



**BOARD
OF
COMMISSIONERS
MEETING
April 11, 2022**

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
April 11, 2022, 12 p.m.

Virtual attendance is strongly encouraged.

Watch Live at <https://ccdcboise.com/the-agency/board-of-commissioners/>

A G E N D A

I. **CALL TO ORDER** Chair Zuckerman

II. **ACTION ITEM: AGENDA CHANGES/ADDITIONS** Chair Zuckerman

III. WORK SESSION

A. Boise Bikeshare Reboot (15 minutes) Dave Fotsch, Valley Regional Transit

B. Electric Vehicle Charging Update (10 minutes) Aaron Nelson

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report - March 2022

B. Minutes and Reports

1. Approval of March 14, 2022 Meeting Minutes

C. Other

1. Approve Resolution 1757 - 1655 W Fairview Ave - Offices at Fairview and Main - T1 Participation Agreement
2. Approve Resolution 1758 - Authorizing Co-Sponsorship Letter for VRT State Street RAISE Grant Application

V. ACTION ITEM

A. CONSIDER: 3205 W Moore St - Whitewater Townhomes - T1 Participation Designation (5 minutes)
..... Alexandra Monjar

B. CONSIDER: 210 W Main St - U.S. Assay Office Pathway and Landscaping - T1 Participation Designation (5 minutes)
..... Kevin Holmes

VI. ADJOURN

This meeting will be conducted in compliance with Idaho Open Meetings Law and will allow both in-person and virtual attendance. This meeting is being conducted in a location accessible to those with physical disabilities. Attendees may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).



III. WORK SESSION



IV. CONSENT AGENDA



Paid Invoice Report

For the Period: 3/1/2022 through 3/31/2022

Payee	Description	Payment Date	Amount
Debt Service:			
Payroll:			
		Total Debt Payments:	-
PERSI	Retirement Payment	3/9/2022	18,777.31
EFTPS - IRS	Federal Payroll Taxes	3/9/2022	13,951.26
Idaho State Tax Commission	State Payroll Taxes	3/9/2022	2,023.00
CCDC Employees	Direct Deposits Net Pay	3/9/2022	36,359.01
PERSI	Retirement Payment	3/23/2022	19,962.97
EFTPS - IRS	Federal Payroll Taxes	3/23/2022	14,974.08
Idaho State Tax Commission	State Payroll Taxes	3/23/2022	2,151.00
CCDC Employees	Direct Deposits Net Pay	3/23/2022	39,318.39
		Total Payroll Payments:	147,517.02
Checks and ACH			
Various Vendors	Check and ACH Payments (See Attached)	March 2022	628,900.82
Total Cash Disbursements:			\$ 776,417.84

I have reviewed and approved all cash disbursements in the month listed above.

Joey Chen

Finance Director

April 4, 2022

Date

John Brunelle

Executive Director

April 4, 2022

Date

Report Criteria:

Detail report type printed
 Check.Voided = {<>} Yes
 Check.Check number = {<>} 64154

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4136	Abbey Louie LLC	260	Management Training FY2	02/28/2022	4,000.00	12360	03/29/2022
	Total 4136:				4,000.00		
3871	ABC Stamp Signs & Award	0558920	Employee Name Tags	03/10/2022	70.00	64142	03/28/2022
	Total 3871:				70.00		
4082	Acme Fast Freight	1600009618	11th & Front garage CAM e	03/01/2022	2,548.76	12361	03/29/2022
	Total 4082:				2,548.76		
4126	Agnew Beck Consulting Inc	10149	Old Boise Blocks on Grove	01/31/2022	127.50	12362	03/29/2022
	Total 4126:				127.50		
4172	Alleanza Partners LLC	5775	Recruitment Expense for n	01/18/2022	8,550.00	64156	03/28/2022
	Total 4172:				8,550.00		
1316	Blue Cross of Idaho	2203400000	Health Insurance - Mar 202	03/01/2022	29,808.18	64127	03/01/2022
	Total 1316:				29,808.18		
1385	Boise City Utility Billing	X1177 MAR2	848 Main St # 0447416001	03/01/2022	9.24	12388	03/25/2022
	Total 1385:				9.24		
1418	Boise Metro Chamber of C	5811646	Annual Membership Dues f	03/01/2022	472.00	12363	03/29/2022
	Total 1418:				472.00		
4022	Boxcast Inc	B57F3A3-00	storage fees	03/01/2022	29.17	12364	03/29/2022
	Total 4022:				29.17		
3462	Canterbury Designs	CINV4064	Bollard Restock (4) Broad	02/25/2022	2,630.00	64143	03/28/2022
	Total 3462:				2,630.00		
3712	Car Park	5TH&FRONT	5th & Front Parking Lease	01/31/2022	30,000.00	12377	03/30/2022
		5TH&FRONT	5th & Front Parking Jan 20	01/31/2022	29,525.00-	12377	03/30/2022
		JAN2022	9th & Front - City Centre	01/31/2022	42,639.22	12377	03/30/2022
		JAN2022	9th & Main - Eastman	01/31/2022	31,119.35	12377	03/30/2022
		JAN2022	Cap & Main - Cap Terrace	01/31/2022	32,715.87	12377	03/30/2022
		JAN2022	Cap & Myrtle - Myrtle	01/31/2022	24,309.55	12377	03/30/2022
		JAN2022	10th & Front - Grove	01/31/2022	37,587.45	12377	03/30/2022
		JAN2022	10th & Front - refunds	01/31/2022	3.00	12377	03/30/2022
		JAN2022	Cap & Main - Refunds	01/31/2022	15.00	12377	03/30/2022
	Total 3712:				168,864.44		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
1556	Caselle Inc.	114893	Contract support - Mar 202	03/01/2022	840.00	64128	03/01/2022
Total 1556:					840.00		
1595	City of Boise	IL1853	Downtown Core Maint - R	03/01/2022	2,088.45	64145	03/28/2022
		IL1853	Downtown Core Maint - W	03/01/2022	1,512.33	64145	03/28/2022
Total 1595:					3,600.78		
4116	Civil Survey Consultants In	20015-15	Production Street and Gow	02/28/2022	2,772.00	12365	03/29/2022
		21045-05	Eisenman Interim Improve	02/28/2022	937.00	12365	03/29/2022
Total 4116:					3,709.00		
1787	Downtown Boise Associati	8444	FY22 Flower Planters	03/08/2022	9,212.00	64157	03/28/2022
		8444	FY22 State of Downtown S	03/08/2022	19,500.00	64157	03/28/2022
		8444	FY22 Directory & Father's	03/08/2022	6,800.00	64157	03/28/2022
Total 1787:					35,512.00		
1832	Eide Bailly LLP	EI01268409	Final billing for preparation	02/15/2022	14,400.00	12378	03/30/2022
		EI01269868	CCDC IT Penn Test - 50%	02/17/2022	8,000.00	12378	03/30/2022
Total 1832:					22,400.00		
1838	Elam & Burke P.A.	194934	Units 401/102 Civic Partner	02/28/2022	1,025.00	12379	03/30/2022
		194936	State Street - New URD	02/28/2022	600.00	12379	03/30/2022
		194937	River Myrtle Termination	02/28/2022	100.15	12379	03/30/2022
		194939	101-0 General	02/28/2022	635.00	12379	03/30/2022
		194940	River Myrtle Implement Act	02/28/2022	675.90	12379	03/30/2022
		194941	URD Legislation	02/28/2022	50.00	12379	03/30/2022
		194943	Gateway District	02/28/2022	175.00	12379	03/30/2022
		194993	Block 68	02/28/2022	12,439.80	12379	03/30/2022
Total 1838:					15,700.85		
1982	GGLO LLC	7	WS Linen Blocks on Grove	02/24/2022	9,790.00	12380	03/30/2022
		7	RMOB Linen Blocks on Gr	02/24/2022	10,483.75	12380	03/30/2022
Total 1982:					20,273.75		
3810	Hummel Architects PLLC	10200	10th & Front Pkg Garage S	02/28/2022	404.25	12366	03/29/2022
Total 3810:					404.25		
2165	Idaho Power	6607 FEB22	9th St outlets #220040660	02/28/2022	3.51	12387	03/18/2022
		7995 FEB22	9th & State # 2201627995	02/28/2022	3.51	12386	03/18/2022
		WO 2758450	Rebuild 11th Street Power	03/29/2022	177,872.00	64162	03/30/2022
		WO 2758450	Rebuild 11th Street Power	03/31/2022	7,482.00	64163	03/31/2022
Total 2165:					185,361.02		
3900	Idaho Records Manageme	0149034	Records Storage	03/01/2022	58.00	12367	03/29/2022
Total 3900:					58.00		
2288	Jensen Belts Associates	2114-9	11th Street Bikeway & Stre	02/28/2022	5,530.00	12381	03/30/2022

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		2114-9	11th Street Bikeway & Stre	02/28/2022	48,428.75	12381	03/30/2022
	Total 2288:				53,958.75		
2360	Kittelson & Associates Inc.	0124039-1	8th St Improvements, State	01/31/2022	6,373.75	12382	03/30/2022
	Total 2360:				6,373.75		
3836	Langston & Associates	22.1055O-1	Block 68 Catalytic Redevel	03/07/2022	4,500.00	64158	03/28/2022
		22.1056R-1	Block 68 Catalytic Redevel	03/07/2022	4,500.00	64158	03/28/2022
	Total 3836:				9,000.00		
3950	McAlvain Construction Inc.	1210107.1-1	WS Preconstruction	02/28/2022	2,395.98	12383	03/30/2022
		1210107.2-1	RMOB Preconstruction	02/28/2022	4,449.78	12383	03/30/2022
	Total 3950:				6,845.76		
2186	McClatchy Company LLC	98081	Legal Notices	02/28/2022	493.47	12368	03/29/2022
	Total 2186:				493.47		
3901	Plaza 121 Building	030122	DBA Dues - CCDC	03/01/2022	602.92	64146	03/28/2022
	Total 3901:				602.92		
2774	Pro Care Landscape Mana	42427	Landscape Maintenance -	02/28/2022	135.00	12369	03/29/2022
		42427	Holiday Lights FY22	02/28/2022	240.00	12369	03/29/2022
		42428	Holiday Lights FY22	02/28/2022	120.00	12369	03/29/2022
		42429	Holiday Lights FY22	02/28/2022	60.00	12369	03/29/2022
		42430	Holiday Lights FY22	02/28/2022	120.00	12369	03/29/2022
		42431	Holiday Lights FY22	02/28/2022	95.00	12369	03/29/2022
	Total 2774:				770.00		
3896	Rim View LLC	MAR2022	Monthly Rent - Trailhead M	03/01/2022	15,250.00	64129	03/01/2022
	Total 3896:				15,250.00		
3796	Scheidt & Bachmann USA I	47192	Feb 2022 Merchant Fees	02/28/2022	826.14	12370	03/29/2022
	Total 3796:				826.14		
3985	SemaConnect	NWS-220301	One Year Network Service	03/05/2022	1,453.57	12371	03/29/2022
	Total 3985:				1,453.57		
3974	Stability Networks Inc.	38789	IT Services - FY2022	02/28/2022	3,410.00	12384	03/30/2022
		38861	Cisco Subscription	02/28/2022	5.84	12384	03/30/2022
		38861	AppRiver SecureTide	02/28/2022	89.00	12384	03/30/2022
		38861	M365 Apps for Business	02/28/2022	148.25	12384	03/30/2022
		38861	Cloud Backup	02/28/2022	495.00	12384	03/30/2022
		38978	24" Dell Monitors	02/27/2022	486.64	12384	03/30/2022
		39007	New Laptop & Monitors	02/27/2022	1,467.34	12384	03/30/2022
	Total 3974:				6,102.07		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
3242	Suez Water Idaho	2853 MAR20	Eastman office #06000337	03/28/2022	52.91	12389	03/28/2022
		4259 MAR20	516 S 9th St irri #06006391	03/28/2022	29.31	12390	03/28/2022
		8504 MAR20	Grove & 10th #060035756	03/28/2022	49.78	12391	03/28/2022
		SUEZ 0025 F	437 S 9th St irri #06006688	02/28/2022	30.87	12392	03/31/2022
Total 3242:					162.87		
4109	Syringa Networks LLC	20339 MAR2	internet & data - march 202	03/01/2022	646.69	64147	03/28/2022
Total 4109:					646.69		
3831	The Land Group Inc.	0147745	Fulton St Improvements, 9t	02/28/2022	3,920.00	12373	03/29/2022
Total 3831:					3,920.00		
4074	The Potting Shed	20375	Interior Plant Maint.	02/28/2022	65.00	64148	03/28/2022
Total 4074:					65.00		
3170	Treasure Valley Coffee Inc	2160:080855	Water Cooler Charges	02/15/2022	106.00	64149	03/28/2022
Total 3170:					106.00		
3233	United Heritage	02014-001 M	Disability insurance - Mar 2	03/01/2022	1,333.21	64150	03/28/2022
Total 3233:					1,333.21		
3835	US Bank - Credit Cards	02.25.2022	Banking & Merchant Fees	02/25/2022	79.00	12315	03/14/2022
		02.25.2022	Computer & Software	02/25/2022	1,268.02	12315	03/14/2022
		02.25.2022	Dues & Subscriptions	02/25/2022	100.00	12315	03/14/2022
		02.25.2022	Office Supplies	02/25/2022	1,246.72	12315	03/14/2022
		02.25.2022	Personnel Training (Local)	02/25/2022	1,042.72	12315	03/14/2022
		02.25.2022	Professional Services Gen	02/25/2022	272.00	12315	03/14/2022
		02.25.2022	Office equip lease/repairs	02/25/2022	70.00	12315	03/14/2022
		02.25.2022	voice, data& webhosting sv	02/25/2022	80.22	12315	03/14/2022
		02.25.2022	Street/District Improvement	02/25/2022	332.64	12315	03/14/2022
		02.25.2022	Travel & Meetings (non-loc	02/25/2022	875.91-	12315	03/14/2022
Total 3835:					3,615.41		
4196	Visionkit Studio, LLC	BA29B9E5-0	Headshot - Schlake	02/21/2022	300.00	12374	03/29/2022
Total 4196:					300.00		
3365	Westerberg & Associates	255	Legislative Advisement Ser	02/28/2022	5,000.00	12385	03/30/2022
Total 3365:					5,000.00		
3998	Western Records Destructi	0579533	Records Destroyed	02/28/2022	47.00	64151	03/28/2022
Total 3998:					47.00		
3374	Western States Equipment	IN001939165	Bldg 8 generator inspection	02/28/2022	302.83	64159	03/28/2022
		IN001939168	Bldg 8 fire pump inspection	02/28/2022	295.64	64159	03/28/2022
		IN001939168	Bldg 8 Cooling system	02/28/2022	1,762.18	64159	03/28/2022
		IN001945742	Bldg 8 Cooling system	03/07/2022	1,918.03	64159	03/28/2022
		IN001945745	Bldg 8 fuel line repair	03/07/2022	2,073.79	64159	03/28/2022

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 3374:					6,352.47		
3990	Xerox Corporation	015663123	Copier Lease	02/28/2022	284.19	12375	03/29/2022
Total 3990:					284.19		
3967	Zions Bank	2021 MAINT	9th & Main Maint Exp Reco	03/14/2022	78.16	64152	03/28/2022
Total 3967:					78.16		
4158	Zoom Video Communicatio	INV1360592	video conference service a	03/02/2022	344.45	12376	03/29/2022
Total 4158:					344.45		
Grand Totals:					628,900.82		

Report Criteria:

Detail report type printed

Check.Voided = {<>} Yes

Check.Check number = {<>} 64154

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Conference Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
March 14, 2022

I. CALL TO ORDER:

Vice-Chair Haney-Keith convened the meeting with a quorum at 12:02 p.m.

Present: Commissioner Ryan Erstad, Commissioner Latonia Haney-Keith, Commissioner Danielle Hurd, Commissioner Gordon Jones, Commissioner Lauren McLean, Commissioner John Stevens, and Commissioner Alexis Townsend.

Agency staff members present were: John Brunelle, Executive Director, Doug Woodruff, Development Director; Matt Edmond, Parking & Mobility Director; Karl Woods, Senior Project Manager – Capital Improvements, Alexandra Monjar, Project Manager - Property Development, Joey Chen, Finance & Administration Director, Kathy Wanner, Contracts Manager, Aaron Nelson, Parking & Facilities Manager, Sarah Jones, Executive Assistant; and Agency legal counsel, Ryan Armbruster.

Sara Arkle – Boise Parks & Recreation was also present.

Absent: Commissioner David Bieter, Commissioner Dana Zuckerman

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – February 2022

B. Minutes and Reports

1. Approval of February 14, 2022 Meeting Minutes

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)

Commissioner Jones made a motion to approve the Consent Agenda.

Commissioner Hurd seconded the motion.
The motion carried 5 - 0.

Commissioner Alexis Townsend joined the meeting at 12:05 p.m., after the Consent Agenda vote.

IV. ACTION ITEM

A. PUBLIC COMMENT: Proposed Parking Rate Adjustments

Matt Edmond, CCDC Parking & Facilities Director, gave a report and summarized the outreach concerning the parking rate adjustments and input received by CCDC. No additional comment received at the meeting.

Commissioner Lauren McLean joined the meeting at 12:09 p.m., during Matt's presentation.

B. CONSIDER: Approve Resolution 1750 – Approval of Parking Rate Adjustments

Commissioner Stevens made a motion to adopt Resolution 1750, authorizing the implementation of new parking rates in the public parking garages CCDC manages effective May 1, 2022.

Commissioner Hurd seconded the motion.
All said Aye. The motion carried 7 - 0.

C. CONSIDER: Approve Resolution 1755 – Block 68 Catalytic Redevelopment Project – Agreement to Negotiate Exclusively with Block 68 Development LLC

Doug Woodruff, Development Director and Alexandra Monjar, Project Manager – Property Development, gave a report.

Commissioner _____ made a motion to adopt Resolution 1755, authorizing the Executive Director to execute the Agreement to Negotiate Exclusively with Block 68 Development LLC.

Commissioner Hurd seconded the motion.

A roll call vote was taken:

Commissioner Erstad – abstained citing a potential conflict of interest

Commissioner Haney-Keith - Aye

Commissioner Hurd - Aye

Commissioner Jones – abstained citing a potential conflict of interest

Commissioner McLean - Aye

Commissioner Stevens – Abstained citing a potential conflict of interest

Commissioner Townsend – Aye

The motion carried 4 – 0 - 3.

D. CONSIDER: 150 S. 5th Street – CW Moore Park – T4 Participation Designation

Karl Woods, Senior Project Manager, and Sara Arkle, Boise Parks & Recreation, gave a report.

Commissioner Stevens moved to direct staff to negotiate a final Type 4 Capital Improvement Contribution Agreement with City of Boise for future board approval.

Commissioner Erstad seconded the motion.

All said Aye. The motion carried 7 - 0.

E. CONSIDER: Approve Resolution 1753 – ParkBOI Handrail and Gaurdrail – Rebid Project

Kathy Wanner, Contracts Manager, Aaron Nelson, Parking & Facilities Manager, gave a report.

Commissioner Stevens moved to 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.

Commissioner Hurd seconded.

All said Aye. The motion carried 7 - 0.

F. CONSIDER: 2021 Annual Report

G. PUBLIC COMMENT: 2021 Annual Report

There being no public comments received prior to the Board meeting and no one in attendance to offer public comment, Commissioner Haney-Keith requested a brief statement on the Annual Report from CCDC Executive Director John Brunelle.

Commissioner Stevens moved to approve the 2021 Annual Report and direct staff to finalize the document and fulfill statutory publication and access requirements.

Commissioner Hurd seconded the motion.

All said Aye. The motion carried, 7 - 0.

IV. MEETING ADJOURNMENT

Prior to adjourning the meeting, Commissioner Jones announced this is his last Board meeting.

There being no further business to come before the Board, a motion was made by Commissioner Jones to adjourn the meeting. Commissioner McLean seconded the motion. A roll call vote was taken.

The motion carried 7 - 0

The meeting adjourned at 1:02 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 11th DAY OF APRIL 2022.

Latonia Haney-Keith, Vice Chair

Lauren McLean, Secretary

4874-9178-9592, v. 2



AGENDA BILL

Agenda Subject: Approve Resolution 1757 - 1655 W Fairview Ave – Offices at Fairview & Main – Type 1 Participation Agreement with Fairview Partners LLC		Date: April 11, 2022
Staff Contact: Kassi Brown	Attachments: 1) Resolution 1757 2) Type 1 Agreement	
Action: Adopt Resolution 1757 approving the Type 1 Participation Agreement with Fairview Partners LLC and authorize the Executive Director to execute the agreement.		

Background: 1655 West Fairview Avenue or Offices at Fairview & Main is a project to improve an existing commercial office and retail building at Main and Fairview. Upon renovation, the project will include 17 offices and two retail/office suites. The property is in the Westside Urban Renewal District and located between Grove and Main Streets and 16th and 17th Streets. The renovation includes interior and exterior improvements in addition to some site improvements to landscaping and parking that have been completed. This next phase of improvements includes updating interiors, adding egress for the North building, increasing the rentable area of the building to just over 28k SF, and improvements to the right of way. The project is estimated to create 15 construction jobs and once complete, the office will provide a workplace for 63 people. The building has a surface parking lot with 61 striped spaces and is within a block of transit stops improved by CCDC's Main and Fairview Transit Stations project.

The project is from GSD, a small development firm established by Michael Polombo in 2013. Prior to forming GSD, Mr. Polombo worked with the Austin-based company Investcor. His development portfolio includes multi-family, office, and retail projects since 2003. GSD's goal is to enhance the quality of life in areas they build through intelligently designed projects, and an affinity for urban walk-live areas sets the tone for the design and direction of the projects they select. GSD is now based in Boise and the firm's first development associate hire in the city was made in the summer of 2021.

The CCDC Board of Commissioners designated this project for CCDC assistance through the Type 1 program at its February 2022 meeting. Public improvements eligible for reimbursement include sidewalk repair and upgrades, including installing brick sidewalk on the prominent corner of the lot, improving accessibility with a new pedestrian ramp at Main and Fairview and removing street trees in narrow right of way, planting new street trees and landscaping, improving storm water management, and undergrounding power and telecomm utilities. This block was identified in a recent assessment of the district to require major improvements to be compliant with

standards which these repairs and upgrades will remedy. These eligible expenses are estimated to be \$222,224.

The total development costs for the interior and exterior improvements is estimated to be \$600,000. The developer has recently invested another \$148,000 in deferred maintenance repairs to the parking lot and HVAC system.

The project received Design Review approval in February 2022 and construction is anticipated to begin this month, with improvements anticipated to be complete this August. Type 1 projects are reimbursed upon completion and verification of actual eligible expenses, so CCDC would expect to issue a reimbursement in September/October of this year.

Offices at Fairview & Main meets the requirements of the Participation Program as approved by the CCDC Board and promotes the objectives of the Westside District Plan.

Project Summary:

- 1655 W Fairview Ave
- 28,070 SF Office and Retail
- ~\$600,000 Total Development Costs
- \$222,224 Estimated Eligible Expenses

Timeline:

- Feb 2022 –Design Review Approval
- Feb 2022 – Type 1 Designation
- April 2022 – Type 1 Agreement Approval
- April 2022 – Construction Begins
- August 2022 – Construction Complete
- September/October 2022 – CCDC Reimburses Actual Eligible Expenses

Fiscal Notes:

The project has estimated Eligible Expenses of \$222,224. \$200,000 of these may be reimbursed through a Type 1 Agreement. The Agency's Five Year Capital Improvements Plan includes a line item for Type 1 Participation in the Westside District with sufficient funds to reimburse this project.

Staff Recommendation:

Authorize the Executive Director to execute the Type 1 Participation Program Agreement with the applicant, Fairview Partners LLC.

Suggested Motion:

I move to adopt Resolution 1757 approving the Type 1 Participation Agreement with Fairview Partners LLC and authorize the Executive Director to execute the agreement.

RESOLUTION NO. 1757

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE TYPE 1 STREETSCAPE GRANT PARTICIPATION AGREEMENT BETWEEN THE AGENCY AND FAIRVIEW PARTNERS LLC FOR STREETSCAPE IMPROVEMENTS; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENT; AUTHORIZING THE EXPENDITURE OF FUNDS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project ("First Amendment to the Westside Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance 45-20 on December 1, 2020, annexing two (2) geographical areas adjacent and contiguous to the northern boundary of the Westside Project Area into the existing revenue allocation area and making certain findings; and,

WHEREAS, Fairview Partners LLC owns or controls certain real property addressed as 1655 W. Fairview Avenue, Boise, Idaho, where it plans to renovate 28,000+ square feet of office and retail space with associated public improvements to the adjacent streetscapes, including sidewalk repair, storm water management, landscaping, and undergrounding the electrical utility, all of which are located in the Westside Downtown Urban Renewal District as created by the Westside Plan; and,

WHEREAS, the Agency has in place a Participation Program which includes the Type 1 Assistance Program under which the Agency provides reimbursement for construction of certain public improvements that meet the Agency's requirements; and,

WHEREAS, attached hereto as Exhibit A, and incorporated herein as if set forth in full, is the Type 1 Streetscape Grant Participation Agreement and exhibits thereto ("Agreement") with Fairview Partners LLC, whereby Fairview Partners LLC will construct the Public Improvements

and the Agency will reimburse certain expenses for Fairview Partners LLC to construct the Public Improvements as specified in the Agreement; and,

WHEREAS, the Agency Board finds it in the best public interest to approve the Agreement and to authorize the Agency Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Type 1 Streetscape Grant Participation Agreement with Fairview Partners LLC, a copy of which is attached hereto as EXHIBIT A and incorporated herein by reference, be and the same hereby is approved.

Section 3: That the Executive Director of the Agency is hereby authorized to sign and enter into the Type 1 Streetscape Grant Participation Agreement with Fairview Partners LLC and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the April 11, 2022, Agency Board meeting; the Agency is further authorized to appropriate any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on April 11, 2022. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on April 11, 2022.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
Lauren McLean, Secretary



TYPE 1 STREETSCAPE GRANT PARTICIPATION AGREEMENT

THIS TYPE 1 STREETSCAPE GRANT PARTICIPATION AGREEMENT (“Agreement”) is entered into by and between the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation, an independent public body, corporate and politic, organized and existing under the laws of the State of Idaho (“CCDC”), and Fairview Partners LLC, an Idaho Limited Liability Company (“Participant”). CCDC and Participant may be collectively referred to as the “Parties” and individually as a “Party.”

RECITALS

A. Participant owns or controls certain real property addressed as 1655 W Fairview Avenue, Boise, Idaho 83702 (the “Project Site”) which is more accurately depicted on attached **Exhibit A**.

B. The Participant is renovating 28,000+ SF of office and retail space with associated public improvements to streetscapes at the Project Site (the “Project”). The project includes city permits BLD22-00192, BLD21-04822, BLD22-00191 (interior TI) and BLD22-00669 (exterior TI). The Project is more accurately depicted on attached **Exhibit B**. The Project is located in the Westside Urban Renewal District (“WS”).

C. The Participant is requesting reimbursement to improve streetscapes adjacent to the Project including sidewalk repair, storm water management, landscaping, and under grounding power. Under the provisions of the WS Plan (“Plan”), CCDC may enter into cooperative agreements to achieve the objectives of an urban renewal plan. The CCDC Board of Commissioners has adopted the Participation Program Policy which is designed to assist private and public development projects with improvements that benefit the public and which are located in the public rights-of-way or a permanent public easement.

D. The Project meets the requirements of the Type 1 Participation Program and also promotes a CCDC objective to create walkable urban streets and mix use neighborhoods with diverse employment opportunities. The Eligible Expenses are depicted on the Public Improvement Plans on attached **Exhibit C**.

E. CCDC deems it appropriate to assist the development of the Project to achieve the objectives set forth in the Plan and in accordance with CCDC’s Participation Program Policy.

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals, which are incorporated into this Agreement; the mutual covenants contained herein; and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Effective Date and Term.** The effective date (“Effective Date”) of this Agreement shall be the date when this Agreement has been signed by the Parties (last date signed) and shall continue until: 1.) the completion of all obligations of each Party; or 2.) eighteen (18) months from the Effective Date, whichever comes first. At CCDC’s sole discretion an extension may be granted for a period not to exceed 180 days.

2. **Construction of the Project.** Participant agrees to construct the Project consistent with the following:

- a. The Project shall be constructed in accordance with the overall City of Boise (“City”) infrastructure plans, policies, and design standards and with the applicable portions of the Streetscape Standards adopted as part of the Plan.
- b. The Parties agree that the Project is depicted on **Exhibit B and Exhibit C**, with cost estimates for Eligible Expenses described in the Schedule of Eligible Expenses in **Exhibit D**. Any other public improvements that are constructed by the Participant as part of the improvements to the Project Site are not eligible for reimbursement pursuant to this Agreement. Additionally, CCDC’s reimbursement obligation is limited to the amount set forth in Section 6 of this Agreement.

3. **Initial Construction Funding.** Participant shall pay for all of the costs of construction for the Project. CCDC acknowledges that the Schedule of Eligible Expenses attached as **Exhibit D** is an estimate by Contractor and that actual costs for the Project, as well as each line item of cost, may be more or less than is shown.

4. **Notification of Completion; Inspection.** Upon completion of construction and the improvements being open to the public, Participant shall notify CCDC in writing and request a final construction inspection and/or a meeting with CCDC to determine if the Project meets the requirements of this Agreement. At CCDC’s sole discretion, CCDC may require proof of completion, such as a Certificate of Occupancy, before providing written confirmation of compliance. CCDC shall provide Participant with written confirmation that the Project has been completed in compliance with this Agreement.

5. **Determining Actual Payment after Completion of Construction.** Participant shall provide appropriate documentation (“Cost Documentation”) to CCDC that Participant has expended funds for Eligible Expenses in order to receive payment under the terms of this Agreement. Any Cost Documentation shall be submitted within thirty (30) days of Participant’s notification to CCDC that construction of the Project is complete and shall include:

- a. Schedule of values that includes line items for the Project approved by CCDC for reimbursement so they are identifiable and separate from other line items (“Schedule of Values”).
- b. Invoices from Participant’s general contractor, subcontractor(s), and material suppliers for each type of eligible cost item (e.g. concrete, pavers, benches, historic street lights). Invoices shall specify quantities and unit costs of installed materials and a percentage estimate of how much installed material was used for the Project in comparison to the amount used for the remainder of improvements to the Project Site.

- c. Explanation of any significant deviation between the initial cost estimates in **Exhibit D** and the actual costs in the Cost Documentation as requested by CCDC.
- d. A signed and notarized letter by Participant attesting that all materials have been paid for, that all subcontractors have been paid, that no liens exist on the work performed, and that the Cost Documentation is complete whereupon payment by CCDC shall constitute full accord and satisfaction of all the Agreement obligations.
- e. Additional documentation or clarifications may be required and requested by CCDC.
- f. Recorded easements for any public improvement work done outside of the public rights of way.
- g. The Participant attests that all requested reimbursement expenses are for eligible public improvements within the public right-of-way.

CCDC shall have the right to review the Cost Documentation and to obtain independent verification that the quantities of work claimed, the unit costs, and the total costs for eligible costs are commercially reasonable and consistent with the cost estimates provided by Participant to CCDC prior to construction. In the event Participant fails to timely deliver the Cost Documentation, CCDC may, in its discretion, elect to terminate its payment obligations under this Agreement by providing Participant with written notice of such default. Participant shall have thirty (30) days from such written notice to cure the default. In the event Participant fails to cure such a default, CCDC's payment obligations under this Agreement may be terminated in CCDC's sole discretion.

Within thirty (30) calendar days of CCDC's receipt of the Cost Documentation, CCDC will notify Participant in writing of CCDC's acceptance or rejection of the Cost Documentation and CCDC's determination of the Actual Eligible Expenses to be reimbursed. CCDC shall, in its discretion, determine the Actual Eligible Expenses following its review of the Cost Documentation, verification of the commercial reasonableness of the costs and expenses contained in such Cost Documentation, and comparison of the amounts in the Cost Documentation to the amounts in **Exhibit D**. IN NO EVENT SHALL THE TOTAL FOR THE ACTUAL ELIGIBLE COSTS EXCEED THE AMOUNT ALLOWED BY SECTION 6.

If Participant disagrees with CCDC's calculation of the Actual Eligible Costs, Participant must respond to CCDC in writing within three (3) business days explaining why Participant believes CCDC's calculation was in error and providing any evidence to support any such contentions Participant wants CCDC to consider. CCDC shall respond to Participant within three (3) business days with a revised amount for the Actual Eligible Costs or notifying Participant CCDC will not revise the initial amount calculated. At that point, the determination of the Actual Eligible Costs will be final. CCDC'S DETERMINATION OF THE ACTUAL ELIGIBLE COSTS IS WITHIN ITS SOLE DISCRETION.

6. CCDC's Reimbursement Payment Amount. In accordance with the Participation Program, CCDC agrees to reimburse Participant Actual Eligible Expenses not to exceed \$200,000. Actual Eligible Expenses do not include soft costs (e.g., architectural and engineering design, permits, traffic control, and mobilization). The payment for this Type 1 Agreement will be made as a one-time reimbursement.

7. Conditions Precedent to CCDC's Payment Obligation. CCDC agrees to reimburse Participant in the amount as determined in compliance with Sections 2, 5 and 6 no later than thirty (30) days after completion of all of the following:

- a. Project construction is complete and meets the specifications as described in the Recitals section of this Agreement and as shown in Exhibit B.
- b. CCDC receives Cost Documentation as described in Section 5 in a format acceptable to CCDC.
- c. CCDC provides written confirmation to the Participant that the Project has been constructed in compliance with this Agreement.

Participant's failure to comply with all Agreement provisions shall be a basis for termination of CCDC's reimbursement obligation.

8. Subordination of Reimbursement Obligations. The Parties agree this Agreement does not provide Participant with a security interest in any CCDC revenues for the Urban Renewal District Area or any other urban renewal plan area, including but not limited to revenue from any "Revenue Allocation Area" (as defined in Title 50, Chapter 29 of the Idaho Code) or any revenue from CCDC's parking garages. Notwithstanding anything to the contrary in this Agreement, the obligation of CCDC to make the payments as specified in this Agreement shall be subordinate to all CCDC obligations that have committed or in the future commit available CCDC revenues, including but not limited to revenue from any Revenue Allocation Area or any revenue from CCDC's parking garages, and may be subject to consent and approval by CCDC lenders.

9. Default. Neither Party shall be deemed to be in default of this Agreement except upon the expiration of forty-five (45) days [ten (10) days in the event of failure to pay money] from receipt of written notice from the other Party specifying the particulars in which such Party has failed to perform its obligations under this Agreement unless such Party, prior to expiration of said 45-day period [ten (10) days in the event of failure to pay money], has rectified the particulars specified in said notice of default. In the event of a default, the nondefaulting Party may do the following:

- a. The nondefaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the nondefaulting Party.
- b. The nondefaulting Party may seek specific performance of those elements of this Agreement which can be specifically performed and recover all damages incurred by the nondefaulting Party. The Parties declare it to be their intent that elements of this Agreement requiring certain actions be taken for which there are not adequate legal remedies may be specifically enforced.
- c. The nondefaulting Party may perform or pay any obligation or encumbrance necessary to cure the default and offset the cost thereof from monies otherwise due the defaulting Party or recover said monies from the defaulting Party.

- d. The nondefaulting Party may pursue all other remedies available at law, it being the intent of the Parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the nondefaulting Party.
- e. In the event Participant defaults under this Agreement, CCDC (the nondefaulting Party) shall have the right to suspend or terminate its payment under this Agreement, as more specifically defined in this Agreement, for so long as the default continues and if not cured, CCDC's obligation for payment shall be deemed extinguished. In addition, if CCDC funds shall have been paid, Participant shall reimburse CCDC for any such funds Participant received.

10. Captions and Headings. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

11. No Joint Venture or Partnership. CCDC and Participant agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making CCDC and Participant a joint venture or partners. Participant must waive any vested interest rights granted by public utilities that would be paid by subsequent development, and provide documentation that the interest has been waived

12. Successors and Assignment. This Agreement is not assignable except that the Participant may assign Participant's rights or obligations under this Agreement to a third party only with the written approval of CCDC, at CCDC's sole discretion which cannot be reasonably denied.

13. Notices and Receipt. All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express) with postage or delivery charges prepaid and return receipt requested, or by electronic mail (e-mail) addressed to the appropriate Party at the address set forth below:

If to Participant: TOK Commercial
Attn: Nichole Devaney, re. Fairview Partners
250 S 5th Street
Boise, Idaho 83702
#208-995-9804
michael@gsdre.com

If to CCDC: John Brunelle, Executive Director
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702
208-384-4264
jbrunelle@ccdchboise.com

14. Applicable Law; Attorney Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the Court.

15. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties. Exhibits to this Agreement are as follows:

Exhibit A	Project Site Map
Exhibit B	Project Depiction
Exhibit C	Public Improvement Plans
Exhibit D	Schedule of Eligible Expenses

16. Indemnification. Participant shall indemnify and hold CCDC and its officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable architect and attorney fees (collectively referred to in this section as “Claim”), which may be imposed upon or incurred by or asserted against CCDC or its respective officers, agents, and employees relating to the construction or design of the Project or otherwise arising out of Participant’s actions or inactions. In the event an action or proceeding is brought against CCDC or its respective officers, agents, and employees by reason of any such Claim, Participant, upon written notice from CCDC shall, at Participant’s expense, resist or defend such action or proceeding. Notwithstanding the foregoing, Participant shall have no obligation to indemnify, defend, or hold CCDC and its respective officers, agents, and employees harmless from and against any matter to the extent it arises from the active negligence or willful act of CCDC or its respective officers, agents, or employees. The indemnification provisions set forth herein are intended to, and shall, survive the termination or completion of this Agreement.

17. Antidiscrimination During Construction. Participant, for itself and its successors and assigns, agrees that in the rehabilitation and/or construction of improvements on the Project Site provided for in this Agreement, the Participant and its agents will not discriminate against any person on the basis of race, color, religion, sex, sexual orientation, gender identity, gender expression, national origin or ancestry, marital status, age, or handicap.

18. Maintenance. Participant recognizes CCDC has no specific authority to accept maintenance responsibility of the Project or any improvements constructed by Participant and that no agreement has been reached with CCDC or City to accept any maintenance obligations for such improvements.

19. Promotion of Project. Participant agrees CCDC may promote the Project and CCDC’s involvement with the Project. Such promotion includes reasonable signage at the Site notifying the public of CCDC’s involvement with the Project.

20. Anti-Boycott Against Israel Certification. In accordance with Idaho Code Section 67-2346, Participant, by entering into this Agreement, hereby certifies that it is not currently engaged in, or for the duration of this Agreement will not engage in, a boycott of goods or services from the State of Israel or territories under its control.

End of Agreement
[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement with an Effective Date as of the last date written below.

CCDC:

The Urban Renewal Agency of Boise City, Idaho, a public body, corporate and politic

John Brunelle, Executive Director

Date _____

PARTICIPANT:

Fairview Partners LLC
An Idaho Limited Liability Company

By: Michael Polombo

Its: Manager, Michael Polombo

Date: 4-4-2022

Exhibits

- A: Project Site Map
- B: Project Depiction (renderings)
- C: Public Improvement Plans
- D: Schedule of Eligible Expenses

Budget Info / For Office Use	
Fund/District	303
Account	6251
Activity Code	22032
PO #	220056

Exhibit A: Project Site Map



Exhibit B: Project Depiction



TYPE 1 STREETSCAPE GRANT PARTICIPATION AGREEMENT - 10

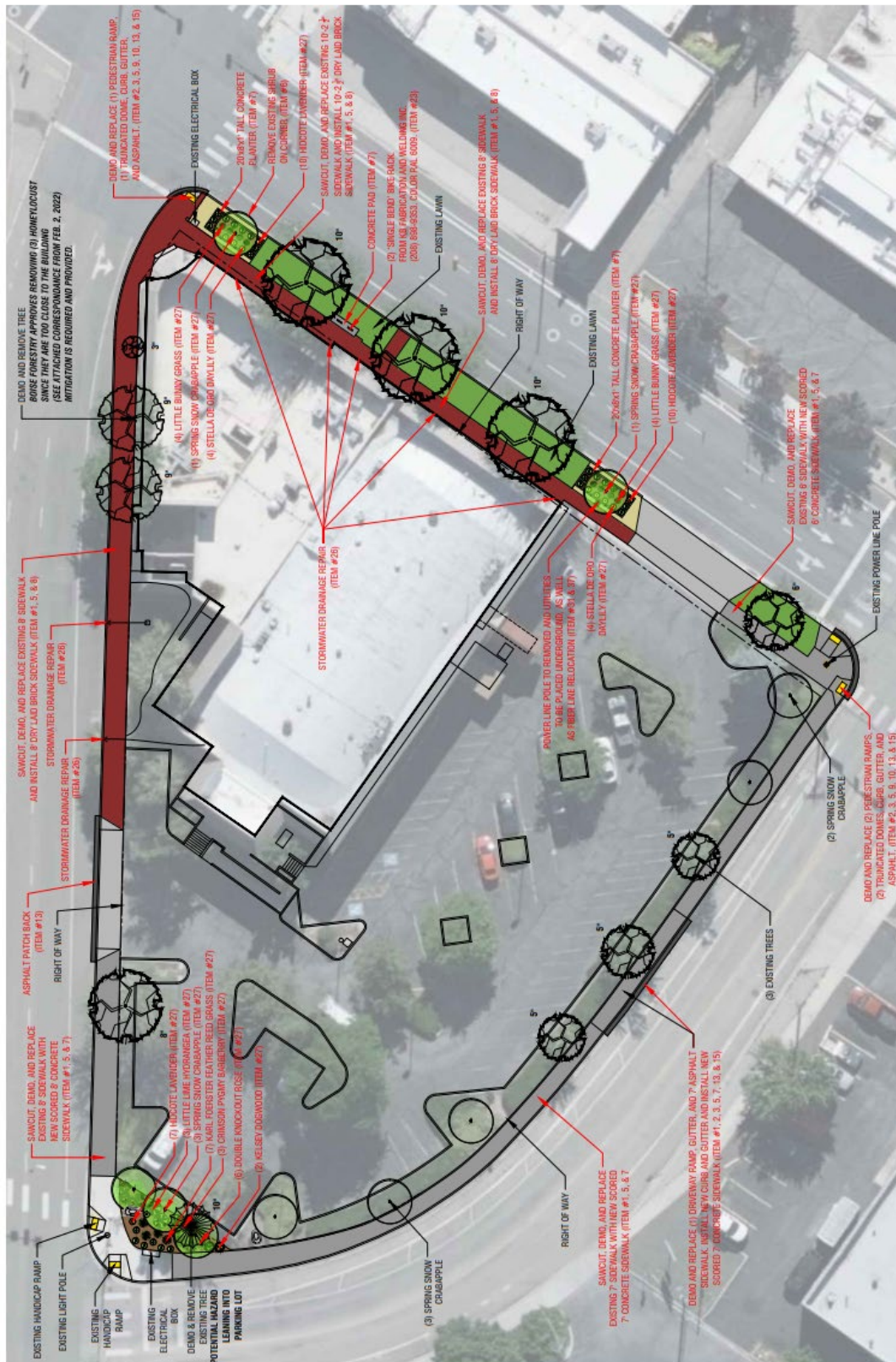


Exhibit D: Schedule of Eligible Expenses (1)

CCDC Participation Program					
Type 1 Eligible Expenses Application Form					
Actual Eligible Costs To Be Determined by CCDC					
Project Name: 1655 W Fairview		Plan Date: 2/3/22	By: Thomas Sperbeck - Wright Brothers - The Building Company		
ALL SCOPE MUST BE 1) LOCATED ON PUBLIC IMPROVEMENT PERMIT AND 2) IN THE PUBLIC RIGHT OF WAY					
#	ITEM DESCRIPTION	UNIT (SF, LF, etc.)	UNIT PRICE (In \$)	QUANTITY	TOTAL COST
SITE PREPARATION: DIVISIONS 2 and 31					
1	Surface demolition	LS	26,295	1	26,295
2	Asphalt demolition	LS	500	1	500
3	Curb and gutter demolition	LS	600	1	600
5	Replace subbase	LS	17,413	1	17,413
6	Stand alone tree removal	EA	535	3	1,605
SIDEWALK WORK: DIVISION 32					
7	Scored concrete sidewalk	LS	44,952	1	44,952
8	Dry laid brick	LS	55,100	1	55,100
9	Pedestrian ramp	EA	750	3	2,250
10	Truncated dome	EA	125	3	375
OTHER: DIVISION 32					
13	Asphalt repair	LS	2,560	1	2,560
14	Concrete curb cut		0	0	0
15	Vertical curb and gutter (6")	LS	5,150	1	5,150
OTHER:					
26	Stormwater Drainage Repair	EA	500	5	2,500
27	Landscaping	LS	18,761	1	18,761
Total Streetscape Costs:					178,061
INFRASTRUCTURE & UTILITIES: (In right-of-way)					
		UNIT	UNIT PRICE	QUANTITY	TOTAL COST
UTILITIES: DIVISION 33					
32	Water line (new/relocation/extension)	LS	26,443	1	26,443
37	Fiber line (new/relocation/extension)	LS	7,138	1	7,138
Total Infrastructure & Utilities Costs:					33,581
SITE:					
OTHER:					
58	General Requirements	LS	10,582	1	10,582
Total Site Costs:					10,582
TOTAL ELIGIBLE COSTS:					222,224
TYPE ONE NOT-TO-EXCEED AMOUNT					200,000
Important Note: Each program where eligible costs are identified will only pay for those approved expenses not otherwise paid for by another public entity.					



AGENDA BILL

Agenda Subject: Co-sponsorship Letter in Support of Valley Regional Transit RAISE Grant Application for the State Street Premium Transit Corridor Infrastructure Project		Date: April 11, 2022
Staff Contact: Matt Edmond, Director of Parking & Mobility	Attachments: <ol style="list-style-type: none">1. Resolution 17582. Co-Sponsorship Letter3. State Street Premium Corridor Infrastructure Project Map and Cost Summary	
Action Requested: Approve Resolution 1758 authorizing the Executive Director to send a letter of co-sponsorship in support of Valley Regional Transit’s RAISE Grant application for the State Street Premium Transit Corridor Infrastructure Project.		

Background:

The Agency and the City of Boise, as well as other partner agencies, have been working to develop State Street as a premium transit corridor adjacent to compact, mixed-use, mixed-income development that is supportive of and supported by both transit and other alternative transportation. The establishment of the State Street District last year was part of this effort.

At present Valley Regional Transit (VRT), a State Street Partner, is working to accelerate transit facility improvements along State Street through the State Street Premium Corridor Infrastructure Project, for which it is applying for a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant from the United States Department of Transportation. This project will include a number of improvements including premium bus shelters, off-board fare payment, real-time information, raised platforms, bicycle and pedestrian connections to transit stations, and on-route charging. The total estimated project cost for the grant request is \$10,572,000. VRT is proposing a 20% local match of \$2,115,000 to be split among State Street partners. An itemized description of costs and local match breakdown is included in **Attachment 3**. All of these improvements are included in the State Street Urban Renewal Plan and Feasibility Study. VRT is requesting a co-sponsorship letter (**Attachment 2**) and a local funding match from the Agency of \$209,000.

Fiscal Notes:

Should this grant application be successful, up to \$2,115,000 in local matching funds, including up to \$209,000 from the Agency, are expected to be due between fiscal years 2023-2025. While the Agency has yet to budget for fiscal year 2023, this will be the first year of increment revenue for the State Street District, in which the Feasibility Study forecast approximately \$990,000 of tax increment revenue would be available for project expenses. The Feasibility Study also anticipated that up to \$500,000 in tax increment revenue would be spent on local match for transit facility upgrades in fiscal year 2023, and

that up to \$4 million in total tax increment revenue would be spent on local match for transit facility upgrades over the first five fiscal years of the State Street District.

Staff Recommendation:

Approve Resolution 1758 authorizing the Executive Director to send a letter of co-sponsorship in support of Valley Regional Transit's RAISE Grant request for the State Street Premium Transit Corridor Infrastructure Project.

Suggested Motion:

I move to approve Resolution 1758 authorizing the Executive Director to send a letter of co-sponsorship in support of Valley Regional Transit's RAISE Grant request for the State Street Premium Transit Corridor Infrastructure Project.

RESOLUTION NO. 1758

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE A CO-SPONSORSHIP LETTER FOR THE VALLEY REGIONAL TRANSIT STATE STREET RAISE GRANT APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the Urban Renewal Plan for the State Street District Urban Renewal Project (the "State Street District Plan"), and following said public hearing the City adopted its Ordinance No. 45-21 on October 26, 2021, approving the State Street District Plan and making certain findings; and,

WHEREAS, Valley Regional Transit (VRT) is making a grant application to the U.S. Department of Transportation for a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant to fund improvements along the State Street corridor including premium bus shelters, off-board fare payment, real-time transit information, raised transit platforms, bicycle and pedestrian connections to transit stations, and on-route charging; and,

WHEREAS, the Agency and VRT, as well as other partner agencies, have been working to develop State Street as a premium transit corridor; and,

WHEREAS, with an estimated project cost for the VRT grant request at \$10,572,000, VRT has proposed a 20% local match of \$2,115,000 to be split among State Street partner agencies; and,

WHEREAS, should the VRT grant application be successful, the \$2,115,000 in local matching funds, including up to \$209,000 from the Agency, are expected to be due between fiscal years 2023-2025; and,

WHEREAS, the Agency anticipates sufficient increment revenue funds to be available for the State Street District, as forecasted by the State Street District Feasibility Study; and,

WHEREAS, the Agency Board finds it in the best public interest to approve the co-sponsorship letter to the U.S. Department of Transportation and authorize the Agency Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the co-sponsorship letter for the Valley Regional Transit State Street RAISE Grant application to the U.S. Department of Transportation, attached hereto as EXHIBIT A and incorporated herein by reference, is hereby approved.

Section 3: That the Agency Executive Director is hereby authorized to execute the co-sponsorship letter for the Valley Regional Transit State Street RAISE Grant application and deliver the letter to the U.S. Department of Transportation.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND APPROVED by the Urban Renewal Agency of Boise City, Idaho, on April 11, 2022. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on April 11, 2022.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
Lauren McLean, Secretary



April 11, 2022

Secretary Pete Buttigieg
Office of the US Secretary of Transportation
United States Department of Transportation
1200 New Jersey Ave SE
Washington D.C. 20590

Re: State Street Premium Transit Corridor Infrastructure Project

Dear Secretary Buttigieg:

Capital City Development Corporation, Boise, Idaho's urban renewal agency, writes to you in support of and as a co-sponsor to Valley Regional Transit's (VRT) request for grant funding through the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program.

Capital City Development Corporation is proud to partner with VRT as a co-sponsor and financial partner on the grant application and with the completion of the projects envisioned in the scope of work. Capital City Development Corporation worked closely with VRT to identify projects as part of the recently adopted State Street District Urban Renewal Plan. In light of the shared goals of our two agencies for State Street, Capital City Development Corporation stands ready to commit \$209,000 toward the local match for this project.

Improvements in bus stop infrastructure as well as bicycle and pedestrian connections to public transportation will directly benefit the hundreds of thousands of walk, bike, and transit trips along the State Street corridor each year. In addition to removing barriers for persons with disabilities and underserved populations in the Boise Urbanized Area, these investments will also reduce conflict points with bicyclists, reduce the amount of time buses are stopped in traffic, and greatly improve the general flow of travel.

Together with investments in electrification, these transit investments will enhance livability, economic opportunity, and increase safety while reducing auto dependence for

those who live and work along the State Street corridor. All of this will serve to promote compact, mixed-use, mixed-income development along the corridor that is supportive of and supported by transit and alternative transportation, as envisioned by the State Street District Urban Renewal Plan.

Capital City Development Corporation strongly supports improved intermodal connections and access to public transportation along State Street and urges selection of this project for RAISE funding.

Sincerely yours,

John Brunelle, Executive Director

State Street Premium Corridor Infrastructure Project



State Street Premium Corridor Infrastructure Project – Cost Summaries

The project costs for this grant were based on planning level design and where possible we used the ACHD cost estimating methods. These costs include final design, construction management, utility relocation, contingency and an escalation rate of 7% in the first year and 4% the second and 2% the year after in an attempt to account for the high inflation rates we are currently seeing. The total project cost for this grant is \$10,572,000. These project costs were divided into four main project categories of on-route charging, Transit Amenities and Improvements, Planning and Design, and Bicycle and Pedestrian Improvements. Table 1 shows how those costs break out by category.

Table 1: Project Costs by Category

	Project Total	Total Escalation
On Route Charging	\$ 4,946,000	
Transit Amenities & Improvements	\$ 1,682,000	
Planning and Design	\$ 848,000	
Bicycle and Pedestrian Improvements	\$ 3,096,000	
Total	\$ 10,572,000	\$ 851,000

The project costs were divided up according to where the project elements were occurring and how well those projects fit the sponsor's mission and interests. Table 1 shows the total costs of each item assigned to the co-sponsors and the associated 20% local share.

Table 2: Total Project Cost and Requested Co-Sponsor Local Share

Co-Sponsor	Project Total	Total Local Share
City of Boise	\$ 6,558,000	\$ 1,312,000
CCDC	\$ 1,046,000	\$ 209,000
ITD	\$ 1,774,000	\$ 355,000
ACHD	\$ 1,194,000	\$ 239,000
Total	\$ 10,572,000	\$ 2,115,000

More detail about the basis for each co-sponsors local share is shown in tables 3-6. These tables show the intersections and types of improvements funded by each sponsors contribution.

Finally, a complete list of all the proposed amenities by location is shown in table 7.

Table 3: Basis for City of Boise Contribution

City of Boise	
Intersections	Types of Improvements
Main Street Station	On-Route Charging
State and 7th	Final Design leading to construction
State and 9th	Off-Board Fare Payment
State and 11th	Real-Time Information
State and 15th	Premium Bus Shelter Package
State and 18th	Move Stop to Farside
State and 23rd	Bus Only/Priority
State and 27th	Near-Level Boarding
State and Clover	Bicycle and Pedstrian Improvements
State and Arthur	Bus Shelter Package
State and Pierce Park	
Pierce Park and State	

Table 4: Basis for CCDC Contribution

CCDC	
Intersections	Types of Improvements
State and Whitewater	Move Stop to Farside
State and Collister	Bicycle and Pedstrian Improvements
Gary and Bunch	Final Design leading to construction
Saxton and State	Real-Time Information
	Premium Bus Shelter Package
	Off-Board Fare Payment
	Bus Only/Priority

Table 5: Basis for ITD Contribution

ITD	
Intersections	Types of Improvements
Saxton and State	Bicycle and Pedstrian Improvements
State and Bogart	Final Design leading to construction
	Design leading to Right of Way Preservation

Table 6: Basis for ACHD Contribution

ACHD	
Intersections	Types of Improvements
State and 23rd	Bicycle and Pedstrian Improvements
State and 27th	Final Design leading to construction

Table 2: Improvement types by Intersection

Location 1	Location 2	Improvement Category
Main Street Station	N/A	On-Route Charging
Main Street Station	N/A	Final Design leading to construction
Main Street Station	N/A	Off-Board Fare Payment
State and 7th	North East Corner	Real-Time Information
State and 7th	North East Corner	Premium Bus Shelter Package
State and 9th	South West Corner	Real-Time Information
State and 11th	North East Corner	Real-Time Information
State and 11th	North East Corner	Off-Board Fare Payment
State and 11th	North East Corner	Premium Bus Shelter Package
State and 11th	South West Corner	Real-Time Information
State and 11th	South West Corner	Off-Board Fare Payment
State and 11th	South West Corner	Premium Bus Shelter Package
State and 15th	North West Corner	Move Stop to Far-side
State and 15th	North West Corner	Real-Time Information
State and 15th	North West Corner	Premium Bus Shelter Package
State and 15th	South West Corner	Real-Time Information
State and 15th	South West Corner	Premium Bus Shelter Package
State and 18th	North West Corner	Real-Time Information
State and 18th	North West Corner	Premium Bus Shelter Package
State and 18th	South East Corner	Real-Time Information
State and 18th	South East Corner	Premium Bus Shelter Package
State and 23rd	Intersection	Bicycle and Pedestrian Improvements
State and 23rd	Intersection	Bicycle and Pedestrian Improvements
State and 23rd	Intersection	Final Design leading to construction
State and 23rd	North West Corner	Bus Only/Priority
State and 23rd	North West Corner	Near-Level Boarding
State and 23rd	North West Corner	Real-Time Information
State and 23rd	North West Corner	Premium Bus Shelter Package
State and 23rd	North West Corner	Off-Board Fare Payment
State and 23rd	South East Corner	Real-Time Information
State and 23rd	South East Corner	Premium Bus Shelter Package
State and 23rd	South East Corner	Off-Board Fare Payment
State and 27th	Intersection	Bicycle and Pedestrian Improvements
State and 27th	Intersection	Bicycle and Pedestrian Improvements
State and 27th	Intersection	Final Design leading to construction
State and 27th	North East Corner	Near-Level Boarding
State and 27th	North East Corner	Real-Time Information
State and 27th	North East Corner	Premium Bus Shelter Package

Location 1	Location 2	Improvement Category
State and 27th	North East Corner	Off-Board Fare Payment
State and 27th	North East Corner	Bus Only/Priority
State and 27th	South West Corner	Real-Time Information
State and 27th	South West Corner	Premium Bus Shelter Package
State and 27th	South West Corner	Off-Board Fare Payment
State and 27th	South West Corner	Bus Only/Priority
State and Whitewater	North West Corner	Move Stop to Far side
State and Whitewater	North West Corner	Bicycle and Pedestrian Improvements
State and Whitewater	North West Corner	Final Design leading to construction
State and Whitewater	North West Corner	Real-Time Information
State and Whitewater	North West Corner	Premium Bus Shelter Package
State and Whitewater	South East Corner	Real-Time Information
State and Whitewater	South East Corner	Premium Bus Shelter Package
State and Clover	South East Corner	Real-Time Information
State and Clover	South East Corner	Premium Bus Shelter Package
State and Clover	North East Corner	Premium Bus Shelter Package
State and Clover	North East Corner	Real-Time Information
State and Clover	North East Corner	Bicycle and Pedestrian Improvements
State and Clover	North East Corner	Bicycle and Pedestrian Improvements
State and Clover	North East Corner	Final Design leading to construction
State and Arthur	North East Corner	Premium Bus Shelter Package
State and Arthur	North East Corner	Real-Time Information
State and Arthur	South West Corner	Premium Bus Shelter Package
State and Arthur	South West Corner	Real-Time Information
State and Collister	South East Corner	Real-Time Information
State and Collister	South East Corner	Premium Bus Shelter Package
State and Collister	South East Corner	Off-Board Fare Payment
State and Collister	South East Corner	Bus Only/Priority
State and Collister	North West Corner	Real-Time Information
State and Collister	North West Corner	Premium Bus Shelter Package
State and Collister	North West Corner	Off-Board Fare Payment
State and Collister	North East Midblock	Real-Time Information
State and Pierce Park	North West Corner	Real-Time Information
State and Pierce Park	North West Corner	Premium Bus Shelter Package
State and Pierce Park	South East Corner	Real-Time Information
State and Pierce Park	South East Corner	Premium Bus Shelter Package
Pierce Park and State	North East Corner	Bus Shelter Package
Gary and Bunch	Intersection	Bicycle and Pedestrian Improvements
Gary and Bunch	Intersection	Final Design leading to construction
Gary and Bunch	South East Corner	Premium Bus Shelter Package

Location 1	Location 2	Improvement Category
Gary and Bunch	South East Corner	Off-Board Fare Payment
Gary and Bunch	South East Corner	Real-Time Information
Saxton and State	Intersection	Bicycle and Pedestrian Improvements
Saxton and State	Intersection	Final Design leading to construction
Saxton and State	North West Corner	Real-Time Information
Saxton and State	North West Corner	Premium Bus Shelter Package
Saxton and State	North West Corner	Off-Board Fare Payment
Saxton and State	North West Corner	Near-Level Boarding
State and Bogart	Intersection	Design leading to Right of Way Preservation



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V. ACTION ITEMS



AGENDA BILL

Agenda Subject: 3205 W Moore St – Whitewater Townhomes - Type 1 Participation Agreement Designation with ESP Property Investments		Date: April 11, 2022
Staff Contact: Alexandra Monjar	Attachments: 1) Site Map 2) Images and Rendering 3) Public Improvement Plan	
Action Requested: Review Whitewater Townhomes as an eligible Type 1 General Assistance Participation Project and direct staff to continue negotiating a final agreement with ESP Property Investments for future board approval.		

Background:

Whitewater Townhomes at 3205 West Moore Street is a planned development of nine, approximately 2,100 square foot, for-sale townhomes with a common lot in the 30th Street District. Most of these luxury homes will be three-bedroom units with some four-bedroom units and will each have a three-car garage. The community is across Whitewater Park Blvd from Esther Simplot Park and within a quarter mile of a designated Community Activity Center at State Street and Whitewater Park Blvd.

The project is being developed by ESP Property Investments, LLC, which is a family business primarily focused on real estate investing in the Phoenix area and joint partnership activities in other areas across the US. They have experience in multi-family properties as well as new home construction. This will be their first project in Boise and LLC manager Greg Espin and his family intend to live in one of the finished properties.

The project received approval from Planning and Development in June 2021. The applicant submitted an early application in October and site work has begun. Construction is estimated to be complete in December 2022.

The developer has requested designation of Whitewater Townhomes for CCDC's Type 1 Participation Program. Under the Participation Program, no scorecard is used, and projects are eligible for reimbursement at 100% of project public improvement and streetscape costs up to \$200,000, with a matching private investment and subject to Board approval. This project addresses the following elements of urban design encouraged by CCDC and the objectives for the 30th Street District including:

- Improvements to power, water and stormwater management infrastructure
- Adding a pedestrian connection from the West end of Moore Street to Whitewater Park Boulevard

- Enhancing street network connectivity in the west end by allowing cross access to potential future drive aisle on the adjacent vacant lots currently included in an RFP from the Boise City Ada County Housing Authority
- Prominent main entries facing the street with parking tucked behind
- Provide an improved environment for new retail and residential development.

Public improvements for this project include extension of Moore Street with a stub at Crane Creek with the anticipation that 32nd Street will be extended through the property across Whitewater Park Blvd in the future, improvements to the Moore Street right of way with a 5' attached sidewalk, an interior sidewalk which will be under a recorded public access agreement providing pedestrian connection from Whitewater Park Blvd to Moore Street, and improvements to power, water and sewer utilities.

Project Summary:

- 0.72 acres in an R-2 (Medium Density Residential) zone
- Nine (9) high-end townhomes
- \$4.5-5 million estimated total development costs
- ~\$207,000 in eligible expenses
- 150 Construction Jobs
- Will improve connectivity within the West End neighborhood

Timeline:

- June 2021 – City Approval of Subdivision
- Oct. 2021 – Began application with CCDC
- Nov. 2021 – Site work begins
- April 2022 – Type 1 Designation
- May/June 2022 – Type 1 Agreement Approval
- Dec. 2022 – Construction complete
- Winter 2022/23 – CCDC issues reimbursement

Fiscal Notes:

The Agency's 2022-2026 CIP includes Streetscape Grants sufficient to reimburse this project with Type 1 assistance. Preliminary estimates of Eligible Expenses are approximately \$207,000. Total reimbursement will not exceed \$200,000 per the Type 1 Participation Program policy. The 5 Year Capital Improvement Plan for the 30th Street District includes streetscape grants sufficient to reimburse this project.

Staff Recommendation:

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 1 Participation Agreement for future board approval.

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with ESP Property Investments for future board approval.

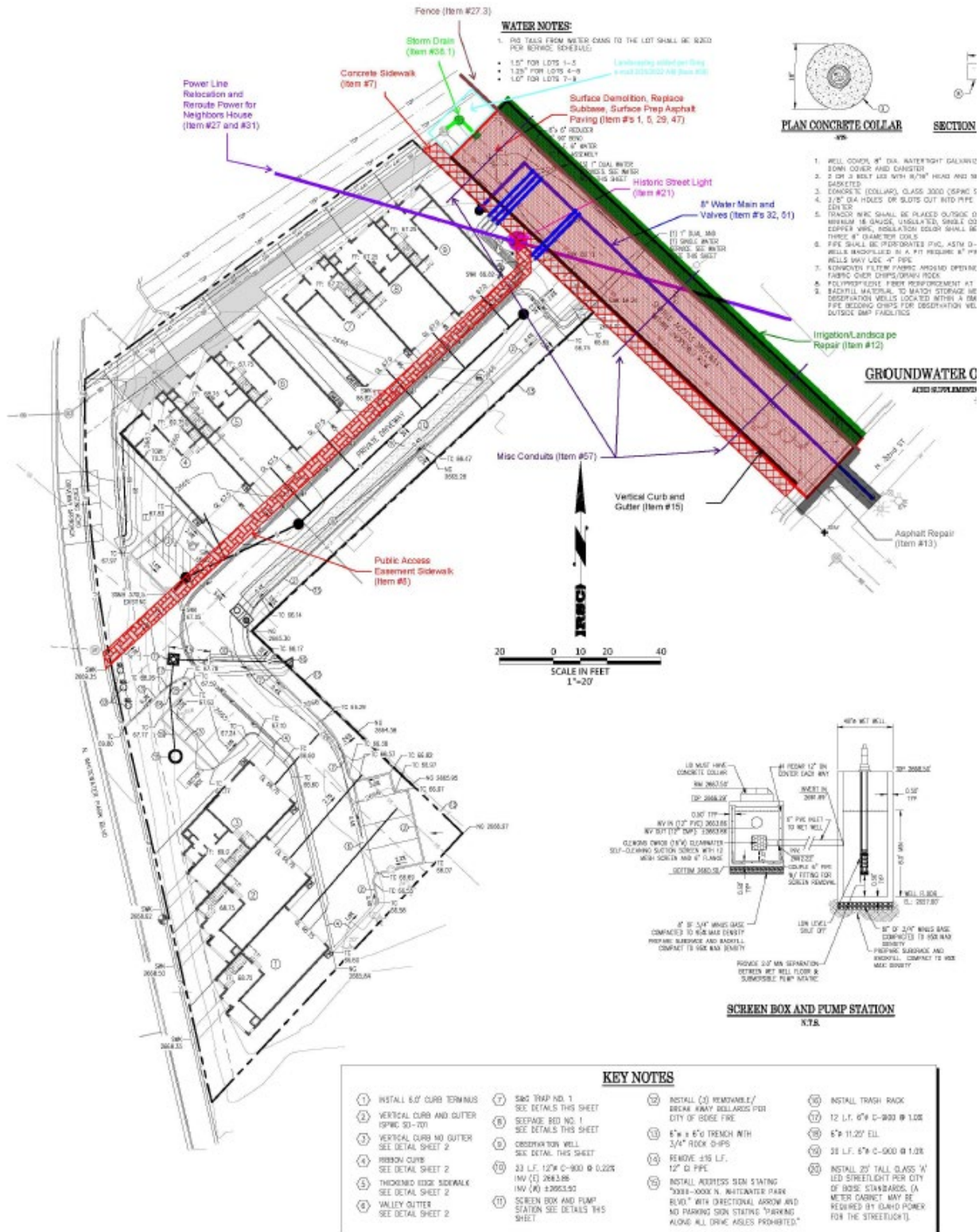
Attachment 1 – Site Map



Attachment 2 – Images and Rendering



Attachment 3 – Public Improvement Plan





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AGENDA BILL

Agenda Subject: 210 W Main St – U.S. Assay Office Pathway and Landscaping – Type 1 Participation Designation		Date: April 11, 2022
Staff Contact: Kevin Holmes	Attachments: 1) Site Map 2) Renderings 3) Public Improvement Plan	
Action: Review 210 W Main St as a project eligible to utilize the Type 1 One Time Assistance Participation Program and direct staff to continue negotiating a final agreement with the Foundation for Idaho History for future board approval.		

Background: The U.S. Assay Office, located at 210 W Main St, is a project to improve the landscaping and grounds of an existing public open space owned by the Idaho State Historical Society (ISHS). This is the first phase of returning the entire property and building to the historical layout of the early 1900's. A later project, using primarily Federal funding, will renovate the Assay Office building itself.

The 1.79-acre property is in the River-Myrtle / Old Boise Urban Renewal District and consists of a full city block bounded by 2nd & 3rd Streets to the east and west and Idaho and Main Streets the north and south. At the center of the property is the Assay Office, a designated National Historic Landmark built in 1871. This building currently houses the State Historical Preservation Office and the Archaeological Survey of Idaho. The surrounding grounds are open to public use and serve as a park and open space for neighboring residents, downtown workers, and nearby childcare centers.

The project is being led by the Foundation for Idaho History (FIH), an IRS determined 501(c)(3) nonprofit which serves as the fundraising, fund management, and endowment organization that supports and promotes Idaho history through the work of the Idaho State Historical Society, a state agency. The FIH Board is composed of representatives throughout the state who are leaders in their communities and passionate about Idaho history. At the request of ISHS, FIH began raising funds in 2021 and, as of this application, \$100,000 of private funds have been raised. The FIH will ultimately be the entity entering into this agreement with CCDC.

Upon completion, the project will restore the landscaping on the lot to match the historic blueprints and photos of the 1920's and 1930's. In addition to the landscape work, an interpretive pathway, with shaded seating areas, will be installed. The interpretative signs will engage visitors with historic facts about the use of the land from indigenous people to present day and the significance of the building's architecture.

Public improvements submitted for CCDC assistance include interpretive signs, benches, pet waste stations, the replacement of the existing irrigation system, over 200 plantings, and 20 trees. To improve the safety and comfort of those using the sidewalk, 13 of these trees will be in tree lawns within the 3rd Street and Main Street public right of way.

The total estimated development costs for the project are \$230,250, with \$196,385 of those being eligible expenses. Type 1 projects are eligible for reimbursement of 100% of public improvement as matched by developer investment and subject to Board approval. With the requirement for matching funds, it's estimated \$115,125 of improvements would be reimbursed upon completion.

While the Type 1 Program does not require scoring for participation, this project aligns with goals and intentions of the program by improving a park-like public space to provide relief from urban surroundings and add to the livability of downtown. The project has received Design Review approval from the City, and ISHS plans to begin construction in May, with improvements complete this August or September. Type 1 projects are reimbursed upon completion and verification of actual eligible expenses, so CCDC would expect to issue a reimbursement late this summer.

U.S. Assay Office Project at 210 W Main St meets the requirements of the Participation Program as approved by the CCDC Board and promotes the objectives of the River Myrtle District.

Project Summary:

- 210 W Main St
- Pathway, interpretive elements, and landscaping improvements to public open space and streetscapes
- ~\$230,250 Total Development Costs
- ~\$196,385 Estimated Eligible Expenses

Timeline:

- Feb 2022 – Received Design Review Approval
- TODAY – Type 1 Designation
- May 2022 – Construction begins
- May 2022 – Type 1 Agreement Approval
- September 2022 – Construction Complete
- October 2022 – CCDC Reimburses Actual Eligible Expenses

Fiscal Notes:

The Agency's Five-Year Capital Improvements Plan includes a line item for Type 1 Participation in the River-Myrtle / Old Boise District with sufficient funds to reimburse this project.

Staff Recommendation:

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 1 Participation Agreement for future board approval.

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with the Foundation for Idaho History for future board approval.

Attachment #1 – Site Map



Attachment #2 – Renderings



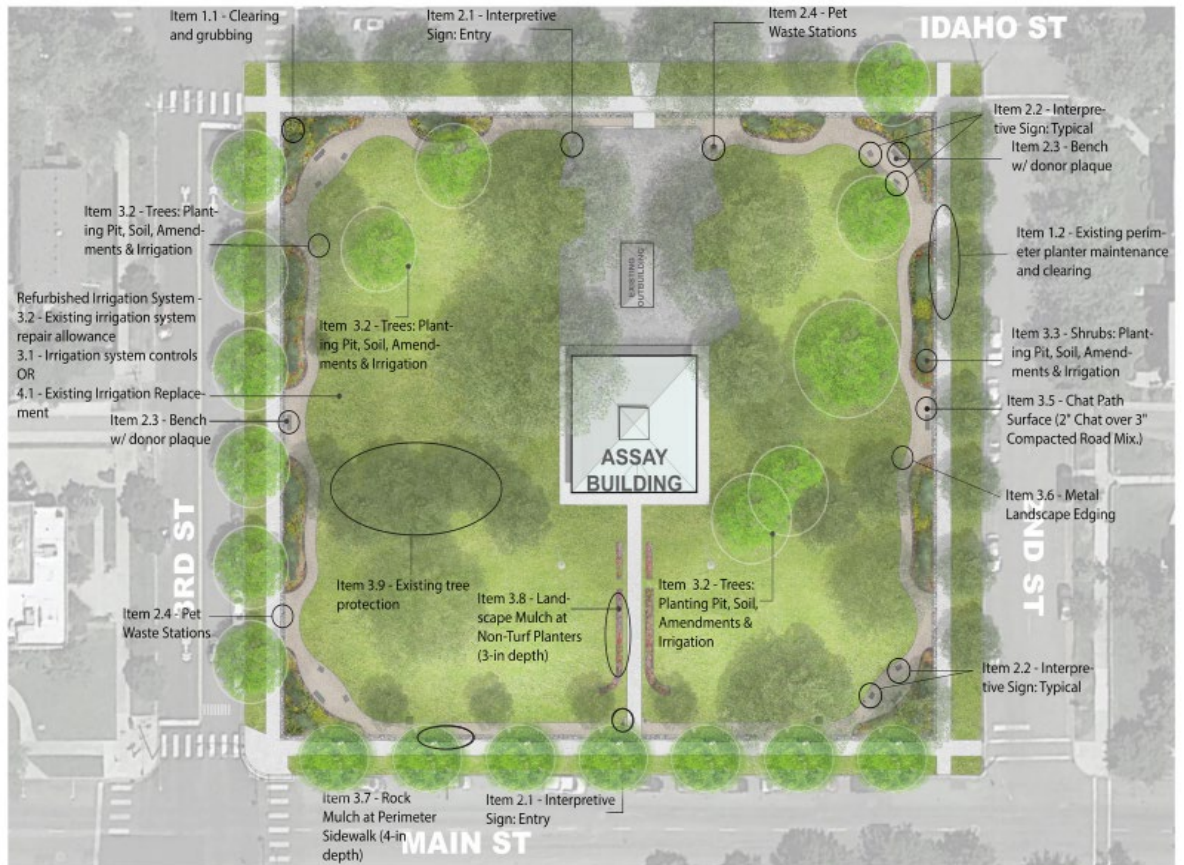
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Attachment #3 – Public Improvement Plan

ASSAY BUILDING INTERPRETIVE SITE & LANDSCAPE PROJECT Conceptual Site Plan | Fall 2021

THE LAND GROUP
P&L 01114
09.28.2021



FOUNDATION
for IDAHO HISTORY

IDAHO STATE
HISTORICAL
SOCIETY

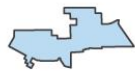


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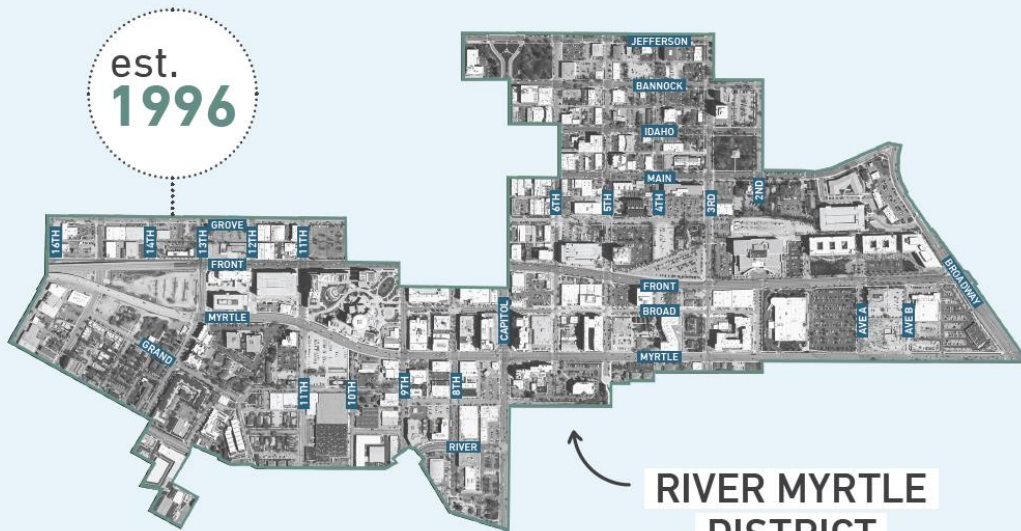
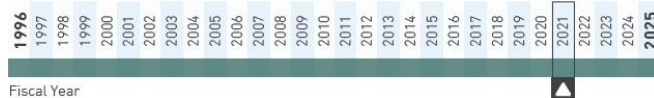


DATE: April 11, 2022
 TO: Dana Zuckerman, Chair
 Board of Commissioners
 FM: John Brunelle, Executive Director
 RE: CCDC Monthly Report

RIVER MYRTLE - OLD BOISE DISTRICT



303 ACRES



DISTRICT MAP



Economic Development

5th & Front Streets - Hotel and Parking Garage - PP Type 3, 5: Installation of the public art piece approved for reimbursement, "Pale Blue Dot," is expected to be complete by August 2022. *Project Lead: Alexandra Monjar*

CW Moore Park Improvements - Type 4 Partnership with Boise Parks: This partnership with City Parks and Recreation will provide upgrades to CW Moore Park. The Agency is working with Parks to help fund

the improvements, not to exceed \$200,000. The Board approved the project in March for T4 Agreement Designation. *Project Lead: Karl Woods*

1103 West Lee Street - 11th and Lee - PP Type 4: The Agency is negotiating final terms and coordination of work scope with the Developer for this missing middle housing project, which overlaps with CCDC's 11th Street Bikeway project. An Agreement will be presented for the Board's approval in April or May. *Project Lead: Alexandra Monjar*

Infrastructure

"Rebuild 11th Street Blocks" - Redevelopment of the 11th Street Corridor - State Street to Grove Street: This project combines the installation of bikeway infrastructure, streetscape improvements, ACHD-planned pavement rehabilitation, and stormwater infrastructure upgrades. A full report is located under the [Westside District](#). *Project Lead: Amy Fimbel*

RMOB Closeout Inventory and Analysis: This project will identify locations where streetscape infrastructure repairs or upgrades are needed to address minor deficiencies, deterioration or hazards within the streetscapes of existing rights-of-way. CCDC contracted with Stack Rock Group to perform the district-wide assessment of current conditions and to identify locations in need of improvements. Locations identified through this effort will be prioritized to inform the programming of closeout project work prior to RMOB sunset. *Project Lead: Zach Piepmeyer*

Mobility

5th St & 6th St Two-Way Conversion: CCDC is assisting the City of Boise with this high-priority project to convert the two one-way corridors to two-way vehicle travel. ACHD previously conducted feasibility studies and performed concept level design work prior to 2019. CCDC will assist the City by managing the Final Design, agency approval and construction processes. A cost share with ACHD will be required to complete design, outreach and construction work for portions of these corridors located outside of URD boundaries. CCDC staff is currently coordinating with ACHD, City of Boise, State of Idaho (Dept. of Admin) and ITD staff on project scope and anticipates final design work by a consultant to begin in spring 2022. *Project Lead: Zach Piepmeyer*

S. 5th St & Myrtle St - Signalized Crossing: This project anticipates installing a traffic signal on Myrtle Street at the 5th Street intersection to provide a safe crossing between Julia Davis Park and the Central Addition and to extend the signal-coordinated traffic calming of Myrtle Street. Kittelson & Associates completed a traffic signal warrant analysis for this project, which CCDC submitted to the Idaho Transportation Department (ITD) on July 15, 2021, with a formal request to allow signalization of the intersection. ITD reviewed the request and is not supportive of a signal at this intersection due to the proximity of other crossing locations along the corridor and that sufficient signal warrants are not currently met at 5th & Myrtle. *Project Lead: Zach Piepmeyer*

Place Making

Grove Street Old Boise Blocks - Multi-Block Improvement Project: CCDC conducted an inclusive, community-driven visioning process to develop a place-making strategy for this site. The process began in June 2020 with a series of stakeholder visioning meetings to create a community-supported vision for the area. The public had several opportunities to engage in the visioning process through summer and fall 2020. The Agency presented the visioning documents to the Board at its December 14, 2020 meeting. The Agency selected Jensen Belts Associates in February as the Landscape Architect of Record for the project.

PARTICIPATION PROGRAM

Type 1: One-time assistance. Reimbursements up to \$200k for eligible expenses. Developer-matched.

Type 2: General assistance. Reimbursed by project-generated tax increment revenue. Scorecard dependent.

Type 3: Transformative Assistance. Large-scale or unproven projects. Often includes public parking. \$6 private to \$1 public minimum investment required.

Type 4: Capital Improvement Coordination. Most often used for public/public projects.

Type 5: Disposition of CCDC-owned property.



The Board approved the ranking of Guho Corp. as the selected Construction Manager/General Contractor (CM/GC) for the project at the April Board meeting. Stakeholder meetings are complete, and the project presented to City Council in July 2021. CCDC received a draft memo from the City, which proposed tasks and a road map to gain design review approval for the project. CCDC has responded to the memo. CCDC submitted a DR package for review on March 4 and is waiting for comments. CCDC will be seeking approval for a Construction Document contract with Jensen Belts Associates at the April Board Meeting. *Project Lead: Karl Woods*

Linen Blocks - W. Grove Street Improvements: This project assesses the Linen Blocks on Grove Street between 10th and 16th Streets for catalytic infrastructure improvements. CCDC conducted an inclusive, community-driven visioning process for the project from September 2020 to June 2021. The process included a series of stakeholder visioning meetings and public surveys and resulted in a final visioning document. GGLO started design in July 2021 and submitted a Design Review application to the City in December 2021. GGLO plans to have a completed design by December 2022. The Board approved Guho Corp. as the selected CM/GC for the project at the October 2021 Board Meeting. Guho anticipates starting construction summer 2022 with an advanced sewer package with construction of the full improvements to follow in 2023. *Project Lead: Amy Fimbel*

Boise City Canal Pathway - 3rd Street to Broadway: As identified in the recently adopted 2022 City of Boise Pathway Master Plan, this project anticipates constructing a non-motorized, multi-use pathway generally aligned with the Grove Street corridor, connecting 3rd Street to Broadway Avenue at the recently installed enhanced pedestrian crossing to Dona Larsen Park. As recommended in the 2020 Old Boise Blocks Visioning Report, pedestrian activation and connectivity through the Grove Street corridor (including connectivity to Broadway Avenue) is important to stakeholders and the public. The project will include concept work (i.e. alternatives analysis), public outreach, final design, and construction. Because no continuous public right-of-way exists within which to construct the pathway, close coordination and cooperation with adjacent property owners will be essential. CCDC has initiated preliminary discussions with property owners and agency partners and is developing an RFQ for design-related services. Consultant selection and design work anticipated to begin summer 2022. *Project Lead: Zach Piepmeyer*

Fulton Street Improvements - 9th Street to Capitol Blvd: This project will improve Fulton Street between 9th Street and Capitol Boulevard. CCDC selected The Land Group to perform consultant design services for the project. CCDC completed public outreach on the draft alternatives in February 2022 with selection of a preferred alternative anticipated in spring 2022. Staff will make a recommendation on a preferred alternative to Boise City Council on April 5, 2022. *Project Lead: Zach Piepmeyer*

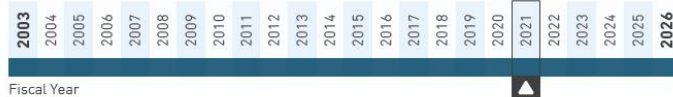
Special Projects

RMOB Public Art - City of Boise Broad Street Sculpture - PP Type 4: The Arts & History Commission approved the design in October 2020. CCDC supported the project through funding and involvement in the selection process. Fabrication of the sculpture is complete and Arts & History has decided to store the sculpture until the completion of the Ovation Apartment construction to avoid potential damage to the sculpture. *Project Lead: Karl Woods*

WESTSIDE DISTRICT



157 ACRES



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2003



WESTSIDE
DISTRICT

DISTRICT MAP



Economic Development

9th and Bannock Streets Intersection Geothermal Repairs - Type 4 Partnership with Boise City: This partnership with the City will provide upgrades to the City of Boise's geothermal system adjacent to the intersection of 9th & Bannock Streets. The Agency is working with Public Works Engineering to help fund the geothermal upgrade costs, not to exceed \$250,000. The Board approved the T4 Agreement on February 14, 2022. *Project Lead: Karl Woods*

1721 W. Idaho St - 17th and Idaho - Agency-Owned Property: The Agency negotiated a Disposition and Development Agreement with SMR Development LLC, as previously directed by the CCDC Board at the January 28, 2021, Special Board Meeting. The CCDC Board approved the negotiated Disposition and Development Agreement at its July 12, 2021 Board Meeting, and in accordance with the terms of the Agreement, sale of the property to Developer closed on October 15, 2021. The project is now progressing into the construction phase. Foundation and underground utility work is complete and the ground floor slab was recently poured. The project is now named "The Martha" after Martha McCarty who was the original developer of the subdivision. *Project Lead: Alexandra Monjar*

Block 68 Catalytic Redevelopment Project: At its December 2021 meeting, the Board selected Edlen & Company's proposal for disposition of Agency owned property at 1010 W. Jefferson Street and 421 N. 10th Street through a competitive RFP process. The Board has since approved the Agreement to Negotiate Exclusively (ANE) with the developer, and the Agency and developer have begun negotiating terms for two Disposition and Development Agreements- one for the Mixed-Use Residential & Mobility Hub Project on Block 68 South involving disposition of 1010 W Jefferson St, and one for the Workforce Housing Project on Block 69 North involving a land exchange of 421 N 10th St for a portion of Block 69 N and the Agency's subsequent disposition of the exchanged properties. *Project Lead: Alexandra Monjar*

1010 W. Jefferson St. - 10Ten Building - Agency Owned Property: No significant maintenance items to report. *Project Lead: Aaron Nelson*



421 N. 10th St. - Agency Owned Property: No significant maintenance items to report. *Project Lead: Aaron Nelson.*

1700 W. Main St - Rock Hard Granite Renovation - PP Type 1: Approval of the final agreement for this commercial building renovation occurred in February and some demolition has begun with completion expected summer 2022. The Developer is working through final permitting with the City of Boise. *Project Lead: Alexandra Monjar*

1655 W. Fairview - Office Renovation - PP Type 1: The Board designated this office renovation for participation at its February meeting. The Agency has negotiated a final agreement and expects to request the Board's approval in April. Construction will begin this spring and is expected to be complete later this year. *Project Lead: Kassi Brown*

Infrastructure

“Rebuild 11th Street Blocks” - Redevelopment of the 11th Street Corridor - State Street to Grove Street: This project combines the installation of bikeway infrastructure with streetscape improvements to realize plans by the City and ACHD for 11th Street as a corridor that prioritizes cyclists, pedestrians, retail business, and residents while accommodating existing vehicular use. The project spans two URDs with the improvements extending into RMOB with the continuation from Grove Street to River Street. ACHD completed the design of bikeway facility improvements for 11th Street from Heron Street to State Street, in preparation for installation in FY2022. To maximize public investment, the Agency entered into an Interagency Agreement with ACHD to include in the project scope ACHD planned pavement rehabilitation, stormwater upgrades, and the replacement of the underground Boise City Canal Bridge crossing on 11th Street. Jensen Belts Associates started design work February 2021 and submitted for Design Review in September 2021. Final design is under permitting review by ACHD and the City and construction is anticipated to start May 2022. McAlvain Companies is the Construction Manager/General Contractor (CM/GC) assisting with pre-construction efforts. *Project Lead: Amy Fimbel*

State Street Streetscape & Fiber-Optic Conduit: This is a cost-share project with an ACHD Downtown Boise Implementation Program (DBIP) project to rehabilitate State Street between 2nd & 16th Streets. CCDC-funded improvements include installation of a fiber-optic conduit bank between 8th Street and 15th Street and streetscape improvements between 12th Street and 14th Street. Streetscape components include wider sidewalks, street trees, furnishing zones, and suspended pavement systems (Silva cells) for tree root growth and storm water retention. The project also anticipates green stormwater infrastructure features in the form of bioretention planters at select intersections throughout the project area. CCDC anticipates a Type 4 participation agreement with the City of Boise for landscaping within the bioretention planters, which are located within the Westside URD. ACHD's design consultant completed 95% design plans for the project in December 2021 with an expected construction start in late summer 2022. *Project Lead: Zach Piepmeyer*

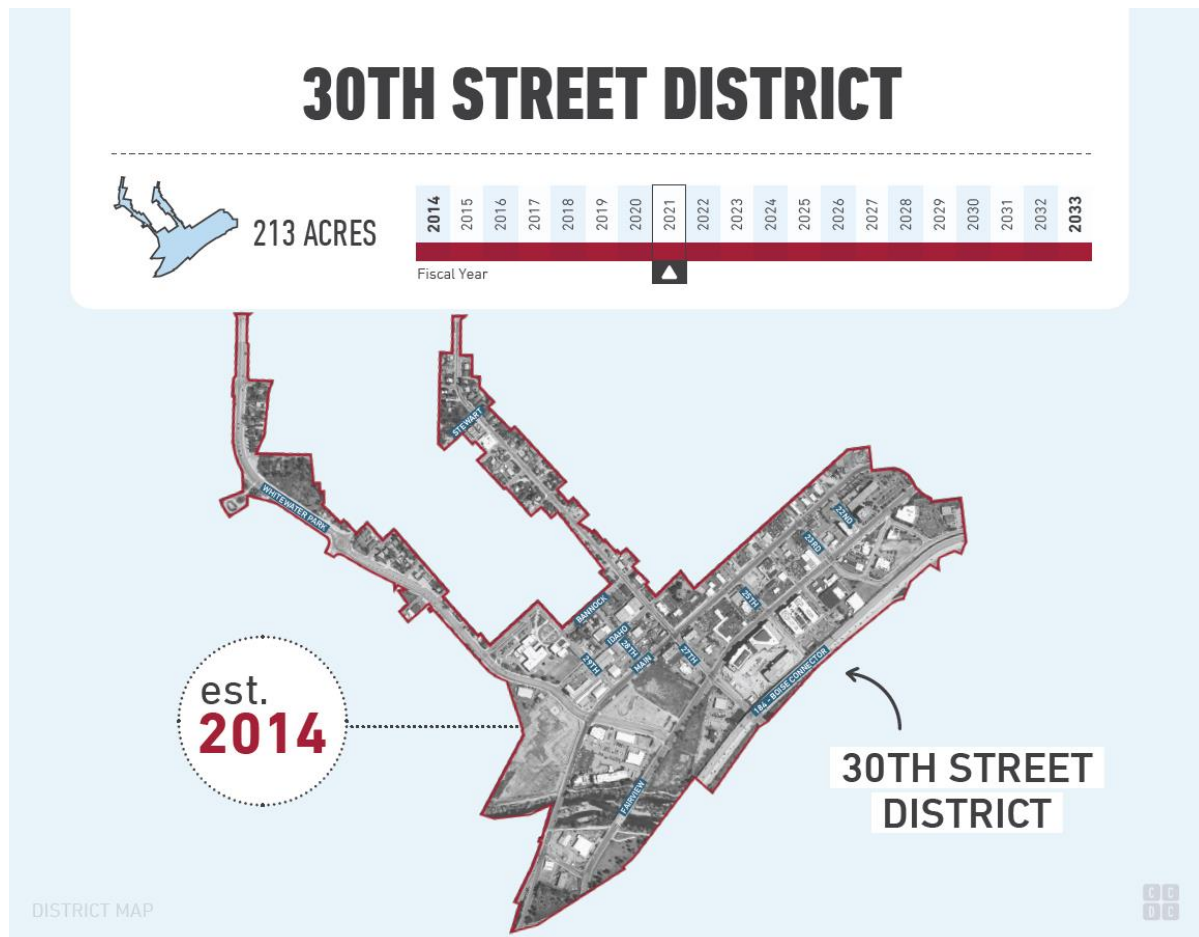
1110 W Grove St - Renegade Hotel - PP Type 4: The Agency has been in communication with Hendricks Commercial Properties to coordinate streetscape and infrastructure improvements as part of the Linen Blocks on Grove Street and 11th Street Bikeway CIP projects with the planned development of this 7-story, 122-key boutique hotel. CCDC has received preliminary information from the developer to enter into a Type 4 Capital Improvement Project Coordination Agreement to sub-contract any scope that would be in the best interest of the public for the developer to include in their permits. The Agency is gathering more information and will present the project for the Board's consideration for designation at the May 9th Meeting. *Project Lead: Alexandra Monjar*

Mobility

North 8th Street - City/ACHD Traffic Configuration: This project will improve the streetscapes and bike facilities on North 8th Street as well as provide new paving and extend the downtown fiber-optic network in accordance with City plans and public and partner agency input. This \$2.6 million project is complete and the final walk through occurred on July 14. *Project Lead: Karl Woods*

8th Street Improvements, State Street to Franklin Street: This project will improve mobility and safety between the North End Neighborhood and Boise State University. The proposed 8th Street bike facilities will connect to a future east-west ACHD Franklin Street Bikeway and ACHD has initiated a companion

project to extend 8th Street bike facility improvements north of Franklin Street to Union Street. The CCDC project contemplates undergrounding overhead power and telecommunication lines as well as streetscape and transit improvements along the frontage of several properties. CCDC and ACHD jointly completed public outreach on the draft alternatives in February 2022. At a March 15, 2022 Work Session, the Boise City Council affirmed Concept A as the preferred alternative to recommend to ACHD. Agency will present this recommended alternative to the ACHD Commission at a Work Session on April 20, 2022 and a final decision will be made during a Public Hearing on April 27, 2022. *Project Lead: Zach Piepmeyer*



Economic Development

2850 W. Fletcher Street - Whitewater Phase 1 - PP Type 2: The Agency has received an application from Roundhouse to participate in this project to build 160 apartments with modular construction and Passive House certification, ground floor commercial/retail space, and an extension of North 28th Street connecting Main and Fairview. Future phases could add more apartments and commercial space. Construction is anticipated to begin this fall. The Agency expects to present this project for designation in May. *Project Lead: Kevin Holmes*

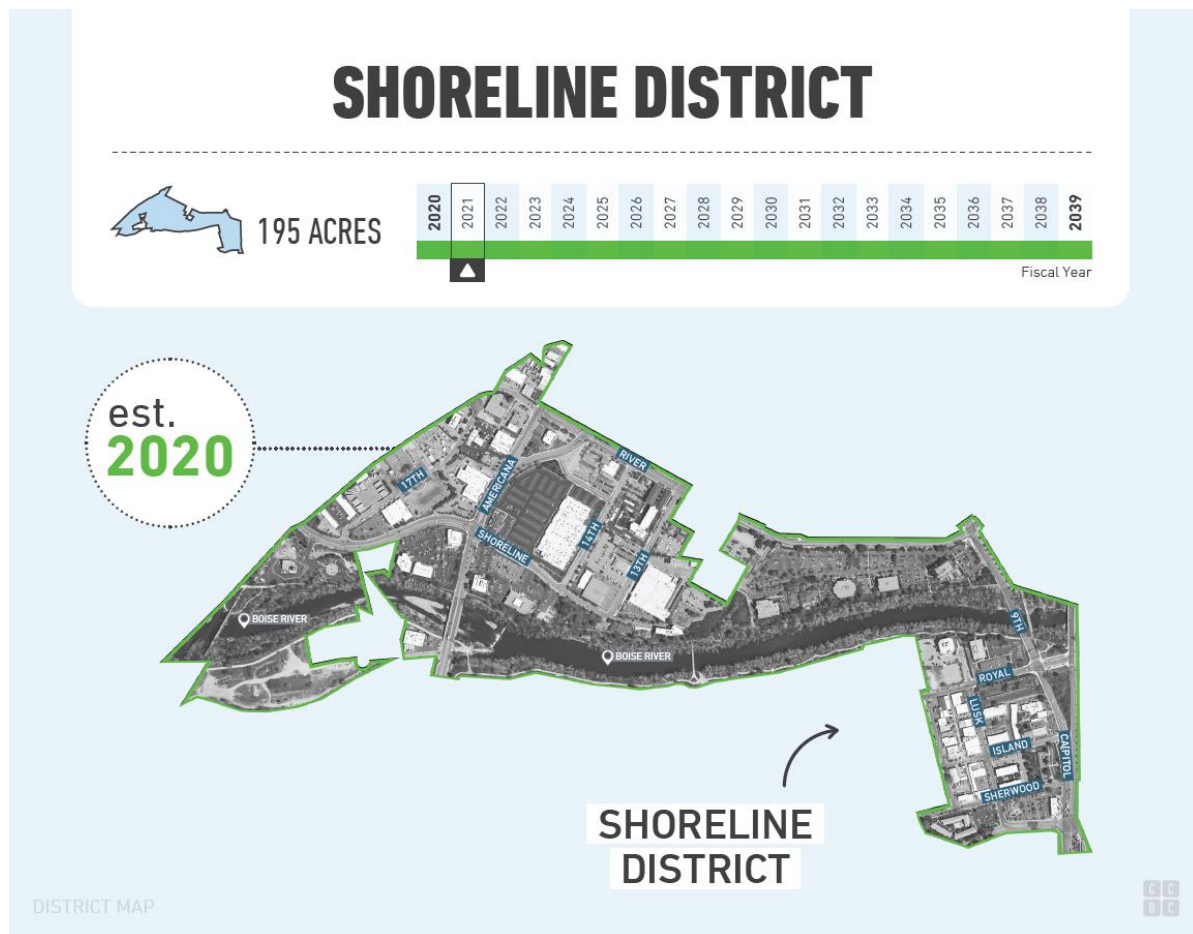
2850 W. Fletcher Street - 27th and Fairview Apartments: The Agency is in discussions with developer KAL Pacific & Associates for Type 2 assistance for its planned residential and commercial mixed-use project located at 27th Street and Fairview Avenue. The project contemplates two, seven-story, mixed-use apartment buildings with 358 total units and ground floor retail space and parking, and a four-story office building. The developer plans to extend Fletcher Street to Fairview Avenue, as proposed in the [ACHD Fairview and Main Local Streets Plan](#) and connect the Greenbelt to both streets. The project received Design Review approval in May 2021 and has obtained approval for street extension plans from ACHD. The Agency expects to present this project for designation in late summer. *Project Lead: Kevin Holmes*

3205 W Moore Street - Whitewater Townhomes - PP Type 1: The Agency has received an application from developer Gregg Espin for Type 1 assistance to fund public improvements related to a project building nine townhomes on a currently vacant parcel. The project will extend Moore Street and associated streetscapes and upgrade power and water lines. This project will be considered for Designation by the Board at their April 2022 meeting. *Project Lead: Alexandra Monjar*

Mobility

Main and Fairview Transit Stations: The City of Boise, Valley Regional Transit and CCDC are redesigning and constructing improvements at six bus stops along Main Street and Fairview Avenue between North 27th Street and North 16th Street. Wright Brothers started construction August 26 and anticipates opening the transit stations for use by early April 2022. *Project Lead: Amy Fimbel*

2525 W. Fairview - St. Luke's Transit Station - PP Type 4: The construction of St. Luke's project at 27th and Fairview Avenue overlaps with CCDC's Main and Fairview Transit Station at the intersection. The Agency is finalizing its Type 4 Participation Agreement with St. Luke's Health System, which will subcontract for the construction of this platform, following the Board's designation in June 2021. Station construction will be complete by fall 2022. *Project Lead: Alexandra Monjar*

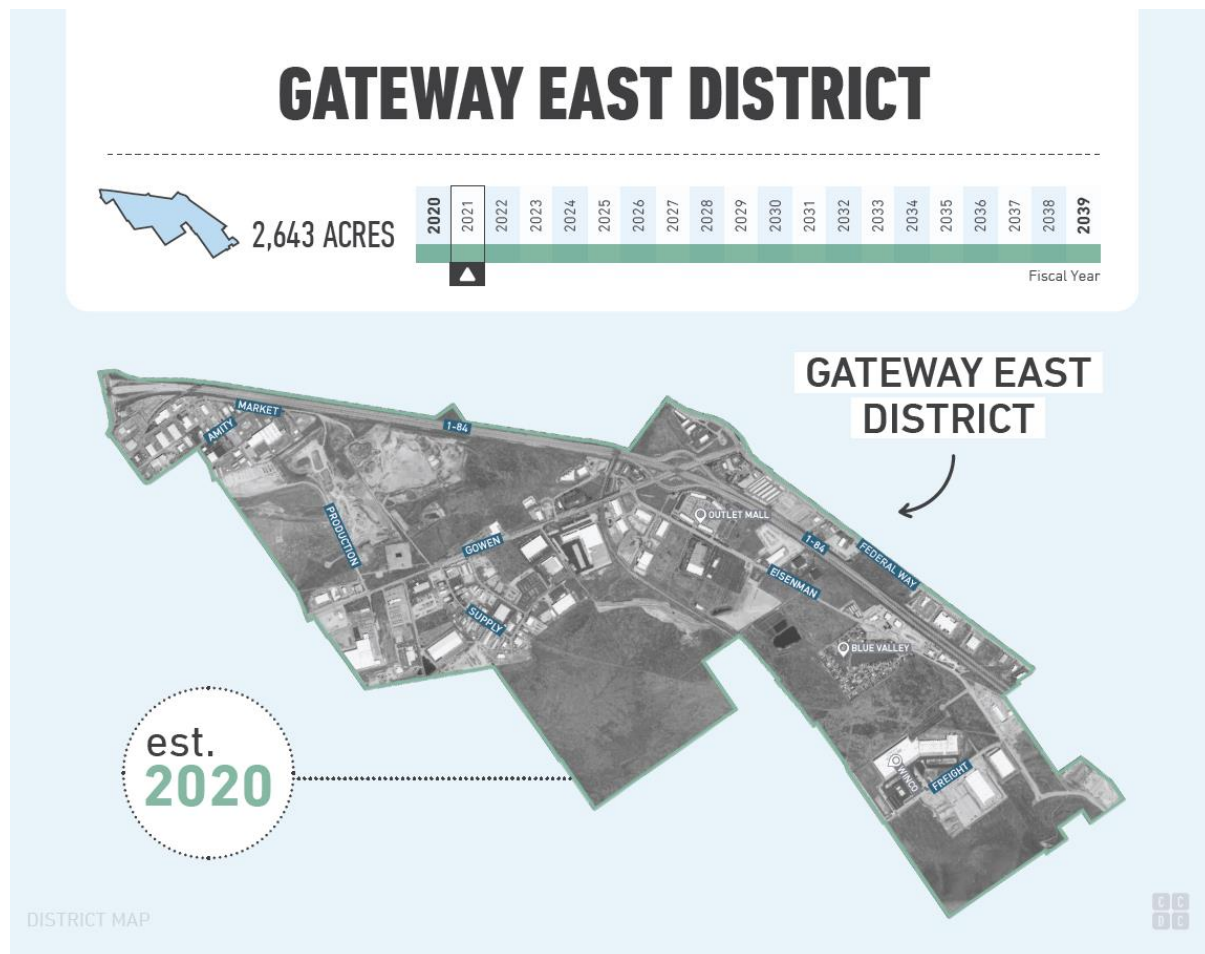


Economic Development

17th Street Streetscape Improvements, Shoreline Dr. to Cul-de-Sac: Pedestrian improvements to address the current gaps in the sidewalk and install additional overhead lighting on 17th Street between Shoreline Drive and the east end of 17th street (cul-de-sac). The goal of this effort is to improve safety and mobility within the public right-of-way on 17th Street. Consultant to be selected Spring/Summer of 2022. Construction anticipated in late 2022. *Project Lead: Kassi Brown*

818 W. Ann Morrison Park Drive - Mixed-Use - PP Type TBD: Continued tracking of project to include new five-story mixed-use residential building with 91 units (282 BR) and ground floor commercial space with associated site improvements on property. Private auto and bike parking included in project plan. *Project Lead: Kevin Holmes*

719 Lusk Street - Mixed-Use - PP Type TBD: Continued tracking of project to include new five-story mixed-use residential building with 180 units (~490 BR) and ground floor commercial space with numerous improvements. Private auto and bike parking included in project plan. *Project Lead: Kevin Holmes*



Economic Development

1001 E. Gowen Road – AZEK – PP Type 2: The Board approved this agreement at its February meeting. Decking manufacturer AZEK is investing over \$123 million to retrofit the old Shopko building, and full operation is expected this Spring. *Project Lead: Alexandra Monjar*

951 E. Gowen Road - Red River Logistics and Commerce Centers - PP Type 2: The Board approved this agreement at its February meeting to participate in the extension and public dedication of Production Street and associated utility and streetscape improvements. This street extension is included in the Gateway East District Plan and will open opportunities for additional development on adjacent vacant parcels. *Project Lead: Kevin Holmes*

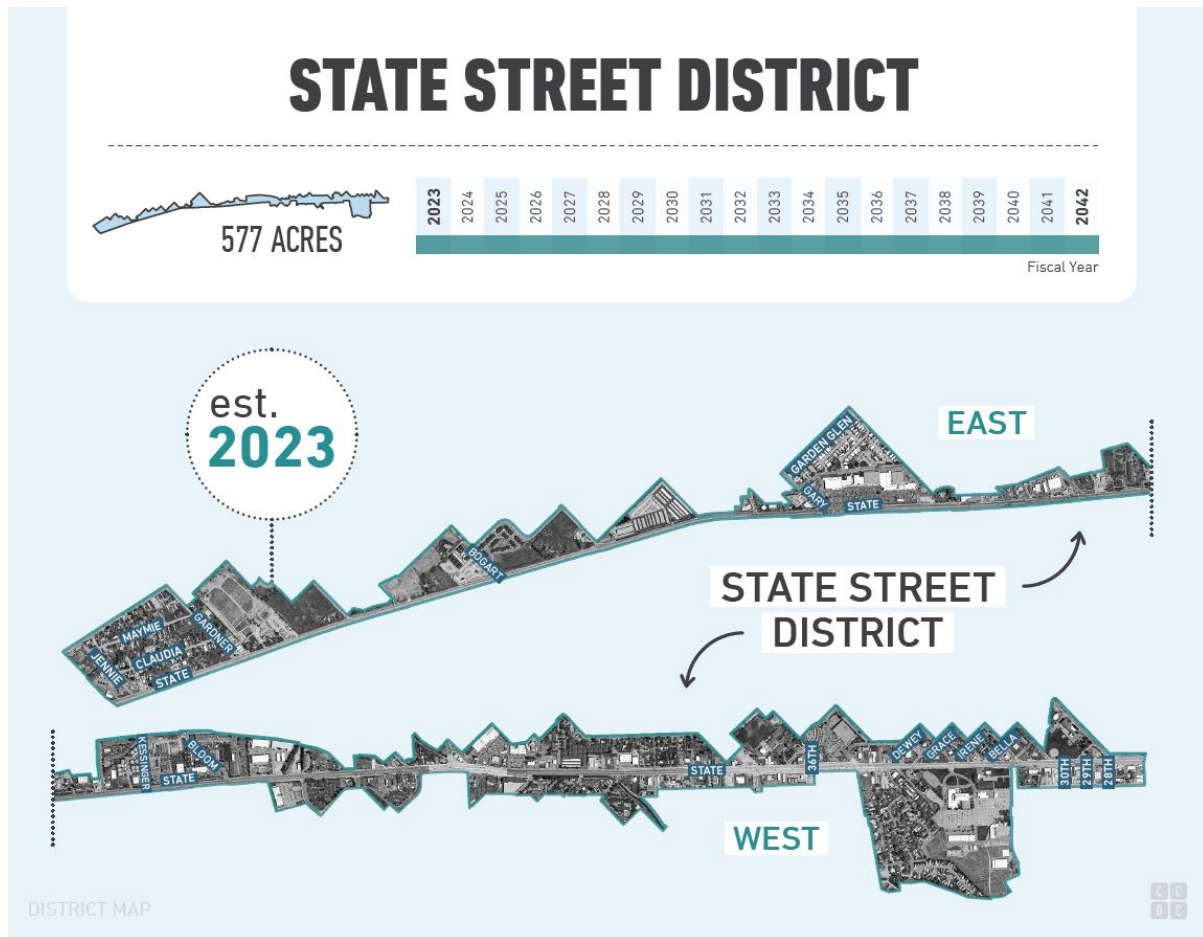
Mobility

Gowen Road - ACHD Cost Share - PP Type 4: This is a cost-share project with an ACHD bridge replacement project on Gowen Road at the railroad crossing. CCDC-funded improvements include installation of a fiber-optic conduit bank between Exchange Street and Eisenman Road, a wider sidewalk on the approaches to the bridge, and a longer bridge span, which will accommodate a future Rail-with-Trail pathway under the bridge. Construction of the improvements is underway and expected to be complete during winter/spring 2022. *Project Lead: Zach Piepmeyer*

Eisenman Road Interim Improvements, Blue Sage Lane to Blue Valley Lane: The southern end of Eisenman Road is currently a two-lane rural roadway with no pedestrian or bike facilities. While a future project is anticipated in the ACHD CIP between 2036 and 2040 to widen Eisenman and will likely include permanent bike/ped facilities, residents of the Blue Valley Estates Mobile Home Park desire a safe option for pedestrian travel along the Eisenman frontage of the Park now, particularly for school-age children trying to access the only available school bus stop at the intersection of Eisenman Road and Blue Valley Lane. CCDC contracted with Civil Survey Consultants on an initial task order to analyze three different pedestrian facility alternatives: two alternatives seek to provide interim pedestrian facilities and the third will provide infrastructure, which would allow Boise School District to modify current school bus routing and better serve the Park. Through discussions with the City, Boise School District and ACHD, CCDC has selected a preferred alternative to construct an interim 5-foot wide asphalt pathway along the frontage of the Park. CSC is scoping Final Design of the facility. *Project Lead: Kassi Brown*

Infrastructure

Production Street and Gowen Road Utilities: This project will install new fiber optic conduit banks and associated vaults along Production Street and Gowen Road for the City to enhance data connectivity within city limits. CCDC Board approved contract award to Track Utilities LLC at the September Board meeting. Track Utilities started construction November 2 and anticipates being complete in April 2022. *Project Lead: Amy Fimbel*



New District – State Street: The State Street Plan to promote compact, mixed-use, mixed-income, neighborhood-oriented development supportive of and supported by transit and other alternative transportation along the State Street corridor, was approved by City Council on October 12, 2021. The final reading was November 2, 2021 and the ordinance was published in the Idaho Statesman on November 3, 2021. District establishment is complete, with a base valuation date of January 1, 2021; a District sunset date of December 31, 2041; and tax increment revenue to the District terminating by September 30, 2042.

AGENCY WIDE – ALL DISTRICTS

Parking & Mobility

ParkBOI - Garage Stairwell Handrails: Cascade Enterprises will be removing out of compliance handrails and cable guards and refabricating, painting and reinstalling new ones in the 9th & Main, 10th & Front, Capitol & Main, Capitol & Myrtle Garages, anticipated construction start is May 2022. The project estimated cost is (\$397,000). *Project Lead: Aaron Nelson*

ParkBOI- Garage Systemwide Projects- Spring cleaning: ParkBOI power washes the six Agency owned garages twice a year, in the spring and fall, to promote sustainability and safety. The Spring-cleaning started March 18 and will be complete by the early May.

421 N 10th St Property- Trophy House has vacated and ISG is expected to vacate in May.

ParkBOI - 10th & Front Garage - Stairwell Enclosure: Guho Corporation enclosed the stairwells with storefront windows in order to prevent weather damage and water infiltration. Construction started February 28, window enclosure is complete, painting, and lighting will occur in early May. The project estimated cost is (\$51,000). *Project Lead: Aaron Nelson*



City GO: Formerly known as the Downtown Mobility Collaborative, the downtown's Transportation Management Association is up and running. This partnership of Valley Regional Transit, City of Boise, ACHD Commuteride, Boise State University, St Luke's Hospital, Downtown Boise Association, and CCDC involves marketing its transportation products and services to the downtown community. The CCDC Board approved a renewed Memorandum of Understanding for City Go at its October 2020 meeting. In response to a request from VRT, the Agency has included a \$60,000 contribution to City Go in the proposed FY2022 budget for CCDC. An overview is located at citygoboise.com. *Project Lead: Matt Edmond*

ParkBOI - 9th & Main Garage, Capitol & Main Garage Waterproofing: Consurco won the contract for the 9th & Main and Capitol & Main garage membrane project. Patching the waterproofing membrane every 3-5 years will help extend the life of the garage. Construction will start first week of July and take 3-4 weeks. Work will involve partial closures in the garages. The estimated project cost is (\$394,592). *Project Lead: Aaron Nelson*

ParkBOI - Parking Rate Adjustment: Agency staff issued public notice and conducted an online survey of customers and stakeholders for proposed rate adjustments in early 2022 to manage demand and generate the additional revenue necessary for continued operations, maintenance, and modernization of the ParkBOI system. The CCDC Board approved rate adjustments at its March 14 meeting. Approved changes will go into effect on May 1, 2022. *Project Lead: Matt Edmond*

Condominium Associations

Building Eight Condominiums Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Myrtle Parking Garage (Unit 2)	35%
Raymond Management	Hampton Inn & Suites (Unit 1)	62.5%
Hendricks	Retail Units (Units 3 & 4)	2.5%
Condo Board Meetings		
Last Meeting	Next Meeting	Next Report Due
December 20, 2021	December 2022	December 31, 2022
Issues/Comments:	The Agency is working on expanding EV charging stations to all garages this calendar year.	

Front Street Condominium Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9 th & Front Parking Garage	25.76%
GBAD		2.00%
Aspen Condominiums	Aspen Lofts	52.17%
Hendricks	BoDo Retail Units	20.07%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due

November, 17 2021	TBD	November 30, 2022
Issues/Comments:	New property manager for the Aspen lofts is BCPM	

Bank Plaza Condominium Association CCDC Contact: Matt Edmond		
Member	Unit	Percent Interest
LN City Center Plaza/ Clearwater Analytics	A, 1A, 1B, 1C, 1H, 1K, 1L, 2C, 3C, 5A, 6A, 7A, 8A, 9A	77.372%
CCDC	1F, 1G, 1J, 2B, 4B, 5B	6.861%
GBAD	4A	3.040%
Boise State University	1D, 1E, 2A, 3A, 3B	6.131%
Valley Regional Transit	B1, B2, B3	6.429%
Sawtooth Investment Mgmt	10A	0.167%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
July 23, 2021	TBD	August 2022
Issues/Comments:		

Capitol Terrace Condominium Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Main Parking Garage	50%
Hawkins Companies	Main + Marketplace	50%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
October 26, 2021	October, 2022	October, 2022
Issues/Comments:	Meeting held October 26. Shayna Cox informed the Agency a new trash compactor in the trash room and a recycler for cardboard to be installed.	



Downtown Parking Condominiums Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9 th & Main Parking Garage	93.51%
Les Bois Holdings, LLC	Commercial, Main Street side	2.03%
Eastman Building, LLC	Commercial, Idaho Street side	4.46%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 15, 2021	September 2022	September 30, 2022
Issues/Comments:	Annual meeting held on September 15, 2021. Les Bois Holdings and Eastman Building notified of upcoming Garage projects that will take place in Fiscal year 2022.	

ACME Fast Freight Condominium Association CCDC Contact: Matt Edmond		
Member	Unit	Percent Interest
CCDC	11th & Front Parking Garage, 30.1% (Units 402, 403, 501, 502)	28.485%
Ball Ventures Ahlquist	11th & Front Parking Garage, 69.9% (Units 104, 015, 201, 202, 301, 302, 401)	66.490%
Boise Metro Chamber	Boise Chamber Offices (Units 101, 102, 203)	5.025%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 9, 2020	TBD	TBD
Issues/Comments:		

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VI. ADJOURN



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