Investors Service Ali Sistani Bob Patterson 99 Church Street, 6th Floor New York, New York 10007-2796 Phone: 212-533-4356 (AS) 212-533-3747 (BP) Fax: 212-533-4080 Email: sistanis@moody.com
		TAX CREDIT INVESTMENT Paramount Financial Rusty Olinio 233 Wilshire Boulevard Santa Monica, California Phone: 310-393-7272 Fax: 310-393-6767 Email: rolinio@paramountfinancial.com	

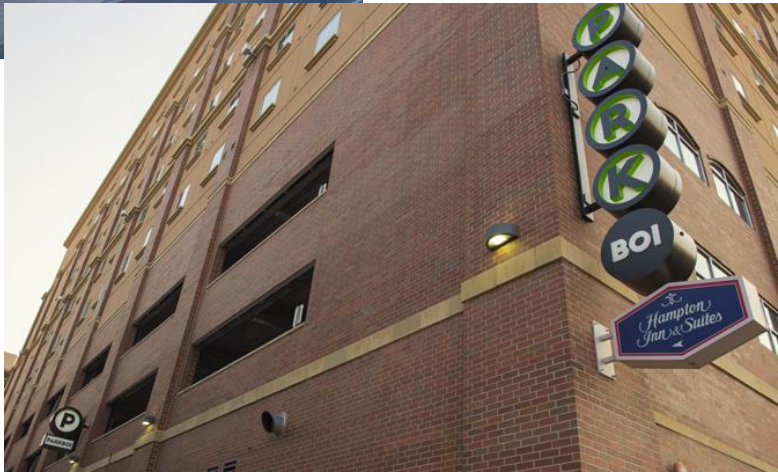
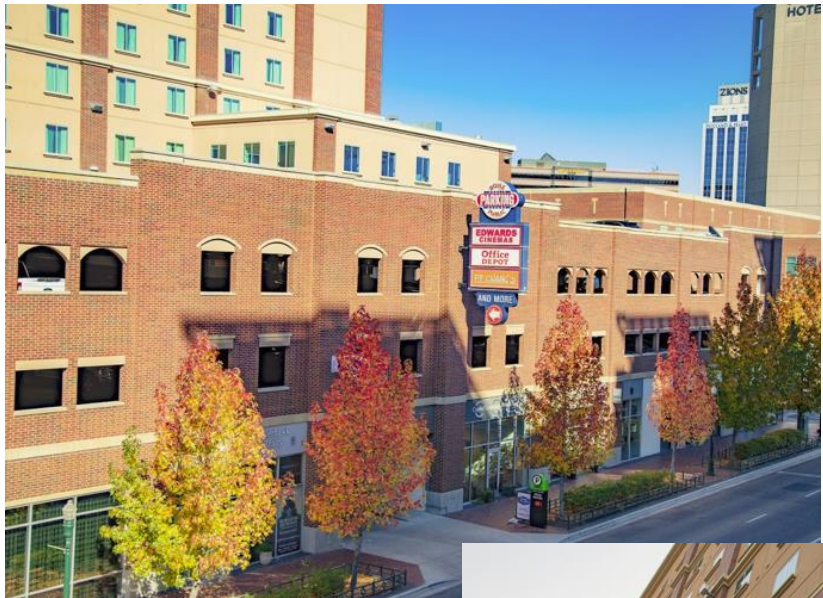
Background - 2017 A Redevelopment Bond

	<u>2017 A</u>
URD	RMOB
Principal	\$ 13,000,000
Term	8 Years
Interest Rate	2.32%
Mature Date	9/1/2024
Lender	Zions Bank
Remaining Principal	\$ 5,655,000
Project(s)	<ul style="list-style-type: none">• 11th & Front Parking Condo• Broad Street Improvement• Other Projects



Background - 2017 B Refunding Redevelopment Bond

	<u>2017 B</u>
URD	RMOB
Principal	\$ 5,145,000
Term	8 Years
Interest Rate	2.82%
Mature Date	9/1/2024
Lender	Zions Bank
Remaining Principal	\$ 2,280,000
Project(s)	Refinanced 2010 B Bond <i>(which refinanced 2004A Bond that funded the construction of Capitol & Myrtle Garage)</i>



Early Redemption – 2011 B, 2017 A, 2017 B

Cost Savings Calculation

- Utilize cost savings on interest expense - \$557,574
- Provide greater flexibility for parking revenue by releasing it from pledged revenues.

	2011 B	2017 A	2017 B	TOTAL
Outstanding Balance	\$ 4,144,800	\$ 5,919,480	\$ 2,409,720	\$ 12,474,000
Payoff Amount*	\$ (3,932,553)	\$ (5,687,799)	\$ (2,296,074)	\$ (11,916,426)
Savings to CCDC	\$ 212,247	\$ 231,681	\$ 113,646	\$ 557,574

**\$107,665 - prepayment fee for 2011 B; No prepayment fee for 2017 A/2017 B.*

Early Redemption – 2011 B, 2017 A, 2017 B

Notice Requirement

2011 B

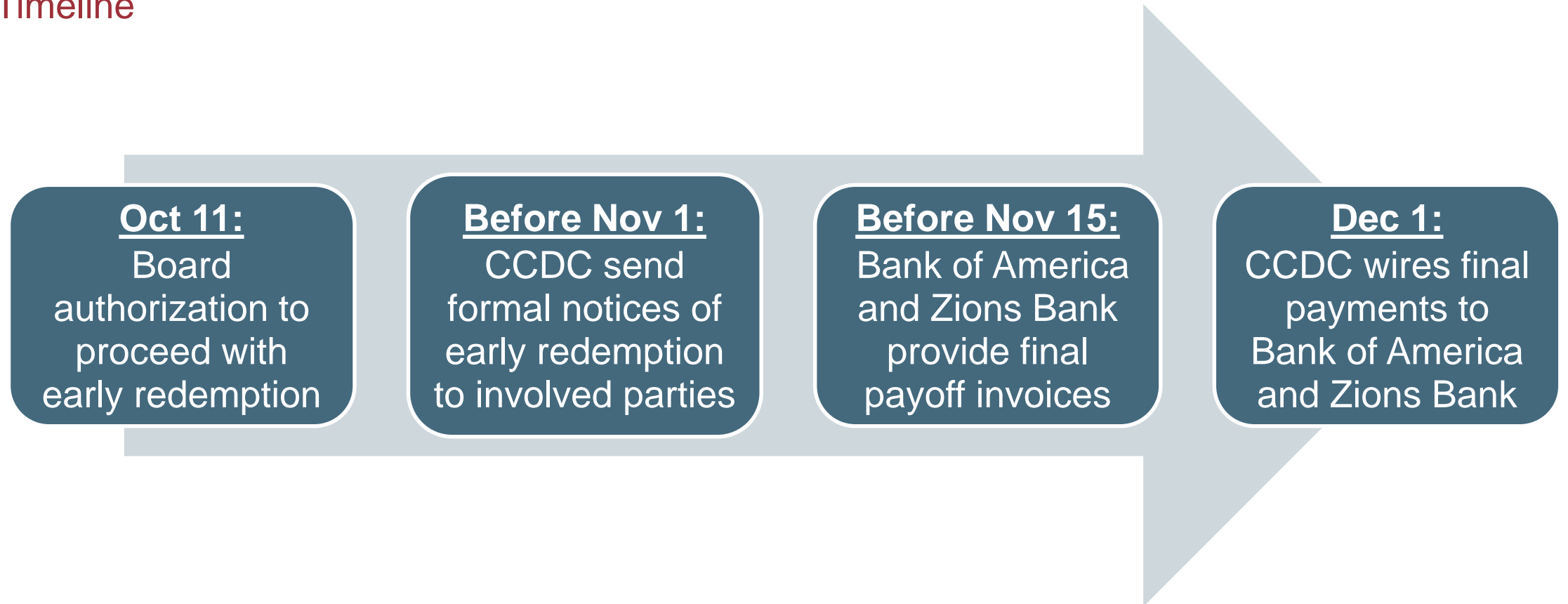
- Requires 3 days notice
- Parties to notify:
 - Bank of America
 - Boise City Housing Authority
 - Ada County
 - Civic Plaza

2017 A/B

- Requires 30-60 days notice
- Parties to notify:
 - Zions Bank

Early Redemption – 2011 B, 2017 A, 2017 B

Timeline



Note: As a result of the redemption of the Series 2011 B Note, certain agreements related to the Avenue A DDA and Parking Garage Lease with Civic Plaza may need to be amended effective December 1, 2021. If formal Board approval is determined to be necessary, those documents would come before the Board in November's meeting.

Actions Requested:

1. Authorization to proceed with early redemption of Series 2011 B Note
2. Authorization to proceed with early redemption of Series 2017A & Series 2017 B Bonds

Questions?

Suggested Motions:

1. Based on the analysis prepared by Agency staff and the benefits of redemption, recognizing the prepayment fee imposed for early redemption, I move to authorize Director of Finance and Administration in consultation with the Agency's financial advisor, bond counsel and Agency counsel to take the necessary steps to redeem the Series 2011 B Note effective December 1, 2021.
2. Based on the analysis prepared by Agency staff and the benefits of redemption, I move to authorize Director of Finance and Administration in consultation with the Agency's financial advisor, bond counsel and Agency counsel to take the necessary steps to redeem the Series 2017 A/Series 2017 B Bonds effective December 1, 2021.

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V. Action Items

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- C. **CONSIDER:** Approve Resolution 1726 - Ranking for CM/GC Services for Linen Blocks on Grove Streetscape Improvements Project (10 minutes)..... Amy Fimbel/Kathy Wanner
- D. **CONSIDER:** Resolution 1723 – Selection of On-Call Design Professionals – Structural, Mechanical and Electrical Engineers (10 minutes)Kathy Wanner

VI. Adjourn

CONSIDER: Resolution 1726 -
Construction Manager / General Contractor
Competitive Selection for Linen Blocks on Grove Street
Streetscapes Improvement Project

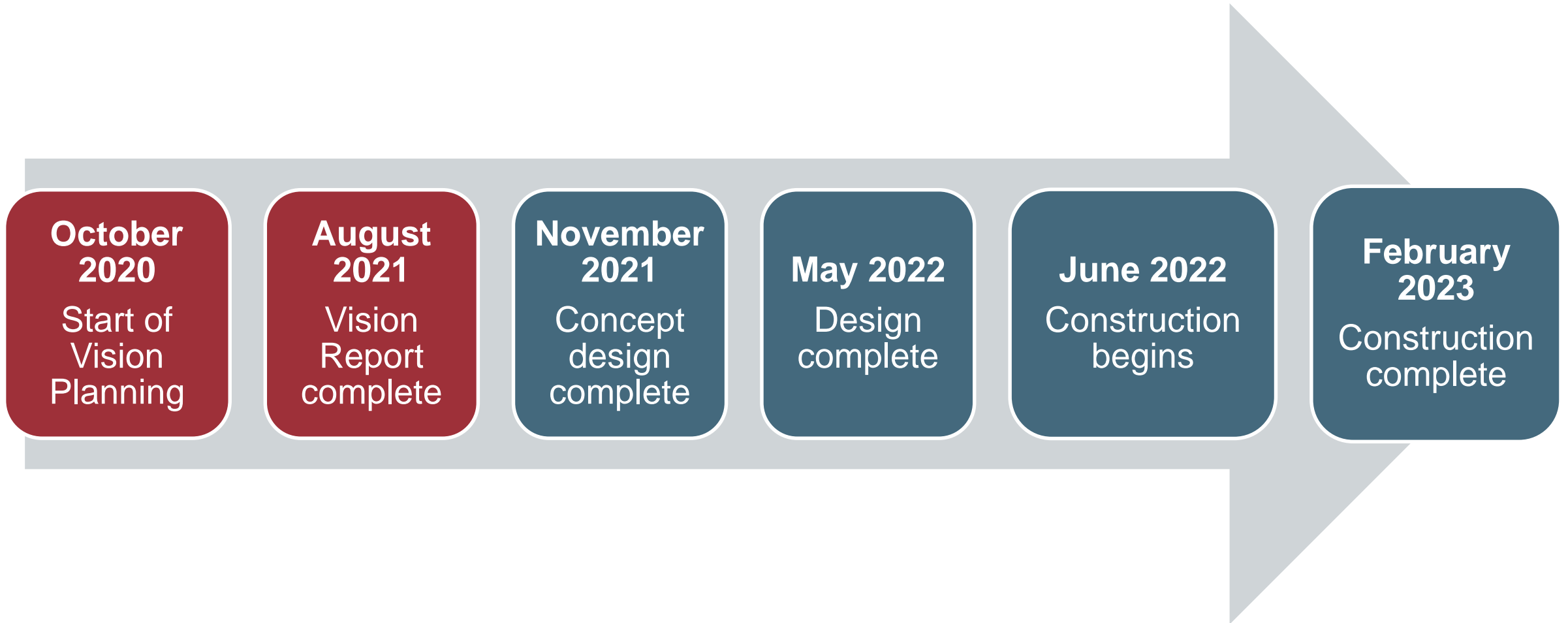
Amy Fimbel
Project Manager

Kathy Wanner
Contracts Specialist

Project Area



Project Timeline



Project Improvements



Project Improvements



Qualification-Based Selection Process

Idaho Code § 67-2320

Must be licensed as Construction Manager AND General Contractor

CM/GC Selection Process Schedule	
RFQ Issued	August 10, 2021
Public Notice	August 10 and August 17, 2021
Pre-Proposal Meeting	August 19, 2021
Submissions Due	September 13, 2021 by 3:00 pm
<i>Staff review for compliance and Evaluation Panel scoring RFQ requirements</i>	
CCDC Board Decision October 11, 2021	

Request for Qualification Evaluation and Ranking

EVALUATION	
Cover Sheet	5
Waiver / Release	5
Signed Cover Letter	5
Company Profile	30
CM/GC Project Team	45
Experience & Past Performance	40
Project Approach, Work Plan & Schedule	40
Project Management	30
Points / Evaluator	200
Total Points (200 x 5) = 1000	

RANKING	
Guho Corp	905
McAlvain Construction	846
IMCO	816
Wright Brothers	782

TODAY

Board Approval

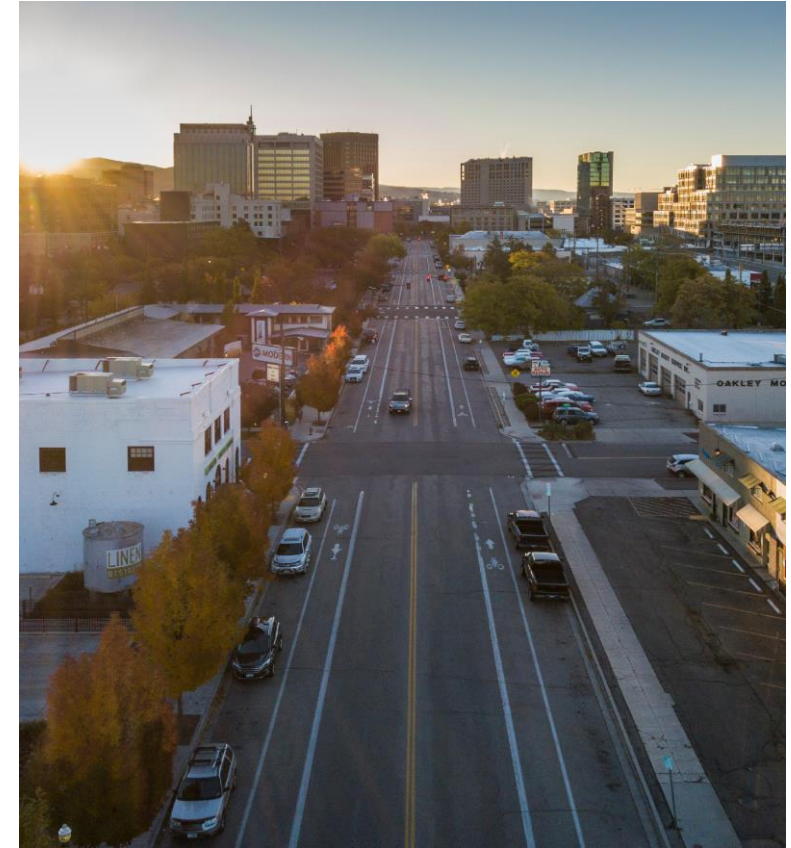
Resolution No. 1726

CM/GC Ranking & Pre-Construction

LATER

Board Approval

Guaranteed Maximum Price (Contract Amendment for Construction)



CONSIDER: Resolution 1726
Construction Manager / General Contractor
Competitive Selection for Linen Blocks on Grove Street
Streetscapes Improvement Project

Suggested Motion:

I move to adopt Resolution 1726 approving the ranking for the RFQ: CM/GC for the Linen Blocks on Grove Street Streetscape Improvements Project and authorize the Executive Director to negotiate and execute a Construction Manager / General Contractor agreement for the Linen Blocks on Grove Street Streetscape Improvements Project.

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VI. Adjourn

CONSIDER: Resolution 1723

On-Call Design Professionals

Structural, Mechanical and Electrical Engineers

Selection Process

Kathy Wanner
Contracts Specialist

Background

Idaho Code

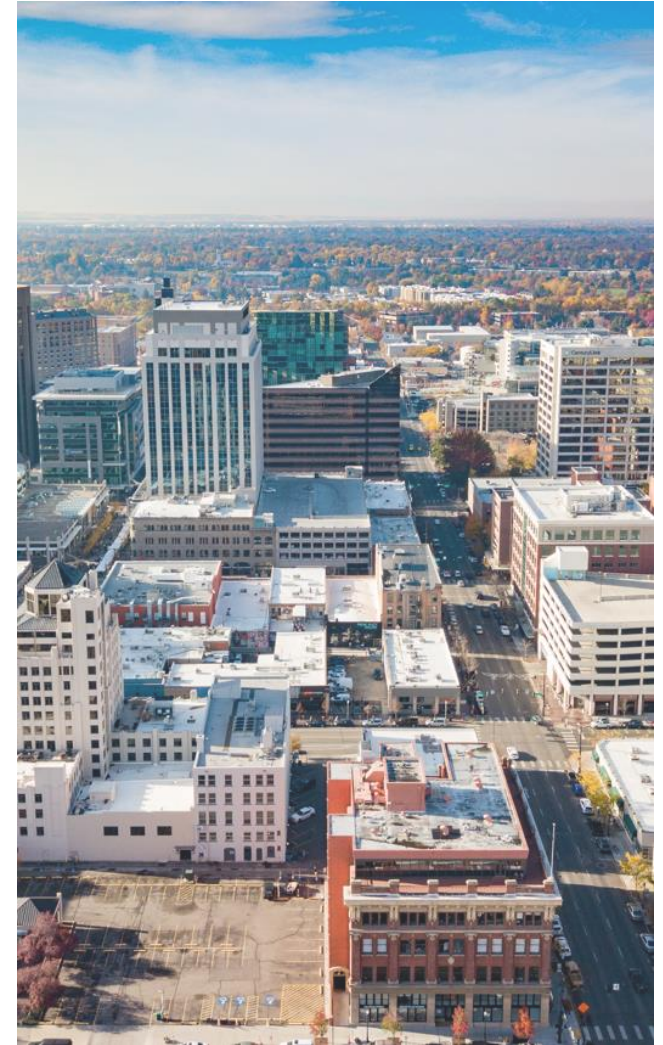
Design Professionals selected based on qualifications and demonstrated competence.

On Call roster for expedited engagement

Agency Practice

QBS process every 5 Years

Last done – 2019



Qualification-Based Selection Idaho Code § 67-2320

11 individual firms responded  17 total responses to evaluate

Selection Process Schedule	
RFQ Issued	July 20, 2021
Public Notice	July 20 and 27
Submissions Due	September 1, 2021 by 3pm
<i>Agency review for compliance and Evaluation Panel scoring RFQ requirements</i>	
CCDC Board Consideration October 11, 2021	

Request for Qualification Evaluation Process

Process
Five-Member Agency Panel
Independent Evaluations
Scores compiled
Strengths and Weaknesses discussed
Recommendations to Board

Evaluation Criteria	
Cover Sheet	Pass/Fail
Waiver / Release	Pass/Fail
Signed Cover Letter	Pass/Fail
Organizational Qualifications	30
Personnel Qualifications	30
Project Experience	30
Office/Key Personnel Location	10
Points / Evaluator	100

Recommendations

STRUCTURAL ENGINEERS

Desman, Inc.

Jacobs Engineering Group, Inc.

Kimley-Horn and Associates, Inc.

KPFF Consulting Engineers

MECHANICAL ENGINEERS

CSHQA

Cushing Terrell

Kimley-Horn and Associates, Inc.

Musgrove Engineering, PA

ELECTRICAL ENGINEERS

CSHQA

Cushing Terrell

Kimley-Horn and Associates, Inc.

Musgrove Engineering, PA

Firms listed alphabetically

CONSIDER: Resolution 1723

On-Call Design Professionals Structural, Mechanical and Electrical Engineers Selection Process

Suggested Motion:

I move to adopt Resolution 1723 creating a roster of selected and pre-approved design professionals as shown in the resolution and to authorize the Executive Director to negotiate and execute three-year, on-call professional services agreements with these firms.

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VI. Adjourn

Adjourn