

**LIVE STREAMING
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COLLABORATE. CREATE. **DEVELOP.** COMPLETE.

Board of Commissioners

**Special Board Meeting
August 28, 2024**



AGENDA

I. Call to Order

Chair Haney Keith

II. Action Item: Agenda Changes/Additions

Chair Haney Keith

III. Action Item: Consent Agenda

A. Minutes and Reports

1. Approve Meeting Minutes for August 12, 2024

B. Other

1. Approve Resolution 1894: Construction Agreement between Capital City Development Corporation and Idaho Power Company for the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

- A. **CONSIDER** Resolution 1893: FY2025 - FY2029 Capital Improvement Plan.....Doug Woodruff (5 minutes)

- B. **PUBLIC HEARING:** Proposed FY 2024 Amended Budget Chair Haney Keith (10 minutes)

- C. **CONSIDER** Resolution 1889: Adopt FY 2024 Amended BudgetJoey Chen (5 minutes)

- D. **PUBLIC HEARING:** Proposed FY 2025 Original BudgetChair Haney Keith (10 minutes)

- E. **CONSIDER** Resolution 1890: Adopt FY 2025 Original Budget.....Joey Chen (5 minutes)

- F. **CONSIDER** Resolution 1892 - Linen Blocks on Grove Street Streetscape Improvement Project. Amendment No. 4 to the CM/GC Contract with Guho Corp.Amy Fimbel (10 minutes)



FY2025 – 2029 CAPITAL IMPROVEMENT PLAN

Doug Woodruff
Development Director

August 28, 2024



FULTON STREET



9th Street to Capitol Boulevard

RIVERLINE APARTMENTS



Type 4 Partnership with deChase Miksis

RENEWED 11TH STREET BLOCKS



River Street to State Street

HOTEL RENEGADE



Type 4 Partnership with Hendricks Commercial Properties

REBUILD LINEN BLOCKS ON GROVE STREET



9th Street to 16th Street

ASSAY OFFICE LANDSCAPE ENHANCEMENTS



Public Partnership with Idaho State Historical Society

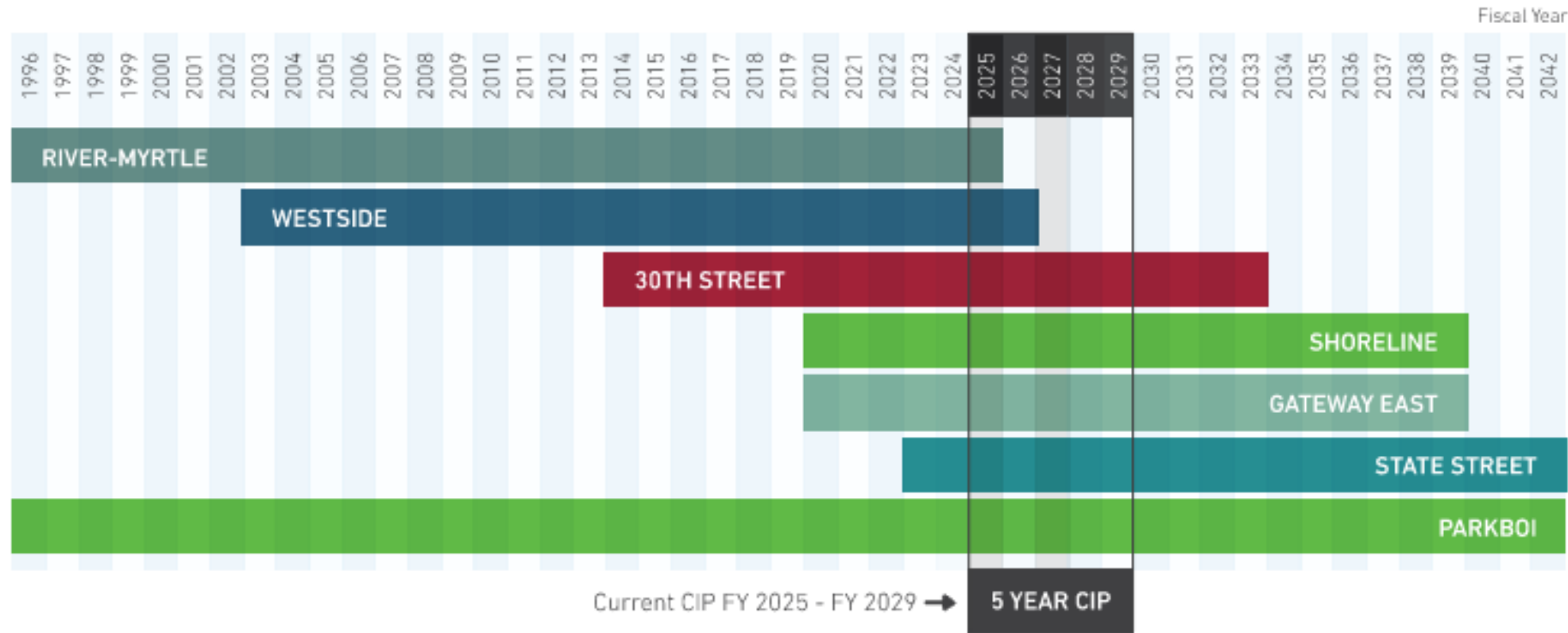
REBUILD OLD BOISE BLOCKS ON GROVE STREET



3rd Street to 6th Street

INVESTMENT SUMMARY

CCDC DISTRICT LIFESPANS



CURRENT FIVE YEAR CIP SPEND PER DISTRICT
\$32,083,304
\$16,129,640
\$21,297,567
\$16,027,000
\$46,644,516
\$18,875,720
\$2,583,010
TOTAL FIVE YEAR CIP
\$153,640,758

CONSIDER: Resolution 1893

Suggested Motion:

I move to adopt Resolution 1893 approving the FY2025 Five Year Capital Improvement Plan.

AGENDA

IV. Action Item

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Public Hearings & Consider Final Adoption

- FY2024 Amended Budget
- FY2025 Original Budget

Joey Chen, Finance & Administration Director

August 28, 2024

Budget Calendar



Budget Calendar

Aug 12 Board tentatively approved proposed Budgets

Aug 16 & 23 Budgets published in Idaho Statesman



Aug 28 Public hearing, Budget Resolutions

Sept 1 Deadline to Adopt FY2025 Budget

Sept 1 FY2025 Budget files with City Clerk

Oct 1 Fiscal Year 2025 begins

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:

- Rebuild Linen Blocks on Grove Street Improvements \$2.8M
- Block 68 South Parking Garage Project \$5.5M
- New PARCS Equipment Purchase/Installation \$2.5M
- Contractual Obligations \$1.9M

Capital Outlay Permanent Changes:

- 5th & 6th Street Two-Way Conversion Project \$2.7M
- Power Systems Upgrades (partner with IPCO) \$3.0M

FY2024 Amended Budget

Public Hearing

FY2024 Amended Budget

Action Requested:

Adopt Resolution 1889 approving the FY2024 Amended Budget.

Suggested Motion:

I move adoption of Resolution 1889 to approve the FY2024 Amended Budget totaling **\$46,154,293** and authorize the Executive Director to file copies of the budget as required by law.

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IV. Action Item

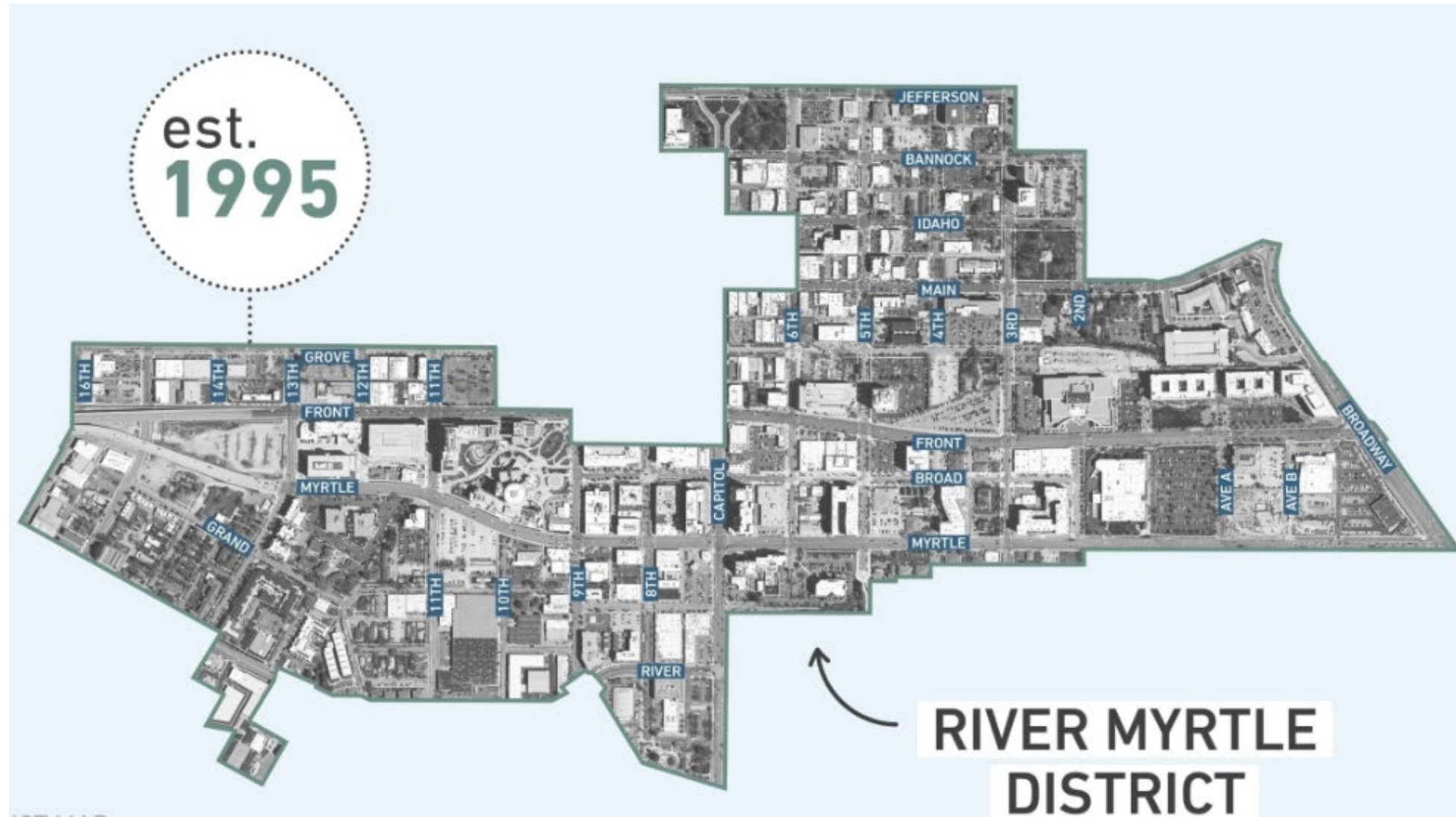
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Proposed
FY2025
Original
Budget



River Myrtle/Old Boise District Sunset

Final
Budget
Year
FY2025



FY2025 Original Budget

Total Proposed Budget - \$72.9M

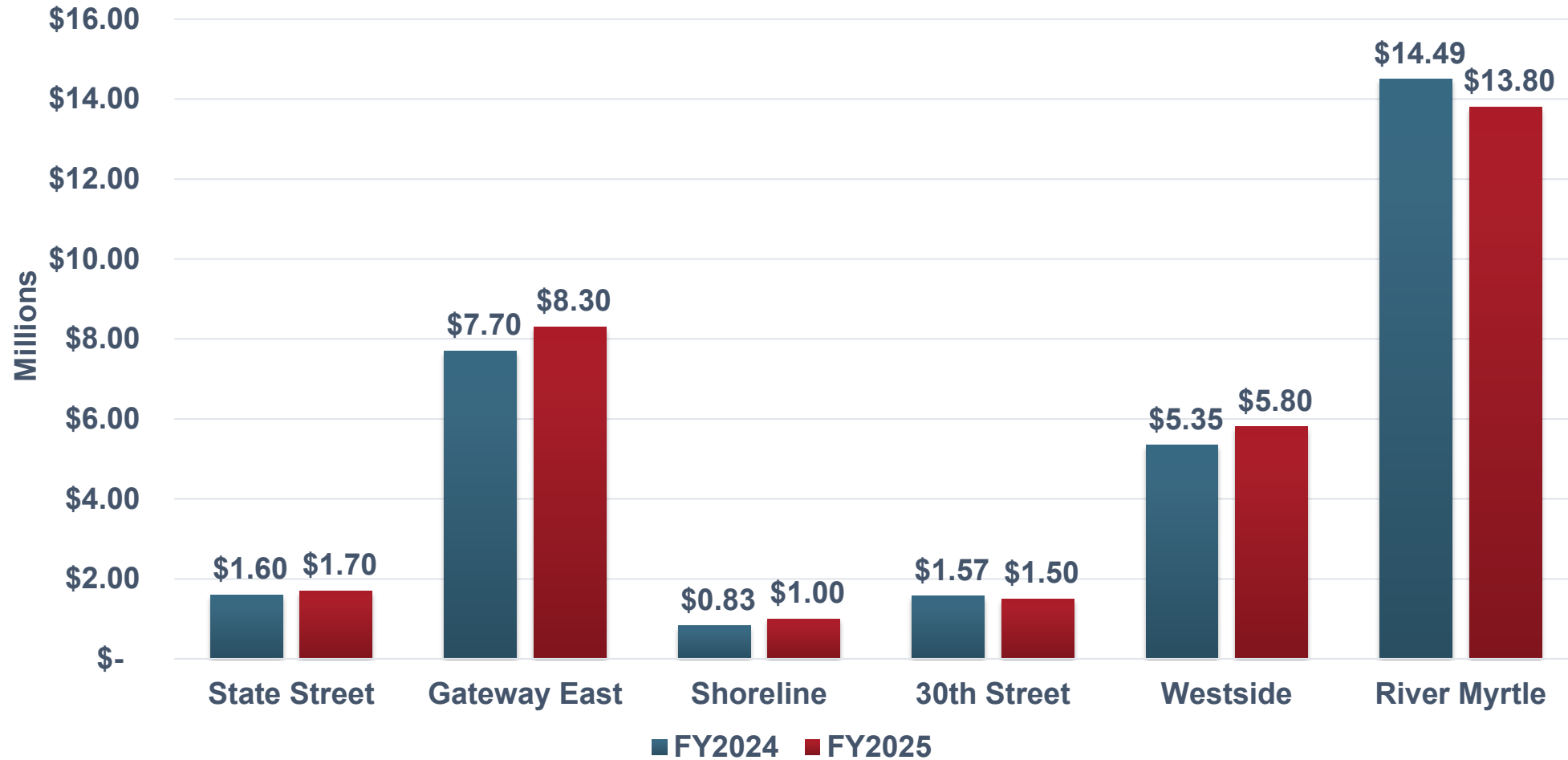
Revenues Summary

<input type="checkbox"/> Tax Increment Revenue	\$32.1M
<input type="checkbox"/> Parking Revenue	\$ 9.2M
<input type="checkbox"/> Reimb. & Misc.	\$ 4.3M
<input type="checkbox"/> Pass-Thru	\$ 0.5M
<input type="checkbox"/> Use of Working Capital	\$26.8M



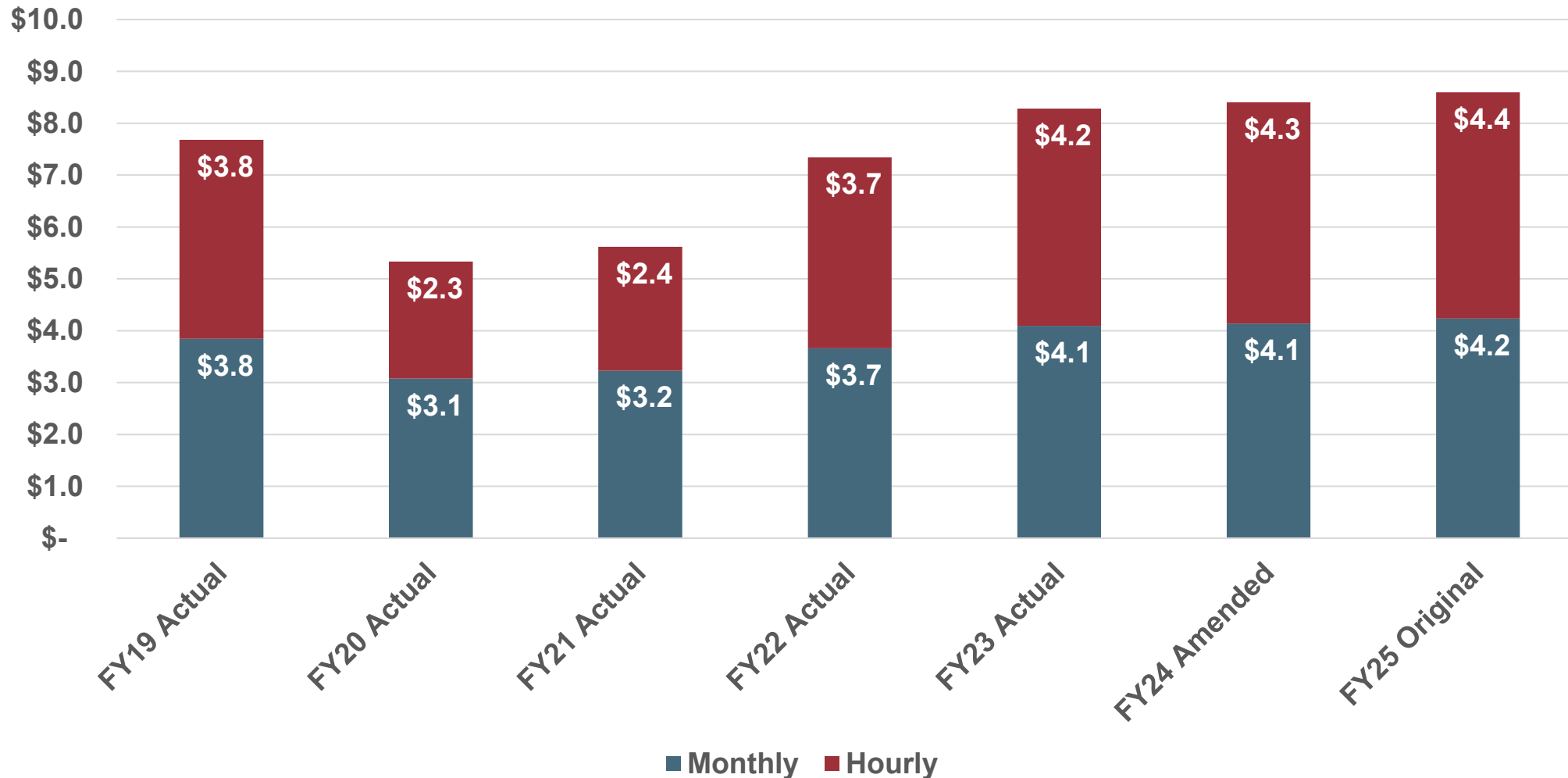
FY2025 Original Budget

Tax Increment Revenue



FY2025 Original Budget

Monthly & Hourly Parker Revenue

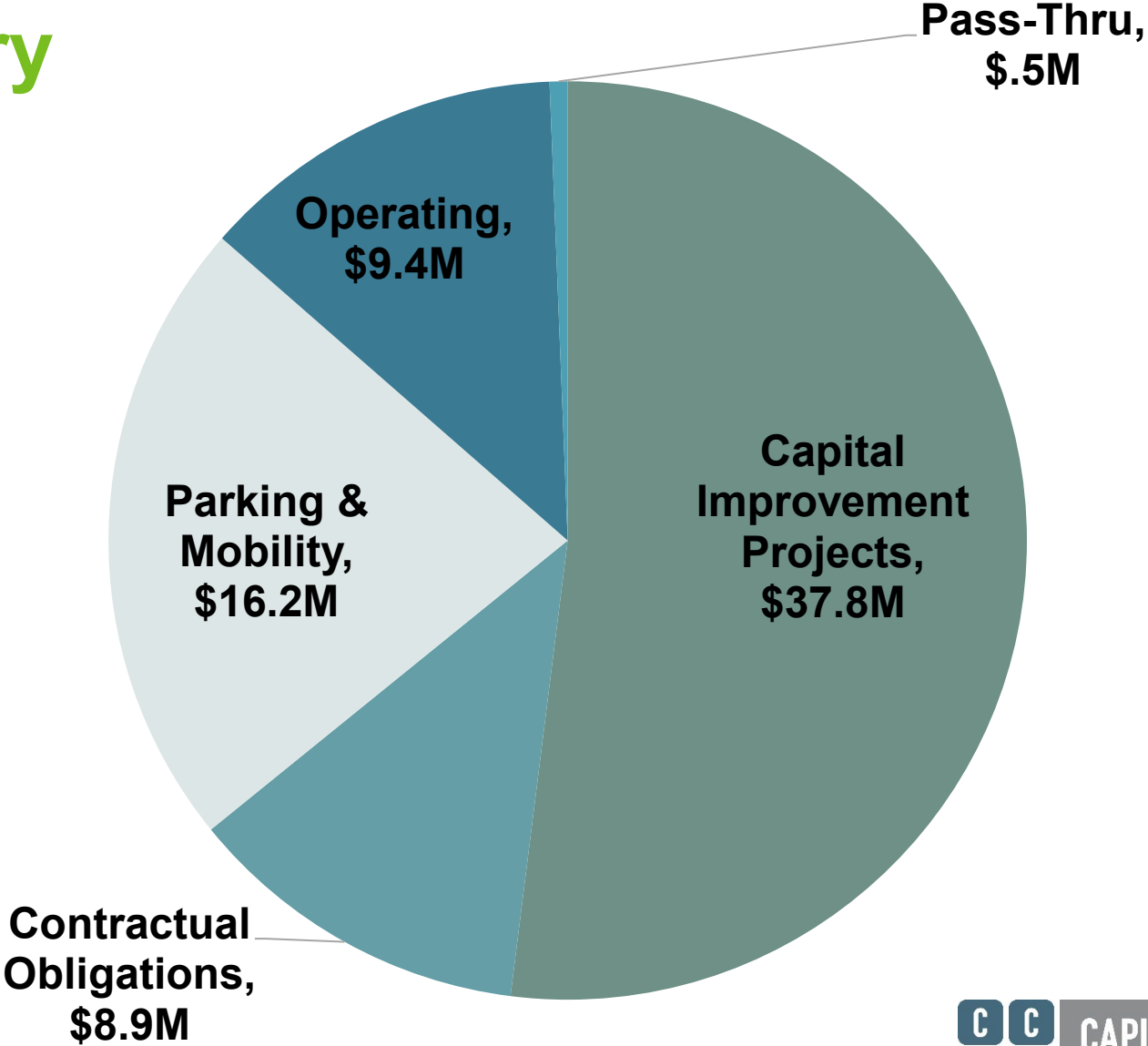


FY2025 Original Budget

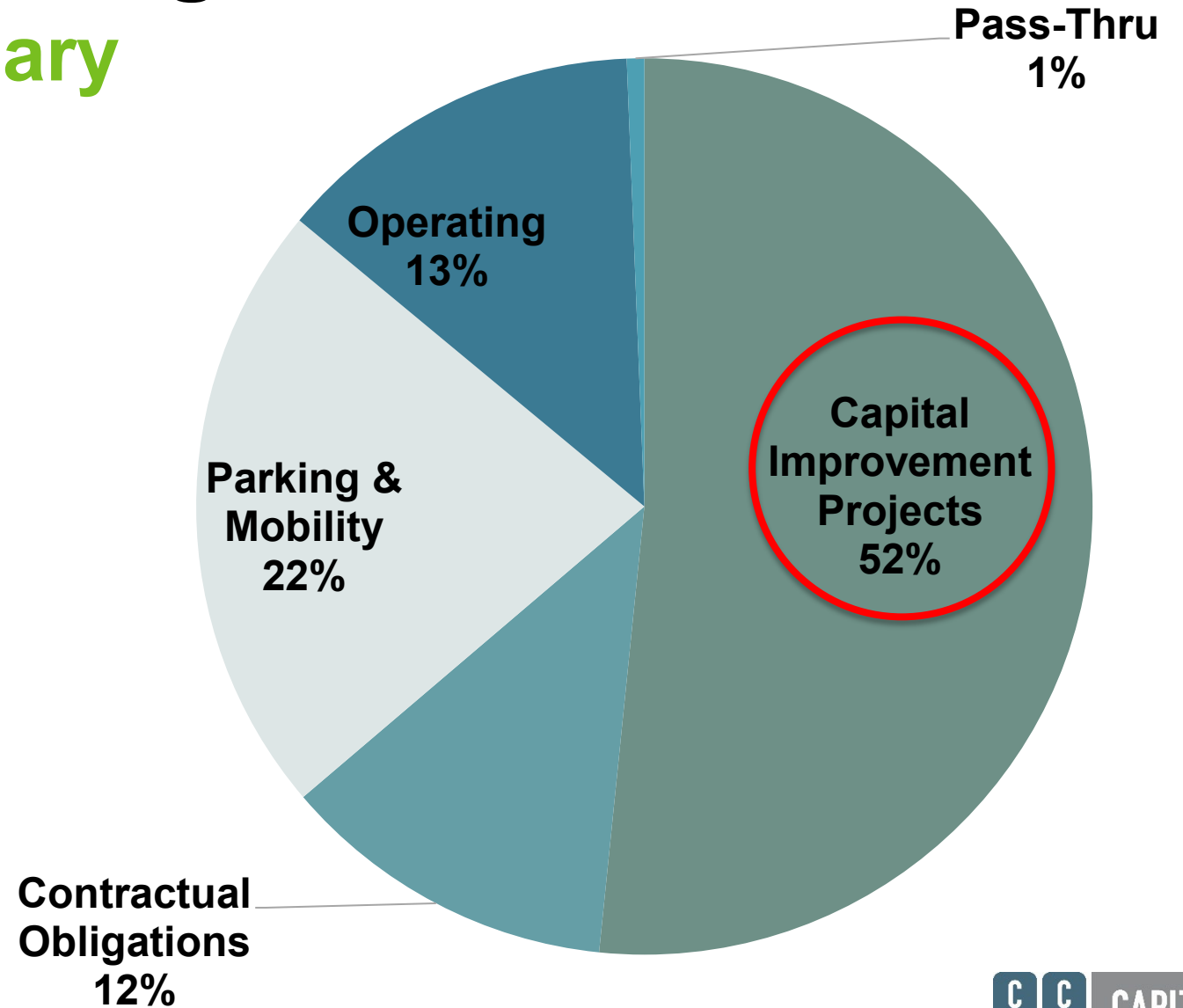
Expenditures Summary

**Total
Expenditures:**

\$72.9M



FY2025 Original Budget Expenditures Summary

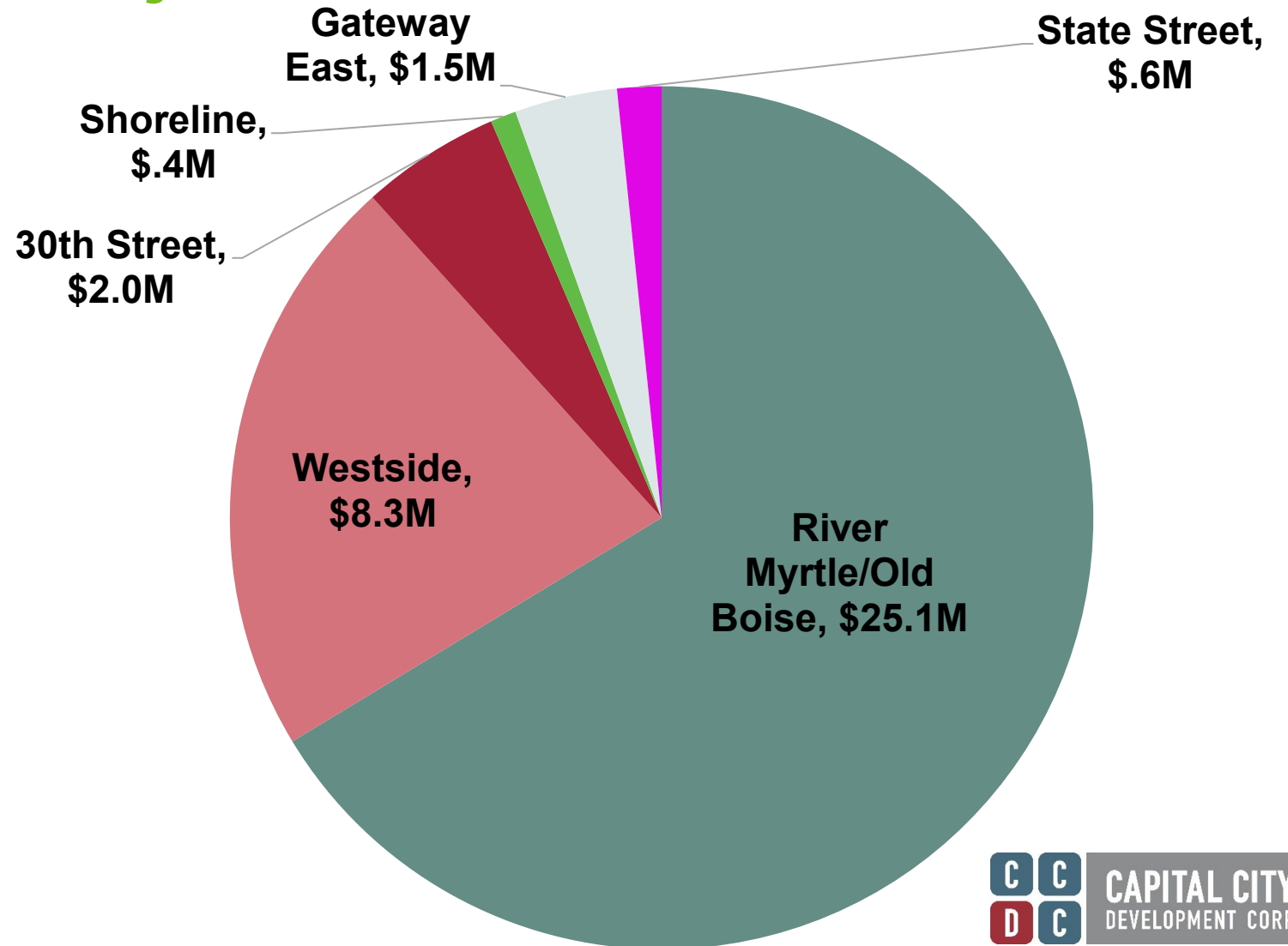


FY2025 Original Budget

Capital Improvement Projects by District

Total Capital
Improvement
Projects Expense:

\$37.8M



FY2025 Original Budget

Public Hearing

FY2025 Original Budget

Action Requested:

Adopt Resolution 1890 approving the FY2025 Original Budget.

Suggested Motion:

I move adoption of Resolution 1890 to approve the FY2025 Original Budget totaling **\$72,872,377** and authorize the Executive Director to file copies of the budget as required by law.

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REBUILD

LINEN BLOCKS ON GROVE STREET





Project Partners

 **REBUILD** LINEN BLOCKS ON GROVE STREET

REBUILD

LINEN BLOCKS ON GROVE STREET

Community-driven infrastructure and placemaking improvements that support economic vitality and a stronger, more connected neighborhood.

01

UTILITY UPGRADES

02

ACHD ROAD RECONSTRUCTION

03

GROVE STREET PROTECTED BIKEWAY

04

GROVE STREET STREETScape ENHANCEMENTS

05

LINEN BLOCKS ON GROVE STREET PUBLIC ART

A Collection of Projects

What We've Completed

- ✓ Early sewer relocation between 10th St and 11th St (GMP 1)
- ✓ Streetscape and roadway improvements on Grove Street (GMP 2)
 - ✓ Grove Street, 10th St to 11th St
 - ✓ Grove Street, 11th St to 12th St
 - ✓ Grove Street, 12th St to 13th St
 - ✓ Grove Street, 13th St to 14th St



Coming soon...

GROVE ST, 9TH ST TO 10TH ST

- ✓ 10th Street intersection rebuilt and new traffic signals
- ✓ Concrete paving up to garage entrance
- ✓ Replaced the sidewalk in front of Hotel 43
- ✓ Rebuilt One Capital Center approaches

Remaining Work:

- ❑ Finish installing underground utilities
- ❑ Rebuild corners at 9th and Grove
- ❑ Concrete paving from garage to 9th Street
- ❑ Signage and striping



GROVE ST, 10TH ST TO 11TH ST

- Coordination with two private developments:
 - The SPARROW
 - Developer: Nest Partners
 - Grand Opening July 11, 2024
 - Form & Function
 - Crisp food truck
 - Dual Branded Marriott Hotel
 - Developer: Pennbridge Lodging
 - Construction started January 2024
 - Completion February 2026



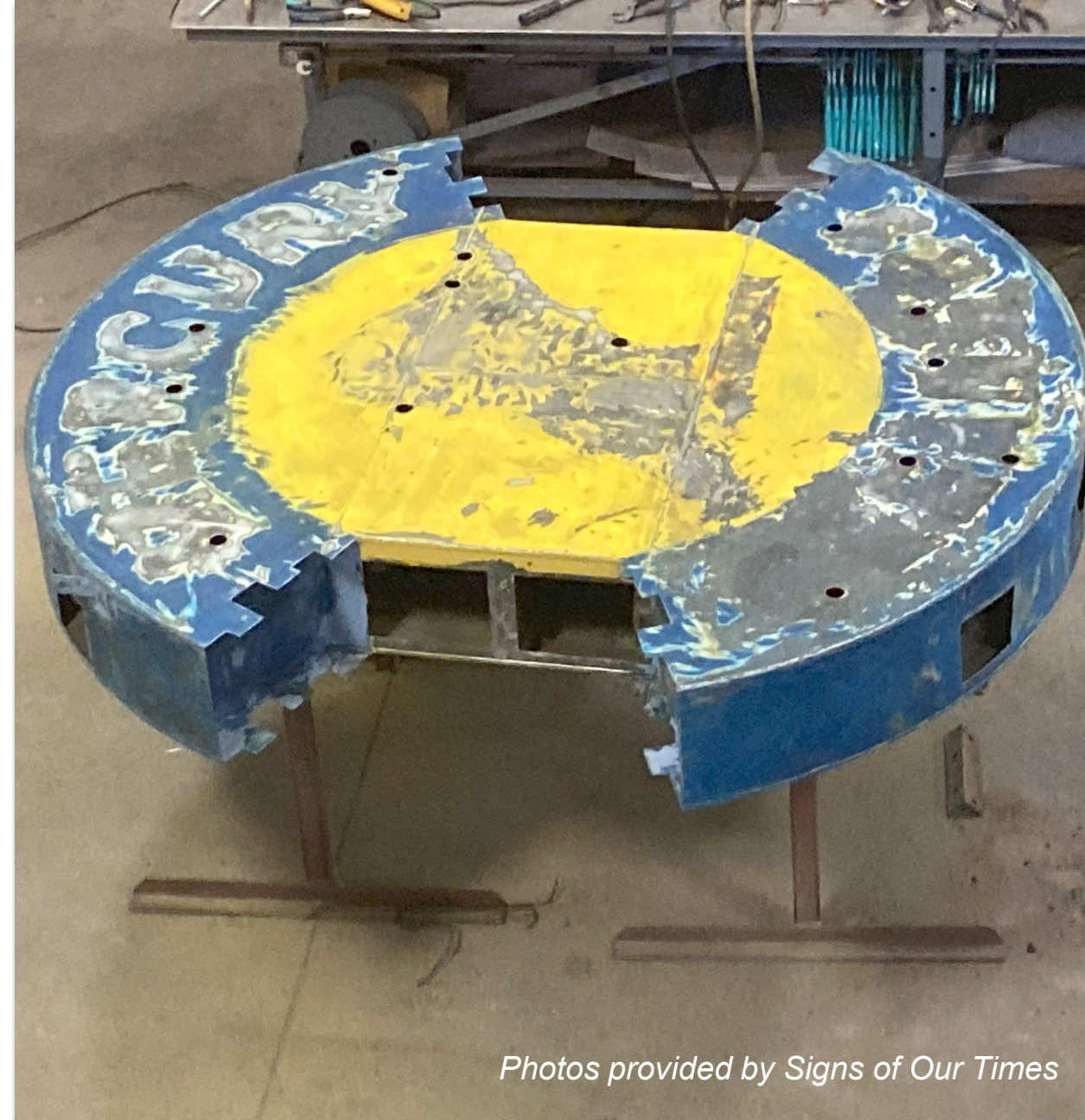
GROVE ST, 11TH ST TO 12TH ST

- Coordination with private development:
 - Hotel Renegade
 - Opened May 2024
 - 122 hotel rooms
 - Baraboo Supper Club
 - The Highlander
 - Blue Collar Coffee Co.



GROVE ST, 12TH ST TO 13TH ST

- Coordination with private development:
 - Broadstone Saratoga Apartments
 - Developer: Alliance Realty Partners
 - South building complete March 2025
 - North building complete May 2025



Photos provided by Signs of Our Times



Photos provided by Signs of Our Times



GROVE ST, 13TH ST TO 14TH ST

- Public art as placemaking
- Art port pedestal – elevated concrete pedestal to display rotating sculpture art
- Arts & History partnership with BSU's Sculpture program
- First installation: "Reclaimed Majesty" by Serena Allen-Szatkowski



Resolution 1892 – Amendment No. 4 to the CM/GC Contract with Guho Corp.

Guho Corp. Summary	
Original Contract: Construction Management: Pre-Construction Services	\$ 96,592
General Contractor: Project Construction GMP #1 Sewer Main Line Upgrade and Utility Relocation	\$ 473,814.82
General Contractor: Project Construction GMP #2 Full Improvements – Grove St, 9th St to 14th St	\$10,517,164.88
TODAY – Amendment No. 4: General Contractor: Project Construction GMP #3 Full Improvements – Grove St, 14th St to 16th St	\$ 4,931,974
Adjusted GMP <i>* GMP does not include pre-construction services</i>	\$ 15,922,953.70

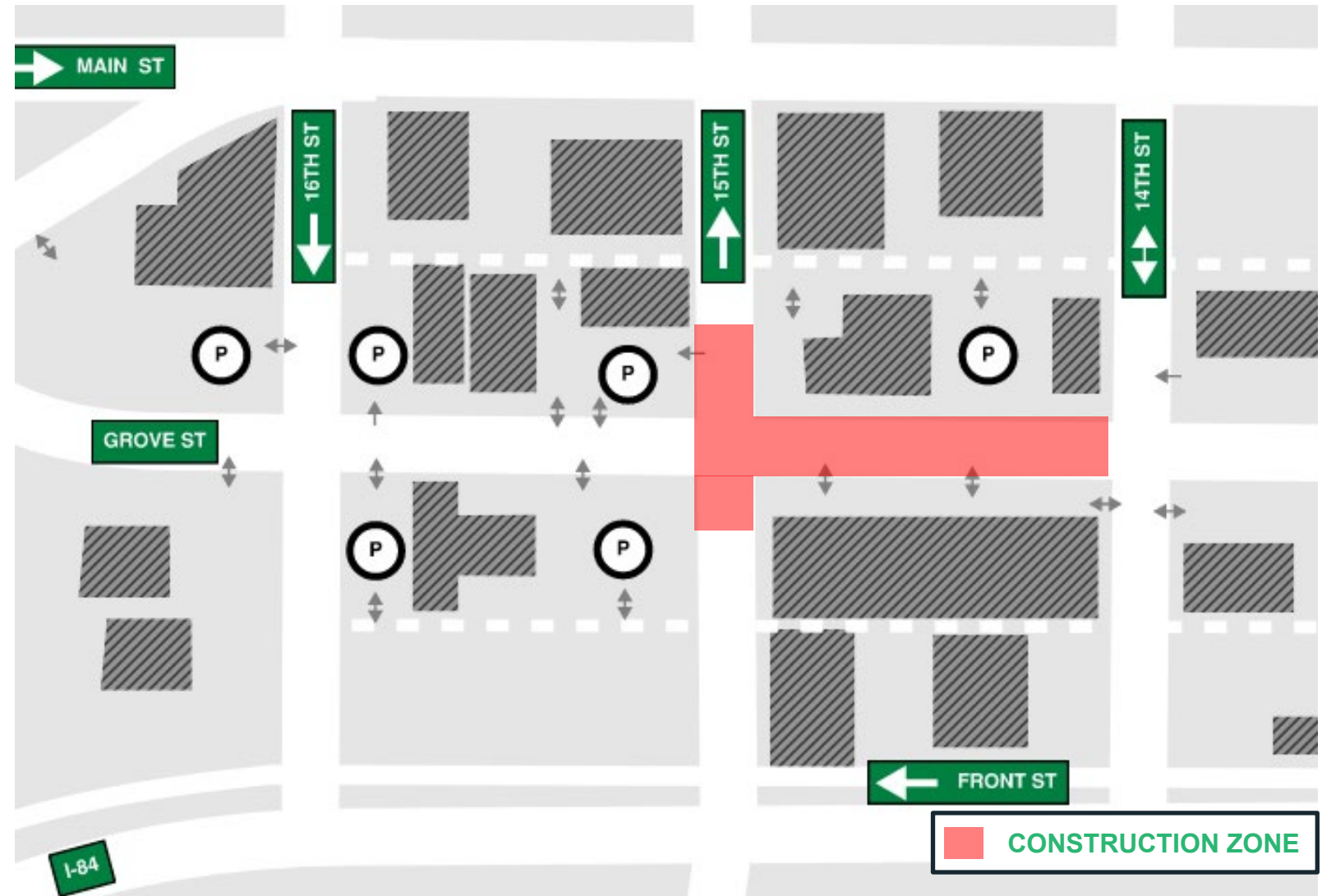
14th to 15th Street – August 8 to September 2

Scope

- Veolia water line replacement

What to Expect

- ✓ Limited Access to Grove St
- ✓ Business/Parking Access from 14th
- ✓ 5' Sidewalk at Business Frontage
- ✓ One Lane Open on 15th Street



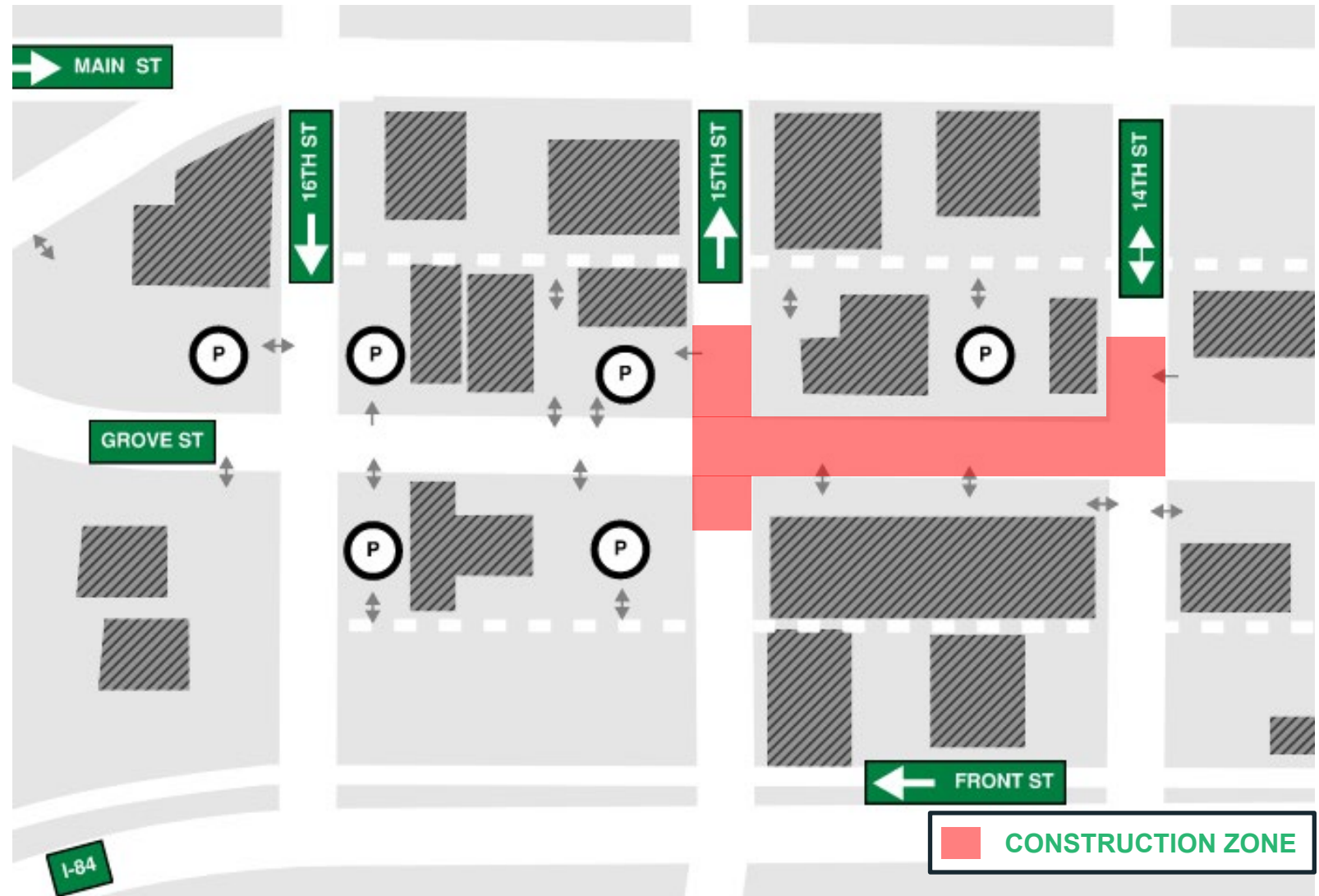
14th to 15th Street – September 3 to November 27

Scope

- Utility Upgrades
- Streetscape Improvements
- 15th Street Intersection – west half
- 14th Street NE and NW Corner Bulbouts
- Roadway Concrete Paving

What to Expect

- ✓ Limited Access to Grove St
- ✓ One Lane Open on 15th Street
- ✓ 14th St Closed
- ✓ Business/Parking Access from 14th
- ✓ 5' Sidewalk at Business Frontage
- ✓ No work between Thanksgiving Day and New Year's Day



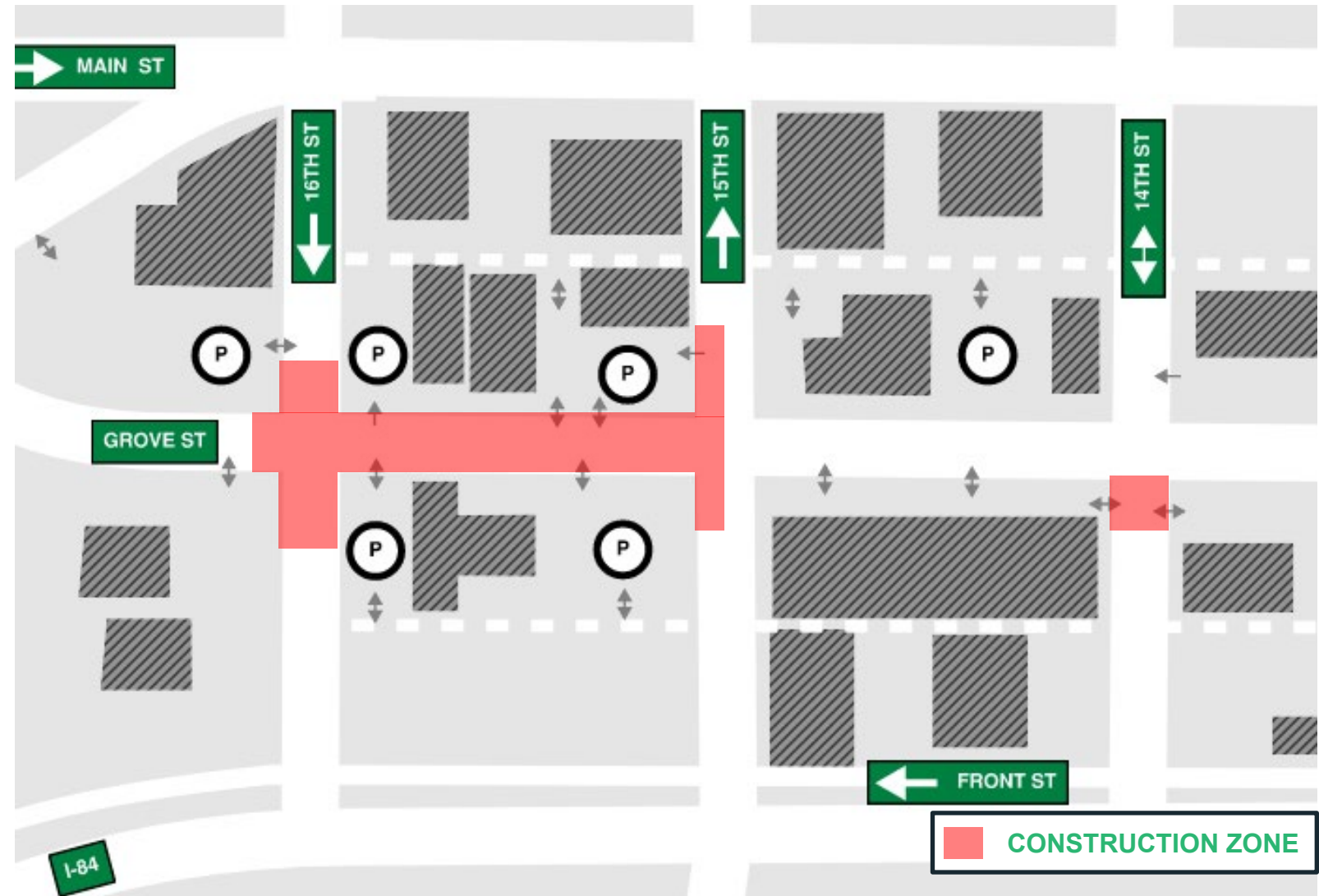
15th to 16th Street – January 6 to May 19, 2025

Scope

- Utility Upgrades
- Streetscape Improvements
- Roadway Concrete Paving
- 16th Street Intersection Signal Replacement and Corner Bulbouts
- 15th Street Intersection – east half
- 14th Street SE and SW Corner Bulbouts

What to Expect

- ✓ Limited Access to Grove St
- ✓ Business/Parking Access from 15th and 16th
- ✓ 5' Sidewalk at Business Frontage
- ✓ One Lane Open on 16th Street
- ✓ Work starts after New Year's Day



CONSIDER: Resolution 1892 –
Amendment No. 4 to the CM/GC Contract with
Guho Corp.

Suggested Motion:

I move to adopt Resolution 1892 approving and authorizing the execution of Amendment No. 4 to the CM/GC Contract with Guho Corp. for the Linen Blocks on Grove Street Streetscape Improvements Project.

AGENDA

IV. Action Item

G. CONSIDER Resolution 1891: Boise City Canal Multi-Use Pathway Project. 3rd Street to Broadway Avenue. Public Works Construction Contract with Wright Brothers, The Building Company, Eagle LLC.
.....Kathy Wanner (10 minutes)

V. Action Item: Executive Session

To acquire an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel for CCDC to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1) (c), (d) and (f)].

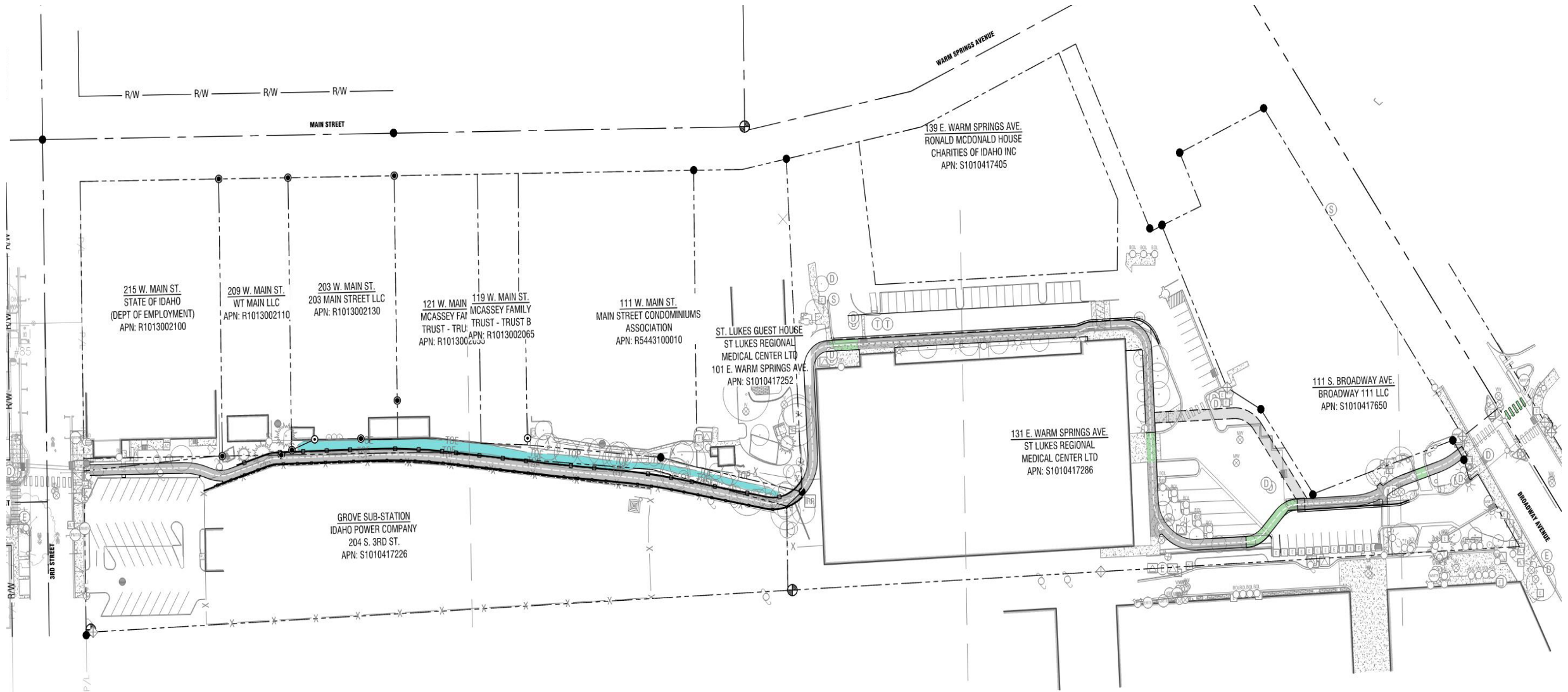
VI. Adjourn



CONSIDER: Resolution 1891
Public Works Construction Contract for the Boise City
Canal Multi-Use Pathway Project

Kathy Wanner– Contracts Manager

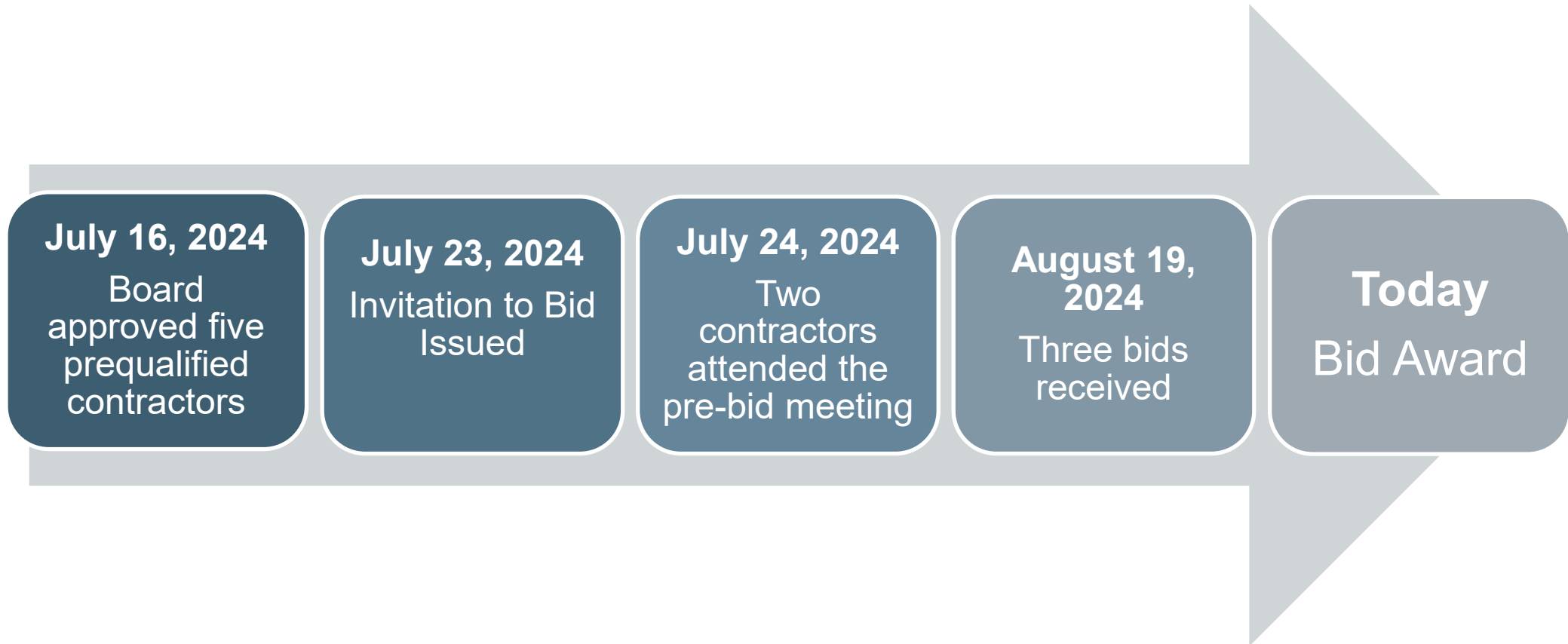
Project Overview



Procurement Process

§ 67-2805(2)(b) Public Works Construction over \$200,000

Two Stage Process



July 16, 2024

Board approved five prequalified contractors

July 23, 2024

Invitation to Bid Issued

July 24, 2024

Two contractors attended the pre-bid meeting

August 19, 2024

Three bids received

Today

Bid Award

Bid Results

BIDDER	BID AMOUNT
Wright Brothers, The Building Company	\$2,385,935
LaRiviere, Inc.	\$2,715,000
Knife River Corporation – Mountain West	\$5,342,644

CONSIDER: Resolution 1891

Suggested Motion:

I move to adopt Resolution 1891 recognizing Wright Brothers, The Building Company as the responsive bidder, and awarding the Boise City Canal Multi-Use Pathway Project to Wright Brothers, The Building Company for a total bid amount of \$2,385,935, and authorizing the Executive Director to negotiate and execute the contract and to expend funds as set forth in the resolution.

AGENDA

IV. Action Item

- G. **CONSIDER** Resolution 1891: Boise City Canal Multi-Use Pathway Project. 3rd Street to Broadway Avenue. Public Works Construction Contract with Wright Brothers, The Building Company, Eagle LLC.
.....Kathy Wanner (10 minutes)

V. Action Item: Executive Session

To acquire an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel for CCDC to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1) (c), (d) and (f)].

VI. Adjourn

Executive Session

I move that the CCDC board of commissioners convene in executive session pursuant to Idaho code section 74-206(1)(c), (d) and (f) to acquire an interest in real property which is Not owned by a public agency; to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho code; and to communicate with legal counsel for CCDC to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Executive Session

Please stand by.



Adjourn