

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

**Regular Meeting
December 11, 2023**



AGENDA

I. Call to Order

Chair Haney Keith

II. Action Item: Agenda Changes/Additions

Chair Haney Keith

III. Work Session

A. ParkBOI Update.....Zach Piepmeyer/Eric Selekof (20 minutes)



PARKBOI

ParkBOI Update

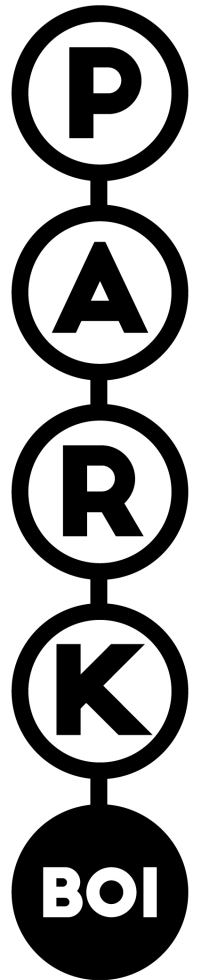
**Zach Piepmeyer, P.E.
Parking & Mobility Director**

**Eric Selekof
General Manager, ParkBOI**

December 11, 2023

Agenda

- ParkBOI System Basics
- Demand & Occupancy Data
- FY23 Financials Summary
- Recent & Upcoming Efforts

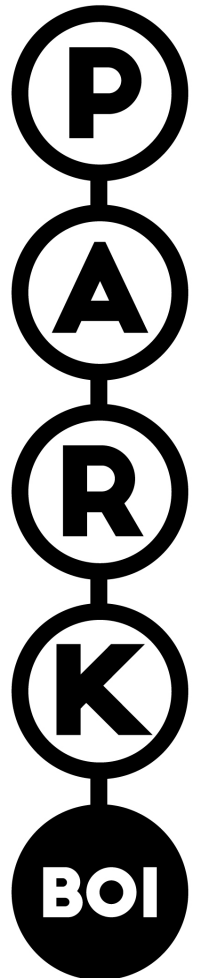


ParkBOI System



Garages: 6

Stalls: 3,154



Rate Structure and Programs

Hourly/Transient

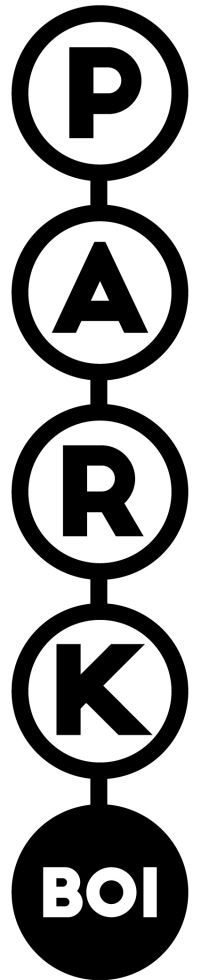
- First Hour Free
- \$3/hr
- Daily Max: \$15/\$20 (weekdays), \$8 (weekends)

Monthly Pass

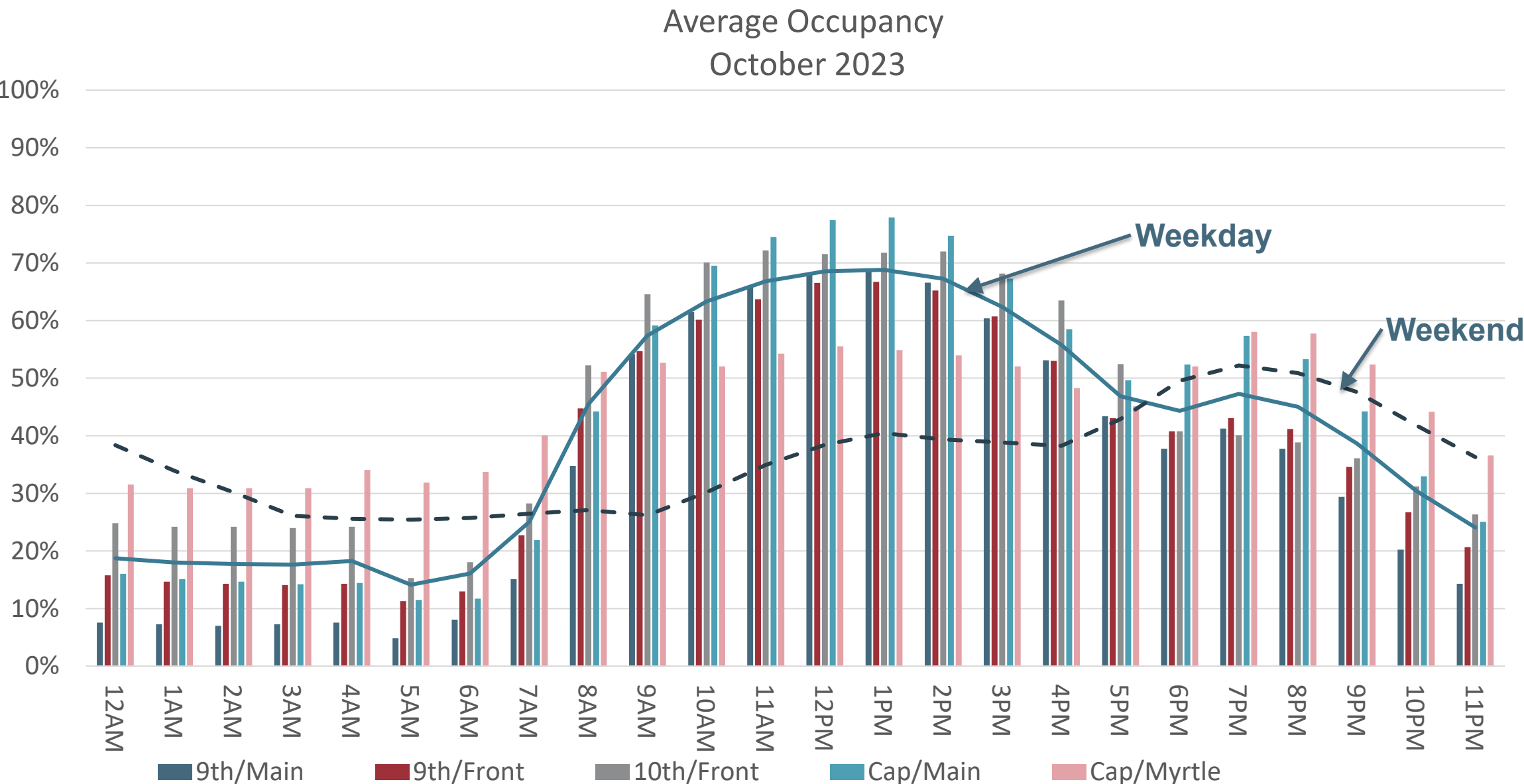
- \$125/month to \$190/month
- Current Monthly Pass Target: 2,839

Other Programs Offered

- Hotel Overnight
- PM Parker Program
- Hybrid Parker Program
- CityGo Carpool
- Special Event
- EV Parking (\$1/hr up to 8 hrs, \$5/hr thereafter)
- BikeBOI

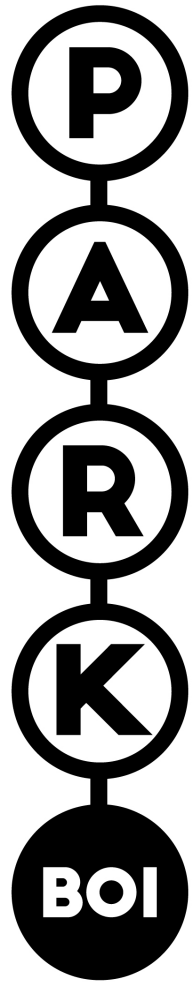
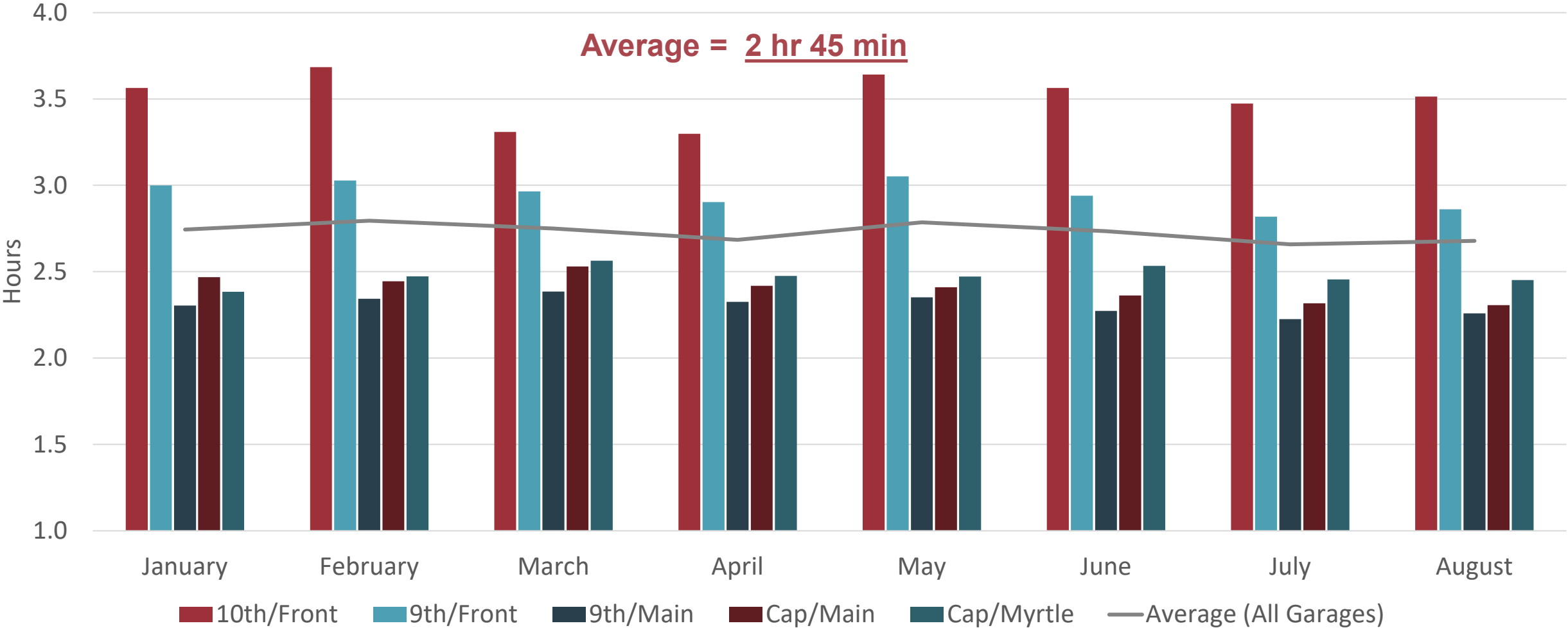


Garage Occupancy

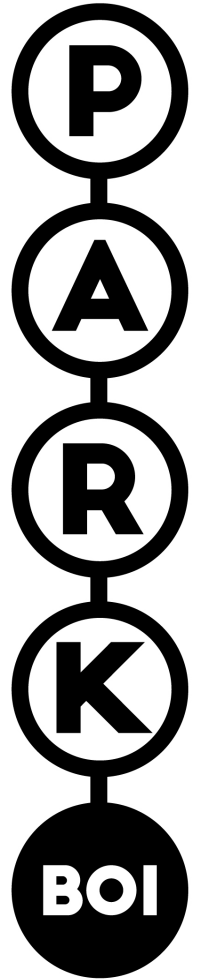
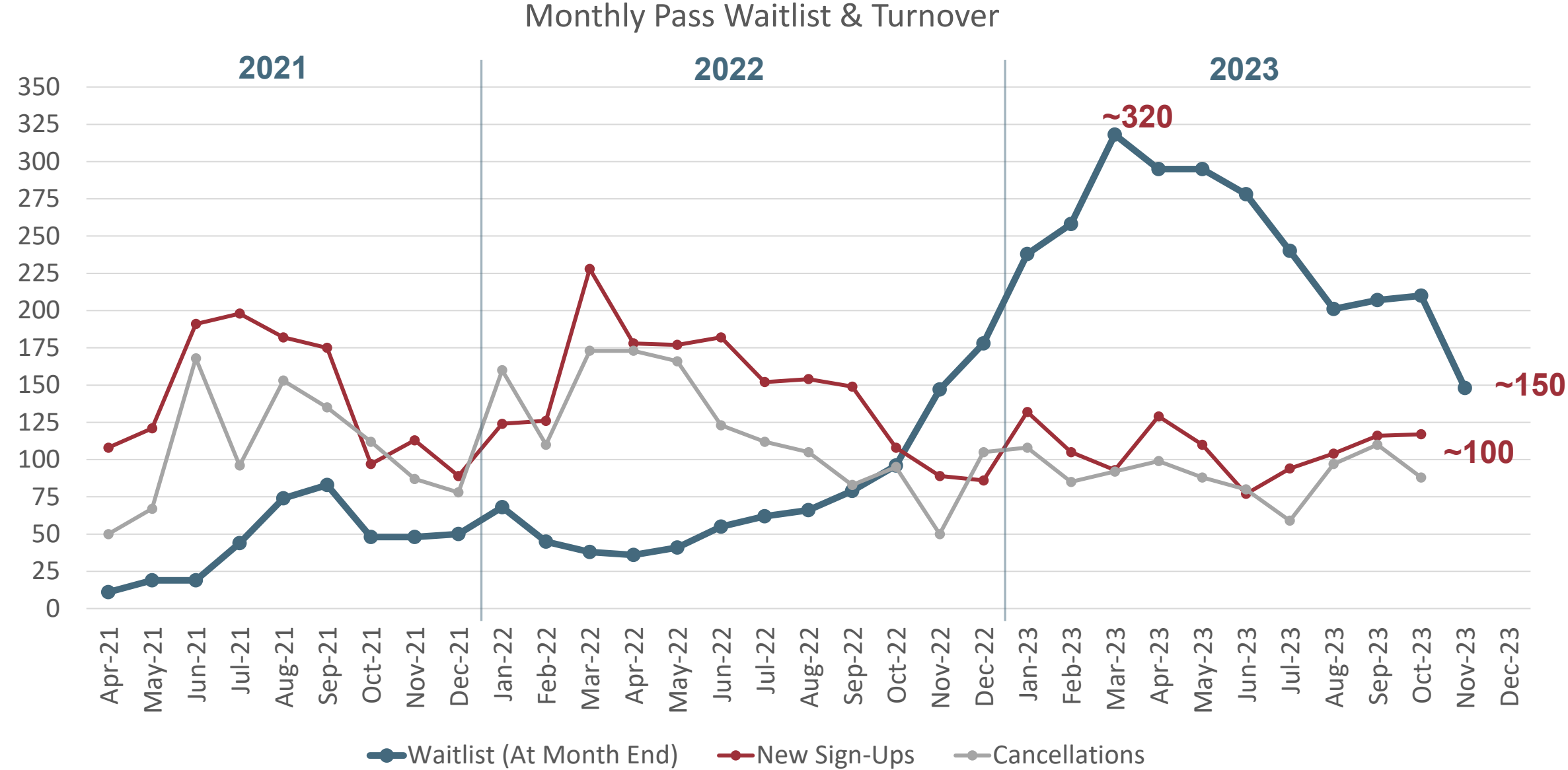


Garage Occupancy

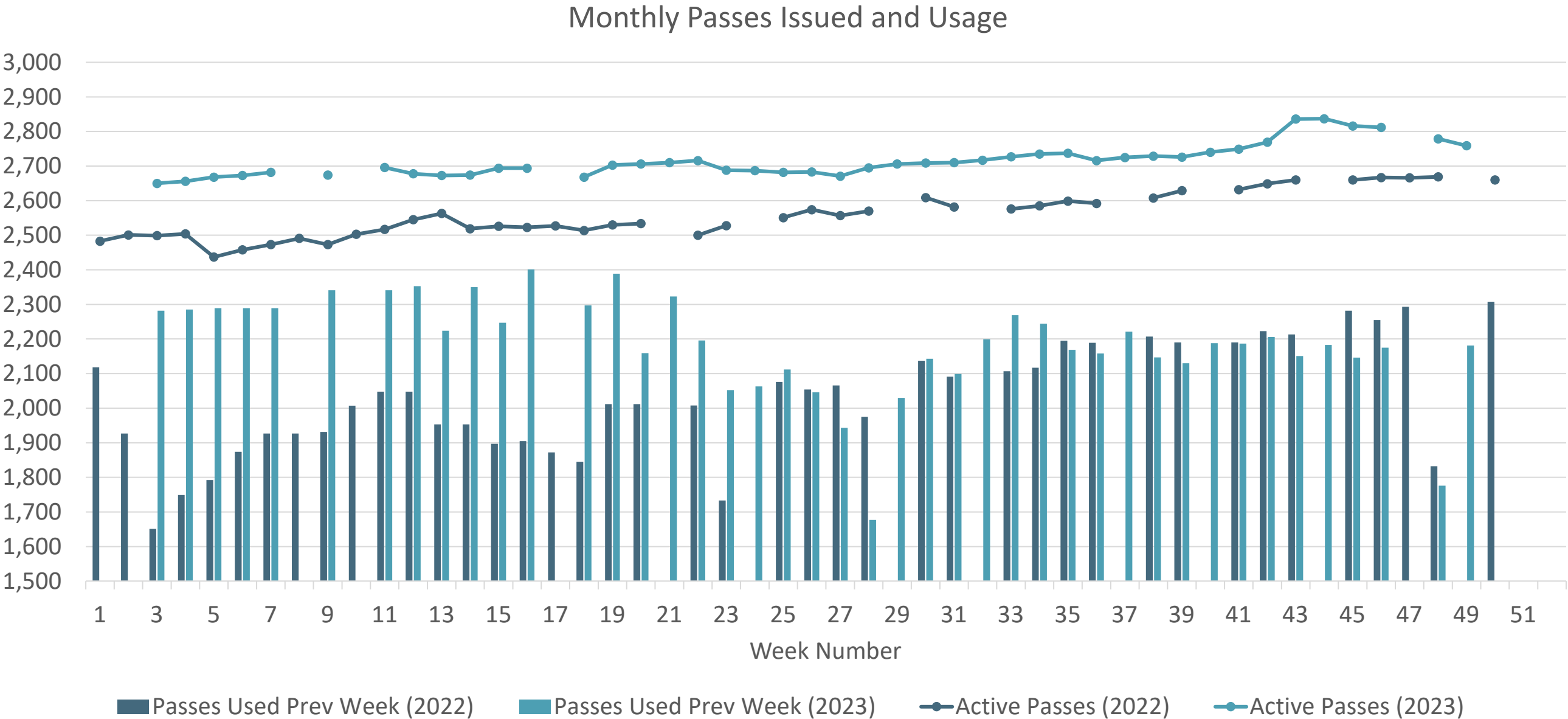
Duration of Visit - Hourly Parkers



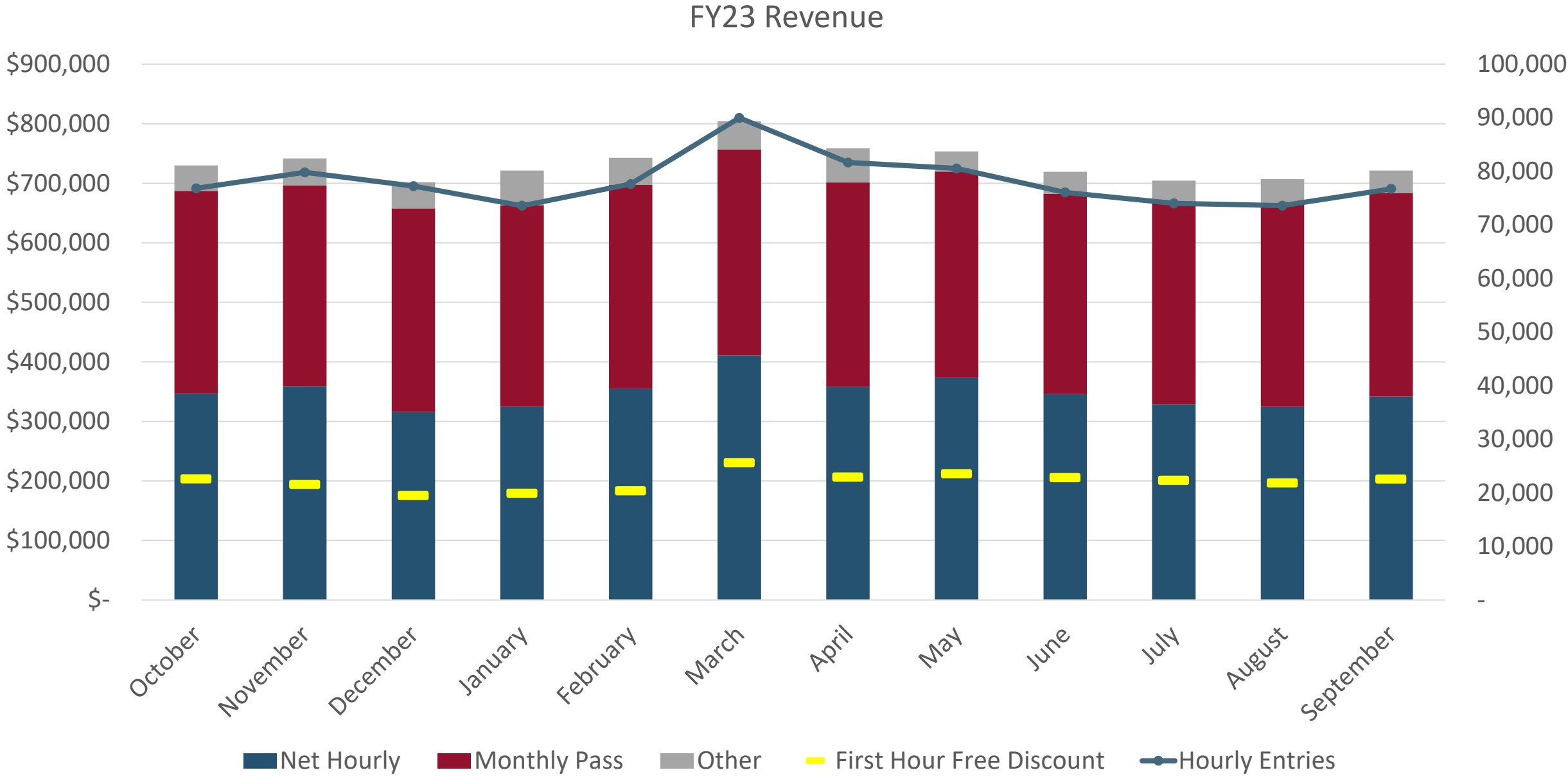
Monthly Passes



Monthly Passes

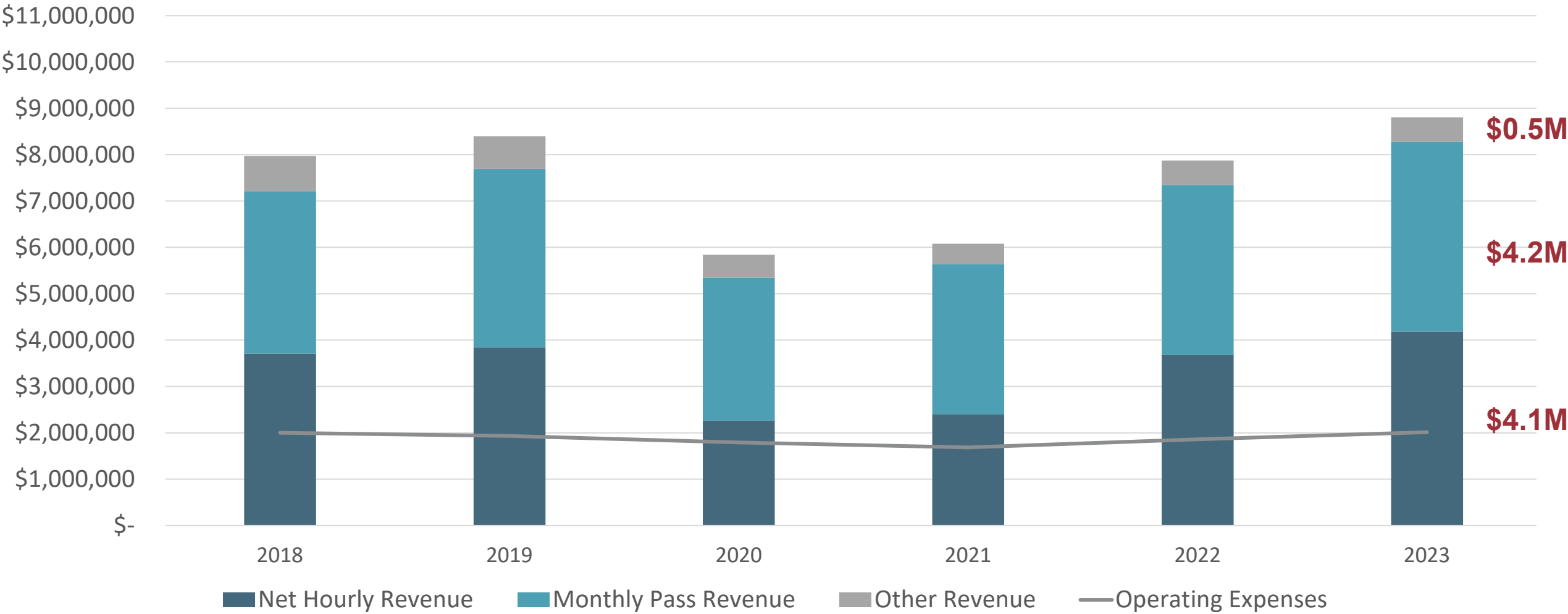


FY23 Financials



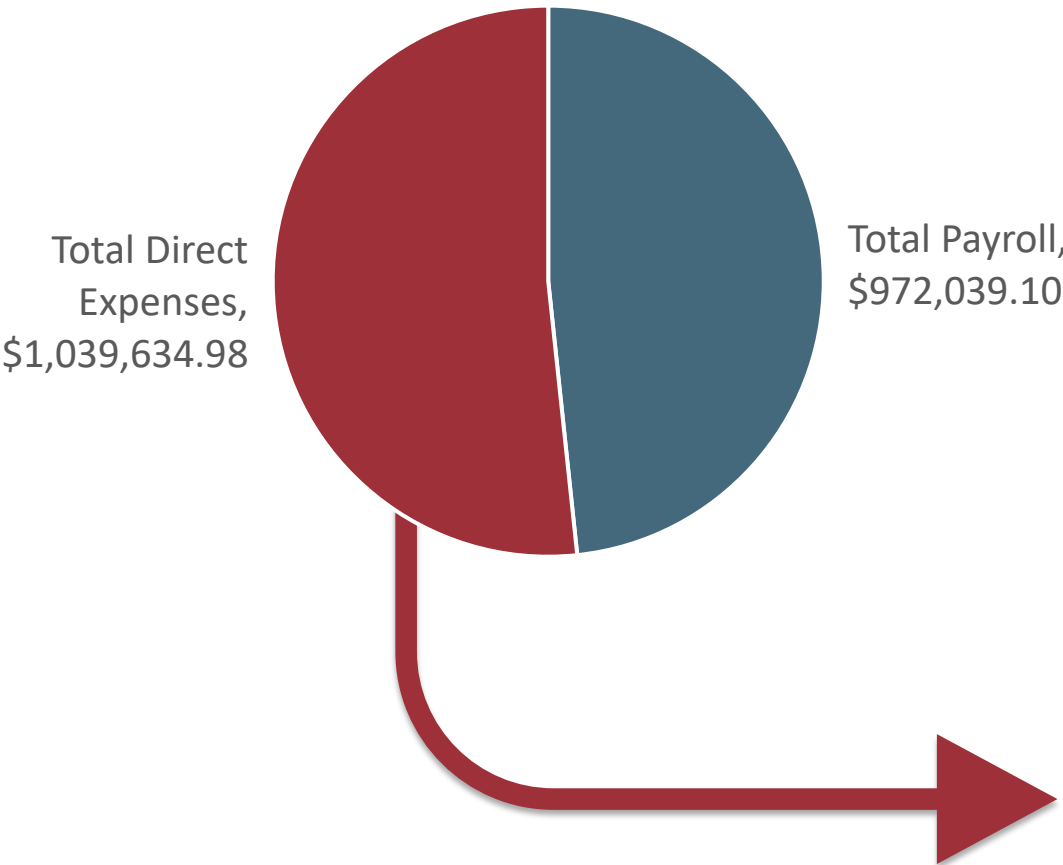
FY23 Financials

ParkBOI Revenue & Operating Expenses

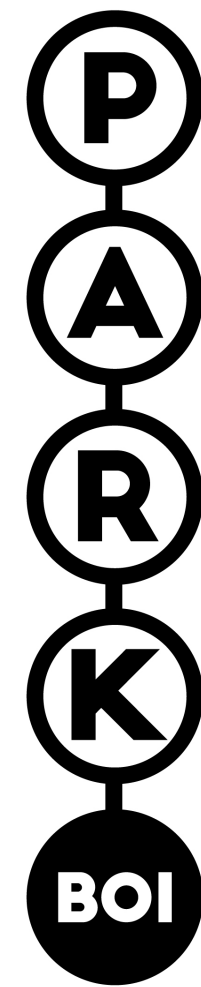
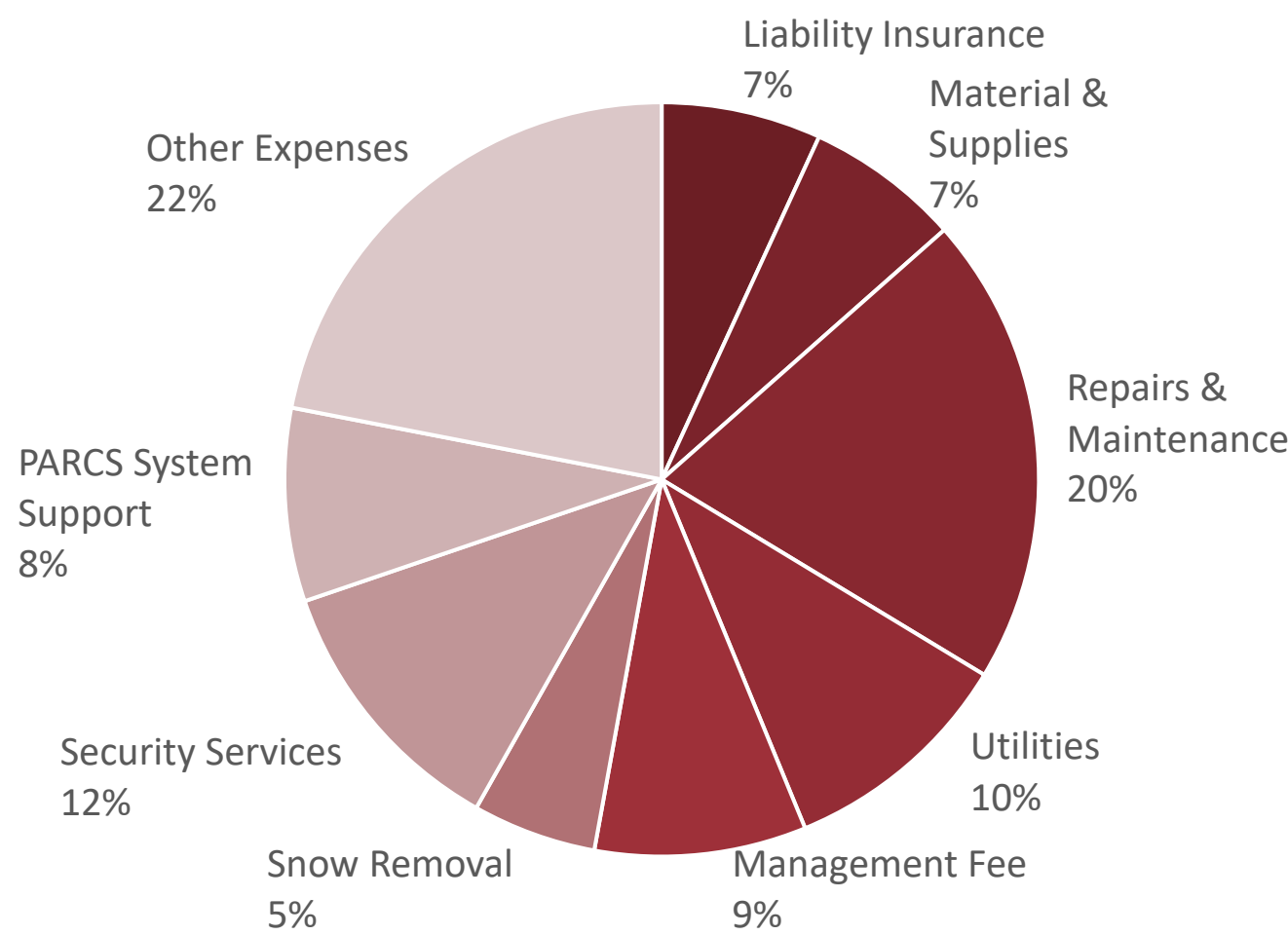


FY23 Financials

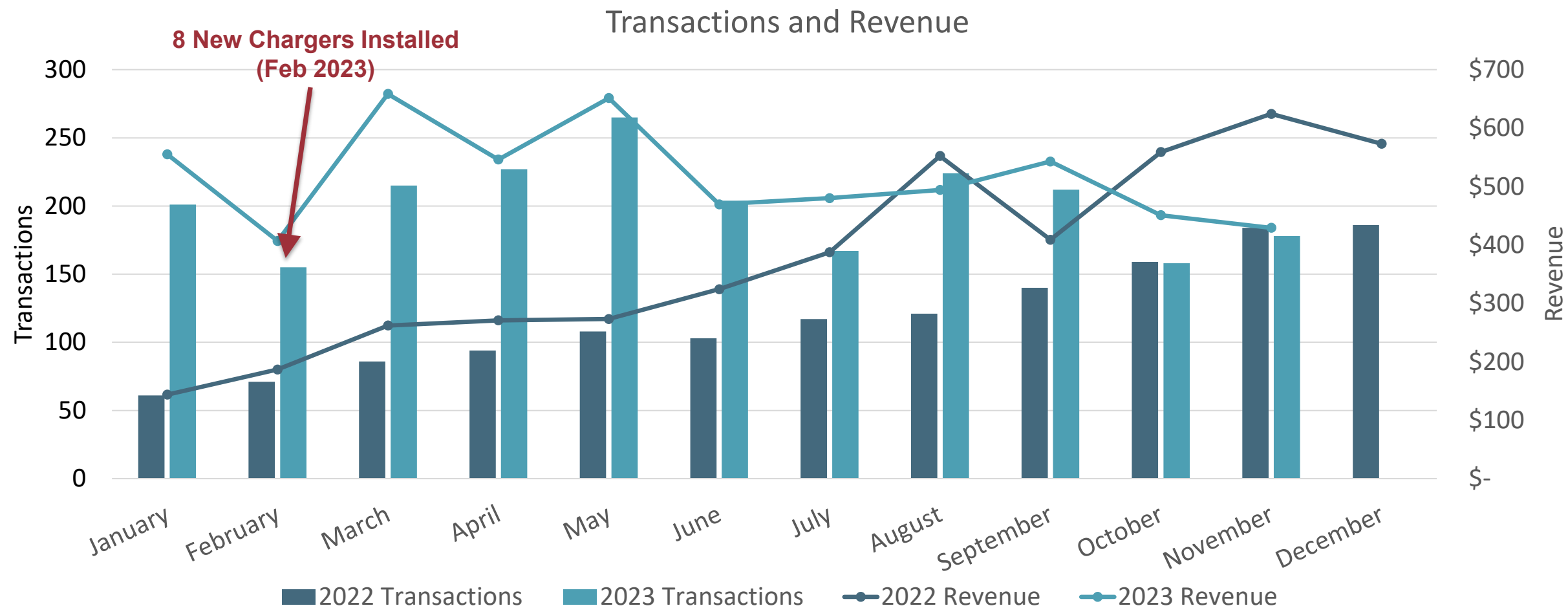
FY23 ParkBOI Operating Expenses



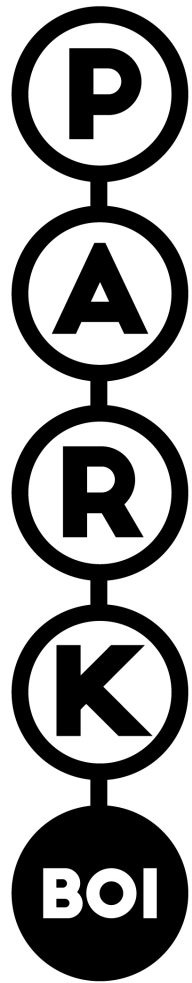
FY23 ParkBOI Direct Expenses



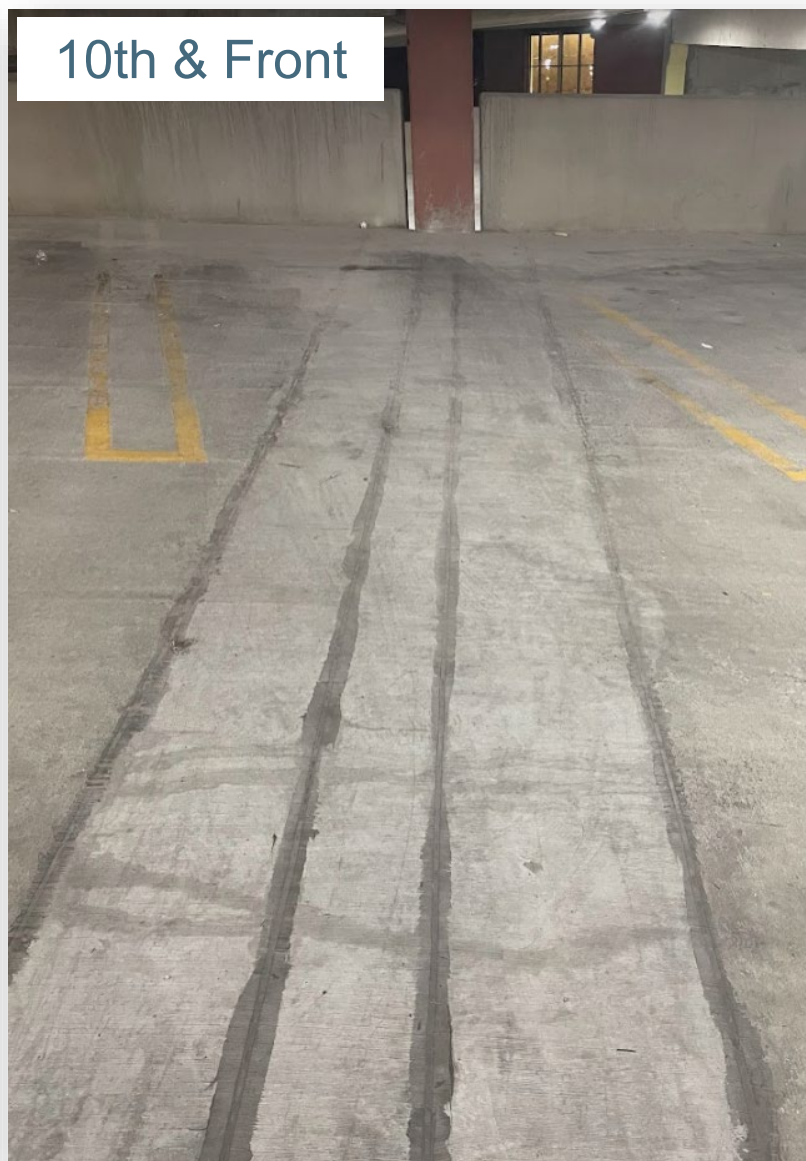
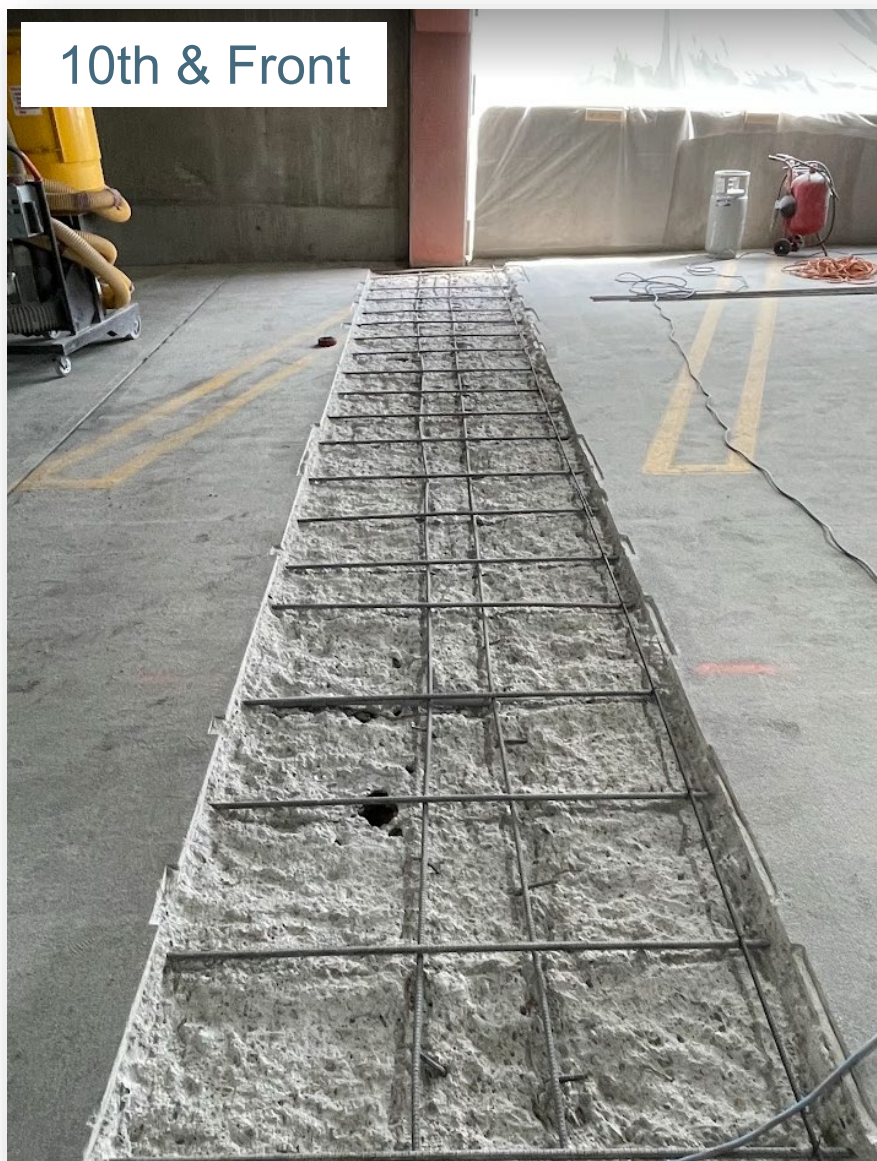
Electric Vehicle Charging



	Avg. Length of Stay	Avg. Monthly Transactions	Avg. Monthly Revenue
2022	2 HR 43 MIN	119	\$380
2023	2 HR 26 MIN	201	\$517



Structural Repair Work

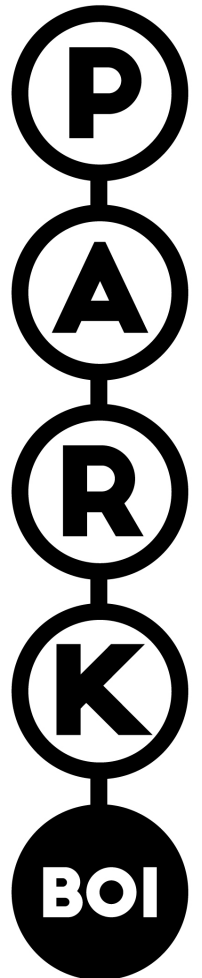
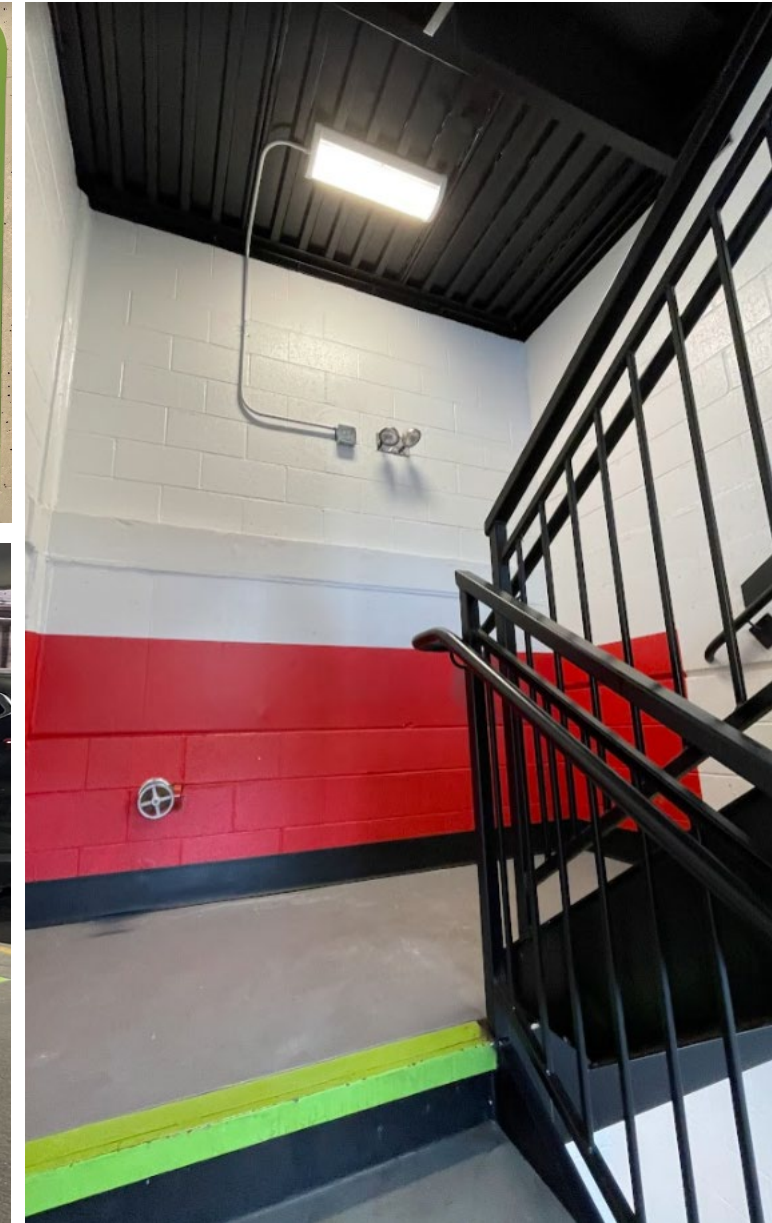


Improved Visibility and Information

9th and Main Stairwell Lighting

Signage Upgrades

EV Charging Stations



Upcoming FY24 Work

Routine Structural Maintenance

Capitol & Myrtle Elevator Modernization

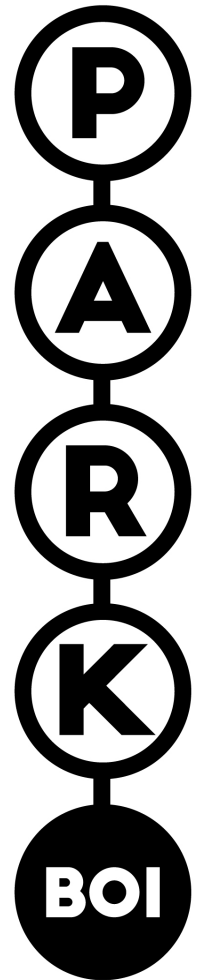
Rooftop Solar Feasibility Study

PARCS Replacement

Security Camera Upgrades

Customer Satisfaction Survey

Rate Study



Questions?

AGENDA

IV. Action Item: Consent Agenda

A. Expenses

1. Approve Paid Invoice Report for November 2023

B. Minutes and Reports

1. Approve Meeting Minutes for November 13, 2023

C. Expenses

1. Approve Resolution 1848: 1011 W. Grove St., Marriott AC/Element Hotel. Type 4 Participation Agreement with Pennbridge Lodging.
2. Approve Resolution 1850: Downtown Traffic Box Art. Type 4 Participation Agreement with Boise City Department of Arts & History.

CONSENT AGENDA

Motion to Approve Consent
Agenda

AGENDA

V. Action Items

- A. **CONSIDER** Resolution 1847: PARCS Procurement Consultant Services. Professional Services Agreement with Kimley-Horn and Associates, Inc.
.....Zach Piepmeyer (10 minutes)
- B. **CONSIDER** Resolution 1851: Block 69 North Workforce Housing Development. Amended and Restated Disposition and Development Agreement with Block 69 North Development LLC
.....Alexandra Monjar (10 minutes)
- C. **CONSIDER** Resolution1852: Block 68 South Mixed-Use Housing and Mobility Hub Development. Amended and Restated Disposition and Development Agreement with Block 68 South Development LLC.....Alexandra Monjar (10 minutes)
- D. **CONSIDER** Resolution 1853: 421 N. 10th St. Second Amended and Restated Real Property Exchange Agreement with The Young Men’s Christian Association of Boise City, Idaho.....Alexandra Monjar (10 minutes)

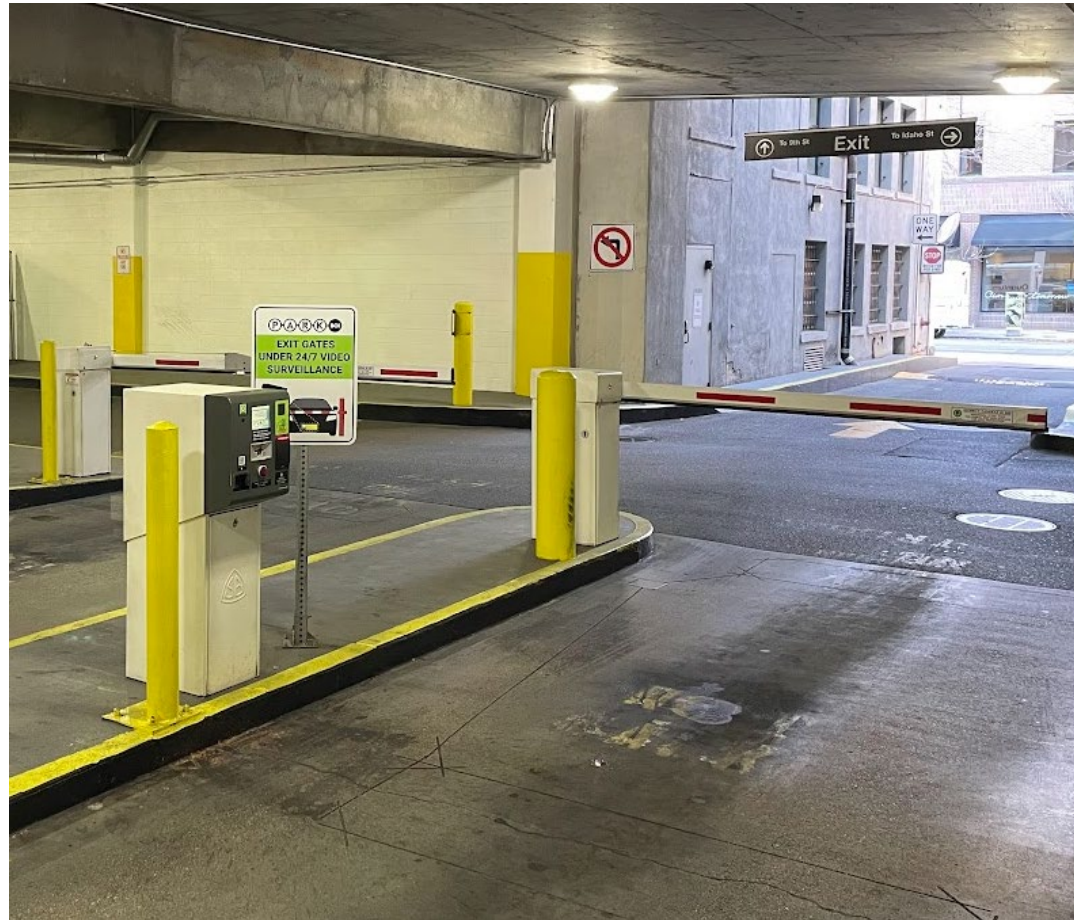
CONSIDER: Resolution 1847: Professional Services Agreement
with Kimley-Horn and Associates, Inc. for PARCS Procurement
Consultant Services

Zach Piepmeyer, P.E.
Parking & Mobility Director

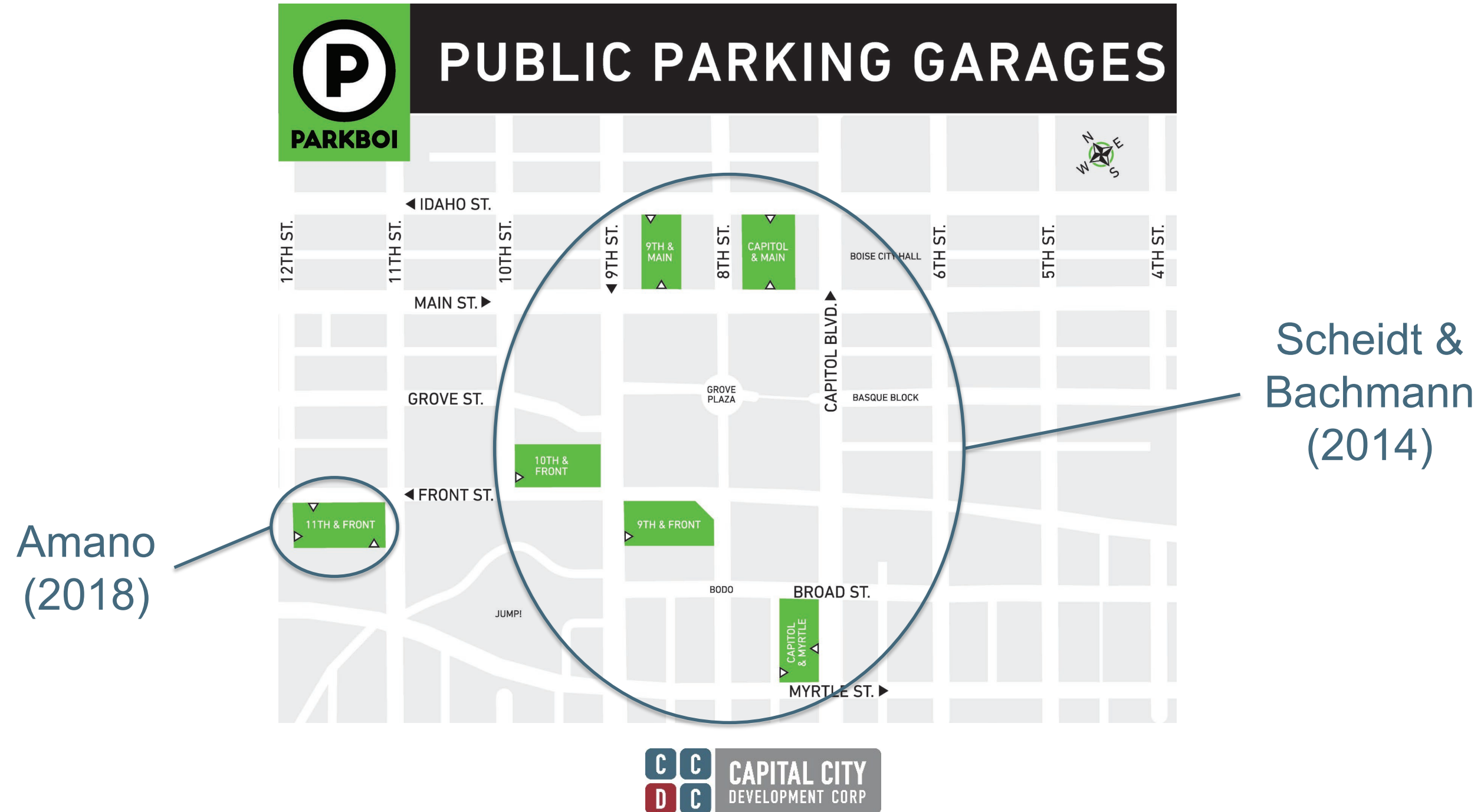
December 11, 2023

PARCS Overview

Parking Access and Revenue Control System



PARCS Overview



PARCS Overview

Current Operating Issues:

- Two separate systems
- Requires paper ticketing for hourly customers
- Decreasing equipment reliability = increased risk of downtime
- Vendor support (replacement parts)

Other Drawbacks:

- No digital wallet payment methods are accepted
- Limited product capabilities
- Parking data difficult to manage



Request for Qualifications

RFQ Selection Process Schedule	
RFQ Issued	August 28, 2023
RFQ Advertisement	August 28 & September 4, 2023
Pre-Submittal Meeting	September 7, 2023
Addendum #1	September 15, 2023
Submissions Due	September 21, 2023 (by 3:00pm)
<i>Staff review for compliance and Evaluation Panel scoring RFQ requirements</i>	
CCDC Board Decision	December 11, 2023

Request for Qualifications

Evaluation Criteria	Points
Cover Letter	5
Firm Profile	15
Project Team	20
Relevant Experience	30
Project Approach	30
Sub-Total =	100
4 Evaluators @ 100 pts =	400

Proposals Received	Evaluation Score	Rank
Kimley-Horn and Associates, Inc.	351	1
Walker Consultants	269	2
Desman	258	3

PSA – Scope of Services

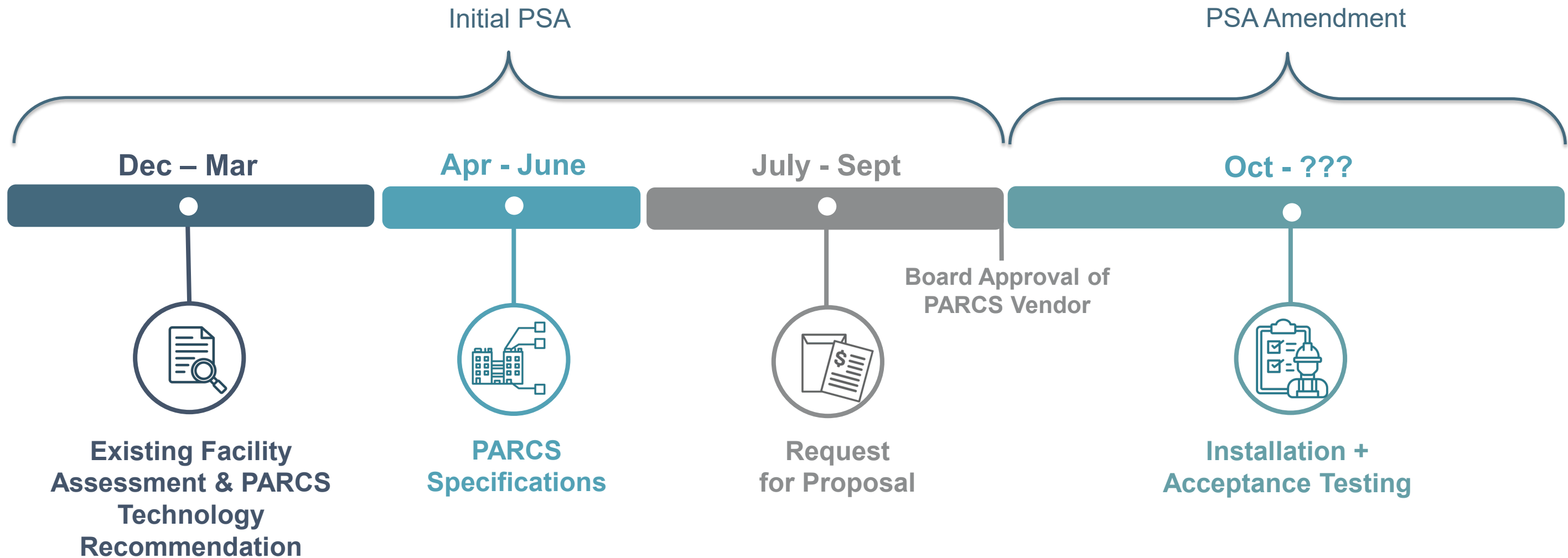
- ✓ Assessment of Existing Facilities
- ✓ Best Practices and PARCS Recommendations
- ✓ PARCS Equipment Specifications
- ✓ Assist with Request for Proposal and Vendor Selection

Total Not-To-Exceed Cost = \$107,056.00

Future: Construction Administration + Acceptance Testing



Project Schedule



CONSIDER: Resolution 1847: Professional Services Agreement
with Kimley-Horn and Associates, Inc. for PARCS Procurement
Consultant Services

Suggested Motion:

I move to adopt Resolution 1847 approving a Professional Services
Agreement with Kimley-Horn and Associates, Inc. for PARCS Procurement
Consultant Services.

AGENDA

V. Action Items

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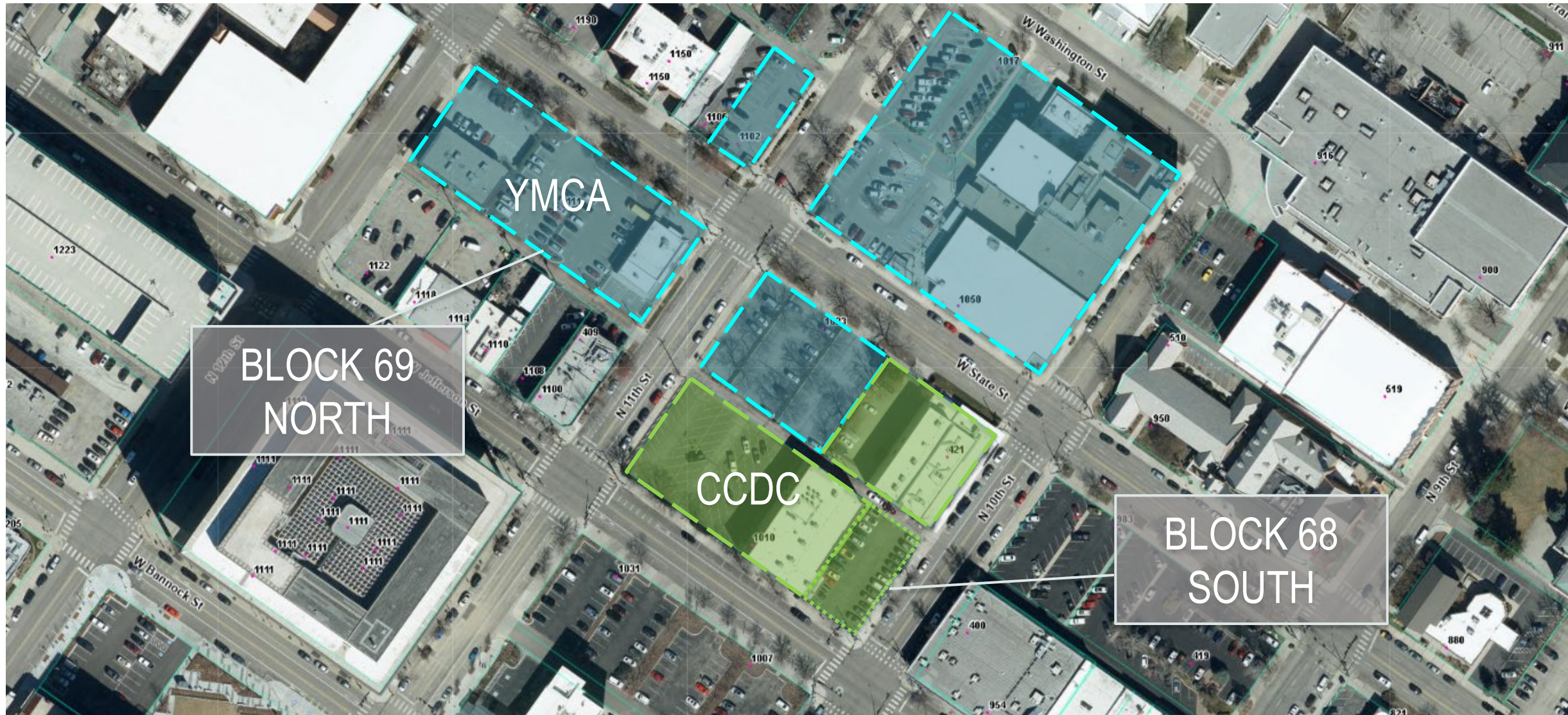
CONSIDER RESOLUTION 1851:

Block 69 North Workforce Housing Development, Amended and Restated Disposition and Development Agreement

Alexandra Monjar
Senior Project Manager - Property Development

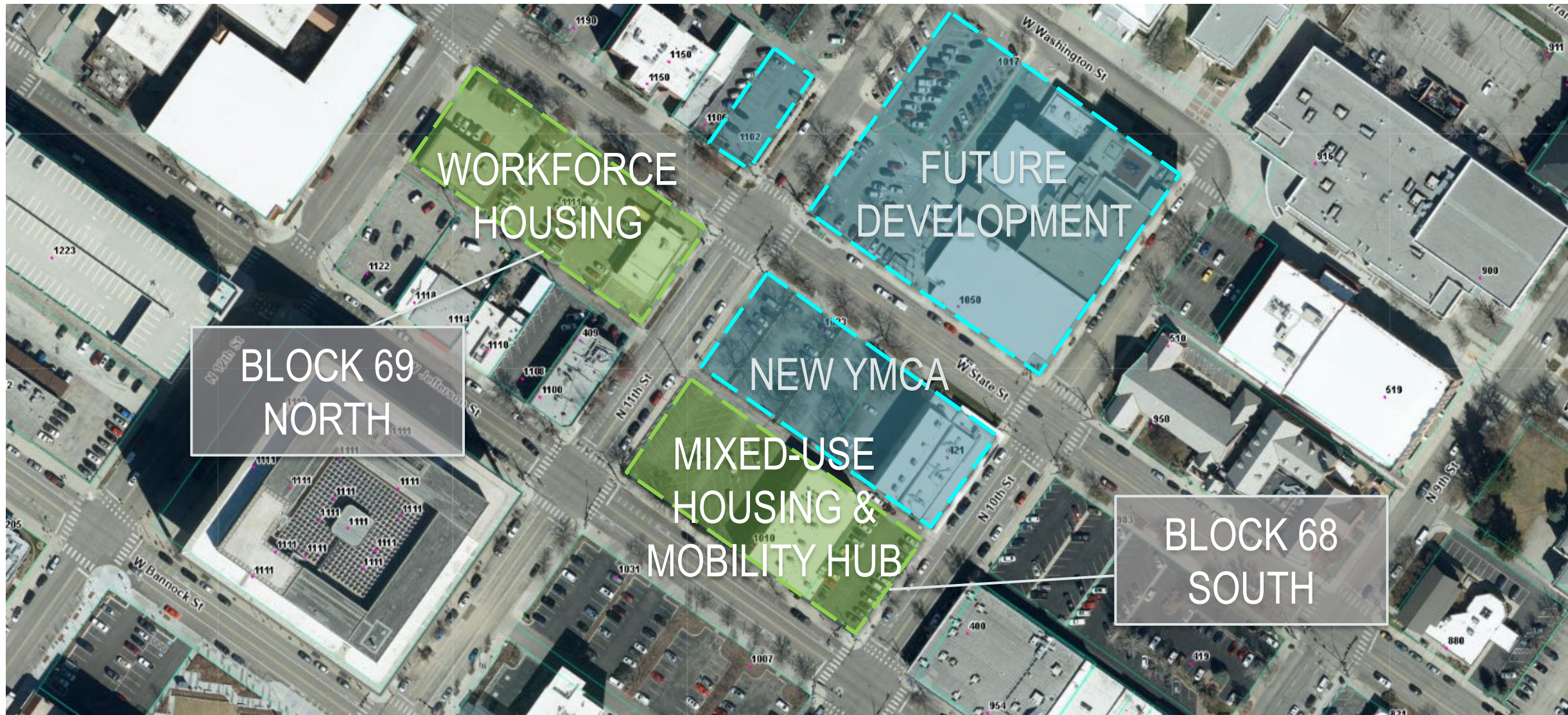
BLOCK 68 CATALYTIC REDEVELOPMENT PROJECT

Joint Proposal Master Plan



BLOCK 68 CATALYTIC REDEVELOPMENT PROJECT

Joint Proposal Master Plan



BLOCK 68 CATALYTIC REDEVELOPMENT PROJECT

MOU Implementation



ESTABLISH INTERIM TERMS & CONDITIONS

- ✓ Developer submitted revised design documentation
- ✓ Developer expressly assumed risk for development costs during negotiation



DIRECT PURCHASE & SALE AGREEMENTS

- ✓ Acquire “Paved Parking Lot” Parcel No. R1013004556
- Incorporate terms for Agency Garage Unit PSA in amended Block 68S DDA



GUIDE AMENDMENT NEGOTIATIONS

- Upfront land contribution subject to certain terms and conditions
- Limit Developer remedies on termination

AMENDED AND RESTATED BLOCK 69 NORTH DDA

Land Contribution Revisions



Reconciliation Reuse Appraisal



Completion Guaranty and review of guarantor(s)



Enhanced review of Evidence of Financing



Agency post-closing remedies

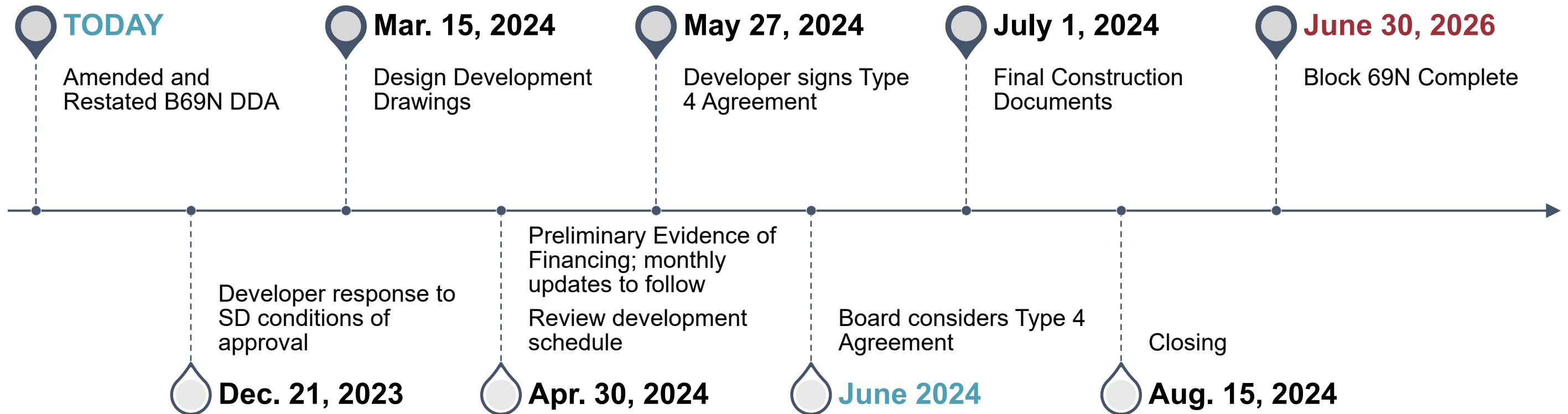


Limited Developer remedies at termination



AMENDED AND RESTATED BLOCK 69 NORTH DDA

Performance Schedule and Next Steps



CONSIDER Resolution 1851: Block 69 North Workforce Housing Development. Amended and Restated Disposition and Development Agreement with Block 69 North Development LLC

Suggested Motion:

I move to adopt Resolution 1851 authorizing the Executive Director to execute the Amended and Restated Disposition and Development Agreement and all associated documents as required to implement the Agreement for the Block 69 North Workforce Housing Project with Block 69 North Development LLC

AGENDA

V. Action Items

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CONSIDER RESOLUTION 1852:

**Block 68 South Mixed-Use Housing and
Mobility Hub Development, Amended and
Restated Disposition and Development
Agreement**

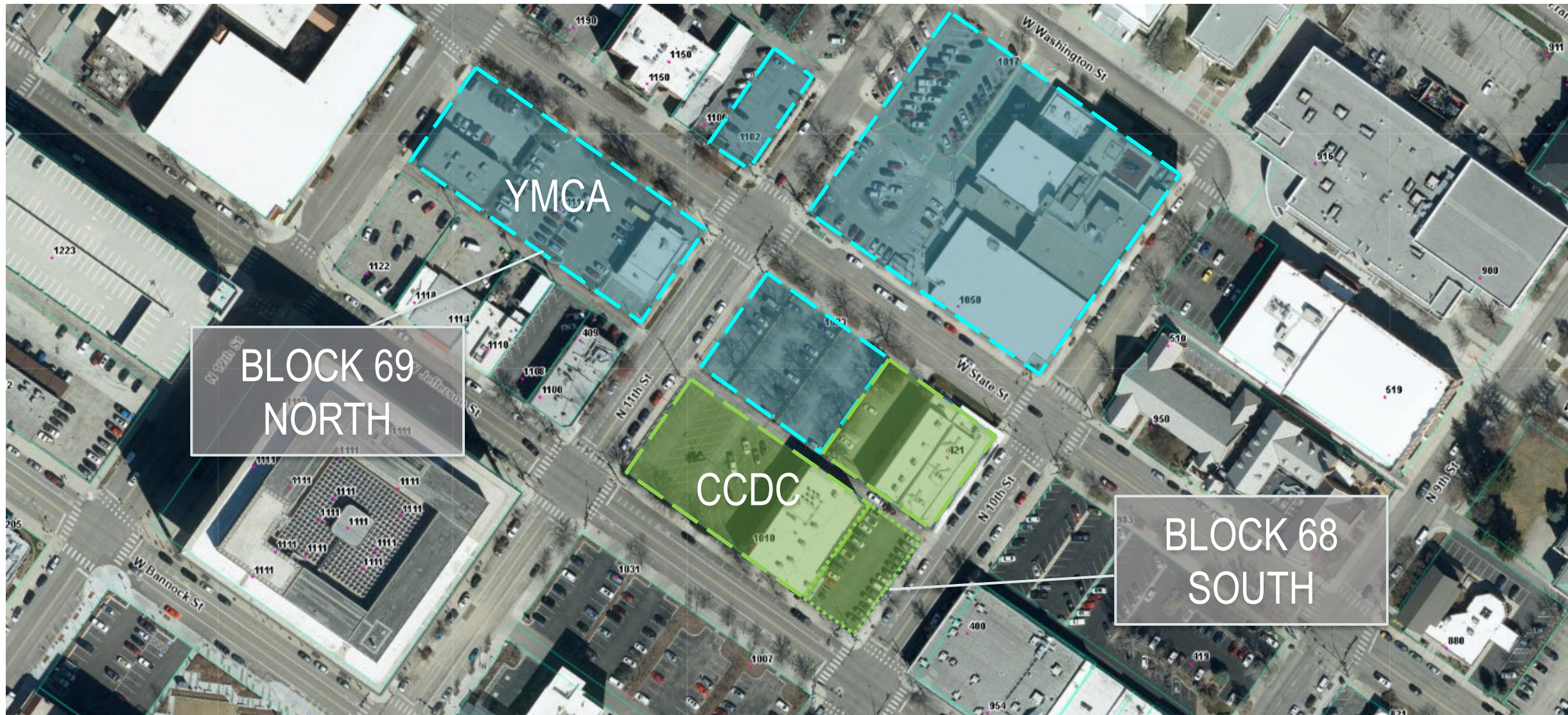
Alexandra Monjar

Senior Project Manager - Property Development



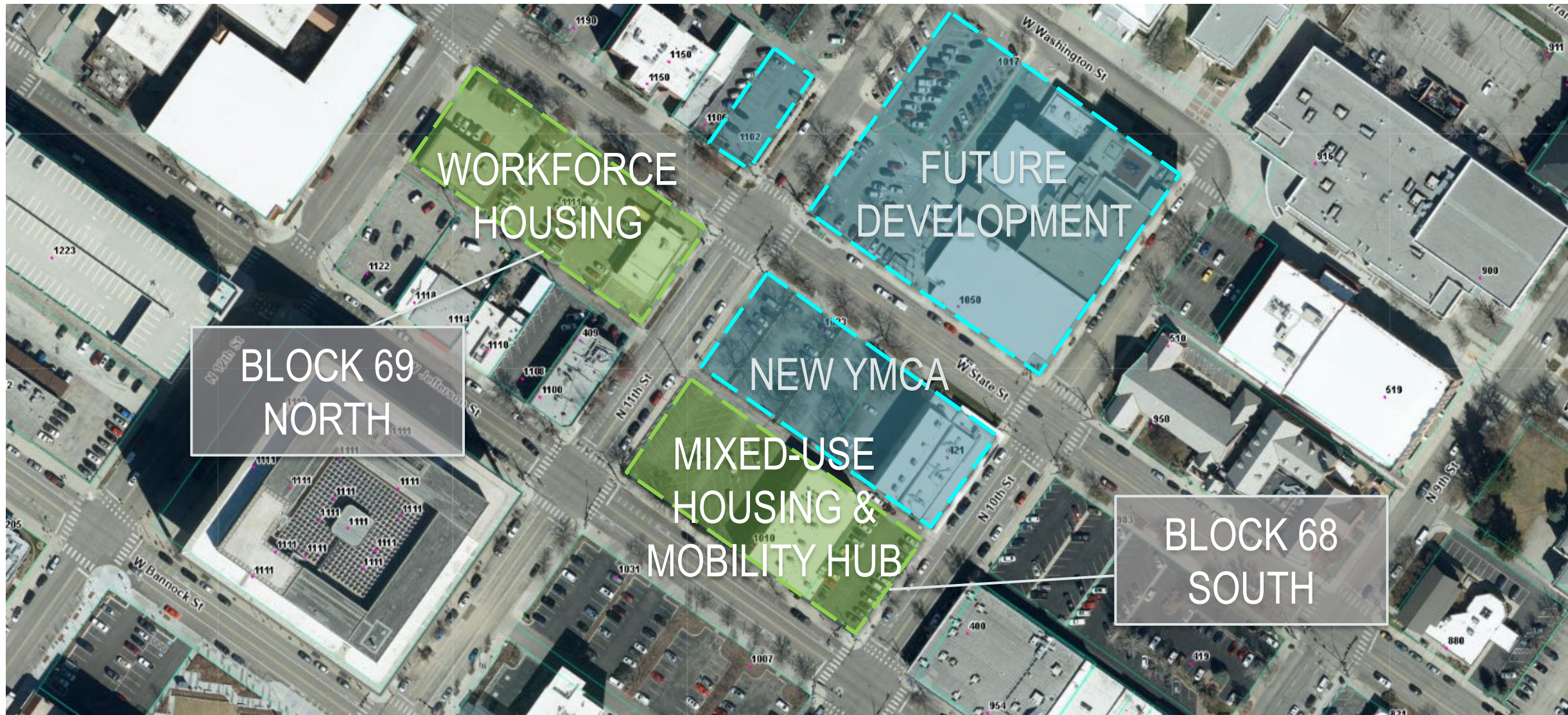
BLOCK 68 CATALYTIC REDEVELOPMENT PROJECT

Joint Proposal Master Plan



BLOCK 68 CATALYTIC REDEVELOPMENT PROJECT

Joint Proposal Master Plan



AMENDED AND RESTATED BLOCK 68 SOUTH DDA

Land Contribution Revisions



Reconciliation Reuse Appraisal



Completion Guaranty and review of guarantor(s)



Enhanced review of Evidence of Financing



Agency post-closing remedies



Limited Developer remedies at termination



AMENDED AND RESTATED BLOCK 69 NORTH DDA

Mobility Hub and Design Revisions



Deviation from User Comfort Factor 2 Requirement



Paved Parking Lot in definition of Project Site
Factor 2 Requirement

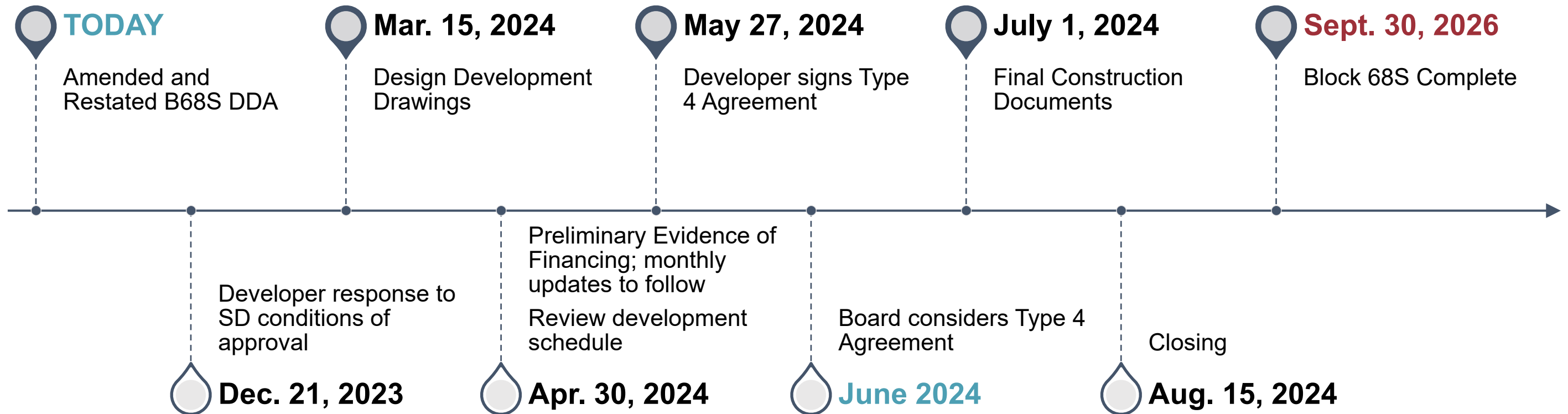


PSA terms for Agency Garage Unit



AMENDED AND RESTATED BLOCK 68 SOUTH DDA

Performance Schedule and Next Steps



CONSIDER Resolution 1852: Block 68 South Mixed-Use Housing and Mobility Hub Development. Amended and Restated Disposition and Development Agreement with Block 68 South Development LLC

Suggested Motion:

I move to adopt Resolution 1852 authorizing the Executive Director to execute the Amended and Restated Disposition and Development Agreement and all associated documents as required to implement the Agreement for the Block 68 South Mixed-Use Housing and Mobility Hub Project with Block 68 South Development LLC

AGENDA

V. Action Items

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CONSIDER RESOLUTION 1853:

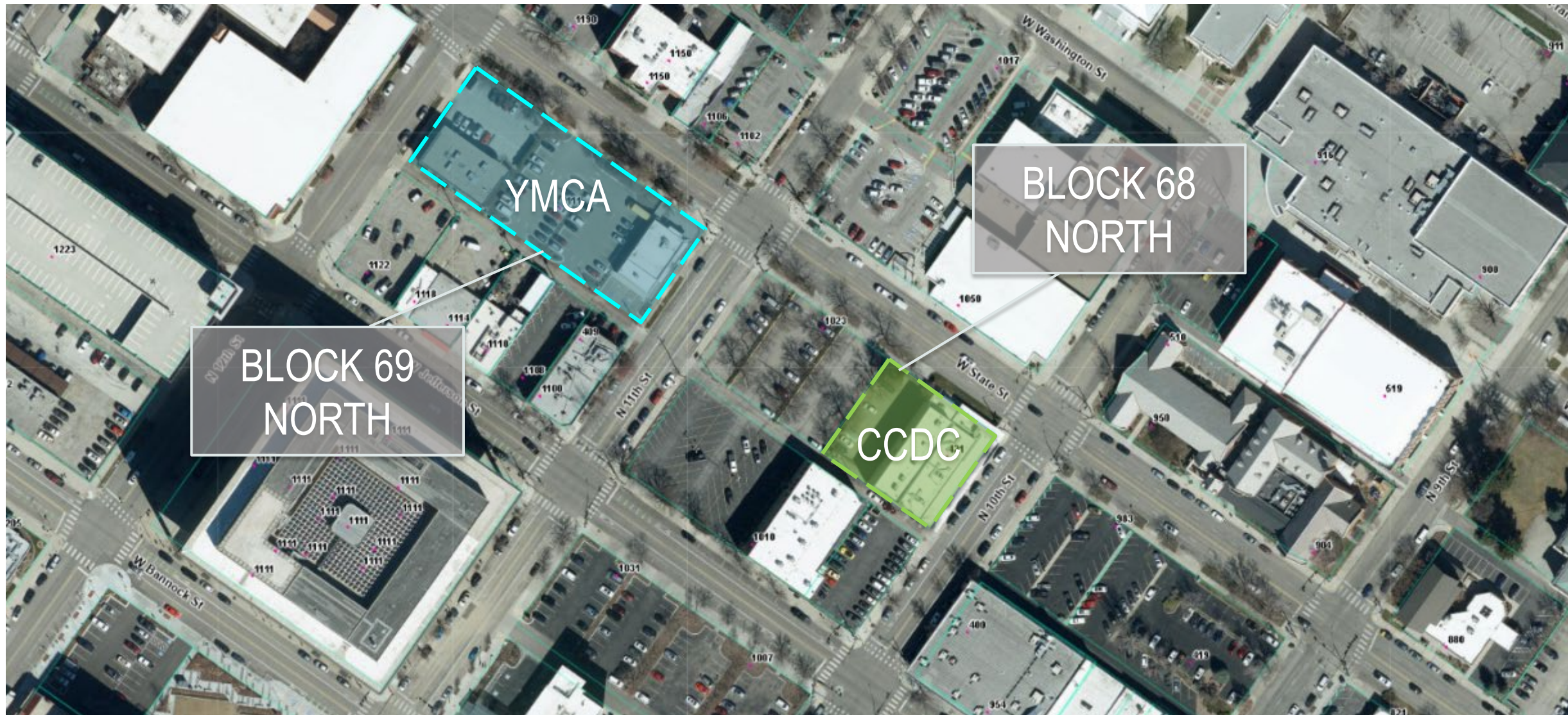
Second Amended and Restated Real Property Exchange Agreement

Alexandra Monjar

Senior Project Manager - Property Development

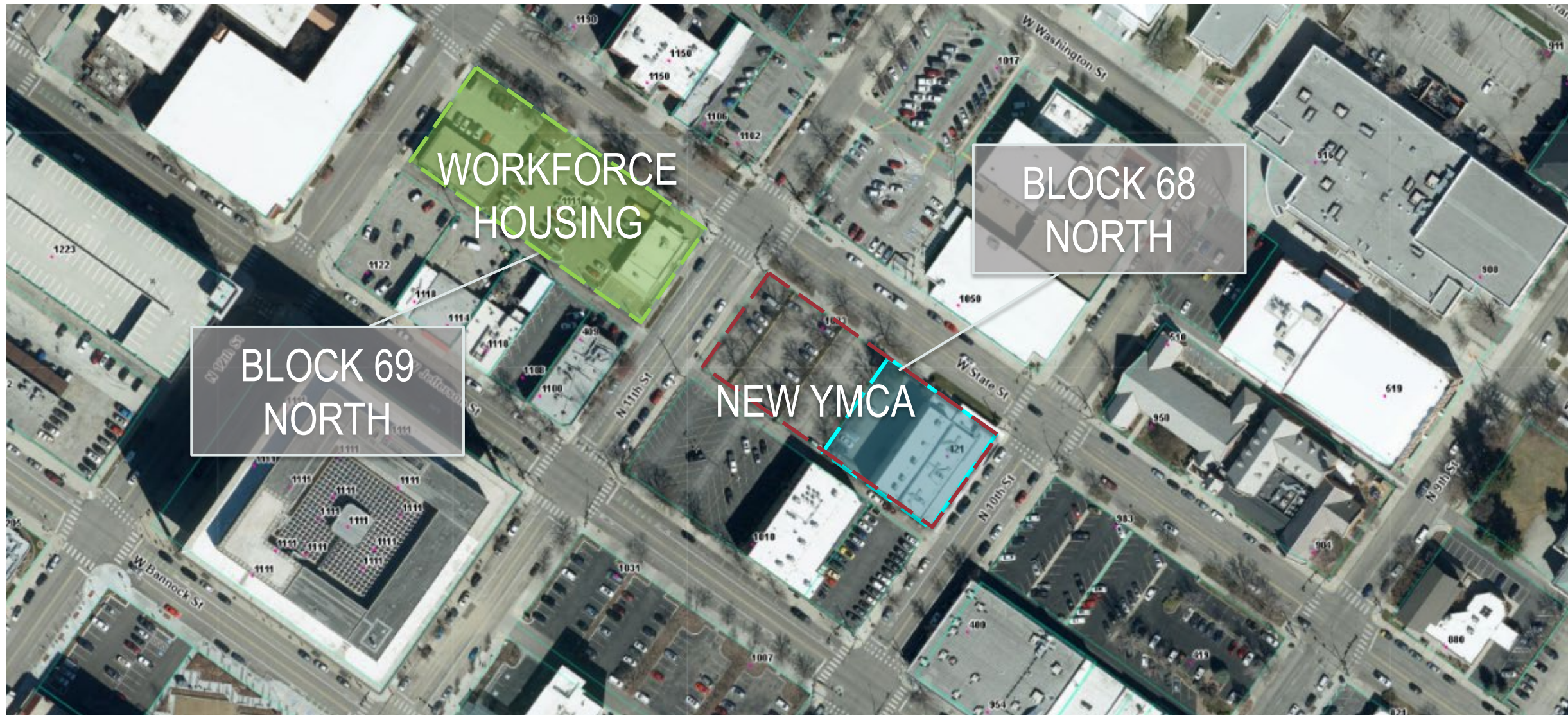
PROPOSED REAL PROPERTY EXCHANGE

Exchange Parcels



PROPOSED REAL PROPERTY EXCHANGE

Exchange Parcels



SECOND AMENDED AND RESTATED AGREEMENT

Revisions and Main Deal Points



EXTEND AGREEMENT TERM

- Outside closing moved to August 15, 2024



ADDRESS ENVIRONMENTAL

- Set performance requirements and closing scenarios
- Maintain equal value exchange

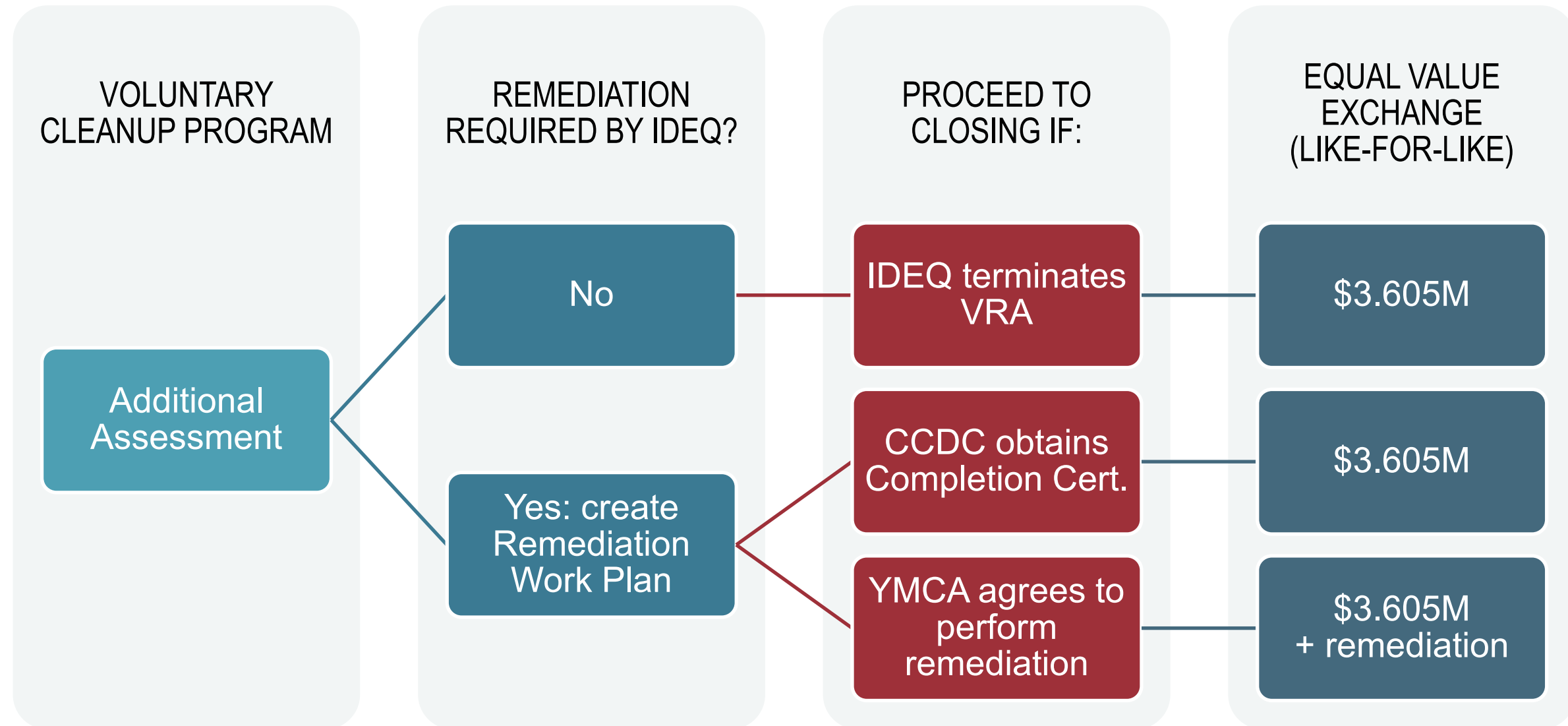


UPDATE FOR CURRENT CONDITIONS

- Close due diligence
- Recognize lot consolidation

SECOND AMENDED AND RESTATED AGREEMENT

Closing Conditions and Scenarios



CONSIDER Resolution 1853:
421 N. 10th St. Second Amended and Restated Real
Property Exchange Agreement with The Young Men's
Christian Association of Boise City, Idaho

Suggested Motion:

I move to adopt Resolution 1853 authorizing the Executive
Director to execute the Second Amended and Restated Real
Property Exchange Agreement with The Young Men's Christian
Association of Boise City, Idaho.

AGENDA

V. Action Items (continued)

- E. **CONSIDER** Resolution 1849: Eisenman Road Pedestrian Improvements Project, reject all bids and procure construction services on the open market
.....Kassi Brown/Kathy Wanner (5 minutes)

- F. **CONSIDER** Designation: Grove Street Interpretive Signage. Type 4 Capital Project
Coordination for Public Art with Boise City Department of Arts & History
.....Karl Woods/Jennifer Stevens (10 minutes)

VI. Adjourn

CONSIDER: Resolution 1849

Eisenman Road Pedestrian Improvements Project

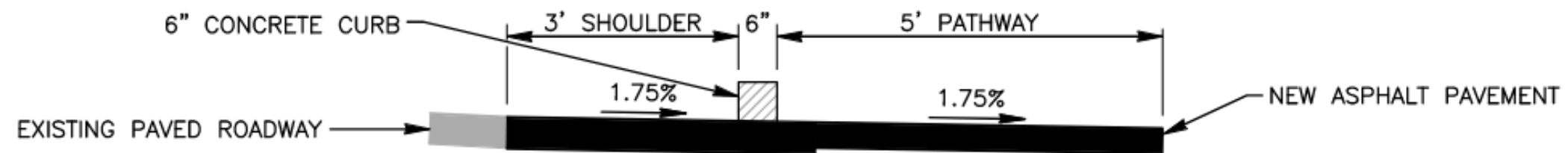
Kassi Brown – Project Manager

Kathy Wanner - Contracts Manager

Project Overview



Pedestrian Improvements



Procurement Process

§ 67-2805(a) Public Works Construction over \$200,000
Formal Sealed Bid

Project Procurement Schedule	
Public Notice in Idaho Statesman	October 25 and November 1
Bids Due – two bids received	November 15 by 3 pm
<i>Both bids exceeded the Agency's Budget</i>	
CCDC Board Consideration	December 11, 2023

Idaho Code § 67-2805(2)(a)(viii) In its discretion, the governing board may reject bids and after finding it to be a fact, to pass a resolution declaring the project sought to be accomplished by the expenditure can be performed more economically by purchasing the goods and services on the open market.

Next Steps

Timeline	
CCDC Board Consideration – Reso 1849	Today
Open Market Negotiation	December 2023
CCDC Board Consideration - Contract Award	Future CCDC Board Meeting
Project Completion	June 2024

CONSIDER: Resolution 1849 Reject all bids for the Eisenman Road Pedestrian Improvements Project and direct the Agency to procure the services on the open market.

Suggested Motion:

I move to adopt Resolution 1849 rejecting all bids for the Eisenman Road Pedestrian Improvements Project and direct the Agency to procure the services on the open market.

AGENDA

V. Action Items (continued)

- E. **CONSIDER** Resolution 1849: Eisenman Road Pedestrian Improvements Project, reject all bids and procure construction services on the open market
.....Kassi Brown/Kathy Wanner (5 minutes)

- F. **CONSIDER** Designation: Grove Street Interpretive Signage. Type 4 Capital Project Coordination for Public Art with Boise City Department of Arts & History
.....Karl Woods/Jennifer Stevens (10 minutes)

VI. Adjourn

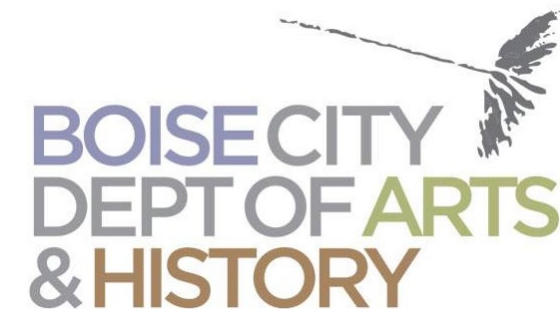
CONSIDER:

Grove Street Interpretive Signage. Type 4 Capital Project Coordination
for Public Art with Boise City Department of Arts & History

Karl Woods
Sr. Project Manager



Jennifer Stevens
Director





Partnership Approach:

1

PARTNERSHIP WITH ARTS & HISTORY

2

INTERPRETIVE WALKING TOUR SIGNAGE

- 15 SIGNS
- \$90,000

3

CITY MANAGES PROJECT

4

CCDC REIMBURSES FOR ELIGIBLE EXPENSES

5

CITY ASSUMES OWNERSHIP AND MAINTENANCE

Grove Street Interpretive Signage and Walking Tour



Inspiration: Freedom Trail, Boston



Grove Street Interpretive Signage and Walking Tour Project

Goals:

- Placemaking – to engage community and create sense of belonging and pride
- Recover lost history and provide entire population with sense of place
- Provide context for art and built environment
- Draw pedestrian traffic to Grove Street

How?

- Highlight lesser-known histories along the street
- Include visual representations of past built environment
- Create online assets to accompany signs and provide additional information



Artist Mungo Ligoya



Sign Content

Four Eras: pre-1863 to 2023

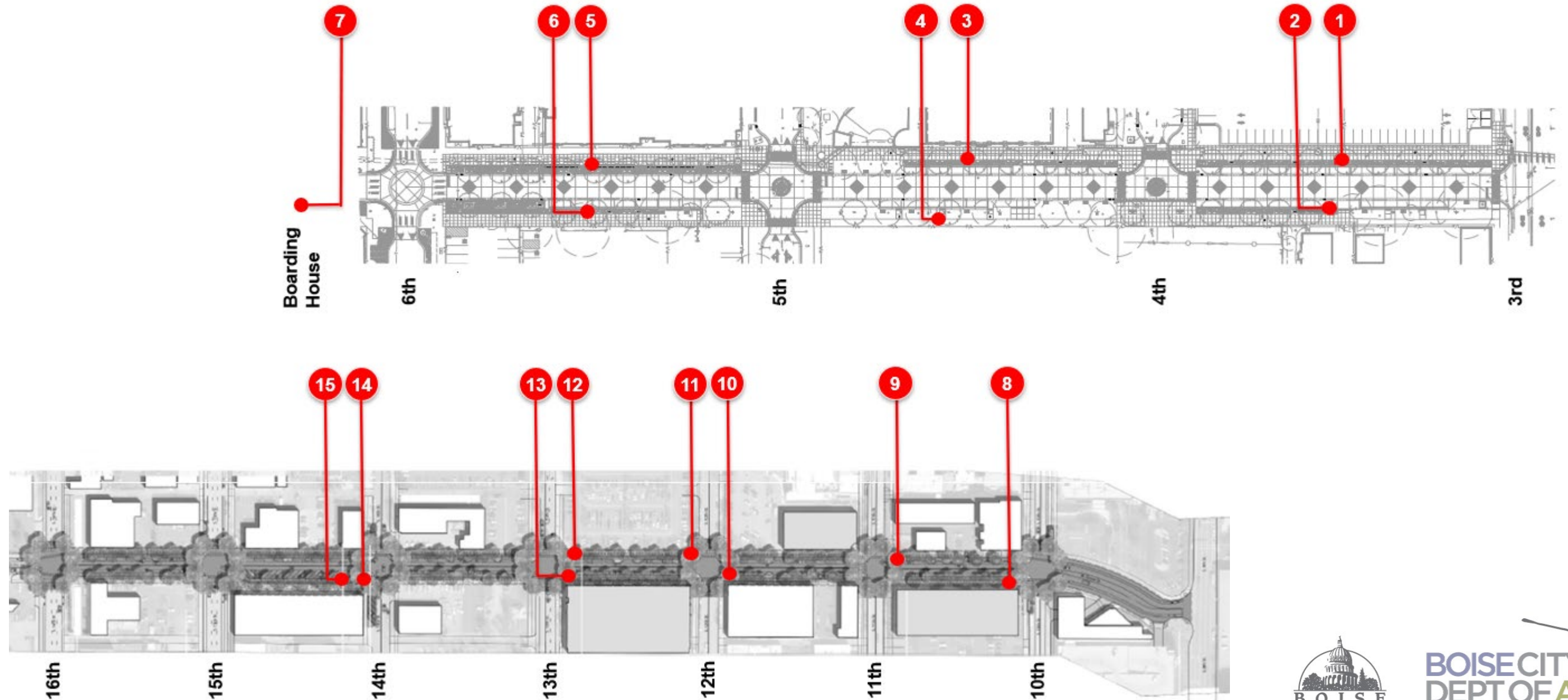
- Pre-history to 1890: Native Americans and early Boise settlement
- 1880-1920: Immigration and the boarding house era
- 1920-1980: Decentralization and the rise of the automobile
- 1980 – present: Urban Renewal and Boise's downtown comeback

Change over time within the following themes:

- Grove Street residents (Chinese, Basque, Irish, Swedish, Russian, Japanese, etc.)
- Built environment (large family homes, boarding houses, residential hotels)
- Commercial activity (restaurants, livery stables, general stores, auto-related shops)
- Transportation (train depot, automobile)
- Downtown transitions

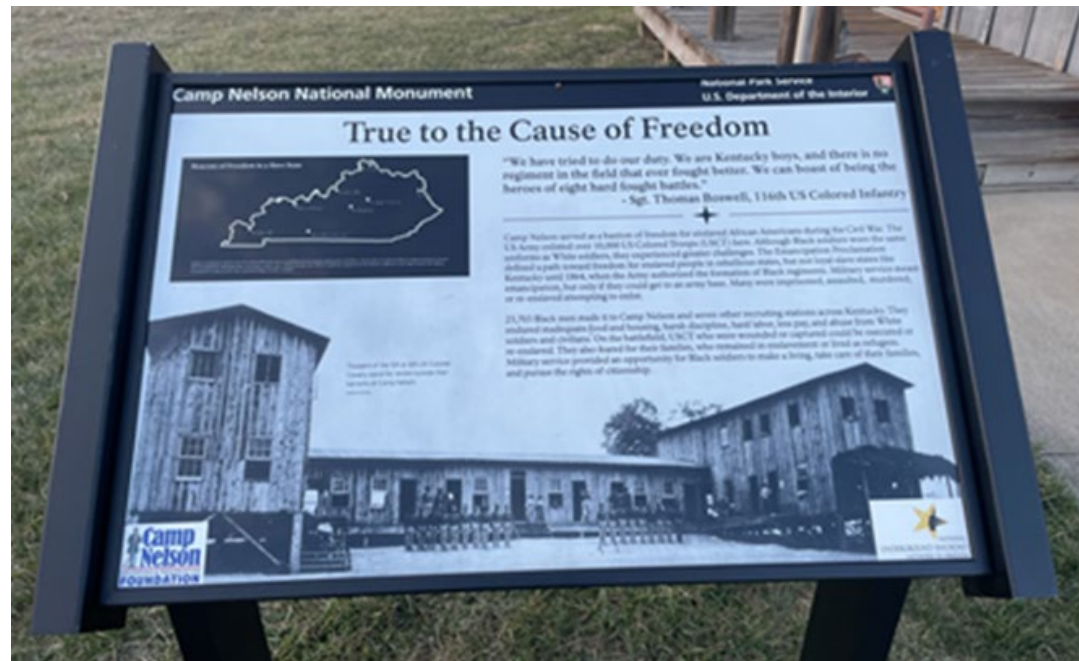


Sign Locations



Sample Signs

Two types:
Standard interpretive
“Ghost” signs



Boise's Culture Walk

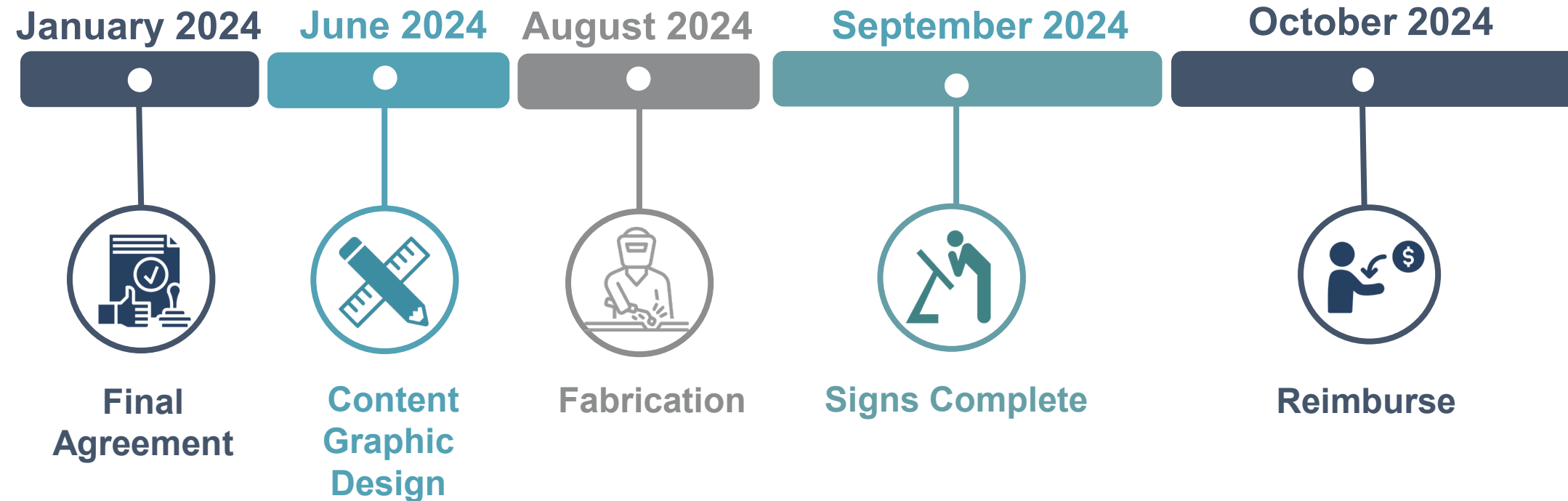
15 interpretive history signs

Strong sense of identity along entirety of Grove Street

Several public art projects

Visual markers along the ground plane

Project Schedule



Suggested Motion:

I move to designate Grove Street 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

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).