



**BOARD
OF
COMMISSIONERS
MEETING
May 8, 2023**

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Meeting
Board Room, Fifth Floor, 121 N. 9th Street
May 8, 2023, 12 p.m.

Virtual attendance via live stream available at <https://ccdcboise.com/board-of-commissioners/>

AMENDED

AGENDA

I. CALL TO ORDERChair Haney Keith

II. ACTION ITEM: 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)].

III. ACTION ITEM: AGENDA CHANGES/ADDITIONSChair Haney Keith

IV. WORK SESSION

A. Block 68 Catalytic Redevelopment Project UpdateAlexandra Monjar (15 minutes)

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: 617 Ash St. Hayman House Public Improvements, Type 4 Participation Agreement with Boise City Department of Arts & History

VI. ACTION ITEM

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, Inc.....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 (10 minutes)

VII. 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).



II. EXECUTIVE SESSION



III. AGENDA CHANGES/ ADDITIONS



IV. WORK SESSION



V. CONSENT AGENDA



Paid Invoice Report

For the Period: 4/1/2023 through 4/30/2023

Payee	Description	Payment Date	Amount
Debt Service:			
Payroll:			Total Debt Payments: -
EFTPS - IRS	Federal Payroll Taxes	4/5/2023	16,381.04
Idaho State Tax Commission	State Payroll Taxes	4/5/2023	2,263.00
PERSI	Retirement Payment	4/5/2023	22,424.42
457(b)	Retirement Payment	4/5/2023	1,713.17
CCDC Employees	Direct Deposits Net Pay	4/5/2023	40,421.73
Idaho Dept of Labor	Q3 2022 SUTA Payment	4/14/2023	1,664.06
EFTPS - IRS	Federal Payroll Taxes	4/19/2023	16,358.06
Idaho State Tax Commission	State Payroll Taxes	4/19/2023	2,333.00
CCDC Employees	Direct Deposits Net Pay	4/19/2023	39,757.87
PERSI	Retirement Payment	4/19/2023	22,424.41
457(b)	Retirement Payment	4/19/2023	2,330.04
Total Payroll Payments:			168,070.80
Checks and ACH			
Various Vendors	Check and ACH Payments (See Attached)	Apr 2023	1,921,857.61

Total Cash Disbursements: \$ 2,089,928.41

I have reviewed and approved all cash disbursements in the month listed above.

Joey Chen

Finance Director

5/1/2023

Date

John Brunelle

Executive Director

5/2/23

Date

Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4225	5th and Grove Beta Office,	FY23 T1 PO2	113 S 5th Street - 5th & Gr	04/11/2023	132,795.55	12888	04/28/2023
	Total 4225:				132,795.55		
4136	Abbey Louie LLC	321	Management Training FY2	02/28/2023	5,000.00	12889	04/28/2023
		326	Management Training FY2	03/31/2023	5,000.00	12889	04/28/2023
	Total 4136:				10,000.00		
3652	ACHD Commuteride	.204845	May in Motion Sponsorship	04/01/2023	5,000.00	64358	04/26/2023
	Total 3652:				5,000.00		
4126	Agnew Beck Consulting Inc	11258	Board Workshop Facilitatio	02/28/2023	3,420.00	12873	04/27/2023
	Total 4126:				3,420.00		
3838	American Fire Protection L	14697	Weekly Drim Drip Inspectio	03/24/2023	200.00	64359	04/26/2023
		14731	Weekly Drim Drip Inspectio	03/31/2023	200.00	64359	04/26/2023
	Total 3838:				400.00		
1316	Blue Cross of Idaho	2307250010	Health Insurance - Apr 202	04/01/2023	30,483.00	64340	04/03/2023
	Total 1316:				30,483.00		
4224	Blueprint Specialties	2023-3942	URD District Maps	04/05/2023	714.75	12874	04/27/2023
	Total 4224:				714.75		
1385	Boise City Utility Billing	X1177 APR2	848 Main St # 0447416001	04/01/2023	9.32	12904	04/26/2023
	Total 1385:				9.32		
1418	Boise Metro Chamber of C	5819462	2023 Regional Leadership	04/10/2023	2,500.00	12875	04/27/2023
	Total 1418:				2,500.00		
1448	Boise Valley Economic Prtn	5819209	Annual Dues 5/1/2023 - 4/	04/01/2023	20,000.00	12890	04/28/2023
	Total 1448:				20,000.00		
4022	Boxcast Inc	B57F3A3-00	storage fees	03/31/2023	36.22	12876	04/27/2023
	Total 4022:				36.22		
3712	Car Park	FEB2023	10th & Front - Grove	02/28/2023	27,937.70	12891	04/28/2023
		FEB2023	9th & Front - City Centre	02/28/2023	39,120.15	12891	04/28/2023
		FEB2023	9th & Main - Eastman	02/28/2023	28,115.56	12891	04/28/2023
		FEB2023	Cap & Main - Cap Terrace	02/28/2023	32,502.64	12891	04/28/2023
		FEB2023	Cap & Myrtle - Myrtle	02/28/2023	23,214.35	12891	04/28/2023
	Total 3712:				150,890.40		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
1556	Caselle Inc.	123220	Contract support - Apr 202	04/01/2023	866.00	64341	04/03/2023
	Total 1556:				866.00		
4116	Civil Survey Consultants In	22018-09	Eisenman Rd. Pedestrian	03/31/2023	4,980.00	12877	04/27/2023
	Total 4116:				4,980.00		
1643	Community Planning Assoc	223047	FY23 3rd qtr Membership	04/01/2023	2,400.00	12878	04/27/2023
	Total 1643:				2,400.00		
4191	Fimbel, Amy	12.22.22 MIL	Mileage Reimb	02/28/2023	30.63	12872	04/12/2023
	Total 4191:				30.63		
1982	GGLO LLC	#19 2021031	RMOB Linen Blocks on Gr	03/31/2023	15,108.03	12892	04/28/2023
		#19 2021031	RMOB Linen Blocks on Gr	03/31/2023	1,698.76	12892	04/28/2023
		#19 2021031	Linen Blocks on Grove Stre	03/31/2023	43,636.56	12892	04/28/2023
		#19 2021031	Linen Blocks on Grove Stre	03/31/2023	7,464.19	12892	04/28/2023
		#19 2021031	WS Linen Blocks on Grove	03/31/2023	4,673.00	12892	04/28/2023
		#19 2021031	Linen Blocks on Grove St -	03/31/2023	7,082.51	12892	04/28/2023
	Total 1982:				79,663.05		
4222	Gilao Consulting, LLC	2-FEB23	On-call professional servic	02/28/2023	2,800.00	12893	04/28/2023
		3-MAR23	On-call professional servic	03/31/2023	2,300.00	12893	04/28/2023
	Total 4222:				5,100.00		
3695	Guho Corp.	230101021-0	Linen Blocks on Grove SS	03/31/2023	169,418.16	12894	04/28/2023
		230101021-0	Linen Blocks on Grove SS	03/31/2023	40,830.87	12894	04/28/2023
	Total 3695:				210,249.03		
3853	Hawkins Companies LLC	4152023	Cap T. Condo: Apr - Jun 20	04/15/2023	16,353.32	64360	04/26/2023
	Total 3853:				16,353.32		
2165	Idaho Power	WO 2761742	Fulton Street Improvement	04/10/2023	73,975.00	64353	04/11/2023
		X6607MAR2	9th St outlets #220040660	03/31/2023	3.51	12903	04/21/2023
		X7995MAR2	9th & State # 2201627995	03/31/2023	3.51	12902	04/21/2023
	Total 2165:				73,982.02		
3900	Idaho Records Manageme	0154010	Records Storage	02/01/2023	45.00	12879	04/27/2023
		0154010	Delivery Service	02/01/2023	46.06	12879	04/27/2023
		0154400	Records Storage & Remov	03/31/2023	79.56	12879	04/27/2023
	Total 3900:				170.62		
3965	In The Bag Promotions Inc.	20553	Office Supplies	03/21/2023	912.00	64361	04/26/2023
		20612	Office Supplies	03/31/2023	1,703.00	64361	04/26/2023
	Total 3965:				2,615.00		
2288	Jensen Belts Associates	2105 CD-7	Old Boise Blocks on Grove	03/31/2023	42,306.47	12895	04/28/2023

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		2114 CA-8	11th Street Bikeway & Stre	02/28/2023	5,922.50	12895	04/28/2023
		2114 CA-8	11th Street Bikeway & Stre	02/28/2023	5,415.00	12895	04/28/2023
		2244-6	521 W Grove Public Space	03/31/2023	27,524.00	12895	04/28/2023
	Total 2288:				81,167.97		
3881	Mary E. Watson	4192023	ABA Forum Construction L	04/19/2023	1,609.06	12901	04/21/2023
	Total 3881:				1,609.06		
3950	McAlvain Construction Inc.	12101019-1	11th Street Bikeway & Stre	03/31/2023	698,127.38	12896	04/28/2023
		12101019-1	11th Street Bikeway & Stre	03/31/2023	7,905.00	12896	04/28/2023
		12101019-2	11th Street Bikeway & Stre	03/31/2023	281,668.01	12896	04/28/2023
		12101019-2	11th Street Bikeway & Stre	03/31/2023	1,796.00	12896	04/28/2023
	Total 3950:				989,496.39		
2186	McClatchy Company LLC	181933	Legal Notices	03/31/2023	159.10	12880	04/27/2023
	Total 2186:				159.10		
3901	Plaza 121 Building	040123	DBA Dues - CCDC	03/31/2023	609.22	64362	04/26/2023
	Total 3901:				609.22		
2774	Pro Care Landscape Mana	48194	Landscape Maintenance -	03/31/2023	224.00	12881	04/27/2023
		48195	Landscape Maintenance -	03/31/2023	590.00	12881	04/27/2023
		48196	Landscape Maintenance -	03/31/2023	125.00	12881	04/27/2023
	Total 2774:				939.00		
2798	QRS Consulting, LLC	12519	State Street Streetscape (03/31/2023	64.00	12897	04/28/2023
		12520	17th Street Improvements	03/31/2023	2,772.75	12897	04/28/2023
		12521	ID Dept of Labor, 317 W M	03/31/2023	5,941.62	12897	04/28/2023
	Total 2798:				8,778.37		
2801	Quality Electric Inc.	23251-3	ParkBOI EV Charging Stati	04/03/2023	2,355.65	12882	04/27/2023
	Total 2801:				2,355.65		
3896	Rim View LLC	APR2023	Monthly Rent - Trailhead A	04/01/2023	15,707.50	64342	04/03/2023
	Total 3896:				15,707.50		
3542	Security LLC - Plaza 121	APR2023	Office rent	04/01/2023	14,145.00	64343	04/03/2023
	Total 3542:				14,145.00		
3974	Stability Networks Inc.	43223	IT Services - FY23	03/01/2023	3,128.50	12898	04/28/2023
		44206	IT Services - FY23	04/01/2023	3,271.50	12898	04/28/2023
		44312	Dell 3000 Desktop	03/27/2023	974.72	12898	04/28/2023
		44448	Azure Active Directory Pre	03/31/2023	6.00	12898	04/28/2023
		44448	Cisco Subscription	03/31/2023	5.84	12898	04/28/2023
		44448	Exchange Online	03/31/2023	35.49	12898	04/28/2023
		44448	M365 Apps for Business	03/31/2023	444.04	12898	04/28/2023

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 3974:					7,866.09		
4109	Syringa Networks LLC	020339-APR	internet & data	04/01/2023	649.78	12883	04/27/2023
Total 4109:					649.78		
3831	The Land Group Inc.	0149816	Fulton Street Improvement	03/31/2023	6,847.00	12899	04/28/2023
		0149944	Boise Canal Multi-Use Pat	03/31/2023	18,500.68	12899	04/28/2023
Total 3831:					25,347.68		
3170	Treasure Valley Coffee Inc	2160:089416	Cooler Rental	04/11/2023	106.00	12884	04/27/2023
Total 3170:					106.00		
3233	United Heritage	02014-001 A	Disability insurance - Apr23	04/01/2023	1,781.78	64363	04/26/2023
Total 3233:					1,781.78		
3835	US Bank - Credit Cards	3.27.23	Recruiting expense	03/27/2023	1,614.15	12871	04/14/2023
		3.27.23	Data, voice, & webhosting	03/27/2023	60.33	12871	04/14/2023
		3.27.23	office supplies	03/27/2023	1,224.70	12871	04/14/2023
		3.27.23	Computer & Software Supp	03/27/2023	745.71	12871	04/14/2023
		3.27.23	postage	03/27/2023	63.00	12871	04/14/2023
		3.27.23	travel & meeting (non-local	03/27/2023	1,596.64	12871	04/14/2023
		3.27.23	Personnel Training (Local)	03/27/2023	554.00	12871	04/14/2023
		3.27.23	Local meetings	03/27/2023	248.81	12871	04/14/2023
		3.27.23	Professional Services Gen	03/27/2023	154.00	12871	04/14/2023
		3.27.23	kitchen fridge	03/27/2023	1,799.00	12871	04/14/2023
		3.27.23	Professional Services Gen	03/27/2023	275.00	12871	04/14/2023
		3.27.23	Street/District Improments	03/27/2023	4.50	12871	04/14/2023
		3.27.23	Street/District Improments	03/27/2023	419.76	12871	04/14/2023
		3.27.23	Banking & Merchant Fees	03/27/2023	88.90	12871	04/14/2023
		3.27.23	Parking: Stop signs & arros	03/27/2023	68.76	12871	04/14/2023
Total 3835:					8,917.26		
4068	Veritas Material Consulting	2033.	10th & Front Garage Repai	03/31/2023	240.00	12885	04/27/2023
		2050.	Capitol & Myrtle garage mo	03/31/2023	840.00	12885	04/27/2023
Total 4068:					1,080.00		
3365	Westerberg & Associates	268	Legislative Advisement Ser	03/31/2023	5,000.00	12900	04/28/2023
Total 3365:					5,000.00		
3374	Western States Equipment	IN000234161	Bldg 8 generator maintena	03/27/2023	306.58	64364	04/26/2023
Total 3374:					306.58		
4205	WPEngine, Inc.	INV05471128	Digital experience tracking	03/31/2023	2,900.00	12886	04/27/2023
Total 4205:					2,900.00		
3990	Xerox Corporation	018564248	Copier Lease	03/31/2023	276.27	12887	04/27/2023

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 3990:					276.27		
Grand Totals:					1,921,857.61		

Report Criteria:

Detail report type printed

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
April 10, 2023

I. CALL TO ORDER:

Chair Haney Keith convened the meeting with a quorum at 12:15 p.m.

Roll Call attendance taken:

Present: Commissioner John Stevens, Commissioner Ryan Erstad, Commissioner Todd Cooper, Commissioner Alexis Townsend, Commissioner Danielle Hurd, and Commissioner Haney Keith.

Attending remotely: Commissioner Lauren McLean.

Absent: Commissioner Rob Perez and Commissioner Holli Woodings.

Agency staff members present: John Brunelle, Executive Director; Doug Woodruff, Development Director; Joey Chen, Finance & Administration Director; Kevin Holmes, Project Manager – Property Development; Kassi Brown, Project Manager; Kathy Wanner, Contracts Manager; Jordyn Neerdaels, Communications Manager; Sandy Lawrence Executive Assistant; and Agency legal counsel, Meghan Sullivan Conrad.

Agency staff attending remotely: Karl Woods, Senior Project Manager – Capital Improvements.

Kristen Hill – Cultural Sites Program Manager, City of Boise, attending the meeting.

Stephen Hunt – Development Director, Valley Regional Transit, attending the meeting.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

There were no changes or additions made to the agenda.

III. WORK SESSION:

A. State Street Transit Update

Zach Piepmeyer, P.E., Parking & Mobility Director, and Stephen Hunt, Development Director, Valley Regional Transit, gave a report.

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report for March 2023

B. Minutes and Reports

1. 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
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

Commissioner Hurd made a motion to approve the consent agenda, excluding Item C5.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Hurd - Aye
Commissioner Townsend - Aye
Commissioner Stevens - Aye
Commissioner Erstad - Aye
Commissioner Cooper - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 7 - 0.

Consider Consent Item C.5.

Commissioner Stevens recused himself from discussion and the vote as he is a partner in TOK Commercial Real Estate, which entity is working on marketing the project space.

Commissioner Erstad recused himself from discussion and the vote as he is a member of the Architectural Team at Erstad, which entity is on the design team for the project.

Commissioner Hurd made a motion to approve the consent agenda, C.5.

Commissioner Cooper seconded the motion.

Roll Call:

Commissioner Hurd - Aye
Commissioner Townsend - Aye
Commissioner Stevens - Abstain
Commissioner Erstad - Abstain
Commissioner Cooper - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 5 - 0 - 2.

V. ACTION ITEM

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, Senior Project Manager – Capital Improvements and Kristen Hill, Cultural Sites Program Manager, City of Boise, gave a report.

Commissioner Erstad moved 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.

Commissioner Hurd seconded the motion.

Roll Call:

Commissioner Hurd - Aye
Commissioner Townsend - Aye
Commissioner Stevens - Aye
Commissioner Erstad – Aye
Commissioner Cooper - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 7 - 0.

B. CONSIDER: Designation: 2426 N. Arthur St., State & Arthur Apartments. Type 3 Transformative Assistance with Pacific West Communities, Inc

Kevin Holmes, Project Manager – Property Development, gave a report. The Type 3 is intended to replace the previously approved Type 1.

Commissioner Cooper moved to direct staff to negotiate a final Type 3 Agreement with Pacific West Communities, Inc. for future board approval.

Commissioner Erstad seconded the motion.

Roll Call:

Commissioner Hurd - Aye
Commissioner Townsend - Aye
Commissioner Stevens - Aye
Commissioner Erstad – Aye
Commissioner Cooper - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 7 - 0.

C. CONSIDER: Resolution 1819: Public Works Construction Contract for Fulton Street Improvements Project

Kassi Brown, Project Manager and Kathy Wanner, Contracts Manager gave a report.

Commissioner Hurd moved to adopt Resolution 1819 recognizing Idaho Site Works, LLC as the lowest responsive bidder, awarding the 2023 Fulton Street Improvements Project contract to Idaho Site Works, LLC for the total bid amount of \$2,857,798 and authorizing the Executive Director to execute the contract and expend funds.

Commissioner Erstad seconded the motion.

Roll Call:

Commissioner Hurd - Aye
Commissioner Townsend - Aye
Commissioner Stevens - Aye
Commissioner Erstad - Aye
Commissioner Cooper - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 7 - 0.

VI. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Erstad to adjourn the meeting. Commissioner Hurd seconded the motion.

The meeting was adjourned at 1:14 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 8th DAY OF MAY 2023.

Latonia Haney Keith, Chair

Lauren McLean, Secretary



AGENDA BILL

Agenda Subject: Approve Resolution 1821: 617 Ash St. Hayman House Public Improvements. Type 4 Participation Agreement with Boise City Arts & History		Date: May 8, 2023
Staff Contact: Karl Woods Senior Project Manager	Attachments: 1) Resolution 1821 which includes the Contribution Agreement	
Action Requested: Adopt Resolution 1821 approving the 617 Ash St. Hayman House Public Improvements Type 4 Participation Agreement with Boise City Arts & History		

Background:

CCDC purchased the Erma Hayman House in 2011 from Richard Madre, Ms. Hayman's grandson, for \$108,800, with the intent to preserve the home as a cultural asset that honored his grandmother and shared the history of the neighborhood. Prior to any redevelopment of the property the Agency took a series of important first steps including;

- Ongoing care for the historic structure during a decade of careful preservation including regular inspections, cleaning and maintenance of roof and building exterior, care and maintenance of utilities year-round, and general protection against trespassing and vandalism of the vacant structure.
- An Archaeological dig in 2016, in collaboration with the University of Idaho, to learn more about the everyday life of residents in the neighborhood and preserve any important artifacts.
- Support of efforts by Preservation Idaho to create an artist in residence in 2014.
- The vacation of a dead-end alleyway in 2017 which helped unlock the full potential of the properties in the area.
- A lot line consolidation in 2017 to assemble the adjacent properties in preparation of a redevelopment effort focused to honor and respect the Hayman House cultural site.

The Agency gifted the property to the City of Boise in 2018 in a partnership to ensure the intention to permanently preserve the property came to fruition. Along with the property gift, the Agency provided the City with \$277,000 which was used to fund restorations, improvements,

operations, signage, and public art. In September of 2022, the Erma Hayman House officially opened as a City-owned cultural site. The Erma Hayman House links Boise's history to national themes of race, class, and place. The Erma Hayman House exists as a space where it is possible to explore these issues and lesser-known stories amidst the backdrop of local history.

Boise City Department of Arts & History staff program the property through community collaboration, exhibitions, and public art. The City has requested funding assistance to add additional public improvements, as described by the following;

- Six interpretive signs that identify the property as the Erma Hayman House, provide wayfinding, and offer interpretation of the history of the property and the River Street Neighborhood.
- Illuminate—by a new auxiliary lighting system—the public art, *Memoirs of Erma Hayman* by artist Vinnie Bagwell, to bring attention to the bas reliefs at night and during events.
- Provide a new projector adjacent the wall facing River Street to host temporary and rotating digital art projection, providing an opportunity for emerging and new media artists as an accessible visual experience to explore and interpret the mission of the Erma Hayman House.

The CCDC Board designated the project as eligible for Capital Project Coordination Assistance and directed the Agency to negotiate a final Type 4 Capital Improvement Contribution Agreement ("Agreement") on April 10, 2023. The final Agreement has been negotiated and is scheduled for approval by Boise City Council on May 9, 2023.

The Agreement sets forth the Agency's commitment to reimburse Boise City Arts & History the actual cost—not to exceed \$100,000—for Public Improvements. This commitment reflects CCDC's continued efforts towards historic preservation and recognizes the importance and value that multicultural neighborhoods bring to Boise.

Fiscal Notes:

Funding for the reimbursement is included in the Agency's budget.

Staff Recommendation:

Staff recommends approval of Resolution 1821

Suggested Motion:

I move to Adopt Resolution 1821 approving the 617 Ash St. Hayman House Public Improvements Type 4 Participation Agreement with Boise City Arts & History

ATTACHMENT 1
RESOLUTION 1821

RESOLUTION NO. 1821

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT BETWEEN THE AGENCY AND THE CITY OF BOISE FOR PUBLIC IMPROVEMENTS TO THE ERMA HAYMAN HOUSE AT 617 ASH STREET, BOISE; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENT; AUTHORIZING THE EXPENDITURE OF FUNDS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the Agency Board of Commissioners has adopted the Participation Program Policy wherein the Agency can assist private and public development projects by funding improvements that benefit the public and are located on public property, in the public rights-of-way, or a permanent public easement area; and,

WHEREAS, the Participation Program Policy includes the Type 4 Capital Improvement Program under which the Agency can use funds to collaborate with other public agencies on public improvements in order to achieve the objectives desired by the Parties; and,

WHEREAS, in 2011, the Agency purchased the Erma Hayman House, addressed as 617 Ash Street, Boise, Idaho 83702 (the "Property"), with the intent to preserve the home as a cultural asset that honors Erma Hayman and shares the unique history of the River Street Neighborhood; and,

WHEREAS, the Agency conveyed title to the property to the City of Boise in 2018 in a partnership to permanently preserve the Property as a cultural site; and,

WHEREAS, The City, through its Department of Arts & History, has requested certain funding assistance to add interpretive signage, an auxiliary lighting system to illuminate public art at night and during events, and a projector adjacent to the wall facing River Street to host temporary and rotating digital projection art (the "Public Improvements"); and,

WHEREAS, the Agency funds public improvements in Boise's urban renewal districts as an economic development tool to attract people and businesses to those districts. The Property and the Public Improvements are located in the River Myrtle-Old Boise Urban Renewal District as created by the River Myrtle-Old Boise Plan; and,

WHEREAS, at its public meeting on April 10, 2023, the Agency Board of Commissioners designated the Project through its Participation Program; and,

WHEREAS, the Agency has determined that it is in the public interest to enter into a Type 4 Capital Improvement Reimbursement Agreement with the City whereby the City will construct the Public Improvements and the Agency will reimburse the City for said expenses as outlined in the Type 4 Agreement; and,

WHEREAS, the Agency Board finds it in the public interest and deems it appropriate to approve the Type 4 Capital Improvement Reimbursement Agreement with the City of Boise and to authorize the Agency Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Type 4 Capital Improvement Reimbursement Agreement with the City of Boise, a copy of which is attached hereto as EXHIBIT A and incorporated herein by reference, be and the same hereby is approved.

Section 3: That the Agency Executive Director is hereby authorized to sign and enter into the Type 4 Capital Improvement Reimbursement Agreement with the City of Boise and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that any conditions precedent to such actions have been met; and further, any necessary technical corrections to the Agreement or other documents are acceptable, upon advice from the Agency's

legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the May 8, 2023, Agency Board meeting; and further, the Agency is authorized to appropriate any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on May 8, 2023. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on May 8, 2023.

URBAN RENEWAL AGENCY OF BOISE CITY

ATTEST: By: _____
Latonia Haney Keith, Chair

By: _____
John Stevens, Vice Chair



TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT

ERMA HAYMAN HOUSE

This TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT ("Agreement") is entered into by and between the URBAN RENEWAL AGENCY OF BOISE, IDAHO, also known as Capital City Development Corporation, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, chapter 20, title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, chapter 29, title 50, Idaho Code, as a duly created and functioning urban renewal agency for Boise City, Idaho ("CCDC"), and THE CITY OF BOISE CITY, IDAHO, an Idaho municipal corporation ("City"). CCDC and City may be collectively referred to as the "Parties" and individually referred to as a "Party."

RECITALS

A. Idaho Code § 67-2332 provides that one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform, provided that such contract is authorized by the governing body of each party and that such contract shall set forth fully the purposes, powers, rights, objectives, and responsibilities of the contracting parties.

B. In 2011, CCDC purchased the Erma Hayman House, addressed as 617 Ash Street, Boise, Idaho 83702 (the "Property"), with the intent to preserve the home as a cultural asset that honors Erma Hayman and shares the unique history of the River Street Neighborhood. The Property is located in the River Myrtle-Old Boise Urban Renewal District ("District") as defined by the River Myrtle-Old Boise District Plan. CCDC conveyed title to the property to the City of Boise in 2018 in a partnership to permanently preserve the Property as a cultural site.

C. The City, through its Department of Arts & History, is requesting for the Property certain funding assistance to add interpretive signage, an auxiliary lighting system to illuminate public art at night and during events, and a projector adjacent to the wall facing River Street to host temporary and rotating digital projection art (the "Public Improvements").

D. CCDC funds public improvements in Boise's urban renewal districts as economic development and placemaking tools to attract people and businesses to those districts. Having partnered in prior years to deliver cultural assets and public art in downtown Boise, CCDC and City wish to memorialize their collaboration on the Erma Hayman House cultural site. The Parties have determined that it is in the best public interest to enter into this Type 4 Capital Improvement Reimbursement Agreement whereby they will collaborate on Public Improvements in order to

achieve the objectives desired by the Parties, all in accordance with CCDC's Participation Program.

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals, which are incorporated into this Agreement; the mutual covenants contained herein; and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Purpose. The purpose of this Agreement is to memorialize the Parties' agreement concerning financial reimbursement for construction and installation of the following Public Improvements: interpretive signage, an auxiliary lighting system to illuminate public art, and a projector adjacent to the wall facing River Street, all on the Property known as the Erma Hayman House, a City-owned cultural site. The City's request for funding for the Public Improvements is attached as Exhibit A.

This Agreement contemplates that the City will manage the process to acquire and install the Public Improvements and that CCDC will reimburse the City for the Public Improvements upon completion.

2. Effective Date. The effective date of this Agreement ("Effective Date") shall be the date on which this Agreement was signed by the last of the Parties to execute it.

3. Term. This Agreement shall be in effect beginning on the Effective Date and continuing until either: 1.) the completion of all obligations of each Party; or 2.) May 31, 2024, whichever comes first.

The Parties hereto expressly acknowledge and understand the District terminates September 30, 2025, and that CCDC cannot and will not extend any obligations of this Agreement, except the obligations of Section 11 Warranty, beyond this termination date.

4. Public Improvements. In accordance with the request for public funding of improvements to the Property, the Parties agree the following Public Improvements, if installed, shall qualify for reimbursement under the terms of this Agreement:

Interpretive Signage: The City will install six (6) interpretive signs that identify the property as the Erma Hayman House, that provide wayfinding, and that offer interpretation of the history of the Property and the River Street Neighborhood. Prior to fabrication, the City will allow CCDC staff to review and approve all interpretive sign text.

Illumination: The City will install an auxiliary lighting system, including all necessary electrical infrastructure, that illuminates the public art titled "*Memoirs of Erma Hayman*" by artist Vinnie Bagwell.

Projection: The City will install an outdoor projection system, including all necessary electrical infrastructure, capable of projecting temporary and rotating digital art onto the wall facing River Street.

The proposed plan for Public Improvements is depicted in the attached Exhibit B.

5. Reimbursement Obligation. The total amount to be paid by CCDC to the City for the Public Improvements installed under this Agreement (the “Reimbursement Obligation”) shall not exceed the following:

Interpretive Signage:	\$30,000
Illumination:	\$30,000
Projection:	\$40,000

Payment shall be on a reimbursement basis. In the event that the total cost for the Public Improvements exceeds ONE HUNDRED THOUSAND DOLLARS (\$100,000), the City agrees to be solely responsible for the excess amount.

6. Reimbursement. The City shall pay for all costs associated with the Public Improvements prior to any reimbursement by CCDC, and City shall make its request to CCDC for reimbursement for the Public Improvements only once and not upon completion of each individual Public Improvement. In order for CCDC to capture project expenses within Fiscal Year 2024, invoicing for reimbursement shall occur no earlier than October 1, 2023, and only upon completion of the Public Improvements. All City expenses must be documented with sufficiently detailed invoicing provided to CCDC by City. CCDC shall make payment within 60 days of receipt of a sufficiently detailed invoice. After installation, billing, and reimbursement for the Public Improvements, CCDC shall have no further financial obligation or maintenance responsibility under this Agreement. In order to contain all project-related costs in any particular fiscal year, CCDC can, at its option, remit to City a lump sum amount equal to this Agreement’s outstanding balance at any time.

7. Project Management; Project Updates. The City shall be responsible for managing all aspects of selection, fabrication, pre-installation, and delivery of the Public Improvements to the Property, as well as coordinating installation, post-installation, and maintenance of the Public Improvements under this Agreement. The City shall be responsible for receipt and review of invoices from and disbursement of payments to vendors, artists, and consultants. The City will provide periodic reports, such as email updates, to CCDC staff on the progress of this project.

8. Subordination of Reimbursement Obligations. Notwithstanding anything to the contrary in this Agreement, the obligation of CCDC to make the payments as specified in this Agreement shall be subordinate to all CCDC obligations previously entered into which have committed available CCDC funds.

9. Maintenance After Construction. The City shall maintain or arrange to maintain the Public Improvements funded by this Agreement at its own expense. The City’s obligations, as set forth in this Section, shall be for the warranty period described below and shall survive the termination of this Agreement. The City acknowledges and agrees CCDC has no obligation to maintain the Public Improvements installed as part of this Agreement or any other maintenance obligations under this Agreement.

10. Promotion. The City shall recognize CCDC as a funding partner in any publicity, signage, reports, or documentation related to the Public Improvements. The City will coordinate with CCDC in advance of such publicity and promotion in order to ensure CCDC brand image standards are satisfied. Both Parties may promote their involvement in this Agreement, including

information posted on websites and social media. Any promotion by the Parties must include credit to artists including the artist's name and title of the work, if applicable.

Additionally, the City agrees to install an acknowledgement monument recognizing CCDC's acquisition and conveyance of the Property along with financial contributions to the City for permanent preservation of the Property as a Cultural Site. Monument will be in visible location and may include other contributors.

11. Warranty. The City warrants that the materials and workmanship employed in the fabrication and installation of the Public Improvements are capable of withstanding typical outdoor conditions and are of a high-quality standard and of superior workmanship, and free from defects in materials and workmanship. Such warranty shall extend for a period of two (2) years after installation.

12. Ownership. CCDC makes no claim now or in the future to any ownership, including intellectual property rights, of the Public Improvements installed under this Agreement.

13. Default. Neither Party shall be deemed to be in default of this Agreement except upon the expiration of thirty (30) days, or ten (10) days in the event of failure to pay money, from receipt of written notice from the other Party specifying the particulars in which such Party has failed to perform its obligations under this Agreement. In the event of a default, the non-defaulting Party may do the following:

a. The non-defaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the non-defaulting Party.

b. The non-defaulting Party may seek specific performance of those elements of this Agreement which can be specifically performed, in addition, recover all damages incurred by the non-defaulting Party. The Parties declare it to be their intent that elements of this Agreement requiring certain actions be taken for which there are not adequate legal remedies may be specifically enforced.

c. The non-defaulting Party may perform or pay any obligation or encumbrance necessary to cure the default and offset the cost thereof from monies otherwise due the defaulting Party or recover said monies from the defaulting Party.

d. The non-defaulting Party may pursue all other remedies available at law, it being the intent of the Parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the non-defaulting Party.

14. No Joint Venture or Partnership. CCDC and City agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making CCDC and City a joint venture or partners.

15. Successors and Assignment. This Agreement is not assignable except that the City may assign its rights or obligations under this Agreement to a third party only with the written approval of CCDC, which approval may be granted or denied in CCDC's sole discretion.

16. Applicable Law; Attorney Fees. This Agreement shall be construed and

enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the court.

17. Notices and Receipt. All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, addressed to the appropriate Party at the address set forth below:

If to CCDC: Karl Woods, Senior Project Manager
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702
kwoods@ccdcboise.com

With a copy to: John Brunelle, Executive Director
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702
jbrunelle@ccdcboise.com

If to Boise City: Stephanie Johnson, Public Art Program Manager
Boise City Arts and History Department
P.O. Box 500
Boise, Idaho 83701-0500
sgjohnson@cityofboise.org

With a copy to: Boise City Attorney's Office
Attn: Tyler Powers, Deputy City Attorney
P.O. Box 500
Boise, Idaho 83701-0500
tpowers@cityofboise.org

18. Indemnification. The following indemnification provisions shall be deemed as separate and independent from this Agreement in the event there is any default, termination, cancelation, or expiration of this Agreement and shall expressly survive any such default, termination, cancelation, or expiration:

a. To the extent permitted by law, the City shall protect, defend, indemnify, and hold harmless CCDC from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses, including attorneys' fees and defense costs, caused or incurred by the City, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the conduct of CCDC or its employees. Notwithstanding anything herein to the contrary, nothing in this Agreement shall be construed as a waiver of the City's sovereign immunity or any other protection afforded to the City as an Idaho municipal corporation, including but not limited to the protections of the Idaho Tort Claims Act.

b. To the extent permitted by law, CCDC shall protect, defend, indemnify, and hold harmless the City from and for any and all losses, claims, actions, judgments for damages, or

injury to persons or property and losses and expenses, including attorneys' fees and defense costs, caused or incurred by CCDC, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the conduct of the City or its employees. Notwithstanding anything herein to the contrary, nothing in this Agreement shall be construed as a waiver of CCDC's sovereign immunity or any other protection afforded to CCDC as an independent public body corporate and politic, including but not limited to the protections of the Idaho Tort Claims Act.

19. Insurance Requirements. Each Party shall maintain, and specifically agrees that it will maintain throughout the term of this Agreement, liability coverage in the minimum amount as specified in the Idaho Tort Claims Act set forth in Title 6, Chapter 9 of the Idaho State Code (currently, a minimum of \$500,000.00). Upon request, each Party shall provide the requesting Party with a Certificate of Insurance, or other proof of coverage evidencing compliance with the requirements of this paragraph.

20. Anti-Boycott Against Israel Certification. In accordance with Idaho Code Section 67-2346, the City, by entering into this Agreement, hereby certifies that it is not currently engaged in, or for the duration of this Agreement will not engage in, a boycott of goods or services from the State of Israel or territories under its control.

21. Entire Agreement; Waivers. This Agreement, including its exhibits, incorporated herein by reference, constitutes the entire understanding and agreement of the Parties for the subject matter herein. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter thereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of CCDC and the City.

22. Captions and Headings. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

23. Amendments to this Agreement. CCDC and the City agree to mutually consider reasonable requests for amendments to this Agreement and any exhibits hereto, provided said requests are consistent with this Agreement and would not alter the basic business purposes included herein. Any such amendments shall be in writing and agreed to by the Parties.

End of Agreement | *Signatures appear on the following page.*

IN WITNESS WHEREOF, an authorized representative of each Party, intending to be bound by this Agreement, executed this Agreement on the date last written below.

FOR CCDC:

By: _____
John Brunelle, Executive Director

Date: _____

Approved as to form:

Mary Watson, General Counsel

Date: _____

CCDC Budget Info / For Office Use	
Fund	302
Account	6800
Activity Code	22008
PO Number	230055
Contract Term	May 31, 2024

FOR BOISE CITY:

By: _____
Lauren McLean, Mayor

Date: _____

Approved as to form:

Tyler Powers, Deputy City Attorney

Date: _____

ATTEST:

Lynda Lowry, *Ex-Officio* City Clerk

Date: _____

Exhibits:

- A: City of Boise Memo, dated April 12, 2023
- B: Site Map for Public Improvements Installation



EXHIBIT A

DEPARTMENT OF ARTS & HISTORY

MAYOR: Lauren McLean | DIRECTOR: Jennifer Stevens

TO: Doug Woodruff, Development Director, CCDC
FROM: Stephanie Johnson and Kristen Hill, City of Boise
CC: Jennifer Stevens, City of Boise
DATE: 4/12/2023
RE: Erma Hayman House T4 Funding Request

ERMA HAYMAN HOUSE T4 – PUBLIC ART AND INTERPRETIVE SIGNAGE REQUEST

Officially opened in September of 2022 after acquiring the property from Capital City Development Corp (CCDC) in 2018, the Erma Hayman House links Boise's history to national themes of race, class, and place. The Erma Hayman House exists as a space of possibility to explore these issues and lesser-known stories amidst the backdrop of local history.

Boise City Department of Arts & History staff program the property through community collaboration, exhibitions, and public art. The project will be complete with six interpretive signs that will identify the property as the Erma Hayman House, provide wayfinding, and offer interpretation of the history of the property and the River Street Neighborhood. The public art installed on the wall titled, *Memoirs of Erma Hayman* by artist Vinnie Bagwell, will be illuminated by an auxiliary lighting system to bring attention to the bas reliefs at night and during events. Additionally, the wall facing River Street will host temporary and rotating digital art projection, providing an opportunity for emerging and new media artists as an accessible visual experience to explore and interpret the mission of the Erma Hayman House.

The Department of Arts & History makes the following request for use of CCDC funds:
Erma Hayman House Public Art and Interpretive Signage - \$100,000

EXHIBIT B

Site Map for Public Improvements Installation



SITE IMPROVEMENTS PROPOSED PLAN

ERMA HAYMAN HOUSE

617 ASH STREET
BOISE, IDAHO 83702
LAST UPDATED: 3/12/23

1 SITE LIGHTING

Area: North side, adjacent to ramp.
Type: Exterior LED Pedestal lights
Description: Outdoor-rated wall wash lighting for artwork along parking structure wall.
Approx. cost: \$xxxx

2 INTERPRETIVE SIGNAGE

Area: North side, adjacent to ramp.
Type: High-pressure laminate (HPL) panels on custom-fabricated metal bases.
Description: Full-color interpretive panels describing the cultural and historical importance of the site.
Approx. cost: \$15,000

3 SITE SIGNAGE

Area: Front yard fencing, East & West-facing.
Type: Custom wood or metal lettering.
Description: Custom lettering mounted to existing site fence denoting name of site: "Erma Hayman House".
Approx. cost: \$8,000

4 OUTDOOR PROJECTOR

Area: West side, facing parking structure wall.
Type: Exterior-rated LED projector in custom housing.
Description: Outdoor projector for displaying artwork on parking structure wall. Projector will be housed in custom enclosure for durability and vandalism-resistance.
Approx. cost: \$35,000

COST SUMMARY*

TOTAL: \$XXXX

*Not including contractor fees, o/p, permitting, etc.

Erma Hayman House Public Art and Interpretive Signage

Estimate of Probable Cost - 3/17/2023

Stephanie Johnson

Cost Component/Phase	Estimate Cost (\$)	Anticipated Timing	Notes
Art - Lighting and Structure	\$ 30,000.00	Summer 2023	Lighting to illuminate the bas reliefs on wall installation
Interpretive Signage	\$ 30,000.00	Summer 2023	Interpretive signs, design, fabrication and installation
Art Projection	\$ 40,000.00	Fall 2023	Includes electrical infrastructure installation and housing



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VI. ACTION ITEMS



AGENDA BILL

Agenda Subject: 2216 W. Fairview Ave., New Path 2. Type 3 Transformative Assistance with Pacific West Communities, Inc.		Date: May 8, 2023
Staff Contact: Kevin Holmes, Project Manager	Attachments: 1) Site Map 2) Renderings 3) Public Improvement Plan	
Action Requested: 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.		

Background:

New Path 2 is a permanent supportive housing development comprised of 96 multi-family units being developed by Pacific West Communities, Inc. This development will provide affordable housing for individuals and couples who are experiencing or facing homelessness and earning less than 60% of the area median income, though residents will likely be earning substantially below this.

Pacific West Communities has an established track record of working with the Agency to develop affordable housing. In 2017, the Agency successfully partnered with them to bring the first phase of the New Path project online which included 41 units and will be connected to this second phase. In addition, Pacific West Communities was on the development team for Adare Manor, an affordable housing development the Agency partnered with just two blocks to the east. New Path 2 will build upon these earlier successes and provide urgently needed supportive housing close to services and employment opportunities.

The proposed building will be six stories with apartments above podium parking and ground floor office and amenity space. There will be a total of 96 units, comprised of 63 studios, 32 one-bedrooms, and a single two-bedroom property manager's unit. Parking consists of a 30-space parking garage and 12-space surface parking area, as well as 97 bicycle parking spaces. The ground floor includes a community room, multi-purpose room, various supportive service offices, lockers, bathrooms, common mail area and a leasing/manager's office. Common areas include a 4,917 square foot second-floor outdoor courtyard with a meditation garden, raised planter gardens, and a picnic area for residents to enjoy and gather.

Type 3 Transformative Assistance:

New Path 2 is eligible for the Type 3 Transformative Assistance program as it will provide affordable housing and use limited district monies to leverage additional resources from federal, state, and local sources. The financial structure supporting New Path 2 includes federally issued Low-Income Housing Tax Credits (LIHTC) through the Idaho Housing and Finance Association and potential funding through the City of Boise. Agency funds add valuable support to this framework to create housing for residents below 60% AMI.

The developer has requested assistance with streetscapes and public infrastructure upgrades. Submitted Eligible Expenses associated with streetscapes on 23rd Street are estimated at \$135,000. Public infrastructure upgrades include new water and sewer lines, relocated communication lines, and rebuilding the public alley with permeable pavers for stormwater management. This work is estimated to cost \$125,000, combined with the streetscape costs, it's estimated there will be a total of \$260,000 in Eligible Expenses. The list of Eligible Expenses will be verified with program requirements and detailed in the final agreement.

Next Steps:

The project received Design Review approval in March and construction is slated to begin spring of 2024. Should the Board approve this designation, the Agency will negotiate a reimbursement schedule that balances projected district wide resources with the financial requirements of the project. A final agreement will be brought to the Board within six months.

Project Summary & Timeline:

- | | |
|---|---------------------------------------|
| • 96 units- mix of studio and one-bedrooms | • March 2023 – Design Review Approval |
| • Rental rates range below 60% AMI | • April 2023 – Type 3 Application |
| • Low Income Housing Tax Credit and City of Boise support | • TODAY – Type 3 Designation |
| • \$35 million Total Development Costs | • Summer 2023 – Type 3 Approval |
| • \$260,000 Estimated Eligible Expenses | • Spring 2024 – Construction begins |
| | • Fall 2025 – Construction complete |

Fiscal Notes:

The project's estimated Eligible Expenses are \$260,000. Designation by the Board today does not create financial obligations on the Agency but instead directs the Agency to negotiate with the developer for Type 3 assistance that is sensitive to Agency resources.

Staff Recommendation:

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.

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.

Attachment #1 – Site Map



Attachment #2 – Renderings



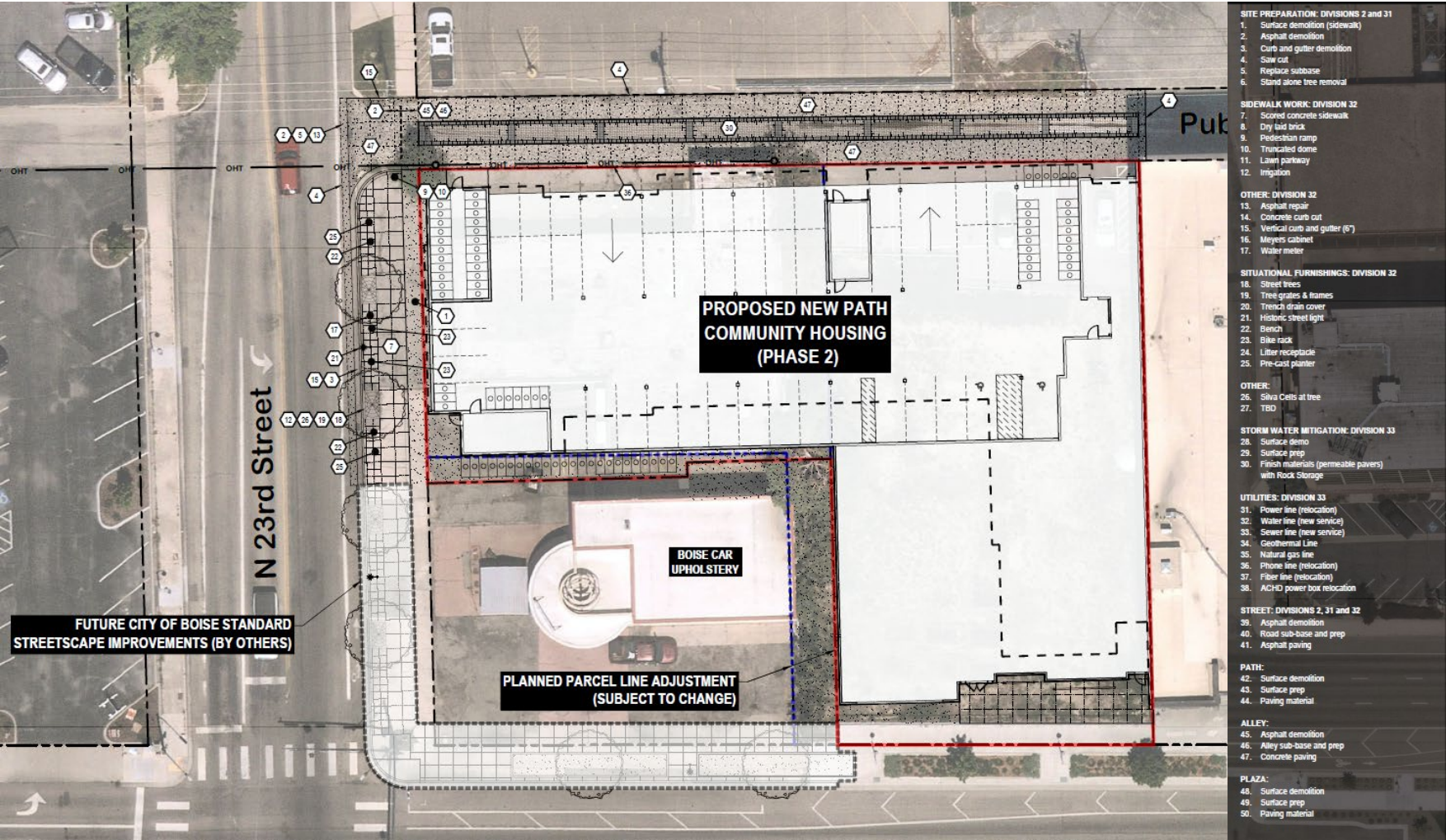
FRONT - FAIRVIEW AVE. VIEW



FAIRVIEW AVE. & 23rd ST. VIEW

Renderings by erstad Architects

Attachment #3 – Public Improvement Plan





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AGENDA BILL

Agenda Subject: 212 S. 16 th St., Fire Station #5. Type 4 Capital Project Coordination with City of Boise Public Works		Date: May 8, 2023
Staff Contact: Karl Woods Senior Project Manager	Attachments: 1) Exhibit A – Preliminary Site Plan 2) Exhibit B – Estimate of Probable Construction Cost	
Action Requested: Designate 212 S. 16 th 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.		

Background:

The City of Boise's Fire Station #5 serves the greater downtown Boise area and has been in operation at 212 S. 16th Street since 1906. Built in 1951, the existing structure at this location is the third firehouse to occupy this site and is in need of replacement due to operational, structural and life safety limitations.

The scope of this project is to demolish the existing structure and construct a new two-story, 16,000-square-foot fire station with on-site surface parking on the western portion of the property located at 212 S. 16th Street, preserving roughly half of the city-owned parcel for a future housing project to the east of the new fire station.

In addition to the on-site improvements discussed above, the City will improve streetscapes within the adjoining public rights-of-way on 15th Street, 16th Street and Front Street. The City will also improve the existing alley right-of-way located along the northern boundary of the parcel with new paving and utility upgrades.

The City has developed preliminary plans for the on-site fire station improvements as well as the alley and streetscape improvements for the western portion of the property (see Exhibit A). Design Review approval of the proposed improvements was issued on June 8, 2022. While a feasibility study is being conducted on an anticipated on-site housing project on the eastern portion of the parcel, the City anticipates completing the design of the full streetscape and alley improvements surrounding the parcel at 212 S. 16th Street in the coming months.

The City anticipates completing final design of the fire station and right-of-way improvements in FY2023 with construction completion anticipated in FY2024. The improvements constructed with this project will not only improve Boise Fire Department operations, they will enhance the

aesthetic of the neighborhood with the building scale and form recalling the architectural iconography of the City's historic urban fabric and they will improve public spaces associated the adjacent rights-of-way.

The City of Boise Public Works Department is requesting funding assistance in the amount of \$1,155,000 from the Agency for the needed streetscape and alley improvements. CCDC has determined that it is in the public interest to enter into a Type 4 Capital Project Coordination Agreement with the City for the improvements.

Fiscal Notes:

Reimburse the actual cost, not to exceed \$1,155,000. This funding will augment contributions by City of Boise which will be identified as the design for the improvements is finalized.

Staff Recommendation:

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.

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.

Exhibit A – Preliminary Site Plan

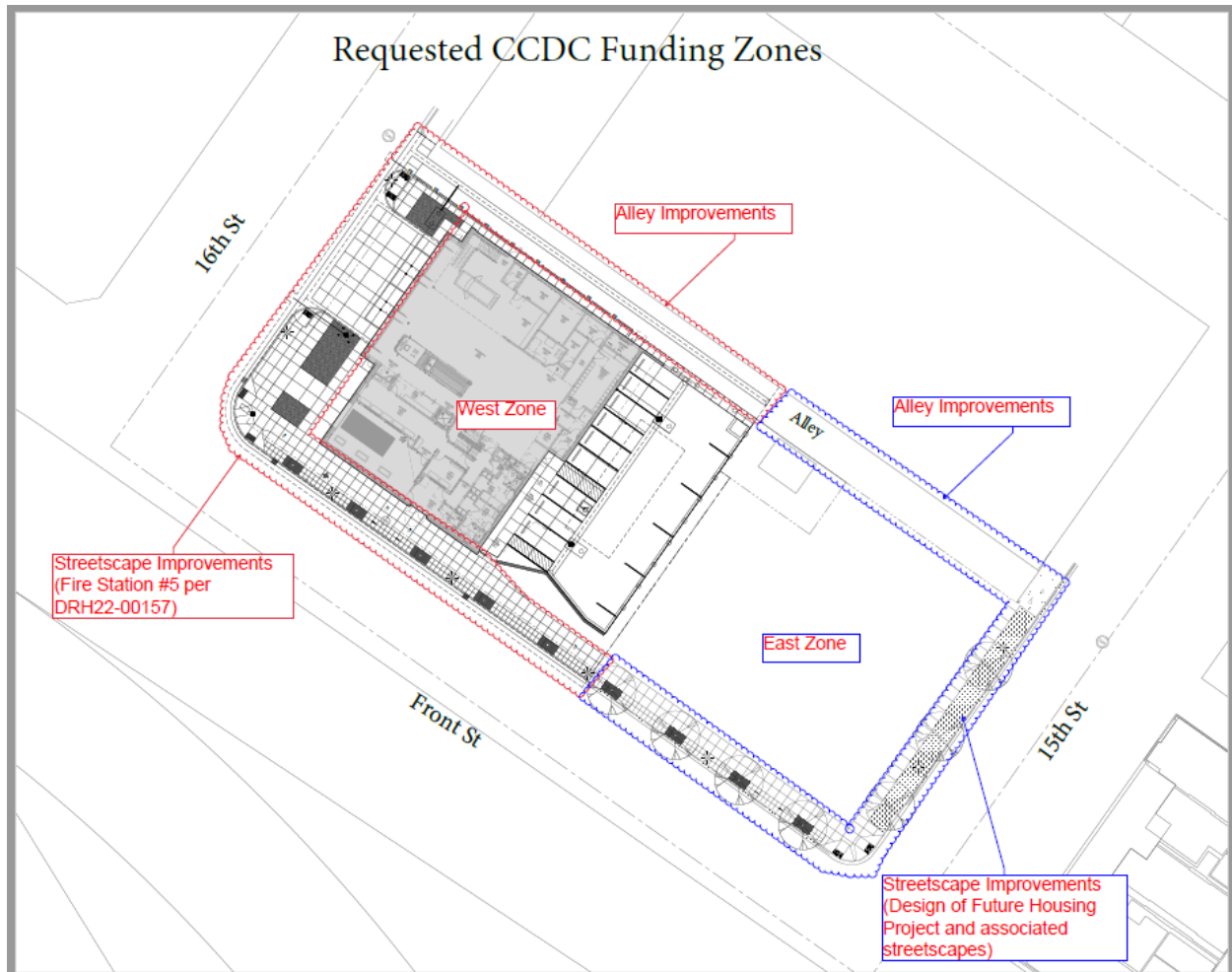


Exhibit B – Estimate of Probable Construction Cost

Schedule of Eligible Streetscape and Alley Improvement Costs

Project: Fire Station #5

Date: 3/1/2023

West Portion (Fire Station #5)

Item	Description	Total Cost
Streetscape Construction Costs		
	Demolition, Earth Work and Site Prep	\$79,000
	Curb & Gutter	\$39,000
	Concrete Sidewalk, Concrete Driveway Approach, Brick Pavers	\$66,000
	Pedestrian Ramps	\$7,000
	Street Trees w/ Tree Grates	\$14,000
	Silva Cells w/ Pressurized Irrigation Drip System	\$99,000
	Bike Racks	\$1,500
	Sub-Total:	\$305,500
Alley Construction Costs		
	Asphalt Pavement Replacement	\$62,000
	Sub-Total:	\$62,000
Utility Costs		
	Sanitary Sewer Replacement	\$36,000
	Fiber Relocation	\$80,000
	Water Line Replacement	\$16,000
	Sub-Total:	\$132,000
Soft Costs		
	Erosion & Sediment Control	\$11,000
	Contingencies	\$104,000
	Sub-Total:	\$115,000
West Portion Sub-Total:		\$614,500

East Portion (Future Housing)

Item	Description	Total Cost
Streetscape Construction Costs		
	Demolition, Earth Work and Site Prep	\$79,000
	Curb & Gutter	\$24,000
	Concrete Sidewalk, Concrete Driveway Approach, Brick Pavers	\$69,000
	Pedestrian Ramps	\$4,000
	Street Trees w/ Tree Grates	\$25,000
	Silva Cells w/ Pressurized Irrigation Drip System	\$99,000
	Bike Racks	\$3,000
	Sub-Total:	\$303,000
Alley Construction Costs		
	Fiber Relocation	\$77,500
	Asphalt Pavement Replacement	\$62,000
	Sub-Total:	\$139,500
Soft Costs		
	Erosion & Sediment Control	\$11,000
	Contingencies	\$87,000
	Sub-Total:	\$98,000
East Portion Sub-Total:		\$540,500

Project Total: \$1,155,000



PUBLIC WORKS DEPARTMENT

MAYOR: Lauren McLean | DIRECTOR: Stephan Burgos

MEMO

TO: Doug Woodruff, Development Director, CCDC
FROM: Shawn Wilson, Public Works, City of Boise
CC: Sean Keithly, Economic Development Director, City of Boise
DATE: 5/4/2023
RE: Fire Station 5 Site Streetscape and Utility Improvements

PROJECT BACKGROUND

The City of Boise is in the process of redeveloping a parcel that encompasses the south half of the block that includes 15th Street, 16th Street and Front Street, including the alleyway. The development was driven by the need to replace Fire Station 5, an aging asset on the site that is beyond its useful life. On the western portion of the parcel, the new Fire Station 5 will be constructed and on the east side of the site a housing development is potentially proposed and in a feasibility study.

PROJECT SCHEDULE

The fire station is currently underway with demolition and site preparation in progress. Below are the anticipated timelines:

- Design of Fire Station 5 and right of way improvements complete.
- Construction of Fire Station 5 and site: February 2023 – July 2024.
- Housing development concept feasibility in progress.

REQUEST

The City of Boise requests \$1,155,000 from CCDC to fund the streetscape and alleyway improvements for this parcel.



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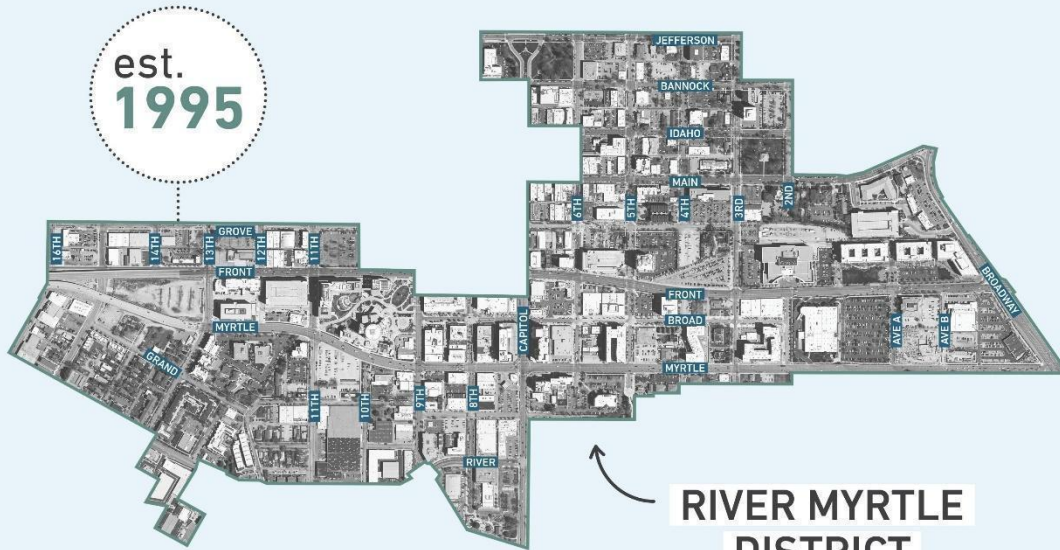
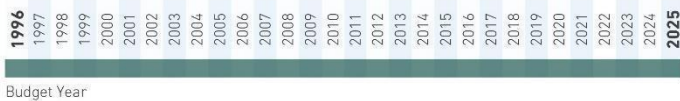


DATE: May 8, 2023
TO: Latonia Haney Keith, Chair
Board of Commissioners
FM: John Brunelle, Executive Director
RE: CCDC Monthly Report

RIVER MYRTLE - OLD BOISE DISTRICT



303 ACRES



DISTRICT MAP



Economic Development

150 S. 5th St. - CW Moore Park Improvements – PP Type 4

Partnership with Boise Parks: This partnership with Boise Parks and Recreation will upgrade CW Moore Park. The Agency is working with the Parks Department to help fund the improvements, not to exceed \$200,000. The Board approved the project in March for T4 Agreement Designation. Staff are awaiting further information while the City reviews the project's scope. *Project Lead: Karl Woods*

210 W. Main St. - US Assay Office Pathway & Landscaping - PP Type 1:

Landscaping and historical improvements on the US Assay Office. The Board approved an agreement in August 2022, and the project is expected to be complete early this Summer. *Project Lead: Kassi Brown*

1201 W. Grove St. - The Broadstone Saratoga - PP Type 4:

A 334 unit, mixed-use development with 377 parking spaces and ground floor retail. With \$100 million in total development costs, the Agency expects a \$1.9 million reimbursement for alley improvements, streetscapes, and utility work. The project coordinates overlapping public improvements with the Rebuild Linen Blocks on Grove Street capital project between 12th and 13th Streets. The Board designated the project for Type 4 Capital Improvement Project Coordination participation in August. The Agency will present a final agreement for Board approval in May. *Project Lead: Kevin Holmes*

200 N. 4th St. - ICCU Plaza - PP Type 2: BVA Development is constructing a 13-story commercial/office space tower, and an 11-story residential/multi-family tower, which includes 125 apartments and 150,000 square feet of Class A office space. The public improvements eligible for CCDC reimbursement include streetscapes along 4th, Main, and Bannock streets. Utility upgrades and expansion work includes upgrading and undergrounding power lines, new underground fiber, and the sewer expansion mainline. Total development costs estimated at \$124 million, and Eligible Expenses at \$2.2 million. The project is requesting the use of Capital Improvement Plan funds dedicated to housing developments which will be completed before the expiration of the RMOB District. The Board designated the project for Type 2 Participation in January 2023. The Agency is negotiating a final agreement for Board approval in spring. *Project Lead: Kevin Holmes*

1110 W. River St. - 11th & River - PP Type 2: deChase Miksis is constructing a six-story, mixed-use building with 126 residential units and 1,000 square feet of ground-floor retail. The project includes a workforce housing component, with 10 percent of the units proposed to be rent restricted and reserved for income-qualified residents. Public improvements submitted for CCDC reimbursement include streetscapes along 11th, River, and Ash streets and the reconstruction of a public alley. Submitted public utility work includes upgraded water lines, additional stormwater management infrastructure along the streets, and re-routing gas, sewer, and fiber lines out of the alley. Total Development Costs are estimated at \$50 million, and Eligible Expenses are \$1.1 million. The project is requesting the use of CIP funds dedicated to housing developments to be completed before the expiration of the RMOB District. The Board designated the project for Type 2 Participation in March. The Agency is negotiating a final agreement for Board approval this summer. *Project Lead: Kevin Holmes*

1011 W. Grove St. - Marriot AC/Element Hotel - PP Type 4: Pennbridge Lodging, a hotel developer and manager, is building a 15-story, dual-branded hotel with 296 rooms and ground-floor office space. The project has an estimated total development cost of \$100 million and has requested approximately \$1.1 million in reimbursement for streetscape and utility work. The project coordinates two overlapping capital projects, the Rebuild Linen Blocks on Grove Street between 10th and 11th Streets and Rebuild 11th Street Blocks between Grove and Front Streets. The Board designated the project for Type 4 Participation in

PARTICIPATION PROGRAM

Type 1: One-time assistance. Reimbursements up to \$200k for eligible expenses. Developer-matched.

Type 2: General assistance. Reimbursed by project-generated tax increment revenue. Scorecard dependent.

Type 3: Transformative Assistance. Large-scale or unproven projects. Often includes public parking. \$6 private to \$1 public minimum investment required.

Type 4: Capital Improvement Coordination. Most often used for public/public projects.

Type 5: Disposition of CCDC-owned property.

March. The Agency is negotiating a final agreement for Board approval this summer. *Project Lead: Kevin Holmes*

212 S. 16th St. - Fire Station #5 - PP Type 4: Partnership with City of Boise to assist with streetscape and utility improvements associated with redevelopment of Fire Station #5. The Agency is seeking Board designation of the project on May 8. *Project Lead: Karl Woods*

Infrastructure

“Rebuild 11th Street Blocks” - Redevelopment of the 11th Street Corridor - State Street to Grove Street: This project combines the installation of bikeway infrastructure, streetscape improvements, ACHD-planned pavement rehabilitation, and stormwater infrastructure upgrades. A full report is located under the [Westside District](#). *Project Lead: Amy Fimbel*

River Myrtle – Old Boise Closeout Inventory and Analysis: This project identified locations where streetscape infrastructure repairs or upgrades are needed to address minor deficiencies, deterioration, or hazards within the streetscapes of existing rights-of-way. CCDC contracted with Stack Rock Group to perform the district-wide assessment of current conditions and identify locations needing improvements. Sites identified through this effort will be prioritized to inform the programming of closeout project work prior to RMOB sunset. *Project Lead: Zach Piepmeyer*

Mobility

5th & 6th Streets Two-Way Conversion: CCDC is assisting the City of Boise with this high-priority project to convert the two existing one-way corridors to two-way vehicle travel. ACHD previously conducted feasibility studies, performed a concept analysis, and initiated final design work before putting the project on hold in early 2019. CCDC will assist the City by managing the remainder of the Final Design, Agency approval, and construction processes. In December 2022, CCDC entered an Interagency Cost Share Agreement with ACHD to complete the design and outreach of the project. The Board approved Task Order 19-005 for preliminary and final design at the January 2023 Board Meeting. The Design Team is currently conducting topographic surveys, assessing stormwater facilities and ADA compliance of pedestrian facilities, and performing traffic analyses. Staff anticipates that the final construction documents will be complete midway through FY2024. At that time, an additional Interagency Cost Share Agreement with ACHD will be negotiated, and the project will be bid for construction. Recent passage of House Bill 25 requires additional project approvals through the State of Idaho for this project as it will impact 6th Street (Jefferson to State) for more than 7 days. *Project Lead: Zach Piepmeyer*

South 5th & Myrtle Streets - Signalized Crossing: This project anticipates installing a traffic signal on Myrtle Street at the 5th Street intersection to provide a safe crossing between Julia Davis Park and the Central Addition and to extend the signal-coordinated traffic calming of Myrtle Street. CCDC will incorporate traffic signal improvements in the 5th & 6th Two-Way Conversion project listed above. *Project Lead: Zach Piepmeyer*

Place Making

Grove Street Old Boise Blocks - Multi-Block Improvement Project: CCDC conducted an inclusive, community-driven visioning process to develop a place-making strategy for this site. The process began in June 2020 with a series of stakeholder visioning meetings to create a community-supported vision for the area. The public had multiple opportunities to engage in the visioning process through the summer and fall of 2020. The Agency presented the visioning documents to the Board at its December 14, 2020, meeting. The Agency selected Jensen Belts Associates as the Landscape Architect of Record for the project in February. The Board approved the ranking of Guho Corp. as the selected Construction Manager/General Contractor (CM/GC) for the project at the April Board meeting. Stakeholder meetings are complete, and the project was presented to the City Council in July 2021. CCDC received a draft memo from the City, which proposed tasks and a road map to gain design review approval for the project. CCDC has responded to the memo.

CCDC submitted a DR package for review on March 4 and met with the City on April 11 to discuss the submittal. CCDC received a letter regarding the submittal on April 15 and had a follow-up meeting with the

City on April 25. CCDC revised and resubmitted the drawings on June 10, 2022. CCDC has worked with the City and ACHD to gain approval for a city-directed curbless street design. CCDC has completed construction documents. The construction documents were submitted to ACHD and City of Boise on March 15 for permit review. *Project Lead: Karl Woods*

Linen Blocks – West Grove Street Improvements: This project will catalyze infrastructure improvements on Grove Street between 10th and 16th Streets. CCDC conducted an inclusive, community-driven visioning process for the project from September 2020 to June 2021. The process included a series of stakeholder visioning meetings and public surveys and resulted in a final visioning document. GGLO started design in July 2021 and submitted draft final design plans to ACHD and the City of Boise in September 2022. The Board approved Guho Corp. as the selected CM/GC for the project at the October 2021 Board Meeting. Amendment No. 1 to Guho's contract for advanced sewer relocation work was approved at the October 10, 2022, Board meeting. Guho started sewer construction in November 2022 and anticipates construction of the full improvements in May 2023 once permitting approvals are complete. *Project Lead: Amy Fimbel*

Boise Canal Multi-Use Pathway - 3rd Street to Broadway: As identified in the 2022 City of Boise Pathway Master Plan and the 2020 Old Boise Blocks Visioning Report, this project anticipates constructing a non-motorized, multi-use pathway generally aligned with the Grove Street corridor, connecting 3rd Street to Broadway Avenue at the recently installed enhanced pedestrian crossing to Dona Larsen Park. Because no continuous public right-of-way exists within which to construct the pathway, close coordination and cooperation with property owners will be essential. CCDC selected The Land Group to assist with design and construction administration services through a competitive RFQ process. The consultant has completed a topographic survey of the project area and is currently working on preliminary alternative pathway designs. *Project Lead: Zach Piepmeyer*

Fulton Street Improvements - 9th Street to Capitol Boulevard: This project includes streetscape enhancements on Fulton Street between 9th Street and Capitol Boulevard. Improvements include widened sidewalks, expanded tree canopies, fiber optic upgrades and full right of way repaving. The design was completed by The Land Group in October 2022 and ACHD is currently reviewing the final plans for permit approval. The Board approved award of the construction contract to Idaho Site Works, LLC at the April 10, 2023 meeting and construction is anticipated to begin in May. *Project Lead: Kassi Brown*

521 W. Grove St. - Public Space

This project will develop an Agency-owned parcel at 521 W. Grove St. into a public space that celebrates the neighborhood's multicultural history, provides additional event space to support street festivals on the adjacent Basque Block, and catalyzes placemaking with adjacent private investment and overall neighborhood investment strategy. This project is in collaboration with Boise Parks Department, which will assume ownership, operation, and maintenance. A Design Team was selected through an RFQ process. Staff received Board approval for the selection of the Design Team in October. A CMGC was selected through an RFQ process, and the selection was approved by the Board in December. Staff issued a public programming survey for the project on January 9. The survey closed on January 25, and the results were analyzed to prepare concepts for the design alternatives public open house which occurred on April 6 to gather feedback on the designs. The feedback is being analyzed to prepare a preferred design which will be presented in early June. *Project Lead: Karl Woods*

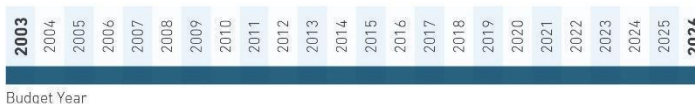
Special Projects

ROB Public Art - City of Boise Broad Street Sculpture - PP Type 4: The Arts & History Commission approved the design in October 2020. CCDC supported the project through funding and involvement in the selection process. Fabrication of the sculpture is complete, and Arts & History has decided to store the sculpture until the completion of the Ovation Apartment construction to avoid potential damage to the sculpture. *Project Lead: Karl Woods*

WESTSIDE DISTRICT



157 ACRES



est.
2002



WESTSIDE
DISTRICT

DISTRICT MAP



Economic Development

9th and Bannock Streets Intersection Geothermal Repairs - Type 4 Partnership with Boise City: This partnership with the City of Boise will provide upgrades to its geothermal system adjacent to the intersection of 9th & Bannock Streets. The Agency is working with Public Works Engineering to help fund the geothermal upgrade costs, not to exceed \$250,000. The Board approved the T4 Agreement on February 14, 2022. The project is complete. *Project Lead: Karl Woods*

1721 W. Idaho St. - The Martha - Agency-Owned Property: The Agency negotiated a Disposition and Development Agreement with SMR Development LLC as approved at its July 12, 2021, Board Meeting. In accordance with the terms of the Agreement, the sale of the property closed on October 15, 2021. The Developer worked with Surel's Place to select artist Laurel Rau to create the building's mural, whose concept was approved by the Board on August 8, 2022. The project was completed in February 2023 and is actively leasing. The Agency is reviewing cost documentation for reimbursement. *Project Lead: Alexandra Monjar*

Block 68 Catalytic Redevelopment Project: At its December 2021 meeting, the Board selected Edlen & Company's proposal for the disposition of Agency owned property at 1010 W. Jefferson Street and 421 N. 10th Street through a competitive Request for Proposals ("RFP") process and approved the Agreement to Negotiate Exclusively ("ANE") with the Developer in March 2022 and its First Amendment in October 2022. The Disposition and Development Agreement ("DDA") for the Workforce Housing Project on Block 69 North is predicated on a land exchange with the YMCA of Agency-owned property at 421 N 10th St for the YMCA's property on Block 69 N. The Agency and YMCA executed the Land Exchange Agreement in July 2022 and the Amended and Restated Land Exchange in October 2022, at which time the Board also approved the Block 69 N DDA. The Board approved the Block 68 South DDA for disposition of 1010 W Jefferson St at its December 2022 meeting. The Developer is working on completing due diligence and Schematic Design,

and the Agency expects to present an update on each project at the Board's May meeting. *Project Lead: Alexandra Monjar*

1010 W. Jefferson St. - 10Ten Building - Agency Owned Property: McAlvain Construction Companies will be using 60 parking spaces for staging items for Rebuild 11th Street Blocks, as well as using a small office space on the second floor for a construction field office. All leases expire in May 2023, and the building will become vacant. No significant maintenance items to report. *Project Lead: Amy Fimbel/ Aaron Nelson*

1700 W. Main St. - Rock Hard Granite Renovation - PP Type 1: Approval of the final Agreement for this commercial building renovation occurred in February and demolition has begun. The Developer is working through final permitting with the City of Boise, and the expected completion date is TBD. *Project Lead: Kevin Holmes*

1110 W. Grove St. - Renegade Hotel - PP Type 4: The Agency continues its coordination with Hendricks Commercial Properties on the streetscape and infrastructure improvements as part of the Linen Blocks on Grove Street and Rebuild 11th Street Blocks projects with the planned development of this 7-story, 122-key boutique hotel. The Board designated the project for Type 4 Capital Improvement Project Coordination participation in May, and its Type 4 Agreement was approved by the Board in September. *Project Lead: Alexandra Monjar*

1015 Main St. - Smith Block Building - PP Type 1: This restoration project includes extensive facade renovation work sensitive to the historic nature of the building. The first-floor retail space will be renovated with the exterior of the building into a new bar. The Developer is seeking Type 1 assistance to reimburse for restoration costs associated with the facade renovation, including replacing windows, historically accurate awnings, and new storefront display windows and entry doors. The Board approved the final Type 1 Agreement at its January 11, 2023, meeting, and construction is underway. *Project Lead: Kassi Brown*

1522 W. State St. - 16th & State - PP Type 2: Developer Johnson & Carr is constructing a seven-story mixed-use building with 104 residential units and 1,600 square feet of ground-floor retail on the site of an old gas station. The project includes workforce housing with 10 percent of the units reserved for rent-restricted, income-qualified residents. Public improvements eligible for CCDC reimbursement include streetscapes along 16th and State Streets. Utility upgrades include water line relocations and stormwater management infrastructure. Total Development Costs are estimated at \$25 million, and Eligible Expenses at \$657,655. The project is requesting the use of CIP funds dedicated to housing developments which are to be completed before the expiration of the Westside District. The Board approved the final agreement in March and construction is anticipated to begin this summer. *Project Lead: Kevin Holmes*

120 N. 12th St. - 12th & Idaho - PP Type 2: The Board designated this 26-story mixed-use development on the corner of 12th and Idaho Street(s) at its January 2023 meeting. The Agency expects to request approval of a Type 2 General Assistance agreement with 12th and Idaho Owner LLC, a joint venture between White Oak Realty Partners, Ponsky Capital Partners, and Oppenheimer Development Corp. in May. *Project Lead: Alexandra Monjar*

Infrastructure

"Rebuild 11th Street Blocks" - Redevelopment of the 11th Street Corridor - State Street to Grove Street: This project combines the installation of bikeway infrastructure with streetscape improvements to realize plans by the City and ACHD for 11th Street as a corridor that prioritizes cyclists, pedestrians, retail business, and residents while accommodating existing vehicular use. The project spans two URDs, with the improvements extending into RMOB with the continuation from Grove Street to River Street. ACHD's bikeway facility improvements for 11th Street from Heron Street to State Street are under construction and are anticipated to be complete by the end of summer 2023. To maximize public investment, the Agency entered into an Interagency Agreement with ACHD to include in the project scope ACHD's planned pavement rehabilitation, stormwater upgrades, and the replacement of the underground Boise City Canal Bridge crossing on 11th Street. Jensen Belts Associates lead the design effort, and McAlvain Construction Companies is the Construction Manager/General Contractor (CM/GC). Construction started in June 2022. *Project Lead: Amy Fimbel*

State Street Streetscape & Fiber-Optic Conduit: This is a cost-share project with an ACHD Downtown Boise Implementation Program (DBIP) project to rehabilitate State Street between 2nd & 16th Streets. CCDC-funded improvements include the installation of a fiber-optic conduit bank between 8th and 15th

Streets and streetscape improvements between 12th and 14th Streets. Streetscape components include wider sidewalks, street trees, furnishing zones, and suspended pavement systems (Silva cells) for tree root growth and stormwater retention. The project also anticipates green stormwater infrastructure features in the form of bioretention planters and a landscaped median at select locations throughout the project area. CCDC anticipates a Type 4 participation agreement with the City of Boise for landscaping within the bioretention planters and potential landscaped median features between 12th and 14th Streets. ACHD bid on this project in August but rejected all bids due to high pricing. ACHD re-bid the project in January 2023, and bids were again rejected. The ACHD Commission has asked its design team to re-examine the western portion of the project design from 8th to 14th Street for ways to improve safety for bike and pedestrian modes. Agency continues to coordinate with ACHD and development teams associated with YMCA and Block 68/69. *Project Lead: Zach Piepmeyer*

Bannock Street Streetscape Improvements, 12th to 16th Streets: This project will make streetscape improvements on both sides of Bannock St. between 12th and 16th Streets to improve pedestrian connectivity from the West Downtown neighborhood into downtown. The design will be coordinated with ACHD's Bannock Street Neighborhood Bikeway project. In March 2023, a competitive RFQ process resulted in CCDC selecting CSHQA as the project's design professional. The design is anticipated to be completed in spring 2024 with construction to start later that same year. *Project Lead: Amy Fimbel*

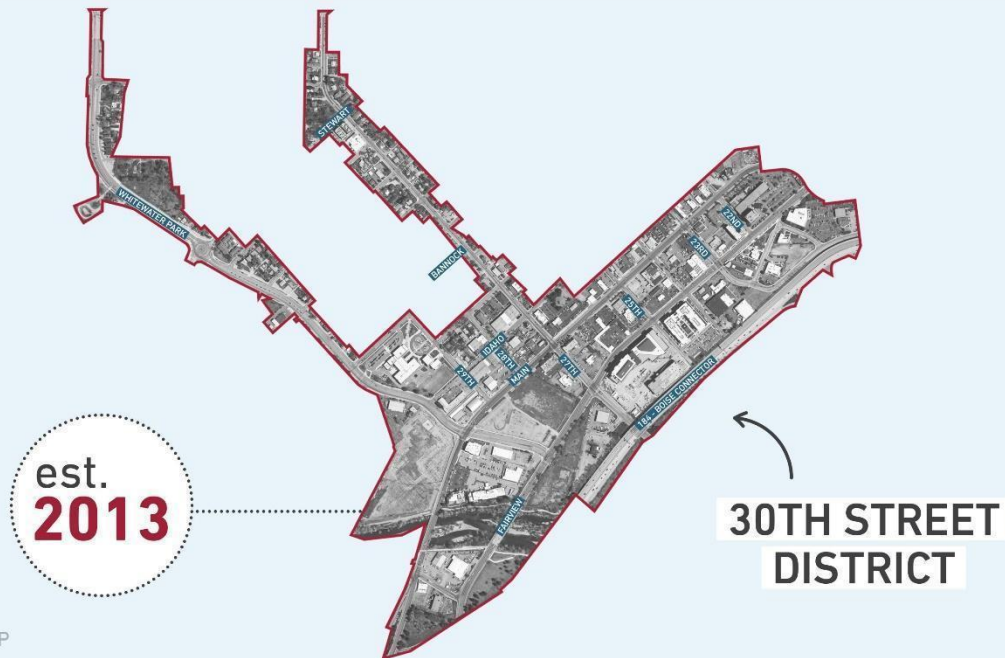
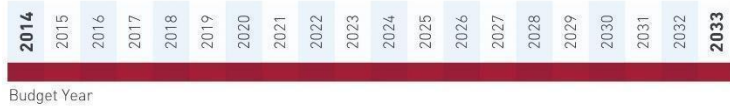
Mobility

8th Street Improvements, State to Franklin Streets: This project will improve mobility and safety between the North End Neighborhood and Boise State University. The proposed 8th Street bike facilities will connect to a future east west ACHD Franklin Street Bikeway, and ACHD is leading a companion project to extend 8th Street bike facility improvements north of Franklin Street to Union Street. The CCDC project proposes undergrounding overhead power and telecommunication lines as well as streetscape and transit improvements along the frontage of several properties. The ACHD Commission adopted a modified Concept A as the preferred alternative for the CCDC section (State to Franklin) and for the ACHD section of the project (Franklin to Union). The Board approved Task Order 19-006 for final design services with Kittelson & Associates at its March 2023 Meeting and final design work is underway. Design anticipated to be complete in early 2024 with construction beginning spring 2024. CCDC anticipates use of the Construction Manager/General Contractor (CM/GC) model for construction of the project. *Project Lead: Zach Piepmeyer*

30TH STREET DISTRICT



213 ACRES



DISTRICT MAP



Economic Development

2724 W. Fairview Ave. - The Avens - PP Type 2: A development from Roundhouse to build 189 apartments with Passive House certification, ground floor commercial/retail space, and an extension of North 28th Street connecting Main Street and Fairview Avenue. Future phases could add more apartments and commercial space. Construction anticipated to begin this spring/summer. The Board designated the project for Type 2 General Assistance participation in September. The Agency plans to present a final agreement for Board approval in summer. *Project Lead: Kevin Holmes*

2618 W. Fairview Ave. - LOCAL Fairview - PP Type 2: Subtext is constructing this seven-story 271-unit, mixed-use project. The development will have approximately 8,500 square feet of ground floor commercial and the existing Capri Restaurant on site to be retained and incorporated into the design. The public improvements eligible for CCDC reimbursement include streetscapes along Fairview Avenue and 27th Street. Utility upgrades and expansion work includes upgrading and undergrounding power, new underground fiber and phone lines, and the expansion of the sewer mainline. Total Development Costs are estimated at \$81 million, and Eligible Expenses at \$1.2 million. The Board approved a final agreement in April and construction anticipated to begin this summer. *Project Lead: Kevin Holmes*

2850 W. Fletcher St. - 27th and Fairview Apartments: The Agency is in discussions with developer KAL Pacific & Associates for Type 2 assistance on its planned residential and commercial mixed-use project located at 27th Street and Fairview Avenue. The project contemplates two, seven-story, mixed-use apartment buildings with 358 total units and ground floor retail space and parking and a four-story office building. The Developer plans to extend Fletcher Street to Fairview Avenue, as proposed in the [ACHD Fairview and Main Local Streets Plan](#) and connect the Greenbelt to both streets. The project received final Design Review approval in December and has obtained approval for street extension plans from ACHD. *Project Lead: Kevin Holmes*

2216 W. Fairview Ave. - New Path 2 - PP Type 3: The New Path 2 is a permanent supportive housing development comprised of 96 multi-family units and space for ancillary support services. This project is being developed by Pacific West Communities, Inc. with Low-Income Housing Tax Credits (LIHTC) and support from the City. This development will provide affordable housing for individuals and couples who are homeless or facing homelessness and earning less than 60% of the area median income for Ada County, though residents will likely be earning substantially below this. There is an estimated \$250,000 in eligible expenses for streetscape and public utility upgrades. The Agency will present this item to the Board for designation in May. *Project Lead: Kevin Holmes*

Infrastructure

[West End Water Renewal Infrastructure- PP Type 4:](#) The City of Boise is undertaking the construction of a new lift station and pressure discharge pipe needed to serve multiple incoming mixed-use developments in the 27th Street and Fairview Avenue area. These improvements will provide the backbone to replace miles of substandard gravity sewer lines as further development happens at the western end of the 30th Street District. The city has requested a 50/50 cost share for funding this important project and CCDC has committed approximately \$1.6 million. The Board approved the final agreement in April and construction has already begun on the lift station site. *Project Lead: Kevin Holmes*

Mobility

2525 W. Fairview St. - St. Luke's Transit Station - PP Type 4: The construction of St. Luke's project at 27th Street and Fairview Avenue overlaps with CCDC's Main and Fairview Transit Station at the intersection, and the Board approved a Type 4 Participation Agreement to subcontract for the construction of this platform in March 2022. Construction of the transit station is nearing completion. *Project Lead: Alexandra Monjar*

[101 S. 27th St. - KDP TI - PP Type 1:](#) The Agency received an application from West End Holdings, LLC requesting One-Time assistance for streetscape improvements along the frontage of their newly renovated building at the corner of 27th and Main Streets. Public improvements eligible for CCDC reimbursement include streetlights, trees, and irrigation systems. A new 8-foot-wide concrete sidewalk will provide the missing link for continuous pedestrian access along Main Street. The Board approved the final agreement at the April 10, 2023 meeting and construction of these improvements is in progress. *Project Lead: Kassi Brown*

SHORELINE DISTRICT



195 ACRES



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SHORELINE DISTRICT

DISTRICT MAP

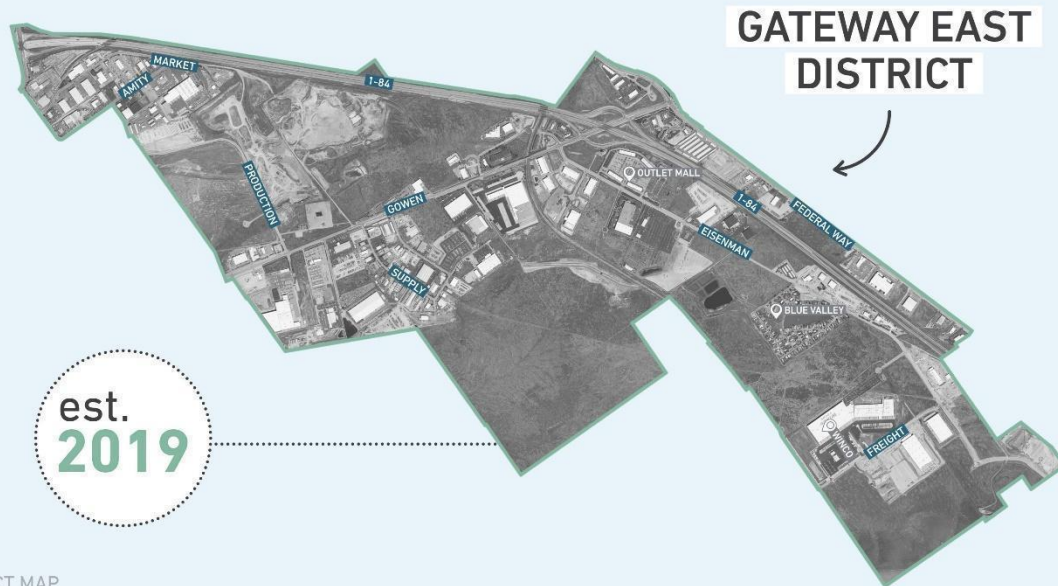
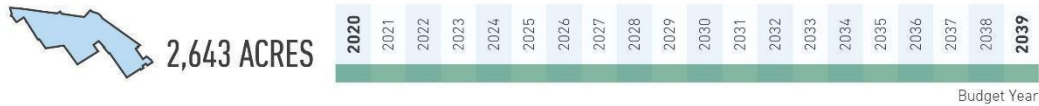


Economic Development

17th Street Interim Streetscape Improvements, Shoreline Drive to Cul-de-Sac: Pedestrian improvements to address the current gaps in the sidewalk and install additional overhead lighting on 17th Street between Shoreline Drive and the east end of 17th Street (cul-de-sac). The goal of this effort is to improve safety and mobility within the public right-of-way on 17th Street. Final plans submitted to ACHD for approval on March 3, 2023. *Project Lead: Kassi Brown*

818 W. Ann Morrison Park Dr. - Capitol Student Housing - PP Type 2: The Gardner Company is constructing a new five-story mixed-use residential building with 91 units (278 BR) and ground-floor commercial space with associated site improvements. Public improvements eligible for CCDC reimbursement include streetscapes along Ann Morrison Park Drive, Lusk Street, and Sherwood Street. Utility upgrades and expansion work includes upgrading and undergrounding power, new underground fiber, and the expansion of the sewer and water mainlines. Total Development Costs estimated at \$44 million, and Eligible Expenses at \$600,000. The Board approved an agreement in January, and work is underway with a target completion date of June 2024. *Project Lead: Kevin Holmes*

GATEWAY EAST DISTRICT



Economic Development

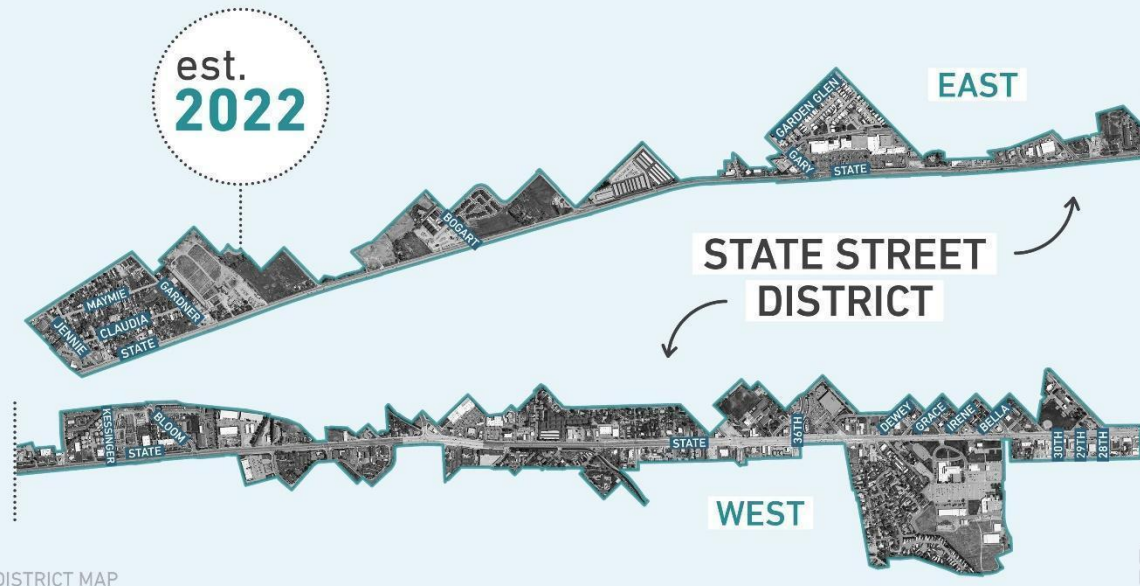
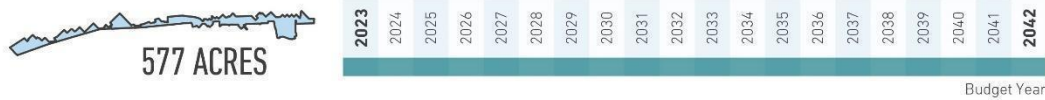
951 E. Gowen Rd. - Red River Logistics and Commerce Centers - PP Type 2: The Board approved this Agreement at its February meeting to participate in the extension and public dedication of Production Street and associated utility and streetscape improvements. This street extension is included in the Gateway East District Plan and will open opportunities for additional development on adjacent vacant parcels. Construction is underway. *Project Lead: Kevin Holmes*

2500 W. Freight St. - Boise Gateway 3 - PP Type 2: In December 2022, the Board designated this Boyer Company project to receive Type 2 Participation to assist with utility and roadway improvements. The project is a 185,000 square foot speculative warehouse building designed to accommodate up to four tenants on a lot bound by Eisenman Road, Winco Court, and Freight Street. The Agency expects to request the Board's approval of a final agreement in Spring 2023. *Project Lead: Alexandra Monjar*

Mobility

Eisenman Road Interim Improvements, Blue Sage Lane to Blue Valley Lane: Construct a five-foot-wide concrete pathway along the frontage of the Blue Valley Estates Mobile Home Park with a new retaining wall at Five Mile Creek. Coordination of the final design is in progress, and the formal bid process anticipated for Summer 2023. *Project Lead: Kassi Brown*

STATE STREET DISTRICT



New District – State Street: The State Street Plan to promote compact, mixed-use, mixed-income, neighborhood-oriented development supportive of and supported by transit and other alternative transportation along the State Street corridor, established on October 26, 2021. The State Street District has a base valuation date of January 1, 2021; a District sunset date of December 31, 2041; and tax increment revenue to the district terminating by September 30, 2042. Agency and ACHD staff have negotiated an interagency agreement as required by recent legislation to receive increment revenue on the highway district levy. Under the Agreement, the Agency will receive this increment (approximately \$5 million over the 20-year term of the district) and commit it exclusively to transportation components identified in the ACHD Cost Share Policy. The Agency Board and ACHD Commission approved the Agreement, and legal counsel transmitted it to the State Tax Commission in July, ahead of the September 1 deadline. *Project Lead: Zach Piepmeyer*

3912 W. State St. - State & Arthur Apartments - PP Type 3: The State and Arthur Apartments is a mixed-use affordable housing development comprised of 102 multi-family units and ground floor commercial space. This project is being developed by Pacific West Communities, Inc. with Low-Income Housing Tax Credits (LIHTC) and through the City of Boise's Housing Land Trust program. This unique model allows the developer to enter into a below market long-term lease with the City of Boise, which owns the underlying land. With this financial structure the project can maintain affordable rental rates for residents earning 30 to 80 percent of the area median income (AMI). There are an estimated \$925,000 in eligible expenses for streetscape and public utility upgrades. The Board designated the project for Type 3 Transformative Assistance in April. The Agency plans to present a final agreement for Board approval in June.

AGENCY WIDE – ALL DISTRICTS

Parking & Mobility

EV Station Garage Project: Quality Electric will be installing EV stations in four CCDC/ParkBOI Garages (9th & Main, 10th & Front, 11th & Front Capitol & Myrtle). A single pole two charge system will be installed, adding two charging spots per garage. The project is complete as of March 1, 2023. ParkBOI Garage system now has 14 EV charging stations at 6 locations. Lane striping will be performed in April once temperatures rise. The project cost is \$64,000. *Project Lead: Aaron Nelson*

421 N. 10th St. Property: The Agency initiated its vision to transform Block 68 and nearby parcels in its Westside District by acquiring this property in early 2018. The property includes an aging commercial building and small surface lot, which The Agency has converted to a public parking opportunity at the low rate of \$5 per day. The Car Park manages the lot and has added signage and a payment system through ParkMobile. Agency is improving the lighting in the lot. DBA will be alerting downtown service workers to this inexpensive parking option. This property is currently subject to a land exchange agreement with the Treasure Valley YMCA. *Project Lead: Aaron Nelson*

9th & Main Garage: Twenty-one stairwell lights will be replaced in both stairwells at the 9th & Main garage. The existing lights do not provide sufficient lighting and need upgrading. The lights will also move to an above-head position to protect from vandalism and provide better light for the stairs and landings and provide better visibility to all customers. The work will be performed by Quality Electric and the lights are on order and will be installed in May. Project cost is \$14,920. *Project Lead: Aaron Nelson*

City GO: Formerly known as the Downtown Mobility Collaborative, downtown Boise's Transportation Management Association is up and running. This partnership of Valley Regional Transit, the City of Boise, ACHD Commuteride, Boise State University, St Luke's Hospital, Downtown Boise Association, and CCDC involves marketing its transportation products and services to the downtown community. The CCDC Board approved a renewed Memorandum of Understanding for City Go at its October 2020 meeting. In response to a request from VRT, the Agency has included a \$60,000 contribution to City Go in the proposed FY2023 budget for CCDC. An overview is located at citygoboise.com. City Go recently identified a new Mobility Integration Director, Duane Wakan, to replace the former Director. *Project Lead: Zach Piepmeyer*

10th & Front Garage Structural Concrete Repairs - Phase 2: The Agency received board approval at the December meeting to award the contract to Consurco, the lowest bidder on this project. The scope of work consists of partial depth repairs on level four across the entire length of the beams, removal/replacement of concrete, installation of anodes, and the removal and replacement of any damaged rebar with epoxy-coated rebar. The Agency's budget includes sufficient funds and will start in April 2023. The contract amount is \$790,997. *Project Lead: Aaron Nelson*

Condominium Associations

Building Eight Condominiums Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Myrtle Parking Garage (Unit 2)	35%
Raymond Management	Hampton Inn & Suites (Unit 1)	62.5%
Hendricks	Retail Units (Units 3 & 4)	2.5%
Condo Board Meetings		

Last Meeting	Next Meeting	Next Report Due
December 14, 2022	December 2023	December 31, 2023
Issues/Comments:	A meeting was held, and the main topic of discussion was to update procedure in the event of another insurance claim. Power was lost to the Hotel due to an electrical issue; it has since been repaired.	

Front Street Condominium Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9 th & Front Parking Garage	25.76%
GBAD		2.00%
Aspen Condominiums	Aspen Lofts	52.17%
Hendricks	BoDo Retail Units	20.07%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 20, 2022	TBD	November 30, 2023
Issues/Comments:		

U.S. Bank Plaza Condominium Association CCDC Contact: Zach Piepmeyer		
Member	Unit	Percent Interest
LN City Center Plaza/ Clearwater Analytics	A, 1A, 1B, 1C, 1H, 1K, 1L, 2C, 3C, 5A, 6A, 7A, 8A, 9A	77.372%
CCDC	1F, 1G, 1J, 2B, 4B, 5B	6.861%
GBAD	4A	3.040%
Boise State University	1D, 1E, 2A, 3A, 3B	6.131%
Valley Regional Transit	B1, B2, B3	6.429%
Sawtooth Investment Mgmt.	10A	0.167%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
October 2022	TBD	August 2023



Issues/Comments:	
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Capitol Terrace Condominium Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	Capitol & Main Parking Garage	50%
Hawkins Companies	Main + Marketplace	50%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
October 25, 2022	TBD	October, 2023
Issues/Comments:		

Downtown Parking Condominiums Association CCDC Contact: Aaron Nelson		
Member	Unit	Percent Interest
CCDC	9 th & Main Parking Garage	93.51%
Les Bois Holdings, LLC	Commercial, Main Street side	2.03%
Eastman Building, LLC	Commercial, Idaho Street side	4.46%
Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
September 28, 2022	TBD	September 30, 2023
Issues/Comments:		

ACME Fast Freight Condominium Association CCDC Contact: Zach Piepmeyer		
Member	Unit	Percent Interest
CCDC	11th & Front Parking Garage, 30.1% (Units 402, 403, 501, 502)	28.485%
Ball Ventures Ahlquist	11th & Front Parking Garage, 69.9% (Units 104, 015, 201, 202, 301, 302, 401)	66.490%
Boise Metro Chamber	Boise Chamber Offices (Units 101, 102, 203)	5.025%



Condo Board Meetings		
Last Meeting/Report	Next Meeting	Next Report Due
January 3, 2022	TBD	TBD
Issues/Comments:		

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VII. ADJOURN



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