

Live Streaming and Audio Recording Now in Progress



Board of Commissioners

June 8, 2026

Agenda

- I. **Call to Order** **Chair Haney Keith**
- II. **Action Item: Agenda Changes or Additions** **Chair Haney Keith**
- III. **Work Session**
 - A. **1010 W. Jefferson St., Commercial Space Disposition RFP Update**
.....**Alexandra Monjar (5 mins)**
- IV. **Action Item: Consent Agenda**
 - A. **Expenses**
 - 1. Approve Paid Invoice Report for May 2026
 - B. **Minutes and Reports**
 - 1. Approve Meeting Minutes for May 11, 2026
 - 2. FY2026 Q2 Financial Report
 - C. **Other**
 - 1. Approve Resolution 1973: 3108 W. Bella Street, Residential Infill Development. Type 1 Participation Agreement with Cook Property Management, LLC

1010 W. Jefferson Street, Bond and Commercial Space Disposition RFP Update

Alexandra Monjar, Senior Project Manager – Property Development

1010 W. Jefferson Street – Bond Update



S&P Global Ratings

02-Jun-2026 | 19:31 EDT

Urban Renewal Agency Of Boise City, ID
Series 2026 Parking System Revenue Bonds
Rated 'A'; Outlook Stable

Credit Opinion:

- Agency's strong and experienced management
- Solid financial performance and liquidity
- Positive economic outlook for Boise Metro (strong and growing demand)

Reminder:

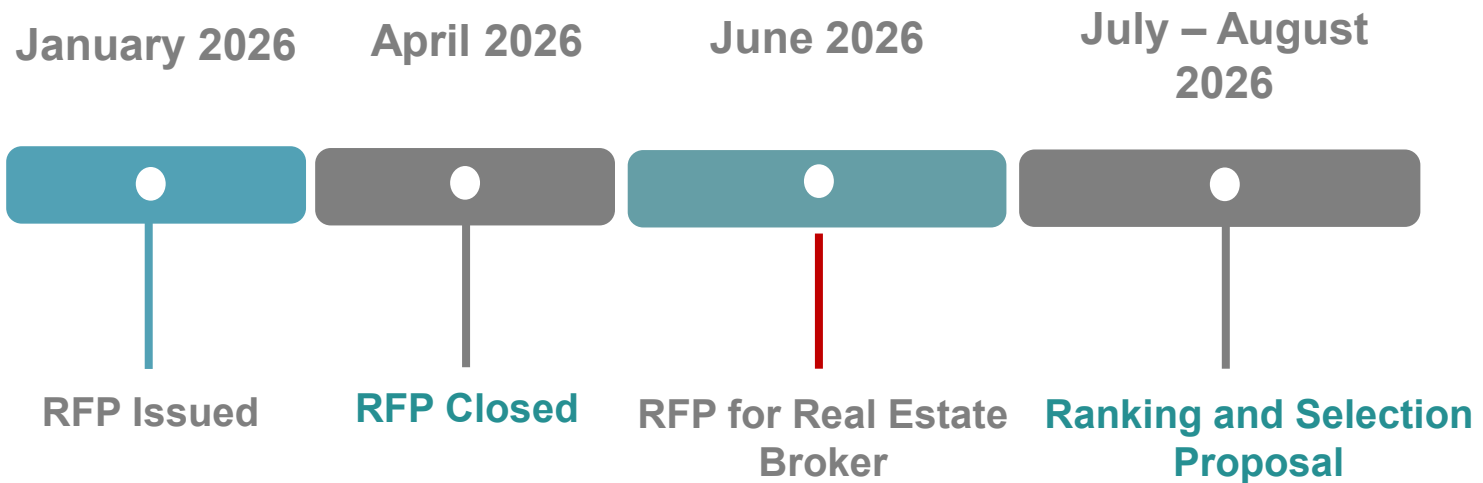
- I. Special Board Meeting – Bond Pricing
- II. June 24, Wednesday 3pm

A

Urban Renewal Agency of Boise City ID, Parking Facility Net Revenues

Local Currency LT | Outlook **Stable**

1010 W. Jefferson Street – Commercial Space Disposition RFP





Consent Agenda

Motion to Approve Consent Agenda

Agenda

V. Action Item

- A. **CONSIDER Resolution 1923: Resolution 1972: Approval of Shoreline and State Street District Streetscape Design Standards Type 4 Capital Improvement Reimbursement Agreement with City of Boise**

.....**Toby Norton (10 mins)**

- B. **CONSIDER Designation: 3150 W. Main St., CWI River District. Type 2 General Assistance Participation Agreement with Ahlquist, LLC.....Alexandra Monjar (5 mins)**
- C. **CONSIDER Designation: 6656 S. Eisenman Rd., Maverik. Type 1 One Time Assistance Participation Agreement with Kum & Go, LC.....Corrie Brending (5 mins)**

VI. Adjourn

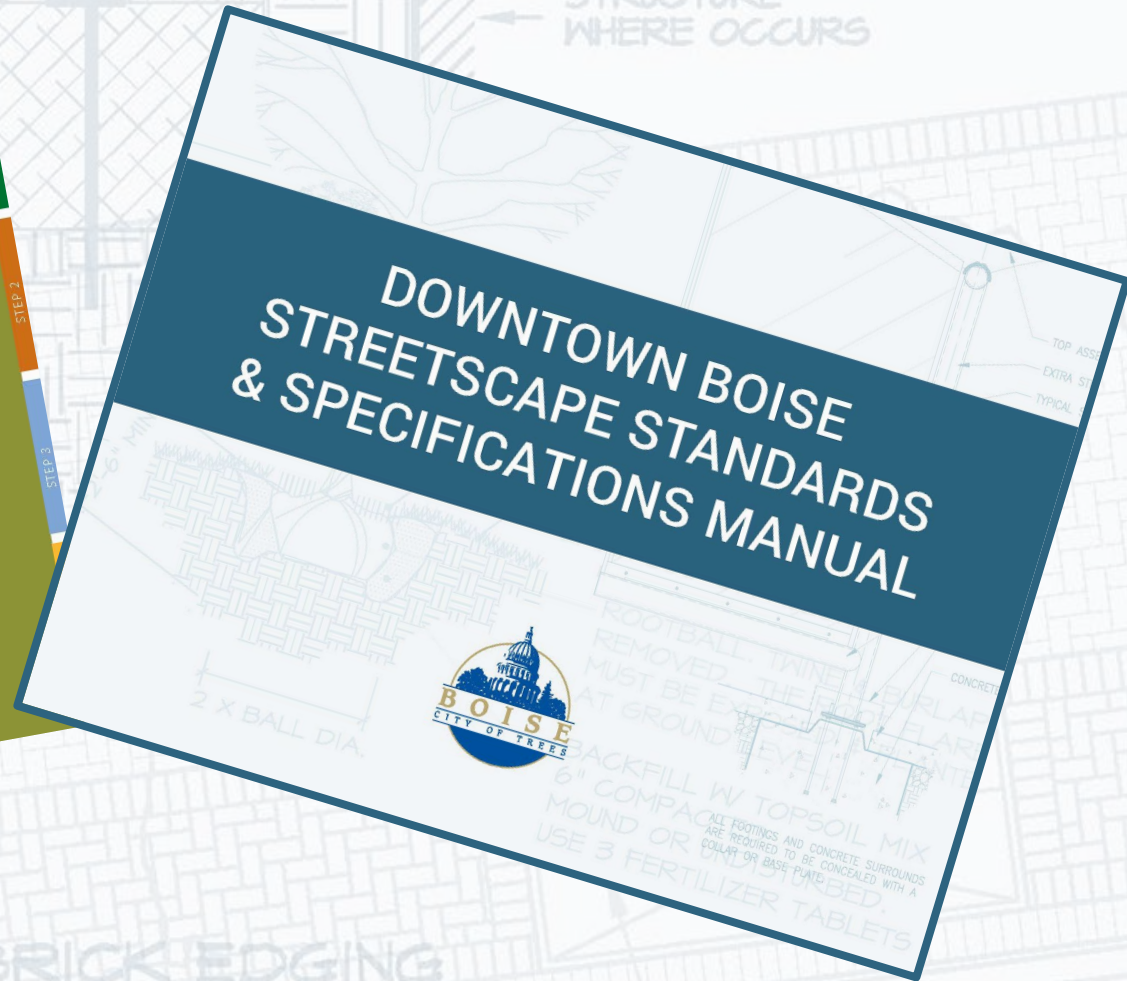
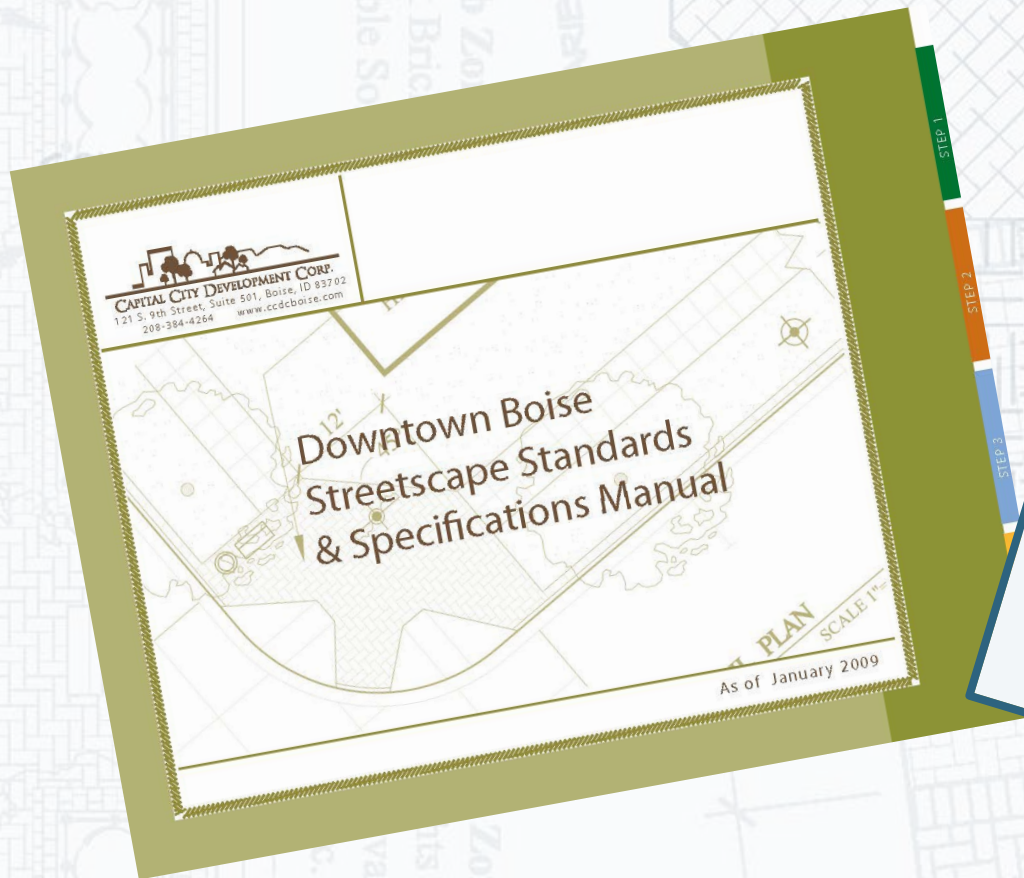
Consider: Resolution 1972

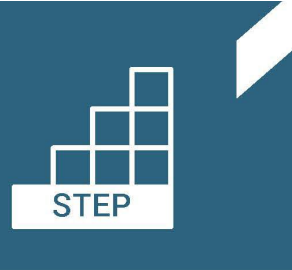
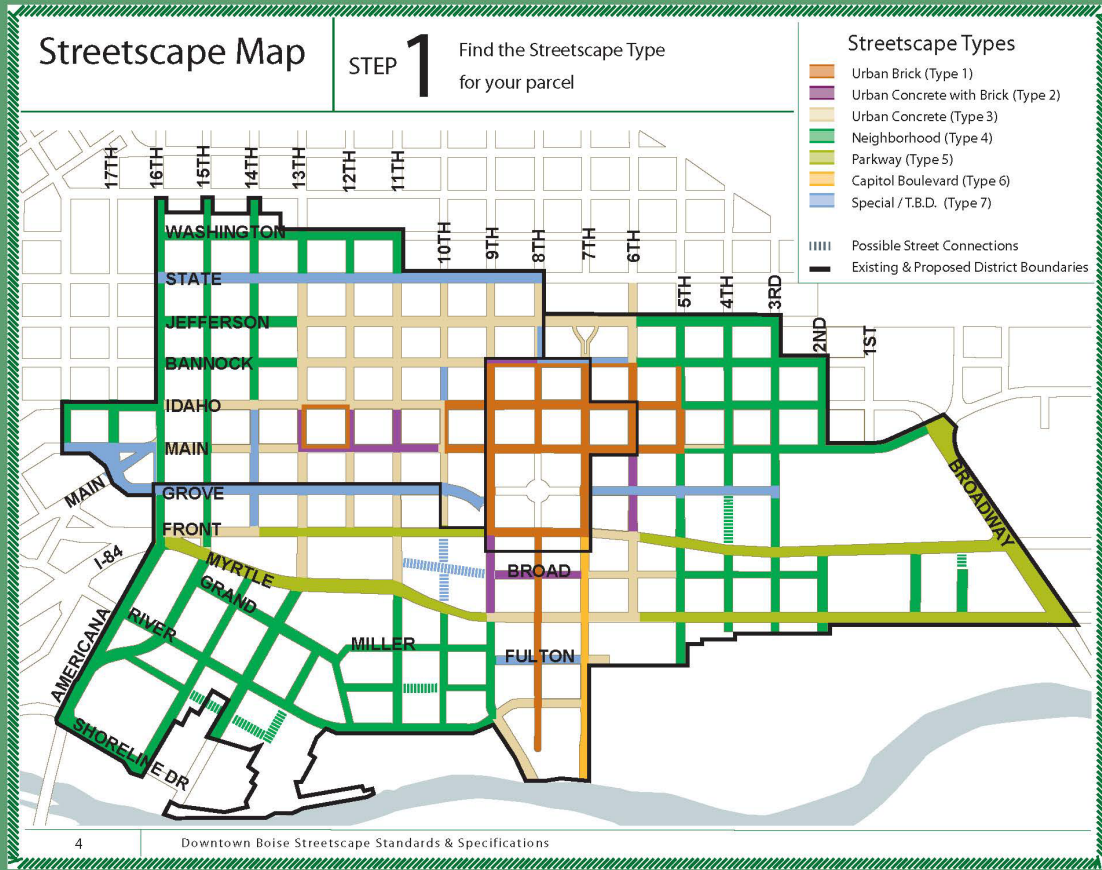


**Type 4 Capital Improvement Reimbursement Agreement
with the City of Boise for the Shoreline and State Street
District Streetscape Design Standards**

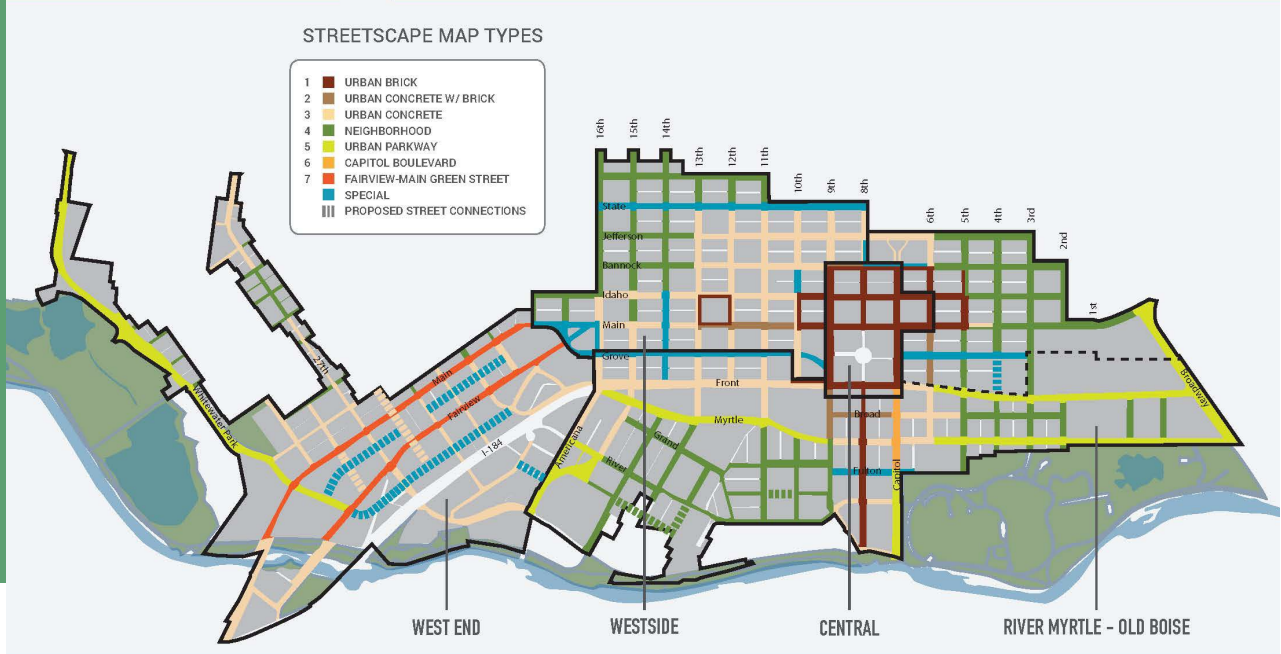
Toby Norton, Project Manager

Streetscape Standards and Specifications Manual Update





Find the Streetscape Type for Your Parcel



EVALUATION LENS



SUSTAINABILITY

- Stormwater performance
- Urban heat mitigation
- Material longevity



FEASIBILITY & CONSTRUCTABILITY

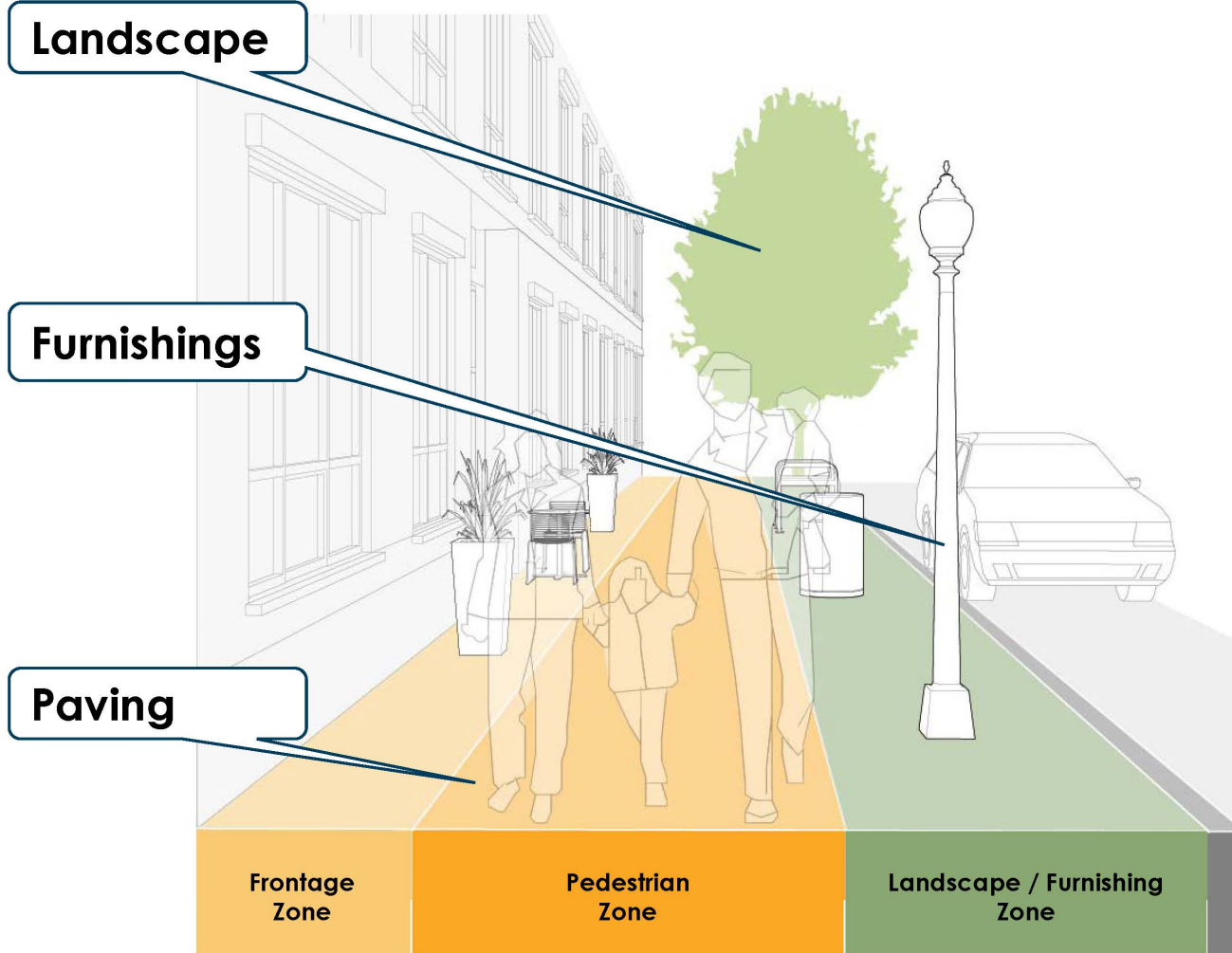
- Right-of-way constraints
- Ease of implementation
- Utility coordination
- Cost
- Phasing



MAINTAINABILITY

- Operations burden
- Replacement cycles
- Maintenance capacity

BUILDING FACE TO CURB

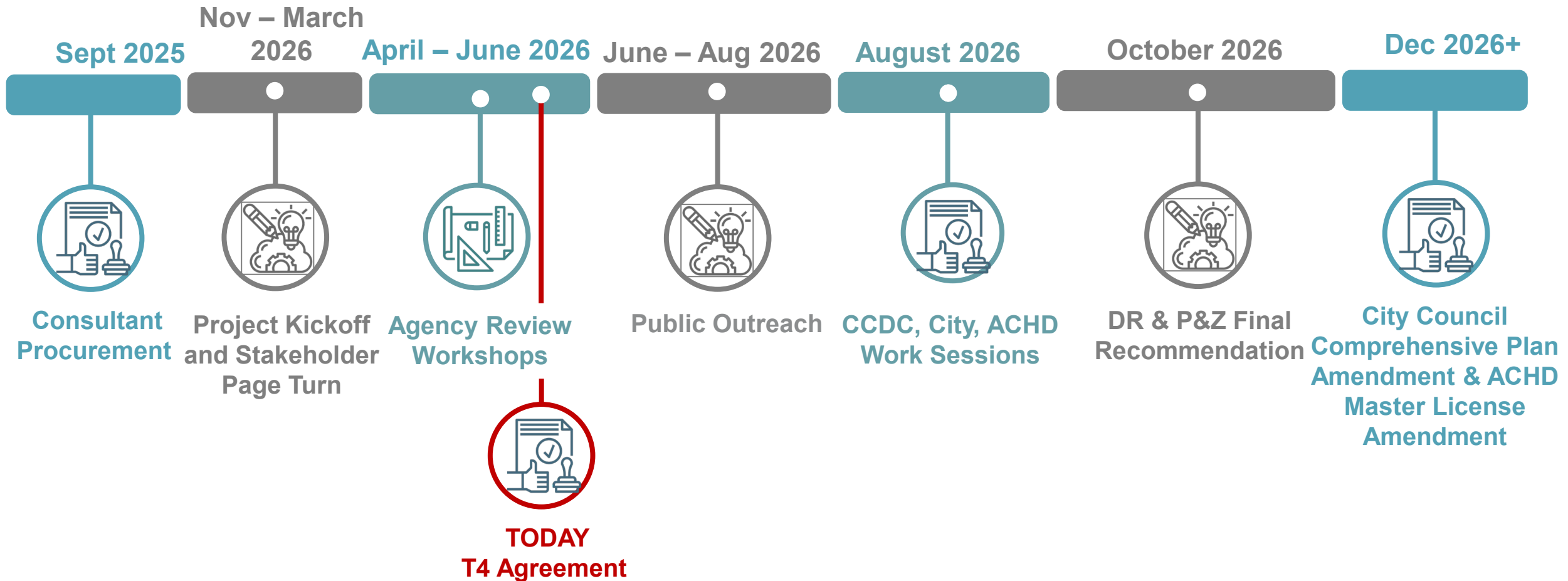


1. Street scale tree canopy and planting approaches
2. Green street option and stormwater planting strategies
3. Maintenance expectations and constraints

1. Opportunities for district-specific elements
2. Balancing unique identity with citywide consistency:
 - Planters
 - Tree grates
 - Seating
 - Trash/recycling receptacles
 - Bicycle and micromobility parking
 - Railing and bollards
 - Street lighting

1. ADA considerations and durability
2. Providing flexibility within clearly defined standards
 - Materials
 - Suspended paving systems (silva cells)

Project Milestones



Type 4 Capital Improvement Reimbursement Agreement

Financial Reimbursement Obligation

Shoreline URD	\$80,000
State Street URD	\$200,000
Maximum, Not To Exceed	\$280,000

Consider: Resolution 1972



Suggested Motion:

I move to adopt Resolution 1972 approving and authorizing the execution of a Type 4 Agreement with the City of Boise for the Shoreline and State Street District Streetscape Design Standards Update.

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.....**Alexandra Monjar (5 mins)**
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VI. Adjourn

Consider Designation



3150 W. Main Street, CWI River District. Type 2 General Assistance with Ahlquist, LLC.

Alexandra Monjar – Senior Project Manager



3150 West Main Street CWI River District

Alexandra Monjar – Senior Project Manager

Project Location



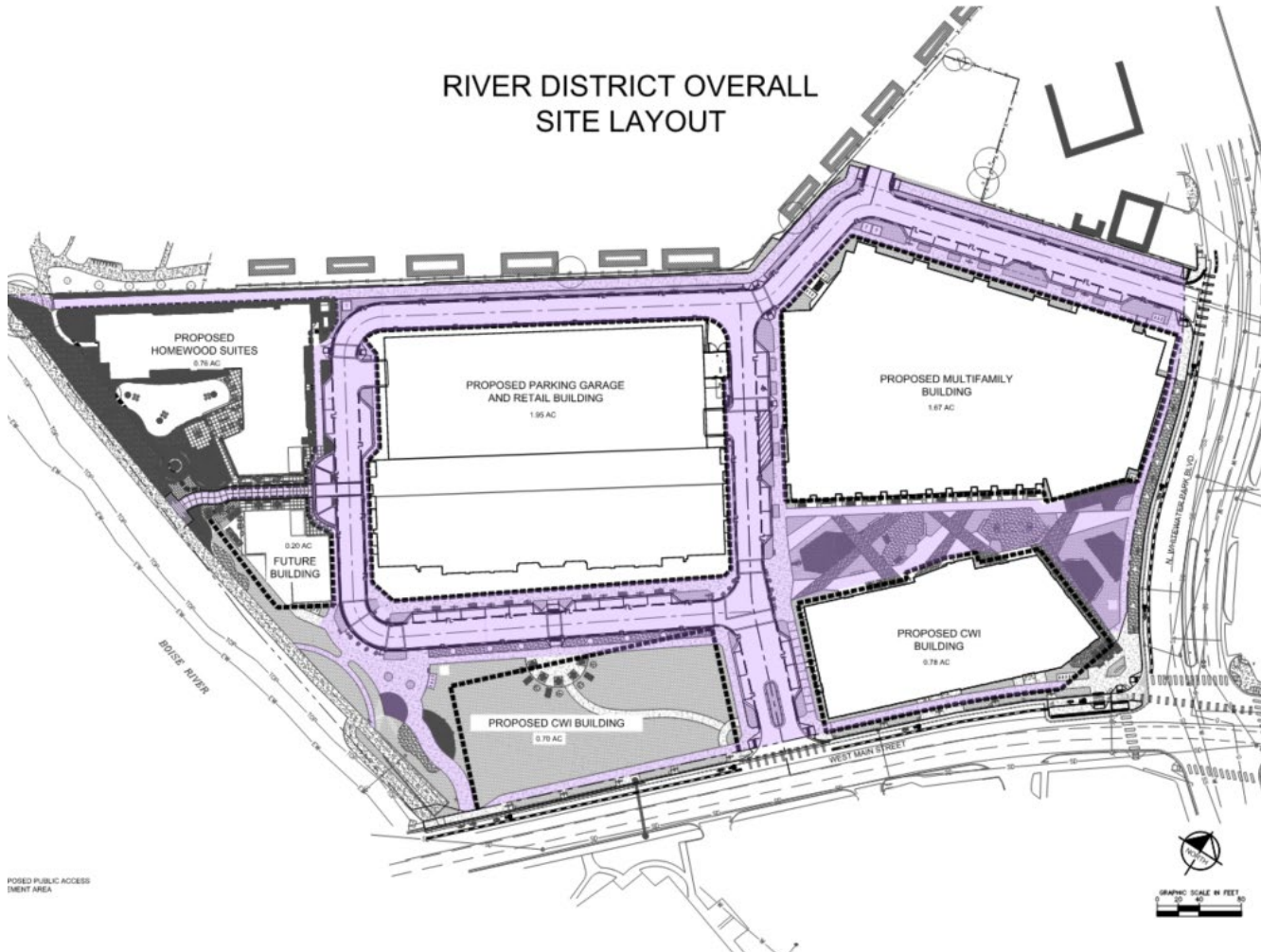
Project Summary



Eligible Expenses

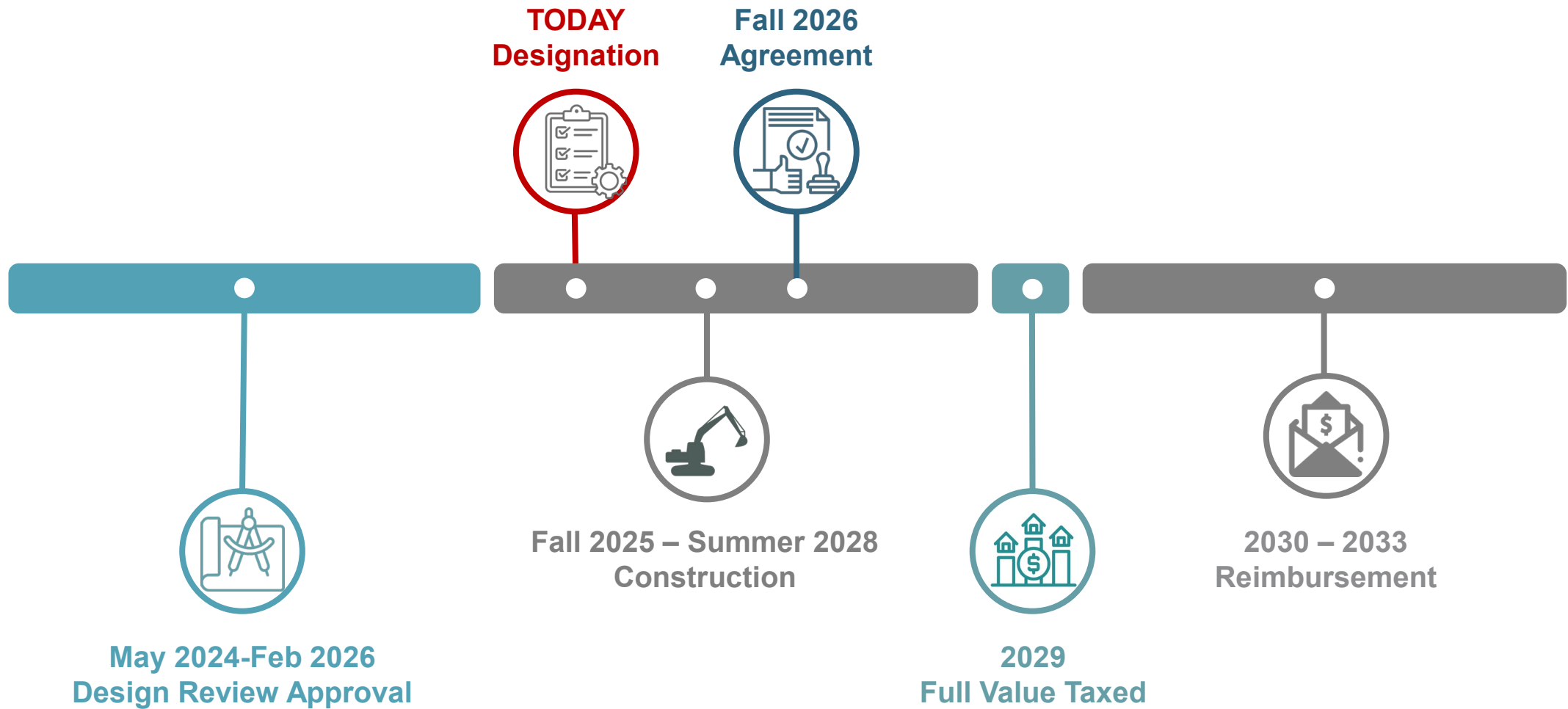


RIVER DISTRICT OVERALL
SITE LAYOUT



Scope	Estimated Cost
Streetscapes, plaza, and pathways	\$1,926,817
Infrastructure & utilities	\$1,391,844
General conditions (5% allowed by policy)	\$165,933
Total	\$3,484,595

Timeline



Designation Recommendation



1. **Designate CWI River District as eligible for Type 2 assistance.**
2. **Negotiate a Type 2 Agreement with considerations:**
 - a) **Define the “Project” as the sum of all its parts**
 - b) **Require all buildings and site improvements currently under development to be complete before reimbursement begins**
 - c) **Reimburse eligible expenses from tax increment generated by all taxable property, including any increment generated by future development on reserved pads**

Consider Designation



Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with Ahlquist, LLC for future Board approval.

Agenda

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.....**Corrie Brending (5 mins)**

VI. Adjourn

Consider Designation



6656 S Eisenman Road, Maverik. Type 1 One-Time Assistance with Kum & Go, LC.

Corrie Brending – Project Manager



6656 South Eisenman Road, Maverik

Corrie Brending – Project Manager

Project Location



Project Summary



2 BUILDING PERSPECTIVE - FRONT LEFT
SCALE:

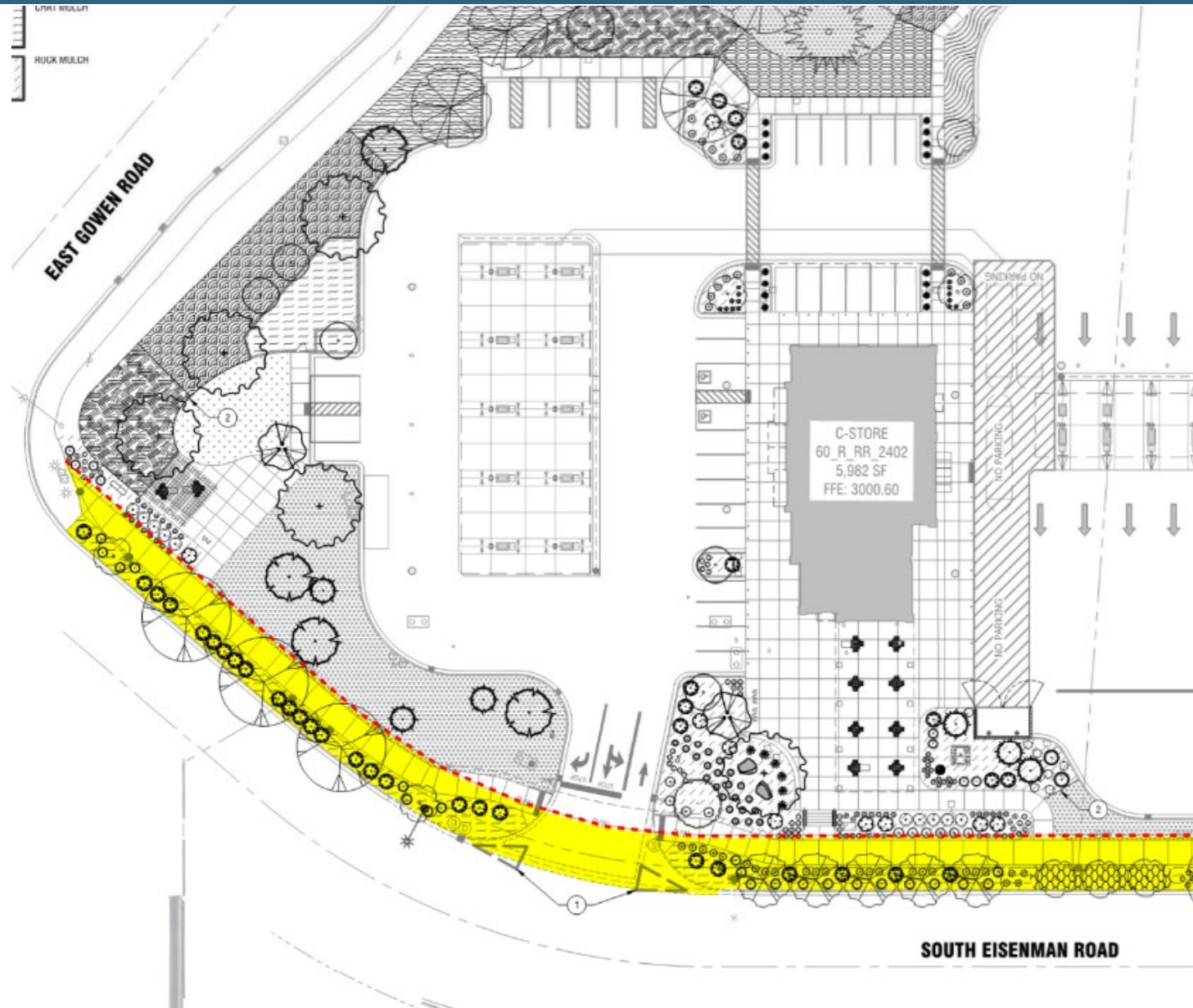


- **Maverik Fuel Center & Convenience Store**
- **Commercial and Passenger Vehicle Service**
- **Indoor & Outdoor Seating**
- **Internal Pathway Connections**
- **\$8.6 Million Total Development Cost**

Eligible Expenses



- **10-Foot Multi-Use Pathway**
- **Landscaping**
- **Irrigation**
- **\$200,000 Estimated Eligible Expenses**



Timeline



August 2024



Design Review
Approval

March 2026



Construction
Begins

September 2026



Anticipated Completion

Consider Designation



Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Kum & Go, LC for future Board approval.

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Adjourn

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