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Board of Commissioners

September 22, 2025

Agenda

- I. **Call to Order** Chair Haney Keith
- II. **Action Item: Agenda Changes/Additions** Chair Haney Keith
- III. **Work Session**
 - A. **9th & Front ParkBOI Parking Garage, Stair Tower Enclosure and Elevator Modernization: Enclosure Feasibility Analysis**Kassi Brown (10 mins)
 - B. **River Myrtle – Old Boise District Status Update**.....Doug Woodruff (10 minutes)
- IV. **Action Item: Consent Agenda**
 - A. **Expenses**
 - 1. Approve Paid Invoice Report for August 2025
 - B. **Minutes and Reports**
 - 1. Approve Meeting Minutes for August 27, 2025
 - C. **Other**
 - 1. Approve Resolution1943: FY2026 Cooperative Agreement with Valley Regional Transit
 - 2. Approve Resolution1944: 521 W. Grove Street, Quitclaim to the City of Boise
 - 3. Approve Resolution1945: 1711 N. 31st Street, Residential Infill Development. Type 1 Participation Agreement with Cook Property Management, LLC

Work Session

9th & Front ParkBOI Parking Garage, Stair Tower Enclosure and Elevator Modernization: Enclosure Feasibility Analysis

Kassi Brown – Project Manager

9th & Front ParkBOI Parking Garage, Stair Tower Enclosure and Elevator Modernization: Enclosure Feasibility Analysis

Kassi Brown – Project Manager

Project Overview



Stair Tower Enclosure Feasibility Study

- Weather Damage:
 - Stair Towers
 - Elevator Shaft
- Design Recommendations
- Structural Considerations



Alternatives Analysis

Option 1























Option 2



Option 3



Alternatives Analysis

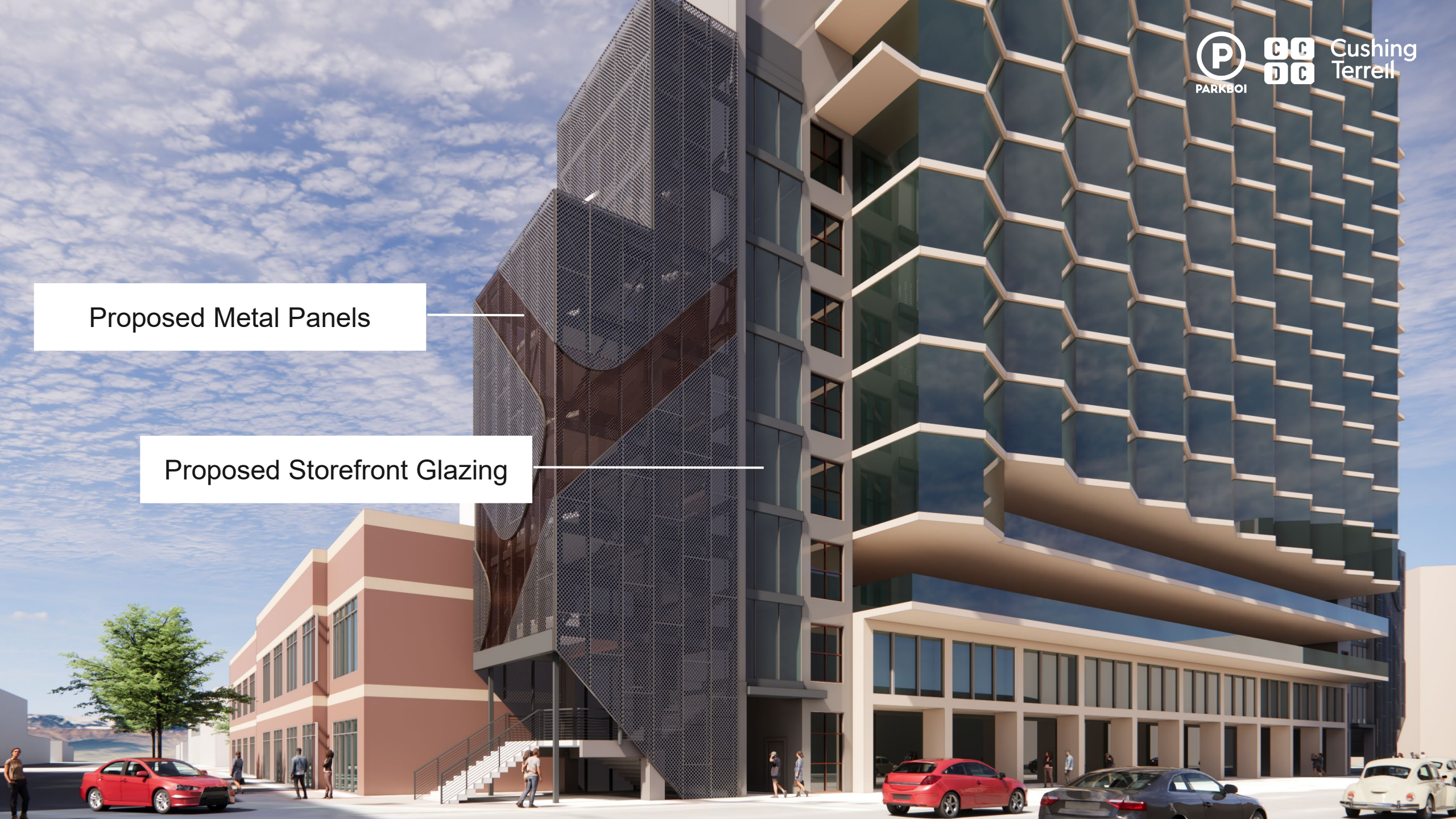
Features	Option 1: New Steel Framework - Curtain Wall	Option 2: New Steel Framework - Metal Panels	Option 3: Construct New Stairways - Storefront Glass or Metal Panels
Fits Surrounding Building Aesthetic			
Cost-Effective			
Physically Constructable	 		
Low Maintenance			
Weather Protection		 	
Reduces Crisis Events			



Cushing
Terrell

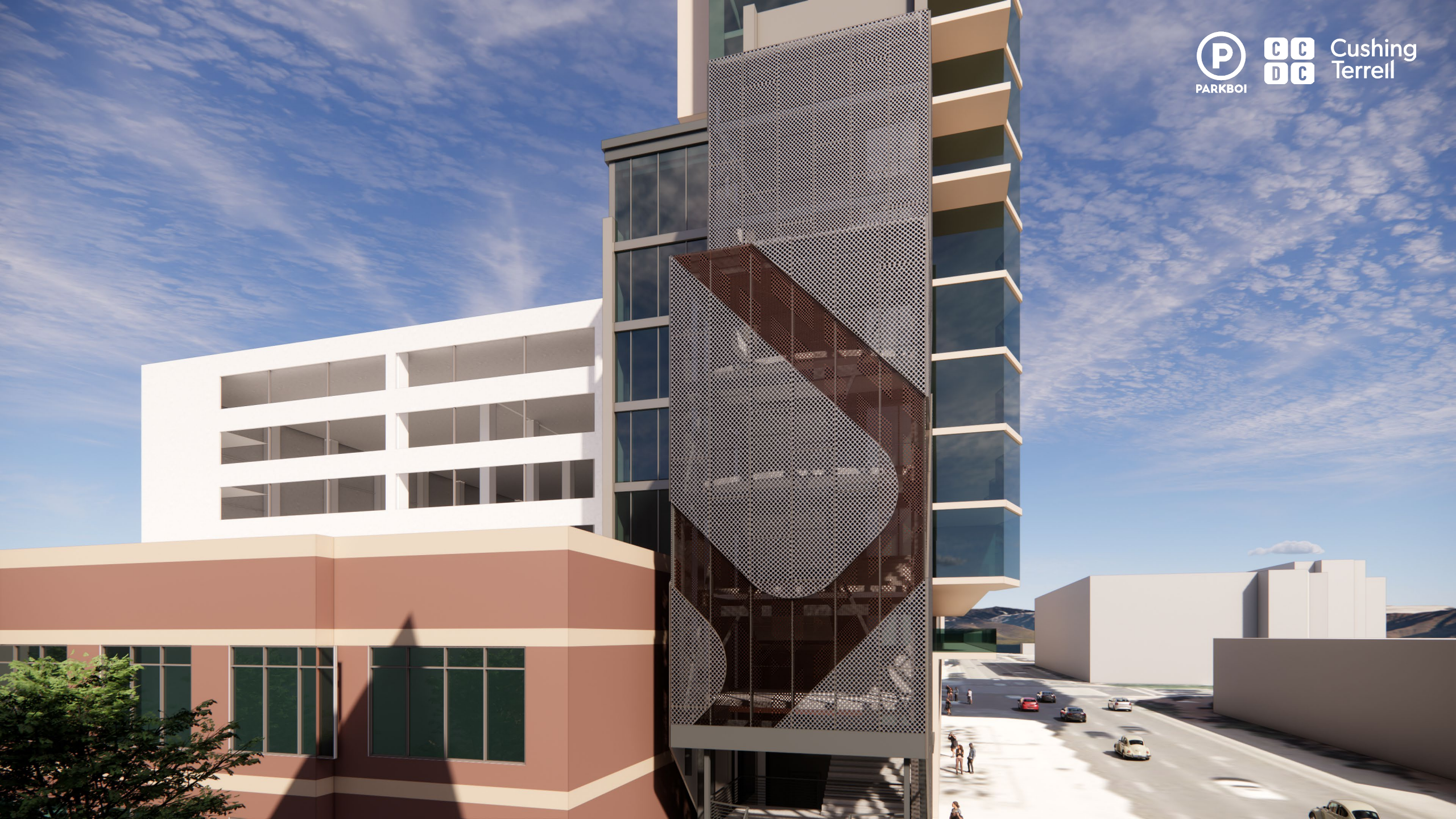
Proposed Metal Panels

Proposed Storefront Glazing





Cushing
Terrell





Cushing
Terrell



Cushing
Terrell

Proposed Metal Panels

Proposed Storefront Glazing

Existing Storefront Glass on
Elevator Shaft

Next Steps

Fall 2025:

- Elevator Modernization Bidding
- Cushing Terrell Task Order 24-004
- GMP for Elevator Modernization



River Myrtle - Old Boise District Status Update

Doug Woodruff – Development Director

Completion of Planned Investment... And Then Some



Rebuild Linen Blocks on Grove Street Improvements

- FY25 Original Budget Capital Outlay
 - **32,542,377**
- FY25 Amended Budget Capital Outlay
 - **37,526,428**
- Expanded scope of work capital projects
- Maximized public investments by amending partnerships

Project Status Update



Participation Program & Partnerships		Capital Projects	
Home2Suites, Type 3	✓	Kaixo Corner	✓
Jules on 3 rd , Type 2	✓	Rebuild Old Boise Blocks on Grove Street	✓
Hearth on Broad, Type 2	✓	Boise City Canal Multi-Use Pathway	✗
The Lucy, Type 2	✓	Rebuild Linen Blocks on Grove Street	✓
The Vanguard, Type 2	✓	Rebuild Capitol Boulevard: River to Myrtle	✗
South 8th Street and Greenbelt Improvements, Type 4	✗	3rd Street Mobility & Streetscapes Improvements	✗
The Broadstone Saratoga, Type 4	✓	Overhead Utility Undergrounding, 3rd Street	✗
Boise Fire Station #5, Type 4	✓		
CW Moore Park, Type 4	✓		
Old Boise's Canal Public Art, Type 4	✓		
Multicultural Heritage Public Art, Type 4	✓		
Neon Grove, Type 4	✓		
Traffic Signal Box Art Program, Type 4	✓		
Public Art Deferred Maintenance, Type 4	✓		
Grove Street Interpretive Signs, Type 4	✓		
Old Boise Blocks, ACHD Interagency Agreement	✓		
Linen Blocks, ACHD Interagency Agreement	✓		

South 8th Street and Greenbelt Alignment



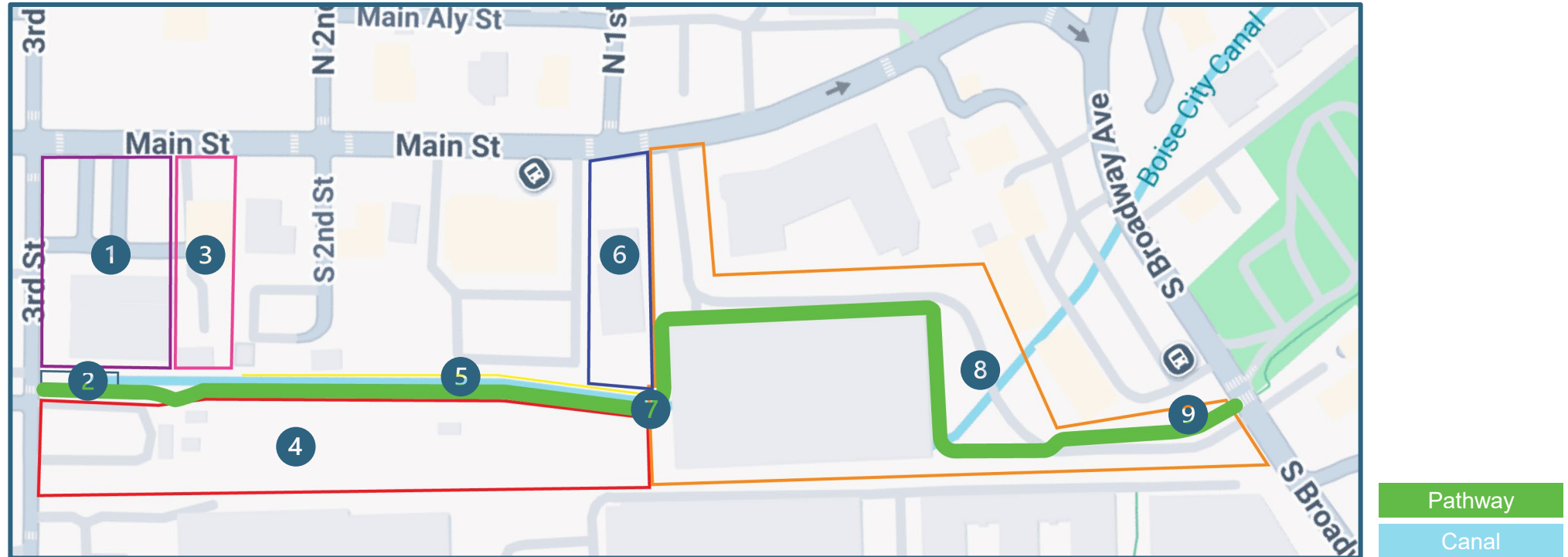
New Greenbelt connection from 8th Street, In front of the Anne Frank Memorial

Boise City Canal Multi-Use Pathway



Pathway along the eastern side of the St. Luke's Employee Parking Garage

Boise City Canal Multi-Use Pathway Partners



1. Department of Labor Temporary Easement with CCDC	4. IPCO Permanent Easement with City Temporary Easement with CCDC	7. Boise City Canal Company Perpetual License Agreement (transferred to City)
2. ACHD (Unopened RoW) Existing City/ACHD Master License Agreement	5. Davis Family Remnant Perpetual License Agreement	8. SLHS Parcel 2 Permanent Easement with City Temporary Easement with CCDC
3. 209 W Main (TOK) Permanent Easement	6. SLHS Parcel 1 Permanent Easement with City Temporary Easement with CCDC	9. Hawkins Temporary Easement with CCDC

Rebuild Capitol Boulevard: River to Myrtle



Project Manager, Megan Pape, in front of new bike lane and sidewalk on the east side of Capitol Boulevard

3rd Street Mobility & Streetscapes Improvements



Aerial view looking north on 3rd Street

District Termination Final Steps



- Closeout all contractual obligations
- Payment of final construction costs
- Real property interests
 - Disposition Kaixo Corner
 - Retain ParkBOI Parking Garages
- Remit surplus amount to Ada County Treasurer
- City Council adoption of ordinance terminating the RMOB RAA

Economic Impact



Streetscape improvements in the Old Boise Blocks

- Boise State University, Idaho Policy Institute
- Economic Impact Study of RM District over its 30-year lifespan
- Objectives:
 - Better understand impacts of Urban Renewal
 - Preserve a historical record of the RM District
- 6-month process underway

Rolling into Westside District Sunset



Rendering of 1010 W. Jefferson Street Commercial Space and Public Parking Facility

- Capital Outlay **\$6,782,000**
- Idaho Wheat Commission, Type 1
- 16th and State Apartments, Type 2
- 1010 W. Jefferson Street Commercial Space & Public Parking Facility
- Rebuild Bannock Street: 13th-16th Streets

Discussion



Aerial View of RMOB District at Sunset

Consent Agenda

Motion to Approve Consent Agenda

Agenda

IV. Action Item

- A. **CONSIDER Resolution 1946: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Letter of Intent with the Young Men's Christian Association of Boise City, Idaho.....Alexandra Monjar (5 mins)**

V. Adjourn

Consider: Resolution 1946



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

**Letter of Intent with The Young Men's
Christian Association of Boise City, Idaho**

Alexandra Monjar – Senior Project Manager

The YMCA Kissler Family Early Education Center

Letter of Intent

Alexandra Monjar – Senior Project Manager

The YMCA Kissler Family Early Education Center



- Supports community needs and workforce development
- New facility serving 123 infants to toddlers
- Innovative co-operative model
- Public-private partnership
- Planned as part of the new CapEd Downtown Boise YMCA



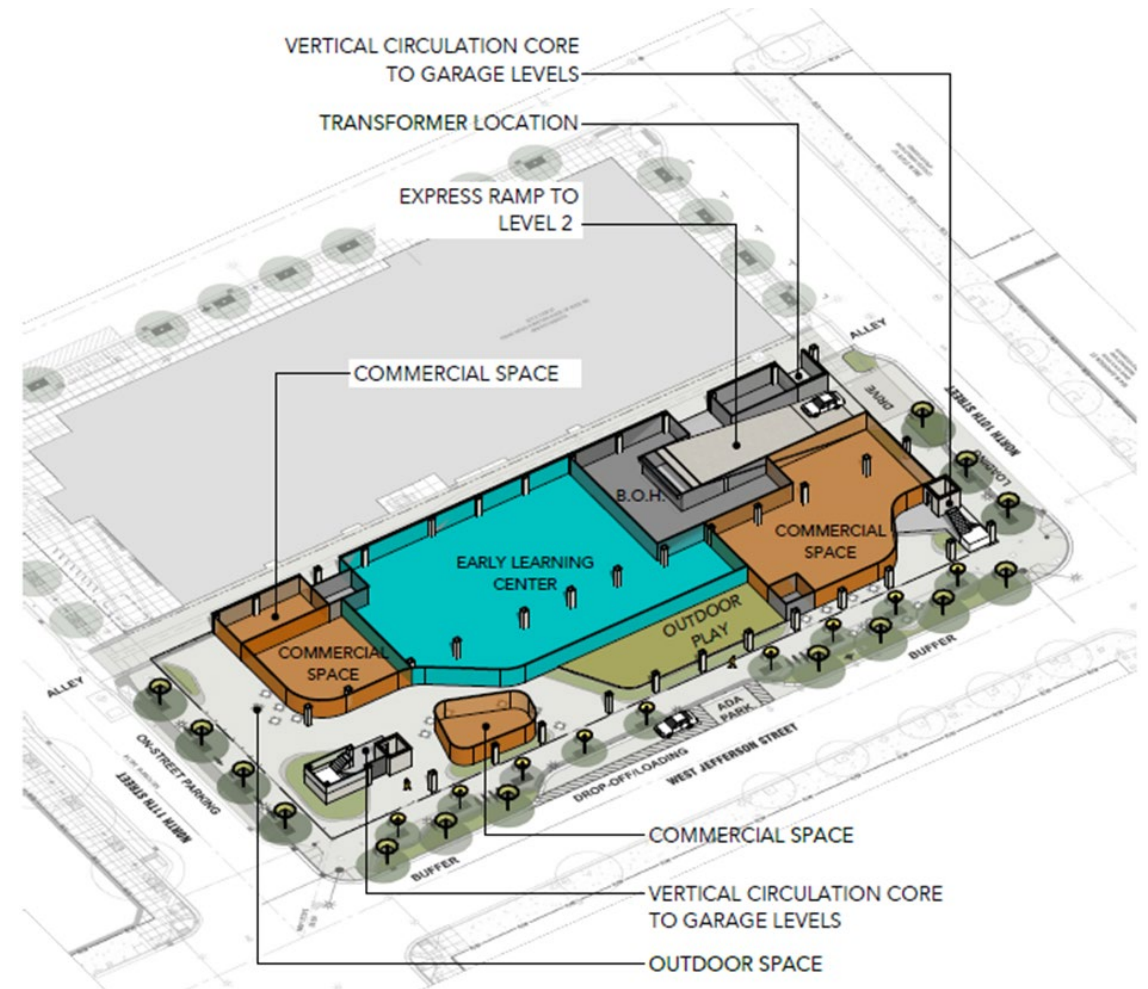
Advancing Agency Priorities

- Welcoming Community Hub
- Lasting Public Investment
- Catalyze Urban Development
- Economic Development
- Healthy Community Design



YMCA Condominium

- Sub-unit in ground floor commercial condominium
- ~10,000 SF center
- ~2,000 SF outdoor play area
- Disposition to the YMCA pursuant to the Mutual Termination and Release of the Block 68 South Disposition and Development Agreement



Letter of Intent

- Accurate parties (YMCA and CCDC)
- Updated condominium description
- Refined cost allocation method to establish disposition price
- Future agreement procedures and deadlines



Disposition Process

November 2024

- Mutual Termination & Release of the Block 68 South Disposition and Development Agreement

January 2025

- Assignment and Assumption of Reservation Agreement (YMCA)

TODAY

- Letter of Intent

February 2026

- Amended and Restated Reservation Agreement

Summer 2026

- Condo Documents, possible intermediary agreement and tenant improvement construction

Fall 2027

- Purchase and Sale Agreement, Closing

Board Next Steps

- ❑ **Today: Letter of Intent**
- ❑ February 2026: Amended and Restated Reservation Agreement
- ❑ Summer 2026: Intermediate agreement (if necessary)
- ❑ Fall 2027: Purchase and Sale Agreement

Consider: Resolution 1946

Suggested Motion:

I move to adopt Resolution 1946 approving and authorizing the execution of the Letter of Intent with the Young Men's Christian Association of Boise City, Idaho.

Adjourn

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