

BOARD OF COMMISSIONERS MEETING August 11, 2025

BOISE, ID 83702

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Meeting Board Room, Fifth Floor, 121 N. 9th Street August 11, 2025, 12 p.m.

Live stream available at https://ccdcboise.com/board-of-commissioners/

AGENDA

l.	CALL TO ORDER
II.	ACTION ITEM: AGENDA CHANGES OR ADDITIONSChair Haney Keith
III.	WORK SESSION
	A. College of Western Idaho River District Project Introduction Alexandra Monjar/Ahlquist (10 minutes)
	B. FY2026-2030 Five Year Capital Improvement PlanDoug Woodruff (20 minutes)
IV.	ACTION ITEM: CONSENT AGENDA
	A. Expenses 1. Approve Paid Invoice Report for June 2025 2. Approve Paid Invoice Report for July 2025
	B. Minutes and Reports1. Approve Meeting Minutes for June 9, 2025
	 Other Approve Resolution 1937: 821 W. State Street, Idaho Wheat Commission. Type 1 Participation Agreement with Idaho State Building Authority Approve Resolution 1938: 9th & Front ParkBOI Parking Garage, Stair Tower Enclosure & Elevator Modernization. Amendment 1 to Task Order 24-002 with Cushing Terrell for Professional Design Services
V.	ACTION ITEM
	A. CONSIDER Proposed FY2025 Amended BudgetJoey Chen (10 minutes)
	B. CONSIDER Proposed FY2026 Original BudgetJoey Chen (10 minutes)
	C. CONSIDER Resolution 1935: River Myrtle-Old Boise District Supplemental Termination Resolution

VI. 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).

D. CONSIDER Designation: 170 S. 28th Street, Finch. Type 1 Participation Agreement for One-Time

......Joey Chen (5 minutes)

Viewing Remotely: Members of the public may view the meeting with a smartphone or computer by clicking the link provided at https://ccdcboise.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.



II. AGENDA CHANGES OR ADDITIONS



III. WORK SESSION



IV. CONSENT AGENDA



Paid Invoice Report

For the Period: 6/1/2025 through 6/30/2025

Payee	Description	Payment Date	Amount
Debt Service:			
		Total Debt Payments:	
Payroll:			
457(b)	Retirement Payment	6/11/2025	1,605.60
CCDC Employees	Direct Deposits Net Pay	6/11/2025	48,619.36
EFTPS - IRS	Federal Payroll Taxes	6/11/2025	19,726.62
PERSI	Retirement Payment	6/11/2025	26,180.94
Idaho State Tax Commission	State Payroll Taxes	6/12/2025	2,733.00
PERSI/Empower	Retirement Payment	6/23/2025	26,180.93
457(b)	Retirement Payment	6/25/2025	1,605.60
CCDC Employees	Direct Deposits Net Pay	6/25/2025	48,498.20
EFTPS - IRS	Federal Payroll Taxes	6/25/2025	19,858.94
Idaho State Tax Commission	State Payroll Taxes	6/26/2025	2,754.00
		Total Payroll Payments:	196,157.59
Checks and ACH			
Various Vendors	Check and ACH Payments (See Attached)	6/30/2025	4,359,345.51
Various Veridors			
various veridors			
vanous vendors	Total	Cash Disbursements:	\$ 4,555,503.10
	Total d and approved all cash disbursements in th		
I have reviewe		ne month listed above.	
<i>I have reviewe</i> Joey Chen		ne month listed above.	
I have reviewe Joey Chen Finance Director		ne month listed above. John Brunelle	
<i>I have reviewe</i> Joey Chen		John Brunelle Executive Director	

CAPITAL CITY DEVELOPMENT CORP

Paid Invoice Report - Updated for Board Check issue dates: 6/1/2025 - 6/30/2025

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Report Criteria:

Summary report type printed Check.Voided = no

Check.Voided = no		
Name	Check Amount	Check Issue Date
Abbey Louie LLC	6,000.00	06/30/2025
Total Abbey Louie LLC:	6,000.00	
ABC Stamp Signs & Awards	20.85	06/26/2025
Total ABC Stamp Signs & Awards:	20.85	
Absolute Fire Protection LLC	2,432.56 2,295.00 280.00 1,630.00 175.00 275.00	06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025
	35.00	06/30/2025
Total Absolute Fire Protection LLC:	7,122.56	
Acme Fast Freight	2,460.66	06/27/2025
Total Acme Fast Freight:	2,460.66	
Atlas Technical Consultants LLC	631.10 2,524.60	06/27/2025 06/27/2025
Total Atlas Technical Consultants LLC:	3,155.70	
Barrier Building Inc.	89,408.30	06/30/2025
Total Barrier Building Inc.:	89,408.30	
Blue Cross of Idaho	35,866.05	06/01/2025
Total Blue Cross of Idaho:	35,866.05	
Boise City Utility Billing	10.72	06/26/2025
Total Boise City Utility Billing:	10.72	
Boise Parks & Recreation	330,730.92	06/26/2025
Total Boise Parks & Recreation:	330,730.92	
Boxcast Inc	51.93 52.08	06/27/2025 06/27/2025
Total Boxcast Inc:	104.01	
Capitol Landscape Inc.	1,805.00	06/27/2025

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Name	Check Amount	Check Issue Date	
Total Capitol Landscape Inc.:	1,805.00		
Car Park	170,639.66	06/30/2025	
Total Car Park:	170,639.66		
Caselle Inc.	928.00	06/01/2025	
Total Caselle Inc.:	928.00		
City of Boise	3,805.25	06/27/2025	
Total City of Boise:	3,805.25		
Crane Alarm Service	40.00 155.00	06/27/2025 06/27/2025	
Total Crane Alarm Service:	195.00		
CSHQA	7,301.50	06/30/2025	
Total CSHQA:	7,301.50		
Cushing Terrell Architects	20,870.95 4,917.86	06/30/2025 06/30/2025	
Total Cushing Terrell Architects:	25,788.81		
Elam & Burke P.A.	2,905.00 238.50 2,068.05 3,324.20 936.55	06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025	
Total Elam & Burke P.A.:	9,472.30		
GGLO LLC	875.00	06/27/2025	
Total GGLO LLC:	875.00		
Guho Corp.	356,602.32 391,159.15 481,135.97 513,732.89	06/30/2025 06/30/2025 06/30/2025 06/30/2025	
Total Guho Corp.:	1,742,630.33		
Idaho Power	5.80	06/20/2025	
Total Idaho Power:	5.80		
Idaho Records Management LLC	55.00	06/27/2025	

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Name	Check Amount	Check Issue Date
Total Idaho Records Management LLC:	55.00	
Jacobs Engineering Group Inc	2,703.00	06/27/2025
Total Jacobs Engineering Group Inc:	2,703.00	
Jensen Belts Associates	8,030.95 12,327.15	06/30/2025 06/30/2025
Total Jensen Belts Associates:	20,358.10	
Kittelson & Associates Inc.	2,140.00	06/27/2025
Total Kittelson & Associates Inc.:	2,140.00	
KPFF Consulting Engineers	69,120.00 36,735.00	06/30/2025 06/30/2025
Total KPFF Consulting Engineers:	105,855.00	
McAlvain Construction Inc.	520,289.90 696,791.32	06/30/2025 06/30/2025
Total McAlvain Construction Inc.:	1,217,081.22	
Piper Sandler & Co	5,340.00	06/26/2025
Total Piper Sandler & Co:	5,340.00	
Pro Care Landscape Management	256.00 130.83 357.00 50.00 65.00 181.68	06/27/2025 06/27/2025 06/27/2025 06/27/2025 06/27/2025 06/27/2025
Total Pro Care Landscape Management:	1,040.51	
QCP Corp.	9,513.00	06/26/2025
Total QCP Corp.:	9,513.00	
Sawtooth Caulking Inc.	66,780.00	06/30/2025
Total Sawtooth Caulking Inc.:	66,780.00	
Scheidt & Bachmann USA Inc.	2,701.20	06/27/2025
Total Scheidt & Bachmann USA Inc.:	2,701.20	
Security LLC - Plaza 121	14,859.33	06/01/2025

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Name	Check Amount	Check Issue Date	
Total Security LLC - Plaza 121:	14,859.33		
Stability Networks Inc.	4,900.00 579.72 334.53	06/30/2025 06/30/2025 06/30/2025	
Total Stability Networks Inc.:	5,814.25		
State Insurance Fund	818.00	06/26/2025	
Total State Insurance Fund:	818.00		
Syringa Networks LLC	1,108.36	06/27/2025	
Total Syringa Networks LLC:	1,108.36		
The Land Group Inc.	2,854.07 4,165.00	06/30/2025 06/30/2025	
Total The Land Group Inc.:	7,019.07		
The Potting Shed	65.00	06/26/2025	
Total The Potting Shed:	65.00		
TML Heating & Air Conditioning	200.00	06/26/2025	
Total TML Heating & Air Conditioning:	200.00		
Treasure Valley Coffee Inc	120.95	06/27/2025	
Total Treasure Valley Coffee Inc:	120.95		
United Heritage	1,929.51	06/01/2025	
Total United Heritage:	1,929.51		
US Bank - Credit Cards	10,107.34	06/09/2025	
Total US Bank - Credit Cards:	10,107.34		
VDA Inc.	3,600.00 302.40 597.60	06/27/2025 06/27/2025 06/27/2025	
Total VDA Inc.:	4,500.00		
Veritas Material Consulting	1,740.00	06/27/2025	
Total Veritas Material Consulting:	1,740.00		
Wash Worx	9,850.00	06/30/2025	

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	Check	Check
Name	Amount	Issue Date
Total Wash Worx:	9,850.00	
Westerberg Aston and Associates	2,000.00	06/27/2025
3		
Total Westerberg Aston and Associates:	2,000.00	
Western Records Destruction	48.00	06/27/2025
Total Western Records Destruction:	48.00	
Western States Equipment	1,092.61	06/26/2025
	505.01	06/26/2025
	507.18	06/26/2025
Total Western States Equipment:	2,104.80	
Wright Brothers	424,881.02	06/30/2025
Total Wright Brothers:	424,881.02	
Xerox Corporation	286.43	06/27/2025
Total Xerox Corporation:	286.43	
	4,359,345.51	

Report Criteria:

Summary report type printed

Check.Voided = no



Paid Invoice Report
For the Period: 7/1/2025 through 7/31/2025

Payee	Description	Payment Date	Amount
Debt Service:			
		Total Debt Payments:	
Payroll:			
457(b)	Retirement Payment	7/9/2025	1,605.60
CCDC Employees	Direct Deposits Net Pay	7/9/2025	48,619.35
EFTPS - IRS	Federal Payroll Taxes	7/9/2025	19,726.62
Idaho State Tax Commission	State Payroll Taxes	7/9/2025	2,733.00
PERSI/Empower	Retirement Payment	7/7/2025	26,180.93
457(b)	Retirement Payment	7/23/2025	1,605.60
CCDC Employees	Direct Deposits Net Pay	7/23/2025	48,619.37
EFTPS - IRS	Federal Payroll Taxes	7/23/2025	19,726.62
Idaho State Tax Commission	State Payroll Taxes	7/23/2025	2,733.00
PERSI/Empower	Retirement Payment	7/21/2025	26,180.93
		Total Payroll Payments:	196,125.42
Checks and ACH			
Various Vendors	Check and ACH Payments (See Attached)	7/31/2025	4,845,799.32
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valious veliuois			
various veriuois		Cash Disbursements:	\$ 5,041,924.74
	Total		· ·
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<i>I have reviewe</i> Joey Chen	Total	e month listed above.	
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CAPITAL CITY DEVELOPMENT CORP

Paid Invoice Report - Updated for Board Check issue dates: 7/1/2025 - 7/31/2025

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Report Criteria:

Summary report type printed
Check.Check number = {<>}13977

Name	Check Amount	Check Issue Date
12th and Idaho Owner LLC	926,945.00	07/31/2025
Total 12th and Idaho Owner LLC:	926,945.00	
Abbey Louie LLC	6,000.00	07/31/2025
Total Abbey Louie LLC:	6,000.00	
Absolute Fire Protection LLC	275.00 175.00	07/30/2025 07/30/2025
Total Absolute Fire Protection LLC:	450.00	
Acme Fast Freight	2,460.66	07/30/2025
Total Acme Fast Freight:	2,460.66	
Advanced Sign LLC	5,425.00	07/31/2025
Total Advanced Sign LLC:	5,425.00	
Andersen Construction Company of Idaho	17,597.00	07/30/2025
Total Andersen Construction Company of Idaho:	17,597.00	
Atlas Technical Consultants LLC	1,318.50 186.20	07/30/2025 07/30/2025
Total Atlas Technical Consultants LLC:	1,504.70	
Blue Cross of Idaho	35,866.05	07/01/2025
Total Blue Cross of Idaho:	35,866.05	
Boise City Dep of Arts & History	59,099.86 41,204.13 87,654.90	07/30/2025 07/30/2025 07/30/2025
Total Boise City Dep of Arts & History:	187,958.89	
Boise City Utility Billing	.57 10.72 73.08	07/02/2025 07/28/2025 07/02/2025
Total Boise City Utility Billing:	84.37	
Boxcast Inc	52.21	07/30/2025

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Name	Check Amount	Check Issue Date
Total Boxcast Inc:	52.21	
Brunelle John	938.77	07/31/2025
Total Brunelle John:	938.77	
Capital City Development Corp	16,000.00	07/30/2025
Total Capital City Development Corp:	16,000.00	
Car Park	167,994.43 216,331.10	07/31/2025 07/31/2025
Total Car Park:	384,325.53	
Caselle Inc.	1,058.00	07/01/2025
Total Caselle Inc.:	1,058.00	
City of Boise	679.20 3,805.25 665.07	07/30/2025 07/30/2025 07/30/2025
Total City of Boise:	5,149.52	
Community Planning Assoc	2,525.00	07/30/2025
Total Community Planning Assoc:	2,525.00	
CSHQA	9,524.50	07/31/2025
Total CSHQA:	9,524.50	
Cushing Terrell Architects	8,520.46 13,497.27 960.51	07/31/2025 07/31/2025 07/31/2025
Total Cushing Terrell Architects:	22,978.24	
Desman Inc	2,100.00	07/30/2025
Total Desman Inc:	2,100.00	
Elam & Burke P.A.	832.50 1,166.00 583.00 241.35 1,053.25	07/30/2025 07/30/2025 07/30/2025 07/30/2025 07/30/2025
Total Elam & Burke P.A.:	3,876.10	
GGLO LLC	2,800.00	07/31/2025

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Name	Check Amount	Check Issue Date		
	13,866.50	07/31/2025		
Total GGLO LLC:	16,666.50			
Guho Corp.	593,012.44	07/31/2025		
	270,572.93	07/31/2025		
	544,036.42			
	322,623.97	07/31/2025		
Total Guho Corp.:	1,730,245.76			
HRA VEBA Plan	6,114.09	07/31/2025		
Total HRA VEBA Plan:	6,114.09			
Idaho Power	5.80	07/21/2025		
Total Idaho Power:	5.80			
Idaho Records Management LLC	55.00	07/30/2025		
Total Idaho Records Management LLC:	55.00			
Jacobs Engineering Group Inc	15,698.30	07/31/2025		
Total Jacobs Engineering Group Inc:	15,698.30			
Jensen Belts Associates	6,001.60	07/31/2025		
	7,513.45	07/31/2025		
Total Jensen Belts Associates:	13,515.05			
Kimley-Horn and Associates Inc	4,435.00	07/31/2025		
,	10,005.00	07/31/2025		
Total Kimley-Horn and Associates Inc:	14,440.00			
Kittalaan O Aasaaistaa luu	4 007 50	07/00/0005		
Kittelson & Associates Inc.	1,097.50	07/30/2025		
	1,892.50	07/30/2025		
Total Kittelson & Associates Inc.:	2,990.00			
KDEE O King E	4 005 00	07/04/0005		
KPFF Consulting Engineers	1,095.00	07/31/2025		
	63,495.63	07/31/2025		
Total KPFF Consulting Engineers:	64,590.63			
Ma Alvain Construction Inc	270 000 05	07/24/2025		
McAlvain Construction Inc.	272,690.35 622,564.62	07/31/2025 07/31/2025		
Total McAlvain Construction Inc.:	895,254.97			
Pacific Commercial Property Management	31,770.00	07/30/2025		

Name	Check Amount	Check Issue Date
Total Pacific Commercial Property Management:	31,770.00	
Pro Care Landscape Management	713.37 65.00 407.00 50.00 65.00 311.41	07/30/2025 07/30/2025 07/30/2025 07/30/2025 07/30/2025 07/30/2025
Total Pro Care Landscape Management:	1,611.78	
QRS Consulting LLC	1,986.08 8,563.50	07/30/2025 07/30/2025
Total QRS Consulting LLC:	10,549.58	
Sandy Lawrence	387.03	07/03/2025
Total Sandy Lawrence:	387.03	
Sawtooth Caulking Inc.	129,024.00	07/31/2025
Total Sawtooth Caulking Inc.:	129,024.00	
Scheidt & Bachmann USA Inc.	2,221.75	07/30/2025
Total Scheidt & Bachmann USA Inc.:	2,221.75	
Security LLC - Plaza 121	14,859.33	07/01/2025
Total Security LLC - Plaza 121:	14,859.33	
SMJ Consulting	500.00	07/30/2025
Total SMJ Consulting:	500.00	
Stability Networks Inc.	4,900.00 4,500.00 3,145.00 343.88 611.22	07/31/2025 07/31/2025 07/31/2025 07/31/2025 07/31/2025
Total Stability Networks Inc.:	13,500.10	
Story Commercial LLC	2,562.50	07/30/2025
Total Story Commercial LLC:	2,562.50	
Syringa Networks LLC	910.46	07/30/2025
Total Syringa Networks LLC:	910.46	

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Name	Check Amount	Check Issue Date
Taft Stettinius & Hollister LLP	2,068.75	07/30/2025
Total Taft Stettinius & Hollister LLP:	2,068.75	
The Land Group Inc.	1,605.00 2,773.75	07/30/2025 07/30/2025
Total The Land Group Inc.:	4,378.75	
The Potting Shed	65.00	07/30/2025
Total The Potting Shed:	65.00	
Treasure Valley Coffee Inc	120.95	07/30/2025
Total Treasure Valley Coffee Inc:	120.95	
United Heritage	1,929.51	07/01/2025
Total United Heritage:	1,929.51	
Urban Accessories Inc.	7,470.00	07/30/2025
Total Urban Accessories Inc.:	7,470.00	
US Bank - Credit Cards	14,220.90	07/08/2025
Total US Bank - Credit Cards:	14,220.90	
USI Insurance Services NW	1,124.00	07/30/2025
Total USI Insurance Services NW:	1,124.00	
Veolia (Suez Water Idaho)	118.51 35.61 390.13 133.18 300.70	07/28/2025 07/28/2025 07/31/2025 07/28/2025 07/28/2025
Total Veolia (Suez Water Idaho):	978.13	
Veritas Material Consulting	4,340.00	07/30/2025
Total Veritas Material Consulting:	4,340.00	
Westerberg Aston and Associates	2,000.00	07/30/2025
Total Westerberg Aston and Associates:	2,000.00	
Western States Equipment	507.18 70.96	07/30/2025 07/30/2025

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Name	Check Amount	Check Issue Date
Total Western States Equipment:	578.14	
Windcave Inc.	250.00	07/30/2025
Total Windcave Inc.:	250.00	
Wright Brothers	205,733.71	07/31/2025
Total Wright Brothers:	205,733.71	
Xerox Corporation	249.31	07/30/2025
Total Xerox Corporation:	249.31	
Grand Totals:	4,845,799.32	

Report Criteria:

Summary report type printed
Check.Check number = {<>}13977

MINUTES OF MEETING BOARD OF COMMISSIONERS

CAPITAL CITY DEVELOPMENT CORPORATION

Board Room, Fifth Floor, 121 N. 9th Street Boise, ID 83702 June 9. 2025

I. CALL TO ORDER:

Chair Haney Keith convened the meeting with a quorum at 12:00 p.m.

Roll Call attendance taken:

Present: Commissioner Drew Alexander, Commissioner Todd Cooper, Commissioner Latonia Haney Keith, Commissioner Lauren McLean, Commissioner Rob Perez, Commissioner Meredith Stead and Commissioner John Stevens.

Absent: Commissioner Jimmy Hallyburton and Commissioner Alexis Townsend.

Agency staff members present: John Brunelle, Executive Director; Joey Chen, Finance & Administration Director; Doug Woodruff, Development Director; Kassi Brown, Project Manager; Alexandra Monjar, Senior Project Manager – Property Development; Toby Norton, Project Manager – Capital Improvements; Zach Piepmeyer, P.E., Parking & Mobility Director; Lana Graybeal, Director of External Affairs; Mary Watson, General Counsel; Sandy Lawrence, Executive Assistant; and Agency legal counsel, Meghan Conrad.

Michael McHugh, Pivot North Architecture, attended the meeting.

II. ACTION ITEM: AGENDA CHANGES OR ADDITIONS

There were no changes or additions made to the agenda.

III. WORK SESSION

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

Alexandra Monjar, Senior Project Manager – Property Development, Kassi Brown, Project Manager, and Michael McHugh, Pivot North Architecture gave a report.

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
- 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

Commissioner Perez made a motion to approve the Consent Agenda.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Alexander - Aye Commissioner Cooper - Aye Commissioner Haney Keith - Aye Commissioner McLean - Aye Commissioner Perez - Aye Commissioner Stead - Aye Commissioner Stevens - Aye

The motion carried 7 - 0.

V. 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, Project Manager – Capital Improvements, gave a report.

Commissioner Cooper moved 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.

Commissioner Stead seconded the motion.

Roll Call:

Commissioner Alexander - Aye Commissioner Cooper - Aye Commissioner Haney Keith - Aye Commissioner McLean - Aye Commissioner Perez - Aye Commissioner Stead - Aye Commissioner Stevens - Aye

The motion carried 7 - 0.

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, Project Manager, gave a report.

Commissioner Alexander moved to direct staff to negotiate a final Type1 Participation Agreement with Idaho State Building Authority for future board approval.

Commissioner Cooper seconded the motion.

Roll Call:

Commissioner Alexander - Aye Commissioner Cooper - Aye Commissioner Haney Keith - Aye Commissioner McLean - Aye Commissioner Perez - Aye Commissioner Stead - Aye Commissioner Stevens - Aye

The motion carried 7 - 0.

C. CONSIDER Ada County Emergency Medical Services' Request to Withdraw from the Westside District Urban Renewal Revenue Allocation Area

Joey Chen, Finance & Administration Director and Meghan Conrad Agency legal counsel, gave a report.

Commissioner Perez moved 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.

Commissioner Stevens seconded the motion.

Roll Call:

Commissioner Alexander - Aye Commissioner Cooper - Aye Commissioner Haney Keith - Aye Commissioner McLean - Aye Commissioner Perez - Aye Commissioner Stead - Aye Commissioner Stevens - Aye

The motion carried 7 - 0.

D. CONSIDER Ada County Emergency Medical Services' Request to Withdraw from the 30th Street District Urban Renewal Revenue Allocation Area

Joey Chen, Finance & Administration Director and Meghan Conrad Agency legal counsel, gave a report.

Commissioner Cooper moved 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.

Commissioner Stead seconded the motion.

Roll Call:

Commissioner Alexander - Aye Commissioner Cooper - Aye Commissioner Haney Keith - Aye Commissioner McLean - Aye Commissioner Perez - Aye Commissioner Stead - Aye Commissioner Stevens - Aye

The motion carried 7 - 0.

E. CONSIDER Ada County Emergency Medical Services' Request to Withdraw from the Shoreline District Urban Renewal Revenue Allocation Area

Joey Chen, Finance & Administration Director and Meghan Conrad Agency legal counsel, gave a report.

Commissioner Stead moved 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.

Commissioner Stevens seconded the motion.

Roll Call:

Commissioner Alexander - Aye Commissioner Cooper - Aye Commissioner Haney Keith - Aye Commissioner McLean - Aye Commissioner Perez - Nay Commissioner Stead - Aye Commissioner Stevens - Aye

The motion carried 6 - 1.

F. CONSIDER Ada County Emergency Medical Services' Request to Withdraw from the Gateway East District Urban Renewal Revenue Allocation Area

Joey Chen, Finance & Administration Director and Meghan Conrad Agency legal counsel, gave a report.

Commissioner Perez moved 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.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Alexander - Aye Commissioner Cooper - Aye Commissioner Haney Keith - Aye Commissioner McLean - Aye Commissioner Perez - Aye Commissioner Stead - Aye Commissioner Stevens - Aye

The motion carried 7 - 0.

G. CONSIDER Ada County Emergency Medical Services' Request to Withdraw from the State Street District Urban Renewal Revenue Allocation Area

Joey Chen, Finance & Administration Director and Meghan Conrad Agency legal counsel, gave a report.

Commissioner Cooper moved 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.

Commissioner Alexander seconded the motion.

Roll Call:

Commissioner Alexander - Aye Commissioner Cooper - Aye Commissioner Haney Keith - Aye Commissioner McLean - Aye Commissioner Perez - Aye Commissioner Stead - Aye Commissioner Stevens - Aye

The motion carried 7 - 0.

VI. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Perez to adjourn the meeting, a second was made by Commissioner McLean. Meeting declared adjourned.

The meeting was adjourned at 1:00 p.m.

HE CAPITAL CITY DEVELOPMENT		BOARD OF HE 11TH DA	
Latonia Haney Keith, Chair			
Joey Chen, Secretary Pro Tem			



AGENDA BILL

•		
i	Agenda Subject:	Date:
:	Adenda Siibiect.	: Date.
:	Agonaa Gabjoot.	Dato.

Approve Resolution 1937: 821 W. State Street, Idaho Wheat Commission. Type 1 Participation Agreement with Idaho State Building Authority

August 11, 2025

Staff Contact: Attachments:

Kassi Brown, Project Manager 1) Resolution 1937

2) Type 1 Agreement

Action Requested: Adopt Resolution 1937 approving the Type 1 Participation Agreement with Idaho Wheat Commission and authorizing the Executive Director to execute the Agreement.

Background:

The Idaho Wheat Commission project is a proposed four-story mixed-use building located at 821 W. State Street. The ground floor will accommodate leasable retail and/or restaurant use, the second floor will be office space for future tenants and the Idaho Wheat Commission will occupy the third floor. The fourth floor will host flexible meeting and event space, as well as a rooftop patio open for public rental. The goal of this project is to create diverse uses that will revitalize the prominent corner of State and 9th Streets.

The Idaho Wheat Commission has entered into a Development Agreement with the Idaho State Building Authority to finance and develop the project. Established by state statute in 1959, it is the Idaho Wheat Commission's mission to increase wheat grower profits by investing funds in market development, wheat research and wheat grower education. The third floor of the new office space will house the Idaho Wheat Commission's staff, as well as its partner commissions including the Idaho Barley Commission, Idaho Grain Producers Association, and the Idaho Bean Commission, among others.

Public improvements for this project include streetscape improvements along State and 9th Streets, including new silva cell system for seven trees, attached sidewalk, streetlights, benches and alleyway improvements. Three vehicle parking stalls off the alley will be available for loading and unloading, with 18 short term and 15 long term bicycle parking spots.

The CCDC Board of Commissioners designated the project for One-Time Assistance through the Agency's Type 1 program at the June 2025 meeting. Eligible expenses for the public improvements are estimated to be \$253,915.

This project addresses several urban design elements encouraged by the Agency via the Type 1 Program, including redevelopment of deteriorating sites, advancing economic development goals, promoting connectivity and mobility and aligning with other redevelopment efforts in the area. The Idaho Wheat Commission project meets the requirements of the Participation Program as approved by the CCDC Board and promotes the objectives of the Westside District Plan.

Project Summary:

- 821 W. State Street
- 31,006 square feet, four-story mixed-use building
- Streetscape improvements including silva cell system, trees and sidewalk
- Site furnishings including bike racks, benches and historic streetlights
- \$14,500,000 total development costs
- \$253,915 estimated eligible expenses

Timeline:

- February 13, 2025– Design Review Approval
- March 26, 2025 Type 1 Application Received
- June 09, 2025 Type 1 Designation
- June 30, 2025 Construction begins
- August 11, 2025 Type 1 Agreement Approval
- August 15, 2026 Construction complete
- September 30, 2026 CCDC reimburses Eligible Expenses

Fiscal Notes:

Reimbursement will occur in FY2026 and will not exceed \$200,000 per the Type 1 Agreement. The Agency's Five-Year Capital Improvement Plan programs sufficient funding for this Westside District Type 1 grant.

Staff Recommendation:

Authorize the Executive Director to execute the Type 1 Participation Agreement with Idaho State Building Authority.

Suggested Motion:

I move to adopt Resolution 1937 approving the Type1 Participation Agreement with Idaho State Building Authority and authorizing the Executive Director to execute the Agreement.

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING A TYPE 1 STREETSCAPE GRANT PARTICIPATION AGREEMENT BETWEEN THE AGENCY AND THE IDAHO STATE BUILDING AUTHORITY; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENTS; AUTHORIZING THE EXPENDITURE OF FUNDS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project ("First Amendment to the Westside Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance 45-20 on December 1, 2020, annexing two (2) geographical areas adjacent and contiguous to the northern boundary of the Westside Project Area into the existing revenue allocation area and making certain findings; and,

WHEREAS, the Idaho State Building Authority, owns or controls certain real property addressed as 821 West State Street, Boise, Idaho, and is constructing a four-story, mixed use building (the "Project") to house the Idaho Wheat Commission as well as partner commissions including the Idaho Barley Commission, Idaho Grain Producers Association, and the Idaho Bean Commission; and,

WHEREAS, the Project will include streetscape improvements along State and 9th Streets, including: new silva cell systems and seven (7) street trees; tree grates; attached sidewalk; curb and gutter; street lights and alleyway improvements (the "Public Improvements"), all of which is located in the Westside Urban Renewal District; and,

RESOLUTION NO. 1937 - 1

WHEREAS, the Board of Commissioners has adopted the Participation Program Policy which is designed to assist private and public development projects with improvements that meet the Agency's requirements; and,

WHEREAS, the Idaho State Building Authority is requesting reimbursement for the Public Improvements which meet the requirements of the Type 1 Streetscape Grant Participation Program; and,

WHEREAS, attached hereto as Exhibit A and incorporated herein as if set forth in full is the Type 1 Streetscape Grant Participation Agreement and exhibits thereto ("Agreement") with the Idaho State Building Authority, whereby the Idaho State Building Authority will construct the Public Improvements and the Agency will reimburse certain expenses for the Idaho State Building Authority to construct the Public Improvements as specified in the Agreement; and,

WHEREAS, the Agency Board finds it in the best public interest and deems it appropriate to approve the Type 1 Streetscape Grant Participation Agreement with the Idaho State Building Authority and to authorize the Agency Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

<u>Section 1</u>: That the above statements are true and correct.

<u>Section 2</u>: That the Type 1 Streetscape Grant Participation Agreement, a copy of which is attached hereto as EXHIBIT A and incorporated herein by reference, is hereby approved.

Section 3: That the Agency Executive Director is hereby authorized to sign and enter into the Type 1 Agreement and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the August 11, 2025, Agency Board meeting; and further, the Agency is authorized to appropriate any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

<u>Section 4</u>: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

RESOLUTION NO. 1937 - 2

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on August 11, 2025. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on August 11, 2025.

By: ______ By: _____ Latonia Haney Keith, Chair By: _____ Joey Chen, Secretary Pro Tem

RESOLUTION NO. 1937 - 3



TYPE 1 STREETSCAPE GRANT PARTICIPATION AGREEMENT

THIS TYPE 1 STREETSCAPE GRANT PARTICIPATION AGREEMENT ("Agreement") is entered into by and between the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, chapter 20, title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, chapter 29, title 50, Idaho Code, as a duly created and functioning urban renewal agency for Boise City, Idaho ("CCDC"), and the Idaho State Building Authority, an agency of the State of Idaho ("Participant"). CCDC and Participant may be collectively referred to as the "Parties" and individually as a "Party."

RECITALS

- A. The CCDC Board of Commissioners has adopted the Participation Program Policy which can assist private and public development projects with improvements that benefit the public and which are located in the public rights-of-way, a permanent public easement, or on public land, called Eligible Expenses ("Eligible Expenses").
- B. Participant owns or controls certain real property addressed as 821 W State Street, Boise, Idaho, 83702 (the "Project Site") which is more accurately depicted on attached **Exhibit A**.
- C. The Participant is planning to construct a four-story, mixed use building (the "Project") to house the Idaho Wheat Commission as well as partner commissions including the Idaho Barley Commission, Idaho Grain Producers Association, and the Idaho Bean Commission. The Project will include streetscape improvements along State and 9th Streets, including: suspended pavement system and seven (7) street trees; tree grates; attached sidewalk; curb and gutter; street lights; short term and long term (protected, covered, and secure) bicycle parking; and alleyway improvements ("Public Improvements"). The Project is more accurately depicted on attached **Exhibit B**. The Project is located in the Westside District ("Westside").
- D. The Participant is requesting reimbursement of Eligible Expenses for the Public Improvements. Under the provisions of the Westside Plan ("Plan"), CCDC may enter into cooperative agreements to achieve the objectives of the urban renewal plan.
- E. The Project meets the requirements of the Type 1 Participation Program and also promotes CCDC objectives to redevelop deteriorating sites, advance economic development goals, promote connectivity and mobility, and align with other redevelopment efforts in the area. The Eligible Expenses are depicted on the Public Improvement Plans on attached **Exhibit C**.
- F. CCDC deems it appropriate to assist the development of the Project to achieve the objectives set forth in the Plan and in accordance with CCDC's Participation Program Policy.

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals, which are incorporated into this Agreement; the mutual covenants contained herein; and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. <u>Effective Date and Term.</u> The effective date of this Agreement ("Effective Date") shall be the date on which this Agreement was signed by the last of the Parties to execute it. The Agreement Term shall commence on the Effective Date and continue until either: 1.) all obligations of each Party are complete; or 2.) September 30, 2026, whichever comes first.

The Parties hereto expressly acknowledge and understand the Westside District terminates September 30, 2026, and that CCDC cannot and will not extend any obligations of this Agreement beyond this termination date.

- 2. <u>Construction of the Project.</u> Participant agrees to construct the Project consistent with the following:
 - a. The Project shall be constructed in accordance with the overall City of Boise ("City") infrastructure plans, policies, and design standards and with the applicable portions of the Streetscape Standards adopted as part of the Plan.
 - b. The Parties agree that the Project is depicted on **Exhibit B** and **Exhibit C**, with cost estimates for Eligible Expenses described in the Schedule of Eligible Expenses in **Exhibit D**. Any other public improvements that are constructed by the Participant as part of the improvements to the Project Site are not eligible for reimbursement pursuant to this Agreement. Additionally, CCDC's reimbursement obligation is limited to the amount set forth in Section 6 of this Agreement.
- 3. <u>Initial Construction Funding.</u> Participant shall pay for all of the costs of construction for the Project. CCDC acknowledges that the Schedule of Eligible Expenses attached as <u>Exhibit D</u> is an estimate by Contractor and that actual costs for the Project, as well as each line item of cost, may be more or less than is shown.
- 4. <u>Notification of Completion; Inspection.</u> Upon completion of construction and the improvements being open to the public, Participant shall notify CCDC in writing and request a final construction inspection and/or a meeting with CCDC to determine if the Project meets the requirements of this Agreement. At CCDC's sole discretion, CCDC may require proof of completion, such as a Certificate of Occupancy, before providing written confirmation of compliance. CCDC shall provide Participant with written confirmation that the Project has been completed in compliance with this Agreement.
- 5. <u>Determining Actual Payment after Completion of Construction</u>. In order to ensure timely completion of the terms and conditions of this Agreement, Participant shall provide to CCDC appropriate documentation ("Cost Documentation") within thirty (30) days of completion of construction and in no case, no later than August 1, 2026. The Cost Documentation must show that Participant has expended funds for Eligible Expenses in order to receive payment under the terms of this Agreement and shall include:

- Schedule of values that includes line items for the Project approved by CCDC for reimbursement so they are identifiable and separate from other line items ("Schedule of Values").
- b. Invoices from Participant's general contractor, subcontractor(s), and material suppliers for each type of eligible cost item (e.g. concrete, pavers, benches, historic street lights). Invoices shall specify quantities and unit costs of installed materials and a percentage estimate of how much installed material was used for the Project in comparison to the amount used for the remainder of improvements to the Project Site.
- c. Explanation of any significant deviation between the initial cost estimates in **Exhibit D** and the actual costs in the Cost Documentation as requested by CCDC.
- d. A signed and notarized letter by Participant attesting that all materials have been paid for, that all subcontractors have been paid, that no liens exist on the work performed, and that the Cost Documentation is complete whereupon payment by CCDC shall constitute full accord and satisfaction of all the Agreement obligations.
- e. Additional documentation or clarifications may be required and requested by CCDC.
- f. Recorded easements for any public improvement work done outside of the public rights of way or not done on public land.
- g. The Participant attests that all requested reimbursement expenses are for eligible public improvements within the public right-of-way, within a permanent public easement, or on public land owned by the State of Idaho.

CCDC shall have the right to review the Cost Documentation and to obtain independent verification that the quantities of work claimed, the unit costs, and the total costs for eligible costs are commercially reasonable and consistent with the cost estimates provided by Participant to CCDC prior to construction. In the event Participant fails to timely deliver the Cost Documentation, CCDC may, in its discretion, elect to terminate its payment obligations under this Agreement by providing Participant with written notice of such default. Participant shall have thirty (30) days from such written notice to cure the default. In the event Participant fails to cure such a default, CCDC's payment obligations under this Agreement may be terminated in CCDC's sole discretion.

Within thirty (30) calendar days of CCDC's receipt of the Cost Documentation, CCDC will notify Participant in writing of CCDC's acceptance or rejection of the Cost Documentation and CCDC's determination of the Actual Eligible Expenses to be reimbursed. CCDC shall, in its discretion, determine the Actual Eligible Expenses following its review of the Cost Documentation, verification of the commercial reasonableness of the costs and expenses contained in such Cost Documentation, and comparison of the amounts in the Cost Documentation to the amounts in Exhibit D. IN NO EVENT SHALL THE TOTAL FOR THE ACTUAL ELIGIBLE COSTS EXCEED THE AMOUNT ALLOWED BY SECTION 6.

If Participant disagrees with CCDC's calculation of the Actual Eligible Costs, Participant must respond to CCDC in writing within three (3) business days explaining why Participant believes CCDC's calculation was in error and providing any evidence to support any such contentions Participant wants CCDC to consider. CCDC shall respond to Participant within three

- (3) business days with a revised amount for the Actual Eligible Costs or notifying Participant CCDC will not revise the initial amount calculated. At that point, the determination of the Actual Eligible Costs will be final. CCDC'S DETERMINATION OF THE ACTUAL ELIGIBLE COSTS IS WITHIN ITS SOLE DISCRETION.
- 6. <u>CCDC's Reimbursement Payment Amount.</u> In accordance with the Participation Program, CCDC agrees to reimburse Participant's Actual Eligible Expenses not to exceed Two Hundred Thousand Dollars (\$200,000). Actual Eligible Expenses do not include soft costs such as architectural and engineering design, permits, traffic control, and mobilization. The payment for this Type 1 Agreement will be made as a one-time reimbursement.
- 7. <u>Conditions Precedent to CCDC's Payment Obligation</u>. CCDC agrees to reimburse Participant in the amount as determined in compliance with Sections 2, 5 and 6 no later than thirty (30) days after completion of all of the following:
 - a. Project construction is complete and meets the specifications as described in the Recitals section of this Agreement and as shown in Exhibit B.
 - b. CCDC receives Cost Documentation no later than August 1, 2026, as described in Section 5, in a format acceptable to CCDC.
 - c. CCDC provides written confirmation to the Participant that the Project has been constructed in compliance with this Agreement.

Participant's failure to comply with all Agreement provisions shall be a basis for termination of CCDC's reimbursement obligation.

- 8. <u>Subordination of Reimbursement Obligations.</u> The Parties agree this Agreement does not provide Participant with a security interest in any CCDC revenues for the Urban Renewal District Area in which the Project is located or any other urban renewal plan area, including but not limited to revenue from any "Revenue Allocation Area" (as defined in Title 50, Chapter 29 of the Idaho Code) or any revenue from CCDC's parking garages. Notwithstanding anything to the contrary in this Agreement, the obligation of CCDC to make the payments as specified in this Agreement shall be subordinate to all other CCDC obligations that have committed or in the future commit available CCDC revenues, including but not limited to revenue from any Revenue Allocation Area or any revenue from CCDC's parking garages, and may be subject to consent and approval by CCDC lenders.
- 9. <u>Default</u>. Neither Party shall be deemed to be in default of this Agreement except upon the expiration of forty-five (45) days [ten (10) days in the event of failure to pay money] from receipt of written notice from the other Party specifying the particulars in which such Party has failed to perform its obligations under this Agreement unless such Party, prior to expiration of said 45-day period [ten (10) days in the event of failure to pay money], has rectified the particulars specified in said notice of default. In the event of a default, the nondefaulting Party may do the following:
 - a. The nondefaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the nondefaulting Party.

- b. The nondefaulting Party may seek specific performance of those elements of this Agreement which can be specifically performed and recover all damages incurred by the nondefaulting Party. The Parties declare it to be their intent that elements of this Agreement requiring certain actions be taken for which there are not adequate legal remedies may be specifically enforced.
- c. The nondefaulting Party may perform or pay any obligation or encumbrance necessary to cure the default and offset the cost thereof from monies otherwise due the defaulting Party or recover said monies from the defaulting Party.
- d. The nondefaulting Party may pursue all other remedies available at law, it being the intent of the Parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the nondefaulting Party.
- e. In the event Participant defaults under this Agreement, CCDC (the nondefaulting Party) shall have the right to suspend or terminate its payment under this Agreement, as more specifically defined in this Agreement, for so long as the default continues and if not cured, CCDC's obligation for payment shall be deemed extinguished. In addition, if CCDC funds shall have been paid, Participant shall reimburse CCDC for any such funds Participant received.
- 10. <u>Captions and Headings</u>. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.
- 11. No Joint Venture or Partnership. CCDC and Participant agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making CCDC and Participant a joint venture or partners. Participant must waive any vested interest rights granted by public utilities that would be paid by subsequent development, and provide documentation that the interest has been waived
- 12. <u>Successors and Assignment.</u> This Agreement is not assignable except that the Participant may assign Participant's rights or obligations under this Agreement to a third party only with the written approval of CCDC, at CCDC's sole discretion which cannot be reasonably denied.
- 13. <u>Notices and Receipt</u>. All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express) with postage or delivery charges prepaid and return receipt requested, or by electronic mail (e-mail) addressed to the appropriate Party at the address set forth below:

If to Participant:

Idaho State Building Authority

Attn: Wayne Meuleman, Executive Director

950 West Bannock Street, Suite 490

Boise, Idaho 83702 208-345-6057

meuleman@idahobuildingauthority.com

If to CCDC: John Brunelle, Executive Director

Capital City Development Corporation

121 N. 9th Street, Suite 501

Boise, Idaho 83702 208-384-4264

ibrunelle@ccdcboise.com

14. Applicable Law; Attorney Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the Court.

15. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties. Exhibits to this Agreement are as follows:

Exhibit A Project Site Map Exhibit B Project Depiction

Exhibit C Public Improvement Plans
Exhibit D Schedule of Eligible Expenses

- 16. Indemnification. Participant shall indemnify, defend, and hold CCDC and its officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable architect and attorney fees (collectively referred to in this section as "Claim"), which may be imposed upon or incurred by or asserted against CCDC or its respective officers, agents, and employees relating to the construction or design of the Project or otherwise arising out of Participant's actions or inactions. In the event an action or proceeding is brought against CCDC or its respective officers, agents, and employees by reason of any such Claim, Participant, upon written notice from CCDC shall, at Participant's expense, resist or defend such action or proceeding. Notwithstanding the foregoing, Participant shall have no obligation to indemnify, defend, or hold CCDC and its respective officers, agents, and employees harmless from and against any matter to the extent it arises from the active negligence or willful act of CCDC or its respective officers, agents, or employees. The indemnification provisions set forth herein are intended to, and shall, survive the termination or completion of this Agreement.
- 17. Antidiscrimination During Construction. Participant, for itself and its successors and assigns, agrees that in the rehabilitation and/or construction of improvements on the Project Site provided for in this Agreement, the Participant and its agents will not discriminate against any person on the basis of race, color, religion, sex, sexual orientation, gender identity, gender expression, national origin or ancestry, marital status, age, or handicap.
- 18. <u>Maintenance</u>. Participant recognizes CCDC has no specific authority to accept maintenance responsibility of the Project or any improvements constructed by Participant and that no agreement has been reached with CCDC or City to accept any maintenance obligations for such improvements.
- 19. <u>Promotion of Project</u>. Participant agrees CCDC may promote the Project and CCDC's involvement with the Project. Such promotion includes reasonable signage at the Project Site notifying the public of CCDC's involvement with the Project.

20. Time is of the Essence. Time is of the essence for each and every provision of this Agreement and will be strictly followed by the Parties.

End of Agreement

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement with an Effective Date as of the last date written below.

CCDC:	The Urban Renewal Agency of Boise City, Idaho, a public body, corporate and politic
	John Brunelle, Executive Director
	Date

PARTICIPANT:

Idaho State Building Authority

Idaho State Building Authority

Wayne Meuleman, Executive Director

Date: 7/17/2025

Exhibits

- A: Project Site Map
- B: Project Depiction (renderings)
- C: Public Improvement Plans
- D: Schedule of Eligible Expenses

Exhibit A: Project Site Map

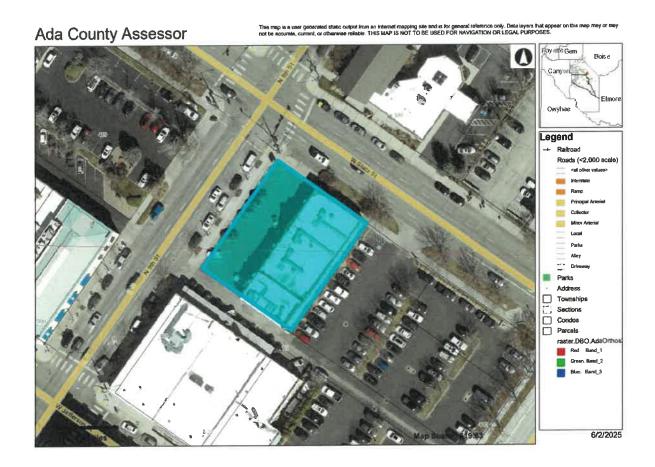


Exhibit B: Project Depiction





Exhibit C: Public Improvement Plan

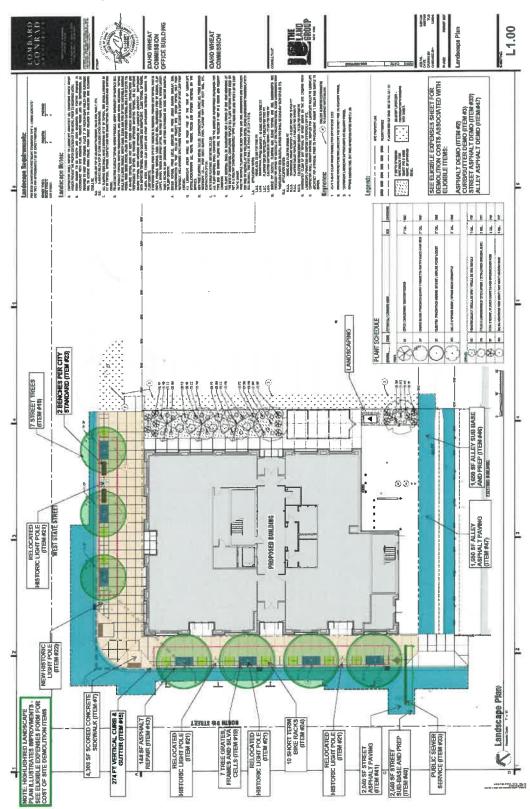


Exhibit D: Schedule of Eligible Expenses

	CCDC Participat				
	Type 1 Eligible Expense				
	Actual Eligible Costs To Be				
Pro	ject Name: 812 W State Street - Idaho Wheat Commission	Plan Date: (02/27/2025	Ву: На	rley Elliott
	ALL SCOPE MUST BE 1) LOCATED ON PUBLIC IMPROVEM	IENT PERMIT A	ND 2) IN THE	PUBLIC RIGH	T OF WAY
#	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL COST
		(SF, LF, etc.)	(In \$)		
_	SITE PREPARATION: DIVISIONS 2 and 31	1.5	2	210	420
3	Curb and gutter demolition	LF	3	210 410	1,23
4	Saw cut	LF	3	410	1,23
_	SIDEWALK WORK: DIVISION 32				
7	Scored concrete sidewalk	SF	7	4,300	30,10
·	Scored concrete sidewank	10.		.,	
	OTHER: DIVISION 32				
13	Asphalt repair	SF	20	144	2,88
	Vertical curb and gutter (6")	LF	35	274	9,59
	SITUATIONAL FURNISHINGS: DIVISION 32				
18	Street trees	EA	557	. 7	3,89
19	Tree grates, Frames & Silva Cells	EA	16,000	7	108,10
21	Historic street light (Relocated)	EA	11,312	3	33,93
22	Historic street light (New)	EA	14,253	1	14,25
_	Bench	EA	3,590	2	7,18
24	Bike rack	EA	500	10	5,00
	Total Streetscape Costs: INFRASTRUCTURE & UTILITIES: (In right-of-way)				216,58
	UTILITIES: DIVISION 33				
33	Sewer Main Line (new/relocation/extension)	LF	70	26	1,82
		1		· · · · · ·	
	STREET: DIVISIONS 2, 31 and 32			2.040	2.04
-	Asphalt demolition	SF	1	2,040	2,04
	Road sub-base and prep	Sf	3	2,040 2,040	6,126 6,126
41	Asphalt paving	SF	3	2,040	0,12
-	ALLEY				
15	ALLEY: Asphalt demolition	SF	1	1,260	1,26
	Alley sub-base and prep	SF	3	1,260	3,78
	Asphalt paving	SF	3	1,260	4,09
	ropiia. Paring			,	
	Total Infrastructure & Utilities Costs:				25,23
	SUBTOTAL ELIGIBLE COSTS:				\$ 241,824
	5% General Conditions (limit per program policy)				\$ 12,093
	TOTAL ELIGIBLE COSTS:	 			\$ 253,915
	TYPE ONE NOT-TO-EXCEED AMOUNT				\$ 200,000
	Importal Each program where eligible costs a approved expenses not otherwise	re identified			



AGENDA BILL

Tower Enclosure and Elevator I	& Front ParkBOI Parking Garage, Stair Modernization. Amendment 1 to Task ell for Professional Design Services.	Date: August 11, 2025
Staff Contact: Kassi Brown, Project Manager	Attachments: A. Resolution 1938 B. Amendment 1 to Task Order 24	-002

Action Requested:

Adopt Resolution 1938 approving and authorizing the execution of Amendment 1 to Task Order 24-002 with Cushing Terrell for Professional Design Services on the 9th & Front ParkBOI Parking Garage Stair Tower Enclosure and Elevator Modernization.

Background:

CCDC owns and operates six parking garages located throughout the downtown area and routinely assesses and studies each garage for general maintenance, enhanced user experience and improved security.

The 9th & Front ParkBOI parking garage, located at 312 S 9th Street, Boise, ID 83702, was originally built beginning in 1998. The Garage operates 24/7, contains 574 parking stalls on 8 floors of parking, and services over 1,000 vehicles daily. An elevator condition assessment completed by VDA, Inc in early 2024 determined that the three existing elevators are approaching the end of their service life and are in need of modernization. The garage also exhibits two external stair towers with open-air designs, which has resulted in wear and tear. While CCDC has completed regular maintenance to preserve the structural integrity and safety of the towers, the Agency desires an effective solution which encloses the stair towers, protecting the structure from weather elements.

This project will address the elevator modernization and provide an alternatives analysis that compares multiple ways to enclose each stair tower at the 9th & Front garage. Dependent of the analysis findings, future phases of this project may involve full construction of the recommended stair tower enclosures. This project aims to protect and extend the lifespan of CCDC's assets, while improving the functionality of the property and ensuring a safe environment for all users.

Design Team:

In January 2025, CCDC completed its RFQ process for a professional design team. An evaluation panel reviewed proposals and selected Cushing Terrell as the Design Professional of Record for the project. The Agency engaged Cushing Terrell under Task Order 24-002 to complete a Current

Conditions Survey, provide CM/GC selection support and complete the Stair Tower Enclosure Feasibility Study and Alternative Analysis.

Amendment 1 to Task Order 24-002 in the amount of \$15,380 includes consulting services by The Land Group to complete a topographic survey and civil improvement plans to facilitate the stair tower enclosure conceptual designs.

On April 14, 2025, the Board adopted Resolution 1925, authorizing Task Order 24-003 with Cushing Terrell in the amount of \$112,009 for full design of the elevator modernization including specifications and construction drawings, assisting with bidding and construction administration services.

Fiscal Notes:

Resolution 1938 amends Task Order 24-002's total not-to-exceed amount to \$106,880. The FY2026 ParkBOI budget includes sufficient funds for this amendment.

Staff Recommendation:

Adopt Resolution 1938 approving Amendment 1 to Task Order 24-002 with Cushing Terrell for Professional Design Services on the 9th & Front ParkBOI Parking Garage Stair Tower Enclosure and Elevator Modernization.

Suggested Motion:

I move to adopt Resolution 1938 approving Amendment 1 to Task Order 24-002 with Cushing Terrell for Professional Design Services on 9th & Front ParkBOI Parking Garage Stair Tower Enclosure and Elevator Modernization.

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING AMENDMENT 1 TO TASK ORDER 24-002 WITH CUSHING TERRELL FOR ADDITIONAL PROFESSIONAL DESIGN SERVICES, FOR THE 9TH & FRONT STAIR TOWER ENCLOSURE AND ELEVATOR MODERNIZATION PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL NECESSARY ACTION TO IMPLEMENT THIS RESOLUTION; AUTHORIZING THE EXPENDITURE OF FUNDS INCLUDING A CONTINGENCY FOR UNFORESEEN EXPENSES; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the Agency is empowered by the Act, among other things, to construct offstreet parking facilities, to finance the construction, operation, and maintenance of such facilities, and to enter into agreements necessary or convenient to the exercise of such powers; and,

WHEREAS, the Act and the Downtown Urban Renewal Plans provide for the Agency to retain and engage technical experts, professional services, and planning services; and,

WHEREAS, the Agency complies with various provisions of the Idaho Code as may be applicable to the Agency for the selection of services; and,

WHEREAS, as a matter of fairness and transparency, the Agency has, by policy, provided for certain competitive selection processes for professional consulting and planning services retained by the Agency; and,

WHEREAS, the Agency owns, maintains, and operates the ParkBOI public parking system which includes six (6) public parking garages, in part as a significant investment in implementing the Downtown Urban Renewal Plans and providing for economic growth in downtown Boise; and,

WHEREAS, the Agency intends to make improvements to its 9th & Front Garage including the modernization of three elevators and, dependent on analysis findings, possible enclosure of each stair tower; and,

WHEREAS, in February 2025 the Agency used a Request for Qualifications procurement process to select Cushing Terrell to provide the necessary professional design services for the 9th & Front Garage Stair Tower Enclosure and Elevator Modernization Project (the "Project"); and,

RESOLUTION 1938 - 1

WHEREAS, on February 28, 2025, the Agency entered into Task Order 24-002 with Cushing Terrell to act on the Agency's behalf as the Design Professional for the Project with a scope of work involving Construction Manager / General Contractor selection support, completion of a Current Conditions Survey, and completion of a Stair Tower Enclosure Feasibility Study and Alternatives Analysis; and,

WHEREAS, in order to complete the services contemplated by the Stair Tower Enclosure Feasibility Study and advance the Stair Tower Enclosure portion of the Project, additional professional design services are required; and

WHEREAS, the Agency and Cushing Terrell desire to amend Task Order 24-002 at this time to add additional professional design services to facilitate the stair tower enclosure conceptual designs; and,

WHEREAS, the Agency Board of Commissioners finds it to be in the best public interest to approve Amendment 1 to Task Order 24-002 with Cushing Terrell for the 9th & Front Garage Stair Tower Enclosure and Elevator Modernization Project and to authorize the Agency Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

<u>Section 1</u>: That the above statements are true and correct.

<u>Section 2</u>: That Amendment 1 to Task Order 24-002 between the Agency and Cushing Terrell, attached hereto as EXHIBIT A and incorporated herein by reference, is approved as to both form and content

Section 3: That the Agency Executive Director is hereby authorized to execute Amendment 1 to Task Order 24-002 with Cushing Terrell for additional professional design services for the Project in the not to exceed amount of Fifteen Thousand Three Hundred Eighty Dollars (\$15,380) for a new Task Order amount of ONE HUNDRED SIX THOUSAND EIGHT HUNDRED EIGHTY-EIGHT DOLLARS (\$106,880); and further, is hereby authorized to execute all necessary documents required to implement Amendment 1 to Task Order 24-002, subject to representation by Agency legal counsel that all necessary conditions have been met, the Agency is further authorized to expend any and all funds contemplated by Amendment 1 to Task Order 24-002 and to perform any and all other duties required pursuant to said Task Order and Amendment 1

<u>Section 4:</u> That the Agency Executive Director is hereby authorized to expend funds for professional design services detailed in Amendment 1 to Task Order 24-002 plus up to an additional \$10,000 for contingencies if determined necessary in his best judgment.

<u>Section 5</u>: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

RESOLUTION 1938 - 2

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on August 11, 2025. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary Pro Tem to the Agency Board of Commissioners on August 11, 2025.

URBAN RENEWAL AGENCY OF BOISE CITY

ATTEST:	By:
By:	<u> </u>

RESOLUTION 1938 -3



CUSHING TERRELL 2024-2029 ON CALL PROFESSIONAL SERVICES AGREEMENT

TASK ORDER #24-002 AMENDMENT No. 1

Please use the Project Name and PO# 250042 on all project-related invoices.

PROJECT NAME:	9th & Front Stair Tower Enclosure and Elevator Modernization
ORIGINAL TASK ORDER DATE: Original Task Order Amount: Amendment No. 1 Amount:	February 28, 2025 \$ 91,500 \$ 15,380
New Task Order Amount:	<u>\$106,880</u>
TASK ORDER AMENDMENT NO. 1 DATE:	

Task Order #24-002 is hereby amended as set forth in this Amendment No. 1. All other terms and conditions of Task Order #24-002 remain in full force and effect.

1. SECTION 3: SERVICES TO BE PERFORMED

The following additional design professional services, as outlined below and further described in CONSULTANT's proposal dated July 10, 2025, attached hereto as Exhibit A, are required to complete Task Order 24-002:

- 1.) A limited boundary and topographic survey in the areas at the base of each stair tower, specifically, in the areas along the street frontage along Front Street between 8th Street and 9th Street, extending south to encompass the project area. The survey will document existing elevations and features pertinent to the conceptual design; and,
- 2.) Civil Improvement plans to facilitate the stair tower enclosure conceptual designs as well as additional coordination services by CONSULTANT.

2. SECTION 4: SUBCONSULTANT(S)

CONSULTANT intends to hire The Land Group, Inc., as a SUBCONSULTANT to complete the Scope of Services.

- (a) CCDC hereby approves the listed SUBCONSULTANT to this Task Order. CONSULTANT shall require the SUBCONSULTANT to obtain at their sole cost and expense and thereafter maintain for the term of this Task Order at least the minimum insurance coverages set forth below. Payment for services of the SUBCONSULTANT shall be the CONSULTANT'S responsibility.
- (b) Prior to performance of services, SUBCONSULTANT shall provide evidence in the form of insurance certificate(s) to CONSULTANT that SUBCONSULTANT have the following insurance coverages:

- (1) SUBCONSULTANT shall maintain in full force and effect worker's compensation and employer's liability insurance as required by applicable law or regulation.
- (2) SUBCONSULTANT agrees to obtain and keep in force during the term of this Agreement an occurrence-based (rather than a claims-made based) commercial general liability insurance policy with minimum coverage of \$1,000,000 per occurrence, and a minimum aggregate policy limit of \$2,000,000. The commercial general liability insurance policy shall name CCDC as an Additional Insured and protect its officers, agents and employees from and against any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with each SUBCONSULTANT'S negligence during the performance of this Agreement.
- (3) SUBCONSULTANT agrees to obtain and keep in force during the term of this Agreement a professional liability insurance policy with minimum coverage of \$1,000,000 per claim and a minimum aggregate policy limit of \$1,000,000.
- (c) CONSULTANT shall keep copies of the SUBCONSULTANTS' insurance certificates on file for at least one (1) year following completion and acceptance of the services performed under this Task Order and shall provide the insurance certificate(s) to CCDC within seven (7) days if so requested by CCDC.

3. SECTION 5: PAYMENT

By this Amendment No. 1, CCDC approves an increase of **FIFTEEN THOUSAND THREE HUNDRED EIGHTY DOLLARS (\$15,380)** for a new Task Order total amount of ONE HUNDRED SIX THOUSAND EIGHT HUNDRED EIGHTY DOLLARS (\$106,880).

4. SECTION 6: SCHEDULE

The project schedule is hereby amended as follows:

Topographic Survey
 Schematic Design Civil Plans
 Construction Documents Civil Plans
 August 17, 2025
 September 25, 2025
 February 22, 2026

5. SECTION 7: DELIVERABLES / COPIES OF PRODUCTS

CONSULTANT shall provide CCDC with the additional work products and services as described in Exhibit A.

6. CONTRACT TERMS

Terms of the 2024-2094 On-Call Design Professional Services Agreement dated July 25, 2024 shall apply to the services performed and work products created under this Task Order.

End of Amendment No. 1 to Task Order #24-002

IN WITNESS WHEREOF, CCDC and CONSULTANT have executed this Amendment No. 1 to Task Order #24-002 as of the date last written below.

CAPITAL CITY DEVELOPMENT CORP.	CONSULTANT CUSHING TERRELL
BY:	Jason Butler Jason Butler BY:
John Brunelle, Executive Director	Jason Butler, Principal
Date:	Date:

EXHIBITS:

A: CONSULTANT's proposal dated July 10, 2025

Budget Info /	For Office Use
Fund/Account	401-6125
Activity Code	25016
PO#	250042
TO Term	February 2026





CCDC 121 N. 9th Street Ste. 501 Boise, ID 83702

Kassi Brown kbrown@ccdcboise.com

Re: Amendment #1 to (TO-1) – CCDC Task Order 24-002

Professional Services Proposal

9th and Front Stair Tower Enclosure and Elevator Modernization

Ms. Brown:

CTA Inc. (dba Cushing Terrell) is pleased to provide the professional services Amendment as outlined within the following information. We are excited to work with you on this important project within our downtown!

Amendment Description: Amending the Services of Task Order #1 to include Civil Consulting Services for

the Conceptual Design Alternatives as outlined in that agreement. Civil Services shall include a limited boundary & Topographic Survey and Civil Improvement

Plans to facilitate Stair Tower Enclosure Conceptual Designs.

The following proposal provides a description of Cushing Terrell's understanding of the project scope and discusses the scope of services Cushing Terrell will provide in each Task. We propose a fixed fee amount based on the Scope of Work in the amount of \$14,880. Reimbursables shall be billed at standard rates, not to exceed \$500.

Thank you for this opportunity and your continued confidence in our team.

Sincerely,

CUSHING TERRELL

Jason Butler, AIA Principal

cc: Cushing Terrell File - GV_CCDC_ELEVATOR

Scope of Work

Task 1: Current Conditions Survey (Contracted Separately)

Task 2: Stair Tower Enclosure Feasibility Study and Alternatives Analysis – Amendment #1

In addition to the scope of work previously contracted, Civil Consulting Services shall be added to the task and shall be broken down as follows:

<u>Task 1</u>: Conduct and provide a limited Boundary and Topographic Survey in the areas at the base of each stairway tower. Specifically, the survey shall include the areas along the street frontage along Front Street between 8th Street and 9th Street, extending south to encompass the project area. The survey will document existing elevations and features pertinent to the conceptual design. Prior to the survey a request will be submitted to DigLine for locator markings on utilities in the survey area.

<u>Task 2</u>: Following the survey and in addition with the tower design information, Civil Improvement Plans will be prepared to address the exterior improvements needed to integrate the new stairway enclosures with the existing streetscape and to restore existing improvements that will be impacted during construction. Plans will incorporate requirements of the Idaho Standards for Public Works Construction, by refence.

Exclusions: Written Specifications & Civil Construction Administration (will be contracted separately). Reimbursable expenses shall be billed at standard rates.

<u>Deliverables</u>: Limited Boundary and Topographic Survey. Progress Civil Plans at Project Review Meetings and Final Civil Documents for bid, permit and construction.

Meeting and Schedule Summary

Meetings and Schedule shall be as previously contracted with anticipated modifications noted below for Civil Consulting Scope:

Task 1: Limited Boundary & Topographic Survey

July 28 – Aug 17, 2025 Anticipated Meetings (1 total)

Task 2: Civil Improvement Plans for Tower Enclosures

<u>Schematic Design</u>
August 18, 2025 – September 28, 2025
Anticipated Meetings (2 total)

CCDC Review (September 29 to October 12)

<u>Design Development</u>
October 13, 2025 – November 30, 2025
Anticipated Meetings (3 total)

CCDC Review (December 1 to December 12)

<u>Construction Documents</u> December 13, 2025 – February 22, 2026 Anticipated Meetings (3 total)

Bidding and Construction Administration February 23, 2026 – September 26, 2027 (Contracted Separately) FEE PROPOSAL DATE

Cushing Terrell

CUSHING TERRELL Boise, ID DATE: **7/9/2025**

PROJECT NAME: CCDC - 9th and Front Tower Enclosure
DESIGN STAGE: Task 2 - Amendment #1
CUSHING TERRELL FILE NAME: GV_CCDC_ELEVATOR

<u>Terrell. ~</u>	cushingterrell.com			CUSHING TE	RRELL FILE NAME:	GV_CCDC_ELEVATOR	
SECTION A. DIRECT							
SPECIALISTS	JOB TITLES	HOURS	RATES	AMOUNTS	SUB TOTALS	TOTALS	
PROJECT	Architectural Principal						
MANAGEMENT & COORDINATION	Engineering Principal Director/Lead of Architectural						
& COOKDINATION	Project Manager	4	215.00	860.00			
	. reject manage.		2.5.66	000.00	\$ 860.00		
ARCHITECTURAL	Project Architect	4	195.00	780.00			
	Architectural						
	Architectural Production	4	127.00	508.00			
ANDCCARE	Landana Andritant Canin				\$ 1,288.00		
LANDSCAPE ARCHITECTURE	Landscape Architect Senior Landscape Architect						
ANCHITECTORE	Lanuscape Architect				\$ -		
PLANNER	Planner Senior				<u> </u>		
	Planner						
					\$ -		
NTERIOR DESIGN	Interior Designer Senior						
	Interior Designer						
TDUCTUDA!	Engineering Street and Control				\$ -		
STRUCTURAL	Engineering - Structural Senior Engineering - Structural						
	Engineering - Structural Engineering - Production						
	Ingineering Froduction				\$ -		
MECHANICAL	Engineering - Mechanical Senior					1	
	Engineering - Mechanical						
	Engineering - Production						
					\$ -		
REFRIGERATION	Engineering - Refrigeration Senior						
	Engineering - Refrigeration						
	Engineering - Production				\$ -		
ELECTRICAL	Engineering - Electrical Senior						
	Engineering - Electrical						
	Engineering - Production						
					\$ -		
CIVIL	Engineering - Civil Senior						
	Engineering - Civil						
	Engineering - Production				\$ -		
OTHER SERVICES	Fire Protection Senior				\$ -	-	
OTTIER SERVICES	Fire Protection						
	Fire Protection Production						
					\$ -		
SUPPORT	Project Coordinator	2.5	98.00	245.00			
	Administrative Assistant	2.15	87.00	187.05			
	Graphics Designer				\$ 432.05		
	TOTAL HOURS	16.65			\$ 452.05	\$ 2,580.05	Α.
	TOTALTIOONS	10.03				2,500.05	71.
SECTION B. CONSUL	TANTS						
	B1. TLG - Civil Consultant				\$ 12,300.00		
	B2.				\$ -		
E	B3.				\$ -	A 40 000 5	
						\$ 12,300.00	В.
SECTION C. OTHER E	DIRECT COSTS						
	C1. PRINTING				\$ -		
	C2. TRAVEL AND PER DIEM				\$ -		
	C3. CONSULTANT REIMBURSABLES				\$ 500.00		
	C4. POSTAGE, DELIVERY						
	C5. PHOTOGRAPHY, FILM						
(C6. BASIC WEBSITE (check with graphics for f	ee estimate)					_
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2 Topo and Boundary Survey																						_						
3 Team Coordination				1.0	1.0		1.0																		1.0	0.7		4.7
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EXHIBIT A



CCDC – 9th & Front Parking Garage Tower Enclosure PN: 125105 Page 1 of 2

July 9, 2025

Joshua Gregoire Jason Butler Cushing Terrell Architects 800 W. Main Street, Ste. 800 Boise, ID 83702 via email: joshuagregoire@cushingterrell.com

JasonButler@cushingterrell.com

RE: CCDC – 9th and Front Parking Garage Tower Enclosure Proposal for Professional Services

Dear Joshua & Jason:

Thank you for the opportunity to support Cushing Terrell's work for CCDC on a stairway enclosure project at the 9th & Front garage. The following proposal has been prepared to reflect our understanding of the project needs and scope of work.

I. Project Description

CCDC is undertaking improvements to enclose the 8-floor stairway towers on each side of the 9th and Front Garage. Among the options being considered is the removal and reconstruction of the existing towers. If this option is selected, limited civil improvements will be required to tie the new towers back into the existing sidewalks, while avoiding any existing utilities.

A topographic survey of the project area will be necessary to provide the background information to complete the project design.

II. Scope of Services

Limited Boundary & Topographic Survey

Task 1

TLG will conduct a boundary and topographic survey of the property frontage on Front Street between 8th Street and 9th Street, extending south as necessary to encompass the project area. The topographic survey will document existing elevations and features pertinent to design. Prior to conducting the survey, TLG will submit a request to DigLine for locator markings on utilities within the survey area.

Civil Improvement Plans

Task 2

TLG will use topographic survey in conjunction with design information regarding new improvements from Cushing Terrell. We will prepare civil improvement plans to address the exterior improvements needed to integrate the new stair enclosures with the existing streetscape and to restore existing improvements that will be impacted during construction. Written specifications are not anticipated to be necessary; plans will incorporate requirements of the Idaho Standards for Public Works Construction by reference.

Prepared plans will be coordinated with Cushing Terrell and delivered at progress review milestones as identified. We will incorporate comments received from these progress reviews. Final documents for bid, permit and construction will be sealed by the Professional Engineer and delivered in PDF format.

Construction Administration

Task 3

During construction, TLG will provide Construction Administration support on an as-needed / as-requested basis. As the scope of this work cannot be quantified, we have proposed to complete this task on a time and materials basis.

III. Fees & Billing Terms

Scope of Work:	Fees:		Terms:
Task 01: Limited Boundary & Topographic Survey	\$	3,800	Fixed Fee
Task 02: Civil Improvement Plans	\$	8,500	Fixed Fee
Task 03: Construction Administration	\$	TBD	T&M
Task Order Subto	tal: \$ 12,30	00 + Hourly	
Items marked "T&M" will be billed on a time and materials basis according to our stand	dard Hourly Rate	?S.	

Reimbursable Expenses

The costs of reimbursable expenses are not included in the estimated fees for the tasks described above. These expenses will be charged at our standard rates for those expenses not included in standard rates.

We are excited about the opportunity to work with Cushing Terrell on this project. Should you have any questions or need additional information, please contact me at any time.

Sincerely,

Accepted By:

Client Signature

The Land Group, Inc.

n Densmer, PE, Principal

Enclosure: Standard Schedule of Hourly Rates

Printed Name & Title

SCHEDULE OF RATES

V2501



Civil Engineering	
Principal Civil Engineer	\$220.00
Senior Civil Engineer	
Professional Civil Engineer	
Civil Design & Production	
Civil Design & Floudetion	7143.00
Landscape Architecture & Planning	
Principal Landscape Architect	\$220.00
Senior Landscape Architect	
Professional Landscape Architect	
Landscape Architecture Design & Production	
Principal Planner	
Senior Planner	
Professional Planner	·
Planning Assistant	-
0	
Survey	
Professional Land Surveyor	\$180.00
Survey Manager	\$165.00
2-Man Survey Crew	\$205.00
1-Man Survey Crew	
Survey Technician	\$150.00
Drone Flight Crew	
Graphic Design/Photography	
Graphic Designer / Photographer	\$145.00
Administrative/Other	
Administrative / Clerical	\$105.00
Professional Expert Witness	\$335.00
IT Services	\$145.00
Reimbursable Expenses	
Large Format Bond Black and White Printing	\$0.40 per square foot
Large Format Bond Color Printing	\$6.00 per square foot
Large Format Glossy Color Printing	\$12.00 per square foot
Mylar Printing	\$7.50 per square foot
Color Copies: 8 ½ x 11"	\$0.75 per ea
Color Copies: 11 x 17"	\$1.50 per ea
USB Flash Drive	\$10 per ea
Vehicle Mileage	per IRS rate
Courier	
Property Corner Monument (Steel Pin)	\$3.50 per ea
Survey Monument (Brass or Aluminum Cap)	
Survey Hub & Lath	



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V. ACTION ITEMS



AGENDA BILL

	Date:
Aganda Cubiaati	Data
Anenna Sunieci:	: 11310-
Agenda Subject:	· Date.

Consider: Proposed FY2025 Amended Budget August 11, 2025

Staff Contact: Attachments:

Joey Chen, Finance & 1. Proposed FY2025 Amended Budget Administration Director 2. Proposed Notice of Public Hearing Holli Klitsch, Controller

Action Requested:

- 1. Tentatively Approve *Proposed* FY2025 Amended Budget
- 2. Advertise Public Hearing at August 27, 2025 Special Board Meeting

Background:

The FY2025 Original Budget was adopted by the Agency Board in August 2024. Since then, the FY2025 Budget was amended once in March 2025, to increase from \$72,872,377 to \$74,695,377, a change of \$1.8 million for the property acquisition of 8306 West State Street in the State Street District.

To reflect all other updated revenues, expenses, and projects, Agency staff proposes to amend the overall Agency budget one more time, from \$74,695,377 to \$62,904,595, now near the end of the fiscal year.

Fiscal Notes:

FY2025 Current Budget	\$ 74,695,377
Proposed FY2025 Amended Budget	\$ 62,904,595
Changes	\$ 11,790,782

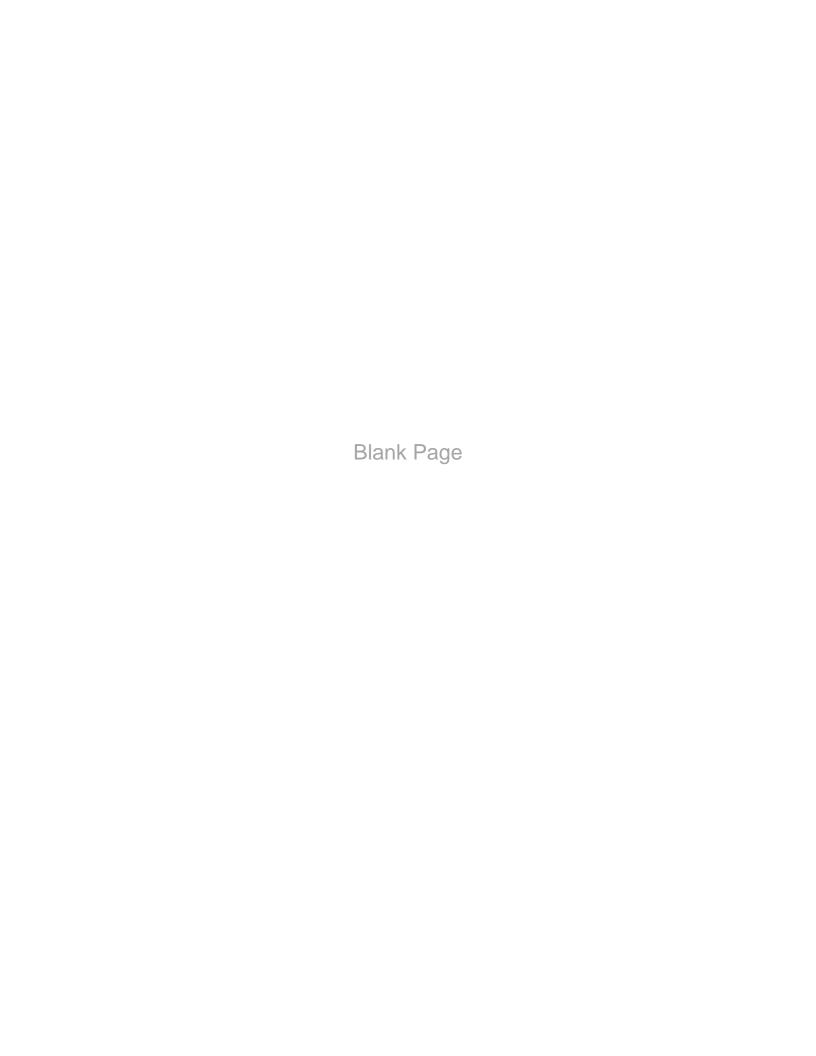
The budget document illustrates the sources and uses of all budgeted funds, summarizes all revenues and expenses, and provides comprehensive expenditure detail, and a narrative of notable changes.

Staff Recommendation:

Tentatively approve Proposed FY2025 Amended Budget and advertise the August 27, 2025 public hearing.

Suggested Motion:

I move to tentatively approve the FY2025 Amended Budget to new revenue and expense totals of \$62,904,595 and set the time and date of Noon, August 27, 2025 for the statutorily-required public hearing on the Budget Amendment.

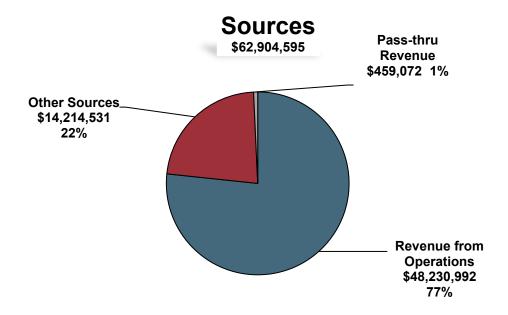


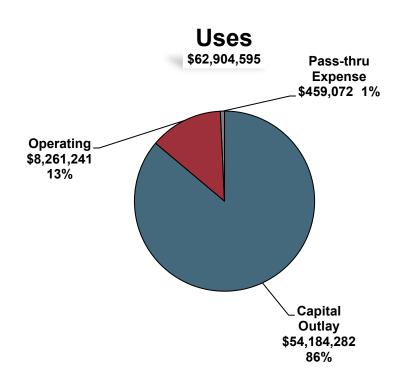


October 1, 2024 - September 30, 2025

PROPOSED







FY2025 AMENDED BUDGET REVENUE SUMMARY	2025 CURRENT**		2025 AMENDED		Changes
					_
Revenue from Operations					
* Revenue Allocation (Tax Increment)	32,100,000		34,215,300		2,115,300
* Parking Revenue			9,484,219		281,857
Other Revenues (Various Reimbursements)		Φ.	4,531,473	Φ.	1,226,513
Subtotal	\$ 44,607,321	\$	48,230,992	\$	3,623,670
Other Sources					
Misc. Revenues (Grants/Leases/Property Transactions)	983,500		1,424,342		440,842
Use of (Transfer to) Working Capital Fund			12,790,189		(15,855,294)
Subtotal	\$ 29,628,984	\$	14,214,531	\$	(15,414,452)
Subtotal - Revenue from Operations	\$ 74,236,305	\$	62,445,523	\$	(11,790,782)
Subtotal - Revenue Ironi Operations	\$ 74,236,305	P	62,445,525	Ą	(11,790,762)
Pass-Through Revenue					
Ada County Courthouse Corridor Leases	459,072		459,072		-
Subtotal	\$ 459,072	\$	459,072	\$	-
TOTAL REVENUE	\$ 74,695,377	\$	62,904,595	\$	(11,790,782)
101/121/21/02	+ 1 1,000,011		02,001,000	¥	(11,100,102)
	2025		2025		
EXPENSE SUMMARY	CURRENT**		AMENDED		Changes
Operating Expense					
Services & Operations	3,441,407		3,179,695		(261,712)
Personnel Costs			3,291,000		(179,000)
Facilities Management			882,880		(208,600)
Professional Services			907,666		(506,134 <u>)</u>
Subtotal	\$ 9,416,687	\$	8,261,241	\$	(1,155,446)
Canital Outlay					
Capital Outlay Office Furniture/Computer Equipment	80,000		90,000		10.000
* Capital Improvement Projects (part of CIP)			42,693,223		3,027,027
* Contractual Obligations (part of CIP)			8,579,840		(281,463)
* Parking Reinvestment Plan (PRP)	16,054,000		2,688,100		(13,365,900)
* Mobility Projects			133,119		(25,000)
Subtotal	\$ 64,819,618	\$	54,184,282	\$	(10,635,336)
Subtotal - Expenses for Operations	\$ 74,236,305	\$	62,445,523	\$	(11,790,782)
Pass-Through Expense					
Ada County Courthouse Corridor Leases	459,072		459,072		_
Subtotal	\$ 459,072	\$	459,072	\$	<u> </u>
TOTAL EXPENSE	\$ 74,695,377	\$	62,904,595	\$	(11,790,782)
TOTAL LAI LINGL	ψ 17,033,311	Ψ	02,304,333	Ψ	(11,730,702)

^{*} Detail Attached

^{**} Original budget adopted in August 2024 totaling \$72.9 million, as amended in March 2025 to increase the State Street District expenditures and the overall budget totaling \$74.7 million, is referred to as the 2025 current budget.

FY2025 AMENDED BUDGET REVENUE DETAIL	2025 CURRENT**	2025 AMENDED	Changes
Revenue Allocation (Tax Increment)			
State Street District	1,700,000	1,771,000	71.000
Gateway East District	8,300,000	9,487,900	1,187,900
Shoreline District	1,000,000	1,160,000	160,000
30th Street District	1,500,000	1,640,500	140,500
Westside District	5,800,000	6,196,600	396,600
River Myrtle-Old Boise District	13,800,000	13,959,300	159,300
Triver Wyrtie Old Bollo Blothot	10,000,000	10,000,000	700,000
Subtotal	32,100,000	34,215,300	2,115,300
-	, , , , , , , , , , , , , , , , , , ,	-	_
Parking Revenue			
Hourly Parkers	6,839,431	6,956,300	116,869
Monthly Parkers	4,235,386	4,242,787	7,401
Validation / Special Events / Violation	332,621	402,671	70,050
Hotel Parking Revenue	203,903	237,400	33,497
First Hour Free Discount	(2,477,980)	(2,494,939)	
Other Parking Revenues	69,000	140,000	71,000
<u>-</u>			
Subtotal	9,202,361	9,484,219	281,857
	_	_	-

FY2025 AMENDED BUDGET EXPENSE DETAIL	2025 CURRENT**	2025 AMENDED	Changes
EAF LINGE DETAIL	CORRENT	AWILINDLD	Changes
Capital Improvement Projects			
State Street District.	2,448,000	1,768,565	(679,435)
Gateway East District	1,455,000	50,000	(1,405,000)
Shoreline District	365,000	39,250	(325,750)
30th Street District	1,975,333	1,593,750	(381,583)
Westside District	8,322,415	9,441,393	1,118,978
River Myrtle-Old Boise District	25,100,448	29,800,265	4,699,817
Subtotal	39,666,196	42,693,223	3,027,027
	-	-	-
Contractual Obligations			
State Street District	_	_	_
Gateway East District.	536,101	385,804	(150,297)
Shoreline District.	-	-	(100,201)
30th Street District.	_	_	_
Westside District	1,342,345	926,945	(415,400)
River Myrtle-Old Boise District	6,982,857	7,267,091	284,234
Subtotal	8,861,303	8,579,840	(281,463)
	-	-	-
Parking Reinvestment Plan			
Block 68 South Parking Garage	11,000,000	_	(11,000,000)
New PARCS Equipment Purchase & Installation	2,500,000	762,100	(1,737,900)
9th & Front Elevator Modernization & Stairwell Enclosure	100,000	211,000	111,000
^^1010 W. Jefferson St., Public Parking Facility and Commercial Space	-	-	-
All Other Projects	2,454,000	1,715,000	(739,000)
Subtotal	16,054,000	2,688,100	(13,365,900)
	-	-	-
Mobility Projects			
VRT Transit Assessment for Improvements	6,619	6,619	-
ParkBOI Initiatives	25,000	-	(25,000)
11th Street Mobility	16,500	16,500	· · · · ·
Mobility Initiatives	50,000	50,000	-
City Go Contribution.	60,000	60,000	-
Subtotal	158,119	133,119	(25,000)
	-	-	-

^{^^}FY2025 amended budget includes \$750k in the Westside District for this capital project.



FY2025 AMENDED BUDGET

Summary

REVENUE

Increment Revenue - \$2.1 million net increase in estimated FY2025 amended revenues due to:

The actual levy rate decreased 3 percent instead of the 5 percent decrease assumption used in the FY2025 budget last summer. Additionally, in the Gateway East District, there was an increase of \$107 million in personal property values that were not reported timely to Ada County by property owners and therefore not included in the FY2025 current budget number.

Parking Revenue - \$282k increase because of:

Hourly and special event parking revenues outperformed initial projections.

Other Revenue (Various Reimbursements) – Increase of \$1.2 million largely caused by:

Changes in cost-share agreements with Ada County Highway District (ACHD) for road reconstruction in CCDC project areas. The Agency initially budgeted for reimbursements of \$3.3 million and is now expecting to receive \$4.5 million in reimbursements. Interagency agreements with ACHD during FY2025 include Linen Blocks on Grove Street, Old Boise Blocks on Grove Street, Capitol Boulevard, and Bannock Street Streetscape Improvements.

Misc. Revenues (Grants / Leases / Property Transactions) - Revised up by \$440k for:

Higher interest rates and more interest income earned on investments held in the Local Government Investment Pool (LGIP) than anticipated. Additionally, insurance proceeds were received during FY2025 for the Capitol and Myrtle parking garage elevator malfunction.

Working Capital Fund - Synching with updated revenues and expenses, \$12.8 million will be utilized from the working capital fund rather than \$28.6 million shown in the current FY2025 budget.

The Agency's long-term business plan accounts for projected revenues and expenses and projects throughout the terms of all the Agency's urban renewal districts and is the basis for the use of the working capital fund.

OPERATING EXPENSES

This expense category has a \$1.2 million decrease from current to amended. Significant contributors to this reduction include:

- Services and Operations Parking system operation costs are projected to be slightly lower than originally budgeted for.
- Professional Services Less spending than originally budgeted for in this expense category across all urban renewal district and parking funds.

CAPITAL OUTLAY

Capital Improvement Projects

\$39.7 million in the FY2025 current budget for capital projects is increased by a net amount of \$3 million across all six districts in the FY2025 amended budget. As River Myrtle – Old Boise and Westside districts prepare to sunset in FY2025 and FY2026 respectively, both districts are accomplishing more capital project investments through accelerated schedules and expanded project scope. Alternatively, the four other districts have less project spending than originally budgeted for this fiscal year.

- River Myrtle Old Boise \$4.7 million net increase is primarily the result of:
 - 3rd Street Streetscape and Mobility project and Rebuild Linen Blocks on Grove Street Improvement project have both expanded project scope in the amount of \$1.3 million and \$1.1 million respectively. Additionally, the Boise Canal Multi-use Pathway project is anticipating \$672k in additional project costs to complete. Some of this expanded scope is related to interagency reimbursement agreements.
 - \$1.8 million Loss on Property Held for Redevelopment is now included in the amended budget. This is for the upcoming property transfer of 521 West Grove Street Public Space to the City of Boise at project completion.
- Westside \$1.1 million net increase is largely due to:
 - An accelerated construction schedule on Bannock Street Streetscape Improvements that advanced over \$1 million dollars of construction planned for FY2026 into FY2025.
- 30th Street, Shoreline, Gateway East, and State Street districts \$2.8 million net decrease reflects:
 - Interagency coordination resulted in adjusting Agency investments to future years to better align with other public agency's projects. Additionally, the national economic conditions (i.e. increased interest rates) in recent years have slowed or stopped numerous private projects resulting in delaying the Agency's reimbursement timing.

Parking Reinvestment Plan (PRP) Projects

Significant adjustments made to the PRP include:

- Block 68 South Parking Garage project was cancelled and the \$11 million will be carried forward to 1010 West Jefferson Street Commercial Space and Public Parking Facility project in the upcoming fiscal year.
- New PARCS Equipment Purchase and Installation began in FY2025 but will not be completed until FY2026. Additionally, the bid price came in below the initial budget amount.

###

EXHIBIT A

CAPITAL CITY DEVELOPMENT CORPORATION PROPOSED FISCAL YEAR 2025 AMENDED BUDGET

AN AMENDED ESTIMATE OF REVENUES AND EXPENSES OF THE CAPITAL CITY DEVELOPMENT CORPORATION FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2024 TO AND INCLUSIVE OF SEPTEMBER 30, 2025 (FISCAL YEAR 2025) AND NOTICE OF PUBLIC HEARING.

As required by Idaho Code, the Board of Commissioners of the Capital City Development Corporation has estimated the amount of money necessary for all purposes during Fiscal Year 2025 and prepared a proposed amended budget that includes an estimate of revenues and expenses and that reflects current Board policy on budget-related matters. As also required by Idaho Code, the amended budget will be entered into the minutes of the Agency and published in the Idaho Statesman newspaper. Citizens are invited to attend the budget hearing that begins at noon, August 27, 2025, at Capital City Development Corporation, 121 N. 9th St, Suite 501, Boise, Idaho. Citizens may submit written or oral comments concerning the Agency's proposed amended budget. A copy of the proposed amended budget is available at https://ccdcboise.com and also at Capital City Development Corporation (by appointment only) during regular business hours, weekdays, 8:00 a.m. to 5:00 p.m. Please notify CCDC at 208-384-4264 for any accommodations necessary for persons with disabilities.

OFNEDAL (ODEOLAL DEL/ENLIE FUNDO	FISC	AL YEAR 2023	FISC	CAL YEAR 2024	CURRENT FISCAL YEAR 2025	FIS	AMENDED CAL YEAR 2025
GENERAL/SPECIAL REVENUE FUNDS: GENERAL OPERATIONS FUND		ACTUAL		ACTUAL	BUDGET		BUDGET
Transfers		3,482,393		3,686,247	4 ,746,120		4,520,720
Other		296,330		3,000,247	4,740,120 299,480		314,231
Total Revenues		3,778,723		3,997,692	299,460 5,045,600		4,834,951
Total Nevellues		, ,					
Total Expenses RIVER-MYRTLE / OLD BOISE REV ALLOC FUND*		3,778,723		3,997,692	5,045,600		4,834,951
Revenue Allocation (Property Tax Increment)		11,445,589		14,747,489	13,800,000		13,959,300
Transfers		32,235		2,002,714	16,890,818		19,988,625
Other		1,331,647		5,019,754	2,359,059		4,019,252
Total Revenues		12,809,471		21,769,958	33,049,877		37,967,177
Total Expenses WESTSIDE REVENUE ALLOCATION FUND		12,809,471		21,769,958	33,049,877		37,967,177
Revenue Allocation (Property Tax Increment)		4,252,488		5,504,571	5,800,000		6,196,600
Transfers		1,780,829		(3,444,755)	2,508,760		2,984,738
Other		2,913,791		1,340,363	1,874,000		1,366,000
Total Revenues		8,947,108		3,400,179	10,182,760		10,547,338
Total Expenses		8,947,108		3,400,179	10,182,760		10,547,338
30TH STREET REVENUE ALLOCATION FUND		0,347,100		0,400,173	10,102,100		10,547,550
Revenue Allocation (Property Tax Increment)		1.223.825		1,514,200	1,500,000		1,640,500
Transfers		(1,156,663)		(977,935)	503,833		(93,750)
Other		38,546		` 56,560 [′]	26,500		58,000
Total Revenues		105,708		592,826	2,030,333		1,604,750
Total Expenses SHORELINE REVENUE ALLOCATION FUND		105,708		592,826	2,030,333		1,604,750
Revenue Allocation (Property Tax Increment)		546,121		870,239	1,000,000		1,160,000
Transfers		(536,217)		(363,977)	(592,000)		(1,124,250)
Other		15,770		25,984	12,000		24,000
Total Revenues		25,674		532,246	420,000		59,750
Total Expenses GATEWAY EAST REVENUE ALLOCATION FUND		25,674		532,246	420,000		59,750
Revenue Allocation (Property Tax Increment)		4,438,513		7,781,613	8,300,000		9,487,900
Transfers		(4,244,605)		(6,597,777)	(6,326,399)		(9,263,096)
Other		79,318		176,877	72,500		214,000
Total Revenues		273,226		1,360,713	2,046,101		438,804
Total Expenses		273,226		1,360,713	2,046,101		438,804
STATE STREET REVENUE ALLOCATION FUND		27 3,220		1,500,7 15	2,040,101		430,004
Revenue Allocation (Property Tax Increment)		872,897		1,621,687	1,700,000		1,771,000
Transfers		(878,317)		(1,587,267)	792,500		(20,435)
Other		5,898		23,860	8,500		36,000
Total Revenues		478		58,280	2,501,000		1,786,565
Total Expenses PARKING FUND		478		58,280	2,501,000		1,786,565
Parking Operation		8,864,682		9,140,831	9,188,361		9,399,219
Transfers		(5,527,170)		(6,164,547)	9,951,845		(4,349,301)
Other		395,529		825,540	279,500		615,342
Total Revenues		3,733,041		3,801,823	19,419,706		5,665,260
Total Expenses		3,733,041		3,801,823	19,419,706		5,665,260
TOTAL REVENUES	\$	29,673,430	\$	35,513,718	\$ 74,695,377	\$	62,904,595
TOTAL EXPENSES	\$	29,673,430	\$	35,513,718	\$ 74,695,377	\$	62,904,595

^{*}Updated Termination Budget for River Myrtle/Old Boise RAA.

MOTION TO APPROVE THE PROPOSED AMENDED BUDGET PASSED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO, THIS 11TH DAY OF AUGUST 2025. This is an accurate statement of the proposed expenditures and revenues as presented to the Board of Commissioners for Fiscal Year 2025 as amended. APPROVED BY THE CHAIR OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 11TH DAY OF AUGUST 2025. Latonia Haney Keith, Chair. Joey Chen, Secretary Pro Tempore.



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AGENDA BILL

Agenda Subject: Proposed FY2026 Original Bud	dget	Date: August 11, 2025
Staff Contact: Joey Chen, Finance & Administration Director Holli Klitsch, Controller	Attachments: 1. Proposed FY2026 C 2. Proposed Notice of	

Action Requested:

- 1. Tentatively Approve *Proposed* FY2026 Original Budget
- 2. Advertise Public Hearing at August 27, 2025 Special Board Meeting

Background:

The Agency's fiscal year runs from October 1 to the following September 30. Each fiscal year's Original Budget accounts for all revenues from all sources and all expenses for all Agency general operations, capital improvement projects, development contracts, parking activities, debt service and pass-through funds.

Fiscal Notes:

Proposed FY2026 Original Budget \$50,064,149

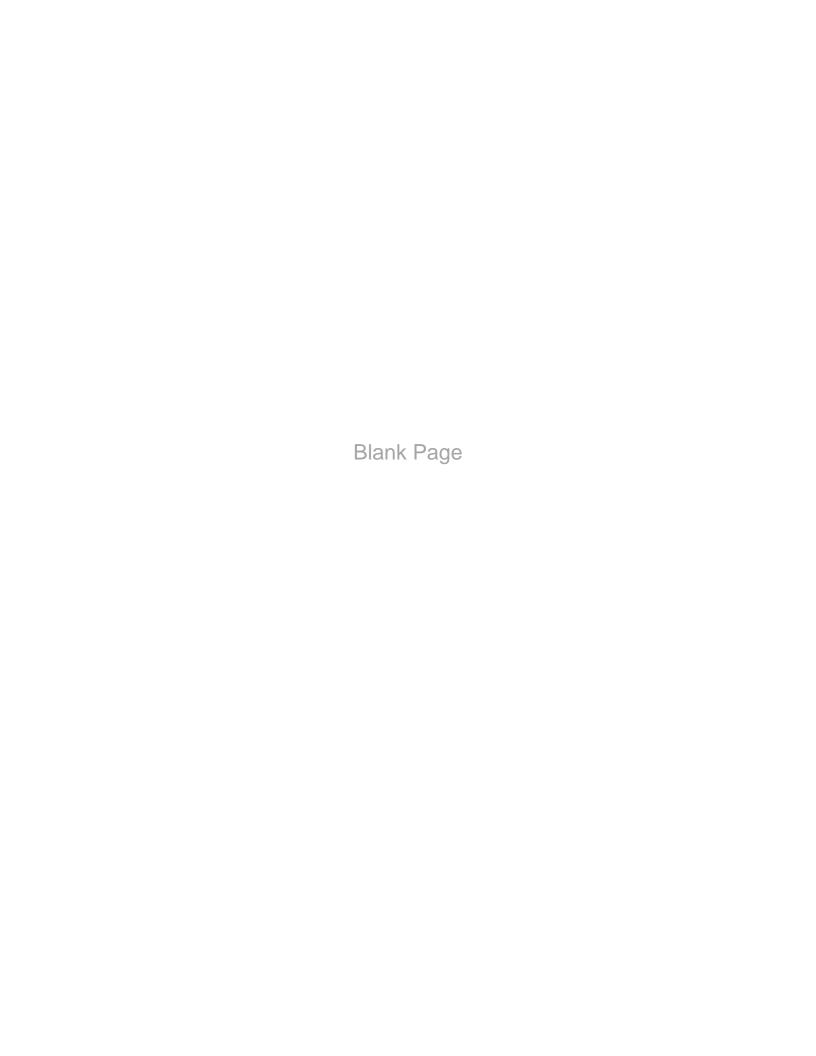
The budget document illustrates the sources and uses of all budgeted funds, summarizes all revenues and expenses, and provides comprehensive expenditure detail and narrative of notable changes.

Staff Recommendation:

Tentatively approve FY2026 Original Budget and advertise the August 27, 2025 public hearing.

Suggested Motion:

I move to tentatively approve the FY2026 Original Budget totaling \$50,064,149 and set the time and date of Noon, August 27, 2025, for the statutorily-required public hearing on the Agency's budget for the coming fiscal year.



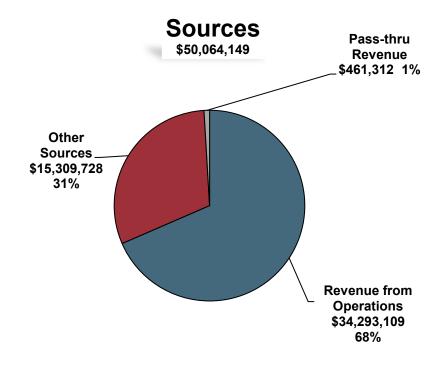


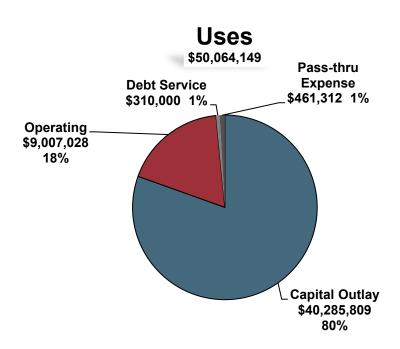
October 1, 2025 - September 30, 2026

PROPOSED



FY2026 ORIGINAL Budget





EV2026 ODIGINAL BUDGET		2025		2025		2026
FY2026 ORIGINAL BUDGET REVENUE SUMMARY		2025 CURRENT		2025 AMENDED		2026 ORIGINAL
REVENUE SUMMART		CORRENT		AWILINDLD		ORIGINAL
Revenue from Operations						
* Revenue Allocation (Tax Increment)		32,100,000		34,215,300		23,900,000
* Parking Revenue		9,202,361		9,484,219		9,745,401
Other Revenues (Various Reimbursements)		3,304,960		4,531,473		647,708
Subtotal	\$	44,607,321	\$	48,230,992	\$	34,293,109
Other Sources						
Misc. Revenues (Grants/Leases/Property Transactions)		983,500		1,424,342		552,000
Bond Financing		-		-		23,000,000
Use of (Transfer to) Working Capital Fund		28,645,484		12,790,189		(8,242,272)
Subtotal	\$	29,628,984	\$	14,214,531	\$	15,309,728
Subtotal - Revenue from Operations	\$	74,236,305	\$	62,445,523	\$	49,602,837
Pass-Through Revenue						
Ada County Courthouse Corridor Leases		459,072		459,072		461,312
Subtotal	\$	459,072	\$	459,072	\$	461,312
TOTAL REVENUE	\$	74,695,377	\$	62,904,595	\$	50,064,149
		2025		2025		2026
EXPENSE SUMMARY		CURRENT		AMENDED		ORIGINAL
Oneveting Fynance						
Operating Expense Services & Operations		2 444 407		2 470 605		2 520 462
Personnel Costs		3,441,407 3,470,000		3,179,695 3,291,000		3,520,463 3,582,030
Facilities Management		1,091,480		882,880		724,435
Professional Services		1,413,800		907,666		1,180,100
Subtotal	\$	9,416,687	\$	8,261,241	\$	9,007,028
Data Overday		·		· ·		· ·
Debt Service						240,000
Debt Service	Φ.	-	Φ	-	r.	310,000
Subtotal	\$	-	\$	-	\$	310,000
Capital Outlay						
Office Furniture/Computer Equipment		80,000		90,000		50,000
* Capital Improvement Projects (part of CIP)		39,666,196		42,693,223		20,238,733
* Contractual Obligations (part of CIP)		8,861,303		8,579,840		1,363,890
* Parking Reinvestment Plan (PRP)		16,054,000		2,688,100		18,506,128
* Mobility Projects		158,119		133,119		127,058
Subtotal	\$	64,819,618	\$	54,184,282	\$	40,285,809
Subtotal - Expenses for Operations	\$	74,236,305	\$	62,445,523	\$	49,602,837
Pass-Through Expense						
Ada County Courthouse Corridor Leases		459,072		459,072		461,312
Subtotal	\$	459,072	\$	459,072	\$	461,312
TOTAL EXPENSE	\$	74,695,377	\$	62,904,595	\$	50,064,149
		,,	<u> </u>	,5,-5		,,-

^{*} Detail Attached

FY2026 ORIGINAL BUDGET REVENUE DETAIL	2025 CURRENT	2025 AMENDED	2026 ORIGINAL
Revenue Allocation (Tax Increment)			
State Street District	1.700.000	1,771,000	2.200.000
Gateway East District.	8,300,000	9,487,900	11,100,000
Shoreline District	1,000,000	1,160,000	1,400,000
30th Street District	1,500,000	1,640,500	1,800,000
Westside District	5.800.000	6,196,600	7,400,000
River Myrtle-Old Boise District	13,800,000	13,959,300	-
,	• •	, ,	
Subtotal	32,100,000	34,215,300	23,900,000
	-	-	-
Parking Revenue			
Hourly Parkers	6,839,431	6,956,300	7,107,357
Monthly Parkers	4,235,386	4,242,787	4,402,374
Validation / Special Events / Violation	332,621	402,671	456,890
Hotel Parking Revenue	203,903	237,400	244,522
First Hour Free Discount	(2,477,980)	(2,494,939)	(2,576,742)
Other Parking Revenues	69,000	140,000	111,000
Subtotal	9,202,361	9,484,219	9,745,401
	_	-	_

FY2026 ORIGINAL BUDGET EXPENSE DETAIL	2025 CURRENT	2025 AMENDED	2026 ORIGINAL
Capital Improvement Projects			
State Street District	2,448,000 1,455,000 365,000	1,768,565 50,000 39,250	1,312,189 9,415,000 1,825,000
30th Street District	1,975,333 8,322,415 25,100,448	1,593,750 9,441,393 29,800,265	1,562,000 6,124,544 -
Subtotal	39,666,196	42,693,223	20,238,733
Contractual Obligations			
State Street District	536,101 - 1,342,345 6,982,857 8,861,303 - 11,000,000 2,500,000 100,000	385,804 - - 926,945 7,267,091 8,579,840 - 762,100 211,000	215,000 234,000 - 257,234 657,656 - 1,363,890 - 888,100 6,677,000 9,092,028
All Other Projects	2,454,000	1,715,000 2,688,100	1,849,000 18,506,128
Mobility Projects	-	-	-
VRT Transit Assessment for Improvements. ParkBOI Initiatives	6,619 25,000 16,500 50,000 60,000	6,619 - 16,500 50,000 60,000	6,758 25,000 16,500 18,800 60,000
Subtotal	158,119	133,119	127,058
	-	-	-

^{^^}FY2026 original budget includes \$2.8 million in the Westside District for this capital project.



FY2026 ORIGINAL BUDGET

Summary

REVENUE

INCREMENT VALUES

The combined increment value of all taxable property in the Agency's five urban renewal districts is expected to decrease 30 percent since last year, from \$3.8 billion to \$2.7 billion. This significant decrease is due to the sunset of the River Myrtle — Old Boise District in FY2025. For a better comparison, excluding River Myrtle — Old Boise, the total increment value is estimated to increase 18 percent or \$0.4 billion in contrast to the prior year.

Overall, the real estate market continues to trend upwards in the Treasure Valley. The growth rate in the Agency's urban renewal districts continues to outpace City and County levels.

INCREMENT VALUES					
Urban Renewal District FY2025 FY2025 Final Estima					
State Street	\$197,153,715	\$249,126,650			
Gateway East	\$1,056,218,634	\$1,233,899,115			
Shoreline	\$129,134,913	\$159,432,900			
30th Street	\$182,621,746	\$199,495,907			
Westside	\$689,823,574	\$816,860,140			
River Myrtle - Old Boise	\$1,553,982,871	\$0			
TOTAL	\$3,808,935,453	\$2,658,814,712			

TAX INCREMENT REVENUE

FY2025 amended to FY2026 original total increment revenue is expected to decrease by 30 percent and \$10.3 million to a new total of \$23.9 million. For a better comparison, excluding River Myrtle – Old Boise District, the total increment revenue is estimated to be \$23.9 million which is an 18 percent or \$3.6 million increase from last year for the five active districts.

Based on estimated levy information from several taxing districts, the Agency is projecting a slight increase of 1 percent in the levy rate assumption.

INCREMENT REVENUE					
Urban Renewal District	FY2025 Amended	FY2026 Estimates	\$ Change		
State Street	\$1,771,000	\$2,200,000	\$429,000		
Gateway East	\$9,487,900	\$11,100,000	\$1,612,100		
Shoreline	\$1,160,000	\$1,400,000	\$240,000		
30th Street	\$1,640,500	\$1,800,000	\$159,500		
Westside	\$6,196,600	\$7,400,000	\$1,203,400		
River Myrtle / Old Boise	\$13,959,300	\$0	(\$13,959,300)		
TOTAL	\$34,215,300	\$23,900,000	(\$10,315,300)		

PARKING REVENUE

Parking revenue is budgeted at \$9.7 million for FY2026, increasing by \$261k in comparison to the FY2025 amended budget.

Hourly Parking Revenue

 Based on current trends, an increase of 2 percent is forecasted for FY2026 over the FY2025 amended budget. This modest increase is anticipated as overall garage visits continue to rise slightly.

Monthly Parking Revenue

An increase of 4 percent is predicted for this revenue category. All CCDC garages currently
have a waitlist and are at, or very near, monthly parker capacity. Over the past 12 months,
the oversell ratio has increased at three Agency parking garages resulting in more monthly
permits available for purchase.

Parking Rates

- Hourly Rate: No proposed changes.
- Monthly Rate: No proposed changes.

OTHER REVENUE (Various Reimbursements) of \$648k primarily comprised of:

Reimbursements from ACHD for road reconstruction in CCDC project areas. Specifically, these projects include:

Bannock Street Streetscape Improvements: 12th Street to 13th Street and 13th Street to 16th Street – (Westside District)

ACHD to replace current roadway surfaces while CCDC works on streetscapes and bike lanes. Through these interagency agreements, one contractor is utilized thereby reducing construction inconveniences for citizens and businesses.

BOND FINANCING – In FY2026, the Agency will bond for \$23 million for the 1010 West Jefferson Street Public Parking Facility and Commercial Space project.

WORKING CAPITAL FUND - FY2026 budget will add \$8.2 million to the working capital fund.

Integral to the Agency's long-term business plan, the working capital fund accounts for projected / estimated revenues and expenses and projects throughout the terms of all of the Agency's urban renewal districts.

EXPENDITURES

OPERATING EXPENSES

Services and Operations

Parking services and operations budget is \$2.8 million of the total \$3.5 million budgeted for this expense category.

- Payroll costs are expected to increase. As garage usage increases, so does the need for additional staff hours and / or headcount. To assist customers during the new PARCS equipment installation as well as to mitigate gate lifts, vandalism, and graffiti in the parking facilities, the Agency plans to hire additional personnel.
- An increase has been applied to materials and supplies due to inflationary costs of both materials and labor.

DEBT SERVICE – The Agency is budgeting \$310k for the cost of issuing bonds in FY2026 for the 1010 West Jefferson project.

CAPITAL OUTLAY

Capital Improvement Plan (CIP) Projects

\$20.2 million + \$1.4 million contractual obligations = \$21.6 million total CIP

Highlights of the capital projects planned for FY2026 are the following:

- Westside Bannock Street Streetscape Improvements, 1010 West Jefferson Street Commercial Space and Public Parking Facility, as well as completing four participation agreements reimbursements.
- 30th Street Completing a Mobility and Infrastructure Assessment and Public Works led lift station along with multiple participation agreements including the College of Western Idaho River District.
- Shoreline District Finalizing a partnership with J Fisher on the Capitol Campus project, supporting the Shoreline City Initiative with trash receptacles and bicycling enhancements, and a variety of significant greenbelt improvements and connections.
- Gateway East Supporting partners on seven private projects that include public infrastructure improvements. Capital projects that extend Lake Hazel Road and improve Eisenman Road and Supply Circle. Forging partnerships with Public Works and Idaho Power on critical power, water, and sewer systems.

 State Street – Continued partnership on six housing development partnerships including issuing a request for proposal on 8306 West State Street. Undergrounding the first of three segments of the Boise Valley canal and capping it with a multi-use pathway.

Parking Reinvestment Plan (PRP) Projects

\$18.5 million. Project summary and amounts are in attached detail pages. Specifically, we want to highlight the following parking projects planned for FY2026:

- 1010 West Jefferson Street Public Parking Facility and Commercial Space budgeted for \$9.1 million in the Parking Fund. Additionally, \$2.8 million is programmed in the Westside District for this project during FY2026.
- 9th and Front Elevator Modernization and Stairwell Enclosure budgeted for \$6.7 million.

Mobility Projects

• \$127k. All budgeted projects and amounts are in attached detail pages.

Pass-Through Revenue and Expense

Ada County Courthouse Corridor Leases are comprised of two agreements:

- Lease revenue of about \$140k per year paid by Civic Plaza and passed-through to Ada County for parcels 3A and 3C (master ground lease) and condominium units 201A and 202 (supplemental ground lease).
- Parking access revenue of \$317k is paid annually by the University of Idaho for access to the Idaho Water Center and passed-through to trustee US Bank.

Per independent auditor review, the debt service on the Series 2016 Lease Revenue Bonds, GBAD Expansion Project (\$23.1 million) conduit financing is shown as a note disclosure in the Agency's financial statements. That passed-through amount does not appear on CCDC's balance sheet or income statement, so it is not included in Agency budgets.

EXHIBIT A CAPITAL CITY DEVELOPMENT CORPORATION PROPOSED FISCAL YEAR 2026 ORIGINAL BUDGET

AN ESTIMATE OF REVENUES AND EXPENSES OF THE CAPITAL CITY DEVELOPMENT CORPORATION FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2025 TO AND INCLUSIVE OF SEPTEMBER 30, 2026 (FISCAL YEAR 2026), AND NOTICE OF PUBLIC HEARING.

As required by Idaho Code, the Board of Commissioners of the Capital City Development Corporation has estimated the amount of money necessary for all purposes during Fiscal Year 2026 and prepared a proposed budget that includes an estimate of revenues and expenses and that reflects current Board policy on budget-related matters. As also required by Idaho Code, the budget will be entered into the minutes of the Agency and published in the Idaho Statesman newspaper. Citizens are invited to attend the budget hearing that begins at noon, August 27, 2025 at Capital City Development Corporation, 121 N. 9th St, Suite 501, Boise, Idaho. Citizens may submit written or oral comments concerning the Agency's proposed budget. A copy of the proposed budget is available at https://ccdcboise.com and also at Capital City Development Corporation (by appointment only) during regular business hours, weekdays, 8:00 a.m. to 5:00 p.m. Please notify CCDC at 208-384-4264 for any accommodations necessary for persons with disabilities.

	FISC	AL YEAR 2024	FISC	AMENDED CAL YEAR 2025	FISC	ORIGINAL CAL YEAR 2026
GENERAL/SPECIAL REVENUE FUNDS:		ACTUAL		BUDGET		BUDGET
GENERAL OPERATIONS FUND Transfers		2 696 247		4 520 720		E 055 410
Other		3,686,247 311,446		4,520,720 314,231		5,055,410 309,435
Total Revenues		3,997,692		4,834,951		5,364,845
Total Expenses RIVER-MYRTLE / OLD BOISE REV ALLOC FUND		3,997,692		4,834,951		5,364,845
Revenue Allocation (Property Tax Increment)		14,747,489		13,959,300		-
Transfers		2,002,714		19,988,625		_
Other		5,019,754		4,019,252		-
Total Revenues		21,769,958		37,967,177		=
Total Expenses WESTSIDE REVENUE ALLOCATION FUND*		21,769,958		37,967,177		-
Revenue Allocation (Property Tax Increment)		5,504,571		6,196,600		7,400,000
Transfers		(3,444,755)		2,984,738		(944,762)
Other		1,340,363		1,366,000		619,962
Total Revenues		3,400,179		10,547,338		7,075,200
Total Expenses		3,400,179		10,547,338		7,075,200
30TH STREET REVENUE ALLOCATION FUND Revenue Allocation (Property Tax Increment)		1,514,200		1,640,500		1,800,000
Transfers		(977,935)		(93,750)		45,234
Other		56,560		58,000		29,000
Total Revenues		592,826		1,604,750		1,874,234
Total Expenses SHORELINE REVENUE ALLOCATION FUND		592,826		1,604,750		1,874,234
Revenue Allocation (Property Tax Increment)		870,239		1,160,000		1,400,000
Transfers		(363,977)		(1,124,250)		483,000
Other		25,984		24,000		12,000
Total Revenues		532,246		59,750		1,895,000
Total Expenses GATEWAY EAST REVENUE ALLOCATION FUND		532,246		59,750		1,895,000
Revenue Allocation (Property Tax Increment)		7,781,613		9,487,900		11,100,000
Transfers		(6,597,777)		(9,263,096)		(1,523,000)
Other Total Revenues		176,877 1,360,713		214,000 438,804		107,000 9,684,000
		, ,		,		
Total Expenses STATE STREET REVENUE ALLOCATION FUND		1,360,713		438,804		9,684,000
Revenue Allocation (Property Tax Increment)		1,621,687		1,771,000		2,200,000
Transfers		(1,587,267)		(20,435)		(630,811)
Other		23,860		36,000		18,000
Total Revenues		58,280		1,786,565		1,587,189
Total Expenses PARKING FUND		58,280		1,786,565		1,587,189
Parking Operation		9,140,831		9,399,219		9,690,401
Transfers		(6,164,547)		(4,349,301)		(10,894,032)
Other		825,540		615,342		23,787,312
Total Revenues		3,801,823		5,665,260		22,583,681
Total Expenses		3,801,823		5,665,260		22,583,681
TOTAL REVENUES	\$	35,513,718	\$	62,904,595	\$	50,064,149
TOTAL EXPENSES	\$	35,513,718	\$	62,904,595	\$	50,064,149

^{*}Preliminary Termination Budget for Westside RAA.

MOTION TO APPROVE THE PROPOSED BUDGET PASSED BY THE BOARD OF COMMISSIONERS OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO, THIS 11TH DAY OF AUGUST 2025. This is an accurate statement of the proposed expenditures and revenues as presented to the Board of Commissioners for Fiscal Year 2026. APPROVED BY THE CHAIR OF THE CAPITAL CITY DEVELOPMENT CORPORATION IN BOISE, IDAHO THIS 11TH DAY OF AUGUST 2025. Latonia Haney Keith, Chair. Joey Chen, Secretary Pro Tempore.



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AGENDA BILL

Agenda Subject:	Date:
Consider Resolution 1935: River Myrtle-Old Boise District	August 11, 2025
Supplemental Termination Resolution	

Staff Contact:

Joey Chen, Finance & Administration Director

Attachments:

- Resolution 1935 Supplemental Termination Resolution
 - Exhibit A: Updated FY2025 Termination Budget
 - Exhibit B: Updated Termination Plan
 - Exhibit C: Real Property to be Retained by the Agency

Action Requested:

Approve Resolution 1935 River Myrtle-Old Boise District Supplemental Termination Resolution

Background:

The River Myrtle-Old Boise (RMOB) District, the Agency's second Revenue Allocation Area (RAA), will sunset this year after a 30-year term. This is the Agency's second RAA termination following the Central District RAA termination in 2018. At the March 10, 2025 Board Meeting, the Agency Board adopted Resolution 1918, the RMOB Termination Resolution, a statutory requirement pursuant to Idaho Code Section 50-2903(5). The Agency distributed a copy of Resolution 1918 to Ada County, the Idaho State Tax Commission and the overlapping taxing districts.

Since March 10, 2025, project status and budget information have changed. This Resolution 1935 includes Updated FY2025 Termination Budget as Exhibit A, Updated Termination Plan as Exhibit B and Real Property to be Retained by the Agency as Exhibit C.

Exhibit A, Updated FY2025 Termination Budget, is the RMOB District's projected FY2025 Amended Budget. It reflects mid-year changes to the FY2025 Original Budget adopted in August 2024. The Updated FY2025 Termination Budget estimates there will be \$2,040,723 remaining at the end of FY2025. The Agency will remit the actual non-obligated surplus amount to the Ada County Treasurer which will distribute it pro rata to the seven overlapping taxing districts (Ada County, Ada County Highway District, Ada County Emergency Medical Services District/Ada County Ambulance, Ada County

Mosquito Abatement District, Boise City, Boise Independent School District #1, and College of Western Idaho).

Exhibit B, Updated Termination Plan, provides updated narratives providing additional guidance on the termination process.

- 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

Exhibit C, Real Property to be Retained by the Agency, shows the locations of the RMOB District Parking Garages which will be retained by the Agency.

The final, statutory RMOB District termination step is City Council adoption of an ordinance terminating the RMOB RAA. That action must take place by December 31, 2025.

Fiscal Notes:

At this point, the Agency is projecting a surplus of \$2,040,723. Any actual surplus will be distributed back to the taxing districts following the end of FY2025, September 30, 2025. The surplus funds will be remitted to the Ada County Treasurer to be distributed to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area.

Staff Recommendation:

Staff recommends the Agency Board approve Resolution 1935 River Myrtle-Old Boise District Supplemental Termination Resolution.

Suggested Motion:

I move to adopt Resolution 1935 supplementing Resolution 1918 by adding the Updated FY2025 Termination Budget and the Updated Termination Plan, and directing Agency staff to provide Resolution 1935 to the seven overlapping taxing districts including Ada County and the Idaho State Tax Commission.

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A SUPPLEMENTAL RESOLUTION UPDATING RESOLUTION NO. 1918 OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, ALSO KNOWN AS CAPITAL CITY DEVELOPMENT CORPORATION, AN URBAN RENEWAL AGENCY ORGANIZED UNDER THE LAWS OF THE STATE OF IDAHO, PROVIDING FOR AN UPDATE TO THE TERMINATION PLAN APPROVED BY RESOLUTION NO. 1918; PROVIDING FOR AN UPDATE TO THE FY2025 TERMINATION BUDGET FOR THE URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA KNOWN AS THE RIVER MYRTLE – OLD BOISE DISTRICT PROJECT AREA; APPROVING THE UPDATED TERMINATION PLAN AND PROPOSING THE UPDATED TERMINATION BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), as a duly created and functioning urban renewal agency for Boise, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council ("City Council") of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Street – Myrtle Street Urban Renewal Plan (the "River Street Plan"); and,

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan, establishing the revenue allocation area and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle – Old Boise Urban Renewal Project (the "River Myrtle – Old Boise Plan"); and,

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle – Old Boise Plan, establishing the amended revenue allocation area and making certain findings; and,

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street, Urban Renewal Project and Renamed River Myrtle – Old Boise Urban Renewal Project (the "First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan for

the purpose of de-annexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the River Street Plan, as amended in 2004 and 2018, collectively will be referred to as the "RMOB Plan" and the corresponding revenue allocation area, as amended, will be referred to as the "Project Area"; and,

WHEREAS, the RMOB Plan contained a revenue allocation financing provision pursuant to the Act; and,

WHEREAS, the termination date for the Project Area, as set forth in the RMOB Plan, is December 31, 2024, except for revenues to be received in 2025, as authorized pursuant to Idaho Code § 50-2905(7); and,

WHEREAS, a significant number of identified improvements and/or projects have been completed in the Project Area pursuant to the RMOB Plan; and,

WHEREAS, on March 10, 2025, the Agency Board of Commissioners adopted Resolution No. 1918, which approved a Termination Plan narrative, and in addition resolved the following, in part:

- a. That the revenue allocation area contained in the RMOB Plan shall be terminated on or before December 31, 2025, consistent with the termination provisions set forth in the Act, allowing certain taxing entities to use the 2025 estimated assessed values above the adjusted base assessment roll for the Project Area for their budgetary purposes, and further, pursuant to Idaho law, as may be amended, those certain taxing entities may, for their budgetary purposes, take into account a portion of the increment value that exceeds the incremental value as of December 31, 2006, for the Project Area, which portion of the increment value shall be added to the 2025 new construction roll, pursuant to § 63-301A(3)[(f)], Idaho Code, as may be amended.
- b. That the Agency does not intend to take revenue allocation funds from the RMOB Project Area in tax year 2026, generated from the 2025 assessed values, and the allocation of revenues under section 50-2908, Idaho Code, shall cease effective January 1, 2026. To clarify, the RMOB Project Area will not receive an allocation of revenue allocation proceeds from the December 20, 2025, tax receipts.
- c. That all financial obligations related to the Project Area have been provided for and any outstanding obligations will be paid in full on or before September 30, 2025, with the exception of: any reimbursement agreements or notes that have expired, terminated, or cancelled on their own terms; any obligations that cannot be fully determined and will not become due until after September 30, 2025; project cost overruns from current projects; and/or project costs for unexpected construction delays. The Agency will have sufficient funds on deposit for payment of the final project costs, final obligations, Agency operations and administrative fees and costs.
- d. That any delinquent property taxes due to the Agency that were levied for tax year 2024, or earlier, shall not be paid to the Agency after September 30, 2025,

but shall be distributed by the County Treasurer to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the Project Area.

- e. That any non-obligated surplus deemed by the Agency to exist will be remitted to the County Treasurer for distribution to the taxing districts following the end of the Agency's 2025 fiscal year on September 30, 2025, in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the Project Area. See I.C. 50-2909(4).
- f. That the Agency does hereby request that the City Council, pursuant to 50-2903(5), Idaho Code, adopt an Ordinance providing for the termination of the Project Area revenue allocation area in the RMOB Plan, to be effective on or before December 31, 2025, and declaring that the tax year 2025 revenues from the increment value as levied upon within the revenue allocation area are not needed for the payment of any Agency indebtedness or Agency projects to be completed before September 30, 2025, and should flow to the respective taxing districts pursuant to Idaho law; and,

WHEREAS, Agency staff and counsel have prepared an Updated Termination Plan, attached here to as Exhibit B, updating certain information within the Termination Plan narrative; and.

WHEREAS, since August 28, 2024, Agency staff has refined and updated the termination budget, referred to as the Updated FY2025 Termination Budget, attached hereto as <u>Exhibit A</u>; and,

WHEREAS, the Agency expects all obligations and all of the expenses from any current projects and/or improvements to be completed under the RMOB Plan, and as identified in the Updated FY2025 Termination Budget, attached hereto as Exhibit A, to be incurred and satisfied by the Agency's current fiscal year ending September 30, 2025, with the exception of 1.) possible carryover costs from current projects; 2.) unexpected construction delays; and 3.) obligations that cannot be fully determined and will not become due until after September 30, 2025. An estimate of the remaining obligations, project costs, and other Agency operations and administrative fees and costs are shown in the Updated FY2025 Termination Budget attached hereto as Exhibit A and described in the Updated Termination Plan attached hereto as Exhibit A and described in the Updated Termination Plan attached hereto as Exhibit A and,

WHEREAS, the Agency will request the County Treasurer to not distribute to the Agency any Project Area revenue allocation funds from delinquency tax payments in fiscal year 2026, or subsequent years, generated from the 2024 assessed values, or earlier. To the extent any Project Area revenue allocation funds are received by the Agency in fiscal year 2026, or later, the Agency will return those funds to the County Treasurer for distribution to the taxing districts; and.

WHEREAS, the Agency will have sufficient funds on deposit for payment of all final obligations, project costs, and other Agency operations and administrative fees and costs; and,

WHEREAS, the Agency has reviewed the remaining obligations, project costs, and other Agency operations and administrative fees and costs, and based on projected revenues and

expenses of the RMOB Plan and Project Area, has determined there are sufficient funds for payment of all final project costs, Agency obligations and Agency expenses and has further determined the revenue allocation area can be terminated on or before December 31, 2025; and.

WHEREAS, pursuant to Exhibit A, the Agency estimates a surplus will be available for remittance to the County Treasurer for distribution to the taxing districts following the end of the Agency's fiscal year on September 30, 2025, and which will be included in the Agency's amended FY 2025 budget; and,

WHEREAS, pursuant to <u>Exhibit B</u>, and as shown on <u>Exhibit C</u>, the Agency intends to retain the Agency owned parking garages in the Project Area and will dispose of certain Agency interests in real property to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

<u>Section 1</u>: That the above statements are true and correct.

Section 2: That the Updated Termination Plan attached hereto as Exhibit B is hereby approved and adopted by the Agency Board.

Section 3: That the Updated FY2025 Termination Budget is attached hereto as <u>Exhibit A</u> and is tentatively approved, and Agency staff is directed to take the necessary steps to publish notice of the budget public hearing on a budget amendment, formally amending the FY2025 Termination Budget for the RMOB Plan and Project Area.

<u>Section 4</u>: That a copy of this Resolution be sent to the Ada County Assessor's Office, the County Auditor/Recorder and the Idaho State Tax Commission to provide updated notice of termination of the revenue allocation area in the RMOB Plan.

<u>Section 5</u>: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Boise City, Idaho, on August 11, 2025. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on August 11, 2025.

URBAN RENEWAL AGENCY OF BOISE CITY

ATTEST:	By: Latonia Haney Keith, Chair
By:	

EXHIBIT A

UPDATED FY2025 TERMINATION BUDGET

EXHIBIT A

UPDATED FY2025 TERMINATION BUDGET - RIVER MYRTLE-OLD BOISE DISTRICT (RMOB)

		Preliminary	Upda	ated Termination
		mination Budget		Budget
	F	Y2025 Budget	F	Y2025 Budget
		Original		Amended
Revenues:	_			
Revenue Allocation (Property Tax Increment)	\$	13,800,000	\$	13,959,300
Reimbursements	\$	1,376,987	\$	3,197,180
Interest Income	\$	490,000	\$	330,000
10/1/2025 Balance of RMOB District Working Capital	\$	23,922,022	\$	23,922,022
Transfer to Agency Operation for Cost Allocation	\$	(1,803,526)		(1,892,674)
Other Revenues - Pass-Through	\$	492,072	\$	492,072
Total Revenues	\$	38,277,555	\$	40,007,900
Evnonosa				
Expenses: Operating Evenes (Facilities Management & Professional Services)	¢	E07 E00	•	440 740
Operating Expense (Facilities Management & Professional Services)	\$	507,500	\$	440,749
Capital Improvement Projects				
Capital Boulevard Streetscape Improvements – Boise River to Myrtle Street	\$	6,113,518	\$	6,564,022
3rd Street Streetscape Improvements - Bannock Street to Grove Street	\$	5,780,122	\$	7,096,283
Linen Blocks on Grove Street - 9th Street to 16th Street	\$	5,021,684	\$	6,142,408
Old Boise Blocks on Grove Street	\$	586,000	\$	638,773
Boise City Canal Multi-Use Pathway - 3rd Street to Broadway Avenue	\$	2,966,923	\$	3,638,993
521 W. Grove Street Public Space; Kaixo Corner	\$	3,460,801	\$	3,013,472
621 W. Grove Greet abile opace, raine come	Ψ	0,400,001	Ψ	0,010,472
Streetscape Grants	\$	-	\$	31,770
Loss on Property Held for Redevelopment (land cost of 521 W. Grove)	\$	-	\$	1,818,791
Arts Expenditures				
Public Art: Old Boise Blocks on Grove Street	\$	165,000	\$	112,317
Public Art: Multi-Cultural History of Old Boise (521 W. Grove)	\$	732,000	\$	550,850
Public Art: Re-Wrap Traffic Boxes	\$	37,500	\$	29,031
Public Art: Frames and Art Ports - Partnership with Boise Arts & History	\$	144,000	\$	73,000
Public Art: Grove Street Interpretive Signage Type4 with Boise Arts & History	\$	90,000	\$	87,655
Public Art: Deferred Maintenance Type 4 with Boise Arts & History	\$	2,900	\$	2,900
Contractual Obligations	•	4 070 055		4 6-2 222
1201 W. Grove St - The Broadstone Saratoga - Type 4	\$	1,873,289	\$	1,873,289
202 S. 6th St - Home2Suites Hotel/Garage - Type 3	\$	289,377	\$	283,731
412 S. 3rd St - Jules on 3rd - Mixed Use - Type 2	\$	139,023	\$	139,023
600 W. Front St - The Vanguard - Type 2	\$	109,092	\$	109,092
512 W. Grove St - The Lucy Apartments & Mixed Use - Type 2	\$	67,588	\$	23,599
323 W. Broad St - Hearth on Broad - Mixed Use - Type 2	\$	499,488	\$	382,895
Old Boise, CW Moore Park Improvements	\$	350,000	\$	330,731
S. 8th Street & Greenbelt Site Improvements - Type 4	\$	2,500,000	\$	2,968,781
212 S. 16th St Boise Fire Station #5 and Housing Development - Type 4	\$	1,155,000	\$	1,155,950
Other Expenses - Pass-Through	\$	459,072	\$	459,072
Total Expenses	\$	33,049,877	\$	37,967,177
Fatimated Balance (Annual cont	•	E 007 070	¢	2.040.700
Estimated Balance/Surplus*	<u>\$</u>	5,227,678	\$	2,040,723

^{*} CCDC will remit any non-obligated actual Balance/Surplus to Ada County Treasurer for distribution to the seven taxing districts following the end of CCDC's FY2025 on 9/30/2025, in the same manner and proportion as the most recent distribution to the taxing districts. The seven taxing districts are: Ada County, Boise City, Boise School District, Ada County Highway District, College of Western Idaho, Emergency Medical Services, Mosquito Abatement.

EXHIBIT B

UPDATED TERMINATION PLAN

EXHIBIT B

THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, ALSO KNOWN AS CAPITAL CITY DEVELOPMENT CORPORATION

UPDATED TERMINATION PLAN FOR THE REVENUE ALLOCATION AREA SET FORTH IN THE RIVER STREET-MYRTLE STREET URBAN RENEWAL PLAN, AS AMENDED

THE "RMOB PLAN"

The Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation ("CCDC") intends to terminate the revenue allocation area adopted at the time of the original adoption of the River Street-Myrtle Street Urban Renewal Plan, by the City Council of Boise City, Idaho on December 6, 1994, by Ordinance No. 5596 (the "Plan"), as subsequently amended by the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle – Old Boise Urban renewal Project, by Boise City Council on November 30, 2004, by Ordinance No. 6362, and as further amended by the First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street, Urban Renewal Project and Renamed River Myrtle – Old Boise Urban Renewal Project, by Boise City Council on July 24, 2018, by Ordinance No. 24-18. Collectively, the Plan, as amended is referred to as the "RMOB Plan," and the corresponding revenue allocation area, as amended is referred to as the "River Myrtle-Old Boise District" or the "Project Area". A map of the Project Area is included.

The termination date for this revenue allocation area as set forth in the RMOB Plan is December 31, 2024; except for revenues to be received in 2025, as authorized pursuant to Idaho Code § 50-2905(7). CCDC has reviewed the projected revenues and expenses of the RMOB Plan and Project Area and has determined the revenue allocation area can be terminated by December 31, 2025, effective retroactive to January 1, 2025, as it relates to assessed values within the Project Area. As a result, CCDC will not receive revenue allocation funds in calendar year 2026, generated from the 2025 assessed values, and the allocation of revenues under Idaho Code § 50-2908 shall cease effective January 1, 2026. To clarify, the Agency will not receive an allocation of revenues from the Project Area from the December 20, 2025, payment deadline.

On March 10, 2025, the CCDC Board of Commissioners adopted Resolution No. 1918, evidencing its intent to terminate the Project Area and approve a narrative termination plan. Thereafter, CCDC distributed a copy of Resolution No. 1918 to the Ada County Assessor's Office, the County Auditor/Recorder, the Idaho State Tax Commission and the overlapping taxing districts. Based on updated budget and project information, this Updated Termination Plan is revised as of August 11, 2025, with the adoption of Resolution No. 1935. These changes are intended to provide additional notice and transparency in the termination process, and do not impact the cessation of revenue allocation authority or impact the treatment of assessed values as determined in 2025.

Intent Regarding Delinquencies:

CCDC will request the County Treasurer to not distribute to CCDC any Project Area revenue allocation funds from delinquency tax payments after September 30, 2025, or subsequent years, generated from the 2024 assessed values or earlier. If the Agency receives any delinquency tax payments related to the Project Area after September 30, 2025, then the Agency will return those funds to the County Treasurer for distribution to the taxing districts in the

same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area.

<u>Updated Fiscal Year 2025 Budget Summary</u>:

CCDC expects all the Project Area expenses from any remaining projects and contractual obligations, including reimbursement agreements and capital improvement project costs, to be incurred, accrued and/or satisfied by the Agency's current fiscal year ending September 30, 2025, with the exception of any carryover costs to Fiscal Year 2026 from unexpected construction delays and any obligations that cannot be fully determined and will not become due until after September 30, 2025. CCDC will have sufficient funds on deposit for payment of all final project costs, including any carryover costs, and Agency operations and administrative fees.

At this point, CCDC is projecting a surplus to be distributed back to the taxing districts following the end of CCDC's 2025 fiscal year on September 30, 2025. An estimate of the total surplus funds to be available for distribution is \$2,040,723. Any surplus funds will be remitted to the County Treasurer to be distributed to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area.

Real Property Interest Dispositions:

The Agency intends to convey 521 W. Grove Street, Parcel No. R1013001951, by Quit Claim Deed to the City upon completion of the 521 West Grove Street Public Space Project (Kaixo Corner Park).

CCDC is the grantee of several sidewalk/landscaping easements and other real property interests. All easements and/or other real property interests will be assigned to the appropriate public entity assignee.

CCDC Contracts, Licenses and Maintenance Agreements:

Memorandum of Understanding for the Maintenance and Service of the Boise Greater Downtown Area, by and between CCDC, the City of Boise, the Downtown Boise Association, and Valley Regional Transit will terminate on September 30, 2025. Any Veolia accounts associated with streetscapes will be transferred to the City.

All other contracts, licenses, and agreements will expire or be terminated and/or assigned to the appropriate assignee.

Agency Contracts (Committed Contracts):

The category of committed contracts includes (1) contracts awarded and in progress for specific capital improvements work to be completed within the boundaries of the Project Area; and (2) Participation Agreements. The status of each is outlined below:

Capital Project Name	Status as of March 10, 2025	Estimated Completion	Updated Status as of July 31, 2025
521 W. Grove Street Public Space; Kaixo Corner	Under construction; currently on schedule for completion	Substantial Completion: July 25, 2025	Substantial Completion: July 25, 2025
		Contracts Closed Out by September 30, 2025	Contracts Closed Out by September 30, 2025
Boise City Canal Multi- Use Pathway – 3 rd Street to Broadway Avenue	Under construction; currently delayed by 62 days due to unforeseen circumstances related to	Substantial Completion: originally August 29, 2025; now October 30, 2025	Substantial Completion: expected September 25, 2025
	the canal construction and additional delays due to Ada County Courthouse security protocols outside of CCDC and Contractor's control	Contracts Closed Out by December 31, 2025	Contracts Closed Out by November 30, 2025
Linen Blocks on Grove Street – 9 th Street to 16 th	Under construction; currently 85% of work is	Substantial Completion: June 15, 2025	Substantial Completion: August 1, 2025
Street	completed	Contracts Closed Out by September 30, 2025	Contracts Closed Out by September 30, 2025
Capital Boulevard Streetscape Improvements – Boise River to Myrtle Street	Under Construction; currently on schedule for completion	Substantial Completion: August 22, 2205	Substantial Completion: September 30, 2205
,		Contracts Closed Out by September 30, 2025	Contracts Closed Out by November 30, 2025
3rd Street Streetscape Improvements – Bannock Street to Grove Street	Under Construction; currently on schedule for completion	Substantial Completion: August 30, 2205	Substantial Completion: September 25, 2025
	Project at-risk of construction delays due to data provider slow	Contracts Closed Out by September 30, 2025	Contracts Closed Out by September 30, 2025
	response to work requests.		Project at-risk of construction delays due to data provider slow response to work requests.

Concerning the Capital Projects, to the extent there are anticipated delays or actual delays due to completion of the projects, CCDC intends to carryover existing Project Area revenue allocation proceeds into FY2026 for payment of all final construction costs.

Participation Agreements	Status as of March 10, 2025	Final Reimbursement Payments	Updated Status as of July 31, 2025
Neon Sign Gallery and Art Ports – Type 4 Agreement with Arts &	Neon signs have been installed.	Project Completion: June 2025	Complete
History	Art Ports will be installed upon completion of the Linen Blocks construction	Reimbursement Completion: September 30, 2025	
521 W Grove St Public Art – Type 4 Agreement with Arts & History	Artwork in fabrication; installation scheduled to occur in July 2025 in	Project Completion: July 2025	Project Completion: August 4, 2025
,	tandem with construction of Kaixo Corner	Reimbursement Completion: September 30, 2025	Reimbursement Completion: September 30, 2025
Grove St Interpretive Signage – Type 4 Agreement with Arts & History	Sign layout under final review	Project Completion: May 31, 2025 Reimbursement Completion: September 30, 2025	Complete
Public Art Deferred Maintenance		Project Completion: April 2025 Reimbursement Completion: September	Complete
Home2Suites- Type 3 Agreement	Completed	30, 2025 Final Reimbursement Payment: Prior to September 30, 2025	Final Reimbursement Payment: Prior to September 30, 2025
Jules on 3rd – Type 2 Agreement	Completed	Final Reimbursement Payment: Prior to September 30, 2025	Final Reimbursement Payment: Prior to September 30, 2025
Vanguard – Type 2 Agreement	Completed	Final Reimbursement Payment: Prior to September 30, 2025	Final Reimbursement Payment: Prior to September 30, 2025
Hearth on Broad – Type 2 Agreement	Completed	Final Reimbursement Payment: Prior to September 30, 2025	Final Reimbursement Payment: Prior to September 30, 2025
The Lucy Apartments	Completed	Final Reimbursement Payment: Prior to September 30, 2025	Final Reimbursement Payment: Prior to September 30, 2025
CW Moore Park Improvements -Type 4 Agreement	Under Construction; currently on schedule	Project Completion: April 2025	Complete
		Reimbursement Completion: September 30, 2025	

Broadstone Saratoga –	Under Construction;	Project Completion: June	Project Temporary
Type 4 Agreement	currently on schedule	2025	Occupancy Permit by
			August 29
		Reimbursement	
		Completion: September	Reimbursement
		30, 2025	Completion: September
			30, 2025
8th St and Greenbelt	Under Construction;	Project Completion:	Project Completion:
Improvements – Type 4	currently on schedule	August 2025	September 30, 2025
Agreement with City of			
Boise		Reimbursement	Reimbursement
		Completion: September	Completion: November
		30, 2025	30, 2025

Civic Plaza-Parcels 4 and 5 and Units 102/401

CCDC no longer has any financial obligation from revenue allocation funds for the Courthouse Corridor Project; the following details are provided for clarity and have no impact on the Project Area termination.

Ada County and the Civic Plaza owners are currently processing a condominium plat for the one set of apartments and parking garage. This activity is unrelated to and does not impact the Project Area termination.

CCDC continues to serve as a pass-through entity for ground lease payments made by the Civic Plaza owners to CCDC, which in turn pays Ada County ground rent for the apartment parcels.

CCDC also receives payment from the University of Idaho for parking rights related to the Avenue A East Parking Garage (underground garage). The amount of \$350,000 annually is paid to the Series A Housing Bond trustee, the proceeds of those bonds having financed the construction of the apartment projects. CCDC will continue to pass through payments until July 31, 2033.

CCDC has delegated responsibility for the operation and management of the Avenue A East Parking Garage to Ada County.

Civic Plaza and Ada County are also exploring the potential of a Civic Plaza refinancing of its current debt on the project which would allow Civic Plaza to gain a fee ownership interest in the project in exchange for Ada County gaining an interest in the Avenue A East Parking Garage. Should that refinancing be successful, CCDC's interests in any of the projects could be extinguished. CCDC would be required to consent or agree to several transfers which could accommodate the refinancing. CCDC retains the ability to cooperate in the refinancing process.

Parking Garages:

CCDC owns or has an interest in three (3) public parking garages in the RMOB Project Area:

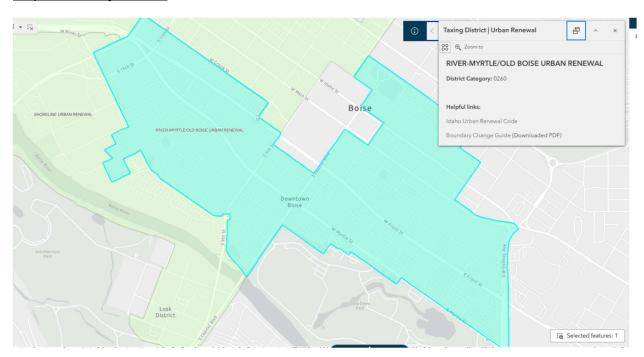
9th & Front (a portion of which lies in the former Central District Project Area) Capital & Myrtle
11th & Front (CCDC owns 30%)
(Collectively, the RMOB District Parking Garages.)

The RMOB District Parking Garages together with three (3) other public parking garages owned by CCDC and located in downtown Boise constitute CCDC's parking system. CCDC will retain ownership of the RMOB District Parking Garages, under the authority provided for in Idaho Code § 50-2905(8). Parking revenue will be used to operate and manage the RMOB District Parking Garages.

Fiscal Year 2026 – Post-Termination Final Administrative Costs

CCDC anticipates there will be FY2026 post-termination final administrative costs, including an allocable share of the audit, legal reporting requirements, and legal and administrative costs incurred in closing out the Project Area. Any miscellaneous expenses incurred in FY2026 shall be paid from other available Agency funds. Any surplus funds remaining in the Project Area's account as of September 30, 2026, will be remitted to the Ada County Treasurer as a final termination distribution of surplus funds and shall be distributed to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area. This transmittal will occur on or before September 30, 2026, following payment of all final Agency expenses and financial obligations and upon a final accounting of the RMOB Plan and Project Area.

Map of the Project Area

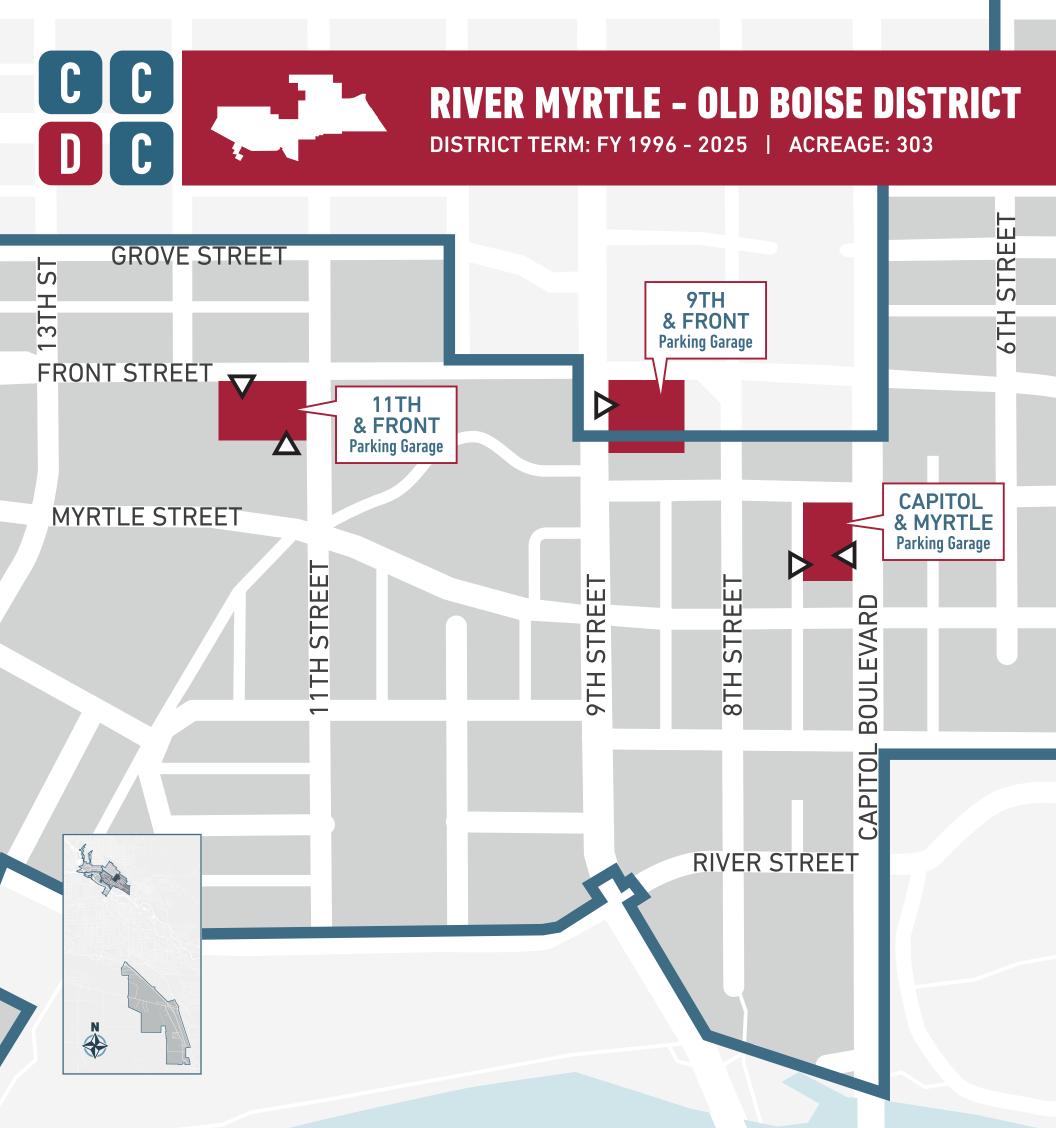


4880-8830-5619, v. 1

EXHIBIT C

REAL PROPERTY TO BE RETAINED BY THE AGENCY

4821-8832-4583, v. 3





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AGENDA BILL

Agenda Subject:	Date:
170 S 28th Street – Finch – Type 1 Participation Agreement	August 11,

Designation with Finch I, LLC.

Staff Contact:
Corrie Brending,

Attachments:
1) Site Map

Project Manager – Property 2) Images and Rendering Development 3) Public Improvement Plan

Action Requested:

Designate Finch as a project eligible for One-Time Assistance Participation and direct staff to negotiate a Type 1 Agreement with Finch I, LLC for future board approval.

Background:

The Finch project is a proposed affordable housing development on 0.89 acres of currently vacant land at 170 S 28th Street in the 30th Street District. The project is being developed by Roundhouse Affordable, a newly formed minority- and women-owned entity with deep experience in multi-family and low-income housing. Its principals have completed numerous affordable and mid-rise projects in Boise and throughout the Mountain West.

The project consists of two four-story, wood-frame walk-up residential buildings totaling 40 units with 20 one-bedroom units, 14 two-bedroom units, and 6 three-bedroom units.

Finch is a Low-Income Housing Tax Credit (LIHTC) project that includes a mix of unit types and affordability levels. Four units will be reserved at 30% area median income as permanent Supportive housing. The remaining units are restricted across affordability levels ranging from 30% to 60% AMI, with 10% as market-rate units. A second phase is planned for the project and is expected to include an additional 40 units with construction estimated to begin in spring 2026.

Public improvements for this project include streetscape improvements along W. Fairview Avenue and S. 27th Street. These streetscape improvements will include new scored concrete sidewalks, silva cells, street trees, and historic streetlights.

Estimated total development costs are \$13.5 million with eligible expenses estimated to be \$327,731. The final estimate included in the Type 1 agreement will set the not-to-exceed amount for reimbursement per the Type 1 Participation Program policy at \$200,000.

This project addresses several criteria for Type 1 Participation, including activation of a dormant site, supporting affordable housing, and promoting connectivity and mobility. The Finch project meets the requirements of the Participation Program as approved by the CCDC Board and promotes the objectives of the 30th Street District Plan.

2025

Project Summary:

- 170 S 28th Street
- 40 units
- 90% of units at 30% 60% AMI and below
- 4 units for permanent supportive housing
- Public improvements including silva cell system, trees and sidewalk
- \$13.5 million Total Development Costs
- \$327,731 estimated eligible expenses
- \$200,000 maximum reimbursement

Timeline:

- February 2025 Design Review Approval
- July 2025 Applied for Participation
- July 2025 Construction Began
- TODAY Type 1 Designation
- October 2025 Type 1 Agreement Approval
- Fall 2026 Construction complete and CCDC reimburses approved expense

Fiscal Notes:

Reimbursement will occur in FY2027 and will not exceed \$200,000 per the Type 1 Participation Program policy. The Agency's Five-Year Capital Improvement Plan programs sufficient funding for this 30th Street District Type 1 grant.

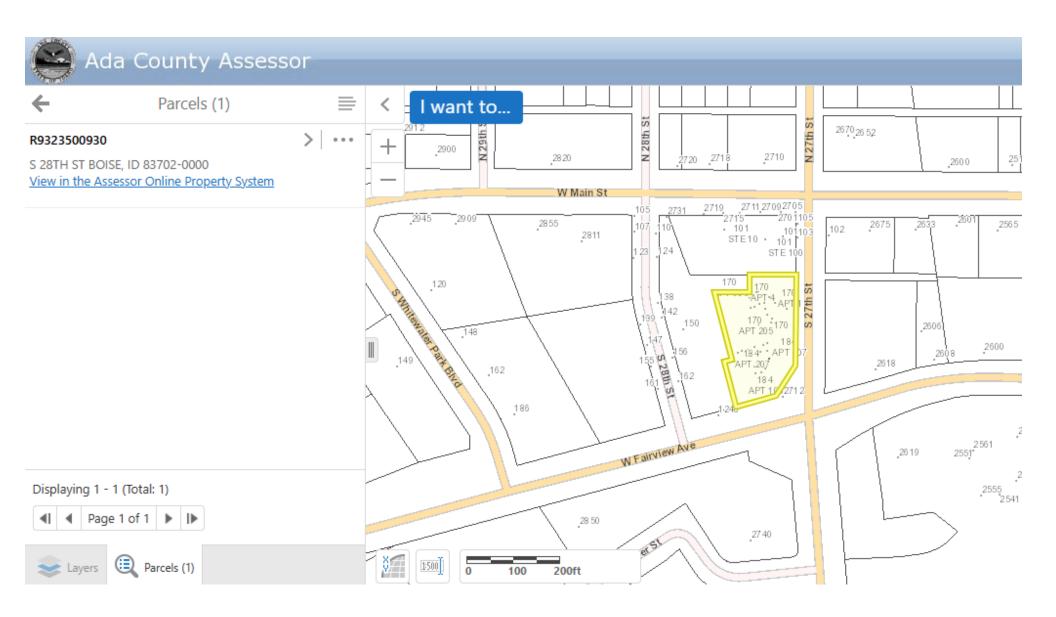
Staff Recommendation:

Direct staff to negotiate a Type 1 Participation Agreement with Finch I, LLC for future board approval.

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Finch I, LLC for future board approval.

Attachment #1 - Site Map



Attachment #2 – Images & Renderings



Finch on 27th

Boise, ID Multifamily Residence

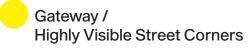
Design Review Commission February 12, 2024 Commission Meeting



Site Context Urban Design Framework

Downtown Planning Area





— — Mixed-Use

Highly

Phase One

Target Construction Start: July 2025 **Target Completion:** September 2026

- Building A + B (40 Units) + adjacent landscape
- Parking Loop
- Site Trash Enclosure
- Structured Parking
- Street Improvements (27th + Fairview)



Phase Two

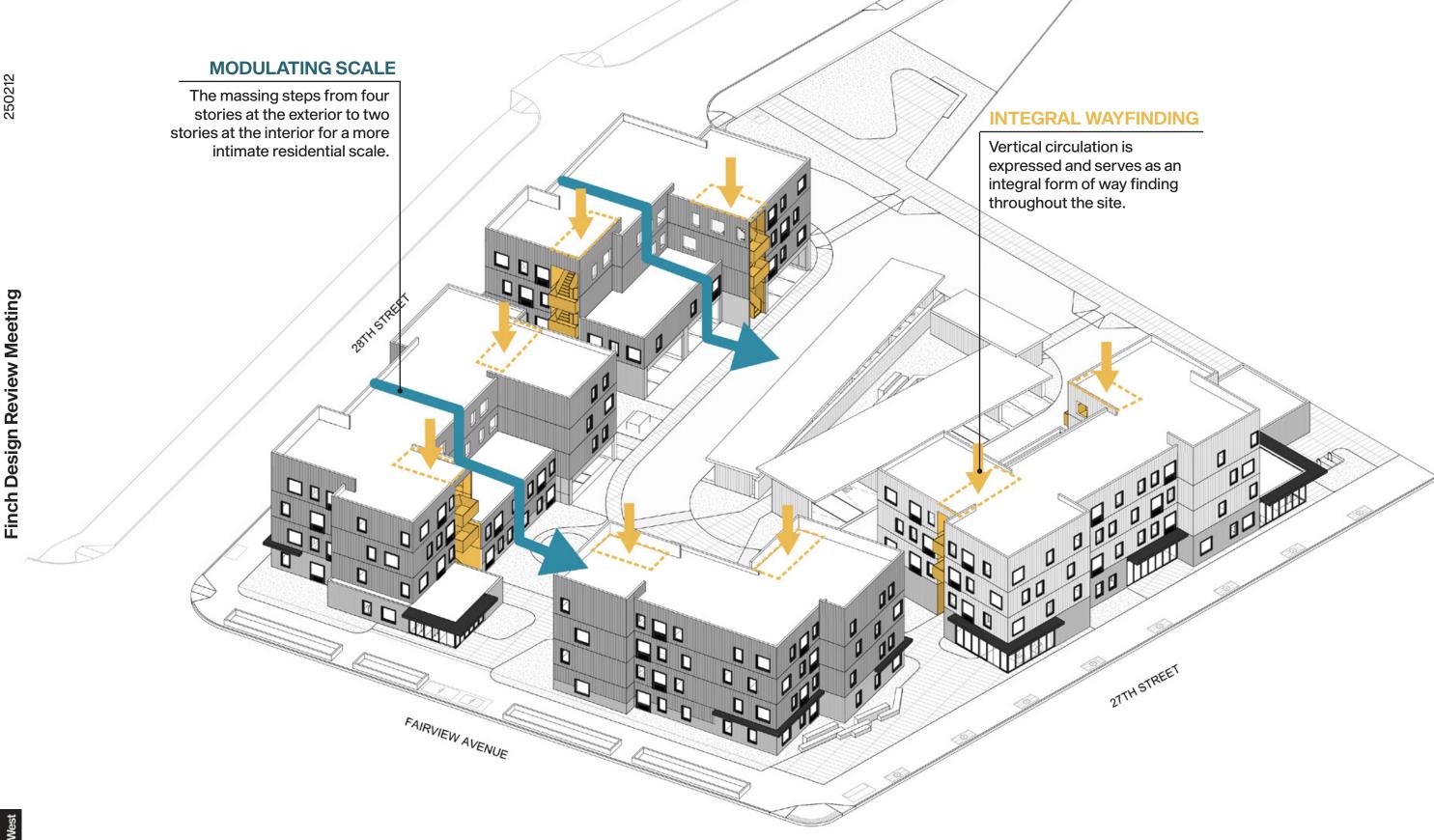
Target Construction Start: March 2026 **Target Completion:** March 2027

• Building C + D (40 Units) + adjacent landscape



Formal CohesionBreaking Down the Scale

Community IntegrationA Web of Connections



A Vibrant Pedestrian Life

















Building A Palette



Building B, C, + D Palette



- Painted Fiber Cement Panel with Expressive Batten Pattern
- Thin Brick Veneer

- 2 Vinyl Casework Windows
- **Painted Window Surround**
- Storefront Mullions + Awning

27th Street Facade

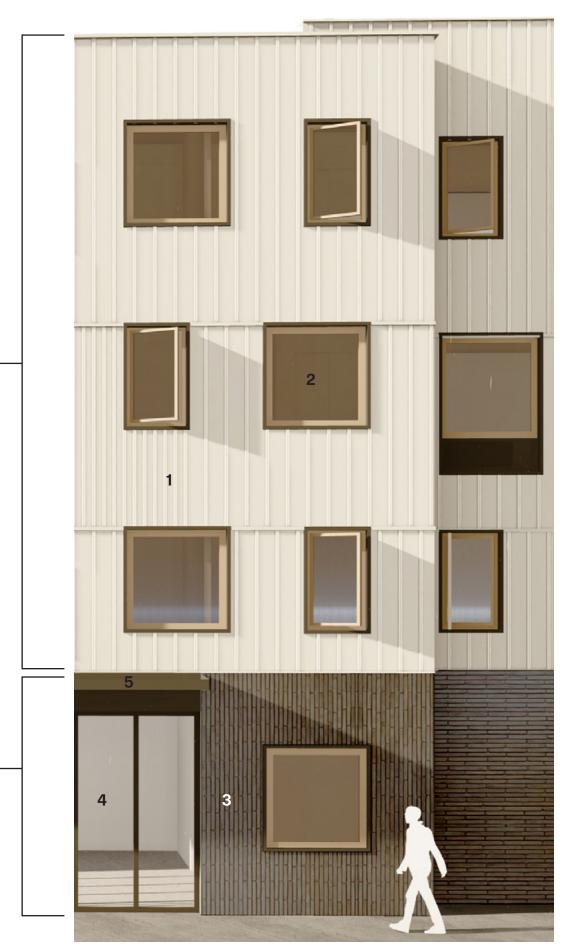
Downtown Design Guidelines

4.4 Building Materials (pg 63)

4.4.1 Quality Building Materials
"...all mulit-story commerical and
mixed-use buildings shall utilize
natural stone, brick, decorative
concrete, and/or metal together
with required window area into the
building's base. The base includes
the first floor for buildings six stories
or less, and at least the first two
floors for taller buildings."

Residential Facade (L02-L04)

- 1 Fiber Cement Panel with Expressive Batten Pattern
- 2 Vinyl Casework Windows



Ground Floor Facade (L01)

- 3 Thin Brick Veneer
- 4 Storefront Glazing
- 5 Rain Protection Overhang

Fairview Facade

Downtown Design Guidelines

4.4 Building Materials (pg 63)

4.4.1 Quality Building Materials
"...all multi-story commercial and mixed-use buildings shall utilize natural stone, brick, decorative concrete, and/or metal together with required window area into the building's base. The base includes the first floor for buildings six stories or less, and at least the first two floors for taller buildings."

Residential Facade (L02-L04)

- 1 Fiber Cement Panel with Expressive Batten Pattern
- 2 Vinyl Casework Windows

Ground Floor Resi Facade (L01)

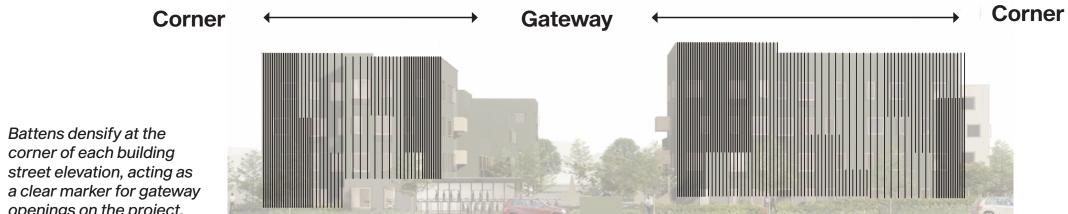
Thin Brick Veneer at varied heights (Garden Wall + Full Height)*

Height of thin brick varies along street edge to avoid a singular ground floor datum across the site. Garden height proportionally works with the scale of the pedestrian at residential units.



Batten Gradient (6", 12" 24" spacing)





openings on the project.



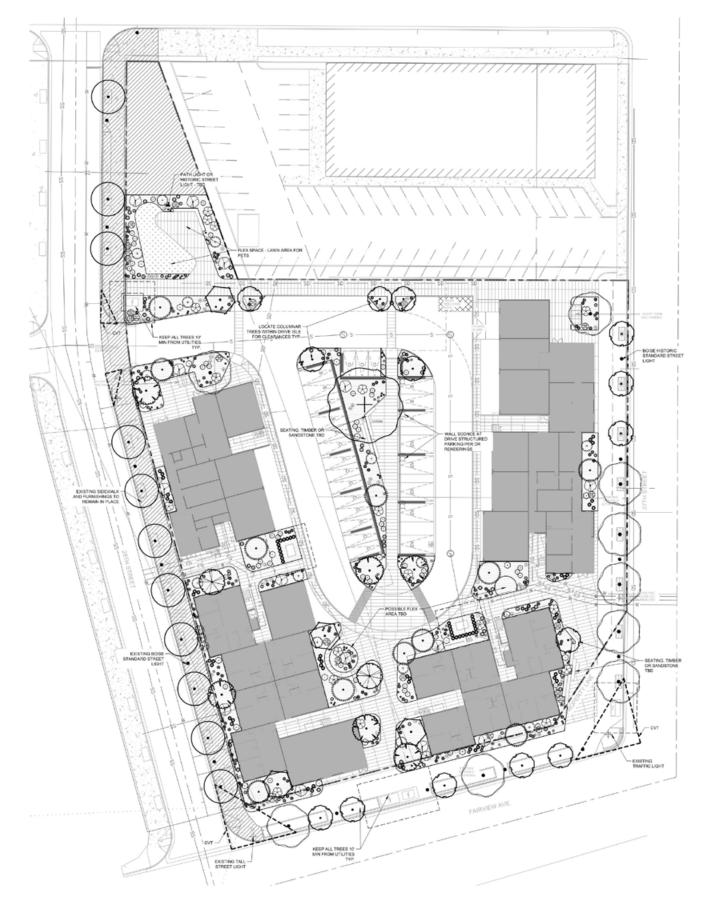


































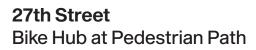




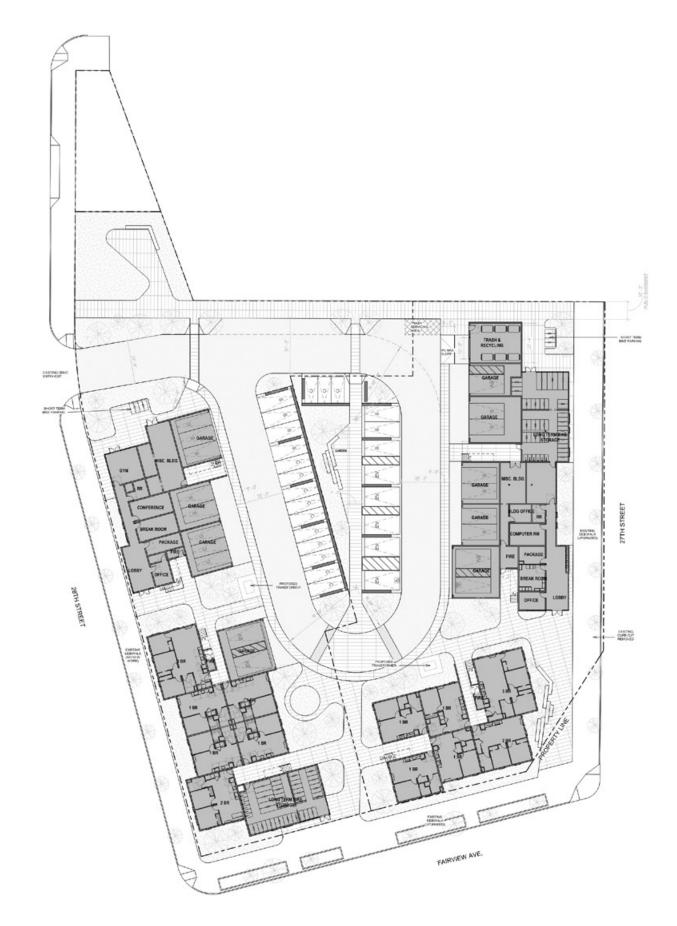












DWELLING UNITS

PHASE I

MASE			PHASE
TYPE	UNIT#	%	TYP
1 BED	20	50%	1 BE
2 BED	14	35%	2 BE
3 BED	6	15%	3 BE
TOTAL	40		TOTA
	- 19		1.01

PHASE II TYPE UNIT # % 1 BED 20 50% 2 BED 14 35% 3 BED 6 15% TOTAL 49

BICYCLE PARKING

PER 2019 CITY CODE OF BOISE CITY, IDAHO (ORD, 26-24, PASSED OCT, 1, 2024) SEE DR.41.05 FOR ENLARGED LAYOUT, DIMENSIONS, + EQUIPMENT SPECS

DHASE 1

TYPE	SUB-TYPE	CALCULATION	CODE	TOTAL
SHORT TERM		1 SPACE / 10 DU	11-04-08-09-A	4
LONG TERM		1 SPACE / FIRST BED + .5 SPACE / EACH ADD, BED.	11-04-08-09-A	53
	STANDARD STALL (6' x 2.5')	≥ 50%	11-04-08-09-8-6	35
	STANDARD CARGO (10' x 3')	MIN. 10% OF TOTAL	11-04-08-09-A-2	6
	WALL-HUNG STALL (4" x 2")	≤25%	11-04-08-09-C-1	12

PHASE 2

TYPE	SUB-TYPE	CALCULATION	CODE	TOTAL
SHORT TERM		1 SPACE / 10 DU	11-04-08-09-A	4
LONG TERM		1 SPACE / FIRST BED + .5 SPACE / EACH ADD, BED.	11-04-08-09-A	54
	STANDARD STALL (6'x2.5')	≥ 50%	11-04-08-09-8-6	38
	STANDARD CARGO (10' x 3')	MIN. 10% OF TOTAL	11-04-08-09-A-2	6
	WALL-HUNG STALL (# x 2)	≤ 25%	11-04-08-09-C-1	12

VEHICLE PARKING

PER 2019 CITY CODE OF BOISE CITY, IDAHO (ORD. 26-24, PASSED OCT. 1, 2024)

PHASE 1 & 2 OVERALL

ACCESSIBLE)	AT LEAST 5% OF TOTAL EV SPOTS BUT NOT LESS THAN 1 SPOT TO BE ADA EV	11-04-08-04-B-6	1	1	
ADA IPV + VAN	AT LEAST 1 SPOT FOR EVERY 4 ADA SPOTS TO BE VAN ACCESSBLE	11-04-08-04-C-3			
ADA (STANDARD)	MIN. 2 STANDARD ADA SPOT REQ. FOR RANGE OF (26 - 50) TOTAL SPOTS, LESS 1 ADA EV SPOT (SEE BELOW)	11-04-08-04-A	1	1	
EV (STANDARD)	AT LEAST 20% OF TOTAL SPOTS, LESS 1 ADA EV SPOT (SEE BELOW)	11-04-08-06-A	8	8	
COMPACT	≤ 40% OF TOTAL	11-04-08-B-2-A	17	17	
STANDARD	NO MINIMUM		0	17	
TYPE	CALCULATION	CODE	REQUIRED / ALLOWABLE	PROVIDE	

010100

TYPE	PHASE 1 TOTAL	PHASE 2 TOTAL	OVERALL TOTAL
STANDARD	6	4	10
COMPACT	0	4	4
ADA	1	0	1
EV	2	2	4
TOTAL	9	10	19

STRUCTURED PARKING

STRUCTURED PAR	RKING		
TYPE	PHASE 1 TOTAL	PHASE 2 TOTAL	OVERALL TOTAL
STANDARD			7
COMPACT			13
ADA (VAN + EV)			- 1
EV			4
TOTAL			25

SIDEWALK REQUIREMENTS

PER DOWNTOWN BOKSE STREETSCAPE STANDARDS & SPECIFICATIONS MANUAL. THE STREETSCAPE ON 27TH STREET IS TO BE DESIGNED TO TYPE 3: URBAN CONCRETE "STANDARDS. THIS INCLUDES AN OF CONCRETE CURB ZONE. 4" WIDE FURNISHING ZONE. AND MINIMUM WIDE PEDESTRUM ZONE. THESE, SPACED BPY, 28"-32" APART ARE TO BE INSTALLED IN 4" X 8" TREE GRATES ADJACENT TO CURB.

THE STREETSCAPE ON FAIRVIEW IS TO CONFORM TO "TYPE 7: FAIRVIEW MAIN GREEN STREET" STANDARDS. THIS INCLUDES AN 8' PEDESTRIAN ZONE ADJACENT TO A BIORETENTION PLANTER WITH TREES SPACED APPX. 32 APART.

TRASH ROOM REQUIREMENTS

THE PROJECT WILL INCLUDE AN INTERNAL SOLID WASTE ROOM PER BOISE PUBLIC WORKS SOLID WASTE DESIGN STANDARDS (POLICY 1), DEC. 2022. THE ROOM SHALL BE SERVICED EXTERNAL TO THE BUILDING REVIELOPE AND DAHERE TO ALL NOTED DESIGN STANDARDS, INCLUDING MIN 15' OVERHEAD DOOR CLEARANCE. A STAGING AREA OF 20' X 9' IS PROVIDED BEYOND 8" PAVED ACCESS RAMP FOR STAGING AND SERVICING.

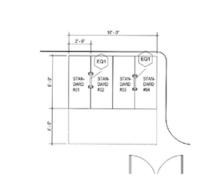
MULTIFAMILY DEVELOPMENTS OF 51-100 TOTAL DWELLING UNITS REQUIRE 400 SF PLUS 4 SF FOR EACH ADDITIONAL UNIT ABOVE 50 UNITS AND A 12 FT WIDE DOOR THEREFORE, A 600 SF SOLID WASTE ROOM NCLUDING RECYCLING SPACE IS REQUIRED FOR THE COMBINED 80 UNITS OF PHASE 1 & 2.



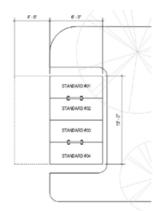






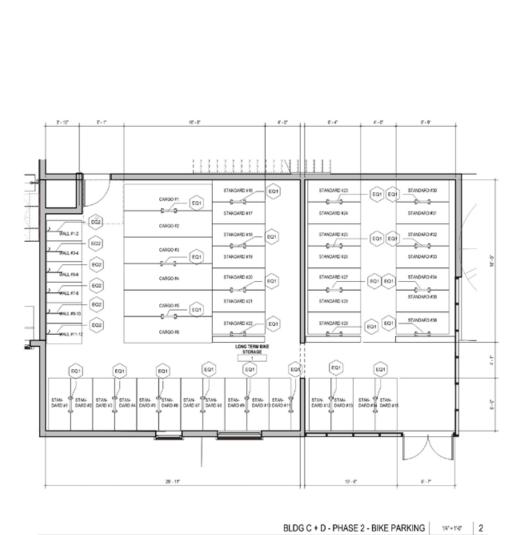


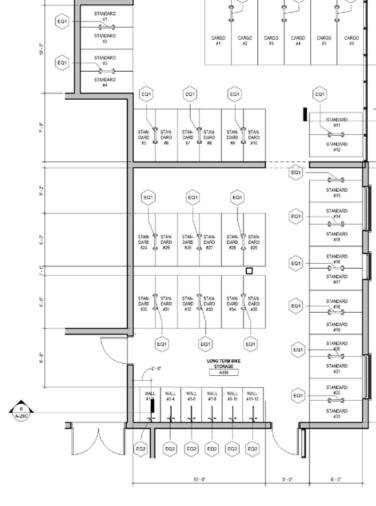
PHASE 2 - SHORT TERM BIKE PARKING 196" = 1747 4



BLDG A + B - PHASE 1 - BIKE PARKING 14" = 1"-0" 1

PHASE 1 - SHORT TERM BIKE PARKING | 147=1747 | 3





BIGTGLE PARKING - COL

PER 2019 CITY CODE OF BOISE CITY, IDAHO (ORD. 26-24, PASSED OCT. 1, 2024)

PHASE 1

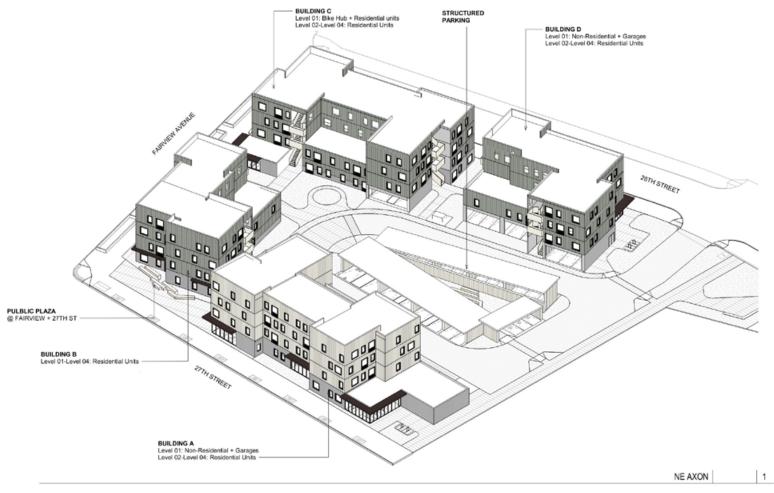
TYPE	SUB-TYPE	CALCULATION	CODE	TOTAL
SHORT TERM		1 SPACE / 10 DU	11-04-08-09-A	4 (4 REQ)
LONG TERM		1 SPACE / FIRST BED + .5 SPACE / EACH ADD, BED.	11-04-08-09-A	53 (53 REQ)
	STANDARD STALL (F x 2.5)	≥ 50%	11-04-08-09-8-6	35
	STANDARD CARGO (10' x 3')	MIN. 10% OF TOTAL	11-04-08-09-A-2	6
	WALL-HUNG STALL (# x 2)	≤ 25%	11-04-08-09-C-1	12

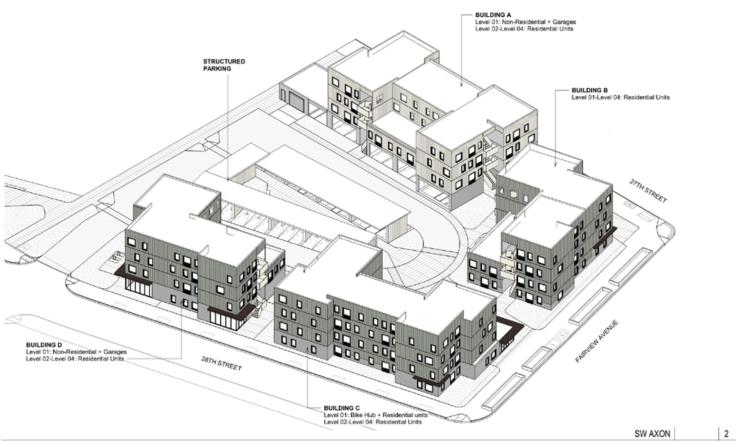
PHASE 2

TOROG Z				
TYPE	SUB-TYPE	CALCULATION	CODE	TOTAL
SHORT TERM		1 SPACE / 10 DU	11-04-08-09-A	4 (4 REQ)
LONG TERM		1 SPACE / FIRST BED + .5 SPACE / EACH ADD, BED.	11-04-08-09-A	54 (53 REQ)
	STANDARD STALL (6'x 2.5')	≥ 50%	11-04-08-09-8-6	38
	STANDARD CARGO (10" x 2")	MIN. 10% OF TOTAL	11-04-08-09-A-2	6
	WALL-HUNG STALL (4" x 2")	≤ 25%	11-04-08-09-C-1	12

BIYCLE PARKING - EQUIPMENT SCHEDULE

TAG	MANUFACTURER	RACK TYPE
EQ1	GROUND CONTROL SYSTEMS	RADIUS - U RACK
EQ 2	GROUND CONTROL SYSTEMS	OFFSET VR2 - VERTICAL BIKE PARKING





Overview

Building Heig	ght		ross Area			Units			
	Floor to		Interior			Exterior			
Overall Bldg	Floor		Non-Resi	Interior Resi	Enclosed Trash	Circulation	l		l .
Height	Height	Level	Gross Area (SF)	Gross Area (SF)	Gross Area (SF)	Gross Area (SF)	1 Bedroom	2 Bedroom	3 Bedroom
17	5'	Roof							
12"	10'	Level 04		4,830		630	2	4	
12"	10'	Level 03		4,830		630	2	3	
72"	10"	Level 02		6,120		330	- 4	3	
12"	12	Level 01	4,370		3,720				
			4.370	15,780	3,720	1,590	8	10	

por to por right Level		Interior Resi		Exterior Circulation			
		Gross Area (SF)	Gross Area (SF)		1 Bedroom	2 Bedroom	3 Bedroom
Roof							
Level 04		3,200		600	2	1	
Level 03		3,200		600	2	1	
Level 02		4,550		350	4	1	
Level 01		4.510	-		4	1	
		15,460	-	1,550	12	4	
r	Level 04 Level 03 Level 02	Level 04 Level 03 Level 02 Level 01	Level 04 - 3,200 Level 03 - 3,200 Level 02 - 4,550 Level 01 - 4,550	Level 04 - 3.200	Level 04 3,200 600	Unwi O4	Unwid 04

Fk				Gross Area			Units		
Overall Bldg Flo	loor to loor eight Li			Interior Resi	Enclosed Trash	Exterior Circulation Gross Area (SF)	1 Bedroom	2 Bedroom	3 Bedroom
5		toof							
10° 10°		evel 04 evel 03		4,840 4,840	-	650 650	2	4	
0 10		evel 02	-	6,090	-	360	4	3	_
0" 10"		evrel 01	1,440	4,460	810	-	4	1	

Building Height			Gross Area				Units		
	Floor to		Interior		Exterior Garage +	Exterior			
Overall Bldg	Floor		Non-Resi	Interior Resi	Enclosed Trash	Circulation	ı		l .
Height	Height	Level	Gross Area (SF)	Gross Area (SF)	Gross Area (SF)	Gross Area (SF)	1 Bedroom	2 Bedroom	3 Bedroom
17	5'	Roof							
12"	10"	Level 04		3,200		610	2	1	
12"	10"	Level 03		3,200		610	2	1	
72"	10"	Level 02		4.510		360	- 4	1	
12"	12'	Level 01	2,890		1,910				
	•		2,890	10,910	1,910	1,580	8	3	

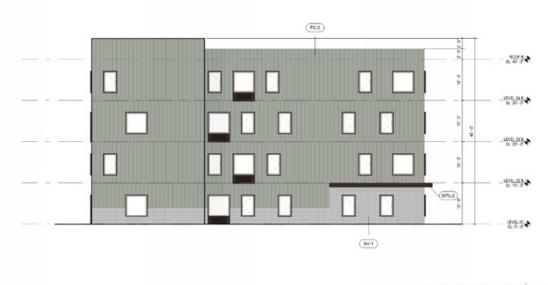
Building Hei	ght	Gross Area		
Overall Bldg Height	Floor to Floor Height	Level	Exterior Garage Gross Area (SF)	
8'-12"	8-12"	Level 01	5,510	
			5,515	







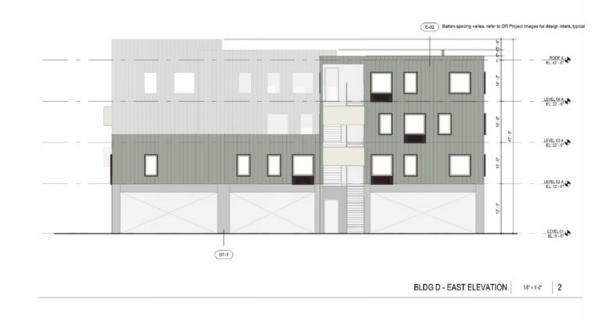


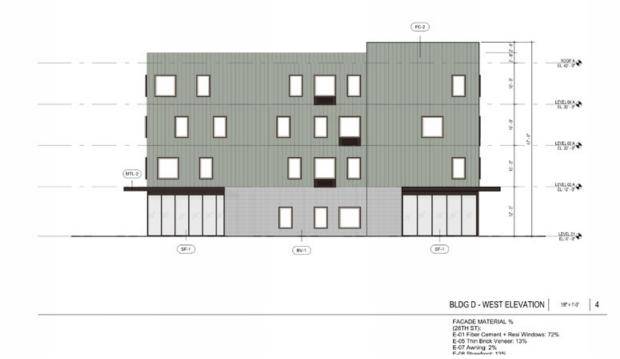


BLDG B - SOUTH ELEVATION 18'-14' 3

(FAIRVIEW): E-02 Fiber Cement + Resi Windows: 869 E-05 Thin Brick Veneer: 14% E-07 Awning





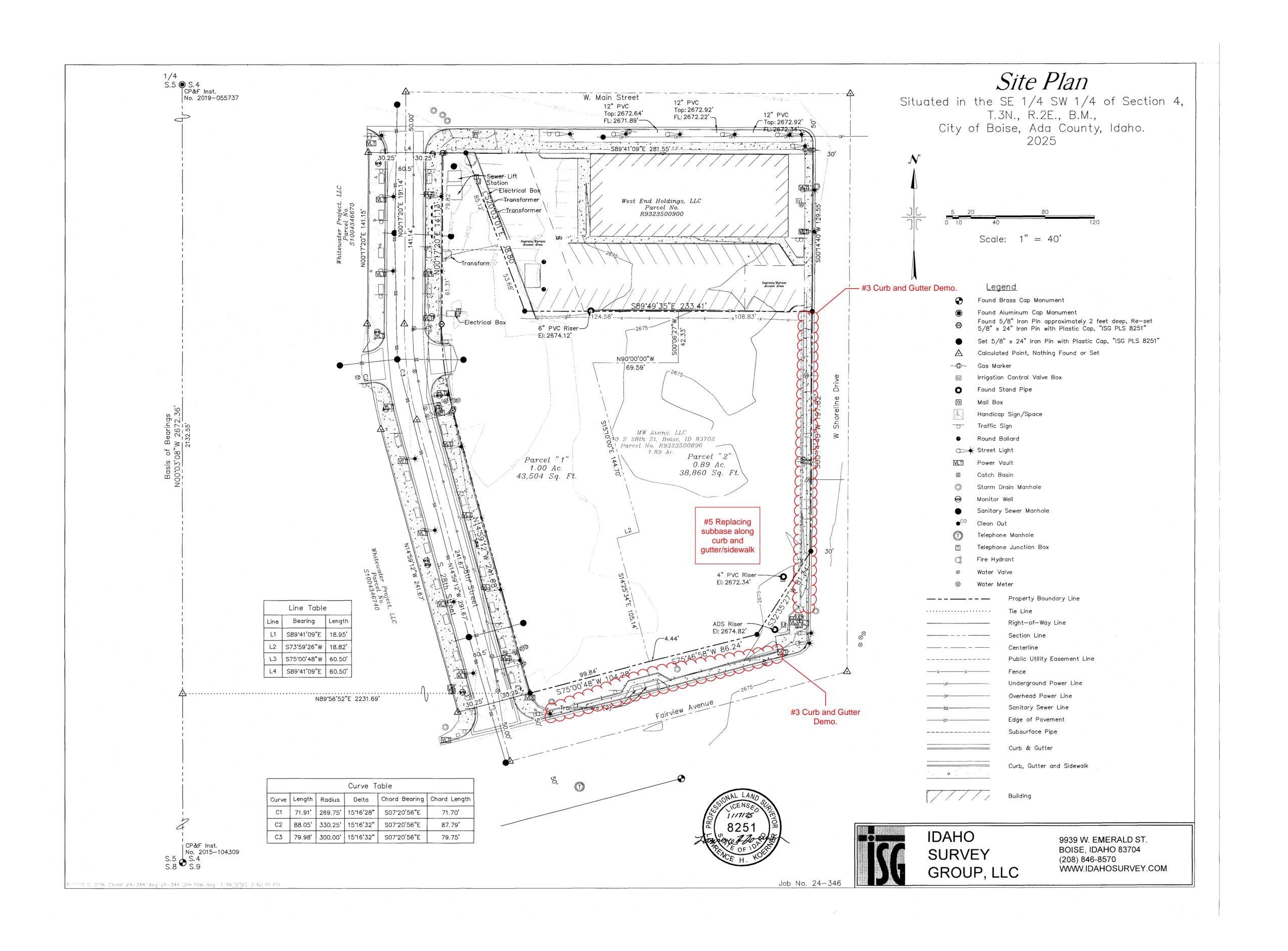






BLDG D - SOUTH ELEVATION 18"=1"0" 3

Attachment #3 – Improvement Plans



West of West

110 SE MAIN ST.
SUITE 300
PORTLAND, OR 97214

672 S LA FAYETTE PARK PL.
SUITE 29
LOS ANGELES, CA 90057

LICENSED ARCHITECT AR-987168 CLAYTON TAYLOR STATE OF IDAHO

WWW.WESTOFWEST.COM

PROJECT
FINCH
170 S 28TH STREET
BOISE, ID 83702

CLIENT FINCH I, LLC 1100 W IDAHO ST. SUITE 630 BOISE, ID 83702 208-805-0564

CIVIL ENGINEER
NASLAND ENGINEERING
1109 W MAIN ST.
SUITE 660
BOISE, ID 83702

LANDSCAPE ARCHITECT STACK ROCK GROUP 404 S 8TH STREET SUITE 300 A1 BOISE, ID 83702

MEP ENGINEER
DC ENGINEERING
440 E CORPORATE DR
MERIDIAN, ID 83642

STRUCTURAL ENGINEER
ALLY STRUCTURAL
CONSULTING LLC
208-949-5993

90% CDs/ GMP April 25, 2025

REV DATE ISSUE

SITE

SURVEY

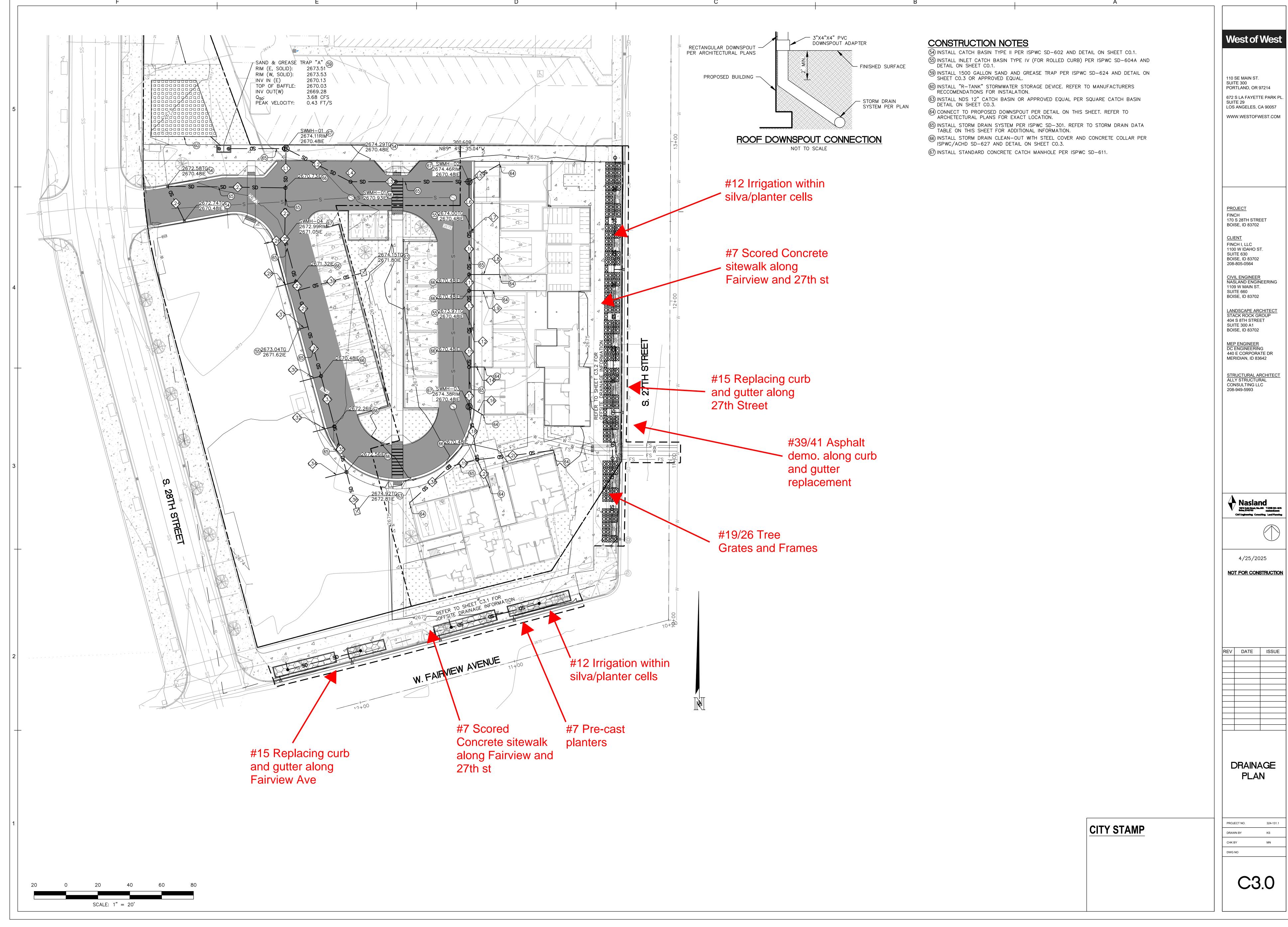
CITY STAMP

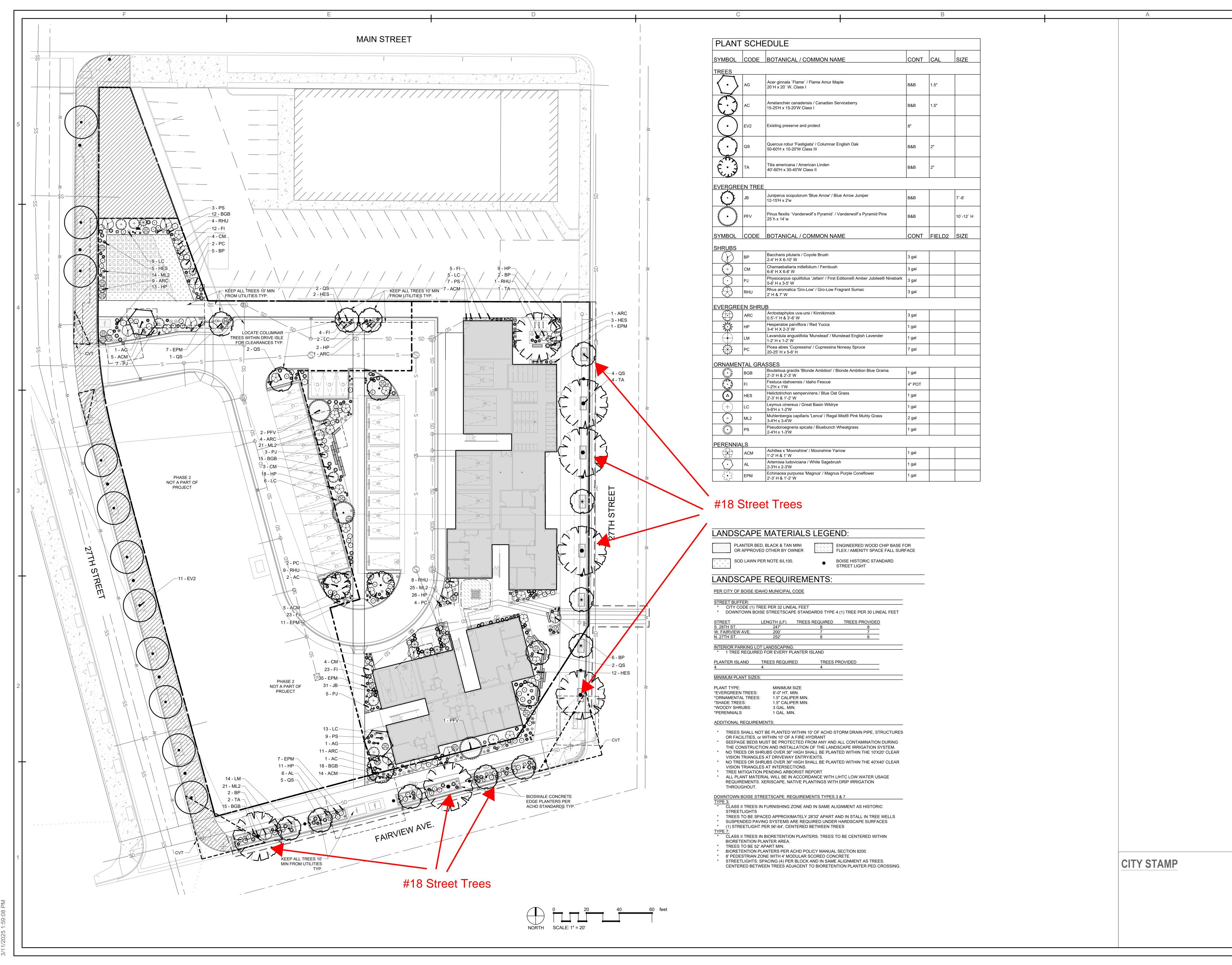
PROJECT NO.

DRAWN BY

CHK BY

G-005





West of West

110 SE MAIN ST. SUITE 300 PORTLAND, OR 97214 672 S LA FAYETTE PARK PL. SUITE 29 LOS ANGELES, CA 90057

WWW.WESTOFWEST.COM

PROJECT
FINCH
170 S 28TH STREET

CLIENT FINCH I, LLC 1100 W IDAHO ST. SUITE 630 BOISE, ID 83702 208-805-0564

BOISE, ID 83702

CIVIL ENGINEER
NASLAND ENGINEERING
1109 W MAIN ST.
SUITE 660
BOISE ID 83702

SUITE 300 A1

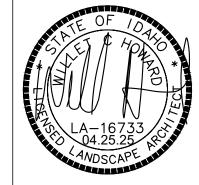
BOISE, ID 83702

BOISE, ID 83702

LANDSCAPE ARCHITECT
STACK ROCK GROUP
404 S 8TH STREET

MEP ENGINEER
DC ENGINEERING
440 E CORPORATE DR
MERIDIAN, ID 83642

STRUCTURAL ARCHITECT ALLY STRUCTURAL CONSULTING LLC 208-949-5993





NOT FOR CONSTRUCTION

90% CONSTRUCTION DOCUMENTS, GPM April 25, 2025

REV DATE ISSUE

LANDSCAPE PLANTING PLAN

24-3143

PROJECT NO.

DRAWN BY

DWG NO

L-300

DWELLING UNITS

PHASE I

PHASE I			PHASE II		
TYPE	UNIT#	%	TYPE	UNIT#	%
1 BED	20	50%	1 BED	20	50%
2 BED	14	35%	2 BED	14	35%
3 BED	6	15%	3 BED	6	15%
TOTAL	40		TOTAL	40	

BICYCLE PARKING

PER 2019 CITY CODE OF BOISE CITY, IDAHO (ORD. 26-24, PASSED OCT. 1, 2024) SEE DR.A1.05 FOR ENLARGED LAYOUT, DIMENSIONS, + EQUIPMENT SPECS

PHASE 1

THAGET				
TYPE	SUB-TYPE	CALCULATION	CODE	TOTAL
SHORT TERM		1 SPACE / 10 DU	11-04-08-09-A	4
LONG TERM		1 SPACE / FIRST BED + .5 SPACE / EACH ADD. BED.	11-04-08-09-A	53
	STANDARD STALL (6' x 2.5')	<u>></u> 50%	11-04-08-09-B-6	35
	STANDARD CARGO (10' x 3')	MIN. 10% OF TOTAL	11-04-08-09-A-2	6
	WALL-HUNG STALL (4' x 2')	<u><</u> 25%	11-04-08-09-C-1	12

PHASE 2

SHORT TERM

BIKE PARKING

PROPOSED (N) HYDRANT

CURE CUT REMOVED

EXISTING TRAFFIC LIGHT

#21 Historic Street Light

LF11

SIDEWALK (UPGRADE

LONG TERM BIKE

STORAGE

LONG TERM BIKE STORAGE

GYM

OFFICE

PHASE Z				
TYPE	SUB-TYPE	CALCULATION	CODE	TOTAL
SHORT TERM		1 SPACE / 10 DU	11-04-08-09-A	4
LONG TERM		1 SPACE / FIRST BED + .5 SPACE / EACH ADD. BED.	11-04-08-09-A	54
	STANDARD STALL (6' x 2.5')	<u>≥</u> 50%	11-04-08-09-B-6	36
	STANDARD CARGO (10' x 3')	MIN. 10% OF TOTAL	11-04-08-09-A-2	6
	WALL-HUNG STALL (4' x 2')	<u><</u> 25%	11-04-08-09-C-1	12

VEHICLE PARKING

PER 2019 CITY CODE OF BOISE CITY, IDAHO (ORD. 26-24, PASSED OCT. 1, 2024)

PHASE 1 & 2 OVERALL

TOTAL SPOTS	NO MINIMUM			48	
ADA (VAN ACCESSIBLE)	AT LEAST 1 SPOT FOR EVERY 6 ADA SPOTS TO BE VAN ACCESSIBLE	11-04-08-04-C-3	1	1	
ADA (STANDARD)	MIN. 2 STANDARD ADA SPOT REQ. FOR RANGE OF (26 - 50) TOTAL SPOTS, LESS 1 ADA EV SPOT (SEE BELOW)	11-04-08-04-A	1	1	
COMPACT	≤ 40% OF TOTAL	11-04-08-B-2-A	19	19	
STANDARD	NO MINIMUM		0	27	
TYPE	CALCULATION	CODE	REQUIRED / ALLOWABLE	PROVIDED	
PHASE 1 & 2 OV	PHASE 1 & 2 OVERALL				

GARAGE

GARAGE			
TYPE	PHASE 1 TOTAL	PHASE 2 TOTAL	OVERALL TOTAL
STANDARD	7	6	13
COMPACT	2	5	7
ADA	1	0	1
TOTAL	10	11	21

STRUCTURED PARKING

STRUCTURED PARKING				
TYPE	PHASE 1 TOTAL	PHASE 2 TOTAL	OVERALL TOTAL	
STANDARD	14	0	14	
COMPACT	12	0	12	
ADA (VAN + EV)	1	0	1	
TOTAL	27	0	27	

SIDEWALK REQUIREMENTS

PER DOWNTOWN BOISE STREETSCAPE STANDARDS & SPECIFICATIONS MANUAL, THE STREETSCAPE ON 27TH STREET IS TO BE DESIGNED TO "TYPE 3: URBAN CONCRETE" STANDARDS. THIS INCLUDES AN 8" CONCRETE CURB ZONE, 4' WIDE FURNISHING ZONE, AND MINIMUM 8' WIDE PEDESTRIAN ZONE. TREES, SPACED APPX. 28'-32' APART ARE TO BE INSTALLED IN 4' X 8' TREE GRATES ADJACENT TO CURB.

THE STREETSCAPE ON FAIRVIEW IS TO CONFORM TO "TYPE 7: FAIRVIEW-MAIN GREEN STREET" STANDARDS. THIS INCLUDES AN 8' PEDESTRIAN ZONE ADJACENT TO A BIORETENTION PLANTER WITH TREES SPACED APPX. 52' APART.

TRASH ROOM REQUIREMENTS

THE PROJECT WILL INCLUDE AN INTERNAL SOLID WASTE ROOM PER BOISE PUBLIC WORKS SOLID WASTE DESIGN STANDARDS (POLICY 1), DEC. 2022. THE ROOM SHALL BE SERVICED EXTERNAL TO THE BUILDING ENVELOPE AND ADHERE TO ALL NOTED DESIGN STANDARDS, INCLUDING **MIN** 15' OVERHEAD DOOR CLEARANCE. A STAGING AREA OF 20' X 9' IS PROVIDED BEYOND 8' PAVED ACCESS RAMP FOR STAGING AND SERVICING.

MULTIFAMILY DEVELOPMENTS OF 51-100 TOTAL DWELLING UNITS REQUIRE 480 SF PLUS 4 SF FOR EACH ADDITIONAL UNIT ABOVE 50 UNITS AND A 12 FT WIDE DOOR. THEREFORE, A 600 SF SOLID WASTE ROOM INCLUDING RECYCLING SPACE IS REQUIRED FOR THE COMBINED 80 UNITS OF PHASE 1 & 2.

West of West

SUITE 300 PORTLAND, OR 97214 672 S LA FAYETTE PARK PL. SUITE 29 LOS ANGELES, CA 90057

WWW.WESTOFWEST.COM

110 SE MAIN ST.



PROJECT FINCH

170 S 28TH STREET BOISE, ID 83702 <u>CLIENT</u> FINCH I, LLC

SUITE 630 BOISE, ID 83702 208-805-0564 <u>CIVIL ENGINEER</u> NASLAND ENGINEERING

1100 W IDAHO ST.

1109 W MAIN ST. SUITE 660 BOISE, ID 83702 LANDSCAPE ARCHITECT STACK ROCK GROUP

SUITE 300 A1 BOISE, ID 83702 MEP ENGINEER
DC ENGINEERING

404 S 8TH STREET

440 E CORPORATE DR MERIDIAN, ID 83642

STRUCTURAL ENGINEER CONSULTING LLC 208-949-5993



90% CDs/ GMP April 25, 2025

REV DATE ISSUE

SITE PLAN

CITY STAMP

A-050

CITY OF BOISE

LIFT STATION

(E) HYDRANT

EXISTING

DRIVE ENTRY/EXIT NEXISTING SIDEWALK (NO NEW WORK)

DRIVE LOOP

PROPOSED TRANSFORMER LOCATION

EXISTING STREET LIGHT

ŤRĂSĚ 🔇

-AREA

SERVICING

22' - 0"

PROPOSED

TRANSFORMER

LOCATION, SEE CIVIL AND /

LANDSCAPE

BOLLARD

4% MAX.-

SLOPE

. TRASH & -

RECYCLING



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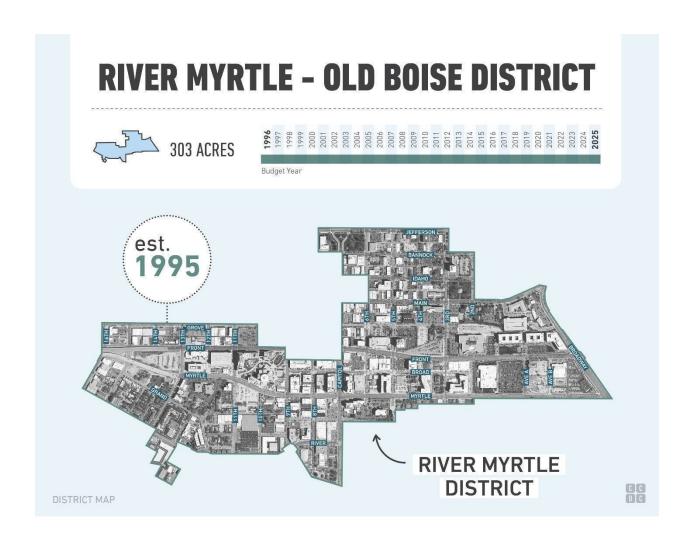
DATE: August 11, 2025

TO: Latonia Haney Keith, Chair

Board of Commissioners

FM: John Brunelle, Executive Director

RE: CCDC Monthly Report





1201 W. Grove St. - The Broadstone Saratoga - PP Type 4:

A 334-unit, mixed-use development with 377 parking spaces and ground-floor retail. With \$100 million in total development costs, the Agency expects to reimburse \$1.9 million for alley improvements, streetscapes, and utility work. The project coordinates overlapping public improvements with the Rebuild Linen Blocks on Grove Street capital project between 12th and 13th Streets. The Board approved the Type 4 Capital Improvement Project Coordination participation agreement in June 2023, and construction is expected to be complete in August. *Project Lead: Corrie Brending*

705 S. 8th St. - South 8th Street and Greenbelt Site Improvements - PP Type 4: A partnership with the City of Boise to assist with Greenbelt realignment, public right-of-way improvements, and upgrades to optimize connectivity, circulation, and safety adjacent the Greenbelt. The Board designated the project on August 14, 2023, and approved the final Type 4 agreement on July 16, 2024. Construction of the eligible public improvements are underway. The Board approved an amendment in May to increase the reimbursement obligation and adjust the schedule milestones and term of the agreement. *Project Lead: Amy Fimbel*

Infrastructure

River Myrtle - Old Boise Closeout Inventory and Analysis:

This project identified locations where streetscape infrastructure

repairs or upgrades are needed to address minor deficiencies, deterioration, or hazards within the streetscapes of existing rights-of-way. CCDC contracted with Stack Rock Group to perform the district-wide assessment of current conditions and identify locations needing improvements. Sites identified through this effort will be prioritized to inform the programming of closeout project work prior to RMOB sunset as schedule and budget permit. *Project Lead: Zach Piepmeyer*

3rd Street Streetscape Improvements – Front Street to Jefferson Street: This project will make streetscape improvements and road intersection adjustments to 3rd Street and Main Street to improve the safety and functionality of the rights-of-way for pedestrians, cyclists, and vehicles. The design will be coordinated with ACHD's Bannock Street Neighborhood Bikeway project. Jensen Belts Associates was selected through a competitive RFQ process and is under contract to provide a topographic survey, schematic design, design review approval, construction documents, and construction administration. The project received City of Boise Design Review approval in March 2024, and the design team has completed construction documents and permitting. Guho Corp. has been contracted with for pre-construction and construction services. Construction began in December 2024 and will be completed in September 2025. Rebuilding of 3rd Street between Main and Grove Streets, including the raised intersection and urban streetscape elements, is complete and reopened for pedestrian and vehicular traffic. Work is now focused on 3rd Street north of Main Street to Jefferson Street. *Project Lead: Toby Norton*

Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street: This project includes streetscape improvements designed to improve safety and accessibility, featuring a pedestrian crossing at Fulton Street, the replacement of existing non-compliant facilities with ADA compliant ones and the overall reconstruction of streetscapes that meet the City of Boise's Streetscape Standards. These improvements will advance the safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles. The Land Group serves as Design Professional and Guho Corp. as the approved CM/GC. Construction crews have transitioned to the east side of the roadway, to complete the replacement of the geothermal line and continued construction of the bioretention basins. The reconstruction of the River Street Intersection is now complete and is open to both vehicle and pedestrian traffic. Construction began on October 31 with

PARTICIPATION PROGRAM

Type 1: One-time assistance. Reimbursements up to \$200k for eligible expenses. Developer-matched.

Type 2: General assistance. Reimbursed by project-generated tax increment revenue. Scorecard dependent.

Type 3: Transformative Assistance. Large-scale or unproven projects. Often includes public parking. \$6 private to \$1 public minimum investment required.

Type 4: Capital Improvement Coordination. Most often used for public/public projects.

Type 5: Disposition of CCDC-owned property.



substantial completion targeted for September 2025, aligning with the closure of the River Myrtle-Old Boise District. *Project Lead: Megan Pape*

504 W. Main St. – 5th & Main Streetscape Improvements – PP Type 1: The Agency received a Type 1 application from Pacific Commercial Property Management, LLC for streetscape improvements at the corner of 5th Street and Main Street. The Downtown Streetscape Standards identify this section of downtown as an Urban Brick Streetscape, where significant attention is given to the aesthetic quality of the pedestrian environment. Plans from the property owner include replacing the landscaping area with brick pavers, making minor irrigation repairs, and adding metal edging and landscape rock to the three existing trees. With these improvements, this block will match the surrounding streetscapes. The Board approved the Type 1 Agreement at the May 12, 2025, meeting, the public improvements are complete, and reimbursement has been issued. *Project Lead: Kassi Brown*

Mobility

Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue: As identified in the 2022 City of Boise Pathway Master Plan and the 2020 Old Boise Blocks Visioning Report, this project includes the construction of a non-motorized, multi-use pathway generally aligned with the Grove Street corridor. The Pathway provides a continuous east-west connection beginning at the recently installed enhanced pedestrian crossing at Broadway Avenue and terminating at 3rd Street. In summer 2024 CCDC initiated and completed acquisition of the necessary permanent and temporary easements needed to facilitate construction. The Land Group was designated as the Design Professional of Record, and Wright Brothers, The Building Company, Eagle LLC was awarded the construction contract through a two-step prequalification process, with Board approval granted at the August 28 Board meeting. Construction began in December 2024. Since mobilization, the retaining walls along both sides of the pathway have been completed. The work spanning from Broadway, past the Ronald McDonald House, and along the northern face of the St Luke's parking garage is also now complete. Construction crews are scheduled to begin concrete pathway pours in the coming weeks. Substantial Completion is anticipated by the end of September 2025, in alignment with the closure of the River Myrtle-Old Boise District. *Project Lead: Megan Pape*

Place Making

Rebuild Linen Blocks on Grove Street: This project will catalyze infrastructure improvements on Grove Street between 10th and 16th Streets. CCDC conducted an inclusive, community-driven visioning process for the project from September 2020 to June 2021. The process included a series of stakeholder visioning meetings and public surveys and resulted in a final visioning document. GGLO led the design effort and Guho Corp. is the Construction Manager/General Contractor (CM/GC). Guho started construction in June 2023 and has since completed the improvements on Grove Street between 9th Street and 15th Street. On January 6, 2025, Guho started improvements to the last remaining block of Grove Street – 15th Street to 16th Street. *Project Lead: Amy Fimbel*

521 W. Grove St. - Public Space: This project will develop an Agency-owned parcel at 521 W. Grove St. into a public space that celebrates the neighborhood's multicultural history, provides additional event space to support street festivals on the adjacent Basque Block, and catalyzes placemaking with adjacent private investment and overall neighborhood investment strategy. This project is in collaboration with Boise Parks Department, which will assume ownership, operation, and maintenance.

A design team was selected through an RFQ process. CCDC received Board approval for the selection of the design team in October 2022. A CM/GC was selected through an RFQ process, and the selection was approved by the Board in December 2022. Agency issued a public programming survey for the project in January 2023. The results were analyzed to prepare concepts for the design alternatives public open house, which occurred in April 2023 to gather feedback on the designs. The feedback was analyzed to produce a preferred design. The project was presented to the Parks Commission in November 2023, City Council in December 2023 and received Design Review approval in March 2024. Agency is coordinating with City of Boise Arts & History department on the art package and the design team completed construction documents in October 2024. A groundbreaking ceremony was held on January 22, 2025, where the park name was revealed as Kaixo Corner, the Basque word for 'hello'. Construction began on January 27, 2025, and was completed for the ribbon cutting event on July 28, in time for the Jaialdi celebration. CCDC and



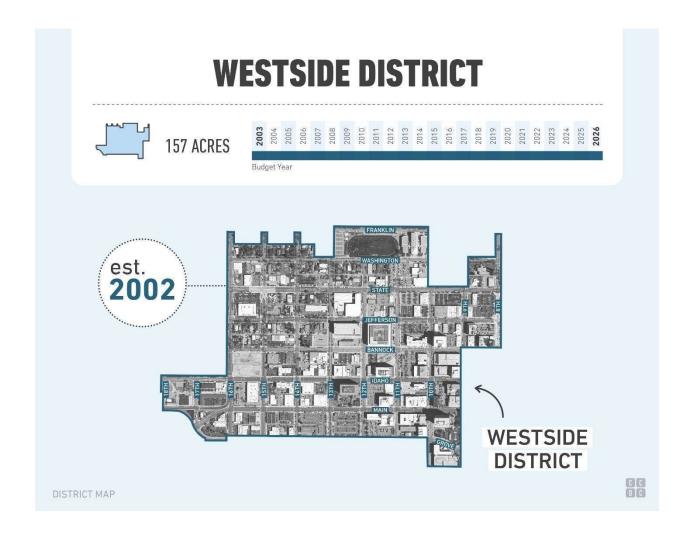
City of Boise Department of Arts and History provided over 100 hours of volunteer time to assist the artists in finishing the installation of their artwork. The park is now open to the public and provides a much-needed public space in the downtown core. *Project Lead: Toby Norton*

Special Projects

RMOB Public Art - City of Boise Broad Street Sculpture - PP Type 4: The Arts & History Commission approved the design in October 2020. CCDC supported the project through funding and involvement in the selection process. Fabrication of the sculpture is complete, and Boise City Department of Arts & History is storing the sculpture until the completion of the Ovation Apartments to avoid potential damage to the sculpture. *Project Lead: Megan Pape*

RMOB Public Art - Downtown Traffic Box Art - PP Type 4: Boise City Department of Arts & History has requested assistance to re-wrap traffic boxes that need replacement. There were fifteen traffic boxes in the River Myrtle-Old Boise District that required replacement. The project was designated as eligible for Type 4 Capital Project Coordination Assistance at the October 2023 Board Meeting. The final agreement was approved by the Board in December 2023. Boise City Department of Arts & History applied for and was eligible for a reimbursement of \$29,031.00 in October 2024. *Project Lead: Megan Pape*

RMOB Public Art - Deferred Maintenance - PP Type 4: Boise City Department of Arts & History has requested assistance to repair two public art installations in the River Myrtle-Old Boise District. The projects were designated as eligible for Type 4 Capital Project Coordination Assistance at the October 2023 Board Meeting. The final agreement was approved by the Board in April 2024. Boise City Department of Arts & History applied for and was eligible for a reimbursement of \$2,900 for the River Myrtle-Old Boise District in July 2025. *Project Lead: Megan Pape*





1010 W. Jefferson St. – Commercial Space and Public Parking Facility: At the December 2024 meeting, the Agency presented to the Board the opportunity to redevelop 1010 W. Jefferson St. into a multipurpose parking facility with 300-500 parking stalls and active ground floor uses. In January, the Agency completed a Request for Qualifications (RFQ) process and selected KPFF, Inc. to provide design services and the Board approved Task Order 2 with KPFF, Inc. in February to commence work on schematic design. In March, the Board approved the CM/GC ranking to contract with Okland for preconstruction services. The Agency is also consulting with its Municipal Advisor to create a preliminary financial plan for the project and is creating plans for disposition of commercial ground floor space. The project will be on the City of Boise Design Review Commission's agenda for its August 13, 2025, meeting. The Agency expects bringing Task Order 4 with KPFF, Inc. to the Board following Design Review approval or conditional approval. *Project Lead: Alexandra Monjar*

1010 W. Jefferson St. – Existing Facilities: The Agency converted the parking lots on each side of the building to public parking, with a \$5 flat fee and a payment system through ParkMobile. In October 2024, the parking rate was increased to \$8/day to address demand and bring pricing in line with other paid parking facilities in the vicinity. The Car Park manages the lot. Agency continues to coordinate with adjacent YMCA construction project to the north of the 1010 building. *Project Lead: Aaron Nelson*

1111 W. State St. (Agency Owned Property): Formerly known as Block 69 North, this half-block parcel was acquired by the Agency through a land exchange with the YMCA in September 2024. Prior to the exchange, the previous owner cleared the property of all improvements. The property is currently vacant, and the Agency is using the property as a construction staging area in support of multiple Agency Capital Improvements Projects throughout downtown. Project Lead: Aaron Nelson

1522 W. State St. - 16th & State - PP Type 2: This seven-story mixed-use building with 104 residential units and 1,600 square feet of ground-floor retail on the site of an old gas station includes workforce housing with 38 units reserved for rent-restricted, income-qualified residents. Public improvements eligible for CCDC reimbursement include streetscapes along 16th and State Streets. Utility upgrades include water line relocations and stormwater management infrastructure. Total Development Costs are estimated at \$25 million, and Eligible Expenses at \$657,655. The project is requesting the use of CIP funds dedicated to housing developments that are to be completed before the expiration of the Westside District. The Board approved the final agreement in March 2023, and construction is underway. *Project Lead: Corrie Brending*

821 W. State St. – Idaho Wheat Commission – PP Type 1: The Agency received a Type 1 application from the Idaho State Building Authority for a four story, mixed-use building which will replace the Idaho Wheat Commissions existing office building and provide space for additional tenants. Public improvements include new sidewalks, trees, silva cell system, streetlights, and bike racks. The Board designated the project at the June 9, 2025, meeting and the Agency will present a final agreement for approval at the August 11, 2025, meeting. *Project Lead: Kassi Brown*

Infrastructure

Bannock Street Streetscape Improvements - 12th Street to 16th Street: This project will make streetscape improvements on both sides of Bannock Street between 12th Street and 16th Street to improve connectivity for all modes of travel from the West Downtown neighborhood into downtown. The design aligns with ACHD's Bannock Street Neighborhood Concept. To maximize public investment, the Agency has entered into an Interagency Agreement with ACHD to include ACHD's planned pavement rehabilitation and the replacement of the underground Boise City Canal Bridge crossing on Bannock east of 14th in the project scope. CSHQA is leading the design effort and McAlvain Construction is the Construction Manager/General Contractor (CM/GC). The Board approved the contract amendment for construction at the December 2024 Board meeting and construction started January 2025. *Project Lead: Amy Fimbel*

Mobility

8th Street Improvements, State Street to Franklin Street: This project will increase mobility options and improve safety for cyclists and pedestrians between the North End Neighborhood and Boise State



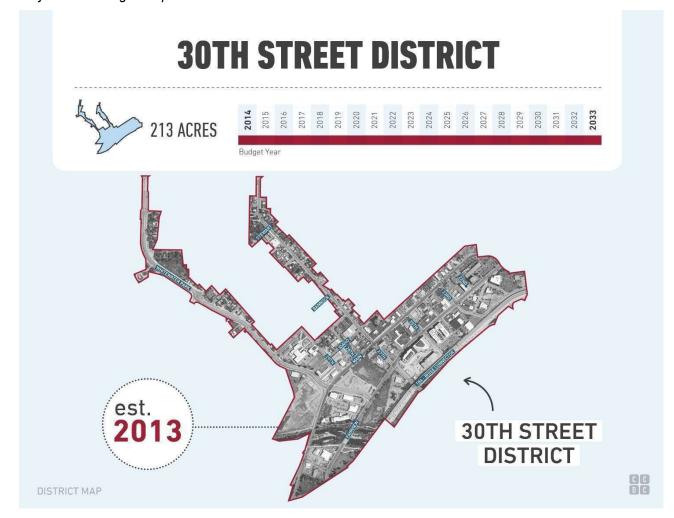
University. The proposed 8th Street bike facilities will connect to a future east west ACHD Franklin Street Bikeway.

CCDC's project will underground overhead power and telecommunication lines and make streetscape and transit improvements between State and Franklin streets. Kittelson & Associates led the design effort and McAlvain Construction is the Construction Manager/General Contractor (CM/GC). The Board approved the contract amendment for construction at the December 2024 Board meeting and construction started January 2025. 8th Street between State Street and Washington Street reopened in July, and improvements to 8th Street between Washington Street to Franklin Street will be complete by October 2025. *Project Lead: Amy Fimbel*

Special Projects

Westside Public Art - Downtown Traffic Box Art - PP Type 4: Boise City Department of Arts & History requested assistance to re-wrap traffic boxes that need replacement. There are seventeen traffic boxes in the Westside District that need replacement. The project was designated as eligible for Type 4 Capital Project Coordination Assistance at the October 2023 Board Meeting. The final agreement was approved by the Board in December 2023. *Project Lead: Megan Pape*

Westside Public Art - Deferred Maintenance - PP Type 4: Boise City Department of Arts & History has requested assistance to repair two public art installations in the Westside District. The project was designated as eligible for Type 4 Capital Project Coordination Assistance at the October 2023 Board Meeting. The final agreement was approved by the Board in April 2024. Boise City Department of Arts & History applied for and was eligible for a reimbursement of \$38,304 for the Westside District in July 2025 *Project Lead: Megan Pape*





2618 W. Fairview Ave. - LOCAL Fairview - PP Type 2: Subtext plans to construct this seven-story, 271-unit, mixed-use project. The development will have approximately 8,500 square feet of ground floor commercial space with the existing Capri Restaurant retained and incorporated into the design. The public improvements eligible for CCDC reimbursement include streetscapes along Fairview Avenue and 27th Street. Utility upgrades and expansion work include upgrading and undergrounding power, new underground fiber, and phone lines, and expanding the sewer mainline. Total Development Costs are estimated at \$81 million, and Eligible Expenses at \$1.2 million. The Board approved a final agreement in April 2023. *Project Lead: Corrie Brending*

114 N. 23rd St. - New Path 2 - PP Type 3: This second phase of New Path, a permanent supportive housing development, is comprised of 96 multi-family units and space for ancillary support services. This project is being developed by Pacific West Communities, Inc. with Low-Income Housing Tax Credits (LIHTC) and support from the City of Boise. This development will provide housing for individuals and couples who are exiting homelessness or facing homelessness and earning less than 60% of the area median income for Ada County, though residents will be earning substantially below this. There is an estimated \$250,000 in eligible expenses for streetscape and public utility upgrades. The Board approved a final agreement in October 2023, and construction of New Path 2 began in October 2024. *Project Lead: Corrie Brending*

170 S. 28th St. - Finch – PP Type 1: Roundhouse: The Agency received an application for Type 1 assistance from Roundhouse Affordable for a 40-unit affordable housing development that consists of two four-story, wood-frame walk-up residential buildings. The Finch is a Low-Income Housing Tax Credit (LIHTC) project that includes a mix of unit types and affordability levels ranging from 30% to 60% AMI, with 10% of units at market rate. Public improvements will include new scored concrete sidewalks, silva cells, street trees, and historic streetlights along W. Fairview Avenue and S. 27th Street. The Board will consider the project for designation at the August 11, 2025, meeting. *Project Lead: Corrie Brending*

Infrastructure

West End Water Renewal Infrastructure - PP Type 4: The City of Boise is undertaking construction of a new lift station and pressure discharge pipe needed to serve multiple incoming mixed-use developments in the 27th Street and Fairview Avenue area. These improvements will provide the backbone to replace miles of substandard gravity sewer lines as further development happens at the western end of the 30th Street District. The city has requested a 50/50 cost share for funding this important project and CCDC has committed approximately \$1.6 million. The Board approved the final agreement in April 2023. An amendment to extend the agreement is required due to delays in receiving materials for the project. The anticipated completion of the project is September 2025. *Project Lead: Corrie Brending*

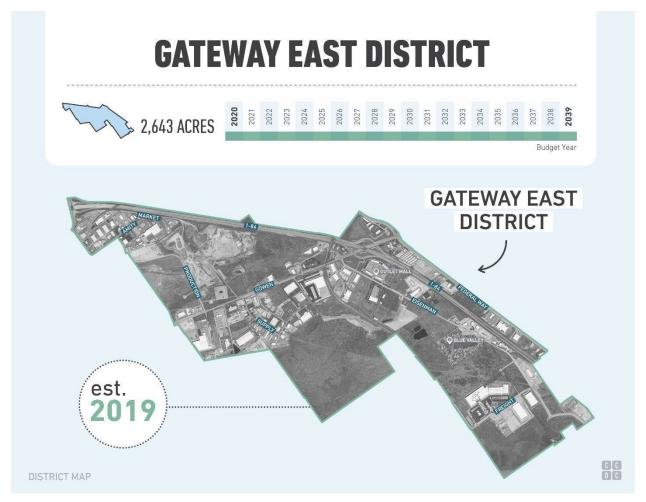




1025 S. Capitol Blvd. – Capitol Campus: J. Fisher Companies plans to construct a two-phase project on property owned by the City of Boise and Boise State University. The project is to include mixed use affordable housing, structured parking, office space, and a hotel. The J. Fisher team has been working with the agency on a Type 3 Participation Program application. They have submitted a draft application and are preparing additional requested materials. J. Fisher Companies presented the project during a work session on April 14th. Once the application is complete and the project has received design review approval from the City of Boise, it can be brought to the Board for designation. *Project Lead: Corrie Brending*

15th and 16th Streets Corridor Public Investment and Redevelopment Study: The Agency has engaged with GGLO to study redevelopment opportunities that could be made possible by potential traffic reconfigurations along the 15th and 16th Street corridors, including reestablishing an urban street grid. This study will also assess public and private investment opportunities. *Project Lead: Kassi Brown, Alexandra Monjar*



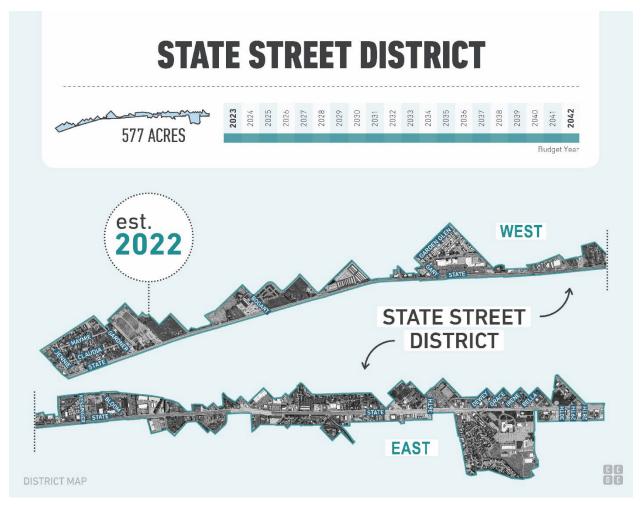


2392 E. WinCo Ct. - Eastport Logistics - PP Type 4: Eastport Logistics is a 44-acre Industrial development project located in the Gateway East District at 2392 East WinCo Court. The planned uses are a mix of warehouse, distribution, and manufacturing for a total of approximately 687,000 square feet between four buildings, and approximately 800 on-site parking stalls with 90 of those stalls for truck/trailer parking. The developer, Lincoln Property Company, estimates total development costs will be \$101,500,000. Lincoln Property Company has requested assistance under the Type 4 Program for the nearly \$8.7 million of public utility and roadway infrastructure planned for the project. The Board approved the Type 4 Designation in October 2024, and construction is underway. *Project Lead: Corrie Brending*

951 E. Gowen Rd. - Red River Logistics and Commerce Centers - PP Type 2: The Board approved an Agreement to participate in the extension and public dedication of Production Street and associated utility and streetscape improvements. This street extension is included in the Gateway East District Plan and will open opportunities for additional development on adjacent vacant parcels. Construction of the structures is complete, and the project is awaiting acceptance of the new street by ACHD. *Project Lead: Corrie Brending*

2500 W. Freight St. - Boise Gateway 3 - PP Type 2: In December 2022, the Board designated this Boyer Company project to receive Type 2 Participation assistance for utility and roadway improvements. The project is a 185,000 square foot speculative warehouse building designed to accommodate up to four tenants per lot bound by Eisenman Road, WinCo Court, and Freight Street. The agreement was approved by the Board in February 2024 and includes the option for the developer to construct an additional building on the site within the term of the agreement to further catalyze development in Gateway East. An amendment was approved by the Board in October to include Building 4 in the agreement with expected completion in March of 2026. *Project Lead: Corrie Brending*





2426 N. Arthur St. - Wilson Station - PP Type 3: Wilson Station is a mixed-use, affordable housing development comprised of 102 multi-family units and ground floor commercial space intended to be a day care. This project is being developed by Pacific West Communities, Inc. with Low-Income Housing Tax Credits (LIHTC) and the City of Boise's Housing Land Trust. This unique model allows the developer to enter a below market long-term lease with the City of Boise, which owns the underlying land. With this financial structure the project can maintain affordable rental rates for residents earning 30%-80% of the Area Median Income. There is an estimated \$860,000 in eligible expenses for streetscape and public utility upgrades. The Board designated the project for Type 3 Transformative Assistance in April 2023 and approved a final agreement in October 2023. The project is finished, and cost documentation is expected to be completed this fiscal year or early next fiscal year. *Project Lead: Alexandra Monjar*

1620 N. 31st St. - 31St. Street Apartments - PP Type 1: The Agency received a Type 1 application from Tai June Properties, LLC for a residential development on the corner of 31st and Bella Streets. The new construction consists of five residential units, each approximately 1,707 square feet with three bedrooms and two and a half bathrooms. Long-term bike storage will be provided, along with nine parking spaces for residents and guests. Public improvements include new sidewalks, trees, landscaping, and stormwater mitigation upgrades. The Board approved the Type 1 Agreement at the February 10, 2025, meeting and construction is underway. *Project Lead: Kassi Brown*

8306 W. State St. – Property Acquisition – PP Type 5: The Board approved the purchase and sale agreement for the acquisition of property at 8306 W State Street at the Board meeting on February 10th. The PSA included a purchase price of \$1,750,000 and a due diligence period of 30 days with the option of a 30-day extension. During the initial due diligence period the Agency completed an appraisal, ALTA survey, and phase one environmental site assessment. The results from the review of the due diligence



materials did not produce any concerns about continuing with closing on the property. The due diligence period expired on April 11th, and the Agency closed on the property on April 24th. *A hazardous materials inspection has been completed to prepare the property for demolition. Project Lead: Corrie Brending*

1711 N 31st St. - Residential Development – PP Type 1: The Agency received a Type 1 application from Cook Property Management, LLC for an infill residential development at 1711 N 31st Street. The project consists of three new single-family homes, each consisting of three bedrooms and three and a half bathrooms, and a detached garage with second story ADU. Public improvements include new sidewalks, trees, alleyway, and utility upgrades. The Agency is engaging with the owner to potentially further enhance pedestrian accessibility by completing additional sidewalk connections to the neighboring properties. The Board designated the project at the May 12, 2025, meeting and the Agency will present the final agreement at a future meeting once the scope of additional sidewalk improvements is finalized. *Project Lead: Kassi Brown*

AGENCY WIDE - ALL DISTRICTS

Parking & Mobility

Capitol and Myrtle Garage Elevator Modernization: The Agency is updating and modernizing the elevator at the Capitol & Myrtle Garage. The current unit is 20+ years old and replacement parts are no longer available. The Agency advertised an RFP, and a Pre-bid meeting was held on February 20, 2024. Final bids were due March 13 at 3pm. Four bids were received, and Barrier Building Inc was the lowest bidder (\$430,000). The board approved the project during the April meeting, and the project is underway. The lead time to receive the necessary parts for the elevator modernization is 28 weeks with delivery anticipated in late December 2024. Barrier Building is constructing the new elevator control room on the first floor of the garage with elevator upgrades commencing in early January 2025. City and state inspections were conducted on March 12, and a 60-day temporary operation certificate was issued. Punch list items are complete, and the city has signed a completion certificate. There are a few outstanding items left to be completed. The estimated completion date is August 2025. *Project Lead: Aaron Nelson*

Capitol and Myrtle Garage Rout & Seal Repairs: The Agency hired Jacobs Engineering Group as a design professional to provide services as follows: Provide construction documents and drawings, bid support, construction administration through project completion. Board approved the project May 12, 2025. Notice to proceed was issued on May 12 with a mobilization date on June 30, 2025. The project is expected to be completed in November 2025. *Project Lead: Aaron Nelson*

10th & Front Garage Structural Repairs Phase 3: The Agency hired Desman or the third phase of structural concrete slab repairs focusing on (25) beam repair located on Level 3. Desman will provide final design services based on a previous 2020 assessment identifying the locations of structural repair needs. Desman will also provide assistance during bidding and services during construction. Bid Opening for the project was held on March 26th at 3pm with Sawtooth Caulking submitting the lowest responsive bid. The Agency approved the bid award in April 2025. Construction started as of May 2025 and will be completed in fall 2025. *Project lead: Aaron Nelson*

City Go: This partnership of Valley Regional Transit, the City of Boise, ACHD Commuteride, Boise State University, St Luke's Hospital, Downtown Boise Association, and CCDC involves marketing its alternative transportation products and services to the downtown community. The CCDC Board approved a renewed Memorandum of Understanding for City Go at its October 2020 meeting. VRT's FY25 annual financial request of CCDC was approved at the October 2024 Board Meeting. *Project Lead: Zach Piepmeyer*

Rooftop Solar Feasibility Study: In support of the City's Climate Action goals, the Agency initiated this study to determine the feasibility of installing rooftop solar arrays on each of the six current ParkBOI facilities downtown. Kimley-Horn & Associates was selected from the Agency's on-call roster to study each of the structures and their suitability for solar under current Idaho Power rate structures and various solar array ownership models. Kimley-Horn delivered a final report to the Agency in March 2024 following the Idaho Public Utilities Commission approval of requested rate changes from Idaho Power for solar providers. The consultant deliverable outlines the analysis process, findings, and recommendations on solar array



implementation for each garage. Agency presented study findings to the Board at the March 2024 Board Meeting. *Project Lead: Zach Piepmeyer*

Parking Access and Revenue Collection System (PARCS) Replacement: The existing system for controlling public entry/exit and payment for parking within five of the six ParkBOI facilities is approaching 10 years in service in 2024. Although the existing system is still operational, its functionality is limited compared to newer technologies and industry best practice is for PARCS replacement every 10 years. Through an RFQ process, the Agency selected Kimley-Horn & Associates to assist with analyzing the current facilities and current PARCS equipment, investigate current PARCS technologies on the market that would be suitable for ParkBOI facilities, lead stakeholder outreach to define desirable PARCS characteristics, assist the Agency in developing a formal Request for Proposals (RFP) to procure the new PARCS, and manage the installation and testing phase of the project. The consultant prepared the final Existing Conditions, PARCS Assessment and Best Practices Report in late March 2024 and developed final specifications for the future PARCS system. The Agency advertised the RFP in September 2024 with proposals due on October 21, 2024. Four proposals were received by the deadline. The Agency identified Amano-McGann, Inc. as the highest ranked proposer and approved an agreement to complete the PARCS installation at the May 2025 Board Meeting. Installation of the new PARCS will begin in summer 2025 with an anticipated completion in fall 2025. *Project Lead: Zach Piepmeyer*

9th & Front Stair Tower Enclosure and Elevator Modernization: This two-part project at the 9th & Front ParkBOI parking garage consists of the modernization of three elevators and the potential enclosure of two stair towers. An assessment completed in early 2024 determined that the three existing parking garage elevators are approaching the end of their service life and need modernization. The garage also exhibits two external stair towers with open-air designs that have required regular maintenance to ensure the structural integrity and safety of the towers. This project will address both the design for the elevator modernization and provide an alternate analysis that compares multiple ways to enclose each stair tower. This project aims to protect and extend the lifespan of CCDC's assets, while improving the functionality of the property and ensuring a safe environment for all users. Cushing Terrell was selected as the design professional of record and Andersen Construction as the CM/GC. 50%design of the elevator modernization scope of work is complete, with the design team progressing to Construction Documents. The stair tower enclosure feasibility study and alternatives analysis are complete, with the findings to be presented at a future meeting. *Project Lead: Kassi Brown*

Condominium Associations

Building Eight Condominiums Association CCDC Contact: Aaron Nelson				
Member	Unit	Percent Interest		
CCDC	Capitol & Myrtle Parking Garage (Unit 2)	35%		
Raymond Management	Hampton Inn & Suites (Unit 1)	62.5%		
Hendricks	Retail Units (Units 3 & 4)	2.5%		
Condo Board Meetings				
Last Meeting Next Meeting Next Report Due				



September 25, 2024	September 2025	December 31, 2024
Issues/Comments:	A meeting was held, and the main topic to work and upcoming PARCS	

Front Street Condominium Association CCDC Contact: Aaron Nelson				
Member	Unit	Percent Interest		
CCDC	9th & Front Parking Garage	25.76%		
GBAD		2.00%		
Aspen Condominiums	Aspen Lofts	52.17%		
Hendricks	BoDo Retail Units	20.07%		
<u>'</u>	Condo Board Meetings	1		
Last Meeting/Report	Next Meeting	Next Report Due		
September 17, 2024	September 2025	November 30, 2025		
Issues/Comments:		1		

U.S. Bank Plaza Condominium Association CCDC Contact: Mary Watson				
Member	Unit	Percent Interest		
LN City Center Plaza/ Clearwater Analytics	A, 1A, 1B, 1C, 1H, 1K, 1L, 2C, 3C, 5A, 6A, 7A, 8A, 9A	77.372%		
CCDC	1F, 1G, 1J, 2B, 4B, 5B	6.861%		



GBAD	4A	3.040%	
Boise State University	1D, 1E, 2A, 3A, 3B	6.131%	
Valley Regional Transit	B1, B2, B3	6.429%	
Sawtooth Investment Mgmt.	10A	0.167%	
Condo Board Meetings			
Last Meeting/Report	Next Meeting	Next Report Due	
October 23, 2024	October 2025	TBD	
Issues/Comments:			

Capitol Terrace Condominium Association CCDC Contact: Aaron Nelson				
Member	Unit	Percent Interest		
CCDC	Capitol & Main Parking Garage	50%		
Hawkins Companies	Main + Marketplace	50%		
Condo Board Meetings				
Last Meeting/Report	Next Meeting	Next Report Due		
September 24, 2024	September 2025	February 2025		
Issues/Comments:	The Association will buy escalator cleaner and save on yearly service cleaning; ParkBOI is looking to add cameras to the garage.			

Downtown Parking Condominiums Association



CCDC Contact: Aaron Nelson				
Member	Unit	Percent Interest		
CCDC	9th & Main Parking Garage	93.51%		
Les Bois Holdings, LLC	Commercial, Main Street side	2.03%		
Eastman Building, LLC	Commercial, Idaho Street side	4.46%		
Condo Board Meetings				
Last Meeting/Report	Next Meeting	Next Report Due		
September 16, 2024	September 2025	September 2025		
Issues/Comments:	Annual meeting was held on September 20, 2023, at 1pm. Gold Members of Idaho Steelheads now park at the 9th & Main Garage. Minor column repair at ground level to be done by Hellman in October.			

ACME Fast Freight Condominium Association CCDC Contact: Zach Piepmeyer			
Member	Unit	Percent Interest	
CCDC	11th & Front Parking Garage, 30.1% (Units 402, 403, 501, 502)	28.485%	
Ball Ventures Ahlquist	11th & Front Parking Garage, 69.9% (Units 104, 105, 201, 202, 301, 302, 401)	66.490%	
Boise Metro Chamber	Boise Chamber Offices (Units 101, 102, 203)	5.025%	
Condo Board Meetings			
Last Meeting/Report	Next Meeting	Next Report Due	



Last meeting in 2023; last report filed 12/5/2024	TBD	January 2026
Issues/Comments:		

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VI. ADJOURN



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