

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

**Regular Meeting
January 13, 2025**



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 (25 minutes)



ParkBOI Update

Zach Piepmeyer, P.E.
Parking & Mobility Director

Eric Selekof
General Manager, ParkBOI

JANUARY 13, 2025

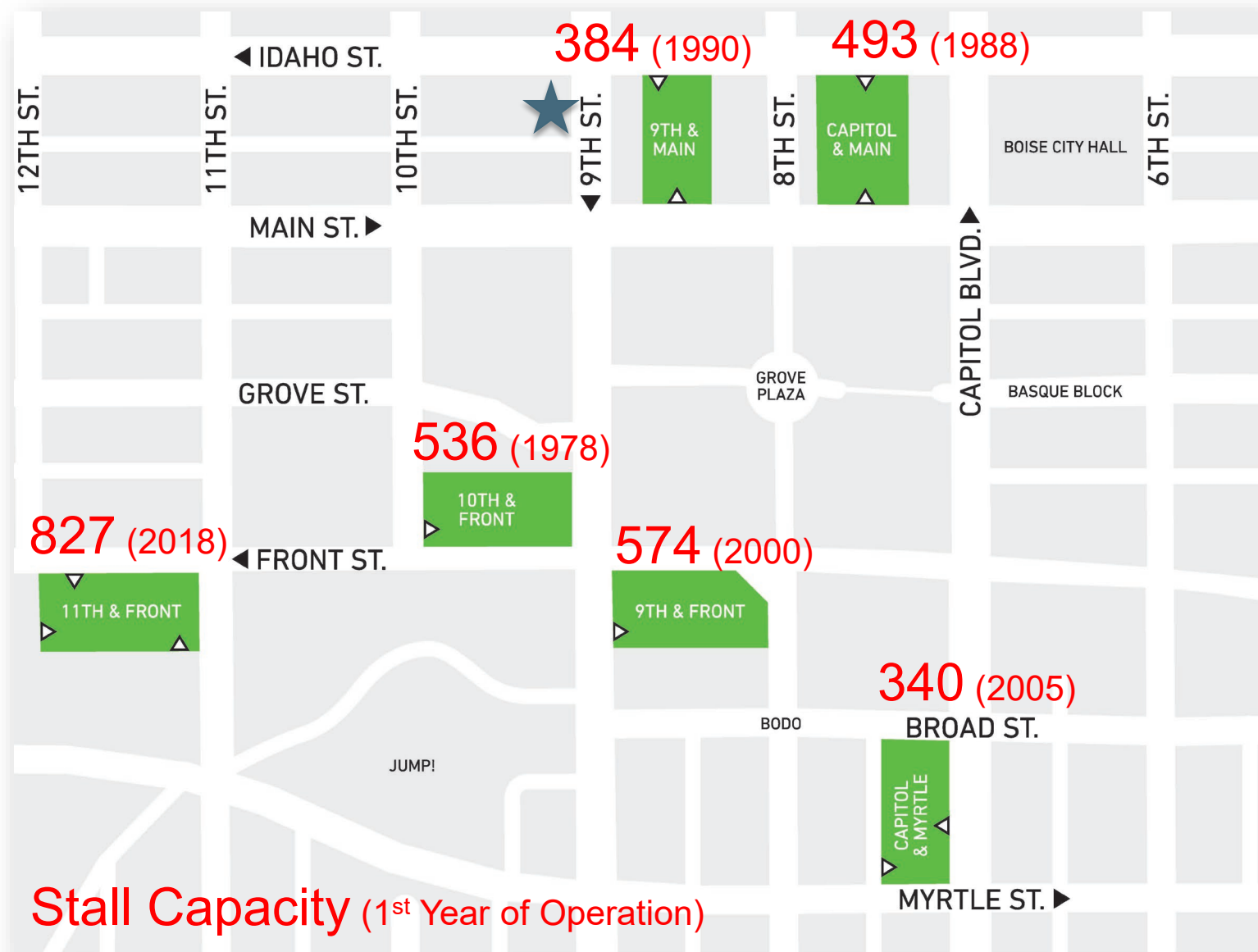


Agenda



- ParkBOI System Basics
- Demand & Utilization
- FY24 Financial Summary
- Recent & Upcoming Efforts

ParkBOI System



Total ParkBOI Stalls: 3,154

Total BikeBOI Spaces: 40

Operator: The Cark Park

Rate Structure and Programs



Hourly Parking

- First Hour Free
- \$3/hour
- Daily Maximum Charge: \$15/\$20 (weekdays), \$8 (weekends)

Monthly Pass

- \$125/month to \$230/month
- Current Monthly Pass Target: 2,884 (+1.6% YOY)

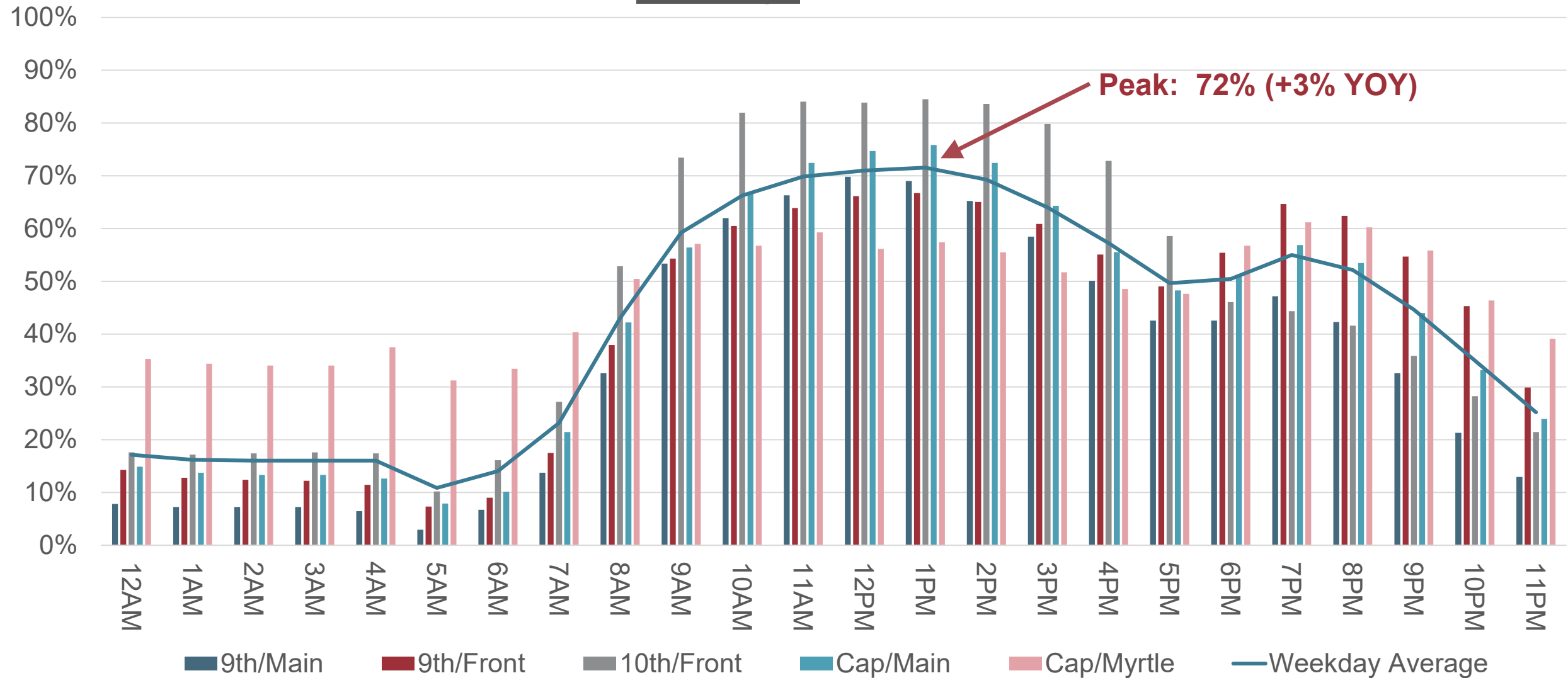
Other Programs Offered

- 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 Utilization



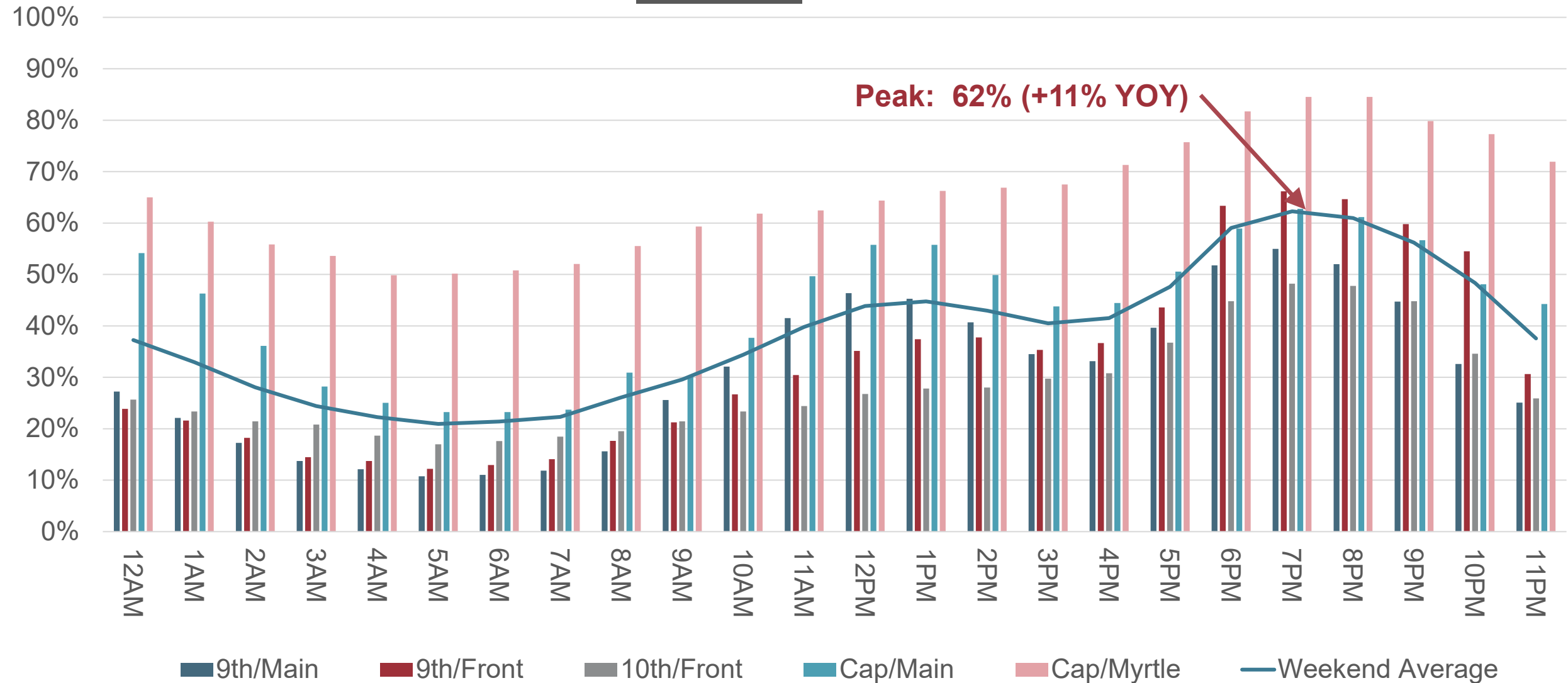
Average Occupancy
Weekdays in October 2024



Garage Utilization



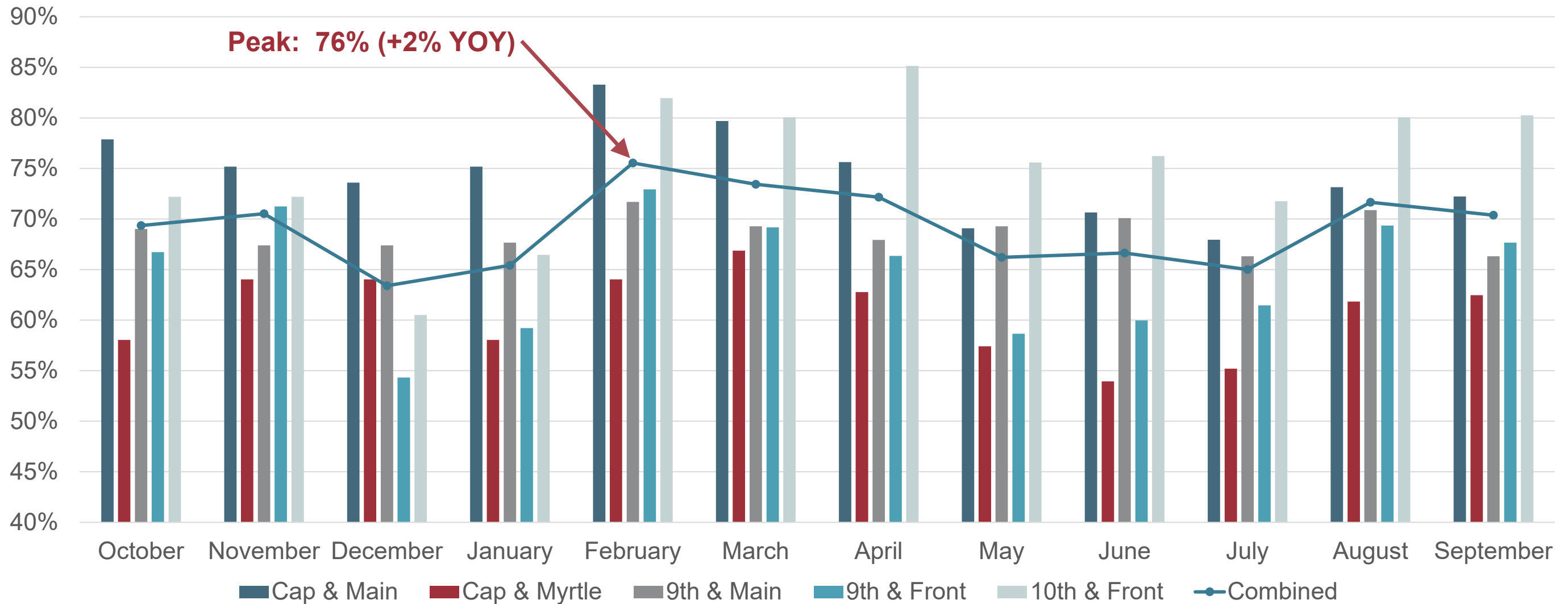
Average Occupancy
Weekends in October 2024



Garage Utilization



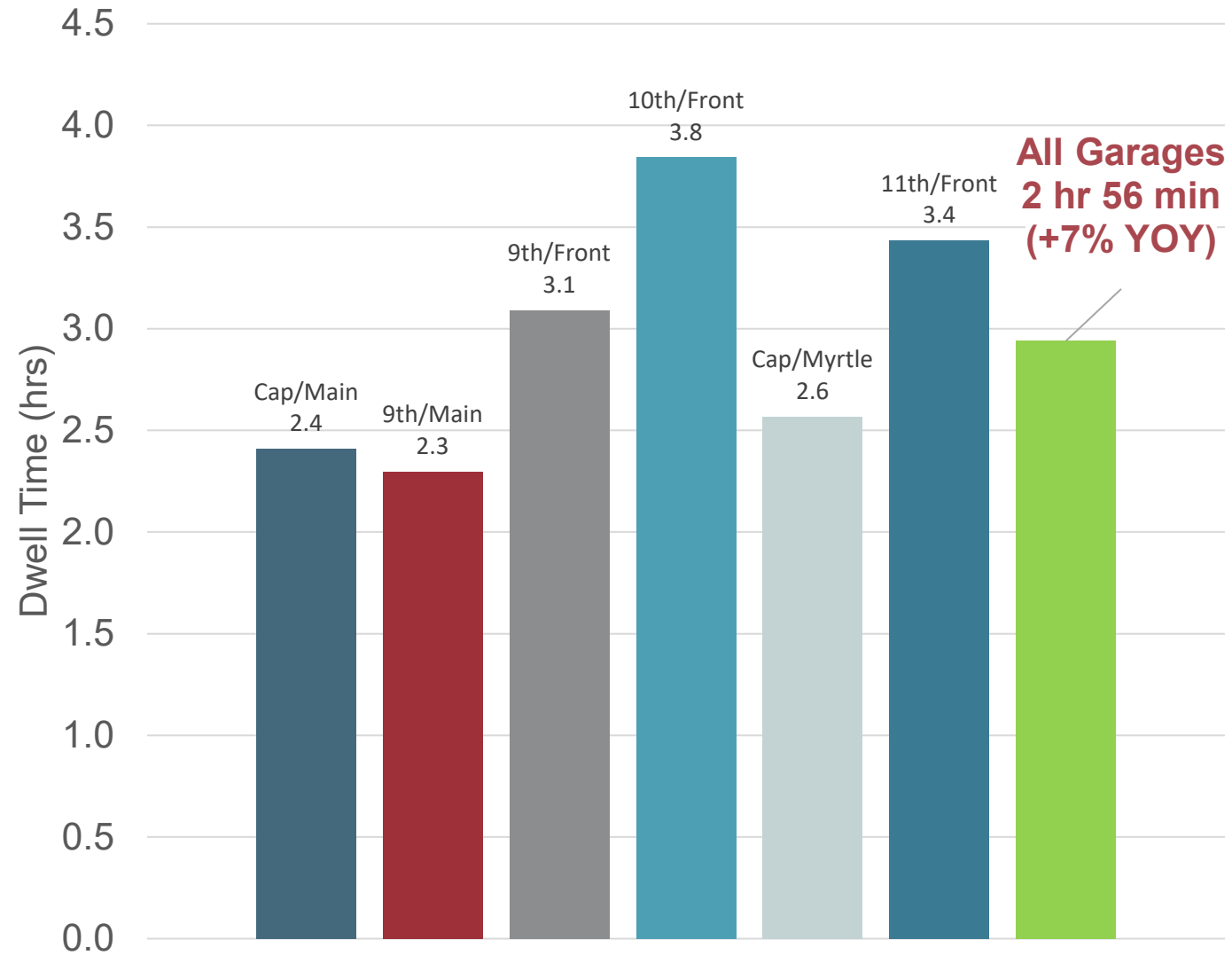
FY24 Average Peak Weekday Occupancy



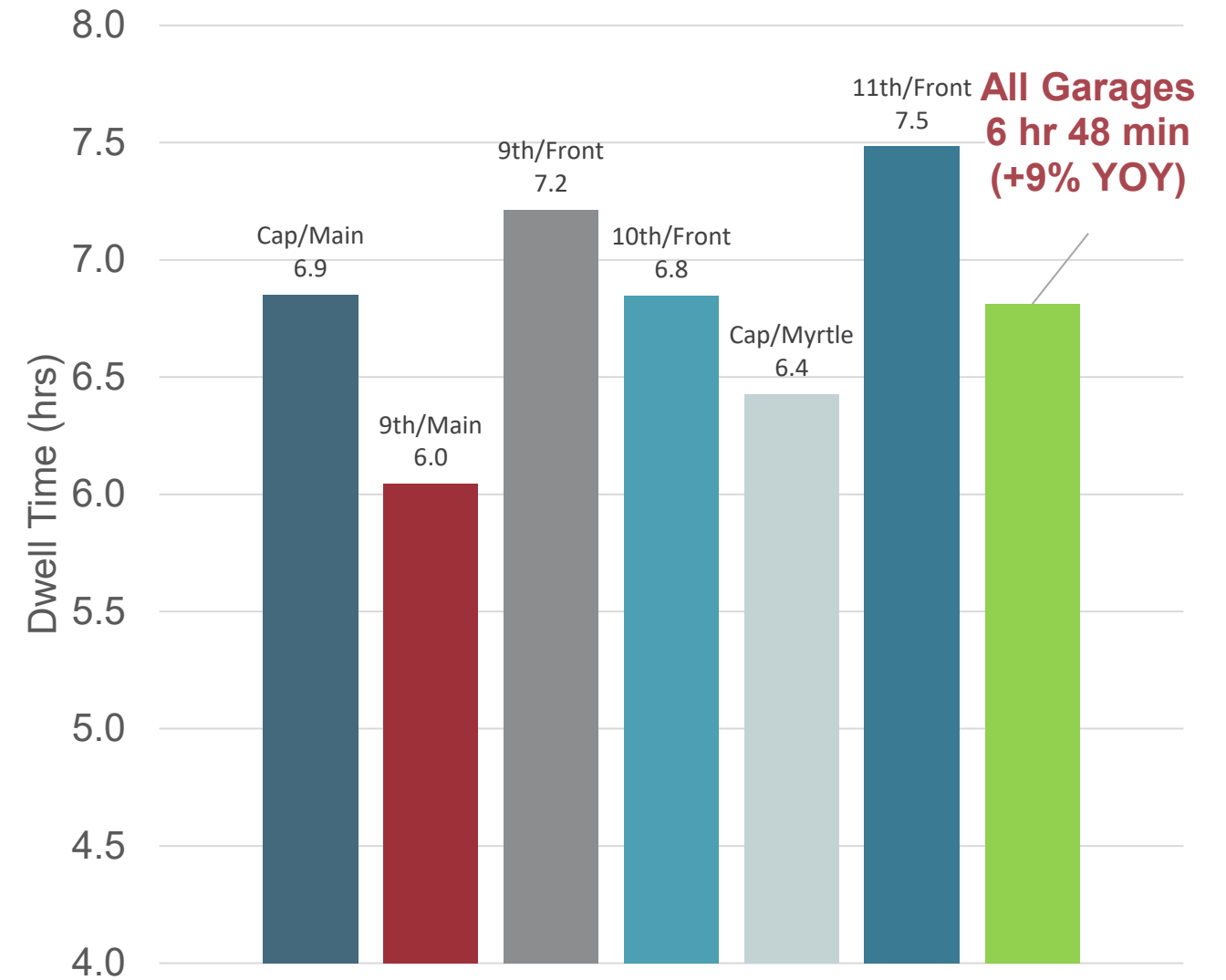
FY24 Dwell Time



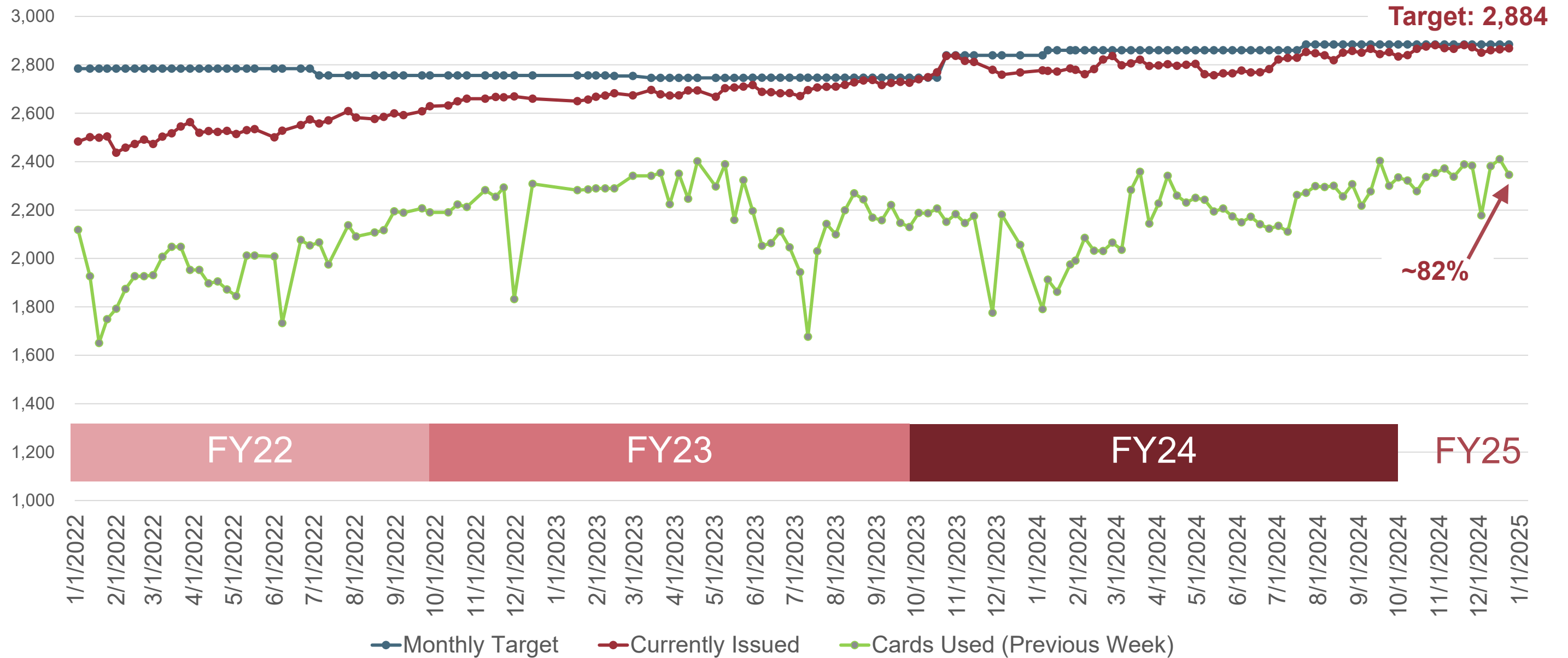
Hourly Parkers



Monthly Parkers



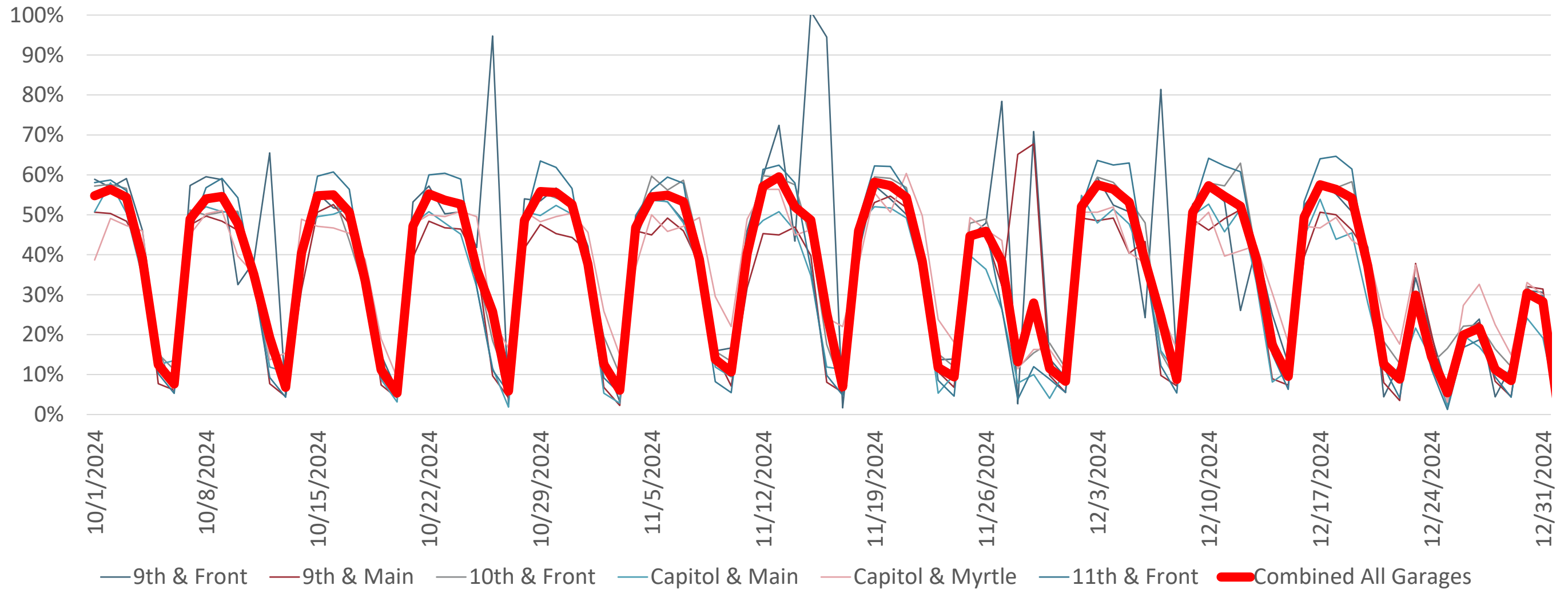
Monthly Pass Utilization



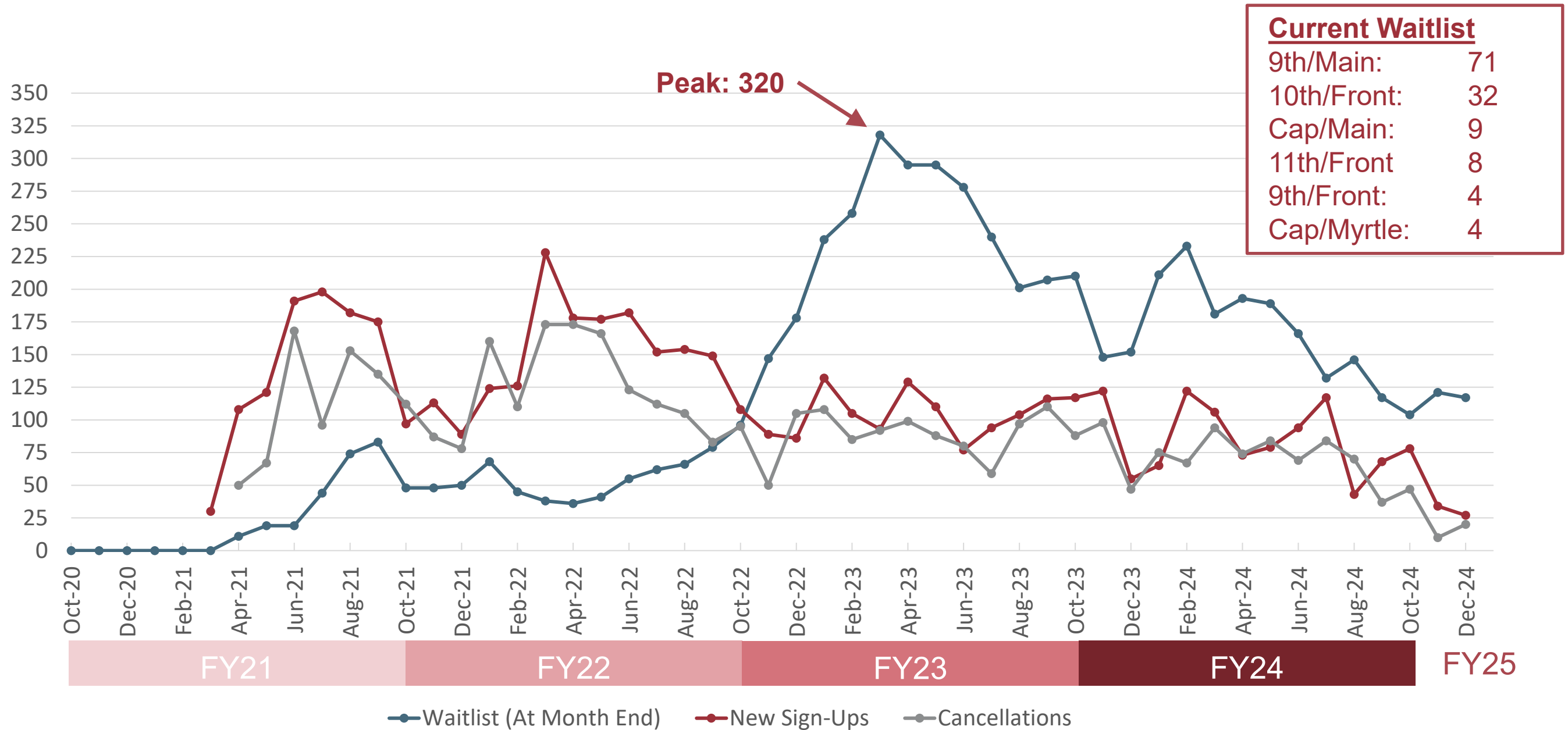
Monthly Pass Utilization



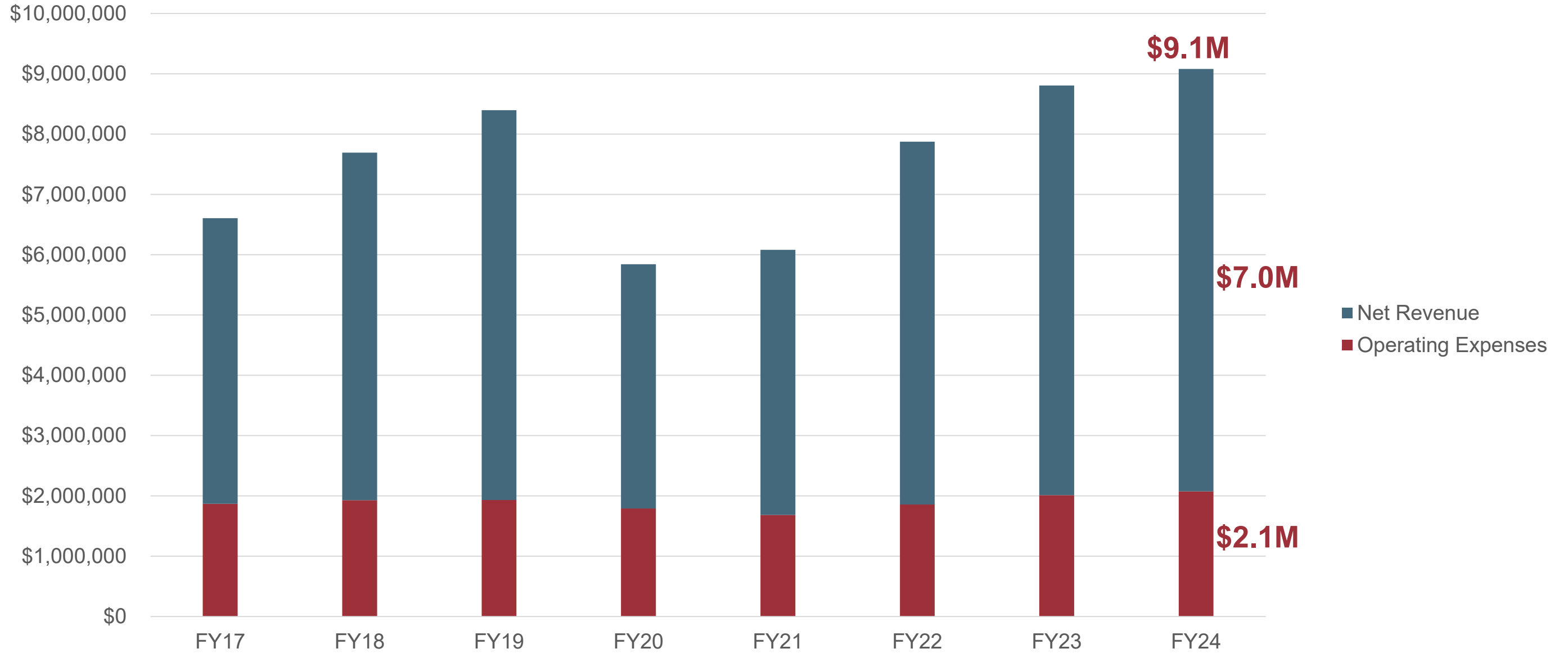
Monthly Pass Utilization By Day
October - December 2024 (Q1 FY25)



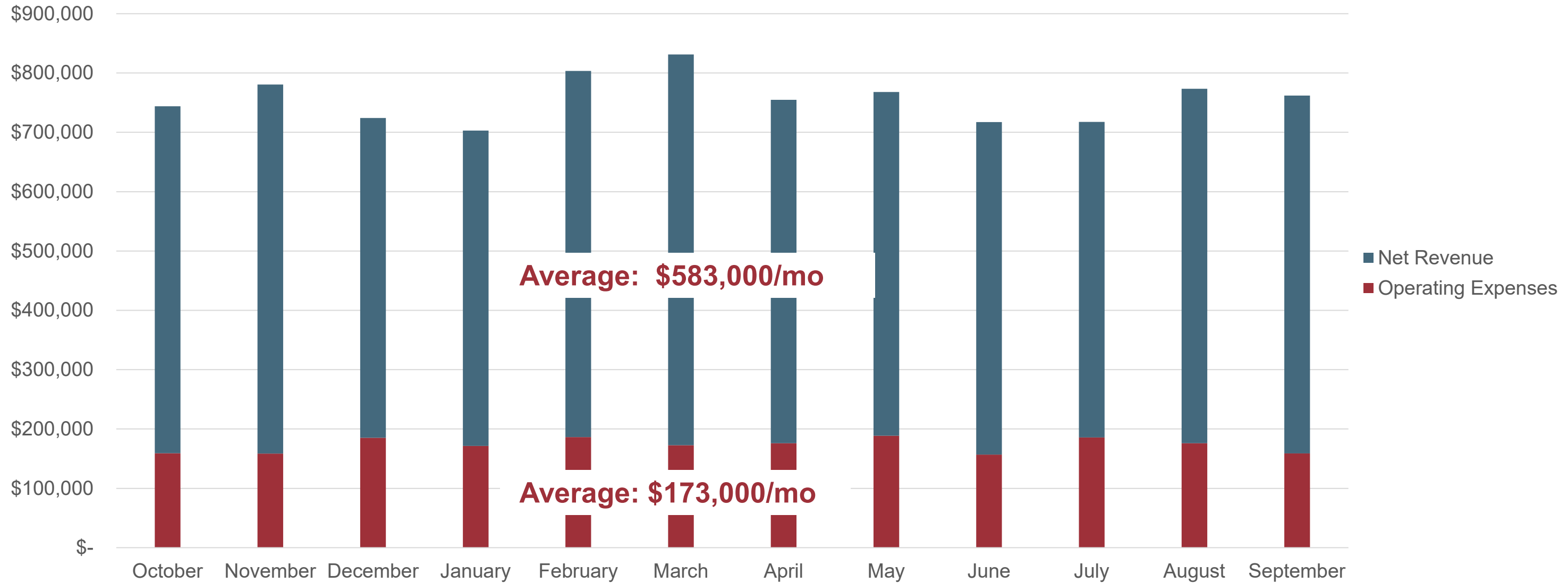
Monthly Pass Turnover & Waitlist



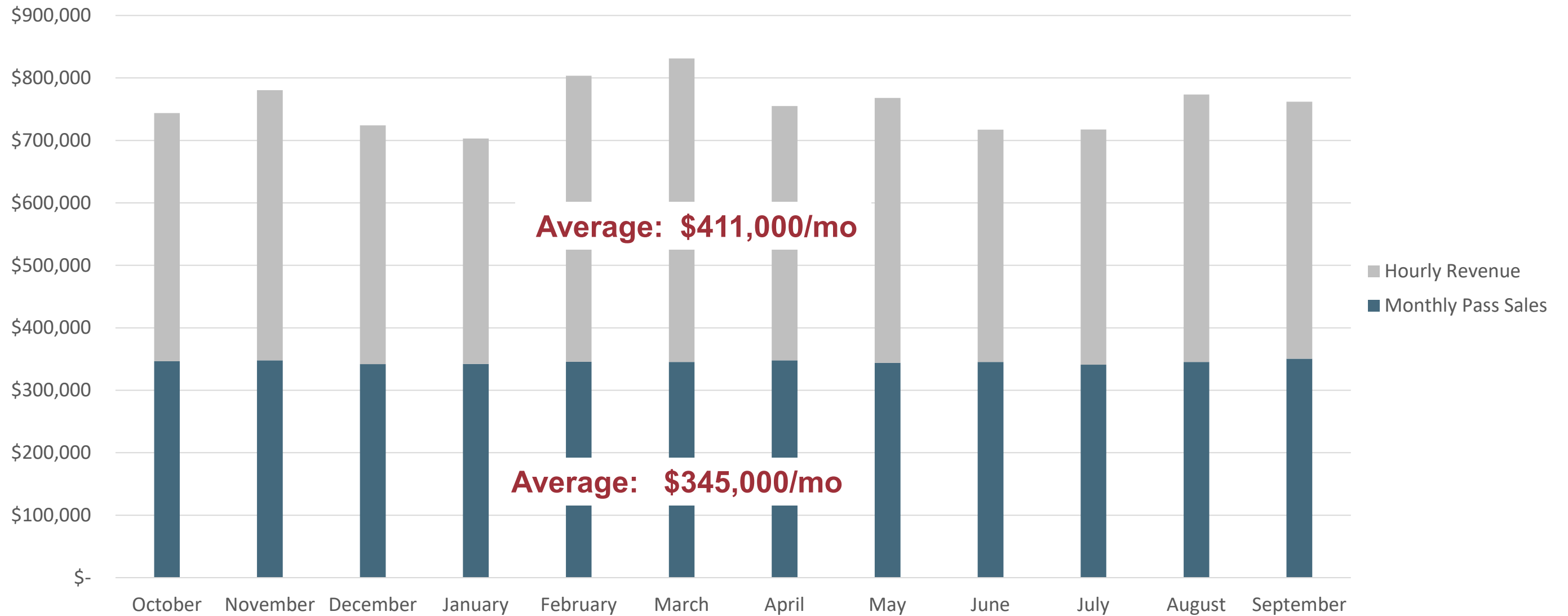
FY24 Financials



FY24 Financials



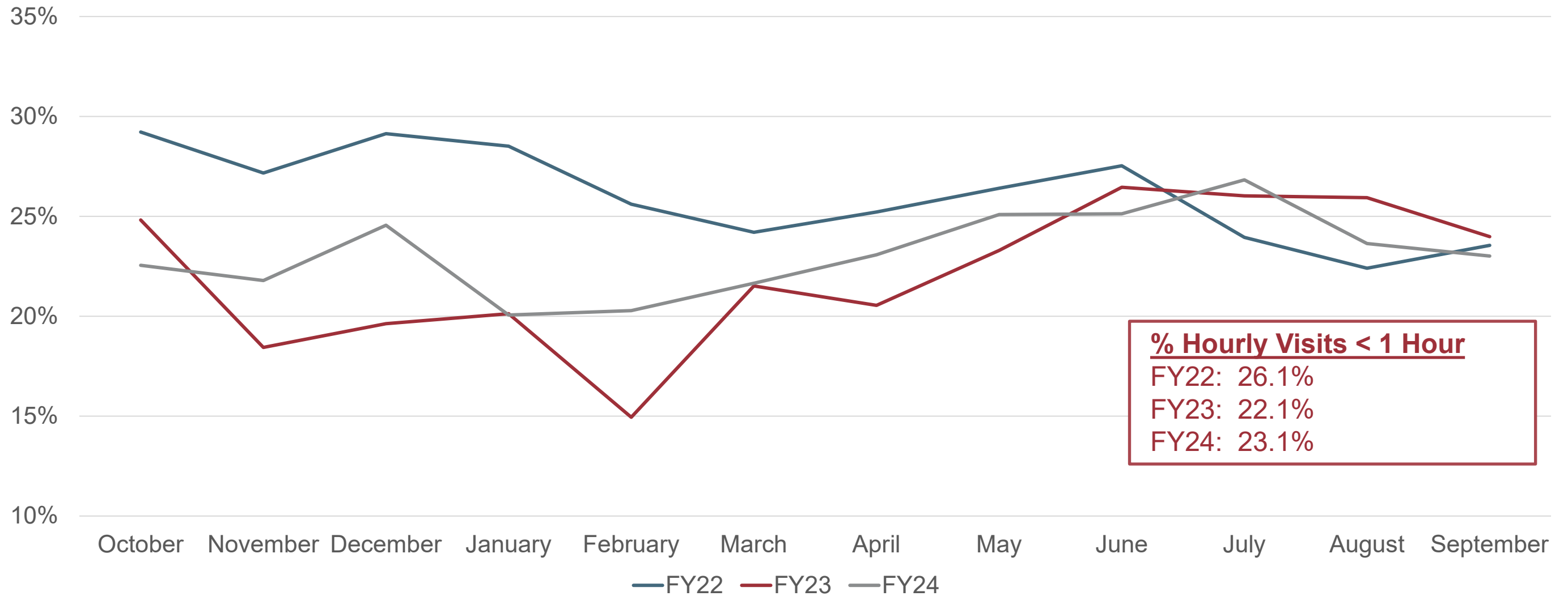
FY24 Financials



FY24 Financials



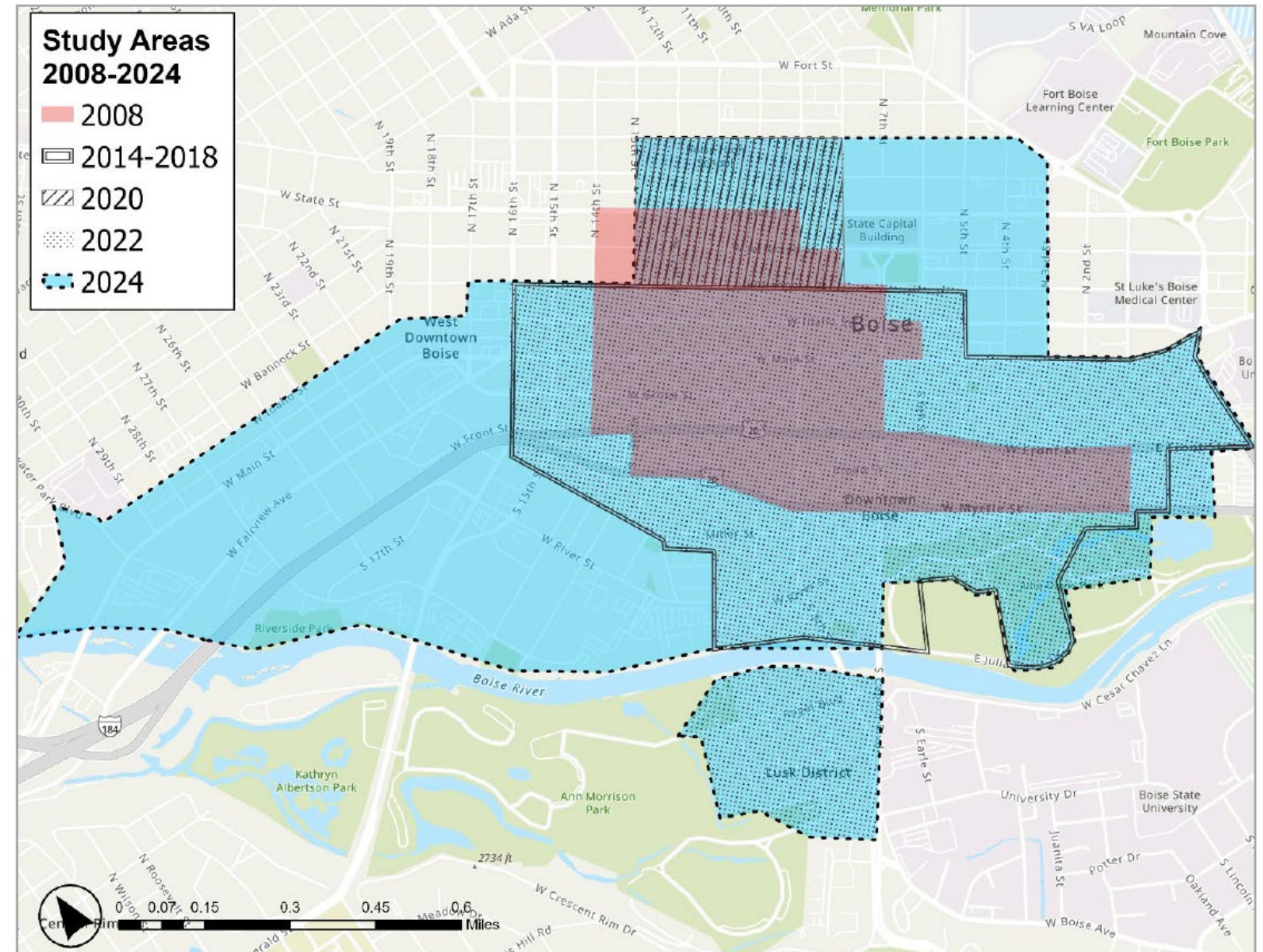
Visits Less Than 1 Hour



2024 Supply & Demand Study Update



- Assess supply of existing on- and off-street parking, and demand
- Study both public and private parking facilities
- Update every ~2 years

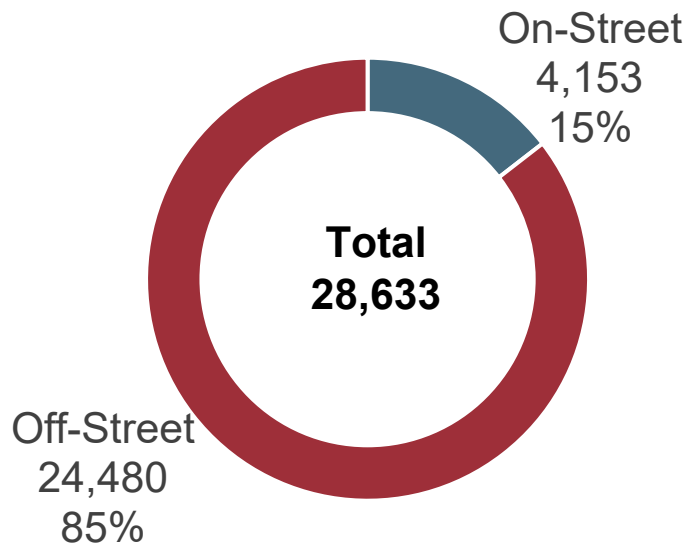
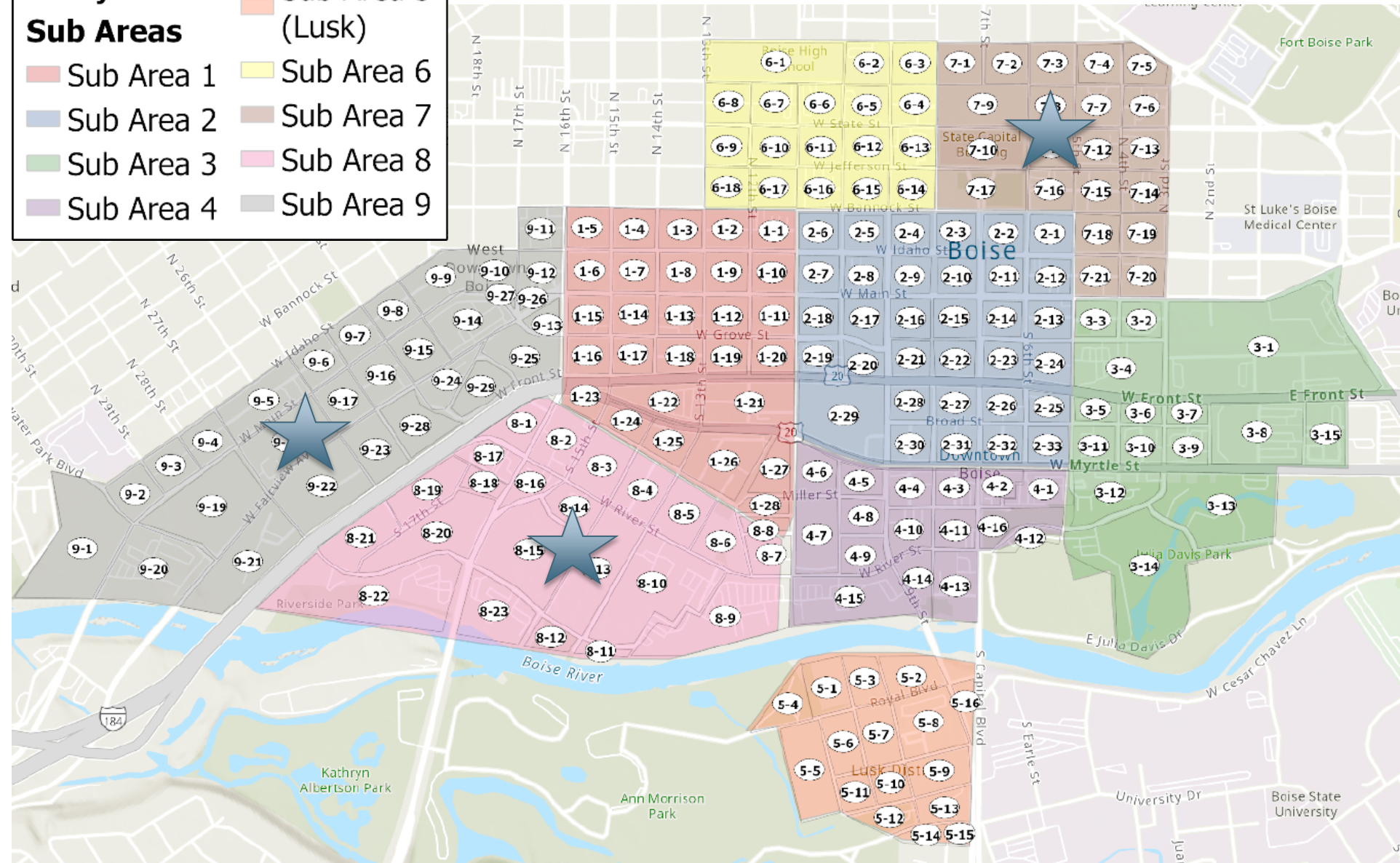


2024 Supply & Demand Study Update



- 9 sub-areas
- 3 new sub-areas
 - NE downtown
 - 30th Street
 - Shoreline
- Data collection
 - Midweek at 10AM & 1PM

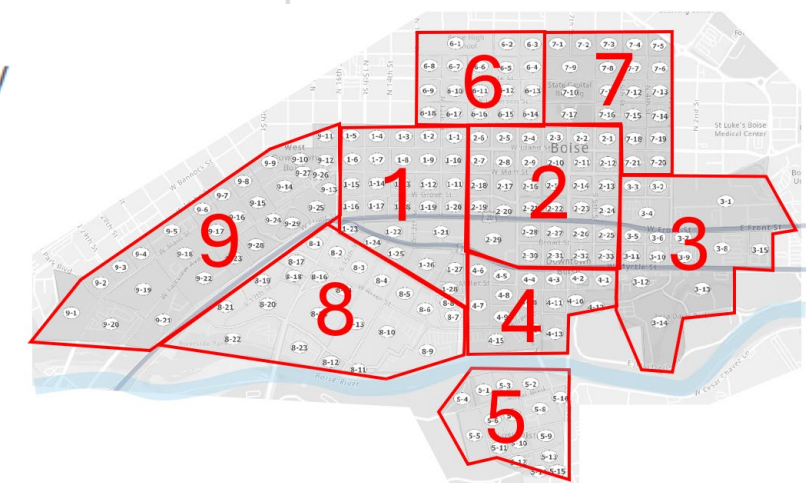
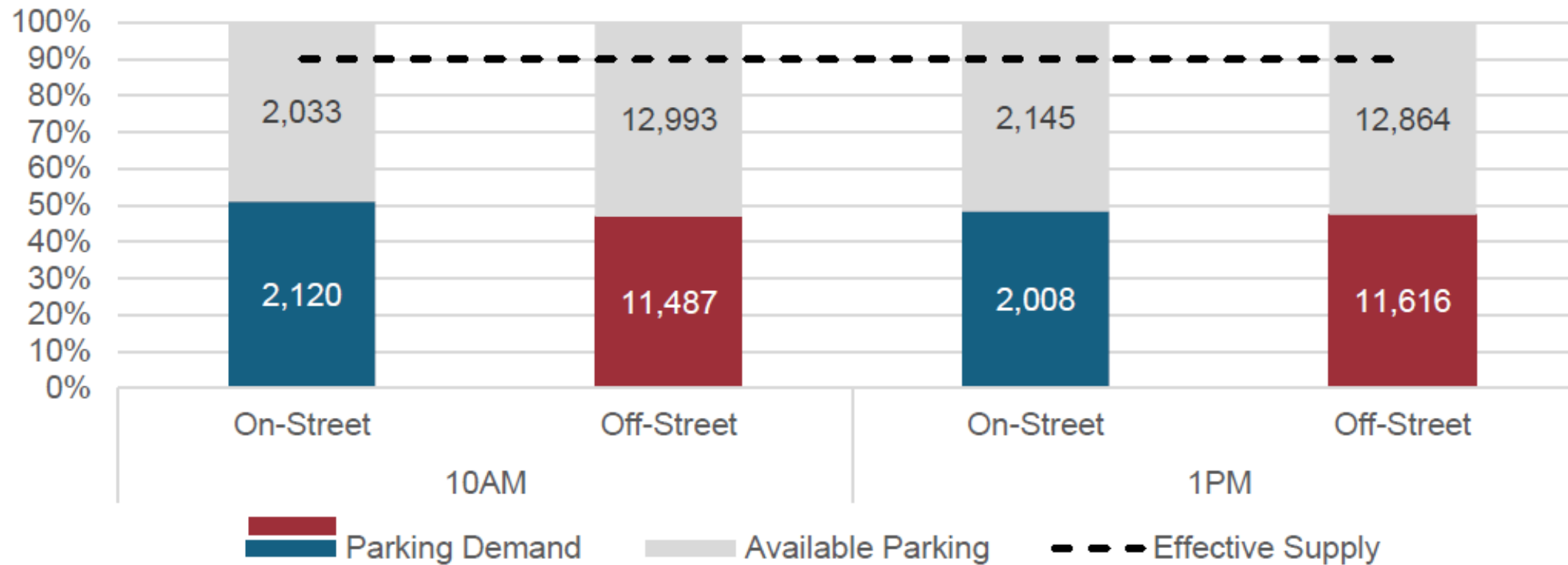
Study Area	Sub Area 5 (Lusk)
Sub Area 1	Sub Area 6
Sub Area 2	Sub Area 7
Sub Area 3	Sub Area 8
Sub Area 4	Sub Area 9



2024 Supply & Demand Study Update



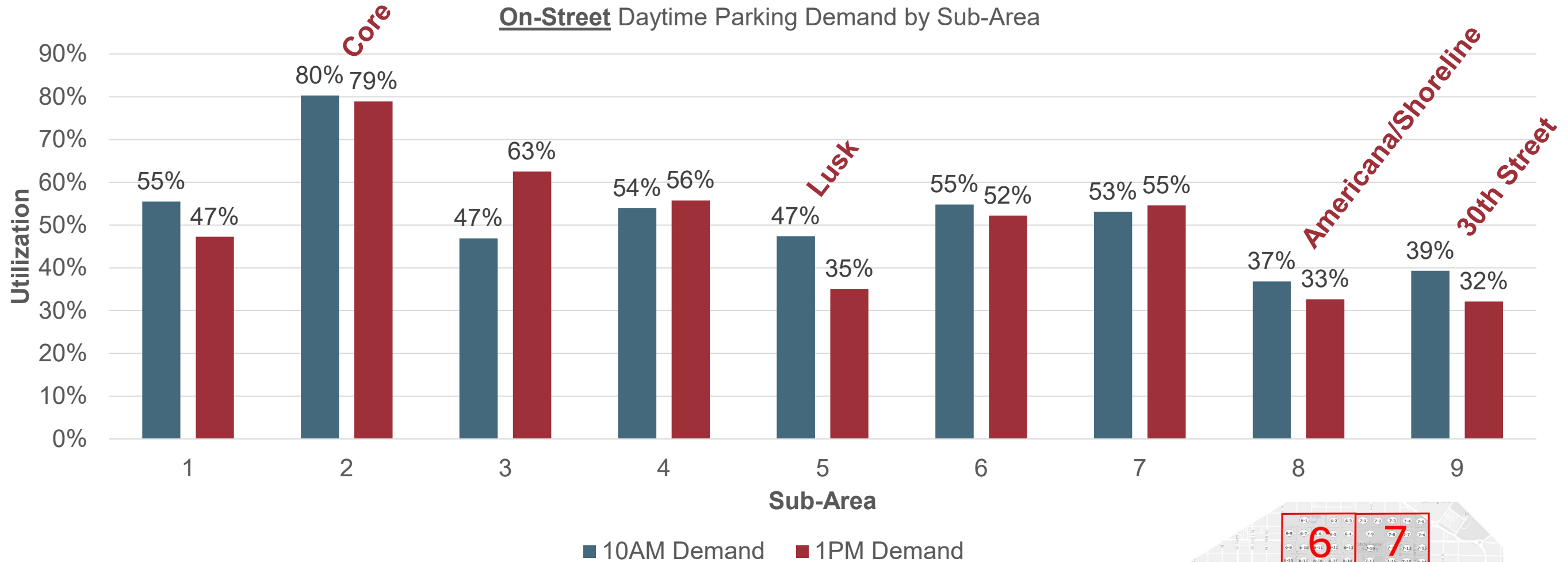
Overall Downtown August 2024 Observed Parking Demand



2024 Supply & Demand Study Update



On-Street Daytime Parking Demand by Sub-Area

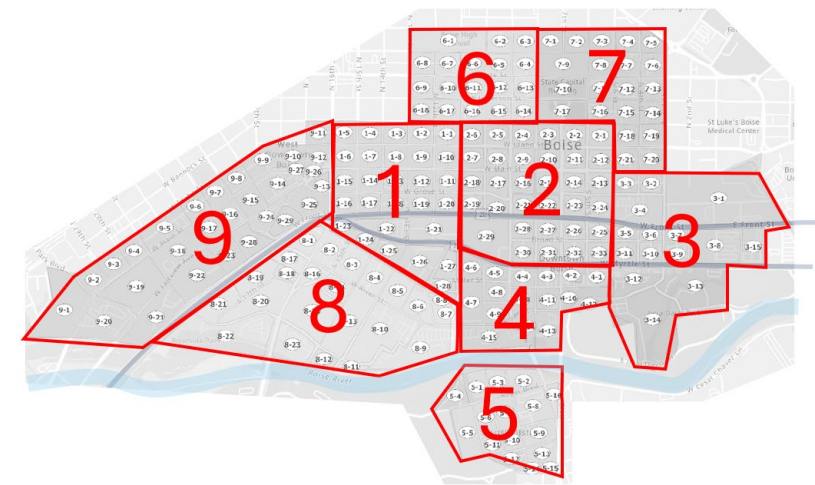


Core

Lusk

American/Shoreline

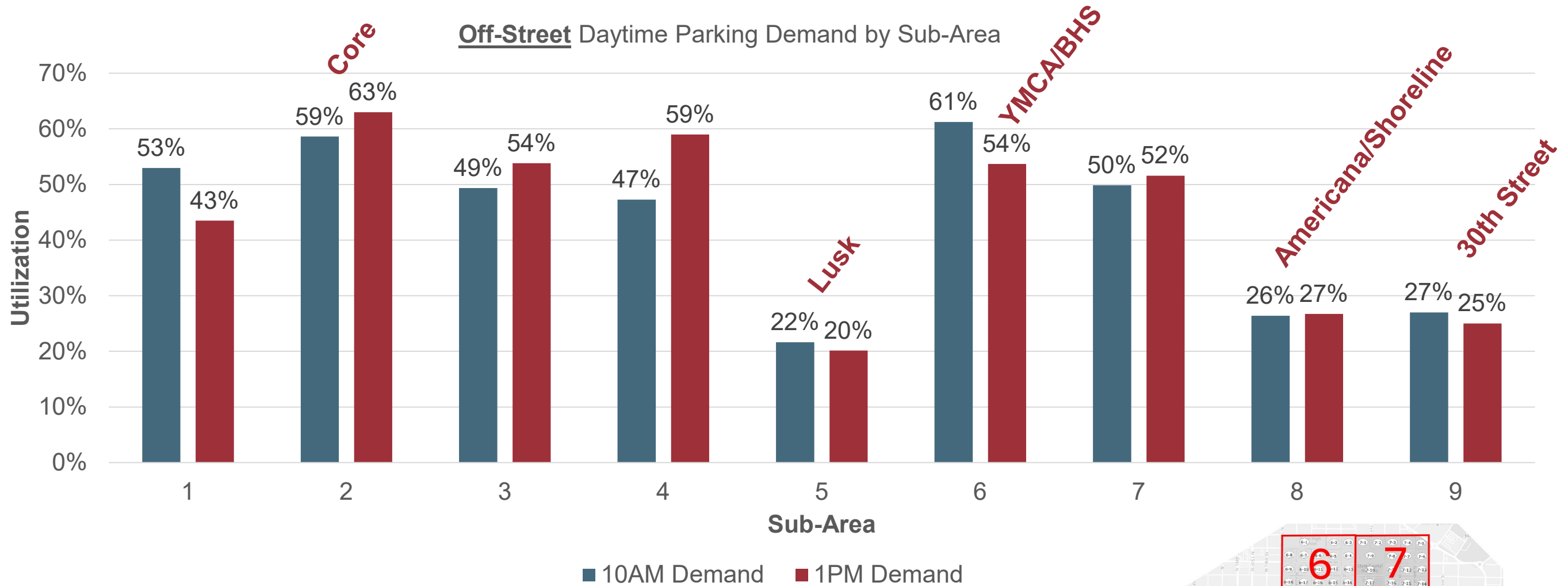
30th Street



2024 Supply & Demand Study Update



Off-Street Daytime Parking Demand by Sub-Area



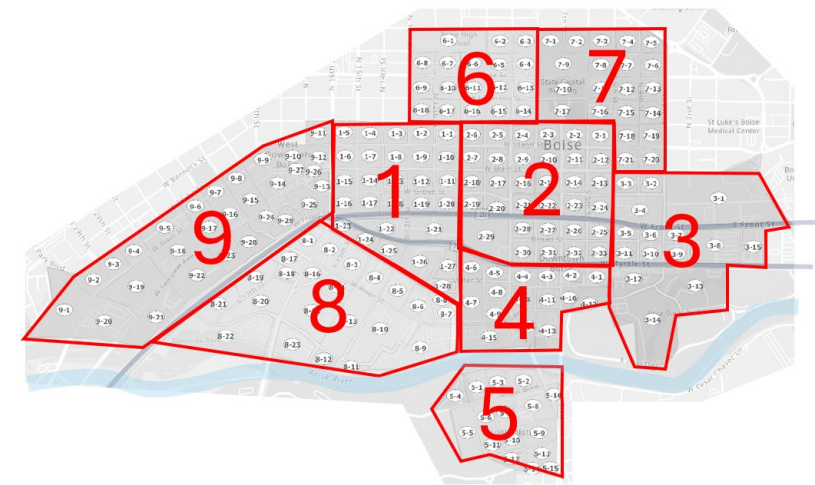
Core

Lusk

YMCA/BHS

Americana/Shoreline

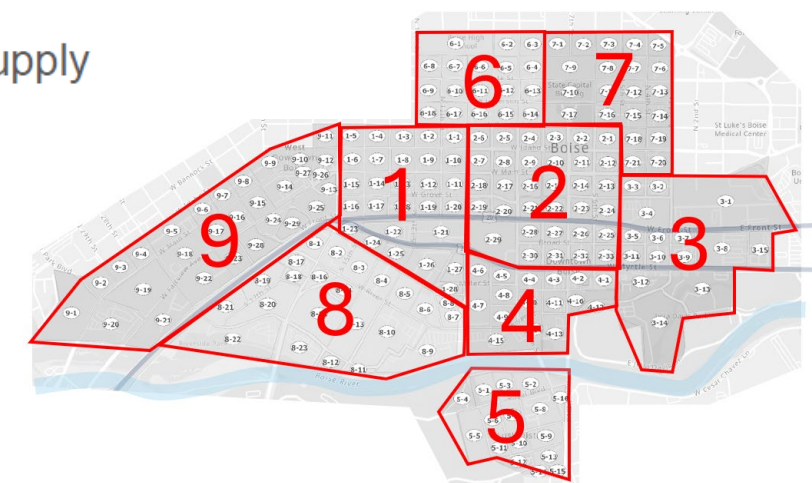
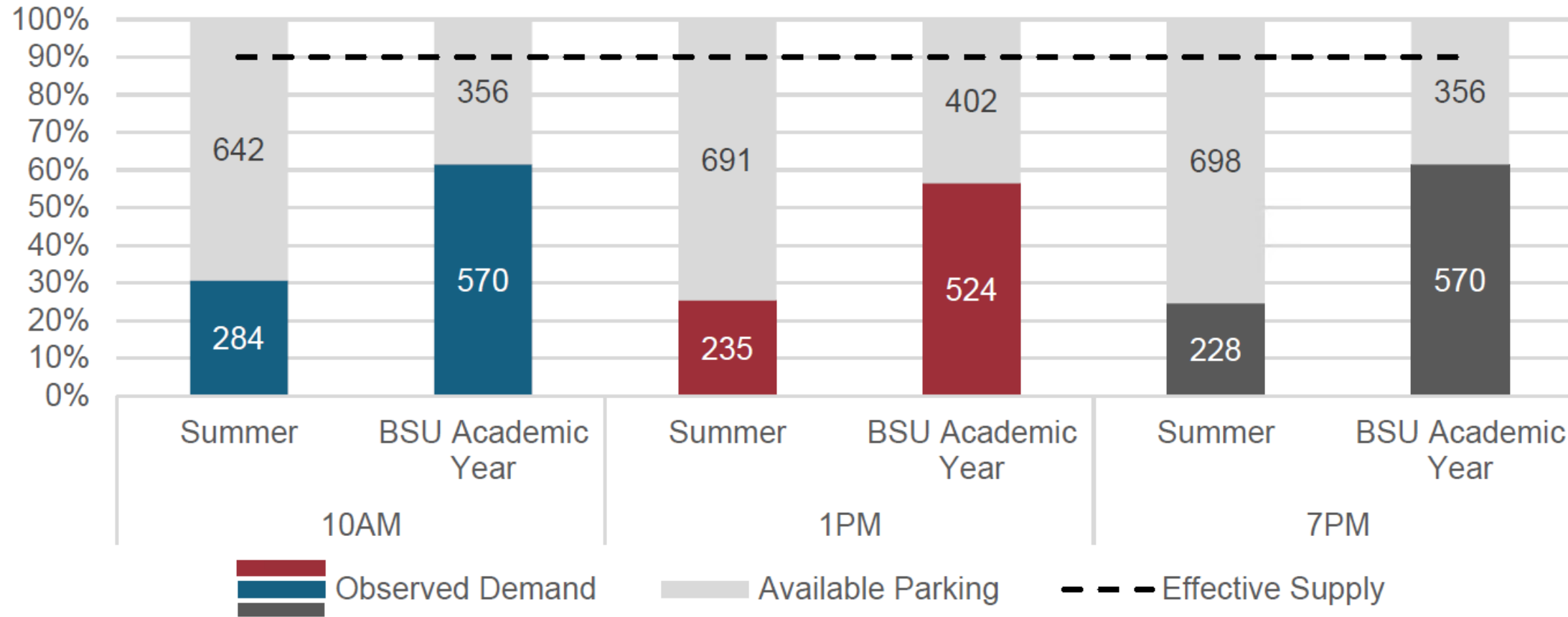
30th Street



2024 Supply & Demand Study Update



Lusk District - Observed Seasonal Demand for All Parking



Recent Garage Improvements



System Wide Projects

F/O internet upgrades
Elevator Assessment
PARCS Assessment and Bid Documents

10th & Front

Lighting
Landscaping/Irrigation
Painting
Rooftop Doors
Structural wall repair

9th & Front

Structural repairs
Elevator tower roof repairs

Capitol & Myrtle

Structural repairs
Membrane repairs
Elevator modernization
Rooftop drainage repair
Drywall repair
Fire sprinkler upgrades



Upcoming FY25 Work



10th & Front – Structural Repairs Phase 3

Capitol & Myrtle Elevator Modernization

Capitol & Main Air Handler Fan Replacement

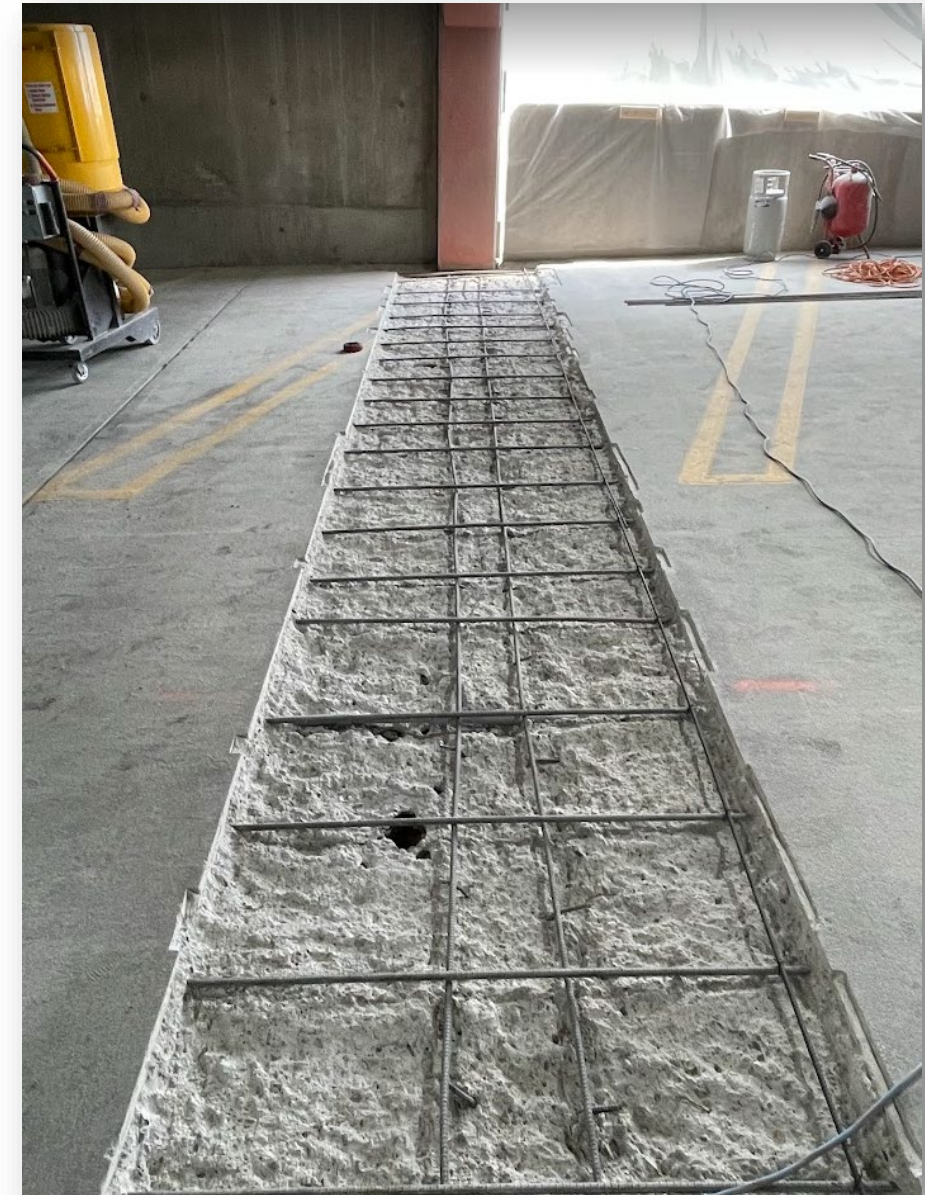
PARCS Replacement – January 2025 Vendor Ranking
by CCDC Board

Security Camera Upgrades

Permanent Holiday Lighting

9th & Front – Stair tower Enclosure Concept Study

9th & Front – Elevator Modernization Design



Questions?

AGENDA

IV. Action Item: Consent Agenda

A. Expenses

1. Approve Paid Invoice Report for December 2024

B. Minutes and Reports

1. Approve Meeting Minutes for December 09, 2024

C. Other

1. Approve Resolution 1908: 3rd St. Streetscape and Mobility Improvements. Utility Undergrounding Contract with Idaho Power.
2. Approve Resolution 1910: 2392 E. Winco Ct, EastPort Logistics. Type 4 Participation Agreement with EastPort Owner LLC.

CONSENT AGENDA

Motion to Approve Consent
Agenda

AGENDA

V. Action Items

- A. **CONSIDER** Election of Board Officers - Chair, Vice-Chair, Secretary/Treasurer
.....Chair Haney Keith (5 minutes)
- B. **CONSIDER** Approve Executive Committee Charge.....Chair Haney Keith (5 minutes)
- C. **CONSIDER** Resolution 1909: Approve Vendor Ranking for the Parking Access and Revenue Control System (PARCS) Replacement ProjectZach Piepmeyer (15 minutes)
- D. **CONSIDER** Ratification of 8306 W. State Street Letter of Intent
.....Corrie Brending (10 minutes)

CONSIDER: Election of Board Officers – Chair, Vice-Chair, and Secretary/Treasurer

Suggested Motion:

I move to:

- Elect the Chair as presented;
- Elect the Vice-Chair as presented;
- Elect the Secretary/Treasurer as presented.

AGENDA

V. Action Items

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.....Chair Haney Keith (5 minutes)

- B. **CONSIDER** Approve Executive Committee Charge.....Chair Haney Keith (5 minutes)

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- D. **CONSIDER** Ratification of 8306 W. State Street Letter of Intent
.....Corrie Brending (10 minutes)

CONSIDER: Executive Committee Charge

Suggested Motion:

I move to:

- Approve the Executive Committee Charge as presented

AGENDA

V. Action Items

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.....Chair Haney Keith (5 minutes)

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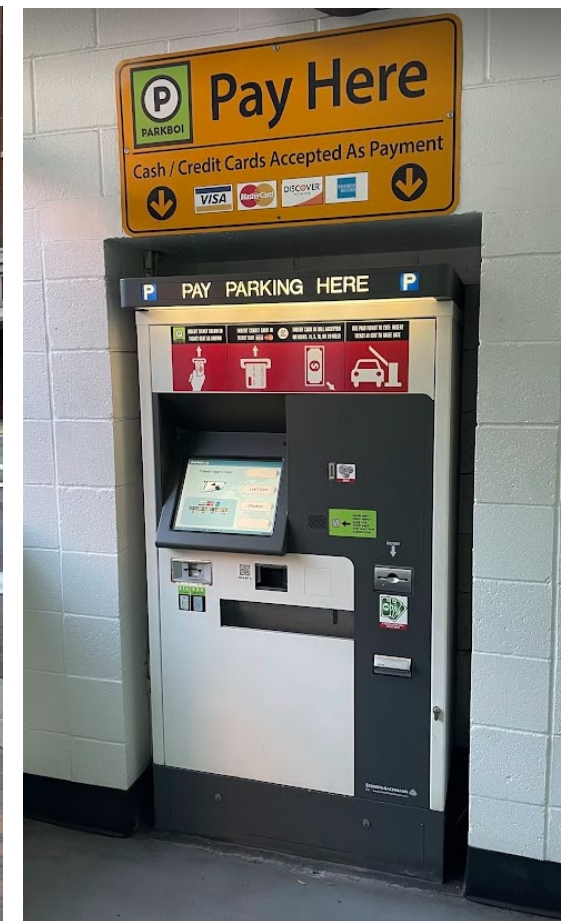
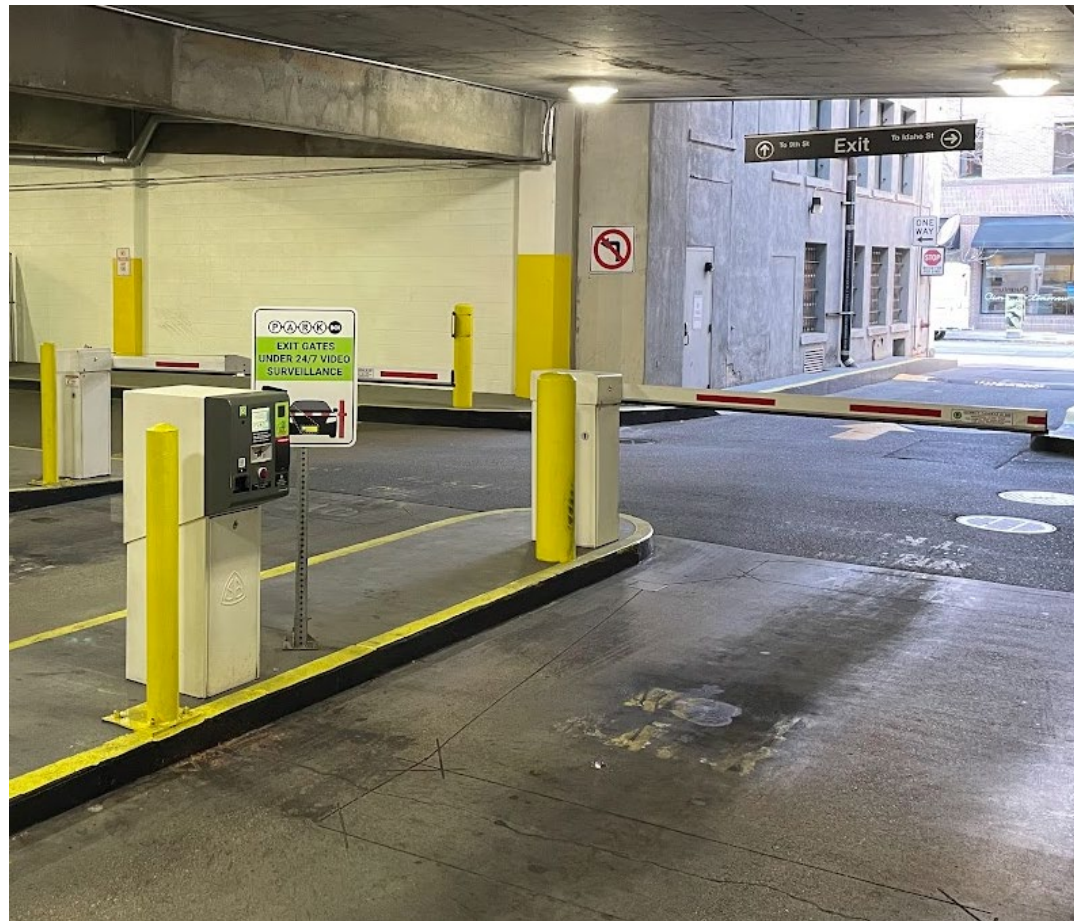
CONSIDER: Resolution 1909: Approve Vendor Ranking for the
Parking Access and Revenue Control System (PARCS)
Replacement Project

Zach Piepmeyer, P.E.
Parking & Mobility Director

January 13, 2025

PARCS Overview

Parking Access and Revenue Control System



PARCS Overview



Amano
(2018)

Scheidt &
Bachmann
(2014)

PARCS Overview

Current PARCS Limitations:

- Two separate systems
- Magnetic stripe paper ticketing
- Decreasing equipment reliability/Increased risk of downtime
- Vendor support & replacement parts
- No integrations with hotels and valets
- Special Event/Reservation limitations
- On-site servers
- No digital wallet payment methods are accepted
- Parking data difficult to manage
- No automated entry credentials



Request for Proposals

Idaho Code § 67-2806A

Action	Date
Advertise RFP	9/10/24 & 9/17/24
Pre-Proposal Meeting and Site Tour	9/26/24
Questions Due	10/2/24
Addendum Issued	10/8/24
Written Submittals Due	10/21/24
Request for Clarifications Issued	11/21/24
Clarification Responses Due	12/2/24
Vendor Interviews/Demonstrations	12/16/24 & 12/18/24
Approval of Vendor Ranking	1/13/25 (TODAY)

Proposals Received:

- SKIDATA, Inc.
- Amano McGann, Inc.
- Scheidt & Bachmann USA, Inc.
- FlashParking, Inc.

Request for Proposals

	Section	Points
Part 1: Written Proposal	Section A – Transmittal Letter	20
	Section B – Respondent Qualifications and Experience	100
	Section C – Technical Response to PARCS Functional Specifications	400
	Section D – Key Personnel	100
	Section E – Cost Proposal	200
	Section F – Finance and Insurance Requirements	30
	Section G – Proposed Amendments to CCDC Contract Terms	50
	Section H – Proposal Form	Pass/Fail
	Section I – Waiver and Release Form	Pass/Fail
Part 2: Vendor Interview/Demonstration (Top 2 Vendors Only)		100

Subtotal Points Possible: 1,000

Total Points Possible (3 Evaluators): 3,000



Request for Proposals

Vendor	Total Points (3,000 Possible)	Rank
Amano McGann, Inc.	2,539	1
FlashParking, Inc.	2,336	2
Scheidt & Bachmann USA, Inc.	1,951*	3
SKIDATA, Inc.	1,824*	4

**No interview/demonstration conducted. No interview/demonstration points awarded.*

Functionality Highlights:

Hourly Parkers:

- Simplified paper ticketing
- Pay-by-phone
- Tap-to-pay & digital wallet integration
- LPR (option)

Monthly Parkers:

- Long-range proximity card readers
- AVI (option)
- LPR (option)
- Mobile phone



Programming Highlights:

- Monthly parkers
- Hourly parkers
- Validation
- Hotel parking
- Valet services
- Reservations
- Special event (pre-paid entry)
- Flexible spending accounts



Amano ONE

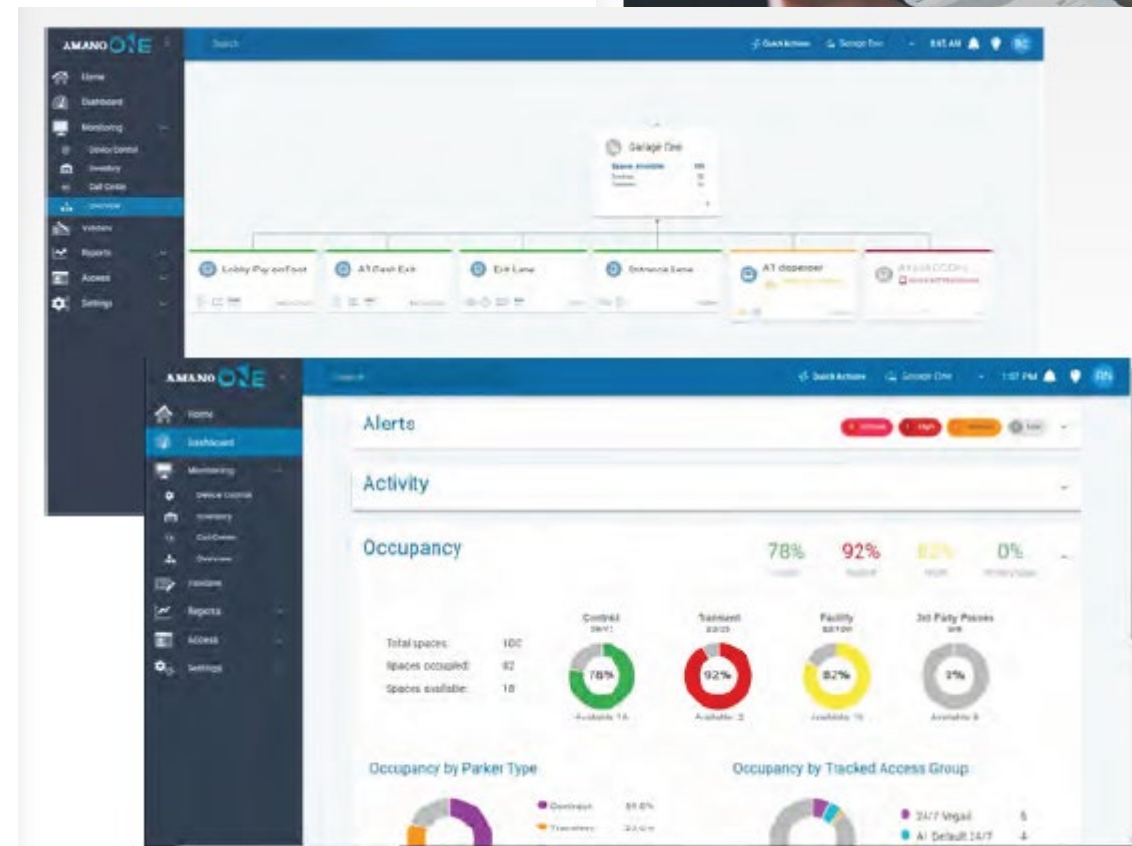
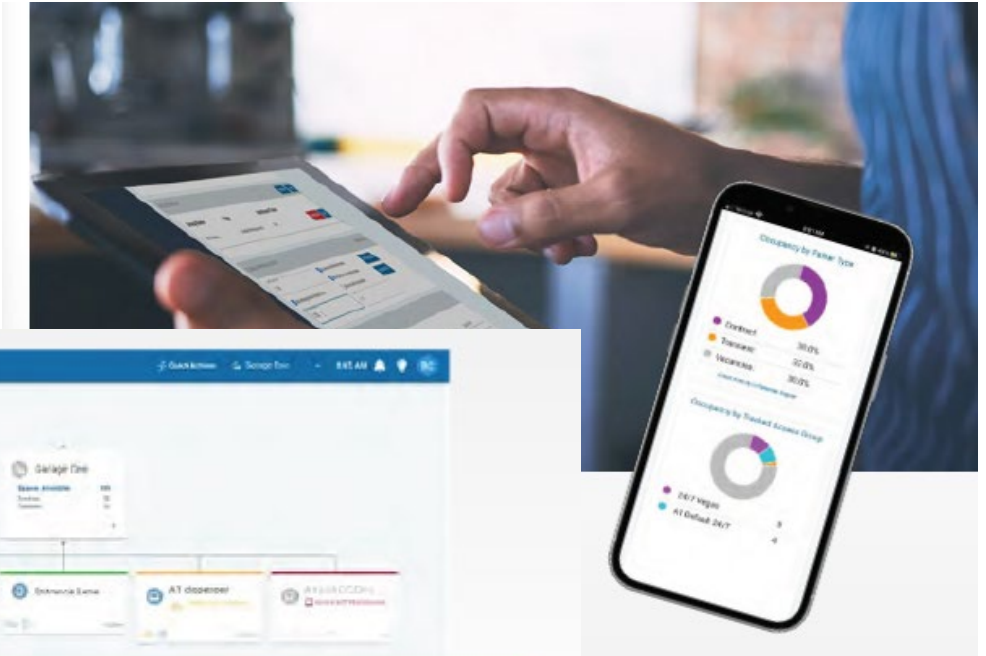
Equipment Highlights:

- Touch screens
- Smaller kiosks
- No additional equipment needed for hotels or validations
- Only one moving part (printer roll)
- Plug-and-play, non-proprietary replacement parts (USB)
- Breakaway gate arm features
- ParkBOI branding
- Advertising



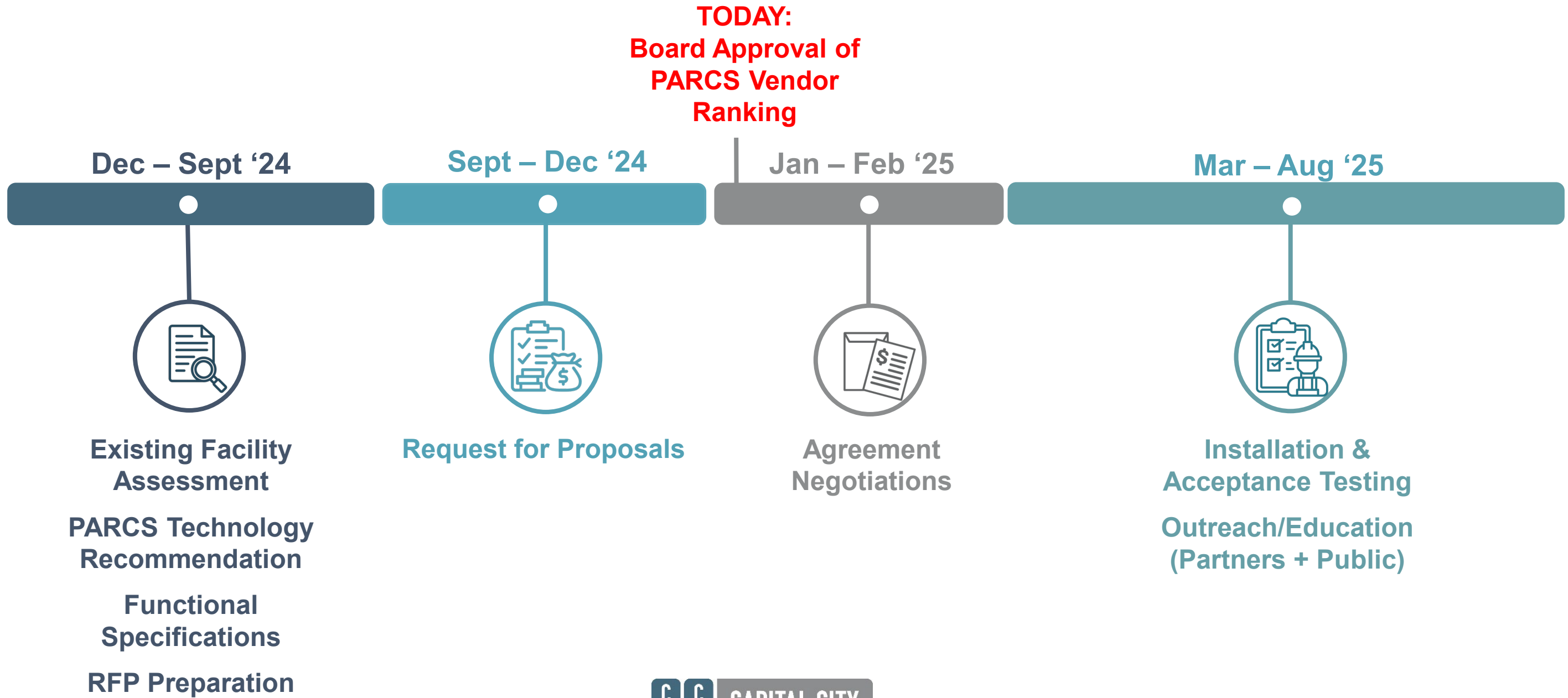
Administrative Highlights:

- Cloud-based platform
- Self-managed
- Dynamic, web-based management dashboard
- Offline operations capability
- Open Application Programming Interface (API)



Proposal Component	Anticipated Cost	Notes
Original Pricing	\$1,429,987	Includes AVI
Consider: Add LPR	+\$8,000 per lane	LPR not recommended for all garage locations by vendor
Consider: Removal of UPS Battery	-\$1,200 per lane	UPS not recommended by vendor
Consider: Revisions to Extended 10-Year Warranty	TBD	ParkBOI staff can accomplish most maintenance actions.

Project Schedule



CONSIDER: Resolution 1909: Approve Vendor Ranking for the
Parking Access and Revenue Control System (PARCS)
Replacement Project

Suggested Motion:

I move to adopt Resolution 1909, approving the Request for Proposal vendor ranking and authorizing the Executive Director to negotiate an agreement with Amano McGann, Inc. for the PARCS Replacement Project.

AGENDA

V. Action Items

- A. **CONSIDER** Election of Board Officers - Chair, Vice-Chair, Secretary/Treasurer
.....Chair Haney Keith (5 minutes)

- B. **CONSIDER** Approve Executive Committee Charge.....Chair Haney Keith (5 minutes)

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- D. **CONSIDER** Ratification of 8306 W. State Street Letter of Intent
.....Corrie Brending (10 minutes)

CONSIDER: Ratification of 8306 W. State Street Letter of Intent

Corrie Brending

Project Manager – Property Development

TYPE 5 PARTICIPATION PROGRAM

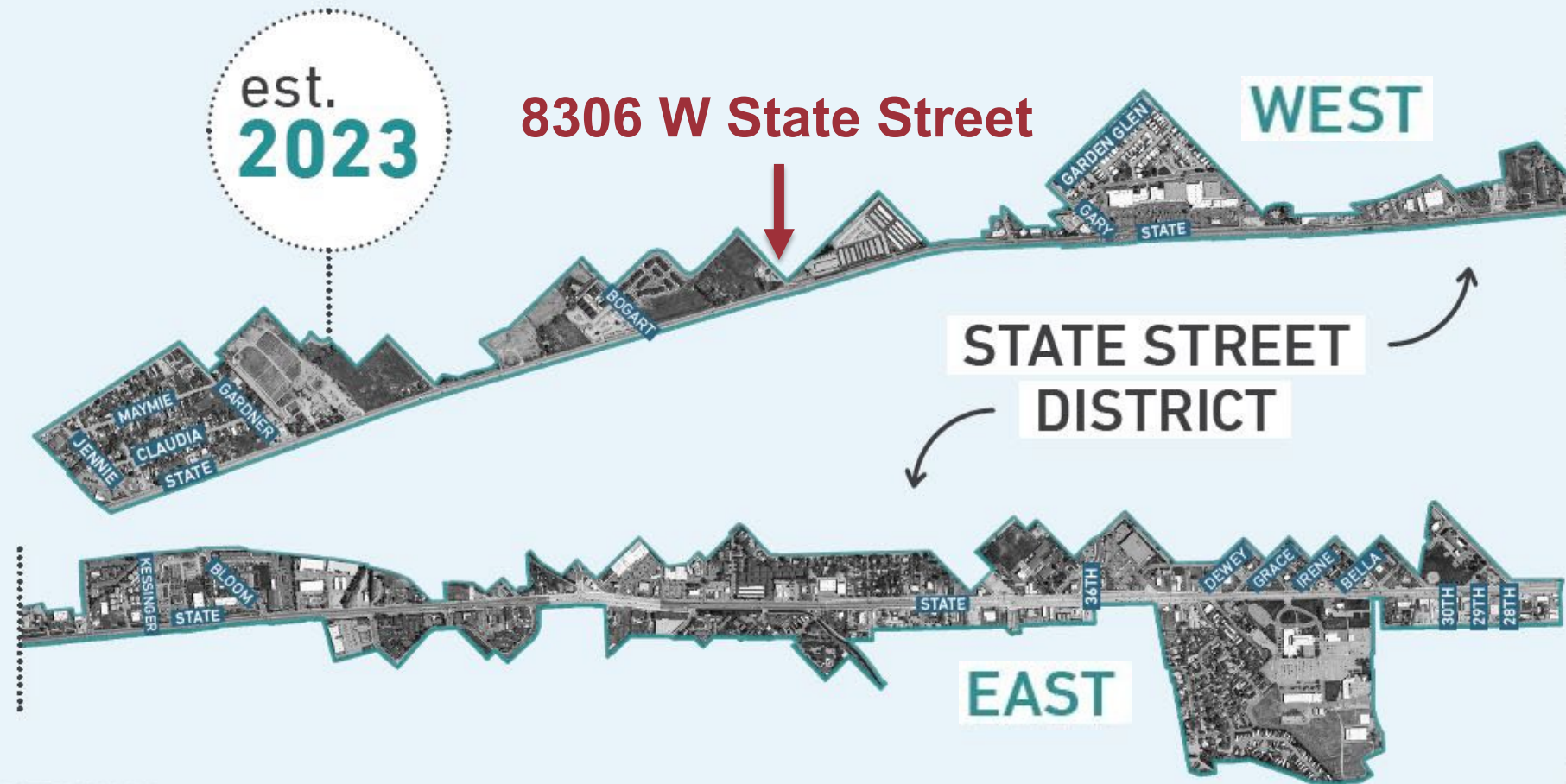
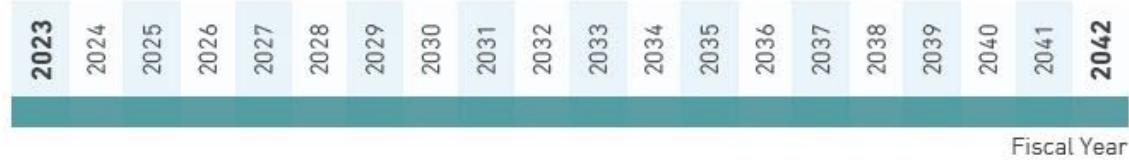
Disposition of CCDC Owned Property

- Disposition of property for the purpose of redevelopment
- Competitive process, including an RFQ/P
- Must be to create public good, meet community needs, encourage economic development, or increase tax revenue by leveraging private development



STATE STREET DISTRICT

577 ACRES



DISTRICT MAP

CRITERIA FOR ACQUISITION

- Housing Supply Opportunity
 - Promotes transit-oriented development
- Property is Vacant or Underutilized
 - Needs additional development
 - Currently low density
- Catalytic Potential
 - Corner lot
 - Directly on State Street Corridor

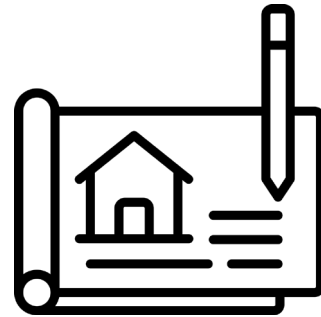
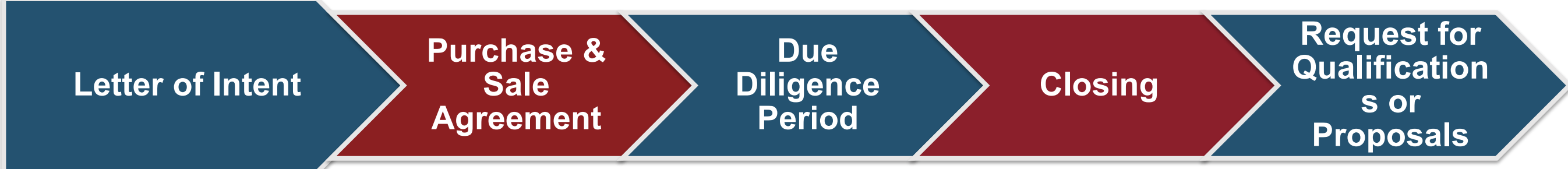


LETTER OF INTENT

- **Proposed Price:** \$1.75 million
- **Due Diligence:** 60 days (with optional 30-day extension)
- **Closing:** Within 30-days of due diligence



PROPOSED NEXT STEPS



CONSIDER: Ratification of 8306 W. State Street Letter of Intent

Suggested Motion:

I move to ratify the Executive Director's signing of the Letter of Intent between LLV II, LLC, and Capital City Development Corporation regarding the real property at 8306 West State Street.

AGENDA

V. Action Items – cont.

- E. **CONSIDER** Resolution 1907: 521 W. Grove St. Public Space. Amendment No. 1 to the CM/GC Contract with Guho Corp Toby Norton (10 minutes)

- F. **CONSIDER** Designation: 1620 N. 31st St., 31st Street Apartments, Type 1 One-Time Assistance with Tai June Properties, LLC Kassi Brown (5 minutes)

- G. **CONSIDER:** Appoint Replacement Project Review Committee Member
.....Chair Haney Keith (5 minutes)

VI. Adjourn

CONSIDER: Resolution 1907: 521 W. Grove St. Public Space Project. Amendment No.1 to CM/GC Contract with Guho Corp.

Toby Norton

Project Manager – Capital Improvements

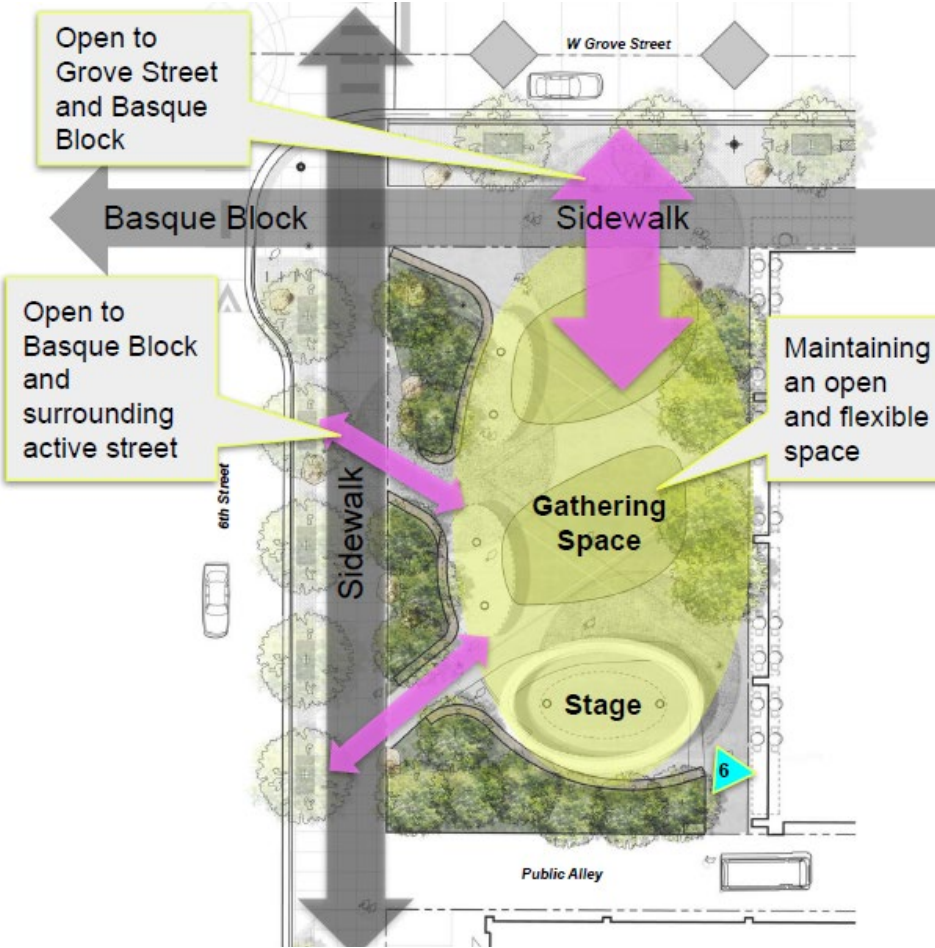


521 W. Grove Street

- 0.21-acre parcel at the corner of 6th Street and Grove Street
- Gathering space for the community
- Partnership with Boise Parks & Rec, and Boise Arts & History



Community Vision



Park Renderings



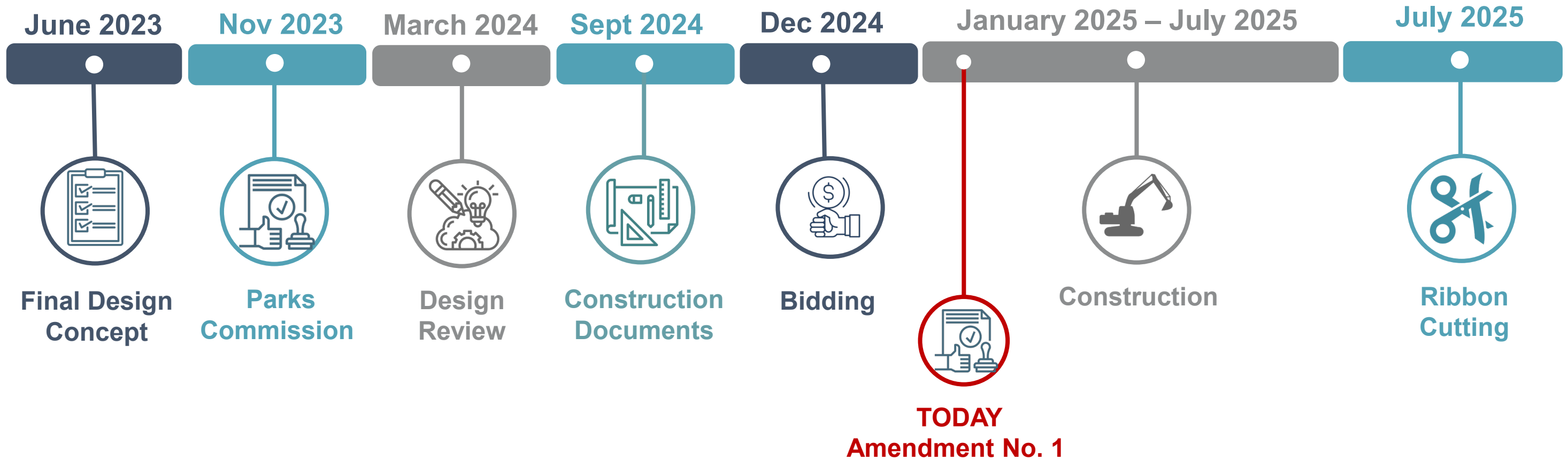
Public Art Integration



Public Art Integration



Project Schedule



Cost Summary

**Amendment No. 1
to the CM/GC
Contract with Guho
Corp.**

Guho Corp. Summary	
Construction Management: Pre-Construction Services	\$ 74,620.00
TODAY – Amendment 1: General Contractor: Project Construction GMP	\$ 2,571,997.55
Amended CM/GC Contract Total	\$ 2,646,617.55

CONSIDER: Resolution 1907: 521 W. Grove St. Public Space Project. Amendment No.1 to CM/GC Contract with Guho Corp.

Suggested Motion:

I move to adopt Resolution 1907 authorizing the execution of Amendment No. 1 to the CM/GC Contract with Guho Corp. for the 521 W. Grove Public Space Project.

AGENDA

V. Action Items – cont.

- E. **CONSIDER** Resolution 1907: 521 W. Grove St. Public Space. Amendment No. 1 to the CM/GC Contract with Guho Corp Toby Norton (10 minutes)

- F. **CONSIDER** Designation: 1620 N. 31st St., 31st Street Apartments, Type 1 One-Time Assistance with Tai June Properties, LLC Kassi Brown (5 minutes)

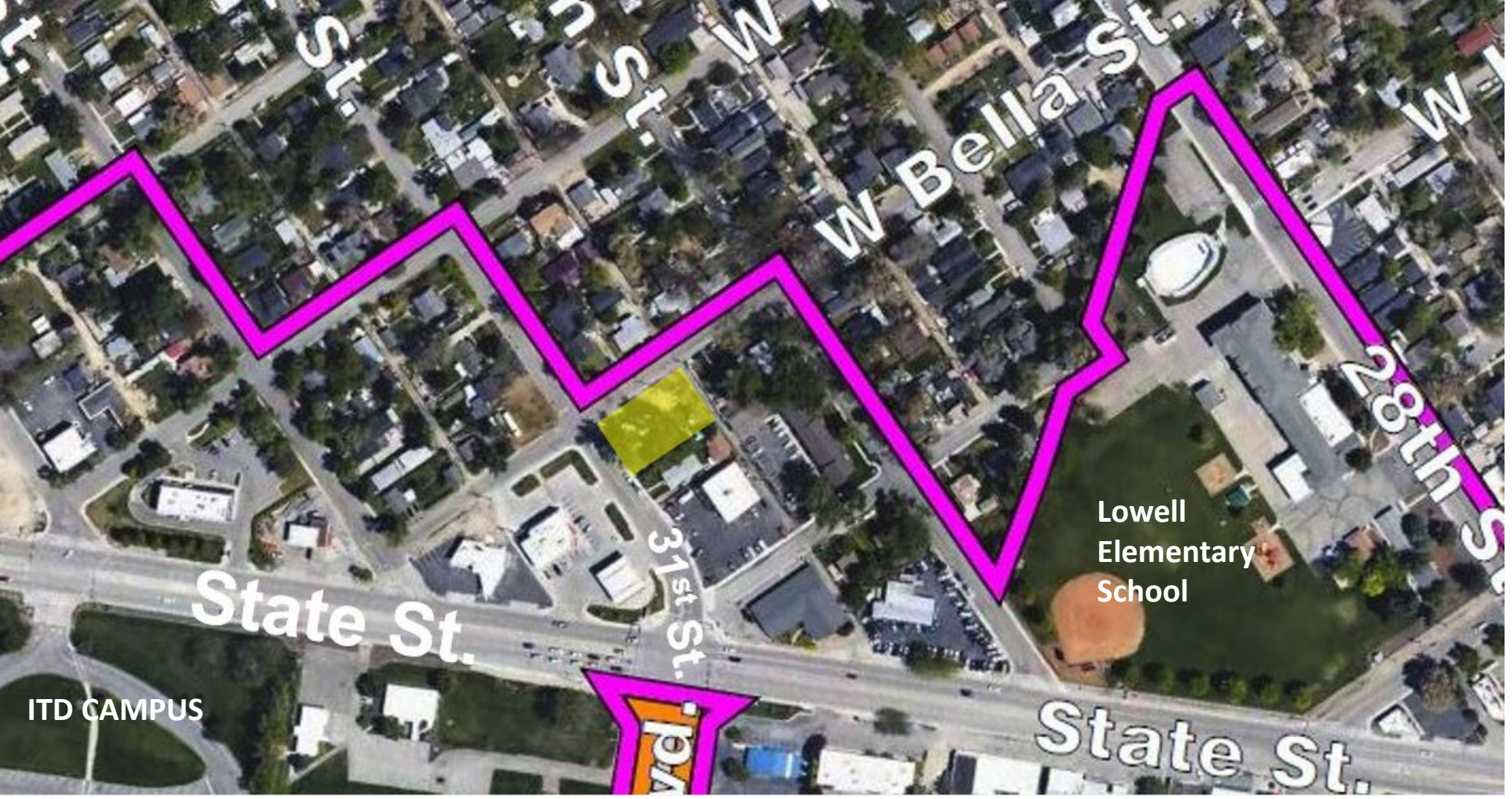
- G. **CONSIDER:** Appoint Replacement Project Review Committee Member
.....Chair Haney Keith (5 minutes)

VI. Adjourn

CONSIDER: Designation of 1620 N. 31st St., 31st Street Apartments, Type 1 One-Time Assistance with Tai June Properties, LLC

Kassi Brown
Project Manager

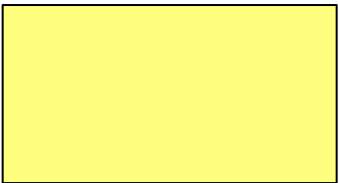
PROJECT LOCATION



State Street Urban
Renewal District:



Project Location:



PROJECT OVERVIEW

- Multi-family townhomes
- 8,538 total square feet
- Five residential units: Three bedrooms and two and a half bathrooms
- Estimated creation of 135 construction jobs
- \$1.5 million estimated total development costs
- Anticipated completion in December 2025



CONSIDER: 1620 N. 31st St – 31st Street Apartments – Type 1 Participation Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Tai June Properties, LLC for future Board approval.

AGENDA

V. Action Items – cont.

- E. **CONSIDER** Resolution 1907: 521 W. Grove St. Public Space. Amendment No. 1 to the CM/GC Contract with Guho Corp Toby Norton (10 minutes)

- F. **CONSIDER** Designation: 1620 N. 31st St., 31st Street Apartments, Type 1 One-Time Assistance with Tai June Properties, LLC Kassi Brown (5 minutes)

- G. **CONSIDER:** Appoint Replacement Project Review Committee Member
.....Chair Haney Keith (5 minutes)

VI. Adjourn

CONSIDER: Appoint Replacement Project Review
Committee Member

Motion to Approve Replacement Project
Review Committee Member

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).