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

Board of Commissioners

**Board Meeting
October 25, 2024**



AGENDA

I. Call to Order

Chair Haney Keith

II. Action Item: Agenda Changes/Additions

Chair Haney Keith

III. Action Item: Consent Agenda

A. Expenses

1. Approve Paid Invoice Report for August 2024
2. Approve Paid Invoice Report for September 2024

B. Minutes and Reports

1. Approve Meeting Minutes for August 28, 2024

C. Other

1. FY2024 Q3 Financial Report (Unaudited)
2. Approve Resolution 1898: 2500 E Freight St., Boise Gateway 3. Amendment 1 to the Type 2 Participation Agreement with Boise Gateway 3, L.C.
3. Approve Resolution 1895: FY2025 Cooperative Agreement with Valley Regional Transit

Action Item: Agenda Changes/Additions

Move to Amend the Agenda to Approve the Changes in the Posted Amended Agenda Pursuant to Idaho Code 74-204(4)(b).

AGENDA

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Chair Haney Keith

II. Action Item: Agenda Changes/Additions

Chair Haney Keith

III. Action Item: Consent Agenda

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Action Item: Consent Agenda

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

- A. **CONSIDER** Resolution 1897: Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street. Amendment No. 2 to the CM/GC Contract with Guho Corp.....Megan Pape (10 minutes)

- B. **CONSIDER** Resolution 1896: 3rd St. Streetscape and Mobility Improvements, Front St. to Jefferson St. Type 4 Participation Agreement with Idaho Department of Labor..... Toby Norton (10 minutes)

- C. **CONSIDER** Designation: 2392 E. Winco Ct, EastPort Logistics. Type 4 Capital Project Coordination for East Winco Court Utility and Road Improvements, Cul-de-sac to S. Warehouse Way with EastPort Logistics Owner LLC Corrie Brending (10 minutes)

REBUILD

CAPITOL BOULEVARD BLOCKS

THE BOISE RIVER TO MYRTLE STREET



Resolution 1897



PROJECT SCOPE

01

UTILITY UPGRADES

02

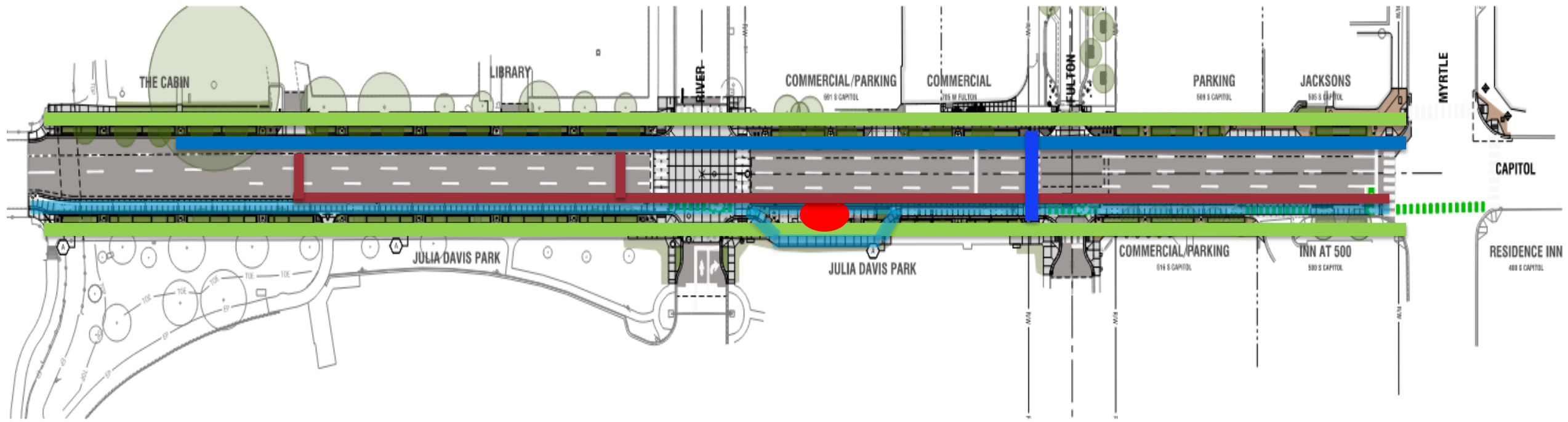
PEDESTRIAN UPGRADES

03

STREETSCAPE ENHANCEMENTS

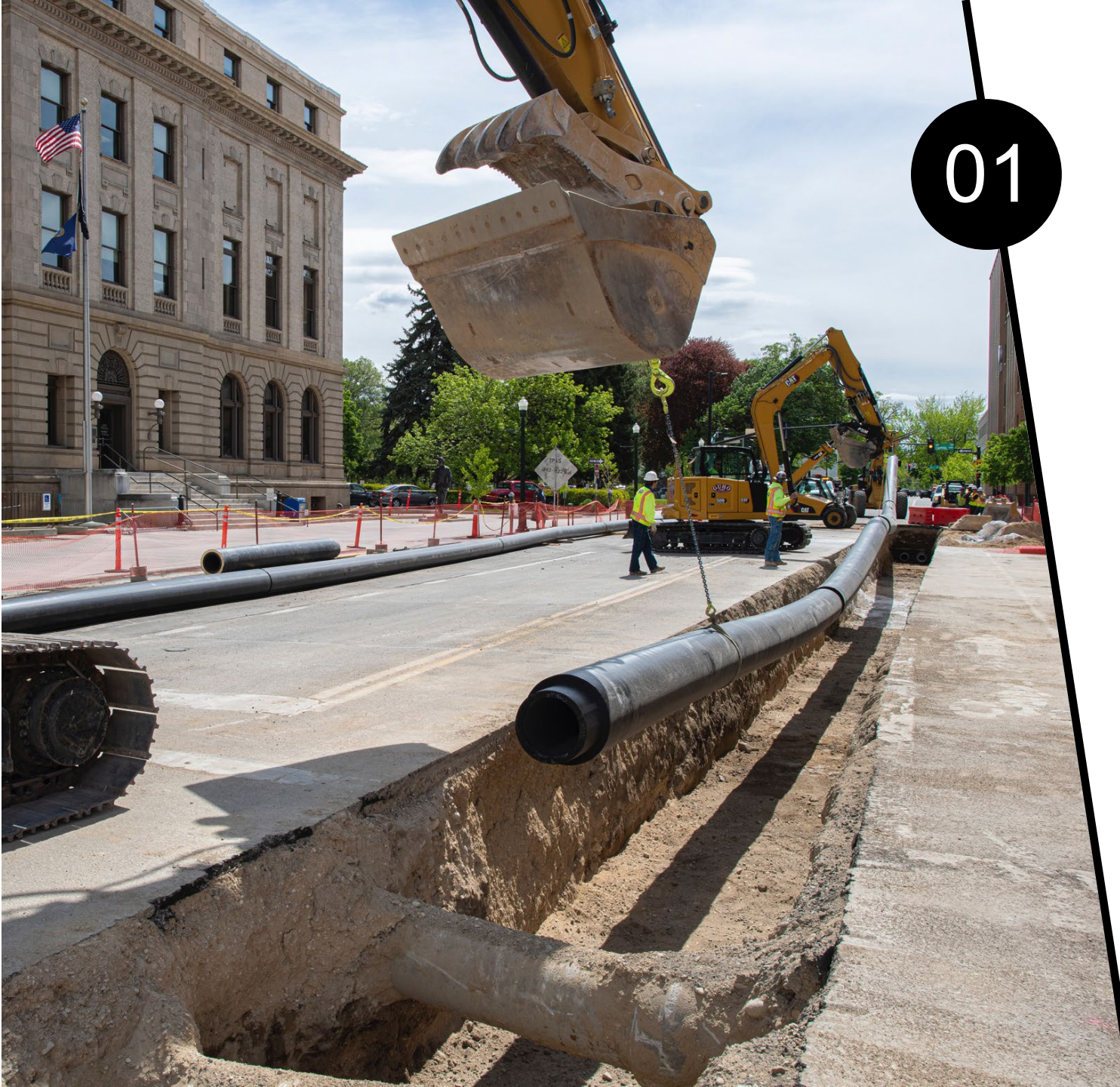
04

MOBILITY IMPROVEMENTS



- STREETSCAPE
- BIKEWAY
- GEOTHERMAL
- MAIN WATER LINE
- VRT HUB
- NEW PEDESTRIAN CROSSWALK

Project Map



01

UTILITY UPGRADES

- Fiber Optic Upgrades
- Veolia Water Line Replacement
- City Geothermal Line Replacement



02

PEDESTRIAN UPGRADES

- Upgraded ADA-compliant sidewalks, ramps, and driveway approaches
- Detectable warnings at pedestrian ramps and all curb returns
- New enhanced crosswalk and pedestrian signal at Fulton Street

An aerial perspective of a wide city street with multiple lanes of traffic. The street is lined with mature trees with autumn-colored foliage. In the background, several modern, white, rectangular buildings are visible, along with a domed capitol building. The sky is clear and blue.

03

STREETSCAPE ENHANCEMENTS

- Additional street trees and landscaping
- Historic street lighting
- Green stormwater facilities
- Addition of bike racks, benches, and trash receptacles



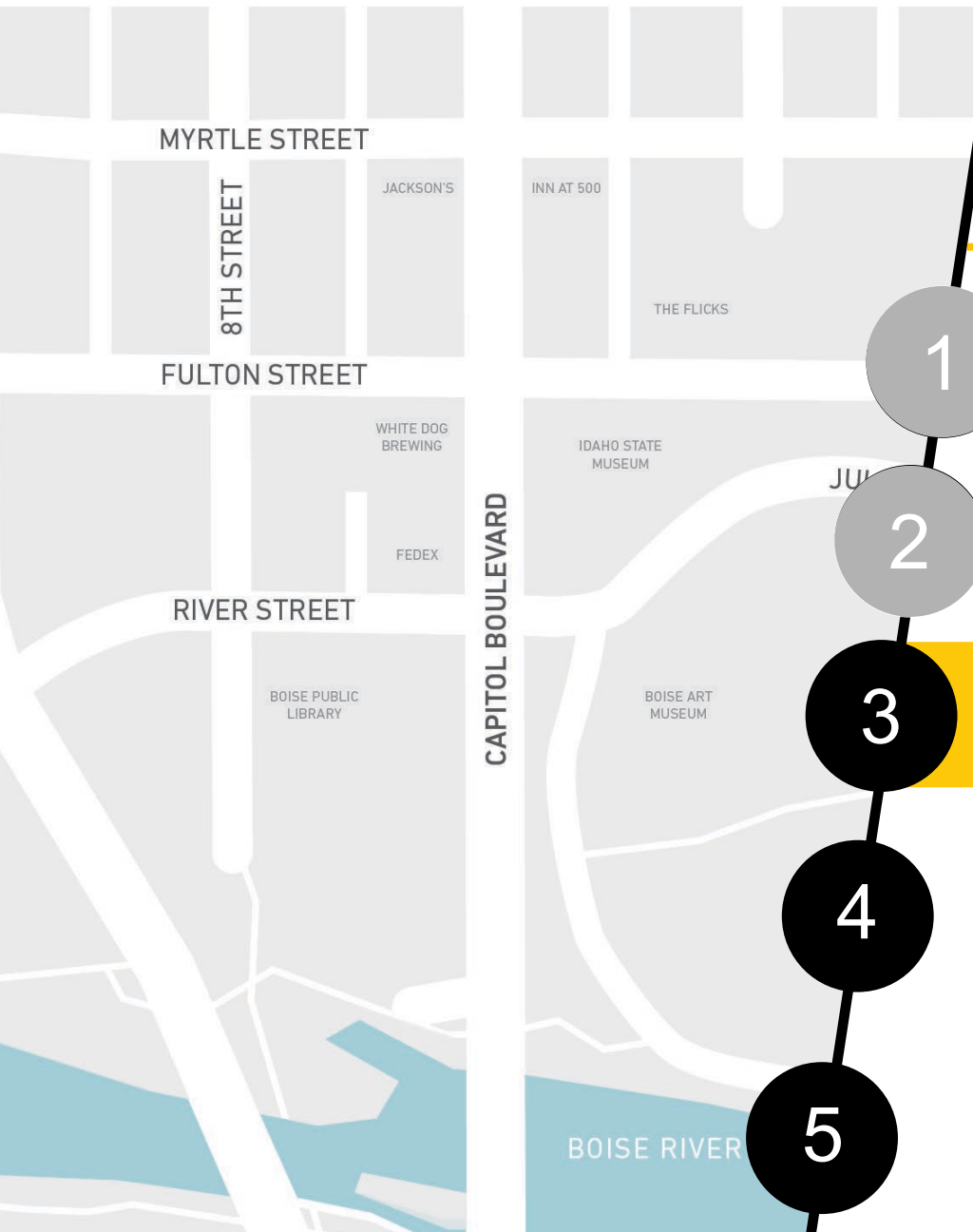
04

MOBILITY IMPROVEMENTS

- Extension of protected bike lanes
- New VRT Transit Hub

**Amendment No. 2 to
the CM/GC Contract
with Guho Corp.**

Guho Corp. Summary	
Construction Management: Pre-Construction Services	\$62,510
General Contractor: Amendment No. 1 for GMP 1: Early Procurement Geothermal Materials	\$588,766.15
TODAY – Amendment No. 2: General Contractor: Project Construction Full Improvements GMP 2	\$6,044,588
Amended GMP <i>* GMP does not include pre-construction services</i>	\$6,633,354.15



PROJECT SCHEDULE

1

BOARD APPROVAL OF AMENDMENT 1
July 2024

2

GEOHERMAL PIPE/MATERIAL PROCUREMENT
July 2024

3

BOARD CONSIDERATION OF AMENDMENT 2
October 25, 2024

4

CONSTRUCTION START
November 2024

- West Side of Capitol (November 2024 – April 2025)
- East Side of Capitol (April 2025 – August 2025)

5

PROJECT COMPLETION
August 2025

CONSIDER: Resolution 1897 – Amendment No. 2 to the CM/GC Contract with Guho Corp.

Suggested Motion:

I move to approve Resolution 1897 approving and authorizing the execution of Amendment No. 2 to the CM/GC Contract with Guho Corp. for the Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street Project.

AGENDA

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- B. **CONSIDER** Resolution 1896: 3rd St. Streetscape and Mobility Improvements, Front St. to Jefferson St. Type 4 Participation Agreement with Idaho Department of Labor..... Toby Norton (10 minutes)

- C. **CONSIDER** Designation: 2392 E. Winco Ct, EastPort Logistics. Type 4 Capital Project Coordination for East Winco Court Utility and Road Improvements, Cul-de-sac to S. Warehouse Way with EastPort Logistics Owner LLC Corrie Brending (10 minutes)

CONSIDER: Resolution 1896: 3rd Street Streetscape and Mobility Improvements. Type 4 Capital Improvement Reimbursement Agreement with Idaho Department of Labor and the Idaho Department of Administration, Division of Public Works

Toby Norton

Project Manager – Capital Improvements

3rd Street Streetscapes & Mobility Improvement Project



Intersection of 3rd Street and Main Street

Project Overview

Current Status

3rd Street and Main Street, view looking South



Project Overview

Objectives

Streetscape and road intersection adjustments to improve safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles



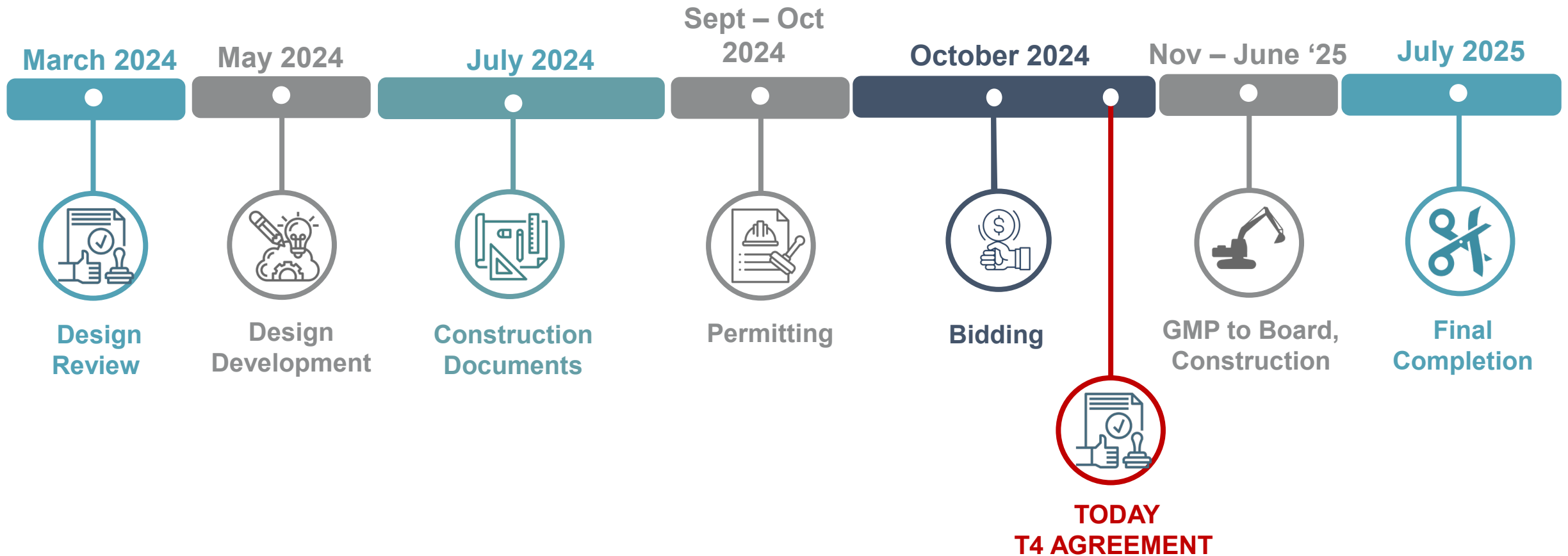
Project Overview



3rd Street along Main Street

- Curb realignment
- Removing unnecessary roadway widths
- Relocating VRT bus stop
- Eliminating two driveway entrances to enhance pedestrian and cyclist safety

Project Schedule



T4 Agreement with DOL/DPW



Objectives

Rebuild existing parking lots for safer entry/exit by removing current driveway entrances and adjusting traffic flow.

Aerial view of existing parking lots and driveway removal locations

Consider: Resolution 1896

Suggested Motion:

I move to adopt Resolution 1896 approving and authorizing the execution of the Type 4 Agreement with Idaho Department of Labor and the Idaho Department of Administration, Division of Public Works for parking lot modifications as part of the 3rd St. Streetscape and Mobility Improvements Project.

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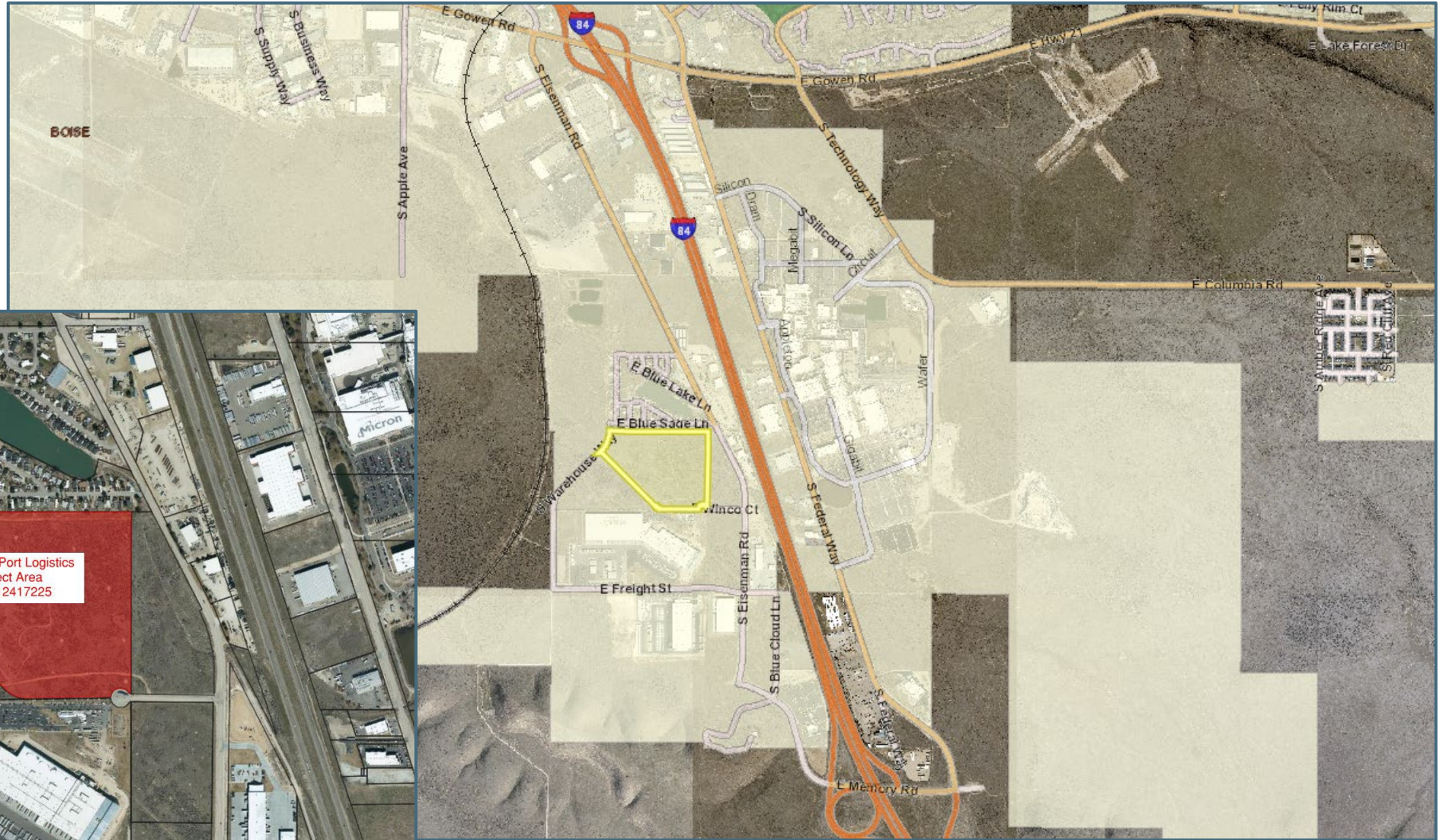
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2392 E Winco Ct – EastPort Logistics – Type 4 Participation Designation

Corrie Brending
Project Manager – Property Development



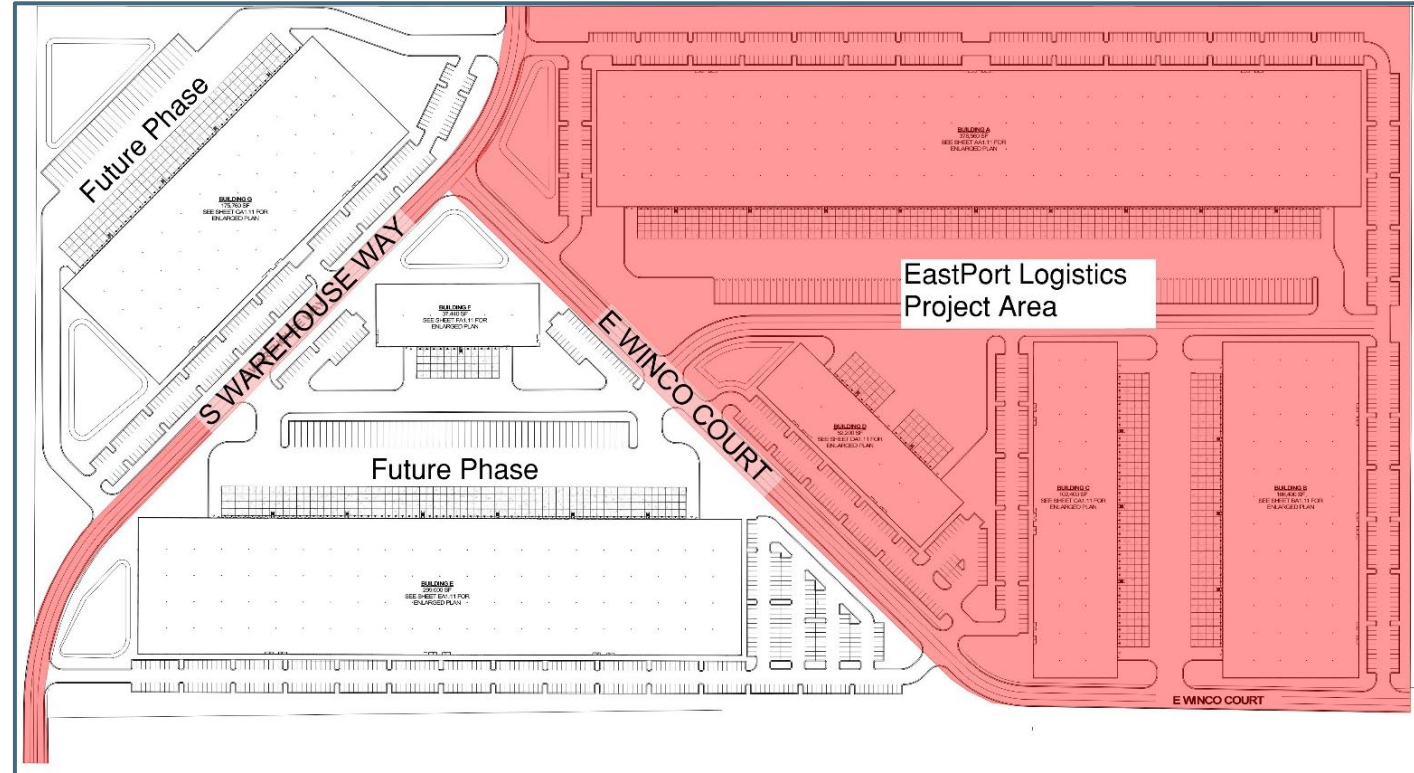
Project Location



Project Summary

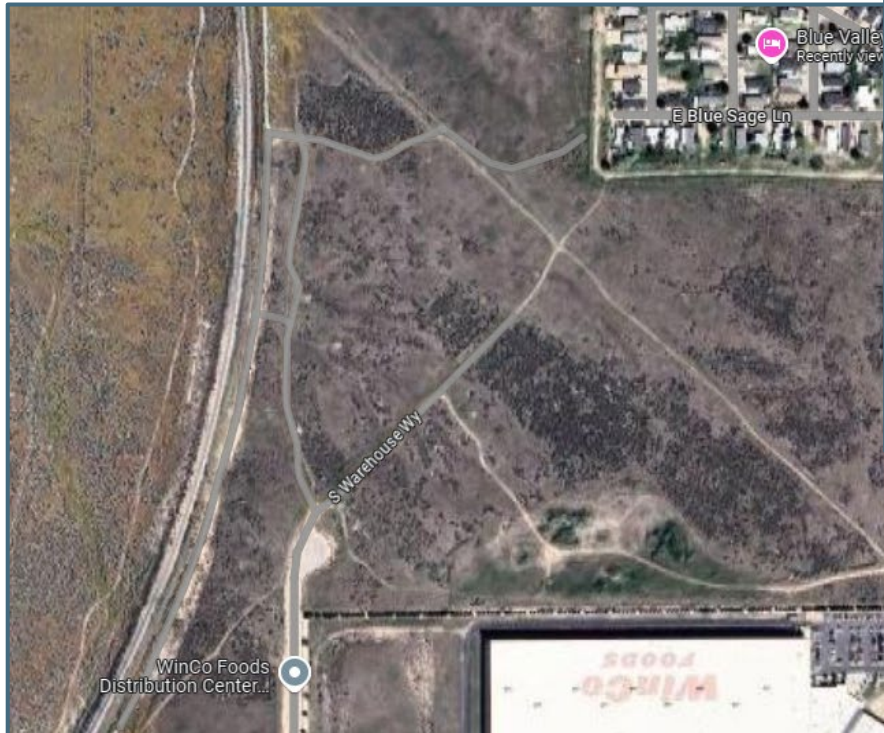
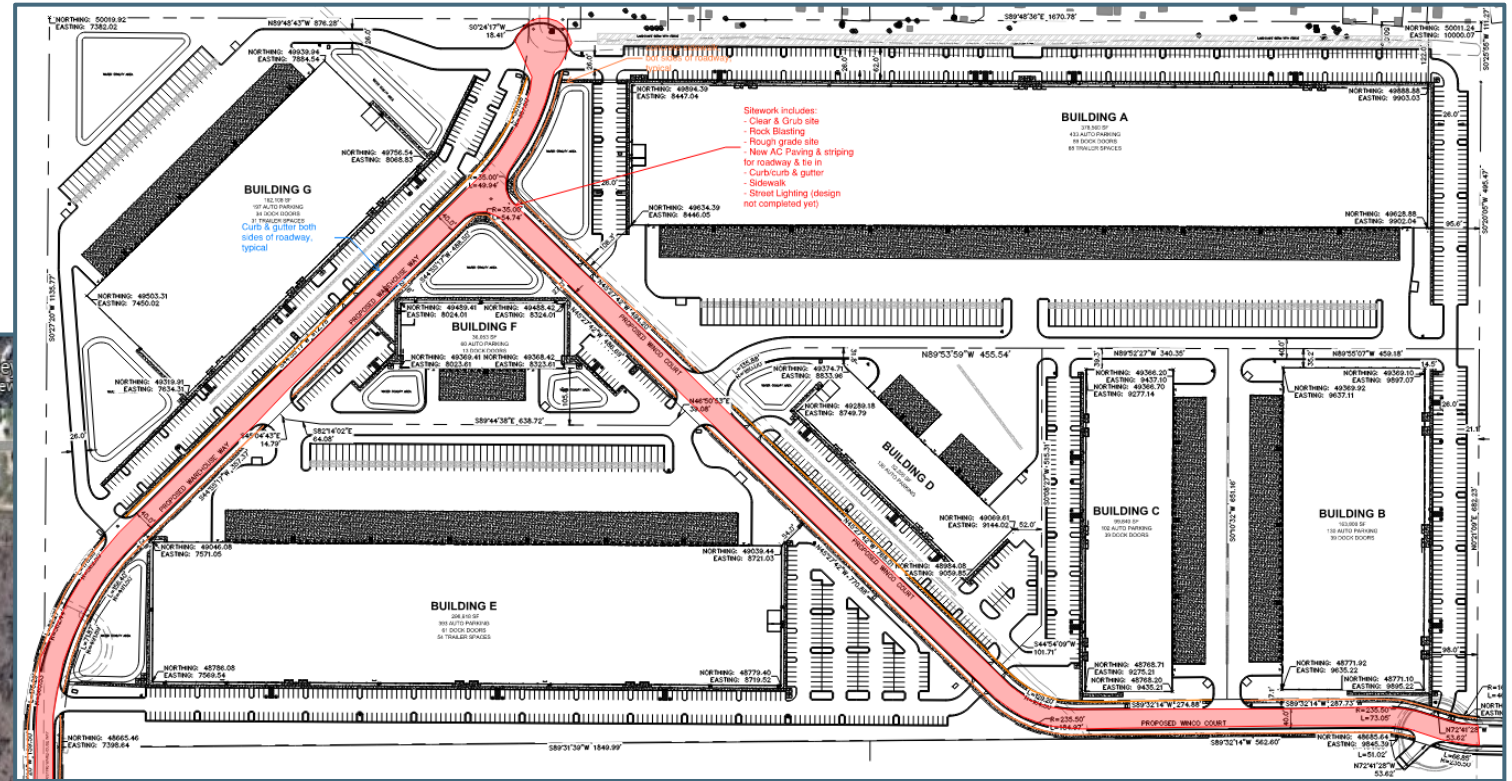
Summary

- 2392 E Winco Ct.
- 44 acres
- 687,000 SF of industrial space
- \$101.5M Total Development Costs
- \$8.7M Estimated Eligible Expenses
- \$3.95M eligible for Capital Improvement Coordination
- \$2.4M estimated TIF reimbursement



Capital Improvement Project Coordination

East Winco Court Utility & Road Improvements Cul-de-sac to S Warehouse Way.



Eligible Expenses

Total Est. Eligible Expenses	\$ 8,690,000
Winco Ct. & Warehouse Way Road Construction	\$ 3,708,000
Streetscape	\$ 1,465,000
Utility Infrastructure	\$ 3,518,000

Total Estimated Reimbursement	\$ 6,350,000
Capital Improvement Project	\$ 3,950,000
Estimated TIF Reimbursement	\$ 2,400,000

Timeline

- May 2022 – DR Approval
- **TODAY – CCDC Type 4 Designation**
- December 2024 – Agreement Approval
- December 2024 – Construction begins
- March 2026 – Project Complete
- April 2026 – Reimbursement for Capital Improvement Project
- 2028- 2033 – TIF Reimbursement Period

CONSIDER: Designate 2392 E Winco Ct, EastPort Logistics for Type 4 Participation

Suggested Motion:

I move to direct staff to negotiate a final Type 4 Participation Agreement with EastPort Logistics Owner LLC for future board approval.

AGENDA

V. Action Item: Executive Session

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 [Idaho Code Section 74-206(1)(d) and (f)].

VI. Adjourn

Action Item: Executive Session

I move that the CCDC Board of Commissioners convene in executive session pursuant to Idaho Code Section 74-206(1) (d) and (f) 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