

Live Streaming and Audio Recording Now in Progress



Board of Commissioners

December 8, 2025

Agenda

- I. **Call to Order** **Chair Haney Keith**
- II. **Action Item: Agenda Changes/Additions** **Chair Haney Keith**
- III. **Work Session**
 - A. **ParkBOI Annual Update**.....**Zach Piepmeyer, Eric Selekof (25 mins)**
 - B. 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Real Property Disposition Request for Proposals.....**Alexandra Monjar (15 mins)**
- IV. **Action Item: Consent Agenda**
 - A. **Expenses**
 - 1. Approve Paid Invoice Report for October 2025
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 - 1. Approve Meeting Minutes for November 3, 2025
 - C. **Minutes and Reports**
 - 1. Approve Resolution 1952: Records Disposition

ParkBOI Update

Zach Piepmeyer, P.E.
Parking & Mobility Director

Eric Selekof
General Manager, ParkBOI

Agenda

- ParkBOI System Basics
- Demand & Utilization
- FY25 Financial Summary
- Recent & Upcoming Efforts



10th & Front Garage

Current ParkBOI System



Stall Capacity (Year Built)

- Existing ParkBOI Stalls: 3,154
- Operator: The Car Park

Anticipated ParkBOI System



- Existing ParkBOI Stalls: 3,154
- 10th & Jefferson Stalls: ~445
- Capitol Campus Stalls: ~330
- Anticipated Total Stalls: 3,929

Rate Structure and Programs



- Hourly Parking

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

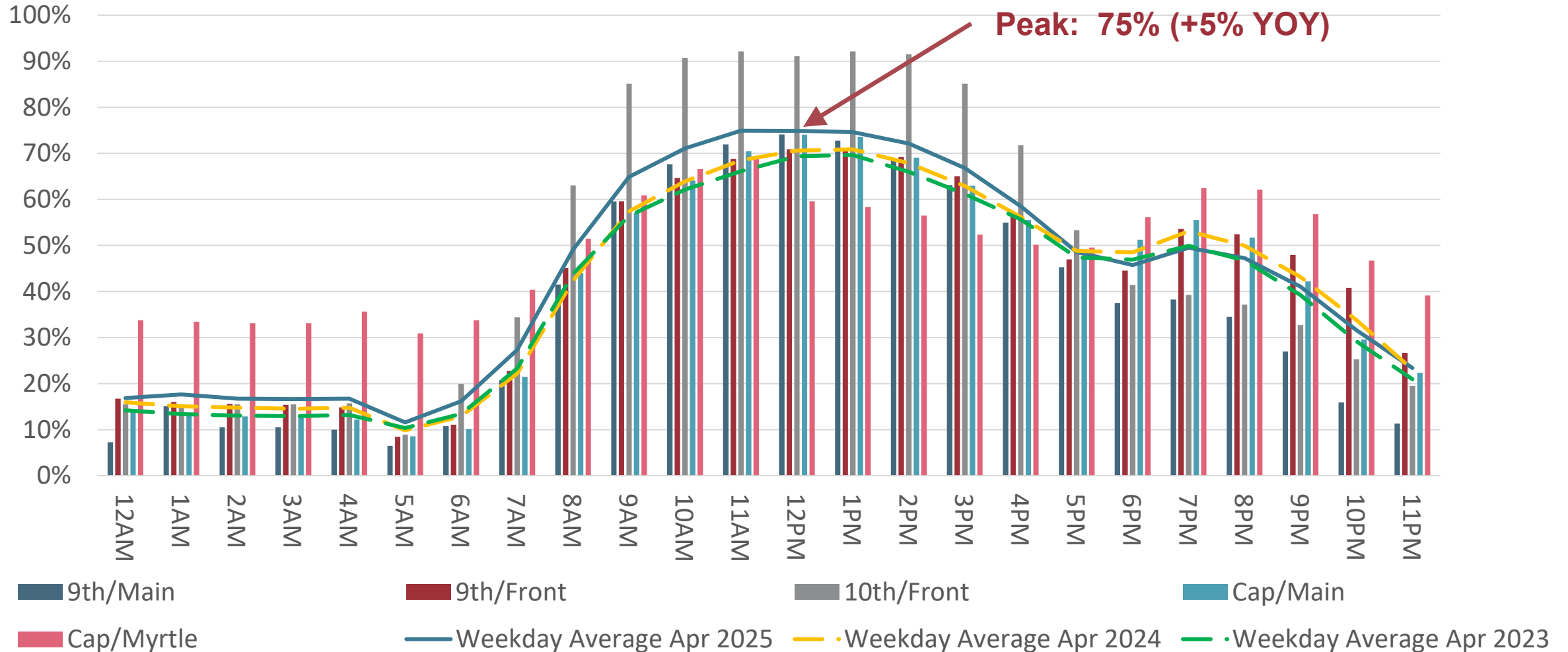
- Monthly Pass

- \$125/month to \$250/month
- Current Monthly Pass Target:
2,971 (+3% YOY)

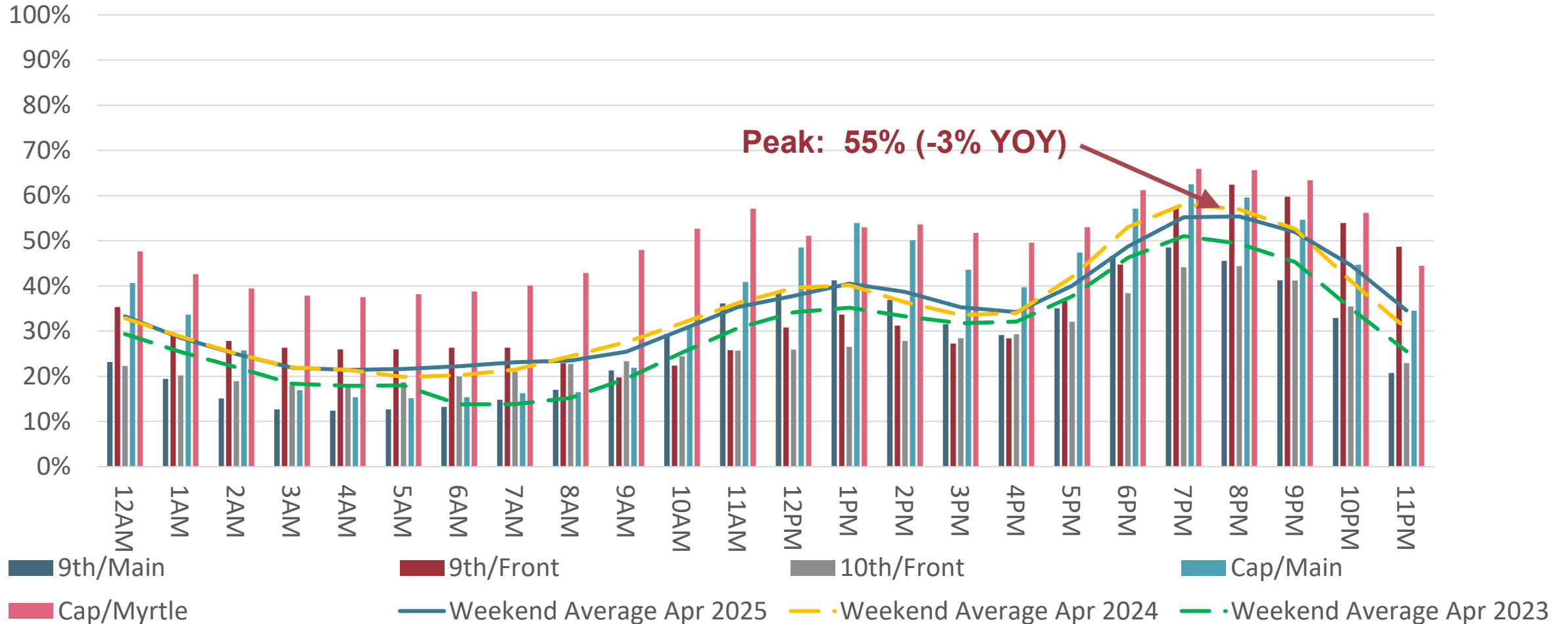
- Other Programs Offered

- Hotel Overnight
- PM Parker Program
- Hybrid Parker Program
- CityGo Carpool
- Special Event
- EV Parking (\$1/hr up to 8 hrs,
\$5/hr thereafter)
- BikeBOI

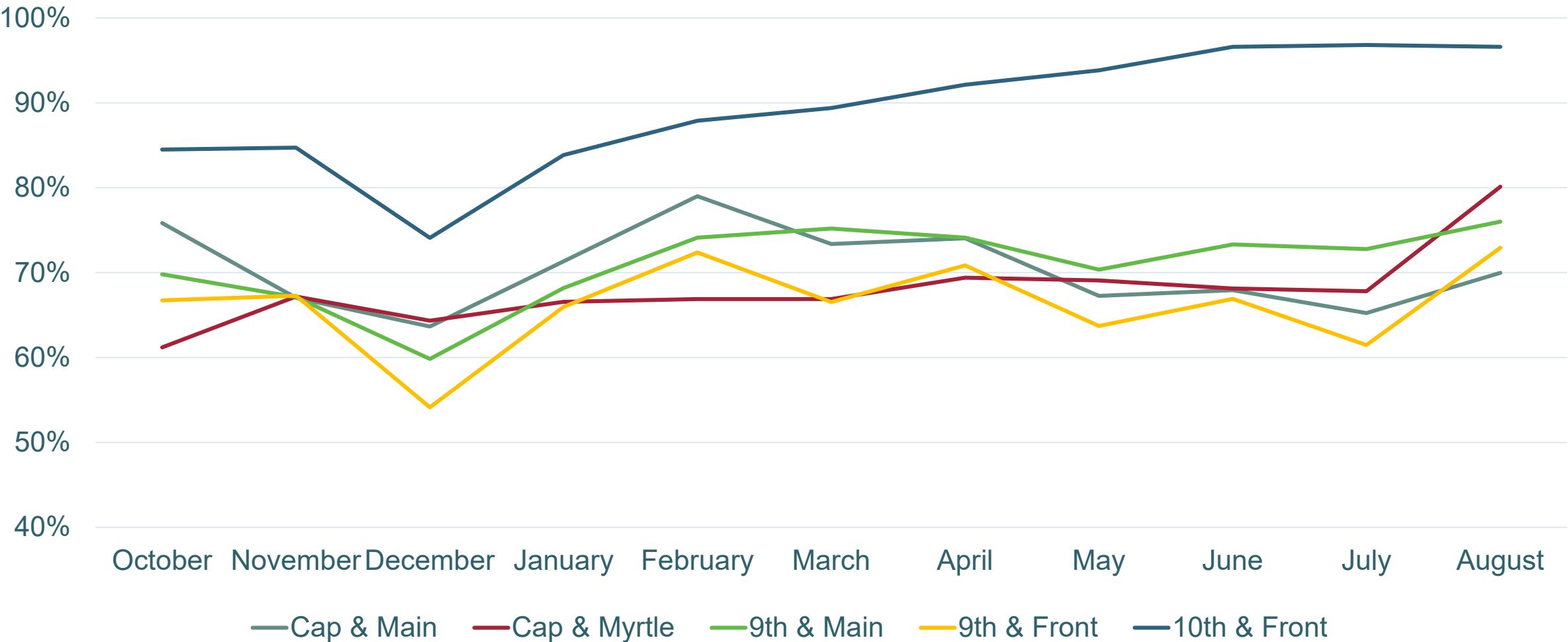
Garage Utilization – Weekdays (Apr 2025)



Garage Utilization – Weekends (Apr 2025)



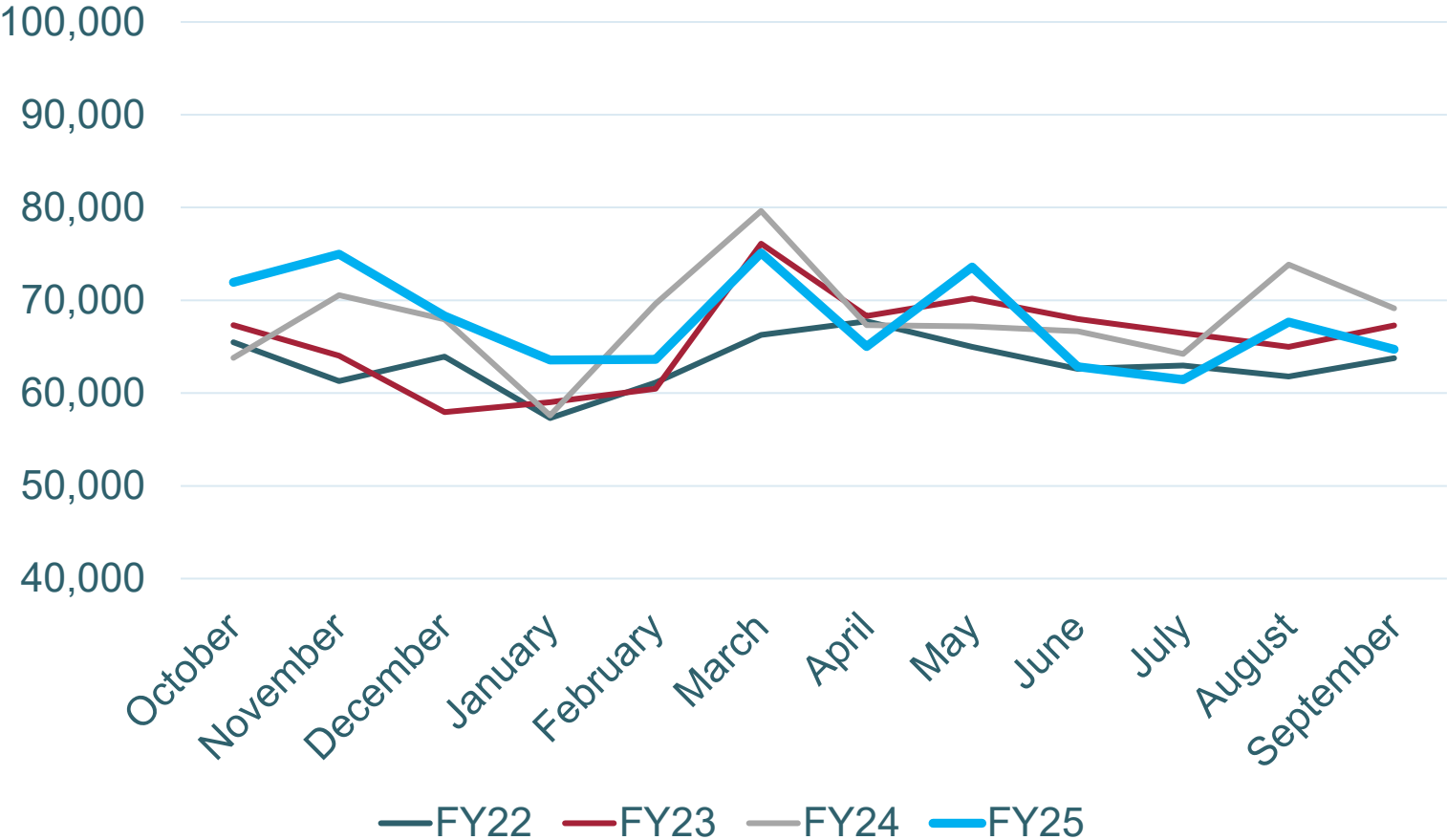
Garage Utilization – FY25 Average Weekday Peak Occupancy



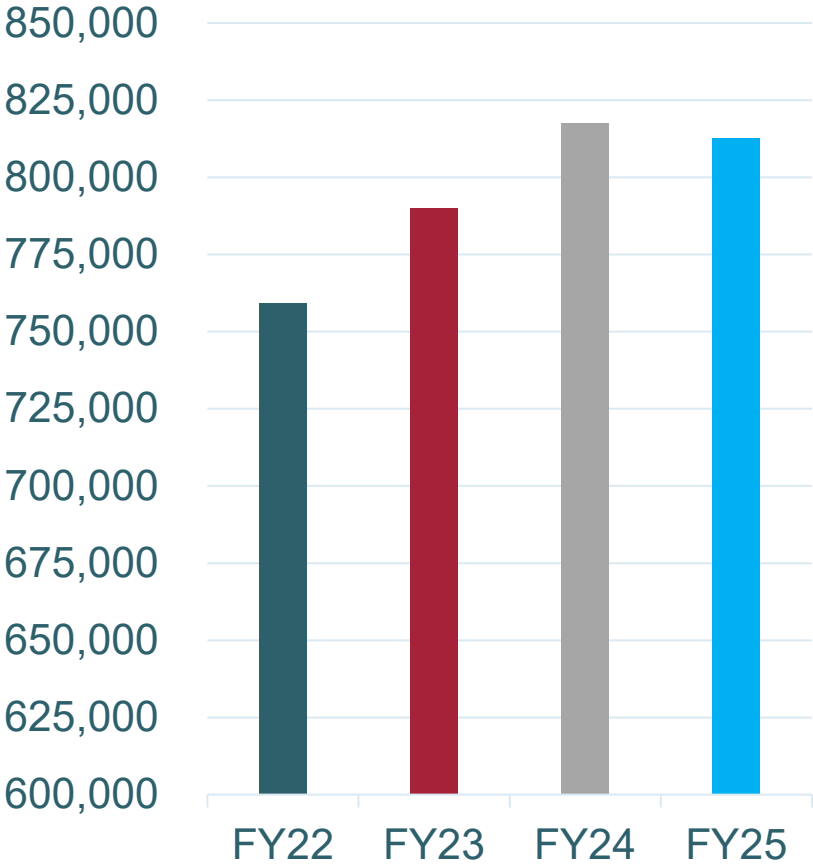
Garage Utilization – Hourly Entries



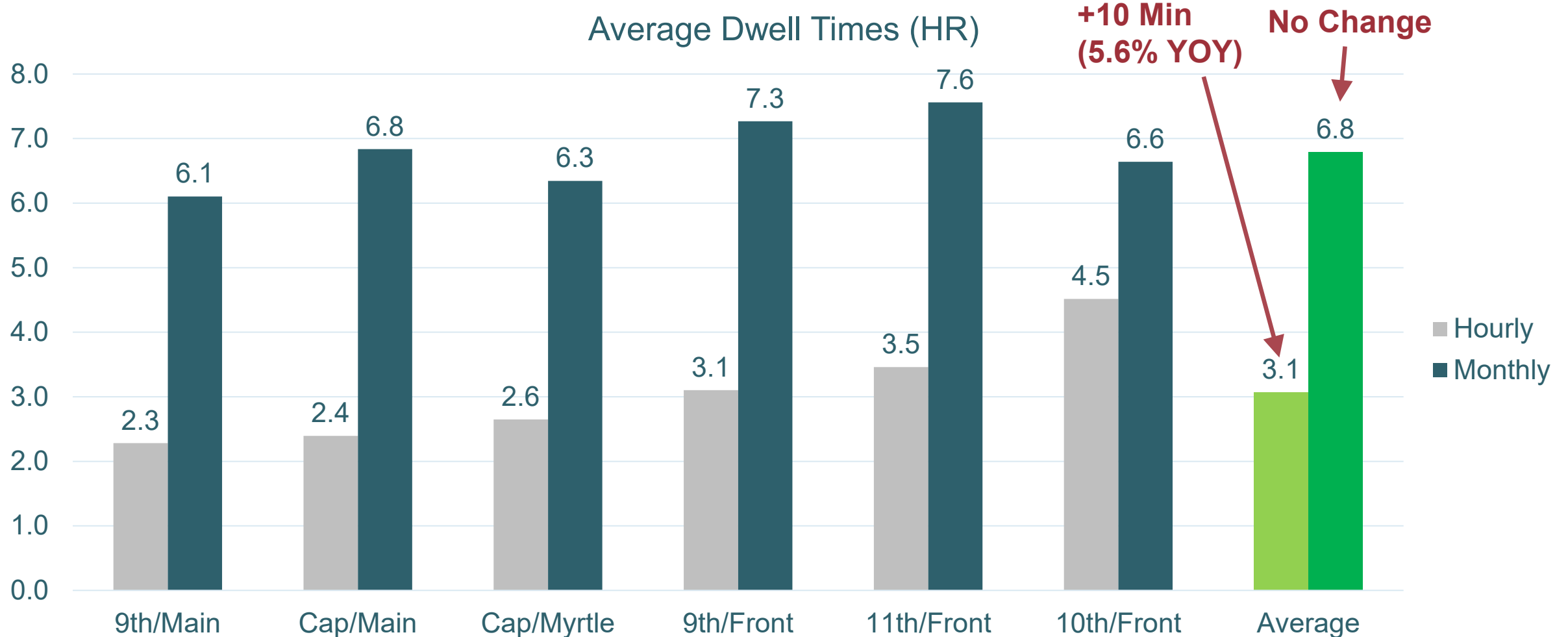
Total Hourly Parker Visits



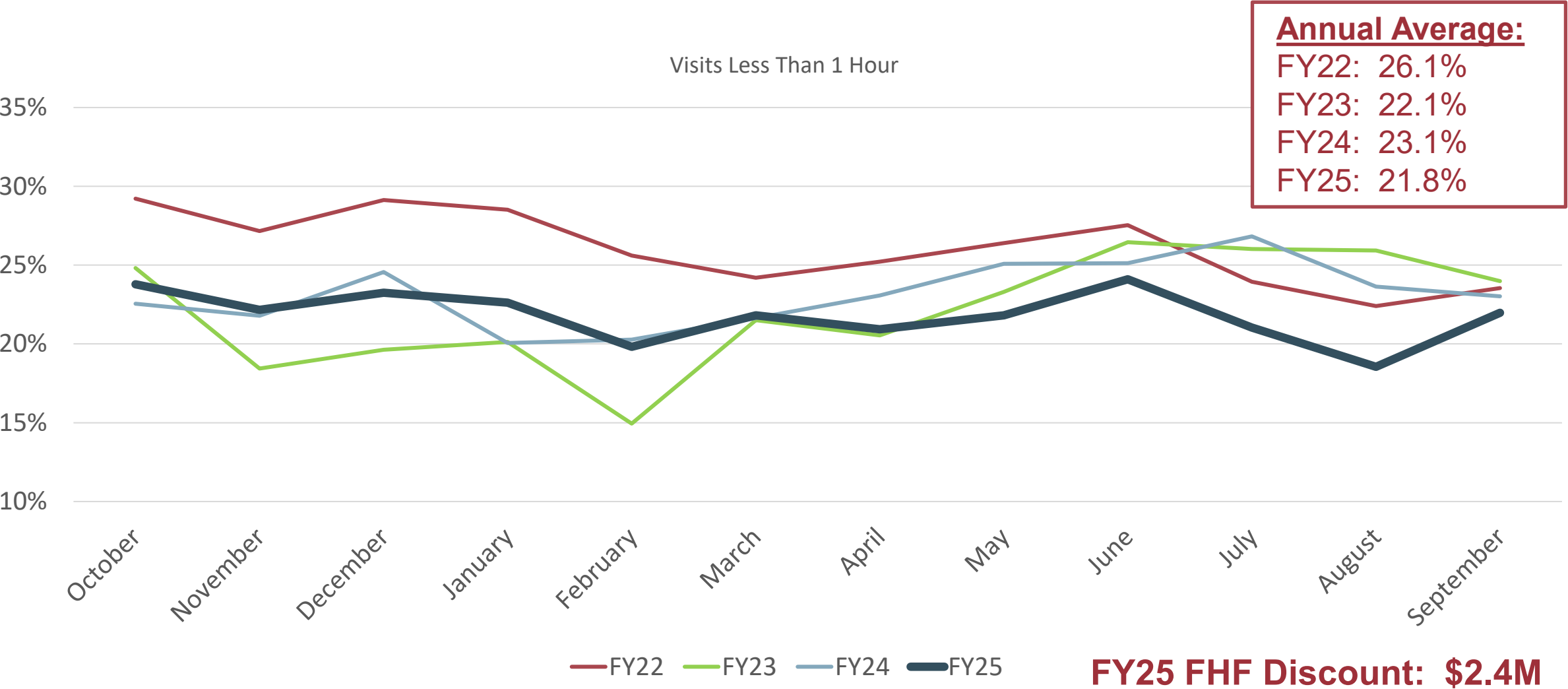
Total Annual Hourly Entries



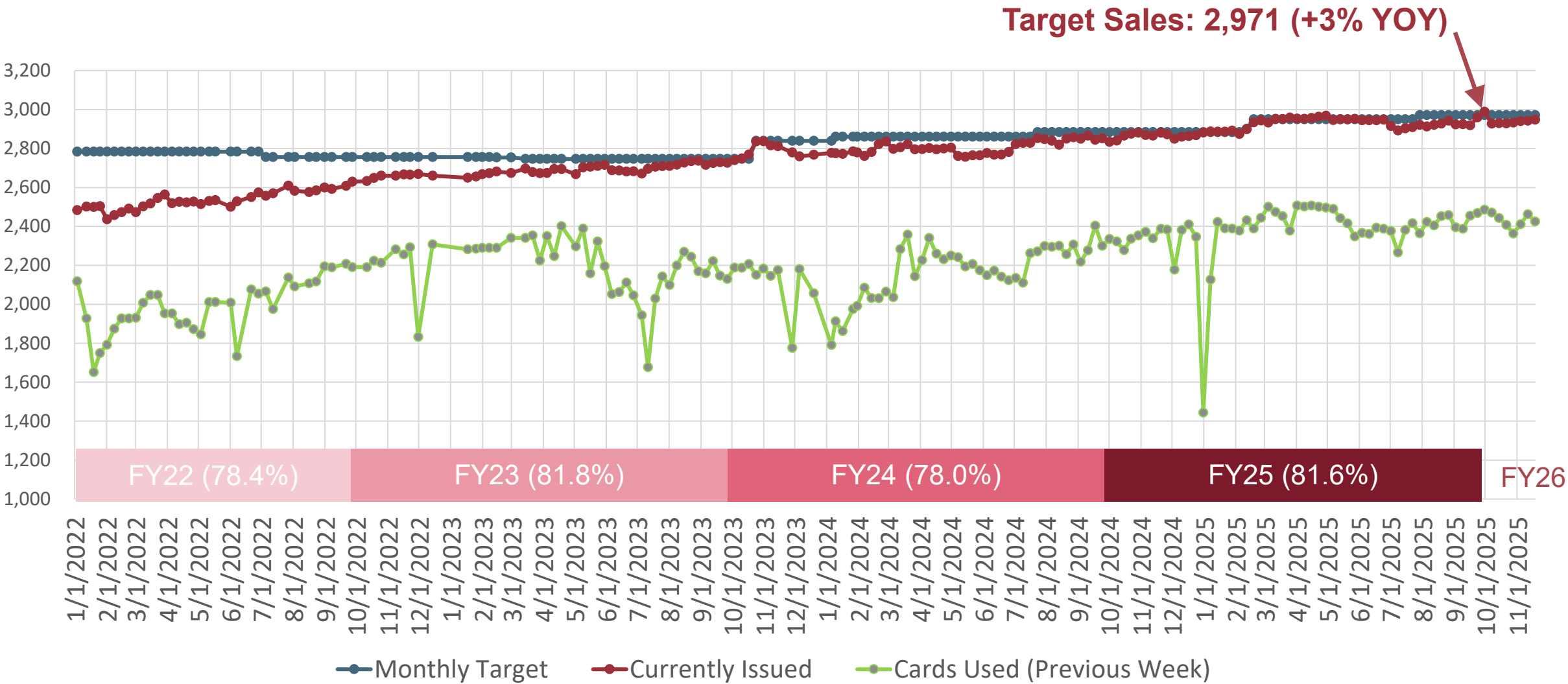
Garage Utilization – Average Dwell Time



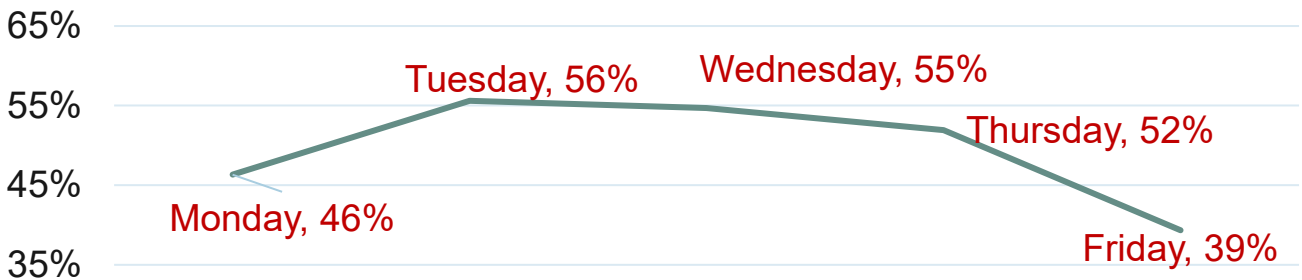
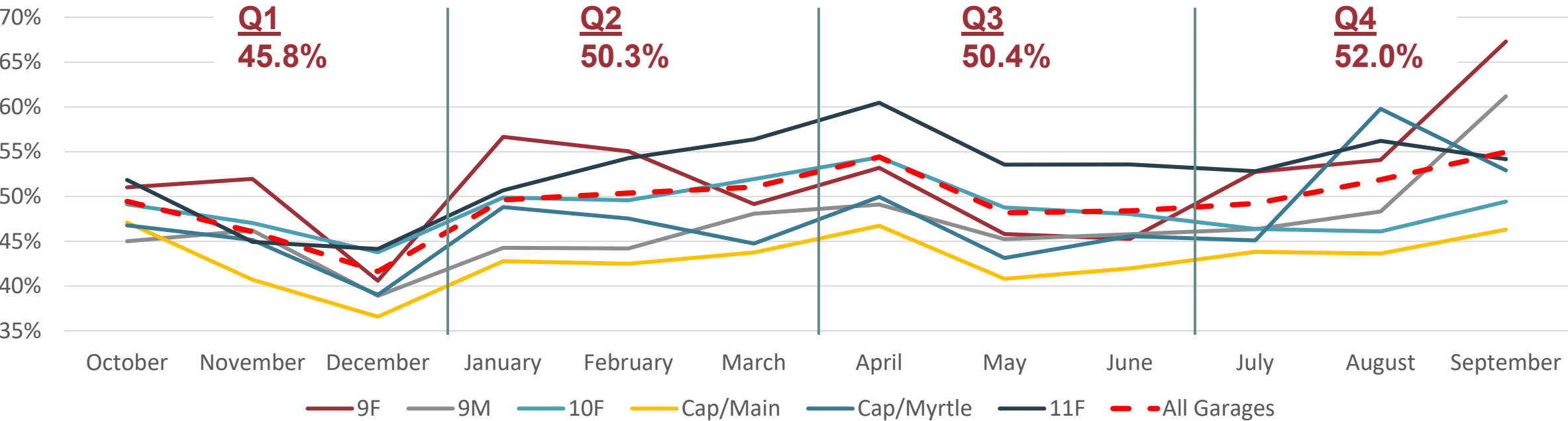
Garage Utilization – Hourly Visits Less Than 1 Hour



Monthly Pass – Target Sales & Weekly Utilization



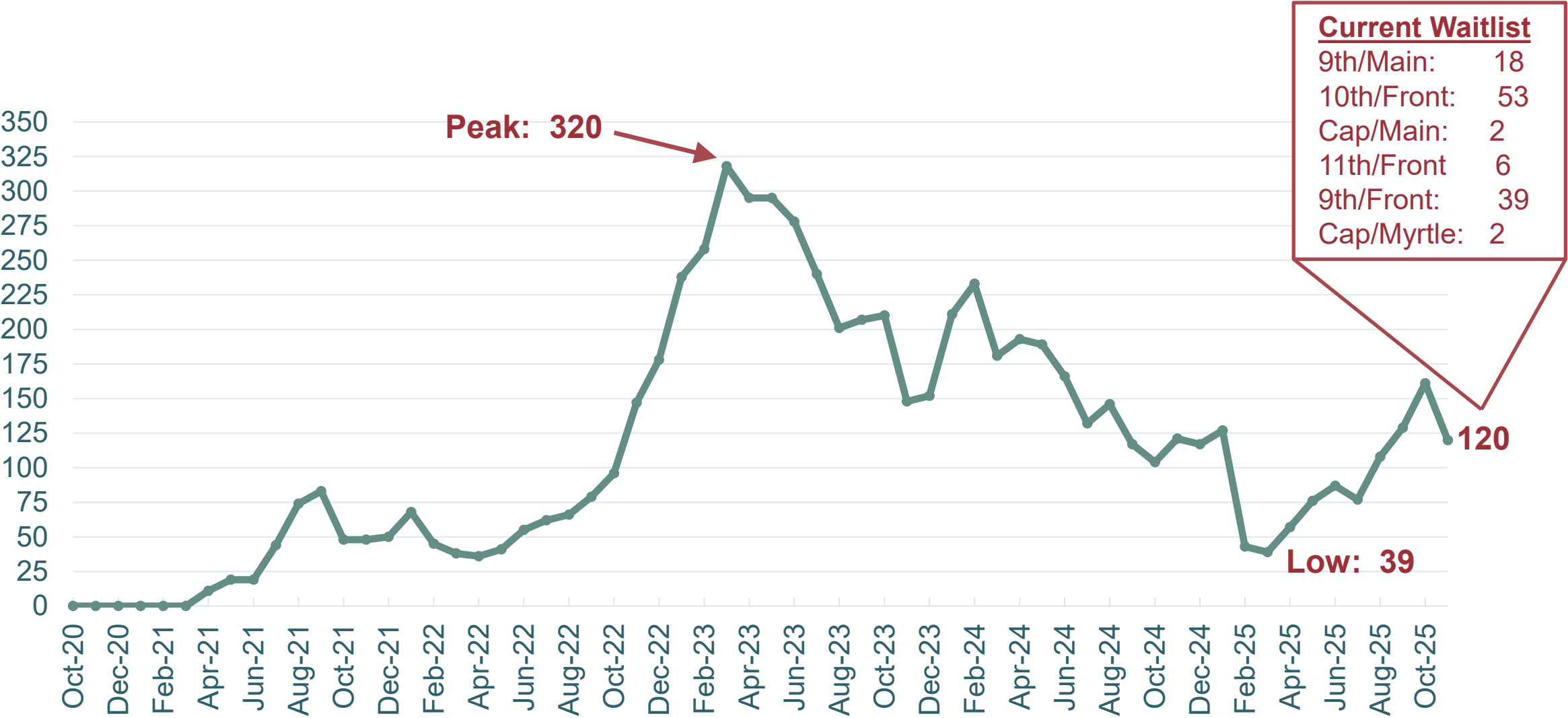
Monthly Pass – Daily Usage



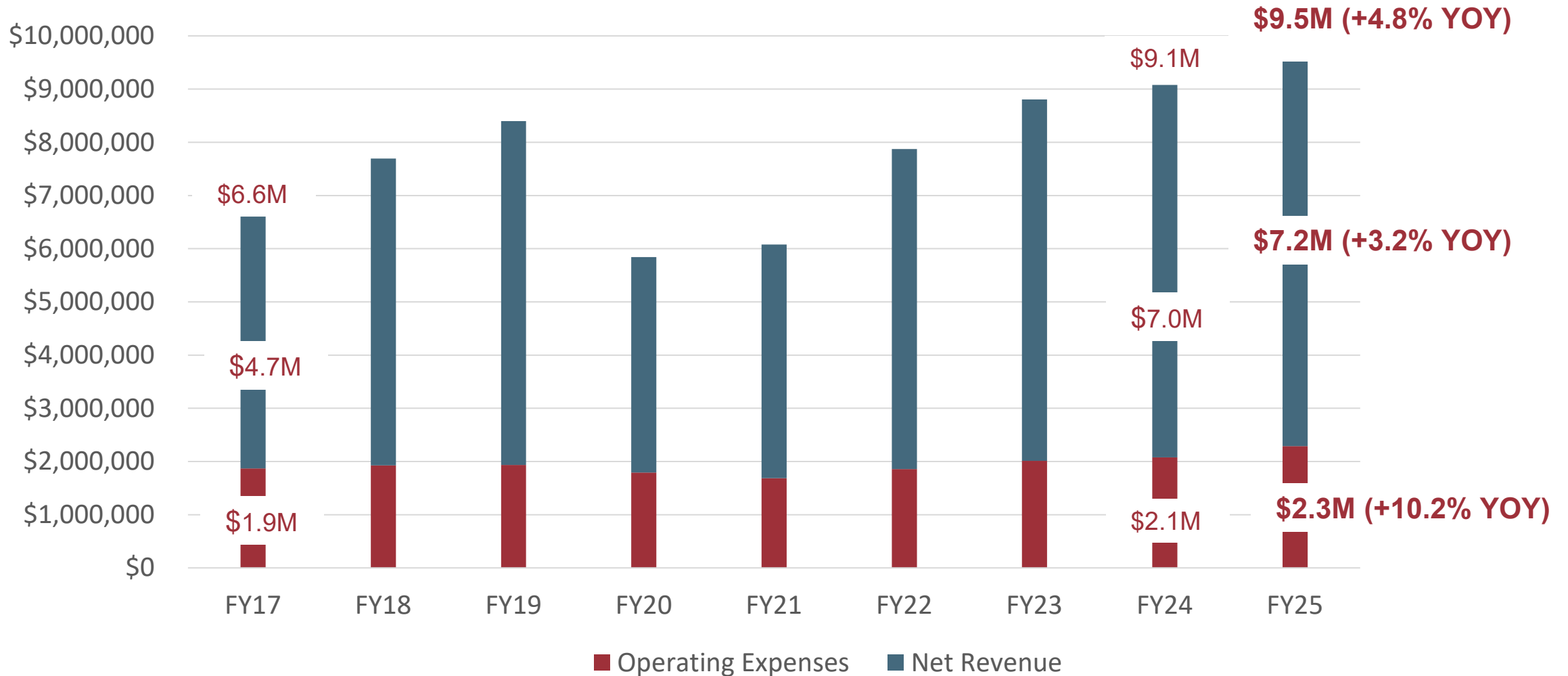
FY25 Average Weekday Utilization: 49.6%

FY25 Average Weekend Utilization: 12.2%

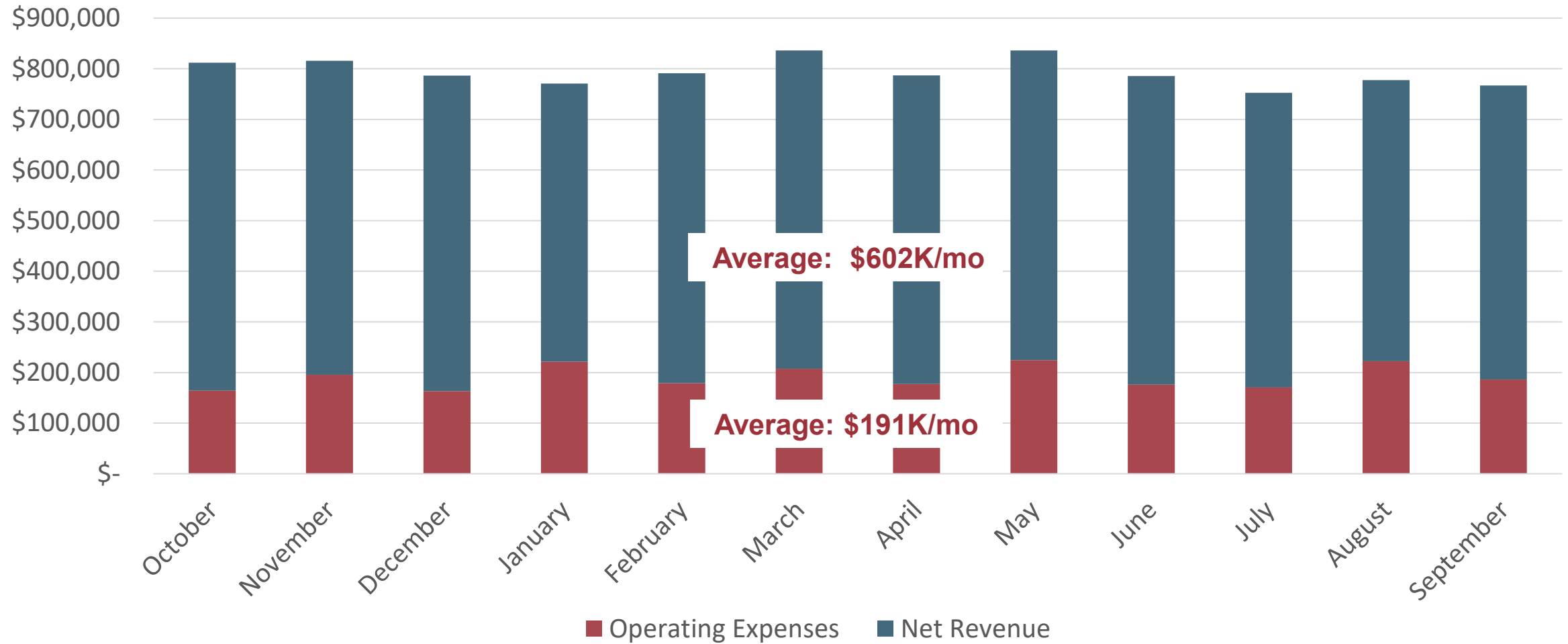
Monthly Pass – Waitlist



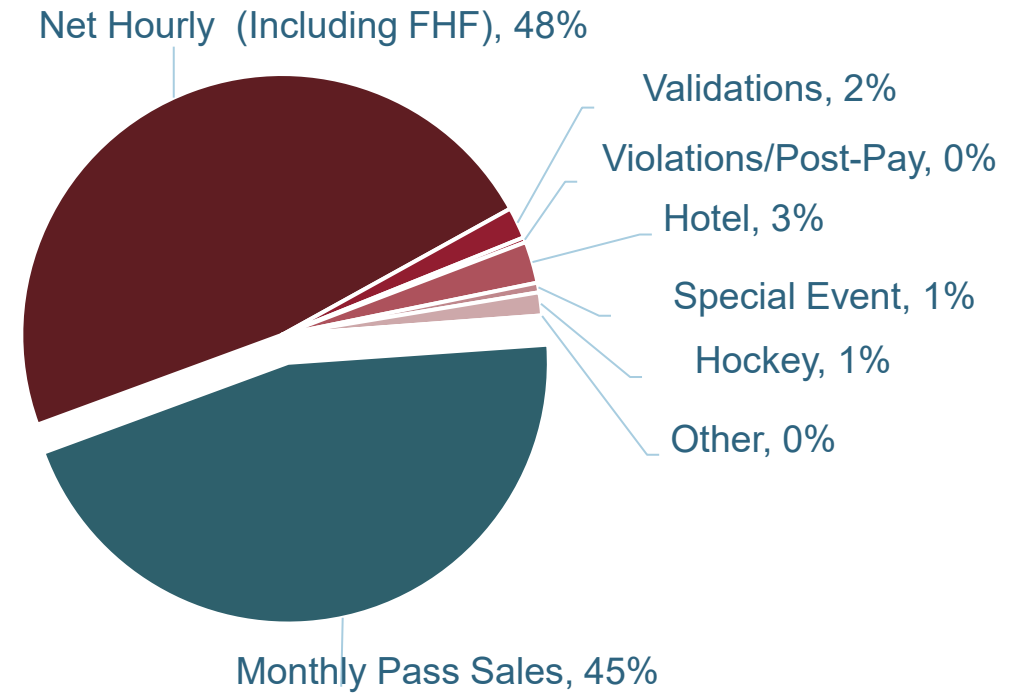
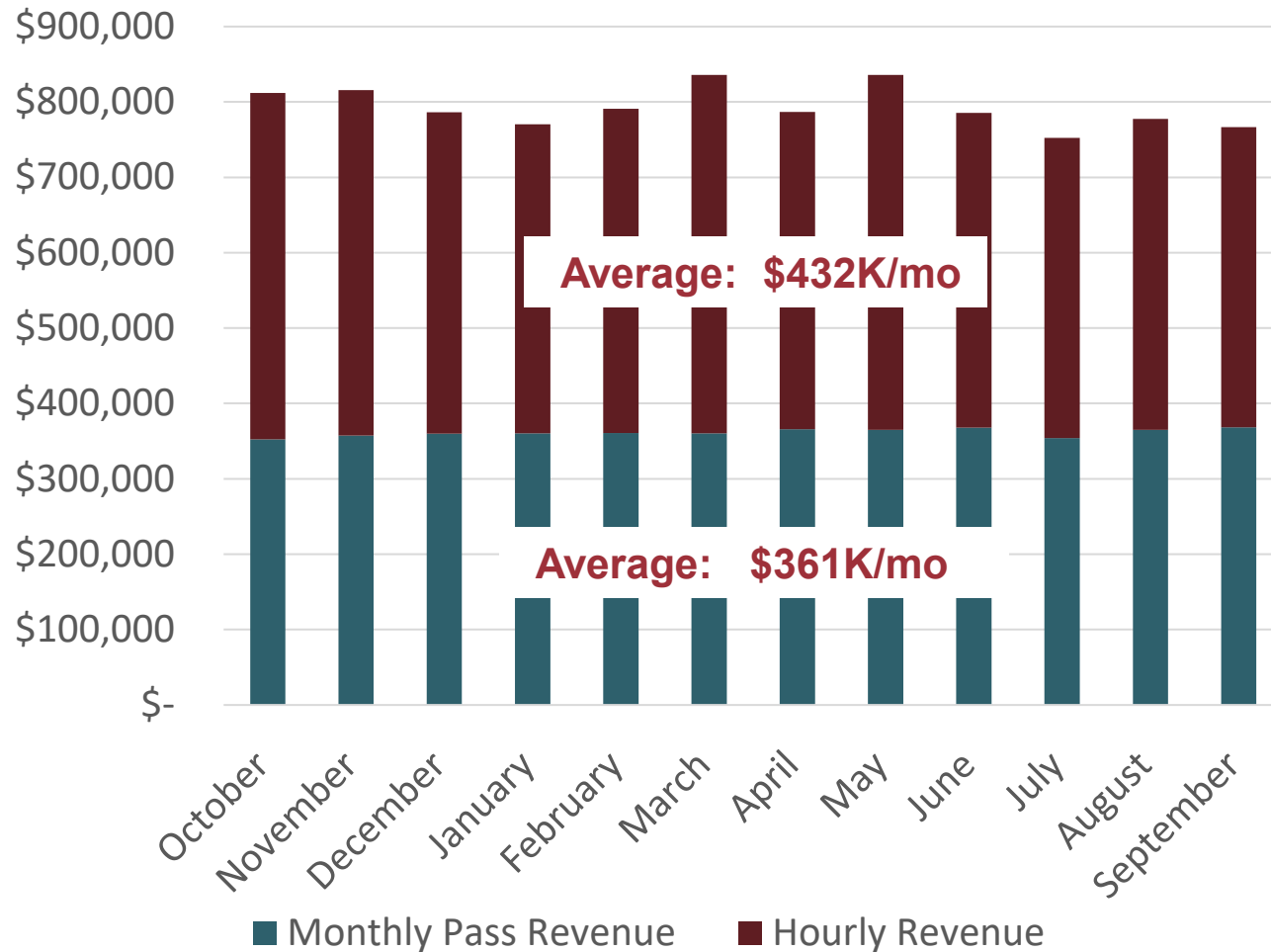
FY25 Financials



FY25 Financials



FY25 Financials



FY25 Garage Improvements

System Wide Projects

PARCS Replacement



Capitol & Main

Air Handler Fan Upgrades (Design)

10th & Front

Ph 3 Structural Repairs
Membrane Application
Plumbing Upgrades
Exterior Paint

9th & Front

Minor Structural Repairs
Elevator Modernization (Design)
Stair Tower Enclosure (Design)

Capitol & Myrtle

Rout & Seal Repairs
Membrane Repairs
Elevator Modernization
Lighting Upgrades

FY25 PARCS Replacement

Amano Installation

Aug 5 – Oct 22

Operational Completion Testing

Oct 23 – [TBD]

Project Closeout

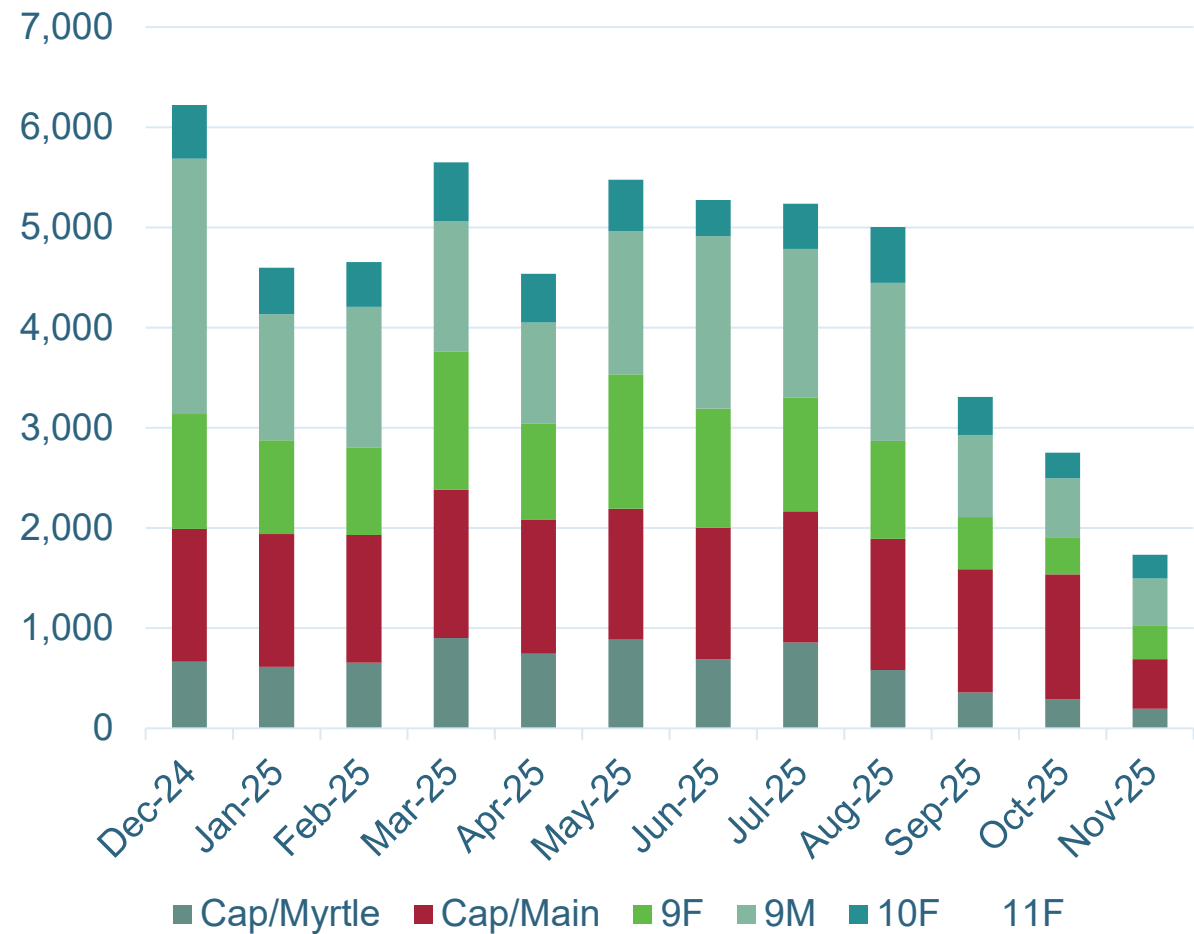
Dec/Jan



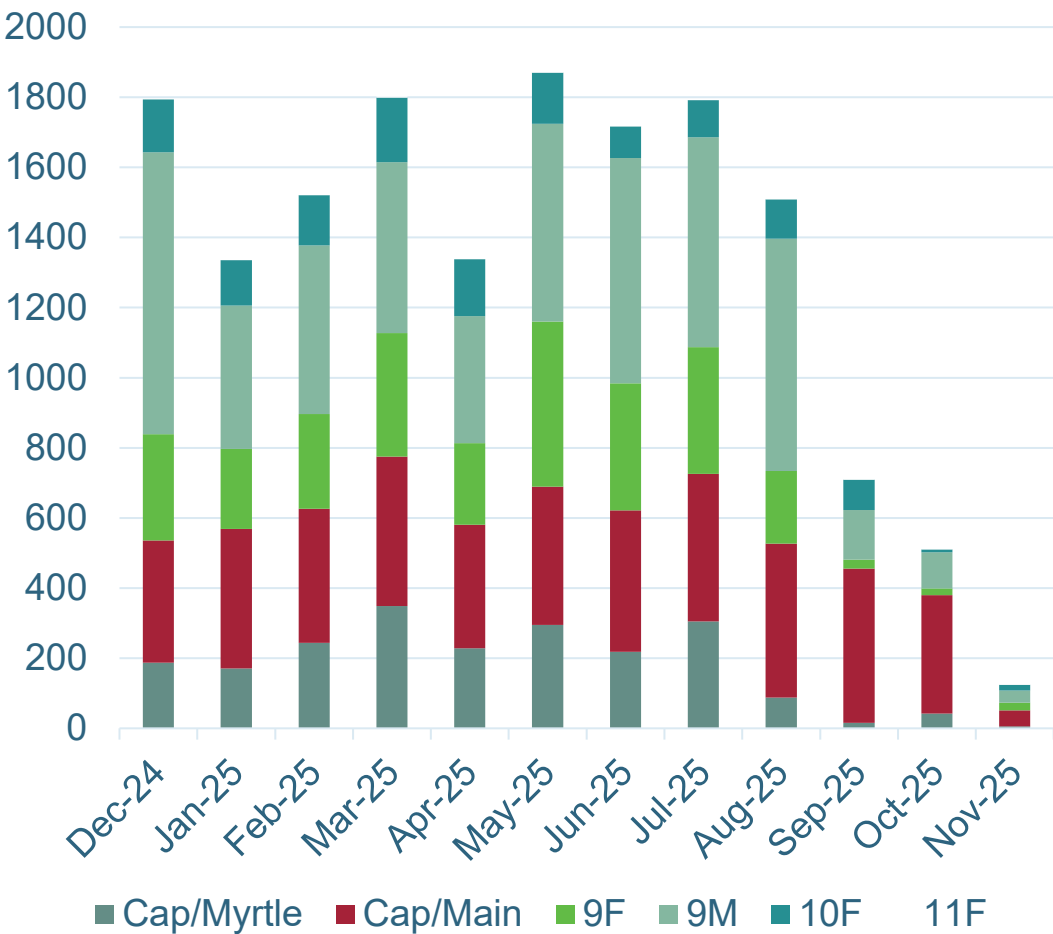
FY25 PARCS Replacement



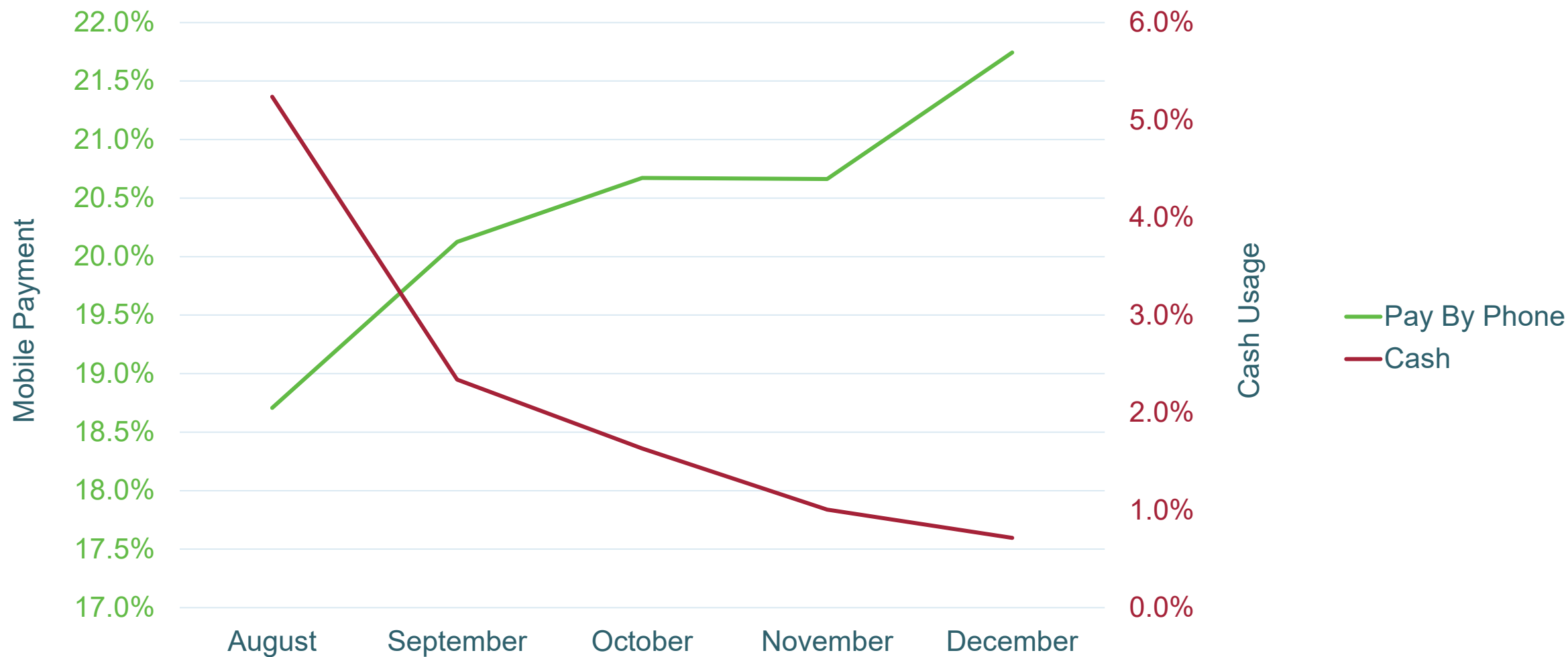
Calls per Month by Location



Unreadable Tickets per Month by Location



FY25 PARCS Replacement



FY26 Capital Improvements

Capitol & Main – Air Handler Fan Replacement

Capitol & Main – Rooftop membrane replacement

9th & Front – Stair Tower Enclosure (Design)

9th & Front – Elevator Modernization

9th & Main – Minor Structural Repairs

10th & Front – Structural and Aesthetic Upgrades (Design)

Security Camera Upgrades

Permanent Holiday Lighting

Structural Condition Assessments



Example: 9th & Front Stair Tower Enclosure Rendering

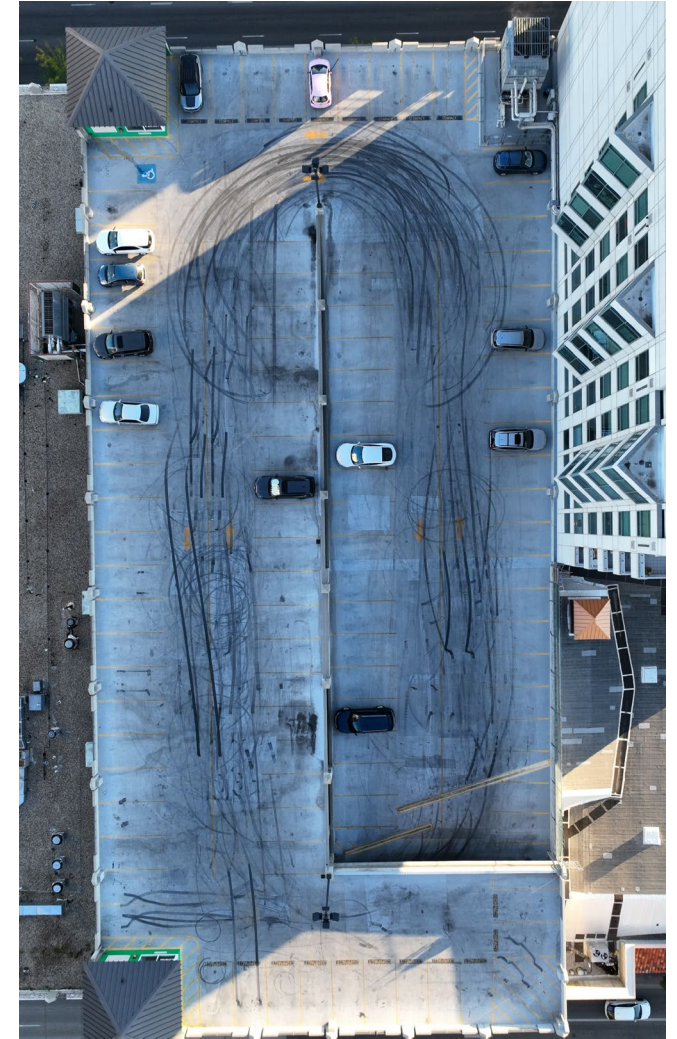
Other FY26 Efforts

RFP for Parking Operations
Agreement (5-Year)

Rate & Product Analysis



9th & Main Rooftop



Capitol & Main Rooftop

Questions?

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Work Session



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

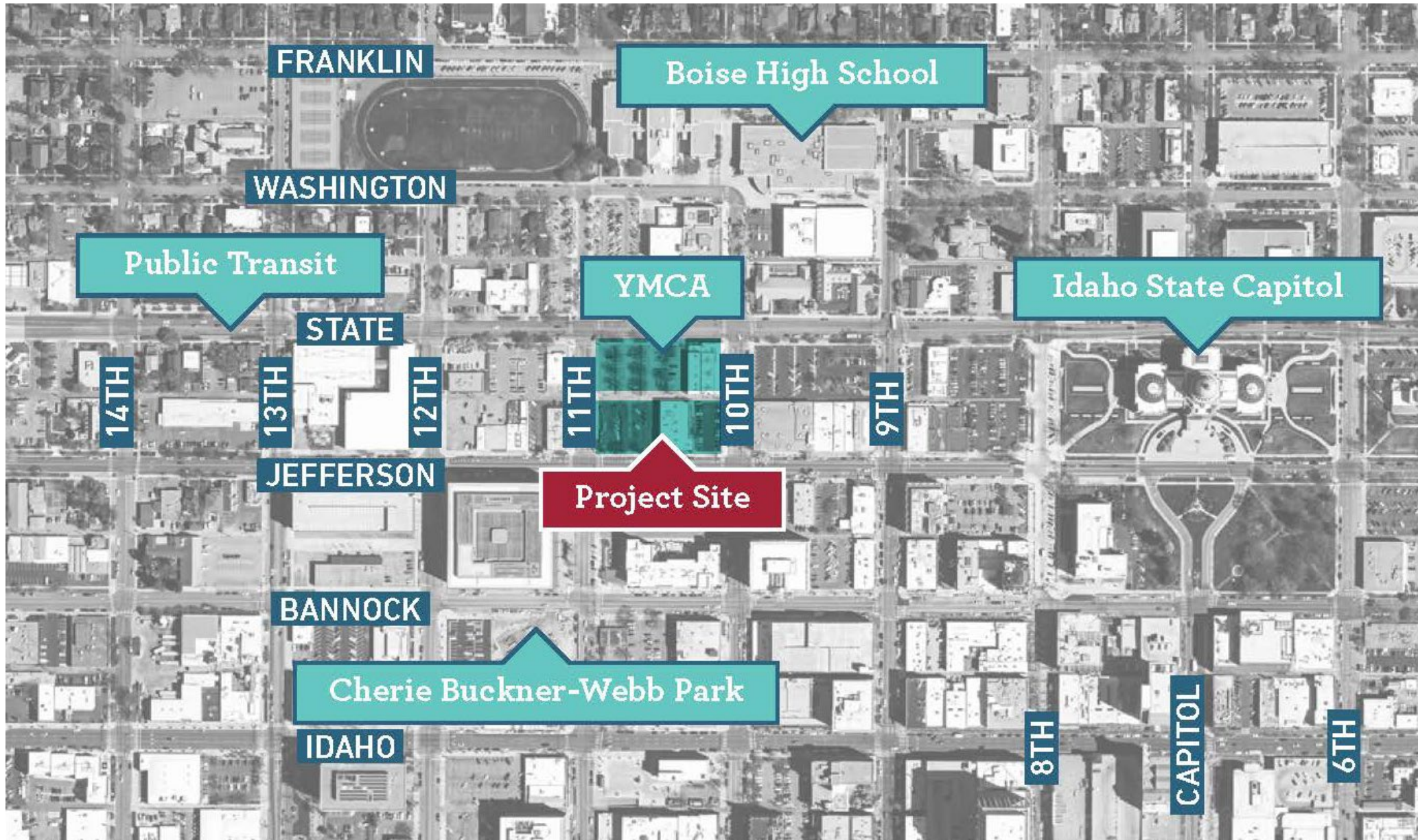
Real Property Disposition Request for Proposals

Alexandra Monjar – Sr. Project Manager

1010 W. Jefferson Street Commercial Space and Public Parking Facility Real Property Disposition Request for Proposals

Alexandra Monjar – Sr. Project Manager

Potential for Commercial Success



Commercial Condominium Units



Condominium Delivery



- Street- or plaza-adjacent entrances
- Utilities sized for food and beverage service
- Grease interceptors
- Trash rooms
- Ceiling areas and exterior wall openings reserved for venting
- Boise Green Building Code
- Geothermal system

Required Submission Material

1. Authority to Sign
2. Acknowledgement & Release
3. Cover Letter
4. Proposer Description and Experience
5. Financial Sources Form
6. Business Plan(s)
7. Proposal Form

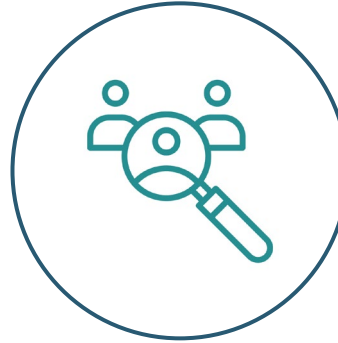


Disposition Criteria and Evaluation



1. PRICE

- Highest price will get 100% of available points
- No price below anticipated development costs will be accepted



2. PROPOSER

- Quality and depth of proposer team's experience and ability
- Evidence of proposer's financial capability



3. PROPOSAL

- Activation throughout the day
- Complimentary uses
- Serving the neighborhood
- Filling market gaps
- Economic development
- Character and aesthetics



Evaluation Criteria 1: Price



- Highest proposed price will receive 100% of points available
- No escalations will be considered
- No price lower than the anticipated cost of development will be accepted



Evaluation Criteria 2: Proposer



Team Qualifications

- Quality and depth of team experience
- Experience and ability to open new locations or bring a new business from concept to realization
- Strength of examples and references

Financial Capability

- Strength of demonstrated financial capability to develop unit(s) as proposed
- Track record of completing projects on time and on budget
- Proposed purchase terms

Evaluation Criteria 3: Proposal



Activation Throughout the Day

- Hours and days of operation complement and expand on active hours of nearby uses
- Strategies for consistent streetscape visibility and activation
- Track record of consistent operations and maintaining attractive storefronts

Creating Complementary Uses

- Enhancement of, and synergy with existing neighborhood destinations or assets
- Contribution to creating a destination

Serving the Neighborhood

- Accessibility and desirability of goods and services to local populations
- Welcoming presence and plans for neighborhood engagement

Evaluation Criteria 3: Proposal



Filling Market Gaps

- Business concept offering goods or services not available nearby with evidence of unmet demand
- New or unique offerings to the area's commercial landscape

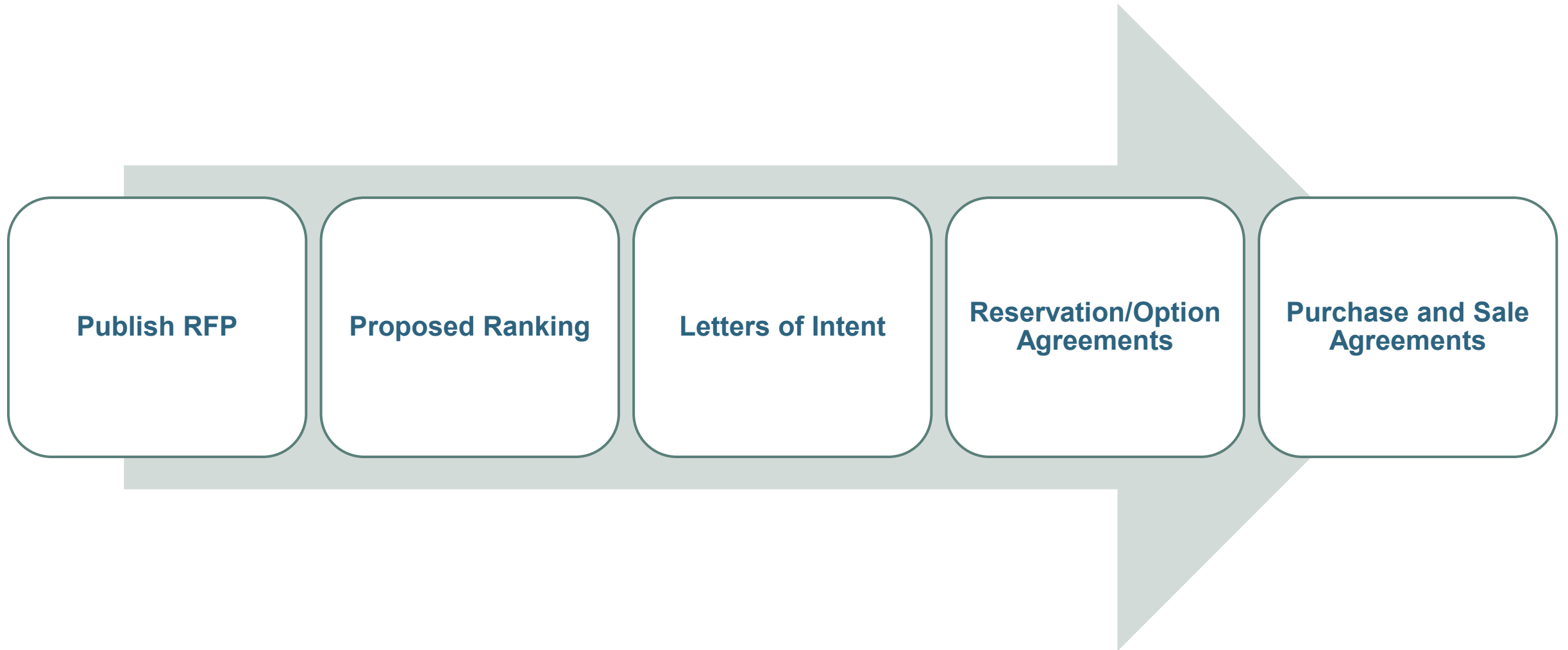
Contributing to Economic Development

- History of and/or potential for creating positive economic impact and opportunities
- Commitment to long-term property stewardship and business operations

Desired Character and Aesthetic

- Demonstrated alignment with the design and intended character of the Project
- Ability to contribute to a unique sense of place

Disposition Process



Disposition Timeline

October 2025	Board Approval: Real Property Disposition Policy
TODAY – December 2025	Board Work Session: Review Request for Proposals
January 2026	Publish Request for Proposals
March 2026	Responses due
Spring 2026	Board Approval: Proposal rankings for each unit
Spring/Summer 2026	Board Approval: Letters of Intent
Summer/Fall 2026	Board Approval: Reservation/Option Agreements
As needed	Board Approval: Predevelopment/Early Access Agreements
Summer/Fall 2027	Final plat recordation and Board Approval: Purchase and Sale Agreements
Fall 2027	Closing

Discussion

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Consent Agenda

Motion to Approve Consent Agenda

Agenda

IV. Action Item

- A. **CONSIDER Resolution 1951: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Amendment No. 1 to the CM/GC Agreement with Okland Construction Company, Inc.Amy Fimbel (10 mins)**

V. Adjourn

Consider: Resolution 1951



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

**Amendment No. 1 to the CM/GC Agreement with
Okland Construction Company, Inc.**

Amy Fimbel – Sr. Project Manager

GMP 1 Scope of Work

- 1. Early Site Preparation**
- 2. Rammed Aggregate Piers**



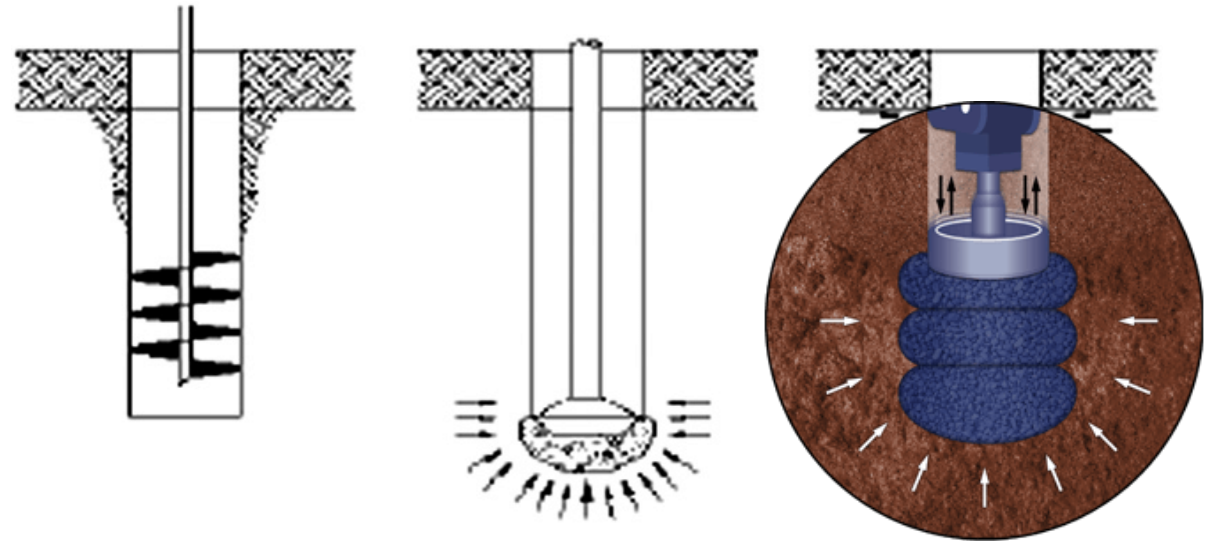
Early Site Preparation

- **Salvage/recycling**
- **Decommissioning of systems**
- **Shoring alley utilities**
- **Removal of existing building**
- **Shoring alley utilities**
- **Backfill of basement void**



Rammed Aggregate Pier Foundations

- Design and installation of foundation system
- Installation method
- Cost and schedule benefits



Amendment No. 1 to the CM/GC Agreement with Okland Construction Company, Inc.



Okland Contract Summary	
Construction Management: Pre-Construction Services	\$ 240,124
TODAY – Amendment 1: GMP 1: Early Site Prep & Rammed Aggregate Piers	\$ 747,116
Amended CM/GC Contract Total	\$ 987,240



Upcoming Schedule Milestones

- ☐ **TODAY:** GMP 1 Consideration
- ☐ January – April 2026: Early Site Preparation
- ☐ February 2026: Construction Documents
- ☐ Spring 2026: Permitting and Bidding
- ☐ July 2026: GMP 2 for Full Construction
- ☐ July 2026: Start of Construction
- ☐ August 2026: Installation of Rammed Aggregate Piers
- ☐ November 2027: Construction Complete

Consider: Resolution 1951



Suggested Motion:

I move to adopt Resolution 1951 approving and authorizing the execution of Amendment No. 1 to the CM/GC agreement with Okland Construction Company, Inc. for the 1010 W. Jefferson Street Commercial Space and Public Parking Facility project.

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).

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