

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

**Regular Meeting
October 10, 2022**



AGENDA

I. Call to Order

Chair Haney Keith

II. Action Item: Agenda Changes/Additions

Chair Haney Keith

III. Action Item: Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – September 2022

B. Minutes & Reports

1. Approval of September 12, 2022 Meeting Minutes

C. Other

1. Approve Resolution 1792 – 1744 W Main St – West End Food Hub – T1 Participation Agreement

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

- A. **CONSIDER:** Approve Resolution 1788 - Amended and Restated Land Exchange Agreement with Treasure Valley YMCA (5 minutes).....Alexandra Monjar
- B. **CONSIDER:** Approve Resolution 1789 - Block 68 Catalytic Redevelopment Project, Block 69N Disposition and Development Agreement (20 minutes).....Alexandra Monjar
- C. **CONSIDER:** Approve Resolution 1790 - Block 68 Catalytic Redevelopment Project, First Amendment to the Agreement to Negotiate Exclusively with Block 68 Development LLC (5 minutes).....Alexandra Monjar
- D. **CONSIDER:** Approve Resolution 1766 - Linen Blocks on Grove Street Streetscape Improvement Project - Amendment No. 1 to the CM/GC Contract with Guho Corp. (10 minutes).....Kathy Wanner/Amy Fimbel

Resolution 1788 – Amended and Restated Land Exchange Agreement with Treasure Valley YMCA

Alexandra Monjar

Project Manager, Property Development

Original Land Exchange Agreement



LEGEND

YMCA PROPERTY CCDC PROPERTY STATE OF IDAHO PROPERTY

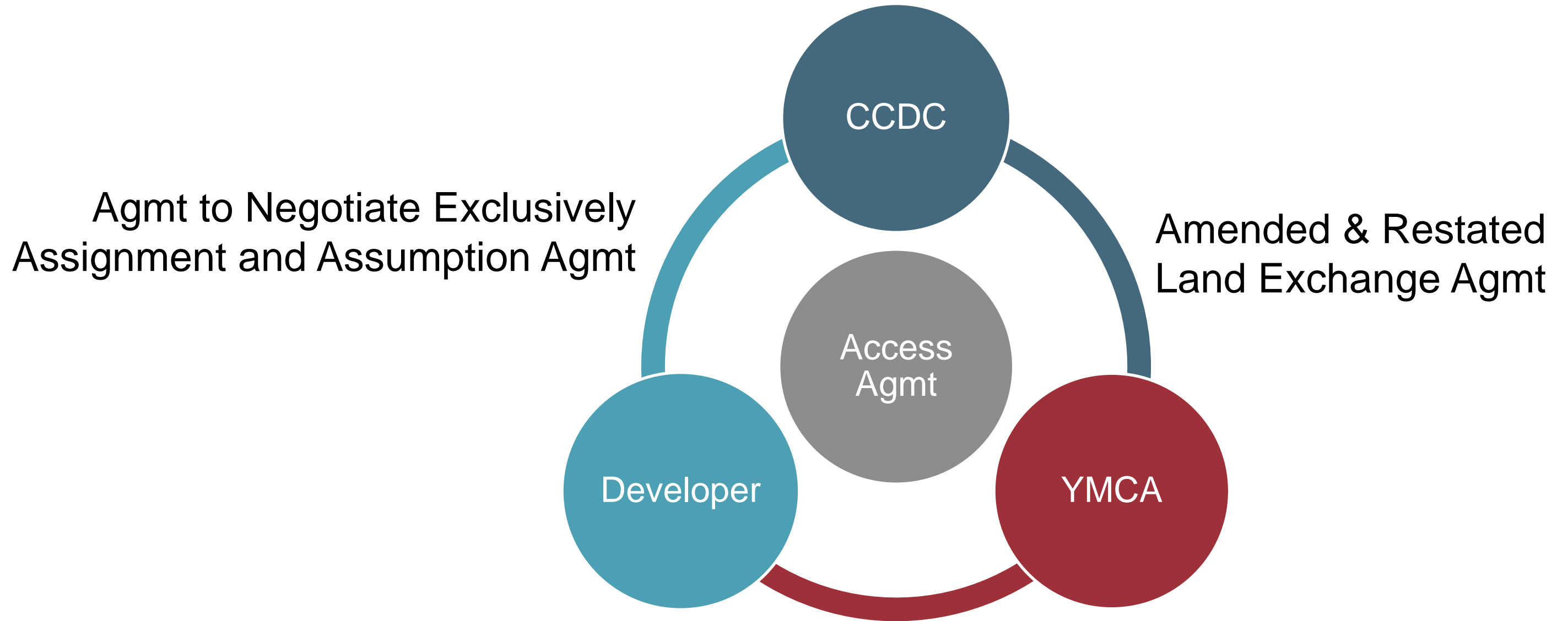
Amended and Restated Land Exchange Agreement



LEGEND

YMCA PROPERTY CCDC PROPERTY STATE OF IDAHO PROPERTY

Due Diligence Coordination



Terms & Closing Conditions



YMCA

- Option to Purchase with Developer terminated
- Lots consolidated & recorded as one parcel



Both

- Satisfied with due diligence (120 days)
- Execute restrictive covenant re: demolition of 421 N 10th St



CCDC

- Block 69N and Block 68S DDAs are executed, neither Agency nor Developer are in default

CONSIDER: Resolution 1788 – Amended and Restated Land Exchange Agreement with Treasure Valley YMCA

Suggested Motion:

I move to adopt Resolution 1788 authorizing the Executive Director to execute the Amended and Restated Real Property Exchange Agreement with the Young Men's Christian Association of Boise City.

AGENDA

IV. Action Item

- A. **CONSIDER:** Approve Resolution 1788 - Amended and Restated Land Exchange Agreement with Treasure Valley YMCA (5 minutes).....Alexandra Monjar
- B. **CONSIDER:** Approve Resolution 1789 - Block 68 Catalytic Redevelopment Project, Block 69N Disposition and Development Agreement (20 minutes).....Alexandra Monjar
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RESOLUTION 1789

Block 68 Catalytic Redevelopment Project, Block 69N Disposition and Development Agreement

Alexandra Monjar
Project Manager, Property Development

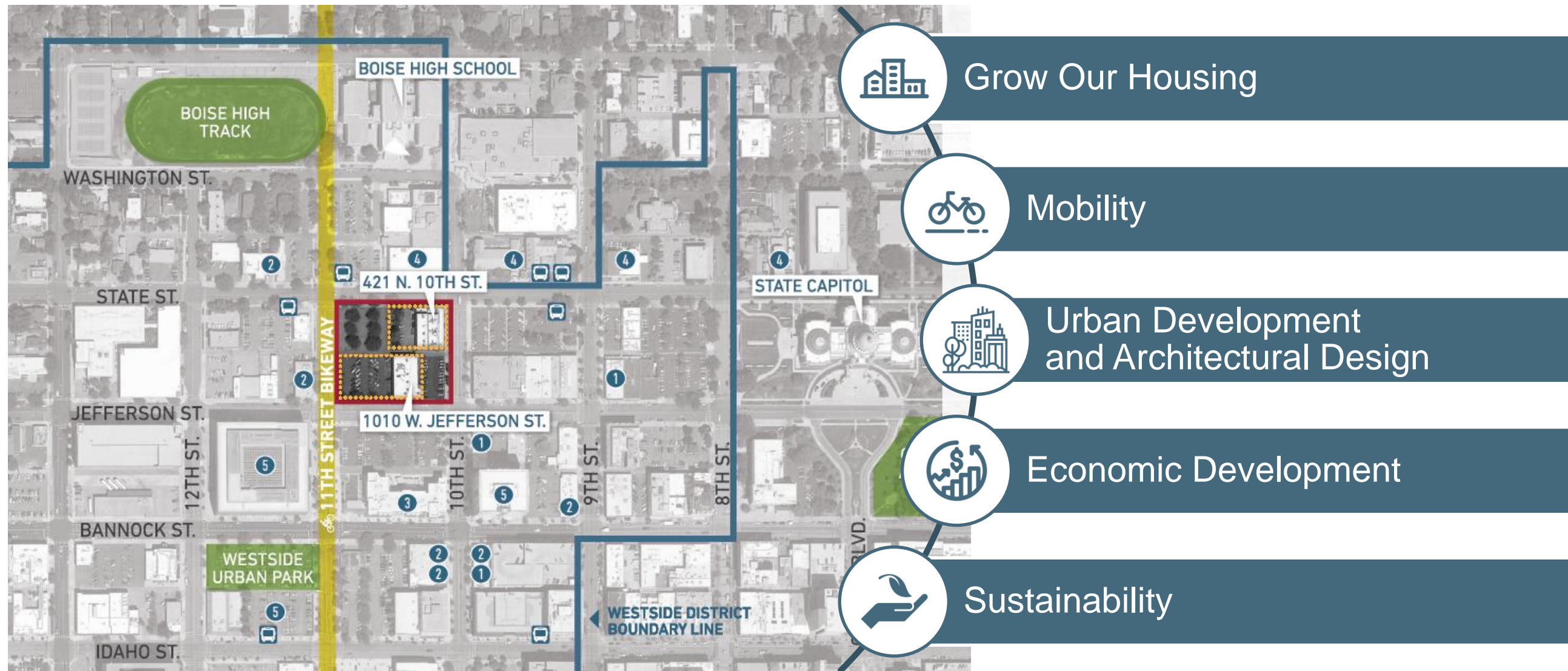
PROJECT REVIEW

Block 68 Catalytic Redevelopment RFP



PROJECT REVIEW

Block 68 Catalytic Redevelopment RFP



PROJECT REVIEW

Selected Proposal



EDLEN & CO.
EDLEN KRAGE SHERMAN
IMPACT REAL ESTATE

**CHASE
MIKSI**

ELTON
Companies



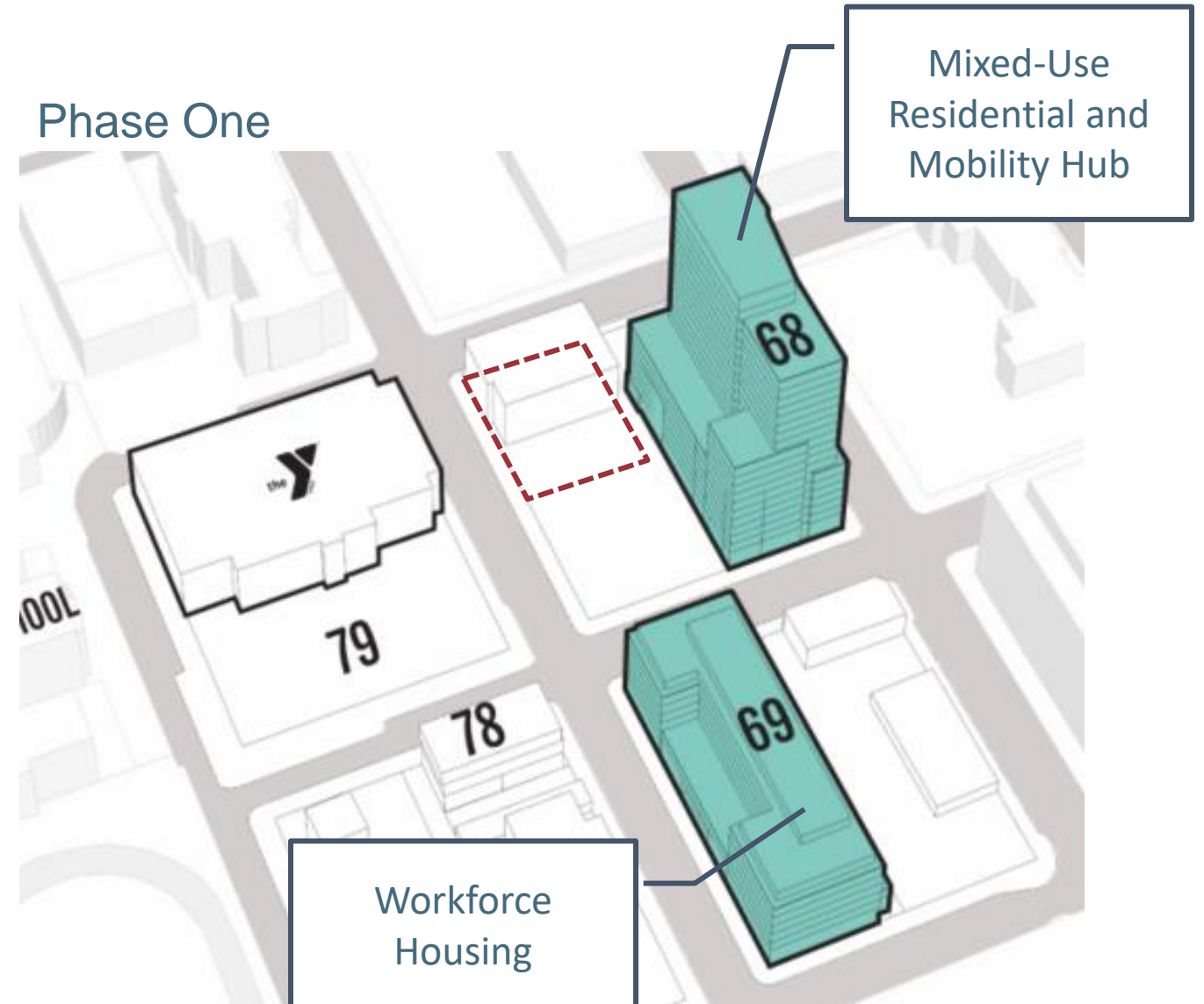
PROJECT REVIEW

Selected Proposal

Master Plan

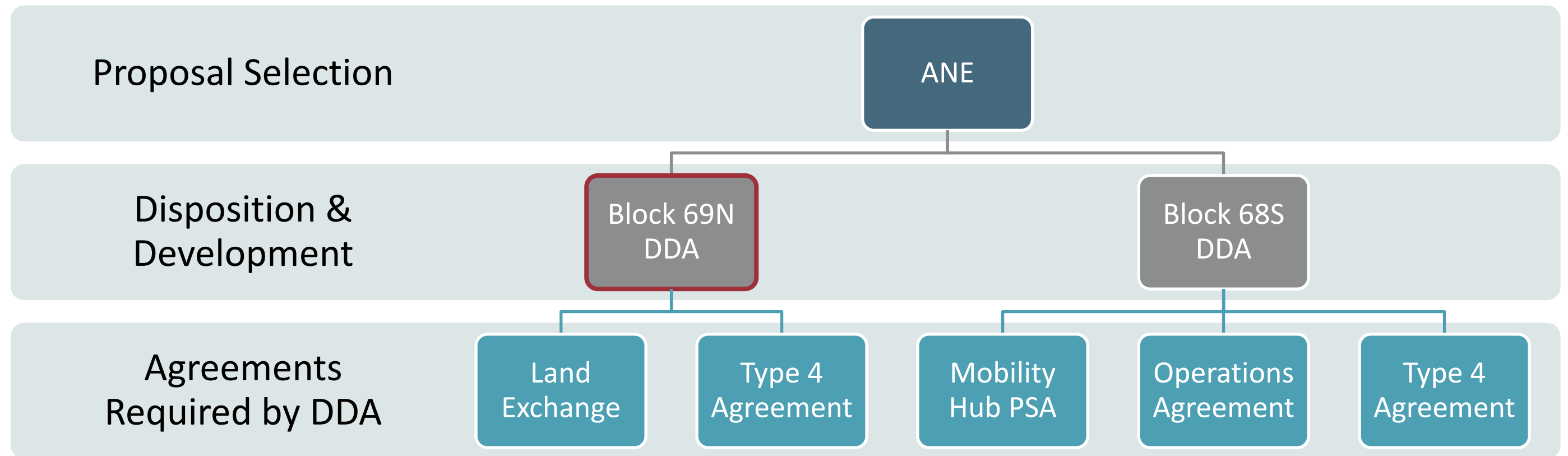


Phase One



PROJECT REVIEW

Agreement Structure



PROJECT REVIEW

Timeline

Step 1: Bid Request for Proposals	May 17, 2021
Step 2: Proposal Selection	December 13, 2021
Step 3: Agreement to Negotiate Exclusively (ANE)	March 14, 2022
Access Agreement, developer begins due diligence	June 2022
Land Exchange Agreement with YMCA	July 11, 2022
Amended and Restated Land Exchange Agreement with YMCA	TODAY
Step 4: Disposition and Development Agreement (DDA)	TODAY

BLOCK 69N DDA



Edlen & Co. + deChase Miksis + Elton Companies + YMCA

AGENCY PARTICIPATION

Land Discount Determination



Reuse Appraisal (The Martha)	
Total Development Cost	(\$12M)
Stabilized Project Value	\$10M
Fair Reuse Value	(\$2M)

AGENCY PARTICIPATION

Land Discount Determination



Reuse Appraisal (The Martha)

Total Development Cost	(\$12M)
Stabilized Project Value	\$10M
Fair Reuse Value	(\$2M)

Land Discount (The Martha)

Initial Purchase Price	\$0.6M
Reimbursement	(\$0.6M)
Final Purchase Price	\$0

BLOCK 69N DDA

Agency Participation



Land Values	Value
421 N. 10 th St	\$3,125,000
Block 69N Parcels	\$6,730,000
DDA Max Land Discount	\$4,461,000

BLOCK 69N DDA

Agency Participation



BLOCK 69N DDA

Agency Participation

- Land: \$4,461,000
- Public Improvements: \$1,640,000
- Prioritized public parking for residents of Block 69N



BLOCK 69N DDA

Project Enhancements

- Income qualification in restrictive covenant
- Increased unit variety, double no. 2BR units
- Reduced parking through shared use



BLOCK 69N DDA

Disposition Conditions

- Permits and Approvals
- Escrow Ready
- Evidence of Financing and Insurance
- Construction Contract
- Executed Affordability Covenant
- Executed Type 4 Agreement
- Final Construction Drawings approved by Agency

BLOCK 69N DDA

Next Steps

Step 4: Disposition and Development Agreement (DDA)	TODAY
Unit Documentation and Schematic Design Documents*	April 8, 2023
Type 4 Agreement*	April 8, 2023
Reuse Appraisal Data	+15 days
Design Development Drawings	June 7, 2023
Evidence of Financing	July 7, 2023
Final Construction Documents	60 days before Closing
Step 5: Disposition (Closing)	December 15, 2023
Step 6: Development	
Construction Begins	w/i 60 days of Closing
Project Complete	December 15, 2025
Step 7: Reimbursement	April 30, 2026

CONSIDER: Resolution 1789 – Block 68 Catalytic Redevelopment Project, Block 69N Disposition and Development Agreement

Suggested Motion:

I move to adopt Resolution 1789 authorizing the Executive Director to execute the Disposition and Development Agreement and all associated documents as required to implement the Agreement for the Block 69 North Workforce Housing Project with Block 69 North Development LLC

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- D. **CONSIDER:** Approve Resolution 1766 - Linen Blocks on Grove Street Streetscape Improvement Project - Amendment No. 1 to the CM/GC Contract with Guho Corp. (10 minutes).....Kathy Wanner/Amy Fimbel

Resolution 1790 – Block 68 Catalytic Redevelopment Project, First Amendment to the Agreement to Negotiate Exclusively with Block 68 North Development LLC

Alexandra Monjar

Project Manager, Property Development

CONSIDER: Resolution 1790 – Block 68 Catalytic Redevelopment Project, First Amendment to Agreement to Negotiate Exclusively with Block 68 North Development LLC

Suggested Motion:

I move to adopt Resolution 1790 authorizing the Executive Director to execute the First Amendment to Agreement to Negotiate Exclusively with Block 68 North Development LLC and all associated documents as required to implement the actions contemplated by the First Amendment.

AGENDA

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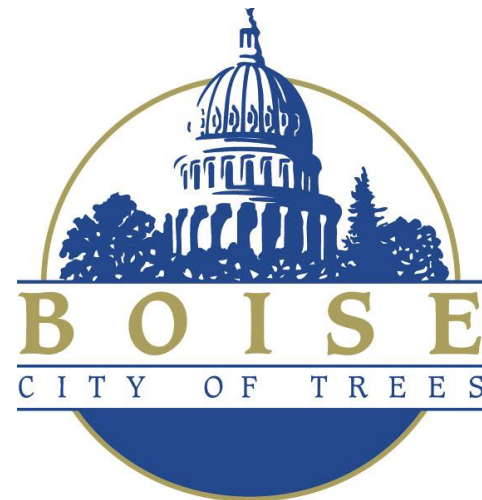
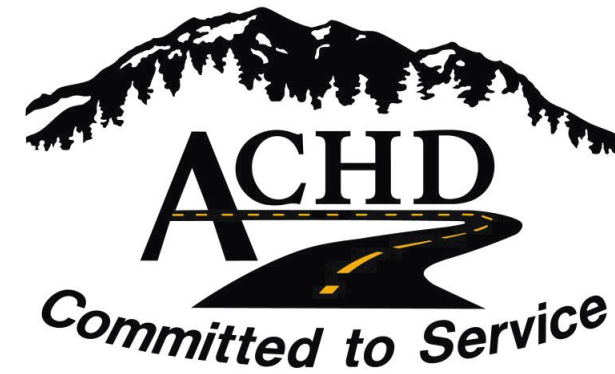
REBUILD

LINEN BLOCKS ON GROVE STREET



Resolution 1766 – October 10, 2022





Project Partners

 **REBUILD** LINEN BLOCKS ON GROVE STREET

REBUILD

LINEN BLOCKS ON GROVE STREET

*Community-driven infrastructure
improvements that create economic
value and neighborhood vitality.*

Collection of Projects...

01

UTILITY UPGRADES

02

ACHD ROAD RECONSTRUCTION

03

GROVE STREET PROTECTED BIKEWAY

04

GROVE STREET STREETSCAPE ENHANCEMENTS

05

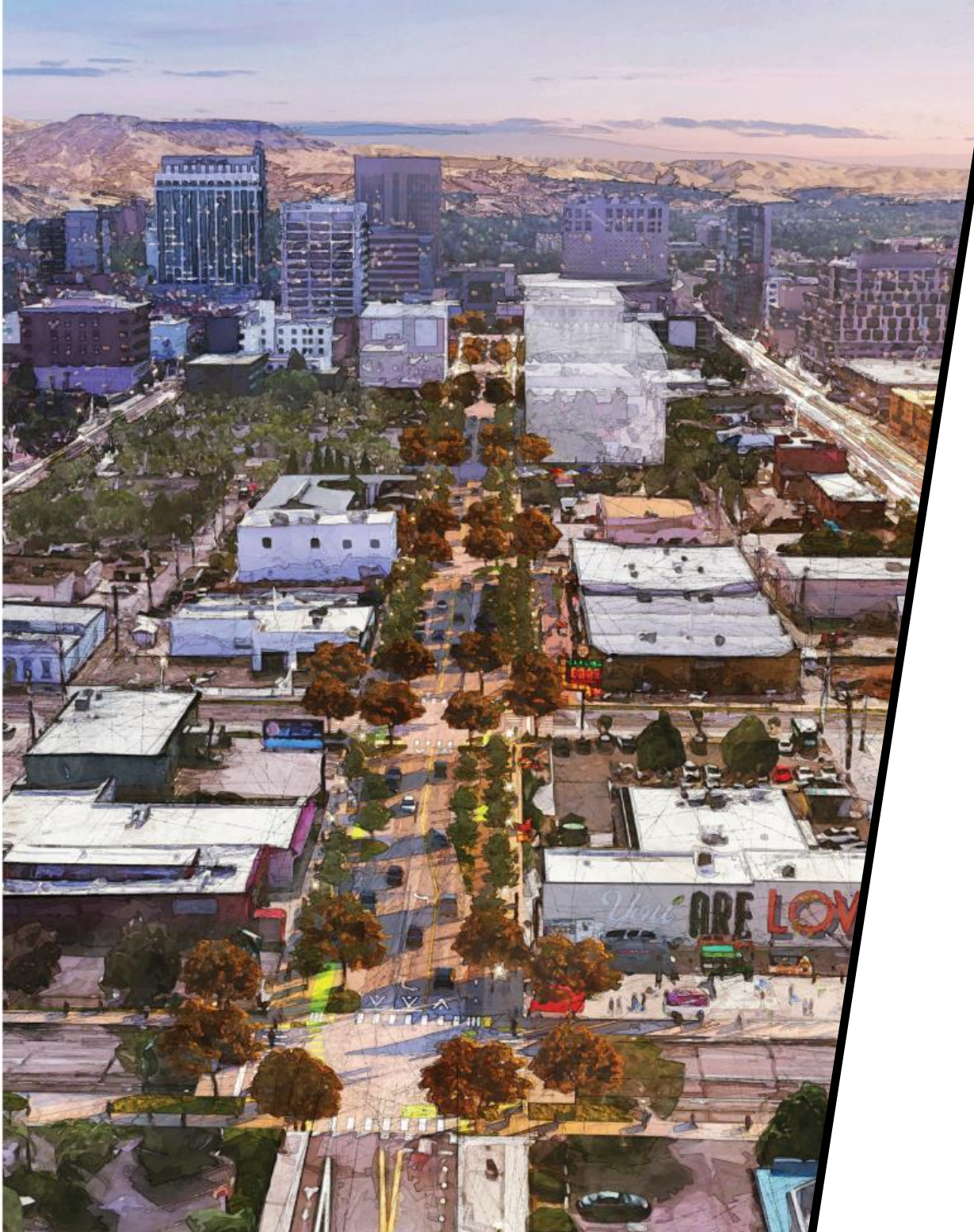
LINEN BLOCKS ON GROVE STREET PUBLIC ART

A photograph of a construction site on Grove Street. A yellow Komatsu excavator is in the center, digging a trench. Two workers in high-visibility vests and hard hats stand on the left. A large pile of dirt is in the foreground. In the background, there are city buildings and a street sign for N 11th St. The sky is blue with some clouds.

01

GROVE STREET SEWER MAIN LINE AND UTILITY RELOCATION

- Relocates sewer out of 10th to 11th St vacated alley and into Grove Street
- Reduces barriers to private development
- Allows CCDC and Guho to take the lead in coordinating this work among other construction in the area



Resolution 1766 – Amendment No. 1 to the CM/GC Contract with Guho Corp.

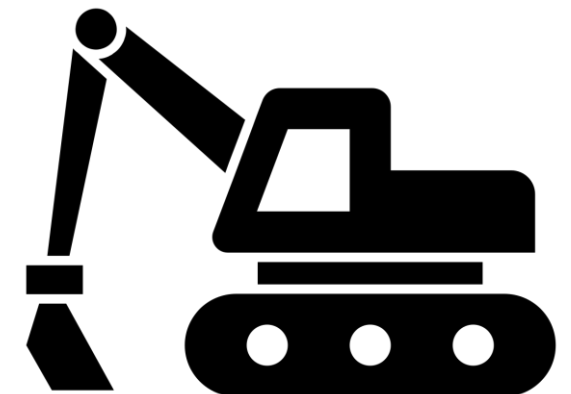
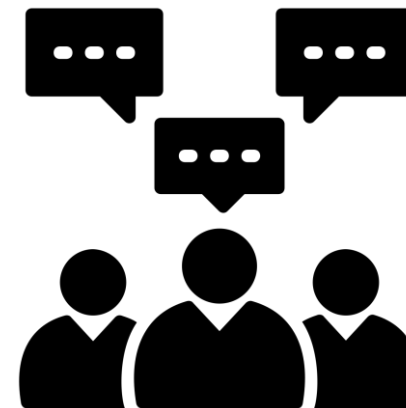
Guho Corp. Summary	
Construction Management: Pre-Construction Services	\$ 96,592
TODAY – Amendment 1: General Contractor: Project Construction GMP #1	\$ 557,184
Amended CM/GC Contract Total	\$ 653,776

REBUILD

LINEN BLOCKS ON GROVE STREET

Next Steps

- Sewer Relocation Construction – Mid-Nov. Start
- Anticipating December 2022 Board Action:
 - GMP #2 – Full Construction
- Full Construction Anticipated to Start in January 2023
- Public Outreach Prior to Construction



CONSIDER: Resolution 1766

Amendment No. 1 to the CM/GC Contract with Guho Corp.

Suggested Motion:

I move to adopt Resolution 1766 approving and authorizing the execution of Amendment No. 1 to the CM/GC Contract with Guho Corp. for the Linen Blocks on Grove Street Streetscape Improvements Project.

AGENDA

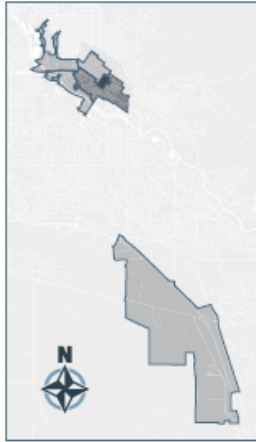
- E. **CONSIDER:** Approve Resolution 1787 - Design Professional Contract with Jensen Belts Associates for the 521 W Grove Street Public Space Project (10 minutes)
.....Karl Woods/Kathy Wanner
- F. **CONSIDER:** 1015 Main Street – Smith Block Building – T1 Participation Designation (5 minutes).....Kassi Brown
- G. **CONSIDER:** 2618 W Fairview Ave –The LOCAL Fairview – T2 Participation Designation (5 minutes).....Kevin Holmes
- H. **CONSIDER:** 818 W Ann Morrison Park Dr – Capitol Student Housing – T2 Participation Designation (5 minutes).....Kevin Holmes
- I. **CONSIDER:** Approve Resolution 1791 – Participation Program Policy Update (10 minutes).....Kevin Holmes

V. Adjourn

CONSIDER: Adopt Resolution 1787 approving Jensen Belts Associates as Landscape Architect of Record and approving Task Order 19-008 for schematic design of the 521 W Grove Street Public Space Project

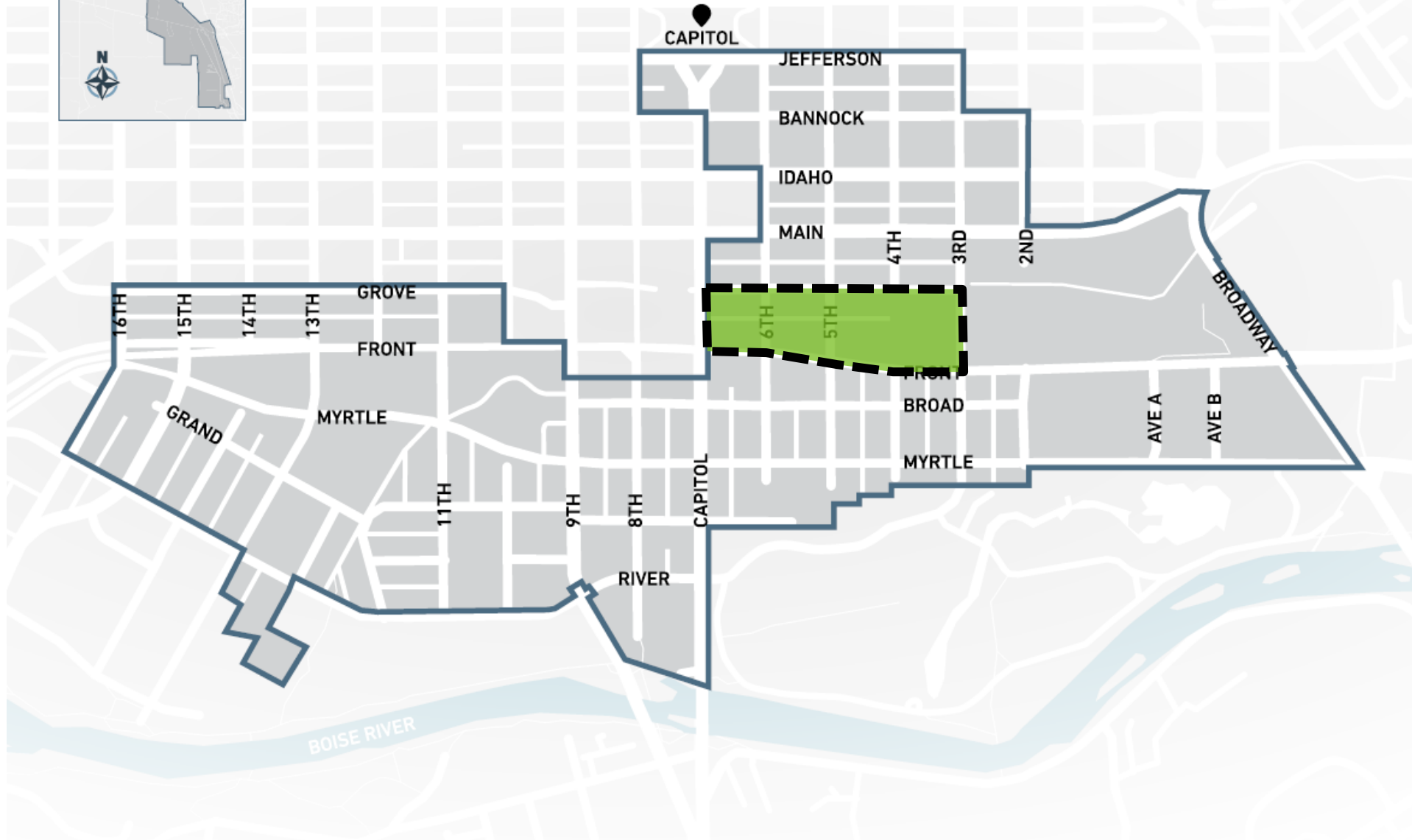
Karl Woods
Senior Project Manager

Kathy Wanner
Contracts Manager

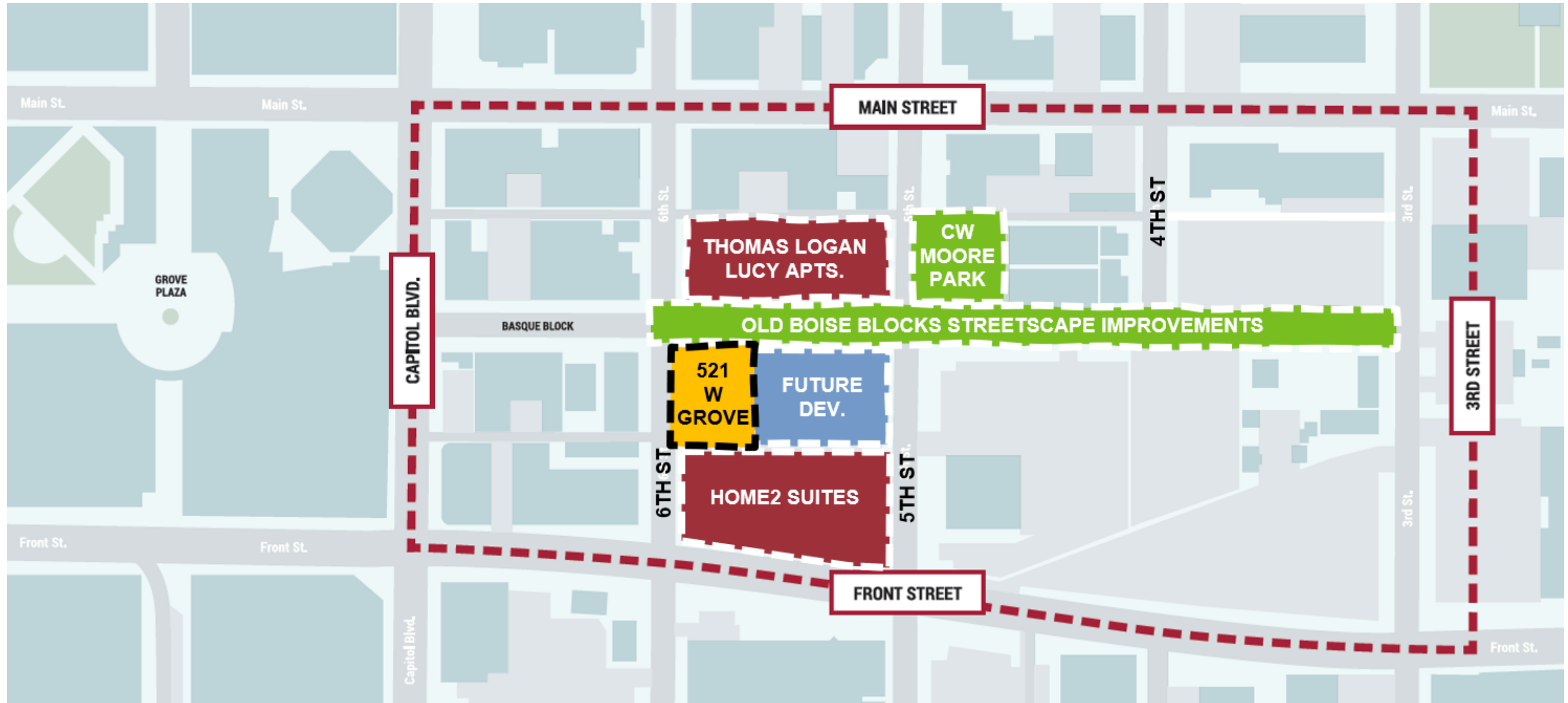


RIVER MYRTLE DISTRICT

DISTRICT TERM: FY 1996 - 2025 | ACREAGE: 303







Summary

1

URBAN PUBLIC SPACE

2

HISTORIC CULTURE

3

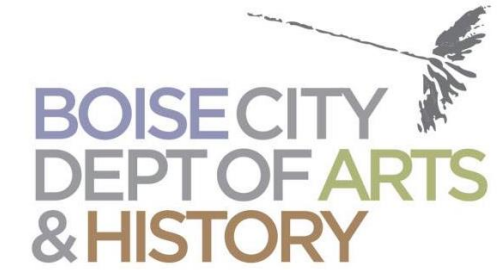
COMMUNITY CONVERSATION

4

PARKS PARTNERSHIP

5

ARTS & HISTORY PARTNERSHIP



521 W Grove Street Public Space

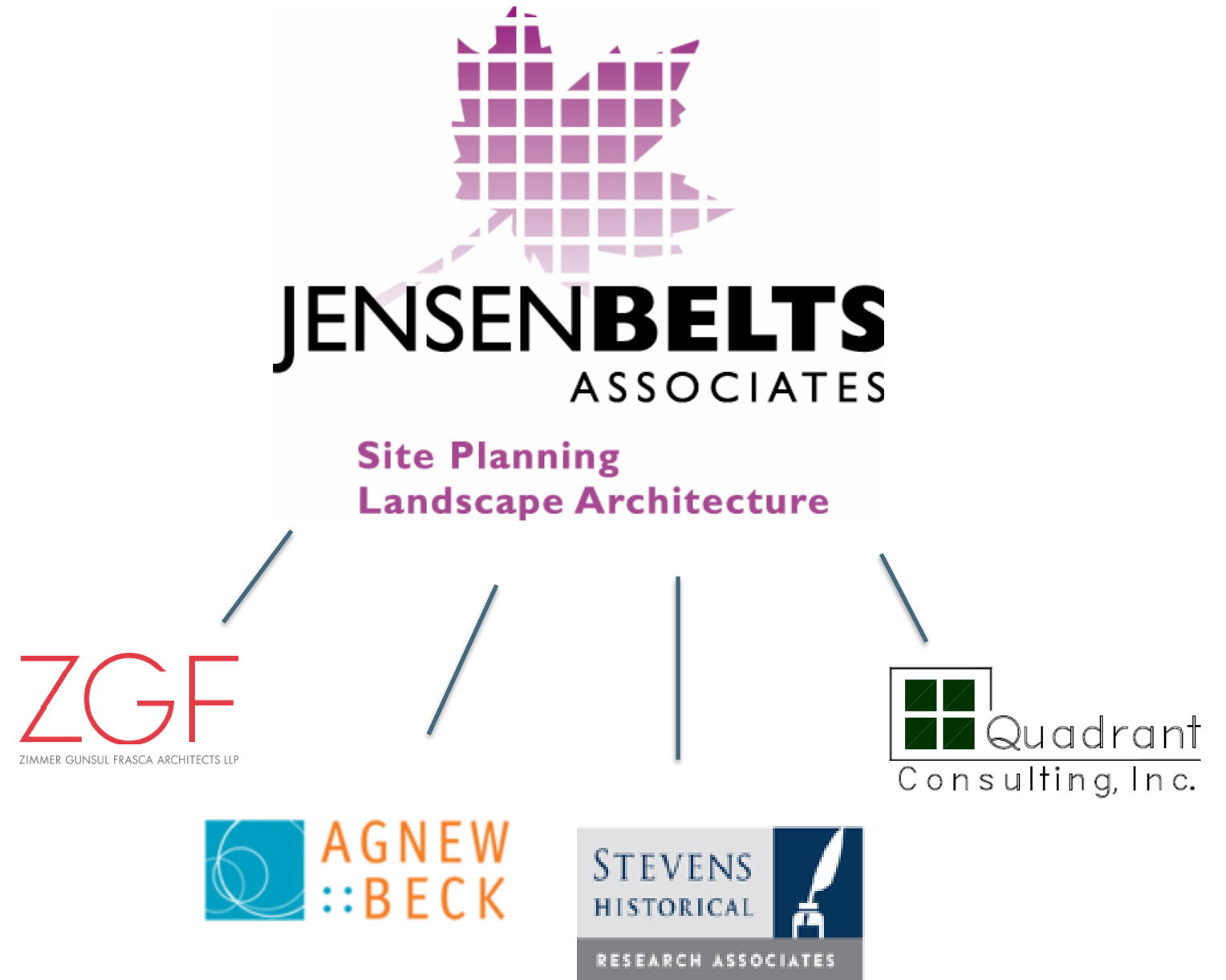
Pre-Approved Design Professionals

1. CSHQA
2. GGLO
3. Jensen Belts Associates
4. The Land Group

DESIGN SERVICES	
RFQ Issued	Aug 18, 2022
Submissions Due	Sept 7, 2022
Proposal Evaluation & Ranking	Sept 7 – 15, 2022
Negotiate Scope of Work	Sept 15 - 30, 2022
CCDC Board Approval	October 10, 2022

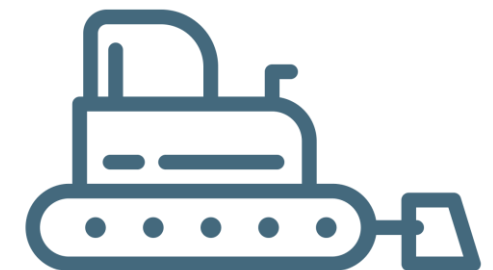
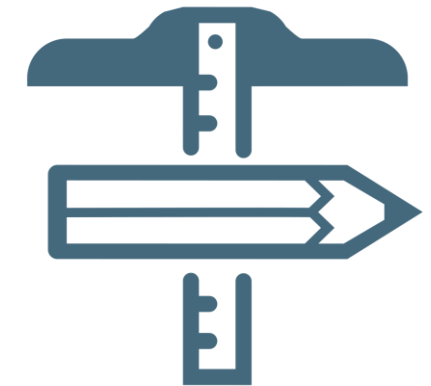
Resolution 1787
Design Professional Services
Task Order 19-008
\$249,280

- Topographic Survey
- Public Space Programming
- Stakeholder Engagement
- Concept Design Alternatives Analysis



Next Steps

- CMGC SELECTION – DECEMBER 2022
- STAKEHOLDER ENGAGEMENT | OPEN HOUSES - WINTER 2022/2023
- PREFERRED DESIGN AFFIRMATION – AUGUST 2023
- CONSTRUCTION DOCUMENTS – WINTER 2023/2024
- CONSTRUCTION - FALL 2024 – SUMMER 2025
- RIBBON CUTTING – SUMMER 2025



CONSIDER: Adopt Resolution 1787 approving Jensen Belts Associates as Landscape Architect of Record and approving Task Order 19-008 for schematic design of the 521 W Grove Street Public Space Project

Suggested Motion:

I move to adopt Resolution No. 1787 approving Jensen Belts Associates as Landscape Architect of Record and approving Task Order 19-008 for schematic design of the 521 W Grove Street Public Space Project.

AGENDA

- E. **CONSIDER:** Approve Resolution 1787 - Design Professional Contract with Jensen Belts Associates for the 521 W Grove Street Public Space Project (10 minutes)
.....Karl Woods/Kathy Wanner

- F. **CONSIDER:** 1015 Main Street – Smith Block Building – T1 Participation Designation (5 minutes).....Kassi Brown

- G. **CONSIDER:** 2618 W Fairview Ave –The LOCAL Fairview – T2 Participation Designation (5 minutes).....Kevin Holmes

- H. **CONSIDER:** 818 W Ann Morrison Park Dr – Capitol Student Housing – T2 Participation Designation (5 minutes).....Kevin Holmes

- I. **CONSIDER:** Approve Resolution 1791 – Participation Program Policy Update (10 minutes).....Kevin Holmes

V. Adjourn

1015 Main Street – Smith Block Building Type 1 Participation Designation



Kassi Brown
Project Manager

Photo by Platform Architectural Design

Project Location

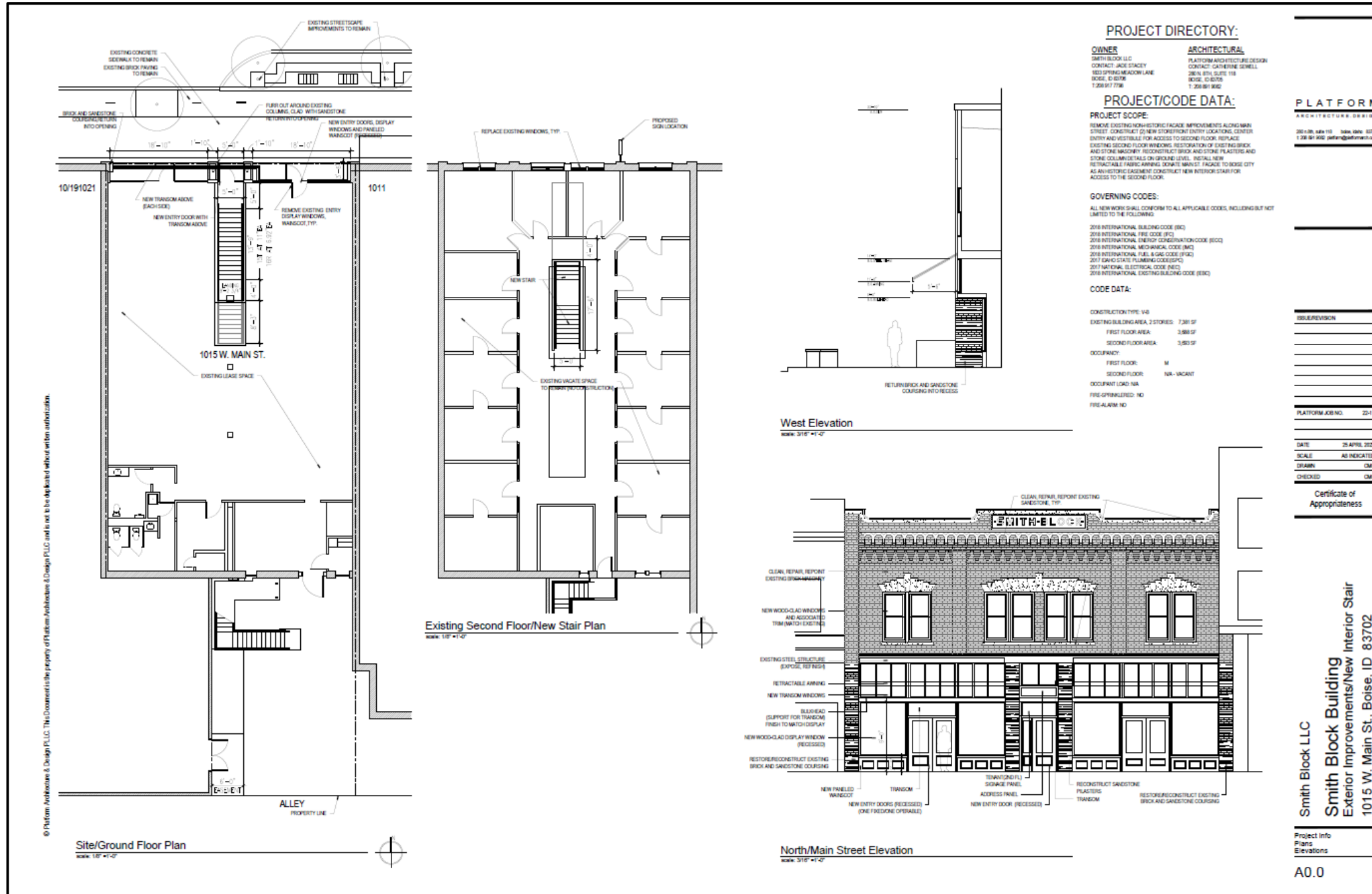


Project Summary and Timeline



- Exterior renovations to restore historical façade
- 7,381 total square feet of retail space
- Estimated 20 permanent jobs
- \$1.4 million total development costs
- Construction Start: January 2023
- Construction Complete & CCDC Reimbursement: February 2024

Eligible Expenses



Historical Façade Renovation



CONSIDER: 1015 Main Street – Smith Block Building – Type 1 Participation Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Smith Block LLC for future Board approval.

AGENDA

- E. **CONSIDER:** Approve Resolution 1787 - Design Professional Contract with Jensen Belts Associates for the 521 W Grove Street Public Space Project (10 minutes)
.....Karl Woods/Kathy Wanner

- F. **CONSIDER:** 1015 Main Street – Smith Block Building – T1 Participation Designation (5 minutes).....Kassi Brown

- G. **CONSIDER:** 2618 W Fairview Ave –The LOCAL Fairview – T2 Participation Designation (5 minutes).....Kevin Holmes

- H. **CONSIDER:** 818 W Ann Morrison Park Dr – Capitol Student Housing – T2 Participation Designation (5 minutes).....Kevin Holmes

- I. **CONSIDER:** Approve Resolution 1791 – Participation Program Policy Update (10 minutes).....Kevin Holmes

V. Adjourn

2618 W Fairview Ave – LOCAL Fairview Type 2 Participation Designation



Rendering: Modus Studio

Kevin Holmes
Project Manager – Property
Development

Project Location



Project Location



Project Summary and Timeline



LOCAL Fairview

- 271 units
- Studio, 1-, 2-, & 3-bedroom units
- 272 parking spaces
- Capri Restaurant retained
- 8,500 sq. ft. new commercial space
- ~\$81M Total Development Costs
- ~\$1.2M Eligible Expenses



Context view looking NE



July 2022
DR approval



Sept 2022
Application
submitted



TODAY
Type 2
Designation



Dec 2022
Type 2
Approval

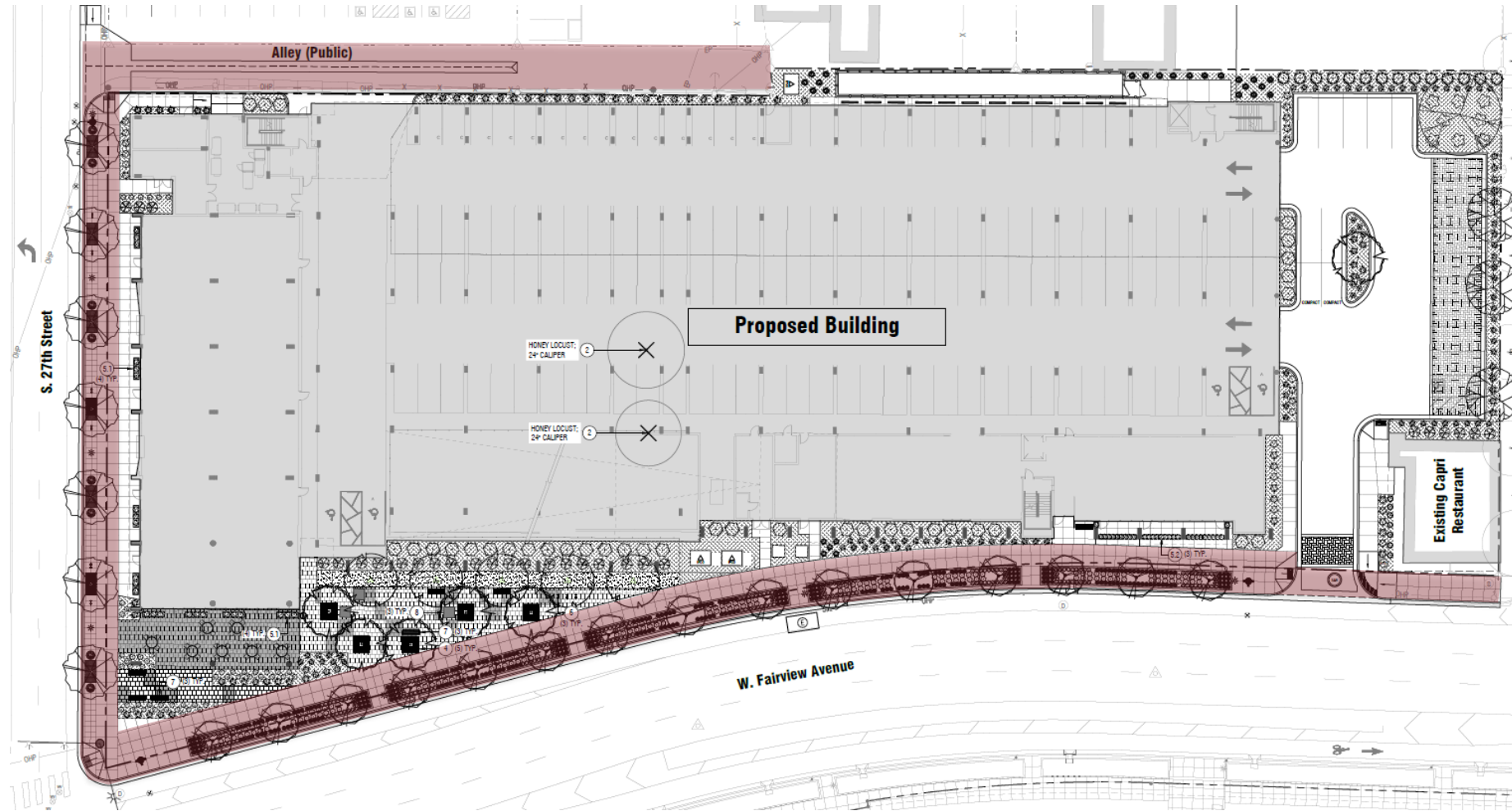


Spring 2023
Construction
begins



Summer 2025
Construction
complete

Eligible Expenses

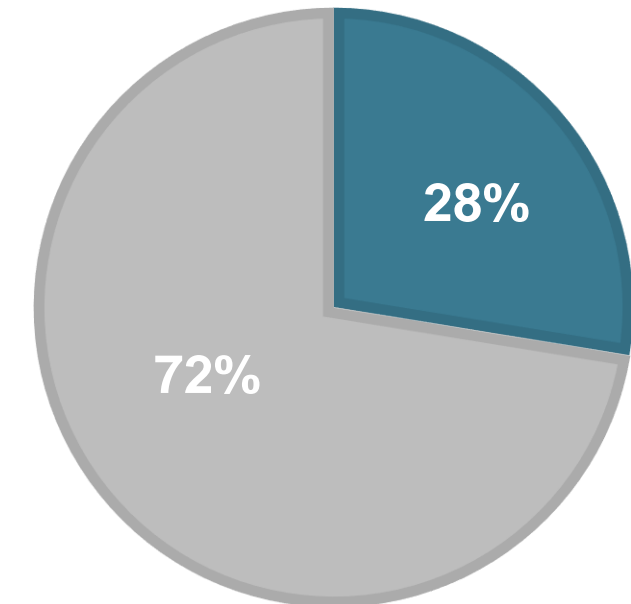


Total Public Improvements	\$ 1,215,000
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Streetscapes	\$ 335,000
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Utilities	\$ 880,000
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■ Streetscapes ■ Utilities



Water Renewal Master Plan



CONSIDER: 2618 W Fairview Ave – LOCAL Fairview Type 2 Participation Designation

Suggested Motion:

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

AGENDA

- E. **CONSIDER:** Approve Resolution 1787 - Design Professional Contract with Jensen Belts Associates for the 521 W Grove Street Public Space Project (10 minutes)
.....Karl Woods/Kathy Wanner
- F. **CONSIDER:** 1015 Main Street – Smith Block Building – T1 Participation Designation (5 minutes).....Kassi Brown
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- H. **CONSIDER:** 818 W Ann Morrison Park Dr – Capitol Student Housing – T2 Participation Designation (5 minutes).....Kevin Holmes
- I. **CONSIDER:** Approve Resolution 1791 – Participation Program Policy Update (10 minutes).....Kevin Holmes

V. Adjourn

818 W Ann Morrison Park Dr – Capitol Student Housing Type 2 Participation Designation



Kevin Holmes
Project Manager –
Property Development

Rendering: Babcock Design

Project Location



Project Summary and Timeline



Capitol Student Housing

- 91 units
- 279 bedrooms
- Leased per-bedroom
- Ground floor retail
- ~\$44M Total Development Costs
- ~\$530,000 Eligible Expenses



April 2022
DR approval



Sept 2022
Application
submitted



TODAY
Type 2
Designation



Dec 2022
Type 2
Approval

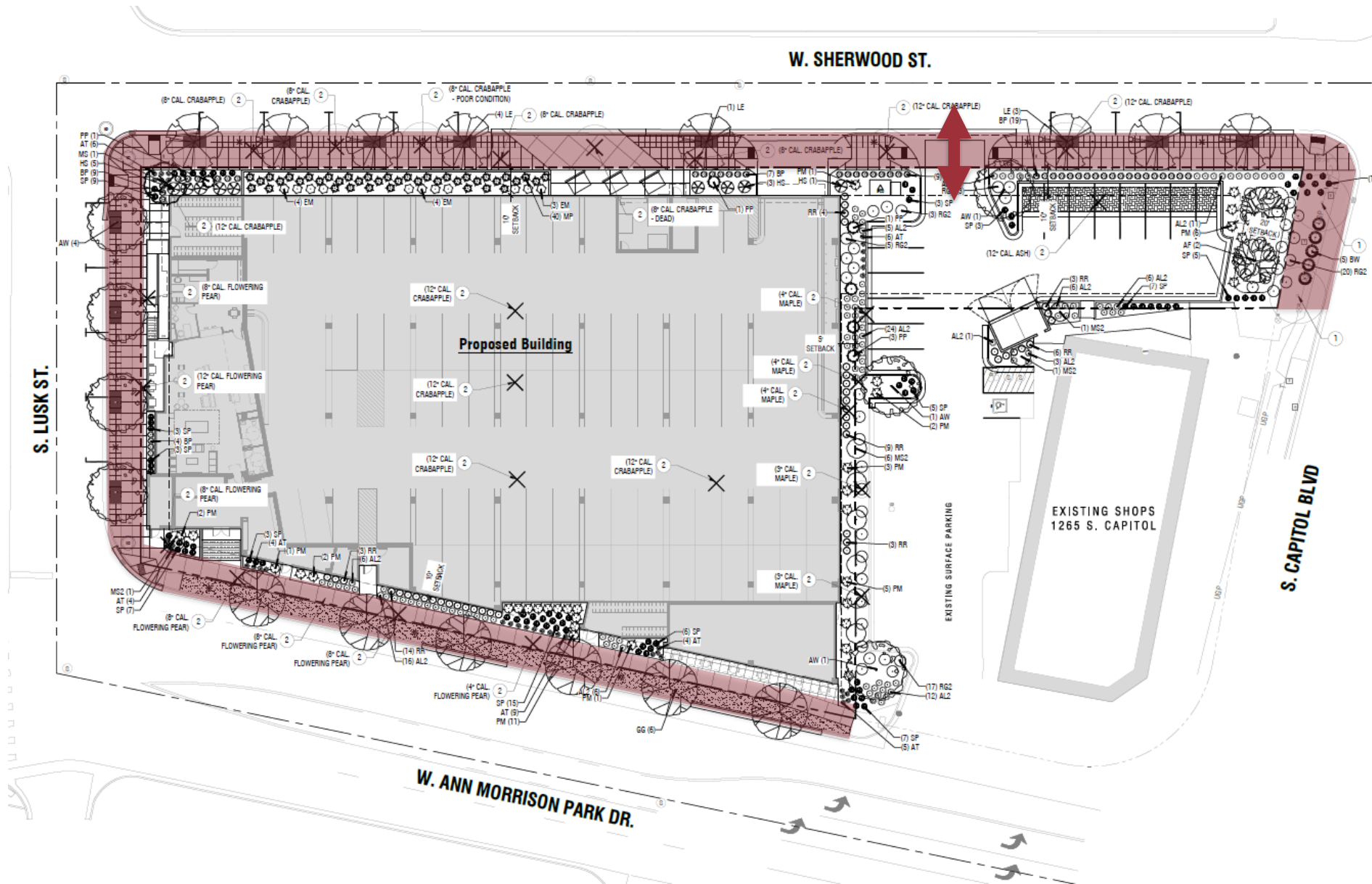


Q1 2023
Construction
begins



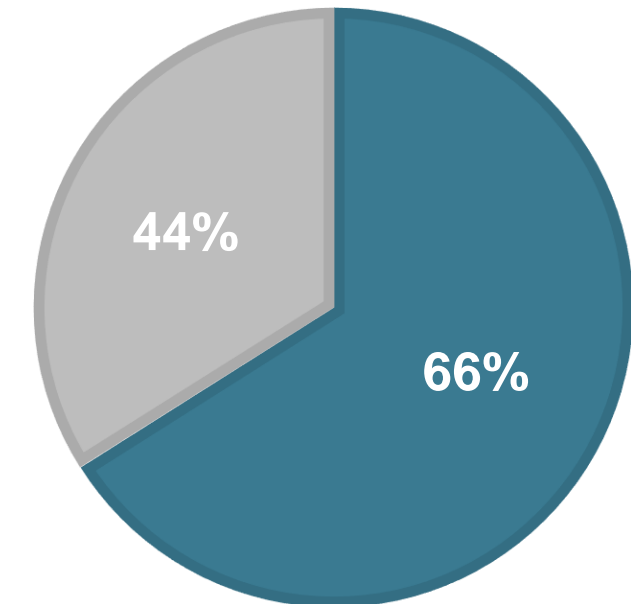
June 2024
Construction
complete

Eligible Expenses



Total Public Improvements	\$ 530,000
Streetscapes	\$ 350,000
Utilities	\$ 180,000

Streetscapes Utilities



CONSIDER: 818 W Ann Morrison Dr
Capitol Student Housing
Type 2 Participation Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with KC Gardner Company for future Board approval.

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V. Adjourn

Participation Program Policy Update

Doug Woodruff
Development Director

Kevin Holmes
Project Manager – Property Development

Participation Program Policy Changes **Impact**



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

Participation Program Policy Changes

Agency Process

01

June: work
session

Research and
policy responses

02

July: present
recommendations

Revise with Board
feedback

03

October: request
Board approval of
policy updates



Participation Program Policy Changes

Partner Outreach

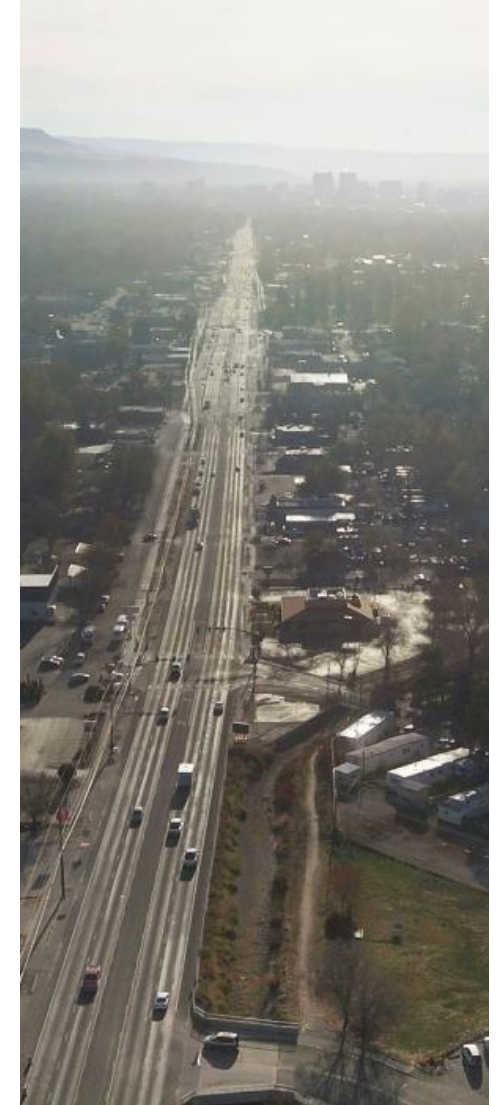


Development Community

- 7 Development Groups
- 5 State Street Case Studies



Planning Department
Housing and Community Development
Economic Development



Participation Program Policy Changes

Downtown Districts



Program Improvements

- Increase assistance for affordable housing, Type 3 eligibility
- Higher quality results, Type 1 criteria
- Provide assistance in final years, Type 2 CIP resources

Participation Program Policy Changes

State Street District



District-Specific Program

- Similar structure to Downtown Districts
- Calibrated to achieve Transit Oriented Development
- Contextual to Land Use and Transportation Plans

Scorecard

- Includes Mobility section
- Scoring calibrated to land use policy
- Scoring calibrated to incent enhancing development projects
- Prioritizes transit and housing



CAPITAL CITY
DEVELOPMENT CORP



PARTICIPATION PROGRAM

Downtown Districts

– Westside, 30th Street, River Myrtle-Old Boise, and Shoreline –

Ignite Economic Growth through Public-Private Partnerships.



CAPITAL CITY
DEVELOPMENT CORP



PARTICIPATION PROGRAM

State Street District

Igniting Economic Growth through Public-Private Partnerships.



CAPITAL CITY
DEVELOPMENT CORP

CONSIDER: Resolution 1791

Suggested Motion:

I move to approve Resolution 1791 approving the Participation Program Updates.

Adjourn