

**LIVE STREAMING  
&  
AUDIO RECORDING**

*Now In Progress*



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

# Board of Commissioners

**Regular Meeting**  
**June 13, 2022**



# AGENDA

## **I. Call to Order**

Chair Zuckerman

## **II. Action Item: Agenda Changes/Additions**

Chair Zuckerman

## **III. Work Session**

A. Participation Program Review & Outlook (30 minutes)

.....Alexandra Monjar/Doug Woodruff

# Participation Program Review

Doug Woodruff  
Development Director

Alexandra Monjar  
Project Manager – Property Development



**WE ARE HELPERS**

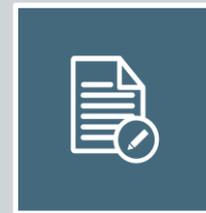


# Participation Program Review

## History



Established 2013



Updated in 2015, 2019, & 2021



Adopted the Gateway East Participation Program in 2019

# Participation Program Review

## Impact

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**\$70M** invested in **92** projects,  
leveraging **\$1.9B** in private real  
estate investment.

# Participation Program Review

## How It Works

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Enabled by Idaho Code 50-2002 URBAN RENEWAL LAW and 50-2902 ECONOMIC DEVELOPMENT ACT

Three levers:

- Amount of repayment
- Term of repayment
- Performance requirements\*

*\*need to be applied fairly and predictably*





## FIVE TYPES

- Type 1 – One Time Assistance
- Type 2 – General Assistance
- Type 3 – Transformative Assistance
- Type 4 – Capital Improvement Coordination
- Type 5 – Property Disposition (CCDC Owned)

PROGRAM TYPES

# PROGRAM FRAMEWORK



City Must Entitle Project



Developer Must Apply



Board Approval Required



Always a Reimbursement



**TYPE 1 – ONE TIME ASSISTANCE**  
*River Street Townhomes*

## TYPE 2 – GENERAL ASSISTANCE

*Hearth on Broad*



# TYPE 3 – TRANSFORMATIVE ASSISTANCE

*Home2Suites*





**TYPE 4 – CAPITAL IMPROVEMENT COORDINATION**

*City Hall Plaza*

# TYPE 4 – CAPITAL IMPROVEMENT COORDINATION

## *8<sup>th</sup> Street Marketplace*





**TYPE 5 – PROPERTY DISPOSITION**

*Ash + River*

# Participation Program Review

## Considerations for Review

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Continually improving the Program

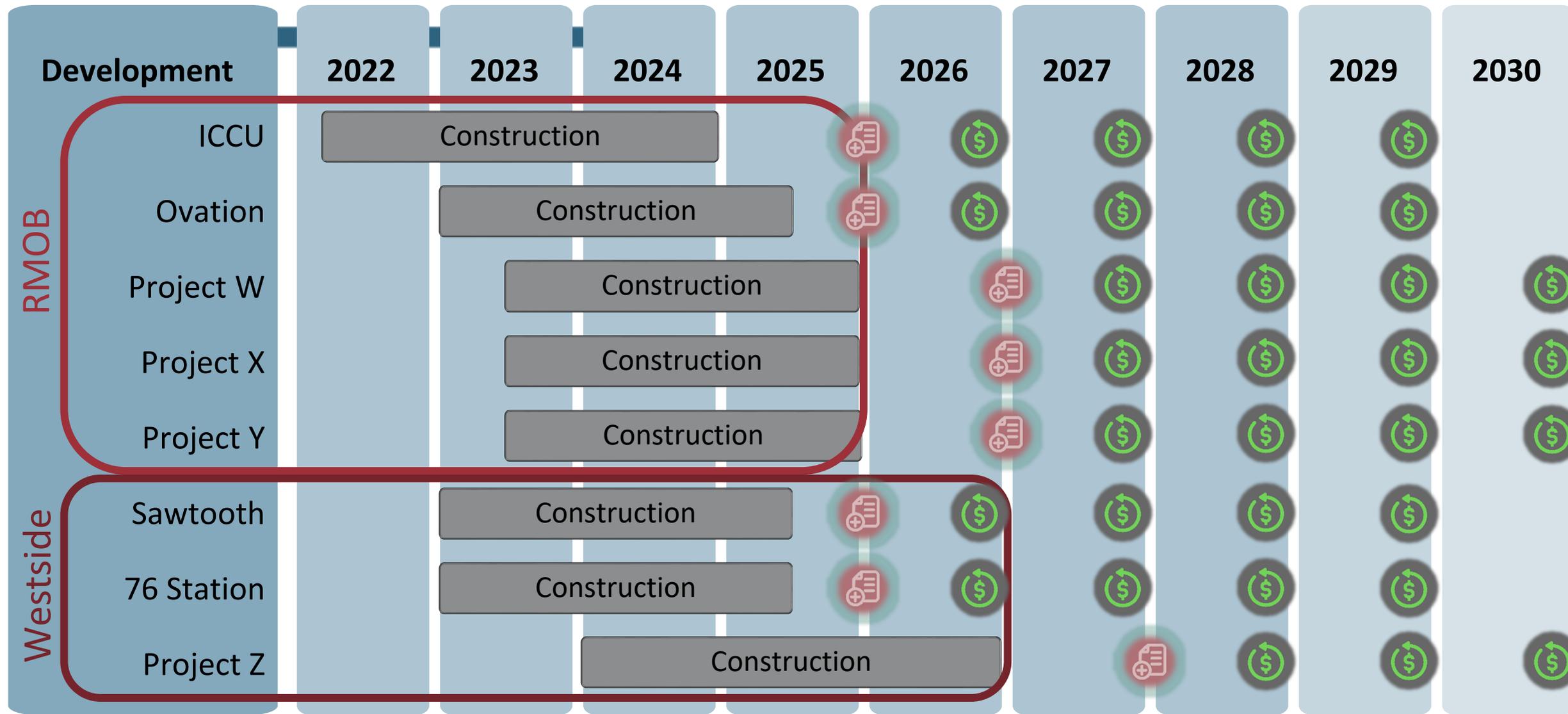
Upcoming Sunset of River Myrtle Old Boise and Westside Districts

Establishment of the State Street District

# Participation Program Review

## Sunset

-  Added to tax roll
-  Reimbursement



# Participation Program Review

## State Street

- Compact Mixed-Use Developments
- Affordable Housing
- Multimodal Transportation Corridor:
  - Bike lanes
  - Sidewalks
  - Bus rapid transit
  - Pathways



# Participation Program Review

## State Street

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- Scorecard and reimbursement terms not aligned with State Street context and goals
- Active development



# Participation Program Review **Summary and Agency Next Steps**

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01

**Conduct research  
and analysis**  
**Identify policy  
responses**

02

**July: present  
recommendations**  
**Revise with  
Board feedback**

03

**August: request  
Board approval of  
policy updates**

# Feedback and Questions



# AGENDA

## **IV. Action Item: Consent Agenda**

### **A. Minutes & Reports**

1. Approval of May 9, 2022 Meeting Minutes

### **B. Other**

1. Approve Resolution 1769 - 3205 W. Moore St. - Whitewater Townhomes - T1 Participation Agreement
2. Approve Resolution 1768 - 1070 W. Grove St. - The Sparrow - T1 Participation Agreement
3. Approve Resolution 1772 - Records Destruction
4. FY2022 Q2 Financial Report (Unaudited)

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## V. Action Items

- A. **CONSIDER:** Approve Resolution 1773 - Repeal and Replace the Policy and Process for Disposal of Real Property (10 minutes).....Ryan Armbruster/Alexandra Monjar
  
- B. **CONSIDER:** Approve Resolution 1770 - Waiver of 60 day notice to terminate Parking Permit Purchase Agreement for 5th & Front Garage (10 minutes)  
.....Matt Edmond/Clay Carley, Front Street Development, LLC
  
- C. **CONSIDER:** Approve Resolution 1771 - Bike Share 2.0 Pilot Sponsorship Agreement (10 minutes).....Matt Edmond/Dave Fotsch, Valley Regional Transit

# Approve Resolution 1773 – Repeal and Replace the Policy and Process for Disposal of Real Property

Alexandra Monjar

Project Manager – Property Development

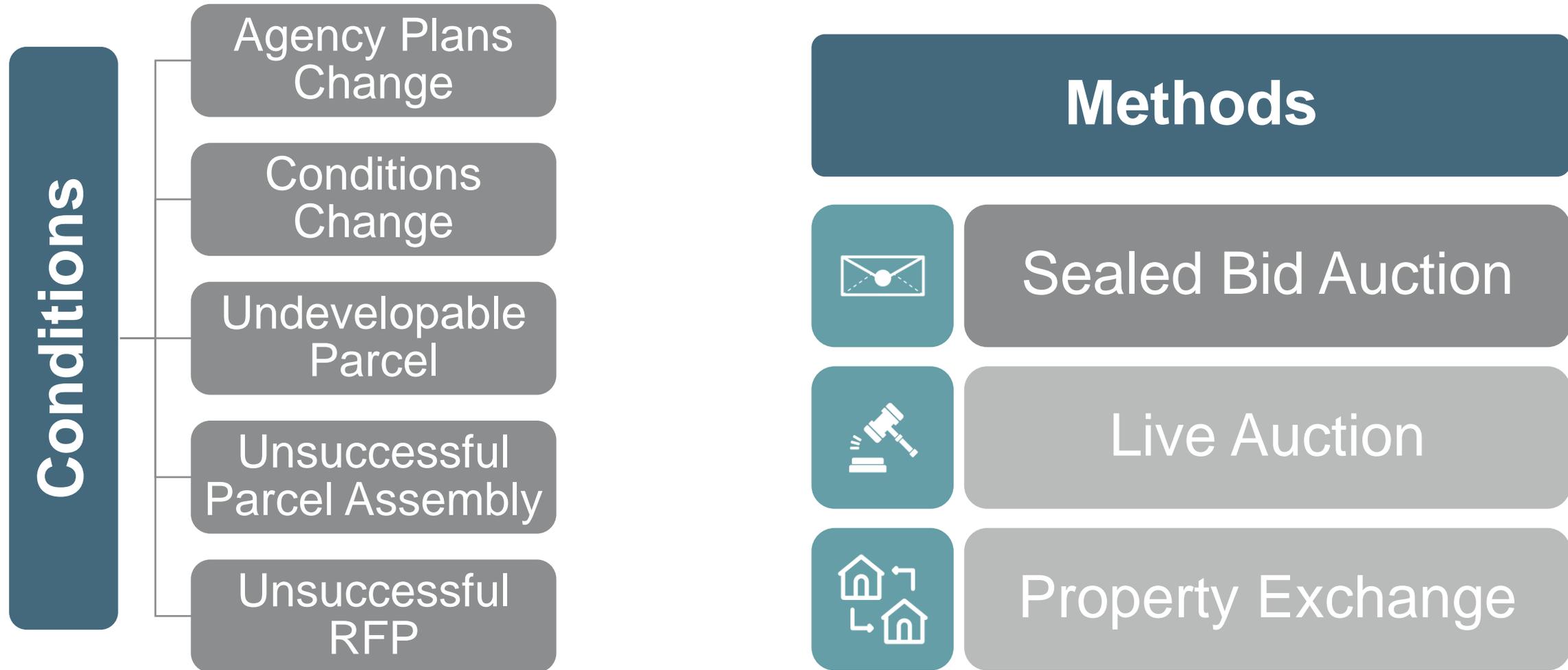
Ryan Armbruster

Counsel

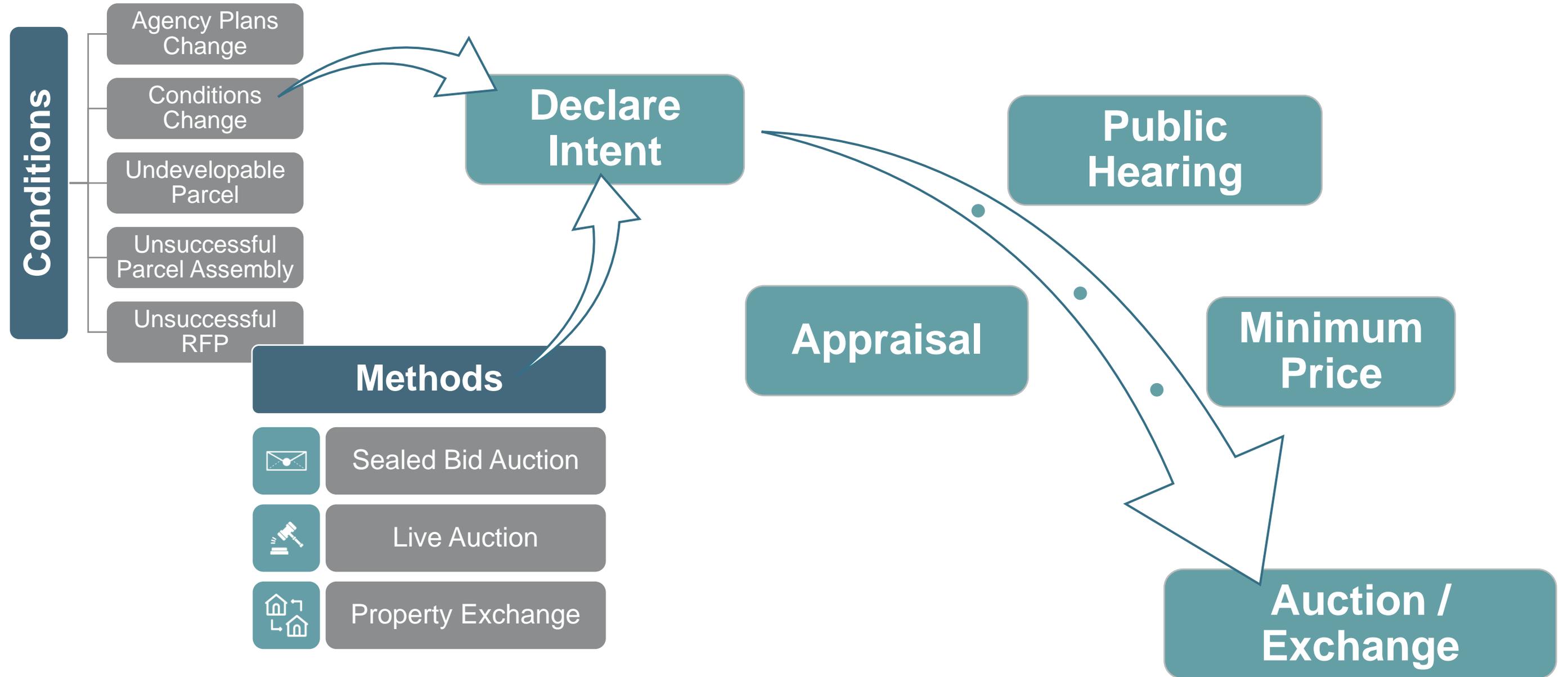
# Current Policy



# New Policy



# Disposition Process



# **CONSIDER:** Approve Resolution 1773 – Repeal and Replace the Policy and Process for Disposal of Real Property

## Suggested Motion:

I move to adopt Resolution 1773, repealing and replacing the policy and process for disposal of real property

# AGENDA

## V. Action Items

- A. **CONSIDER:** Approve Resolution 1773 - Repeal and Replace the Policy and Process for Disposal of Real Property (10 minutes).....Ryan Armbruster/Alexandra Monjar
  
- B. **CONSIDER:** Approve Resolution 1770 - Waiver of 60 day notice to terminate Parking Permit Purchase Agreement for 5th & Front Garage (10 minutes)  
.....Matt Edmond/Clay Carley, Front Street Development, LLC
  
- C. **CONSIDER:** Approve Resolution 1771 - Bike Share 2.0 Pilot Sponsorship Agreement (10 minutes).....Matt Edmond/Dave Fotsch, Valley Regional Transit

# CONSIDER: Approve Resolution 1770 - Waiver of 60 day notice to terminate Parking Permit Purchase Agreement for 5th & Front Garage

Matt Edmond – CCDC Director of Parking & Mobility

Clay Carley – Front Street Development, LLC

# 5<sup>th</sup> & Front Garage and Resulting Development

THOMAS LOGAN

THE LUCY

FUTURE PARK

VANGUARD

HOME 2 SUITES

5TH & FRONT GARAGE

# CONSIDER: Resolution 1770

## Suggested Motion:

I move to adopt Resolution 1770 waiving the 60-day notice requirement for termination of the Parking Permit Purchase Agreement with Front Street Development, LLC for 5th & Front Garage, and allowing the Agreement to terminate on June 30, 2022.

# AGENDA

## V. Action Items

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- A. **CONSIDER:** Approve Resolution 1770 - Waiver of 60 day notice to terminate Parking Permit Purchase Agreement for 5th & Front Garage (10 minutes)  
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- C. **CONSIDER:** Approve Resolution 1771 - Bike Share 2.0 Pilot Sponsorship Agreement (10 minutes).....Matt Edmond/Dave Fotsch, Valley Regional Transit

## VI. Adjourn

# Approve Resolution 1771 - Bike Share 2.0 Pilot Sponsorship Agreement

Matt Edmond – CCDC Director of Parking & Mobility

Dave Fotsch – Valley Regional Transit

# CCDC Pilot Sponsorship Agreement

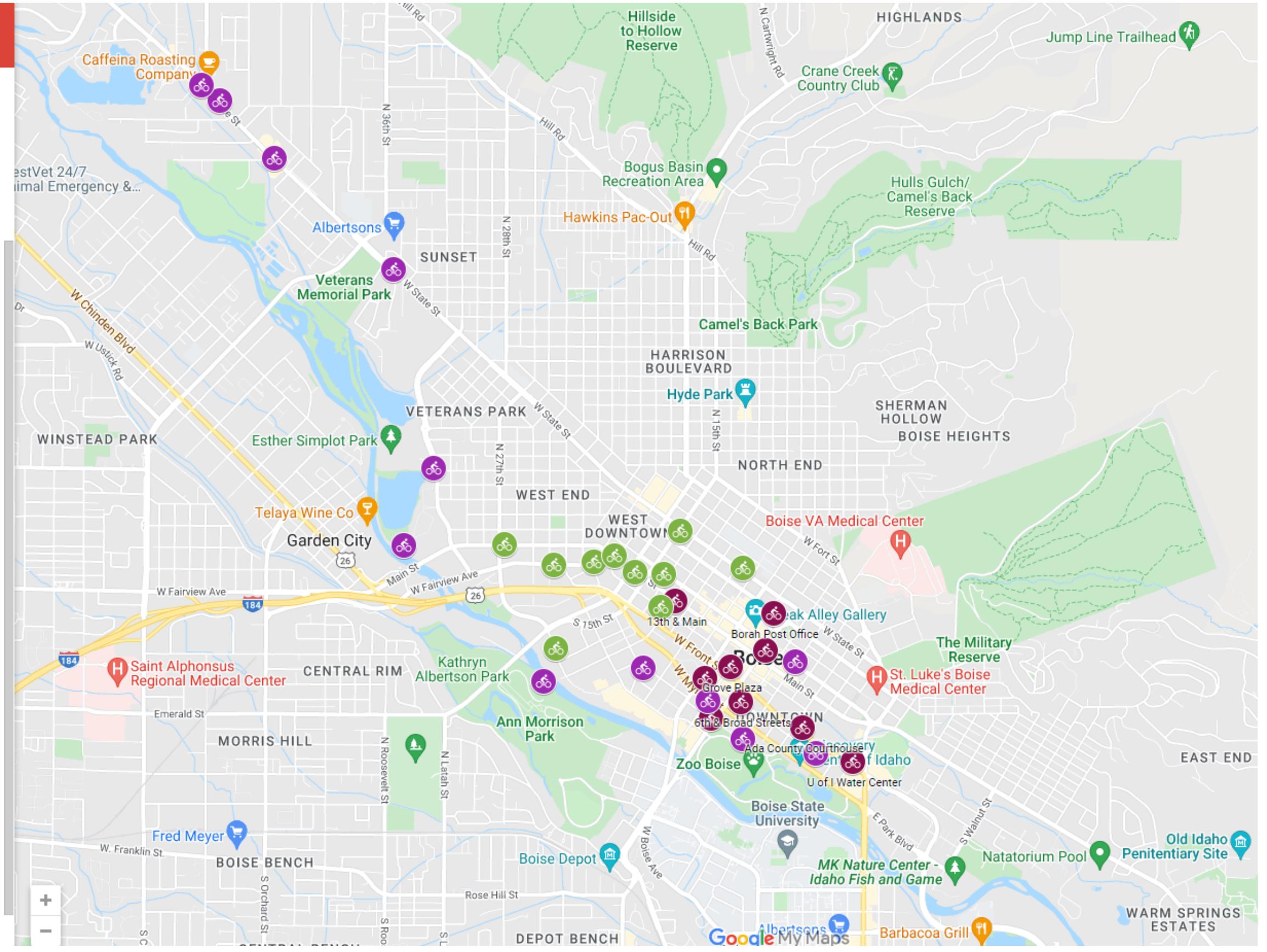
- Pilot program July 1 – October 30
- \$50,000 base contribution
- Ensure minimum, 50-bike pilot
- 1:1 match up to additional \$50,000
- Use of 421 N. 10<sup>th</sup> Street for operations
- 75% bikes in or near CCDC districts
- Funds will apply to purchase bikes for permanent program

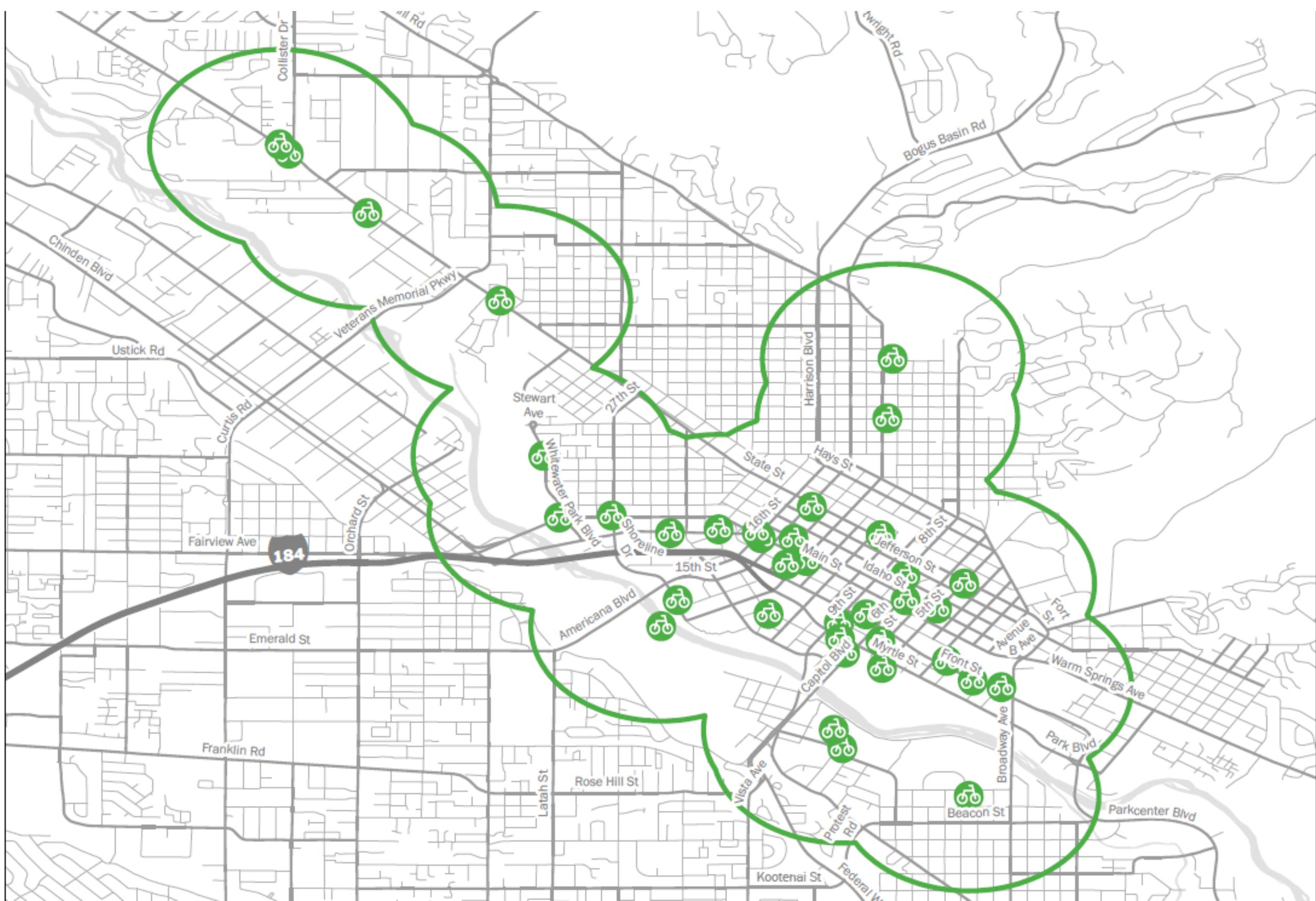


- Grove Plaza
- Boise City Hall
- Borah Post Office
- U of I Water Center
- ... 5 more

- Pilot Program - 75 Bikes
- YMCA
- 15th & State
- Watercooler - 14th & Idaho
- Shoreline
- ... 6 more

- Pilot Program - 100 Bikes
- CWI Property
- Idaho River Sports - Whitewater Park Blvd
- Julia Davis Park - 5th St
- Ann Morrison - Pathways
- State & 35th bus stop
- State & Willow bus stop
- State & Collister - outbound bus stop
- State & Collister - Inbound bus stop
- Flying M - Flex Hub - 5th & Idaho
- Trailhead Boise - flex hub - 8th & Myrtle
- Grand & Miller Streets
- Winco Foods - flex hub





# CONSIDER: Resolution 1771

## Suggested Motion:

I move to adopt Resolution 1771 approving the proposed sponsorship agreement between the Agency and Valley Regional Transit for a Boise Bike Share 2.0 pilot program.

# Adjourn

