

**LIVE STREAMING
&
AUDIO RECORDING**

Now In Progress



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

Board of Commissioners

**Regular Meeting
January 18, 2022**



AGENDA

I. Call to Order

Chair Zuckerman

II. Action Item: Agenda Changes/Additions

Chair Zuckerman

III. Work Session

- A. Consider commencing the process for an amendment to the River Myrtle/Old Boise-URD to extend the boundary of the River Myrtle/Old Boise project area pursuant to Idaho Code Section 50-2033 (10 minutes) Zach Piepmeyer/ Doug Woodruff
- B. ParkBOI Update (5minutes).....Matt Edmond

**WORK SESSION: Consider commencing the process for
an amendment to the River Myrtle/Old Boise-URD
to extend the boundary of the River Myrtle/Old Boise project area
pursuant to Idaho Code Section 50-2033**

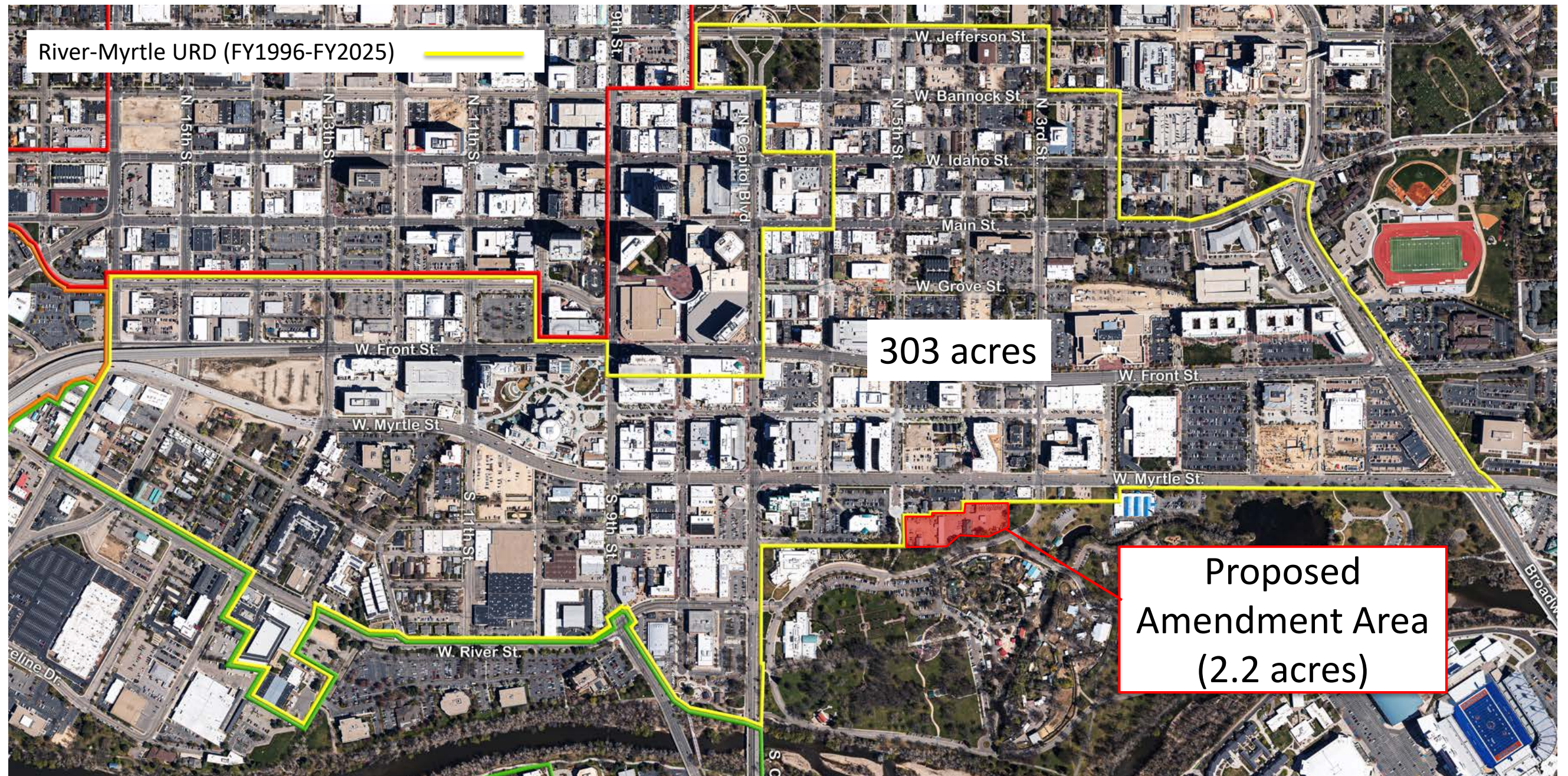
**Doug Woodruff
Development Director**

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

January 18, 2022



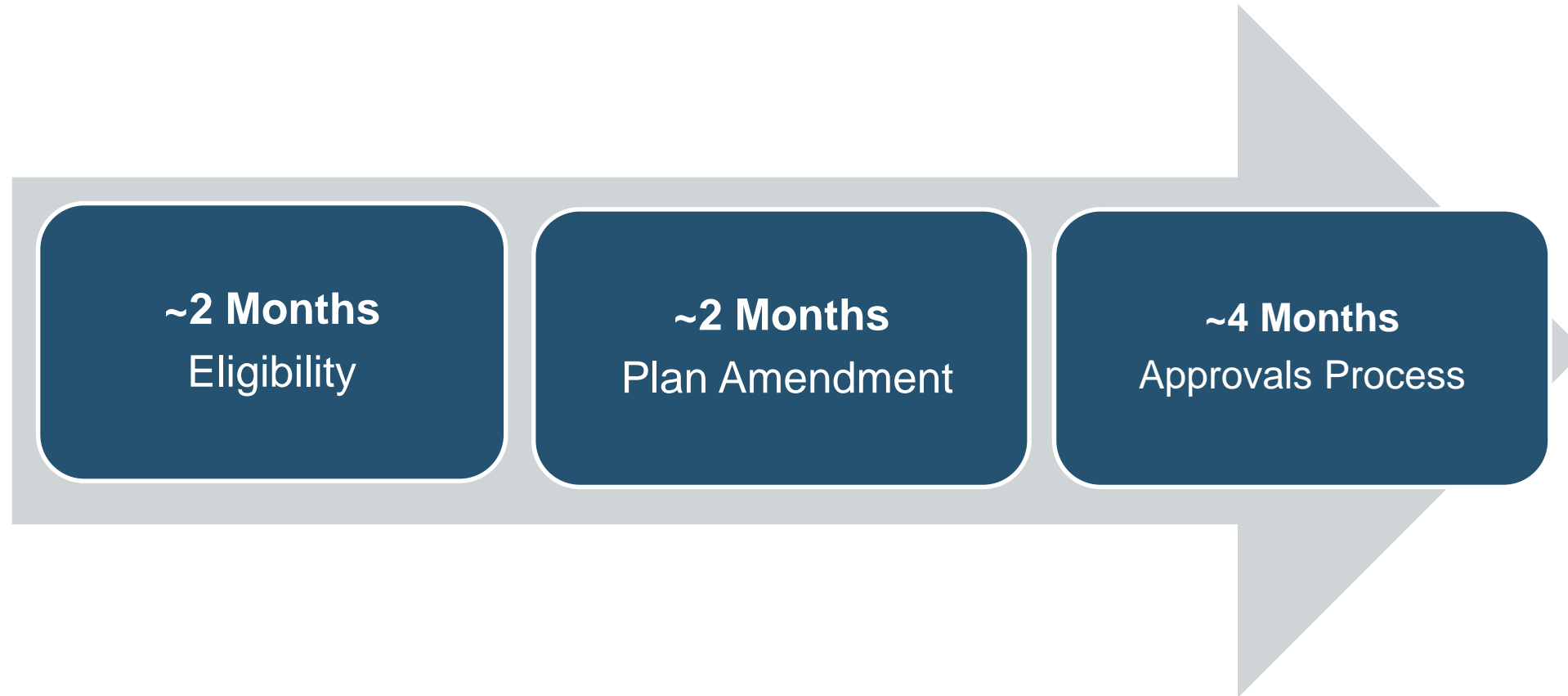
RMOB Amendment



RMOB Amendment



Process



Questions/Comments

AGENDA

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Chair Zuckerman

II. Action Item: Agenda Changes/Additions

Chair Zuckerman

III. Work Session

- A. Consider commencing the process for an amendment to the River Myrtle/Old Boise-URD to extend the boundary of the River Myrtle/Old Boise project area pursuant to Idaho Code Section 50-2033 (10 minutes) Zach Piepmeyer/ Doug Woodruff
- B. ParkBOI Update (5 minutes).....Matt Edmond

ParkBOI Update

Matt Edmond
Parking & Mobility Director

January 18, 2022

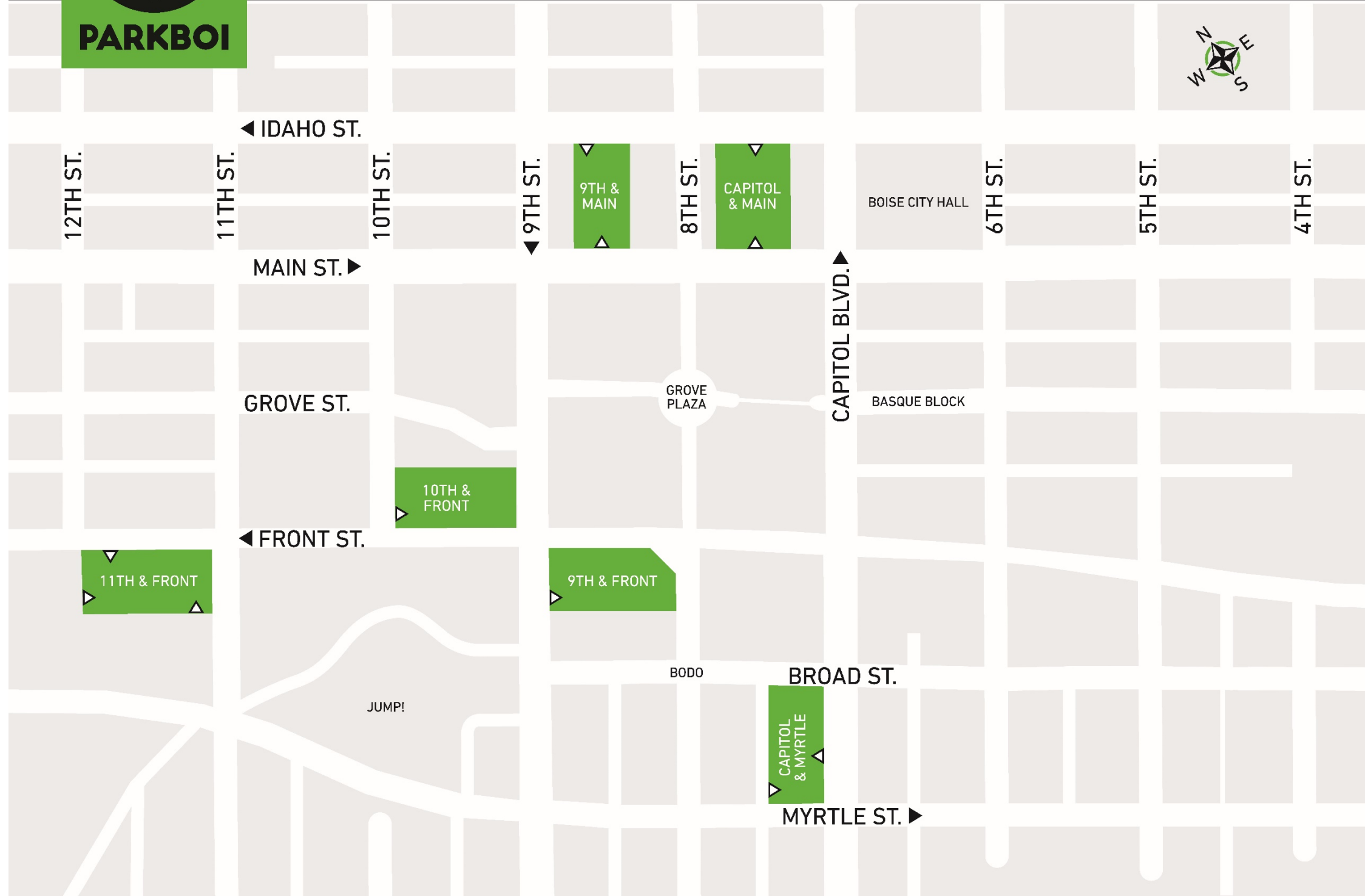


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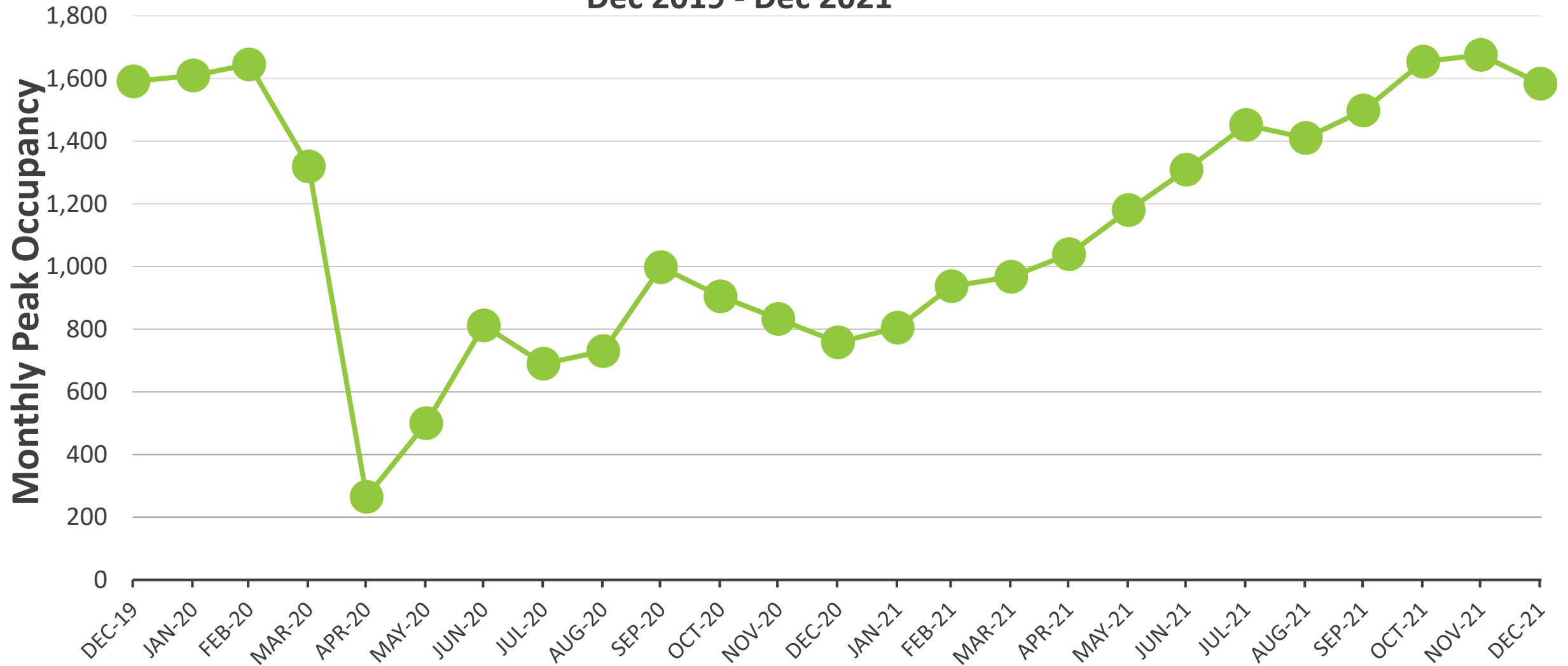
PARKBOI

PUBLIC PARKING GARAGES



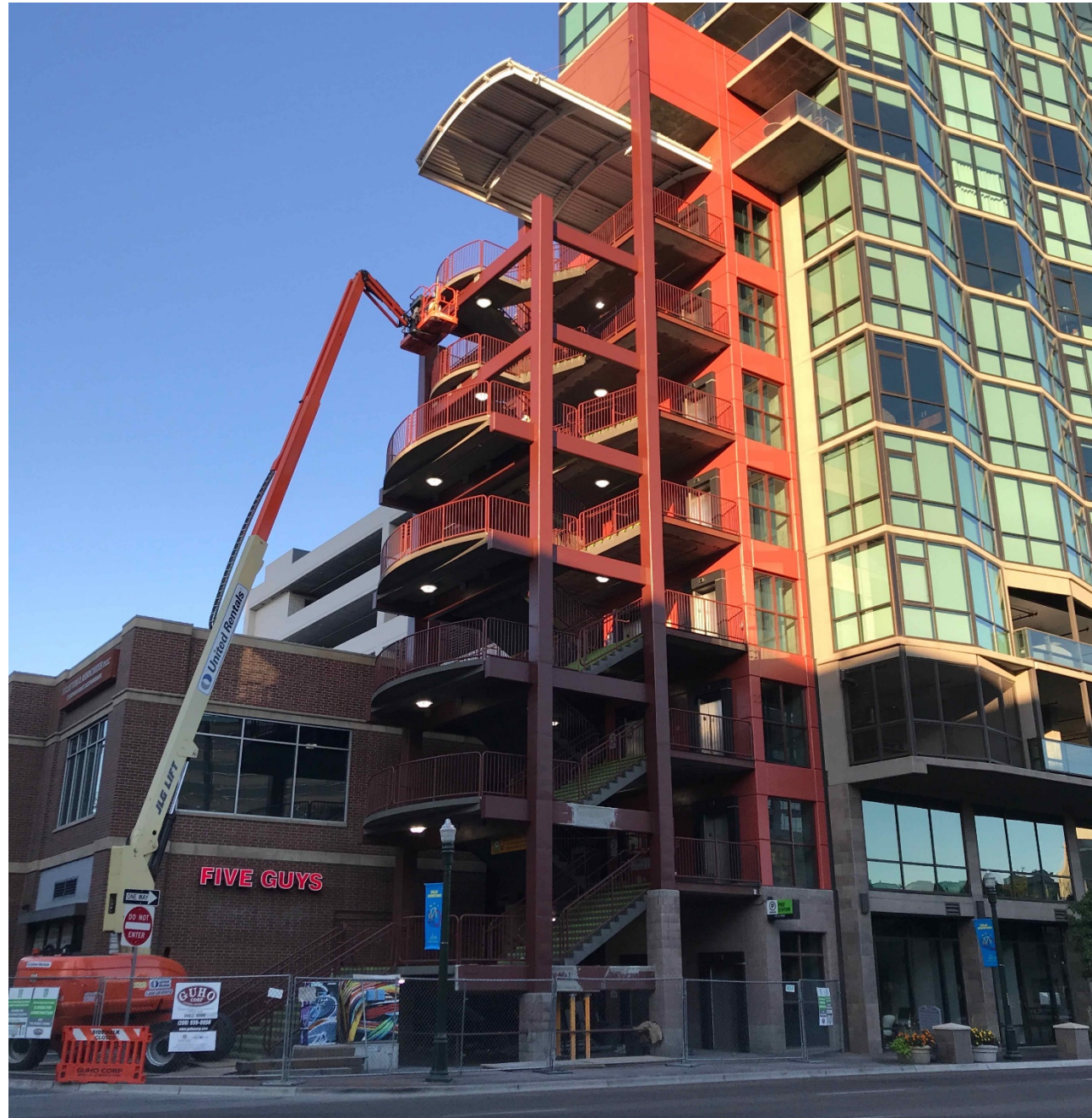
Pandemic Impact & Recovery

ParkBOI Monthly Peak Occupancy
Dec 2019 - Dec 2021

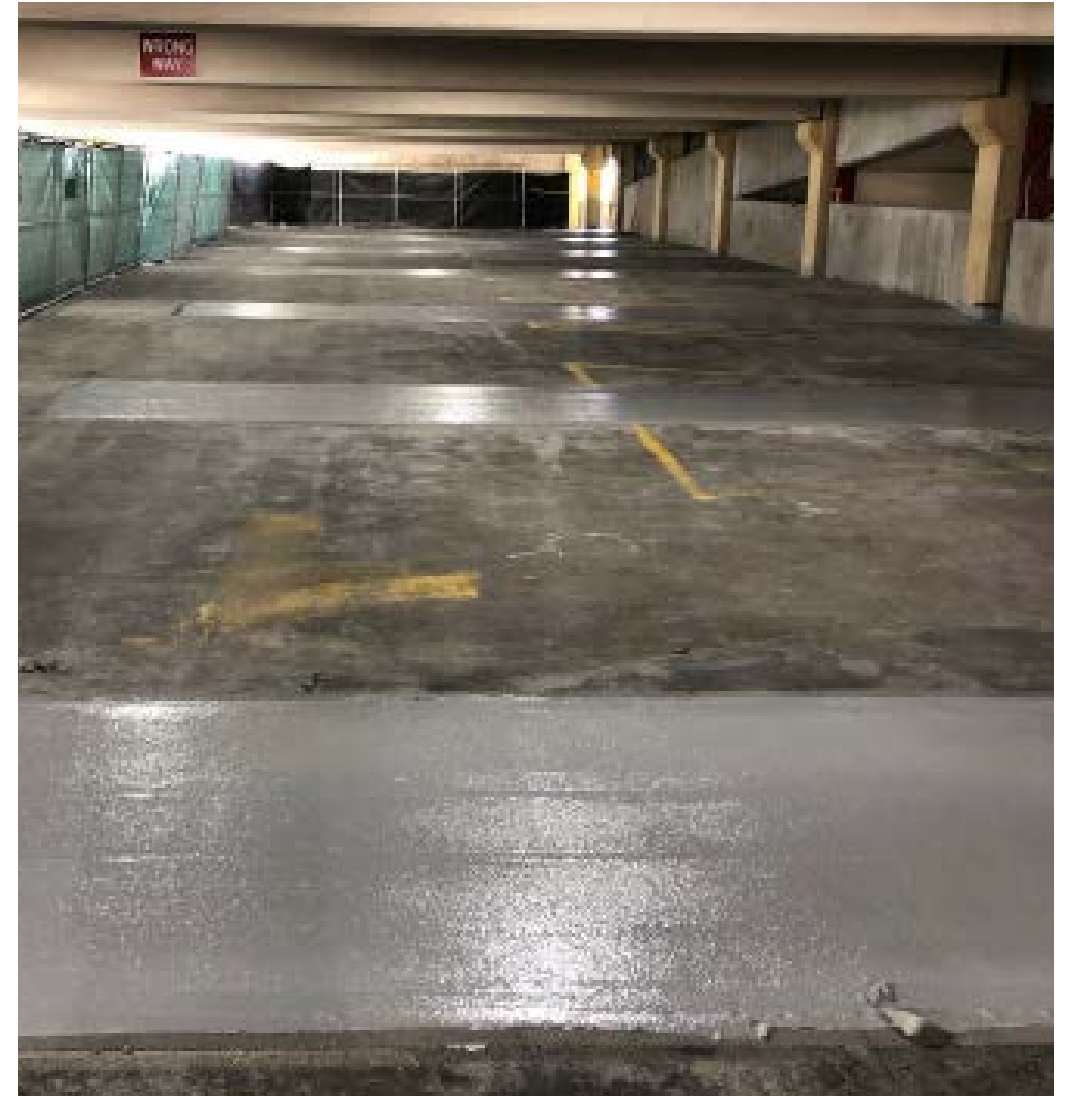


ParkBOI @ Work: 9th & Front Stair Towers

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ParkBOI @ Work: 10th & Front Concrete Rehab



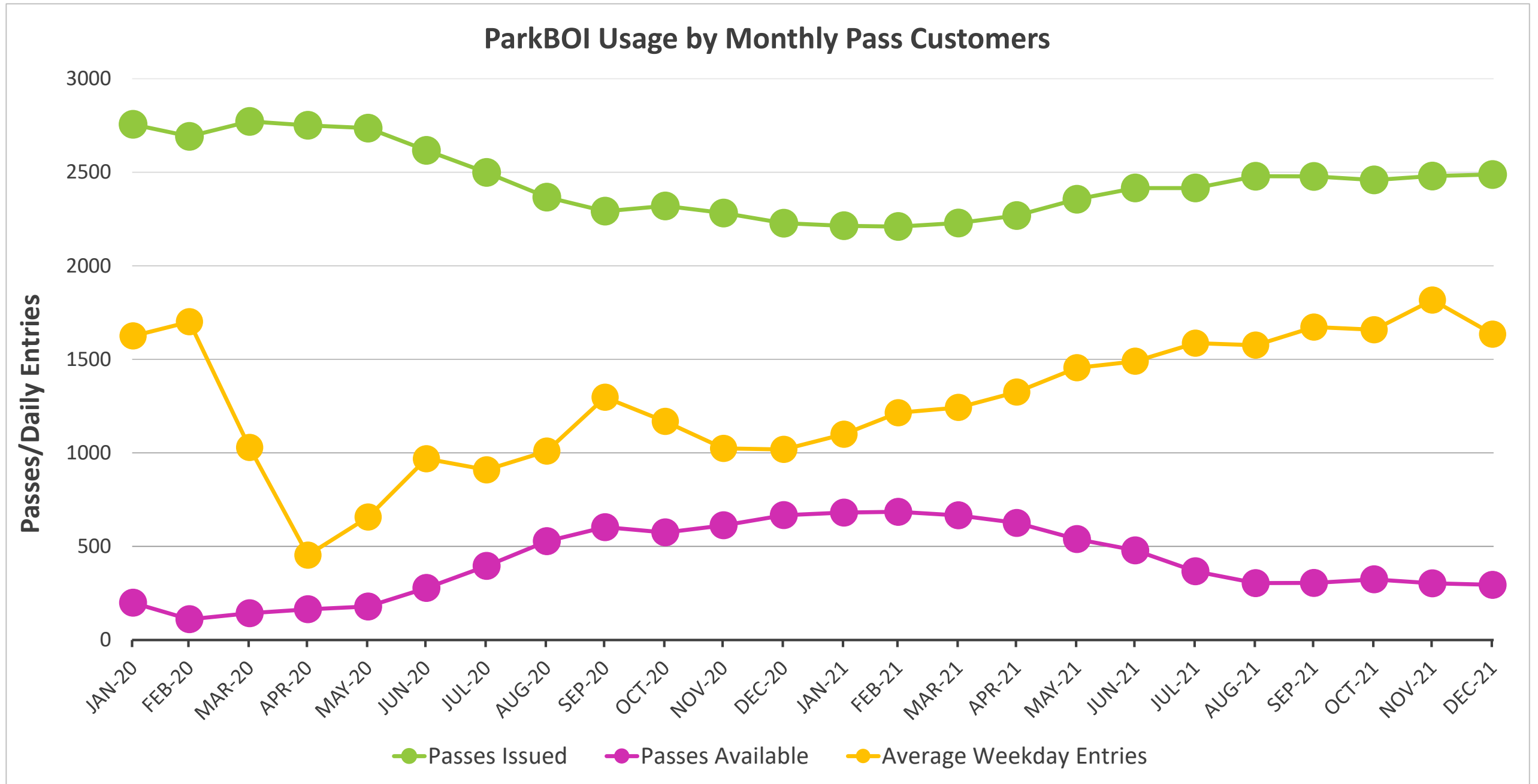
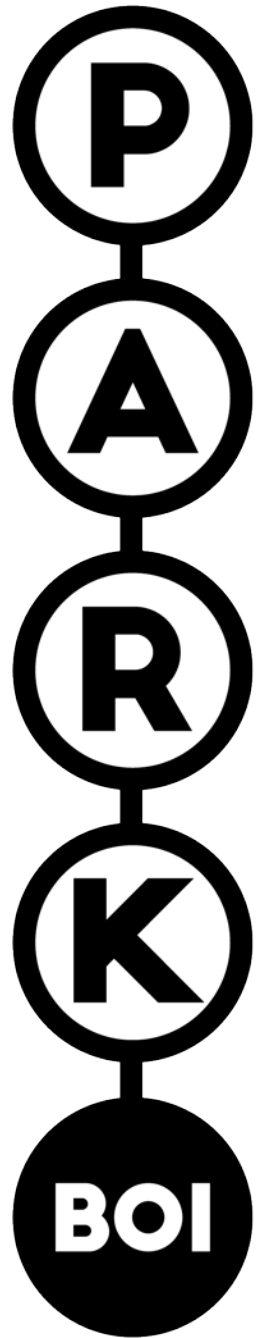
ParkBOI @ Work: Renovations & Modernizations



- Elevator Modernizations
 - Capitol & Main Garage
 - 9th & Main Garage
- LED Light Retrofit
 - 773 fixtures replaced in five garages
 - 650,000 kWh est. annual energy savings
- Hardware & Code Update
 - Replaced 81 doors & hardware
 - Four employee restrooms



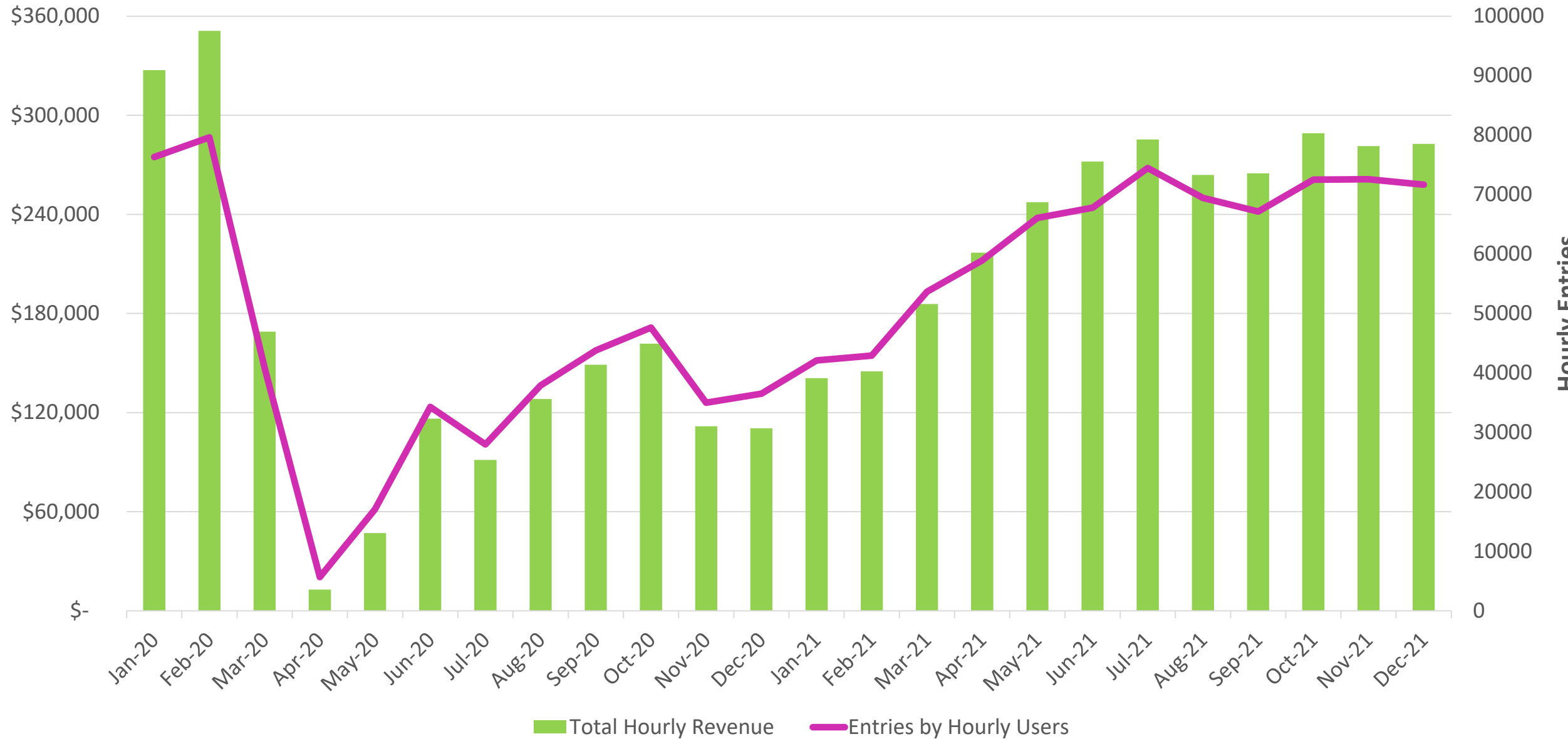
Pandemic Impact & Recovery



Pandemic Impact & Recovery

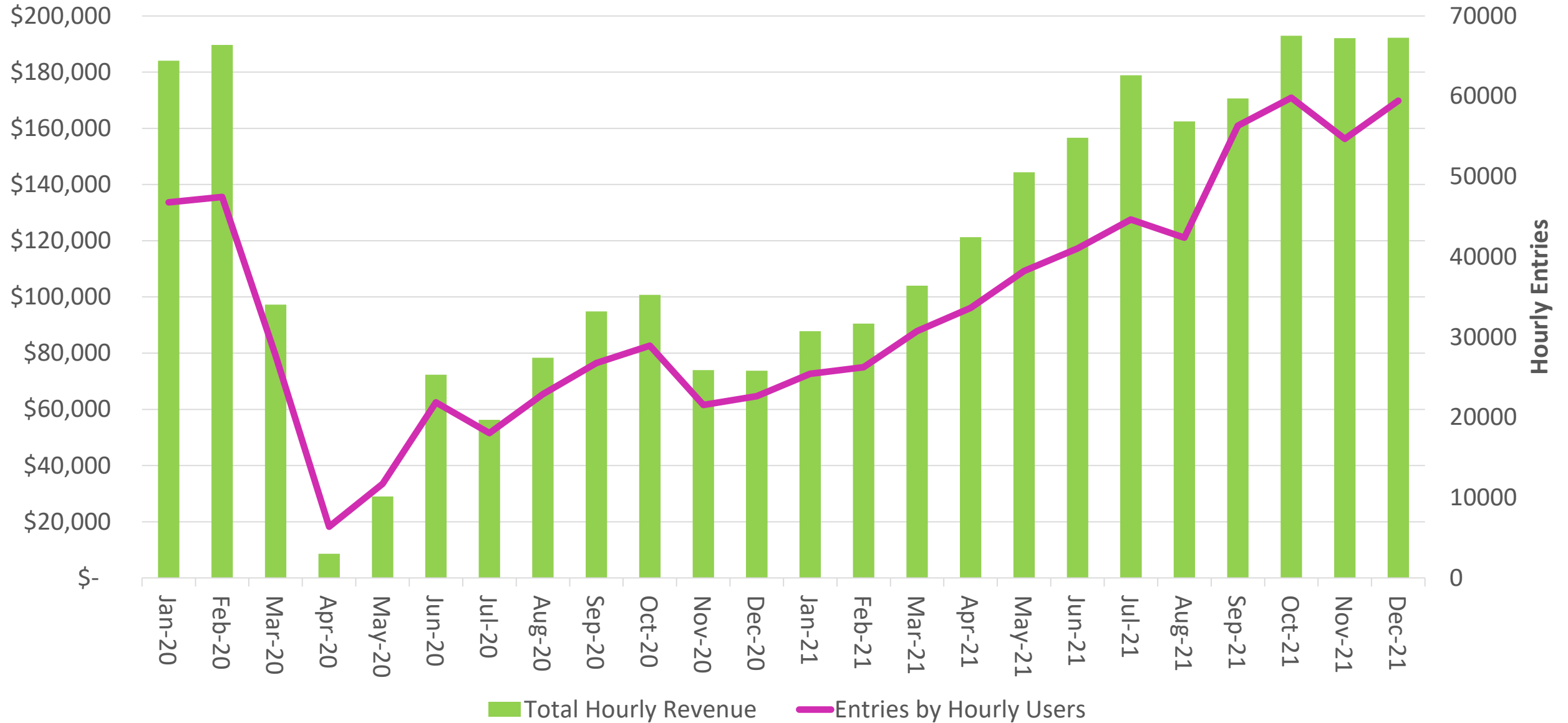


Hourly Revenue & Entries by Month



Pandemic Impact & Recovery

9th & Main and Capitol & Main Hourly Revenue and Entries by Month



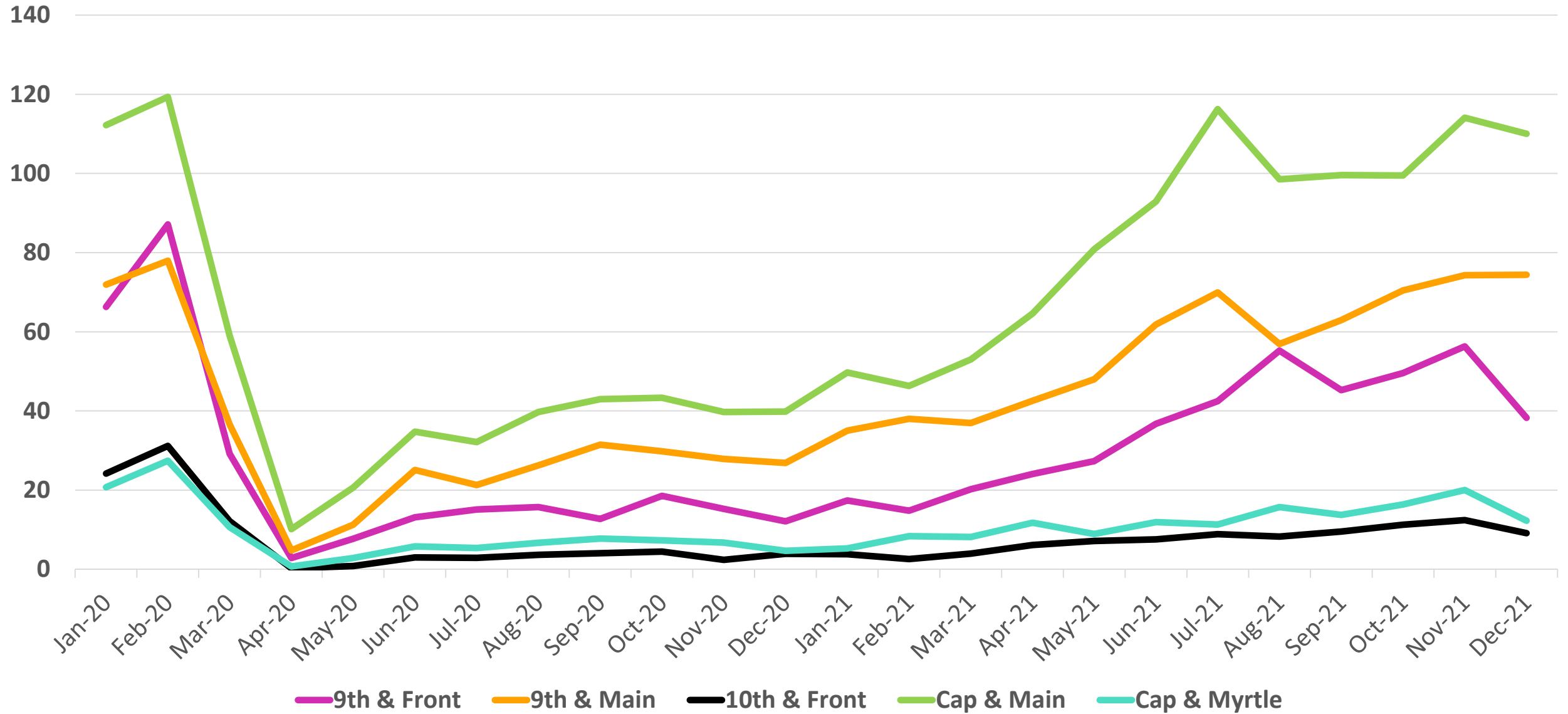
Monthly Permit Targets



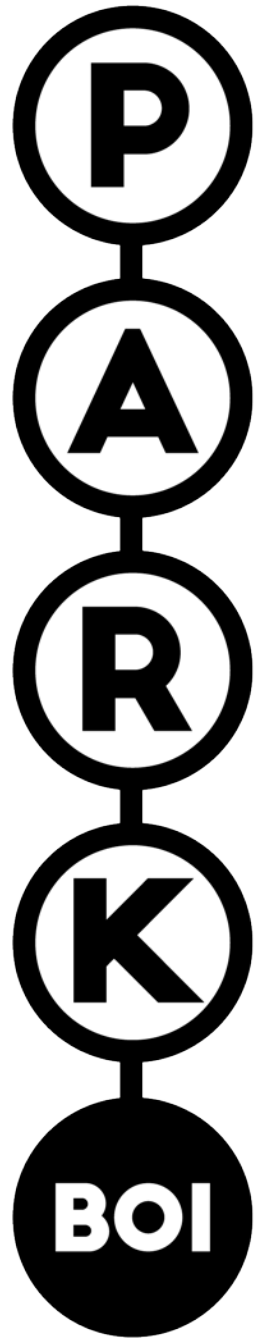
Garage	Monthly Target	Current Keycards	Current Waitlist	Current + Waitlist	Percent of Target
Capitol & Main	323	324	22	346	107%
9th & Main	293	293	37	330	113%
9th & Front	426	380	0	380	89%
10th & Front	515	409	0	409	79%
Capitol & Myrtle	233	204	0	204	88%
11th & Front	855	763	0	763	89%

Daily Maximum Parking Trends

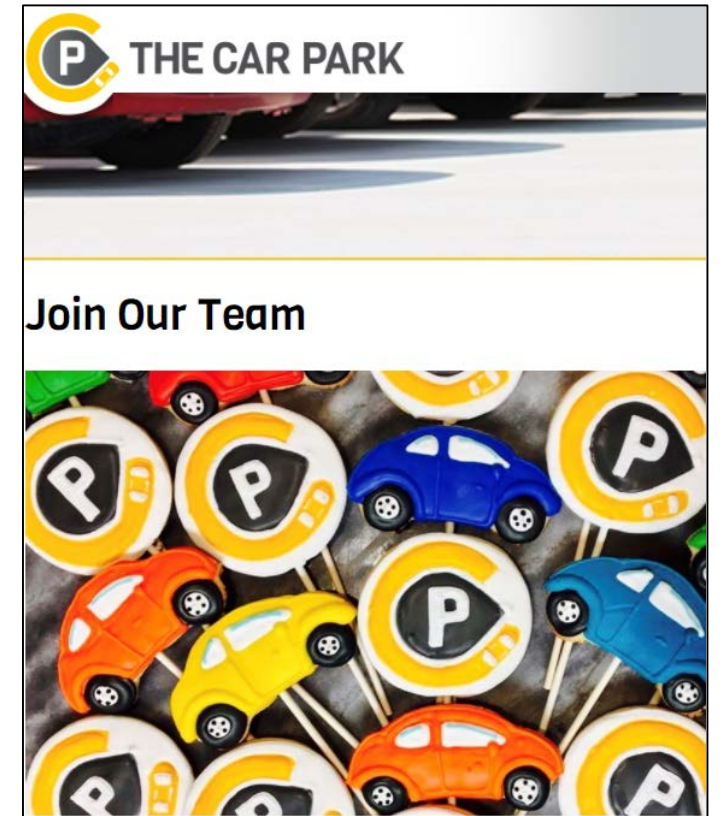
Average Weekday 'Daily Max' Parkers



Operations & Maintenance



- Rover & maintenance wages increased 27.3% FY19-FY22
- Administrative salaries increased 17.5% FY19-FY22
- Staffing challenges in current labor market
- 10th & Front concrete repair future phases (upper decks)
- PARCS equipment due for replacement ~2024



Parking & Mobility Initiatives



- Aesthetics & Public Art
- Expanded EV Charging
- Bike Share
- Support for Transit
- Electric Car Share
- Rooftop Solar
- Block 68 and Beyond





Comments or Questions?

AGENDA

IV. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report - December 2021

B. Minutes & Reports

1. Approval of December 13, 2021 Meeting Minutes

C. Other

1. Approve Resolution 1738 - Change Order 1 Authorizing Additional Contingency for the Main & Fairview Transit Station Project
2. Approve Resolution 1739 - 1700 W Main Street - 17th and Main - T1 Participation Agreement

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

V. Action Items

- A. **CONSIDER:** Election of Board Officers – Chair, Vice-Chair, and Secretary/Treasurer (5 minutes)
.....Chair Zuckerman

- B. **CONSIDER:** 9th Street and Bannock Street Intersection Geothermal Repairs – Type 4 Participation Program Designation (10 minutes).....Karl Woods/Jon Gunnerson, City of Boise

- C. **CONSIDER:** 1103 W Lee Street - 11th and Lee – Type 4 Participation Program Designation (5 minutes)..... Alexandra Monjar

- D. **CONSIDER:** 951 E Gowen Rd -Red River Logistics and Commerce Centers - Type 2 Participation Program Designation (10 minutes)Alexandra Monjar

- D. **Consider:** Set March 14, 2022 as the Public Meeting Date to Consider Parking Rate Adjustments (10 minutes)..... Matt Edmond

VI. Adjourn

CONSIDER: Election of Board Officers – Chair, Vice-Chair, and Secretary/Treasurer

Suggested Motion:

I move to:

- Elect the Chair as presented;
- Elect the Vice-Chair as presented;
- Elect the Secretary/Treasurer as presented.

AGENDA

V. Action Items

- A. **CONSIDER:** Election of Board Office - Vice Chair (5 minutes)..... Chair Zuckerman

- B. **CONSIDER:** 9th Street and Bannock Street Intersection Geothermal Repairs – Type 4 Participation Program Designation (10 minutes).....Karl Woods/Jon Gunnerson, City of Boise

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- D. **Consider:** Set March 14, 2022 as the Public Meeting Date to Consider Parking Rate Adjustments (10 minutes)..... Matt Edmond

VI. Adjourn

9th Street and Bannock Street Intersection Geothermal Repairs Type 4 Designation

Karl Woods
Sr. Project Manager

Jon Gunnerson
Geothermal Coordinator



Agreement Terms:

Partnership with Boise Public Works

Geothermal Repairs on Bannock Street between 9th & 10th Streets and on 9th Street between Jefferson and Idaho Streets

Boise Public Works will manage the contracting and construction administration

CCDC Reimbursement not-to-exceed \$250,000 for eligible expenses

Public Works will assume ownership and maintenance





Fiscal Notes:

FY2022 CIP approved Geothermal repair T4 budget is \$250,000

- Additional \$250,000 contribution from City of Boise for a project total \$500,000

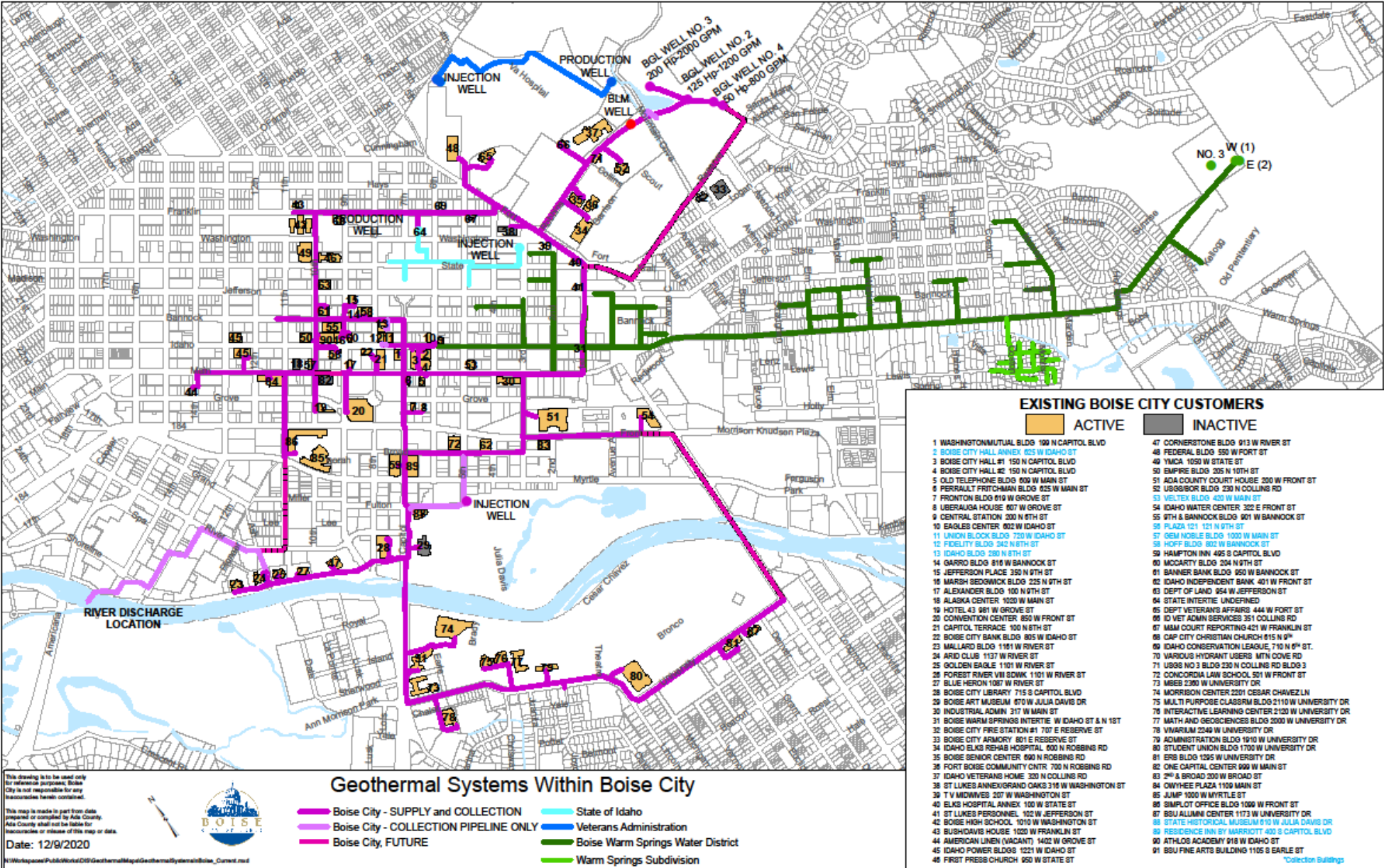
Reimbursement amount not-to-exceed \$250,000

Public Works forecasts proposed repairs can be built within the \$500,000 budget



CITY OF BOISE GEOTHERMAL HEATING DISTRICT

- 1 of 4 geothermal districts in Boise
- Largest geothermal system in the Country
 - Serving 96 buildings
 - Heating 6.5 M ft²
 - Provides building heat, domestic water heating, sidewalk snowmelt and other uses.
- Closed loop – reinjecting all water for sustainable use



9TH AND BANNOCK - PROJECT HISTORY

- Starting mid-July ACHD will be:
 - Replacing 9th and Bannock intersection with **concrete**
 - Replacing 9th Street with **concrete** between Bannock and State
 - Rebuilding 9th Street between Idaho and Bannock with **Asphalt**
- City has aging AC geothermal lines within this work area



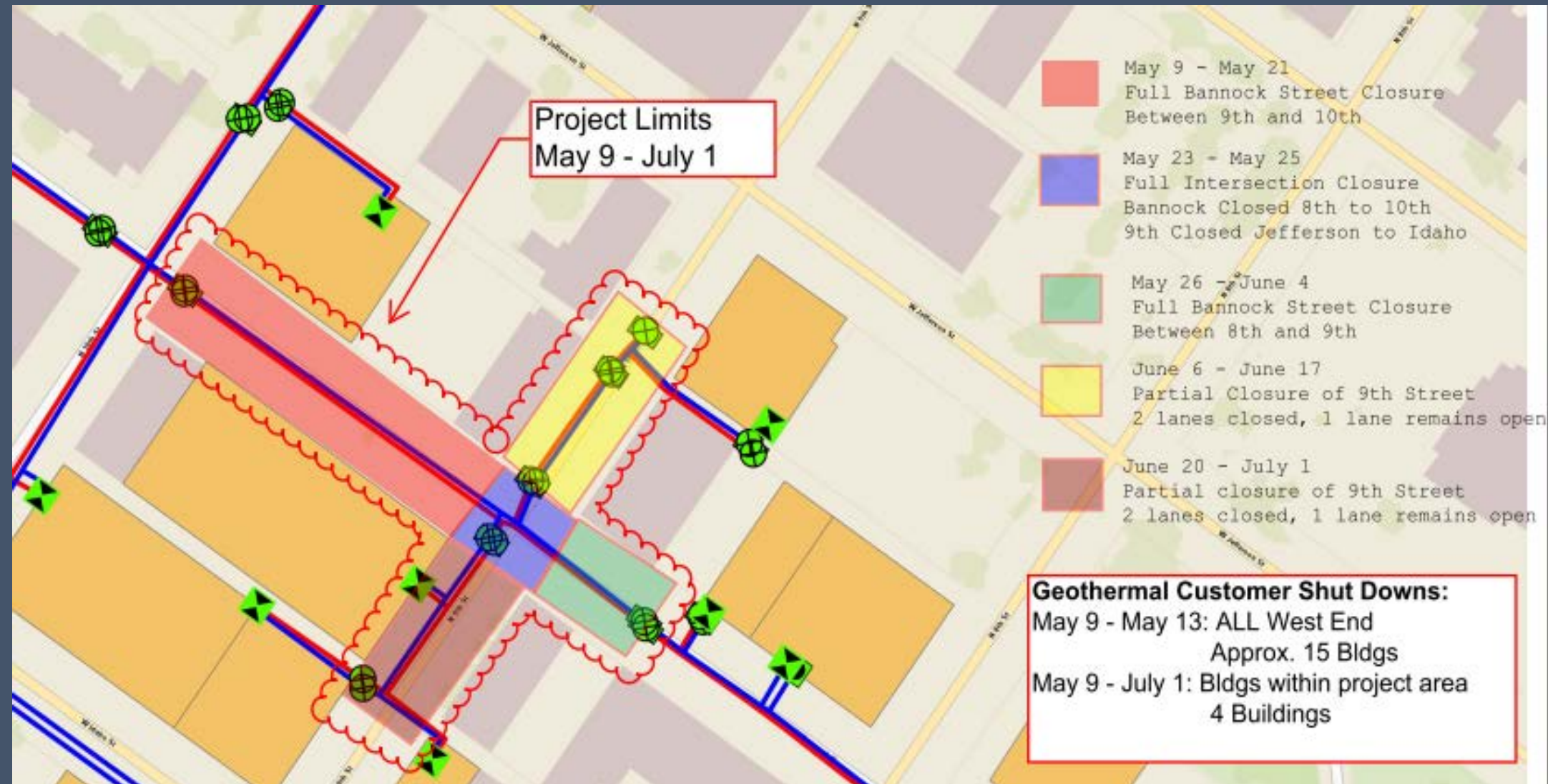
PROJECT HISTORY & FUNDING

- **Public Works plans to replace these AC pipelines prior to roadwork**
 - Concrete makes underground utility work more difficult, more expensive, and poses a longer disruption to downtown businesses and commuters
 - Replacing 870 LF of large diameter AC pipe with HDPE
 - Replacing 3 critical sets of isolation valves
 - Replacing service connections to 4 customers
- **Public Works requested funding to make these improvements (\$500k)**
 - \$250K – City General Fund
 - \$250K – CCDC
 - Additional Costs – Geothermal Enterprise Fund
- **To keep costs down, construction activities will be completed by City Utility Maintenance Crews**



PROJECT SCHEDULE

- December 2021 – IBC approved
- January 2022 – T4 Agreement with CCDC
- March-April 2022 – Public Outreach
 - Geothermal Customers
 - Roadways/Commuters
 - Businesses in the Vicinity
 - Parking
 - Public Market
 - City Community Engagement Team
- **May 9 – July 1 2022 – Construction**
 - 5 phases of construction
 - Construction Logistics
 - Open Trench



CONSIDER:

9th Street and Bannock Street Intersection Geothermal Repairs – Type 4 Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 4 Capital Improvement Contribution Agreement with City of Boise for future Board approval

AGENDA

V. Action Items

- A. **CONSIDER:** Election of Board Office - Vice Chair (5 minutes)..... Chair Zuckerman

- B. **CONSIDER:** 9th Street and Bannock Street Intersection Geothermal Repairs – Type 4 Participation Program Designation (10 minutes).....Karl Woods/Jon Gunnerson, City of Boise

- C. **CONSIDER:** 1103 W Lee Street - 11th and Lee - Type 4 Participation Program Designation (5 minutes)..... Alexandra Monjar

- D. **CONSIDER:** 951 E Gowen Rd - Red River Logistics and Commerce Centers - Type 2 Participation Program Designation (10 minutes)Alexandra Monjar

- E. **CONSIDER:** Set March 14, 2022 as the Public Meeting Date to Consider Parking Rate Adjustments (10 minutes)..... Matt Edmond

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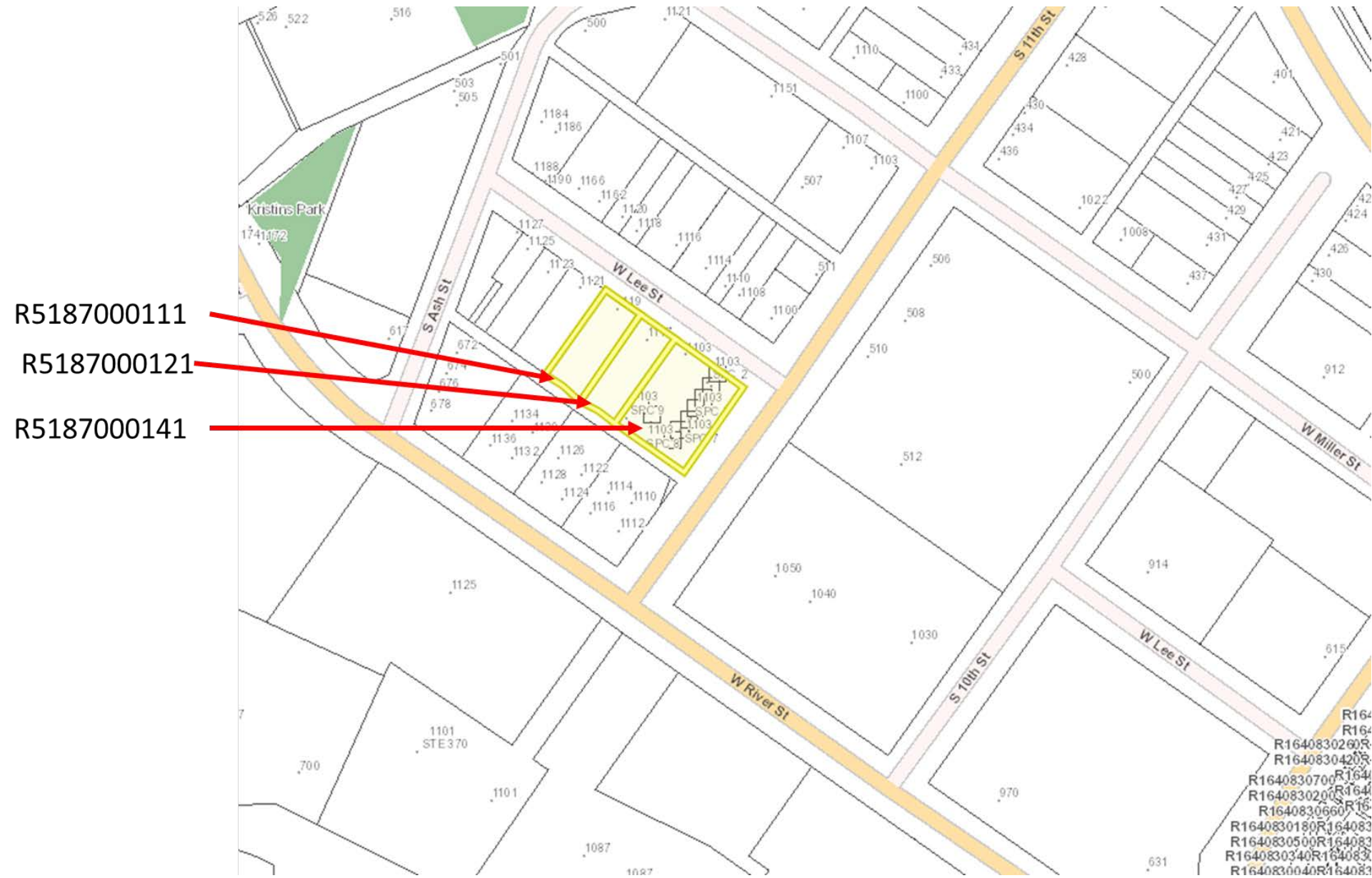
1103 W Lee Street – 11th and Lee

Type 4 Participation Program Designation



Alexandra Monjar
Project Manager – Property
Development

Project Location



Project Summary and Timeline



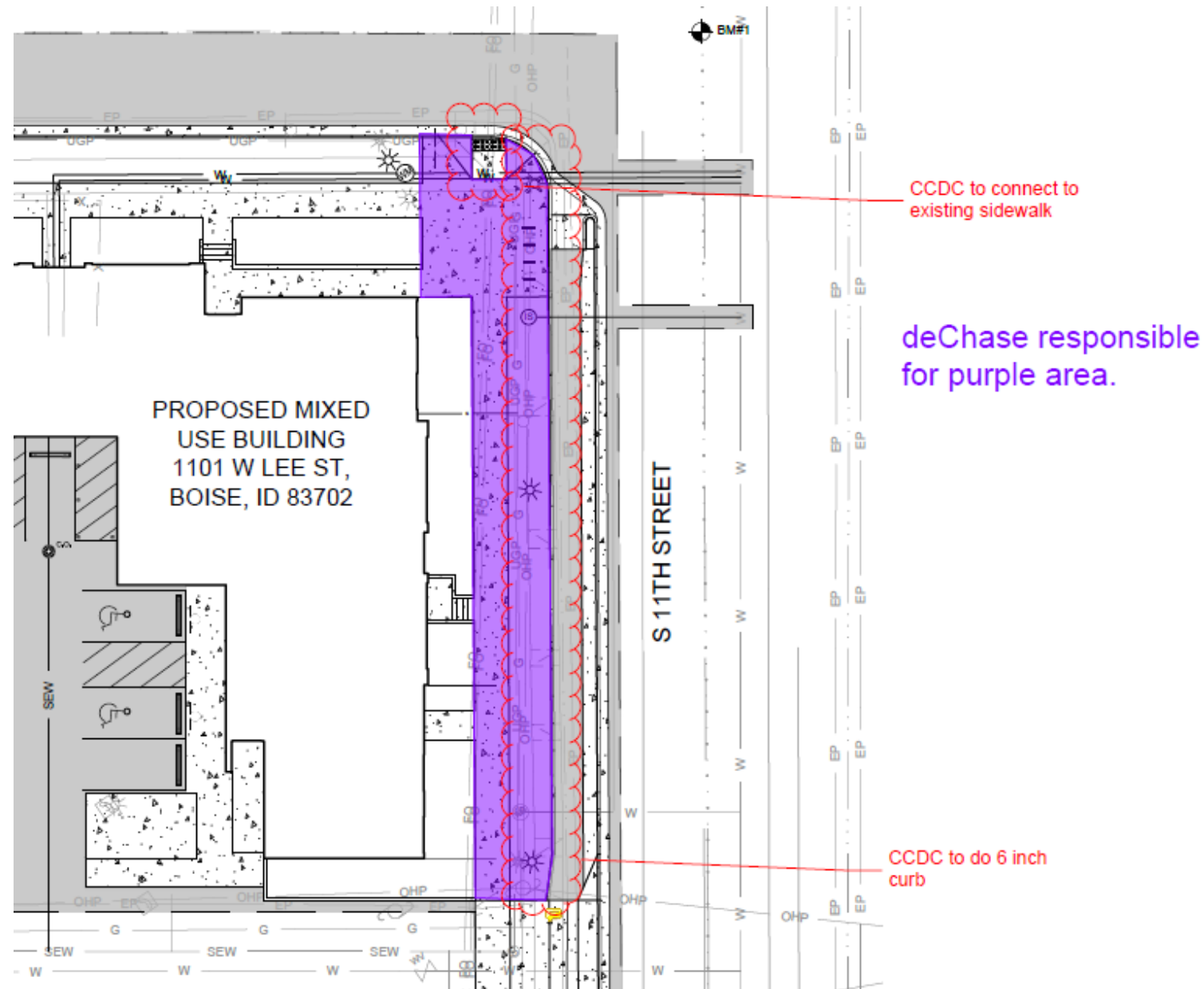
Summary:

- \$13.7 million Total Development Costs
- 0.56 acres
- 45,000 total sf – primarily residential w/ a 600 sf office on the corner
- 48 residential units, mix of studios, one-, and two-bed
- 36 car parking stalls, 48 bicycle parking spaces
- 50 construction jobs, 5 permanent jobs

Timeline:

- July 2021 – Design Review Approval
- TODAY – Type 1 Designation
- Feb/Mar 2022 – Type 1 Approval
- Mar 2022 – Construction begins
- May 2023 – Project complete
- June 2023 – CCDC issues reimbursement

Eligible Expenses



Total Public Improvements	\$ 330,000
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Streetscapes	\$ 179,000
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Infrastructure	\$ 151,000
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11th Street	\$ 104,000
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Streetscapes	\$ 74,000
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Infrastructure	\$ 30,000
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Lee Street	\$ 226,000
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Streetscapes	\$ 105,000
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Infrastructure	\$ 121,000
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Eligible Expenses

Total Public Improvements	\$ 330,000
Streetscapes	\$ 179,000
Infrastructure	\$ 151,000

11th Street	\$ 104,000
Streetscapes	\$ 74,000
Infrastructure	\$ 30,000

Lee Street	\$ 226,000
Streetscapes	\$ 105,000
Infrastructure	\$ 121,000

CONSIDER: 1103 W Lee Street – 11th and Lee Type 4 Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 4 Capital Improvement Project Coordination Agreement with 11th and Lee BE, LLC for future Board approval.

AGENDA

V. Action Items

- A. **CONSIDER:** Election of Board Office - Vice Chair (5 minutes)..... Chair Zuckerman

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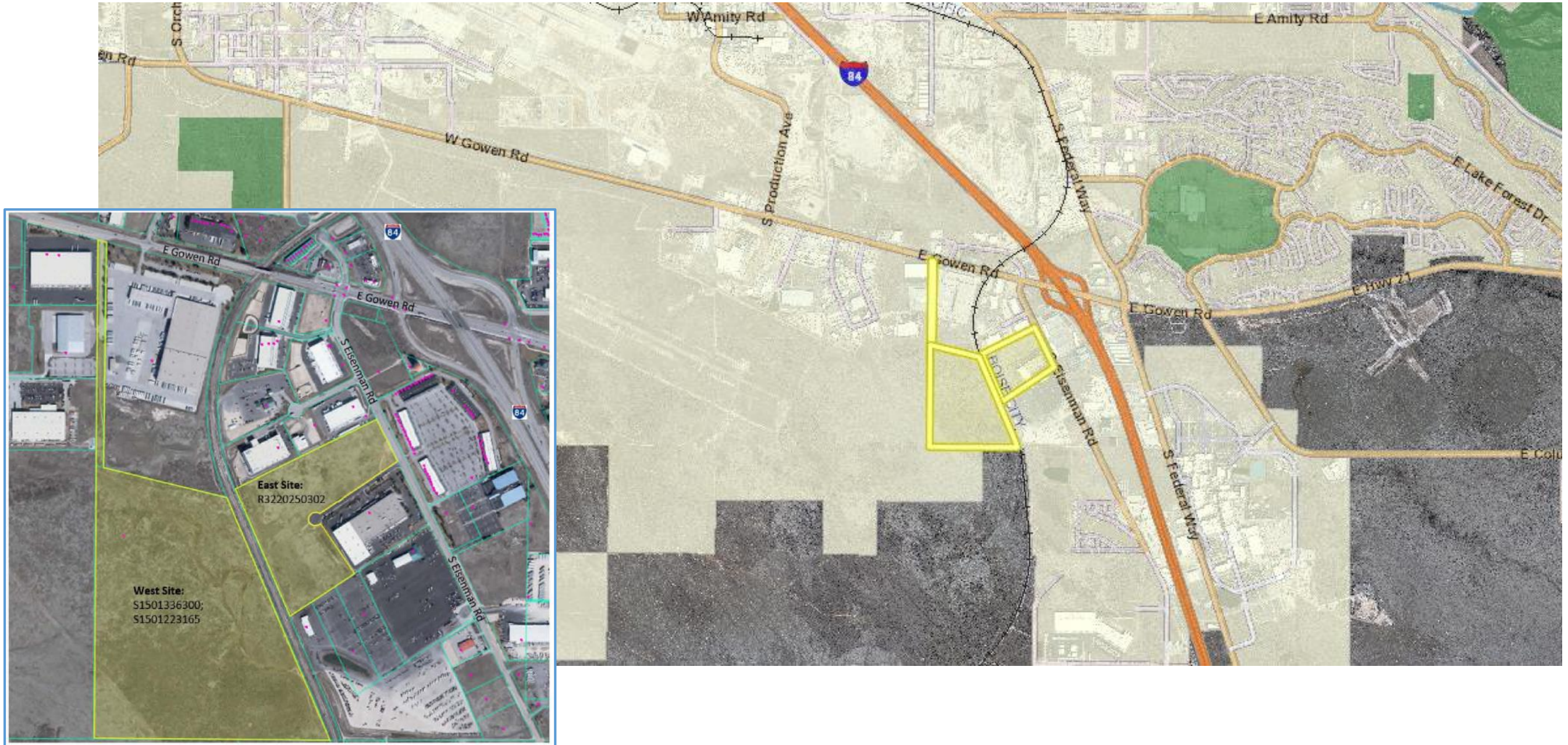
951 E Gowen Rd – Red River Logistics and Commerce Centers – Type 2 Participation Designation

Alexandra Monjar

Project Manager – Property Development



Project Location



Project Summary and Timeline

Summary

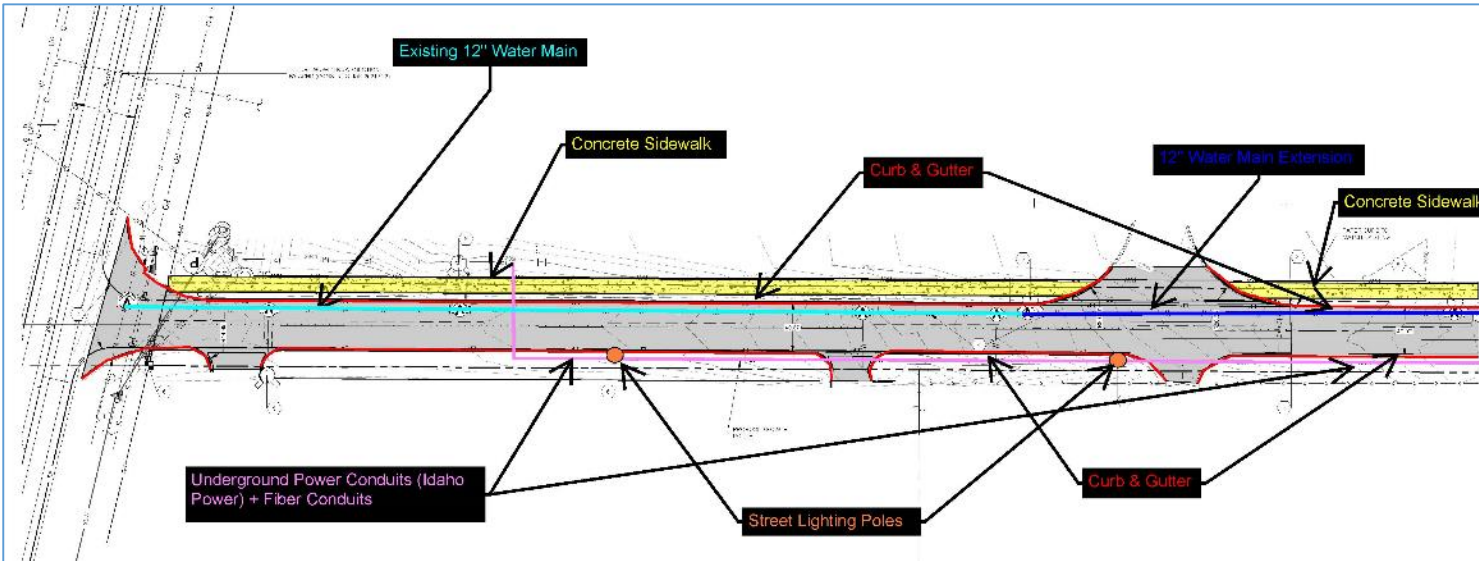
- Approx. 120 acres
- 4 spec industrial building totaling ~1.3M sf
- \$142.6M Total Development Costs
- 486 construction jobs and 640 permanent jobs

Timeline

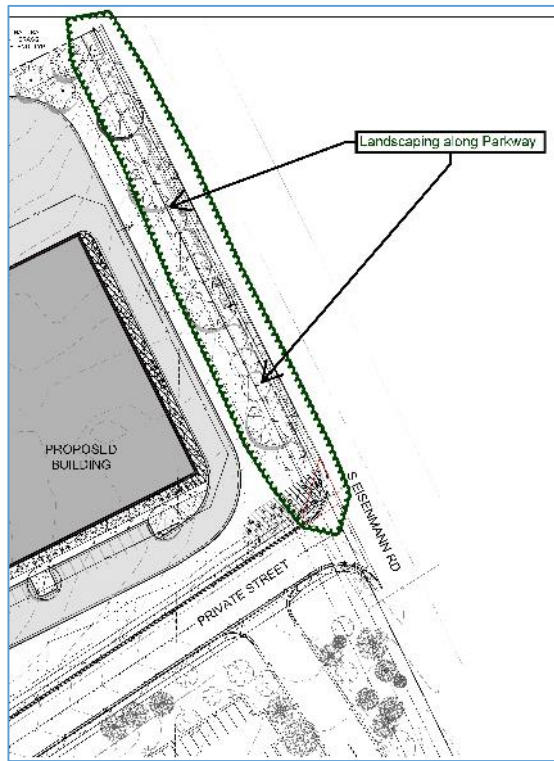
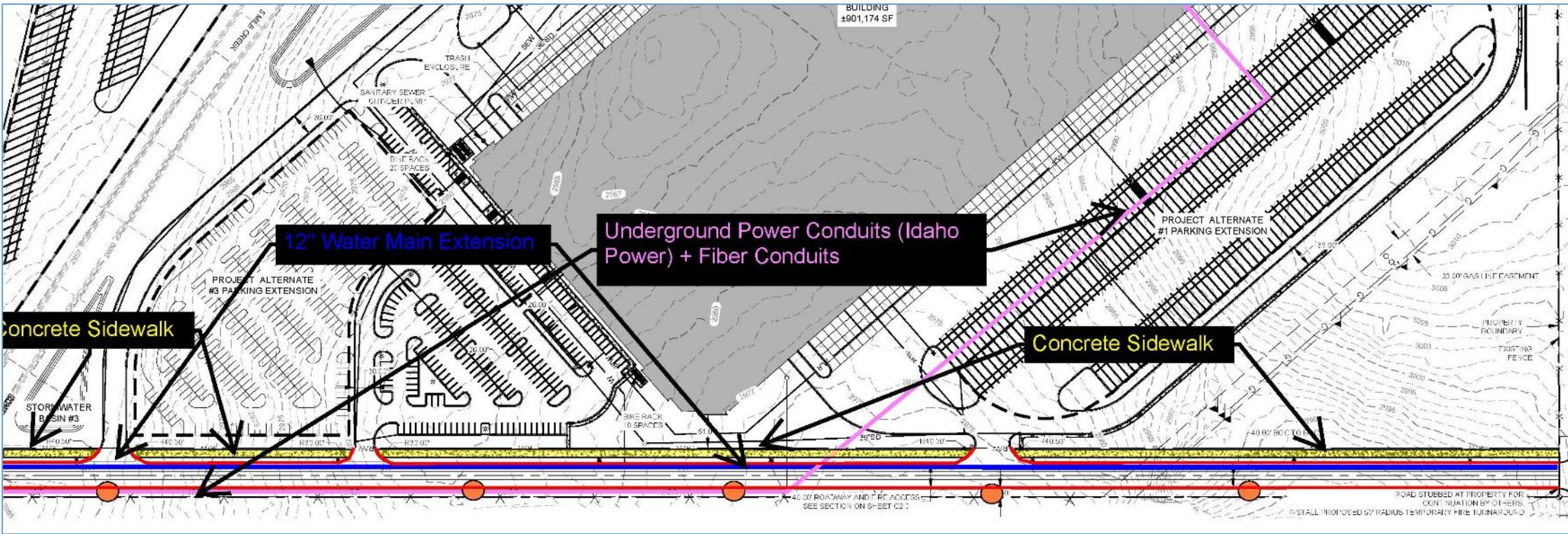
- Jan 2022 – Logistics Ctr DR approval
- **TODAY – CCDC Type 2 Designation**
- Feb 2022 – Commerce Ctr DR approval
- Feb/Mar 2022 – Agreement Approval
- Mar 2022 – Construction Begins
- May 2023 – Project Complete
- 2024 – Full value on tax rolls
- 2025-2030 – Reimbursement Period



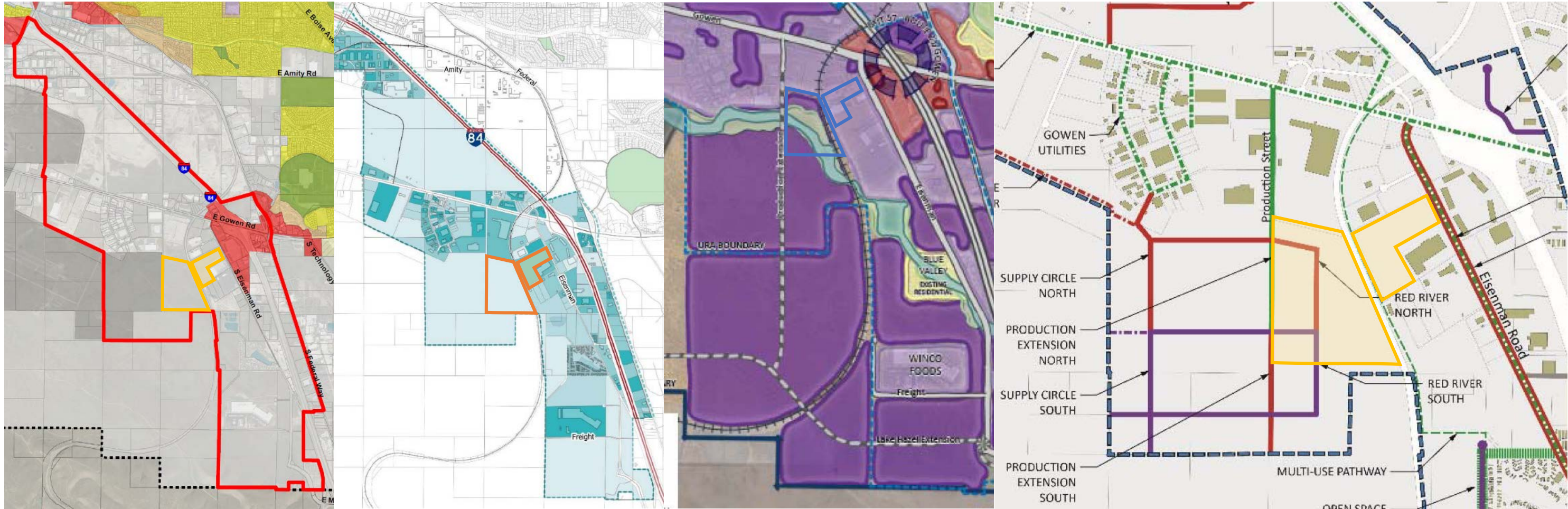
Eligible Expenses



Total Est. Eligible Expenses	\$ 3,988,000
Road construction (incl. bridge)	\$ 2,270,000
Production St. Streetscape	\$ 758,000
Utility and Storm Infrastructure	\$ 855,000
Other Improvements	\$ 105,000



Production Street Extension



Gateway East Plan graphics left to right: 1) Blueprint Boise Planned Land Use (dark grey = airport and light grey = industrial), 2) Overall Taxable Value per Square Foot of Land (lightest = ~\$0), 3) Industrial Development Plan (dark purple indicates potential industrial), 4) Infrastructure Development Plan (green = district Q2 project)

CONSIDER: Designate 951 E Gowen Rd
Red River Logistics and Commerce Centers
for Type 2 Participation

Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with Red River Logistics Center LLC and Red River Commerce Center LLC for future board approval.

AGENDA

V. Action Items

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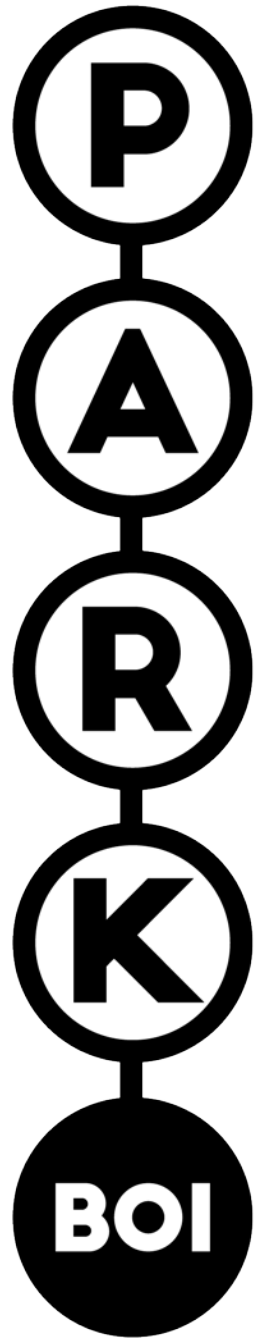
- E. **CONSIDER:** Set March 14, 2022 as the Public Meeting Date to Consider Parking Rate Adjustments (10 minutes)..... Matt Edmond

VI. Adjourn

CONSIDER: Set March 14, 2022 as the Public Meeting Date to Consider Parking Rate Adjustments

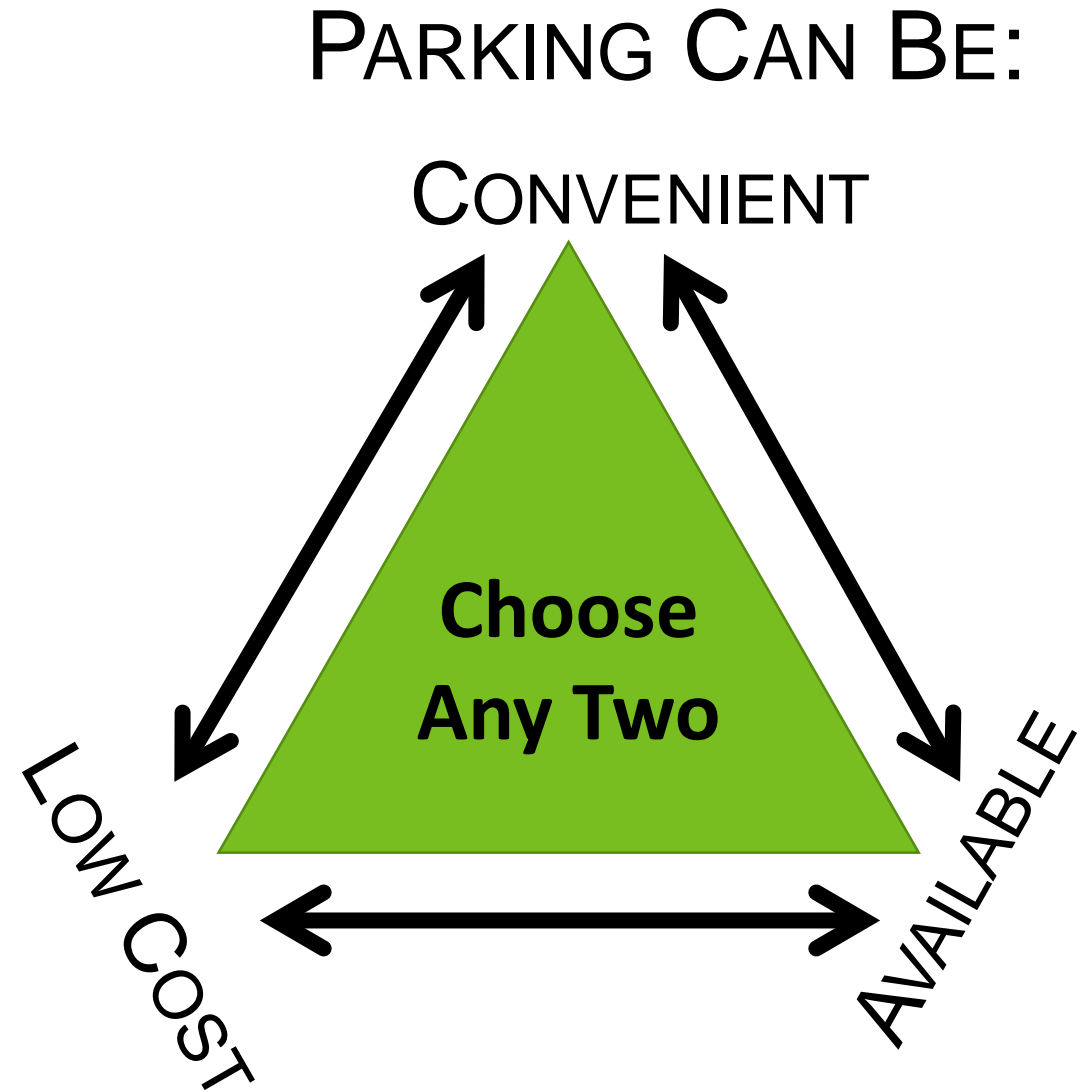
Matt Edmond

Parking & Mobility Director



Rate Adjustment Considerations

- Manage demand & availability across the ParkBOI system
- Account for increased Operating & Maintenance Costs
- Fund Parking & Mobility Initiatives:
 - Improve the User Experience
 - Provide Mobility Alternatives
 - Prepare for an Electric Future
 - New Parking Structures



Rate Adjustment Timeline



- Today: Commission sets public meeting date of March 14
- This week:
 - Notice to Customers, Stakeholders, *Idaho Statesman*
 - Online survey goes live
- February 28: Online survey closes
- March 14: Rate Adjustment Meeting
- May 1 (if approved by Board): New rates go into effect

**WE WANT
TO HEAR
FROM YOU**

*Your input is
important! Take
our five minute
survey with the
QR code*



*or visit **parkboi.com***

Proposed Parking Rates: Monthly



Category	Current Rate	Proposed Rate	% Change
9 th & Main Monthly	\$175	\$190	9%
Capitol & Main Monthly	\$175	\$190	9%
Capitol & Main Reserved (Residential)	\$220	\$230	5%
Capitol & Main Reserved (Commercial)	New	\$250	New product
Capitol & Myrtle Monthly	\$140	\$150	7%
Capitol & Myrtle Reserved	\$155	\$170	10%
10 th & Front Monthly	\$140	\$150	7%
10 th & Front Reserved	\$155	\$170	10%
9 th & Front Monthly	\$140	\$150	7%
9 th & Front Reserved	\$190	\$200	5%
11 th & Front Monthly	\$100	\$125	25%
Employee PM Rate (10 th & Front	\$50	\$50	No change
Car Pool Monthly	\$75 + City Go	\$75 + City Go	No change

Proposed Parking Rates: Hourly & Other



Category	Current Rate	Proposed Rate	% Change
First Hour	Free	Free	No change
Hourly Rate	\$3/hour	\$3/hour	No change
Weekday Max (9 th & Main, Capitol & Main)	\$15	\$20	33%
Weekday Max (all other garages)	\$15	\$15	No change
Weekend Max (all garages)	\$6	\$8	33%
11 th & Front Hotel Overnight	\$7.50	\$8	7%
Capitol & Myrtle Overnight	\$8	\$8	No change
Hotel 43 Overnight	\$15	Discontinued	N/A
Chandler's Valet	\$2.66 per Car	Discontinued	N/A
Special Event	\$10	\$10	No change
BikeBOI	\$20 activation	\$20 activation	No change



Suggested Motion:

I move to schedule a public comment date for the Board meeting of March 14, 2022 to consider adjusting parking rates effective no sooner than May 1, 2022; and authorize Agency staff to take the necessary steps to prepare and publish public notice of the proposed rate increases and to prepare and distribute notice of the proposed rate increases to current patrons and stakeholders.

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VI. Adjourn

Adjourn

CONSIDER: Resolution # ...

Suggested Motion:

I move to ...