

# Live Streaming and Audio Recording Now in Progress



# Board of Commissioners

March 10, 2025



# 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 February 2025
  - B. **Minutes and Reports**
    - 1. Approve Meeting Minutes for February 10, 2025
  - C. **Other**
    - 1. FY2025 Q1 Financial Report (Unaudited)
    - 2. Approve Resolution 1921: Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project. Amendment 2 to Task Order 19-005 with The Land Group, Inc. for Professional Design Services
    - 3. Approve Resolution 1920: ParkBOI PARCS Replacement Project. Amendment 1 to the Professional Services Agreement with Kimley-Horn and Associates, Inc. for PARCS Procurement Consultant Services
    - 4. Approve Resolution 1922: Records Disposition



# Consent Agenda

Motion to Approve Consent Agenda



# Agenda



## IV. Action Item

- A. **CONSIDER 2024 Annual Report**.....Lana Graybeal (5 mins)
- B. **PUBLIC COMMENT 2024 Annual Report**.....Chair Haney Keith (5 mins)
- C. **PUBLIC HEARING: Proposed FY2025 State Street District Amended Budget**  
.....Chair Haney Keith (5 mins)
- D. **CONSIDER Resolution 1917: Adopt FY2025 State Street District Amended Budget**  
.....Joey Chen (5 mins)
- E. **CONSIDER Resolution 1918: River Myrtle – Old Boise District Termination Resolution**  
.....Joey Chen (10 mins)
- F. **CONSIDER Resolution 1919: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Construction Manager/General Contractor (CM/GC) RFQ Ranking**  
.....Alexandra Monjar/Amy Fimbel (10 mins)

## V. Adjourn



2024 ANNUAL REPORT

COLLABORATE. CREATE. DEVELOP. COMPLETE.

## Annual Report Highlights

- Financial Analysis
- 2024 Financial Statement
- Agency Projects

# Approval of 2024 Annual Report



Public Comment



# Consider: Approval of 2024 Annual Report

## *Suggested Motion:*

I move to approve the 2024 Annual Report and direct agency to finalize the document and fulfill statutory publication and access requirements.



# Agenda



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Parking Facility. Construction Manager/General Contractor (CM/GC) RFQ Ranking  
.....Alexandra Monjar/Amy Fimbel (10 mins)

## V. Adjourn

# FY2025 State Street District Amended Budget



- Consider Resolution 1917 for Final Adoption

*Joey Chen – Finance & Administration Director*

# FY2025 State Street District Amended Budget



## Budget Amendment Timeline:

1. **Feb 10** – Board Tentatively Approved Proposed Amended Budget
2. **Feb 21 & 28** – Legal Notice of Public Hearing was Published Twice on *Idaho Statesmen*
3. **Mar 10** – Public Hearing and Board to Consider Formal Adoption of Amended Budget

# FY2025 State Street District Amended Budget



**Amend from \$678,000 to \$2,501,000**

Purchase Price - 8306 W State Street	\$	1,750,000
<u>Due Diligence/Closing Cost/Continued Disposition Costs</u>	\$	<u>73,000</u>
<i>Budget Amendment</i>	\$	<i>1,823,000</i>



# FY2025 State Street District Amended Budget



**Amend from \$678,000 to \$2,501,000**

FY2025 <b>State Street District</b> Original Budget	\$ 678,000
FY2025 <b>State Street District</b> Amended Budget	\$ 2,501,000
<i>Change</i>	<i>\$1,823,000</i>



# FY2025 State Street District Amended Budget

**Amend from \$678,000 to \$2,501,000**

FY2025 <b>State Street District</b> Original Budget	\$ 678,000
FY2025 <b>State Street District</b> Amended Budget	\$ 2,501,000
<i>Change</i>	<i>\$1,823,000</i>
FY2025 <b>Agency</b> Original Total Expenses	\$ 72,872,377
FY2025 <b>Agency</b> Amended Total Expenses	\$ 74,695,377
<i>Change</i>	<i>\$ 1,823,000</i>

# FY2025 State Street District Amended Budget

Amend from \$678,000 to \$2,501,000



**Public Hearing**



# **Consider: FY2025 State Street District Amended Budget**

## ***Suggested Motion:***

**I move adoption of Resolution 1917 to approve the FY2025 State Street District Amended Budget to new revenue and expense totals of \$2,501,000, which amends the FY2025 Agency Original Budget to new Total Revenues and Expenses of \$74,695,377, and authorize Executive Director to file copies of the budget as required by law.**



# Agenda



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Resolution.....Joey Chen (10 mins)**
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.....Alexandra Monjar/Amy Fimbel (10 mins)

## V. Adjourn

# Consider: Reso 1918 River Myrtle-Old Boise District Termination Resolution



*Joey Chen – Finance & Administration Director*

# River Myrtle-Old Boise Termination Resolution



## Today's Agenda

- Sunset Process/Timeline
- 30 Years of Redevelopment
- Termination Resolution/Plan

## RIVER MYRTLE - OLD BOISE DISTRICT

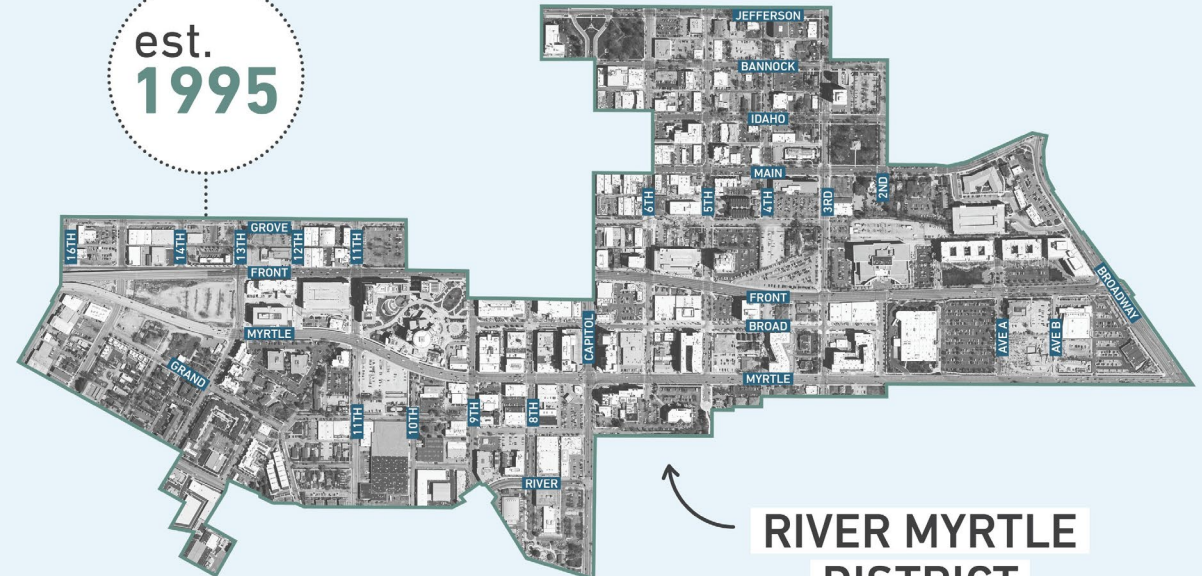


303 ACRES



Budget Year

est.  
1995



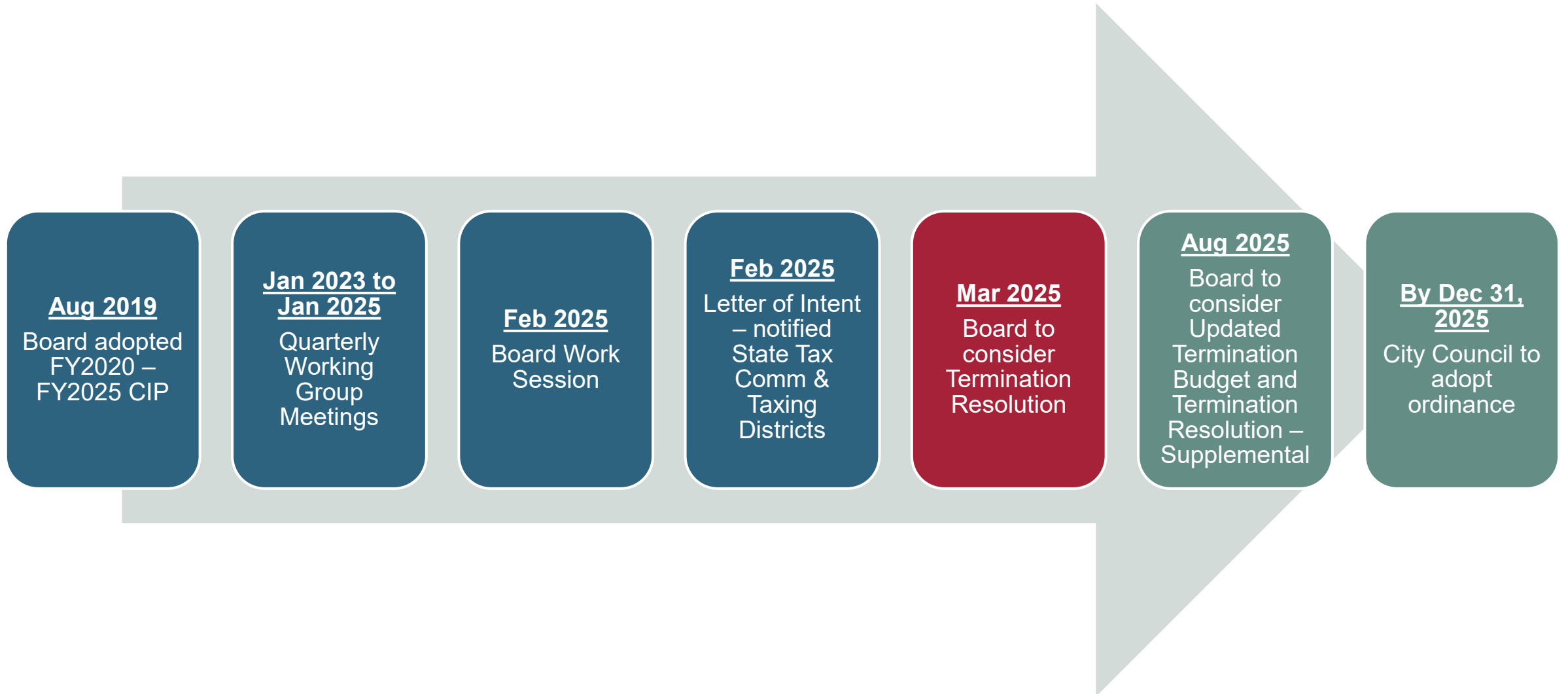
DISTRICT MAP



# River Myrtle-Old Boise Termination Resolution



## Sunset Process/Timeline

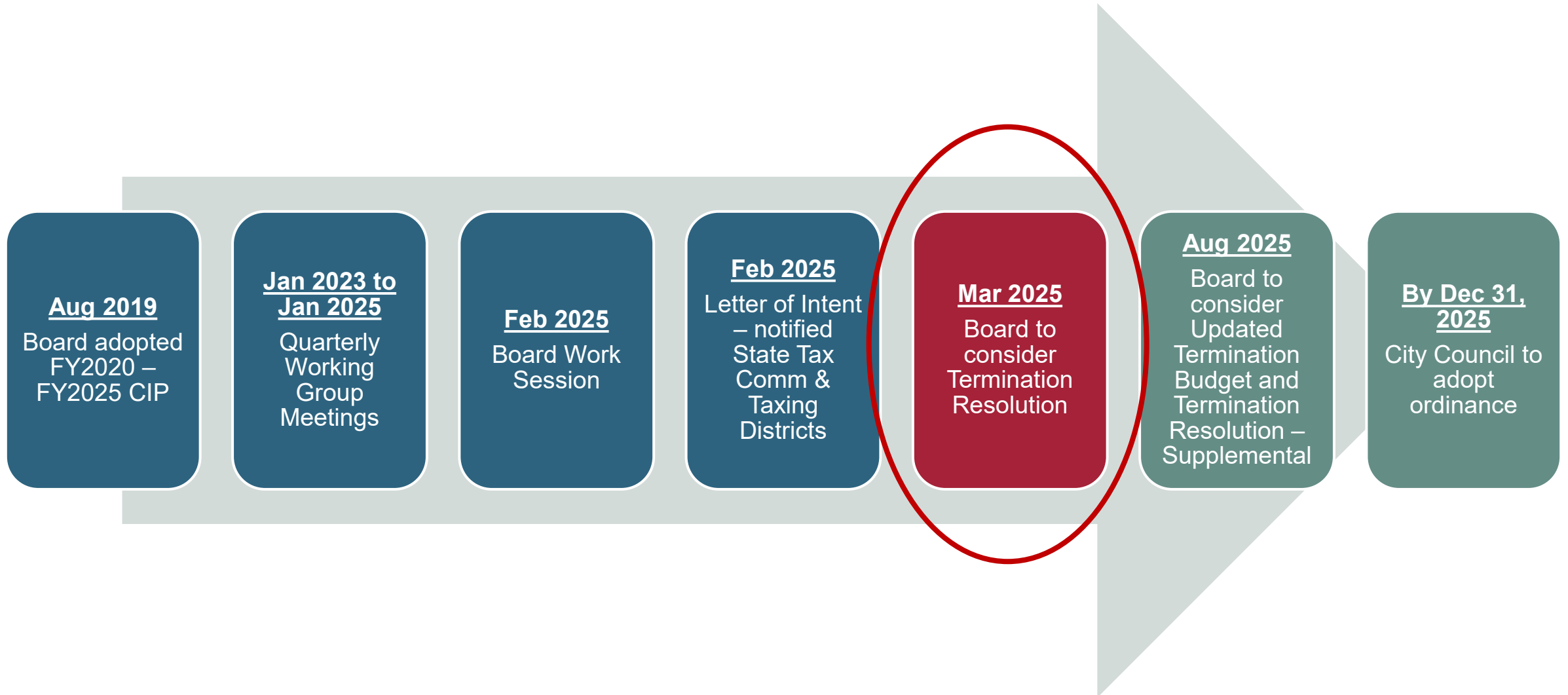




# River Myrtle-Old Boise Termination Resolution



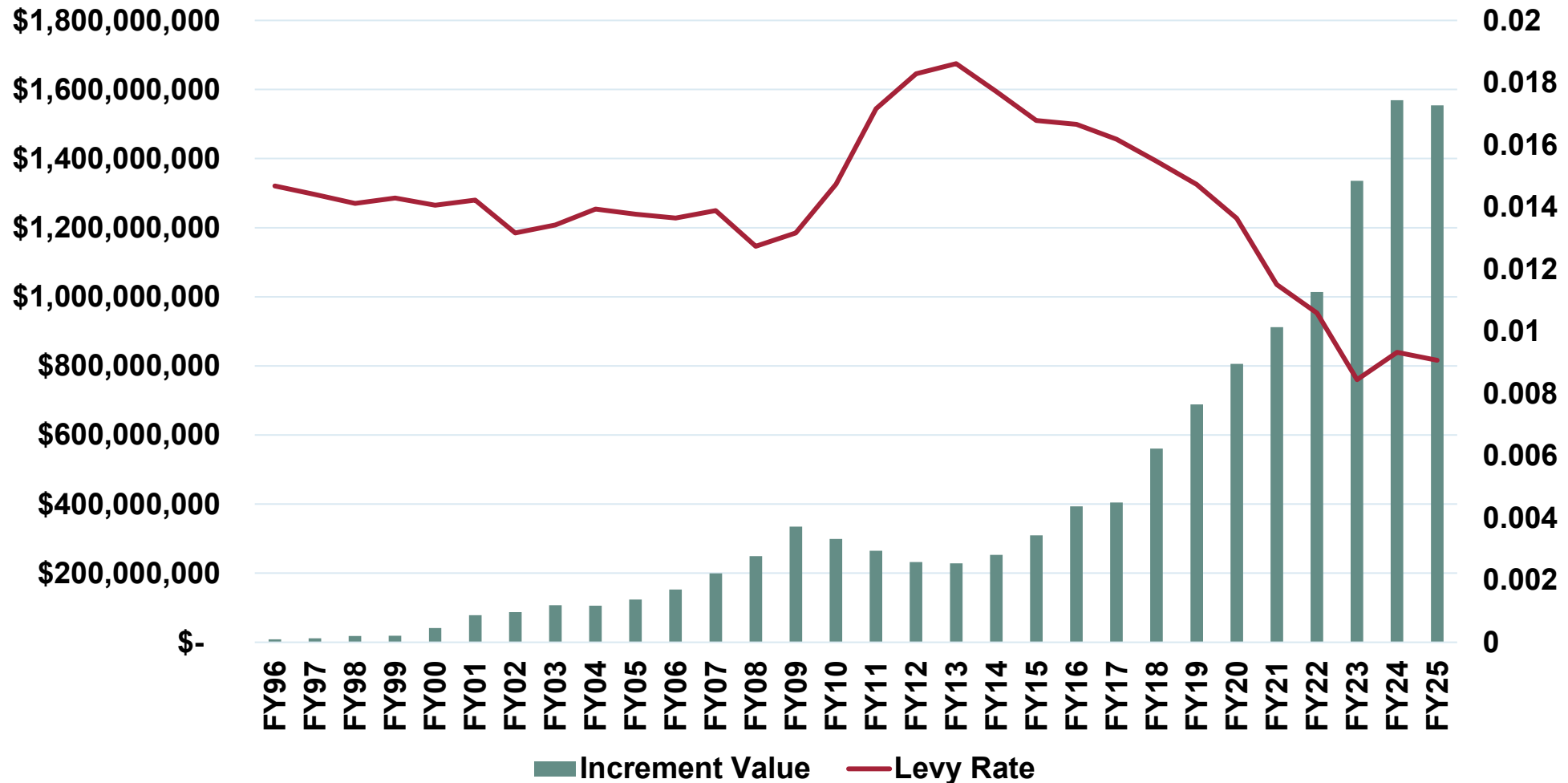
## Sunset Process/Timeline



# River Myrtle-Old Boise Termination Resolution



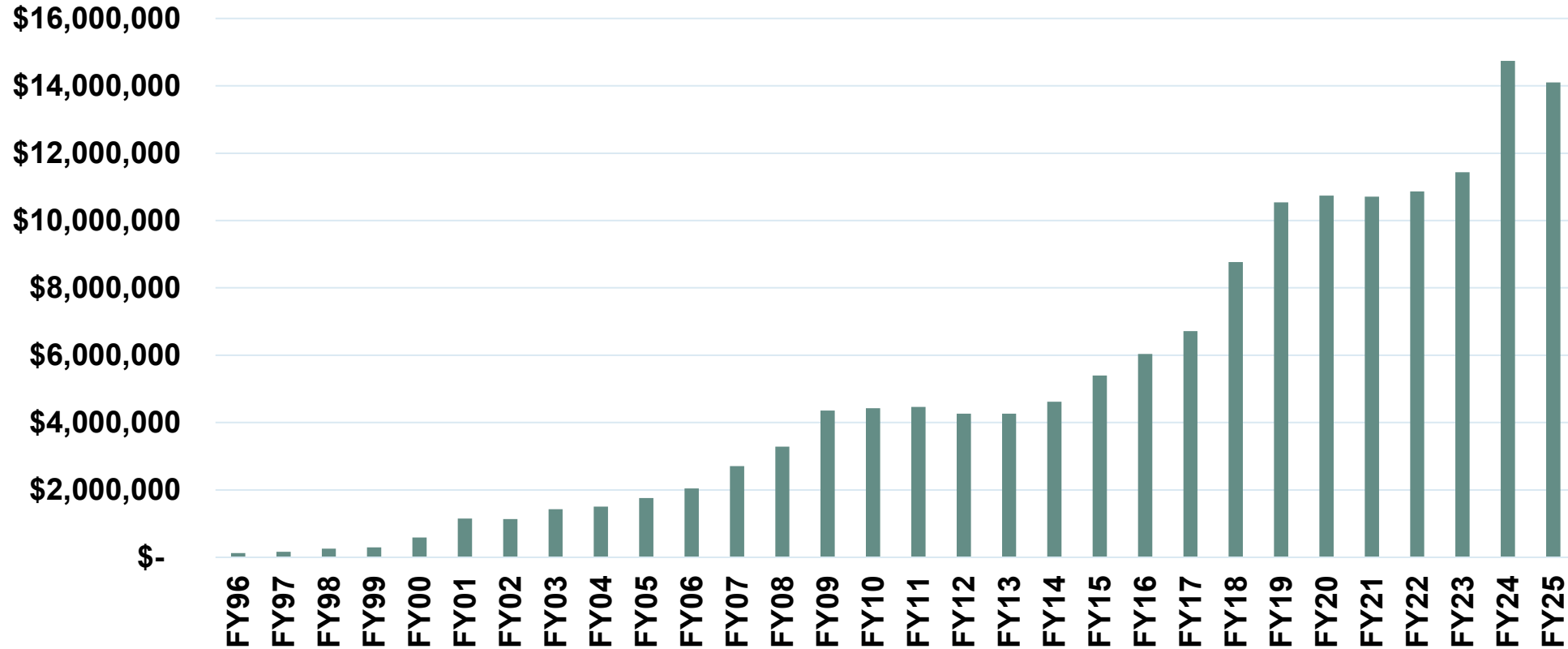
## Increment Value and Levy Rate



# River Myrtle-Old Boise Termination Resolution



## Tax Incremental Revenue



# River Myrtle-Old Boise Termination Resolution



## 9th Street and River Street

**BEFORE**



**AFTER**





# River Myrtle-Old Boise Termination Resolution



## 9th Street and Front Street

**BEFORE**



**AFTER**

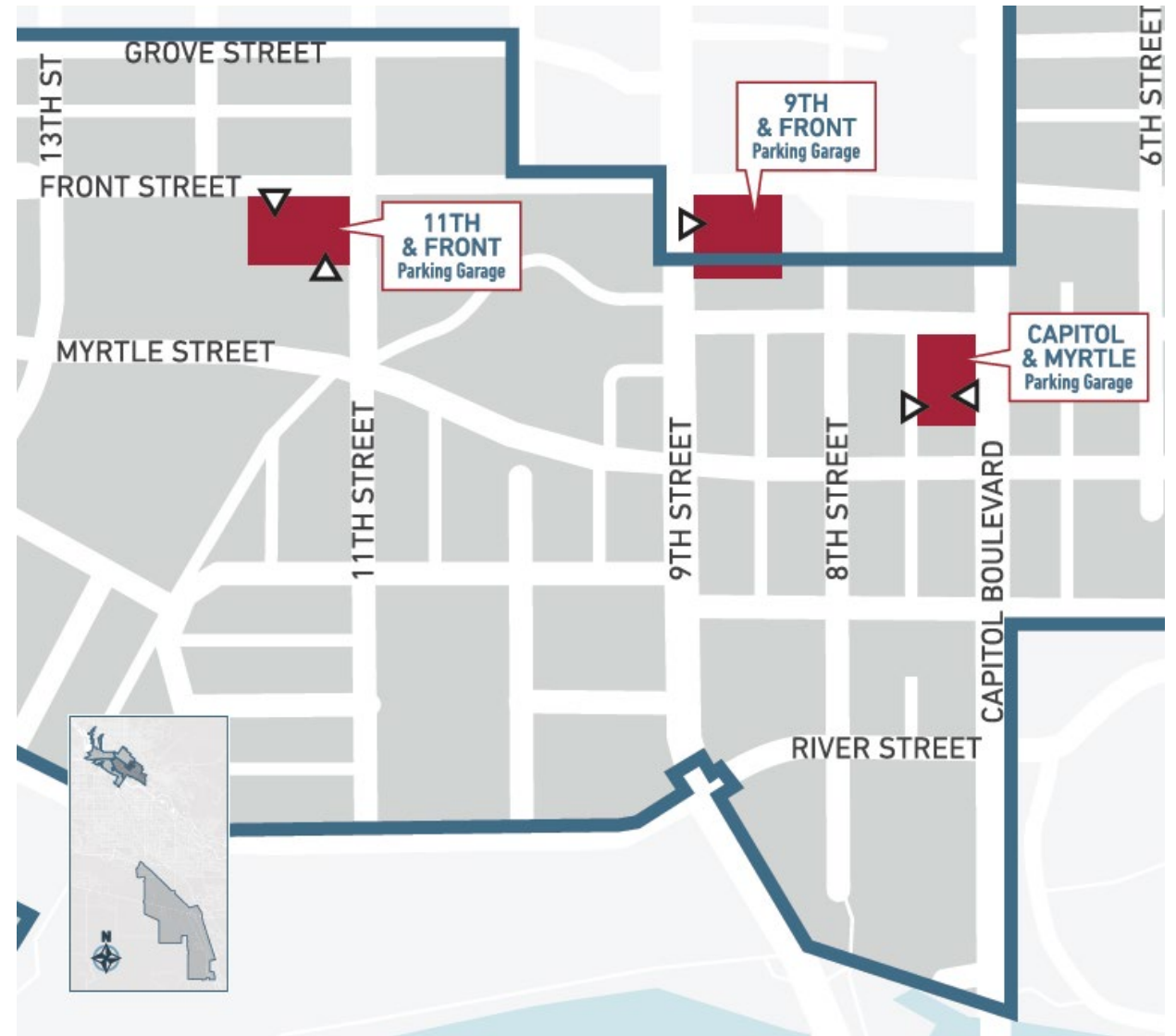


# River Myrtle-Old Boise Termination Resolution



## Termination Resolution/Plan

- Termination Resolution
- Exhibit A – Termination Plan
- Exhibit B – Real Property to be Retained by the Agency





# River Myrtle-Old Boise Termination Resolution

## Termination Resolution/Plan

### Exhibit A – Termination Plan

- **Intent Regarding Delinquencies**



# River Myrtle-Old Boise Termination Resolution

## Termination Resolution/Plan

### Exhibit A – Termination Plan

- Intent Regarding Delinquencies
- **Fiscal Year 2025 Termination Summary**



# River Myrtle-Old Boise Termination Resolution

## Termination Resolution/Plan

### Exhibit A – Termination Plan

- Intent Regarding Delinquencies
- Fiscal Year 2025 Termination Summary
- **Real Property Interest Dispositions**



# River Myrtle-Old Boise Termination Resolution

## Termination Resolution/Plan

### Exhibit A – Termination Plan

- Intent Regarding Delinquencies
- Fiscal Year 2025 Termination Summary
- Real Property Interest Dispositions
- **CCDC Contracts, Licenses and Maintenance Agreements**





# River Myrtle-Old Boise Termination Resolution

## Termination Resolution/Plan

### Exhibit A – Termination Plan

- Intent Regarding Delinquencies
- Fiscal Year 2025 Termination Summary
- Real Property Interest Dispositions
- CCDC Contracts, Licenses and Maintenance Agreements
- **Agency Contracts (Committed Contracts)**



# River Myrtle-Old Boise Termination Resolution

## Termination Resolution/Plan

### Exhibit A – Termination Plan

- Intent Regarding Delinquencies
- Fiscal Year 2025 Termination Summary
- Real Property Interest Dispositions
- CCDC Contracts, Licenses and Maintenance Agreements
- Agency Contracts (Committed Contracts)
- **Civic Plaza-Parcel 4 and 5 and Units 102/401**



# River Myrtle-Old Boise Termination Resolution

## Termination Resolution/Plan

### Exhibit A – Termination Plan

- Intent Regarding Delinquencies
- Fiscal Year 2025 Termination Summary
- Real Property Interest Dispositions
- CCDC Contracts, Licenses and Maintenance Agreements
- Agency Contracts (Committed Contracts)
- Civic Plaza-Parcel 4 and 5 and Units 102/401
- **Parking Garages**



# River Myrtle-Old Boise Termination Resolution

## Termination Resolution/Plan

### Exhibit A – Termination Plan

- Intent Regarding Delinquencies
- Fiscal Year 2025 Termination Summary
- Real Property Interest Dispositions
- CCDC Contracts, Licenses and Maintenance Agreements
- Agency Contracts (Committed Contracts)
- Civic Plaza-Parcel 4 and 5 and Units 102/401
- Parking Garages
- **Fiscal Year 2026 – Post-Termination Final Administrative Costs**

# Consider: Reso 1918 River Myrtle-Old Boise District Termination Resolution



## *Suggested Motion:*

I move adoption of Resolution 1918 terminating the River Myrtle-Old Boise District and providing notice to the seven taxing districts including Ada County, and the Idaho State Tax Commission.

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Ranking.....Alexandra Monjar/Amy Fimbel (10 mins)**

## V. Adjourn



# Consider: Resolution 1919

**1010 W. Jefferson Street Commercial Space and Public Parking Facility. Construction Manager/General Contractor (CM/GC) RFQ Ranking**

*Alexandra Monjar – Senior Project Manager*

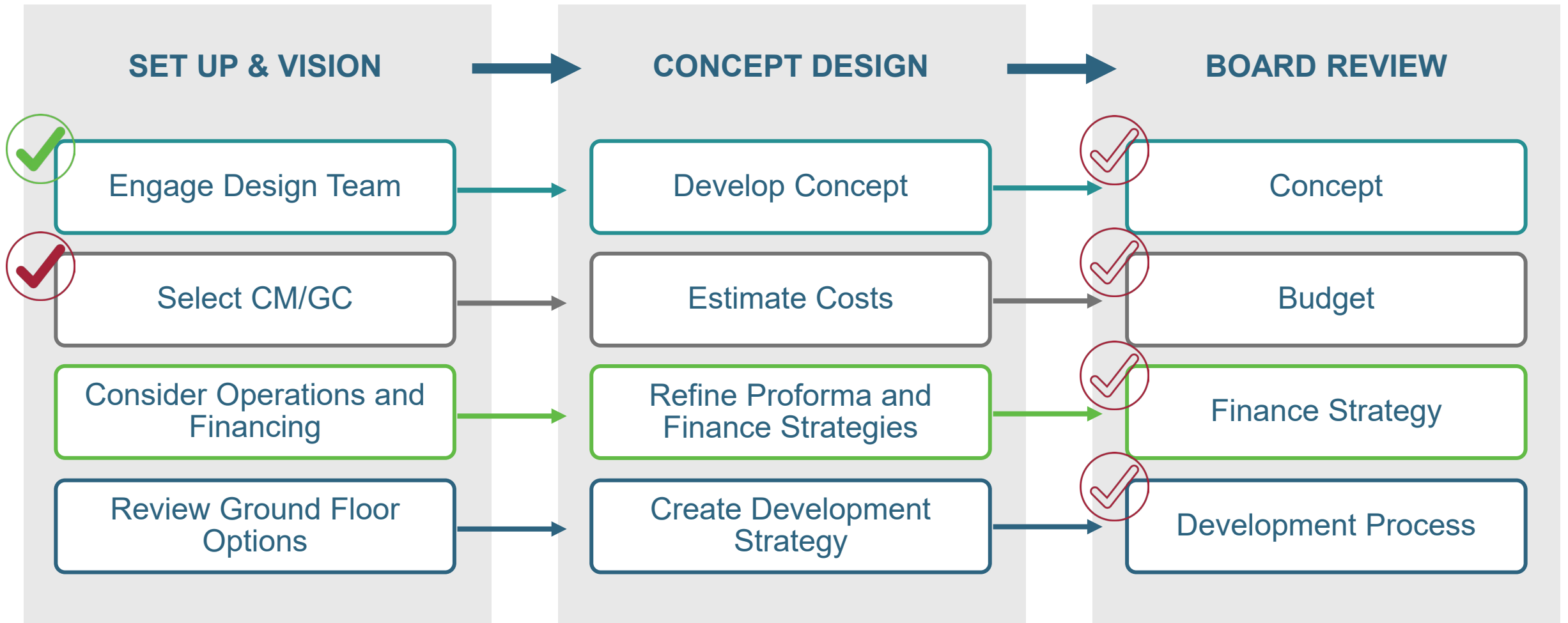
*Amy Fimbel – Senior Project Manager*



# 1010 W. Jefferson Street Commercial Space and Public Parking Facility



# Project Update & Outlook



# Qualification-Based Selection Process

## Idaho Code § 67-2320



*Must be licensed as Construction Manager AND General Contractor*

<b>CM/GC Selection Process Schedule</b>	
RFQ Issued	December 31, 2024
Public Notice	December 31, 2024 & January 7, 2025
Pre-Proposal Meeting	January 15, 2025
Submissions Due	February 7, 2025, by 3:00 pm
Staff review for compliance and Evaluation Panel scoring RFQ requirements	
<b>CCDC Board Decision: March 10, 2025</b>	

# CM/GC Proposals Received



- **Alpine Construction Management, LLC**
- **Engineered Structures, Inc. (ESI)**
- **McAlvain Construction, Inc.**
- **Okland Construction Company, Inc.**
- **Petra, Inc.**
- **Swinerton Builders, A California Corporation**



# RFQ Evaluation and Ranking



EVALUATION	
Cover Sheet / Waiver & Release	0
Signed Cover Letter	5
Company Profile	15
CM/GC Project Team	20
Experience & Past Performance	20
Pre-Construction, Project Approach, Work Plan & Schedule	25
Project Management	15
Points / Evaluator	100
Total Points (100 x 6) =	600

RANKING	
<b>Okland Construction</b>	<b>528</b>
McAlvain Construction	516
ESI	488
Swinerton Builders	449
Petra	444.5
Alpine Construction Mgmt.	318



# CCDC's 11th & Front Garage





# Addison Apartments & Parking Garage





# Hotel Renegade







# Next Steps

- ❑ **TODAY:** CM/GC Selection
- ❑ Spring/Summer: Work Session(s) with updates on Concept Design, Budget, and Finance Strategy
- ❑ Summer: Final Concept Design, KPFF Task Order for Design Development
- ❑ Summer/Fall: Ground Floor Development Process

# Consider: Resolution 1919



## *Suggested Motion:*

**I move to adopt Resolution 1919 approving the CM/GC RFQ ranking for the 1010 W. Jefferson Street Commercial Space and Public Parking Facility and authorize the Executive Director to negotiate and execute a CM/GC Agreement.**



# Adjourn

*This meeting will be conducted in compliance with the Idaho Open Meetings Law and 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, Boise, Idaho or (208) 384-4264 (TTY Relay 1-800-377-3529).*

*Viewing Remotely: Members of the public may view the meeting with a smartphone or computer by clicking the link provided at <https://ccdcbiose.com/board-of-commissioners/>. CCDC strives to make its public Board Meetings available to view remotely but cannot guarantee access due to platform failure, internet disruptions, or other technology malfunctions.*