

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

Regular Meeting
March 14, 2022



AGENDA

I. Call to Order

Vice Chair Haney-Keith

II. Action Item: Agenda Changes/Additions

Vice Chair Haney-Keith

III. Action Item: Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – February 2022

B. Minutes & Reports

1. Approval of February 14, 2022 Meeting Minutes

AGENDA

III. Action Item: Consent Agenda (Continued)

C. Other

1. Approve Resolution 1752 - 2525 W Fairview - St. Luke's Health System LTD - T4 Participation Agreement
2. Approve Resolution 1751 - Amendment 4 to Task Order 19-004, Jensen Belts Associates Professional Design Services for the 11th Street Bikeway and Streetscape Improvements Project
3. Approve Resolution 1748 - Trailhead: Amendment 1 to the Entrepreneurship Consulting Agreement with City of Boise and Actuate Boise Inc.
4. Approve Resolution 1749 - Trailhead: Renewal of Commercial Lease Agreement for 500 S. 8th Street, Boise
5. Approve Resolution 1754 – Records Destruction
6. FY2022 Q1 Financial Report (Unaudited)

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

V. Action Items

- A. **PUBLIC COMMENT:** Proposed Parking Rate Adjustments (20 min).....Matt Edmond
- B. **CONSIDER:** Approve Resolution 1750 - Approval of Parking Rate Adjustments (5 min)
.....Matt Edmond
- C. **CONSIDER:** Approve Resolution 1755 - Block 68 Catalytic Redevelopment Project – Agreement to Negotiate Exclusively with Block 68 Development LLC (10 minutes)
.....Alexandra Monjar/Doug Woodruff
- D. **CONSIDER:** 150 S. 5th Street - CW Moore Park - T4 Participation Designation (10 minutes)
.....Karl Woods/Sara Arkle, Boise Parks and Recreation Department
- E. **CONSIDER:** Approve Resolution 1753 - ParkBOI Handrail and Guardrail - Rebid Project (10 minutes).....Kathy Wanner/Aaron Nelson
- F. **CONSIDER:** 2021 Annual Report (5 minutes).....John Brunelle
- G. **PUBLIC COMMENT:** 2021 Annual Report.....Vice Chair Haney-Keith

VI. Adjourn

Proposed Parking Rate Adjustment

PUBLIC COMMENT

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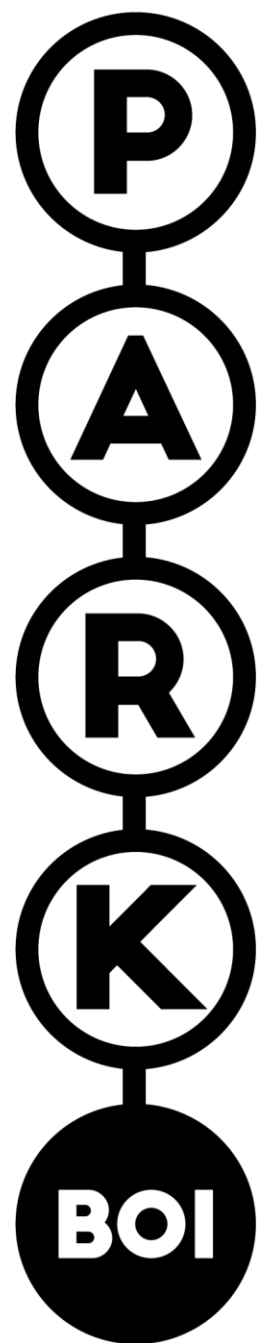
VI. Adjourn



CONSIDER: Resolution 1750 - Approval of Parking Rate Adjustments

Matt Edmond

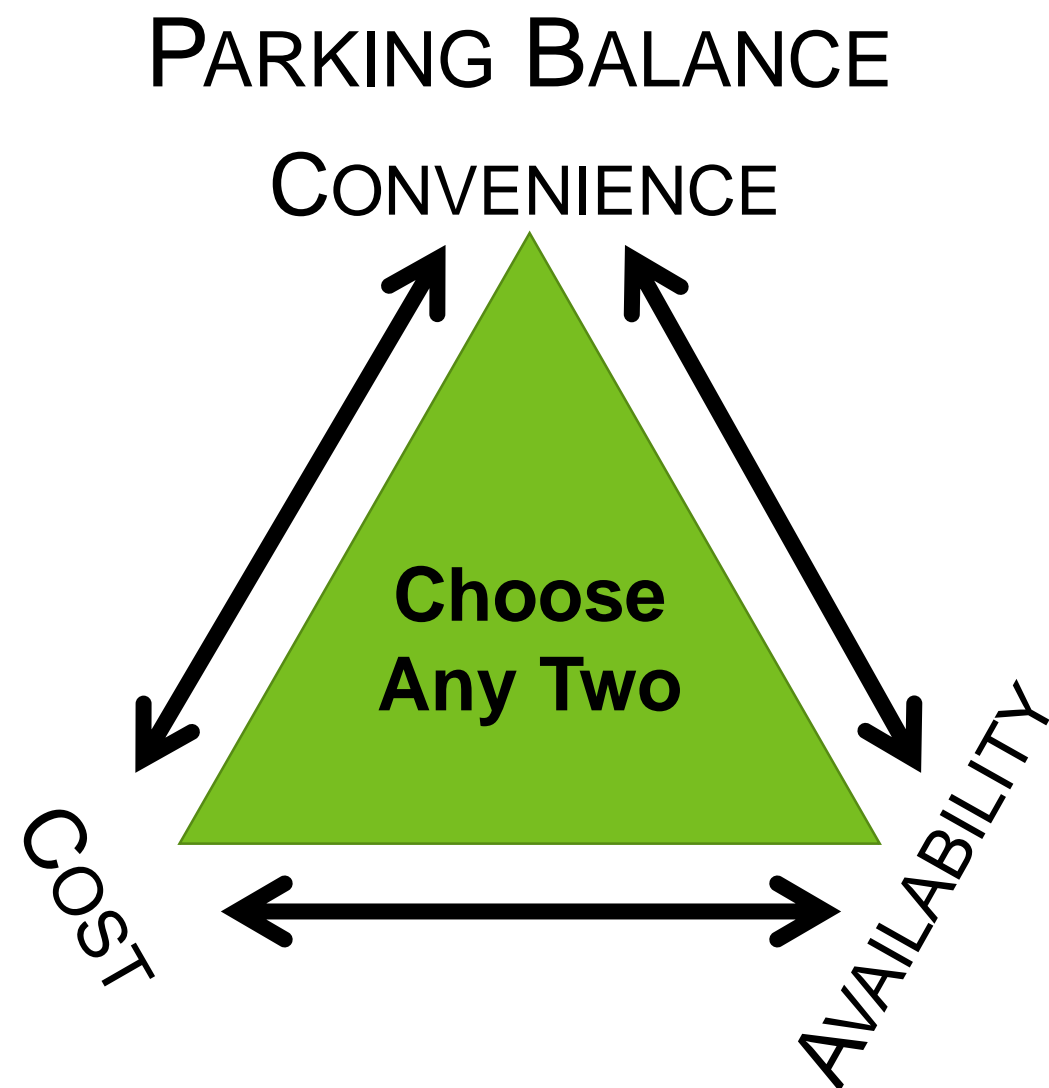
Director – Parking & Mobility





Parking Rate Considerations

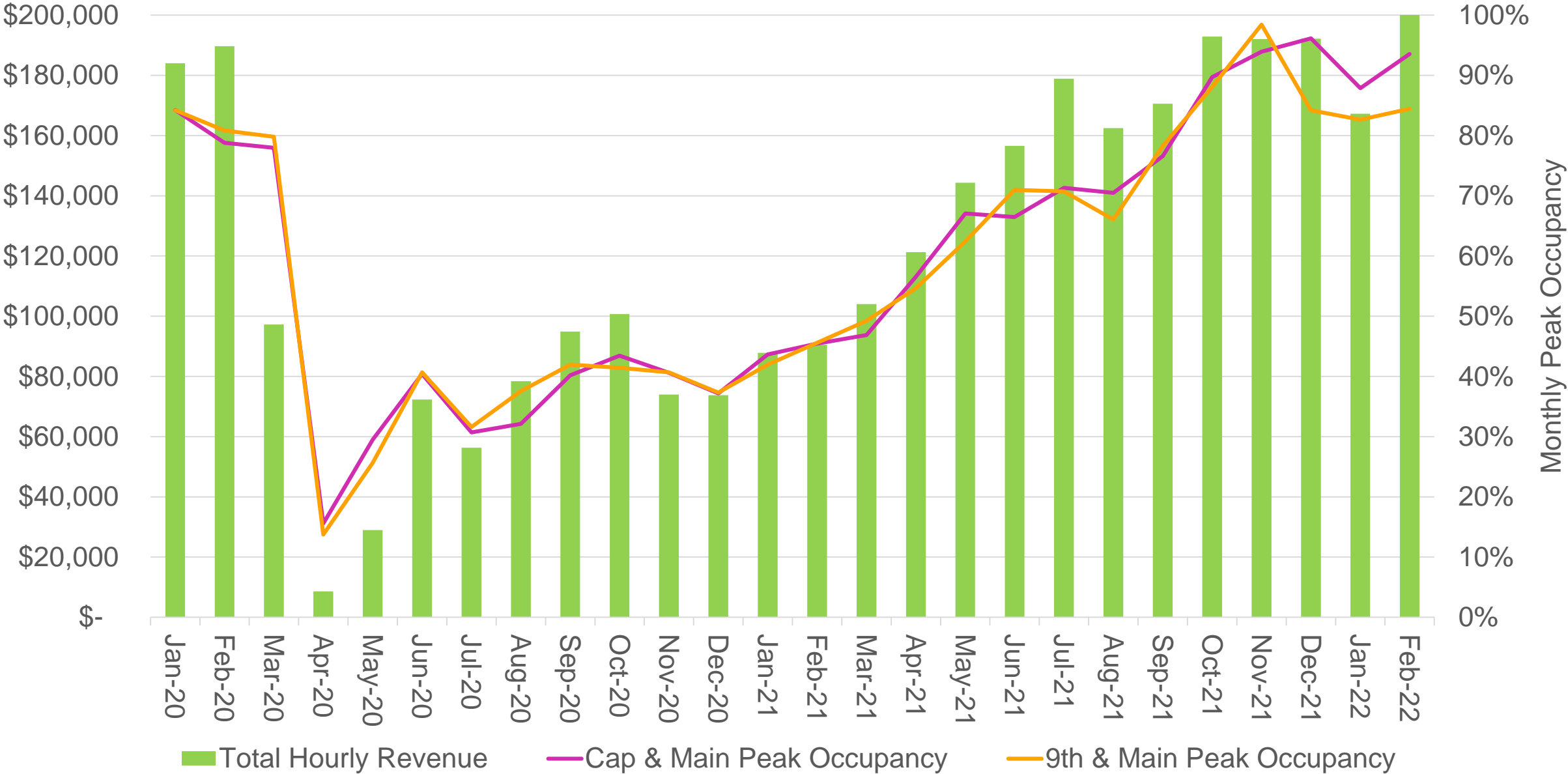
- Manage demand & availability across the ParkBOI system
- Account for increased Operating & Maintenance Costs
- Fund Parking & Mobility Initiatives:
 - Improve the User Experience
 - Provide Mobility Alternatives
 - Prepare for an Electric Future
 - New Parking Structures





Managing Demand: Pandemic Recovery

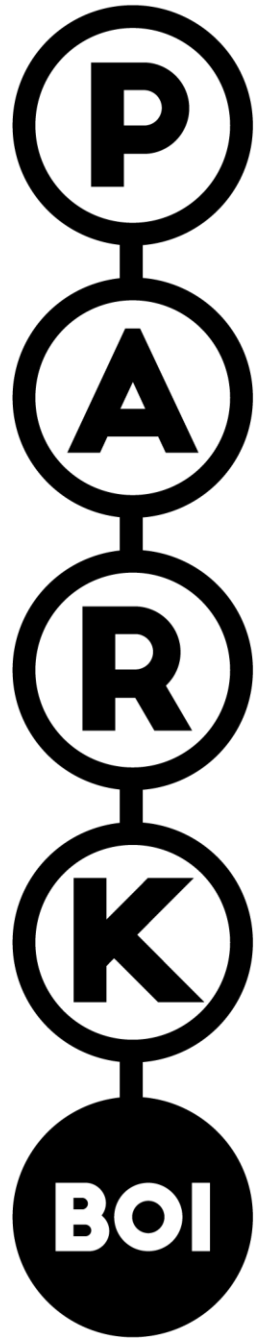
9th & Main and Capitol & Main Hourly Revenue and Monthly Peak Occupancy





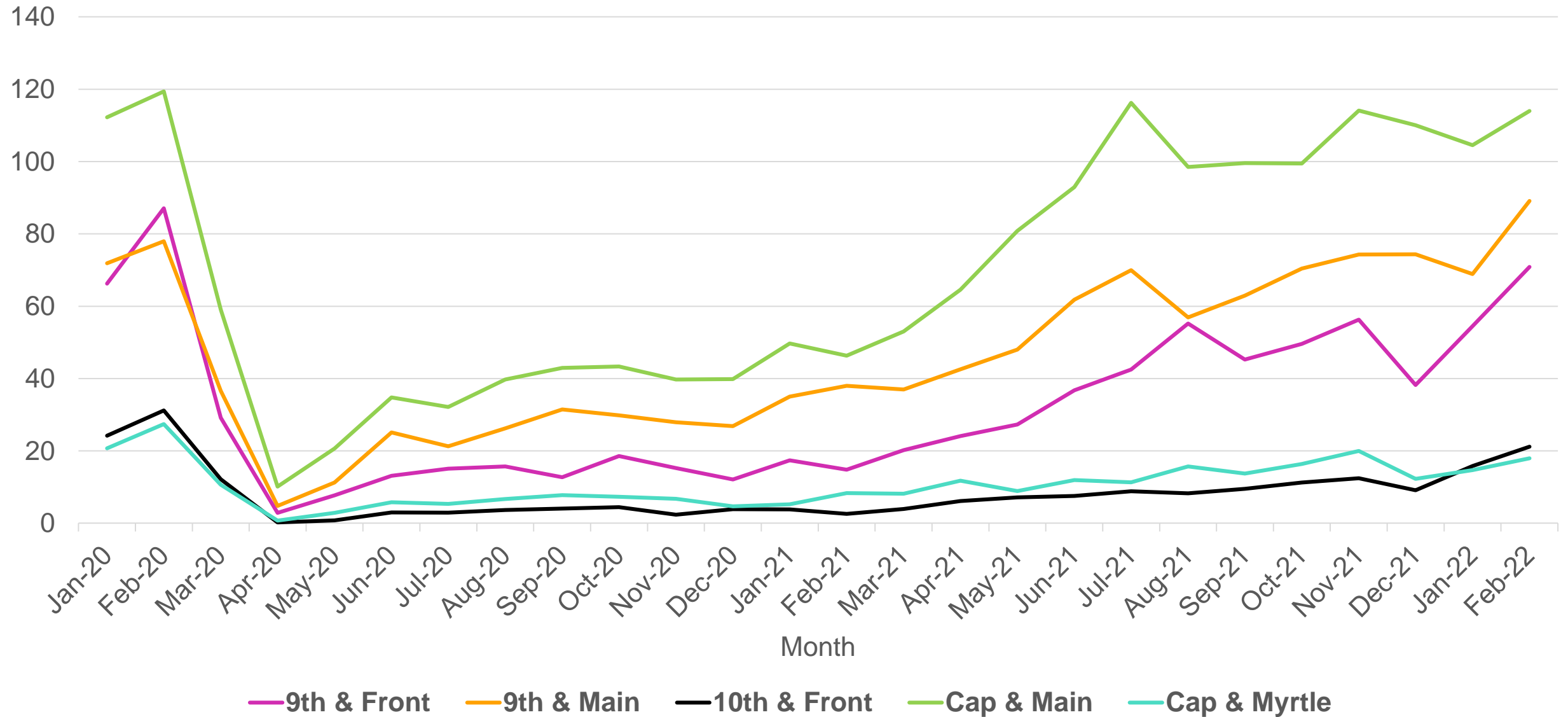
Managing Demand: Monthly Permit Targets

Garage	Monthly Target	Current Keycards	Current Waitlist	Current + Waitlist	Percent of Target
Capitol & Main	323	322	18	340	105%
9th & Main	293	293	27	320	109%
9th & Front	426	380	0	375	88%
10th & Front	515	409	0	414	80%
Capitol & Myrtle	233	204	0	210	90%
11th & Front	855	763	0	760	89%



Managing Demand: Daily Maximum Parking

Average Weekday 'Daily Max' Parkers





Increasing Operations & Maintenance Costs

Labor Cost Increases

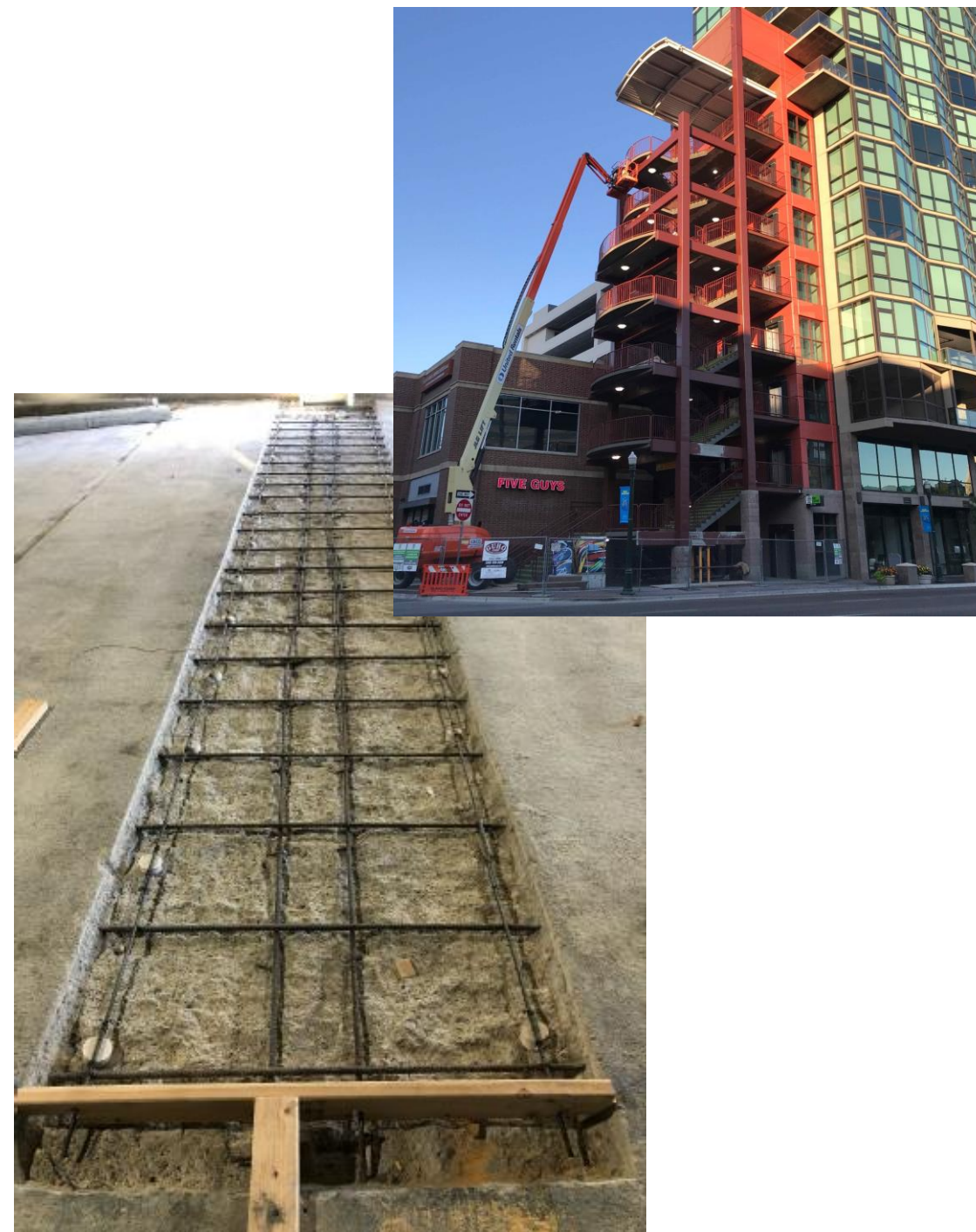
- Rover & maintenance ↑27.3% since 2019
- Administrative salaries ↑17.5% since 2019
- Staffing challenges in current labor market

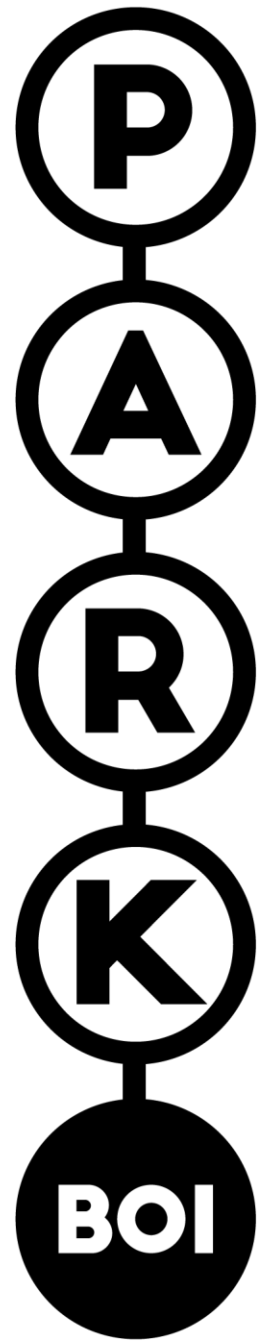
Aging Garages

- 10th & Front concrete repair
- Elevator modernizations
- Code updates

Technology Upgrades

- PARCS replacement ~2024





Parking & Mobility Initiatives

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



Survey Results

How often do you use a ParkBOI garage?

More than 5 times per week (19%)

4-5 times per week (38%)

2-3 times per week (16%)

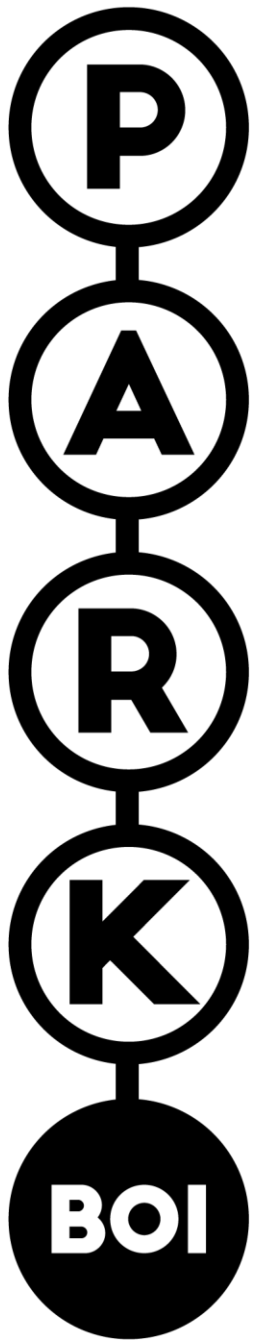
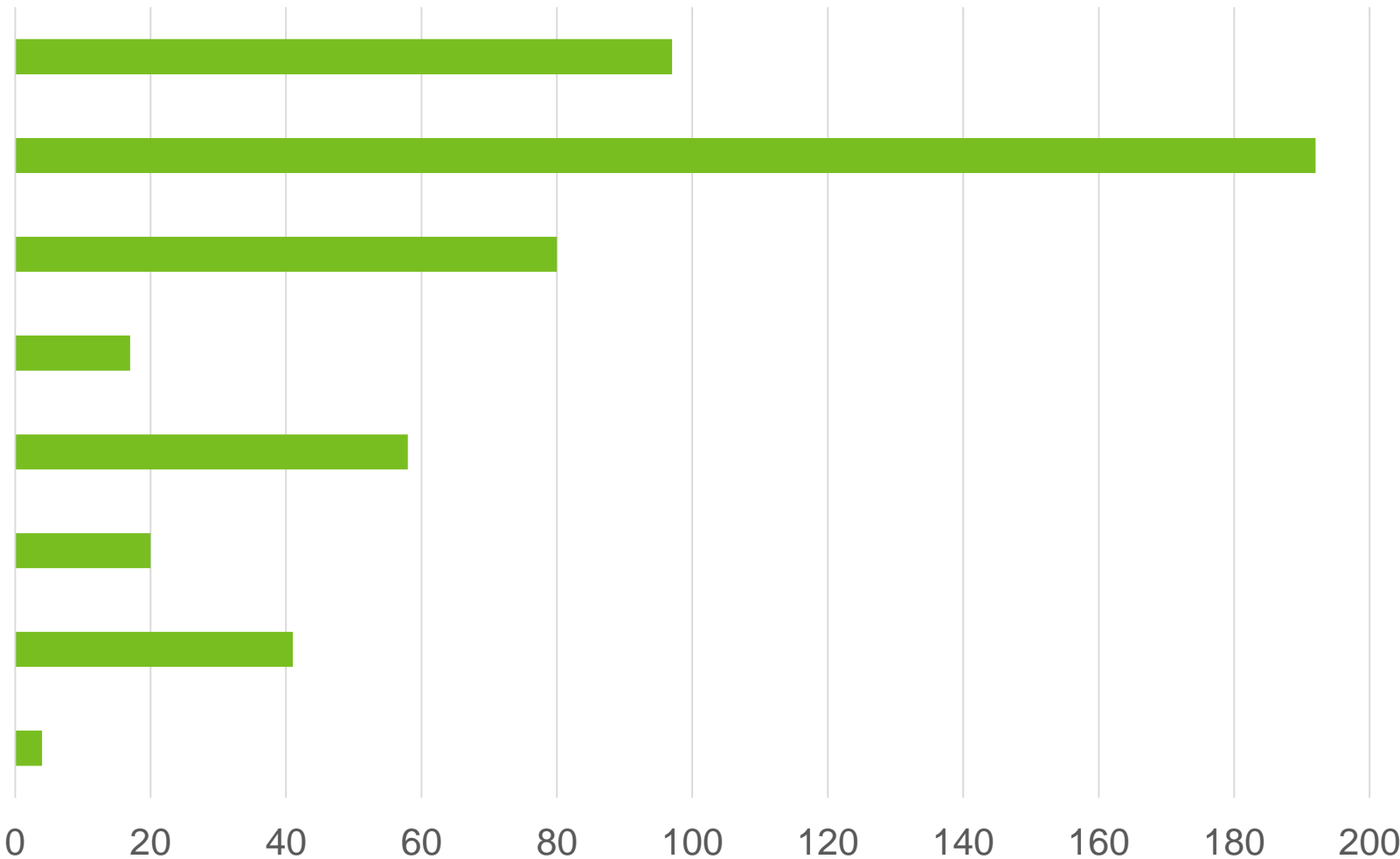
Once per week (3%)

2-3 times per month (11%)

Once per month (4%)

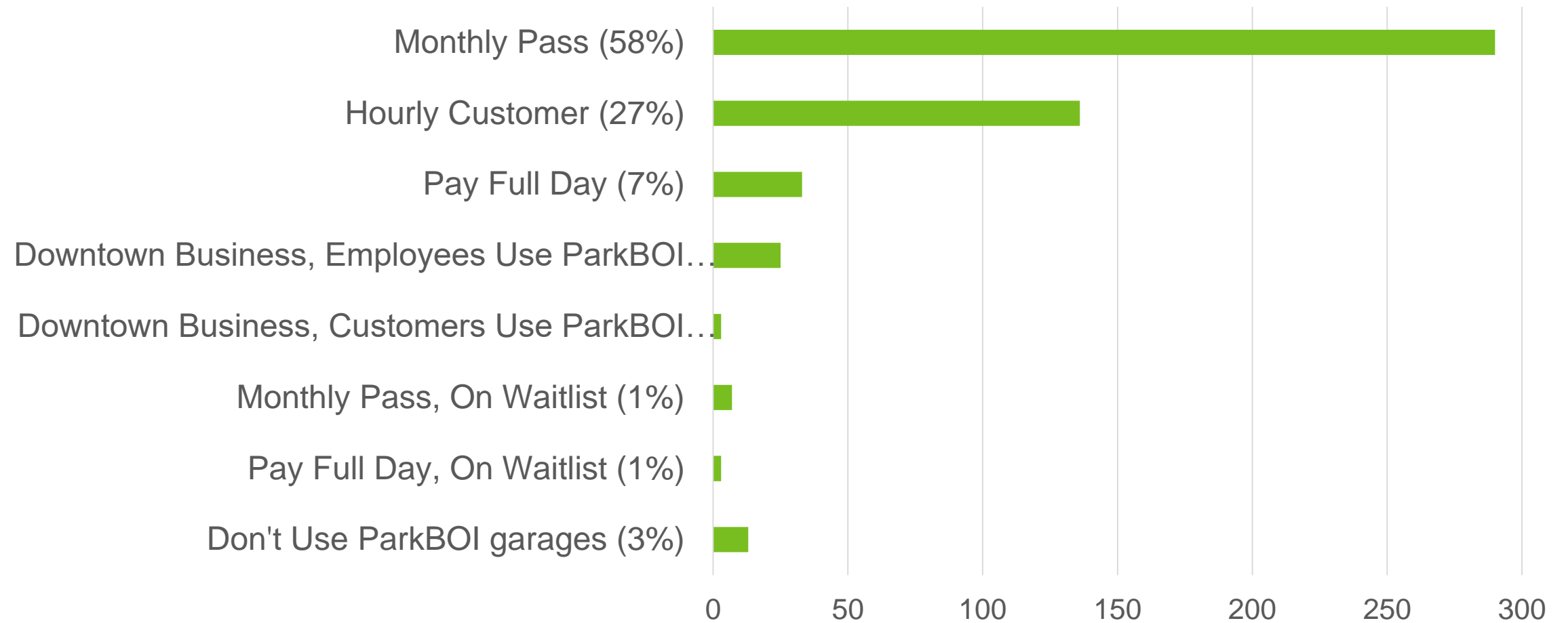
Less than once per month (8%)

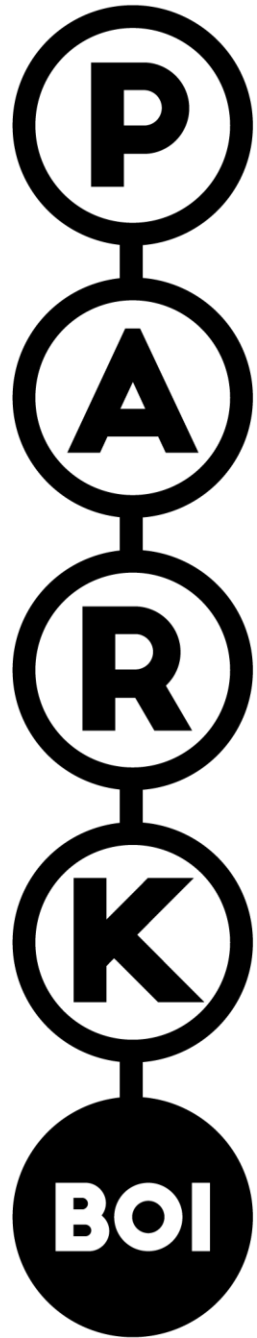
Unsure (1%)



Survey Results

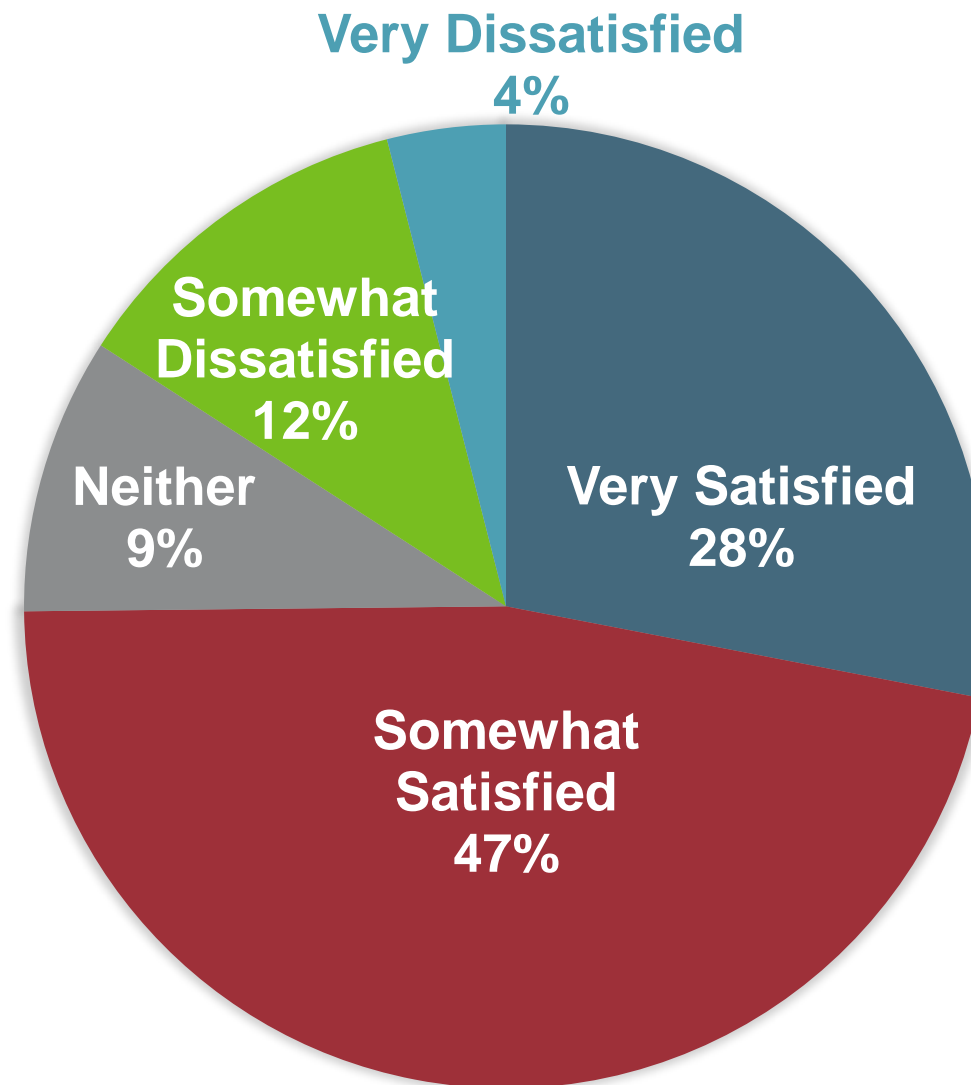
ParkBOI Parking Relationship



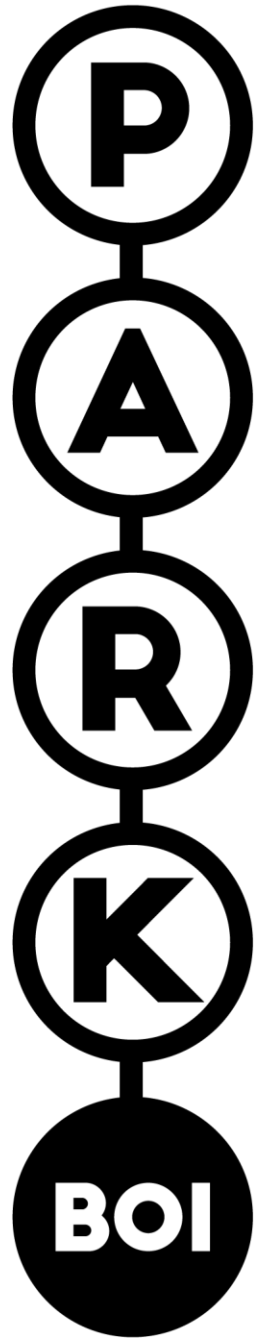


Survey Results

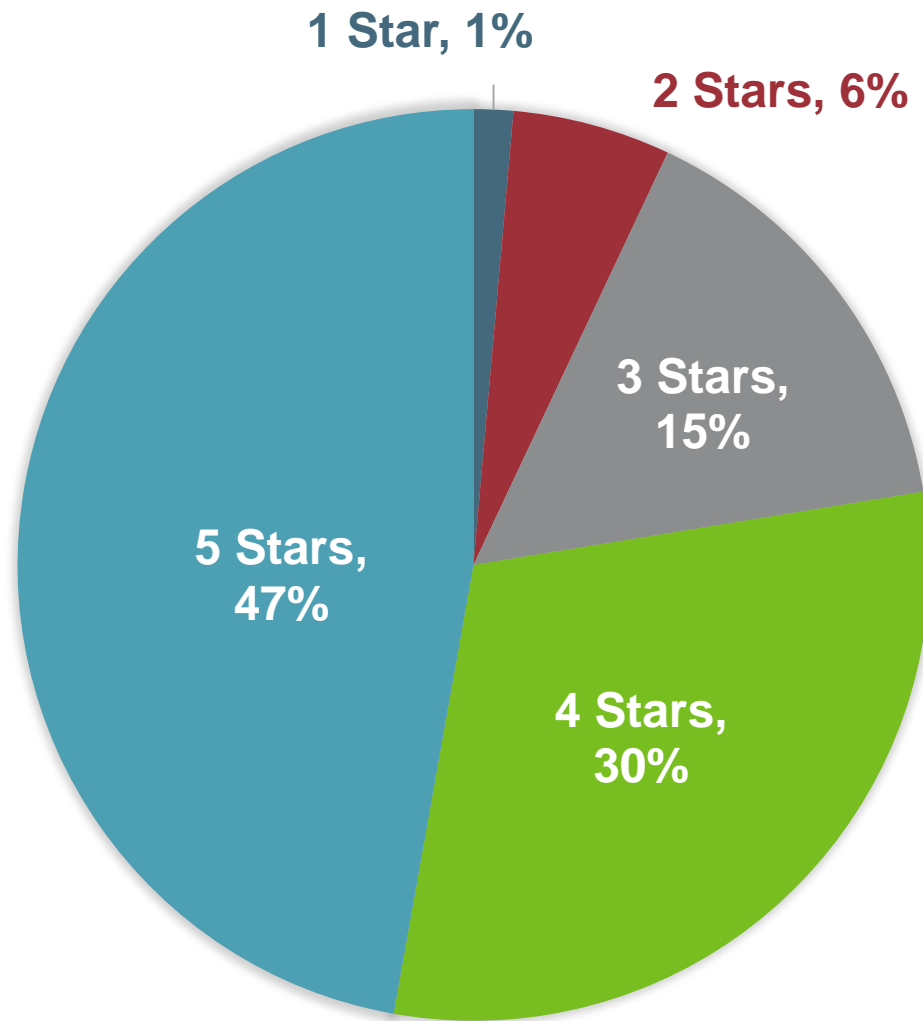
Satisfaction with ParkBOI Experience



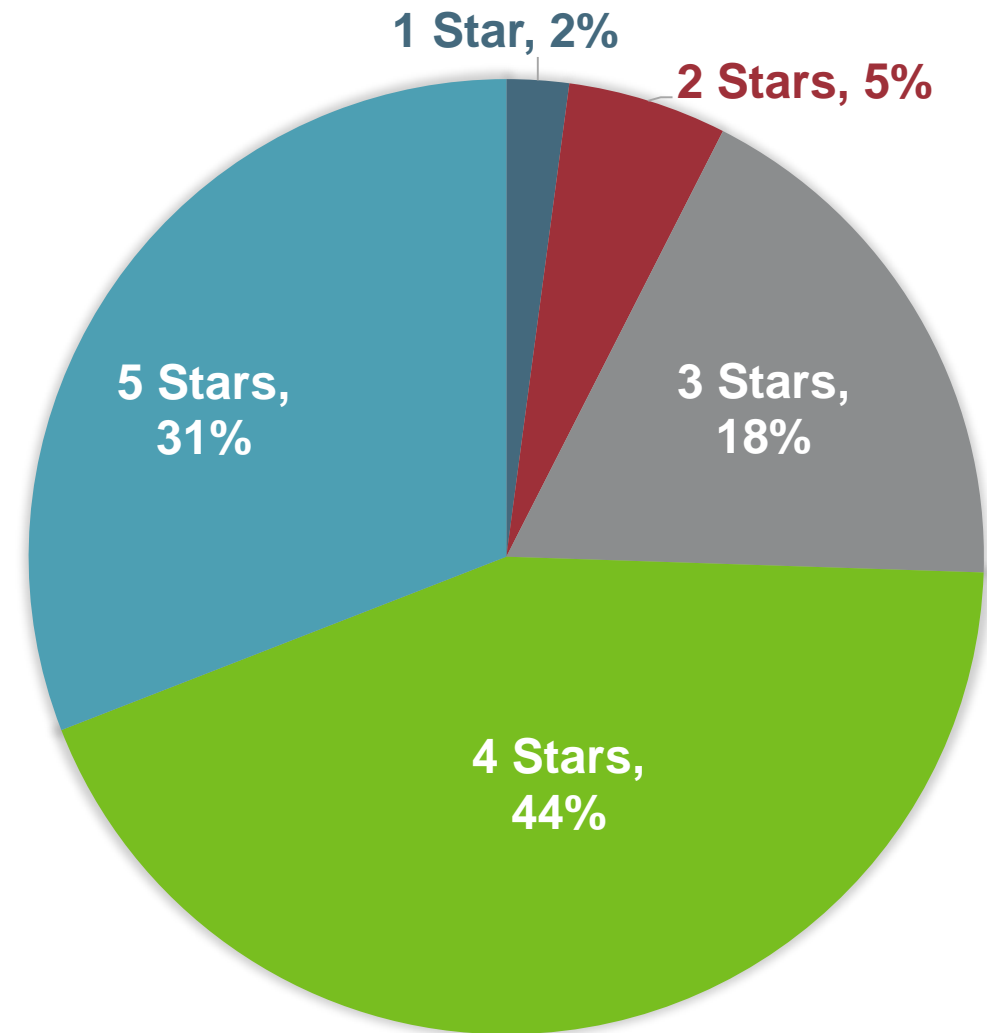
Survey Results



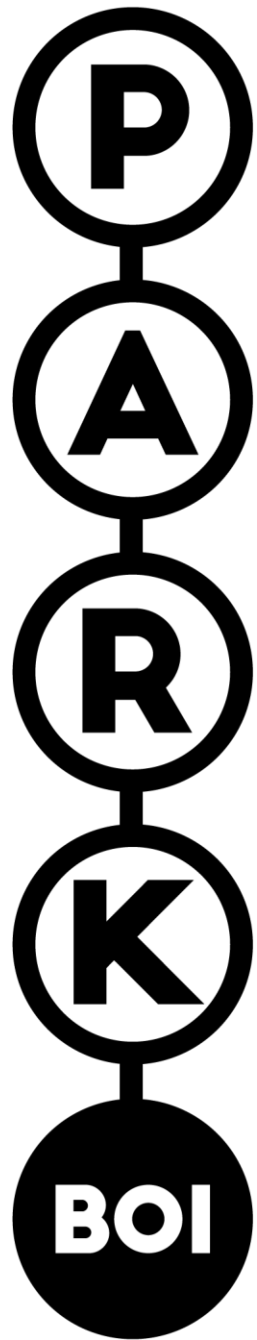
ParkBOI Staff Rating



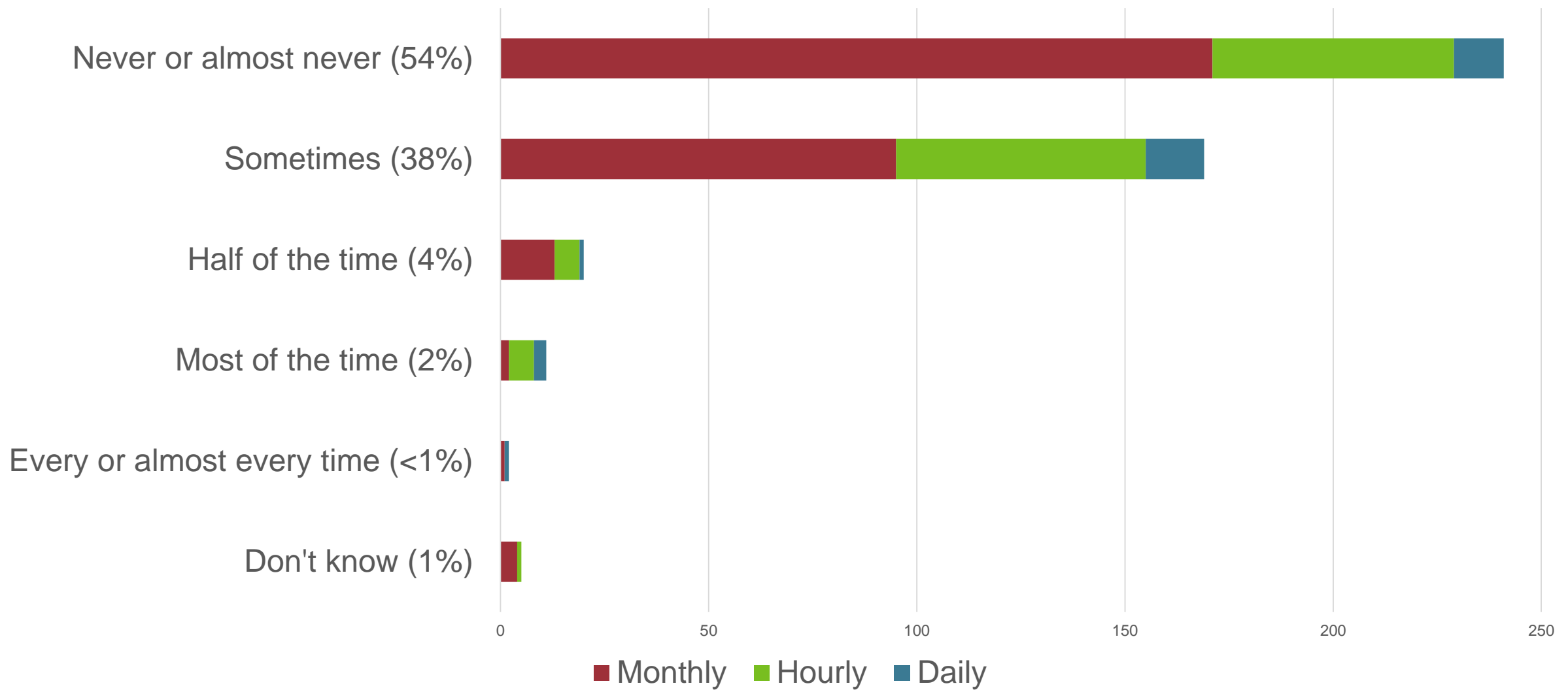
ParkBOI Cleanliness Rating



Survey Results

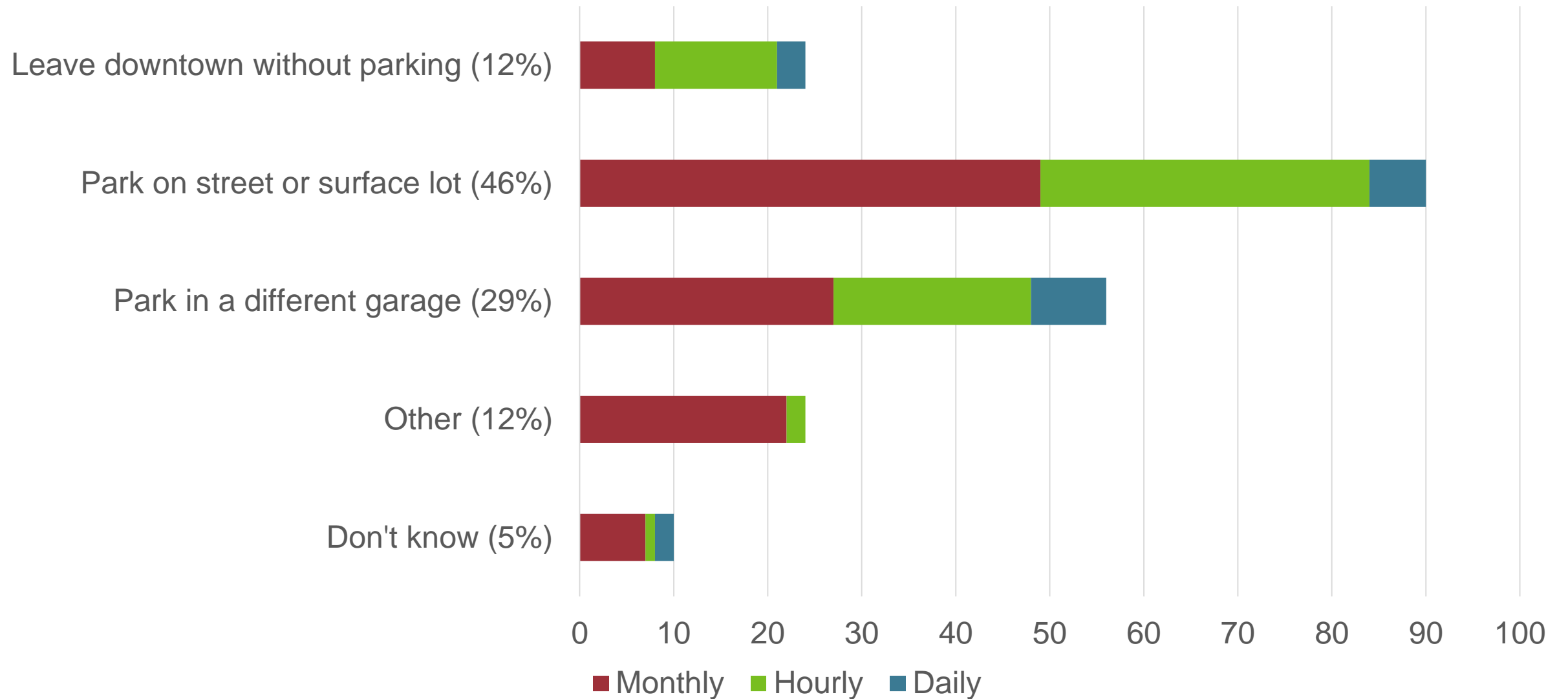


Difficulty Finding Parking



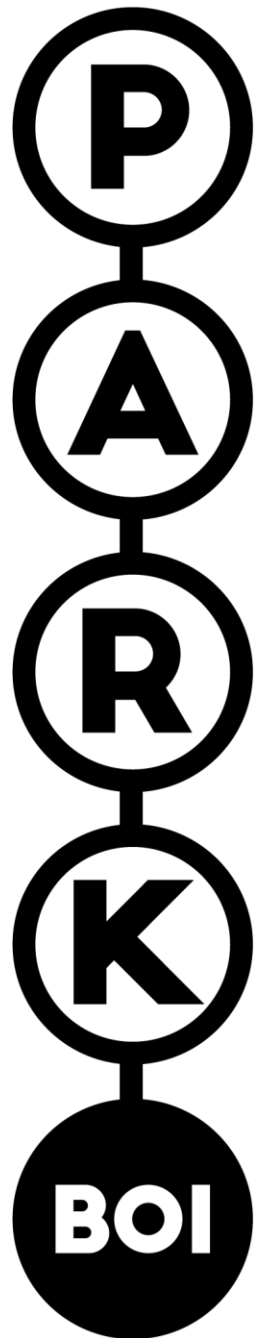
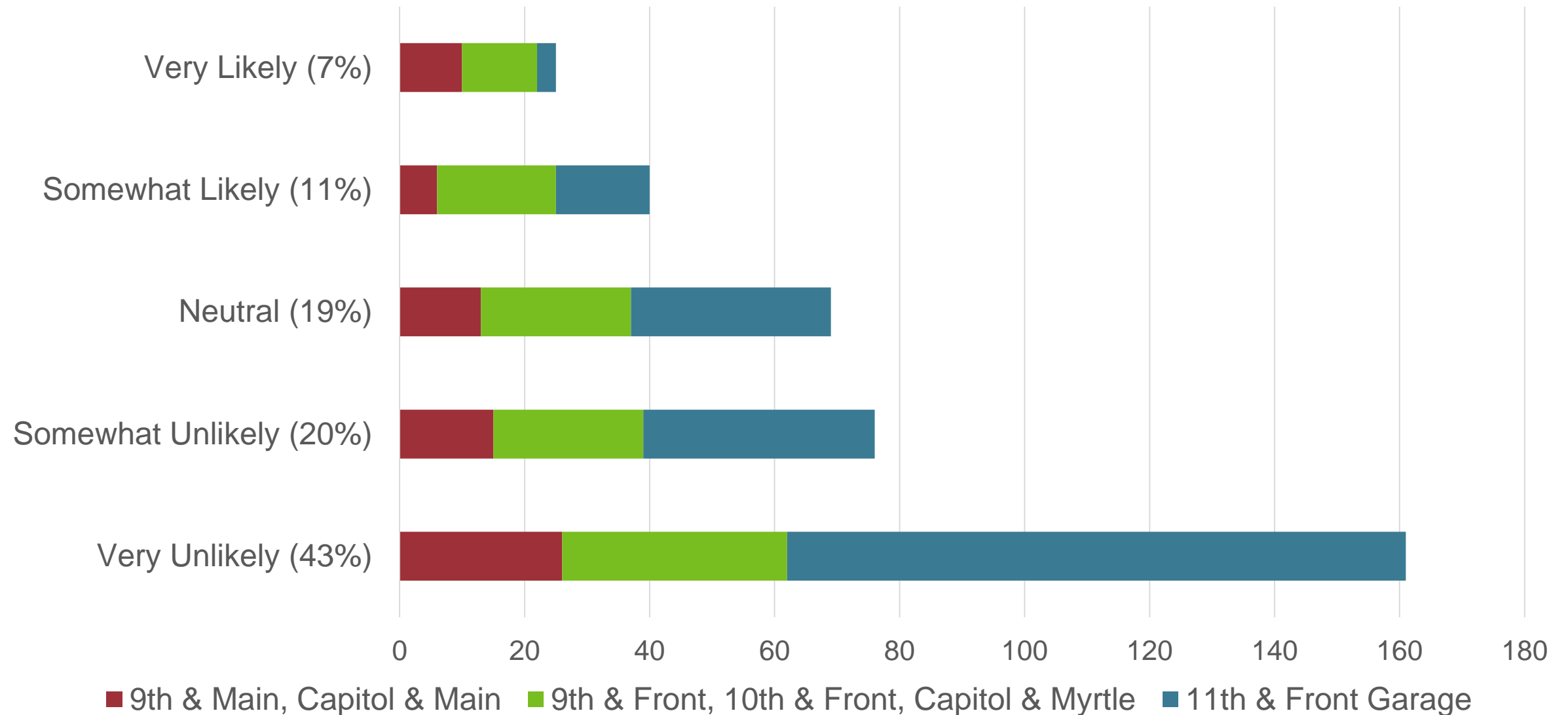
Survey Results

Response to Difficulty Finding Parking



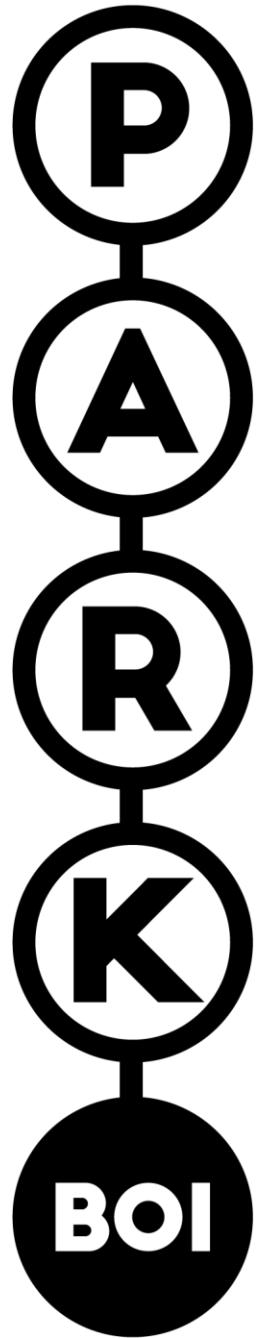
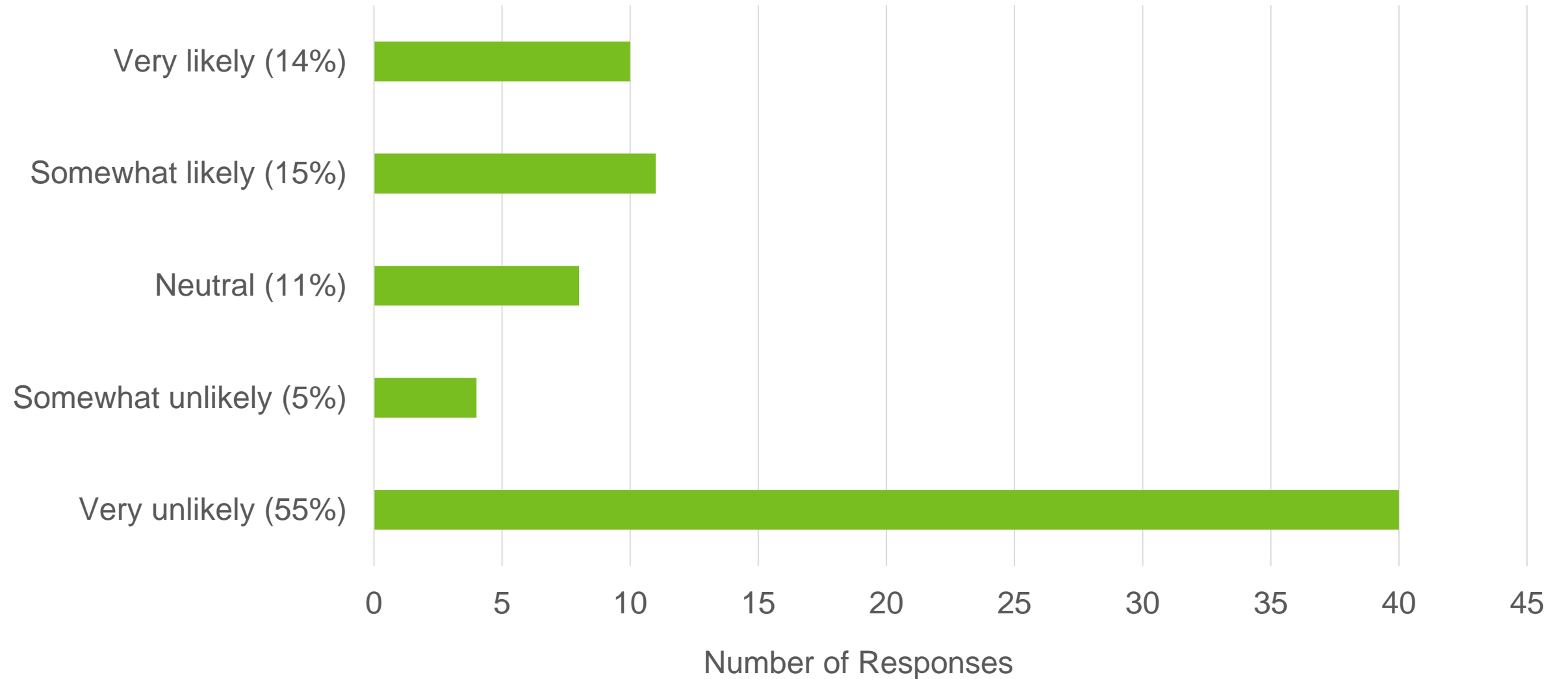
Survey Results

Likelihood to Pay Monthly Pass Rate Increase



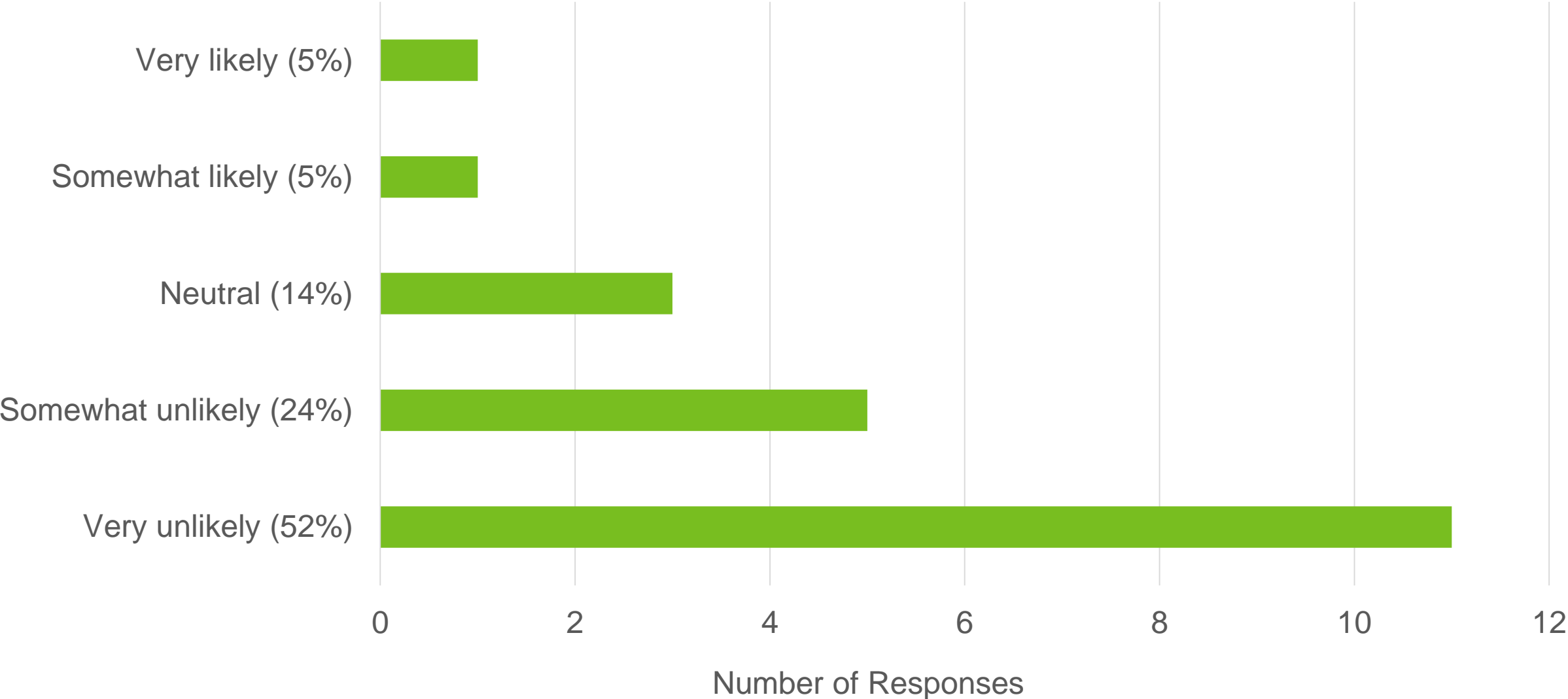
Survey Results

Likelihood to Move to Outer Garage for Lower Monthly Rate



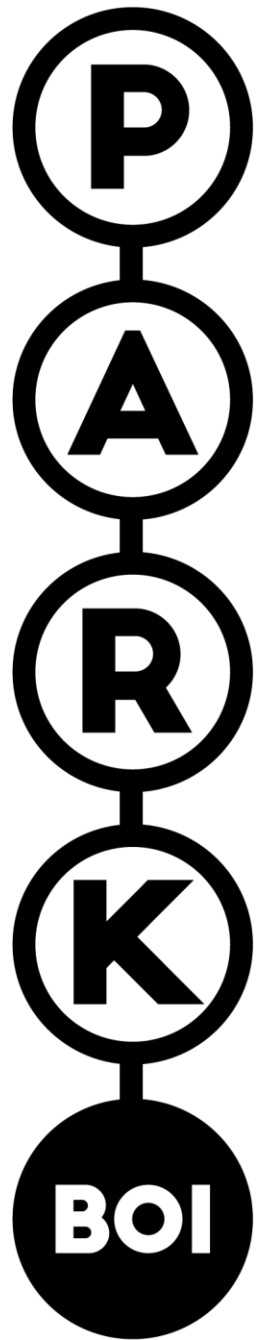
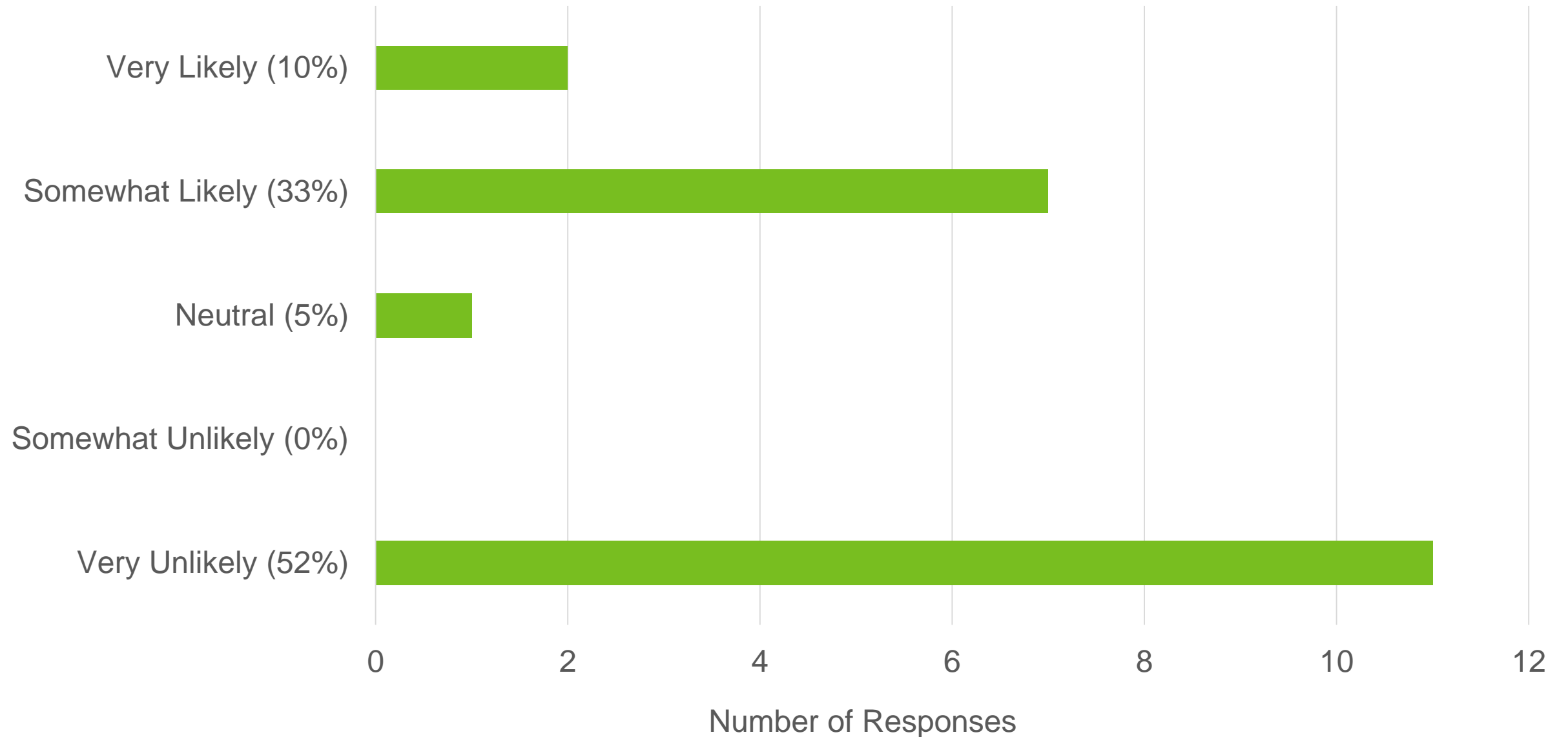
Survey Results

Likelihood to Pay \$20 Daily Rate at 9th & Main, Capitol & Main



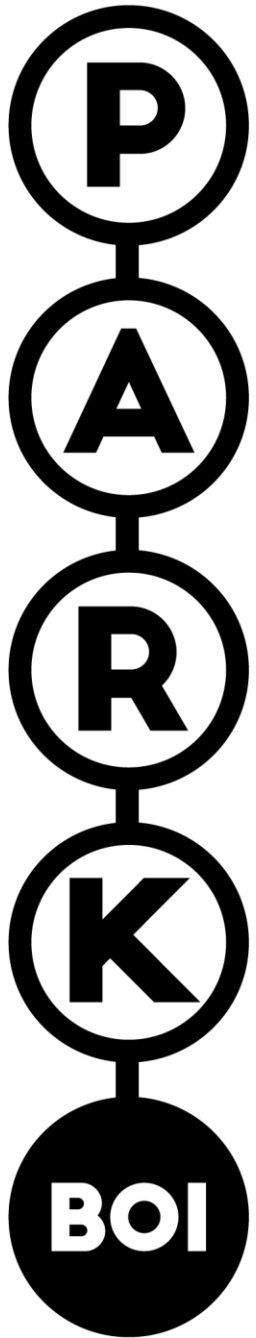
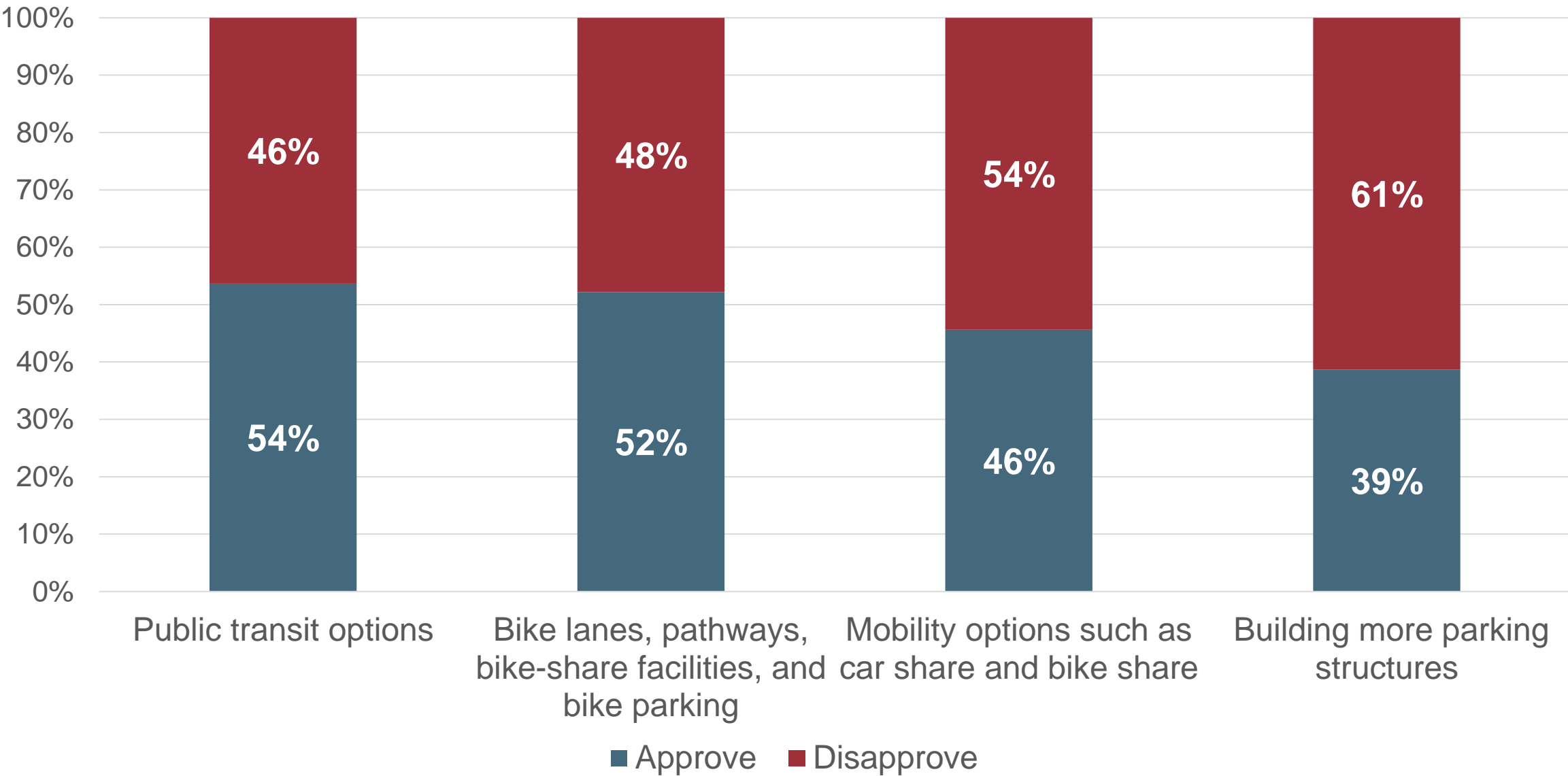
Survey Results

Likelihood to Move to Outer Garage for Lower Daily Rate



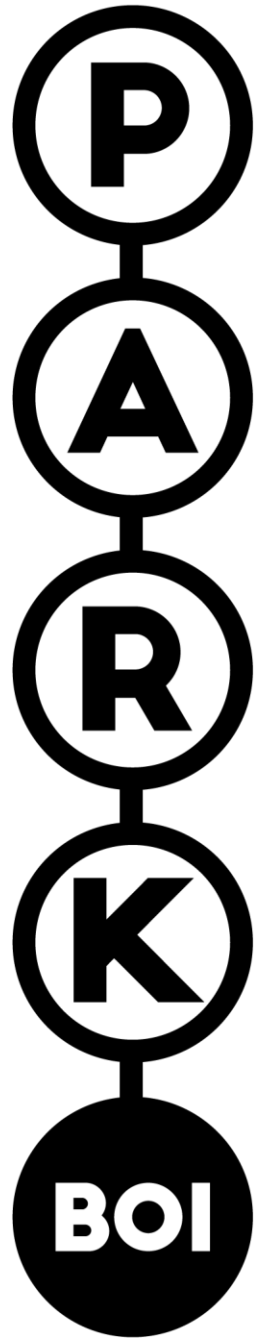
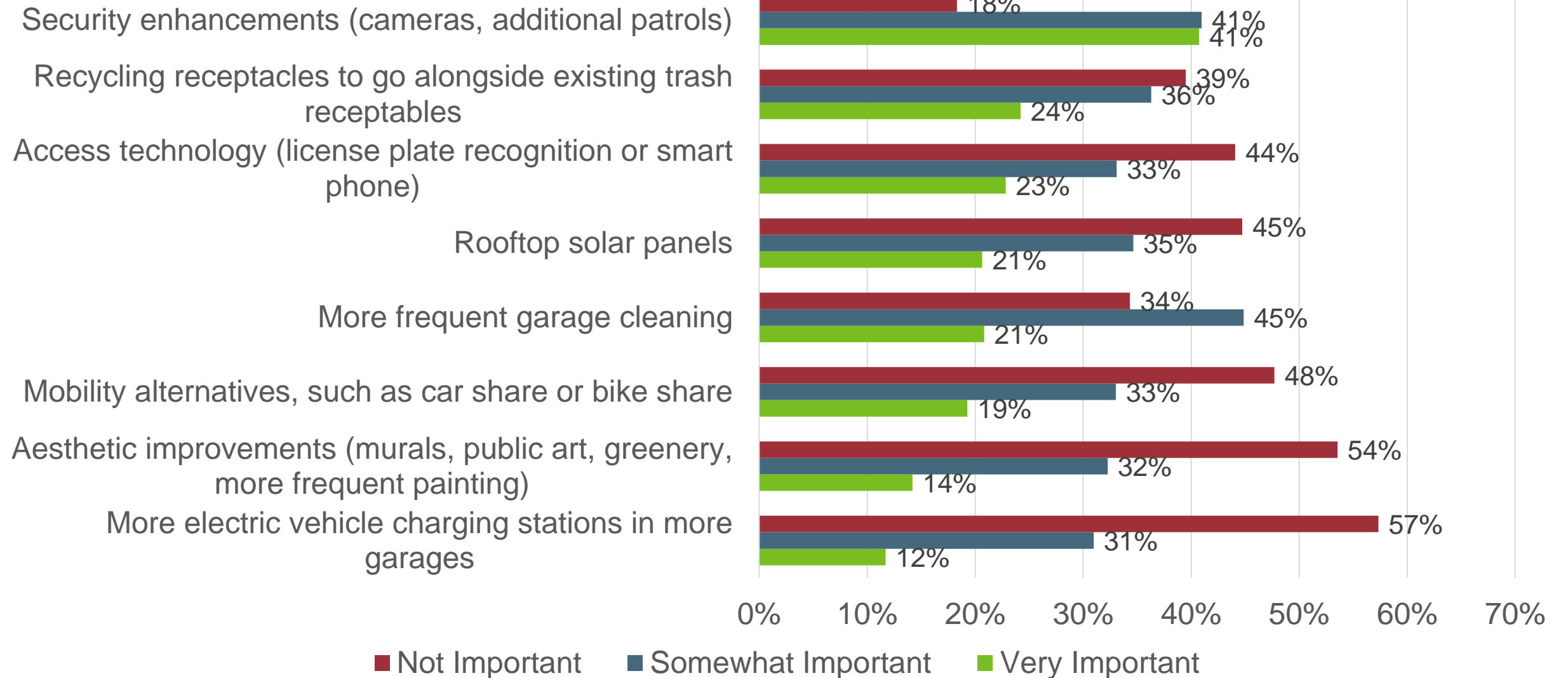
Survey Results

Support for Mobility Programs



Survey Results

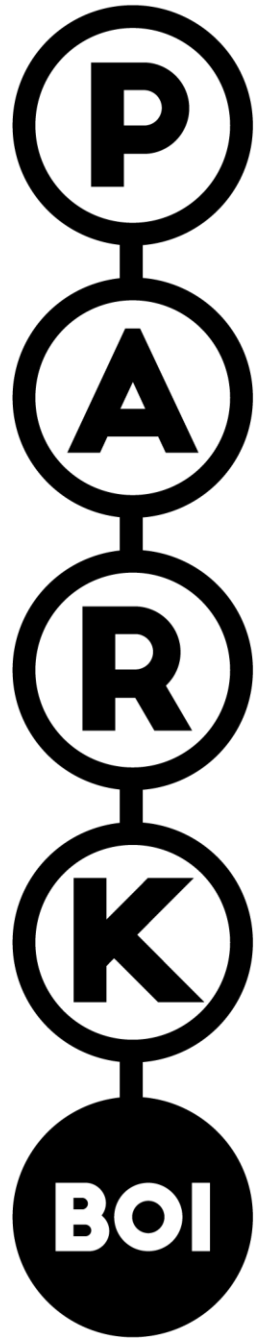
User Importance of Potential ParkBOI Garage Improvements





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%
10th & Front Group Plan (per space)	New	\$150	New product
10 th & Front Reserved	\$155	\$170	10%
9 th & Front Monthly	\$140	\$150	7%
9th & Front Group Plan (per space)	New	\$150	New product
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
Special Event	\$10	\$10	No change
BikeBOI	\$20 activation	\$20 activation	No change



Suggested Motion:

I move to adopt Resolution 1750 authorizing the implementation of new parking rates in the public parking garages CCDC manages effective May 1, 2022.

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VI. Adjourn

CONSIDER: Approve Resolution 1755

Block 68 Catalytic Redevelopment Project – Agreement to Negotiate Exclusively with Block 68 Development LLC

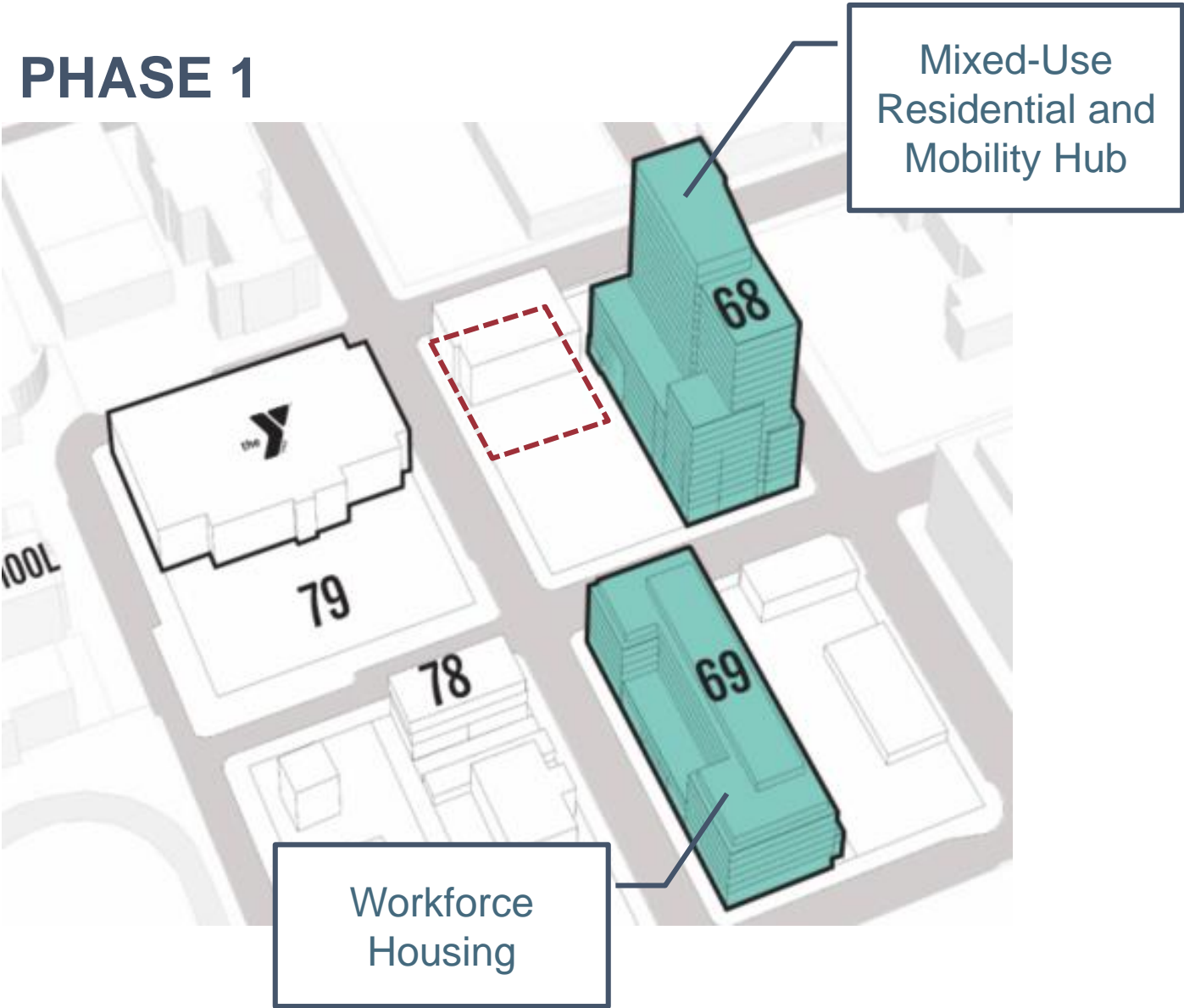
Doug Woodruff – Development Director
Alexandra Monjar – Project Manager

Edlen & Company Development Team Proposal

MASTER PLAN



PHASE 1



Edlen & Company Development Team Proposal

CURRENT PARCEL OWNERSHIP



Agreement to Negotiate Exclusively (ANE)



States intention of Parties, provides confidentiality and certainty to advance the project



Establishes framework for negotiation of Development and Disposition Agreements



Lists issues identified for negotiation, and sets deadlines for deliverables necessary for resolution during the term of the ANE



ANE is complete once DDAs are executed, or term expires with failure to negotiate

Disposition and Development Agreements (DDA)



South view from 11th St between Washington & State

Both Projects

- Demolition and Clearance
- Agency Participation
- Impact Fees
- Geothermal Resource Investigation
- Agency Capital Project Coordination
- Community Outreach
- Sequencing

Workforce Housing:

- Land Exchange
- Unit Affordability Mix and Low Income Housing Tax Credits
- Availability of City Funds

Mixed-Use Housing and Mobility Hub:

- Control of the State Parcel
- Impact of Acquisition of the State Parcel on Design
- Mobility Hub: Structured Parking

Next Steps

Step 1: Bid Request for Proposals	
Publish RFP	May 17, 2021
Submission Deadline	August 19, 2021
Step 2: Evaluation of Proposals	
BOARD MTG: Agency Preliminary Finding Report	September 20, 2021
BOARD MTG: Proposal Selection	December 13, 2021
Step 3: Exclusive Right to Negotiate (ERN)	
BOARD MTG: Approval of ERN	March 14, 2021
Step 4: Disposition and Development Agreement (DDA)	
Work Sessions - Negotiation, Reuse Appraisal, Finalize DDA, etc.	As Needed
BOARD MTG: Approval of DDA	September 12, 2022

CONSIDER: Approve Resolution 1755

**Block 68 Catalytic Redevelopment Project -
Exclusive Right to Negotiate with Block 68
Development LLC**

Suggested Motion:

I move to adopt Resolution 1755 authorizing the Executive Director to execute the Agreement to Negotiate Exclusively with Block 68 Development LLC

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CW Moore Park Improvements – Partnership with Boise Parks Type 4 Designation

Karl Woods

Sr. Project Manager



Sara Arkle

Parks Resources Superintendent
Parks and Recreation Department





Old Boise Blocks on Grove Street

REDEVELOPMENT STRATEGY VISION REPORT



DESIGN WITH ECOLOGICAL FOCUS

Integrate sustainable infrastructure – for example, through protecting and expanding the local tree canopy, building green infrastructure storm water systems, encouraging green building design, extending waste and recycling receptacles and services into the area, and emphasizing on alternative mobility options.



The Vision

HIGHLIGHT HISTORY AND CULTURE

The Old Boise Blocks on Grove Street have a rich cultural and historic background that should be incorporated and preserved in the form and function of the area. Complimenting the existing Basque Block should be emphasized.



CREATE MORE CONNECTIONS

Ensure routes and crossings from destinations – such as Julia Davis Park and other parts of downtown – are as comfortable as possible for pedestrians and cyclists. New pathways where needed to improve bike connectivity.



BUILD AT A COMPATIBLE SCALE WITH EMPHASIS ON STREET LEVEL INTERACTIONS

The Street level façade should be consistent with the downtown neighborhood. The design should allow for a mix of low, medium, and high-rise development.



FOCUS ON A MIX OF USES

This area should develop as a mixed-use space, with housing for all income levels, office spaces, retail and restaurants as well as public spaces that can be used for a variety of activities.

EXPLORE WAYS TO INTEGRATE WATER FEATURE/CANAL

Incorporate the canal and irrigation history into the design of Grove Street in some capacity. Safety, year-round aesthetics, liability and other issues should be addressed in the design.

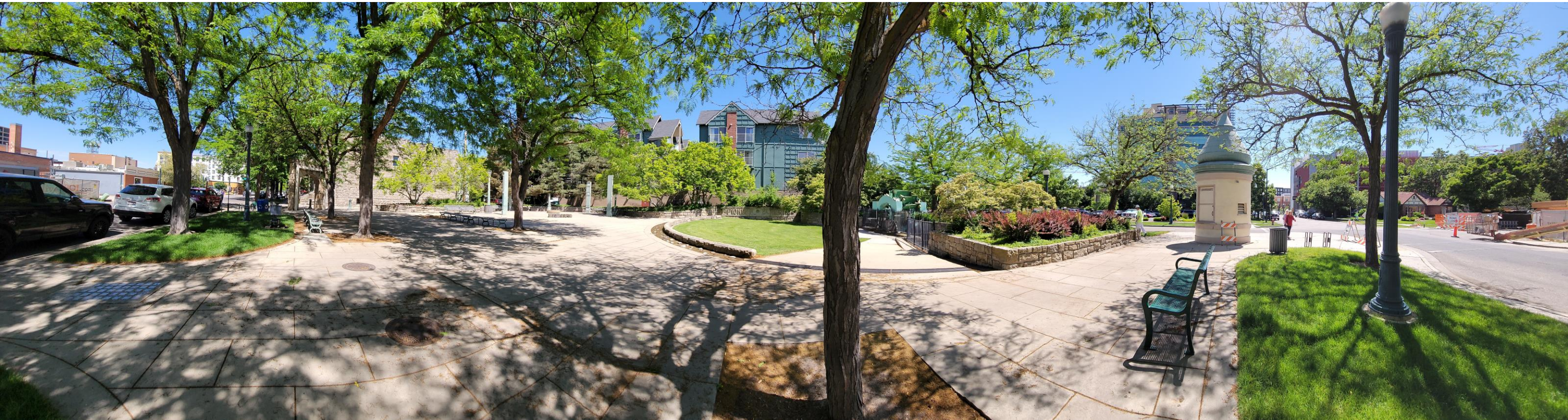


ACTIVATE THE AREA

Increase activity in the area, including more pedestrian and bicycle traffic, events and opportunities to socialize. Ultimately repurpose all surface parking to better utilize those parcels and draw people into the area.

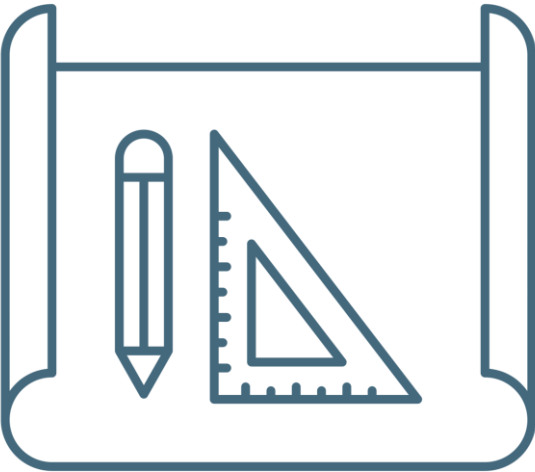
INVEST IN PUBLIC SPACES

Design Grove Street to function as a festival street with a nearby open and green public spaces. Street operations and infrastructure should be designed to make use of the street and public spaces easy. Keep and improve C.W. Moore Park and potentially add additional park or plaza space.

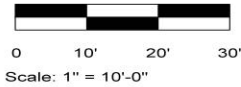
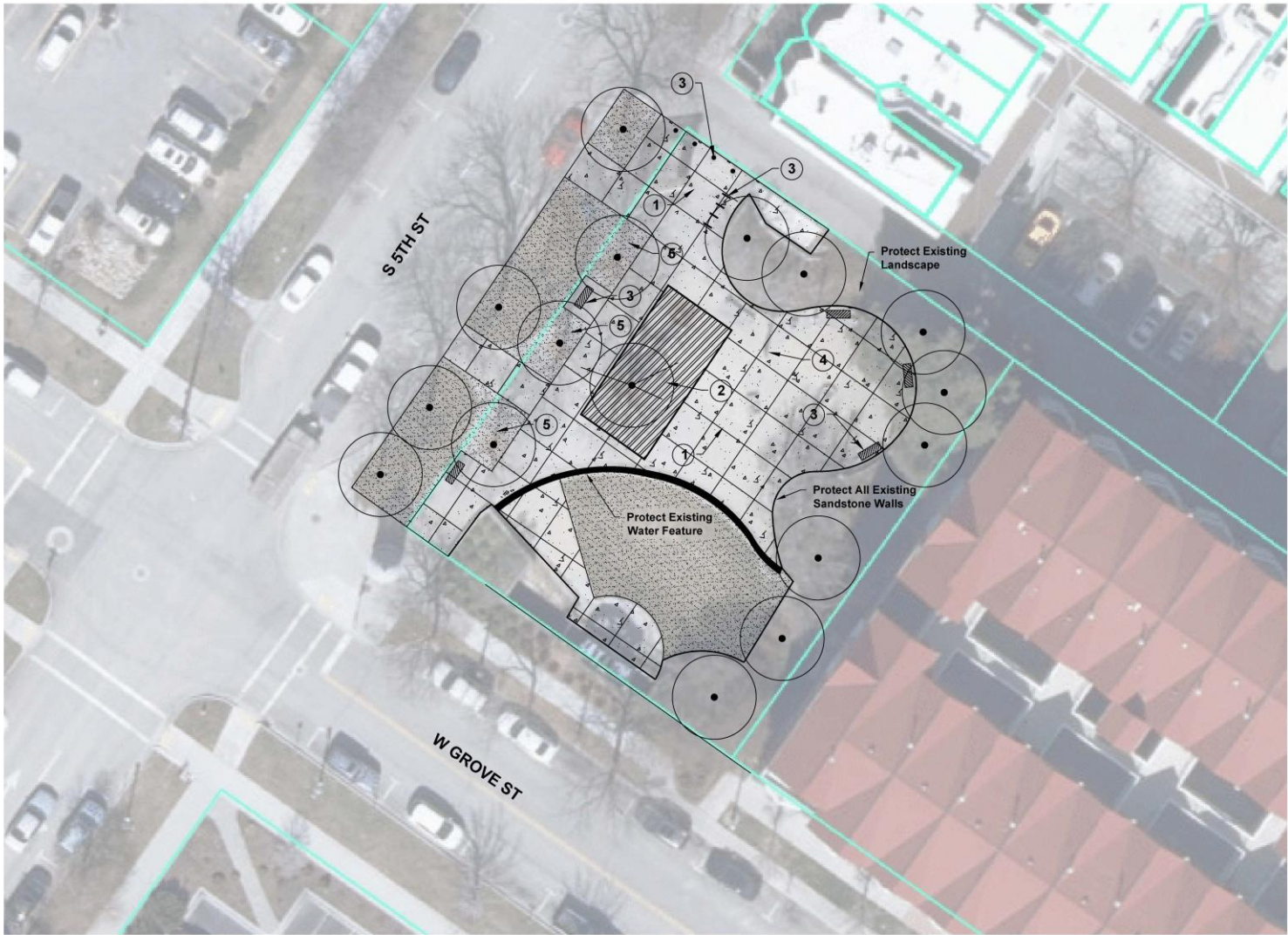








CW MOORE PARK CONCEPT



- NOTES:** #
- 1 REPLACE CONCRETE HARDSCAPE.
 - 2 "BOI" PLAYGROUND.
 - 3 NEW BENCHES, TRASH RECEPTACLES, BIKE RACKS AND BOLLARDS (TYP ALL).
 - 4 EVALUATE APPROPRIATENESS OF HISTORIC FEATURES (TYP ALL).
 - 5 ENLARGE TREE PLANTER BED.

LEGEND	
Symbol	
	Playground Location
	New Concrete Hardscape
	Existing Grass
	Existing Tree to be removed. All other trees to be protected.
	Existing Tree to be protected.

EXHIBIT A

Date	Revised

BOISE
CITY OF IDAHO

PARKS AND RECREATION

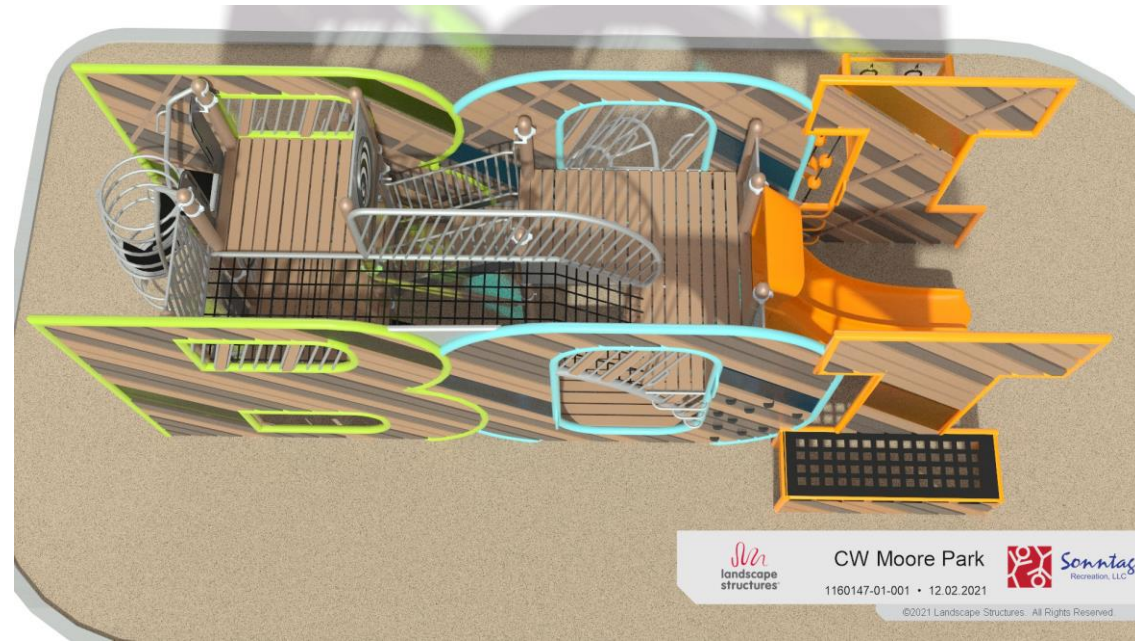
CW MOORE
PARK RENOVATION
150 S 5TH ST

CONCEPT
PLAN

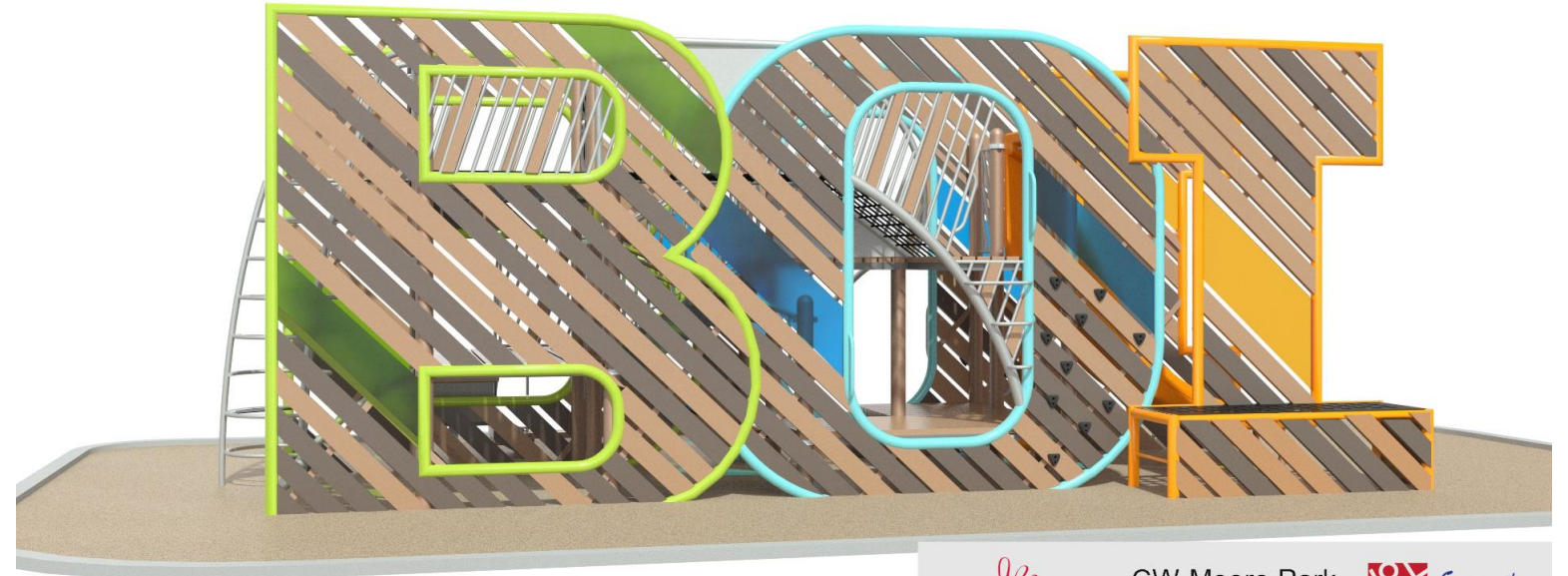
Surveyed By:	Checked By:
Drawn By: KTB	Date: 12/28/2021
Scale: NTS	Job No:

NORTH

Sheet Number
CS



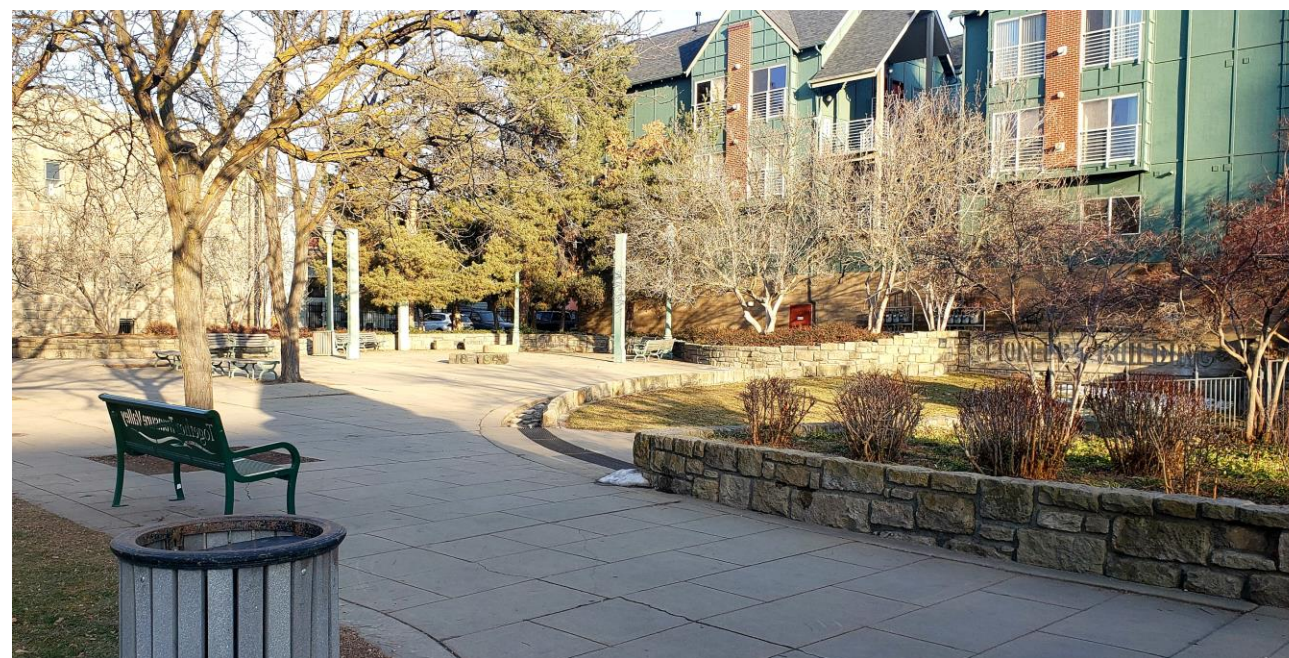
landscape structures CW Moore Park 1160147-01-001 • 12.02.2021 Sonntag Recreation, LLC ©2021 Landscape Structures. All Rights Reserved.



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CONSIDER:
CW Moore Park Improvements
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

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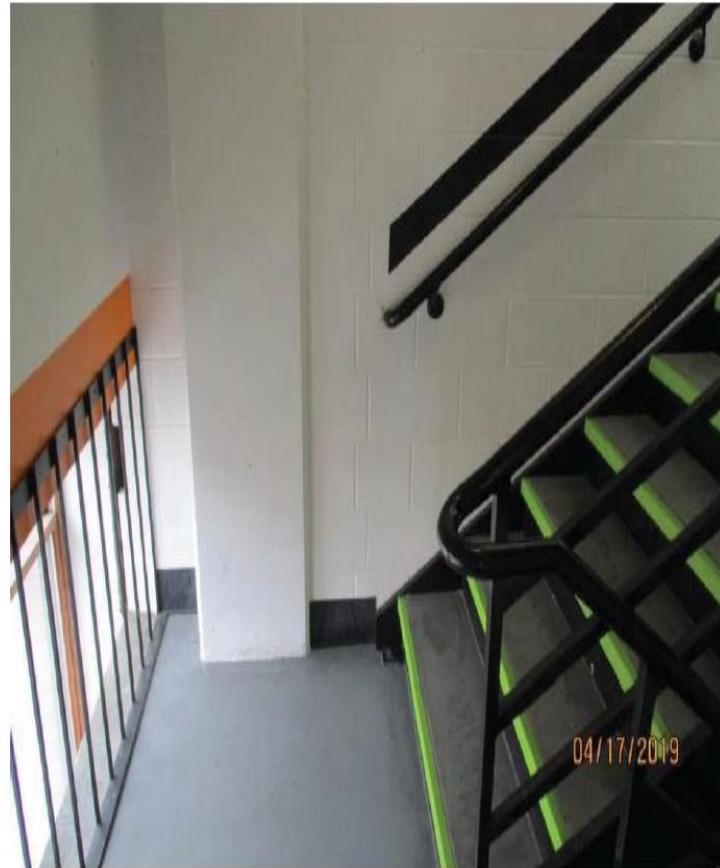
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ParkBOI Handrail and Guardrail - Rebid Project

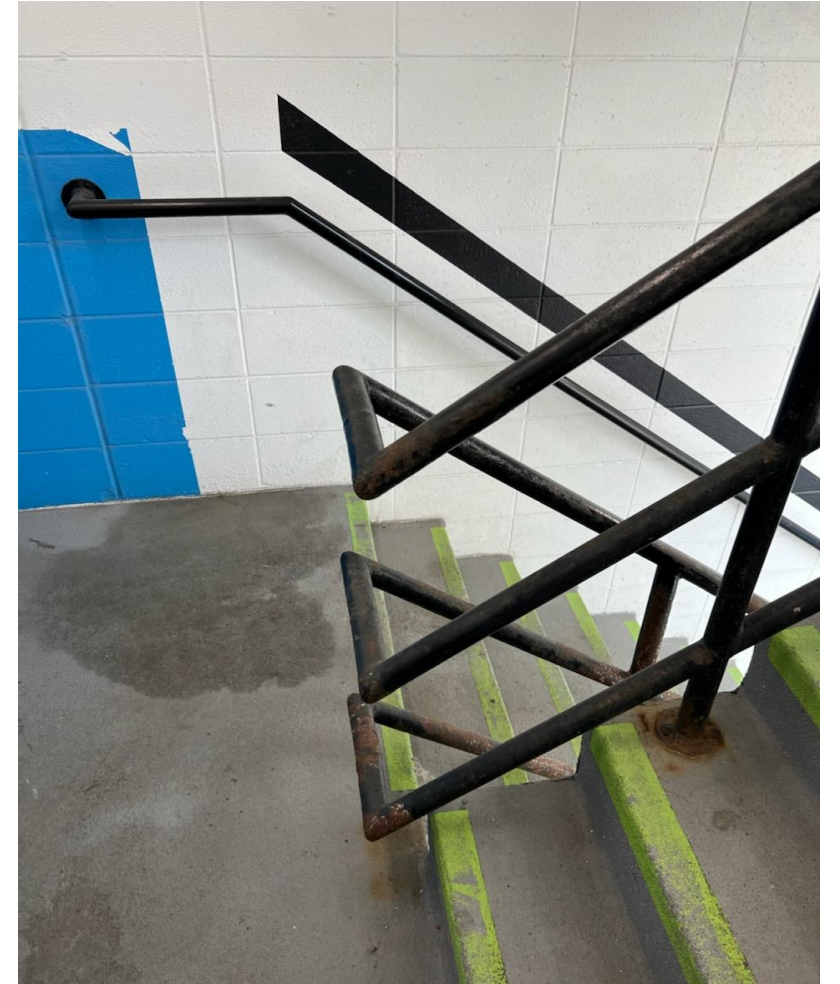
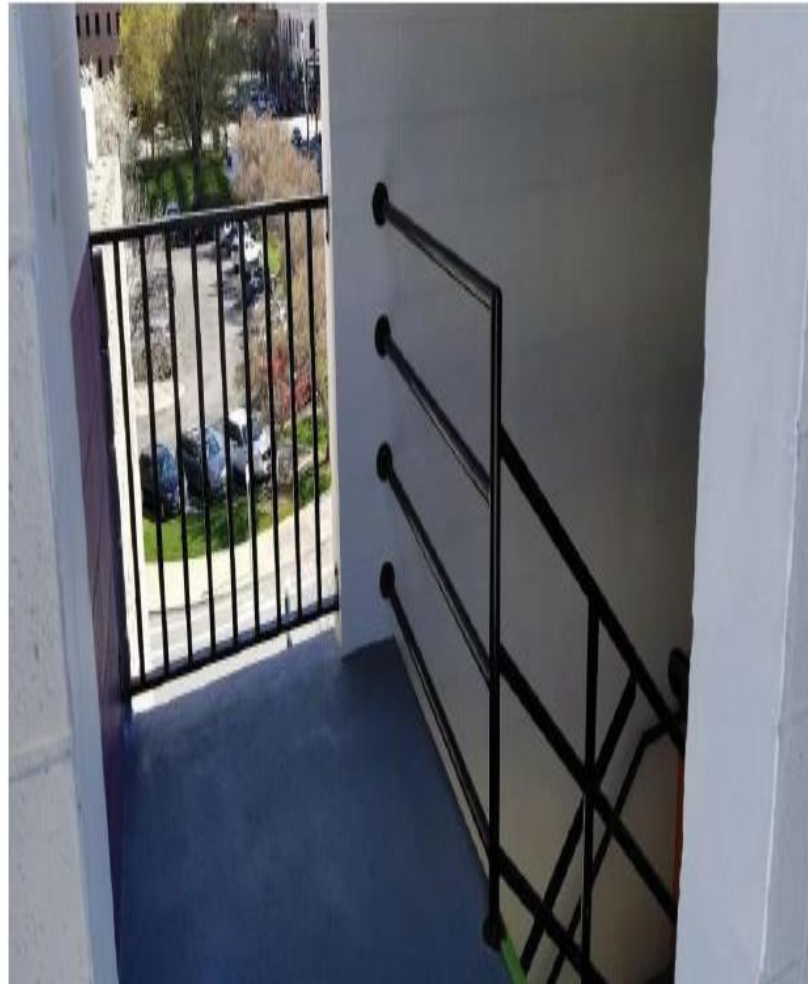
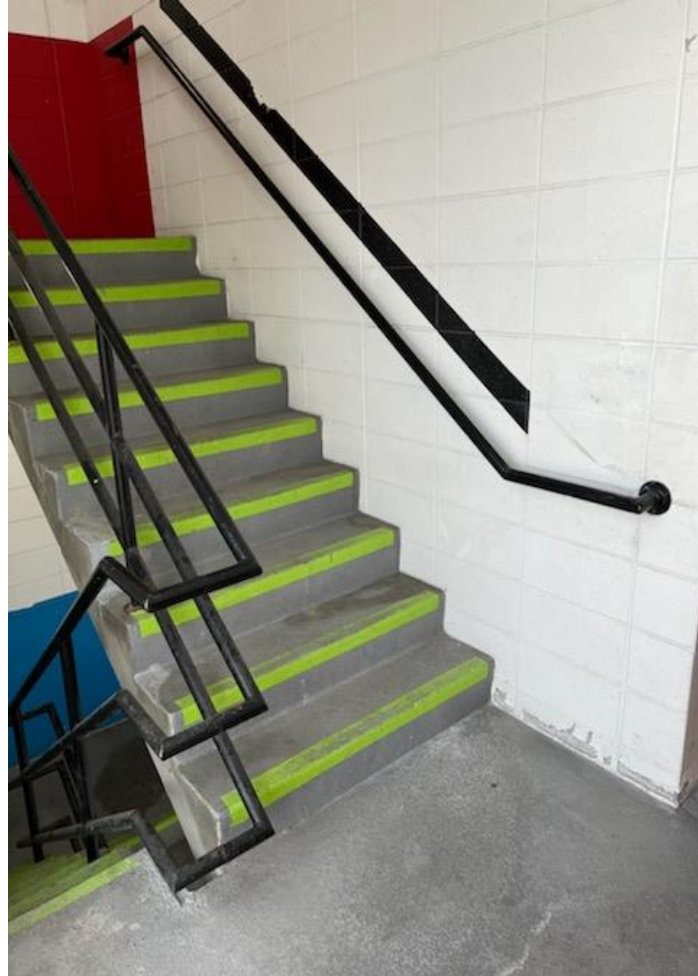
Aaron Nelson – Parking & Facilities Manager
Kathy Wanner – Contracts Manager

Project Background

ParkBOI Handrail and Guardrail - Rebid Project



Project Scope of Work



Public Works Construction – Formal Sealed Bid

Project Procurement Schedule	
Invitation to Bid Issued	February 15, 2022
Public Notice	February 15 and 22, 2022
Bids Due – TWO BIDS RECEIVED	March 3, 2022 by 3pm
CCDC Board Consideration	March 14, 2022

Idaho Code § 67-2805(2)(a): the Agency awards to the lowest responsive bidder.

Bid Results

BIDDER	TOTAL BID AMOUNT
Cascade Enterprises, Inc.	\$397,000
Guho Corp	\$421,319

CONSIDER: Resolution 1753

Award Contract for ParkBOI Handrail and Guardrail - Rebid Project

Suggested Motion:

Approve Resolution 1753 recognizing Cascade Enterprises, Inc as the lowest responsive bidder for the ParkBOI Handrail and Guardrail - Rebid Project; awarding the contract to Cascade Enterprises, Inc. for the total Bid amount of \$397,000; authorizing the Executive Director to execute the contract and expend funds.

AGENDA

V. Action Items

- A. **PUBLIC COMMENT:** Proposed Parking Rate Adjustments (20 min).....Matt Edmond
- B. **CONSIDER:** Approve Resolution 1750 - Approval of Parking Rate Adjustments (5 min)
.....Matt Edmond
- C. **CONSIDER:** Approve Resolution 1755 - Block 68 Catalytic Redevelopment Project – Agreement to Negotiate Exclusively with Block 68 Development LLC (10 minutes)
.....Alexandra Monjar/Doug Woodruff
- D. **CONSIDER:** 150 S. 5th Street - CW Moore Park - T4 Participation Designation (10 minutes)
.....Karl Woods/Sara Arkle, Boise Parks and Recreation Department
- E. **CONSIDER:** Approve Resolution 1753 - ParkBOI Handrail and Guardrail - Rebid Project (10 minutes).....Kathy Wanner/Aaron Nelson
- F. **CONSIDER:** 2021 Annual Report (5 minutes).....John Brunelle
- G. **PUBLIC COMMENT:** 2021 Annual Report.....Vice Chair Haney-Keith

VI. Adjourn

CONSIDER: Approval of 2021 Annual Report

Suggested Motion:

I move to approve the 2021 Annual Report and direct staff to finalize the document and fulfill statutory publication and access requirements.

Approval of 2021 Annual Report

PUBLIC COMMENT



AGENDA

V. Action Items

- A. **PUBLIC COMMENT:** Proposed Parking Rate Adjustments (20 min).....Matt Edmond
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- G. **PUBLIC COMMENT:** 2021 Annual Report.....Vice Chair Haney-Keith

VI. Adjourn

Adjourn