



**BOARD  
OF  
COMMISSIONERS  
MEETING  
August 8, 2022**

# CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Meeting  
Conference Room, Fifth Floor, 121 N. 9<sup>th</sup> Street  
August 8, 2022, 12 p.m.

This meeting will be available via live stream.  
Due to limited seating capacity, virtual attendance is strongly encouraged.

Join at <https://ccdcboise.com/board-of-commissioners/>

## AMENDED AGENDA

- I. **CALL TO ORDER** ..... Chair Zuckerman
- II. **ACTION ITEM: AGENDA CHANGES/ADDITIONS** ..... Chair Zuckerman
  - A. Amended Agenda to Remove Action Item V. C
- III. **WORK SESSION**
  - A. Proposed FY 2023 Five Year Capital Improvement Plan (20 minutes) ..... Doug Woodruff, Kevin Martin
- IV. **ACTION ITEM: CONSENT AGENDA**
  - A. Expenses
    - 1. Approval of Paid Invoice Report - July 2022
  - B. Minutes and Reports
    - 1. Approval of July 11, 2022 Meeting Minutes
  - C. Other
    - 1. Approve Resolution 1780 - 210 W. Main St. - US Assay Office - T1 Participation Agreement
- V. **ACTION ITEM**
  - A. CONSIDER: Proposed FY 2022 Amended Budget (10 minutes) ..... Joey Chen, Holli Klitch
  - B. CONSIDER: Proposed FY 2023 Original Budget (10 minutes) ..... Joey Chen, Holli Klitch
  - ~~C. CONSIDER: Approve Resolution 1779 – Acquisition of 703 S 8<sup>th</sup> Street (10 minutes) ... Alexandra Monjar~~
  - D. CONSIDER: Approve Proposed Mural for 17th and Idaho Investment LLC (1721 W Idaho Street - The Martha) Type 5 Project (10 minutes) ..... Alexandra Monjar
  - E. CONSIDER: 1201 W Grove St - The Broadstone Saratoga - T4 Participation Designation (10 minutes)  
..... Kevin Holmes
- VI. **ADJOURN**

*This meeting will be conducted in compliance with the Idaho Open Meetings Law and will allow both in-person and virtual attendance. In addition, consistent with the Center for Disease Control COVID-19 guidelines, people with symptoms, a positive test, or exposure to someone with COVID-19 should stay home or wear a mask. This meeting is being conducted in a location accessible to those with physical disabilities. Participants 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**



**CAPITAL CITY**  
DEVELOPMENT CORP

**CIP:** 5-Year Capital Improvement Plan

**FISCAL YEARS:** 2023 – 2027

**PROPOSED:** August 8, 2022



# 5-YEAR CAPITAL IMPROVEMENT PLAN FY2023 - FY2027

*State Street URD, State and Collister Concept Design*





*Block 68 Catalytic Redevelopment Project – Concept Drawing WS #1-4*

# TABLE OF CONTENTS

- 03** ABOUT CCDC, VISION, MISSION
- 04** CIP CREATION
- 05** URBAN RENEWAL PLANS  
DRIVE CIP PROJECTS
- 06** PARTICIPATION PROGRAM
- 07** WHAT CCDC CREATES
- 08** INVESTMENT SUMMARY

- 09** SMALL TARGETED DISTRICTS, WITH A  
BIG IMPACT ON THE WHOLE VALLEY
- 10** RIVER MYRTLE DISTRICT
- 11** RIVER MYRTLE DISTRICT PROJECTS
- 16** WESTSIDE DISTRICT
- 17** WESTSIDE DISTRICT PROJECTS
- 20** 30TH STREET DISTRICT

- 21** 30TH STREET DISTRICT PROJECTS
- 22** SHORELINE DISTRICT
- 23** SHORELINE DISTRICT PROJECTS
- 24** GATEWAY EAST DISTRICT
- 25** GATEWAY EAST DISTRICT PROJECTS
- 26** STATE STREET DISTRICT
- 27** STATE STREET DISTRICT PROJECTS
- 28** PARKBOI PARKING MAP & PROJECTS
- 30** CONTACT CCDC

# ABOUT CCDC

---

Boise's redevelopment agency, Capital City Development Corporation (CCDC), catalyzes investment in the city through its own projects and public/private partnerships. CCDC focuses its work on economic development, infrastructure, place making, and mobility in its six redevelopment districts. Agency staff work hand-in-hand with local partner organizations and companies to redevelop underutilized properties and improve public places.

# VISION

---

Help the Boise community thrive in a sustainable economy where an exceptional built environment and excellent business opportunities are in perfect balance.

# MISSION

---

CCDC ignites diverse economic growth, builds attractive urban centers, and promotes healthy community design.



**COLLABORATE:** Successful projects would not be possible without comprehensive, successful collaboration. In any planning effort CCDC undertakes, the Agency brings partners together to achieve vitality goals outlined by the City of Boise and to realize the vision of the City's comprehensive plan- Blueprint Boise. Collaboration with the Agency's mobility partners, Valley Regional Transit, Ada County Highway District, and the Idaho Transportation department ensure transit and mobility goals are achieved, communities are better connected, and Boiseans have greater access to high-quality mobility options. To continue creating a diverse and sustainable economy CCDC relies on the collaboration with local, regional, state and federal economic development agencies to retain, develop and expand commercial development.

**CREATE:** We create places that inspire neighborhood passions and healthy economic investment. Urban renewal is an investment that shapes a neighborhood into a flourishing space for residents and business owners. Each element CCDC oversees in the life of an urban renewal district builds a stronger, more livable community for decades by creating shared visions and aspirational plans to guide development.

**DEVELOP:** CCDC's work with urban renewal districts powers local economies and provides an opportunity to incentivize development that meets the community's needs. Through the Agency's Participation Program, CCDC partners with local organizations and property owners to reinvest dollars into meaningful development improvements made possible by the district's ongoing success.

**COMPLETE:** Since 2013, CCDC has participated in projects that total over \$1.6 billion in total construction value via the Public-Private Partnership Program. The completion of public improvements in mobility and placemaking ensures that Boiseans have a livable, well connected urban center to enjoy for generations and will continue to attract infill developments and fuel economic growth.



# CIP CREATION

## WHY DOES CCDC CREATE A 5-YEAR CIP?

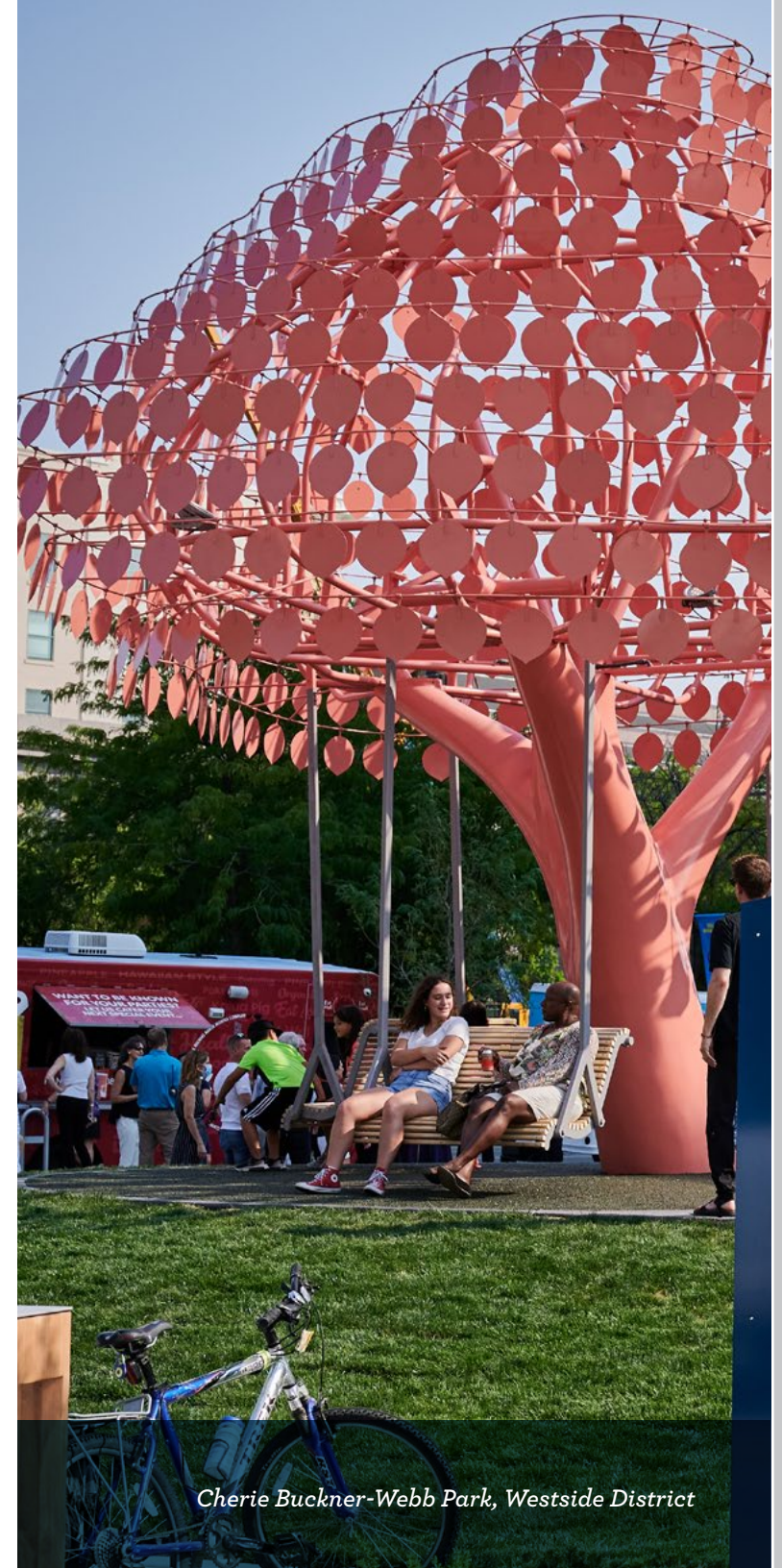
CCDC creates a five-year, fiscally responsible Capital Improvements Plan (CIP) as a predictable framework to collaborate with agency and community partners to achieve economic and redevelopment goals that align with the long-term vision for the city.

The CIP is built in conjunction with the one-year budget to allocate limited resources by district to various capital improvement projects and participation program agreements. The plan is evaluated and revised annually and amended to make necessary adjustments as conditions change.

## WHAT TYPES OF PROJECTS ARE INCLUDED IN THE CIP?

Urban renewal is a tool used to power local economies and strengthen neighborhoods by supporting community vision. It is a valuable community process used by towns of all shapes and sizes to meet their unique needs. The projects listed in the CIP are direct investments in public amenities and strategic planning efforts that benefit the public good. It's how we build thriving communities that last generations. These investments fall into two categories:

- 1. Capital Projects:** These are CCDC-led projects that have been determined through our partner collaboration process. The Agency is responsible for the planning and execution of these projects. For example: the downtown 11th Street Bikeway, Linen Blocks Streetscape Improvements.  
In an effort to better coordinate with public agency partners, minimize construction impact, or maximize the public benefit of a project, CCDC also has projects that are led and completed by a partner agency such as ACHD or Boise Arts and History, and is supported by CCDC. For example: Traffic Box artwork.
- 2. Participation Program:** These projects stimulate and leverage private development to advance CCDC's mission to ignite diverse economic growth, build attractive urban centers, and promote healthy community design. Through this program, CCDC assists private developers by reimbursing eligible costs to build and improve public infrastructure.



*Cherie Buckner-Webb Park, Westside District*

# URBAN RENEWAL PLANS DRIVE CIP PROJECTS



## URBAN RENEWAL DISTRICT FORMATION

Establishing a new, 20-year term, urban renewal district is a multi-step public process that relies on input and feedback from the general public, neighborhood associations and residents, commercial property owners and tenants, experts, consultants, and public agency partners.

## CCDC REFERENCES PARTNER AGENCY PLANS

CCDC seeks to create common goals and alignment with a vision greater than our agency.



## CCDC PARTNER AGENCIES

## CIP 5-YEAR CAPITAL IMPROVEMENT PLAN

CCDC creates a 5-year fiscally responsible CIP as a predictable framework to collaborate with agency and community partners to achieve urban redevelopment goals and the long term vision for the city.

THE CIP IS A WORKING DOCUMENT THAT IS REVIEWED ANNUALLY. URBAN RENEWAL PLANS ARE UTILIZED TO HELP DRIVE CIP PROJECTS FOR EACH DISTRICT.

## 1-YEAR BUDGET AND PROJECT LIST

The CIP budget and project list are evaluated and revised annually and amended to make necessary adjustments.

## URBAN RENEWAL

LONG TERM URBAN RENEWAL PLANS ARE WRITTEN WHEN THE DISTRICTS ARE FORMED.

Each district has an urban renewal plan that includes a list of public improvements within the project area. This list is intended to be a work plan for CCDC during the 20-year term of the district.



# PARTICIPATION PROGRAM

The Participation Program is CCDC's development assistance program designed to advance the goals of its urban renewal districts and as well as common goals identified by partner agencies, such as the City of Boise, and the surrounding neighborhoods. The Program's intent is to be both structured and comprehensive, allowing for greater transparency and understanding. The program is structured to be flexible and responsive, in order to encourage high-quality private economic development through partnerships both large and small. These programs assist private and public development projects with improvements that benefit the public.

Examples of expenses eligible for reimbursement through the five program types include streetscapes and sidewalks, utility main lines and improvements, pedestrian, and cyclist amenities such as streetlights, benches, bike racks, public plazas, parks, and art approved and accepted by the City of Boise. High value, transformative projects that benefit the community as a whole are able to participate in our transformative assistance program. The property disposition program allows CCDC to collaborate with developers to partner on projects that meet the specific needs of the community.

## THE PROGRAM OFFERS 5 TYPES OF PARTNERSHIPS

**TYPE  
1**

### ONE TIME ASSISTANCE

Provides a one-time grant of up to \$200,000 for public improvements. Funding is based on a dollar for dollar match with the private developer's investment.

**TYPE  
2**

### GENERAL ASSISTANCE

Is intended to assist most projects and provides reimbursement for public improvements through the actual tax increment generated by the project. Reimbursement rates are determined by the Program Scorecard which encourages healthy community design. The program is especially tuned to assist Affordable and Workforce housing projects.

**TYPE  
3**

### TRANSFORMATIVE ASSISTANCE

Makes available a more customized partnership for projects deemed by the CCDC Board to be transformative in nature and of benefit to the community at large. Generally, these are higher value projects that may include the construction of a significant public facility and will have a high likelihood of maintaining an enduring presence in the community.

**TYPE  
4**

### CAPITAL IMPROVEMENT PROJECT COORDINATION

Allows CCDC to adjust, co-time, accelerate, or sub-contract CIP projects in coordination with private developers or other public agencies.

**TYPE  
5**

### PROPERTY DISPOSITION OF CCDC-OWNED PROPERTY

Involves a competitive process, typically a Request for Proposals and/or Qualifications (RFQ/P) which provides conditions and requirements of development. The details of each disposition differ based on the unique characteristics of the property and needs of the community.



# WHAT CCDC CREATES

Urban renewal districts and projects are multi-layered and require a dedicated team with a consistent vision to execute the plan over multiple years or even decades.

CCDC projects incorporate a mixture of five key strategies to help achieve an area’s vision. These strategies are highlighted below in the reconstruction of Broad Street in Boise’s Central Addition LIV District.

## FIVE KEY STRATEGIES

### ECONOMIC DEVELOPMENT

Cultivate commerce and grow resilient, diversified, and prosperous local economies.

### INFRASTRUCTURE

Improve public infrastructure to attract new investment and encourage best use of property.

### MOBILITY

Expand mobility choices that include parking and multiple modes to enable universally accessible urban districts.

### PLACE MAKING

Develop public spaces and energized environments where a blend of cultures and concentrated mix of uses create a valued sense of place.

### SPECIAL PROJECTS

Invest in projects that respond to emerging revitalization opportunities including public amenities, historic preservation, and support of local arts and culture.

## BROAD STREET IMPROVEMENTS

### BROAD ST. BETWEEN CAPITOL AND 2ND ST., COMPLETED 2018

CCDC partnered with the City of Boise and ACHD to reconstruct Broad Street as part of the Central Addition LIV District plan. The project included creative and eco-friendly design with streetscape amenities, geothermal system expansion, fiber optic upgrades, and utilized innovative storm water solutions. This investment has catalyzed significant private investment in the district, including a hotel, and multiple, multifamily housing developments that incorporate ground floor retail.

#### ECONOMIC DEVELOPMENT

Since the Broad Street Project has completed, over 1,000 new housing units have been built, are currently under construction, or are being planned along Broad Street. Many new businesses have opened or are planning to open soon.

#### INFRASTRUCTURE

Above and underground projects include: Geothermal extension, fiber optic conduit, green storm water solutions, sidewalk, street and other right-of-way improvements

#### MOBILITY

Streets and sidewalks were designed to provide a mix of transportation options that would accommodate bike, pedestrians, and automobiles. Downtown housing also significantly reduces daily car trips by providing housing, work, and entertainment options in the neighborhood.

#### PLACE MAKING

Broad Street was designed to be a popular destination for residents, businesses, and visitors to shop, dine and enjoy a variety of events. By utilizing the existing assets, understanding how people experience the area, and infusing inspiration from the neighborhood into the design, Broad Street transformed into a unique, flexible public space for people to gather.

#### SPECIAL PROJECTS

Partnering with Boise City Arts & History, the project includes a special Broad Street Sculpture and man hole covers that were created by local artists and depict imagery distinct to the history of the neighborhood. The project also complimented Broad Street’s local culture by incorporating the brewery grain silo into the streetscape.

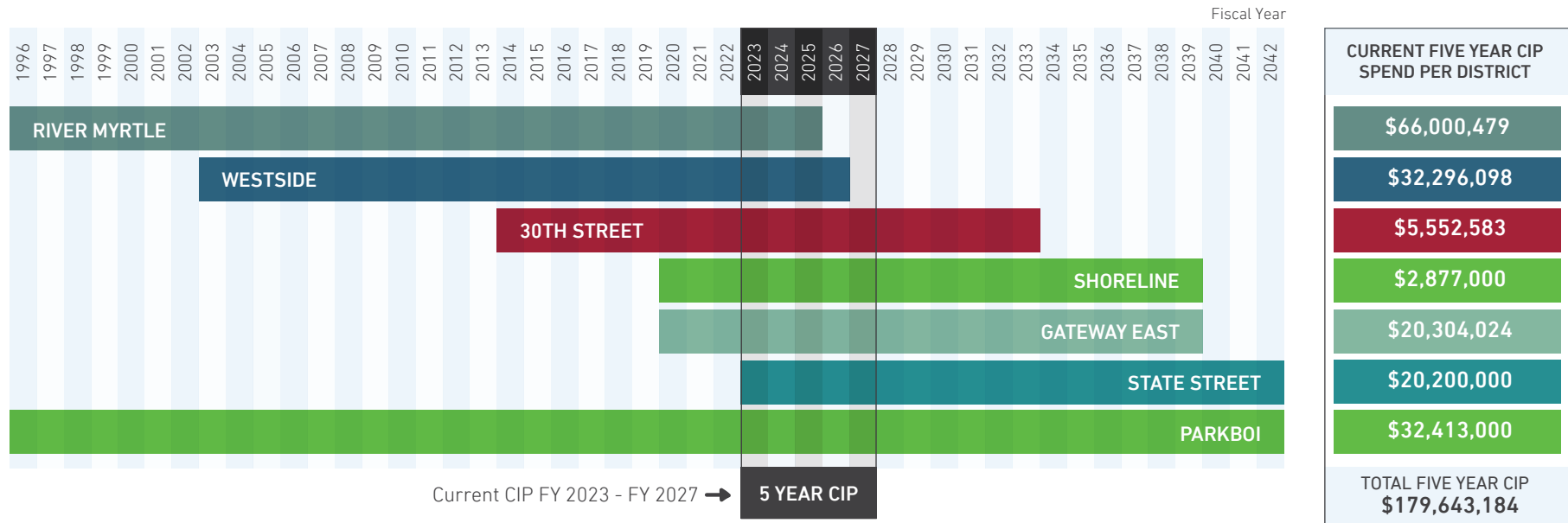
#### LOOKING FORWARD: CCDC HAS ADDITIONAL SIMILAR, TRANSFORMATIVE PROJECTS IN THE CURRENT FIVE-YEAR CIP INCLUDING:

Old Boise Blocks on Grove Street (RMOB #19-25), Linen Blocks on Grove Street (RMOB #26-29), and the 11th Street Bikeway improvements (RMOB #30-31, WS #15-16).



# INVESTMENT SUMMARY

## CCDC DISTRICT LIFESPANS

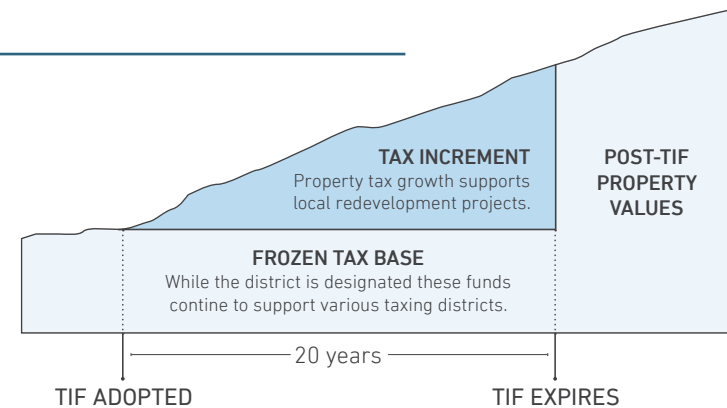


## PROJECT FUNDING

Capital Improvement Projects and Participation Program Projects are funded by Tax Increment Financing (TIF). TIF is tax revenue generated above the base value set at formation of an urban renewal district. TIF revenue generated in an urban renewal District must be spent in that district. These direct investments are made in an effort to meet the goals and objectives of the individual districts. At the end of a districts term, the added value from these strategic investments is returned to the other taxing entities.

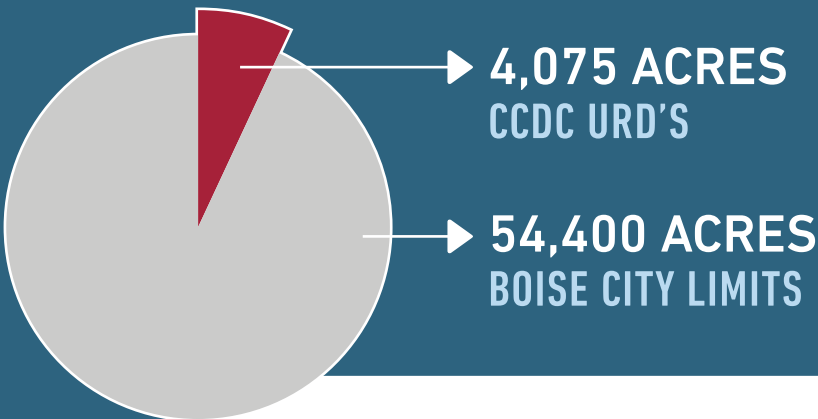
Urban renewal means neighborhood improvements are controlled locally, letting communities decide which development is best for them. But how is it funded?

Urban renewal projects are funded by tax increment financing (TIF) and revenue from public parking garages. When a district is formed, a base tax value is set for all property within the district's boundaries. Taxes generated from property values, primarily due to new construction, that improve to rise above the base value are used to fund urban renewal projects. TIF does not create a new property tax within the district, and tax revenue generated by higher property values must be spent within the same district it was generated from.



# SMALL, TARGETED DISTRICTS, WITH A BIG IMPACT ON THE WHOLE VALLEY

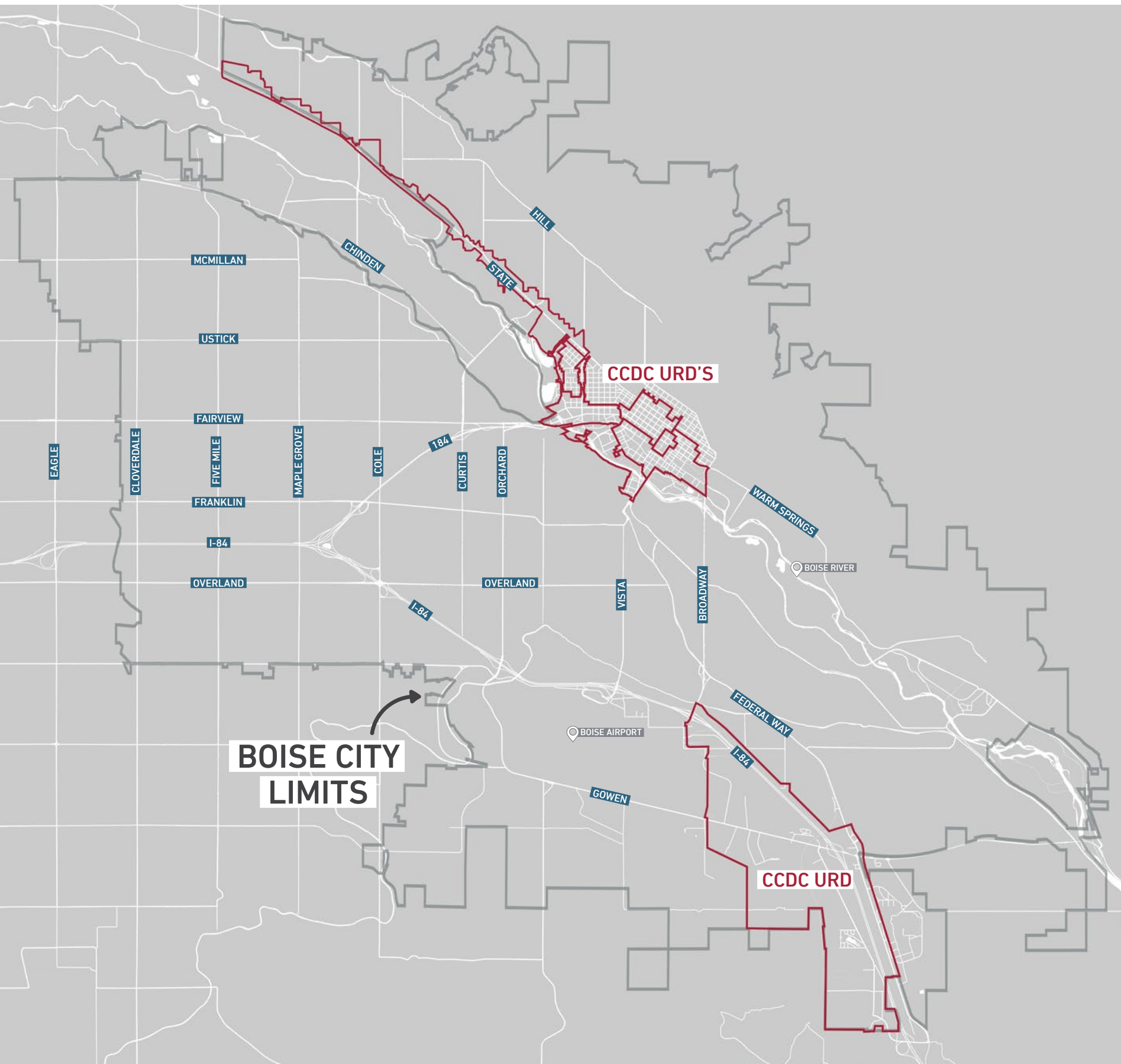
Capital City Development Corporation (CCDC) was formed in 1965 by the Boise City Council in response to the federal urban renewal program, which offered funding to revitalized central cities across the nation. Originally dubbed the Boise Redevelopment Agency, CCDC has evolved over the years into an agency with one goal in mind: strengthening and building vitality in Boise. CCDC is committed to building public infrastructure that supports development projects, serving as a catalyst for private development, and fostering economic growth.



*CCDC district acreage is 7.5% of Boise's total acreage*

**& 5.9% Boise's Land Value (increment) within CCDC Districts.**

<b>\$46.7 BILLION</b> BOISE CITY TOTAL LAND VALUE	<b>\$2.7 BILLION</b> TAXABLE INCREMENT VALUE INSIDE CCDC DISTRICTS
---	--





# RIVER MYRTLE DISTRICT

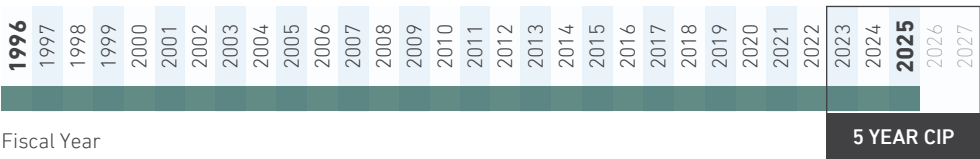
est.  
1996

The River-Myrtle Old Boise (RMOB) District consisted of mostly vacant property, warehouses, and remnants of older industrial uses when it was first established in 1996. The formation of the RMOB District was a community-directed effort to assure that downtown Boise remains the foremost urban center in the region for business, government, culture, education, and urban living. The district's plan set-forth a vision for the area that maintained the urban vitality of the downtown core while extending it into the larger downtown area and created a place that is attractive to fundamental industries, cutting edge companies, and the workforce they employ.

## PRIMARY STRATEGIES FOR THE DISTRICT

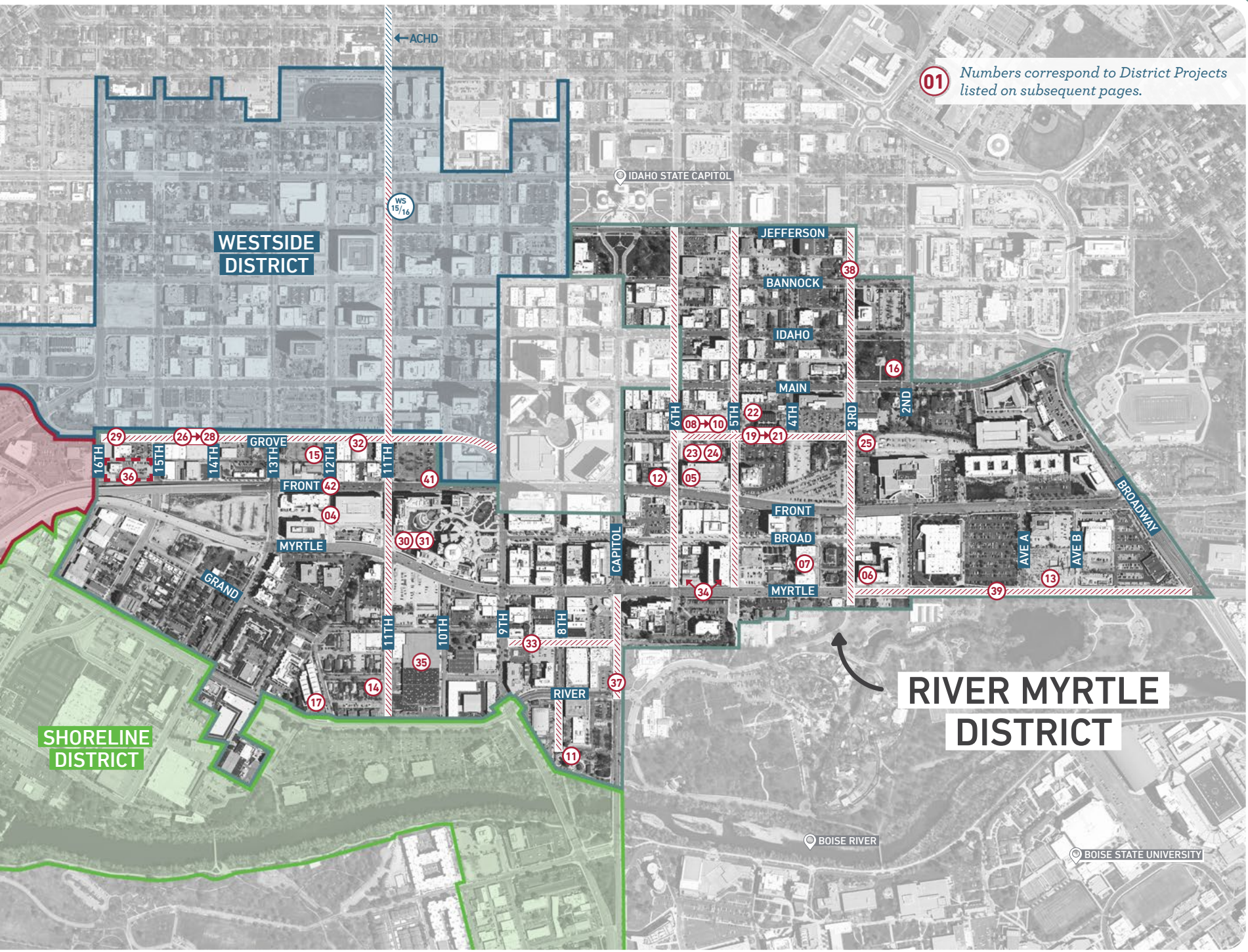
- Assure that downtown continues to include thriving residential neighborhoods. Increase the number of downtown residents with housing opportunities at all income levels.
- Recruit hotels, retail and other services to create a people-orientated downtown that attracts visitors, conferences, and employers.
- Improve streets, sidewalks and alleyways so they offer a safe and welcoming pedestrian environment.
- Create a system of parks, plazas, and public spaces that become focal points in the various sub-districts of downtown, act as catalysts for private development, and add livability to the urban surroundings.
- Reduce reliance on surface parking through more sustainable development, increased connectivity for pedestrians and cyclists, and the consolidation of parking into parking structures.

## CURRENT 5 YEAR CIP TIMELINE



303 ACRES

BASE VALUE: \$121 MILLION  
2023 TOTAL INCREMENT VALUE: \$1.35 BILLION  
2023 ANNUAL INCREMENT REVENUE: \$12.7 MILLION



District wide projects - not mapped: 01, 02, 03, 18, 40, 43



# RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT ("RM" or "RM District")		FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
Estimated Resources and Project Description		\$29,719	\$25,894	\$10,387	SUNSET	SUNSET	\$66,000
<b>Participation Program</b>							
01	Housing and Economic Development Partnerships - Real Estate Acquisitions Public-private partnerships and/or real estate acquisitions to fill gaps unmet by the private market. Target opportunities to increase housing supply and further climate action objectives via economic development initiatives.	2,500					\$2,500
02	CIP Resources - General Assistance - Type 2 Accelerated Reimbursement Programmed resources for accelerated reimbursement of Type 2 general assistance partnerships in the final years of the URD. General assistance program offers assistance for streetscape and utility improvements; public investment reimbursement amount determined by actual eligible expenses and tax increment revenue estimates; projects are considered on a first-come, first served basis.			4,000			\$4,000
03	Streetscape Grant - One Time Assistance - Type 1 Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200K; projects are awarded on a first-come, first-served basis.	400	400	400			\$1,200
04	1150 W. Myrtle St. - Pioneer Crossing - Type 3 Agreement with BVGC Parcel B, LLC Pioneer Crossing ("Parcel B") Transformative Development; Public infrastructure improvements and purchase of 250 public parking spaces, 5K SF retail, 100K SF office, and Hotel. \$48M total development cost; \$5.2M parking garage condo purchase. \$3M reimbursement for streetscape and utility upgrades.	600	135				\$735
05	202 S. 6th St. - Home2Suites Hotel - Type 3 Agreement with Front Street Investors, LLC Home2Suites; 138 rooms; \$49M total development cost; \$1.5M reimbursement for streetscapes, utility reimbursement, public park, and public art. Partnership included a lease of 200 public parking spaces for \$4.4M over 7 years, which lease was terminated early by Front Street Investors, LLC.	400	350	420			\$1,170
06	200 W. Myrtle St. - Jules on 3rd Apartments - Type 2 Agreement with Boise Caddis, LLC Jules on 3rd (formerly Boise Caddis); 160 apartments; Ada County 400 stall parking garage; \$31.3M total development cost; \$857K reimbursement for streetscapes on 2nd, 3rd, Myrtle, and Broad streets, utility undergrounding in the alley.	245	245	226			\$716
07	323 W Broad St. - Hearth on Broad - Mixed Use - Type 2 Agreement with The Cartee Project, LLC Hearth on Broad (Formerly Cartee); 161 Apartments with ground floor retail and live-work units; \$48M total development cost; \$1.3M reimbursement for streetscape and utility improvements. 17 units will be rented at rates affordable to households earning 100% AMI for the life of the RM District.	460	460	460			\$1,380
08	512 W. Grove St. - The Lucy Apartments & Mixed Use - Type 2 Agreement with 5th and Grove Investors, LLC The Lucy; 114 apartments, 8K SF ground floor retail; \$25.5M total development cost; \$1M reimbursement for streetscapes, utility undergrounding and improvements in the alley.	200	200	200			\$600
09	116 S. 6th St. - The Thomas Logan Apartments - Type 2 Agreement with 6th & Grove Limited Partnership The Thomas Logan; 60 apartments (50 units serve 60% AMI or less); 9K SF office space and 5K SF ground floor retail; \$15M total development cost; \$600K reimbursement for streetscapes on 6th St. and Grove St., utility undergrounding and alley upgrades.	64	64	64			\$192
10	113 S. 5th St. - 5th and Grove Office - Type 1 Agreement with 5th and Beta Office, LLC 5th and Grove Office; 6K SF office; \$3M total development cost; \$164K reimbursement for streetscapes and utility undergrounding, alley upgrades, and awnings.	200					\$200
11	705 S. 8th St. - Wassmuth Center and Greenbelt Site Improvements - Type 4 Partnership with Boise Public Works In coordination with an adjacent proposed development (Wassmuth Center Offices), the City of Boise is improving the bike and pedestrian mobility between 8th Street and the Boise River Greenbelt. Partnership for \$2M reimbursement for actual costs associated with streetscape, public space improvements greenbelt realignment, fiber installation, lighting, and security.	2,000					\$2,000
12	600 W. Front St. - The Vanguard Apartments - Type 2 Agreement with 600 Vanguard, LLC The Vanguard; 75 apartments with ground floor retail; \$16.3M total development cost; \$400K reimbursement for streetscapes and utility work.	125	125	125			\$375
13	204 E. Myrtle St. - LOCAL Boise - Type 2 Agreement with CDG Acquisitions, LLC LOCAL Boise Apartments (formally CDG Apartments); 249 apartments, 353 parking spaces, and ground floor retail; \$52M total development cost; \$990K reimbursement for streetscapes and utility work.	229	433	327			\$988

\*Dollars are in Thousands

# RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT ("RM" or "RM District")		FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
<b>Participation Program</b>							
14	1103 W Lee St. - 11th and Lee - Type 4 Agreement with 11th & Lee BE, LLC 11th and Lee; 48 apartments; 600 SF ground floor commercial space; \$13.7M total development cost; \$359,000 reimbursement for alley improvements, streetscapes and utility work, includes scope originally in Rebuild 11th Street Blocks capital project.	359					\$359
15	1201 W Grove St. - The Saratoga Apartments - Preliminary Type 4 Partnership with Alliance Realty Partners, LLC The Saratoga; 334 apartments, 377 parking spaces, and ground floor retail; \$100M total development cost, \$1.3M reimbursement for alley improvements, streetscapes, and utility work; agreement coordinates overlapping public improvements with Linen Blocks on Grove Street capital project.		1,300				\$1,300
16	210 W. Main St. - U.S. Assay Office Pathway and Landscape - Type 1 Agreement with Foundation for Idaho History Open space site enhancement project with landscaping, a pathway, and historical interpretive features on public property owned by the State of Idaho.	200					\$200
17	Public Art: Hayman House Artwork and Historic Signage - Preliminary Type 4 Partnership with Boise Arts & History Public artwork, lighting and interpretive signage about the history of the River Street Neighborhood and the cultural significance of the Erma Hayman House--a City of Boise Cultural Site.	85					\$85
18	Public Art: Re-Wrap Traffic Signal Boxes - Type 4 Agreement with Boise Arts & History Boise Arts & History Traffic Box Program installs public artwork via vinyl wrap to existing traffic signal boxes. \$15K annual reimbursement for actual cost of traffic box wraps throughout RM District.		15	15			\$30

\*Dollars are in Thousands

# RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT ("RM" or "RM District")	FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
---	--------	--------	--------	--------	--------	-------

## Capital Improvement Projects

### OLD BOISE BLOCKS ON GROVE STREET NEIGHBORHOOD REINVESTMENT STRATEGY

The Old Boise Blocks on Grove Street is one of Boise's original neighborhoods with a unique agricultural and irrigation history featuring the Boise Canal and a once bustling street with small business and residents from around the globe. Despite this rich history, the six city blocks between 3rd and 6th Streets have not experienced the level of revitalization seen in other areas of downtown. The 2020 Old Boise Blocks Reinvestment Strategy worked with a broad-range of stakeholders to create a community-supported vision and plan. The community voiced their desire to see improvements to the public, open-spaces with the inclusion of interpretive art installations; give prominence to the Boise City Canal as a unique and historical element; and improve bike and pedestrian facilities for a better-connected neighborhood.

The Agency is collaborating on and completing those desired visions in the next three years through the collection of \$9M of Capital Improvement Projects listed below. Leveraging the Participation Program to advance the overall vision of a re-establishing an active, mixed-use neighborhood, the Agency has several Public Private Partnerships to continue growing the number of high-quality residential units. *See also RM District Line Items #6, #8, #9, #10, #13, and #16.*

19	Grove St. Streetscape Improvements, 3rd St. to 6th St. Streetscape improvements will create a distinctive shared street and urban space that celebrates the historic cultures of the area, employs sustainable strategies and provides a venue for community events in accordance with the recommendations of the 2020 Visioning Report.	3,000					\$3,000
20	Grove St. Roadway Improvements, 3rd St. to 6th St. - Interagency Agreement with ACHD Partnership with ACHD to reimburse for concrete pavement and stormwater improvements. The existing pavement sections on Grove Street between 3rd and 6th Streets were planned for rehabilitation by ACHD via its 2020 Downtown Boise Implementation Plan (DBIP) project. Through a multi-year planning effort between ACHD and CCDC, this pavement reconstruction is now scheduled to be completed by the Agency as part of the streetscape improvements construction to reduce disruption to downtown daily life and minimize delays.	716					\$716
21	Public Art: Old Boise's Canal and Agricultural Past - Type 4 Agreement with Boise Arts & History Partnership with Boise Arts & History to reimburse for the creation and installation of public art that celebrates the Boise Canal's cultural influence in the Old Boise neighborhood. Located within the Grove Street right-of-way proximate to the Boise Canal.	165					\$165
22	CW Moore Park Improvements - Type 4 Agreement with Boise Parks Partnership with Boise Parks to reimburse for improvements to CW Moore Park that integrate park circulation with adjacent streetscape improvements. Boise Parks led project includes updating and adding amenities such as restrooms and play structures to enhance visitor experience.	350					\$350
23	521 W. Grove St. Public Space Develop Agency-owned parcel at 521 W. Grove St. into a public space that celebrates the neighborhood's multi-cultural history, provides additional event space to support street festivals on adjacent Basque Block, and catalyzes placemaking with adjacent private investment and overall neighborhood investment strategy. A collaboration with Boise Parks which will assume ownership, operation and maintenance.	280	3,050				\$3,330
24	Public Art: Celebrating the Multi-cultural History of Old Boise - Type 4 Agreement with Boise Arts & History Partnership with Boise Arts & History to reimburse for the creation and installation of public art that celebrates the multi-cultural history of the neighborhood and is the centerpiece of the 521 W. Grove St. public space.			400			\$400
25	Boise Canal Multi-use Pathway, 3rd St. to Broadway Ave. Develop a multi-use pathway that connects the East End neighborhood to downtown Boise. Pathway alignment is along the Boise Canal between the Broadway Ave. signalized pedestrian crossing and the intersection of 3rd St. and Grove St. Boise's Pathway Master Plan and Old Boise Blocks Vision Report identify this as a priority connection.	150	1,200				\$1,350

\*Dollars are in Thousands



# RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT ("RM" or "RM District")	FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
---	--------	--------	--------	--------	--------	-------

## Capital Improvement Projects

### LINEN BLOCKS ON GROVE STREET - NEIGHBORHOOD REINVESTMENT STRATEGY

In 2021, CCDC and community members within a twelve-city-block area dubbed "The Linen Blocks" created a vision to guide change anticipated to occur in the next five years. Located along both sides of Grove St. from 9th St. to 16th St., the area's history of automotive and industrial enterprise is evident in today's eclectic mix of businesses. The vision includes private investment such as hotels and residential development atop retail businesses that infill existing surface parking lots. It also includes public utility upgrades, street improvements and better public spaces to support both existing and new enterprises. The existing community wants to express the automotive history and eclectic culture through artwork and amenities included in both public and private projects.

The Linen Blocks on Grove Street Vision Report guides the Agency's execution of the collection of \$14M of public investments listed below. In close coordination with these capital projects, the Agency is also leveraging public/private partnerships via the Participation Program to catalyze high quality private investment that advances the overall vision. *See also RM District Line Item #15, #36, and WS District Line Item #11, #13.*

26	Grove St. Streetscape and Bikeway Improvements, 9th St. to 16th St. Improve the Grove St. corridor from 9th St. to 16th St. as a multi-modal corridor through downtown Boise. Includes upgraded streetscape, raised protected bike lanes, public utility upgrades, placemaking and public space elements per the recommendations of the 2021 Visioning Report.	7,216	2,358				\$9,573
27	Grove St. Roadway Improvements, 9th St. to 16th St. - Interagency Agreement with ACHD Partnership with ACHD to reimburse for concrete pavement and stormwater improvements. The existing pavement sections on Grove Street between 9th and 16th Streets were previously included for rehabilitation in the ACHD 2020 Downtown Boise Implementation Plan (DBIP) project. Through a multi-year planning effort between ACHD and CCDC, this pavement reconstruction work will happen with the Agency's planned streetscape improvements along Grove St. to reduce disruption to downtown daily life and minimize delays.	2,119	1,406				\$3,524
28	Sewer Main Line Upgrade and Utility Relocation Multiple proposed private development projects within the Linen Blocks have identified deficiencies with existing utility line routes and sizes. The Agency, in coordination with Boise Public Works and property owners, will relocate the utility to reduce public infrastructure barriers to development and complete utility upgrades prior to proposed roadway paving project.	600					\$600
29	Public Art: Billboard Sign, Neon Sign Museum, and Art Ports - Partnership with Boise Arts & History Installation of two art port pedestals to host a rotation of sculpture art, converting an existing empty billboard sign at the SW corner of Grove St. and 15th St. into public art, and incorporation of a historic Boise neon sign museum between 12th. St and 13th St.	75	167				\$242
30	11th St. Streetscape and Bikeway Improvements, River St. to State St. <i>See WS District Line Item #15, Rebuild 11th Street Blocks</i>	1,070					\$1,070
31	11th St. Roadway Reconstruction, River St. to State St. - Interagency Agreement with ACHD <i>See WS District Line Item #16, Rebuild 11th Street Blocks</i>	528					\$528
32	Grove St. Active Transportation Connectivity Assessment - Broadway Ave. to 16th St. The Boise canal multi-use pathway, Old Boise Blocks street improvements, and Linen Blocks street improvements invest in active transportation infrastructure that improves the bicycling and pedestrian experience along Grove St. There are physical gaps between the project limits of these three projects. The Agency in collaboration with Boise Planning and Development Services will assess these gaps to determine if additional active transportation infrastructure investment along Grove St. between Broadway Ave. and 16th St. is needed to complete a connected and safe east/west active transportation corridor to and through downtown Boise.	70					\$70
33	Fulton St. Streetscape Improvements, 9th St. to Capitol Blvd. Streetscape improvements within the Fulton St. right-of-way, between 9th St. and Capitol Blvd. including widened sidewalks, improved lighting, expanded tree canopy, designated cafe/retail patios, additional on-street parking, and loading zones and other amenities that serve local commerce.	2,862					\$2,862
34	5th St. and 6th St. Two-Way Conversion, Myrtle St. to Jefferson St. . Two-way conversion of 5th St. and 6th St. between Myrtle St. and Jefferson St. per ACHD's adopted 2017 Concept Report (ACHD Project No. 517020). Includes partnership with ACHD to reimburse an estimated \$4.2M for planned pavement rehabilitation (Myrtle St. to Fort St.) and the two-way conversion outside RM District boundary (Fort St. to Jefferson St.).	562	6,038				\$6,600

\*Dollars are in Thousands

# RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT ("RM" or "RM District")		FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
<b>Capital Improvement Projects</b>							
35	W. Lee St. extension, 10th St. to 11th St. Partnership with property owner to grant public easement for a mid-block public pathway that connects 10th St. and 11th St. along the Lee St. alignment. Increase neighborhood emergency and pedestrian access by breaking up the superblock. Improvements include paving, bollards, lighting, trees, landscaping and street furnishings.	15	135	850			\$1,000
36	212 S. 16th St. - Boise Fire Station #5 and Housing Development - Type 4 Partnership with City of Boise Partnership with City to assist with streetscape and utility improvements associated with redevelopment of Fire Station #5 and approx. 60 apartments serving under 60% AMI. Streetscape improvements on 15th Street, 16th Street and Front Street frontages of the property. Also includes utility upgrades and paving the alley.	75	1,080				\$1,155
37	Capitol Blvd. Streetscape and Bike Facility Improvements, Boise River to Myrtle St. Improve Capitol Blvd. streetscapes on the west side of the Blvd. from the Boise River to Myrtle St. with minor site-specific improvements on the east side, north of Fulton St. Potential lane reconfiguration including low-stress protected bike facilities and expanded sidewalks to create consistent mobility infrastructure throughout this corridor, calm traffic and improve access to local retail businesses.	225	3,060				\$3,285
38	3rd St. Streetscape and Mobility Improvements, Myrtle St. to Jefferson St. Streetscape improvements on both sides of 3rd St. with minor travel lane and intersection adjustments to improve safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles. Upgrades include low-stress bike facilities, universally accessible facilities for pedestrians as well as loading and parking zones for vehicles.	300	1,000	2,400			\$3,700
39	Myrtle St. Streetscape Improvements, 3rd St. to Broadway Ave. Improve Myrtle St. southside streetscape with tree lawn and detached sidewalks between 3rd St. and Broadway Ave. Intersection enhancements at Capitol Blvd. and Myrtle St. including a sidewalk bulbout, street trees and furnishings.	100	800				\$900
40	Front St. & Myrtle St. Enhanced Crosswalk Treatments Upgrade crosswalk markings with high-visibility decorative thermoplastic pavement treatments. Provide visual queues to pedestrians on where to cross and queues to motorists that they are passing through a pedestrian crossing. Includes crosswalks at Capital Blvd., 8th St., 9th St., and 11th St. along Front St. and Myrtle St.		200				\$200
41	10th St. & Front St. Signalized Crossing Install a signalized pedestrian crossing at intersection of Front St. and 10th St. to improve mobility, safety and comfort for those travelling by non-automobile modes between downtown and JUMP/Simplot destinations.		75	250			\$325
42	12th St. & Front St. Signalized Crossing Install a signalized pedestrian crossing at intersection of Front St. and 12th St. to improve mobility, safety and comfort for those travelling by non-automobile modes between downtown and the restaurant, office, and hotel destinations at Pioneer Crossing.		75	250			\$325
43	River Myrtle District Streetscape Assessment and Closeout Projects Assess the condition of RM District streetscapes, identifying minor deficiencies, safety issues, and spot repairs that will not be addressed by private development projects, programmed streetscape improvement projects, or via upcoming ACHD or City capital projects. Minor utility upgrades may be included. In consultation with the City and ACHD, develop a prioritized closeout project list. Complete closeout projects by priority before RM District terminates.	1,175	1,525				\$2,700
<b>Total River Myrtle Estimated Expenses</b>		<b>\$29,719</b>	<b>\$25,894</b>	<b>\$10,387</b>	<b>SUNSET</b>	<b>SUNSET</b>	<b>\$66,000</b>

\*Dollars are in Thousands



# WESTSIDE DISTRICT

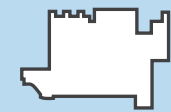
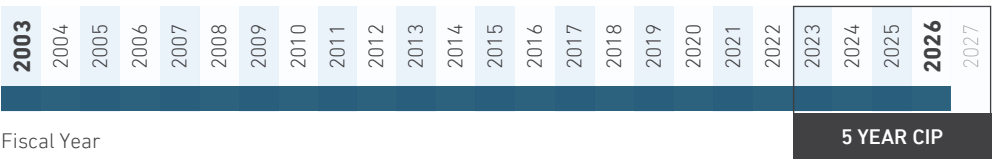
est.  
**2003**

The Westside District aims to reinvigorate the nearly 50 blocks immediately west of the downtown core and help shape a healthy, thriving urban neighborhood with a strong sense of place. City leaders and community members created a shared vision for the area in the district’s masterplan that called for more housing choices, walkable urban neighborhood streets, and a rich mix of uses where people live, work, visit, and enjoy being part of the city center.

## PRIMARY STRATEGIES FOR THE DISTRICT

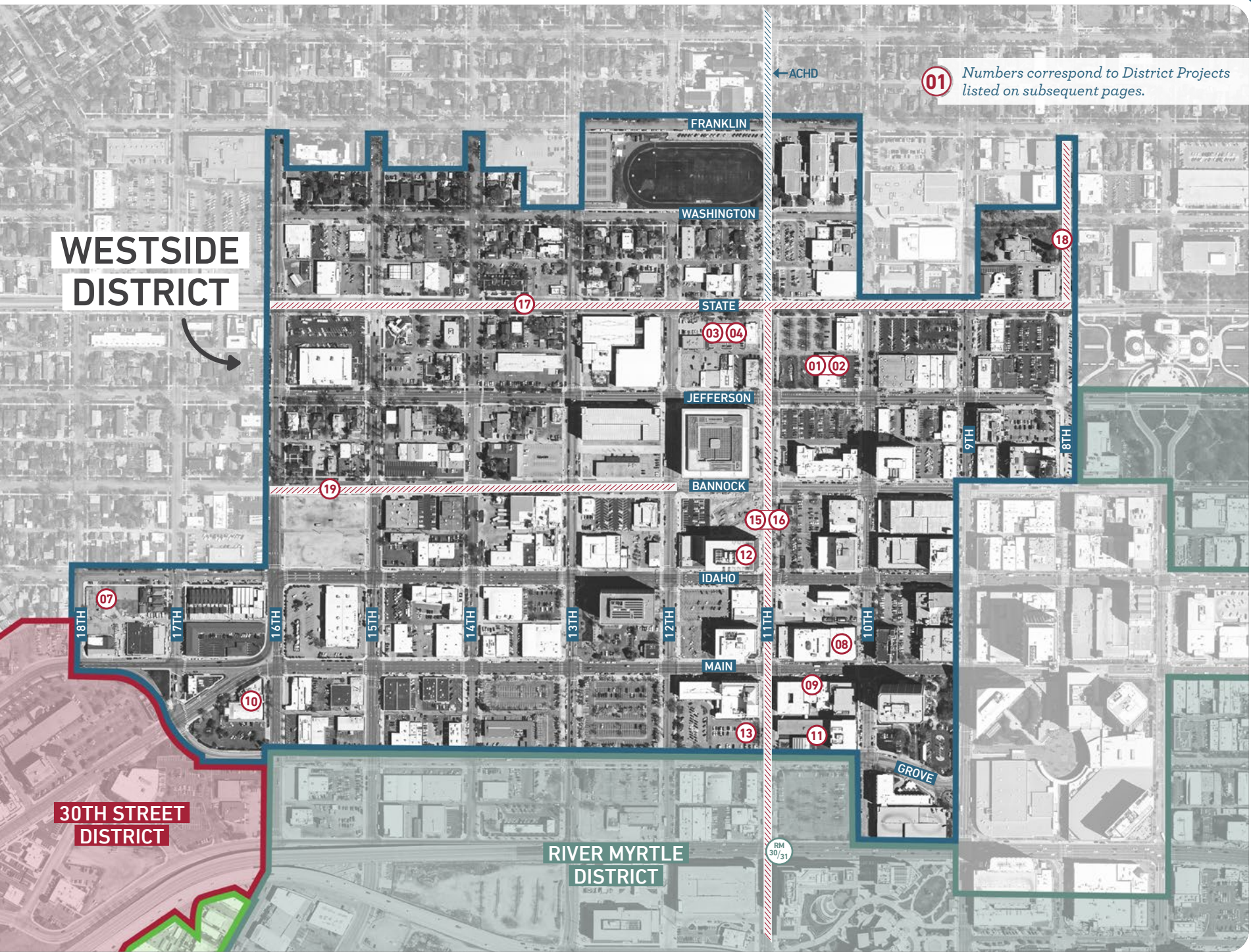
- Land acquisition for desired, high-quality development and open space that contributes to the vision of the district
- Medium- and high-density housing, specifically middle-market, mixed-income, that supports downtown’s growing workforce
- New office buildings and hotels that diversify downtown’s economy and attract employees and visitors to the area
- Structured parking to support growing retail and office space, residents, and visitors, as well as consolidate parking to allow surrounding surface lots to redevelop

## CURRENT 5 YEAR CIP TIMELINE



157 ACRES

BASE VALUE: \$142 MILLION  
2023 TOTAL INCREMENT VALUE: \$500 MILLION  
2023 ANNUAL INCREMENT REVENUE: \$4.7 MILLION




District wide projects - not mapped: 05, 06, 14, 20



# WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT ("WS" or "WS District")	FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
Estimated Resources and Project Description	\$11,576	\$3,490	\$13,016	\$4,215	SUNSET	\$32,296

## Participation Program

BLOCK 68 CATALYTIC REDEVELOPMENT PROJECT - TYPE 5 PARTNERSHIP WITH BLOCK 68 DEVELOPMENT, LLC						
Block 68 Catalytic Redevelopment project is a Type 5 Property Disposition Participation Program project. Its purpose is to develop housing that fills gaps unmet by the private market. It includes two agency-owned properties (1010 W. Jefferson St., and 421 N. 10th St.), participation with public infrastructure improvements and a ParkBOI parking and mobility structure. In exchange for these offerings, the Agency expects the redevelopment project to embrace density and reinvest in the City's existing infrastructure, and to develop more affordable housing units, maintain the authentic neighborhood fabric, further mobility initiatives, and contribute to Boise's long-term sustainability. The redevelopment is expected to have high architectural aspirations with visionary and creative development programs that catalyze further development of nearby underutilized land.						
	Block 68 South - ParkBOI Parking Garage Condo Purchase Parking Garage Condo Purchase. <i>See also ParkBOI Line Item #1</i>		10,000			\$10,000
1	Block 68 South - Mixed Use Residential and Mobility Hub, Property Disposition and Development The proposed project at 1010 W. Jefferson St., or Block 68 South, is a 20-story mixed-use residential tower with active adult/senior residences and associated amenities, commercial space, ground floor retail, BikeBOI secure storage facility, and ParkBOI parking garage. Developer purchases property at market value--\$6.1M. A third-party reuse appraisal of the proposed development will determine the residual land value of which the Agency will reimburse the developer--up to \$6.1M. The project's estimated total development costs are ~\$118M.			6,075		\$6,075
2	Block 68 South - Streetscape and Infrastructure Improvements Reimbursement for public improvements associated with development of Block 68 South including utility upgrades and streetscapes. Final reimbursement will be based on the actual eligible expenses and available CIP resources.			1,430		\$1,430
3	Block 69 North - Workforce Housing Project - Property Disposition and Development The proposed project is a 7-story mid-rise 220 unit apartment building with 25 units rented at rates affordable to households earning 80% AMI and 130 units affordable to households earning 120% AMI. The project includes on- and off-site parking and ~10K SF of retail. Estimated total development costs are ~\$32M. To facilitate this development, the Agency will conduct an equal value exchange of 421 N. 10th St. and \$1,336,000 for YMCA-owned parcels 1111 W. State St. and 419 N. 11th St. Developer purchases 1111 W. State St. and 419 N. 11th St. from Agency at market value--\$4.5M. A third-party reuse appraisal of the proposed development will determine the residual land value of which the Agency will reimburse the developer--up to \$3.1M (the value of 421 N. 10th St.--the initial Agency-owned property).			3,125		\$3,125
4	Block 69 North - Workforce Housing - Streetscape and Infrastructure Improvements Reimbursement for public improvements associated with Block 69 North development including utility upgrades and streetscapes. Final reimbursement will be based on the actual eligible expenses and available CIP resources.		1,640			\$1,640
5	CIP Resources - General Assistance - Type 2 Accelerated Reimbursement Programmed resources for accelerated reimbursement of Type 2 general assistance partnerships in the final years of the URD. General assistance program offers assistance for streetscape and utility improvements; public investment reimbursement amount determined by actual eligible expenses and tax increment revenue estimates; projects are considered on a first-come, first served basis.				2,000	\$2,000
6	Streetscape Grant - One Time Assistance - Type 1 Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200K; projects are awarded on a first-come, first-served basis.	200	200	200	200	\$800
7	1721 W. Idaho St. - The Martha - Type 5 Agreement with 17th and Idaho Development, LLC Partnership with 17th and Idaho Development, LLC to build The Martha--a housing infill project that increases the economic diversity of housing choices in West Downtown neighborhood. The \$10.4 total development cost project delivers 48 apartments with average rent serving 100% AMI and 2 units serving 60% AMI or Voucher assistance. Agency will reimburse for residual land value determined by third-party appraisal and for actual eligible expenses of public improvements included in the project.	1,240				\$1,240
8	1010 W. Main St. - Averyl Tiner Building Restoration - Type 3 Agreement with Avery, LLC Averyl Tiner Building; Restoration of a historic hotel to include original uses, hotel and restaurants. 39 hotel rooms, two restaurants seating 160 diners. 190 permanent jobs. \$14M total development costs. \$1.2M reimbursement for historic façade restoration and streetscape improvements.	1,215				\$1,215

\*Dollars are in Thousands



# WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT ("WS" or "WS District")		FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
<b>Participation Program</b>							
9	1015 W. Main St. - Smith Block Building - Preliminary Partnership with Smith Block, LLC Smith Block Building; Renovate existing building into a cocktail bar "The Cub Tavern"; \$1.4M total development costs; \$200k reimbursement for historic façade restoration and awnings.		200				\$200
10	1655 W. Fairview Ave. - Office at Main & Fairview - Type 1 Agreement with Fairview Partners, LLC Offices at Main & Fairview; 17 offices and two retail/office suites; \$600k total development costs; \$200k reimbursement for streetscapes, utility undergrounding and stormwater system upgrades.	200					\$200
11	1070 W. Grove St. - The Sparrow (Formally Safari Inn) - Type 1 Agreement with Imperial 700, LLC The Sparrow; 68 room boutique hotel; \$10M total development costs; \$83k Reimbursement for alleyway improvements.	83					\$83
12	1118 W. Idaho St. - 11th & Idaho Building - Type 2 Agreement with 11th & Idaho Partners, LLC 11th & Idaho; 9-story mixed use office building with first floor retail; 193K total SF; \$29M total development costs; \$704K reimbursement for streetscape improvements.	200	200	171			\$571
13	1110 W. Grove St. - Hotel Renegade - Type 4 Agreement with Hendricks Commercial Properties, LLC Hotel Renegade; 8-story, 122-room boutique hotel with dining and amenities including a rooftop bar; \$68M total development costs; \$100,000 estimated reimbursement for eligible awnings; agreement coordinates construction of associated streetscape improvements with Rebuild 11th Street Blocks and Linen Blocks on Grove Street capital projects.		100				\$100
14	Public Art: Re-Wrap Traffic Signal Boxes In cooperation with ACHD, implement permanent public artwork via vinyl wrap applied to existing traffic signal controller boxes at signalized intersections.			15	15		\$30

\*Dollars are in Thousands

# WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT ("WS" or "WS District")	FY2023	FY2024	FY2025	FY2026	SUNSET	TOTAL
---	--------	--------	--------	--------	--------	-------

## Capital Improvement Projects

### REBUILD 11TH STREET BLOCKS

Rebuild 11th Street Blocks is fulfilling our community's expressed desire for an 11th Street that is safer and more convenient for all users to access restaurants, entertainment and open spaces. Includes several large-scale projects originating from a multi-year planning effort between Ada County Highway District (ACHD), the City of Boise and CCDC. By taking a coordinated approach to what would be multiple projects by various organizations, Rebuild 11th Street reduces disruption to downtown daily life and minimizes delays. This project will complete necessary and anticipated roadway reconstruction and replace an underground Boise City Canal structure dating back to the 1950's, on behalf of ACHD and the Canal District. It makes long-envisioned bicycle improvements with an all-ages, all-abilities protected bikeway from State Street to River Street, and improves streetscapes where needed to support economic vitality and increase connectivity in our downtown. The \$16M project spans two URDs with the improvements extending into RM District with the continuation from Grove Street to River Street. *See also RM District Line Item #30, #31.*

15	11th St. Streetscape and Bikeway Improvements, River St. to State St. Improve the 11th St. corridor from River St. to State St. as a multi-modal corridor through downtown Boise. Includes select streetscape improvements, raised protected bike lanes, and public utility upgrades per the recommendations of the 2020 11th Street Bikeway Concept Plan.	2,936					\$2,936
16	11th St. Roadway Reconstruction and Canal Bridge Replacement, River St. to State St. - Interagency Agreement with ACHD Partnership with ACHD to reimburse for pavement maintenance, stormwater improvements, and Boise City Canal bridge replacement. The existing pavement sections on 11th. between State St. and River St. were previously included for rehabilitation in the ACHD 2019 Downtown Boise Implementation Plan (DBIP) project. Through a multi-year planning effort between ACHD and CCDC, this work was instead scheduled to happen with the Agency's planned streetscape improvements along 11th St. to reduce disruption to downtown daily life and minimize delays.	1,957					\$1,957
17	State St. Streetscape and Utility Improvements, 8th St. to 16th St. - Interagency agreement with ACHD and City of Boise Install fiber optic conduit bank in State Street right of way to connect the existing conduit in 8th St. with the existing conduit in 15th St. Improve streetscape on both sides of State between 12th St. and 14th St. and implement landscaping within stormwater bioretention planters between 8th St. and 16th St.. Improvements made in partnership with ACHD's DBIP State St., 2nd St. to 16th St., Roadway Improvement Project (ACHD project No. SM220). \$1.7M reimbursement of actual costs by Agency to ACHD for design and construction	1,284					\$1,284
18	8th St. Streetscape and Bike Facility Improvements, State St. to Franklin St. Improve streetscapes, underground existing overhead utilities and implement low-stress on-street bike facilities. Streetscape improvements anticipated at 800 W. State St., 815 W. Washington St. and 622 N. 8th St. Concept work by City of Boise for bike facilities from State St. to Washington St. completed in 2020 in concert with CCDC's 8th St. improvements project between Bannock St. and State St. Project timed to coordinate concept efforts with ACHD project to improve bike facilities on 8th St. between Franklin St. and Union St.	2,060					\$2,060
19	Bannock St. Streetscape and Mobility Improvements, 12th St. to 16th St. Improve streetscapes (both sides) in conjunction with the ACHD Bannock St. Bikeway project to improve pedestrian and bike connectivity from the West Downtown neighborhood into downtown. Partnership with ACHD for reimbursement of portion of Bannock Bikeway improvements and pavement maintenance.	100	400	2,000	2,000		\$4,500
20	Westside District Streetscape Assessment and Closeout Projects Assess the condition of WS District streetscapes, identifying minor deficiencies, safety issues, and spot repairs that will not be addressed by private development projects, programmed streetscape improvement projects, or via upcoming ACHD or City capital projects. Minor utility upgrades may be included. Develop, with consultation from the City and ACHD, a prioritized closeout project list. Complete closeout projects by priority ranking, utilizing the programmed funds as well as other WS District funds that may become available in the District's final year before it terminates.	100	750				\$850
Total Westside Estimated Expenses		\$11,576	\$3,490	\$13,016	\$4,215	SUNSET	\$32,296

\*Dollars are in Thousands



# 30TH STREET DISTRICT

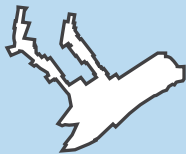
est.  
2014

The 30th Street district was envisioned as a premier urban place celebrating its unique location between the Boise River Corridor and downtown. Once home to many auto-oriented businesses including several car dealerships, large parcels of land were vacated when a new direct east-west route from downtown, the I-184 Connector, was opened in 1992. The reduced traffic affected the area’s commercial prospects and large tracts of empty commercial lots are still vacant today. With a focus on the surrounding neighborhoods, the 30th Street master plan seeks to enhance the area to allow for revitalization that broadens the range of housing, employment, neighborhood-oriented services and amenities, transportation options, and arts and culture in the area while honoring and strengthening the existing character of the neighborhoods.

## PRIMARY STRATEGIES FOR THE DISTRICT

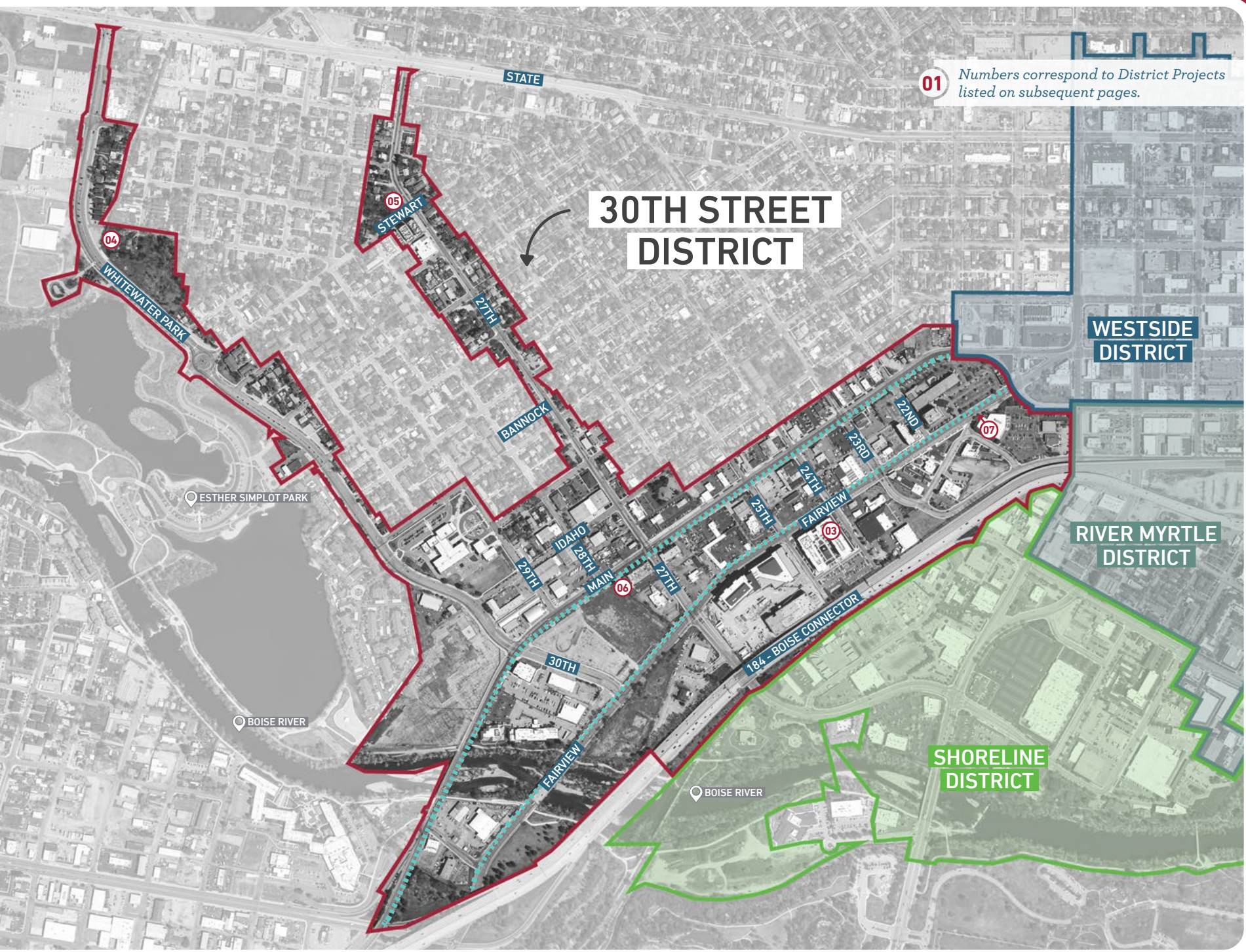
- Create an authentic identity and sense of place for each of the sub-districts by drawing upon the natural setting and history of the area, creating place names, and developing design parameters that result in a distinctive character
- Focus on the neighborhood and the Boise River corridor’s exceptional value for visitors and residents and encourage redevelopment on underdeveloped parcels that positively interfaces with the Boise River and surrounding neighborhoods
- Expand workforce housing options across a range of incomes and support multi-modal transportation choices.
- Remove barriers to redevelopment caused by aging and missing infrastructure. Invest public resources in to improving and expanding infrastructure, transit, parking, storm drainage, and brownfields.
- Attract people who bring diversity and creativity to the area by strengthening the community through arts, culture, history and community gathering places.

## CURRENT 5 YEAR CIP TIMELINE



213 ACRES

BASE VALUE: \$60 MILLION  
2023 TOTAL INCREMENT VALUE: \$156 MILLION  
2023 ANNUAL INCREMENT REVENUE: \$1.4 MILLION



District wide projects - not mapped: 01, 02



# 30TH STREET DISTRICT PROJECTS

30TH STREET DISTRICT ("30th" or "30th District")		FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
<b>Participation Program</b>							
1	Housing Partnerships and Real Estate Acquisitions Public-Private partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.				1,000		\$1,000
2	Streetscape Grant - One Time Assistance - Type 1 Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar-for-dollar match of private investment, up to \$200K; projects are awarded on a first-come, first-served basis.	400	400	400	400	400	\$2,000
3	2419 W. Fairview Ave. - Adare Apartments - Type 2 Agreement with Adare Manor, LLC Adare; Mixed use apartment building with ground floor commercial; 134 units, some serving as low as 30% AMI; \$27M total development costs; \$285K reimbursement for public utility and streetscape improvements.	87	24				\$111
4	3205 W. Moore St. - Whitewater Townhomes - Type 1 Agreement with ESP Property Investments, LLC Whitewater Townhomes: Nine multilevel townhomes; \$5.3M total development costs; \$166k Reimbursement for associated streetscapes, utility improvements and the extension of Moore Street.	167					\$167
5	901 N. 27th St. - 27th Street Crossing - Type 1 Agreement with Prentiss Properties 21, LLC 27th Street Crossing; 65 apartments and 6k sf commercial space; \$12M total development costs; \$200k reimbursement for streetscape and public right of way improvements.	200					\$200
<b>Capital Improvement Projects</b>							
6	Main and 28th St. Lift Station and Sewer Upgrades Partnership with area developers and the City of Boise to design and construct a new sewer lift station and associated force main to serve housing and mixed-use developments in the western half of the 30th Street District.		2,000				\$2,000
7	Main St. and Fairview Ave. Mobility and Streetscapes Assessment, Boise River to 16th St. Conduct concept-level analysis of the Main and Fairview rights-of-way to determine feasibility of converting buffered bike lanes to protected bike lanes as well as feasibility of streetscape improvements.	75					\$75
<b>Total 30th Street Estimated Expenses</b>		<b>\$929</b>	<b>\$2,424</b>	<b>\$400</b>	<b>\$1,400</b>	<b>\$400</b>	<b>\$5,553</b>

\*Dollars are in Thousands

# SHORELINE DISTRICT

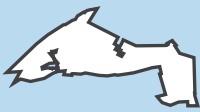
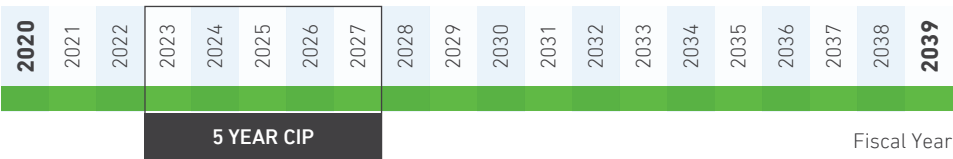
est.  
2020

Shoreline is a diverse, mixed-use area tied together by the Greenbelt and Boise River. The district has abundant recreational resources with opportunities to increase connectivity and allow for safe, complete access to the natural amenities. The objectives and desired outcomes for the Shoreline District were guided by community conversations, on-site tours and observations, existing community planning documents, and on-going efforts from stakeholders and partners. A desired vision for the area seeks to solve public infrastructure deficiencies in the Lusk Street neighborhood, revitalize the riverfront neighborhood, and enhance the District’s many amenities.

## PRIMARY STRATEGIES FOR THE DISTRICT

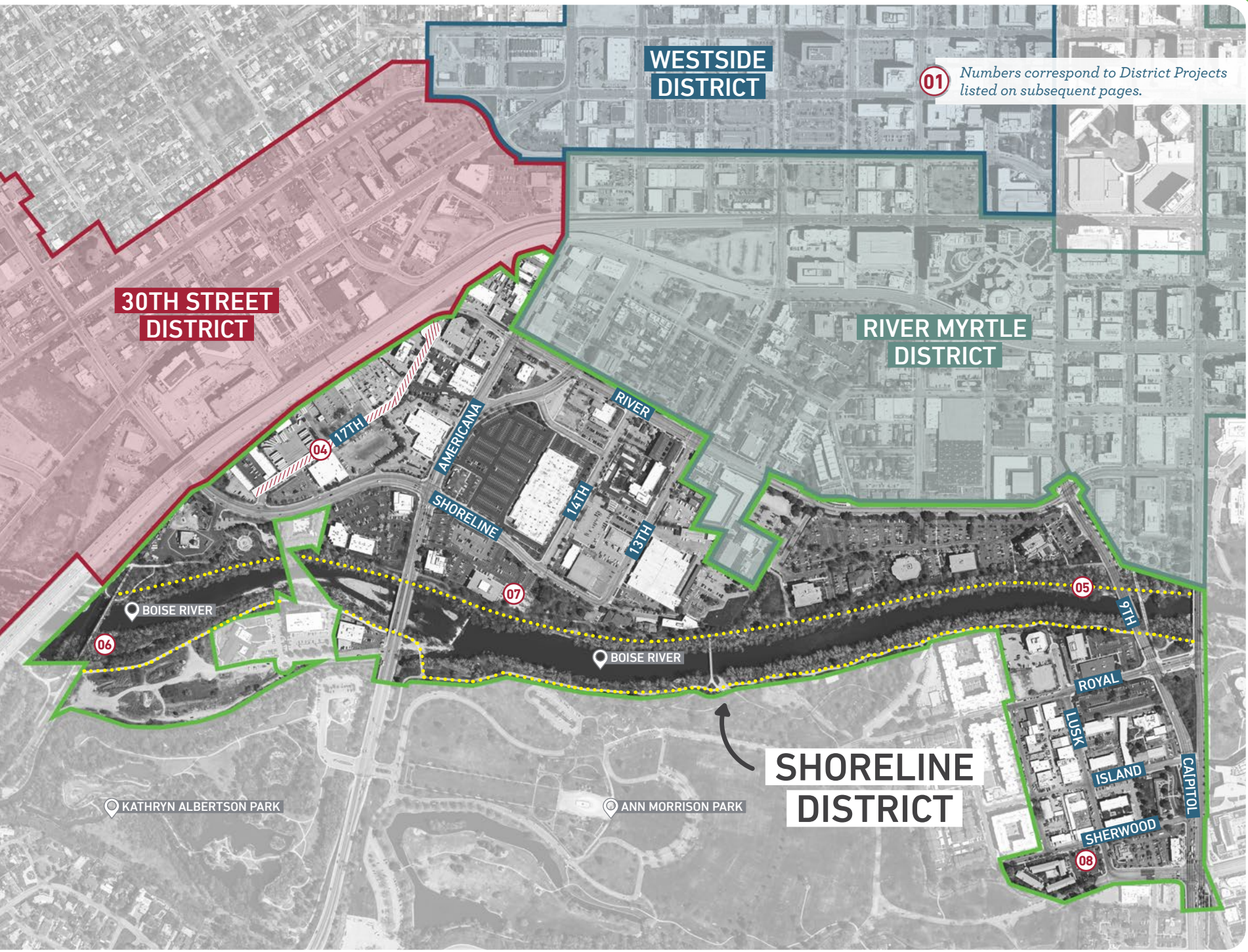
- Redevelopment of underdeveloped or deteriorating properties that are prevalent throughout the district and infrastructure improvements including curb, gutter and sidewalk.
- Riverfront activation and improving access to the Boise River for all user groups while mitigating human impacts to the river ecosystem.
- Mixed-use, infill development that offers housing, services, and amenities to downtown recreationalists, workers, residents, and students.
- Diversity of housing options at all income levels.
- Improved connectivity and mobility options that prioritizes pedestrian, cyclists, transit and vehicles respectively.

## CURRENT 5 YEAR CIP TIMELINE



195 ACRES


BASE VALUE: \$118 MILLION  
2023 TOTAL INCREMENT VALUE: \$66 MILLION  
2023 ANNUAL INCREMENT REVENUE: \$614 THOUSAND



District wide projects - not mapped: 01, 02, 03, 09



# SHORELINE DISTRICT PROJECTS

SHORELINE DISTRICT ("SL" or "SL District")		FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
<b>Participation Program</b>							
	Transformative Development Project - Public Parking support (Includes bonding) - Type 3 Type 3 Transformative development partnership to include ParkBOI branded parking garage condo, in the Shoreline URD with 6:1 ratio of private to public investment targeting mixed use and missing middle housing. \$15M for Parking Garage Condo and \$5M for supportive infrastructure improvements. <i>See also ParkBOI Line Item #2</i>					20,000	\$20,000
1	<b>Housing Partnerships and Real Estate Acquisitions</b> Public-Private partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.				1,300		\$1,300
2	<b>Streetscape Grant - One Time Assistance - Type 1</b> Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200K; projects are awarded on a first-come, first-served basis.	200	200	200			\$600
<b>Capital Improvement Projects</b>							
3	<b>Shoreline District Streetscape Design Standards</b> Assist Boise Planning Department with updates to the Downtown Boise Streetscape Standards Manual to include all streets within the Shoreline District Project Area. Establishing standards provides clarity and predictability about infrastructure requirements for private development and also helps institute the community input received during the SL District formation process.	80					\$80
4	<b>17th St. Streetscape Improvements, Shoreline Dr. to Cul-de-Sac</b> Pedestrian improvements to address the current gaps in the sidewalk and install additional overhead lighting on 17th St. between Shoreline Dr. and the east end of 17th St. (cul-de-sac). The goal of this effort is to improve safety and mobility within the public right-of-way on 17th St.	225					\$225
5	<b>Greenbelt Separated Path Improvements - North and South shores, Phase 1</b> Construct a second parallel pathway adjacent to existing greenbelt pathway, per the 2018 Shoreline Urban Framework Plan, to increase greenbelt capacity and provide separate facilities for pedestrians and cyclists.		200				\$200
6	<b>Landmark Trestle Bridge Lighting (mobility and safety enhancements)</b> Mobility and safety enhancements Landmark Trestle Bridge, the primary connection of the Bench Neighborhood to the Greenbelt and downtown. Install programmable LED lighting in partnership with Boise Parks.		72				\$72
7	<b>1375 W. Shoreline Dr. - Shoreline Park Enhancements Concept Plan</b> In collaboration with Boise Parks, produce a community-driven Shoreline Park enhancement concept plan that adds amenities, increases neighborhood connectivity and improves recreational and emergency access into the Boise River. May include stabilized boat ramp, retaining walls, revised vehicular connection to Shoreline Dr. and greenbelt improvements.				100		\$100
8	<b>Lusk St. Streetscapes, Ann Morrison Park Dr. to Boise River, Phase 1</b> Improve streetscapes and connectivity to Boise River Greenbelt on west side of Lusk St. Future phase to address improvements on east side of Lusk St.					200	\$200
9	<b>Lusk Area Utility Improvements</b> Underground existing overhead utilities in priority locations within the Lusk District.					100	\$100
<b>Total Shoreline Estimated Expenses</b>		<b>\$505</b>	<b>\$472</b>	<b>\$200</b>	<b>\$1,400</b>	<b>\$300</b>	<b>\$2,877</b>

\*Dollars are in Thousands



# GATEWAY EAST DISTRICT

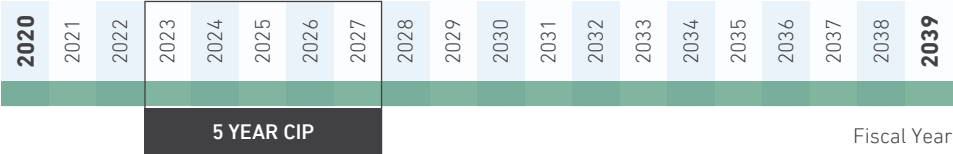
est.  
2020

Gateway East is a largely undeveloped part of Boise that, due to its location and zoning, is a prime area. A first of its kind, the Gateway East urban renewal district holds opportunity to solve public infrastructure deficiencies in the area southeast of the Boise Airport, revitalize the Eisenman Road corridor and enhance opportunities for economic and industrial development in the district. City leaders and community members shared a vision for the area that seeks to diversify Boise’s economy, create quality jobs, and plan for industrial growth by improving infrastructure and promoting industrial development in and around Boise’s Airport Planning Area.

## PRIMARY STRATEGIES FOR THE DISTRICT

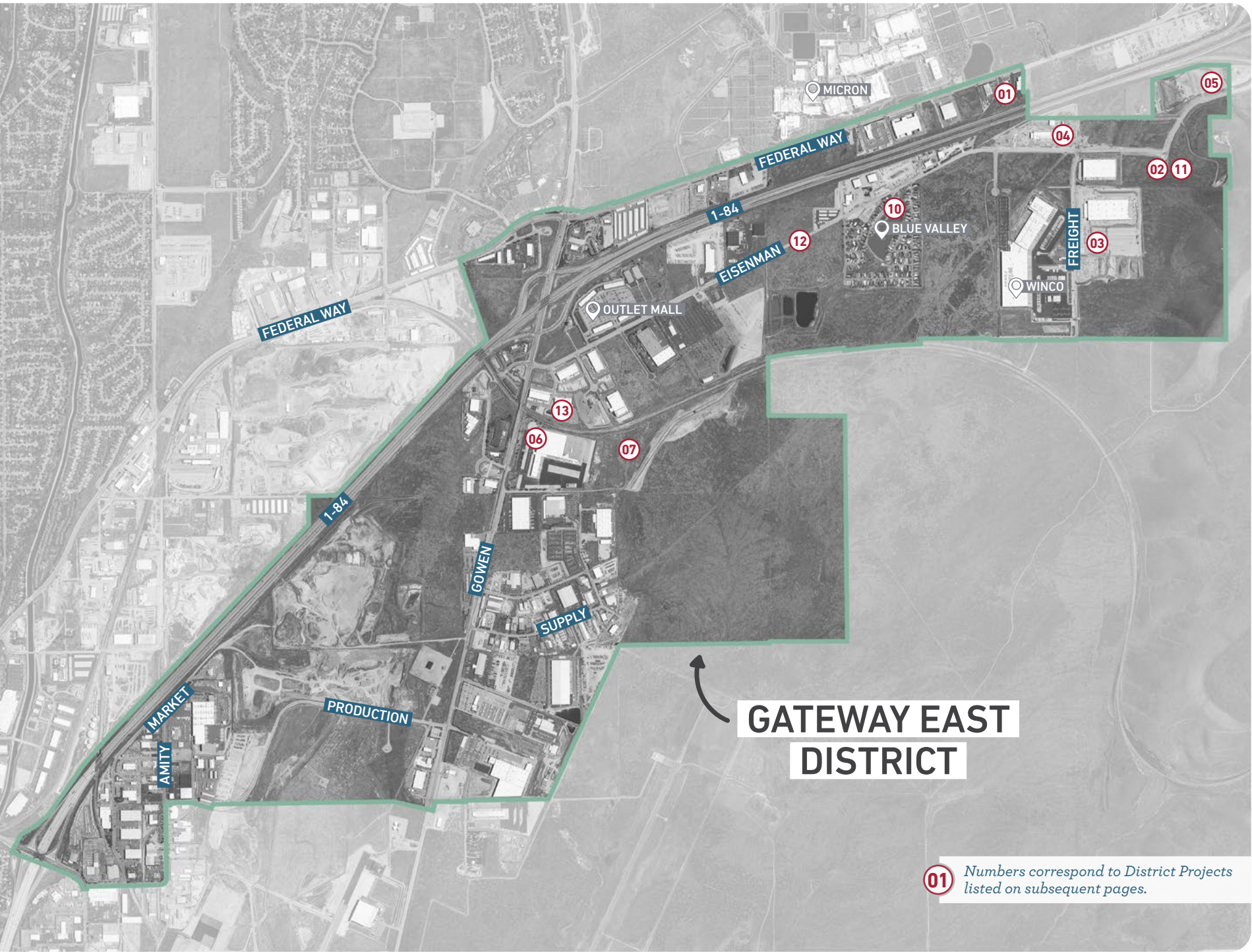
- Improve infrastructure through projects that could include new sidewalks, roads, utility improvements, and streetlights
- Diversify Boise’s economy with industrial development that can help local businesses expand and attract new businesses
- Initiate projects designed to increase workforce transportation and mobility options
- Secure and improve certain public open space in critical areas

## CURRENT 5 YEAR CIP TIMELINE



2,643 ACRES

BASE VALUE: \$385 MILLION  
2023 TOTAL INCREMENT VALUE: \$559 MILLION  
2023 ANNUAL INCREMENT REVENUE: \$5.2 MILLION



GATEWAY EAST DISTRICT

01 Numbers correspond to District Projects listed on subsequent pages.

District wide projects - not mapped: 08, 09

# GATEWAY EAST DISTRICT PROJECTS

GATEWAY DISTRICT ("Gateway")	FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
------------------------------	--------	--------	--------	--------	--------	-------

## Participation Program

1	9025 S. Federal Way - Mixed-Use Office and Industrial Project - Type 2 Agreement with 6025 Federal, LLC 9025 S. Federal Way; 11,000 SF office/warehouse project for tech-industry support services; 8,500 SF of office space and 2,500 SF of warehouse, 30 stall parking lot, landscaping and site improvements, \$2.1M total development costs; \$92K reimbursement for infrastructure and streetscape improvements.	15	15	15	15	15	\$75
2	9605 S. Eisenman Rd. Boise Gateway 1 - Type 2 Agreement with Boise Gateway 1, LC Boise Gateway 1; 68,000 SF industrial fulfillment building with administrative office space, \$13M total development costs; \$406K reimbursement for infrastructure and streetscape improvements.	140	133				\$273
3	2155 E. Freight St. - Boise Gateway 2 - Type 2 Agreement with Boise Gateway 2, LC Boise Gateway 2; 287,000 SF industrial retail sorting center with administrative offices, \$53.9M total development costs; \$895K reimbursement for infrastructure improvements.		386	386	123		\$895
4	9100 S. Eisenman Rd. - R&L Carriers - Type 2 Agreement with R.L.R. Investments, LLC R&L Carriers; 60,000 SF freight terminal site with a 9,000 SF maintenance shop with on-site fueling stations; \$9.8M total development costs; \$385,000 reimbursement for infrastructure and streetscape improvements.	64	64	64	64	64	\$320
5	10026 S. Eisenman Rd. - Mr. Gas Truck Stop - Type 2 Agreement with Lynch Land Development, LLC Mr. Gas; 19.3-acre truck stop and retail center offering goods and services for professional drivers; \$12.9M total development costs; \$480,000 reimbursement for utility improvements.	81	81	81	81	81	\$405
6	1001 E. Gowen Rd. - The AZEK Company Manufacturing & Distribution Facility - Type 2 Agreement with CPG International, LLC The Azek Company; 355,426 SF manufacturing facility that produces decking lumber from recycled materials, adaptive reuse of the old ShopKo distribution facility; \$123M total development costs; \$1M reimbursement for public improvements including a power substation and streetlights.		215	215	85	183	\$698
7	951 E. Gowen Rd & 7031 E. Eisenman Rd. - Red River Logistics and Commerce Centers - Type 2 Agreement with Flint Development Flint Development; Concurrent development of two sites with a total of 1.3M SF of industrial space on 120 acres; \$146.2M total development costs; \$4.2M reimbursement for public improvements including the extension of Apple Ave., which includes building out utility infrastructure and streetscapes with a multi-use pathway, along with road construction and a bridge over Five Mile Creek.			721	721	721	\$2,163
8	Streetscape Grant - One Time Assistance - Type 1 Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200K; projects are awarded on a first-come, first-served basis.	400	400	400	400	400	\$2,000

## Capital Improvement Projects

9	Power System Upgrades - Idaho Power Company Partnership with Idaho Power Company to fund critical power infrastructure upgrades, including new regional substation and distribution lines.	3,000					\$3,000
10	Eisenman Rd. Pedestrian Improvements, Blue Sage Ln. to Blue Valley Ln. Construct a five-foot wide asphalt pathway along the frontage of the Blue Valley Estates Mobile Home Park. Through discussions with the City, Boise School District, and ACHD, CCDC has selected preferred alternative that best improves pedestrian safety.	300					\$300
11	Lake Hazel Rd. Extension, Gateway East URD Boundary to I-84 Eisenman Interchange Widen existing Lake Hazel Rd. between Eisenman Rd. and the I-84 Eisenman Interchange. Construct extension of new Lake Hazel corridor from Eisenman Rd. west to the Gateway URD Boundary. Anticipates ultimate four-lane cross section of Lake Hazel Rd. as identified in the ACHD Master Street Map as a key east-west Mobility Arterial. Includes detached multi-use pathways on both sides of the corridor.		300	3,000			\$3,300
12	S. Eisenman Rd. Widening, Lake Hazel Rd. to Gowen Rd. Reconstruct and widen Eisenman Rd. between Gowen Rd. and Lake Hazel Rd. Includes protected on-street bike facilities and detached sidewalks. Includes multi-use pathway connection to Railroad Multi-use Pathway.				375	3,200	\$3,575
13	Railroad Multi-Use Pathway Construct a multi-use pathway parallel and adjacent to the existing railroad.			300	3,000		\$3,300

<b>Total Gateway Estimated Expenses</b>	<b>\$4,000</b>	<b>\$1,594</b>	<b>\$5,182</b>	<b>\$4,864</b>	<b>\$4,664</b>	<b>\$20,304</b>
---	----------------	----------------	----------------	----------------	----------------	-----------------

\*Dollars are in Thousands



# STATE STREET DISTRICT

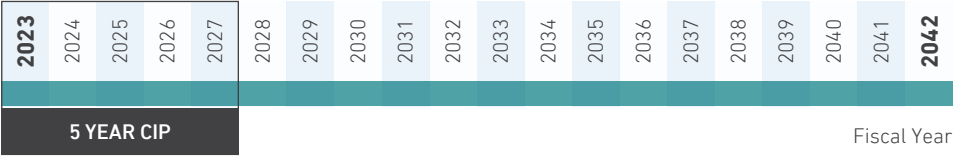
est.  
**2023**

CCDC’s newest district, State Street, is a six-mile linear area that follows the critical east to west State Street corridor that connects downtown Boise to west Ada and Canyon County. The district envisions transitioning from an auto-dominated commercial corridor into a series of walkable, mixed-use activity centers supportive of high-quality transit service between Eagle and Downtown Boise. City leaders, neighbors, businesses, and commuters all expressed a desire for a safer, more livable street with housing options, a mix of services, and better access to all forms of transportation.

## PRIMARY STRATEGIES FOR THE DISTRICT

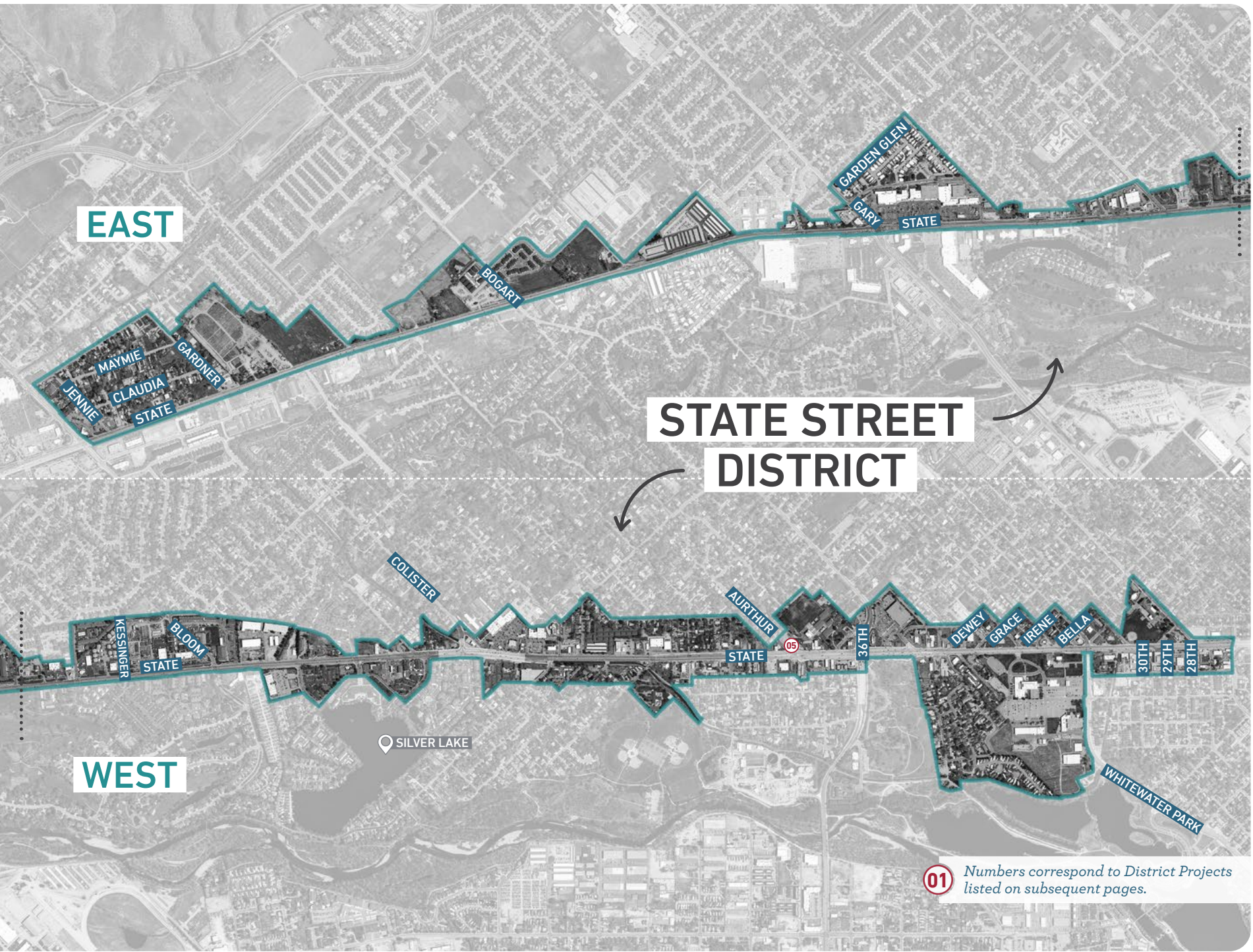
- Enhance safety and comfort for pedestrians and cyclists through infrastructure improvements such as new sidewalks, increased connectivity to neighborhoods, and bus transit facilities.
- Increase the diversity of housing options for Boiseans by encouraging compact, mixed-use development that accommodates a range of income levels.
- Leverage existing recreation facilities and public amenities such as the Boise River Greenbelt, Willow Lane Athletic complex, and Whitewater Park to attract infill development.

## CURRENT 5 YEAR CIP TIMELINE



  
**577 ACRES**

BASE VALUE: \$363 MILLION  
2023 TOTAL INCREMENT VALUE: \$113 MILLION  
2023 ANNUAL INCREMENT REVENUE: \$1.1 MILLION



District wide projects - not mapped: 01, 02, 03, 04, 06, 07



# STATE STREET DISTRICT PROJECTS

STATE STREET DISTRICT ("SS" or "SS District")		FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
<b>Participation Program</b>							
1	Local Match - Raise Grant - Transit Upgrades Public-Public Partnership with VRT, ITD, ACHD, Boise city, and CCDC. Local match to fund State Street Transit upgrades.	TBD	TBD	TBD	TBD	TBD	TBD
2	Transformative Development Partnership with ParkBOI - Type 3 (Includes Tentative SS bonding) Type 3 Transformative Development partnership catalyzed by mobility infrastructure assistance such as a ParkBOI public parking, at a location identified in the State Street District Plan. Seeking development that advances mobility objectives, improves connectivity, provides a mix of neighborhood uses and a variety of economically diverse housing.				15,000		\$15,000
3	Streetscape Grant - One Time Assistance - Type 1 Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200K; projects are awarded on a first-come, first-served basis.	200	400	400	400	400	\$1,800
4	Housing Partnerships, Real Estate Acquisitions Public-Private partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.				2,000		\$2,000
5	3912 W. State St. - State & Arthur Apartments - Type 1 with Pacific West Companies, LLC State and Arthur Apartments; Mixed-use affordable housing development with 102 apartments and 1.5K SF ground floor daycare or commercial space. 30% - 80% of AMI rental rates.		200				\$200
<b>Capital Improvement Projects</b>							
6	State Street District Streetscape Design Standards Partnership with Boise City Development Services Assist Boise Planning Department with updates to Boise City Streetscape Standards Manual that establish cross section standards for right of way within the State Street District. Adoption of standards provides clarity and predictability about infrastructure requirements for private development and also helps institute the community input received during the SS District formation process.	200					\$200
7	Accelerated Road and Utility Infrastructure Project (Tentative Bond Issuance in FY2028) Produce a package of shovel-ready public infrastructure projects that further best-class transit and in preparation for forthcoming development. Include roadway and utility projects that advance the TTOP vision for the State Street corridor.				500	500	\$1,000
<b>Total State Street Estimated Expenses</b>		<b>\$400</b>	<b>\$600</b>	<b>\$400</b>	<b>\$17,900</b>	<b>\$900</b>	<b>\$20,200</b>

\*Dollars are in Thousands

# ParkBOI: ECONOMIC DEVELOPMENT & MOBILITY INITIATIVES

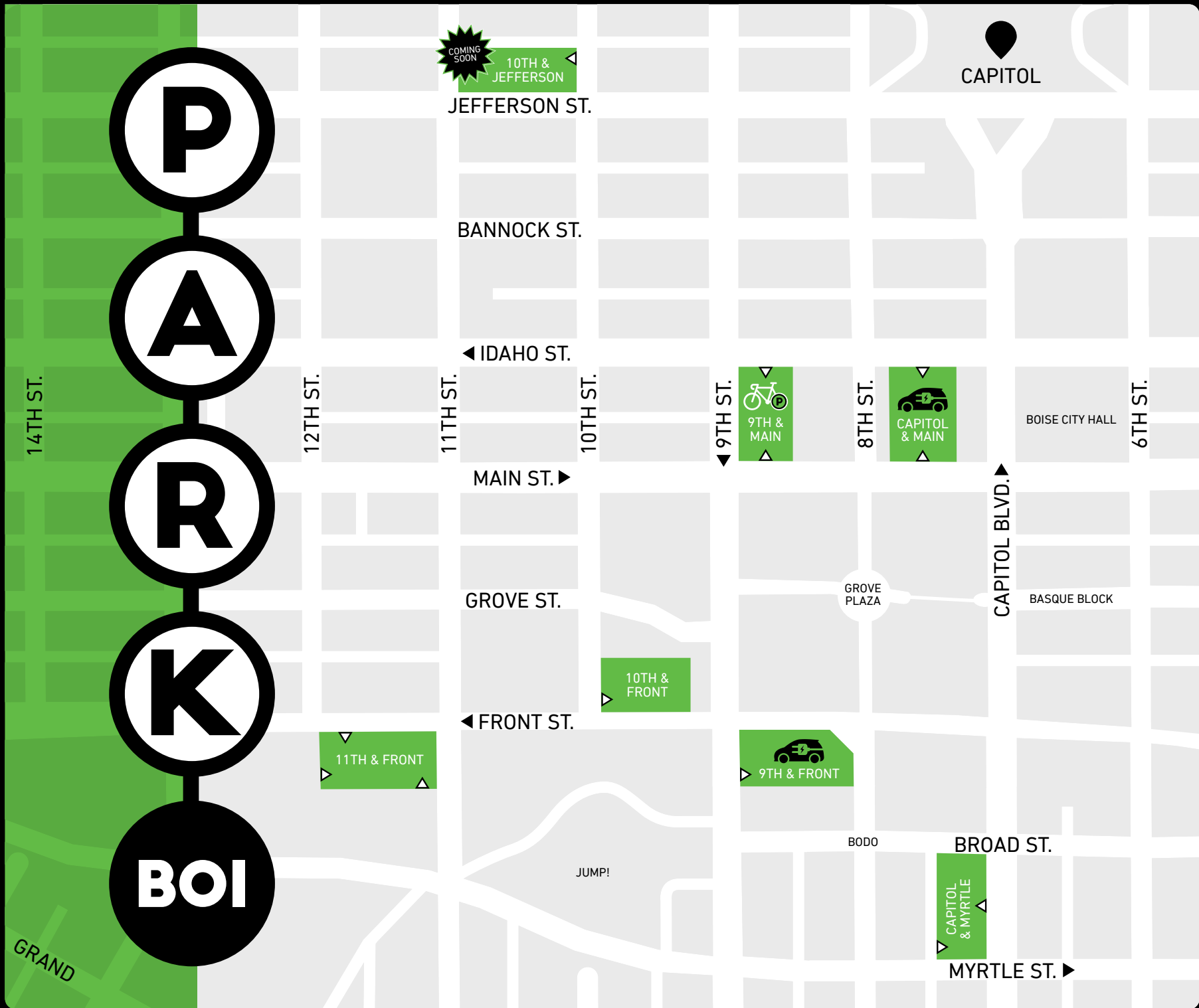


**PARKBOI** CCDC, under the ParkBOI brand, owns and operates six public parking garages located throughout the downtown area. CCDC continually assesses and manages downtown Boise parking to drive innovative and cost-effective mobility solutions. The Agency continually supports and works to expand alternatives to parking such as public transit, carpool and rideshares through our partnership with City Go. Select garages offer priority parking to certified carpools and provide secure bicycle and motorcycle parking. CCDC is currently partnering with private developers on up to two new public parking garages in the Westside District in the next three years. The 30th Street District, and the newly formed Shoreline and State Street Districts each have plans that identify the need for new parking garages to meet future development needs and economic development objectives. Without CCDC and ParkBOI, the likely outcome will be more dedicated surface parking, lower infill development, and a lower tax base at the districts' sunset.

## PRIMARY STRATEGIES FOR ParkBOI

- Support mobility initiatives that include investments and operating expenses to promote transportation alternatives to single occupant vehicle driving and parking. This includes programs such as bike parking, bike share, carpooling, car share, pedestrian and bicycle treatments, and transit.
- Engage in transformative development partnerships to include ParkBOI parking garage condo, in the Westside, Shoreline, 30th, or State Street URD with 6:1 ratio of private to public investment targeting mixed-use, infill development that offers housing, services, and amenities to recreationalists, workers, residents, and students.
- Reduce reliance on surface parking through more sustainable development, increased connectivity for pedestrians and cyclists, and the consolidation of parking into parking structures. The consolidation of parking will allow surrounding surface lots to redevelop.
- Leverage ownership of the ParkBOI garage system, with future developments in urban renewal districts, to nimbly build public parking that fosters economic development now instead of later.

## PUBLIC PARKING GARAGES



# ParkBOI: ECONOMIC DEVELOPMENT & MOBILITY PROJECTS



ParkBOI PARKING PROJECTS ("ParkBOI")	FY2023	FY2024	FY2025	FY2026	FY2027	TOTAL
--------------------------------------	--------	--------	--------	--------	--------	-------

## ParkBOI Economic Development Projects

1	Block 68 Catalytic Redevelopment Project - Parking & Mobility Hub ParkBOI public parking assists the Block 68 project with creating workforce housing and catalyzing additional development on surrounding underutilized property while meeting parking demand generated by the new project. Purchase a 200 stall public parking condo in the Block 68 ParkBOI parking and mobility structure. Includes BikeBOI secure bike storage facilities. <i>See also WS District Line Items #1-4</i>		10,000			\$10,000
2	Transformative Development Project Shoreline URD - Public Parking support (Includes bonding) - Type 3 Type 3 Transformative Development partnership that achieves Shoreline District's development objectives. ParkBOI public parking provides mobility infrastructure necessary in creating walkable, well-connected, economically diverse neighborhood centers. Anticipate allocating \$15M for public parking and \$5M for associated public infrastructure improvements. <i>See also the Shoreline Participation Program section</i>				20,000	\$20,000
SS	Transformative Development Project - State Street URD - Public Parking Support (Includes bonding) - Type 3 Type 3 Transformative Development partnership catalyzed by mobility infrastructure assistance such as a ParkBOI public parking, at a location identified in the State Street District Plan. Seeking development that advances mobility objectives, improves connectivity, provides a mix of neighborhood uses and a variety of economically diverse housing. <i>See also State Street District Line Item #2</i>			15,000		\$15,000

## ParkBOI Mobility Projects

3	Vall-eBike, Bike Share Sponsorship with Valley Regional Transit Valley Regional Transit's (VRT) bike share program, Vall-eBike, provides ebikes at convenient locations throughout downtown Boise with plans to expand the network along State Street to serve as a last-mile mobility option. The program is co-sponsored by CCDC, Treasure Valley Clean Cities Coalition and the Idaho Advocates for Community Transportation.	100	25	25	25	25	\$200
4	BikeBOI Facilities - Block 68 Redevelopment Project Secure bike storage facility inside new ParkBOI parking facility at Block 68 Parking & Mobility Hub. <i>See also ParkBOI Line Item #1 and WS District - Block 68 Catalytic Redevelopment Project - Type 5 Partnership</i>			250			\$250
5	City GO Support City Go makes commuting in the Boise area simple. Through the use of technology, City Go makes planning and paying for public transit easy. CCDC provides funding to help make it easier to choose alternatives to single-occupancy vehicles.	60	65	70	75	80	\$350
6	VRT Transit Assessment for Improvements Transit infrastructure improvements such as transit shelters and other rider amenities located in the Downtown Improvement District and/or active CCDC URD's.	38	40	42	45	48	\$213

## MOBILITY INITIATIVES - LOCAL MATCH OR GRANTS FOR TRANSIT IMPROVEMENTS

The Agency undertakes a variety of mobility initiatives, both alone and in coordination with community partners, to reduce over-reliance on single occupant vehicle driving, parking, and ownership. Mobility initiatives include capital improvements to improve walking, biking and transit infrastructure, either as grants or local matching funds, or as Agency-led projects. Mobility initiatives also include sponsoring or underwriting alternative transportation programs and operations, such as bike share, car share, and shuttle buses. As these mobility projects and programs are dependent upon partner support, what's available in the market, what authorities having jurisdiction will allow. Mobility initiatives beyond the next budget year are difficult forecast and subject to change.

7	Mobility Initiatives - Business Improvement District				200	\$200
8	Mobility Initiatives - 30th Street URD			200		\$200
9	Mobility Initiatives - Shoreline URD			200		\$200
10	Mobility Initiatives - Gateway URD				400	\$400
11	Mobility Initiatives - State Street URD				400	\$400

Total ParkBOI Estimated Expenses	\$198	\$10,130	\$387	\$545	\$21,153	\$32,413
----------------------------------	-------	----------	-------	-------	----------	----------

\*Dollars are in Thousands



## CONTACT US

---

### CAPITAL CITY DEVELOPMENT CORPORATION

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

PHONE (208) 384-4264

FAX (208) 384-4267

EMAIL [info@ccdcboise.com](mailto:info@ccdcboise.com)

## STAY CONNECTED

---



## PARTNER WITH US

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



BLANK PAGE



# **IV. CONSENT AGENDA**





## Paid Invoice Report

For the Period: 7/1/2022 through 7/31/2022

Payee	Description	Payment Date	Amount
<b>Debt Service:</b>			
<b>Payroll:</b>			Total Debt Payments: -
PERSI	Retirement Payment	7/13/2022	20,856.68
EFTPS - IRS	Federal Payroll Taxes	7/13/2022	15,787.24
Idaho State Tax Commission	State Payroll Taxes	7/13/2022	2,388.00
CCDC Employees	Direct Deposits Net Pay	7/13/2022	40,525.51
Idaho Dept of Labor	Q2 2022 SUTA Payment	7/19/2022	1,608.00
PERSI	Retirement Payment	7/27/2022	20,856.68
EFTPS - IRS	Federal Payroll Taxes	7/27/2022	15,787.22
Idaho State Tax Commission	State Payroll Taxes	7/27/2022	2,388.00
CCDC Employees	Direct Deposits Net Pay	7/27/2022	40,525.19
Total Payroll Payments:			160,722.52
<b>Checks and ACH</b>			
Various Vendors	Check and ACH Payments (See Attached)	July 2022	1,952,520.57 A
Total Cash Disbursements:			\$ 2,113,243.09

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

Joey Chen

Finance Director

8/2/2022

Date

John Brunelle

Executive Director

8/1/2022

Date

## Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4182	A. W. Rehn & Assoc Inc	IN000016348	COBRA Notice	06/30/2022	25.00	64223	07/27/2022
	Total 4182:				25.00		
4136	Abbey Louie LLC	282	Management Training FY2	06/30/2022	4,000.00	12506	07/28/2022
	Total 4136:				4,000.00		
3659	Ada County	JUL 2022 #1	Jul 2022 Master Ground	07/07/2022	12,309.75	64224	07/27/2022
		JUL 2022 #1	Jul 2022 Surplus Ground	07/07/2022	14,389.00	64224	07/27/2022
		JUL 2022 #2	Jul 2022 Master Ground	07/07/2022	30,555.50	64224	07/27/2022
		JUL 2022 #2	Jul 2022 Surplus Ground	07/07/2022	13,256.75	64224	07/27/2022
	Total 3659:				70,511.00		
1058	Ada County Highway Distri	17221	2020 Downtown Boise Impl	06/22/2022	3,985.00	64225	07/27/2022
	Total 1058:				3,985.00		
3838	American Fire Protection L	13466	Annual inspection	06/17/2022	4,575.00	64226	07/27/2022
	Total 3838:				4,575.00		
1316	Blue Cross of Idaho	2215400007	Health Insurance - Jul 202	07/01/2022	31,132.94	64204	07/01/2022
	Total 1316:				31,132.94		
4208	Boise Caddis, LLC	T2 PO 22005	Jules on 3rd - 200 W Myrtl	06/14/2022	194,002.43	12526	07/29/2022
	Total 4208:				194,002.43		
1385	Boise City Utility Billing	X1177JUL22	848 Main St # 0447416001	07/01/2022	9.24	12540	07/26/2022
	Total 1385:				9.24		
4022	Boxcast Inc	B57F3A3-00	storage fees	06/30/2022	30.64	12507	07/28/2022
	Total 4022:				30.64		
4190	BrandCraft	3526	CCDC Website: Ongoing U	05/02/2022	150.00	12508	07/28/2022
		3630	CCDC Website Updates Pr	05/20/2022	1,500.00	12508	07/28/2022
		3630-1	Map & Lot Automation; Sur	05/31/2022	750.00	12508	07/28/2022
		3741	Web Maintenance - parkboi	06/30/2022	250.00	12508	07/28/2022
		3751	Web Maintenance - parkboi	06/30/2022	250.00	12508	07/28/2022
		3753	Web Maintenance - ccdco	06/30/2022	250.00	12508	07/28/2022
	Total 4190:				3,150.00		
3816	Capitol Landscape Inc.	071322	Capitol Landscape Sidewal	07/13/2022	440.00	12509	07/28/2022
		071322	Capitol Landscape Sidewal	07/13/2022	560.00	12509	07/28/2022
	Total 3816:				1,000.00		
3712	Car Park	MAY.2022	10th & Front - Grove	05/31/2022	28,230.96	12527	07/29/2022

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		MAY.2022	9th & Front - City Centre	05/31/2022	41,647.96	12527	07/29/2022
		MAY.2022	9th & Main - Eastman	05/31/2022	28,885.71	12527	07/29/2022
		MAY.2022	Cap & Main - Cap Terrace	05/31/2022	34,369.62	12527	07/29/2022
		MAY.2022	Cap & Myrtle - Myrtle	05/31/2022	26,021.56	12527	07/29/2022
		MAY.2022	10th & Front - refunds	05/31/2022	174.00-	12527	07/29/2022
		Total 3712:			158,981.81		
4200	Cascade Enterprises Inc.	APP #1	ParkBOI Handrail & Guardr	06/15/2022	26,500.25	12528	07/29/2022
		Total 4200:			26,500.25		
1556	Caselle Inc.	117343	Contract support - Jul 2022	07/01/2022	866.00	64205	07/01/2022
		Total 1556:			866.00		
1595	City of Boise	II2	State St Publication Expen	06/29/2022	4,500.00	64227	07/27/2022
		IL1906	Trash - RMOB	05/31/2022	375.79	64227	07/27/2022
		IL1906	Trash - WS	05/31/2022	185.10	64227	07/27/2022
		IL1915	Downtown Core Maint - R	07/01/2022	2,088.45	64227	07/27/2022
		IL1915	Downtown Core Maint - W	07/01/2022	1,512.33	64227	07/27/2022
		IL1923	Trash - RMOB	06/30/2022	395.00	64227	07/27/2022
		IL1923	Trash - WS	06/30/2022	161.34	64227	07/27/2022
		IW28	9th St. and Bannock St. Int	06/30/2022	250,000.00	64227	07/27/2022
		Total 1595:			259,218.01		
4116	Civil Survey Consultants In	20015-19	Production Street and Gow	06/30/2022	337.16	12529	07/29/2022
		20015-19	Production Street and Gow	06/30/2022	19.84	12529	07/29/2022
		220018-02	Eisenman Rd. Pedestrian	06/30/2022	10,488.00	12529	07/29/2022
		Total 4116:			10,845.00		
1643	Community Planning Assoc	.222109	FY22 4th qtr Membership	07/01/2022	2,350.00	12510	07/28/2022
		Total 1643:			2,350.00		
3947	Crane Alarm Service	96575	Fire Alarm System - Inspec	06/23/2022	2,325.00	64228	07/27/2022
		96614	Fire Alarm System - servic	06/28/2022	187.50	64228	07/27/2022
		Total 3947:			2,512.50		
3977	Cushing Terrell Architects	168923	Parking Garage EV Chargi	06/28/2022	2,317.00	12511	07/28/2022
		Total 3977:			2,317.00		
1838	Elam & Burke P.A.	196255	Gateway District	05/31/2022	1,600.90	12530	07/29/2022
		196294	30th Street Projects	05/31/2022	225.00	12530	07/29/2022
		196839	30th Street Projects	06/30/2022	75.00	12530	07/29/2022
		196840	Units 401/102 Civic Partner	06/30/2022	1,029.50	12530	07/29/2022
		196841	Parking Matters	06/30/2022	75.00	12530	07/29/2022
		196843	State Street - New URD	06/30/2022	1,127.70	12530	07/29/2022
		196845	Block 68	06/30/2022	15,378.65	12530	07/29/2022
		196846	River Myrtle Amendment	06/30/2022	25.00	12530	07/29/2022
		196847	101-0 General	06/30/2022	1,381.00	12530	07/29/2022
		196848	River Myrtle Implement Act	06/30/2022	770.85	12530	07/29/2022



Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 1838:					21,688.60		
4060	First American Title Compa	ESCROW #3	703 S 8th St - Earnest Pay	07/12/2022	50,000.00	12504	07/12/2022
Total 4060:					50,000.00		
1982	GGLO LLC	00011RR PO	RMOB Linen Blocks on Gr	06/23/2022	57,675.79-	12531	07/29/2022
		00011RR PO	WS Linen Blocks on Grove	06/23/2022	64,322.11-	12531	07/29/2022
		00011RR PO	WS Linen Blocks on Grove	06/23/2022	2,000.00-	12531	07/29/2022
		00011RR PO	RMOB Linen Blocks on Gr	06/23/2022	2,000.00	12531	07/29/2022
		00011RR PO	RMOB Linen Blocks on Gr	06/23/2022	83,405.52	12531	07/29/2022
		00011RR PO	WS Linen Blocks on Grove	06/23/2022	87,605.63	12531	07/29/2022
		00011RR PO	Linen Blocks on Grove Stre	06/23/2022	56,710.75	12531	07/29/2022
		00011RR PO	Linen Blocks on Grove Stre	06/23/2022	22,618.75	12531	07/29/2022
Total 1982:					128,342.75		
3695	Guho Corp.	21066-03	Linen Blocks on Grove SS	06/30/2022	13,470.13	12532	07/29/2022
Total 3695:					13,470.13		
3853	Hawkins Companies LLC	0624.2022	Cap T. Condo: July - Sept 2	07/01/2022	16,197.46	64229	07/27/2022
Total 3853:					16,197.46		
4115	HDR Engineering Inc	1200446380	Main & Fairview Transit Sta	06/25/2022	.29	12512	07/28/2022
		1200446380	Main & Fairview Transit Sta	06/25/2022	2,213.49	12512	07/28/2022
Total 4115:					2,213.78		
3810	Hummel Architects PLLC	10430	10th & Front Pkg Garage S	06/30/2022	57.75	12513	07/28/2022
		10431	Parking Garage Membrane	06/30/2022	233.25	12513	07/28/2022
Total 3810:					291.00		
2165	Idaho Power	6607JUN22	9th St outlets #220040660	06/30/2022	3.51	12539	07/21/2022
		7995JUN22	9th & State # 2201627995	06/30/2022	3.51	Multiple	07/19/2022
Total 2165:					7.02		
3900	Idaho Records Manageme	0150710	Records Storage	07/01/2022	40.00	12514	07/28/2022
		0150710	Container Permanent Rem	07/01/2022	26.29	12514	07/28/2022
		0150710	Records Delivery	07/01/2022	16.96	12514	07/28/2022
Total 3900:					83.25		
4203	IdaHome Magazine	231	Boise Valley Spotlight & Ch	05/01/2022	2,500.00	64230	07/27/2022
Total 4203:					2,500.00		
2288	Jensen Belts Associates	2105-11	Old Boise Blocks on Grove	06/30/2022	9,698.75	12533	07/29/2022
		2105-11	Old Boise Blocks on Grove	06/30/2022	13,409.75	12533	07/29/2022
		2114 CA-1	11th Street Bikeway & Stre	06/30/2022	1,694.00	12533	07/29/2022
		2114 CA-1	11th Street Bikeway & Stre	06/30/2022	4,974.00	12533	07/29/2022
		2114-13	11th Street Bikeway & Stre	06/30/2022	4,609.71	12533	07/29/2022
		2114-13	11th Street Bikeway & Stre	06/30/2022	9,057.29	12533	07/29/2022

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		2114-13	11th Street Bikeway & Stre	06/30/2022	11,707.00	12533	07/29/2022
		2114-13	11th Street Bikeway & Stre	06/30/2022	11,707.00-	12533	07/29/2022
		2144-3	State St, 12th - 14th Street	06/30/2022	784.00	12533	07/29/2022
	Total 2288:				44,227.50		
3836	Langston & Associates	50% 703 S 8	50% 703 S. 8th St Property	07/13/2022	2,250.00	12505	07/13/2022
	Total 3836:				2,250.00		
3950	McAlvain Construction Inc.	06.28.2022 G	Permit #GRD22-00014 11t	06/28/2022	15,430.06	12534	07/29/2022
		06.28.2022 G	Permit #GRD22-00014 11t	06/28/2022	15,430.06	12534	07/29/2022
		12101010.1	11th Street Bikeway & Stre	06/30/2022	268,144.21	12534	07/29/2022
		12101010.2	11th Street Bikeway & Stre	06/30/2022	498,165.28	12534	07/29/2022
	Total 3950:				797,169.61		
2186	McClatchy Company LLC	126709	Legal Notice	06/30/2022	28.14	12515	07/28/2022
	Total 2186:				28.14		
4129	Nations Roof LLC	345013-MT	ParkBOI Roof Preventive	06/22/2022	1,675.00	12516	07/28/2022
	Total 4129:				1,675.00		
2774	Pro Care Landscape Mana	44194	Landscape Maintenance -	06/30/2022	291.28	12517	07/28/2022
		44195	Landscape Maintenance -	06/30/2022	210.00	12517	07/28/2022
		44196	Landscape Maintenance -	06/30/2022	45.00	12517	07/28/2022
		44197	Landscape Maintenance -	06/30/2022	54.00	12517	07/28/2022
	Total 2774:				600.28		
2798	Quadrant Consulting Inc.	12135	State Street Streetscape (	06/29/2022	1,152.00	12535	07/29/2022
		12138	2022 URD Mapping Updat	06/30/2022	7,613.50	12535	07/29/2022
	Total 2798:				8,765.50		
3896	Rim View LLC	JUL2022 RE	Monthly Rent - Trailhead J	07/01/2022	15,707.50	64206	07/01/2022
	Total 3896:				15,707.50		
3796	Scheidt & Bachmann USA I	48357	Jun 2022 Merchant Fee	06/30/2022	838.20	12518	07/28/2022
	Total 3796:				838.20		
3542	Security LLC - Plaza 121	JUL2022 RE	Office rent - Jul 2022	07/01/2022	14,145.00	64207	07/01/2022
	Total 3542:				14,145.00		
4131	Smarking Inc	6205	Data Management Service	07/01/2022	9,647.00	12536	07/29/2022
	Total 4131:				9,647.00		
3974	Stability Networks Inc.	40377	AppRiver SecureTide	06/30/2022	89.00	12519	07/28/2022
		40377	Cisco Subscription	06/30/2022	5.84	12519	07/28/2022
		40377	M365 Apps for Business	06/30/2022	188.30	12519	07/28/2022
		40377	Cloud Backup	06/30/2022	495.00	12519	07/28/2022

A

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		40492	IT Services - FY2022	06/30/2022	3,255.00	12519	07/28/2022
	Total 3974:				4,033.14		
4109	Syringa Networks LLC	20339 JUL22	internet & data	07/01/2022	653.02	64231	07/27/2022
	Total 4109:				653.02		
3831	The Land Group Inc.	0148417	Fulton Street Improvement	06/30/2022	17,772.35	12537	07/29/2022
	Total 3831:				17,772.35		
3170	Treasure Valley Coffee Inc	2160:082814	Water & Cooler Rental	07/05/2022	106.00	12520	07/28/2022
	Total 3170:				106.00		
3233	United Heritage	02014-001 J	Disability insurance - Jul 20	07/01/2022	1,563.91	64232	07/27/2022
	Total 3233:				1,563.91		
3835	US Bank - Credit Cards	06.27.22	Voice Data webhosting	06/27/2022	183.94	12503	07/08/2022
		06.27.22	Office Supplies	06/27/2022	363.98	12503	07/08/2022
		06.27.22	Computer & Software Supp	06/27/2022	919.39	12503	07/08/2022
		06.27.22	Postage	06/27/2022	17.12	12503	07/08/2022
		06.27.22	Dues & subscriptions	06/27/2022	494.14	12503	07/08/2022
		06.27.22	Local Meetings & Transport	06/27/2022	182.62	12503	07/08/2022
		06.27.22	Professional Services Gen	06/27/2022	210.00	12503	07/08/2022
		06.27.22	Office improvements	06/27/2022	242.38	12503	07/08/2022
		06.27.22	Street/District Improvement	06/27/2022	5,564.94	12503	07/08/2022
		06.27.22	Street/District Improvement	06/27/2022	5,564.94	12503	07/08/2022
		06.27.22	Repairs & Maintenance	06/27/2022	643.70	12503	07/08/2022
		06.27.22	Banking & Merchant Fees	06/27/2022	44.70	12503	07/08/2022
		06.27.22	Office Furniture & Equipme	06/27/2022	358.98	12503	07/08/2022
		06.27.22	Personnel Training (Local)	06/27/2022	154.35	12503	07/08/2022
	Total 3835:				14,945.18		
3242	Veolia (Suez Water Idaho)	0025JUL22	437 S 9th St irri #06006688	07/01/2022	39.83	12541	07/29/2022
		2853JUL22	Eastman office #06000337	07/01/2022	109.18	12542	07/29/2022
		8504JUL22	Grove & 10th #060035756	07/01/2022	175.76	12543	07/29/2022
	Total 3242:				324.77		
4068	Veritas Material Consulting	1821	9th & Main, Cap & Main Ga	06/01/2022	240.00	12521	07/28/2022
	Total 4068:				240.00		
4195	Walker Consultants, Inc.	2300858600	2022 Downtown Boise Par	06/30/2022	3,771.99	12522	07/28/2022
	Total 4195:				3,771.99		
3997	Wash Worx	INV-001088	17th & ID Rehab 2 benche	07/15/2022	650.00	12523	07/28/2022
	Total 3997:				650.00		
3365	Westerberg & Associates	259	Lobbist Services	06/30/2022	2,000.00	12524	07/28/2022



Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 3365:					2,000.00		
3374	Western States Equipment	IN002065828	Bldg 8 generator inspection	06/30/2022	306.84	64233	07/27/2022
Total 3374:					306.84		
3990	Xerox Corporation	016582948	Copier Lease	06/30/2022	293.83	12525	07/28/2022
Total 3990:					293.83		
Grand Totals:					1,952,520.57	A	

## Report Criteria:

Detail report type printed

MINUTES OF MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
Conference Room, Fifth Floor, 121 N. 9<sup>th</sup> Street  
Boise, ID 83702  
July 11, 2022

**I. CALL TO ORDER:**

Chair Zuckerman, convened the meeting with a quorum at 12:02 p.m.

Roll Call Vote was taken:

Present: Commissioner Danielle Hurd, Commissioner Rob Perez, Commissioner Ryan Erstad  
Commissioner Haney-Keith and Commissioner Dana Zuckerman.

Commissioner David Bieter, present via Zoom.

Commissioner Alexis Townsend and Commissioner John Stevens were absent.

Commissioner Lauren McLean joined at 12:05 p.m. after roll call taken.

Agency staff members present were: John Brunelle, Executive Director; Doug Woodruff, Development Director; Mary Watson, General Counsel; Alexandra Monjar, Project Manager - Property Development; Kevin Holmes, Project Manager – Property Development; Joey Chen, Finance & Administration Director; Sandy Lawrence Executive Assistant; and Agency legal counsel, Ryan Armbruster.

Karl Woods, Senior Project Manager – Capital Improvements, attended by Zoom.

Kim Siegenthaler, Jensen Belts, attended by Zoom.

Shellan Rodriguez, SMR Development, attended by Zoom.

Greg Hahn, Surels Place, attended by Zoom.

Jay Story, Story Commercial attended in person.

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

There were no changes or additions made to the agenda.

**III. WORK SESSION:**

**A. Participation Program Policy Update**

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

**B. 1721 W Idaho Type 5 Project Update**

Alexandra Monjar, Project Manager - Property Development, Shellan Rodriguez, SMR Development, and Greg Hahn, Surels Place, gave a report.

#### **IV. ACTION ITEM: CONSENT AGENDA**

##### **A. Expenses**

1. Approval of Paid Invoice Report – June 2022
2. Approval of Paid Invoice Report – May 2022

##### **B. Minutes and Reports**

1. Approval of June 13, 2022 Meeting Minutes

##### **C. Other**

1. Approve Resolution 1776 - 1103 W. Lee St. - 11th & Lee - T4 Participation Agreement
2. Approve Resolution 1775 - Interagency Agreement with ACHD for State Street URD
3. Approve Resolution 1774 - Amendment No. 1 to Task Order 19-002 with Kittelson & Associates, Inc for Professional Design Services for the 8th Street Improvements Project, State to Franklin

Commissioner Haney-Keith made a motion to approve the consent agenda.

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

#### **V. ACTION ITEM**

##### **A. CONSIDER: Approve Resolution 1778 - Block 68 Catalytic Redevelopment Project Land Exchange Agreement with the YMCA**

Alexandra Monjar, Project Manager - Property Development, gave a report.

Commissioner Perez made a motion to adopt Resolution 1778 authorizing the Executive Director to execute the Real Property Exchange Agreement with the Young Men's Christian Association of Boise City.

Commissioner Erstad seconded the motion.  
The motion carried 7 - 0.

##### **B. CONSIDER: Approve Resolution 1777 - Purchase and Sale Agreement for acquisition of 703 S 8th Street**

Alexandra Monjar, Project Manager - Property Development and Jay Story, Story Commercial, gave a report.

Commissioner Perez moved to adopt Resolution 1777 approving the Purchase and Sale Agreement for acquisition of 703 S. 8th Street subject to CCDC obtaining an appraisal and bringing back to the board for review and approval.

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



**C. CONSIDER: Approve Resolution 1756 - Old Boise Blocks on Grove Street Streetscape Improvements Project - Design Professional Services Agreement with Jensen Belts Associates**

Karl Woods, Senior Project Manager – Capital Improvements and Kim Siegenthaler, Jensen Belts; gave a report.

Commissioner Haney-Keith moved to adopt Resolution No. 1756 approving Jensen Belts Associates Task Order 19-007 for the Old Boise Blocks on Grove Street Streetscapes Improvements Project – Design Development, Construction Documents and Construction Administration Services.

Commissioner Perez seconded the motion.  
All said Aye. The motion carried 7 – 0

**A. 2426 N Arthur St - State & Arthur Apartments - T1 Participation Designation**

Kevin Holmes, Project Manager – Property Development; gave a report.

Commissioner Perez moved to direct staff to negotiate a final Type 1 Participation Agreement with Pacific West Communities, Inc. for future Agency Board approval.

Commissioner Erstad seconded the motion.  
All said Aye. The motion carried 7 – 0

**VI. MEETING ADJOURNMENT**

There being no further business to come before the Board, a motion was made by Commissioner Haney-Keith moved to adjourn the meeting. Commissioner McLean seconded the motion.

The motion carried 7 - 0

The meeting adjourned at 1:58 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 8<sup>th</sup> DAY OF AUGUST 2022.

---

Dana Zuckerman, Chair

---

Lauren McLean, Secretary



## AGENDA BILL

<b>Agenda Subject:</b> Approve Resolution 1780 – 210 W Main St. – U.S. Assay Office - Type 1 Participation Agreement with the Foundation for Idaho History		<b>Date:</b> August 8, 2022
<b>Staff Contact:</b> Kevin Holmes	<b>Attachments:</b> 1) Resolution 1780 2) Type 1 Agreement	
<b>Action:</b> Adopt Resolution 1780 approving the Type 1 Participation Agreement with the Foundation for Idaho History and authorize the Executive Director to execute the agreement.		

### Background:

The U.S. Assay Office site enhancement project involves landscaping and site improvements on public property owned by the State of Idaho located in the River-Myrtle / Old Boise District at 210 West Main Street. This is the first phase of a project to return the entire property and building to the historical layout of the early 1900's. A later phase, using primarily Federal funding and not included within this agreement, will renovate the Assay Office building itself. This historic 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.

In alignment with area plans to enhance walkability and provide public green spaces within downtown, 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. Other public improvements submitted for CCDC assistance include interpretive signs, benches, pet waste stations, the replacement of the existing irrigation system, over 200 plantings, and 15 trees. To improve the safety and comfort of those using the sidewalk, nine of these trees will be in tree lawns within the 3<sup>rd</sup> Street and Main Street public right of way.

The Board designated the project for Type 1 Participation at its April 2022 meeting. Since that meeting, the applicant has received revised bids to complete the work which came in slightly higher than the original estimates. The new total estimated development costs for the project are \$331,271. 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 is estimated \$165,635 of improvements would be reimbursed upon completion.

The project has received Design Review approval from the City, and construction is planned to begin in Fall 2022, with improvements complete within a year. Type 1 projects are reimbursed upon completion and verification of actual eligible expenses, so CCDC would expect to issue a reimbursement late 2023.

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
- ~\$331,271 Total Development Costs
- ~\$165,635 Estimated Reimbursement Payment Amount

**Timeline:**

- Feb 2022 – Received Design Review Approval
- April 2022 – Type 1 Designation
- August 2022 – Type 1 Agreement Approval
- November 2022 – Construction begins
- November 2023 – Construction Complete
- December 2023 – 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:**

Authorize the Executive Director to execute the Type 1 Participation Program Agreement with the applicant, the Foundation for Idaho History.

**Suggested Motion:**

I move to adopt Resolution 1780 approving the Type 1 Participation Program Agreement with the Foundation for Idaho History and authorize the Executive Director to execute the agreement.



**RESOLUTION NO. 1780**

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 THE CITY OF BOISE, IDAHO, APPROVING THE TYPE 1 STREETScape GRANT PARTICIPATION AGREEMENT BETWEEN THE AGENCY AND THE FOUNDATION FOR IDAHO HISTORY, THE NON-PROFIT FUNDRAISING ENTITY FOR THE IDAHO STATE HISTORICAL SOCIETY, FOR PUBLIC IMPROVEMENTS RELATED TO RENOVATION OF THE HISTORIC ASSAY OFFICE; 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 River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the Idaho State Historical Society owns or controls certain real property addressed as 200 West Main Street, Boise, Idaho, which public property is known as the historic Assay Office; and,

WHEREAS, the Foundation for Idaho History is a 501(c)(3) non-profit entity which is the fundraising arm for and advisor to the Idaho State Historical Society, and the Foundation for Idaho History plans to renovate the grounds of the Assay Office with certain public improvements including planting trees, constructing a pathway, and installing landscaping, benches, and interpretive signage (the "Project"), all of which are located in the River Myrtle-Old Boise Urban Renewal District as created by the River Myrtle-Old Boise 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 the Foundation for Idaho History, whereby the Foundation for Idaho History will construct the Project and the Agency will reimburse the Foundation for Idaho History for constructing 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 Agreement, 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 Agreement 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 August 8, 2022, Agency Board meeting.

Section 4: That the Agency Executive Director is authorized to expend all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

Section 5: 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 August 8, 2022. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 8, 2022.

URBAN RENEWAL AGENCY OF BOISE CITY

By: \_\_\_\_\_  
Dana Zuckerman, Chair

ATTEST:

By: \_\_\_\_\_  
Latonia Haney-Keith, Vice Chair





## TYPE 1 GRANT PARTICIPATION AGREEMENT

THIS TYPE 1 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 the Foundation for Idaho History, a 501(c)(3) nonprofit entity which is the fundraising arm for and advisor to the Idaho State Historical Society ("Participant"). CCDC and Participant may be collectively referred to as the "Parties" and individually as a "Party."

### RECITALS

A. The CCDC Board of Commissioners has adopted the CCDC Participation Program Policy which can assist private and public development projects with improvements that benefit the public, and which are located in the public rights of way, a permanent public easement, or on public land, called Eligible Expenses ("Eligible Expenses").

B. Participant owns or controls certain real property addressed as 200 W Main St, Boise, Idaho 83702 (the "Project Site") which is more accurately depicted on attached **Exhibit A**.

C. The Participant is the nonprofit fundraising arm of the Idaho State Historical Society and is undertaking a public improvements project on the State's historic Assay Office property, including: constructing a pathway, installing landscaping and other site improvements, and planting trees within the streetscapes at the Project Site (the "Project"). The Project is more accurately depicted on attached **Exhibit B**. The Project is located in the River Myrtle-Old Boise Urban Renewal District ("RMOB").

D. The Participant is requesting reimbursement to plant trees within the streetscapes, construct a pathway, and install landscaping, benches, and interpretive signage on the publicly accessible, State-owned property. Under the provisions of the River Myrtle-Old Boise 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, a permanent public easement, or on public land.

E. The Project meets the requirements of the Type 1 Participation Program and also promotes a CCDC objective to enhance the pedestrian environment downtown, provide relief from urban surroundings, and add to the livability of downtown. The Eligible Expenses are depicted on the Public Improvement Plans on attached **Exhibit C**.

F. 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 or not done on public land.
- g. The Participant attests that all requested reimbursement expenses are for eligible public improvements within the public right-of-way, within a permanent public easement, or on public land owned by the State of Idaho.

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 based on a matching investment by the Participant. Based on an Estimated Total Development Investment by the Participant of \$331,271, the Reimbursement Payment Amount is estimated at \$165,635. 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: Mary Ann Arnold, President  
Foundation for Idaho History  
PO Box 664  
Boise, Idaho 83701  
208-761-8285  
[makdarnold@aol.com](mailto:makdarnold@aol.com)

If to CCDC: John Brunelle, Executive Director  
Capital City Development Corporation  
121 N. 9<sup>th</sup> Street, Suite 501  
Boise, Idaho 83702  
208-384-4264  
[jbrunelle@ccdcb Boise.com](mailto:jbrunelle@ccdcb Boise.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, defend, 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:**

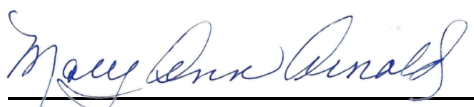
The Urban Renewal Agency of Boise City, Idaho, a public body, corporate and politic

\_\_\_\_\_  
John Brunelle, Executive Director

Date \_\_\_\_\_

**PARTICIPANT:**

Foundation for Idaho History  
A 501(c)(3) nonprofit

By: 

Its: FIH President

Date: 07/05/2022

**Exhibits**

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



Exhibit A: Project Site Map





Exhibit B: Project Depiction



Corner of 2nd St. and Main St.

14"



FOUNDATION  
for IDAHO HISTORY



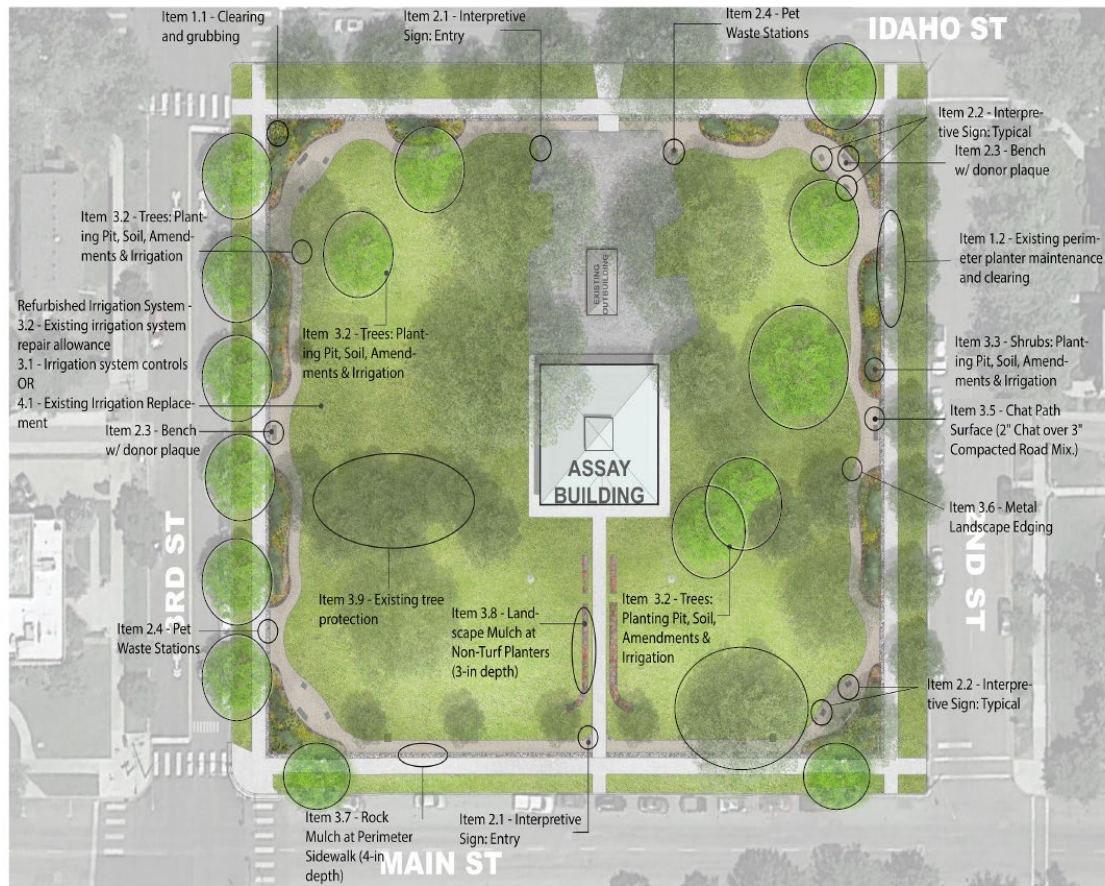
## Exhibit C: Public Improvement Plans

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



PL 12114  
05/28/2021

0 22' 44'



FOUNDATION  
for IDAHO HISTORY



IDAHO STATE  
HISTORICAL  
SOCIETY

## Exhibit D: Schedule of Eligible Expenses

CCDC Participation Program  
Type 1 Eligible Expenses Application Form  
Actual Eligible Costs to be Determined by CCDC  
Updated June 10, 2022

U.S. Assay Office Landscape Renovation and Interpretive Pathway

Plan Date: 9/28/2021

By: Foundation for  
Idaho History

DESCRIPTION OF WORK / MATERIALS	UNITS	QUANTITY	PRICE PER UNIT	TOTAL
<b>DEMOLITION</b>				
1.1 Clearing and grubbing	SF	15,300	\$1.62	\$24,786.00
1.2 Existing perimeter planter maintenance and clearing	SF	4,800	\$1.62	\$7,776.00
1.3 Remove and haul away miscellaneous shrub and planter material	LS	1	\$2,160.00	\$2,160.00
			<b>Subtotal</b>	<b>\$34,722.00</b>
<b>SITE FURNISHINGS</b>				
2.1 Interpretive Sign: Entry	EA	2	\$2,750.00	\$5,500.00
2.2 Interpretive Sign: Typical	EA	9	\$3,000.00	\$27,000.00
2.3 Bench w/ donor plaque	EA	6	\$3,200.00	\$19,200.00
2.4 Pet Waste Stations	EA	2	\$1,250.00	\$2,500.00
			<b>Subtotal</b>	<b>\$54,200.00</b>
<b>LANDSCAPE &amp; IRRIGATION</b>				
3.2 Trees: Planting Pit, Soil, Amendments & Irrigation	EA	15	\$1,745.00	\$26,188.00
3.3 Shrubs: Planting Pit, Soil, Amendments & Irrigation	EA	225	\$35.00	\$7,875.00
3.4 Sod Repair	SF	5,600	\$2.94	\$16,468.00
3.5 Chat Path Surface (2" Chat over 3" Compacted Road Mix.)	SF	6,435	\$8.26	\$53,147.00
3.6 Metal Landscape Edging	LF	1,810	\$11.95	\$21,624.07
3.7 Rock Mulch at Perimeter Sidewalk (4-in depth)	CY	29	\$331.49	\$9,612.00
3.8 Landscape Mulch at Non-Turf Planters (3-in depth)	CY	46	\$248.00	\$14,408.00
3.9 Existing tree protection	LS	1	\$10,491.00	\$10,491.00
3.1 Irrigation system controls	LS	1	\$2,956.00	\$2,956.00
			<b>Subtotal</b>	<b>\$162,769.07</b>
			<b>Total WITHOUT full irrigation replacement:</b>	<b>\$251,691.07</b>
<b>FULL IRRIGATION UPGRADE (if necessary)</b>				
4.1 Existing Irrigation Replacement	SF	62,000	\$1.28	\$79,580.00
			<b>Subtotal</b>	<b>\$79,580.00</b>
			<b>Total WITH full irrigation replacement:</b>	<b>\$331,271.07</b>





BLANK PAGE



# **V. ACTION ITEMS**



## AGENDA BILL

<b>Agenda Subject:</b> Proposed FY2022 Amended Budget		<b>Date:</b> August 8, 2022
<b>Staff Contact:</b> Joey Chen, Finance & Administration Director Holli Klitsch, Controller		<b>Attachments:</b> 1. <i>Proposed FY2022 Amended Budget</i> 2. <i>Proposed Notice of Public Hearing</i>
<b>Action Requested:</b> 1. Tentatively Approve <i>Proposed FY2022 Amended Budget</i> 2. Advertise Public Hearing at August 24, 2022 Special Board Meeting		

### Background:

The CCDC Board of Commissioners has routinely amended its current year budget one time near the end of the fiscal year to reflect updated revenues, expenses and projects as a starting place for the coming fiscal year's budget.

### Fiscal Notes:

FY2022 Original Budget	\$ 61,755,759
<u>Proposed FY2022 Amended Budget</u>	<u>\$ 40,701,391</u>
<i>Changes</i>	<i>\$ 21,054,368</i>

The budget document illustrates the sources and uses of all budgeted funds, summarizes all revenues and expenses, and provides comprehensive expenditure detail, and a narrative of notable changes.

### Staff Recommendation:

Tentatively approve Proposed FY2022 Amended Budget and advertise the August 24, 2022 public hearing.

### Suggested Motion:

I move to tentatively approve the FY2022 Amended Budget to new revenue and expense totals of \$40,701,391 and set the time and date of Noon, August 24, 2022 for the statutorily-required public hearing on the Budget Amendment.



# **FY2022 AMENDED BUDGET**

**October 1, 2021 - September 30, 2022**

***PROPOSED***

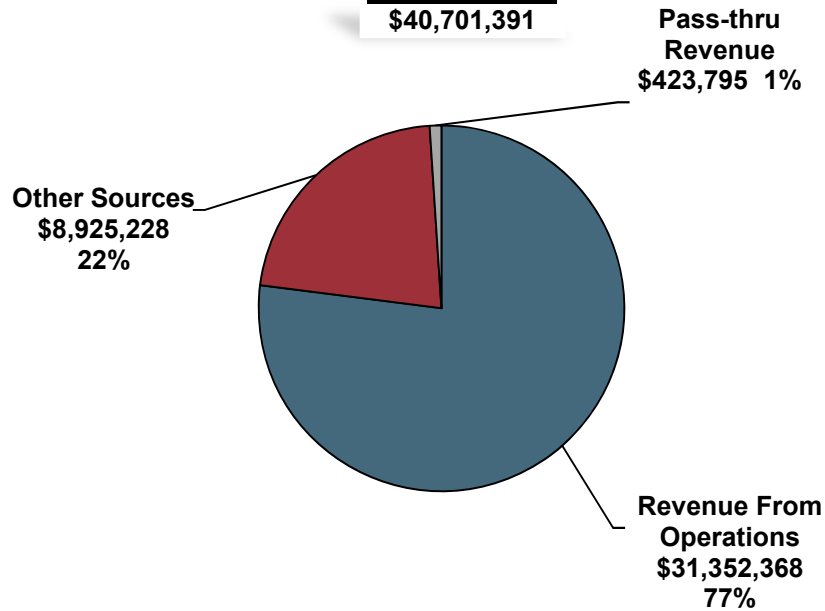




## FY2022 AMENDED Budget

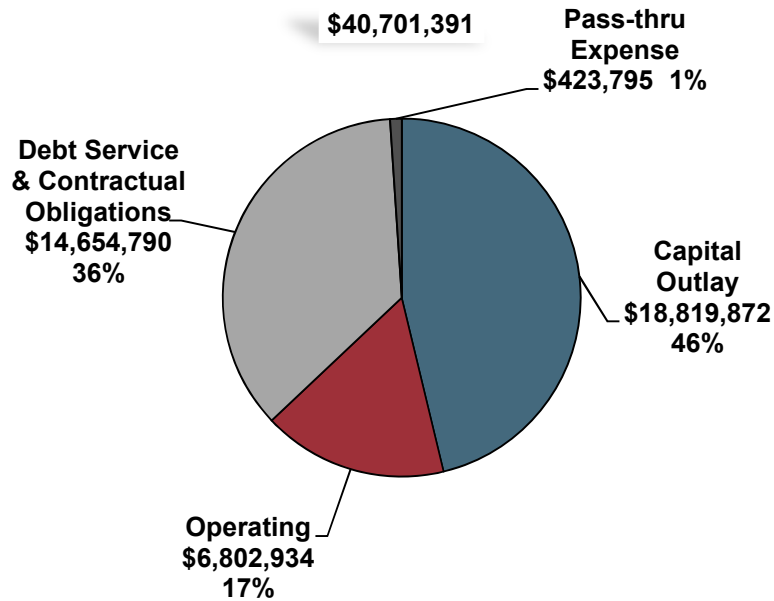
### Sources

**\$40,701,391**



### Uses

**\$40,701,391**



FY2022 AMENDED BUDGET REVENUE SUMMARY		2022 ORIGINAL	2022 AMENDED	Changes
<b>Revenue from Operations</b>				
* Revenue Allocation (Tax Increment).....		18,480,000	18,880,000	400,000
* Parking Revenue.....		7,636,762	8,161,615	524,853
Other Revenues (Various Reimbursements).....		1,678,800	4,310,753	2,631,953
Subtotal		\$ 27,795,562	\$ 31,352,368	\$ 3,556,806
<b>Other Sources</b>				
Misc. Revenues (Grants/Leases/Property Transactions).....		181,914	317,414	135,500
Bond Financing.....		-	-	-
Use of (Transfer to) Working Capital Fund.....		33,354,489	8,607,815	(24,746,674)
Subtotal		\$ 33,536,403	\$ 8,925,228	\$ (24,611,175)
<b>Subtotal - Revenue from Operations</b>		<b>\$ 61,331,965</b>	<b>\$ 40,277,596</b>	<b>\$ (21,054,369)</b>
<b>Pass-Through Revenue</b>				
Ada County Courthouse Corridor Leases.....		423,795	423,795	-
Subtotal		\$ 423,795	\$ 423,795	\$ -
<b>TOTAL REVENUE</b>		<b>\$ 61,755,759</b>	<b>\$ 40,701,391</b>	<b>\$ (21,054,369)</b>
<b>EXPENSE SUMMARY</b>				
<b>Operating Expense</b>				
Services & Operations.....		2,821,661	2,617,887	(203,775)
Personnel Costs.....		2,470,650	2,489,900	19,250
Facilities Management.....		989,289	838,347	(150,942)
Professional Services .....		1,639,000	856,800	(782,200)
Subtotal		\$ 7,920,600	\$ 6,802,934	\$ (1,117,667)
<b>Debt Service &amp; Contractual Obligations</b>				
Debt Service.....		12,324,042	12,070,973	(253,069)
Contractual Obligations (part of CIP).....		3,428,622	2,583,817	(844,805)
Subtotal		\$ 15,752,664	\$ 14,654,790	\$ (1,097,874)
<b>Capital Outlay</b>				
Office Furniture/Computer Equipment.....		46,000	130,000	84,000
* Capital Improvement Projects (part of CIP).....		36,060,700	17,211,621	(18,849,079)
* Parking Reinvestment Plan (PRP).....		1,432,000	1,277,751	(154,249)
* Mobility Projects.....		120,000	200,500	80,500
Subtotal		\$ 37,658,700	\$ 18,819,872	\$ (18,838,828)
<b>Subtotal - Expenses for Operations</b>		<b>\$ 61,331,964</b>	<b>\$ 40,277,596</b>	<b>\$ (21,054,368)</b>
<b>Pass-Through Expense</b>				
Ada County Courthouse Corridor Leases.....		423,795	423,795	-
Subtotal		\$ 423,795	\$ 423,795	\$ -
<b>TOTAL EXPENSE</b>		<b>\$ 61,755,759</b>	<b>\$ 40,701,391</b>	<b>\$ (21,054,368)</b>

\* Detail Attached

FY2022 AMENDED BUDGET		2022	2022	
REVENUE DETAIL		ORIGINAL	AMENDED	Change
Revenue Allocation (Tax Increment)				
Gateway East District.....	2,250,000	2,530,000	280,000	
Shoreline District.....	430,000	470,000	40,000	
30th Street District.....	1,600,000	1,070,000	(530,000)	
Westside District.....	4,100,000	4,190,000	90,000	
River Myrtle-Old Boise District.....	10,100,000	10,620,000	520,000	
Subtotal	18,480,000	18,880,000	400,000	
	-	-	-	
Parking Revenue				
Hourly Parkers.....	5,897,702	5,989,138	91,436	
Monthly Parkers.....	3,522,341	3,592,430	70,089	
Validation / Special Events / Violation.....	196,047	285,394	89,347	
Hotel Parking Revenue.....	236,721	249,905	13,185	
First Hour Free Discount.....	(2,606,249)	(2,354,722)	251,526	
Other Parking Revenues.....	390,200	399,470	9,270	
Subtotal	7,636,762	8,161,615	524,853	

<b>FY2022 AMENDED BUDGET EXPENSE DETAIL</b>	<b>2022 ORIGINAL</b>	<b>2022 AMENDED</b>	<b>Change</b>
<b>Capital Improvement Projects</b>			
Gateway East District.....	1,790,000	955,000	(835,000)
Shoreline District.....	250,000	25,000	(225,000)
30th Street District.....	2,240,000	845,000	(1,395,000)
Westside District.....	7,001,500	4,316,644	(2,684,856)
River Myrtle-Old Boise District.....	24,779,200	11,069,977	(13,709,223)
Subtotal	36,060,700	17,211,621	(18,849,079)
	-	-	-
<b>Parking Reinvestment Plan</b>			
9th & Front Garage: Stair Structural Repairs.....	182,000	95,033	(86,967)
10th & Front Garage: Structural Damage Prevention.....	150,000	55,718	(94,282)
ParkBOI Handrail & Guardrail IBC Update.....	150,000	300,000	150,000
Cap & Main Rout & Seal, Membrane Repairs.....	100,000	220,000	120,000
9th & Main Waterproof Membrane Replacement Maintenance (10 yr).....	250,000	220,000	(30,000)
10th & Front Waterproof Membrane Replacement Maintenance (10 yr).....	250,000	-	(250,000)
Cap & Myrtle Waterproof Membrane Replacement Maintenance (10 yr).....	250,000	32,000	(218,000)
10th & Front Stair Tower Enclosure - 10th St Side.....	100,000	100,000	-
Electric Vehicle Garage Project.....	-	85,000	85,000
9th & Front Elevator Repairs.....	-	50,000	50,000
10th & Front Structural Damage Prevention, Phase 2.....	-	30,000	30,000
Capitol & Main Water Ponding Repair.....	-	40,000	40,000
9th & Main Tier 1 & 2 Column Repairs.....	-	50,000	50,000
Subtotal	1,432,000	1,277,751	(154,249)
	-	-	-
<b>Mobility Projects</b>			
VRT Transit Assessment for Improvements.....	35,000	35,000	-
ParkBOI Initiatives.....	25,000	-	(25,000)
11th Street Mobility.....	-	5,500	5,500
Mobility Initiatives.....	-	100,000	100,000
City Go Contribution.....	60,000	60,000	-
Subtotal	120,000	200,500	80,500
	-	-	-





## FY2022 AMENDED BUDGET

### *Summary*

#### REVENUE

**Increment Revenue** - \$400k net increase in estimated FY2022 amended revenues due to:

- \$930k increase across four of five urban renewal districts as actual levy rates decreased only 8% instead of the 15% assumption used in the creation of the FY2022 original budget.
- \$530k decrease for 30<sup>th</sup> Street District revenues is the combination of the levy rate assumption variance (mentioned above) and incorrect data on the valuation reports received from the Ada County Assessor's Office when the Agency's budget was developed last summer. This reporting error resulted in original budgeted revenue for this district to be overstated by \$600k.

**Parking Revenue** - \$525k increase reflects the net impact of:

- Parking rate increase effective May 1, 2022 was not included in original.
- Year-to-date monthly revenue growth is trending higher than expected.
- Fewer first hour free discounts than originally budgeted for.

**Other Revenue** (Various Reimbursements) - Increase of \$2.6 million is the result of:

Changes in cost-share agreements with ACHD for road reconstruction in CCDC project areas. The Agency originally budgeted for reimbursements of \$1.3 million and is now expecting to receive \$3.9 million. Interagency agreements with ACHD include: 11<sup>th</sup> Street Roadways, Linen Blocks on Grove Street, and Old Boise Blocks on Grove Street.

**Working Capital Fund** - Synching with updated CIP projects, \$8.6 million will be utilized rather than \$33.4 million originally budgeted for.

The Agency's long-term business plan accounts for projected revenues and expenses and projects throughout the terms of all of the Agency's urban renewal districts and is the basis for the use of the working capital fund.

## EXPENDITURES

### OPERATING EXPENSES

#### Professional Services

\$782k decrease is the result of less spending than originally projected for this expense category across all urban renewal districts, operations, and parking funds.

### DEBT SERVICE & CONTRACTUAL OBLIGATIONS

#### Debt Service

In December 2021, the Agency did an early pay off of all three outstanding bonds for \$12 million. This resulted in an interest cost saving of approximately \$570k. The bond payment of \$12 million included:

- \$4 million scheduled payment for FY2022
- \$8 million early redemption of the three bonds

Bond	River-Myrtle / Old Boise	Parking	Total
2017 A	\$5,687,799		\$5,687,799
2017 B	\$2,296,074		\$2,296,074
2011 B		\$3,917,100	\$3,917,100
AHA Payment		\$170,000	\$170,000
<b>TOTAL</b>	<b>\$7,983,873</b>	<b>\$4,087,100</b>	<b>\$12,070,973</b>

### CAPITAL OUTLAY

#### Capital Improvement Projects

The \$36 million originally budgeted for capital projects is decreased by \$19 million in the FY2022 amended budget. Reductions are primarily the result of:

- \$12 million temporary/timing changes:
  - For capital improvement projects, we are currently experiencing delays of projects getting to construction due to Boise's expanding economy, robust development activity, and lingering pandemic related and staffing issues at partnering agencies. Specifically, in River Myrtle/Old Boise District, Linen Blocks and Old Boise Blocks streetscape improvements account for \$6.3 million of construction costs to be carried forward to FY2023; in Westside District, Rebuild 11th Street Blocks and State Street streetscape projects represent \$3.2 million of expenditures passed on to the upcoming fiscal year.
  - For property acquisitions, \$2.5 million will be carried forward for acquisitions in FY2023.

- \$7 million permanent changes/being reprogramed:
  - \$2 million from property acquisitions budget are being reprogramed to future years to cover inflation in construction materials and labor, as well as additional scope not originally anticipated on projects prior to public and partner agency outreach efforts.
  - \$4 million from property acquisitions budget are being reprogramed to future years to promote large housing and mixed use projects in the final years of the River Myrtle/Old Boise District.

### **Parking Reinvestment Plan (PRP) Projects**

Significant adjustments made to the PRP plan include:

- ParkBOI Handrail and Guardrail Update increased by \$150k in the amended budget due to winning bid coming in significantly higher than design professional's estimate.
- Capital & Main Rout & Seal and Membrane Repairs project costs increased by \$120k as scope was expanded.
- 10th & Front Waterproof Membrane Replacement originally planned for \$250k was delayed to a future year.
- Capitol & Myrtle Waterproof Membrane Replacement requires costs of \$218k to be delayed to FY2023 to coincide with concrete repairs.

### **Mobility Projects**

\$100k in Mobility Initiatives for the Bike Share 2.0 Pilot Sponsorship with Valley Regional Transit added to project list.

###

**EXHIBIT A**  
**CAPITAL CITY DEVELOPMENT CORPORATION**  
**PROPOSED FISCAL YEAR 2022 AMENDED BUDGET**

AN AMENDED ESTIMATE OF REVENUES AND EXPENSES OF THE CAPITAL CITY DEVELOPMENT CORPORATION FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2021 TO AND INCLUSIVE OF SEPTEMBER 30, 2022 (FISCAL YEAR 2022) AND NOTICE OF PUBLIC HEARING .

As required by Idaho Code, the Board of Commissioners of the Capital City Development Corporation has estimated the amount of money necessary for all purposes during Fiscal Year 2022 and prepared a proposed amended budget that includes an estimate of revenues and expenses and that reflects current Board policy on budget-related matters. As also required by Idaho Code, the amended budget will be entered into the minutes of the Agency and published in the Idaho Statesman newspaper. Citizens are invited to attend the budget hearing that begins at noon, August 24, 2022, at Capital City Development Corporation, 121 N. 9th St, Suite 501, Boise, Idaho. Citizens may submit written or oral comments concerning the Agency's proposed amended budget. A copy of the proposed amended budget is available at <https://ccdcboise.com> and also at Capital City Development Corporation (by appointment only) during regular business hours, weekdays, 8:00 a.m. to 5:00 p.m. Please notify CCDC at 208-384-4264 for any accommodations necessary for persons with disabilities.

	FISCAL YEAR 2020	FISCAL YEAR 2021	ORIGINAL FISCAL YEAR 2022	AMENDED FISCAL YEAR 2022
GENERAL/SPECIAL REVENUE FUNDS:	ACTUAL	ACTUAL	BUDGET	BUDGET
<b>GENERAL OPERATIONS FUND</b>				
Transfers	3,356,697	3,412,573	3,780,590	3,636,900
Other	188,697	177,939	196,540	202,098
Total Revenues	3,545,394	3,590,512	3,977,130	3,838,998
Total Expenses	3,545,394	3,590,512	3,977,130	3,838,998
<b>RIVER-MYRTLE / OLD BOISE REV ALLOC FUND</b>				
Revenue Allocation ( <i>Property Tax Increment</i> )	10,749,580	10,731,136	10,100,000	10,620,000
Transfers	(2,463,421)	(4,933,257)	24,311,941	8,182,879
Other	780,819	604,212	754,500	2,943,900
Total Revenues	9,066,978	6,402,090	35,166,441	21,746,779
Total Expenses	9,066,978	6,402,090	35,166,441	21,746,779
<b>WESTSIDE REVENUE ALLOCATION FUND</b>				
Revenue Allocation ( <i>Property Tax Increment</i> )	4,004,237	4,166,300	4,100,000	4,190,000
Transfers	(3,296,924)	(616,019)	3,624,386	(1,256,606)
Other	435,791	2,170,405	1,314,114	1,907,555
Total Revenues	1,143,104	5,720,686	9,038,500	4,840,949
Total Expenses	1,143,104	5,720,686	9,038,500	4,840,949
<b>30TH STREET REVENUE ALLOCATION FUND</b>				
Revenue Allocation ( <i>Property Tax Increment</i> )	800,108	961,780	1,600,000	1,070,000
Transfers	(499,573)	(650,088)	802,122	(121,000)
Other	11,241	2,063	0	0
Total Revenues	311,776	313,755	2,402,122	949,000
Total Expenses	311,776	313,755	2,402,122	949,000
<b>SHORELINE REVENUE ALLOCATION FUND</b>				
Revenue Allocation ( <i>Property Tax Increment</i> )	116,217	267,800	430,000	470,000
Transfers	(116,987)	(240,041)	(55,000)	(439,000)
Other	770	281	0	0
Total Revenues	0	28,041	375,000	31,000
Total Expenses	0	28,041	375,000	31,000
<b>GATEWAY EAST REVENUE ALLOCATION FUND</b>				
Revenue Allocation ( <i>Property Tax Increment</i> )	718,793	1,488,373	2,250,000	2,530,000
Transfers	(661,996)	(1,339,604)	(213,500)	(1,416,873)
Other	1,406	992	0	0
Total Revenues	58,203	149,761	2,036,500	1,113,127
Total Expenses	58,203	149,761	2,036,500	1,113,127
<b>PARKING FUND</b>				
Parking Operation	6,052,228	6,460,831	7,626,562	8,083,145
Transfers	(1,348,642)	(4,337,787)	955,710	(108,107)
Other	285,462	4,012,875	71,000	206,500
Total Revenues	4,989,048	6,135,918	8,653,271	8,181,538
Total Expenses	4,989,048	6,135,918	8,653,271	8,181,538
<b>DEBT SERVICE FUND</b>				
Pass-through Lease	103,111	104,850	106,795	0
Transfers	0	0	0	0
Total Revenues	103,111	104,850	106,795	0
Total Expenses	103,111	104,850	106,795	0
<b>TOTAL REVENUES</b>	<b>\$ 19,217,614</b>	<b>\$ 22,445,612</b>	<b>\$ 61,755,759</b>	<b>\$ 40,701,391</b>
<b>TOTAL EXPENSES</b>	<b>\$ 19,217,614</b>	<b>\$ 22,445,612</b>	<b>\$ 61,755,759</b>	<b>\$ 40,701,391</b>

MOTION TO APPROVE THE PROPOSED AMENDED BUDGET PASSED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO, THIS 8TH DAY OF AUGUST 2022. This is an accurate statement of the proposed expenditures and revenues as presented to the Board of Commissioners for Fiscal Year 2022 as amended. APPROVED BY THE VICE CHAIR OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 8TH DAY OF AUGUST 2022. Dana Zuckerman, Chair, Lauren McLean, Secretary.





BLANK PAGE



## AGENDA BILL

<b>Agenda Subject:</b> Proposed FY2023 Original Budget		<b>Date:</b> August 8, 2022
<b>Staff Contact:</b> Joey Chen, Finance & Administration Director Holli Klitsch, Controller	<b>Attachments:</b> 1. <i>Proposed</i> FY2023 Original Budget 2. <i>Proposed</i> Notice of Public Hearing	
<b>Action Requested:</b> 1. Tentatively Approve <i>Proposed</i> FY2023 Original Budget 2. Advertise Public Hearing at August 24, 2022 Special Board Meeting		

### Background:

The Agency's fiscal year runs from October 1 to the following September 30. Each fiscal year's Original Budget accounts for all revenues from all sources and all expenses for all Agency general operations, capital improvement projects, development contracts, parking activities, debt service and pass-through funds.

### Fiscal Notes:

*Proposed* FY2023 Original Budget                      \$ 60,002,995

The budget document illustrates the sources and uses of all budgeted funds, summarizes all revenues and expenses, and provides comprehensive expenditure detail and narrative of notable changes.

### Staff Recommendation:

Tentatively approve FY2023 Original Budget and advertise the August 24, 2022 public hearing.

### Suggested Motion:

I move to tentatively approve the FY2023 Original Budget totaling \$60,002,995 and set the time and date of Noon, August 24, 2022, for the statutorily-required public hearing on the Agency's budget for the coming fiscal year.



# **FY2023 ORIGINAL BUDGET**

October 1, 2022 - September 30, 2023

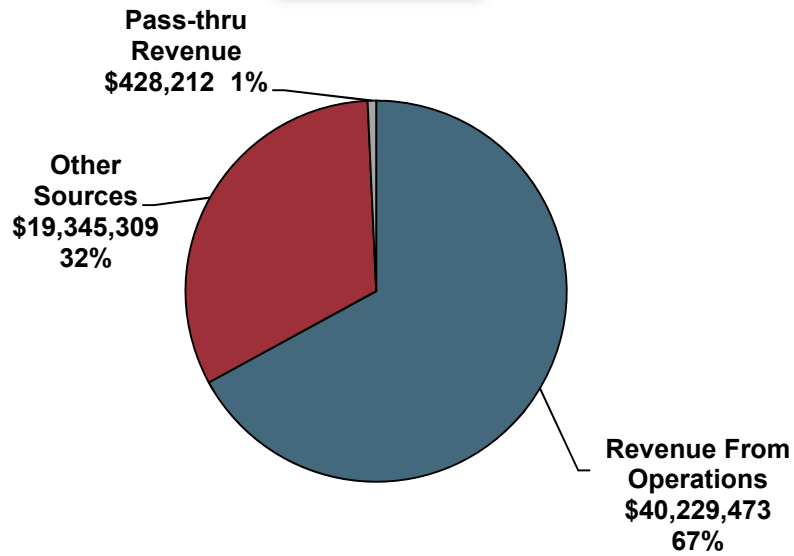
***PROPOSED***



## FY2023 ORIGINAL Budget

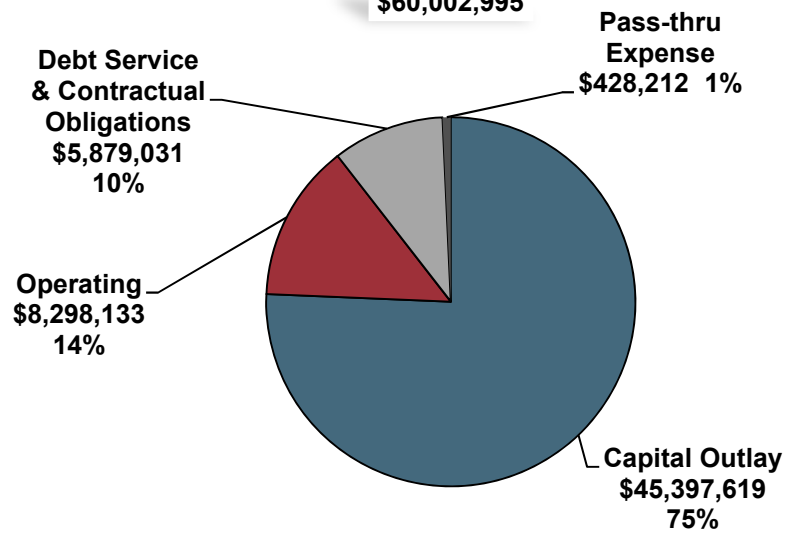
### Sources

\$60,002,995



### Uses

\$60,002,995



FY2023 ORIGINAL BUDGET REVENUE SUMMARY		2022 ORIGINAL	2022 AMENDED	2023 ORIGINAL
<b>Revenue from Operations</b>				
* Revenue Allocation (Tax Increment).....		18,480,000	18,880,000	26,080,000
* Parking Revenue.....		7,636,762	8,161,615	8,478,132
Other Revenues (Various Reimbursements).....		1,678,800	4,310,753	5,671,341
Subtotal		\$ 27,795,562	\$ 31,352,368	\$ 40,229,473
<b>Other Sources</b>				
Misc. Revenues (Grants/Leases/Property Transactions).....		181,914	317,414	184,086
Use of (Transfer to) Working Capital Fund.....		33,354,489	8,607,815	19,161,223
Subtotal		\$ 33,536,403	\$ 8,925,228	\$ 19,345,309
<b>Subtotal - Revenue from Operations</b>		<b>\$ 61,331,964</b>	<b>\$ 40,277,596</b>	<b>\$ 59,574,783</b>
<b>Pass-Through Revenue</b>				
Ada County Courthouse Corridor Leases.....		423,795	423,795	428,212
Subtotal		\$ 423,795	\$ 423,795	\$ 428,212
<b>TOTAL REVENUE</b>		<b>\$ 61,755,759</b>	<b>\$ 40,701,391</b>	<b>\$ 60,002,995</b>
<b>EXPENSE SUMMARY</b>				
<b>Operating Expense</b>				
Services & Operations.....		2,821,661	2,617,887	2,965,569
Personnel Costs.....		2,470,650	2,489,900	2,998,000
Facilities Management.....		989,289	838,347	977,354
Professional Services .....		1,639,000	856,800	1,357,210
Subtotal		\$ 7,920,600	\$ 6,802,934	\$ 8,298,133
<b>Debt Service &amp; Contractual Obligations</b>				
Debt Service.....		12,324,042	12,070,973	170,000
Contractual Obligations (part of CIP).....		3,428,622	2,583,817	5,709,031
Subtotal		\$ 15,752,664	\$ 14,654,790	\$ 5,879,031
<b>Capital Outlay</b>				
Office Furniture/Computer Equipment.....		46,000	130,000	45,000
* Capital Improvement Projects (part of CIP).....		36,060,700	17,211,621	42,593,119
* Parking Reinvestment Plan (PRP).....		1,432,000	1,277,751	2,520,000
* Mobility Projects.....		120,000	200,500	239,500
Subtotal		\$ 37,658,700	\$ 18,819,872	\$ 45,397,619
<b>Subtotal - Expenses for Operations</b>		<b>\$ 61,331,964</b>	<b>\$ 40,277,596</b>	<b>\$ 59,574,783</b>
<b>Pass-Through Expense</b>				
Ada County Courthouse Corridor Leases.....		423,795	423,795	428,212
Subtotal		\$ 423,795	\$ 423,795	\$ 428,212
<b>TOTAL EXPENSE</b>		<b>\$ 61,755,759</b>	<b>\$ 40,701,391</b>	<b>\$ 60,002,995</b>

\* Detail Attached



FY2023 ORIGINAL BUDGET REVENUE DETAIL	2022 ORIGINAL	2022 AMENDED	2023 ORIGINAL
<b>Revenue Allocation (Tax Increment)</b>			
State Street District.....	-	-	1,110,000
Gateway East District.....	2,250,000	2,530,000	5,210,000
Shoreline District.....	430,000	470,000	620,000
30th Street District.....	1,600,000	1,070,000	1,450,000
Westside District.....	4,100,000	4,190,000	4,810,000
River Myrtle-Old Boise District.....	10,100,000	10,620,000	12,880,000
Subtotal	18,480,000	18,880,000	26,080,000
	-	-	-
<b>Parking Revenue</b>			
Hourly Parkers.....	5,897,702	5,989,138	6,214,803
Monthly Parkers.....	3,522,341	3,592,430	4,041,637
Validation / Special Events / Violation.....	196,047	285,394	295,653
Hotel Parking Revenue.....	236,721	249,905	259,839
First Hour Free Discount.....	(2,606,249)	(2,354,722)	(2,493,749)
Other Parking Revenues.....	390,200	399,470	159,950
Subtotal	7,636,762	8,161,615	8,478,132
	-	-	-

<b>FY2023 ORIGINAL BUDGET EXPENSE DETAIL</b>	<b>2022 ORIGINAL</b>	<b>2022 AMENDED</b>	<b>2023 ORIGINAL</b>
<b>Capital Improvement Projects</b>			
State Street District.....	-	-	200,000
Gateway East District.....	1,790,000	955,000	3,900,000
Shoreline District.....	250,000	25,000	425,000
30th Street District.....	2,240,000	845,000	841,583
Westside District.....	7,001,500	4,316,644	10,440,926
River Myrtle-Old Boise District.....	24,779,200	11,069,977	26,785,610
Subtotal	36,060,700	17,211,621	42,593,119
	-	-	-
<b>Parking Reinvestment Plan</b>			
9th & Front Garage: Stair Structural Repairs.....	182,000	95,033	-
10th & Front Garage: Structural Damage Prevention.....	150,000	55,718	-
ParkBOI Handrail & Guardrail IBC Update.....	150,000	300,000	150,000
Cap & Main Rout & Seal, Membrane Repairs.....	100,000	220,000	-
9th & Main Waterproof Membrane Replacement Maintenance (10 yr).....	250,000	220,000	-
10th & Front Waterproof Membrane Replacement Maintenance (10 yr).....	250,000	-	-
Cap & Myrtle Waterproof Membrane Replacement Maintenance (10 yr).....	250,000	32,000	450,000
10th & Front Stair Tower Enclosure - 10th St Side.....	100,000	100,000	-
Electric Vehicle Garage Project.....	-	85,000	80,000
9th & Front Elevator Repairs.....	-	50,000	-
10th & Front Structural Damage Prevention, Phase 2.....	-	30,000	1,510,000
Capitol & Main Water Ponding Repair.....	-	40,000	-
9th & Main Tier 1 & 2 Column Repairs.....	-	50,000	50,000
9th & Front Tier 1 Repairs.....	-	-	80,000
11th & Front Tier 1 Repairs.....	-	-	200,000
Subtotal	1,432,000	1,277,751	2,520,000
	-	-	-
<b>Mobility Projects</b>			
VRT Transit Assessment for Improvements.....	35,000	35,000	38,000
ParkBOI Initiatives.....	25,000	-	25,000
11th Street Mobility.....	-	5,500	16,500
Mobility Initiatives.....	-	100,000	100,000
City Go Contribution.....	60,000	60,000	60,000
Subtotal	120,000	200,500	239,500
	-	-	-



# FY2023 ORIGINAL BUDGET

## *Summary*

### REVENUE

#### ASSESSED TAXABLE VALUES

- The combined assessed value of taxable property in all of the Agency's current urban renewal districts increased 51% since last year, from \$1.8 billion to \$2.7 billion.
- FY2023 will be the first fiscal year of the Agency's newest district: State Street. The district's assessed value is comprised of 4% of the total assessed value of all CCDC urban renewal districts. State Street is a 20 year district which will sunset in 2042.

ASSESSED TAXABLE VALUES		
Urban Renewal District	FY2022 Final	FY2023 Estimates
State Street	--	\$112,916,300
Gateway East	\$245,752,593	\$559,162,900
Shoreline	\$46,116,264	\$66,229,200
30th Street	\$104,290,320	\$155,589,900
Westside	\$399,853,552	\$500,745,700
River Myrtle / Old Boise	\$1,014,257,720	\$1,346,693,400
<b>TOTAL</b>	<b>\$1,810,270,449</b>	<b>\$2,741,337,400</b>

#### INCREMENT REVENUE

FY2022 amended to FY2023 original total increment revenue increased by 38% and \$7.2 million to a new total of \$26.1 million.

- Increment revenue increases are consistent with escalations in assessed property values across the Treasure Valley primarily due to new activities and construction.
- In its first year, the State Street District will generate \$1.1M or 4% of the total increment revenue generated by all six CCDC URDs.

<b>INCREMENT REVENUE</b>			
<b>Urban Renewal District</b>	<b>FY2022 Amended</b>	<b>FY2023 Estimates</b>	<b>\$ Change</b>
State Street	--	\$1,110,000	\$1,110,000
Gateway East	\$2,530,000	\$5,210,000	\$2,680,000
Shoreline	\$470,000	\$620,000	\$150,000
30th Street	\$1,070,000	\$1,450,000	\$380,000
Westside	\$4,190,000	\$4,810,000	\$620,000
River Myrtle / Old Boise	\$10,620,000	\$12,880,000	\$2,260,000
<b>TOTAL</b>	<b>\$18,880,000</b>	<b>\$26,080,000</b>	<b>\$7,200,000</b>

## **PARKING REVENUE**

Parking revenue is budgeted at \$8.5 million for FY2023, increasing \$316k in comparison to the FY2022 amended budget.

- Hourly Parking Revenue
  - Based on current trends, an increase of 2% is anticipated for FY2023 over the FY2022 amended budget.
  - FY2023 hourly parking revenue is budgeted at 97% of pre-pandemic (FY2019) levels.
- Monthly Parking Revenue
  - 12% increase estimated for this revenue category. In addition to the rate increase on May 1, 2022, strong revenue growth is also expected from increased monthly permit sales as more workers are returning to the office as well as the increase in opportunities for downtown living.
  - Monthly parking revenue is budgeted at 105% of pre-pandemic (FY2019) revenues.
- Parking Rates
  - Increase went into effect May 1, 2022. These higher rates will be in effect for twelve months of FY2023, versus only five months of FY2022.
  - Hourly Rate: no proposed changes during FY2023. Currently 1<sup>st</sup> Hour Free then \$3 per hour; \$20 daily maximum (9<sup>th</sup> & Main, Capital & Main), \$15 daily maximum (all other garages).
  - Monthly Rate: no proposed changes during FY2023.

**OTHER REVENUE** (Various Reimbursements) of \$5.7 million primarily comprised of:

Reimbursements from ACHD for road reconstruction in CCDC project areas. Specifically, these projects include:

- 11th Street Roadway, Streetscape, and Bike Lanes (RMOB & WS)
- Grove Street – Linen Blocks (RMOB)
- Grove Street – Old Boise Blocks (RMOB)

ACHD to replace current roadway surfaces while CCDC works on streetscapes and bike lanes. Through these interagency agreements, one contractor is utilized thereby reducing construction inconveniences for citizens and businesses.

**WORKING CAPITAL FUND** - FY2023 budget taps the working capital fund for \$19.2 million.

Integral to the Agency's long-term business plan, the working capital fund accounts for projected / estimated revenues and expenses and projects throughout the terms of all of the Agency's urban renewal districts.

## EXPENDITURES

### OPERATING EXPENSES

#### Services and Operations

Parking services and operations budget is \$2.3 million of the total \$3 million budgeted for this expense category.

- Due to the current labor market, the parking garage operator is increasing hourly pay rates to attract and retain staff. Additionally, as garage usage increases, so does the need for additional staff hours and/or headcount.
- Office expenses, specifically rent costs are increasing by 9%. Also, after a two year hiatus, the parking garage operator is reintroducing a customer service training module for ParkBOI employees.

#### Bond Payments / Debt Service

As the Agency's three outstanding bonds were paid off in FY2022, the only item remaining in this expense category is the semi-annual Affordable Housing Assistance (AHA) payment to Civic Plaza for debt service coverage totaling \$170k annually. These payments are currently scheduled to continue until FY2024.



## **CAPITAL OUTLAY**

### **Capital Improvement Plan (CIP) Projects**

- \$42.6 million + \$5.7 million Contractual Obligations = \$48.3 million total CIP
- The FY2023 CIP prioritizes support for housing partnerships and construction of multi-year transformative projects.
- The timing issues experienced with FY2022 projects are expected to be resolved and significant construction is planned for FY2023 (and beyond). The Agency's development team has spent the last couple of years working on several transformative projects that are just breaking ground.
- Additionally, significant investments are anticipated for River Myrtle/Old Boise and Westside as the sunset of the districts are quickly approaching in FY2025 and FY2026, respectively.

### **Parking Reinvestment Plan (PRP) Projects**

- \$2.5 million. All budgeted projects and amounts in attached detail pages.

### **Mobility Projects**

- \$240k. All budgeted projects and amounts in attached detail pages.

---

### **Pass-Through Revenue & Expense**

Ada County Courthouse Corridor Leases are comprised of two agreements:

- Lease revenue of about \$105k per year paid by Civic Plaza and passed-through to Ada County for parcels 3A and 3C (master ground lease) and condominium units 201A and 202 (supplemental ground lease).
- Parking access revenue of \$317k paid annually by the University of Idaho for access to the Idaho Water Center and passed-through to trustee US Bank.

Per independent auditor review, the debt service on the Series 2016 Lease Revenue Bonds, GBAD Expansion Project (\$23.1 million) conduit financing is shown as a note disclosure in the Agency's financial statements. That passed-through amount does not appear on CCDC's balance sheet or income statement so is not included in Agency budgets.

---

###

**EXHIBIT A**  
**CAPITAL CITY DEVELOPMENT CORPORATION**  
**PROPOSED FISCAL YEAR 2023 ORIGINAL BUDGET**

AN ESTIMATE OF REVENUES AND EXPENSES OF THE CAPITAL CITY DEVELOPMENT CORPORATION FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2022 TO AND INCLUSIVE OF SEPTEMBER 30, 2023 (FISCAL YEAR 2023), AND NOTICE OF PUBLIC HEARING .

As required by Idaho Code, the Board of Commissioners of the Capital City Development Corporation has estimated the amount of money necessary for all purposes during Fiscal Year 2023 and prepared a proposed budget that includes an estimate of revenues and expenses and that reflects current Board policy on budget-related matters. As also required by Idaho Code, the budget will be entered into the minutes of the Agency and published in the Idaho Statesman newspaper. Citizens are invited to attend the budget hearing that begins at noon, August 24, 2022 at Capital City Development Corporation, 121 N. 9th St, Suite 501, Boise, Idaho. Citizens may submit written or oral comments concerning the Agency's proposed budget. A copy of the proposed budget is available at <https://ccdcboise.com> and also at Capital City Development Corporation (by appointment only) during regular business hours, weekdays, 8:00 a.m. to 5:00 p.m. Please notify CCDC at 208-384-4264 for any accommodations necessary for persons with disabilities.

	FISCAL YEAR 2021 ACTUAL	AMENDED FISCAL YEAR 2022 BUDGET	ORIGINAL FISCAL YEAR 2023 BUDGET
<b>GENERAL/SPECIAL REVENUE FUNDS:</b>			
<b>GENERAL OPERATIONS FUND</b>			
Transfers	3,412,573	3,636,900	4,053,500
Other	177,939	202,098	221,394
Total Revenues	3,590,512	3,838,998	4,274,894
Total Expenses	3,590,512	3,838,998	4,274,894
<b>RIVER-MYRTLE / OLD BOISE REV ALLOC FUND</b>			
Revenue Allocation ( <i>Property Tax Increment</i> )	10,731,136	10,620,000	12,880,000
Transfers	(4,933,257)	8,182,879	13,414,234
Other	604,212	2,943,900	4,171,750
Total Revenues	6,402,090	21,746,779	30,465,984
Total Expenses	6,402,090	21,746,779	30,465,984
<b>WESTSIDE REVENUE ALLOCATION FUND</b>			
Revenue Allocation ( <i>Property Tax Increment</i> )	4,166,300	4,190,000	4,810,000
Transfers	(616,019)	(1,256,606)	6,568,410
Other	2,170,405	1,907,555	2,003,839
Total Revenues	5,720,686	4,840,949	13,382,249
Total Expenses	5,720,686	4,840,949	13,382,249
<b>30TH STREET REVENUE ALLOCATION FUND</b>			
Revenue Allocation ( <i>Property Tax Increment</i> )	961,780	1,070,000	1,450,000
Transfers	(650,088)	(121,000)	(481,417)
Other	2,063	0	0
Total Revenues	313,755	949,000	968,583
Total Expenses	313,755	949,000	968,583
<b>SHORELINE REVENUE ALLOCATION FUND</b>			
Revenue Allocation ( <i>Property Tax Increment</i> )	267,800	470,000	620,000
Transfers	(240,041)	(439,000)	(75,000)
Other	281	0	0
Total Revenues	28,041	31,000	545,000
Total Expenses	28,041	31,000	545,000
<b>GATEWAY EAST REVENUE ALLOCATION FUND</b>			
Revenue Allocation ( <i>Property Tax Increment</i> )	1,488,373	2,530,000	5,210,000
Transfers	(1,339,604)	(1,416,873)	(938,784)
Other	992	0	0
Total Revenues	149,761	1,113,127	4,271,216
Total Expenses	149,761	1,113,127	4,271,216
<b>STATE STREET REVENUE ALLOCATION FUND</b>			
Revenue Allocation ( <i>Property Tax Increment</i> )	0	0	1,110,000
Transfers	0	0	(710,000)
Other	0	0	0
Total Revenues	0	0	400,000
Total Expenses	0	0	400,000
<b>PARKING FUND</b>			
Parking Operation	6,460,831	8,083,145	8,371,182
Transfers	(4,337,787)	(108,107)	(2,818,614)
Other	4,012,875	206,500	142,500
Total Revenues	6,135,918	8,181,538	5,695,069
Total Expenses	6,135,918	8,181,538	5,695,069
<b>DEBT SERVICE FUND</b>			
Pass-through Lease	104,850	0	0
Transfers	0	0	0
Total Revenues	104,850	0	0
Total Expenses	104,850	0	0
TOTAL REVENUES	\$ 22,445,612	\$ 40,701,391	\$ 60,002,995
TOTAL EXPENSES	\$ 22,445,612	\$ 40,701,391	\$ 60,002,995

MOTION TO APPROVE THE PROPOSED BUDGET PASSED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO, THIS 8TH DAY OF AUGUST 2022. This is an accurate statement of the proposed expenditures and revenues as presented to the Board of Commissioners for Fiscal Year 2023. APPROVED BY THE VICE CHAIR OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 8TH DAY OF AUGUST 2022. Dana Zuckerman, Chair. Lauren McLean, Secretary .



BLANK PAGE



## AGENDA BILL

<b>Agenda Subject:</b> Approve Proposed Mural for 17 <sup>th</sup> and Idaho Investment LLC (1721 W Idaho Street – the Martha) Type 5 Project		<b>Date:</b> August 8, 2022
<b>Staff Contact:</b> Alexandra Monjar	<b>Attachments:</b> Concept Proposal	
<b>Action Requested:</b> Approve the mural concept as proposed for The Martha Type 5 Project as provided in Section 2.8 of the Disposition and Development Agreement with 17 <sup>th</sup> and Idaho Investment LLC executed July 12, 2021.		

### Background:

The Martha will provide 48 mixed-income housing units with a mix of studios, one-, and two-bedroom units. For a period of eight years following completion, the project's average rent will be no more than 30% of 100% AMI with units affordable to households earning between 60-120% AMI. The project also includes a community lawn, ground level patios, bicycle parking, and targets LEED Silver certification.

This project is the result of a Type 5 disposition of Agency-owned property intended to redevelop vacant, underutilized property in the Westside District into attainable housing. On July 1, 2020, the Agency purchased real property then addressed as 1715 W. Idaho Street and issued a Request for Qualifications/Proposals (RFQ-P) on October 19, 2020 seeking proposals for the site. Following review of the three proposals received by the December 18, 2020 deadline, the Agency Board selected the SMR Development LLC as the best qualified to develop the site and directed staff to negotiate an Agreement to Negotiate Exclusively (ANE) with this team by approving Resolution 1695 on February 8, 2021. The Board approved the ANE with 17<sup>th</sup> and Idaho Investment LLC through Resolution 1699 on March 8, 2021.

On May 11, 2021, the Agency approved the Design and Development Plan (DDP) for The Martha. The DDP included as a key feature of the project a mural intended to enhance a portion of the exterior finish. On July 12, 2021, the Board approved the Disposition and Development Agreement (DDA) via Resolution 1711. In Section 2.8 of the DDA, the Agency Board retained its right to review and approve the mural concept. Per the DDA, the Developer will provide the Agency with its proposed mural design, which the Agency may approve or "object with detailed specificity such that specially identified changes can be made to the mural design." If the Agency requests changes, the Developer will make such changes and re-submit the concept for Agency approval. Mural installation is currently planned for September 12 through 23, 2022.

### Fiscal Notes:

The Agency is not participating in the cost of the mural and this action will have no impact on the Agency's participation with The Martha. Agency participation in the project includes up to \$1,242,569 in reimbursements for land (\$605,000), public improvements (\$423,104), and soil remediation (\$214,465).

**Staff Recommendation:**

Staff recommends approval of the mural concept as proposed.

**Suggested Motion:**

Approve the mural concept as proposed for The Martha





LORELLE RAU  
STUDIOS

## MURAL CONCEPT PROPOSAL

The Martha

1721 W Idaho St

Artist: Lorelle Rau

Title: *Foothills in Summer*

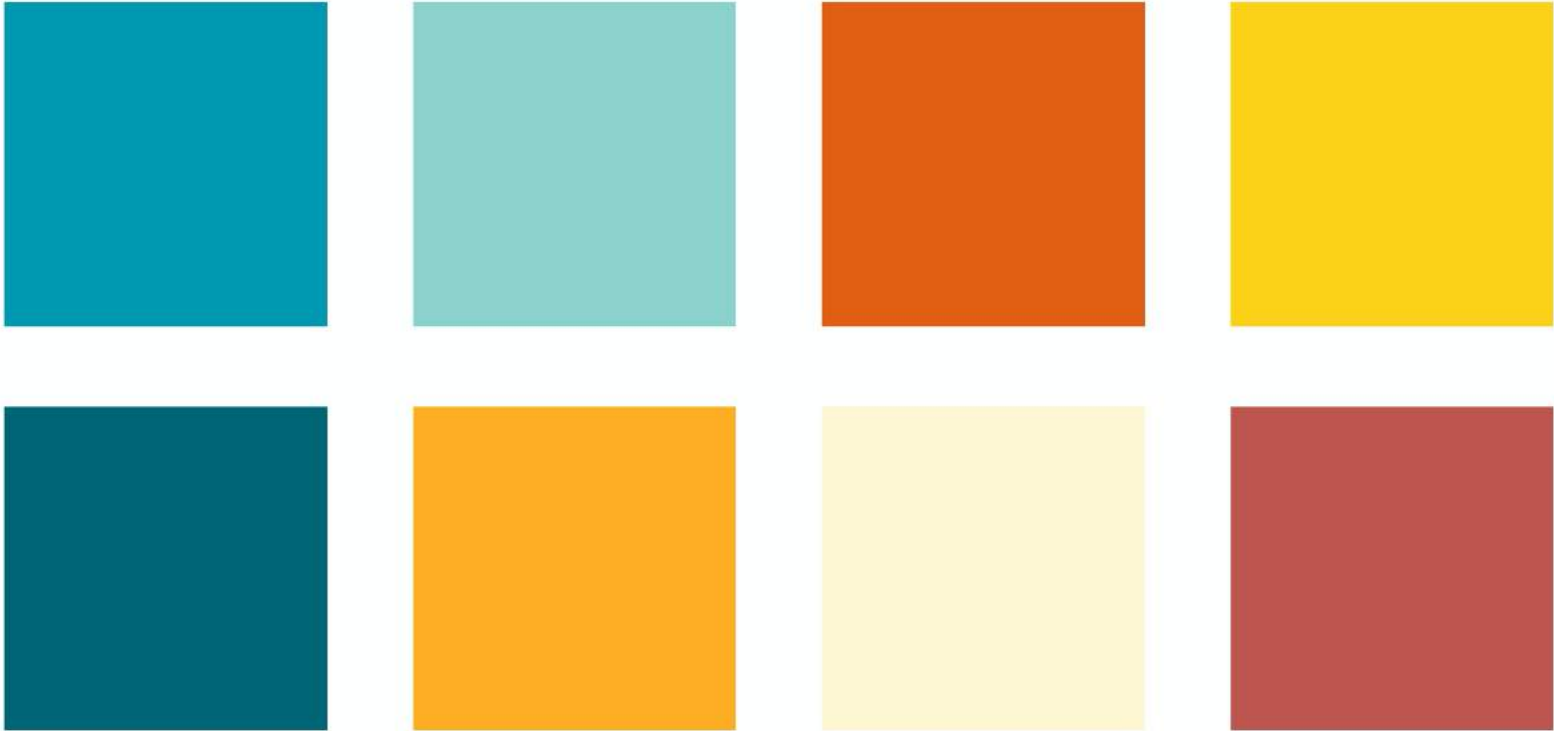
Medium: Exterior latex paint on Gypsum sheets

Qty/Artwork Dimensions: 36'2" height x 20'7" width

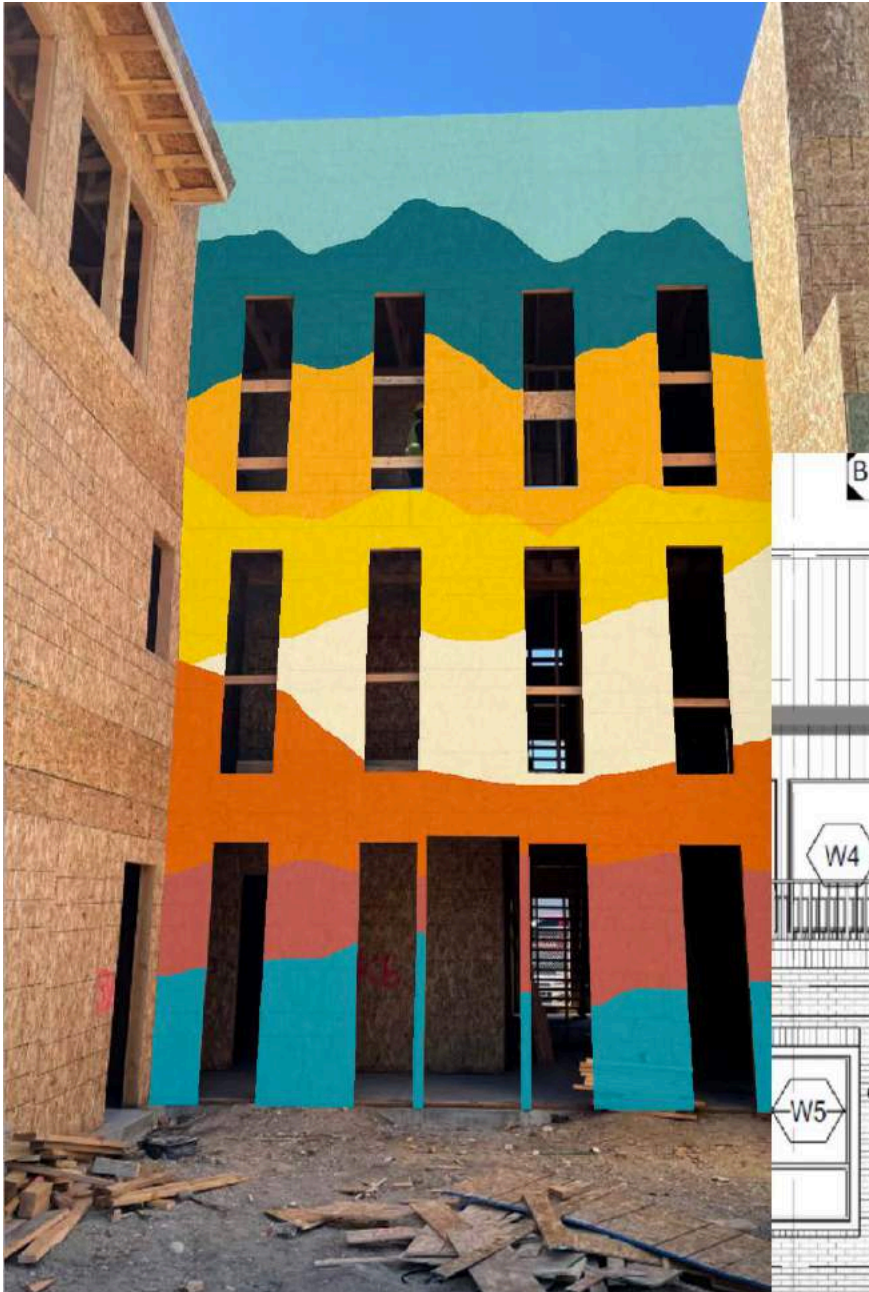
Color Scheme: Please see page 2

Concepts: Using striations of color and lines mimicking mountain contours, this mural will reference the Boise Front Range in the summertime. This abstract mountain landscape will create a bright, welcoming atmosphere and enhance The Martha Building's exterior facing the residential side of Idaho Street in West Downtown Boise

COLOR PALETTE



# MOCK-UP



*\* this rendering does not depict the final mural design but shows a sketch of what is possible; feedback on color scheme and composition is welcome*

## ARTWORK SAMPLES



MURAL SAMPLES





## MURAL SAMPLES



Lorelle Rau – Concept Proposal – The Martha Building, Mural Project

# ARTIST STATEMENT

Lorelle Rau is a contemporary collage artist, who uses cut paper and appropriated imagery to investigate concepts ranging from nature and place to personal experiences.

Rau's *Mountain Series* reveals the transformative qualities of nature, specifically the rich contours and textures of the mountains, and the constant changes they undergo. Rau's creative process strives to integrate the spontaneity of the natural world and is based on her experience in the backcountry. Hiking enables her to become fully immersed in the moment— focusing on her body, breath, surroundings, and destination. While ascending, mountain contours begin to flood her field of vision. Rau says that form, color, and shape surround her, and she is consumed by the vastness of space. Line allows her to study the landscape at a distance; texture permits her to investigate her surroundings more deeply. This series references how Lorelle sees and experiences the mountains and how she explores the feeling of being present in nature.

Rau's harmonious compositions piece together snippets of found paper and captured imagery to create graceful linear vistas and abstract scenes that coordinate color, texture, and shape with balanced intention. Her process is guided by an intuitive context, where the elements come together by adding and extracting forms and expertly bringing line and detail into play within the landscape.

## BIOGRAPHY

Lorelle earned an MA in Arts Administration from the Savannah College of Art and Design in 2015 and received a BS in Art Management and BA in Studio Art from Appalachian State University. Lorelle was the recipient of the Alexa Rose Foundation Grant in 2019, and her work is part of several private and public collections throughout the United States. Notable collections include PacificSource, Microsoft, Charter Communications, Boston Children's Hospital, HCA Healthcare, and the Boise City Department of Arts and History. She is currently the Assistant Director of Capitol Contemporary Gallery in downtown Boise and works independently as an art consultant where she assists individuals and businesses procure artwork. When she is not fully immersed in the visual arts, she enjoys hiking in the Boise foothills and Idaho backcountry with her husband and dog, Tanner.



BLANK PAGE





## AGENDA BILL

<b>Agenda Subject:</b> 1210 W Grove St – The Broadstone Saratoga – Type 4 Participation Designation		<b>Date:</b> August 8, 2022
<b>Staff Contact:</b> Kevin Holmes	<b>Attachments:</b> 1) Site Map 2) Renderings 3) Public Improvement Plans	
<b>Action:</b> Designate the Broadstone Saratoga as eligible for Capital Improvement Project Coordination Participation and direct staff to negotiate a Type 4 Agreement with Alliance Realty Partners, LLC for future board approval.		

### Background:

The Broadstone Saratoga is a planned seven-story, mixed-use building with 334 units and ground floor commercial space. The project encompasses a full city block in the River-Myrtle / Old Boise District and is bounded by 12<sup>th</sup> and 13<sup>th</sup> Streets to the east and west and Grove and Front Streets to the north and south.

This mixed-use project is being developed by Alliance Realty Partners, LLC, a multi-family developer based out of Seattle. This will be their first project in Idaho and will build upon a portfolio of multi-family projects in the Pacific Northwest, with 2,100 units built and another 1,300 under construction.

The project, which has an estimated total development cost of \$100 million, will include 263,990 square feet of residential space, ranging from studios to 2-bedroom units, and with a current estimated rental rate of \$1,500 to \$2,000 per month. The existing public alley will provide access to 377 parking spaces. Over 7,000 square feet of ground floor retail, and residential lobby space and amenities provide an active street frontage.

Construction of the Broadstone Saratoga is planned to begin Fall/Winter 2022 and complete in November 2024. This coincides with the Linen Blocks on Grove Street Streetscape Improvement Project. This Agency-led capital project enhances Grove Street as a multi-modal corridor with raised protected bike lanes, upgraded streetscapes, roadway reconstruction, and added placemaking and public space elements.

Type 4 Capital Improvement Project Coordination program allows CCDC to subcontract with Alliance Realty Partners, LLC to construct planned public improvements adjacent to the Broadstone Saratoga. This partnership creates construction efficiencies for both projects and avoids damaging new public infrastructure.



The anticipated scope includes constructing the CCDC-designed streetscapes adjacent to the project, between the back of curb to the property line.

Type 4 projects are eligible for reimbursement of up to 100% of public improvement costs, with a not-to-exceed amount based on the project's budget programmed in the adopted Five Year Capital Improvements Plan. Timing of Type 4 assistance is determined on a case-by-case basis, and in this case would be upon completion of the project and the Agency's verification of cost documentation, inspection, and approval of the improvements.

If designated today, the Agency will bring a final agreement for approval this fall. It will include the final scope and schedule details. Reimbursement for approved eligible expenses is anticipated to happen in Q4 2024.

The Broadstone Saratoga meets the requirements of the Participation Program as approved by the CCDC Board and promotes the objectives of the River-Myrtle / Old Boise District and adopted Capital Improvement Plan.

**Summary:**

- 1210 W Grove St
- 334-unit multi-family with 7,000 square feet ground floor commercial
- \$100M Total Development Cost
- ~\$1,326,000 Total Eligible Expenses
- ~\$660,000 Eligible Expenses shared with Linen Blocks on Grove Street CIP project

**Timeline:**

- May 2022 – Design Review Approval
- June 2022 – Applied for Participation
- August 2022 – Type 4 Designation
- October 2022 – Type 4 Approval
- November 2022 – Construction begins
- December 2024 – Construction complete and CCDC reimburses approved expenses

**Fiscal Notes:**

The project has estimated Eligible Expenses up to approximately \$1,326,000. These expenses are included in the proposed FY2023-FY2027 Five-Year Capital Improvement Plan within the budget for the Linen Blocks on Grove Street project and Participation Program partnerships.

**Staff Recommendation:**

Direct the Agency to negotiate a Type 4 Participation Agreement for future board approval.

**Suggested Motion:**

I move to direct staff to negotiate a final Type 4 Participation Agreement with Alliance Realty Partners, LLC for future board approval.

0.02 Miles

Map Scale: 1:209,52

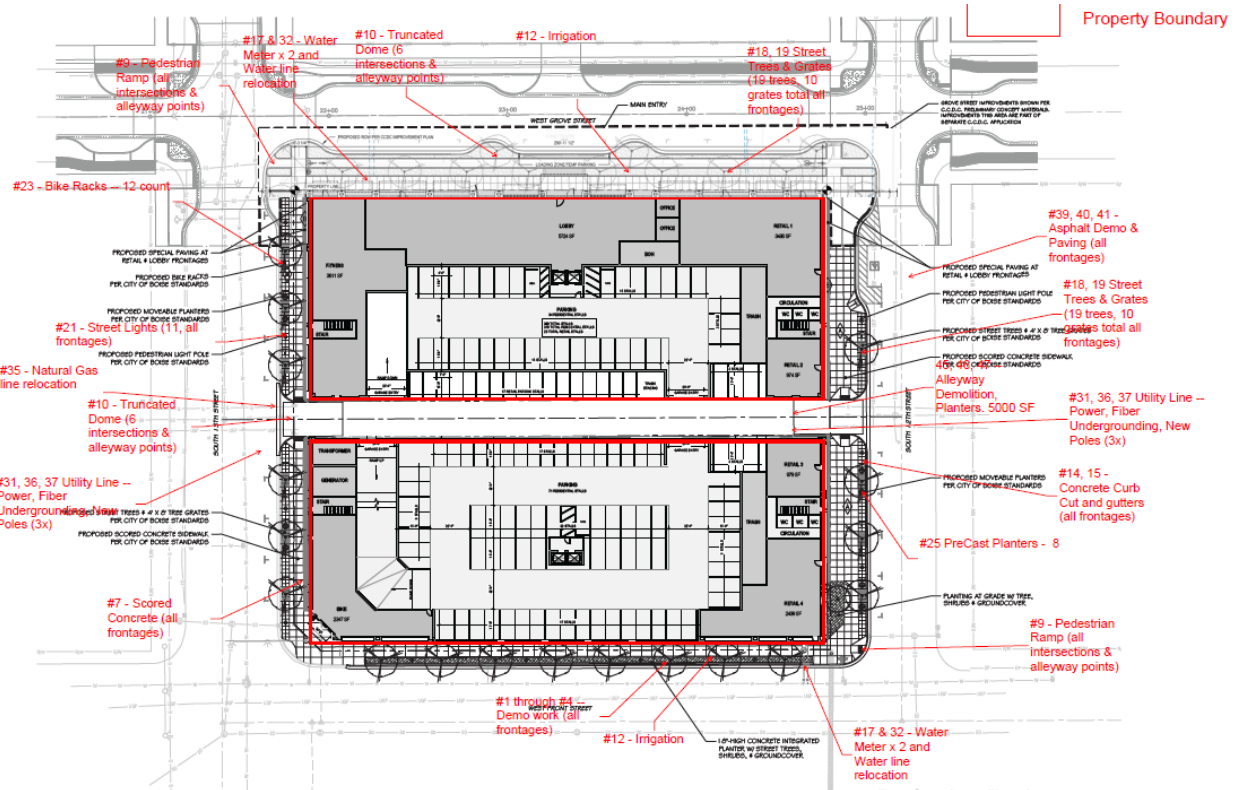


## Attachment #2 – Renderings

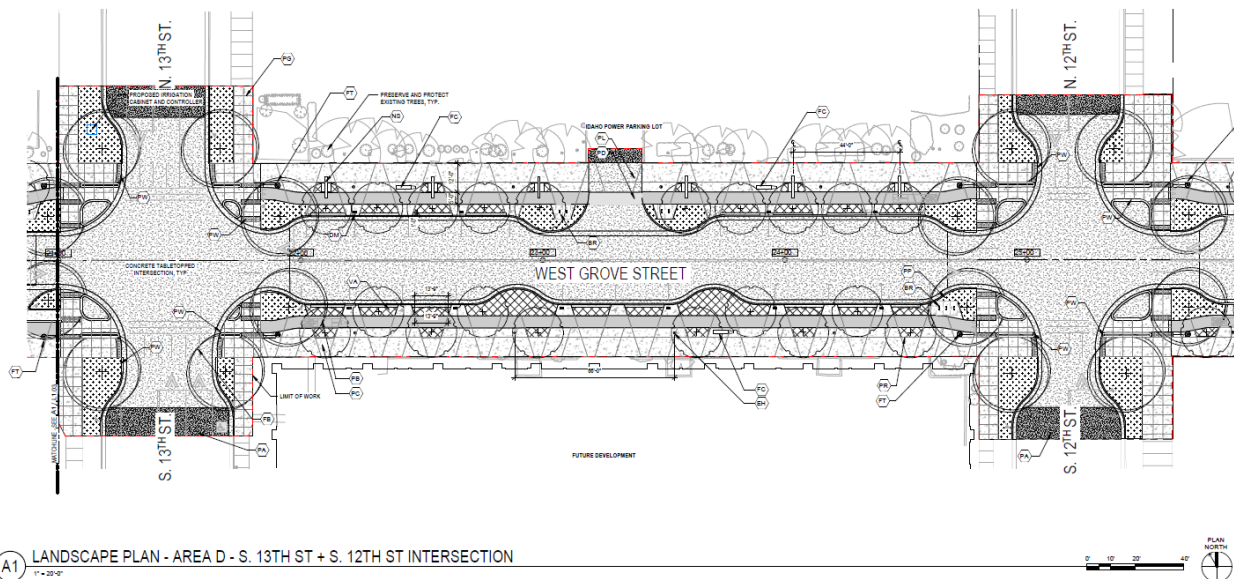


Source: Urbal Architecture

## Attachment #3 – Public Improvement Plans



Source: Urbal Architecture



Linen Blocks on Grove Street Landscape Plan | Source: GGLO



BLANK PAGE



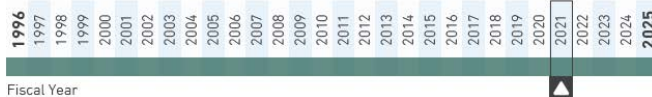


DATE: August 8, 2022  
 TO: Dana Zuckerman, Chair  
 Board of Commissioners  
 FM: John Brunelle, Executive Director  
 RE: CCDC Monthly Report

## RIVER MYRTLE - OLD BOISE DISTRICT



303 ACRES



est.  
1996



RIVER MYRTLE  
DISTRICT

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," expected to be complete by August 2022. *Project Lead: Alexandra Monjar*

**CW Moore Park Improvements – PP Type 4 Partnership with Boise Parks:** This partnership with Boise 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. Staff is preparing the final agreement for approval in September. *Project Lead: Karl Woods*

**1103 W Lee Street - 11th and Lee - PP Type 4:** The Agency approved the Type 4 Agreement for this missing middle housing project overlapping with CCDC's Rebuild 11th Street Blocks project at its July meeting. Construction is underway with completion expected in spring 2023. The Agency will reimburse the developer for approximately \$360k in public improvements including utility, streetscape, and alleyway upgrades. *Project Lead: Alexandra Monjar*

**US Assay Office Pathway & Landscaping- 210 W Main St - PP**

**Type 1:** The Agency is negotiating final terms with the Developer for this public open space site improvement project. An Agreement will present for the Board's approval in August. *Project Lead: Kevin Holmes*

**The Broadstone Saratoga - 1201 W Grove St - PP Type 4:** The Agency received an application for a Type 4 partnership on a 334-unit mixed-use development with 377 parking spaces and ground floor retail. With \$100M in total development costs, the Agency expects \$1.3M reimbursement for alley improvements, streetscapes, and utility work. The project coordinates overlapping public improvements with Linen Blocks on Grove Street capital project between 12th and 13th Streets. A Designation will present for the Board's approval in August. *Project Lead: Kevin Holmes*

**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 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 to 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 existing one-way corridors to two-way vehicle travel. ACHD previously conducted feasibility studies, performed a concept analysis, and initiated final design work prior to putting the project on-hold in early 2019. CCDC will assist the City by managing the remainder of Final Design, agency approval and construction processes. CCDC will enter a Cost Share Agreement with ACHD to complete design, outreach and construction work for portions of these corridors located outside of URD boundaries. The City and CCDC will present a proposed project approach to the ACHD Commission at a Joint City/ACHD meeting on September 22, 2022. Staff anticipates consultant final design work to begin fall 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. CCDC will incorporate traffic signal improvements in the 5th & 6th Two-Way Conversion project as listed above. *Project Lead: Zach Piepmeyer*

## 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.

## 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. 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 met with the City on April 11 to discuss the submittal. CCDC received a letter regarding the submittal on April 15 and had a follow-up meeting with the City on April 25. CCDC revised and resubmitted the drawings on June 10, 2022. Preliminary comments received and CCDC is working with the City and ACHD to gain approval of a City directed curbless street design. *Project Lead: Karl Woods*

**Linen Blocks – West 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 November 2022 with an advanced sewer package with construction of the full improvements to follow in 2023. *Project Lead: Amy Fimbel*

**Boise Canal Multi-Use Pathway - 3rd Street to Broadway:** As identified in the recently adopted 2022 City of Boise Pathway Master Plan and the 2020 Old Boise Blocks Visioning Report, 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. Because no continuous public right-of-way exists within which to construct the pathway, close coordination and cooperation with property owners will be essential. CCDC has initiated preliminary discussions with property owners and agency partners. CCDC released an RFQ for design-related services on June 29, 2022 with consultant selection anticipated the week of August 1, 2022. Consultant design work anticipated to begin late 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 by Boise City Council at a Work Session on April 5, 2022. The Board approved a task order with The Land Group for Final Design and Services during Construction at the May 2022 Board meeting. Final Design services to be completed by January 2023 with construction beginning early spring 2023. The project consultant team submitted a Design Review Application to the City of Boise in late June 2022. *Project Lead: Zach Piepmeyer*

## 521 W. Grove St. Public Space

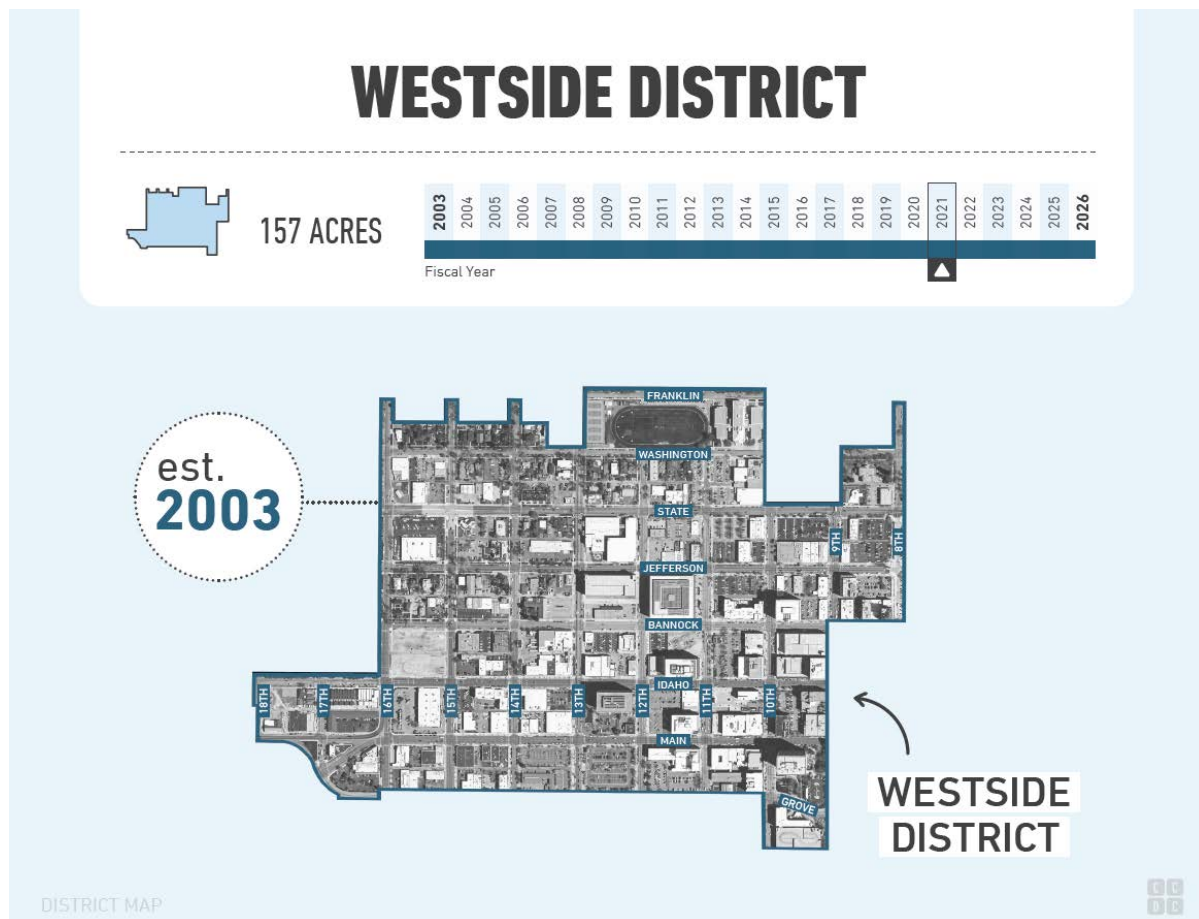
This project will develop an Agency-owned parcel at 521 W. Grove Street into a public space that celebrates the neighborhood's multi-cultural history, provides additional event space to support street festivals on the adjacent Basque Block, and catalyzes placemaking with adjacent private investment and overall neighborhood investment strategy. Project in collaboration with Boise Parks, which will assume ownership, operation and maintenance. An RFQ is in the process of development to select the team for the project. *Project Lead: Karl Woods*

## 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*

**703 S 8th Street - Property Acquisition:** This parcel, owned by the Merrill Family Trust offered for sale through a closed bid auction in June 2022. Considering its location on a block otherwise owned by the City of Boise and the civic and cultural amenities nearby, the Agency submitted an offer to purchase with the intention of transitioning the parcel to the City of Boise. The Agency Board approved the Purchase and Sale Agreement for this property at its July meeting, which includes a 30-day due diligence period during which the Agency will obtain an appraisal. The Board will consider the results of the appraisal and determine whether to proceed with the purchase at its August 2022 meeting. *Project Lead: Alexandra Monjar*



### 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. Construction is underway on the project. *Project Lead: Karl Woods*

**1721 W Idaho Street - The Martha - Agency-Owned Property:** The Agency negotiated a Disposition and Development Agreement with SMR Development LLC as approved at its July 12, 2021 Board Meeting. In accordance with the terms of the Agreement, sale of the property closed on October 15, 2021 and the project is under construction, with the frame and roof now complete. The Developer is working with Surel's





Place to select an artist for the planned mural, anticipated to present to the Board for approval in August 2022. *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 and approved the Agreement to Negotiate Exclusively (ANE) with the developer in March 2022. The Agency and developer are negotiating terms for two Disposition and Development Agreements (DDA) - 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. The Agency and YMCA have executed this Land Exchange Agreement, with the transaction contingent upon conditions included in the forthcoming DDAs. Work on DDA drafts is ongoing and the developer has begun initial due diligence. The Agency anticipates requesting Board approval of the DDAs at the Board's September 12, 2022 meeting. *Project Lead: Alexandra Monjar*

**1010 W. Jefferson Street - 10Ten Building - Agency Owned Property:** McAlvain companies will be using 60 parking spaces for staging items for Rebuild 11th Street Blocks, as well as using a small office space on the second floor for a construction field office. No significant maintenance items to report. *Project Lead: Amy Fimbel/ Aaron Nelson*

**421 N. 10th Street - Agency Owned Property:** As of May 30, 2022 the building has no tenants, all signage has been removed. Touch up painting completed to make the exterior more presentable. The parking space lines repainted as of June 23, and the Car Park is managing and monitoring the lot. *Project Lead: Aaron Nelson.*

**1700 W Main Street - 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 Agency has negotiated a final agreement and received the Board's approval in April. Construction began this spring and expected to be complete later this year. *Project Lead: Kassi Brown*

**1070 W. Grove Street - The Sparrow - PP Type 1:** The Agency received an application from Imperial 700 LLC for Type 1 assistance to fund public improvements related to the renovation and addition of the former Safari Inn. Extensive improvements to the alleyway will enhance the alley-scape and provide improved safety and walkability. Approval of the final agreement granted at the June 2022 Board Meeting and demolition work began in July. *Project Lead: Alexandra Monjar*

**1744 W. Main Street - West End Food Hub - PP Type 1:** The Agency received an application for Type 1 assistance for public streetscape improvements related to the conversion of an existing building into a food kitchen with 15 individual kitchen areas serving take-out and delivery orders. This project will be considered for Designation by the Board at the September 2022 meeting. *Project Lead: Kevin Holmes*

## 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 lead the design effort and McAlvain Construction Companies is the Construction Manager/General Contractor (CM/GC). Construction started June 2022. *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.

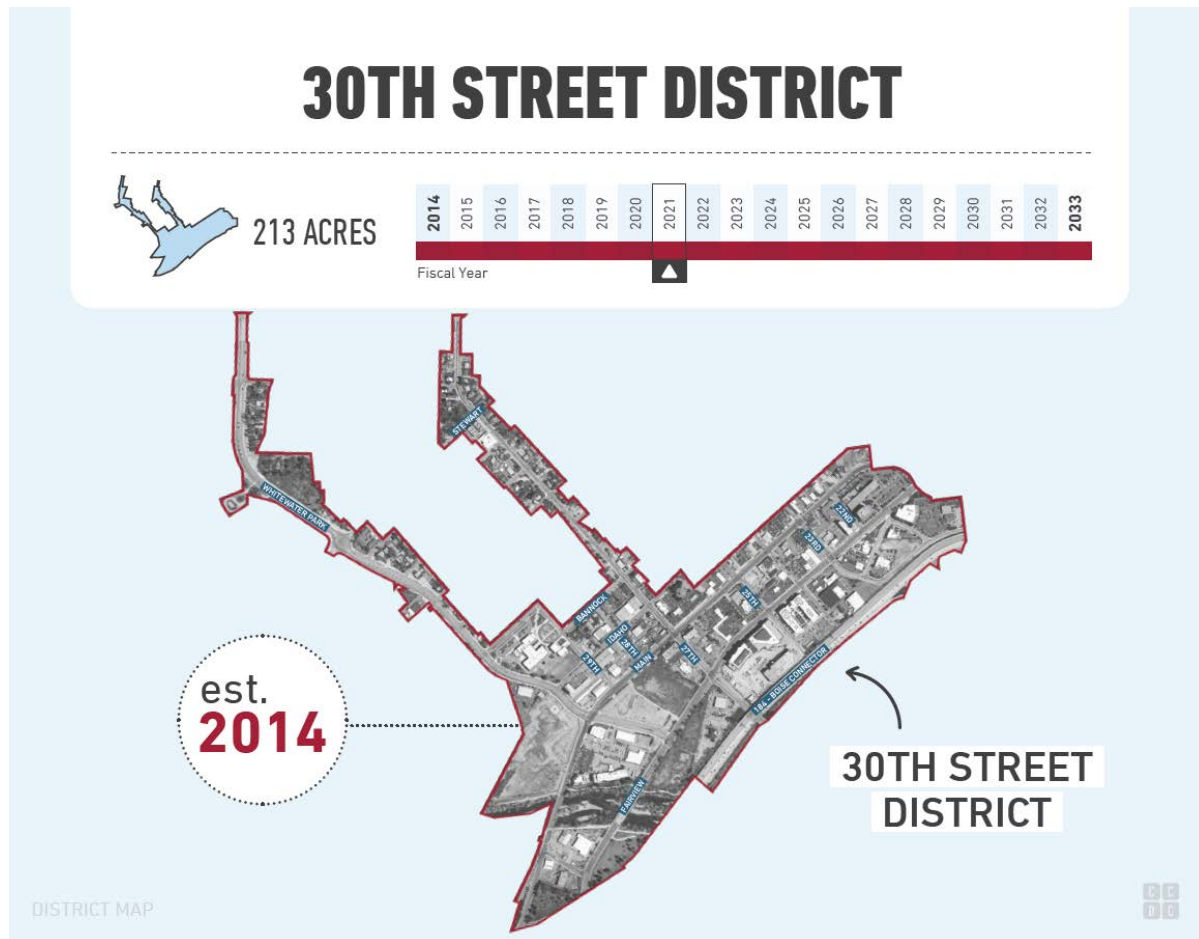


CCDC-funded improvements include installation of a fiber-optic conduit bank between 8th Street and 15th Street and streetscape improvements between 12th Street and 14th Street. Streetscape components include wider sidewalks, street trees, furnishing zones, and suspended pavement systems (Silva cells) for tree root growth and storm water retention. The project also anticipates green stormwater infrastructure features in the form of bioretention planters and a landscaped median at select locations throughout the project area. CCDC anticipates a Type 4 participation agreement with the City of Boise for landscaping within the bioretention planters and potential landscaped median features between 12th and 14th Streets. ACHD anticipates bidding this project in August 2022 with construction beginning September 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 Rebuild 11th Street Blocks projects with the planned development of this 7-story, 122-key boutique hotel. The Board designated the project for Type 4 Capital Improvement Project Coordination participation in May. The Agency plans to present a final agreement for Board approval in August. *Project Lead: Alexandra Monjar*

#### **Mobility**

**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 presented this recommended alternative to the ACHD Commission at a Work Session on April 20, 2022. A Public Hearing for the preferred alternative began at the April 27, 2022 ACHD Commission meeting and continued at the May 25, 2022 Commission meeting, but the Commission has deferred making a formal decision on the preferred alternative so that property owner concerns and additional alternatives can be considered. Amendment No. 1 to the original Kittelson Task Order to accomplish this additional work is on the July 2022 Board Meeting Consent Agenda. *Project Lead: Zach Piepmeyer*



## Economic Development

**2724 W Fairview Ave - The Avens - PP Type 2:** The Agency has received an application from Roundhouse to participate in this project to build 160 apartments with 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 anticipated beginning this fall/winter. The Agency expects to present this project for designation in the fall. *Project Lead: Kevin Holmes*

**2850 W Fletcher Street - 27th and Fairview Apartments:** The Agency is in discussions with developer KAL Pacific & Associates for a 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 the fall. *Project Lead: Kevin Holmes*

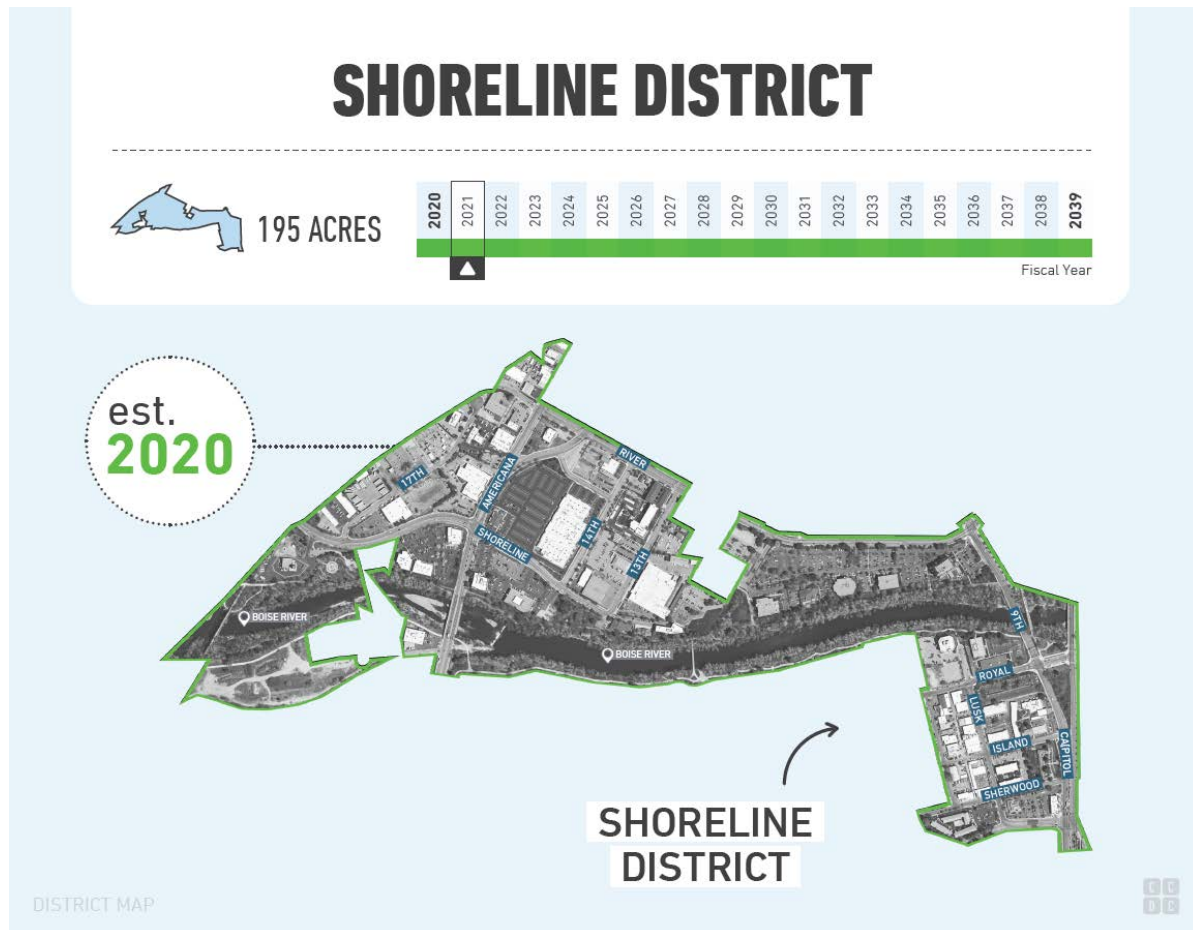
**3205 W Moore Street - Whitewater Townhomes - PP Type 1:** Type 1 assistance was approved by the Board at its April 2022 meeting to fund public improvements related to development of nine townhomes on a currently vacant parcel. The project will extend Moore Street and associated streetscapes as well as upgrades to power and water lines. Approval of the final agreement received at the June 2022 Board Meeting and construction anticipated to be complete later this year. *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. Transit stations are operational and Wright Brothers is finishing punchlist work. *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 and the Board approved a Type 4 Participation Agreement to subcontract for the construction of this platform in March 2022. The Station construction start delayed, but should begin this summer. *Project Lead: Alexandra Monjar*



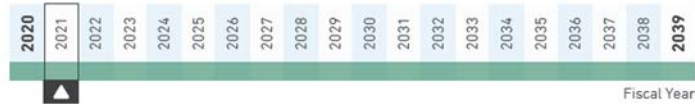
### Economic Development

**17th Street Streetscape Improvements, Shoreline Drive 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. CCDC selected Quadrant Consulting, Inc. to perform design services for the project and Topographic Surveying is currently underway. *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*

# GATEWAY EAST DISTRICT

2,643 ACRES



DISTRICT MAP

## 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 expected in May and the developer is preparing cost documentation materials. *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*

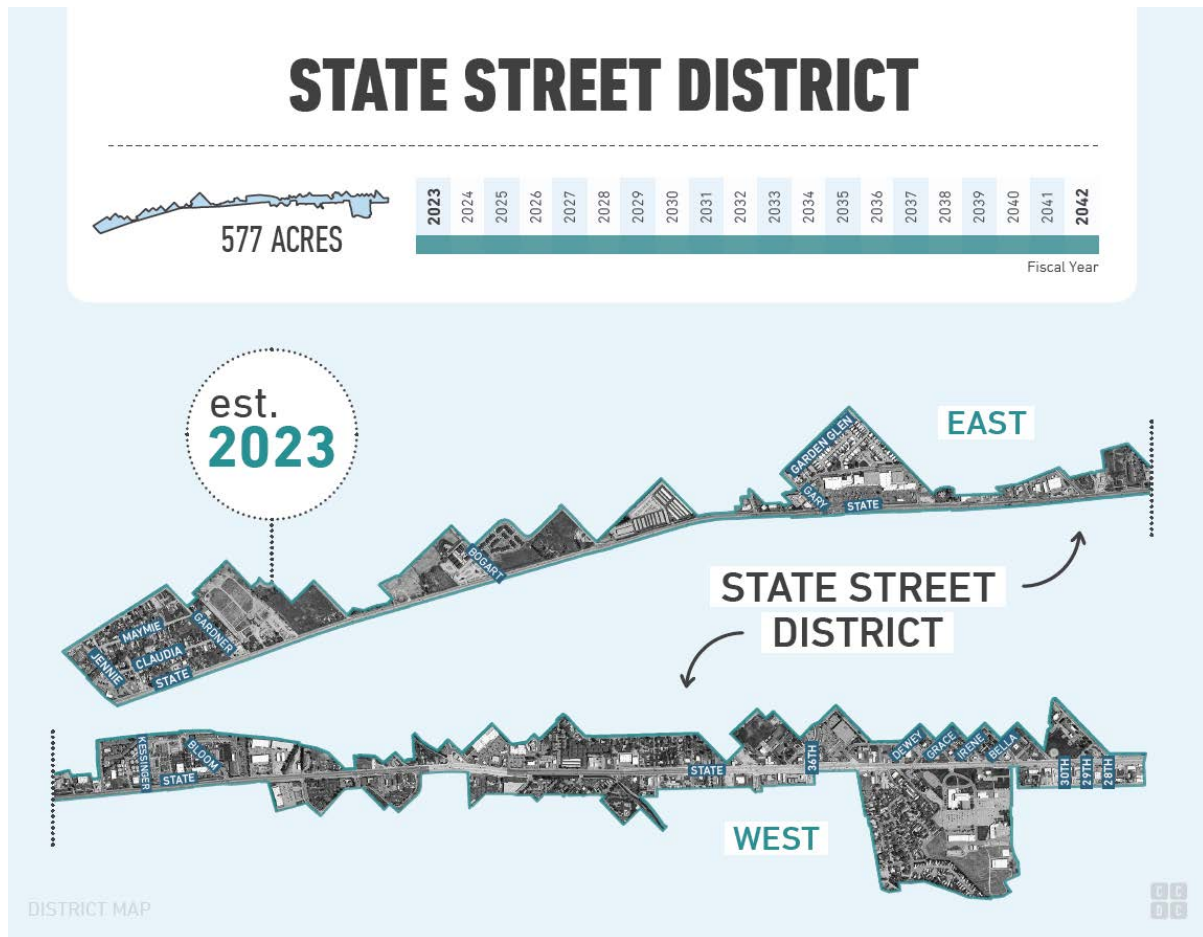
**Eisenman Road Interim Improvements, Blue Sage Lane to Blue Valley Lane:** CCDC contracted with Civil Survey Consultants (CSC) on an initial task order to analyze three different pedestrian facility alternatives. Through discussions with the City, Boise School District, and ACHD, CCDC has selected a preferred alternative to construct an interim five-foot wide asphalt pathway along the frontage of the Blue



Valley Estates Mobile Home Park. Design & analysis for the pathway and retaining wall is in progress.  
*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 completed in July 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 established on October 26, 2021. The State Street District has 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 and ACHD staff have negotiated an interagency agreement as required by recent legislation to receive increment revenue on the highway district levy. Under the agreement, the Agency will receive this increment (approximately \$5 million over the 20-year term of the district) and commit it exclusively to transportation components identified in the ACHD Cost Share Policy. The Agency Board and ACHD Commission approved the agreement, and legal counsel transmitted it to the State Tax Commission in July, ahead of the September 1 deadline. *Project Lead: Matt Edmond*



## AGENCY WIDE – ALL DISTRICTS

**Participation Program Policy Updates:** The Agency is preparing updates to its Participation Program policy for the Board's consideration at its September 12, 2022 meeting. Updates address the Agency's practice of continually improving the program, opportunity to assist with projects anticipated to be complete within 24 months of a district's sunset, and better support the City's priority to assist in the creation of attainable housing. The updates include the creation of a unique policy for the State Street District allowing the Agency to better support transit-oriented projects in its unique development context. *Project Lead: Alexandra Monjar and Doug Woodruff*

### Parking & Mobility

**Boise Bike Share 2.0:** The Agency Board approved a sponsorship agreement for the Bike Share 2.0 pilot program at the June Board meeting. Valley Regional Transit launched the pilot program starting with 50 bikes on July 13. In its first two weeks of operation, 592 users have either set up an account, and or taken at least one ride. *Project Lead: Matt Edmond*

**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, site work will begin at the 10th & Front garage first week of August. The project contract amount is \$397,000. *Project Lead: Aaron Nelson*

**ParkBOI- Garage Systemwide Projects- Spring cleaning:** *Project Lead: Aaron Nelson*

**421 N 10th St Property-** As of May 30, 2022 the building has no tenants and all signage removed. Touch up painting performed to make the exterior more presentable. The parking space lines repainted as of June 23, and the Car Park began patrolling the lot in July. *Project Lead: Aaron Nelson*

**ParkBOI - 10th & Front Garage - Stairwell Enclosure:** Guho Corporation enclosed the stairwells with storefront windows in order to prevent weather damage and water infiltration. Enclosure and painting work completed in June. Lighting upgrades inside the stairwells will occur in August. The project estimated cost is \$99,000. *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](http://citygoboise.com). *Project Lead: Matt Edmond*

**ParkBOI - 9th & Main Garage, Capitol & Main Garage Waterproofing:** Construction started the second week of July, with estimated completion to be at the end of August. Work will involve full closures of each garage with Capitol & Main on Thursday-Monday, July 14-18. The Full closure of the Capitol & Main garage was successful and Consurco anticipates to be done in the garage the second week in August. 9th & Main closure will occur Thursday-Monday, August 11-15. The contract amount is \$394,592. *Project Lead: Aaron Nelson*

### 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%
<b>Condo Board Meetings</b>		
<b>Last Meeting</b>	<b>Next Meeting</b>	<b>Next Report Due</b>
December 20, 2021	December 2022	December 31, 2022
<b>Issues/Comments:</b>	The Agency is working on expanding EV charging stations to all garages this calendar year.	

<b>Front Street Condominium Association</b> CCDC Contact: Aaron Nelson		
<b>Member</b>	<b>Unit</b>	<b>Percent Interest</b>
CCDC	9 <sup>th</sup> & Front Parking Garage	25.76%
GBAD		2.00%
Aspen Condominiums	Aspen Lofts	52.17%
Hendricks	BoDo Retail Units	20.07%
<b>Condo Board Meetings</b>		
<b>Last Meeting/Report</b>	<b>Next Meeting</b>	<b>Next Report Due</b>
November, 17 2021	TBD	November 30, 2022
<b>Issues/Comments:</b>	New property manager for the Aspen lofts is BCPM	

<b>Bank Plaza Condominium Association</b> CCDC Contact: Matt Edmond		
<b>Member</b>	<b>Unit</b>	<b>Percent Interest</b>
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%
<b>Condo Board Meetings</b>		
<b>Last Meeting/Report</b>	<b>Next Meeting</b>	<b>Next Report Due</b>



July 23, 2021	TBD	August 2022
Issues/Comments:		

<b>Capitol Terrace Condominium Association</b> 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.	

<b>Downtown Parking Condominiums Association</b> CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9 <sup>th</sup> & 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.	

<b>ACME Fast Freight Condominium Association</b> 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%
<b>Condo Board Meetings</b>		
<b>Last Meeting/Report</b>	<b>Next Meeting</b>	<b>Next Report Due</b>
January 3, 2022	TBD	TBD
<b>Issues/Comments:</b>		

# # #



# **VI. ADJOURN**





**END**