

# LIVE STREAMING & AUDIO RECORDING

*Now In Progress*



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

# Board of Commissioners

**Regular Meeting**  
**May 8, 2023**



# AGENDA

## **I. Call to Order**

Chair Haney Keith

## **II. Action Item: Executive Session**

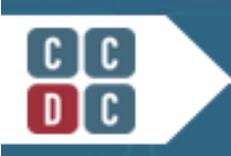
Chair Haney Keith

# Executive Session

*An Executive Session to deliberate regarding acquisition of an interest in real property which is not owned by a public agency; and to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code [Idaho Code Section 74-206(1) (c) and (d)].*

# **Executive Session**

**Please stand by.**



# AGENDA

## III. Action Item: Agenda Changes/Additions

Chair Haney Keith

## IV. Work Session

### A. Block 68 Catalytic Redevelopment Project Update

.....Alexandra Monjar (15 minutes)

# Block 68 Catalytic Redevelopment Project Update

Alexandra Monjar  
Project Manager, Property Development

# BLOCK 68 CATALYTIC REDEVELOPMENT Development Program & Timeline



	PROPOSAL / DDAs	SCHEMATIC DESIGN
HOUSING	373,219 square feet 447 total units 217 B69N + 230 B68S	403,003 square feet 449 total units 260 B69N + 189 B68S
PARKING	217,200 square feet 469 stall Mobility Hub 158 ParkBOI	204,621 square feet 575 stall Mobility Hub ~200 ParkBOI
COMMERCIAL	24,300 square feet 3 units Child Dev Center, SLHS, Retail	29,260 square feet 8 units Child Dev Center, SLHS, +Retail
PROJECT COMPLETE	B69N: December 2025 B68S: July 2026	B69N: December 2025 B68S: August 2026

# BLOCK 69 NORTH

image: GBD | Pivot North



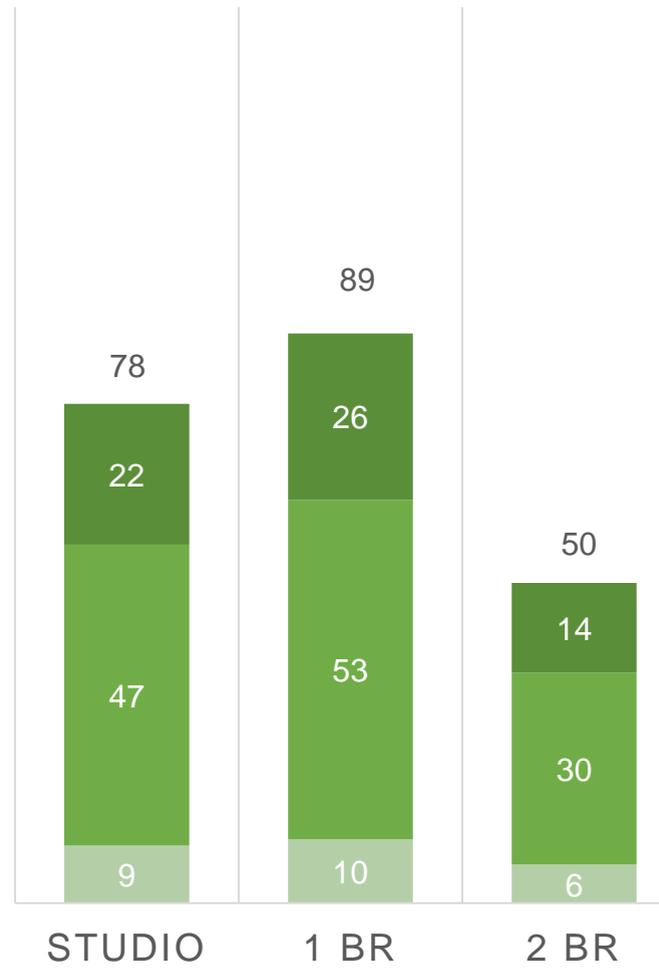
# BLOCK 69 NORTH

## Unit Mix and Affordability

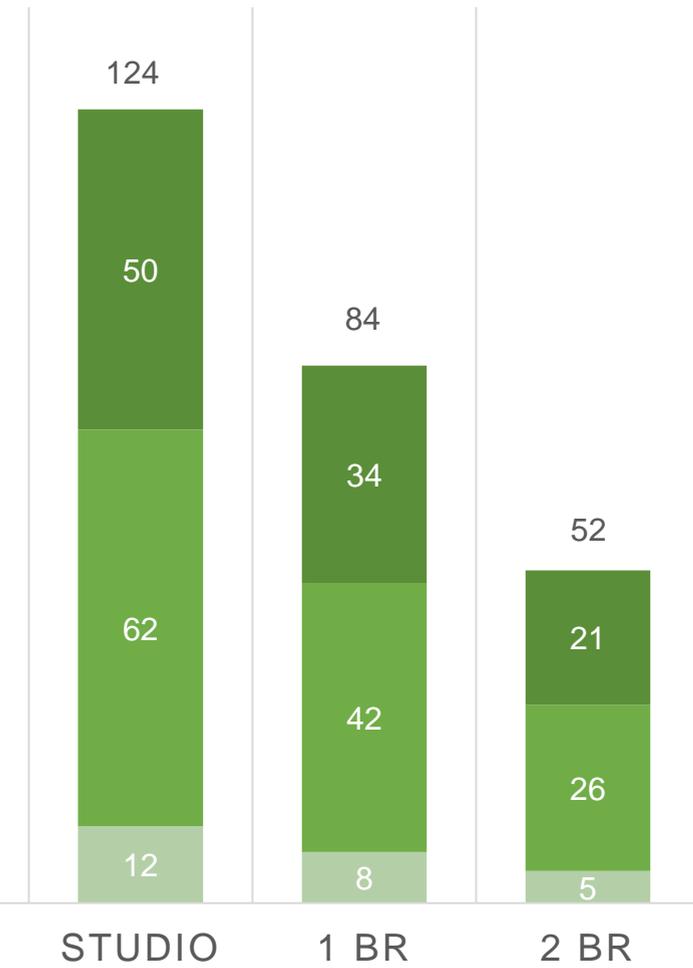


images: GBD | Pivot North

### DDA REVISION



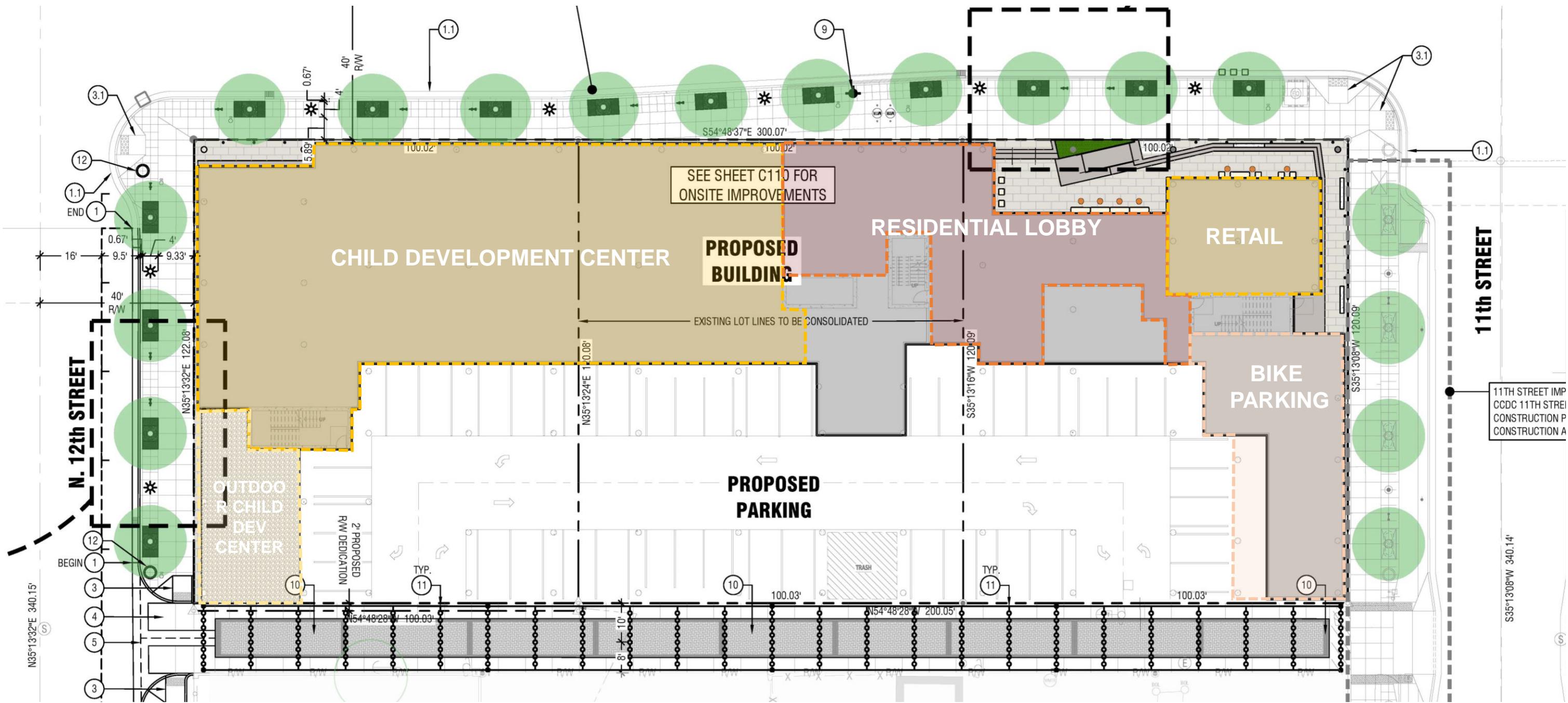
### SCHEMATIC DESIGN



■ 80% AMI ■ 120% AMI ■ Market

# BLOCK 69 NORTH

image: GBD | Pivot North



# BLOCK 69 NORTH

## Sustainability Initiatives



image: GBD | Pivot North



LEED Silver



All Electric



Waste  
Management



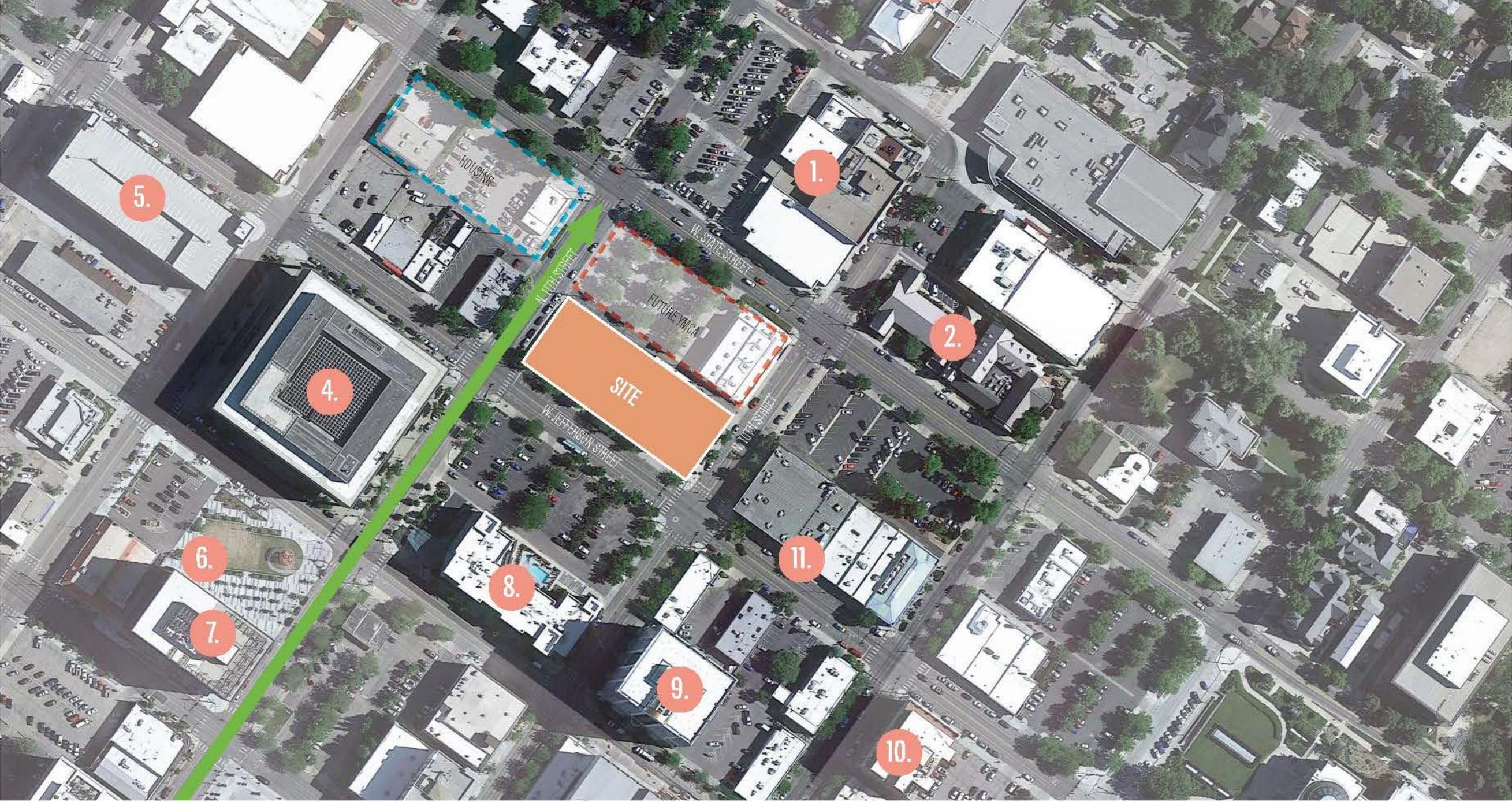
Water Use



Geothermal

# BLOCK 68 SOUTH

image: GBD | Pivot North



# BLOCK 68 SOUTH

image: GBD | Pivot North



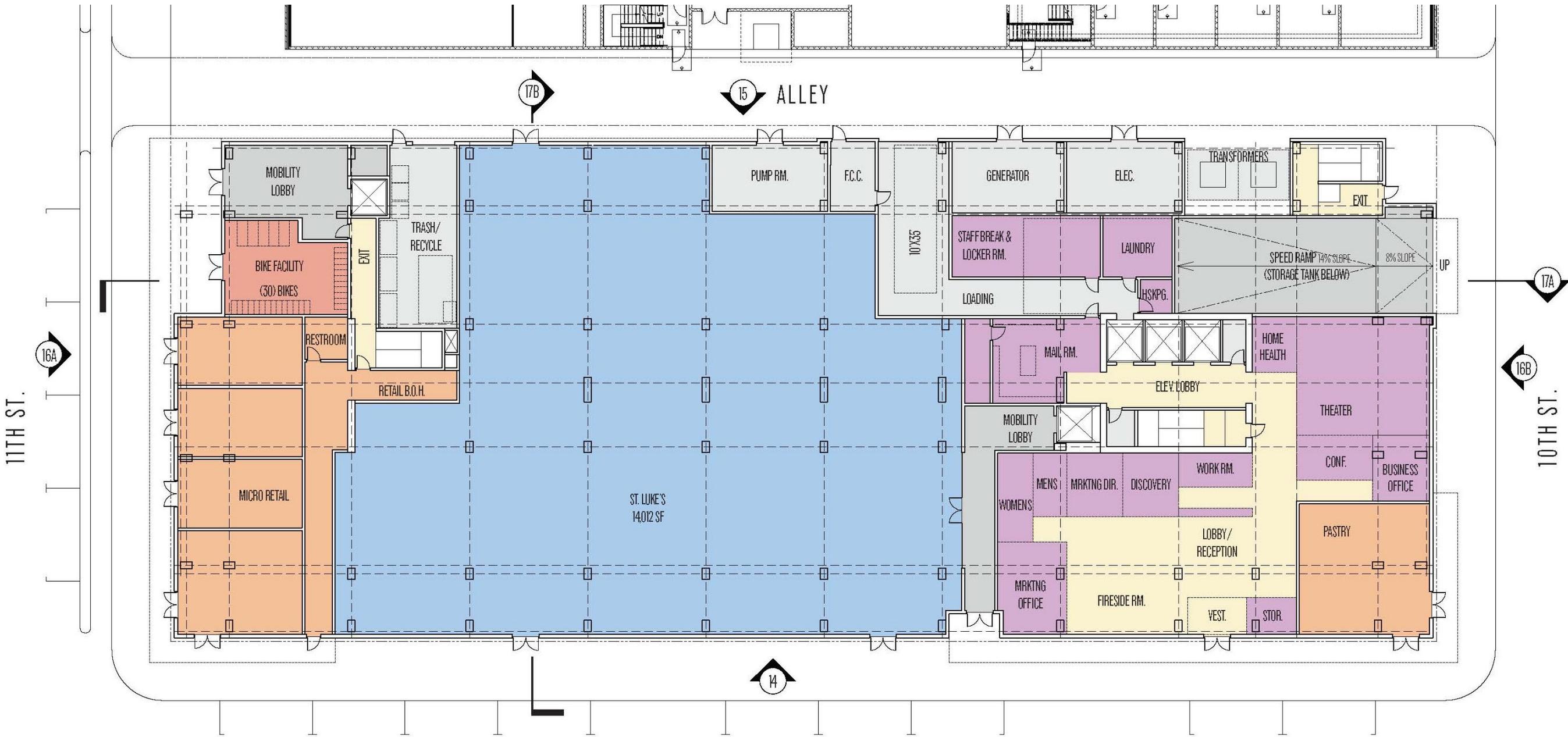
# BLOCK 68 SOUTH

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# BLOCK 68 SOUTH

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W JEFFERSON ST.

# BLOCK 68 SOUTH

## Sustainability Initiatives

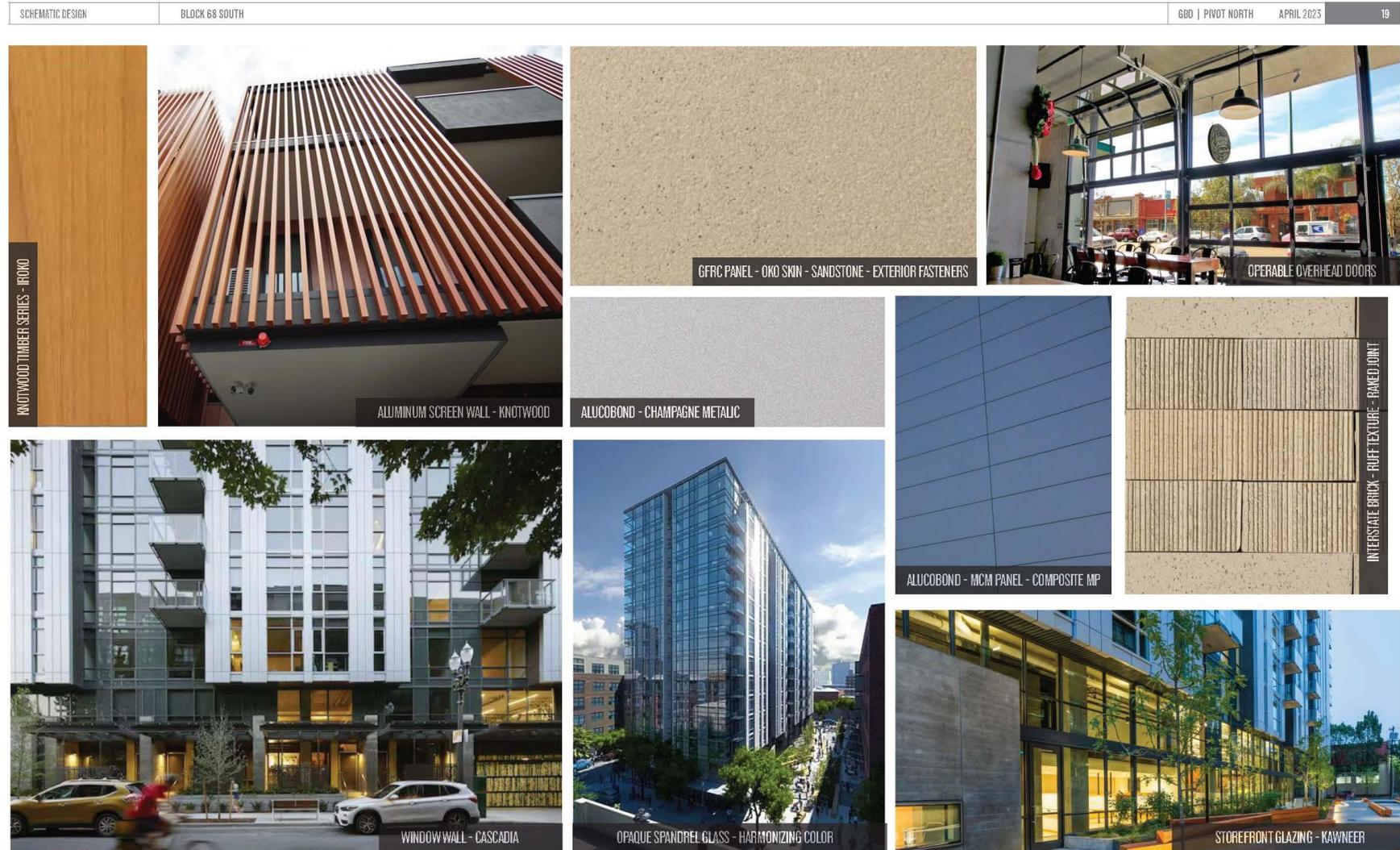


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SENIOR LIVING / MOBILITY HUB / ST. LUKE'S | MATERIALS AND SYSTEMS



Geothermal



EV Charging



Waste Management



Energy Use



Water Use

# BLOCK 68 CATALYTIC REDEVELOPMENT

## Development Timeline

MILESTONE	CURRENT	REVISED
<b>STEP 4: DISPOSITION AND DEVELOPMENT AGMTS</b>		
Review/Approve Schematic Documentation, Type 4's	April 2023	July 2023
Design Development Drawings due to CCDC	June 2023	September 2023
Agency Garage Unit Purchase & Sale Agmt	July 2023	October 2023
Evidence of Financing due to CCDC	July 2023	October 2023
Mobility Hub O&M agreements	October 2023	November 2023
Final Construction Documents due to CCDC	Prior to Close	January 2024
<b>STEP 5: DISPOSITION (CLOSING)</b>	December 2023	January 2024
<b>STEP 6: CONSTRUCTION</b>		
Construction Begin	February 2024	March 2024
Block 69 North Complete	December 2025	December 2025
Block 68 South Complete	July 2026	August 2026
<b>WESTSIDE DISTRICT SUNSET</b>	<b>September 30, 2026</b>	

# BLOCK 68 CATALYTIC REDEVELOPMENT

## **Future Actions**

- Amend Block 68 South DDA
- Consider other amendments to both DDAs
- Approve Unit Documentation, Schematic Design Documentation, and Type 4 Agreements
- Consider Mobility Hub Project agreements

# BLOCK 68 CATALYTIC REDEVELOPMENT

## Work Session Discussion

image: GBD | Pivot North



# AGENDA

## **V. Action Item: Consent Agenda**

### **A. Expenses**

1. Approve Paid Invoice Report for April 2023

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

1. Approve Meeting Minutes for April 10, 2023

### **C. Other**

1. Approve Resolution 1821: 1617 Ash St. Hayman House Public Improvements, Type 4 Participation Agreement with Boise City Department of Arts & History

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## VI. Action Items

- A. **CONSIDER** Appoint Block 68 Catalytic Redevelopment Project Review Committee.....Chair Haney Keith (5 minutes)
  
- B. **CONSIDER** Designation: 114 N. 23rd St., New Path 2 Apartments. Type 3 Transformative Assistance with Pacific West Communities, Ins.  
.....Kevin Holmes (5 minutes)
  
- C. **CONSIDER** Designation: 212 S. 16th St., Fire Station #5. Type 4 Capital Project Coordination with City of Boise Public Works  
.....Karl Woods/Shawn Wilson (5 minutes)

## VII. Adjourn

# **CONSIDER:** Appoint Block 68 Catalytic Redevelopment Project Review Committee

I move to appoint Block 68 Catalytic  
Redevelopment Project Review Committee.

# AGENDA

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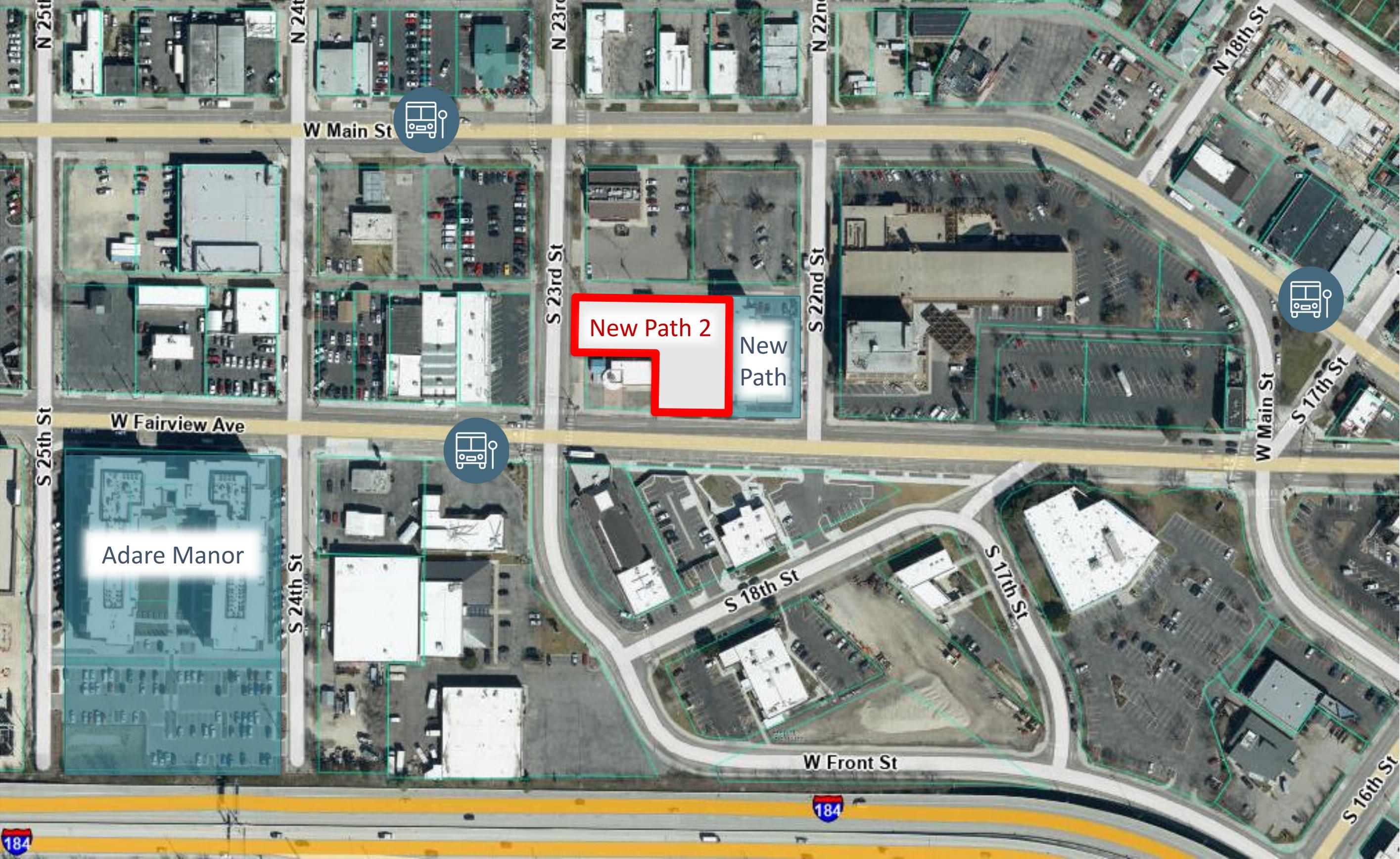
## VII. Adjourn

# CONSIDER: 114 N. 23rd Street New Path 2 Supportive Housing Type 3 Transformative Assistance Designation



Kevin Holmes, Project Manager – Property Development

*Rendering: Erstad Architects*



New Path 2

New Path

Adare Manor

W Main St

W Fairview Ave

W Front St

S 23rd St

S 22nd St

S 18th St

S 17th St

N 18th St

S 17th St

W Main St

S 16th St

184

184



N 25th

N 24th

N 23rd

N 22nd

N 18th St

W Main St

S 23rd St

S 22nd St

S 17th St

W Main St

S 25th St

W Fairview Ave

S 24th St

S 16th St

New Path 2

New Path

Adare Manor

BOISE CAR Upholstery

CARPETING

BOISE CAR UPHOLSTERY

184

# Project Summary and Timeline



## New Path 2

- 96 multi-family rooms
- One & two-bedrooms
- Serves 60% and below AMI
- Community space, supportive services, second-story courtyard
- \$35M Total Development Costs
- \$260K Eligible Expenses



March 2023  
DR approval



April 2023  
Application submitted



TODAY  
Type 3  
Designation



Summer 2023  
Type 3 Approval

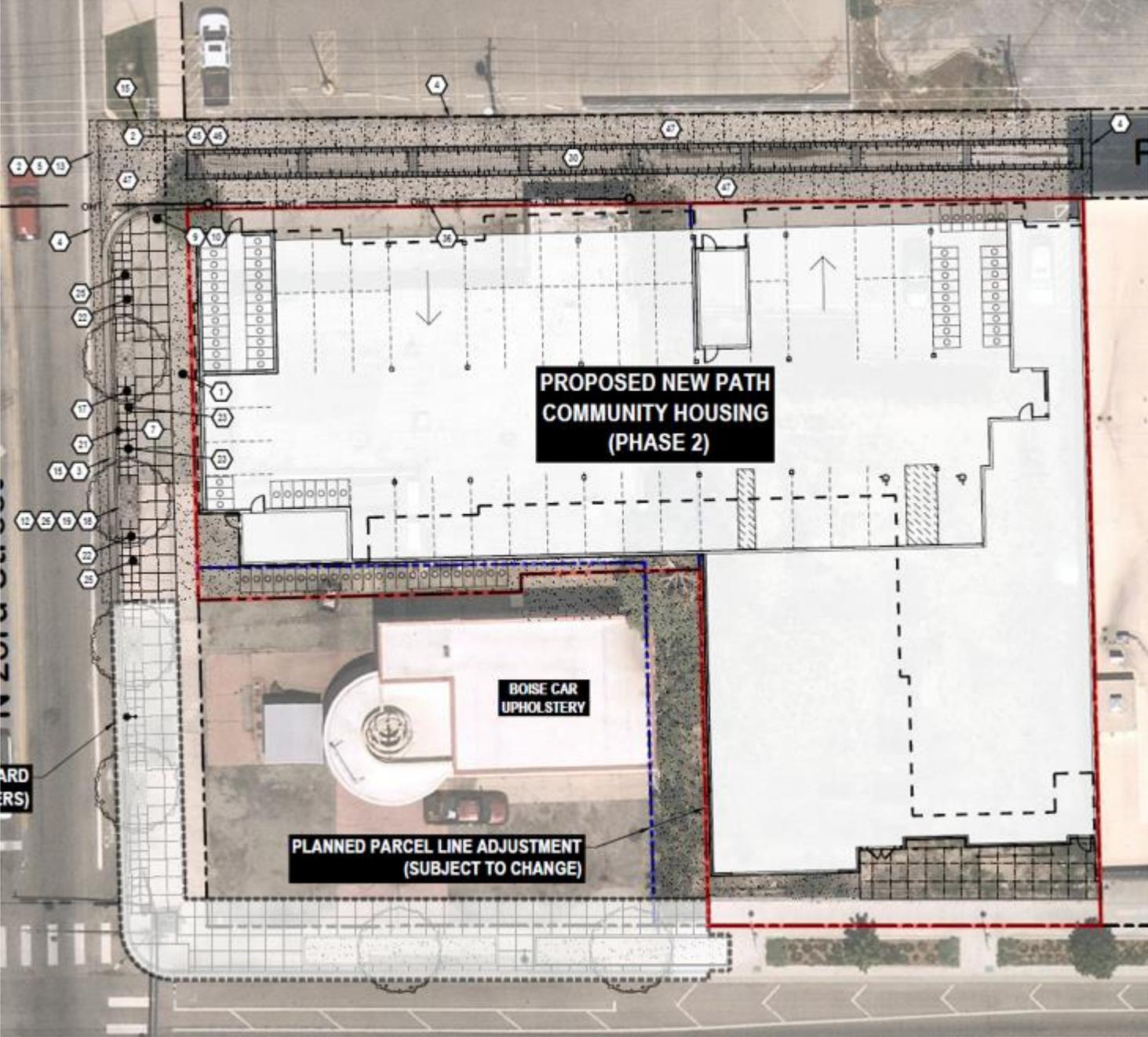


Spring 2024  
Construction begins



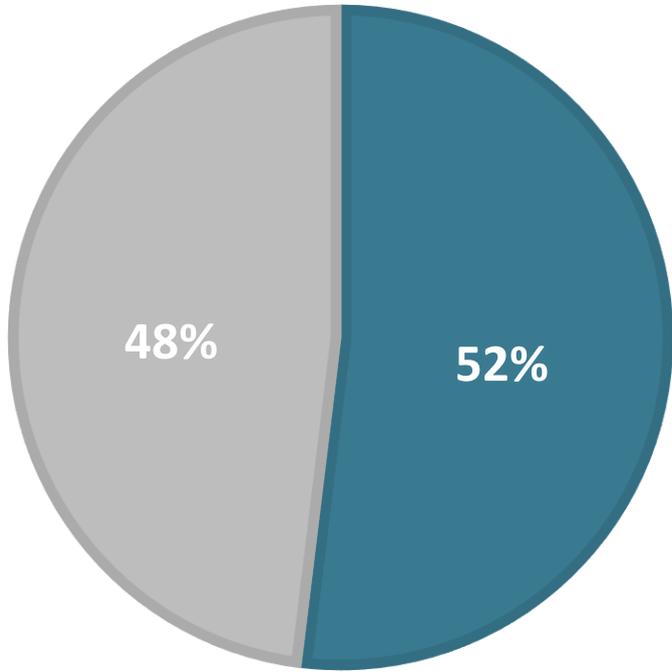
Fall 2025  
Construction complete,  
reimbursement

# Estimated Eligible Expenses



<b>Total Public Improvements</b>	<b>\$260,000</b>
Streetscapes	\$135,000
Utilities	\$125,000

■ Streetscapes ■ Utilities



**CONSIDER:** 114 N. 23rd Street  
New Path 2 Supportive Housing  
Type 3 Transformative Assistance Designation

Suggested Motion:

I move to designate New Path 2 as eligible for Type 3 Transformative Assistance and direct the Agency to negotiate a final Agreement with Pacific West Communities, Inc. for future board approval.

# AGENDA

## VI. Action Items

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- C. **CONSIDER** Designation: 212 S. 16th St., Fire Station #5. Type 4 Capital Project Coordination with City of Boise Public Works  
.....Karl Woods/Shawn Wilson (5 minutes)

## VII. Adjourn

## CONSIDER:

212 S. 16th St., Fire Station #5. Type 4 Capital Project  
Coordination with City of Boise Public Works

Karl Woods  
Sr. Project Manager

Shawn Wilson  
Public Works Deputy Director

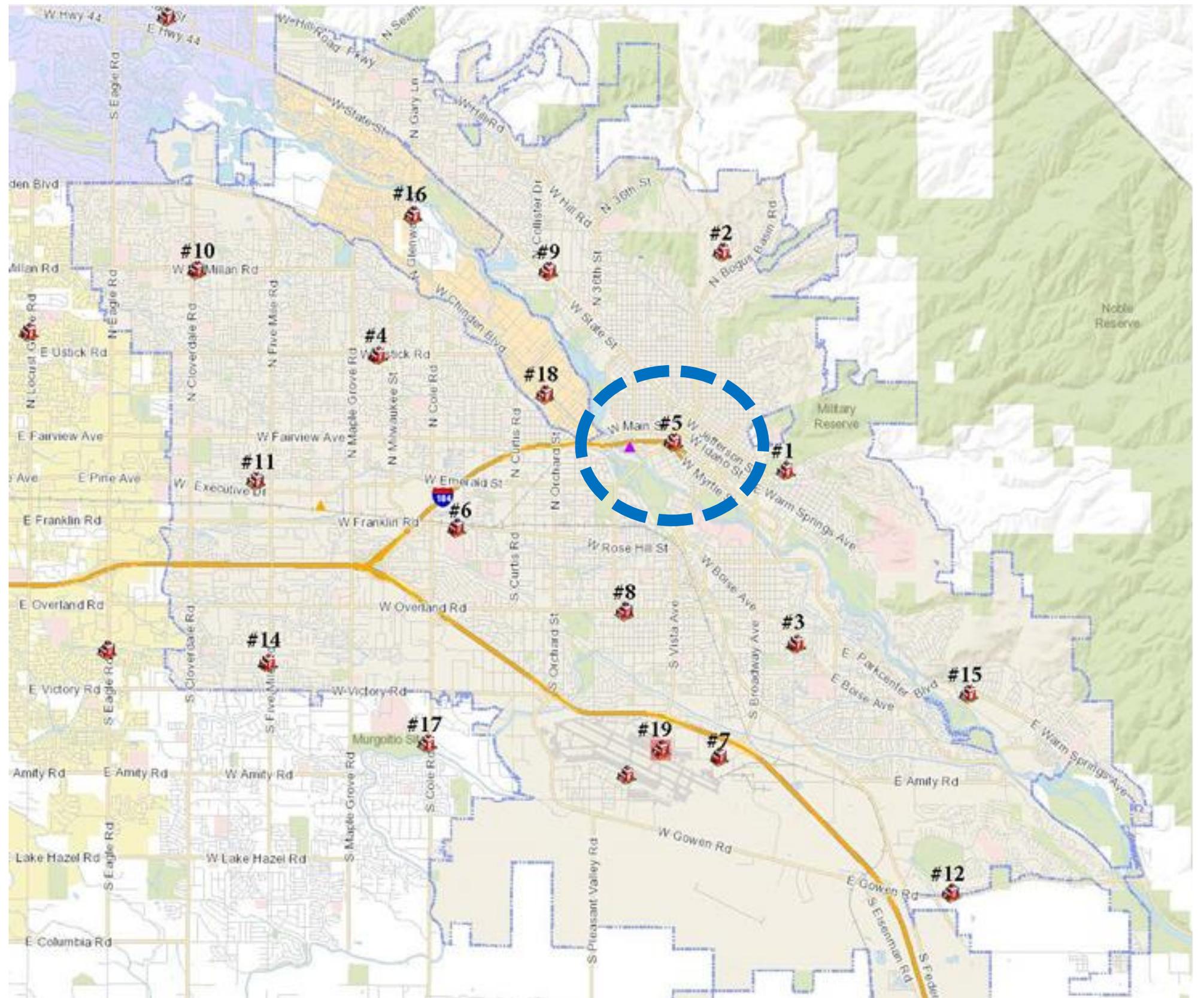




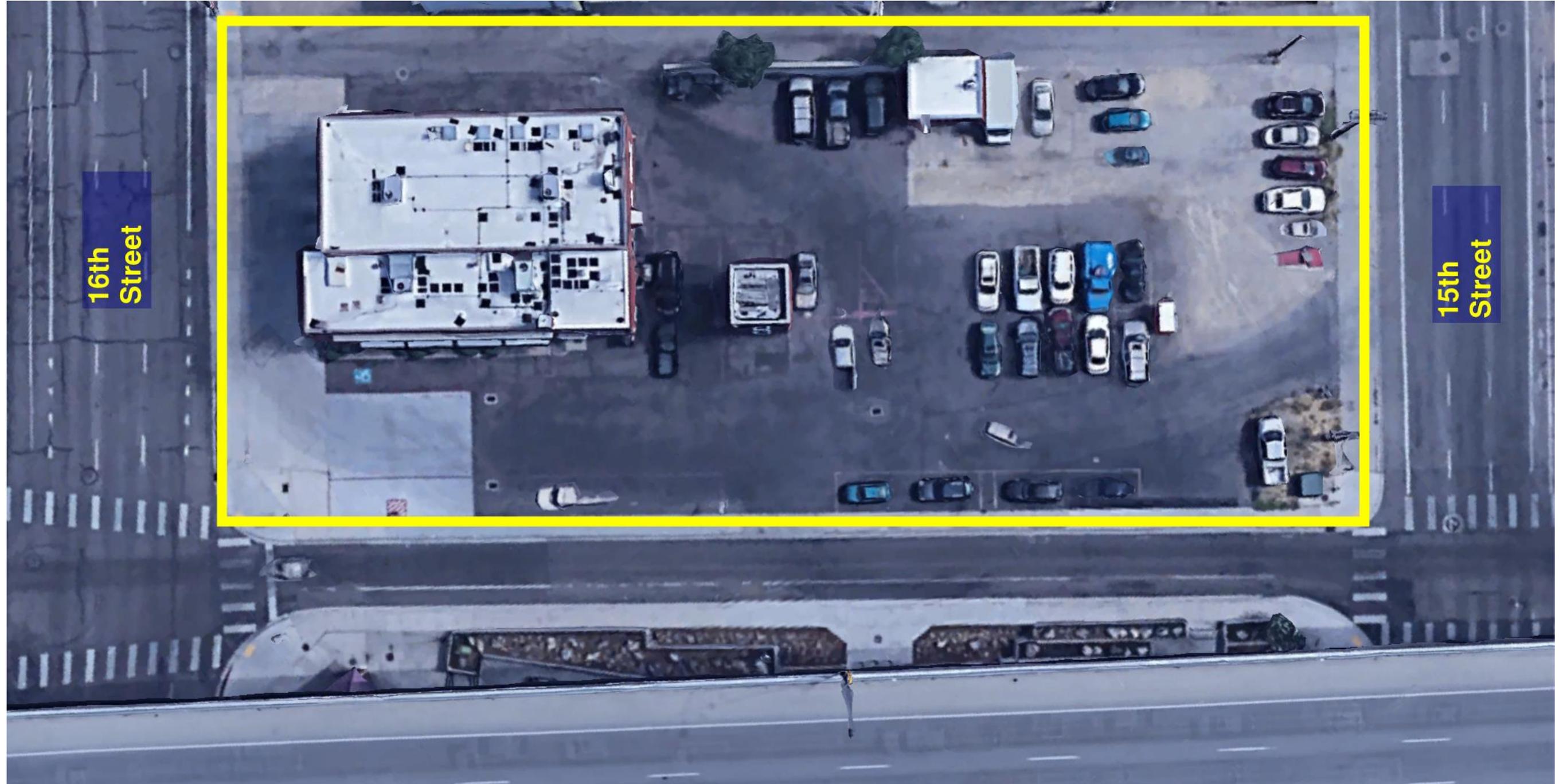
## Partnership Approach:

- 1 PARTNERSHIP WITH PUBLIC WORKS
- 2 PUBLIC IMPROVEMENTS AT 212. S. 16<sup>th</sup> ST.
- 3 CITY MANAGES CONSTRUCTION
- 4 CCDC REIMBURSES FOR ELIGIBLE EXPENSES

# Project Vicinity Map



# Parcel Aerial View



16th  
Street

15th  
Street

# Site History

- Fire Stations.... some missing information
- City Acquires Property – 1905
- Chemical No. 3 – approximately 1906
- Engine Company No. 2 – approximately 1911, closed 1920
- Fire Station 5 – 1949 bond issued, city shops replaced with fire station in 1951.
- Current, New Fire Station 5 – planned 2024

# Fire Station Evaluation

- 70 Year Old Structure
- Condition Assessment
  - Check all systems - structural, mechanical, electrical, etc.
  - Beyond its useful life
  - Semi functional for downtown needs – extractor, decon, shop
- Business Case Evaluation
- New Station Direction
  - Similar cost, better functions to serve the busiest area

# Site Development



# Fire Station 5

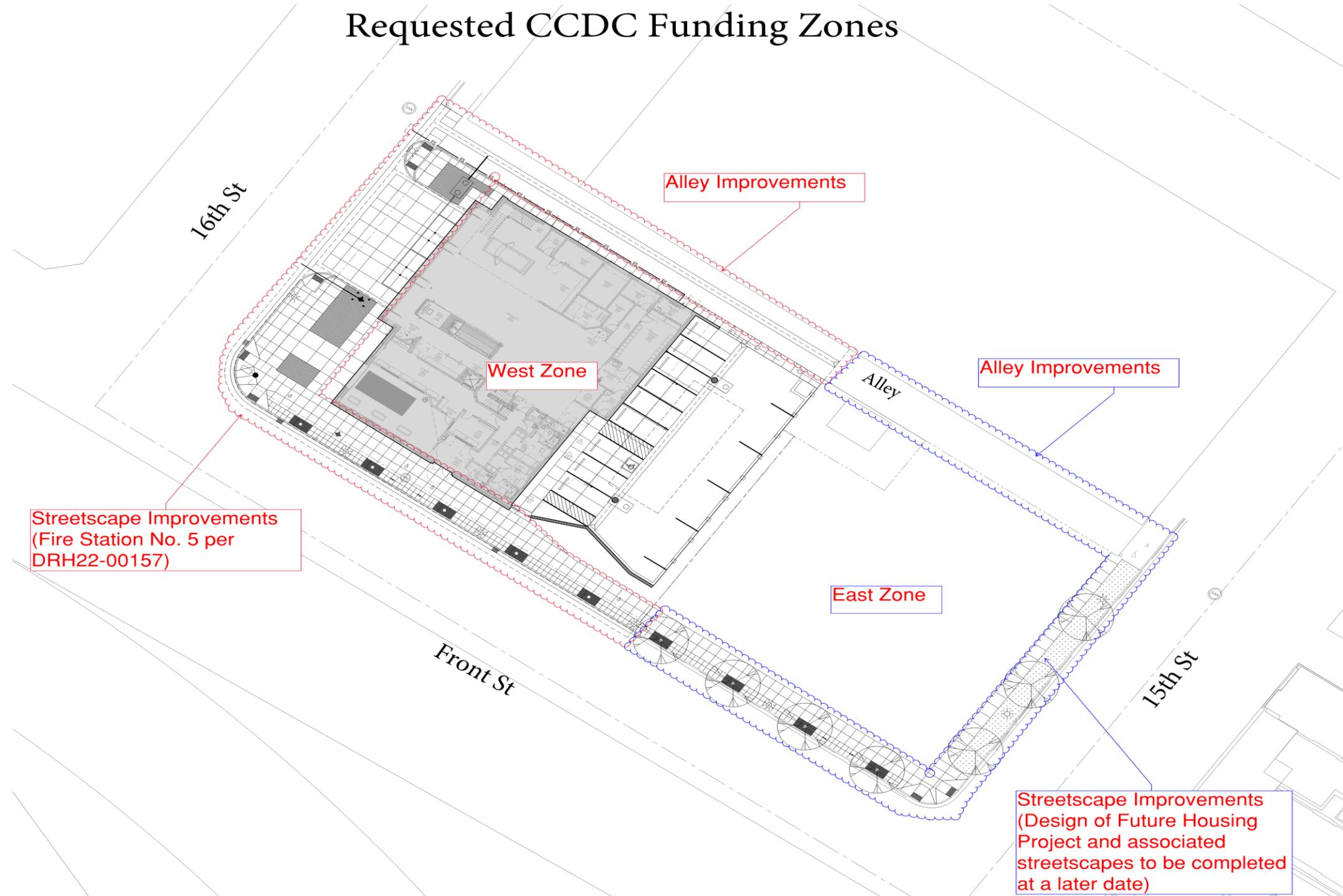


# Fire Station 5



# Proposed Partner Improvements

## Requested CCDC Funding Zones





## Next Steps:

- ✓ **Designation of Project**
  - **Final Agreement**
  - **Construction through July 2024**
  - **Reimbursement NTE \$1.155M**

## Suggested Motion:

I move to designate 212 S. 16<sup>th</sup> St., Fire Station #5 as a project eligible to utilize the Type 4 assistance and direct the Agency to negotiate a final agreement with City of Boise Public Works for future Board Approval

# 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).*