

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

**Regular Meeting
August 12, 2024**



AGENDA

I. Call to Order

Chair Haney Keith

II. Action Item: Agenda Changes/Additions

Chair Haney Keith

III. Work Session

- A. Block 68/69 Catalytic Redevelopment Project Update
.....Alexandra Monjar, Jill Sherman, Dean Papé (15 minutes)

- B. FY2025-2029 Five Year Capital Improvement Plan
.....Doug Woodruff (20 minutes)

BLOCK 68/69 CATALYTIC REDEVELOPMENT PROJECT UPDATE

Alexandra Monjar
Sr. Project Manager

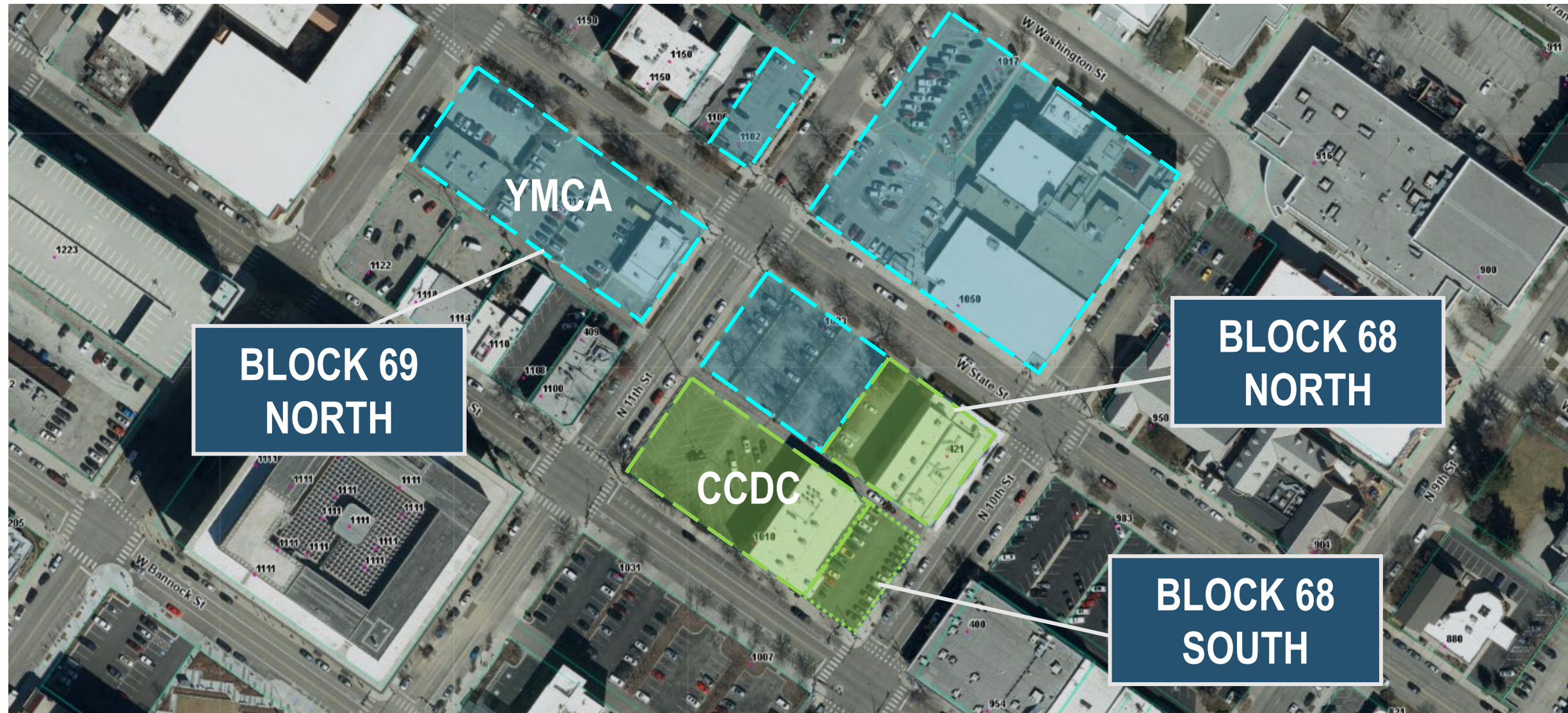
Jill Sherman
Edlen & Co.

Dean Pape
deChase Miksis



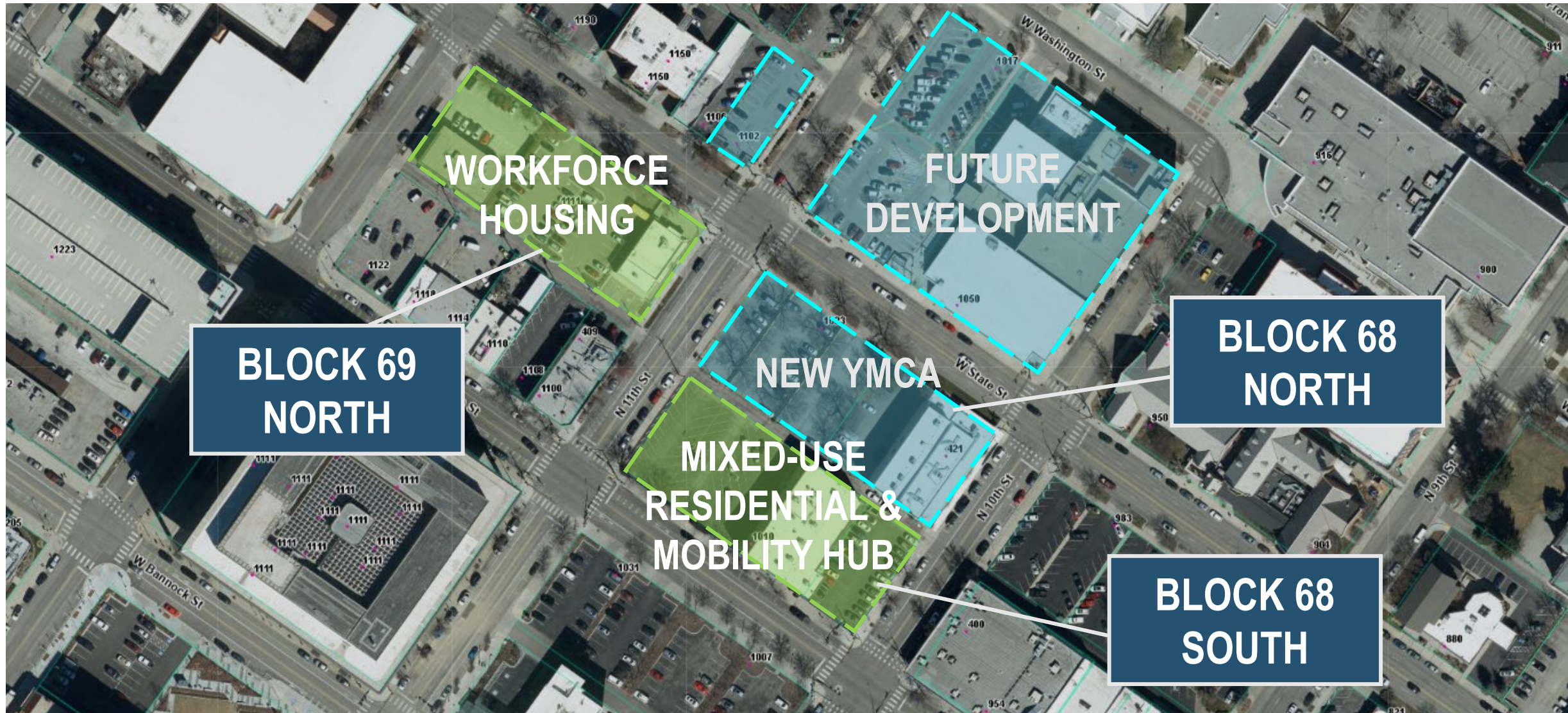
BLOCK 68/69 REDEVELOPMENT PROJECT UPDATE

Joint Proposal Master Plan



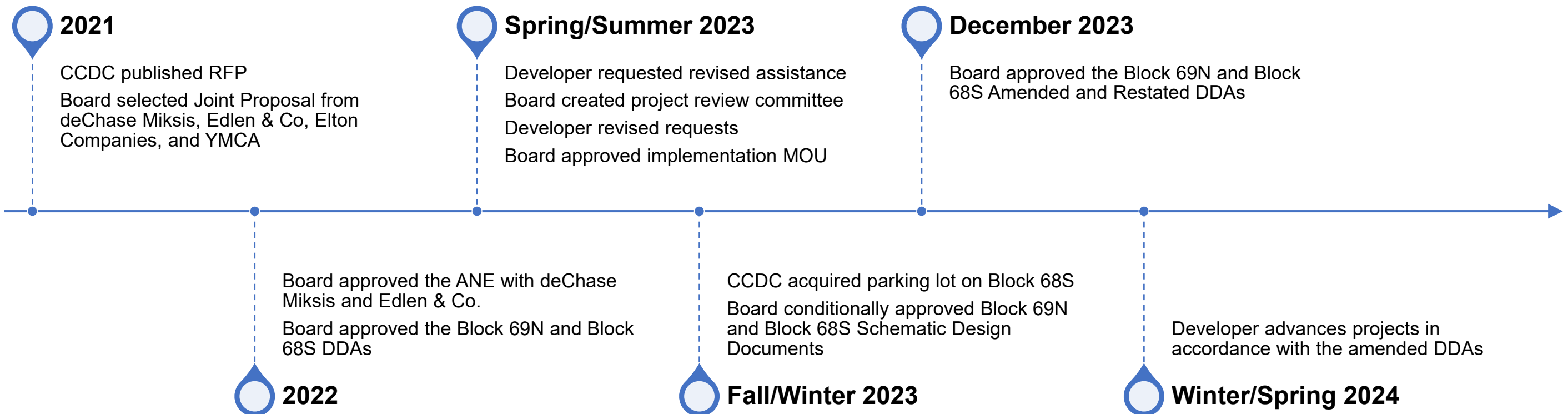
BLOCK 68/69 REDEVELOPMENT PROJECT UPDATE

Joint Proposal Master Plan



BLOCK 68/69 REDEVELOPMENT PROJECT UPDATE

Historic Timeline



BLOCK 68/69 REDEVELOPMENT PROJECT UPDATE

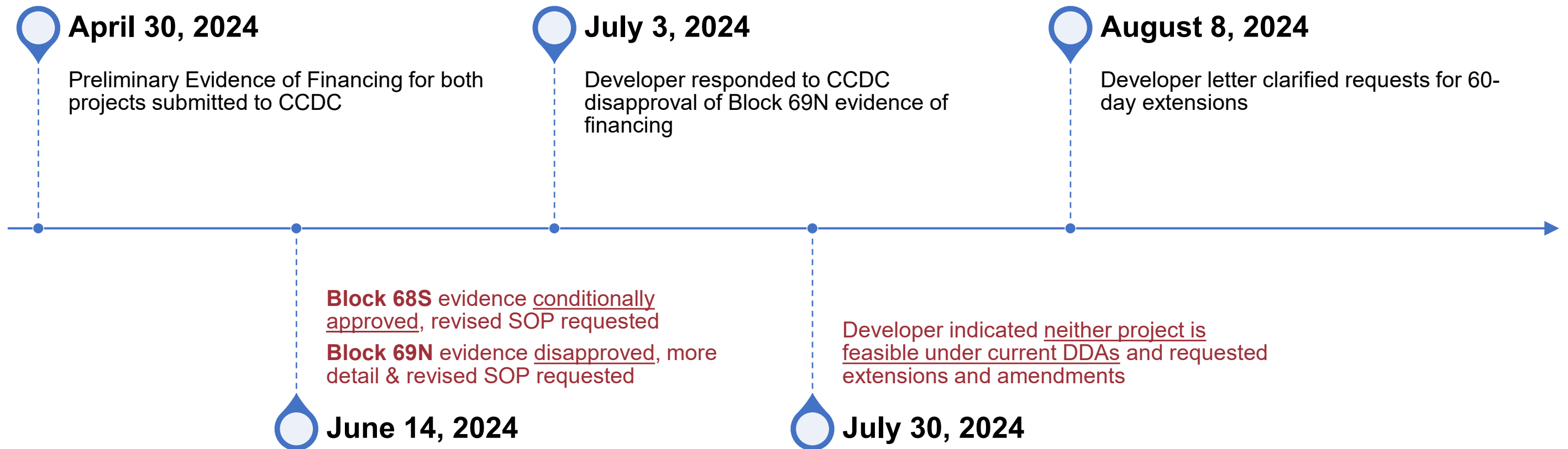
Design Development



Renderings: GBD and PivotNorth

BLOCK 68/69 REDEVELOPMENT PROJECT UPDATE

Evidence of Financing



BLOCK 68/69 REDEVELOPMENT PROJECT UPDATE

Current Status

BLOCK 68 SOUTH

- Not feasible with updated lender requirements and construction costs.
- Original outside closing date: Aug. 15, 2024. Extension allowed to Oct. 15, 2024.
- Developer proposes Mobility Hub with activated ground floor (no residential).

BLOCK 69 NORTH

- Not feasible with conventional financing. Bond financing requires different ownership structure.
- Original outside closing date: Aug. 15, 2024. Extension allowed to Oct. 15, 2024.
- Developer proposes new ownership structure to facilitate bond financing.

BLOCK 68/69 CATALYTIC REDEVELOPMENT PROJECT UPDATE

Developer Presentation



BLOCK 68 CATALYTIC REDEVELOPMENT PROJECT

PROJECT GOALS

GENERAL PROJECTS UPDATE

BLOCK 68 SOUTH REQUEST

BLOCK 69 NORTH REQUEST

NEXT STEPS AND PROPOSED TIMELINE

Project Goals

RFP Goals

- Increase the supply of workforce housing
- Grow mobility initiatives that integrate with 11th and State Street new design
- Contribute to Boise's long-term economic and environmental sustainability
- Contribute to the urban fabric of the community
- Catalyze the development of neighboring properties

Blueprint Boise Goals

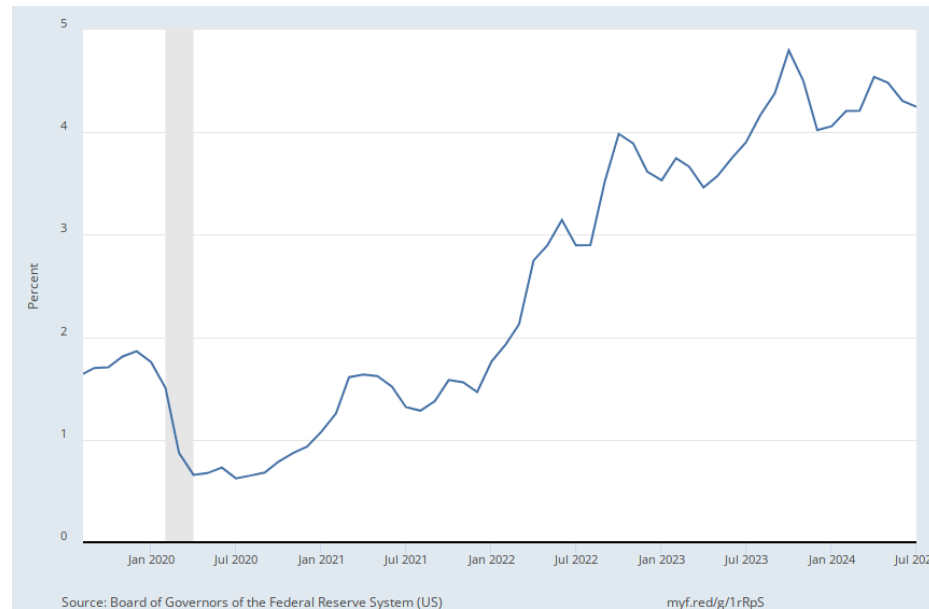
- DT-CCN-2.3: WORKFORCE HOUSING
- DT-NC 3.3: DOWNTOWN YMCA
- DT-NC 3.4: CHILDCARE FACILITIES

Project Goal

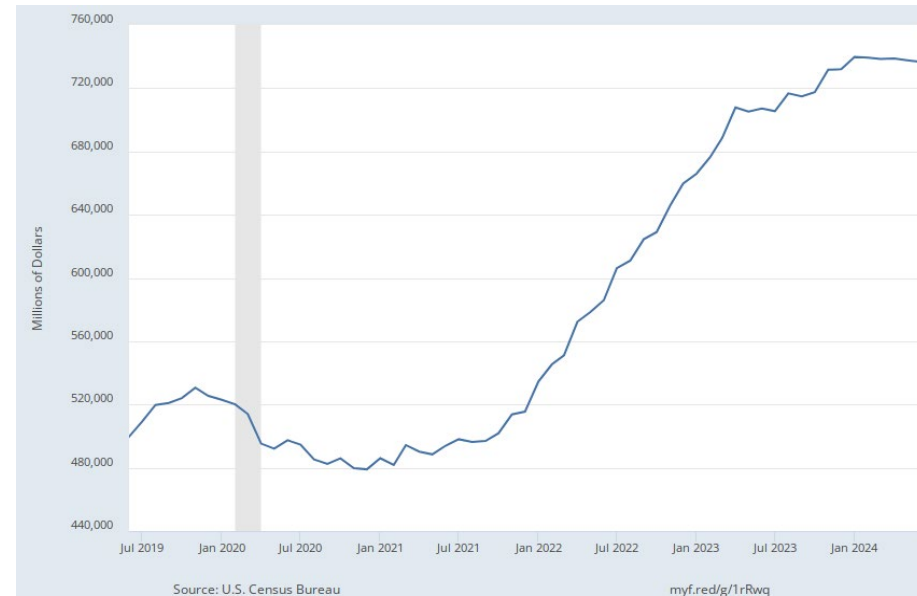
Create a new active mixed-income neighborhood centered on a new Downtown Boise YMCA

Project and Market Update

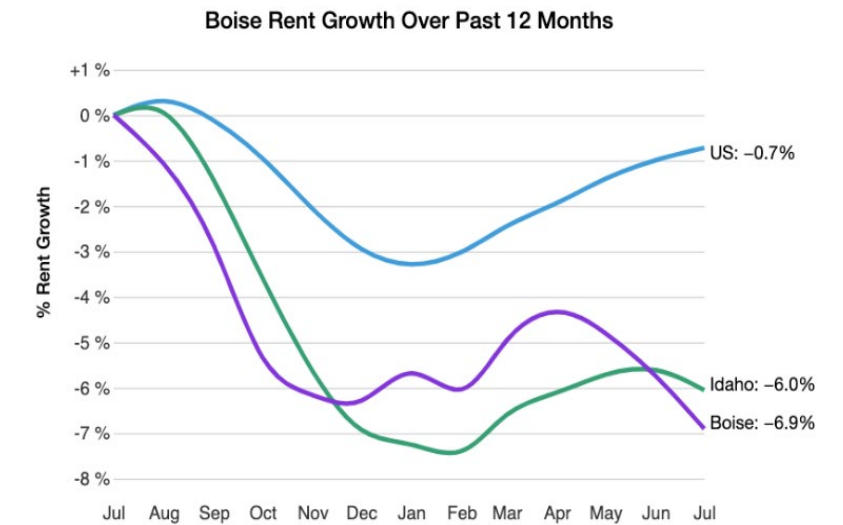
Interest Rates



Construction Costs



Rental Rates



Apartment List

Block 68 South Impacts

- Financial Partner Adjustments
- Construction Cost Increase

Solution

- GOAL: Provide parking for Y & future development
- Adjust project to provide needed parking & ground floor activation (YMCA Child Develop.)

Block 69 North Impacts

- Financial Market Impacts
- Rental Market Softening

Solution

- GOAL: maximize workforce housing
- Non-Profit Owned Bond Structure

Block 68 South Proposed Amendment

Revised Design

- Six-level Mobility Hub with roughly 470 parking stalls
- Active ground floor use: YMCA Child Development, St Luke's Clinic, Active Retail
- Remove senior living units above the parking structure.

Revised Schedule of Performance

- August 12th Board Meeting – **Board approval to work with staff on DDA amendment**
- 30 Days
 - Draft DDA with updated Schedule of Performance and scope of work
- 60 Days
 - Finalize DDA Amendment
- 90 Days
 - Submit updated Evidence of Financing
 - Submit updated design to City of Boise Design Review
- Summer 2025 – Start Construction
- **September 2026 – Project Delivery**

Block 69 North Proposed Amendment

New Ownership Structure

- Boise City-Ada County Housing Authority (BCACHA) proposed Owner of Project
- Developer and BCACHA would enter into Development Services and Asset Management Agreements
- Developer remains responsible for all DDA requirements
- Bond-financed structure to deliver all units at workforce rent levels
- Moral obligation for credit enhancement is key to successful financing
- Developer will use E-notes, PRI Loans, Grants, and Donations to cover any financial gap

Revised Schedule

- August 12th Board Meeting – **Board approval to work with staff on DDA amendment**
- 30 Days
 - Draft Amendment with updated Schedule of Performance and new ownership structure
- 60 Days
 - MOU agreement with BCACHA (including draft of the Development Service Agreement and Asset Management Agreement).
 - Moral obligation and gap funding partners identified and agreed to term sheet
 - Finalize DDA for Board Approval
- 90 Days
 - Finalize agreements between Developer and BCACHA
 - Evidence of finance submitted for CCDC review and approval, including bond structure, moral obligation, and gap funding source
- Early 2025 – Start Construction
- **September 2026 – Project Delivery**



BLOCK 68 CATALYTIC REDEVELOPMENT PROJECT

THANK YOU

BLOCK 68/69 CATALYTIC REDEVELOPMENT PROJECT UPDATE

Board Discussion

BLOCK 68 SOUTH

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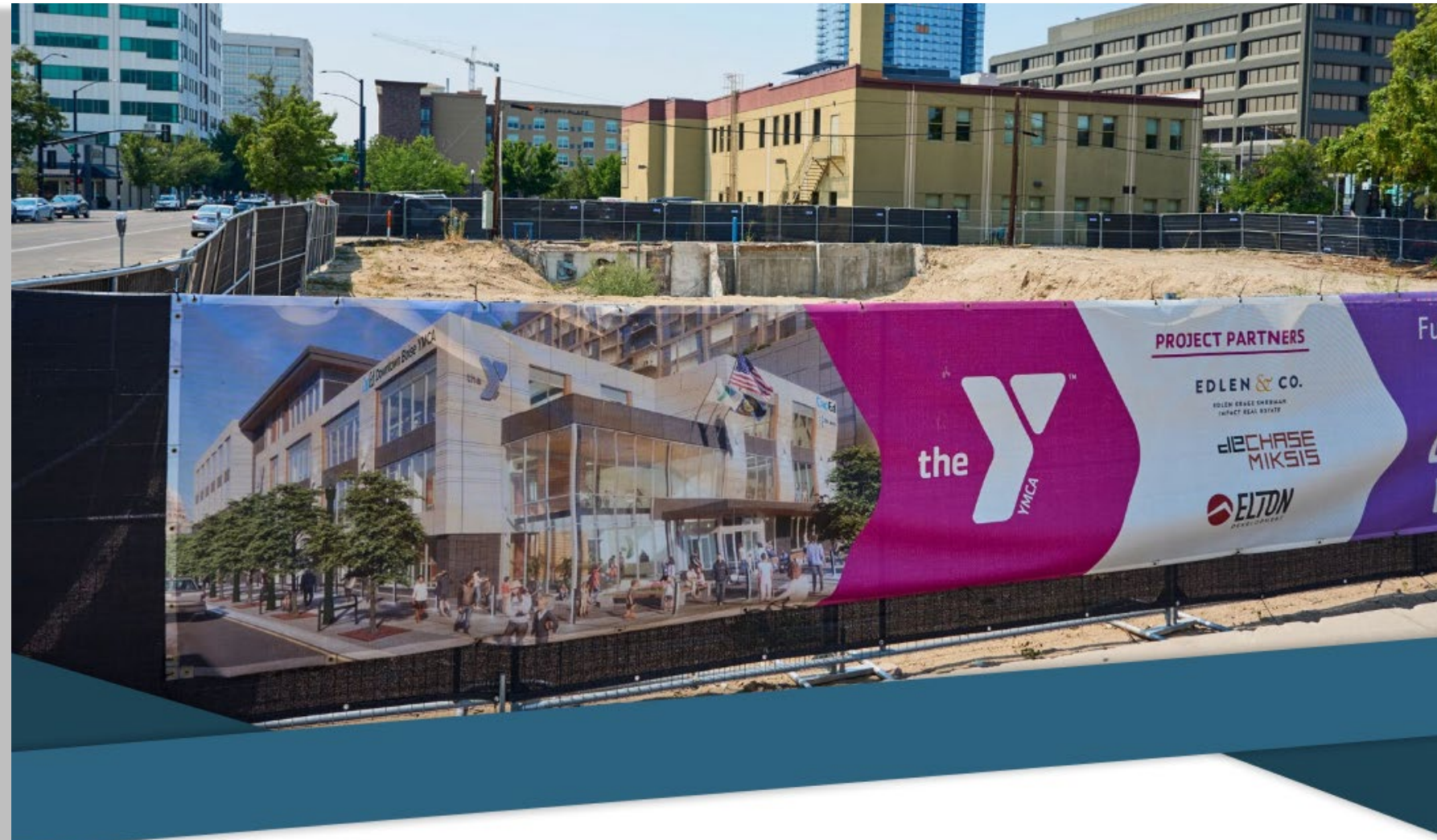
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- B. FY2025-2029 Five Year Capital Improvement Plan
.....Doug Woodruff (20 minutes)

FY2025 – 2029 CAPITAL IMPROVEMENT PLAN

Doug Woodruff
Development Director

August 12, 2024



Proposed: August 12, 2024
FIVE YEAR FY2025 - FY2029
CAPITAL IMPROVEMENT PLAN

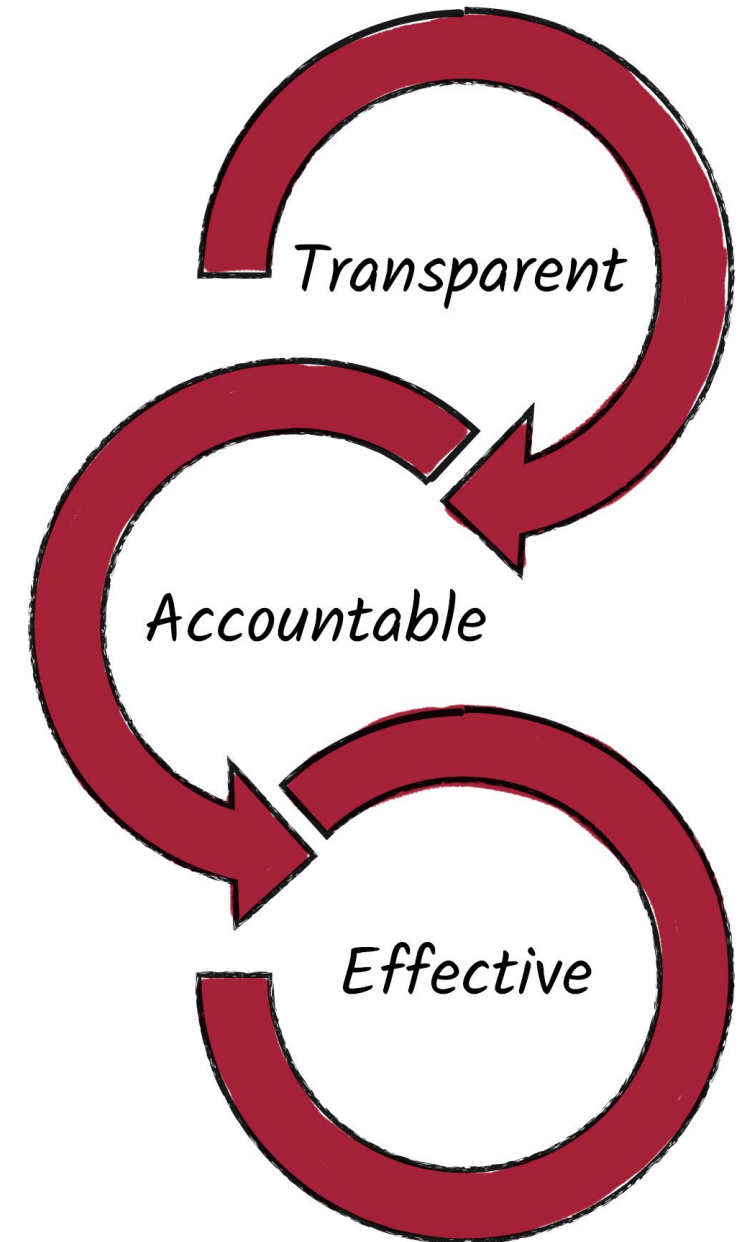
FIVE YEAR PLAN WITH PURPOSE

Catalyze private investment and align with public partners

Publicly available to promote and encourage collaboration

Accomplish long-term strategies

Align resources with high priority projects



ABOUT THE CIP

STATE STREET DISTRICT PROJECTS

STATE STREET DISTRICT

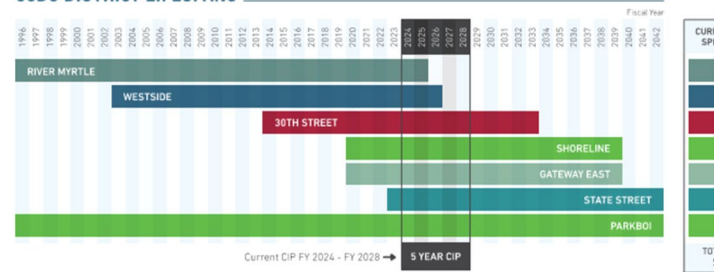
RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT

INVESTMENT SUMMARY

CCDC DISTRICT LIFESPANS

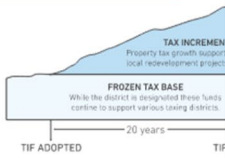


PROJECT FUNDING

Capital Improvement Projects and Participation Program Projects are funded by Tax Increment Financing (TIF). TIF is tax revenue generated above the base value set at formation of an urban renewal district. TIF revenue generated in an urban renewal district must be spent in that district. These direct investments are made in an effort to meet the goals and objectives of the individual districts. At the end of a district's term, the added value from these strategic investments is returned to the other taxing entities.

Urban renewal means neighborhood improvements are controlled locally, letting communities decide which development is best for them. But how is it funded?

Urban renewal projects are funded by tax increment financing (TIF) and revenue from public parking garages. When a district is formed, a set for all property within the district's boundaries. Taxes generated from property values, primarily due to new construction, that improve base value are used to fund urban renewal projects. TIF does not create a new property tax within the district, and tax revenue generated by values must be spent within the same district it was generated from.



RIVER-MYRTLE DISTRICT ("RM" or "RM District")

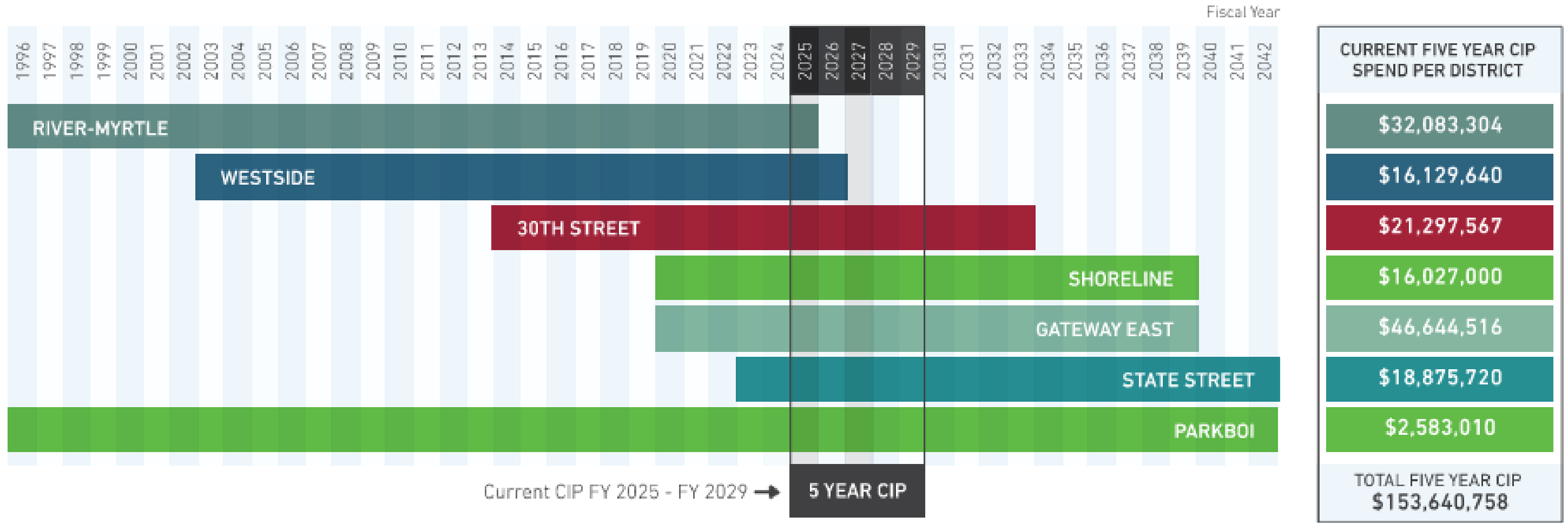
FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
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Capital Improvement Projects

Project ID	Project Description	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
17	521 W. Grove St. Public Space The development of an Agency-owned parcel at 521 W. Grove St. into a public space that celebrates the Old Boise neighborhood's multicultural history, provides additional event space to support street festivals on the adjacent Basque Block, interfaces with prospective adjacent private development, and supports the overall neighborhood placemaking strategy. The development of the space is in collaboration with City of Boise Parks and Recreation, which will assume ownership, operation, and maintenance upon the project's completion.	3,461					\$3,461
18	Rebuild Old Boise Blocks on Grove Street. Streetscape Improvements, 3rd Street to 6th Street Streetscape improvements on both sides of Grove Street between 3rd Street and 6th Street that create a distinctive shared street and urban space which celebrates the historic cultures of the area, employs sustainable strategies and provides a venue for community events. Project replaces a section of the underground Boise Canal. The improvements are in accordance with the recommendations of the community-driven visioning report produced in 2020 and in collaboration with the City of Boise, ACHD, State of Idaho, and Boise Canal Company.	586					\$586
19	Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue The design and construction of a multi-use pathway that connects the East End Neighborhood to downtown Boise. Pathway alignment is along the Boise City Canal between the Broadway Avenue signalized pedestrian crossing and the intersection of 3rd and Grove streets. Boise's Pathway Master Plan and Old Boise Blocks Vision Report identify this as a priority connection.	2,967					\$2,967
20	Rebuild Linen Blocks on Grove Street Streetscape and Bikeway Improvements, 9th Street to 16th Street Public improvements along Grove Street from 9th to 16th streets that create safe and comfortable multimodal travel. Improvements include custom streetscapes with additional landscaping, protected bike lanes, public utility upgrades, and placemaking amenities per the recommendations of the 2021 Visioning Report.	3,743					\$3,743

INVESTMENT SUMMARY

CCDC DISTRICT LIFESPANS



KEY STRATEGIES



ECONOMIC DEVELOPMENT

Cultivate commerce and grow resilient, diversified, and prosperous local economies.

INFRASTRUCTURE

Improve public infrastructure to attract new investment and encourage best use of property.

MOBILITY

Expand mobility choices that include parking and multiple modes to enable universally accessible urban districts.

PLACE MAKING

Develop public spaces and energized environments where a blend of cultures and concentrated mix of uses create a valued sense of place.

SPECIAL PROJECTS

Invest in projects that respond to emerging revitalization opportunities including public amenities, historic preservation, and support of local arts and culture.

INCREASE HOUSING SUPPLY

5-Year Plan

- 23 housing developments
- \$70 million in public investments

23 Housing Developments

- 2,215 - units delivered/in-development
 - 381 rent-restricted
- 2,190 - potential units
 - 220 rent-restricted

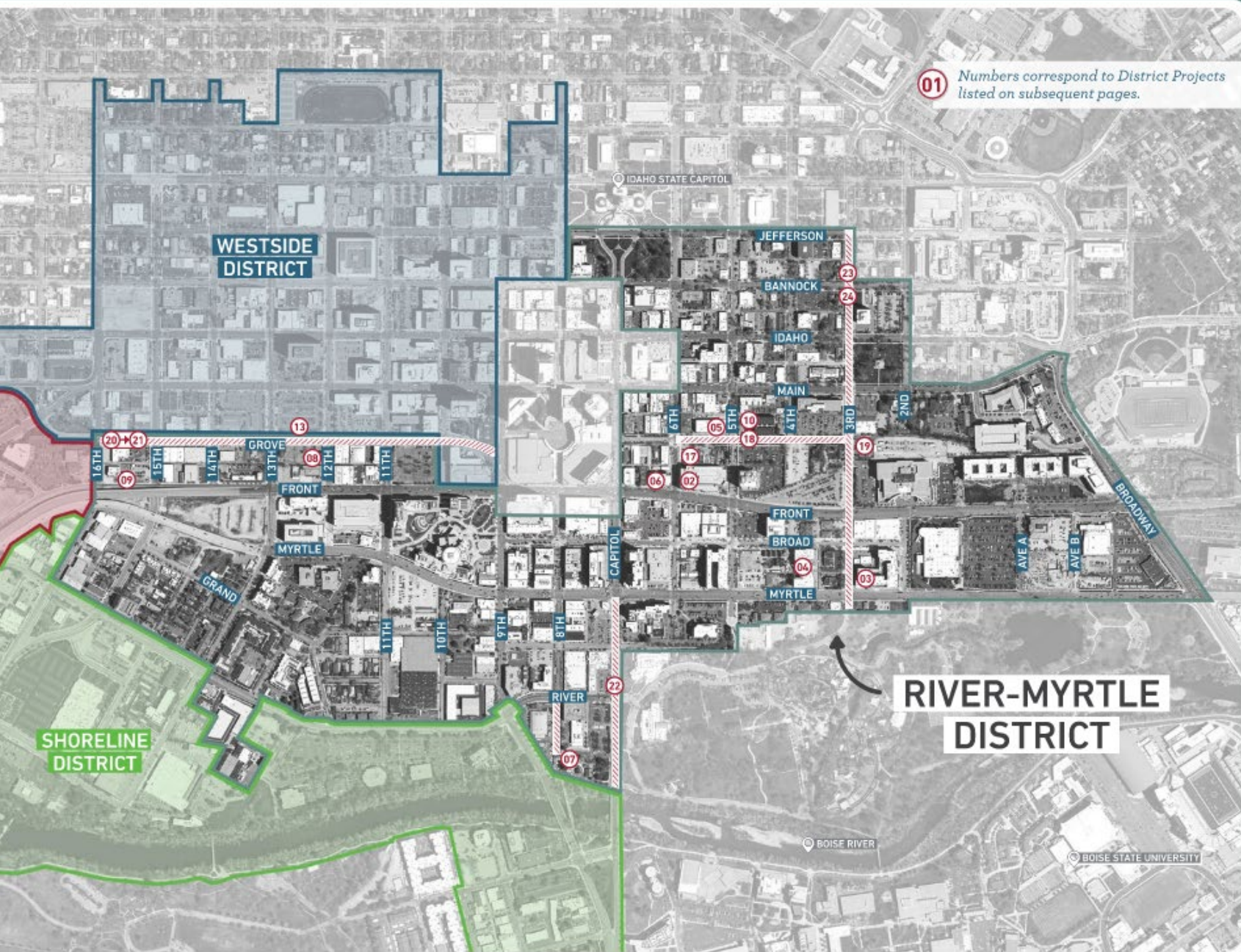
Total: 4,405 Units

- *600 rent-restricted*



RIVER MYRTLE DISTRICT

FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
\$32,803	SUNSET	SUNSET	SUNSET	SUNSET	\$32,803



PRIMARY STRATEGIES FOR THE DISTRICT

- Increase the number of downtown residents with housing opportunities at all levels
- Recruit hotels, retail and other services to attract visitors, conferences, and employers
- Improve streets to serve local commerce and a welcoming pedestrian environment
- Create a system of parks and public spaces, act as a catalyst for private investment that creates a city for everyone
- Reduce reliance on surface parking lots through mobility options, sustainable development and increased connectivity

CAPITAL PROJECTS

Old Boise Blocks

Linen Blocks

Boise City Canal Pathway

521 W. Grove Street Public Space

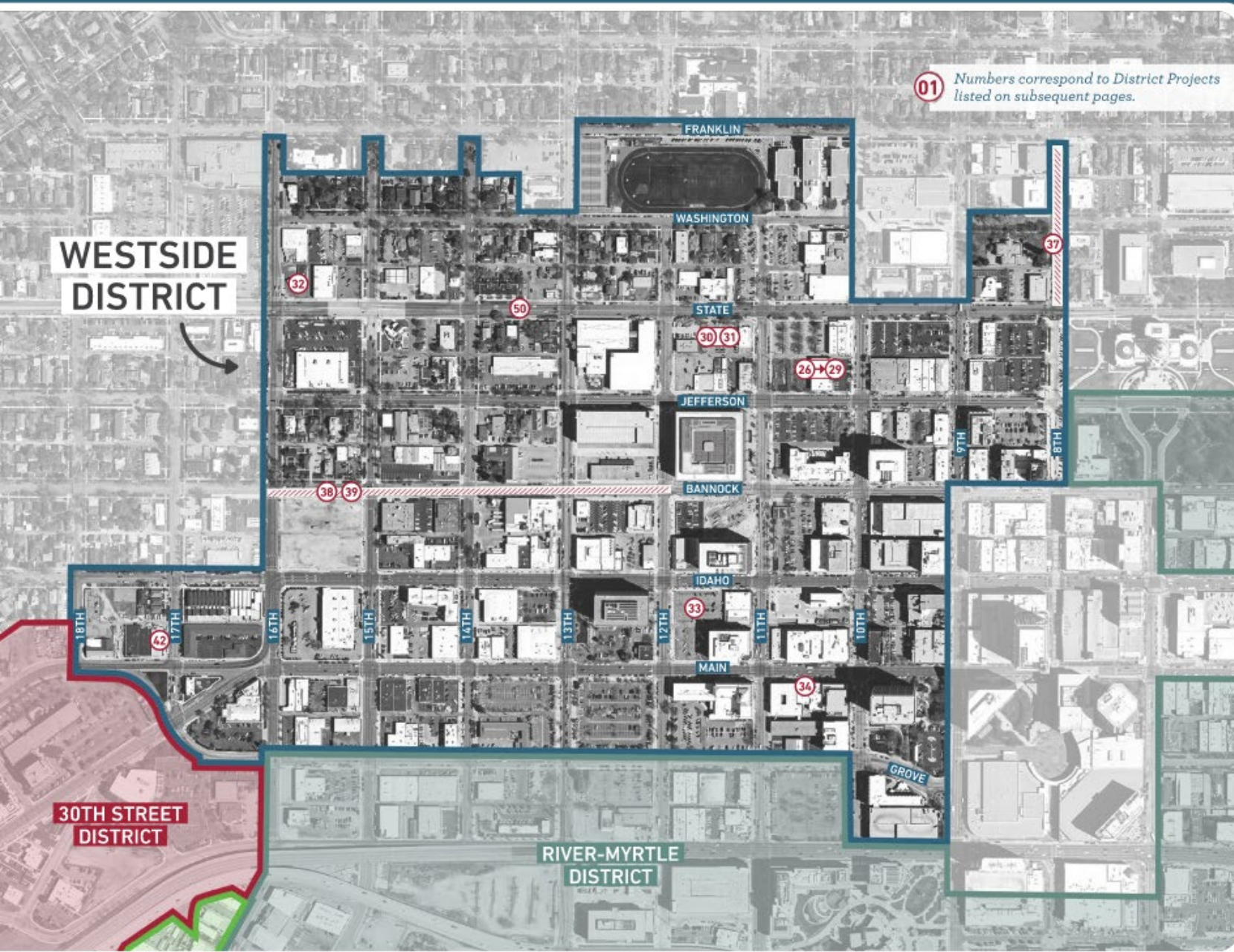
Capital Boulevard Streetscape Improvements

3rd Street Mobility and Streetscape Improvements



WESTSIDE DISTRICT

FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
\$9,665	\$6,465	SUNSET	SUNSET	SUNSET	\$16,130



PRIMARY STRATEGIES FOR THE DISTRICT

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- Recruit hotels, retail and other services to attract visitors, conferences, and employers
- Improve streets to serve local commerce and a welcoming pedestrian environment
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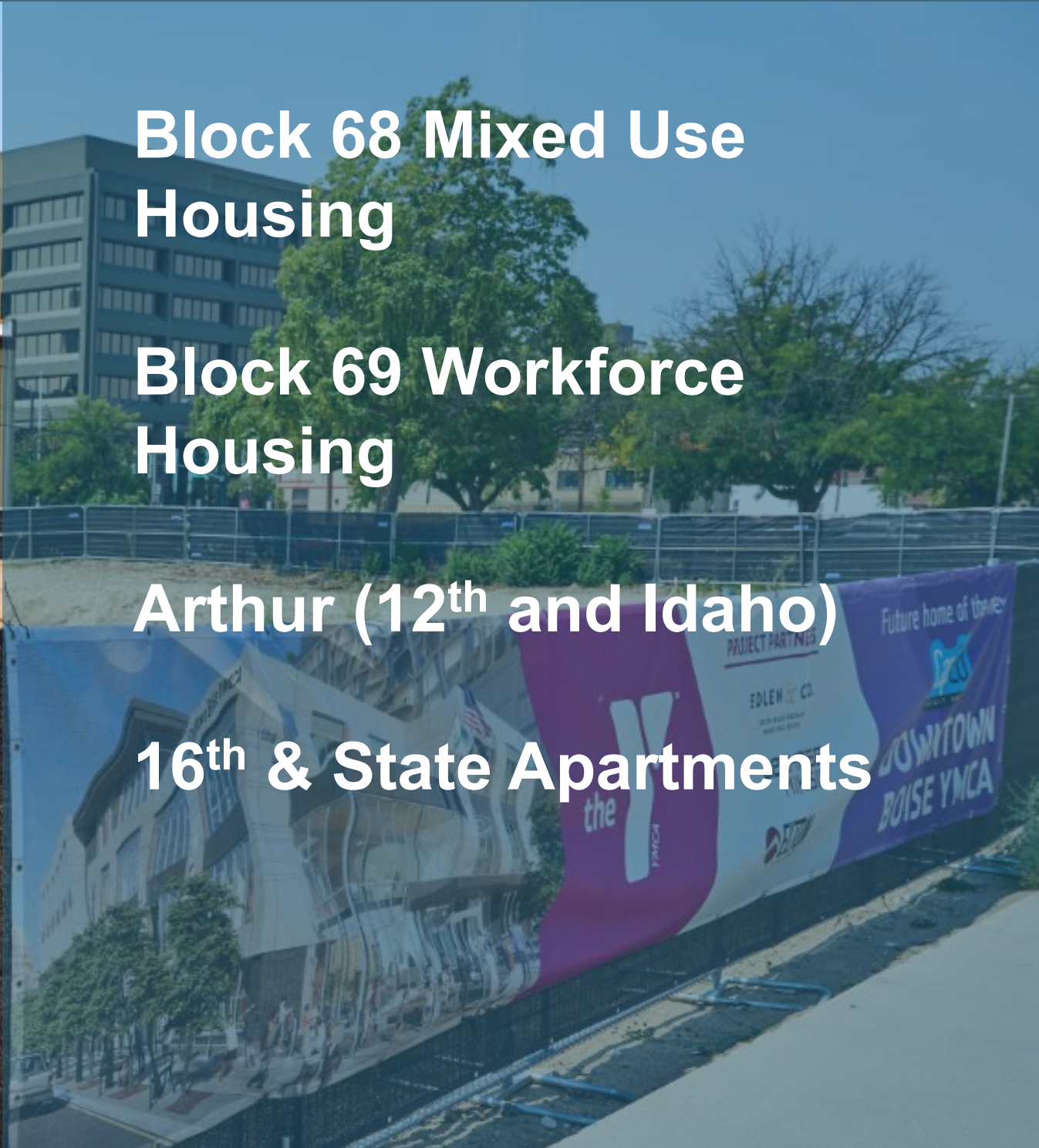


HOUSING PARTNERSHIPS



**Block 68 Mixed Use
Housing**

**Block 69 Workforce
Housing**



Arthur (12th and Idaho)

16th & State Apartments



CAPITAL PROJECTS

North 8th Street Bikeway & Streetscape Improvements

- ✓ Contractor Hired
- ✓ Shovel Ready

Bannock Street Streetscape & Road Improvements

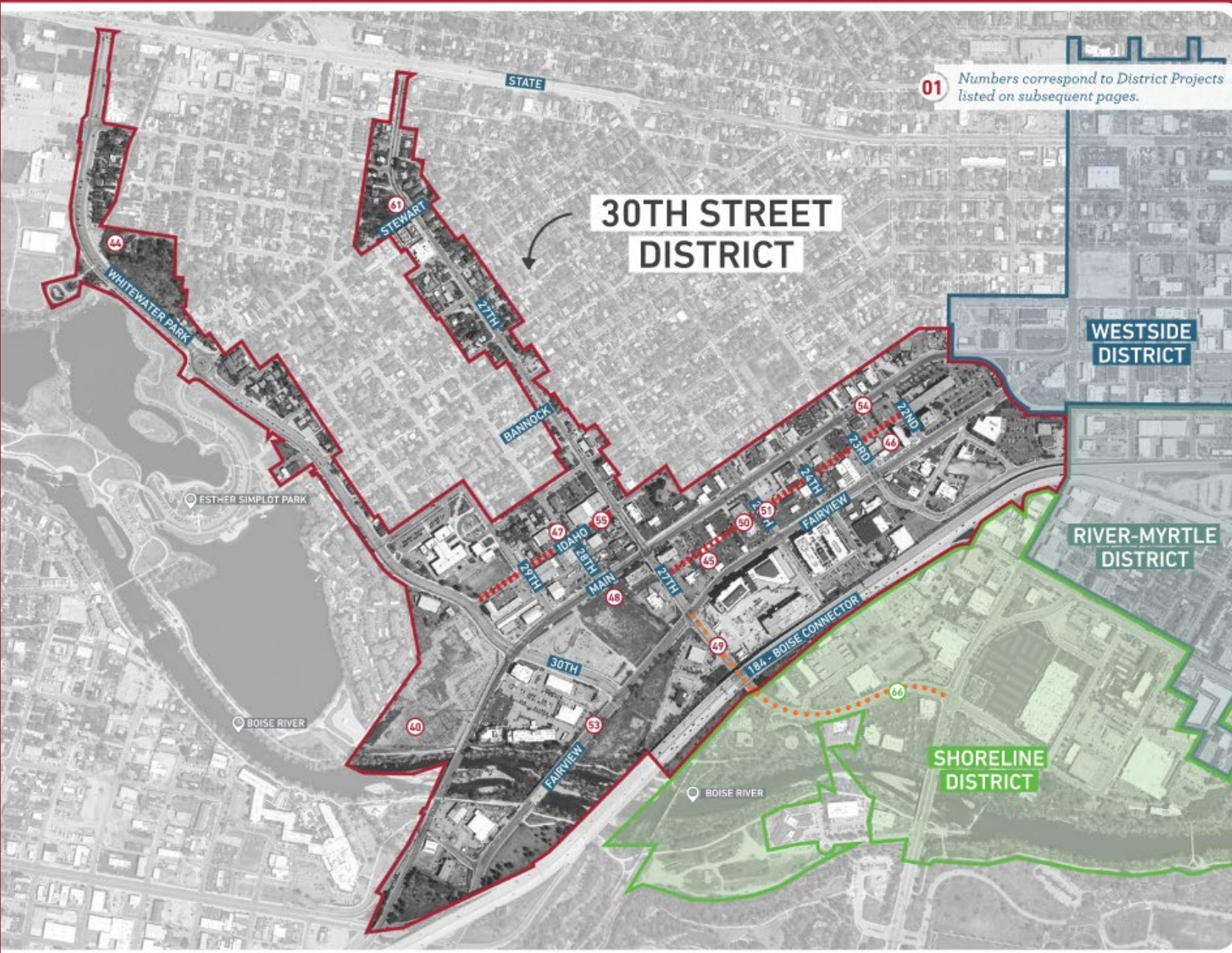
- ✓ ACHD Interagency Partnership
- ✓ Final Design Underway



Recently Completed 11th Street Blocks

30TH STREET DISTRICT

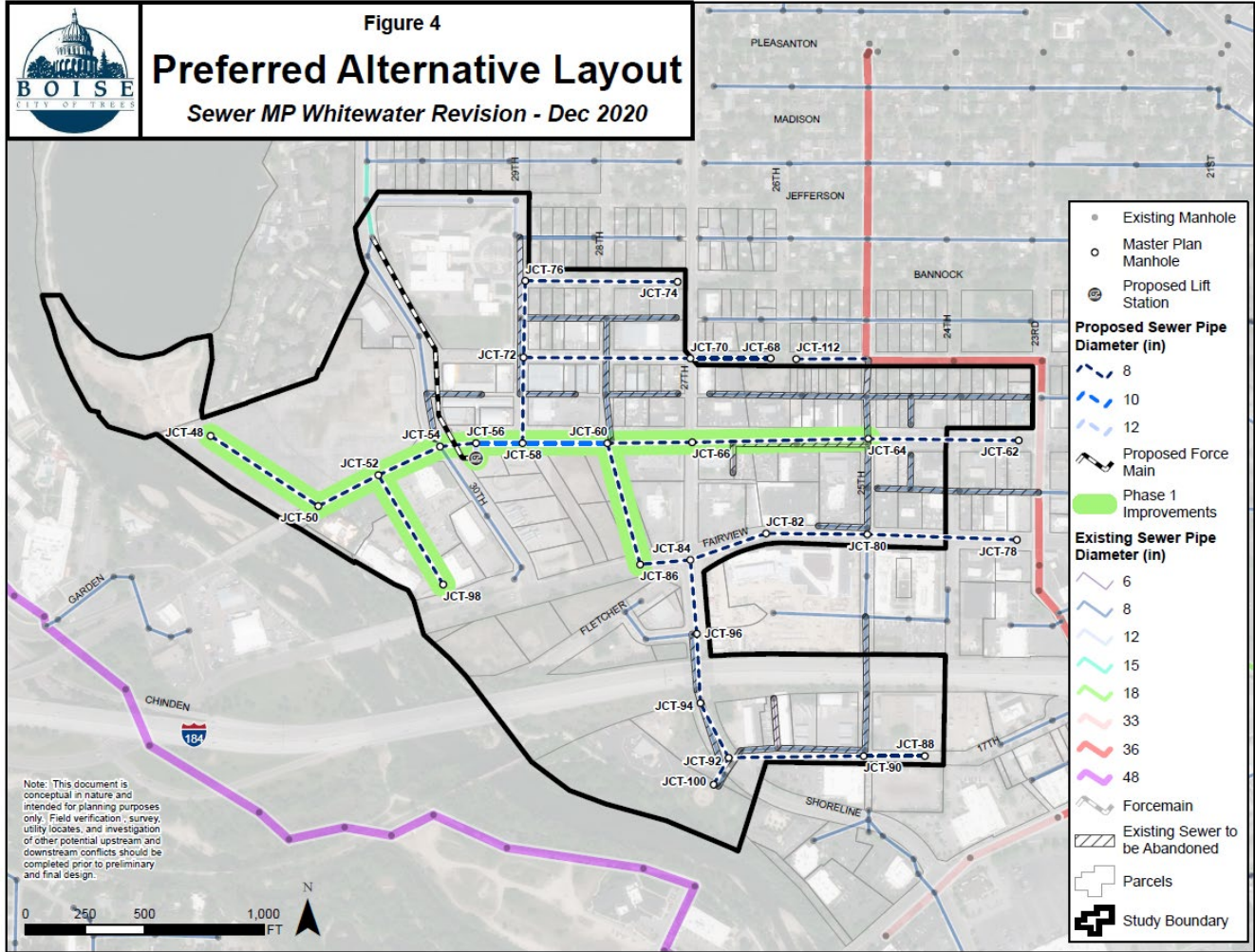
FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
\$1,975	\$1,707	\$12,785	\$2,740	\$2,090	\$21,298



PRIMARY STRATEGIES FOR THE DISTRICT

- Create an authentic sense of place by drawing on the natural setting, emerging community, and history of area
- Focus on the neighborhood and Boise River Corridor's exceptional value by encouraging redevelopment that positively interfaces with existing neighborhood fabric
- Expand workforce housing options and support multi-modal transportation
- Invest resources into improving aging infrastructure to reduce barriers to redevelopment
- Attract people who bring diversity and creativity through placemaking that supports arts, culture, and history

WATER RENEWAL – DEVELOPMENT READY



Lift Station Project Completion in early FY25

Proposed Development Projects

30TH STREET DISTRICT - NEW PROJECTS

Fairview Mobility & Streetscape Improvements

Main Street Mobility & Streetscape Improvements

Idaho Street, Placemaking Improvements

Alleyway Mobility Improvements

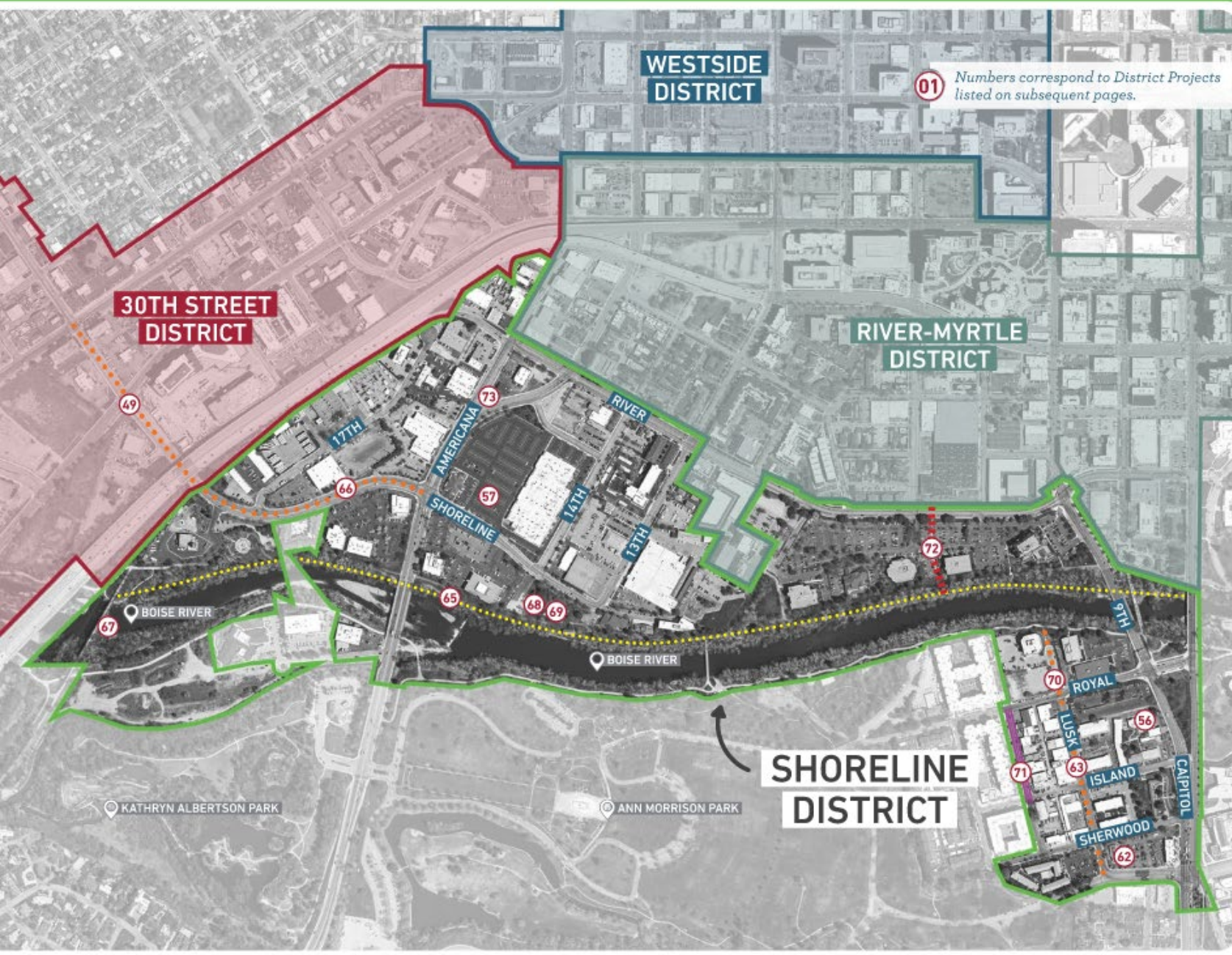
Utility Undergrounding and Network Improvements



Transit Stations and Mobility Infrastructure

SHORELINE DISTRICT

FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
\$365	\$1,772	\$1,009	\$11,577	\$1,305	\$16,027



PRIMARY STRATEGIES FOR THE DISTRICT

- With limited resources available, participate on a revenue reimbursement basis to increase the supply of housing
- Leverage ParkBOI system to catalyze transformative investment that advances the District's objectives
- Assist the City with design parameters that offer a more predictable development process, and in turn, high quality congruent public improvements
- Implement sustainable and ecologically sensitive infrastructure that activates the riverfront, protects the river and improves access into the river

GATEWAY EAST DISTRICT

FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
\$1,991	\$10,770	\$13,780	\$12,742	\$7,361	\$46,645



PRIMARY STRATEGIES FOR THE DISTRICT

- Diversify Boise's economy with industrial development that can help local businesses expand and attract new businesses
- Build infrastructure that supports sustainable manufacturing enterprises
- Initiate projects designed to increase transportation and mobility options for the area's workforce
- Secure and improve certain public space in critical areas

GATEWAY EAST – NEW PROJECTS

East WinCo Court Road Improvements

Multi-use Pathway

North Warehouse Way Road Extension

Five Mile Sewer Mainline Extension

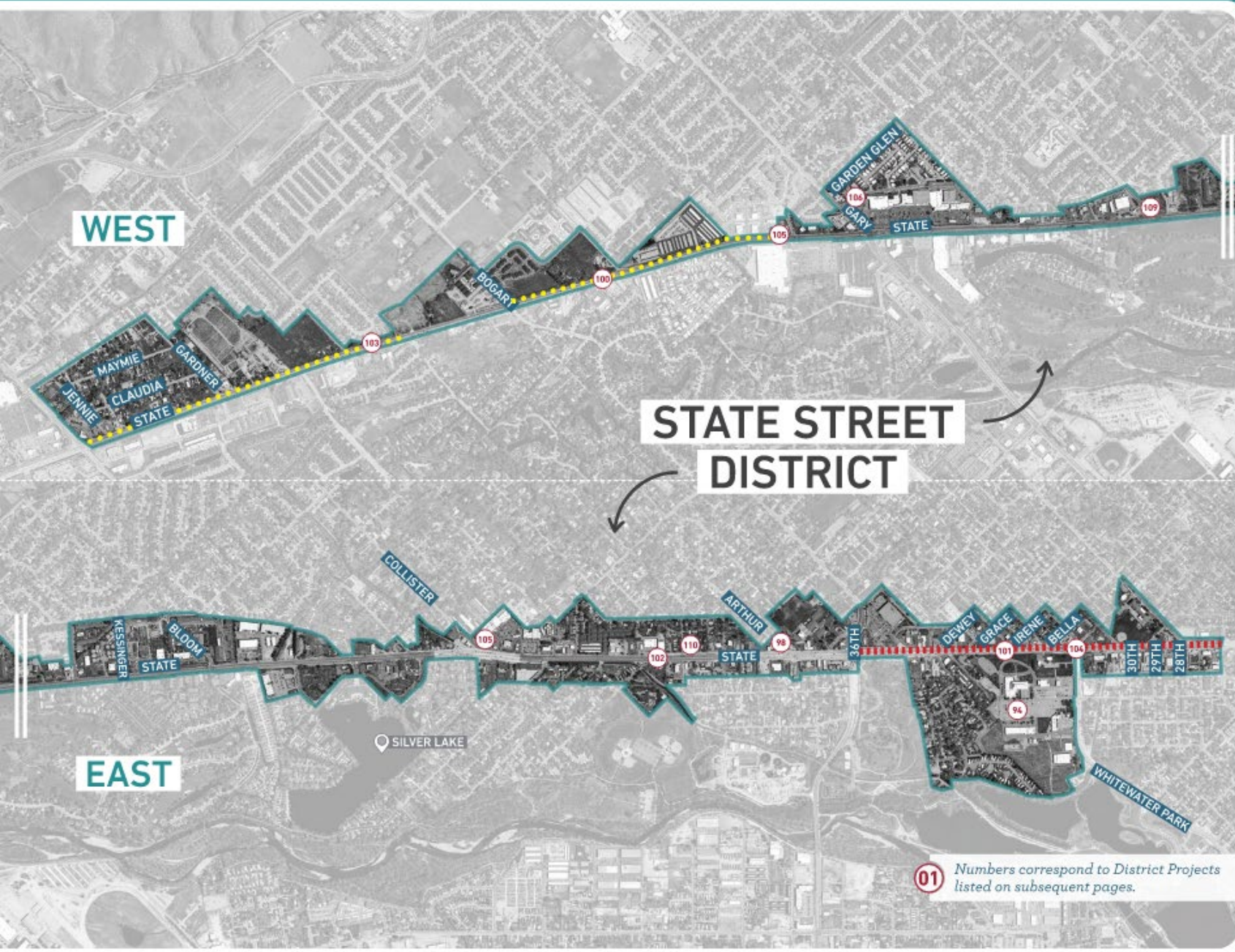
**Supply Circle North Road
Improvements**

**Supply Way and Gowen Road Utility
Upgrades**



STATE STREET DISTRICT

FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
\$625	\$1,865	\$3,482	\$1,583	\$11,321	\$18,876



PRIMARY STRATEGIES FOR THE DISTRICT

- Increase the use of the best-in-class State Street transit system by participating in transit oriented redevelopment
- Improve transportation infrastructure and commuter experience by investing in safety measures and amenities such as multi-use pathways, bike share facilities, transit stops and improved highway crossings
- Leverage existing recreational assets—Greenbelt, Willow Lane complex, and Whitewater Park—to attract infill development of a variety of housing choices

STATE STREET – NEW PROJECTS

Boise Valley Canal Undergrounding and Multi-use Pathway

- ✓ Saxton Drive to Duncan Lane

State Street Streetscape Improvements

- ✓ Willow Lane to Fargo Street

Concept Design - State Street, 27th to 36th Street

- ✓ Partnership with ACHD
- ✓ FY2029



NEXT STEPS & DISCUSSION

Next Steps

- August 28, 2024
- **Action Item: Consider Approval**



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AGENDA

IV. Action Item: Consent Agenda

A. Expenses

1. Approve Paid Invoice Report for July 2024

B. Minutes and Reports

1. Approve Meeting Minutes for July 16, 2024

C. Other

1. Approve Resolution 1883: 521 W. Grove St. Public Space. First Amendment to the Type 4 Participation Agreement with Boise City Department of Arts & History
2. Approve Resolution 1888: 421 N. 10th St. First Amendment to the Second Amended and Restated Real Property Exchange Agreement with The Young Men's Christian Association of Boise City, Idaho

CONSENT AGENDA

Motion to Approve Consent
Agenda

AGENDA

IV. Action Items

A. CONSIDER Proposed FY2024 Amended Budget.....Joey Chen (10 minutes)

B. CONSIDER Proposed FY2025 Original Budget.....Joey Chen (10 minutes)

V. Adjourn

Consider

- Proposed FY2024 Amended Budget
- Proposed FY2025 Original Budget

Joey Chen, Finance & Administration Director

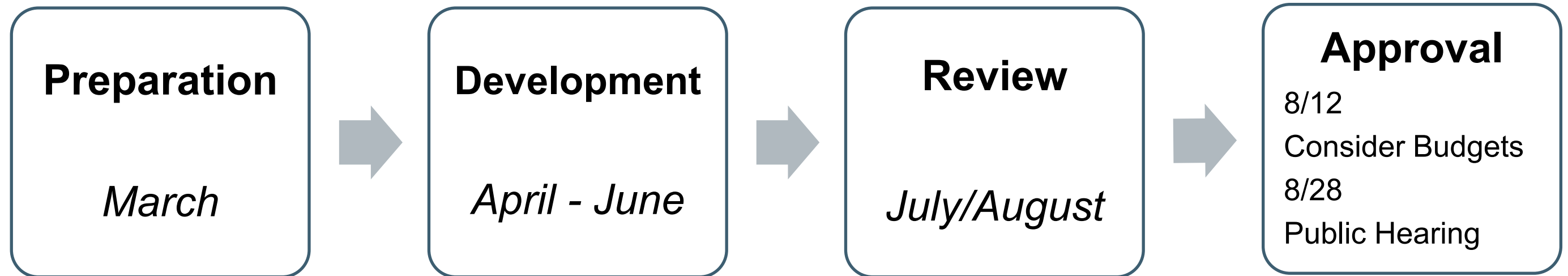
August 12, 2024

Agenda

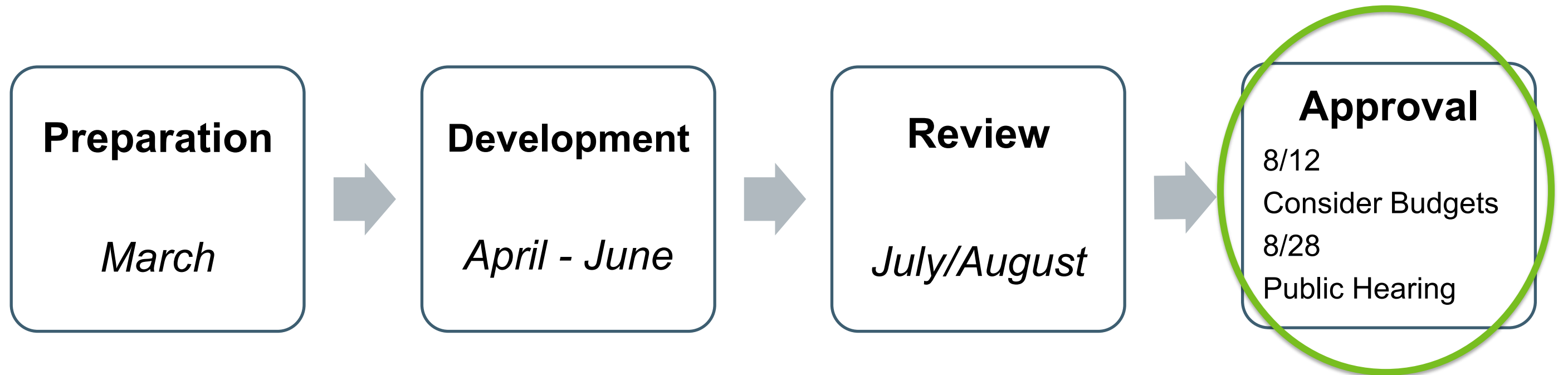
- **Budget Timeline**
- **FY2024 Amended Budget**
- **FY2025 Original Budget**



Budget Timeline



Budget Timeline



Proposed
FY2024
Amended
Budget



FY2024 Amended Budget

Propose to Amend from \$67M to \$46M

Revenue Changes:

- Tax Increment \$0.2M increase
- Parking \$77K increase
- Reimbursement \$0.4M decrease
- Misc. \$0.6M increase

Expense Changes:

- Operating \$0.8M decrease
- Capital Outlay \$20.5M decrease
 - Timing Changes* \$14.8M
 - Permanent Changes* \$5.7M

FY2024 Amended Budget

Propose to Amend from \$67M to \$46M

Capital Outlay Timing Changes:

- | | |
|--|--------|
| <input type="checkbox"/> Rebuild Linen Blocks on Grove Street Improvements | \$2.8M |
| <input type="checkbox"/> Block 68 South Parking Garage Project | \$5.5M |
| <input type="checkbox"/> New PARCS Equipment Purchase/Installation | \$2.5M |
| <input type="checkbox"/> Contractual Obligations | \$1.9M |

Capital Outlay Permanent Changes:

- | | |
|--|--------|
| <input type="checkbox"/> 5 th & 6 th Street Two-Way Conversion Project | \$2.7M |
| <input type="checkbox"/> Power Systems Upgrades (partner with IPCO) | \$3.0M |

FY2024 Amended Budget

Action Requested

1. Tentatively approve proposed FY2024 Amended Budget
2. Advertise Public Hearing at August 28 Special Meeting
 - Exhibit A

Questions?

Suggested Motion:

I move to tentatively approve the FY2024 Amended Budget to new revenue and expense totals of **\$46,154,293** and set the time and date of Noon, August 28, 2024, for the statutorily-required public hearing.

AGENDA

IV. Action Items

A. **CONSIDER** Proposed FY2024 Amended Budget.....Joey Chen (10 minutes)

B. **CONSIDER** Proposed FY2025 Original Budget.....Joey Chen (10 minutes)

V. Adjourn

Proposed
FY2025
Original
Budget



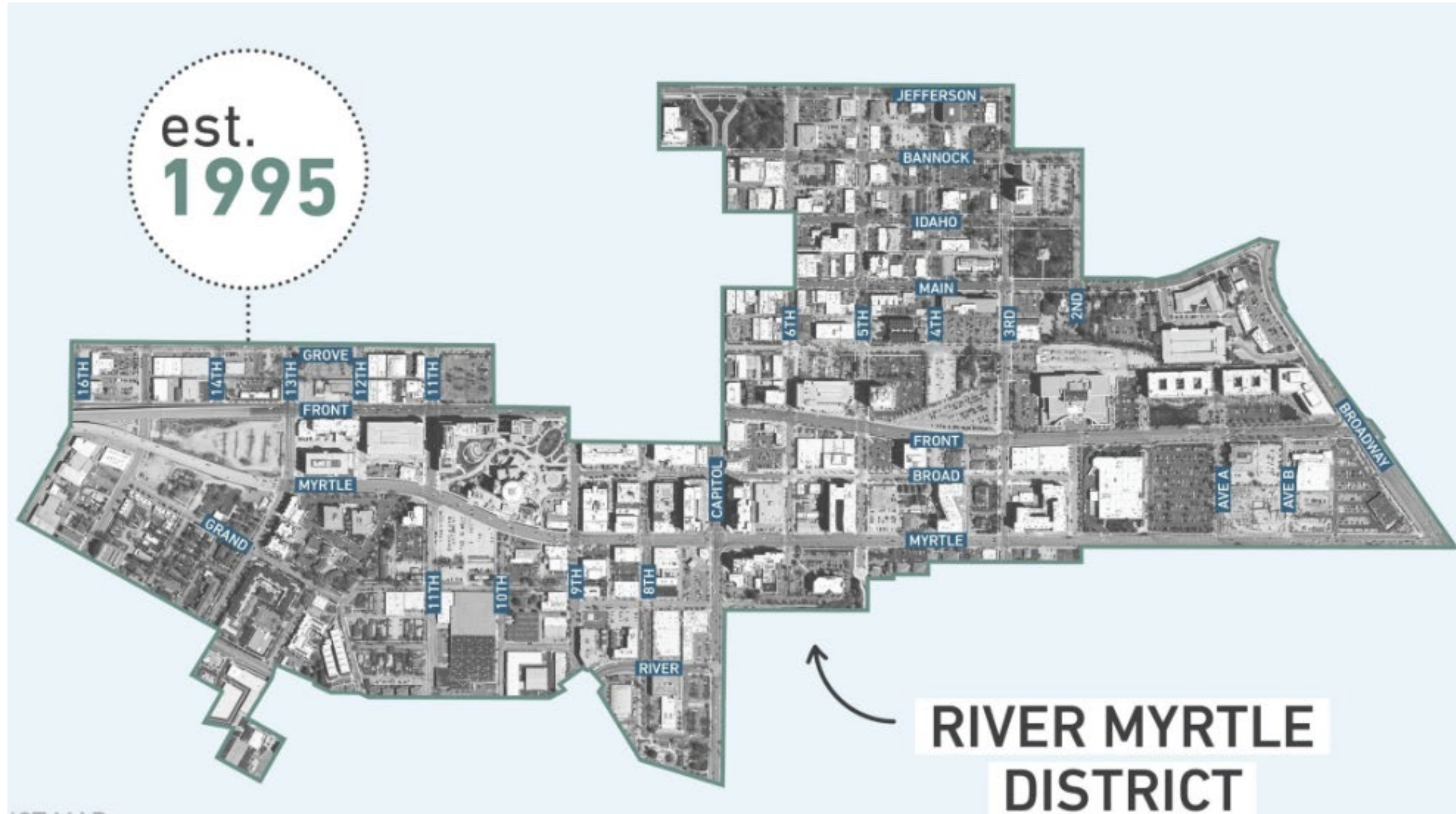
Big Picture

TIME

Tax Year	Fiscal Year	RIVER-MYRTLE / OLD BOISE	WESTSIDE	30th STREET	GATEWAY EAST	SHORELINE	STATE STREET
1995	FY1996	30					
1996	FY1997	29					
1997	FY1998	28					
1998	FY1999	27					
1999	FY2000	26					
2000	FY2001	25					
2001	FY2002	24	24				
2002	FY2003	23	23				
2003	FY2004	22	22				
2004	FY2005	21	21				
2005	FY2006	20	20				
2006	FY2007	19	19				
2007	FY2008	18	18				
2008	FY2009	17	17				
2009	FY2010	16	16				
2010	FY2011	15	15				
2011	FY2012	14	14				
2012	FY2013	13	13	20			
2013	FY2014	12	12	19			
2014	FY2015	11	11	18			
2015	FY2016	10	10	17			
2016	FY2017	9	9	16			
2017	FY2018	8	8	15			
2018	FY2019	7	7	14	20	20	
2019	FY2020	6	6	13	19	19	
2020	FY2021	5	5	12	18	18	
2021	FY2022	4	4	11	17	17	
2022	FY2023	3	3	10	16	16	20
2023	FY2024	2	2				19
2024	FY2025	1	2	9	15	15	18
2025	FY2026		1	8	14	14	17
2026	FY2027			7	13	13	16
2027	FY2028			6	12	12	15
2028	FY2029			5	11	11	14
2029	FY2030			4	10	10	13
2030	FY2031			3	9	9	12
2031	FY2032			2	8	8	11
2032	FY2033			1	7	7	10
2033	FY2034				6	6	9
2034	FY2035				5	5	8
2035	FY2036				4	4	7
2036	FY2037				3	3	6
2037	FY2038				2	2	5
2038	FY2039				1	1	4
2039	FY2040						3
2040	FY2041						2
2041	FY2042						1

River Myrtle/Old Boise District Sunset

Final
Budget
Year
FY2025



FY2025 Original Budget

Total Proposed Budget - \$72.9M

Revenues Summary

☐ Tax Increment Revenue	\$32.1M
☐ Parking Revenue	\$ 9.2M
☐ Reimb. & Misc.	\$ 4.3M
☐ Pass-Thru	\$ 0.5M
☐ Use of Working Capital	\$26.8M



Increment Revenue

IMPORTANT TO REMEMBER

- **CCDC is not a Taxing Entity**
- CCDC receives property tax revenue
 - **9 Taxing Districts**
 - **Increment Value**
 - Taxable property
 - URD boundaries



DRY CREEK CEMETERY



AdaCountyParamedics
We're in it for Life!

FLOOD CONTROL DISTRICT #10

FY2025 Original Budget

Tax Increment Revenue

Overall Assessed Taxable Value Trends:

- Ada County 6% increase
- City of Boise 4% increase
- CCDC URDs combined 7% increase

Levy Rate Trends:

- Several taxing districts are estimating 1-11% decrease
- CCDC assuming 5% decrease

FY2025 Original Budget

Tax Increment Revenue

Increment Value



Est. Levy Rate



Increment Revenue

\$3,653,694,678

+\$239,421,449
+7%

0.008867821

-5%

\$32,100,000

+\$570,000
+2%

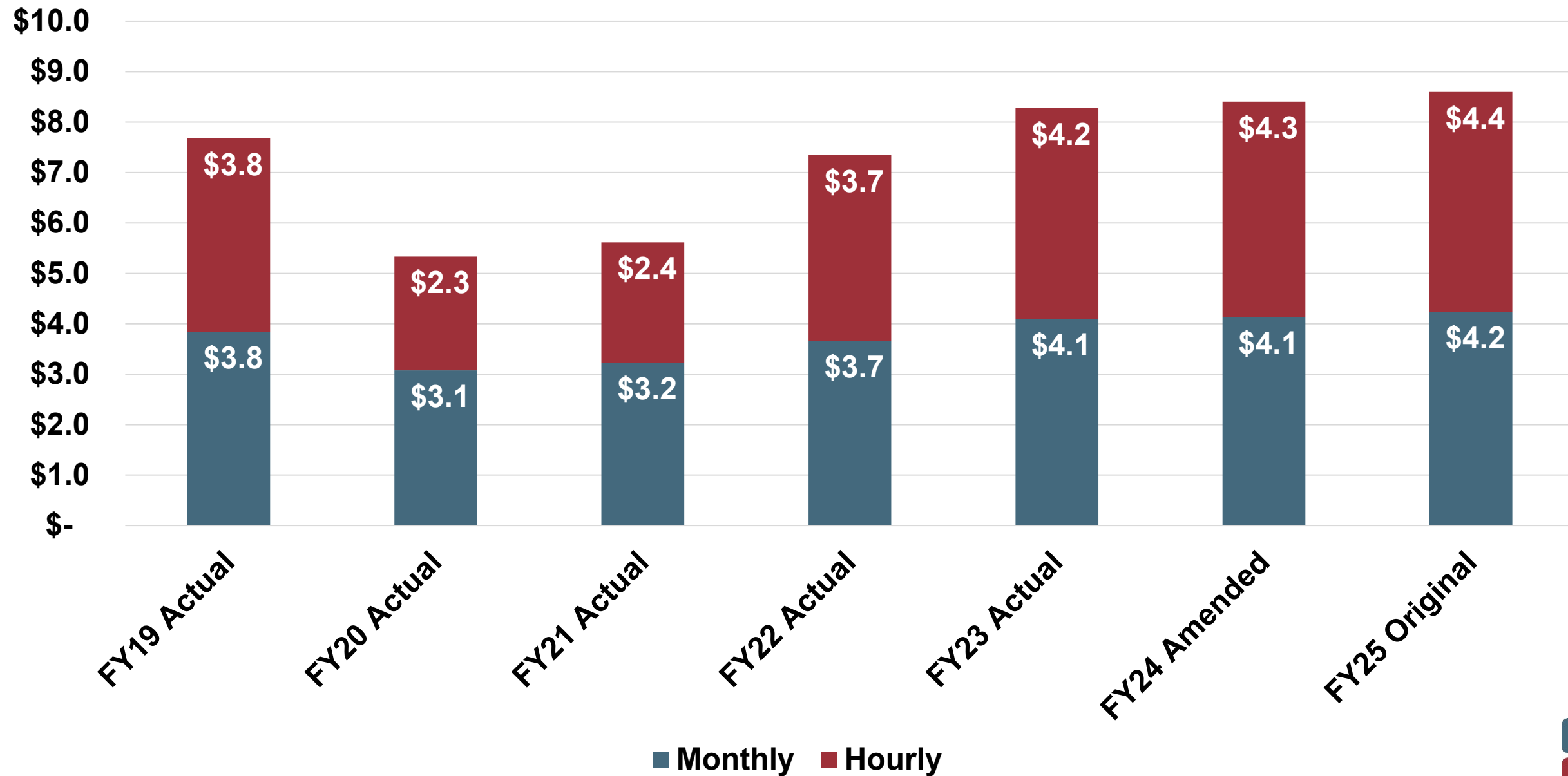
FY2025 Original Budget

Tax Increment Revenue



FY2025 Original Budget

Monthly & Hourly Parker Revenue

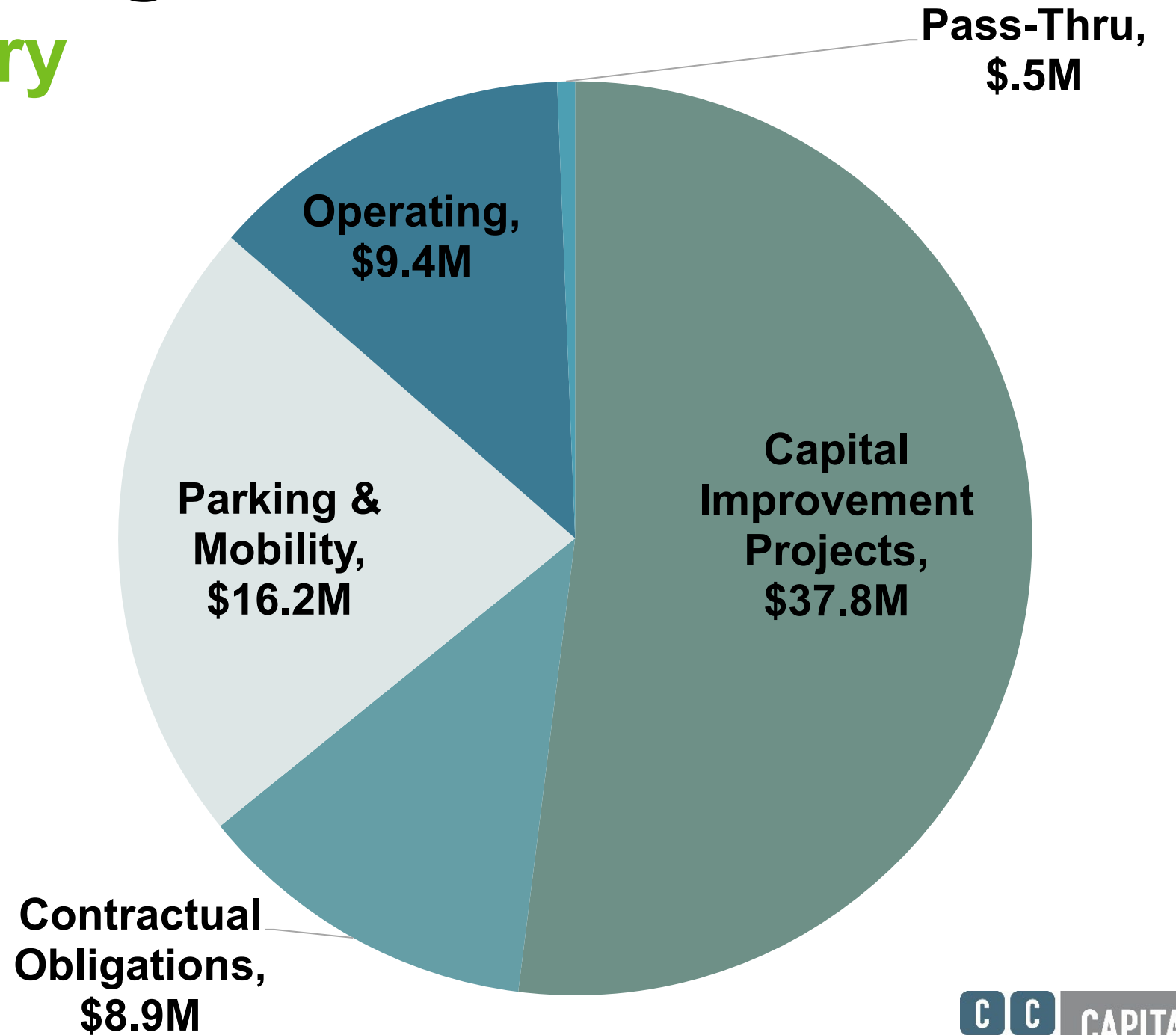


FY2025 Original Budget

Expenditures Summary

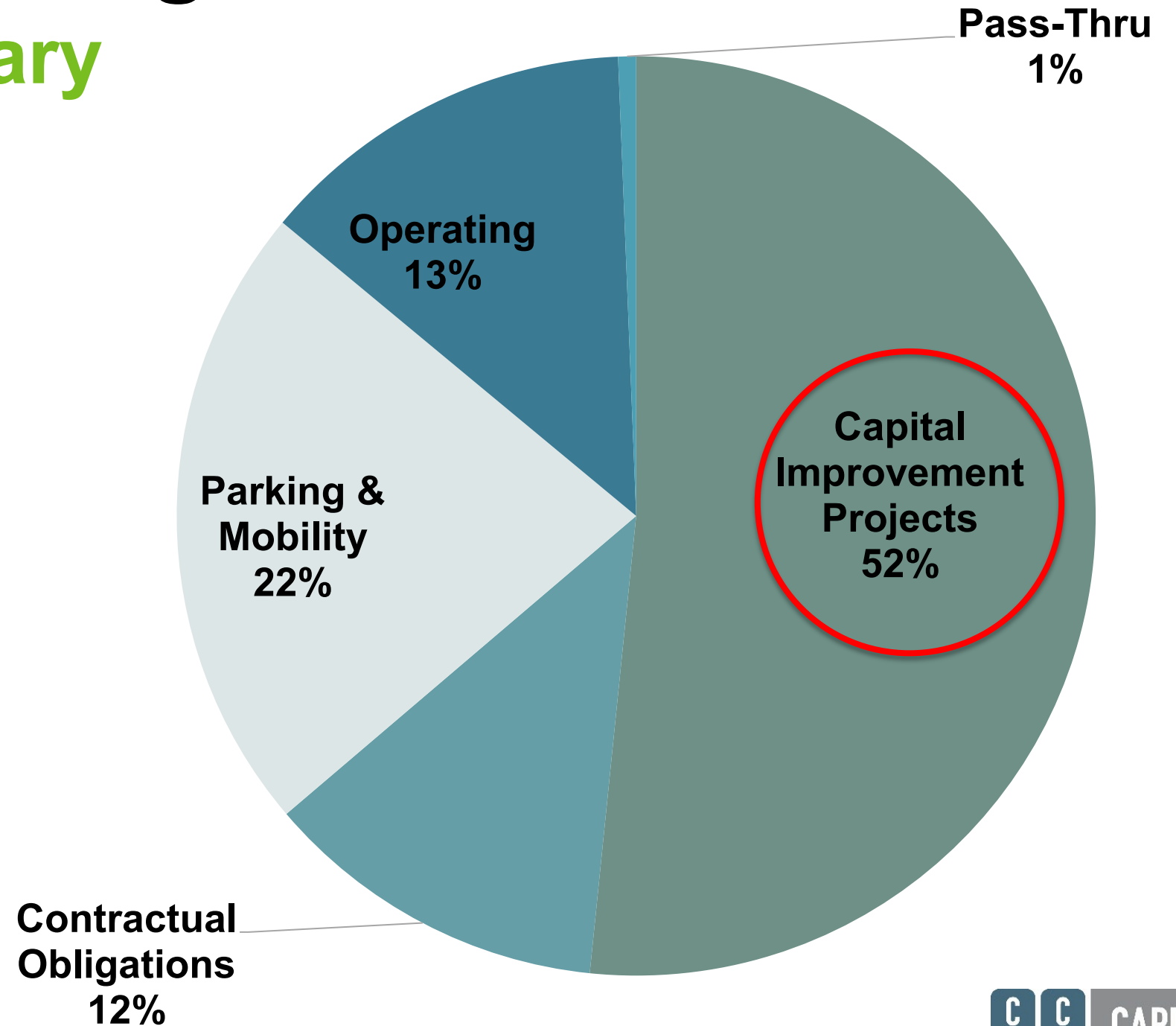
**Total
Expenditures:**

\$72.9M



FY2025 Original Budget

Expenditures Summary

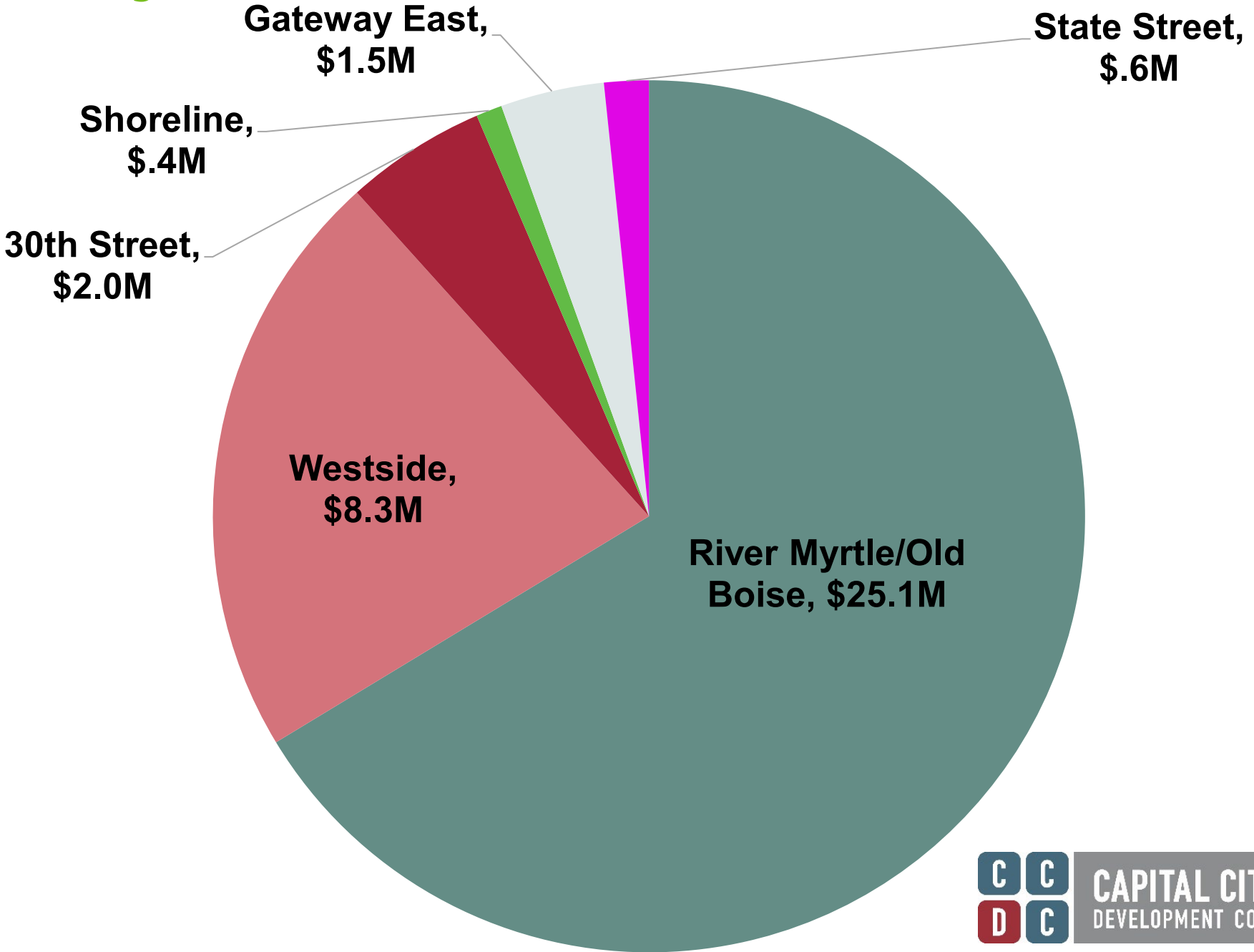


FY2025 Original Budget

Capital Improvement Projects by District

**Total Capital
Improvement
Projects Expense:**

\$37.8M



FY2025 Original Budget

Action Requested

1. Tentatively approve proposed FY2025 Original Budget
2. Advertise Public Hearing at August 28 Special Meeting
 - Exhibit A

Questions?

Suggested Motion

I move to tentatively approve the FY2025 Original Budget with revenue and expense totals of **\$72,872,377** and set the time and date of Noon, August 28, 2024, for the statutorily-required public hearing.

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).