

Live Streaming and Audio Recording Now in Progress



A large, bold, dark blue text overlay on a background image of a modern city street. The text reads 'Board of Commissioners' and 'June 9, 2025'. The background shows a sidewalk with a bicycle lane, trees, and a modern building with large windows and balconies. A silver train car is visible on the right side of the image.

Board of Commissioners

June 9, 2025

Agenda

- I. **Call to Order**Chair Haney Keith
- II. **Action Item: Agenda Changes/Additions**Chair Haney Keith
- III. **Work Session.**
 - A. **1010 W. Jefferson Street Commercial Space and Public Parking Facility Design Concepts**
.....Alexandra Monjar, Kassi Brown, Michael McHugh, Pivot North Architecture (20 mins)
- IV. **Action Item: Consent Agenda**
 - A. **Expenses**
 - 1. Approve Paid Invoice Report for May 2025
 - B. **Minutes and Reports**
 - 1. Approve Meeting Minutes for May 12, 2025
 - 2. FY2025 Q2 Financial Report (Unaudited)
 - C. **Other**
 - 1. Approve Resolution 1930: Adopting an Updated Procurement Policy
 - 2. Approve Resolution 1931: Records Disposition
 - 3. Approve Resolution 1932: West End Water Renewal Infrastructure. Amendment 1 to the Type 4 Participation Agreement with Boise City Department of Public Works.
 - 4. Approve Resolution 1933: 3rd Street Streetscape and Mobility Improvements. Relocation Reimbursement Agreement with Zayo Group, LLC
 - 5. Approve Resolution 1934: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Amendment 1 to Task Order 24-002 with KPFF, Inc. for Professional Design Services

1010 W. Jefferson Street Commercial Space and Public Parking Facility Concept Design

Alexandra Monjar – Senior Project Manager

Kassi Brown – Project Manager

Michael McHugh – Studio Design Lead, Pivot North Architecture

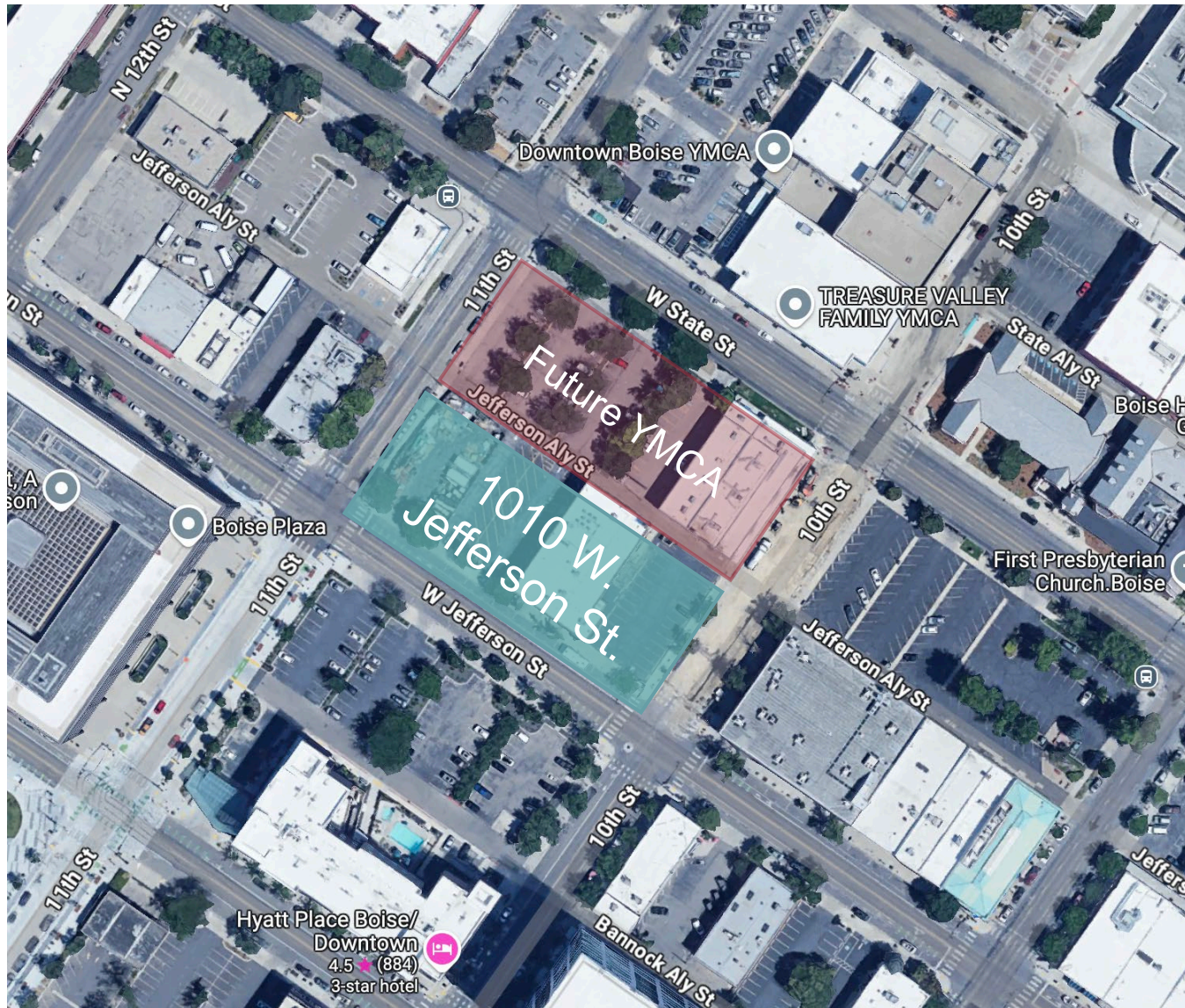
1010 W. Jefferson Street Commercial Space and Public Parking Facility Concept Design

Alexandra Monjar – Senior Project Manager

Kassi Brown – Project Manager

Michael McHugh – Studio Design Lead, Pivot North Architecture

Project Update & Outlook



- Stakeholder Outreach
- Parking Demand Study
- Budget & Financing
 - Cost estimates
 - Bond analysis
 - Budget
- Condominium Structure & Disposition Plan

Disposition of Commercial Space

Refine Design & Strategy

- Create sub-units, develop core & shell, sell/dispose (not lease)

Develop Disposition Criteria

- Guiding Principles; Westside District Plan; market conditions

Request for Qualifications/Proposals

- Publish RFQ/P(s) following Design Review approval and enter Disposition Agreement(s) by summer 2026

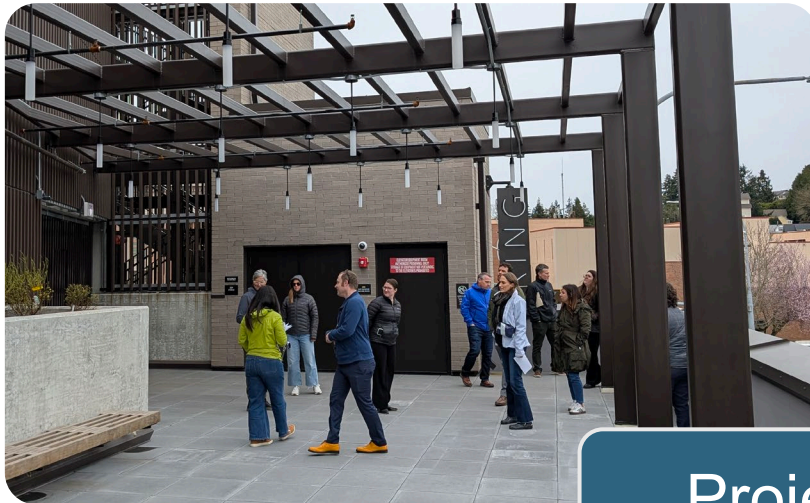
Design Update



Visioning Process



Design Charettes



Project Tours



1010 W. Jefferson Street

Commercial Space and Public Parking Facility

PROJECT MANTRA

Excellence in Execution

1010 W. Jefferson Street supports the needs of our growing community, is designed and executed on time, within budget, and with uncompromising quality. Through collaboration, innovation, and attention to detail, it balances **functionality**, **sustainability**, and **visionary design** ensuring a seamless experience for all.

VISION STATEMENT

Help the Boise community thrive in a sustainable economy where an exceptionally built environment and excellent business opportunities are in perfect balance.

MISSION STATEMENT

CCDC ignites diverse economic growth, builds attractive urban centers, and promotes healthy community design.

GUIDING PRINCIPLES



Catalyze Urban Development

Provide necessary infrastructure, including public parking, to support adjacent development and parking needs, activate this emerging downtown neighborhood, energize abutting streets with ground floor commercial spaces, and create a high-quality pedestrian experience.



Welcoming Community Hub

Attract visitors with intuitive and easy access and an engaging mix of uses that creates a sense of place that reflects the neighborhood by providing necessary infrastructure, a community-centered space that fosters connection, engagement, and civic pride.



Safe, Functional & Accessible Experience

Create and maintain an open, bright, and safe environment for all ages and abilities that is intuitive and convenient to use through efficient and practical design, simple wayfinding, and comfortable walkways.



Lasting Public Investment

Deliver a well-designed, low-maintenance community asset that is fiscally sustainable and built for longevity and adaptability.



Expand Mobility Options

Encourage people to expand their transportation choices by providing seamless access to safe, reliable, and convenient downtown mobility options.



Cultivate Boise Aesthetic & Urban Environment

Sharpens the neighborhood's identity by creating a unique and memorable building that reflects Boise's welcoming spirit, pays homage to its entrepreneurial history, and embraces art and culture.



Advance Environmental Stewardship

Honor our natural environment by incorporating sustainable features that operate efficiently, reduce resource consumption, minimize pollution, and support alternative transportation options.

Development Program

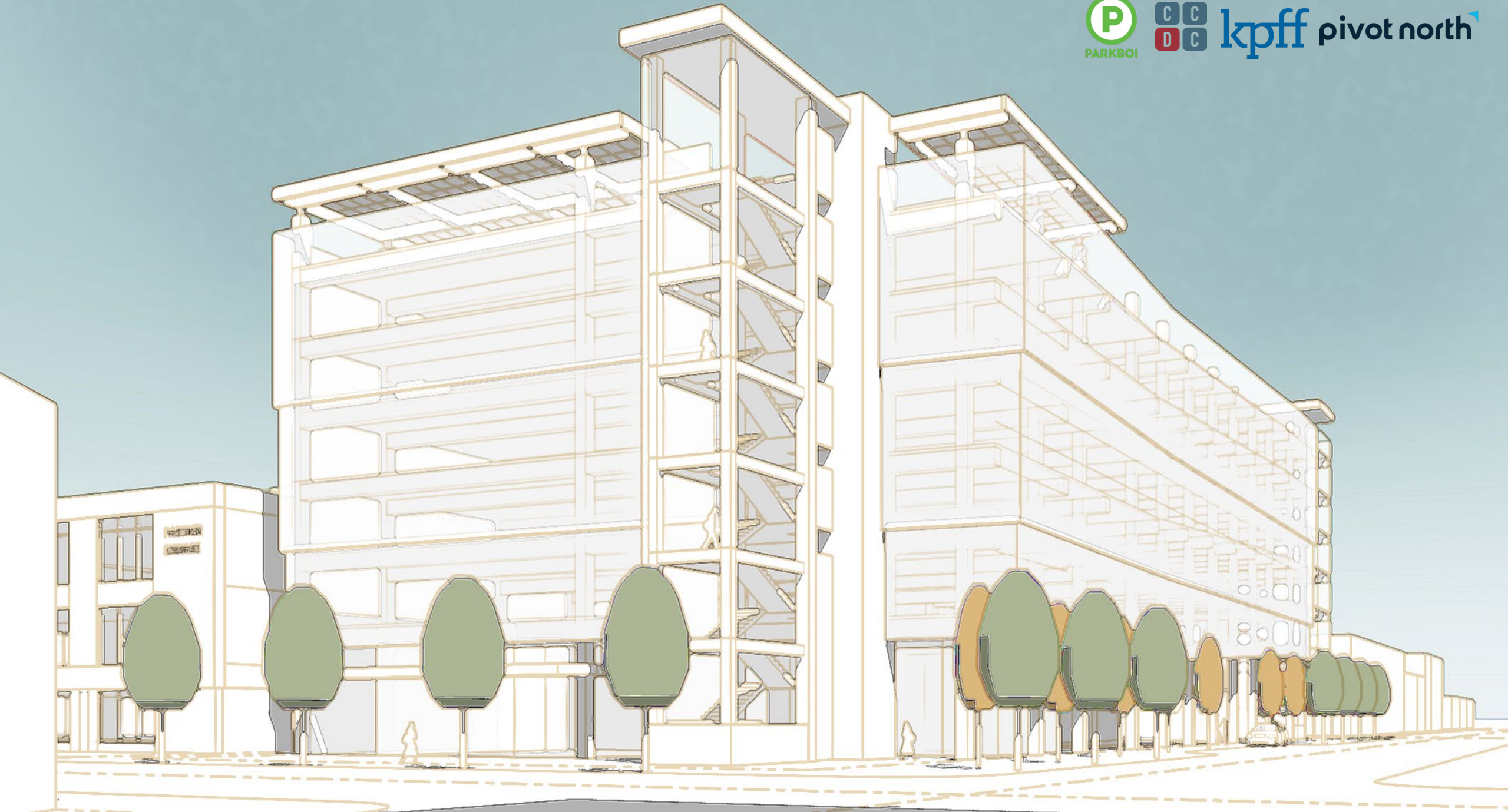
Post-tensioned concrete slab and beams with secondary steel support for façade. Curtain wall glazing and potential mass timber for feature stair.



Total Building Area	~218,000 Square Feet
Ground Floor Commercial	~24,000 Square Feet (incl. ~12,000 SF Early Education Center)
Height	Roughly 97'
Ground Floor Height	20'-6" floor to floor
No. Floors Parking	6.5
Parking Stall Count	~525
EV Charging Stalls	~6 (1%)
EV Ready Stalls	~105 (20%)
User Comfort Factor	Minimum: 3 / Target where possible: 4



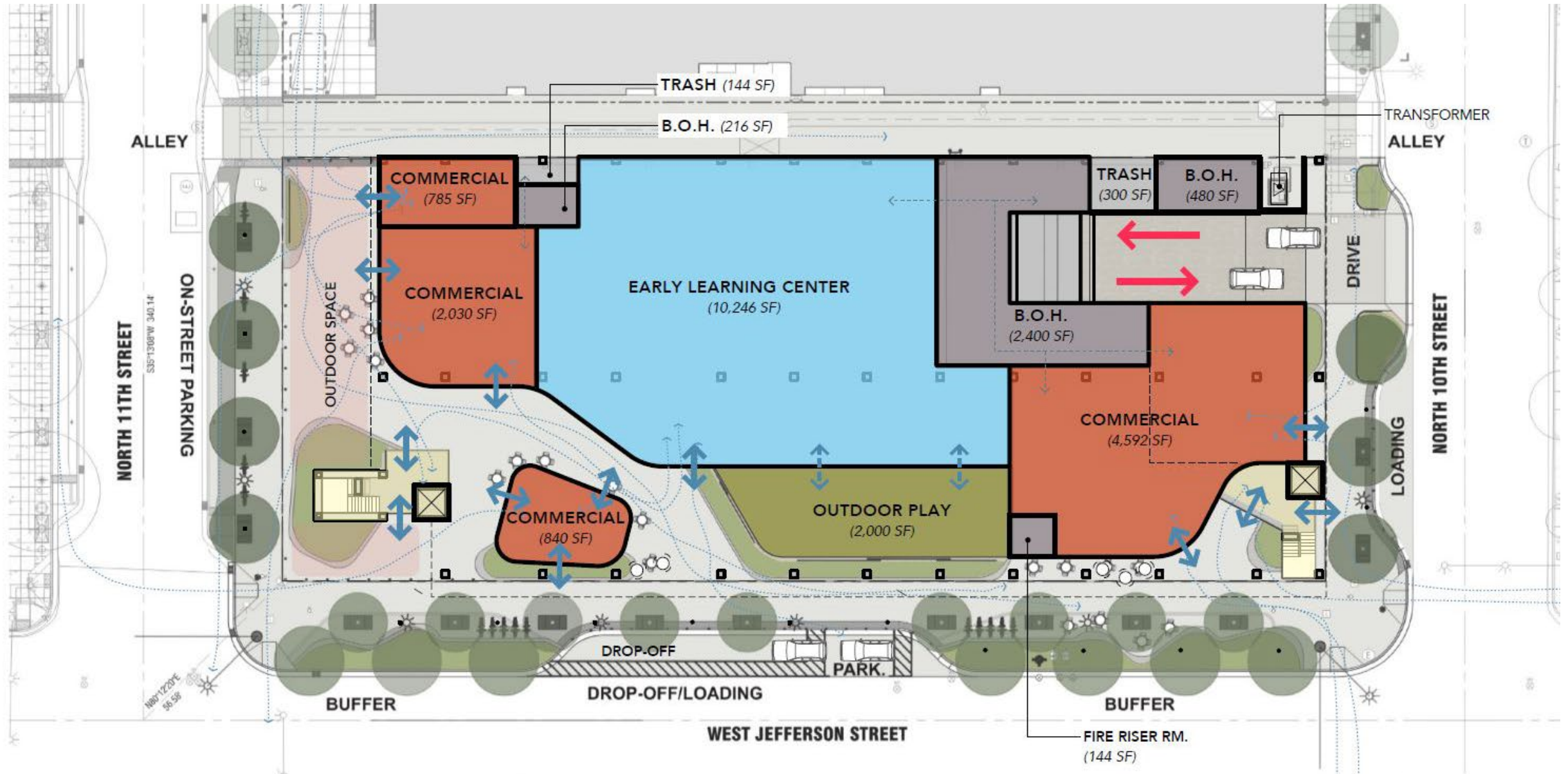
kpff pivot north



Site Plan



Ground Floor Layout



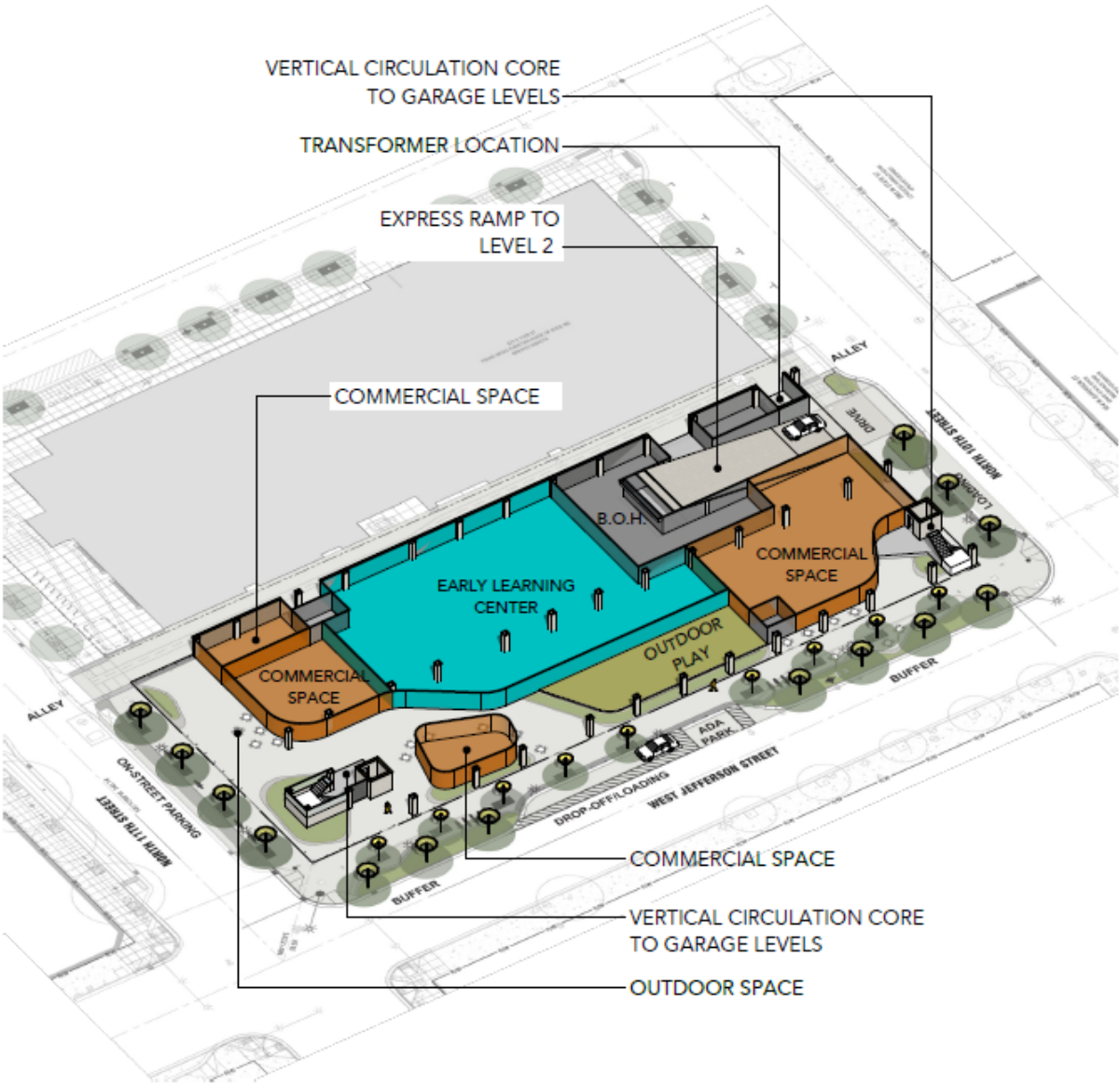
Breezeway



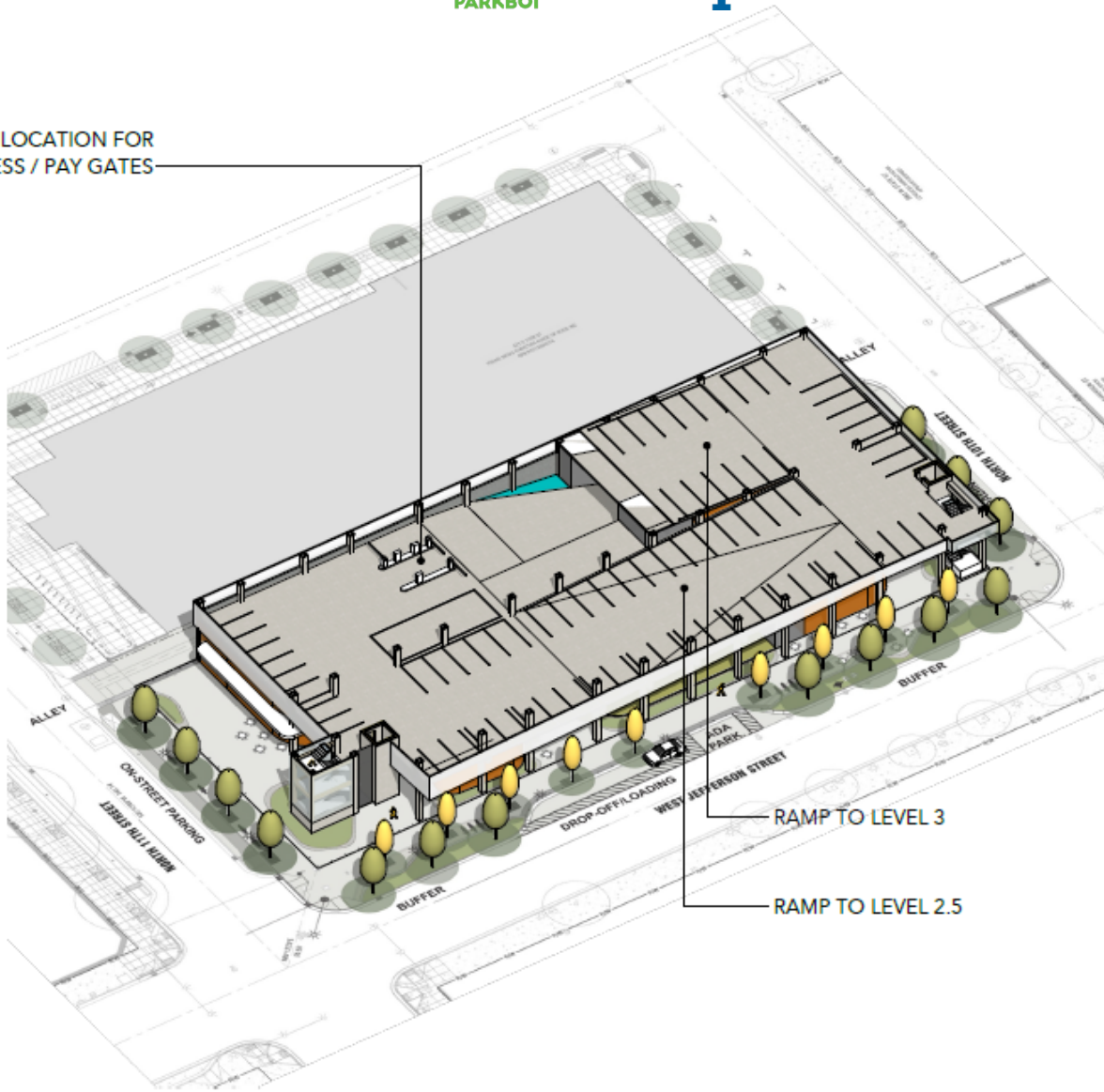
Breezeway



Aerial View



GROUND LEVEL



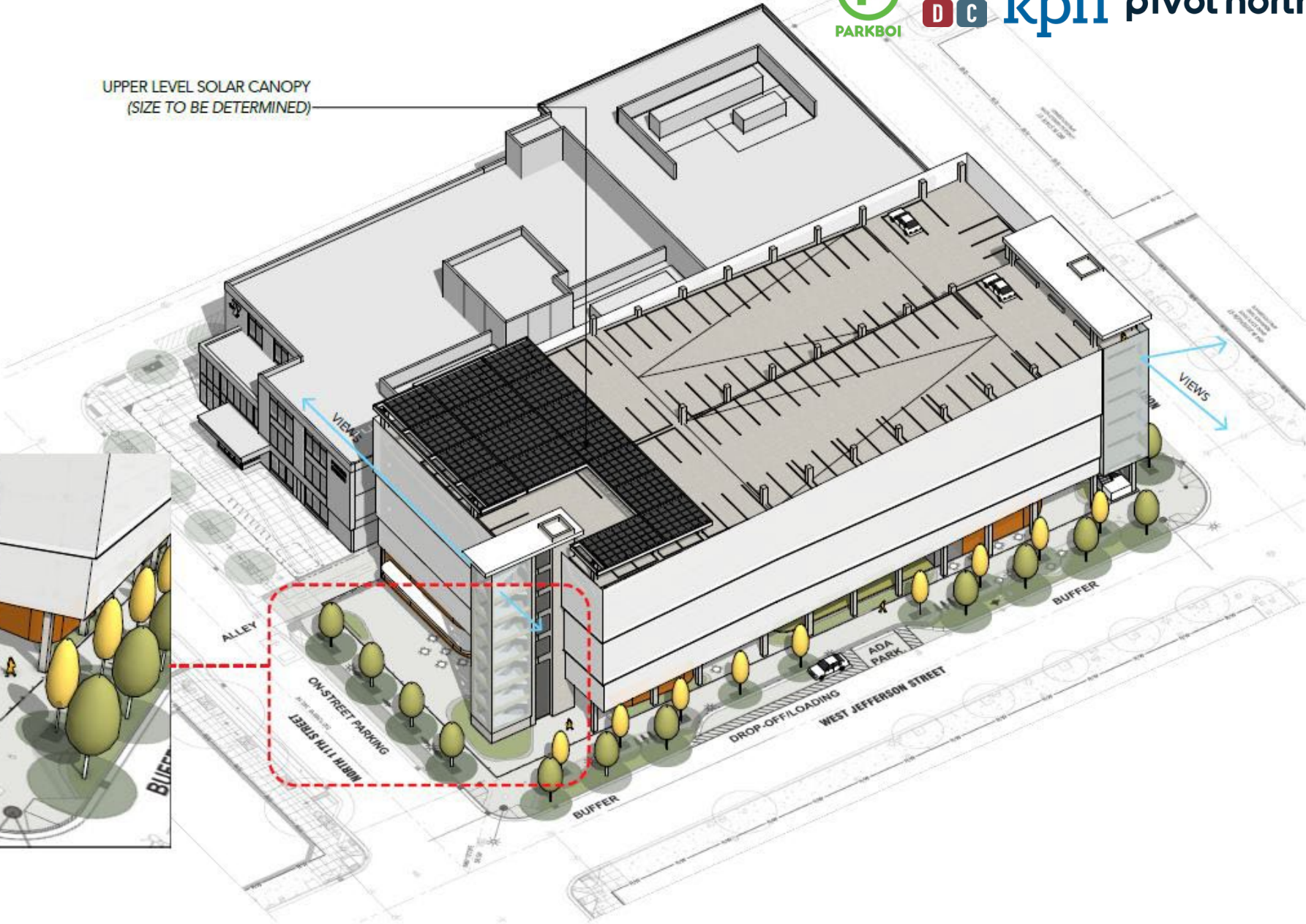
PARKING (LEVEL 2-2.5)

Aerial View

UPPER LEVEL SOLAR CANOPY
(SIZE TO BE DETERMINED)



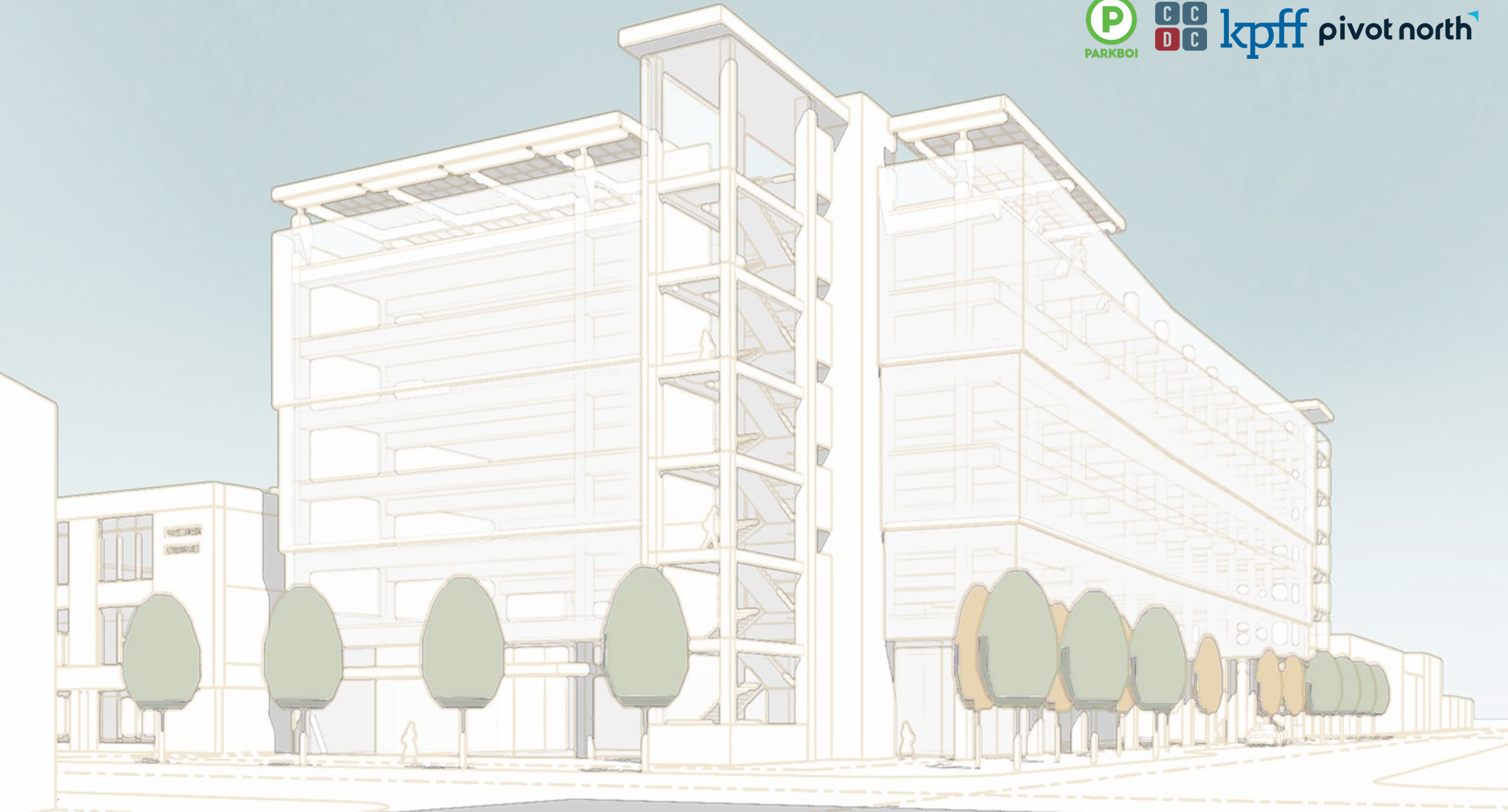
OUTDOOR SPACE



ROOF LEVEL

View from Cherie Buckner-Webb Park





Next Steps for Design

Continuing:

- Facade design and details of the ground floor
- Stakeholder and public engagement

June 9: Neighborhood Meeting

June 12: Interdepartmental Review Meeting

August 11: CCDC Board Meeting

August 13: Design Review Hearing

Future Board Touchpoints



August 11:

- ☐ KPFF Task Order 24-004
- ☐ Financial Overview

August / Early Fall 2025:

- ☐ Amend Early Learning Center LOI
- ☐ Commercial/Retail Disposition RFQ/P(s)

Discussion



Consent Agenda

Motion to Approve Consent Agenda

Agenda

IV. Action Item

- A. **CONSIDER Resolution 1929: 3rd Street Streetscape and Mobility Improvements, Front St. to Jefferson St. Amendment 2 to the CM/GC Contract with Guho Corp.Toby Norton (10 mins)**
- B. CONSIDER Designation: 821 W. State Street, Idaho Wheat Commission, Type 1 Participation Agreement for One-Time Assistance with Idaho State Building Authority.....Kassi Brown (5 mins)
- C. Ada County Emergency Medical Services’ Request to Withdraw from the Westside District Urban Renewal Revenue Allocation AreaJoey Chen/Meghan Conrad (5 mins)
- D. Ada County Emergency Medical Services’ Request to Withdraw from the 30th Street District Urban Renewal Revenue Allocation AreaJoey Chen/Meghan Conrad (5 mins)
- E. Ada County Emergency Medical Services’ Request to Withdraw from the Shoreline District Urban Renewal Revenue Allocation AreaJoey Chen/Meghan Conrad (5 mins)
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V. Adjourn

Consider: Resolution 1929



**3rd Street Streetscape and Mobility Improvements.
Amendment No. 2 to the CM/GC contract with Guho
Corp.**

Toby Norton – Project Manager

3rd Street Streetscape and Mobility Improvements, Amendment No. 2 to CM/GC Contract with Guho Corp.

Toby Norton – Project Manager

Intersection of 3rd Street and Main Street

Project Objective

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



Where We Are Today



Main Street looking east at 4th Street



Main Street looking east at 3rd Street

Where We Are Today



3rd & Grove Streets – Raised Intersection



3rd Street south of Main Street

T4 Agreement with DOL/DPW



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

Cost Summary



Guho Corp. Summary	
Construction Management: Pre-Construction Services	\$ 51,903.10
Amendment 1: General Contractor: Project Construction GMP	\$ 5,038,384
Today - Amendment 2: General Contractor: Project Construction GMP 2	\$ 468,578.16
Amended CM/GC Contract Total	\$ 5,558,865.26

Note: The amendment today is reimbursable by Idaho Department of Labor

Consider: Resolution 1929



Suggested Motion:

I move to adopt Resolution 1929 authorizing the execution of Amendment No. 2 to the CM/GC Contract with Guho Corp for the 3rd Street Streetscape and Mobility Improvements Project.

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V. Adjourn

Consider Designation



**821 W. State Street, Idaho Wheat Commission. Type 1
One-Time Assistance with Idaho State Building
Authority**

Kassi Brown – Project Manager

821 W. State Street, Idaho Wheat Commission

Kassi Brown – Project Manager

Project Location



Project Summary



Corner of State and 9th Streets

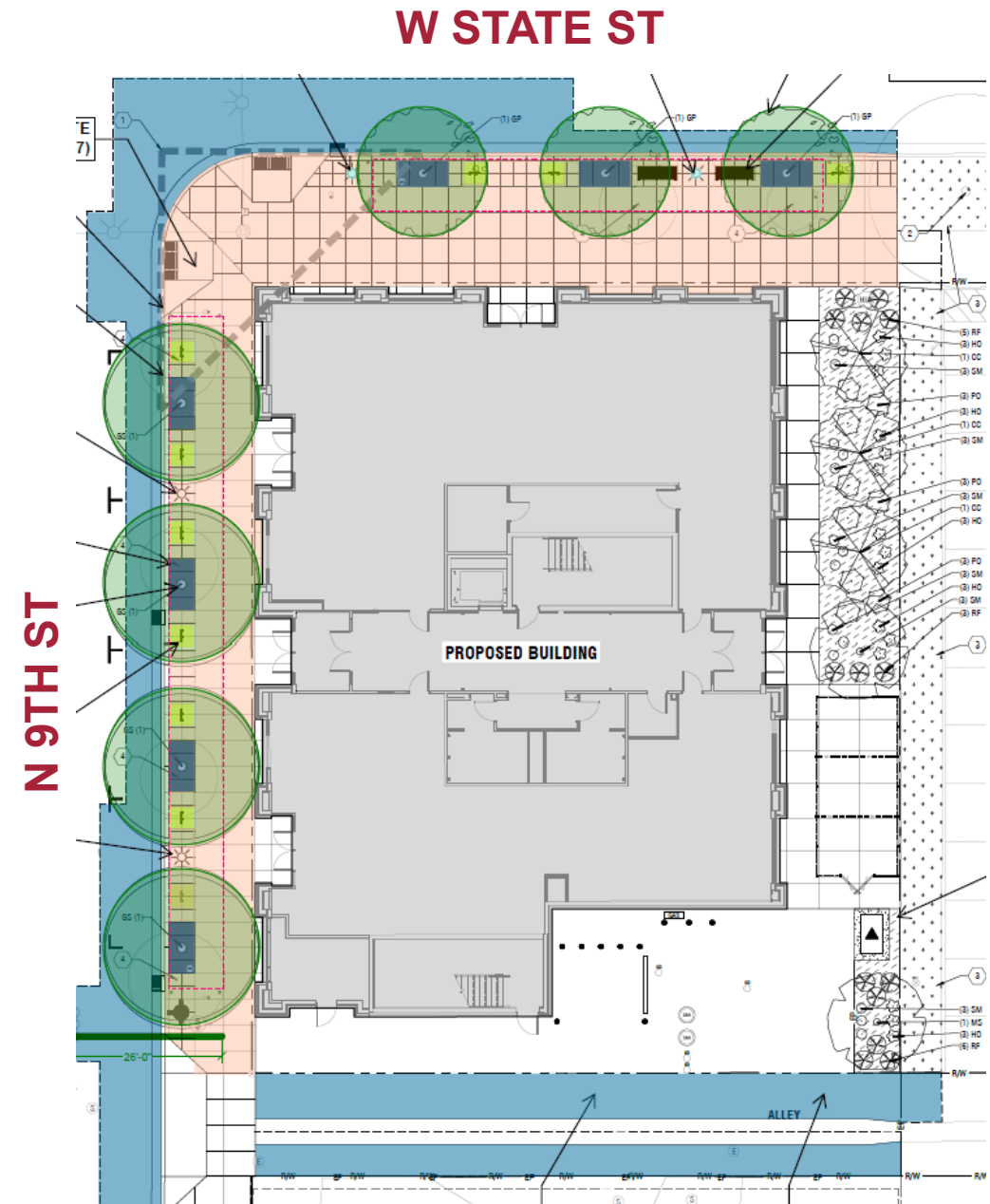


View from 9th Street

Eligible Expenses



Streetscape Improvements on 9th Street



Consider Designation



Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Idaho State Building Authority for future Board approval.

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V. Adjourn

Consider:



Request by the Ada County Emergency Medical Services (EMS) to Withdraw from CCDC Revenue Allocation Areas (RAA): Westside District; 30th Street District; Shoreline District; Gateway East District; and State Street District

Joey Chen – Finance & Administration Director

Meghan Conrad, Elam & Burke

Background:



House Bill 436 - “Any fire protection district or ambulance service district may withdraw from being subject to an urban renewal revenue allocation financing provision under an urban renewal plan established by local governing body ordinance prior to July 1, 2025, if the urban renewal plan establishing the revenue allocation financing provision does not have any outstanding bond, contractual obligations, or other indebtedness being funded by such revenue allocation financing provision greater than the amount of the revenue allocation proceeds that was attributable to the fire protection district or ambulance service district as of December 31 of the immediate prior tax year.”

Background:



“The agency shall schedule a special meeting within ten (10) business days of receipt of the fire protection district's or ambulance service district's resolution approving the withdrawal and the accounting from the county to accept the request to withdraw by agency resolution, or to deny the request to withdraw in writing due to the existence of outstanding bonds, contractual obligations, or other indebtedness being funded by the district's revenue allocation proceeds, and setting forth specific information about the indebtedness.”

Timeline:



- April 30 – CCDC received accounting info from Ada County EMS
- May 28 – CCDC received signed Reso No. 3095 from Ada County EMS
- June 9 – CCDC Board to consider request

Analysis:

	EMS allocation	Contractual obligations in FY26	Outstanding contractual obligations <u>greater than</u> revenue allocation proceeds attributable to EMS
Westside	\$ 50,526	\$ 1,364,954	Yes
30th Street	\$ 14,076	\$ 257,234	Yes
Shoreline	\$ 7,754	\$ -	No*
Gateway East	\$ 72,350	\$ 226,162	Yes
State Street	\$ 14,787	\$ 372,754	Yes
TOTAL	\$ 159,493	\$ 2,221,104	

**Shoreline is obligated for its share of administrative costs to CCDC in the amount of approximately \$189,000.*

Next steps:



If Board chooses to deny the request – the suggested motion authorizes the Chair to provide written notice to EMS concluding the Agency has contractual obligations being funded by the district's revenue allocation proceeds greater than the revenue allocation proceeds attributable to EMS.

Questions?

Westside District:



Suggested Motion:

I move to deny the withdrawal request by EMS for the Westside District as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to EMS and authorize the Chair to provide written notice to EMS citing the Agency's obligations and the action of the Board on this date.

Alternative Motion:

I move to accept the withdrawal application filed by EMS for the Westside District and direct the Chair and staff to prepare a resolution accepting the withdrawal and schedule a special meeting of the Board to consider the resolution.

30th Street District:



Suggested Motion:

I move to deny the withdrawal request by EMS for the 30th Street District as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to EMS and authorize the Chair to provide written notice to EMS citing the Agency's obligations and the action of the Board on this date.

Alternative Motion:

I move to accept the withdrawal application filed by EMS for the 30th Street District and direct the Chair and staff to prepare a resolution accepting the withdrawal and schedule a special meeting of the Board to consider the resolution.

Shoreline District:



Suggested Motion:

I move to deny the withdrawal request by EMS for the Shoreline District as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to EMS and authorize the Chair to provide written notice to EMS citing the Agency's obligations and the action of the Board on this date.

Alternative Motion:

I move to accept the withdrawal application filed by EMS for the Shoreline District and direct the Chair and staff to prepare a resolution accepting the withdrawal and schedule a special meeting of the Board to consider the resolution.

Gateway East District:



Suggested Motion:

I move to deny the withdrawal request by EMS for the Gateway East District as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to EMS and authorize the Chair to provide written notice to EMS citing the Agency's obligations and the action of the Board on this date.

Alternative Motion:

I move to accept the withdrawal application filed by EMS for the Gateway East District and direct the Chair and staff to prepare a resolution accepting the withdrawal and schedule a special meeting of the Board to consider the resolution.

State Street District:



Suggested Motion:

I move to deny the withdrawal request by EMS for the State Street District as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to EMS and authorize the Chair to provide written notice to EMS citing the Agency's obligations and the action of the Board on this date.

Alternative Motion:

I move to accept the withdrawal application filed by EMS for the State Street District and direct the Chair and staff to prepare a resolution accepting the withdrawal and schedule a special meeting of the Board to consider the resolution.

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://ccdcb Boise.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.