

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

Regular Meeting
March 13, 2023



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. Approve Paid Invoice Report for February 2023

B. Minutes and Reports

1. Approve Meeting Minutes for February 13, 2023
2. Approve Special Meeting Minutes for February 23, 2023

AGENDA

III. Action Item: Consent Agenda

C. Other

1. Approve Resolution 1816 W. State St., 16th & State. Type 2 Participation Agreement with 1522 W. State St., LLC
2. FY2023 Q1 Financial Report (Unaudited)

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. **CONSIDER** 2022 Annual Report.....Jordyn Neerdaels (5 minutes)
- B. **PUBLIC** Comment: 2022 Annual Report.....Chair Haney Keith (5 minutes)
- C. **CONSIDER** Resolution 1813: Trailhead. Amendment No. 2 to the Entrepreneurship Consulting Agreement with the City of Boise and Actuate Boise, Inc.
.....Mary Watson (5 minutes)
- D. **CONSIDER** Resolution 1814: 500 S. 8th St., Trailhead. Renewal of Commercial Lease Agreement with Rim View LLC.....Mary Watson (5 minutes)
- E. **CONSIDER** Resolution 1815: 8th St. Streetscape and Bike Facility Improvements, State St. to Franklin St. Task Order 19-006 for Professional Design Services with Kittelson & Associates, Inc.....Zach Piepmeyer (10 minutes)

CONSIDER: Approval of 2022 Annual Report

Suggested Motion:

I move to approve the 2022 Annual Report and direct staff to finalize the document and fulfill statutory publication and access requirements.

Approval of 2022 Annual Report

PUBLIC COMMENT

AGENDA

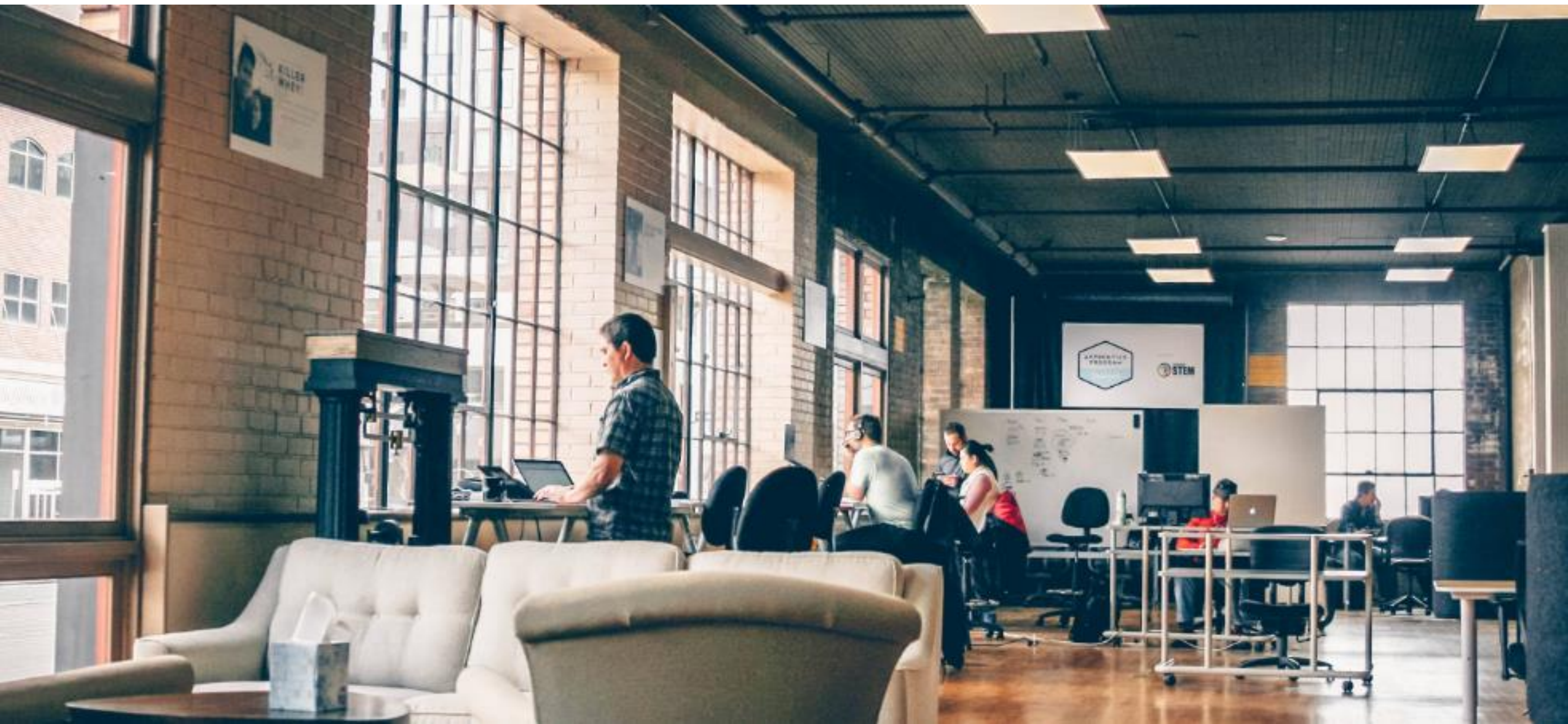
IV. Action Items

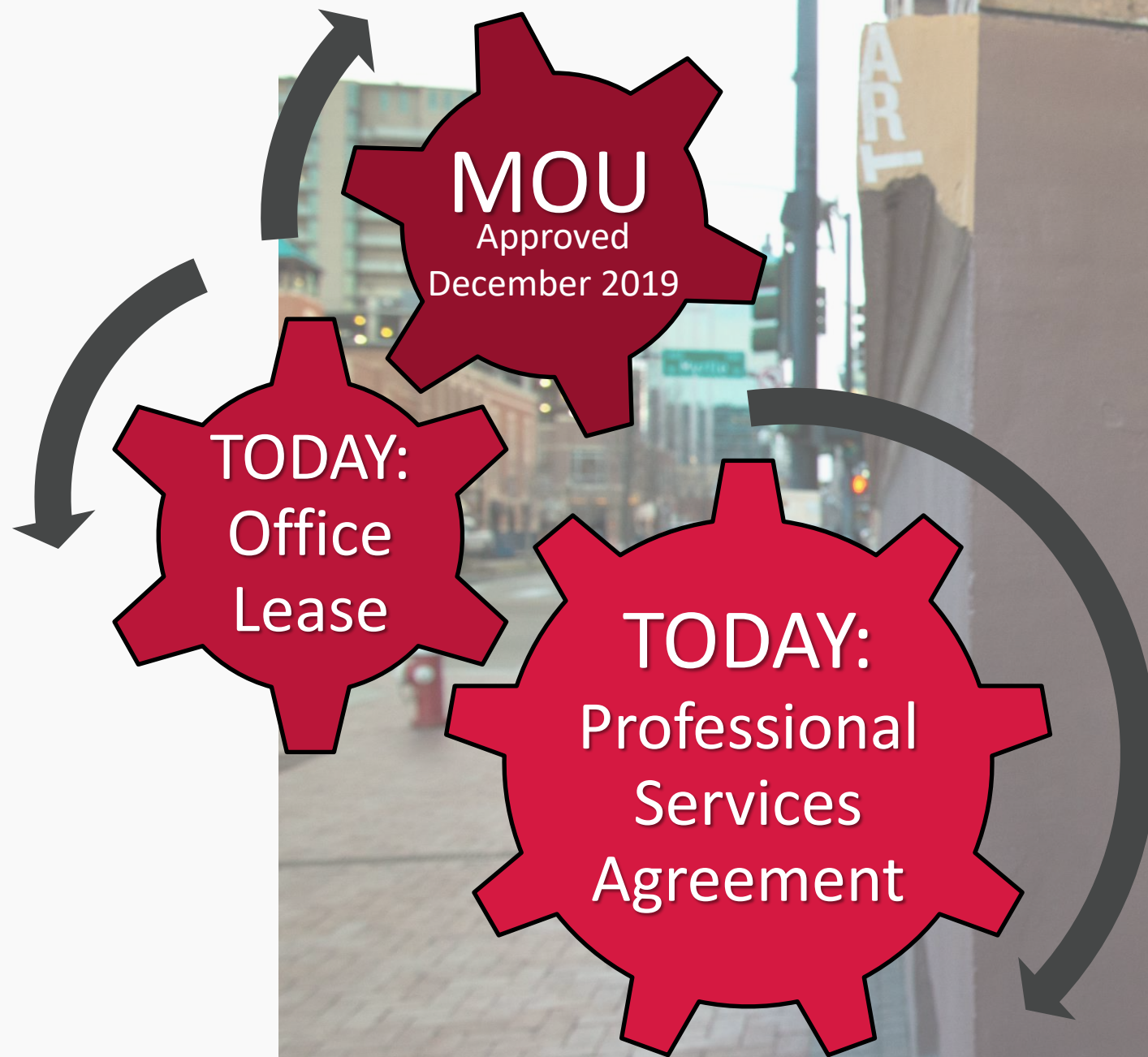
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Tri-Party Agreement and Commercial Lease

Mary Watson
CCDC General Counsel





The word "Trailhead" in a blue, cursive script font, enclosed within a dark blue hexagonal frame. The logo is positioned on a glass door that reflects a city street scene with buildings and cars.

Trailhead

Professional Services Agreement

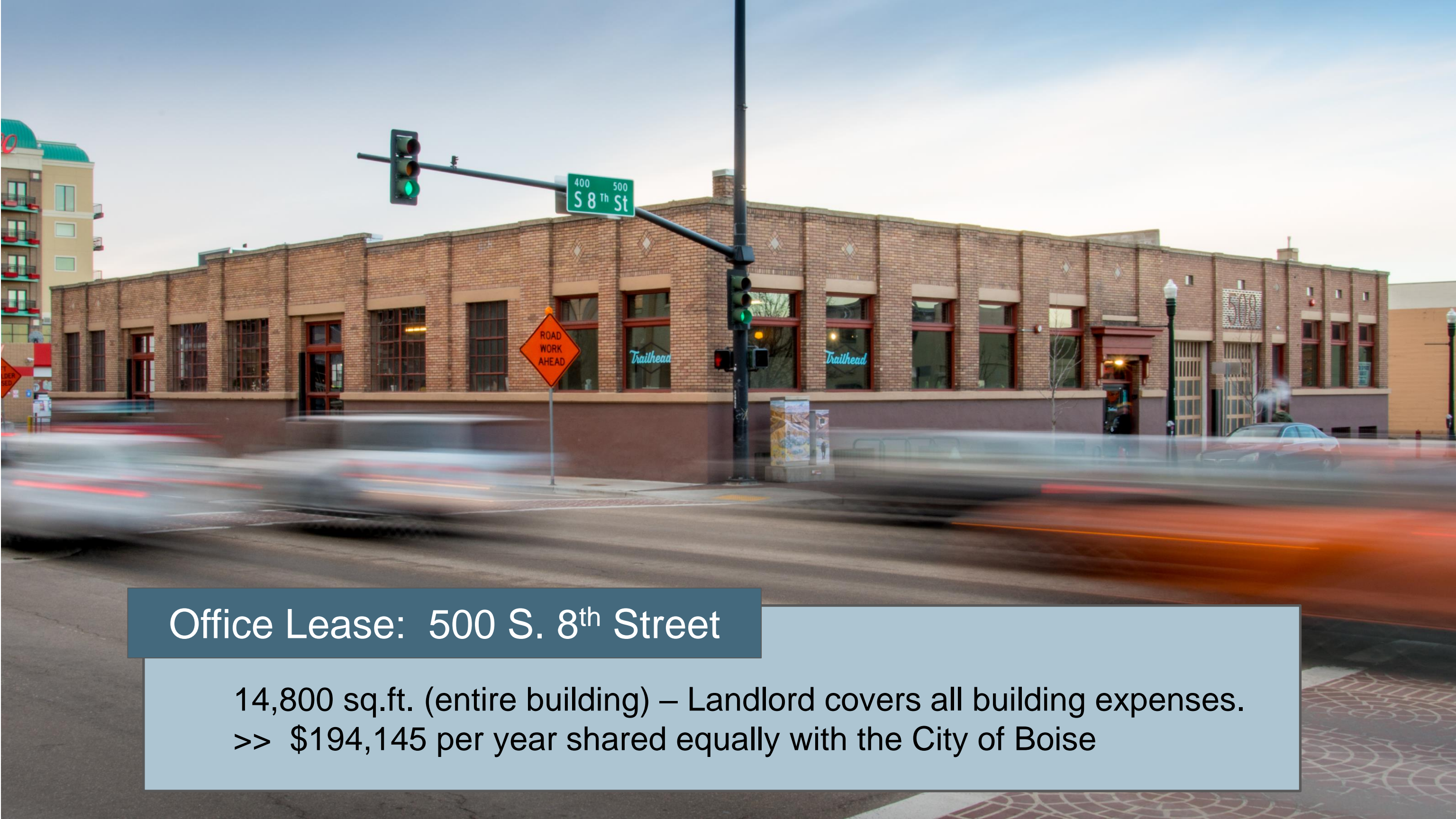
BOISE **ENTREPRENEUR** WEEK

BOISE
PITCH
NIGHT



YOU
LEAD
IDAHO





Office Lease: 500 S. 8th Street

14,800 sq.ft. (entire building) – Landlord covers all building expenses.
>> \$194,145 per year shared equally with the City of Boise

For Consideration, Two Motions:

1. I move to adopt **Resolution No. 1813** approving Amendment No. 2 to the Entrepreneurship Consulting Agreement with the City of Boise and Actuate Boise, Inc., for the professional services commonly known as Trailhead.
2. I move to adopt **Resolution No. 1814** approving renewal of the Lease of 500 S. 8th Street from Rim View LLC for one year.



AGENDA

IV. Action Items

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CONSIDER Resolution 1815: 8th St. Streetscape and Bike Facility Improvements, State St. to Franklin St. Task Order 19-006 for Professional Design Services with Kittelson & Associates, Inc.



Zach Piepmeyer, P.E. – Parking & Mobility Director
March 13, 2023

Agenda

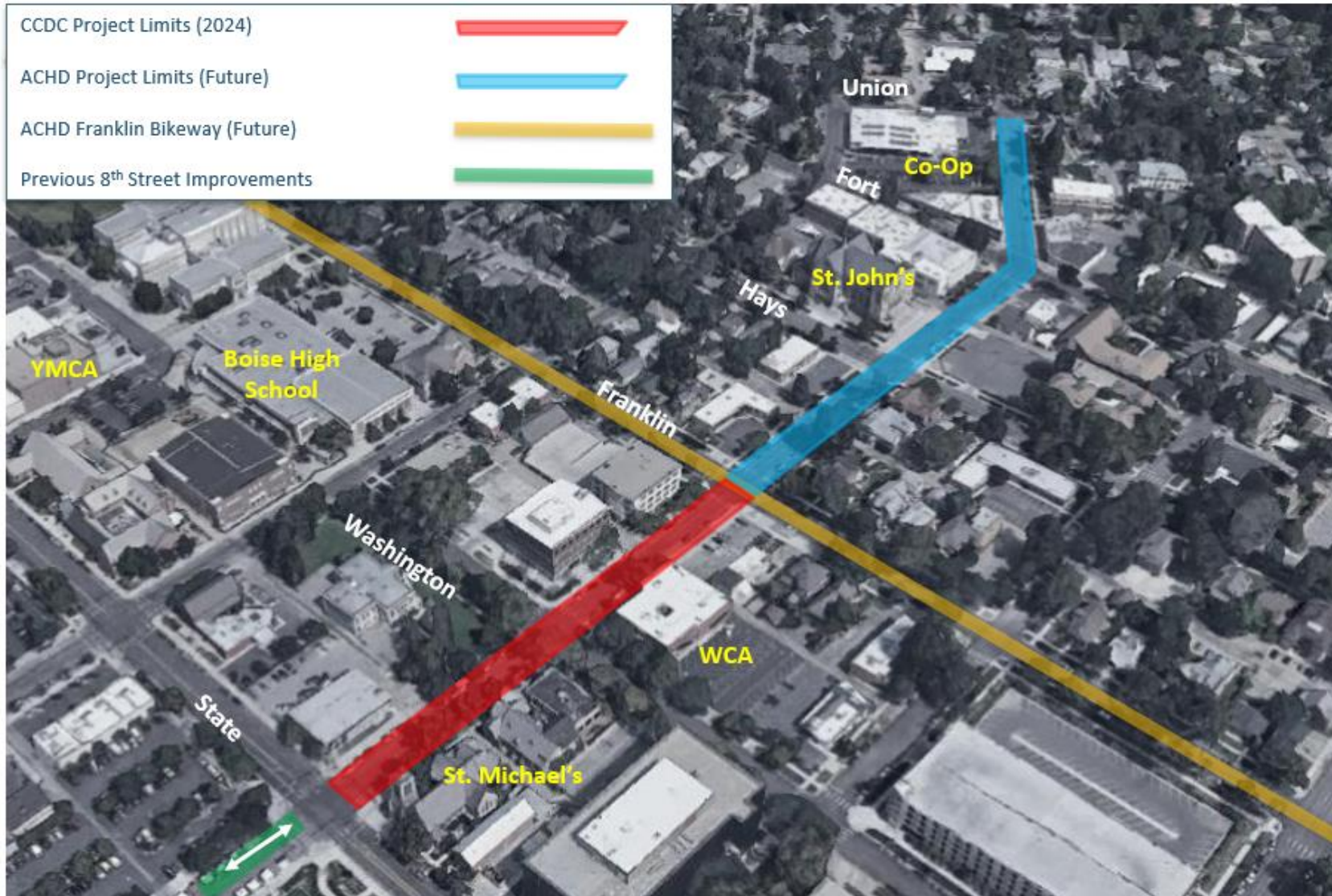
- Project Overview
- Concept Phase
- Task Order 19-006
- Next Steps



Project Overview



Project Overview

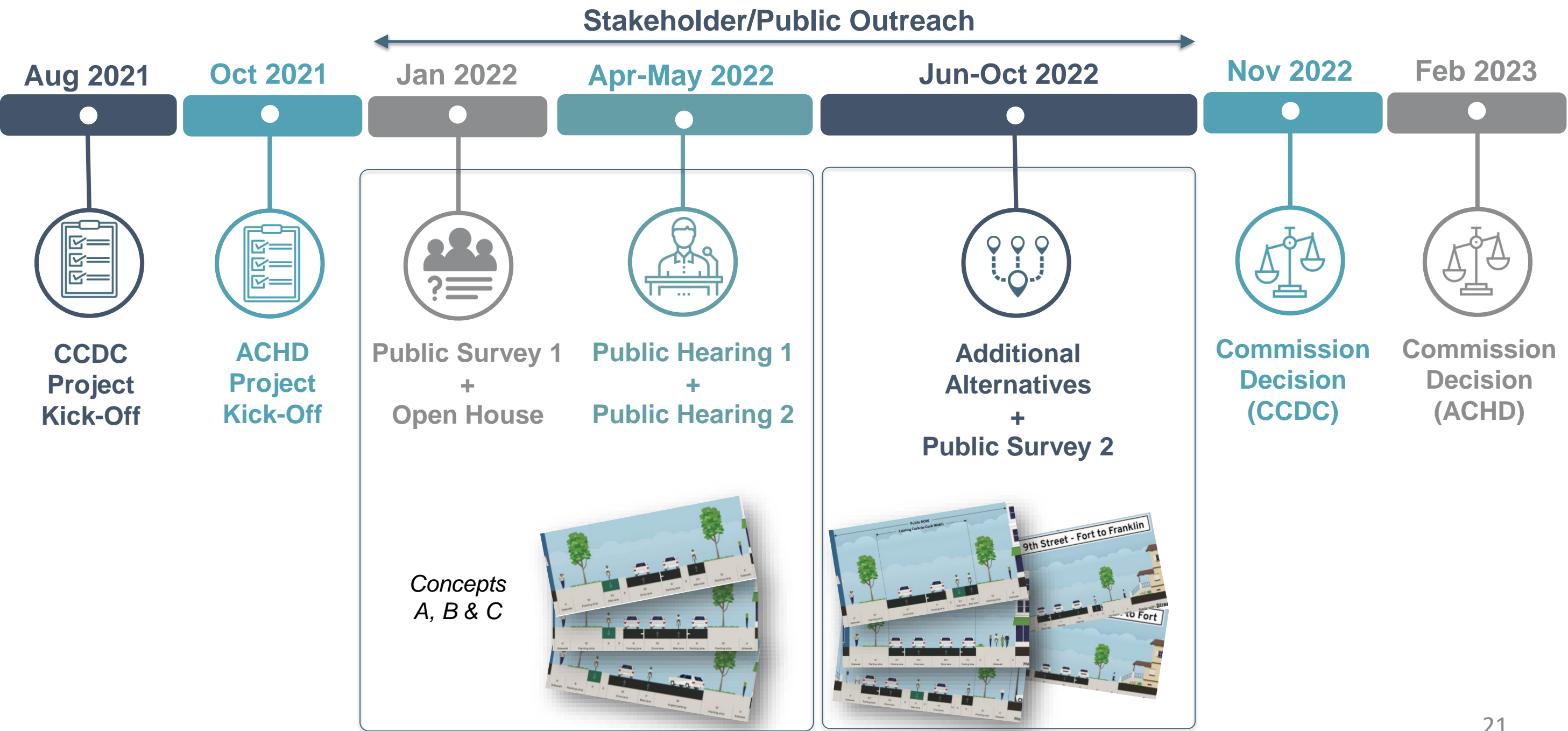


Objectives

Provide a consistent, low-stress bike connection between downtown and the North End.

Improve streetscapes, underground existing overhead utilities and improve transit stop infrastructure.

Concept Phase



Approved Concept Design



Streetscape & Utility Improvements



Task Order 19-006

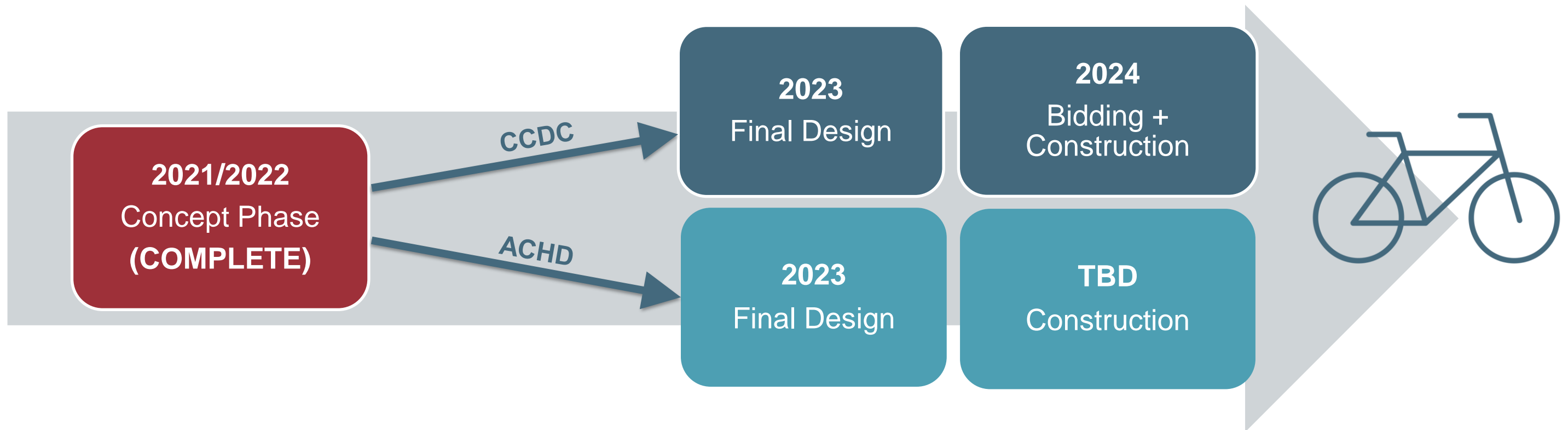


- Stakeholder/Public Outreach
- Preliminary Design
- Final Design
- Permitting
- Construction Documents
- Assistance During Bidding
- Services During Construction

Not-To-Exceed: \$222,477



Next Steps



CONSIDER Resolution 1815: 8th St. Streetscape and Bike Facility Improvements, State St. to Franklin St. Task Order 19-006 for Professional Design Services with Kittelson & Associates, Inc.

Suggested Motion:

I move to adopt Resolution 1815 approving and authorizing the execution of Task Order 19-006 with Kittelson & Associates, Inc., for Professional Design Services on the 8th St. Streetscape and Bike Facility Improvements, State St. to Franklin St. Project.

AGENDA

IV. Action Items - Continued

- F. **CONSIDER** Designation: 1011 W. Grove St., Marriott AC/Element Hotel. Type 4
Capital Improvement Project Coordination with Pennbridge Lodging
.....Kevin Holmes (5 minutes)
- G. **CONSIDER** Designation: 1110 W. River St., 11th & River. Type 2 General
Assistance with deChase Miksis.....Kevin Holmes (5 minutes)
- H. **CONSIDER** Designation: 101 S. 27th St., KDP Corporate Headquarters. Type 1
One-Time Assistance with Westend Holdings, LLC.....Kassi Brown (5 minutes)

V. Adjourn

1011 W. Grove St. – Marriott AC/Element Hotel

Type 4 Participation Designation



Rendering: Erstad Architecture

Kevin Holmes
Project Manager – Property
Development

Project Location



Capital Projects



REBUILD
11TH STREET BLOCKS



REBUILD
LINEN BLOCKS ON GROVE STREET

Project Summary and Timeline



Marriott AC/Element

- 296 rooms
- 252 parking spaces
- 15 stories
- 2,900 sq. ft. ground-floor office
- \$120M Total Development Costs
- ~\$1.1M Requested
- \$900K Programmed



October
2022
DR approval



February 2023
Application
submitted



TODAY
Type 4
Designation



Spring 2023
Type 4 Approval



Summer 2023
Construction
begins

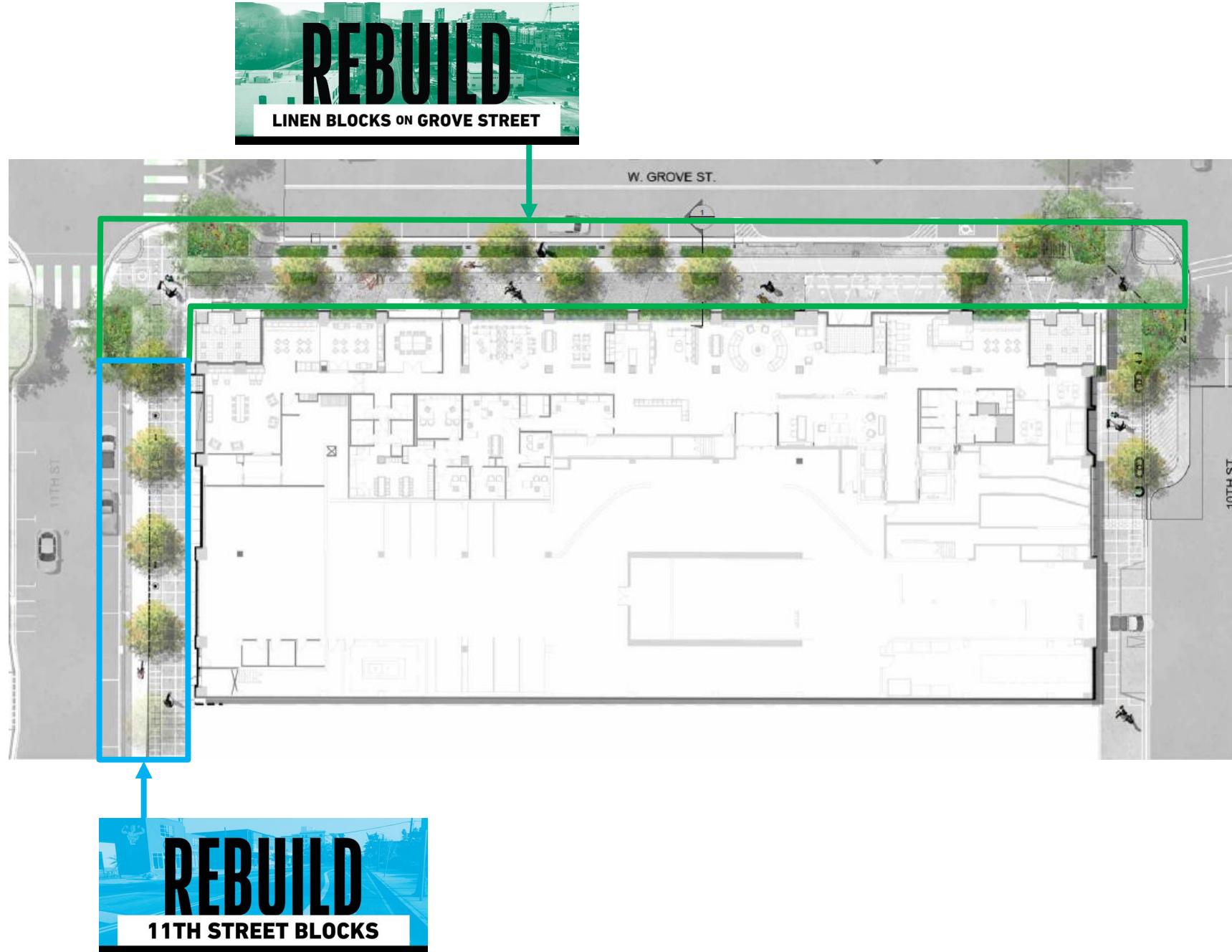


May 2025
Hotel complete,
reimbursement

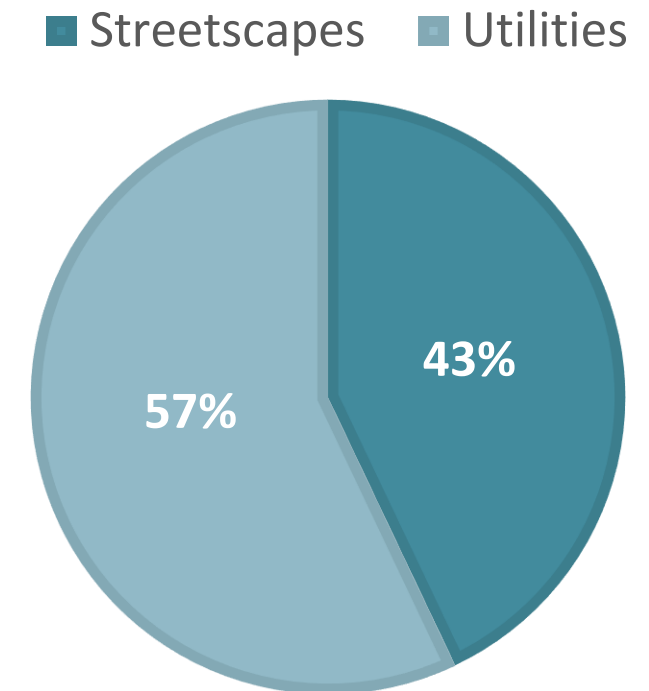


CIP Construction

Eligible Expenses



Total Public Improvements	\$ 1,108,000
Streetscapes	\$ 476,000
Utilities	\$ 632,000



CONSIDER: 1011 W. Grove St.
Marriott AC/Element Hotel
Type 4 Participation Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 4 Participation Agreement with Pennbridge BL19, LLC for future Board approval.

AGENDA

IV. Action Items - Continued

- F. **CONSIDER** Designation: 1011 W. Grove St., Marriott AC/Element Hotel. Type 4
Capital Improvement Project Coordination with Pennbridge Lodging
.....Kevin Holmes (5 minutes)

- G. **CONSIDER** Designation: 1110 W. River St., 11th & River. Type 2 General
Assistance with deChase Miksis.....Kevin Holmes (5 minutes)

- H. **CONSIDER** Designation: 101 S. 27th St., KDP Corporate Headquarters. Type 1
One-Time Assistance with Westend Holdings, LLC.....Kassi Brown(5 minutes)

V. Adjourn

1110 W. River St. – 11th & River Type 2 Participation Designation



Kevin Holmes, Project Manager – Property Development

Renderings: Pivot North

Project Location



Project

Details

- 126 units – studio, 1, and 2 bedrooms
- 1,000 sq. ft. commercial space
- \$50M Total Development Costs
- Streetscapes, public utility upgrades, alley reconstruction

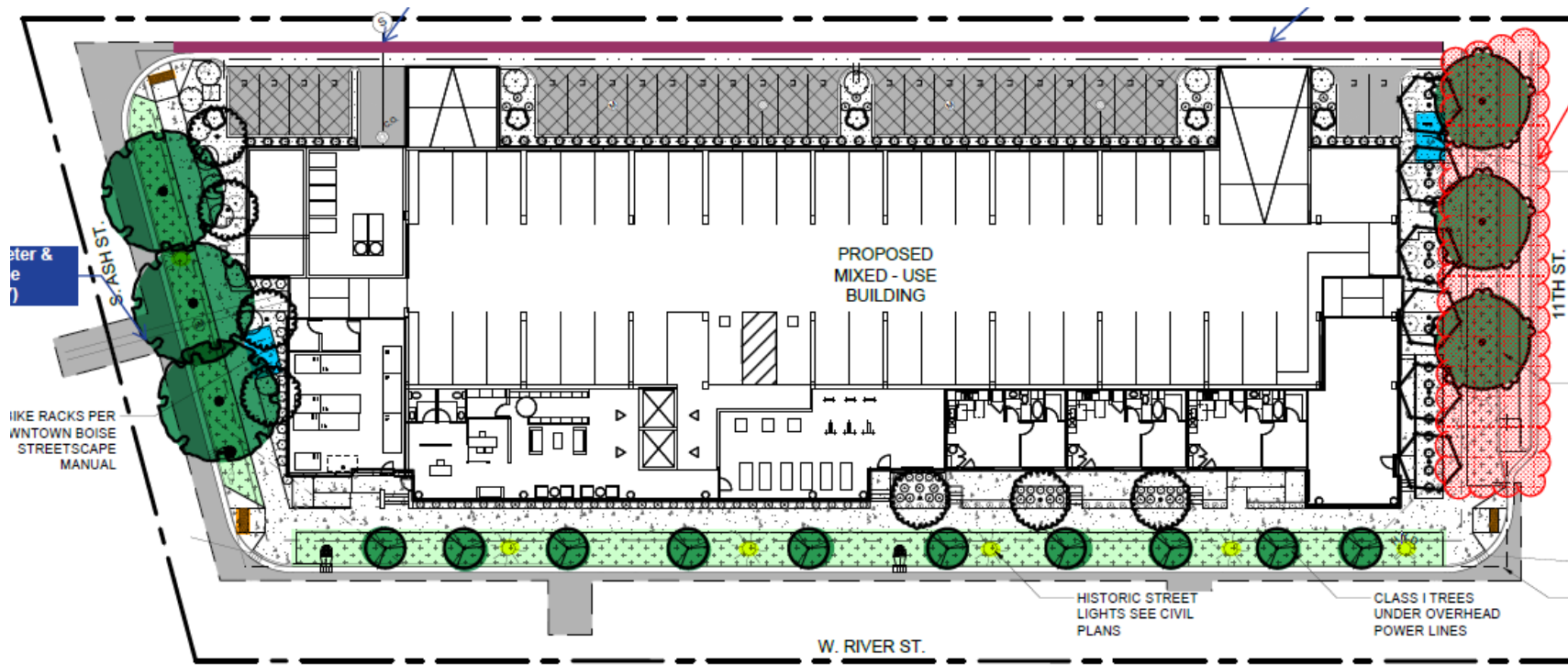


Application

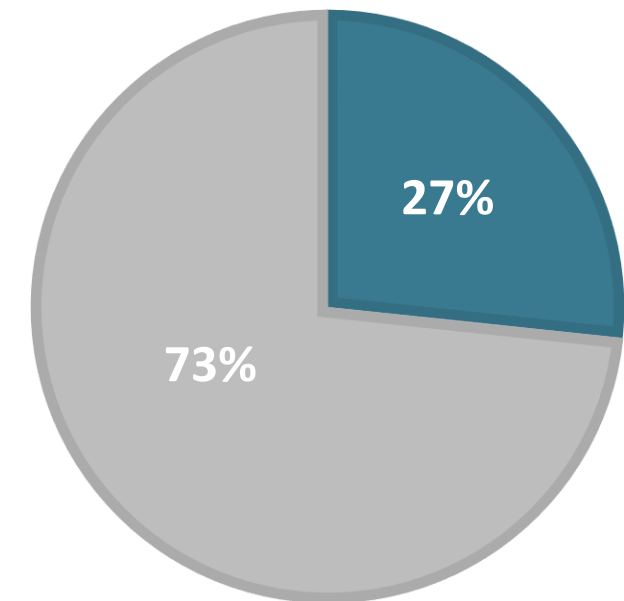
Request

- \$1.5M Reimbursement for Estimated Expenses
- Reimbursement Exception – Upon Completion

Total Public Improvements	\$ 1,500,000
Streetscapes	\$ 400,000
Utilities	\$ 1,100,000



Streetscapes Utilities

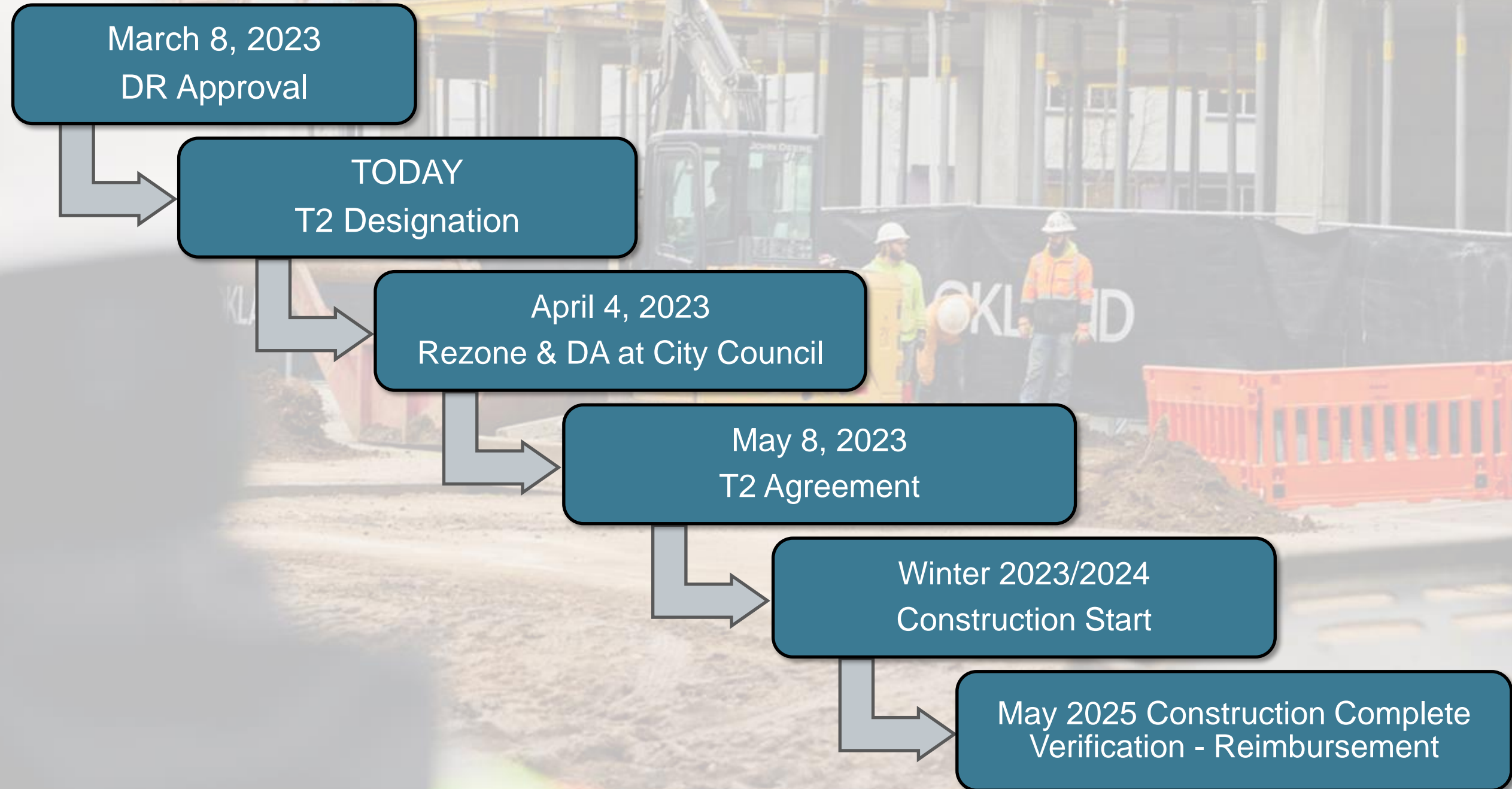


Type 2 Terms & Conditions

- \$1.1M Reimbursement
- Upon Completion- May 30, 2025
- 10% Workforce Housing
- Boise City HCD Monitoring
- 11th Street Easement



Timeline



CONSIDER: 1110 W. River St. 11th & River - Type 2 Participation Designation

Suggested Motion:

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

AGENDA

IV. Action Items - Continued

- F. **CONSIDER** Designation: 1011 W. Grove St., Marriott AC/Element Hotel. Type 4
Capital Improvement Project Coordination with Pennbridge Lodging
.....Kevin Holmes (5 minutes)
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- H. **CONSIDER** Designation: 101 S. 27th St., KDP Corporate Headquarters. Type 1
One-Time Assistance with Westend Holdings, LLC.....Kassi Brown (5 minutes)

V. Adjourn

101 S. 27th St. – KDP Corporate Headquarters Type 1 Participation Designation



Kassi Brown
Project Manager

Rendering by Erstad ARCHITECTS



Project Location

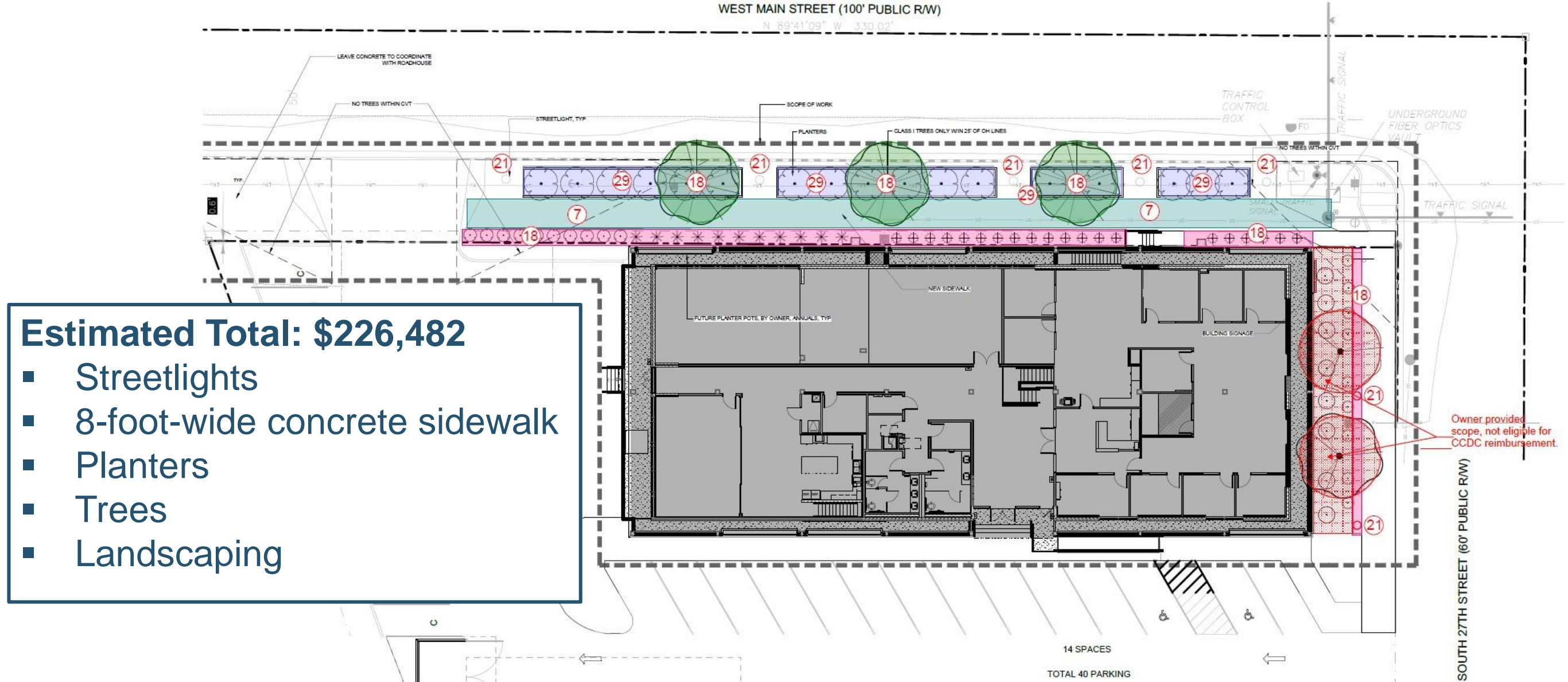


Project Summary and Timeline



- Tenant improvement into Class A office space
- 17,160 total square feet
- Streetscape improvements along Main and 27th Streets
- \$5.8 million estimated total development costs
- Temporary Certificate of Occupancy: March 2, 2023
- Construction Complete & CCDC Reimbursement: May 2023

Eligible Expenses





W MAIN
2700

INTEGRA

ONLY ONLY
FORWARD 2700-51

BICYCLE
LAW

Main St



CONSIDER: 101 S. 27th St. – KDP Corporate Headquarters Type 1 Participation Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with West End Holdings, LLC for future Board approval.

Adjourn