

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

BLOCK 69 NORTH

image: GBD | Pivot North



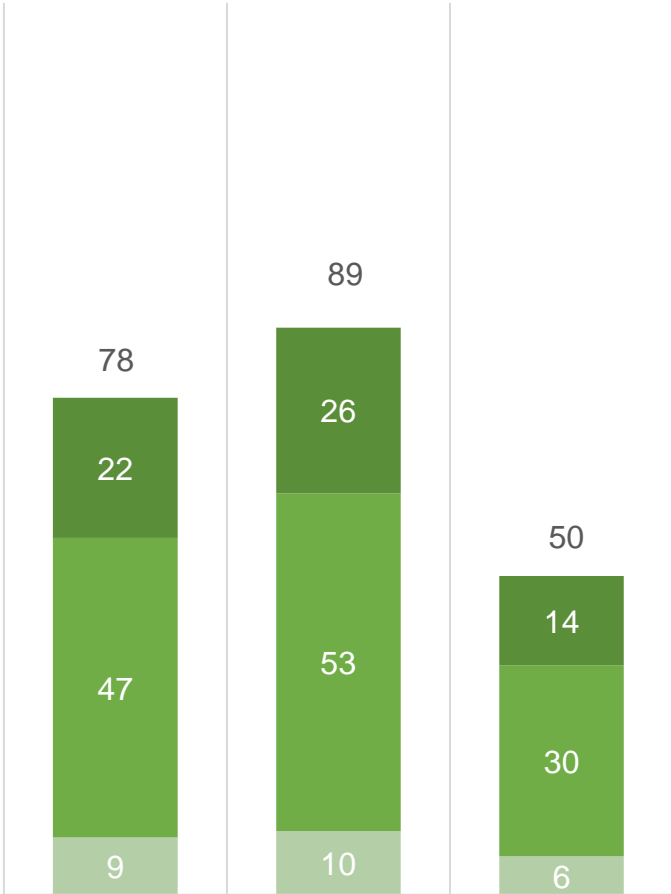
BLOCK 69 NORTH

Unit Mix and Affordability

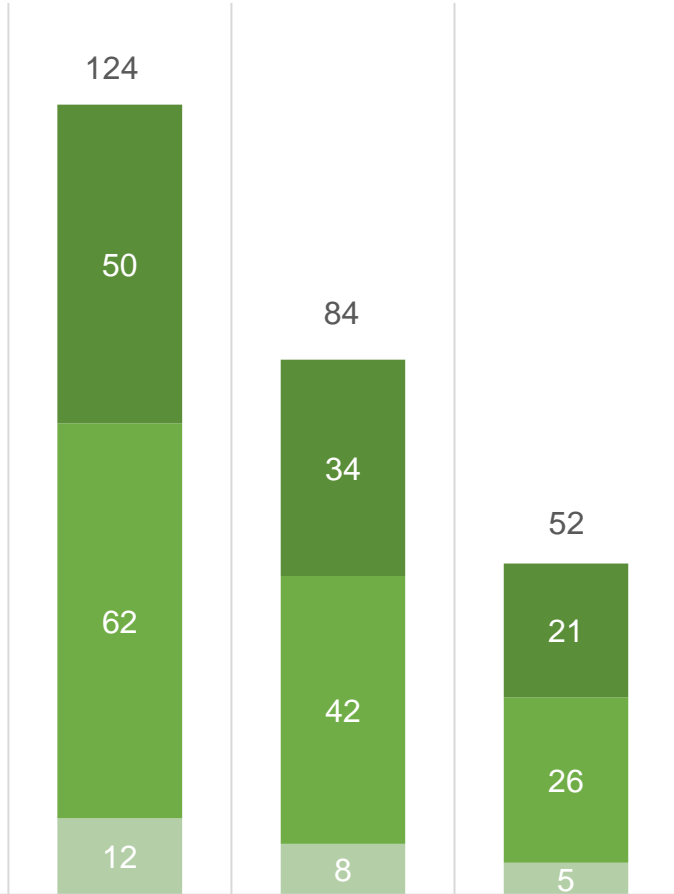


images: GBD | Pivot North

DDA REVISION



SCHEMATIC DESIGN



80% AMI 120% AMI Market

image: GBD | Pivot North



BLOCK 69 NORTH

Sustainability Initiatives



image: GBD | Pivot North



LEED Silver



All Electric



Waste
Management



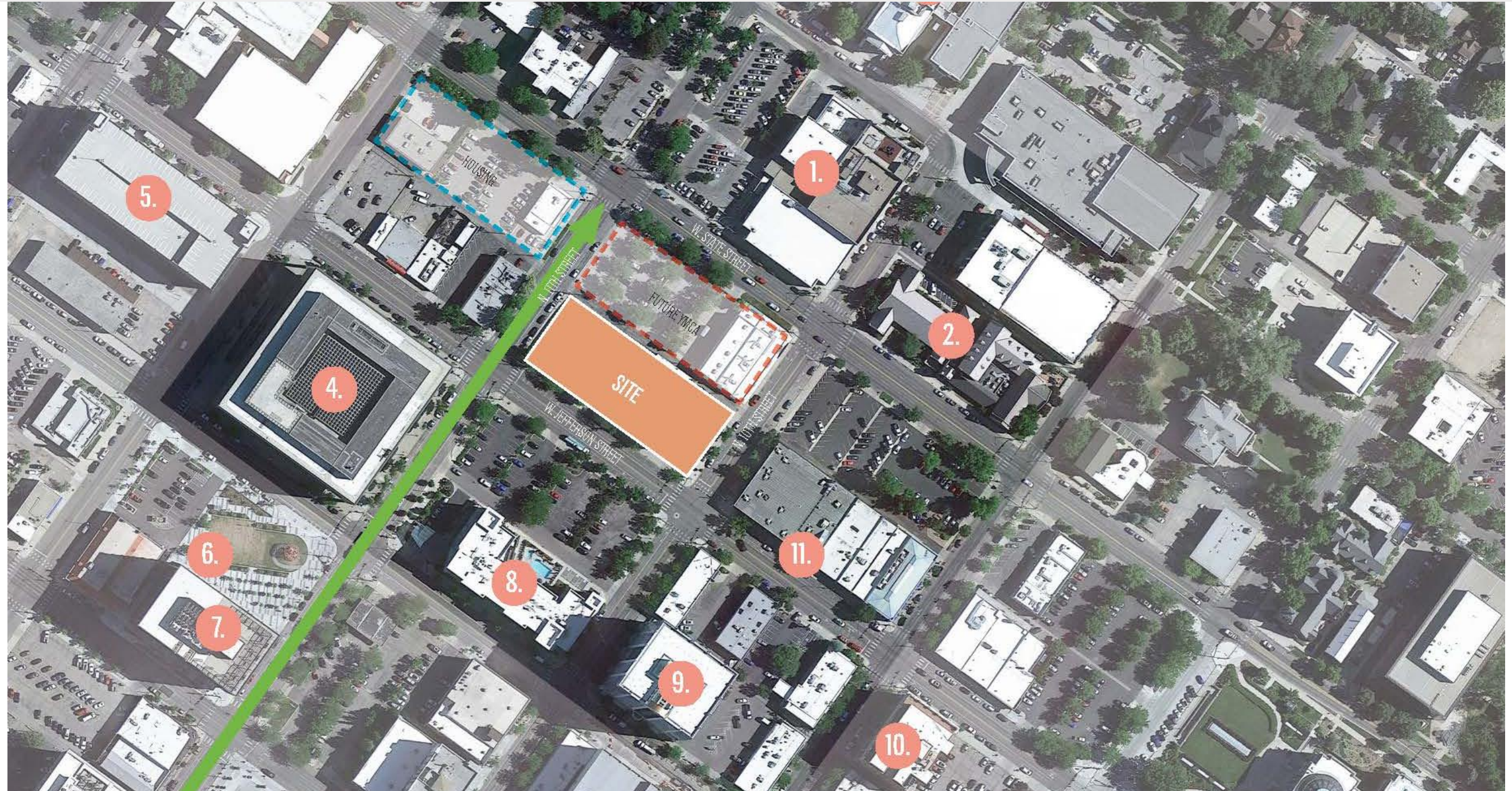
Water Use



Geothermal

BLOCK 68 SOUTH

image: GBD | Pivot North



BLOCK 68 SOUTH

image: GBD | Pivot North



BLOCK 68 SOUTH

image: GBD | Pivot North



BLOCK 68 SOUTH

image: GBD | Pivot North



BLOCK 68 SOUTH

Sustainability Initiatives

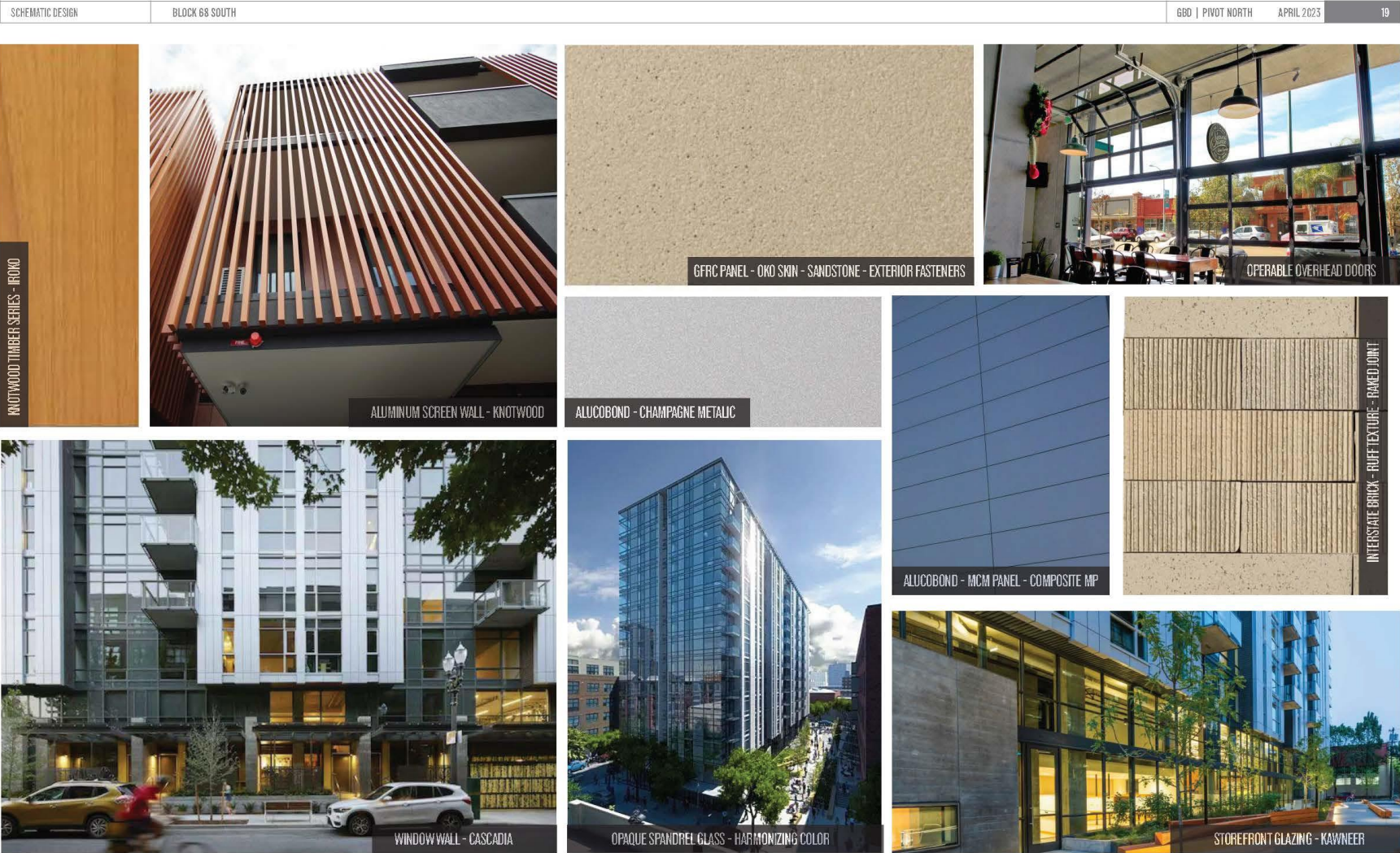


image: GBD | Pivot North

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
STEP 4: DISPOSITION AND DEVELOPMENT AGMTS		
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
STEP 5: DISPOSITION (CLOSING)	December 2023	January 2024
STEP 6: CONSTRUCTION		
Construction Begin	February 2024	March 2024
Block 69 North Complete	December 2025	December 2025
Block 68 South Complete	July 2026	August 2026
WESTSIDE DISTRICT SUNSET	September 30, 2026	

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 WorksKarl 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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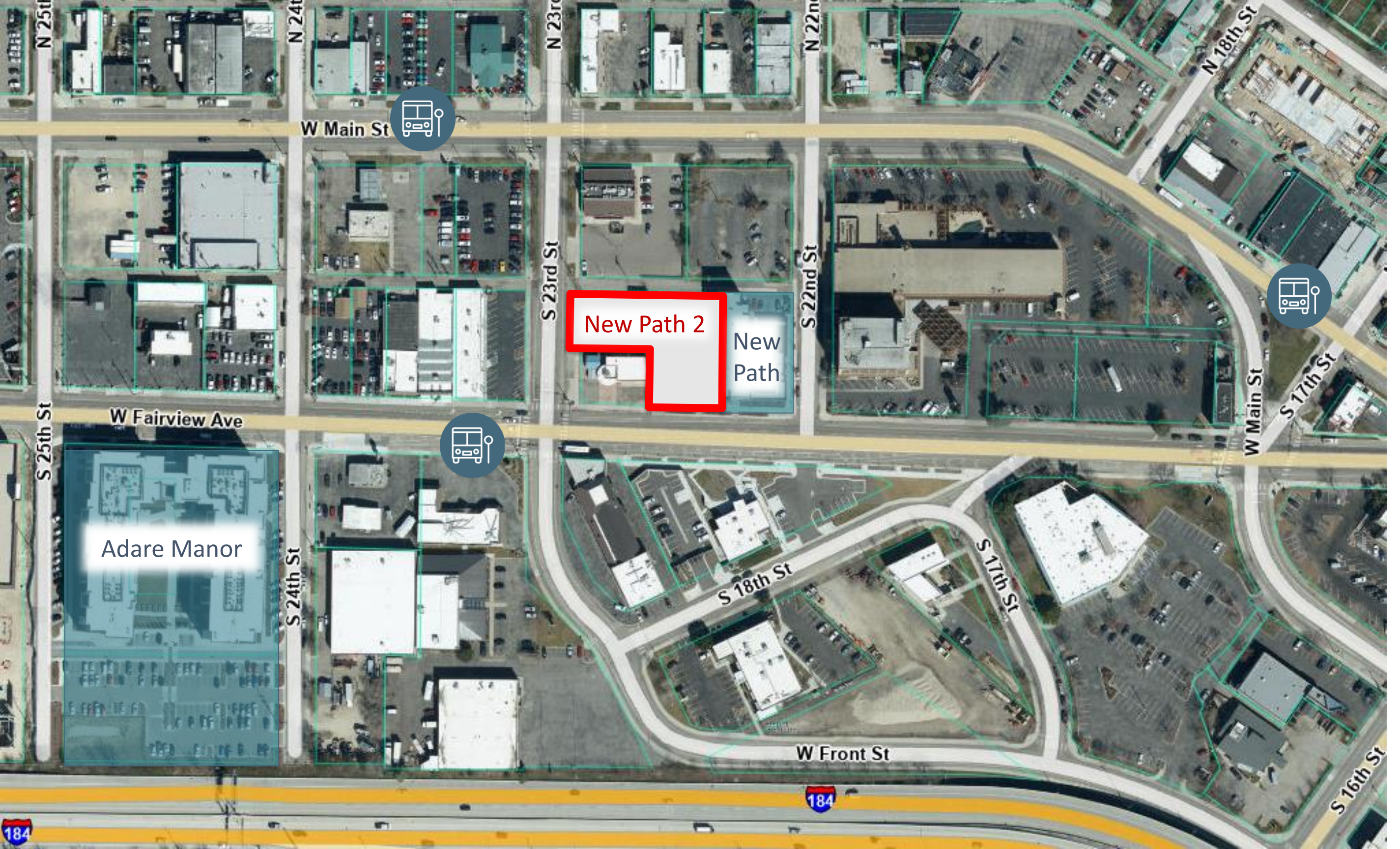
VII. Adjourn

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



Kevin Holmes, Project Manager – Property Development

Rendering: Erstad Architects



Adare Manor

New Path 2

New Path



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

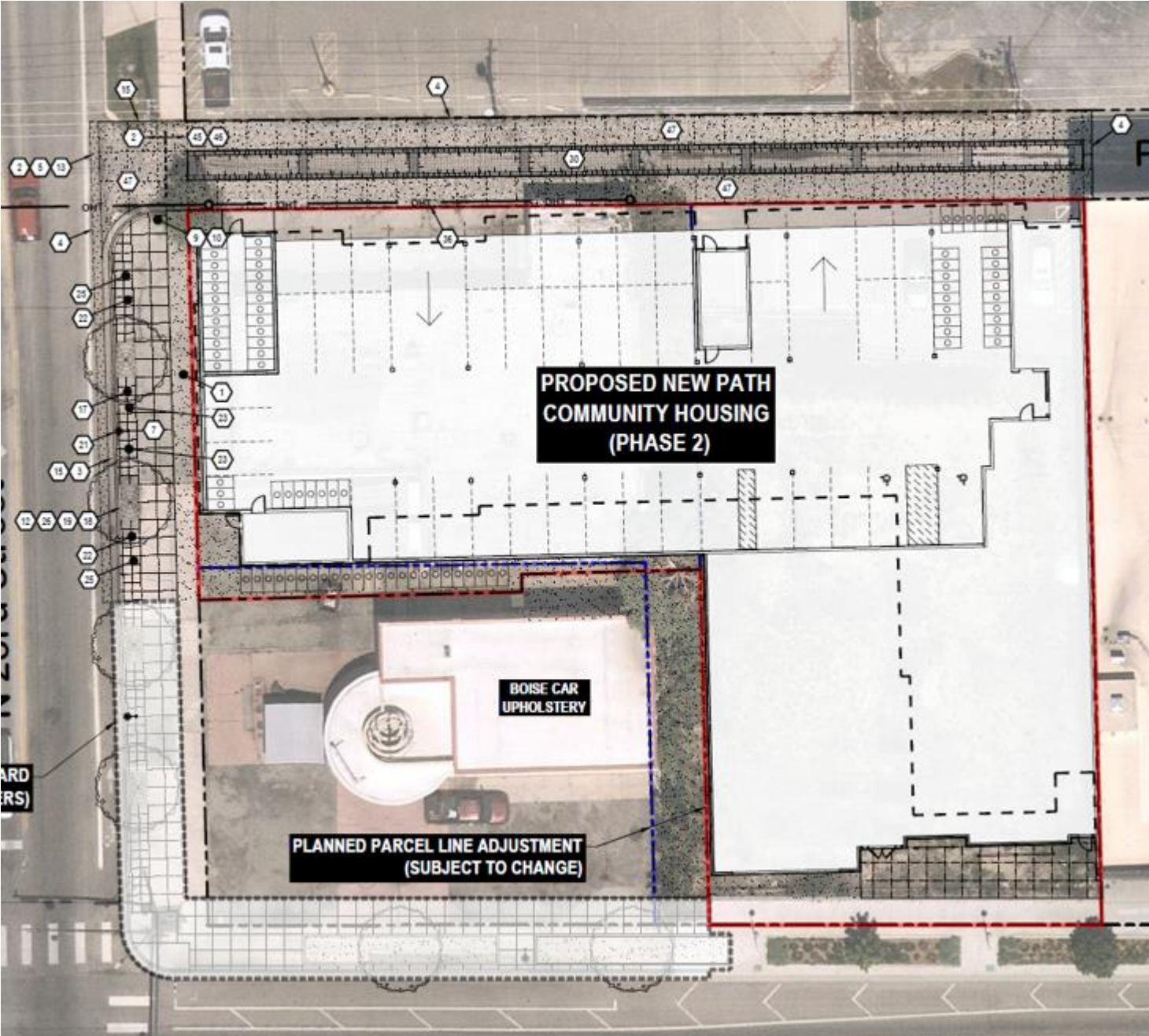


Spring 2024
Construction
begins



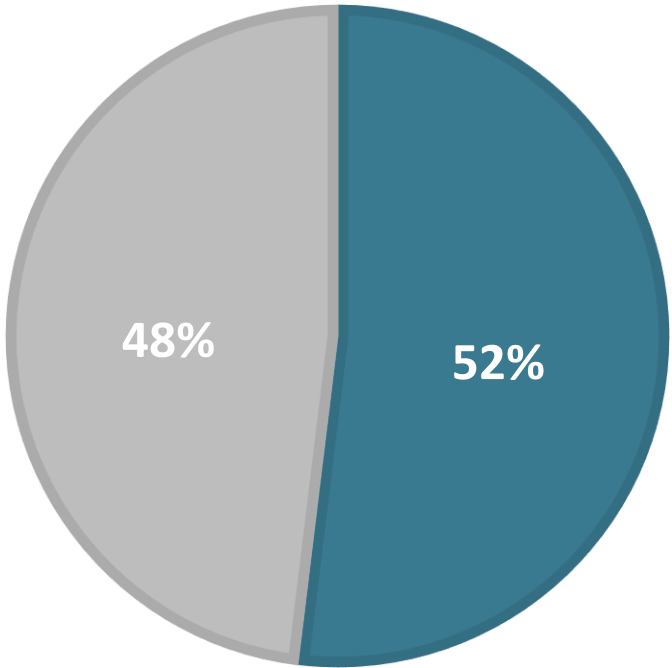
Fall 2025
Construction
complete,
reimbursement

Estimated Eligible Expenses



Total Public Improvements	\$260,000
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

- 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 WorksKarl 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. 16th ST.

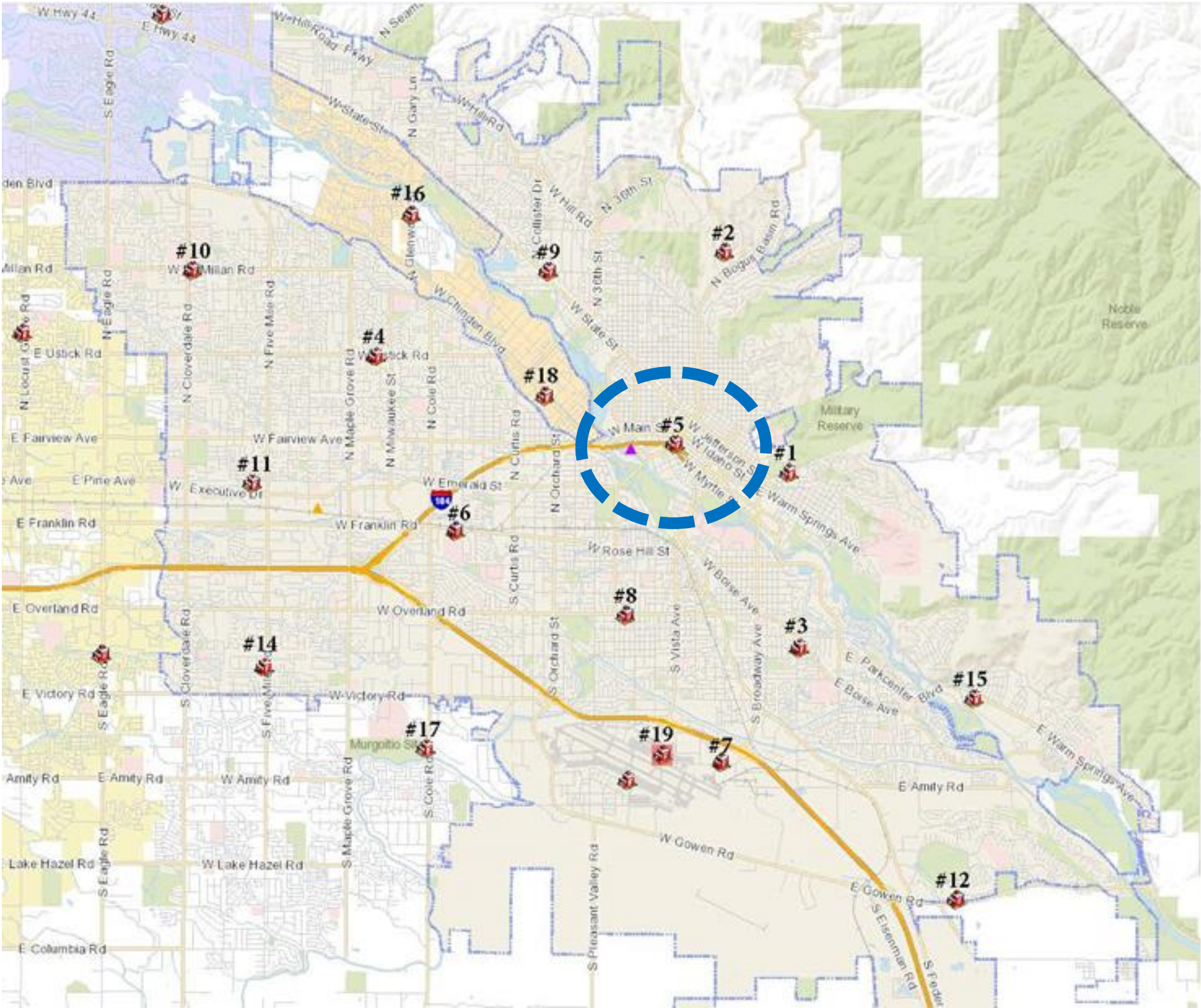
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CITY MANAGES CONSTRUCTION

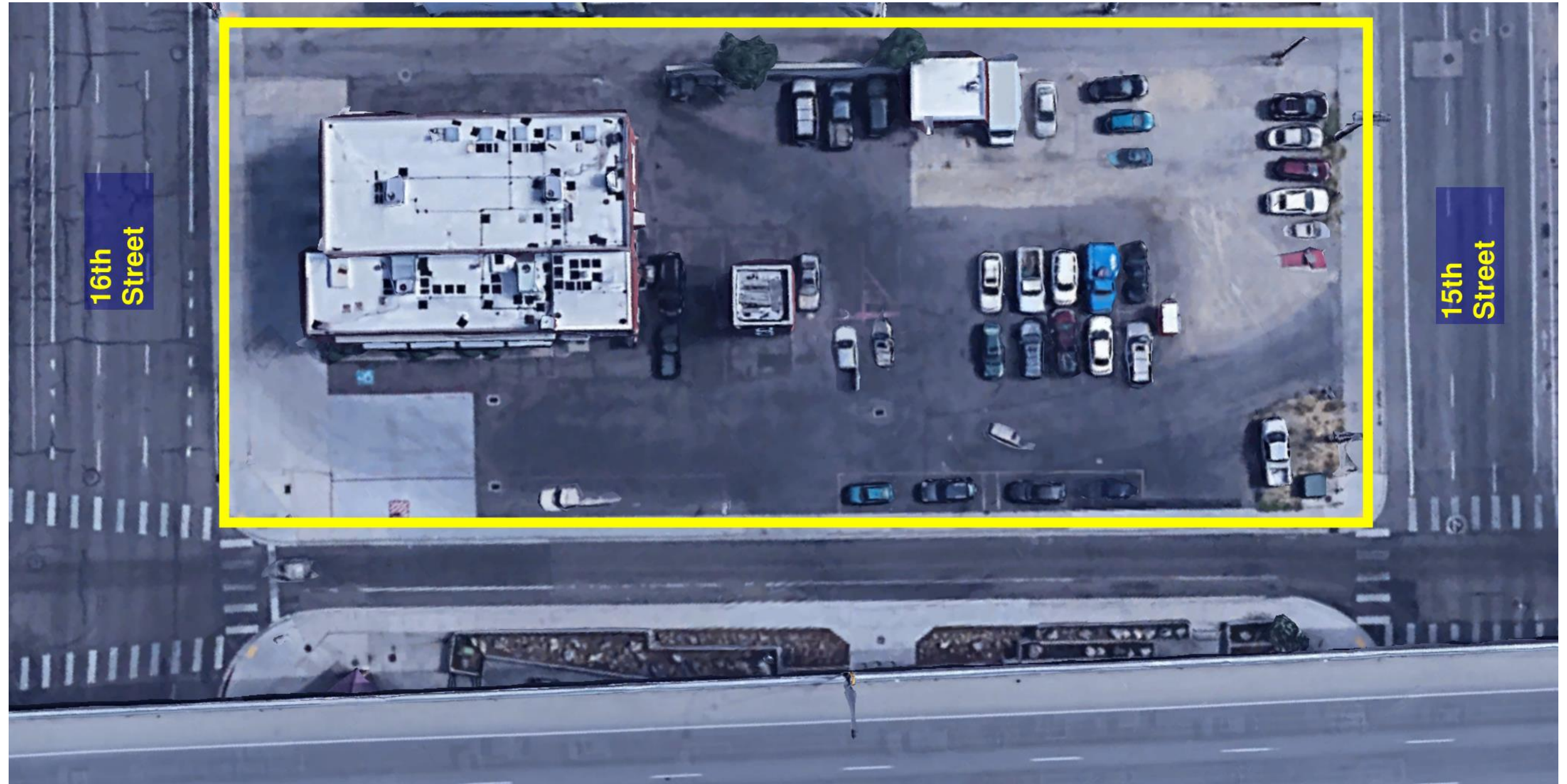
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CCDC REIMBURSES FOR ELIGIBLE EXPENSES

Project Vicinity Map



Parcel Aerial View



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

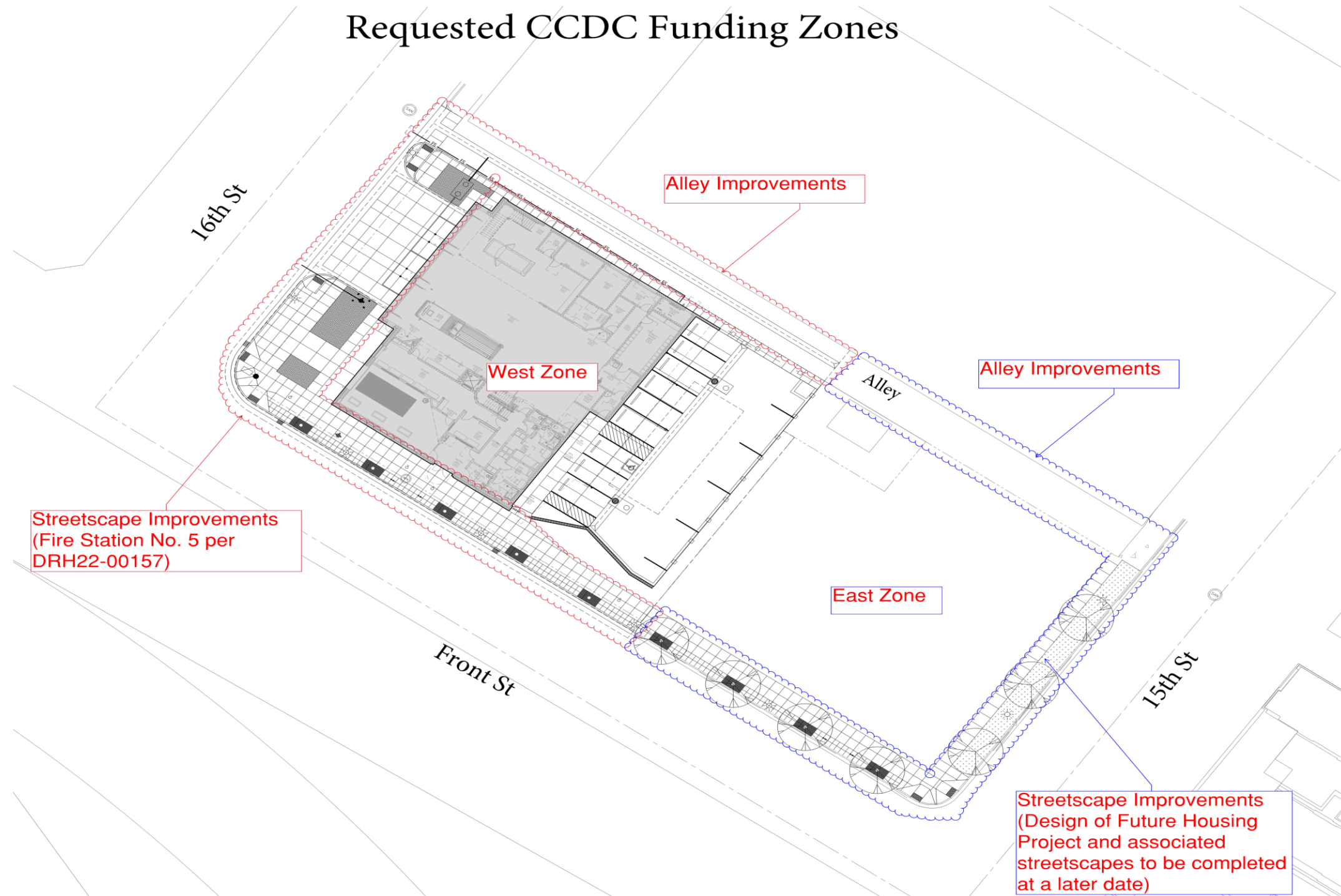


Fire Station 5



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. 16th 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).