

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

Regular Meeting
April 10, 2023



AGENDA

I. Call to Order

Chair Haney Keith

II. Action Item: Agenda Changes/Additions

Chair Haney Keith

III. Work Session

A. State Street Transit Update....Stephen Hunt, Valley Regional Transit (15 minutes)

VRT State Street RAISE Grant Update

CCDC

April 10, 2023



valleyregionaltransit

VRT State Street RAISE Grant Update

Presentation Outline

- State Street Coordination
- RAISE Grant and CCDC participation
- State Street Transit and Traffic Operations Plan update
- Future funding strategies

VRT State Street RAISE Grant Update



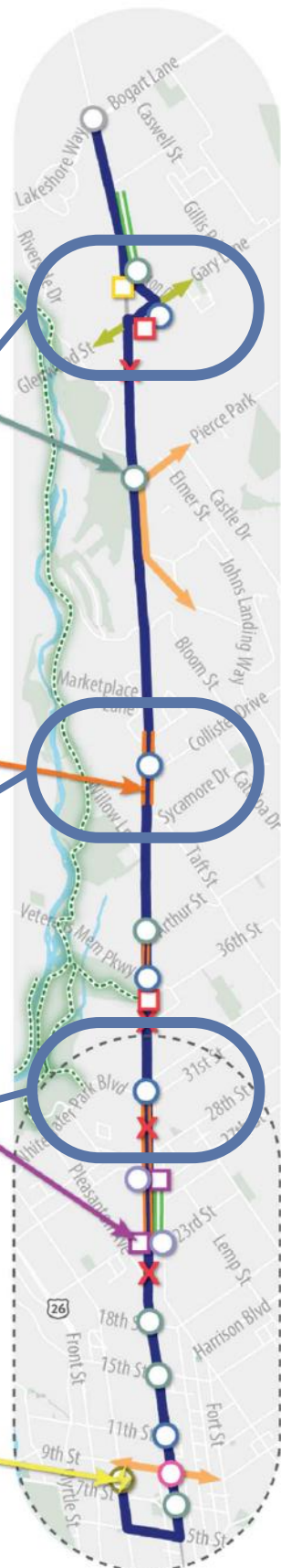
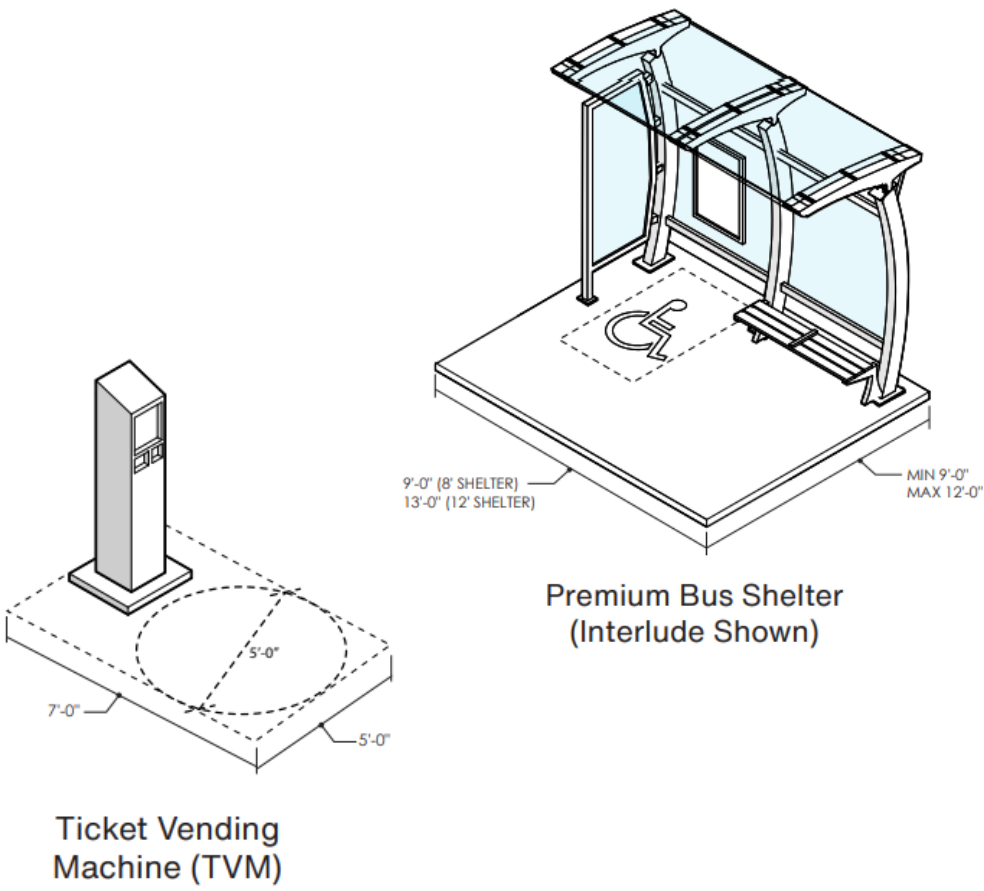
BUILDING A BETTER
State Street

State Street Executive Team

- 2019 Multi-jurisdictional Executive Staff Team
- State Street Transit and Traffic Operations Plan (TTOP) Review
- Identified concerns and potential solutions
- Coordinated multi-jurisdictional activities on State Street
- Initiated the State Street Transit Operational Analysis

VRT State Street RAISE Grant Update

RAISE Grant and CCDC Participation

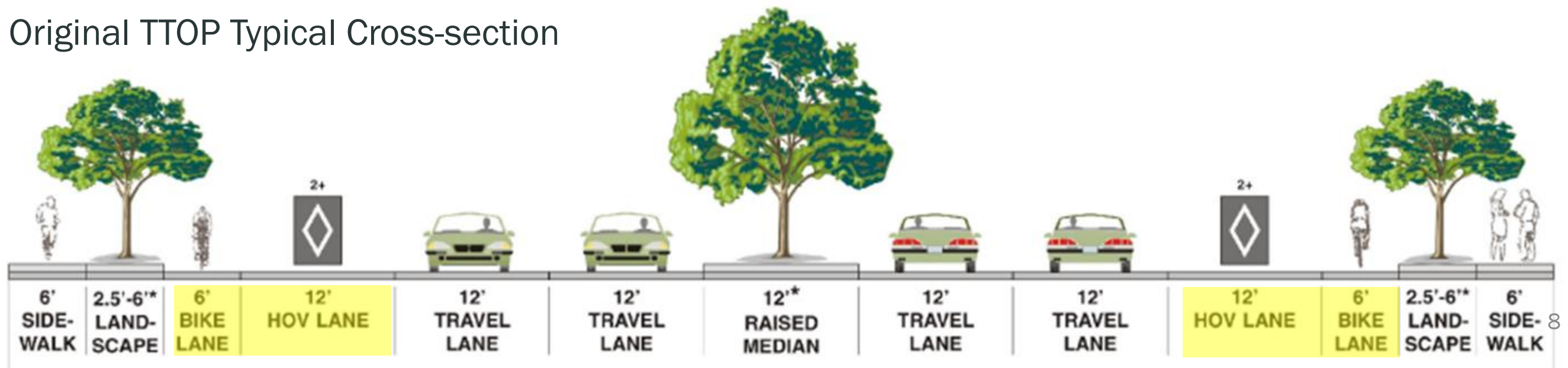


VRT State Street RAISE Grant Update

State Street TTOP update

- 2011 Established 7 lane multi-modal cross-section
- 2022 Transit Operational Analysis re-evaluated
 - HOV Designation - Bus pull outs - Bike lanes

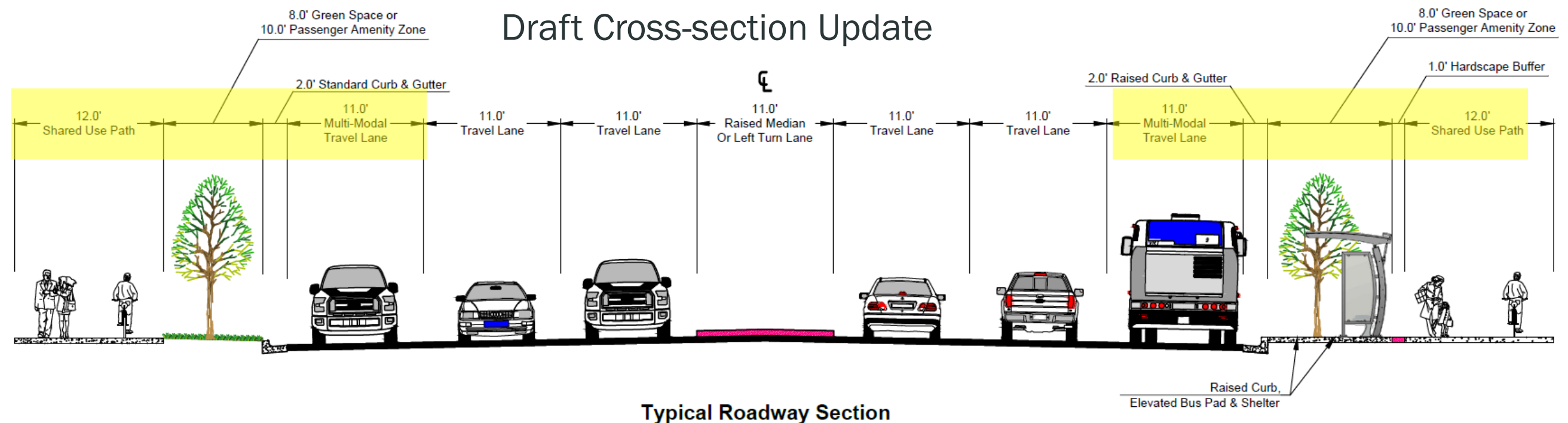
Original TTOP Typical Cross-section



VRT State Street RAISE Grant Update

State Street TTOP update

- 2022 Transit Operational Analysis re-evaluated
 - HOV Designation - Bus pull outs - Bike lanes



VRT State Street RAISE Grant Update

State Street Transit – Coordinated funding

- Coordinated funding plan
 - Study to explore federal and local sources
 - Potential coordinate FHWA and FTA funds



Thank you. Questions?
Stephen Hunt
shunt@valleyregionaltransit.org

AGENDA

IV. Action Item: Consent Agenda

A. Expenses

1. Approve Paid Invoice Report for March 2023

B. Minutes and Reports

2. Approve Meeting Minutes for March 13, 2023

C. Other

1. Approve Resolution 1809: 2618 W Fairview Ave, The LOCAL Fairview. Type 2 Participation Agreement with Local Acquisitions, LLC
2. Approve Resolution 1817: West End Water Renewal. Type 4 Participation Agreement with City of Boise Public Works Department
3. Approve Resolution 1810: W. Grove St., Old Boise's Canal and Agricultural Past - Type 4 Participation Agreement with Boise City Department of Arts & History

AGENDA

IV. Action Item: Consent Agenda

4. Approve Resolution 1812: 521 W. Grove Street Public Space. Type 4 Participation Agreement with Boise City Department of Arts & History
5. Approve Resolution 1818: 101 S. 27th St., KDP Corporate Headquarters. Type 1 Participation Agreement with Westend Holdings, LLC
6. Approve Resolution 1820: Approve Records Destruction

CONSENT AGENDA

Motion to Approve Consent Agenda
– which does not include Item C.5

CONSENT AGENDA

Motion to Approve Consent Agenda
Item C.5 only

AGENDA

V. Action Items

- A. **CONSIDER** Designation: 617 Ash St., Hayman House Artwork and Interpretive Signage. Type 4 Capital Project Coordination for Public Art with Boise City Department of Arts & History.....Karl Woods/Kristen Hill (20 minutes)
- B. **CONSIDER** Designation: 2426 N. Arthur St., State & Arthur Apartments. Type 3 Transformative Assistance with Pacific West Communities, Inc.
.....Kevin Holmes (5 minutes)
- C. **CONSIDER** Resolution 1819: Public Works Construction Contract for Fulton Street Improvements Project.....Kassi Brown/Kathy Wanner (5 minutes)

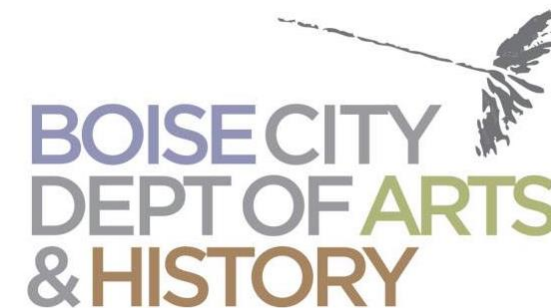
VI. Adjourn

CONSIDER:

617 Ash St., Hayman House Artwork and Interpretive Signage.
Type 4 Capital Project Coordination for Public Art with Boise City
Department of Arts & History

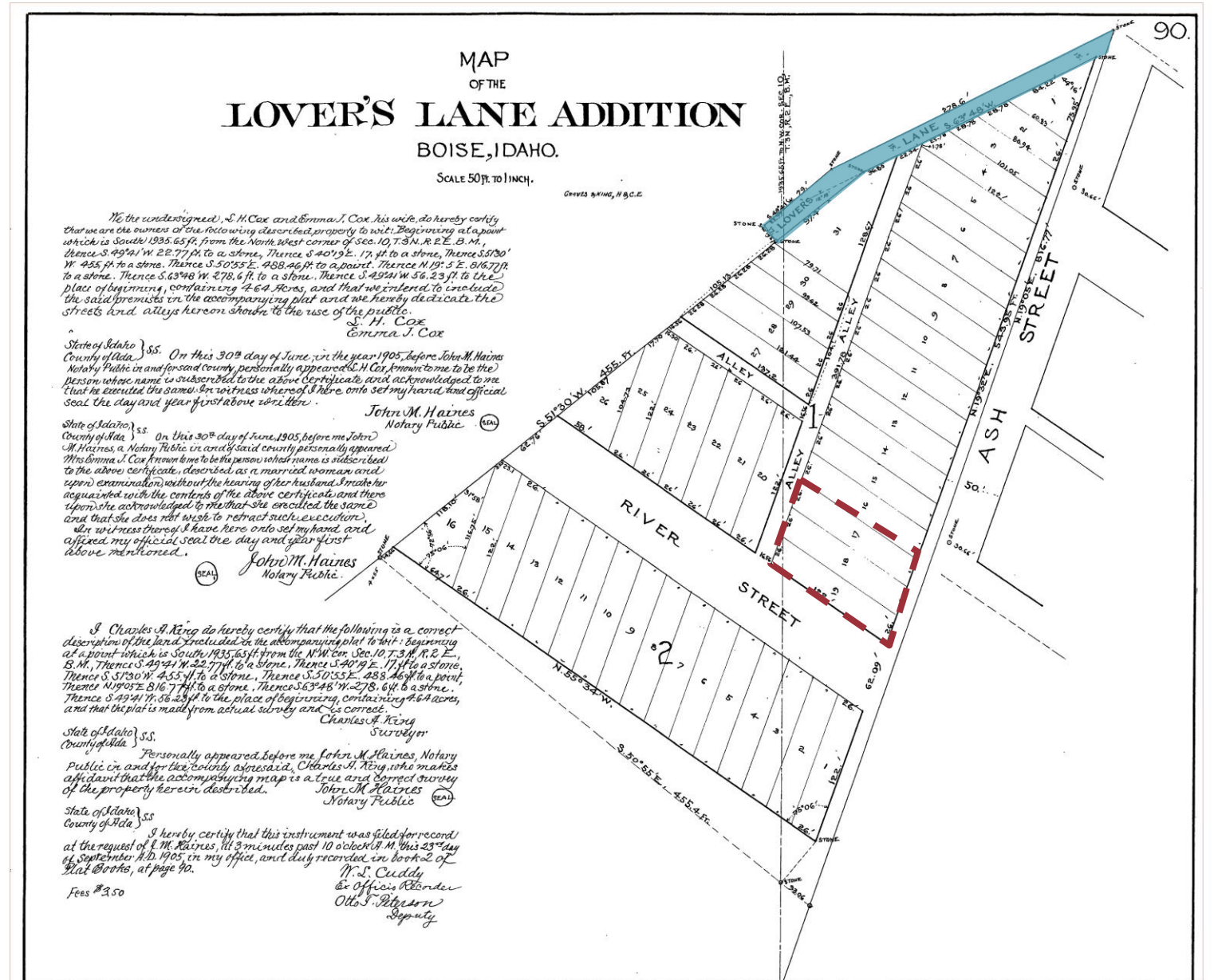
Karl Woods
Sr. Project Manager

Kristen Hill
Cultural Sites Program Manager

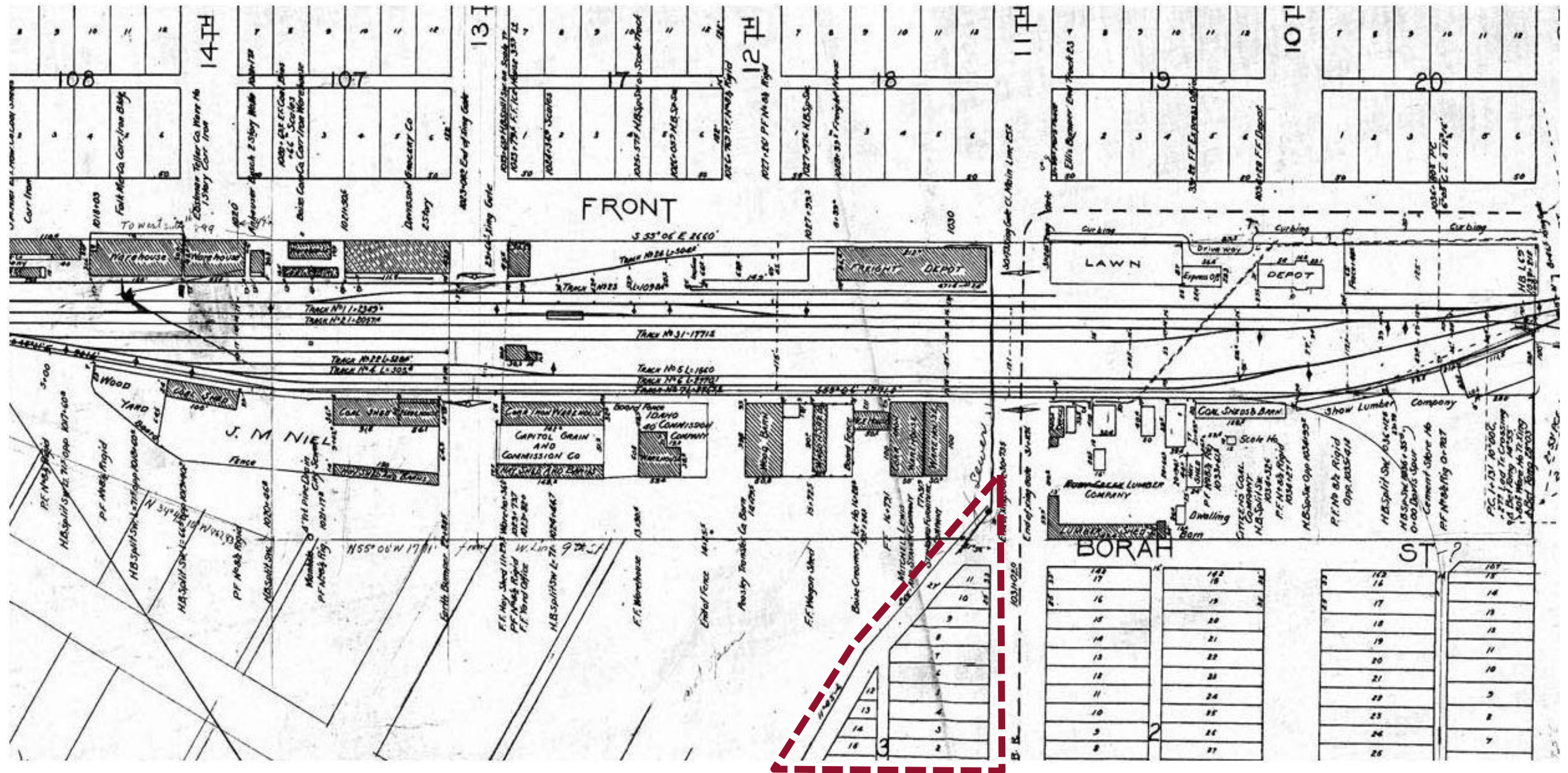


RIVER STREET NEIGHBORHOOD

- **Homesteaded 1863**
- **Platted 1905**



RIVER STREET NEIGHBORHOOD

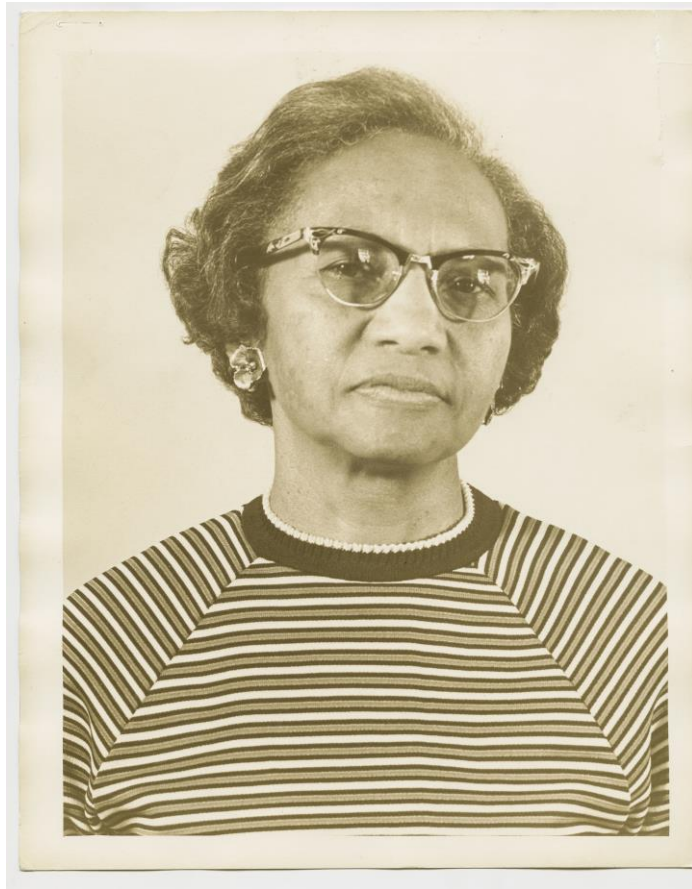


RIVER STREET NEIGHBORHOOD

- Transportation Infrastructure
- Rezoning



HISTORY OF 617 S. ASH STREET



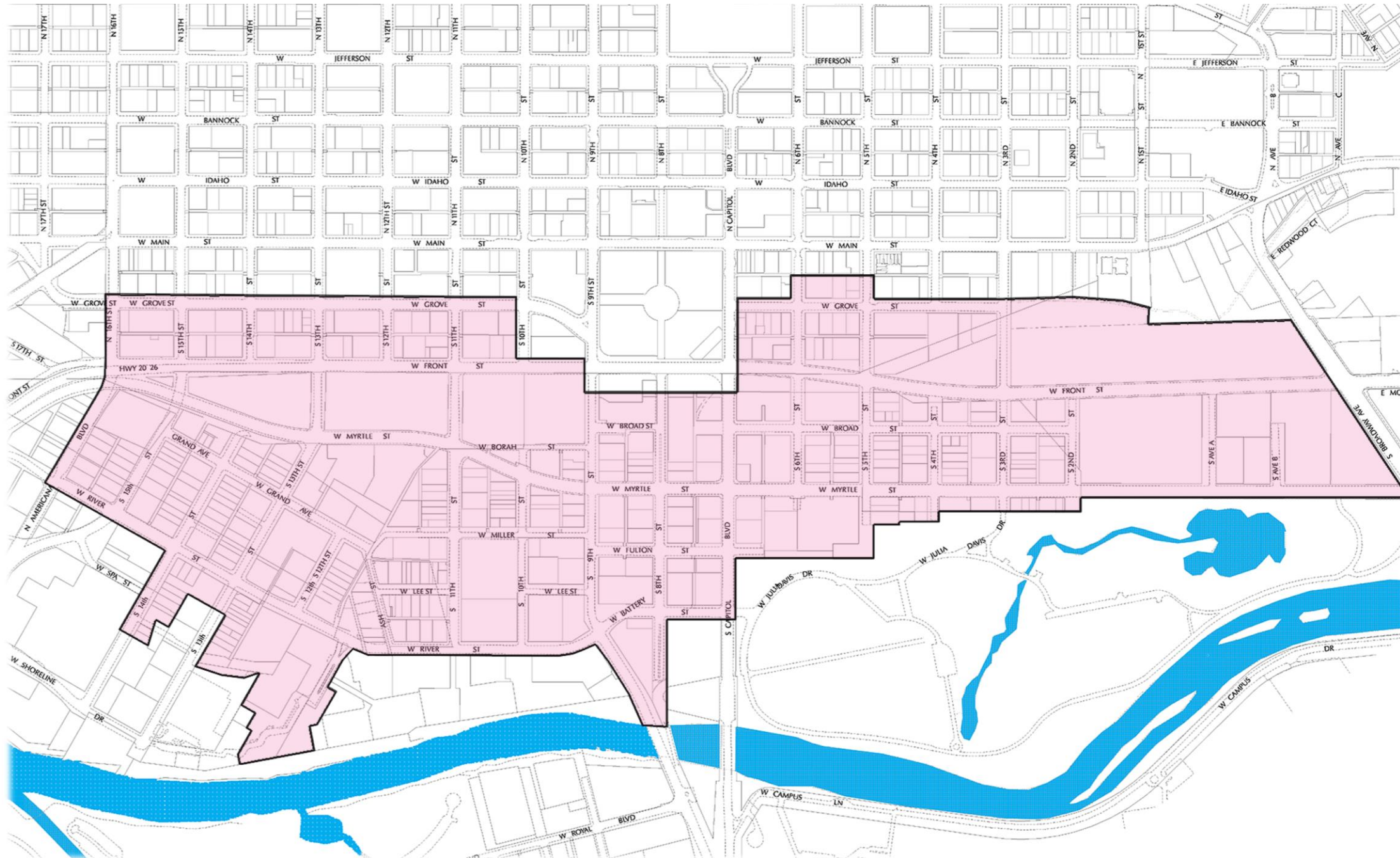
Boise City Archives



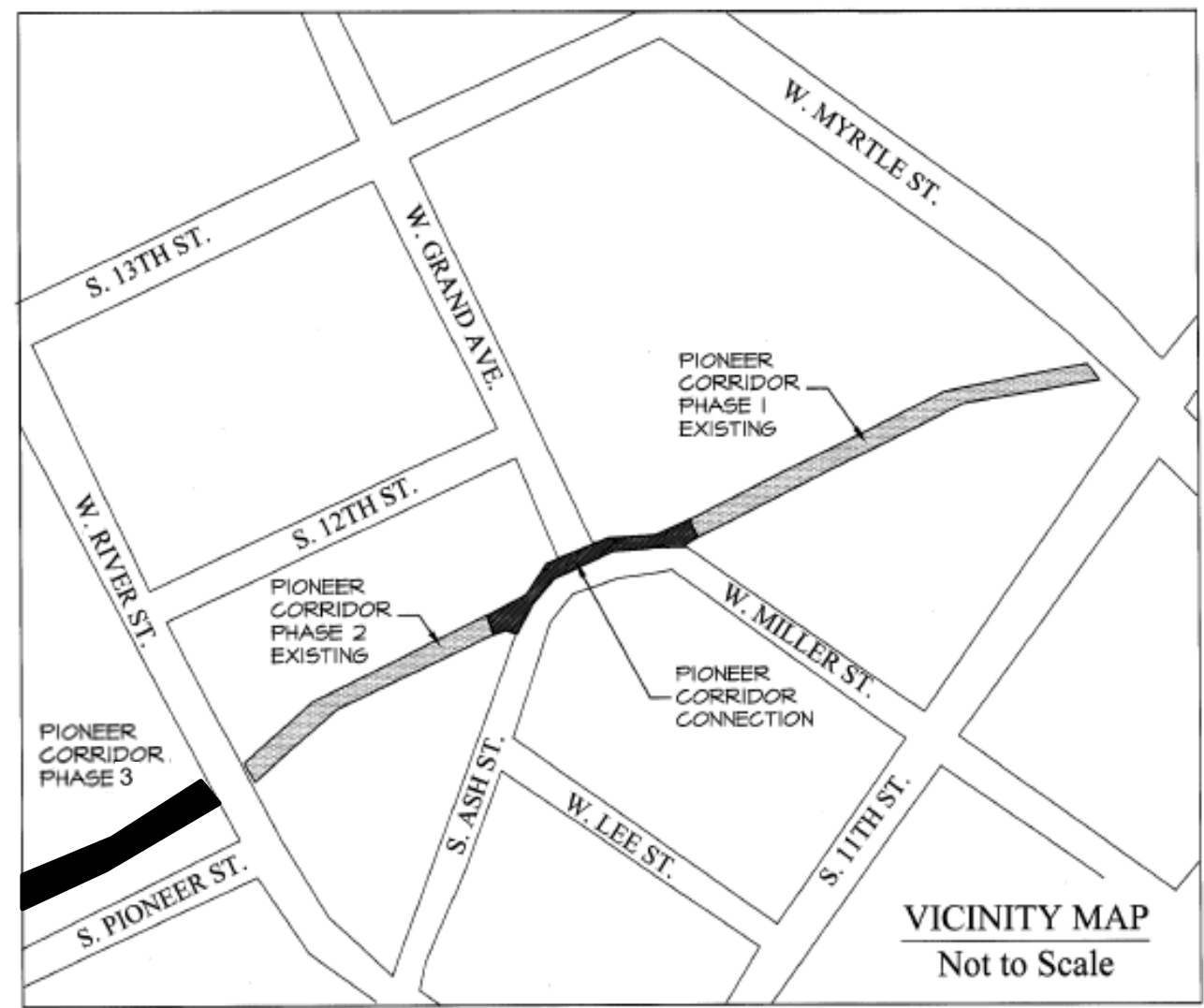
617 S. Ash St., ca. 1970



ORIGINAL RIVER MYRTLE URD



PUBLIC INVESTMENT: PIONEER PATHWAY



Pioneer pathway ca. 2005

PUBLIC INVESTMENT: PIONEER PATHWAY



Pioneer pathway circa 2005



Pioneer Pathway, 2019

DIVERSIFYING HOUSING OPTIONS

1. Cityside Lofts

2. Mercy Senior Housing

3. River Plaza Apartments



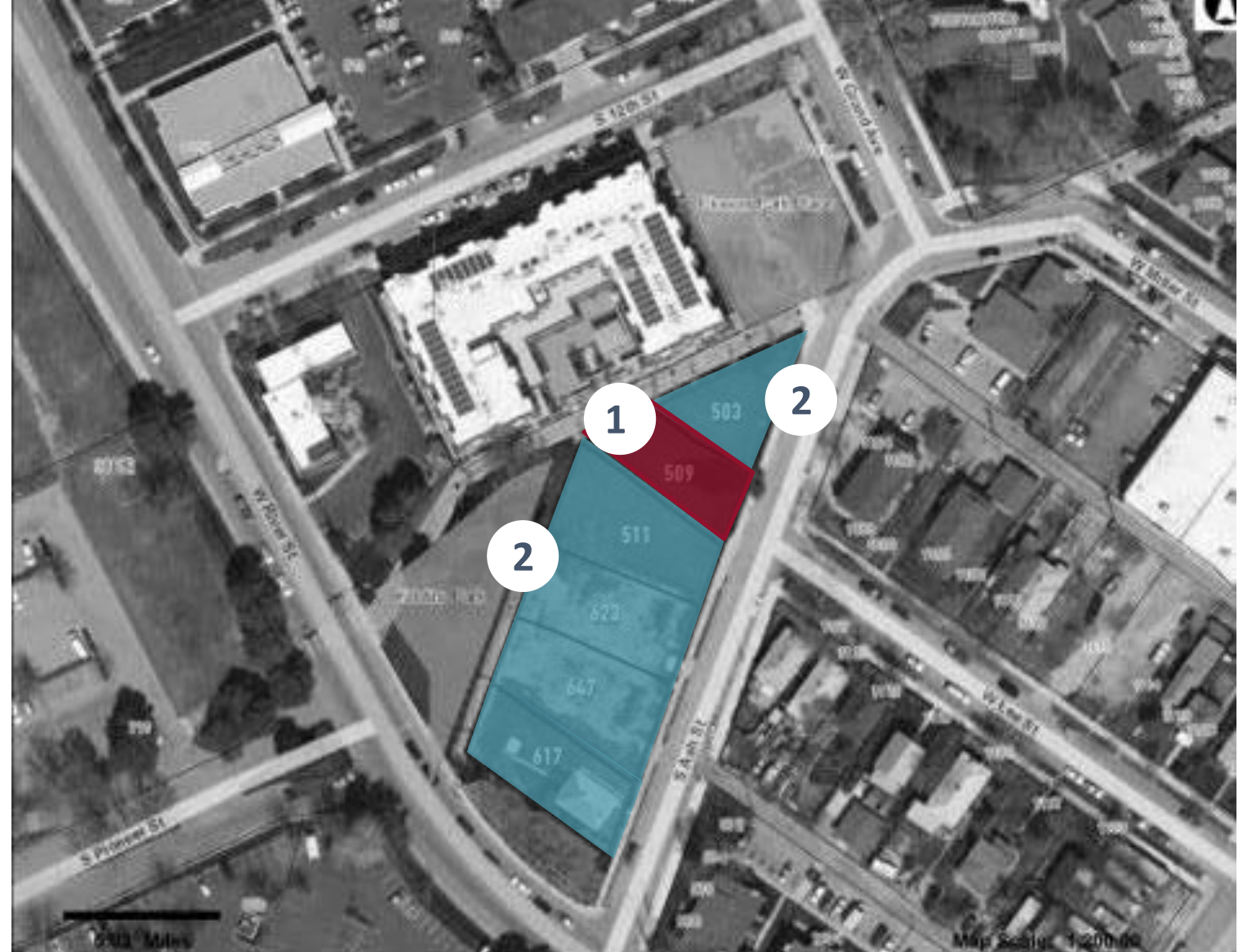
PURCHASE OF 617 S. ASH ST.

- Purchased 2011
- \$108,800



LAND ASSEMBLAGE FOR WORKFORCE HOUSING

1. City land exchange
2. Purchased at Fair Market value



ARCHAEOLOGICAL DIG



PRESERVATION PROGRAMMING - ARTIST IN RESIDENCE



LETTER OF SUPPORT

January 31, 2014

National Trust for Historic Preservation –

Capital City Development Corporation (CCDC) supports the grant application submitted by our local partner, Preservation Idaho, to create a management plan for the historic Hayman House.

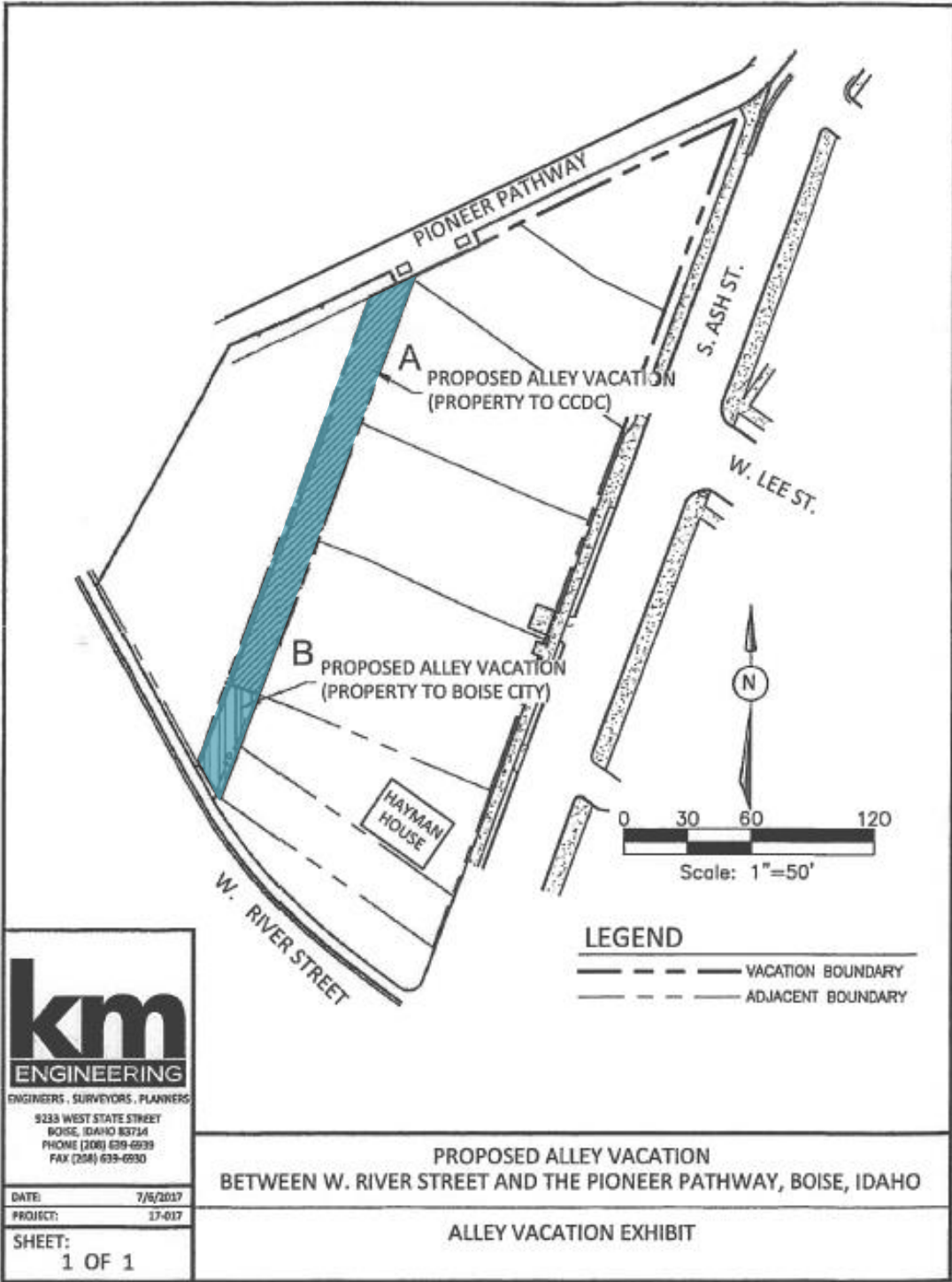
CCDC owns the Hayman House with the goal of preserving and activating it to support the economic development of the River Street Neighborhood. Our agency is open to the idea of managing the Hayman House as an artist's residence and looks forward to more information gained from this study.

CCDC supports Preservation Idaho's application as well as its efforts to remain on Boise's leading edge of intelligent and responsible historic preservation practice. We understand this effort requires a strong network of partners if it is to ensure long-term vitality of the historic resources of our community and CCDC intends to be a partner in this initiative.

Sincerely,

John Brunelle, Executive Director
Capital City Development Corporation
208.384.4264 | jbrunelle@ccdcb Boise.com

ALLEY VACATION



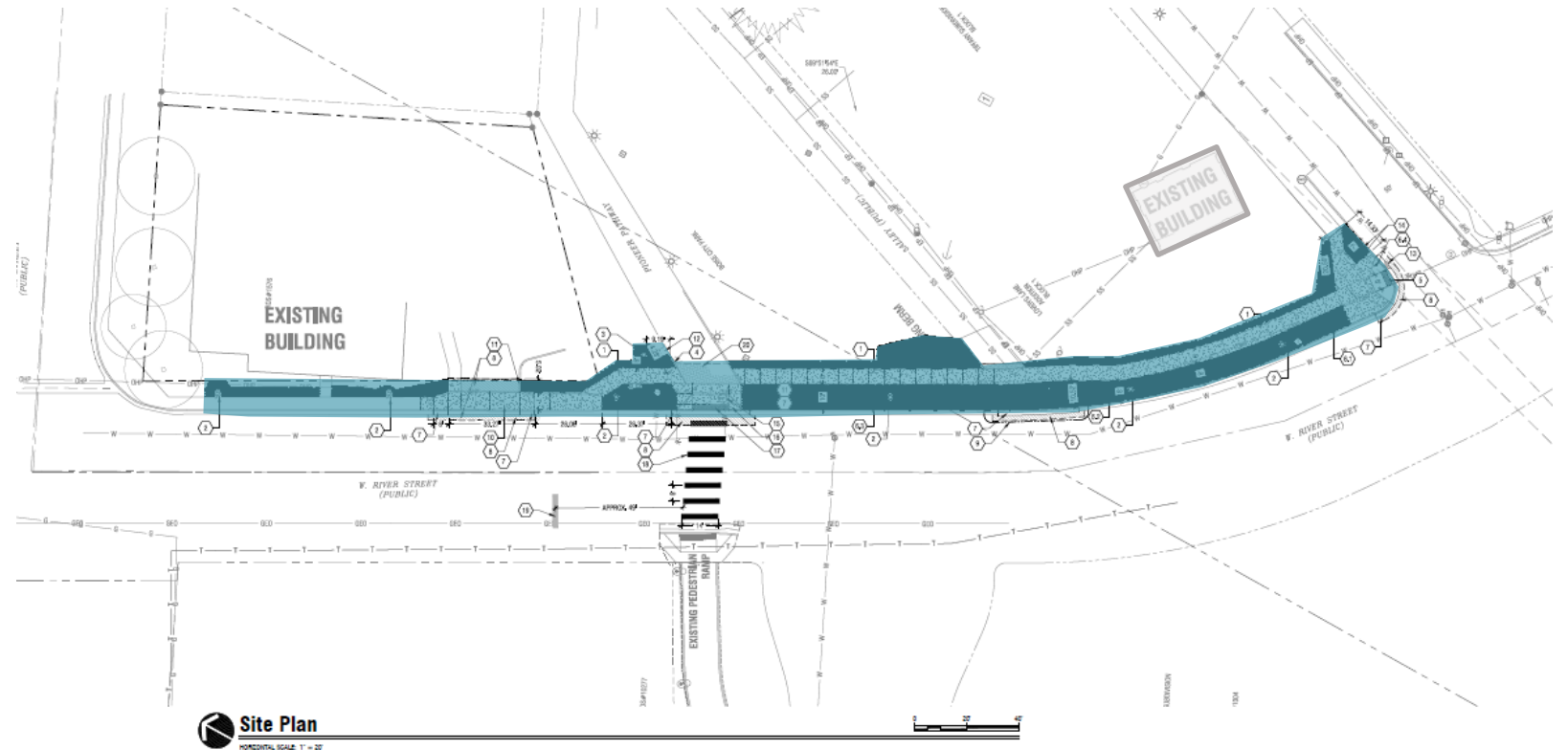


WORKFORCE HOUSING PARTNERSHIP: ASH+RIVER



“Having a unique design which also relates in scale and orientation to the existing neighborhood design and assets is included in this priority. Designs that complement or enhance existing amenities such as the... Hayman House, neighborhood community center and the history and diversity of the neighborhood will be preferred”

- **Improvements from 12th Street to Ash Street**
- **\$158,000**



CONVEYANCE TO THE CITY OF BOISE

- Gift of property
- Gift of \$277,000 for restorations and improvements
- Preservation as a cultural site



PRESERVATION INVESTMENT

Purchase Price – 617 S. Ash St.	\$108,800
Hayman House operations	\$40,000
Streetscape improvements along River Street	\$158,000
Property deed and restoration gift	\$277,000
Total CCDC Preservation Investment	\$583,800













- **The Erma Hayman House** is a historic site and cultural center that shares a dignity-centered history of the River Street Neighborhood through preservation, interpretation, and culturally mindful public programs. Through collaborative partnerships, the Erma Hayman House offers inclusive on-site programs and experiences that seek to directly support, serve, and amplify Boise's diverse community.
- **Public Programs Include:**
 - Lectures/Presentations
 - Events/Performances
 - Exhibitions
 - Roundtable Discussions
- Program proposals will be open for public application in May.





\$100,000 CCDC-Funded Site Improvements at EHH:

Interpretive Signage to address key stories or themes for a visitor experience at EHH

- Erma Hayman
- The House
- The River Street Neighborhood
- Ghost Foundation and Plat Lines
- Heritage Plantings
- Early Site History
- Archaeological Dig/Fronton Court
- Public Art

Site-Identifier Signs attached to fence facing both directions of traffic on River Street

Lighting to illuminate public art wall

Projection on short west-facing parking garage wall

Suggested Motion:

I move to designate Hayman House Artwork and Interpretive Signage as eligible for Type 4 assistance and direct the Agency to negotiate a final agreement with Boise City Department of Arts & History for future Board Approval.

AGENDA

V. Action Items

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- B. **CONSIDER** Designation: 2426 N. Arthur St., State & Arthur Apartments. Type 3 Transformative Assistance with Pacific West Communities, Inc.
.....Kevin Holmes (5 minutes)

- C. **CONSIDER** Resolution 1819: Public Works Construction Contract for Fulton Street Improvements Proje.....Kassi Brown/Kathy Wanner (5 minutes)

VI. Adjourn

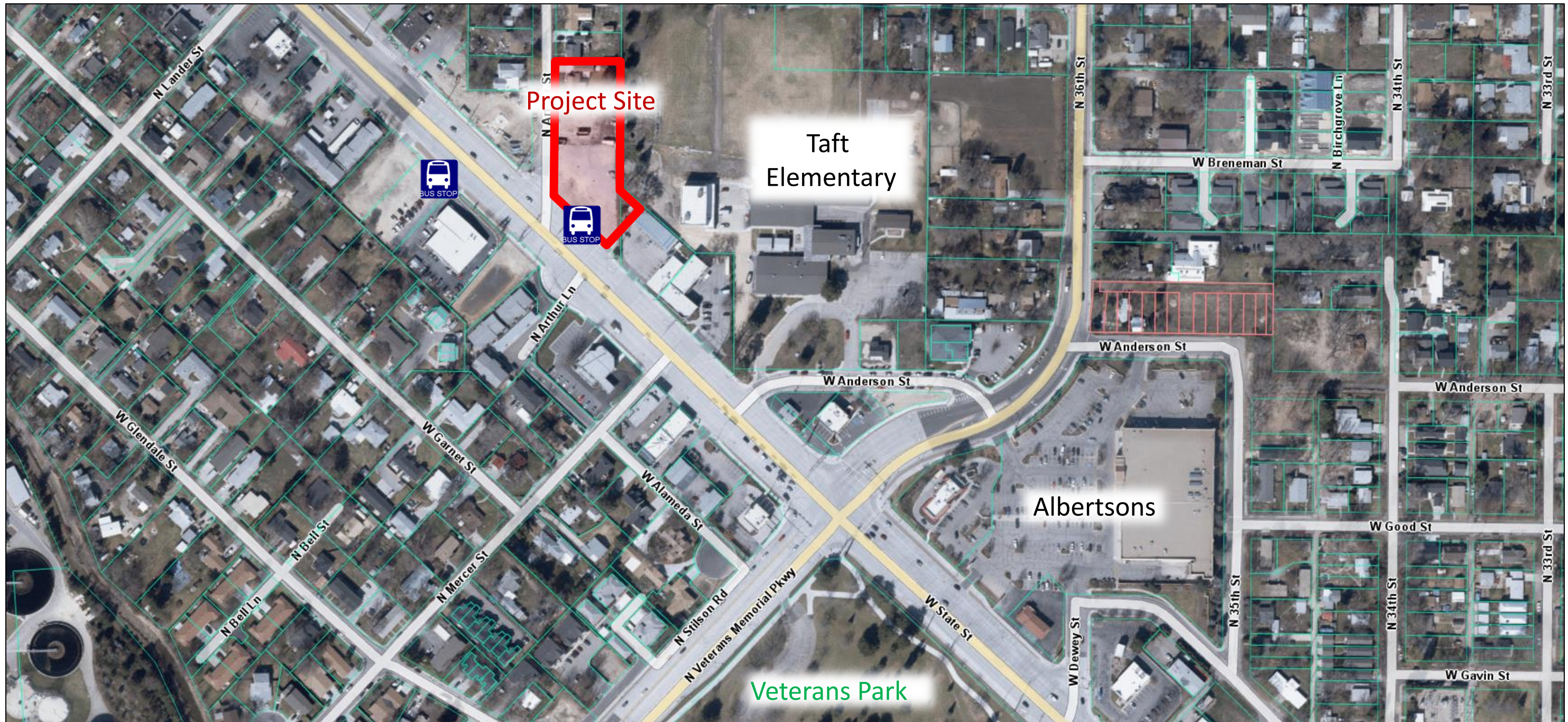
CONSIDER: 2426 N. Arthur St. State and Arthur Apartments Type 3 Transformative Assistance Designation



Kevin Holmes
Project Manager – Property Development

Rendering: GGLO

Project Location



Project Summary

- 102 units - Studio, 1, 2, & 3 Bedrooms
- 30% - 80% AMI Rental Rates
- 1,500 square foot daycare or retail space
- State St. Multi-Use Path
- 10 Jobs
- ~\$39 Million Total Development Costs
- \$925,000 Estimated Eligible Expenses

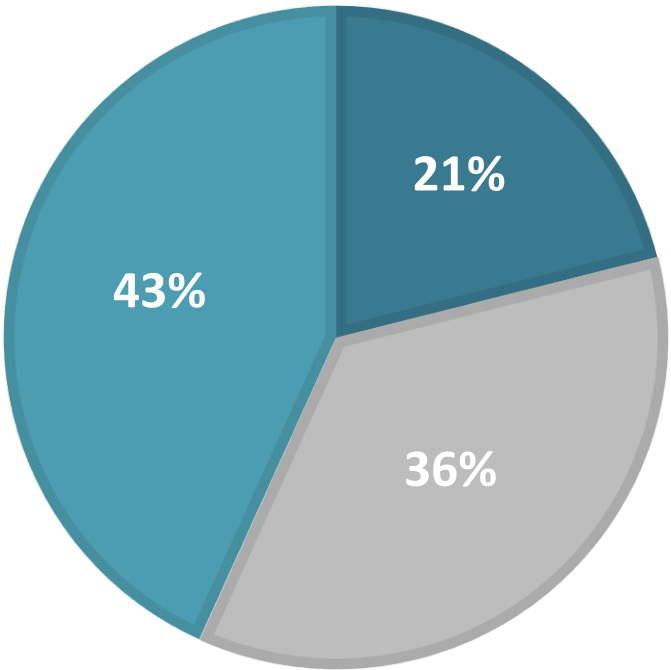


Estimated Eligible Expenses

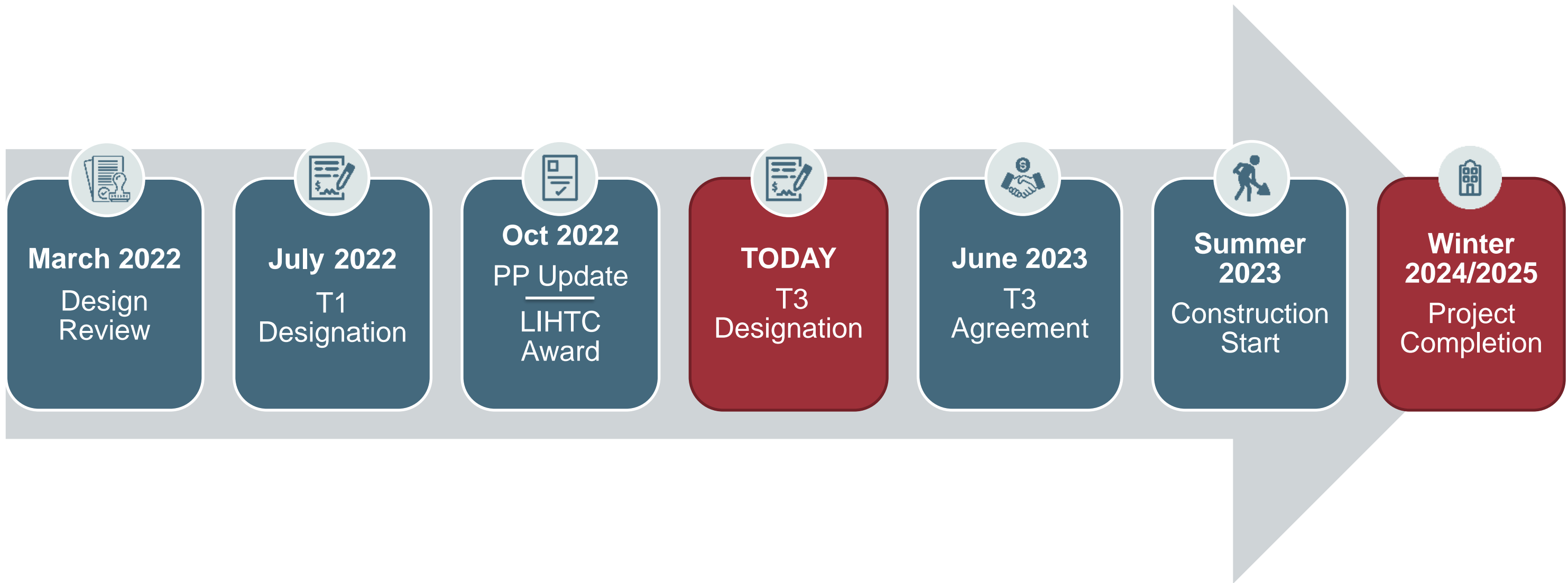


Total Public Improvements	\$925,000
Streetscapes	\$195,000
Utilities	\$330,000
Site Remediation	\$400,000

Streetscapes Utilities Site Remediation



Timeline



CONSIDER: 2426 N. Arthur St.
State and Arthur Apartments
Type 3 Transformative Assistance

Suggested Motion:

I move to direct staff to negotiate a final Type 3 Agreement with Pacific West Communities, Inc. for future Board approval.

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VI. Adjourn

CONSIDER: Resolution 1819

Fulton Street Improvements Project

Kassi Brown – Project Manager
Kathy Wanner – Contracts Manager

Project Overview



Streetscape Improvements



Public Works Construction – Formal Sealed Bid

Idaho Code § 67-2805(2)(a)

Project Procurement Schedule	
Invitation to Bid Issued	February 28, 2023
Public Notice in Idaho Statesman	February 28 and March 7, 2023
PreBid Conference & Site Tour	March 9, 2023
Bids Due – THREE BIDS RECEIVED	March 22, by 3pm
CCDC Board Consideration	April 10, 2023

Bid Results

BIDDER	BASE BID	*BID ALTS A, C, D, E	TOTAL BID AMOUNT
Idaho Site Works, LLC	\$2,957,842	(-\$100,044)	\$2,857,798
Guho Corp	\$3,400,043	(-\$300,400)	\$3,099,643
LaRiviere, Inc.	\$3,857,146	(-\$76,206)	\$3,780,940

***Bid Alts:** Minor material modifications to improve construction efficiencies.

CONSIDER: Resolution 1819

Award Contract for Fulton Street Improvements Project

Suggested Motion:

I move to Approve Resolution 1819 recognizing Idaho Site Works, LLC as the lowest responsive bidder for the Fulton Street Improvements Project; awarding the contract to Idaho Site Works, LLC for the total bid amount of \$2,857,798; authorizing the Executive Director to execute the contract and expend funds.

Adjourn