

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

**Regular Meeting
September 12, 2022**



AGENDA

I. Call to Order

Vice Chair Haney Keith

II. Action Item: Agenda Changes/Additions

Vice Chair Haney Keith

III. Work Session

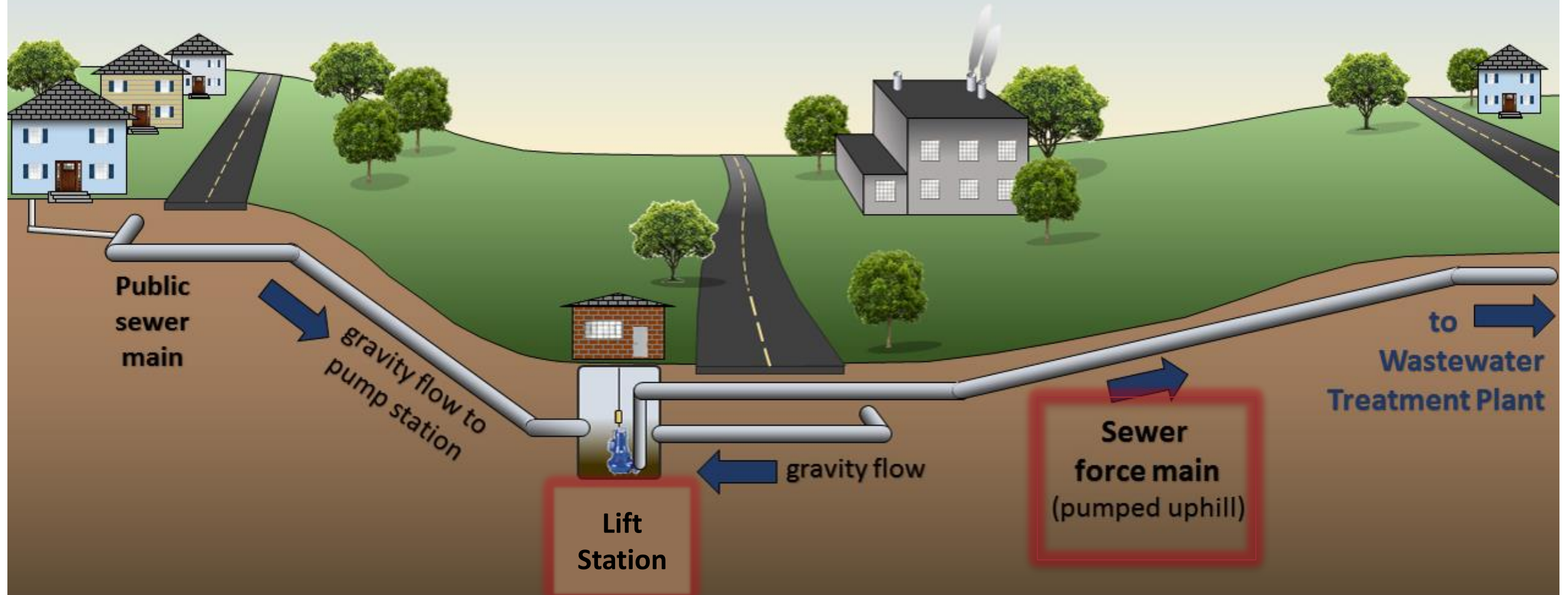
- A. Proposed FY 2023 Five Year Capital Improvement Plan (10 minutes)
.....Kevin Holmes

Work Session: West End Water Renewal Master Plan

Kevin Holmes
Project Manager – Property
Development



How the Sewer Works



The Need

- Existing infrastructure built for car lots, repair shops, and small-scale commercial
- 1950's era pipes - shallow and old
- 2,000 + residential units potential
- 700 + units already entitled
- College of Western Idaho



Entitled Developments

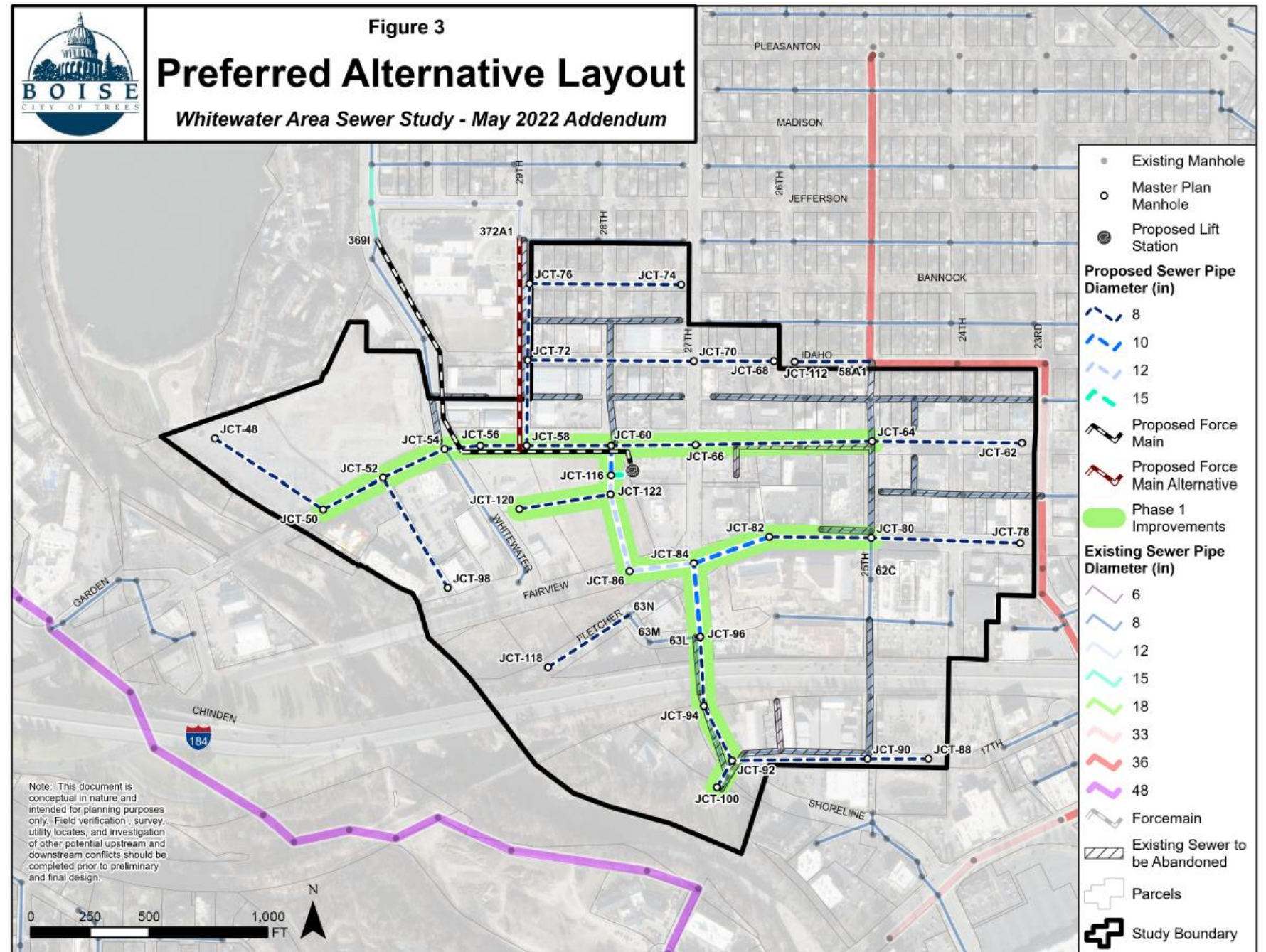


Future Developments

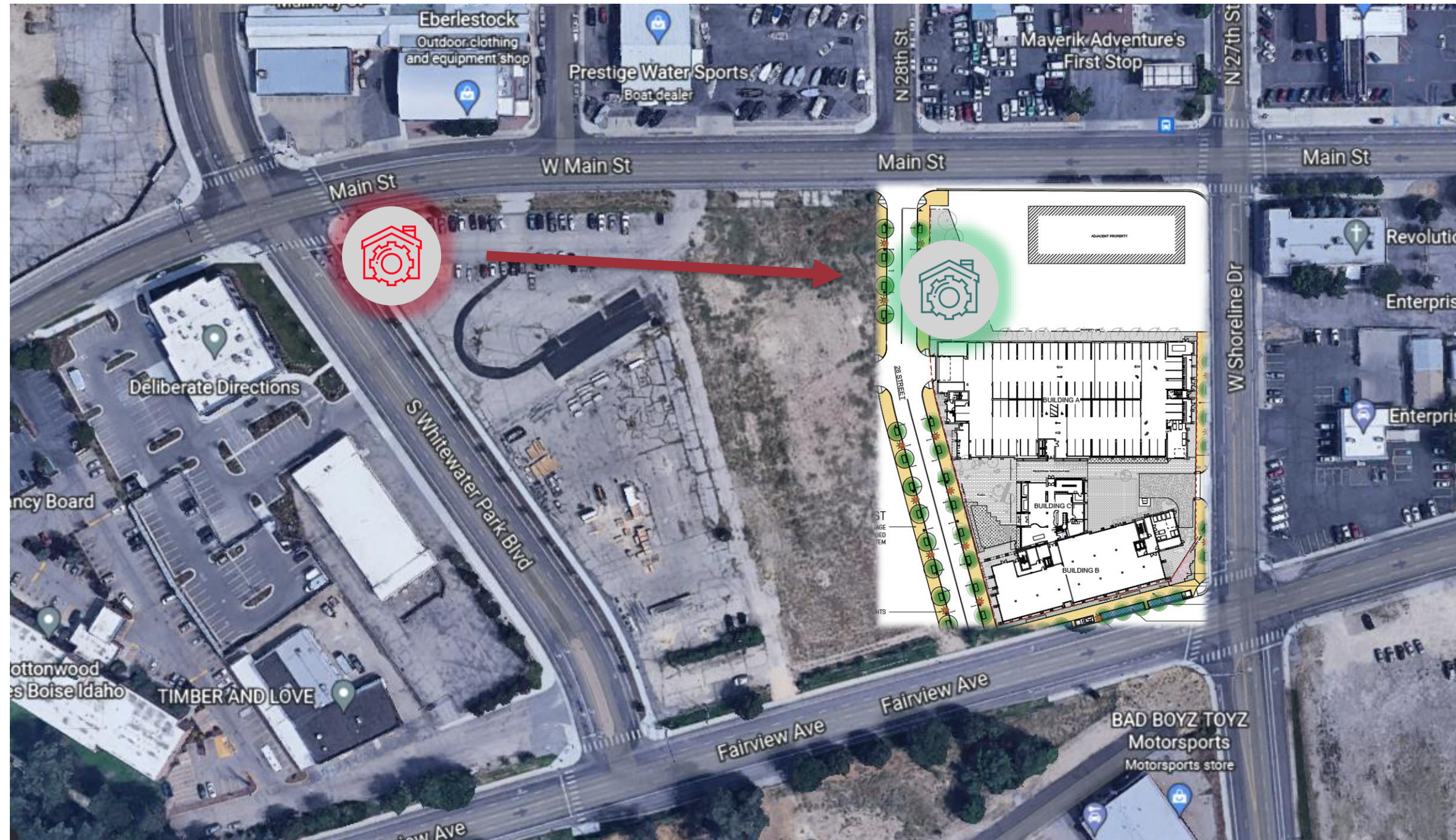


Progress

- Updated the 2020 study
- Location of lift station – easement secured
- PW Commission – \$3.2 million interim budget change
- Preliminary design initiated
- Ongoing collaboration



Location of Lift Station



The Toolbox



Developer: construction of gravity lines



Public Works receives truck & treatment fees for developments



Public Works budget amendment to build lift station & force main



CCDC T2 agreements for gravity lines



\$2M Capital Improvement Project programmed in 2024 – assist where most needed

Estimated Overall Costs

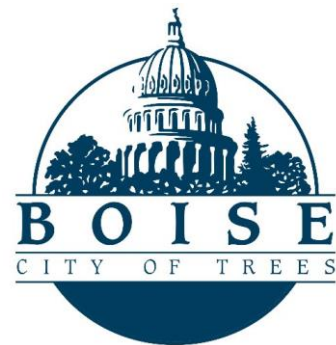
Lift station & force main	\$3.2M
Phase 1 gravity sewer	\$4M
Phase 1 Total	\$7.2M

Partners



“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.”

– 30th Street District Plan



“The City may participate in the cost of sewers for projects considered to enhance Boise’s quality of life either through creation of permanent jobs and/or projects which provide amenities such as parks, open space, affordable housing, etc.”

– Sewer Extension Policy, Section II.D



Future Private
Investment

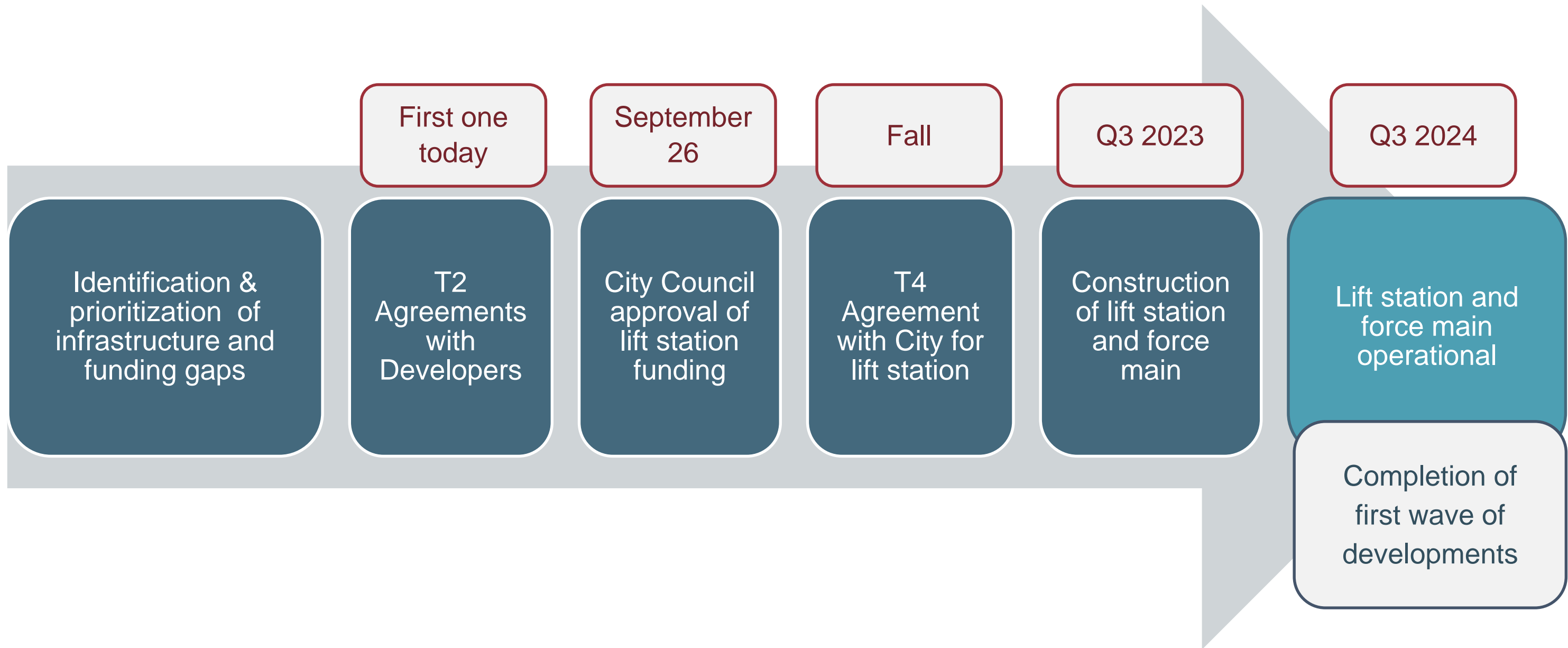


Agency Goals

- Catalyze development – Housing in priority location
- Lower barriers to redevelopment
- Use the Capital Improvement Project funding in the most impactful way possible
- Be equitable with partners and investments



Looking Ahead



Work Session: West End Water Renewal Master Plan

Questions & Discussion

AGENDA

IV. Action Item: Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – August 2022

B. Minutes & Reports

1. Approval of August 8, 2022 Meeting Minutes
2. Approval of August 24, 2022 Special Meeting Minutes

C. Other

1. Approve Resolution 1786 – 1110 W Grove St – Hotel Renegade – T4 Participation Agreement
2. FY2022 Q3 Financial Report (Unaudited)
3. Approve Resolution 1784 – Amendment No. 1 to Task Order 19-003 with GGLO for Professional Design Services for the Linen Blocks on Grove Street Streetscape Improvements Project
4. Approve Resolution 1785 Interagency Amendment with ACHD for paving on Grove in conjunction with Old Boise Blocks

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

V. Action Items

- A. **CONSIDER:** Election of Chair position to fill a vacancy and other officer vacancy until the board meeting in January 2023 (5 minutes).....Vice Chair Haney Keith
- B. **CONSIDER:** 1744 W Main St - West End Food Hub - T1 Participation Designation (5 minutes)Kevin Holmes
- C. **CONSIDER:** 2742 W Fairview Ave - The Avens - T2 Participation Designation (5 minutes).....Kevin Holmes

VI. Adjourn

Election of Chair Position

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VI. Adjourn

1744 W Main St - West End Food Hub Type 1 Participation Designation

Kevin Holmes

Project Manager – Property Development

Project Location



Project Location



Project Summary and Timeline



West End Food Hub

- 6,000 square feet
- 15 individual kitchen spaces for lease
- Delivery only
- Shared parking agreement with neighbor
- ~\$2,320,000 Development Costs
- ~\$54,000 Eligible Expenses



May
City approval



June
Application
submitted



TODAY
Type 1
Designation



Fall
Type 1
Approval

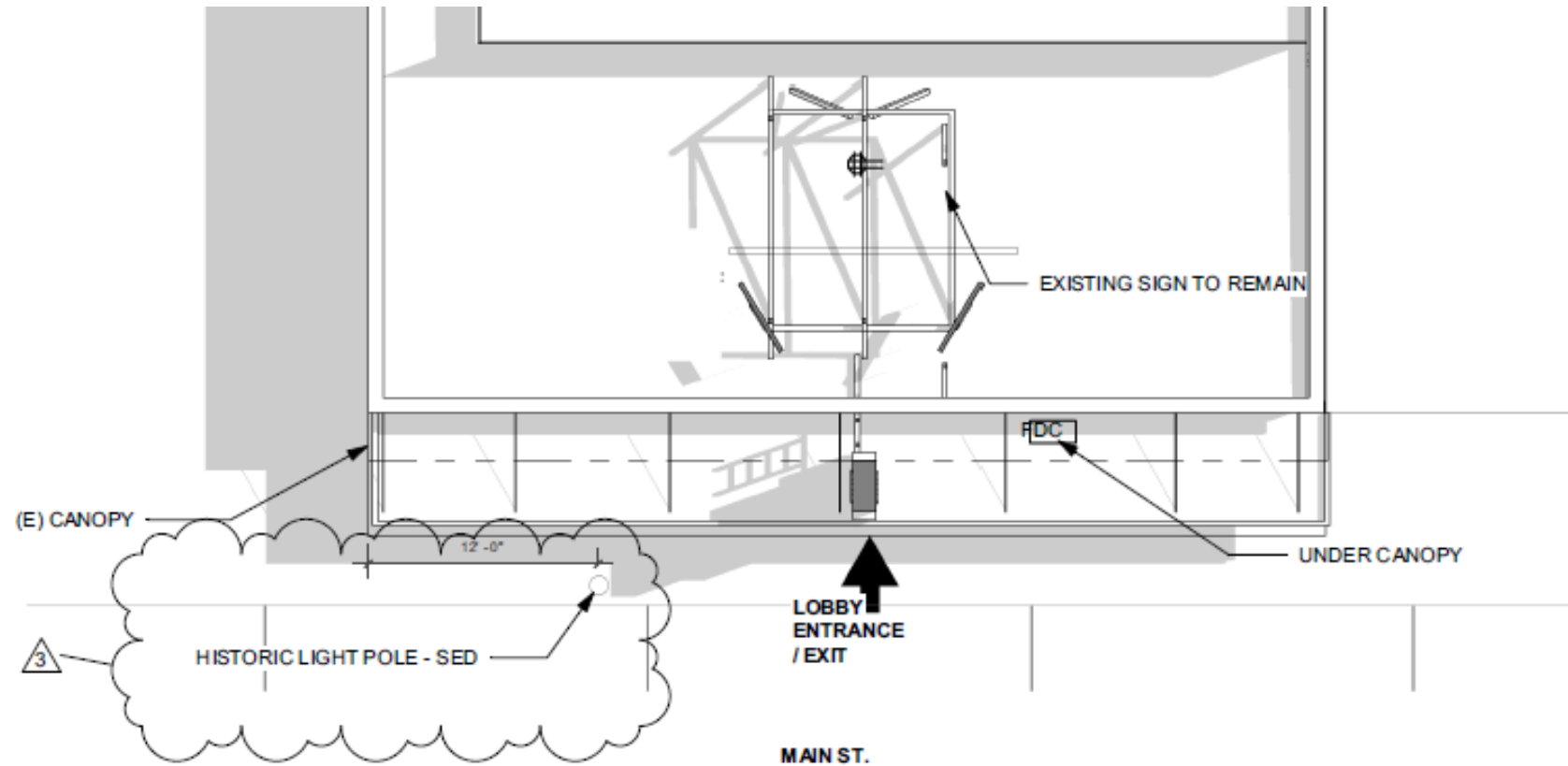


Fall
Exterior work
begins



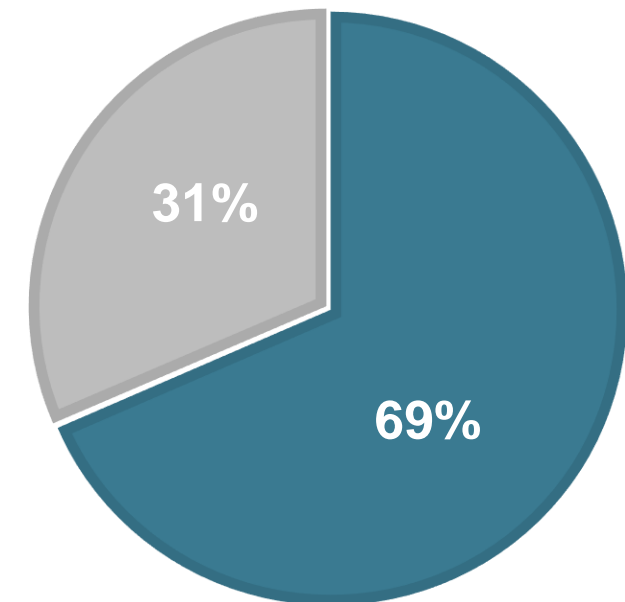
Winter
Construction
complete,
reimbursement

Eligible Expenses



Total Public Improvements	\$ 54,000
Streetscapes	\$ 37,000
Utilities	\$ 17,000

■ Streetscapes ■ Utilites



CONSIDER: 1744 W Main St – West End Food Hub

Type 1 Participation Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with 1744-1746 W Main Street BOI, LLC for future Board approval.

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VI. Adjourn

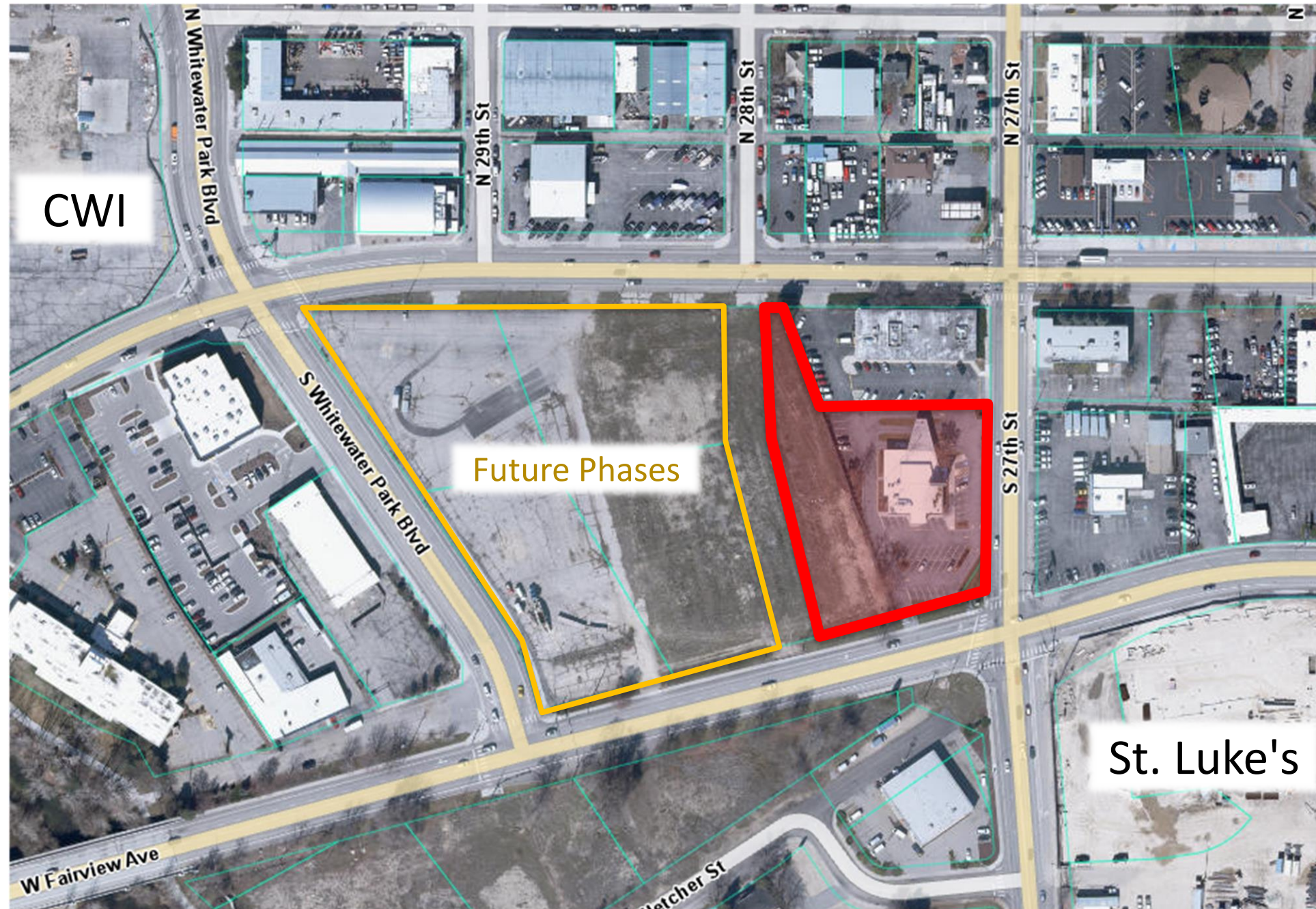
2742 W Fairview Ave– The Avens Type 2 Participation Designation



Rendering: Holst Architecture

Kevin Holmes
Project Manager – Property
Development

Project Location



Project Summary and Timeline



The Avens

- 187 units
- Studio, 1-, & 2-bedroom units
- 190 parking spaces
- Two connected buildings at seven & six stories tall
- 10,000 sq. ft. childcare
- Passive House certified
- ~\$80M Total Development Costs
- ~\$2.4M Eligible Expenses



June 2022
DR approval



July 2022
Application submitted



TODAY
Type 2 Designation



Fall 2022
Type 2 Approval

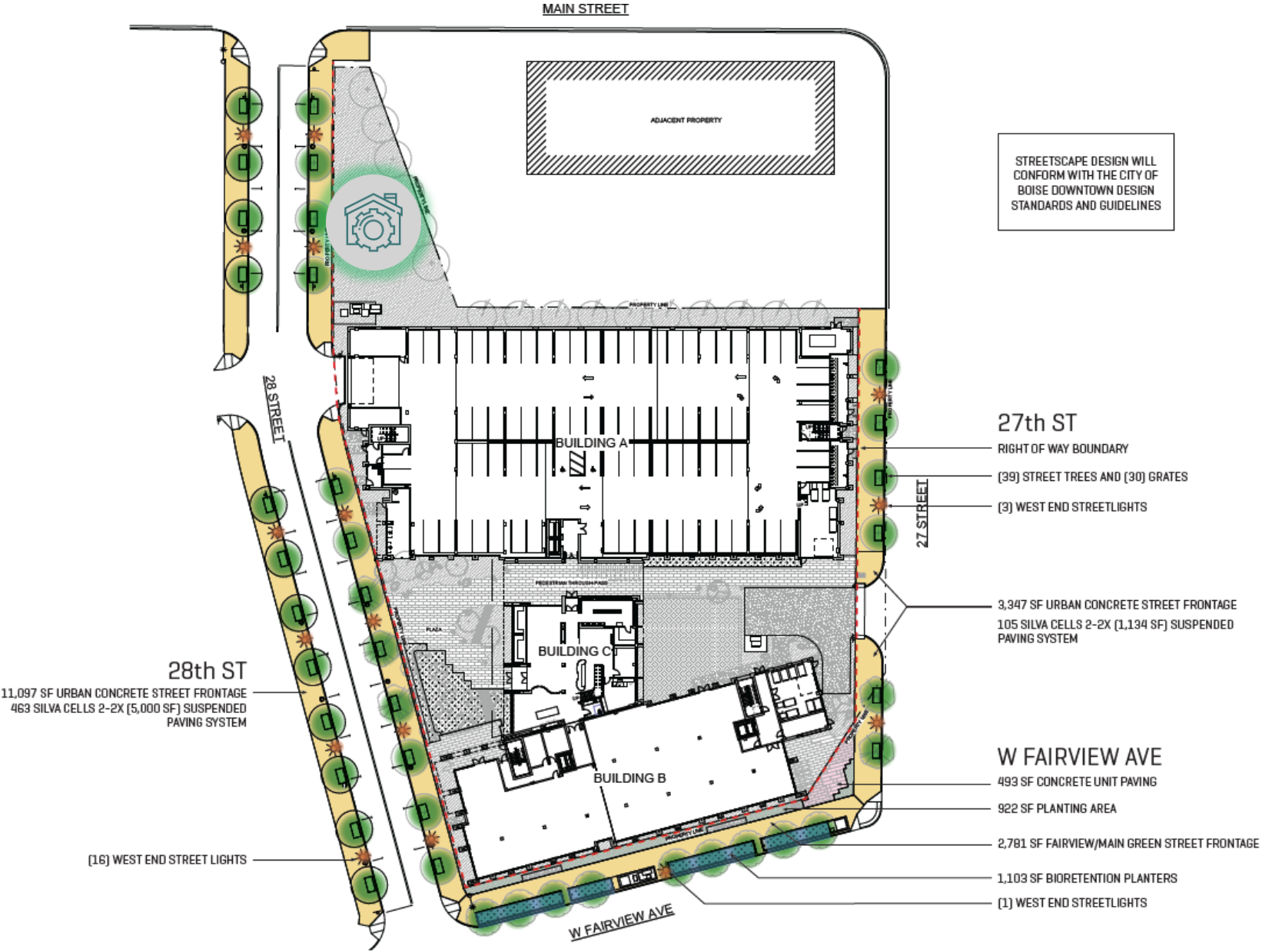


Q4 2022
Construction begins



Q4 2024
Construction complete

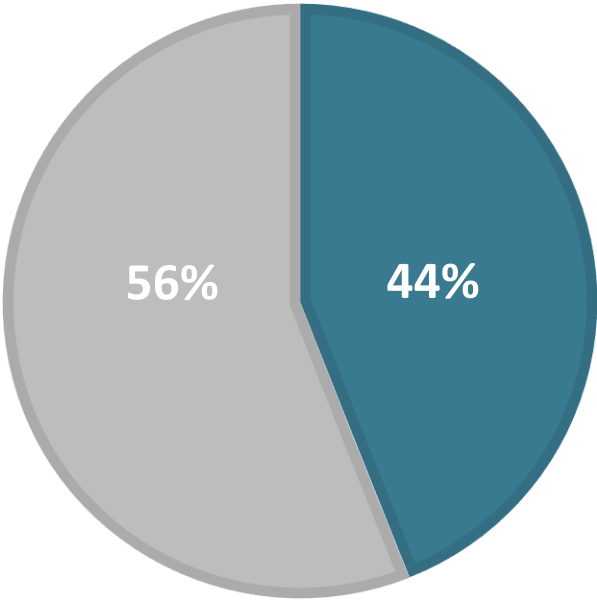
Eligible Expenses



THE AVENS | STREETSCAPE IMPROVEMENT PLAN

Total Public Improvements	\$ 2,400,000
Streetscapes	\$ 1,100,000
Utilities	\$ 1,300,000

Streetscapes Utilities



CONSIDER: 2742 W Fairview Ave – The Avens

Type 2 Participation Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with MW Avens, LLC for future Board approval.

Adjourn