



**BOARD
OF
COMMISSIONERS
MEETING
June 8, 2026**

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Meeting
Board Room, Fifth Floor, 121 N. 9th Street
June 8, 2026, at 12 p.m.

Live stream available at <https://ccdcb Boise.com/board-of-commissioners/>

A G E N D A

- 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 UpdateAlexandra Monjar (5 minutes)
- 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 (Unaudited)
 - C. Other
 - 1. Approve Resolution 1973: 3108 W. Bella Street, Residential Infill Development. Type 1 Participation Agreement with Cook Property Management, LLC
- V. ACTION ITEM**
 - A. CONSIDER 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 minutes)
 - B. CONSIDER Designation: 3150 W. Main St., CWI River District. Type 2 General Assistance Participation Agreement with Ahlquist, LLC.....Alexandra Monjar (5 minutes)
 - C. CONSIDER Designation: 6656 S. Eisenman Rd., Maverik. Type 1 One Time Assistance Participation Agreement with Kum & Go, LCCorrie Brending (5 minutes)
- 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).

Viewing Remotely: Members of the public may view the meeting with a smartphone or computer by clicking the link provided at <https://ccdcb Boise.com/board-of-commissioners/>. CCDC strives to make its public Board Meetings available to view remotely but cannot guarantee access due to platform failure, internet disruptions, or other technology malfunctions.



II. AGENDA CHANGES OR ADDITIONS



III. WORK SESSION



IV. CONSENT AGENDA

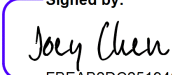


Paid Invoice Report

For the Period: 5/1/2026 through 5/31/2026

| <u>Payee</u> | <u>Description</u> | <u>Payment Date</u> | <u>Amount</u> |
|----------------------------------|---------------------------------------|-------------------------|------------------------|
| Debt Service: | | | |
| | | Total Debt Payments: | - |
| Payroll: | | | |
| CCDC Employees | Direct Deposits Net Pay | 5/13/2026 | 51,788.78 |
| EFTPS - IRS | Federal Payroll Taxes | 5/13/2026 | 21,011.98 |
| Idaho State Tax Commission | State Payroll Taxes | 5/13/2026 | 2,943.00 |
| 457(b) | Retirement Payment | 5/13/2026 | 1,868.44 |
| PERSI/Empower | Retirement Payment | 5/11/2026 | 26,963.56 |
| CCDC Employees | Direct Deposits Net Pay | 5/27/2026 | 51,788.79 |
| EFTPS - IRS | Federal Payroll Taxes | 5/27/2026 | 21,012.00 |
| Idaho State Tax Commission | State Payroll Taxes | 5/28/2026 | 2,943.00 |
| 457(b) | Retirement Payment | 5/27/2026 | 1,868.44 |
| PERSI/Empower | Retirement Payment | 5/26/2026 | 26,963.56 |
| | | Total Payroll Payments: | 209,151.55 |
| Checks and ACH | | | |
| Various Vendors | Check and ACH Payments (See Attached) | 5/31/2026 | 1,592,686.09 |
| Total Cash Disbursements: | | | \$ 1,801,837.64 |

I have reviewed and approved all cash disbursements in the month listed above.

Signed by:


 Finance Director

6/2/2026

 Date

Signed by:


 Executive Director

6/2/2026

 Date

Report Criteria:
 Summary report type printed
 Check.Voided = no

| Name | Check Amount | Check Issue Date |
|--|--------------|------------------|
| 1522 W State St LLC | 507,091.00 | 05/29/2026 |
| Total 1522 W State St LLC: | 507,091.00 | |
| Abbey Louie LLC | 5,750.00 | 05/29/2026 |
| Total Abbey Louie LLC: | 5,750.00 | |
| Absolute Fire Protection LLC | 960.75 | 05/28/2026 |
| | 175.00 | 05/28/2026 |
| Total Absolute Fire Protection LLC: | 1,135.75 | |
| Acme Fast Freight | 2,881.43 | 05/28/2026 |
| Total Acme Fast Freight: | 2,881.43 | |
| Ada County Weed Pest Mosquito Abatement | 80.50 | 05/27/2026 |
| | 67.60 | 05/27/2026 |
| Total Ada County Weed Pest Mosquito Abatement: | 148.10 | |
| Atlas Technical Consultants LLC | 1,500.00 | 05/28/2026 |
| Total Atlas Technical Consultants LLC: | 1,500.00 | |
| Blue Cross of Idaho | 40,163.40 | 05/01/2026 |
| Total Blue Cross of Idaho: | 40,163.40 | |
| Boise City Utility Billing | 11.78 | 05/27/2026 |
| Total Boise City Utility Billing: | 11.78 | |
| Boise State Street Associates II, LLP | 215,000.00 | 05/27/2026 |
| Total Boise State Street Associates II, LLP: | 215,000.00 | |
| Boxcast Inc | 57.44 | 05/28/2026 |
| Total Boxcast Inc: | 57.44 | |
| Brending Corrie | 403.70 | 05/22/2026 |
| Total Brending Corrie: | 403.70 | |
| Brown Kassi | 2,156.47 | 05/22/2026 |

| Name | Check Amount | Check Issue Date |
|-----------------------------------|--------------|------------------|
| Total Brown Kassi: | 2,156.47 | |
| Brunelle John | 545.93 | 05/22/2026 |
| Total Brunelle John: | 545.93 | |
| Caselle Inc. | 1,058.00 | 05/08/2026 |
| Total Caselle Inc.: | 1,058.00 | |
| Cator Ruma & Assoc CO | 9,080.00 | 05/29/2026 |
| Total Cator Ruma & Assoc CO: | 9,080.00 | |
| City of Boise | 1,600.00 | 05/28/2026 |
| | 211.00 | 05/28/2026 |
| Total City of Boise: | 1,811.00 | |
| CSHQA | 3,685.00 | 05/28/2026 |
| Total CSHQA: | 3,685.00 | |
| Cushing Terrell Architects | 5,017.91 | 05/29/2026 |
| | 16,753.19 | 05/29/2026 |
| | 15,831.04 | 05/29/2026 |
| | 16,470.89 | 05/29/2026 |
| Total Cushing Terrell Architects: | 54,073.03 | |
| Elam & Burke P.A. | 313.50 | 05/29/2026 |
| | 427.50 | 05/29/2026 |
| | 228.00 | 05/29/2026 |
| | 2,476.75 | 05/29/2026 |
| | 19,038.00 | 05/29/2026 |
| | 3,327.90 | 05/29/2026 |
| Total Elam & Burke P.A.: | 25,811.65 | |
| Fimbel Amy | 457.55 | 05/22/2026 |
| Total Fimbel Amy: | 457.55 | |
| GGLO LLC | 2,362.50 | 05/28/2026 |
| Total GGLO LLC: | 2,362.50 | |
| Graybeal Lana | 374.90 | 05/01/2026 |
| Total Graybeal Lana: | 374.90 | |
| Idaho Power | 1.90 | 05/20/2026 |

| Name | Check Amount | Check Issue Date |
|--|--------------|------------------|
| Total Idaho Power: | 1.90 | |
| Idaho Records Management LLC | 55.00 | 05/28/2026 |
| Total Idaho Records Management LLC: | 55.00 | |
| Jackson Jenn | 1,545.00 | 05/22/2026 |
| Total Jackson Jenn: | 1,545.00 | |
| KPFF Consulting Engineers | 1,765.00 | 05/29/2026 |
| | 127,695.05 | 05/29/2026 |
| | 18,050.00 | 05/29/2026 |
| Total KPFF Consulting Engineers: | 147,510.05 | |
| McAlvain Construction Inc. | 243,009.18 | 05/29/2026 |
| | 23,276.00 | 05/29/2026 |
| Total McAlvain Construction Inc.: | 266,285.18 | |
| McClatchy Company LLC | 265.00 | 05/28/2026 |
| Total McClatchy Company LLC: | 265.00 | |
| Monjar Alexandra | 1,070.73 | 05/15/2026 |
| Total Monjar Alexandra: | 1,070.73 | |
| Mountain States Appraisal LLC | 3,200.00 | 05/28/2026 |
| Total Mountain States Appraisal LLC: | 3,200.00 | |
| Nations Roof LLC | 2,175.00 | 05/28/2026 |
| Total Nations Roof LLC: | 2,175.00 | |
| Norton Toby | 506.94 | 05/22/2026 |
| Total Norton Toby: | 506.94 | |
| Okland Construction Company Inc | 196,993.00 | 05/29/2026 |
| | 45,199.00 | 05/29/2026 |
| Total Okland Construction Company Inc: | 242,192.00 | |
| Pape Megan | 383.32 | 05/22/2026 |
| Total Pape Megan: | 383.32 | |
| Piepmeyer Zachary | 230.20 | 05/07/2026 |

| Name | Check Amount | Check Issue Date |
|--------------------------------------|--------------|------------------|
| Total Piepmeyer Zachary: | 230.20 | |
| Pro Care Landscape Management | 259.47 | 05/28/2026 |
| | 357.00 | 05/28/2026 |
| | 60.00 | 05/28/2026 |
| | 378.38 | 05/28/2026 |
| Total Pro Care Landscape Management: | 1,054.85 | |
| Rehn & Associates | 75.00 | 05/28/2026 |
| | 948.88 | 05/28/2026 |
| | 830.30 | 05/28/2026 |
| Total Rehn & Associates: | 1,854.18 | |
| Security LLC - Plaza 121 | 1,289.94 | 05/01/2026 |
| | 15,234.17 | 05/01/2026 |
| Total Security LLC - Plaza 121: | 16,524.11 | |
| Stability Networks Inc. | 4,900.00 | 05/29/2026 |
| | 82.24 | 05/29/2026 |
| | 359.16 | 05/29/2026 |
| Total Stability Networks Inc.: | 5,341.40 | |
| Syringa Networks LLC | 755.00 | 05/28/2026 |
| Total Syringa Networks LLC: | 755.00 | |
| Terracon Consultants Inc | 3,158.75 | 05/28/2026 |
| Total Terracon Consultants Inc: | 3,158.75 | |
| The Potting Shed | 65.00 | 05/27/2026 |
| Total The Potting Shed: | 65.00 | |
| The Trust Dept LLC (W9) | 150.00 | 05/28/2026 |
| | 2,162.50 | 05/28/2026 |
| Total The Trust Dept LLC (W9): | 2,312.50 | |
| Treasure Valley Coffee Inc | 120.95 | 05/28/2026 |
| Total Treasure Valley Coffee Inc: | 120.95 | |
| United Heritage | 1,997.95 | 05/01/2026 |
| Total United Heritage: | 1,997.95 | |
| US Bank - Copier Lease | 187.45 | 05/07/2026 |

| Name | Check Amount | Check Issue Date |
|------------------------------------|---------------------|------------------|
| Total US Bank - Copier Lease: | 187.45 | |
| US Bank - Credit Cards | 11,590.59 | 05/11/2026 |
| Total US Bank - Credit Cards: | 11,590.59 | |
| USI Insurance Services NW | 1,124.00 | 05/28/2026 |
| Total USI Insurance Services NW: | 1,124.00 | |
| Veolia (Suez Water Idaho) | 36.88 | 05/29/2026 |
| | 99.92 | 05/29/2026 |
| | 145.75 | 05/29/2026 |
| Total Veolia (Suez Water Idaho): | 282.55 | |
| Watson Mary E. | 1,684.91 | 05/18/2026 |
| Total Watson Mary E.: | 1,684.91 | |
| Westerberg Aston and Assoc. | 2,000.00 | 05/28/2026 |
| Total Westerberg Aston and Assoc.: | 2,000.00 | |
| Western States Equipment | 1,081.92 | 05/27/2026 |
| Total Western States Equipment: | 1,081.92 | |
| Woodruff Douglas | 571.03 | 05/22/2026 |
| Total Woodruff Douglas: | 571.03 | |
| Grand Totals: | 1,592,686.09 | |

Report Criteria:

Summary report type printed
 Check.Voided = no

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
May 11, 2026

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 Jimmy Hallyburton, Commissioner Haney Keith, Commissioner Lauren McLean, Commissioner Rob Perez, Commissioner Meredith Stead, Commissioner John Stevens, and Commissioner Alexis Townsend.

Absent: Commissioner Todd Cooper

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

Eric Heringer, Piper Sandler & Co., attended the meeting.
Parker Schenken, Taft Stettinius & Hollister LLP, attended the meeting.

II. ACTION ITEM: AGENDA CHANGES OR ADDITIONS

There were no changes or additions made to the agenda.

III. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report for April 2026

B. Minutes and Reports

1. Approve Meeting Minutes for April 13, 2026

C. Other

1. Approve Resolution 1971: 9th & Front ParkBOI Parking Garage, Stair Tower Enclosure and Elevator Modernization. Amendment No. 2 to the CM/GC Contract with Andersen Construction Company of Idaho LLC
2. Approve Resolution 1969: Disclosure Counsel Engagement Letter with Taft Stettinius & Hollister LLP
3. Approve Office Lease Renewal

It was noted an error was corrected in Section V.B in the April 13, 2026, Meeting Minutes. A motion was attributed to Commissioner Townsend, but the motion was made by Commissioner Stead.

Commissioner Stead made a motion to approve the Consent Agenda with the change to the April 13, 2026, Meeting Minutes.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Hallyburton - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

IV. ACTION ITEM

A. CONSIDER: Appoint Roe Street Multi-Family Homes Review Committee

Chair Haney Keith and Legal Counsel, Meghan Conrad, addressed the establishment of the Roe Street Multi-Family Homes Review Committee for the Roe Street Project and the corresponding Committee charge.

The charge of this review committee is not to make any decisions, and this review committee will not provide any sort of recommendation to the Board at some later date. The charge is to simply investigate, review, study, and analyze project related documents and developer submittals in order to aid Agency staff in considering the proposals and managing the project. This is important because of the complexity of the project, the project timeline, and the significant investment in public infrastructure.

Chair Haney Keith nominated the following three commissioners to the Roe Street Multi-Family Homes Review Committee:

Commissioner Cooper
Commissioner Townsend
Commissioner Alexander

Chair Haney Keith also stated the Agency Executive Director will also determine which Agency staff will be on the review committee.

Commissioner McLean moved to approve Commissioners Cooper, Townsend, and Alexander to the Roe Street Multi-Family Homes Review Committee.

Commissioner Stead seconded the motion.

Roll Call:

Commissioner Alexander - Aye

Commissioner Hallyburton - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

B. CONSIDER: Appoint Executive Director Search Coordination Committee

Chair Haney Keith addressed the establishment of the Executive Director Search Coordination Committee and the corresponding Committee charge. .

The charge of this search coordination committee is not to make any decisions, and this committee will not provide any sort of recommendation to the Board at some later date. The charge is to simply review, study, and analyze search related documents, submittals, tasks and schedule in order to aid Mosaic Public Partners and Agency staff in coordinating and managing the search in a timely and efficient manner. This is important because of the scope of the search, the short timeline, and the significant responsibility in supporting the search for CCDC's next executive director.

Chair Haney Keith nominated the following three commissioners to the Executive Director Search Coordination Committee:

Commissioner Haney Keith
Commissioner Stevens
Commissioner Hallyburton

Commissioner McLean moved to approve Commissioners Haney Keith, Stevens, and Hallyburton, to the Executive Director Search Coordination Committee.

Commissioner Perez seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Hallyburton - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

C. CONSIDER Resolution 1967: General Bond Resolution Authorizing the Issuance of Parking System Revenue Bonds

Joey Chen, Finance & Administration Director, Eric Heringer, Piper Sandler & Co., and Parker Schenken, Taft Stettinius & Hollister LLP, gave a report.

Commissioner McLean moved to adopt Resolution No. 1967 approving the General Bond Resolution authorizing the issuance of Parking System Revenue Bonds.

Commissioner Alexander seconded the amended motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Hallyburton - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

D. CONSIDER: Resolution 1968: First Supplemental Bond Resolution Authorizing the Issuance of Parking Revenue Bonds, Series 2026

Joey Chen, Finance & Administration Director, Eric Heringer, Piper Sandler & Co., and Parker Schenken, Taft Stettinius & Hollister LLP, gave a report.

Commissioner Mclean moved to adopt Resolution No. 1968 approving the First Supplemental Bond Resolution authorizing the issuance of Parking System Revenue Bonds, Series 2026; approving related financing documents; delegating authority to the Pricing Officer; and authorizing execution of a Bond Purchase Agreement and related documents.

Commissioner Alexander seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Hallyburton - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

E. PUBLIC HEARING: Proposed FY2026 River Myrtle-Old Boise District Amended Budget

Chair Haney Keith opened the meeting to public comments on the Proposed FY2026 River Myrtle-Old Boise District Amended Budget at 12:40 p.m. [Action Items IV.E. and IV.F. addressed together].

There being no one from the public to provide comments, and no written comments received, Chair Haney Keith closed the public comments at 12:43 p.m.

F. CONSIDER: Resolution 1966: Adopt FY2026 River Myrtle-Old Boise District Amended Budget

Joey Chen, Finance & Administration Director, gave a report.

Commissioner McLean moved to adopt Resolution 1966 approving the FY2026 River Myrtle – Old Boise District Amended Budget to include new revenue and expense totals of \$2,254,675, which amends the FY2026 Agency Original Budget to new Total Revenues and Expenses of \$52,318,824, and authorizing the Executive Director to file copies of the budget as required by law.

Commissioner Stead seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Hallyburton - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend – Aye

The motion carried 8 - 0.

G. CONSIDER: Designation: 1025 S. Capitol Boulevard, Lusk Redevelopment, Type 3 Transformative Assistance with JF Development Group LLC

Corrie Brending, Project Manager – Property Development, gave a report.

Commissioner Stead moved to designate 1025 S. Capitol Boulevard, Lusk Redevelopment, as a project eligible for Type 3 Transformative Assistance and to direct staff to negotiate a Type 3 Agreement with JF Development Group, LLC.

Commissioner Perez seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Hallyburton - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye

Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

H. CONSIDER: 3108 W. Bella Street, Residential Infill Development, Type 1 One-Time Assistance with Cook Property Management, LLC

Kassi Brown, Project Manager – Capital Improvements, gave a report.

Commissioner McLean moved to direct staff to negotiate a final Type 1 Participation Agreement with Cook Property Management, LLC, for future board approval.

Commissioner Perez seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Hallyburton - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

I. CONSIDER: Resolution 1970: Approval of Parking Rate Adjustments for Hotel Guest Rate and Reserved Monthly Pass Rate

Zach Piepmeyer, Parking & Mobility Director, gave a report.

Commissioner Perez moved to adopt Resolution 1970 authorizing the adoption of the proposed Hotel Guest rates and Reserved Monthly Pass rates with effective dates of January 1, 2027, and January 1, 2028.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Hallyburton - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend – Aye

The motion carried 8 - 0.

V. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner McLean to adjourn the meeting. Commissioner Stead seconded the motion. Motion carried.

The meeting adjourned at 1:05 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 8TH DAY OF JUNE 2026.

Latonia Haney Keith, Chair

Lauren McLean, Secretary



**FY2026 Year-To-Date Financial Report (Unaudited)
Through SECOND QUARTER**

October 1, 2025 - March 31, 2026



FY2026 Q2 Financial Report (Unaudited)

October 1, 2025 – March 31, 2026

REVENUES:

Actual tax increment revenue for the first two quarters totaled \$15.6 million or 65% of the annual budget for tax increment revenue. On the consolidated level (totaling all five districts), this is about 2% higher than originally budgeted for by this point in the fiscal year.

Total parking revenue was consistent with expectations at 53% of the total annual budget amount at the end of the second quarter. Overall, parking revenues for the first half of the year continue to track very closely with what was budgeted for FY2026.

Total other revenues received at the end of the second quarter were approximately 56% of the total annual budget. These other revenues are primarily reimbursements from cost-share agreements with the State of Idaho Division of Public Works for parking lot improvements within the Agency's 3rd Street Streetscape Improvements project area and Ada County Highway District for road reconstruction in the Agency's Bannock Street Streetscape Improvements project area.

EXPENSES:

At the end of the second quarter, total expenses for the Agency were 22% of the annual original budget amount. Operating expenses totaled 45% and capital outlay totaled 17% of what was originally budgeted for these expense categories.

- Capital Improvement Projects: Expenditures at the end of the second quarter totaled 28% of the annual budget. The first half of the year was busy with the finalization of projects in the River Myrtle–Old Boise District. In the Westside District, planning, design, and preconstruction of the 1010 W. Jefferson Street Public Parking Facility and Commercial Space was underway along with Bannock Street Streetscape Improvements. In the 30th Street District, the West End Water Renewal project was completed in partnership with City of Boise Public Works.
- Contractual Obligations: Per contract terms, most Type 2 and Type 3 Participation Program payments occur during the fourth quarter of the fiscal year.

ABOUT THIS REPORT. This report includes all budgeted Agency funds.

Revenues

- Ada County distributes property tax revenue to local governments monthly as received; however, almost 99% of the total budgeted amount is distributed twice a year in January (about 60%) and in July (about 40%) after property tax due dates (December and June).
- Parking garage revenue is generated and received daily throughout the year.
- Fund Balance: Transfer-in if revenues exceed expenses, transfer-out if expenses exceed revenues.

Expenses

- Capital projects are typically designed and planned during the first half of a fiscal year with construction and most expenses occurring in the second half.
- Revenues received from sub-lessee Civic Plaza are equal to the expenses distributed to Ada County for the Ada County Courthouse Master/Surplus Ground Lease. They are passed through only.

| FY2026 ORIGINAL BUDGET REVENUE SUMMARY | FY2026 Total Budget | FY2026 Q2 Actual | % Actual to Total Budget |
|---|--------------------------------|-----------------------------|-------------------------------------|
| Revenue from Operations | | | |
| Revenue Allocation (Tax Increment)..... | 23,900,000 | 15,607,224 | 65% |
| Parking Revenue..... | 9,745,401 | 5,188,361 | 53% |
| Other Revenues (Various Reimbursements)..... | 647,708 | 365,348 | 56% |
| Subtotal | \$ 34,293,109 | \$ 21,160,934 | 62% |
| Other Sources | | | |
| Misc. Revenues (Grants/Leases/Property Transactions)..... | 552,000 | 615,889 | 112% |
| Bond Financing..... | 23,000,000 | - | 0% |
| Use of (Transfer to) Working Capital Fund..... | (8,242,272) | (10,819,655) | 131% |
| Subtotal | \$ 15,309,728 | \$ (10,203,766) | -67% |
| Subtotal - Revenue from Operations | \$ 49,602,837 | \$ 10,957,167 | 22% |
| Pass-Through Revenue | | | |
| Ada County Courthouse Corridor Leases..... | 461,312 | 72,156 | 16% |
| Subtotal | \$ 461,312 | \$ 72,156 | 16% |
| TOTAL REVENUE | \$ 50,064,149 | \$ 11,029,323 | 22% |
| EXPENSE SUMMARY | FY2026 Total Budget | FY2026 Q2 Actual | % Actual to Total Budget |
| Operating Expense | | | |
| Services & Operations..... | 3,520,463 | 1,791,349 | 51% |
| Personnel Costs..... | 3,582,030 | 1,653,263 | 46% |
| Facilities Management..... | 724,435 | 280,683 | 39% |
| Professional Services | 1,180,100 | 344,900 | 29% |
| Subtotal | \$ 9,007,028 | \$ 4,070,196 | 45% |
| Debt Service | | | |
| Debt Service..... | 310,000 | - | 0% |
| Subtotal | \$ 310,000 | \$ - | 0% |
| Capital Outlay | | | |
| Office Furniture/Computer Equipment..... | 50,000 | 21,034 | 42% |
| Capital Improvement Projects (part of CIP)..... | 20,238,733 | 5,604,146 | 28% |
| Contractual Obligations (part of CIP)..... | 1,363,890 | - | 0% |
| Parking Reinvestment Plan (PRP)..... | 18,506,128 | 1,168,734 | 6% |
| Mobility Projects..... | 127,058 | 93,058 | 73% |
| Subtotal | \$ 40,285,809 | \$ 6,886,972 | 17% |
| Subtotal - Expenses for Operations | \$ 49,602,837 | \$ 10,957,167 | 22% |
| Pass-Through Expense | | | |
| Ada County Courthouse Corridor Leases..... | 461,312 | 72,156 | 16% |
| Subtotal | \$ 461,312 | \$ 72,156 | 16% |
| TOTAL EXPENSE | \$ 50,064,149 | \$ 11,029,323 | 22% |

FY2026 Q2 OPERATING REVENUES

QUARTERLY REVENUE REPORT
PROPERTY TAX REVENUE ALLOCATION DISTRICT (RAD) & PARKING SYSTEM SUMMARY
October 2025 - March 2026

| Activity | FY2025 | FY2026 | FY2026 | | | |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| | Total Actual | Total Budget | YTD Budget | YTD Actual | YTD Variance \$ | YTD Variance % |
| TIF BY DISTRICT | | | | | | |
| River-Myrtle / Old Boise | 14,319,743 | 0 | 0 | 0 | 0 | 0% |
| Westside | 6,325,606 | 7,400,000 | 4,347,663 | 4,566,899 | 219,236 | 5% |
| 30th Street | 1,539,835 | 1,800,000 | 1,092,691 | 1,078,037 | (14,654) | -1% |
| Shoreline | 1,186,553 | 1,400,000 | 785,917 | 823,505 | 37,588 | 5% |
| Gateway East | 9,652,189 | 11,100,000 | 7,643,886 | 7,881,351 | 237,465 | 3% |
| State Street | 1,785,271 | 2,200,000 | 1,357,926 | 1,257,432 | (100,494) | -7% |
| TOTAL RAD | 34,809,197 | 23,900,000 | 15,228,084 | 15,607,224 | 379,141 | 2% |
| PARKING BY GARAGE | | | | | | |
| 9th & Main | 1,694,049 | 1,821,995 | 910,550 | 916,849 | 6,298 | 1% |
| Capitol & Main | 2,232,940 | 2,340,234 | 1,185,287 | 1,165,666 | (19,621) | -2% |
| 9th & Front | 2,186,963 | 2,119,960 | 1,108,507 | 1,190,765 | 82,257 | 7% |
| 10th & Front | 1,703,783 | 1,606,778 | 852,107 | 951,574 | 99,467 | 12% |
| Capitol & Myrtle | 1,174,708 | 1,177,711 | 592,220 | 614,347 | 22,127 | 4% |
| 11th & Front (CCDC's portion 30.1%) | 523,888 | 542,533 | 266,260 | 273,812 | 7,552 | 3% |
| Misc. Parking | 147,406 | 136,190 | 68,095 | 75,350 | 7,255 | 11% |
| TOTAL PARKING | 9,663,737 | 9,745,401 | 4,983,026 | 5,188,361 | 205,335 | 4% |
| Other | 4,359,775 | 647,708 | 323,854 | 365,348 | 41,494 | 13% |
| TOTAL | 48,832,708 | 34,293,109 | 20,534,964 | 21,160,934 | 625,970 | 3% |

RECONCILIATION TO FY2026 BUDGETED OPERATING REVENUES

| | |
|--|---------------------|
| Total Revenues Approved Budget | \$50,064,149 |
| Ada County Courthouse Master/Surplus Ground Lease (passed-through) | (461,312) |
| Use of Fund Balance | 8,242,272 |
| Bond Financing Proceeds | (23,000,000) |
| Miscellaneous Revenue (Lease, Property Transactions) | (552,000) |
| Operating Revenues | <u>\$34,293,109</u> |

Capital City Development Corporation
Balance Sheet - Governmental Funds
March 31, 2026

| | General Fund | River Myrtle District RA Fund | Westside District RA Fund | 30th Street District RA Fund | Shoreline District RA Fund | Gateway East District RA Fund | State Street District RA Fund | Parking Fund | Total Governmental Funds |
|--|------------------|----------------------------------|------------------------------|---------------------------------|----------------------------------|-------------------------------------|-------------------------------------|-------------------|--------------------------------|
| ASSETS | | | | | | | | | |
| Cash and investments | 1,500,000 | 5,270,338 | 3,705,585 | 5,028,793 | 3,056,975 | 29,551,274 | 2,963,780 | 26,122,443 | 77,199,188 |
| Accounts receivable | 4,388 | - | - | - | - | - | - | (13,545) | (9,157) |
| Interest receivable | 77,765 | - | - | - | - | - | - | - | 77,765 |
| Taxes receivable | - | - | 2,791,657 | 751,466 | 604,104 | 3,368,803 | 1,034,714 | - | 8,550,744 |
| Leases receivable | - | - | - | - | - | - | - | 535,350 | 535,350 |
| Prepays | 45,000 | - | 649 | - | - | - | - | - | 45,649 |
| Restricted cash | - | - | - | - | - | - | - | 503,339 | 503,339 |
| Property held for resale or development | - | - | 13,547,161 | - | - | - | 1,776,747 | - | 15,323,908 |
| Total assets | 1,627,153 | 5,270,338 | 20,045,052 | 5,780,259 | 3,661,079 | 32,920,077 | 5,775,241 | 27,147,587 | 102,226,786 |
| LIABILITIES, DEFERRED INFLOW OF RESOURCES AND FUND BALANCES | | | | | | | | | |
| LIABILITIES | | | | | | | | | |
| Accounts payable | 61,363 | - | 428,915 | - | 4,132 | - | 1,496 | 245,153 | 741,059 |
| Accrued liabilities | 84,675 | - | - | - | - | - | - | - | 84,675 |
| Advanced revenues | - | - | - | - | - | - | - | - | - |
| Refundable deposits | - | - | - | - | - | - | - | - | - |
| Total liabilities | 146,038 | - | 428,915 | - | 4,132 | - | 1,496 | 245,153 | 825,734 |
| DEFERRED INFLOWS OF RESOURCES | | | | | | | | | |
| Unavailable property tax Lease Related | - | - | 2,791,657 | 751,467 | 604,104 | 3,368,802 | 1,034,714 | - | 8,550,744 |
| | - | - | - | - | - | - | - | 499,034 | 499,034 |
| Total deferred inflows of resources | - | - | 2,791,657 | 751,467 | 604,104 | 3,368,802 | 1,034,714 | 499,034 | 9,049,778 |
| FUND BALANCES | | | | | | | | | |
| Nonspendable | 45,000 | - | 13,547,810 | - | - | - | 1,776,747 | - | 15,369,557 |
| Restricted | - | 5,270,338 | 3,276,670 | 5,028,792 | 3,052,843 | 29,551,275 | 2,962,284 | - | 49,142,202 |
| Committed | - | - | - | - | - | - | - | 500,000 | 500,000 |
| Assigned | - | - | - | - | - | - | - | 25,903,400 | 25,903,400 |
| Unassigned | 1,436,115 | - | - | - | - | - | - | - | 1,436,115 |
| Total fund balances | 1,481,115 | 5,270,338 | 16,824,480 | 5,028,792 | 3,052,843 | 29,551,275 | 4,739,031 | 26,403,400 | 92,351,274 |
| TOTAL LIABILITIES DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES | 1,627,153 | 5,270,338 | 20,045,052 | 5,780,259 | 3,661,079 | 32,920,077 | 5,775,241 | 27,147,587 | 102,226,786 |

FUND BALANCE DEFINITIONS

Nonspendable: cannot be spent because they are not in spendable form or are legally or contractually required to remain intact.

Restricted: can be spent for only stipulated purposes as determined by law or external resource providers.

Committed: can be spent for only specific purposes as determined by formal CCDC Board action.

Assigned: intended for specific purposes but not committed or restricted.

Unassigned: all other funds; typically the General Fund.



AGENDA BILL

| | | |
|---|--|------------------------------|
| Agenda Subject: Approve Resolution 1973: 3108 W. Bella Street, Residential Infill Development. Type 1 Participation Agreement with Cook Property Management, LLC | | Date: June 8, 2026 |
| Staff Contact: Kassi Brown, Project Manager | Attachments: 1) Resolution 1973 2) Type 1 Agreement | |
| Action Requested: Adopt Resolution 1973 approving the Type 1 Participation Agreement with Cook Property Management, LLC and authorizing the Executive Director to execute the Agreement. | | |

Background:

Cook Property Management, LLC, is a local, family-owned development and construction company that specializes in residential infill development projects. Their portfolio includes Purshia Hills, Greenbanks and Pierce Park Heights, all new subdivisions in Boise containing a total of 26 single-family homes.

The Agency entered into a Type 1 agreement with Cook Property Management, LLC in September 2025 for the development of 1711 N. 31st Street, which redeveloped the existing single-family property into three new single-family homes. Construction of the homes was completed in December 2025, with the public improvements anticipated to be completed later this year. These public improvements include installing sidewalks south on 31st Street and west on Bella Street, where there were previously no sidewalks. Making this connection advances the State Street District’s mobility objectives and will provide safer pedestrian routes to nearby public transit and businesses along State Street.

After entering into the 1711 N. 31 Street Type 1 Agreement, Cook Property Management, LLC acquired 3108 W. Bella Street and 1707 N. 31st Street in November 2025. Coincidentally, the additional sidewalks the Developer is building as part of the 1711 N. 31st Street project are on the 3108 W. Bella Street project site.

The 3108 W. Bella Street project involves redeveloping two single-family properties into four single-family homes. Each new home will be 1,800 square-feet and will include three bedrooms, three-and-a-half bathrooms and a detached two car garage with an additional 400 square feet of usable second-story space. This is a for-sale residential product type. Design Review approval was obtained in February 2026 and construction is expected to begin in late summer with completion anticipated in March 2027.

The contemplated public improvements for the 3108 W. Bella Street Type 1 Agreement will include landscape improvements along 31st and Bella Streets. It does not include sidewalks as those are included in the 1711 N. 31st Street Type 1 Agreement. Other public improvements involve installation of a new manhole and relocation of existing storm drain infrastructure to accommodate the project layout and ensure proper drainage, as well as curb modifications to remove driveways. Costs associated with transformer upgrades and power pole replacement are also included.

The CCDC Board of Commissioners designated the project for One-Time Assistance through the Agency's Type 1 program at the May 2026 meeting. Eligible expenses for the public improvements are estimated to be \$149,625.

3108 W. Bella Street meets the requirements of the Participation Program as approved by the CCDC Board and promotes the objectives of the State Street District Plan including activation and redevelopment of deteriorating sites, advancing economic development, developing connectivity, promoting mobility and aligning with other redevelopment efforts in the area.

Project Summary:

- Four single-family homes, each with a two-car garage
- Streetscape improvements including storm drain and utility upgrades
- \$1,000,000 total development costs
- \$149,625 estimated eligible expenses

Timeline:

- February 13, 2026 – Design Review Approval
- March 27, 2026 – Type 1 Application Received
- May 11, 2026 – Type 1 Designation
- June 8, 2026 – Type 1 Agreement Approval
- August 15, 2026 – Construction begins
- March 15, 2027 – Construction complete
- April 2027 – CCDC reimburses Eligible 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 State Street District Type 1 grant.

Staff Recommendation:

Authorize the Executive Director to execute the Type 1 Participation Agreement with Cook Property Management, LLC.

Suggested Motion:

I move to adopt Resolution 1973 approving the Type 1 Participation Agreement with Cook Property Management, LLC and authorizing the Executive Director to execute the Agreement.

RESOLUTION NO. 1973

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 BY AND BETWEEN THE AGENCY AND COOK PROPERTY MANAGEMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR SPECIFIED PUBLIC IMPROVEMENTS; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENT; 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 Urban Renewal Plan for the State Street District Urban Renewal Project (the "State Street District Plan"), and following said public hearing the City adopted its Ordinance No. 45-21 on October 26, 2021, approving the State Street District Plan and making certain findings; and,

WHEREAS, Cook Property Management LLC is an Idaho limited liability company which owns or controls certain real property addressed as 3108 West Bella Street, Boise, Idaho, on which it plans to redevelop two single-family properties into four, 1,800 square-foot single-family homes (the "Project"); and,

WHEREAS, as part of the Project, Cook Property Management LLC intends to make public improvements along 31st and Bella Streets, including landscaping, upgrades to the public storm drain infrastructure, curb modifications, utility transformer upgrades, and replacement of power poles; and,

WHEREAS, the Agency Board has adopted the Participation Program Policy which includes the Type 1 Streetscape Grant Program under which the Agency can assist private and public development projects by funding improvements that benefit the public and are located in the public rights-of-way or a permanent public easement area; and,

WHEREAS, Cook Property Management LLC is requesting reimbursement for the Project's public improvements that meet the requirements of the Type 1 Streetscape Grant Participation Program; and,

WHEREAS, the Project is located in the State Street Urban Renewal District (the "District") and will contribute to enhancing and revitalizing the District; 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 with Cook Property Management LLC, whereby Cook Property Management LLC will construct the Public Improvements and the Agency will reimburse certain expenses for Cook Property Management LLC to construct the Public Improvements as specified in the Agreement; and,

WHEREAS, the Agency Board finds it in the best public interest to approve the Type 1 Streetscape Grant Participation Agreement with Cook Property Management LLC 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:

Section 1: That the above statements are true and correct.

Section 2: That the Type 1 Streetscape Grant Participation Agreement, between Cook Property Management, LLC and the Agency, a copy of which is attached hereto as EXHIBIT A and incorporated herein as if set out in full, is hereby approved.

Section 3: That the Agency Executive Director is hereby authorized to sign and enter into the Type 1 Streetscape Grant Participation Agreement with Cook Property Management LLC and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical corrections 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 June 8, 2026, Agency Board meeting.

Section 4: That the Agency Executive Director is authorized to expend any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

Section 5: 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 Boise City, Idaho, on June 8, 2026. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on June 8, 2026.

URBAN RENEWAL AGENCY OF BOISE CITY

ATTEST:

By: _____
Latonia Haney Keith, Chair

By: _____
Lauren McLean, Secretary



V.
ACTION
ITEMS



AGENDA BILL

| | | |
|---|--|------------------------------|
| Agenda Subject: Consider a Type 4 Capital Improvement Reimbursement Agreement with the City of Boise for the Shoreline and State Street District Streetscape Design Standards | | Date: June 8, 2026 |
| Staff Contact: Toby Norton, Project Manager | Attachments: A. Resolution 1972 with Type 4 Participation Agreement - Capital Improvement Reimbursement - Shoreline and State Street District Design Standards | |
| Action Requested: Adopt Resolution 1972 approving the Type 4 Capital Improvement Reimbursement Agreement with City of Boise for the Shoreline and State Street District Streetscape Design Standards. | | |

Fiscal Notes:

The Agency FY26 budget includes a maximum not to exceed amount of \$280,000, allocated between the Shoreline Urban Renewal District (not to exceed \$80,000) and the State Street Urban Renewal District (not to exceed \$200,000).

Background:

The Downtown Streetscape Standards & Specifications Manual was first established in 2007 by CCDC on behalf of the City of Boise. The manual provides technical development standards for streetscape improvements within the public right of way. It is used today by the Planning and Development Services in the entitlement process. The manual was originally developed to establish elements of continuity throughout the downtown streetscape network, specifically within active urban renewal districts where significant streetscape investments happen. The manual is a valuable resource for the Agency and its development partners, providing public infrastructure technical standards and design guidance for an efficient development process and effective infrastructure that meets the needs of a growing city.

Since the 2015 manual update, the State Street district and Shoreline District have been established. Both urban renewal plans plan for streetscape investments, creating a need for another manual update to guide the focused reinvestment. In collaboration with the City, the Agency has offered financial assistance to expedite and accomplish the necessary updates specific to the two districts.

The City has hired a consultant team led by ZGF Architects to update the manual. This includes providing analysis, stakeholder engagement and coordination, design and technical services, and graphics for the updated manual. The update process will include developing streetscape typologies for all streets within the districts that align with the respective Urban Framework Plans. These streetscape typologies will create identifiable and attractive areas, provide a cohesive pedestrian realm, and provide predictability for agencies, developers, design professionals, contractors, and the public. Once complete, the manual will require approval and adoption by the

Boise City Council through a Comprehensive Plan Amendment, with a target date of December 2026.

CCDC will partner on the project as a primary stakeholder and will provide financial reimbursement for consultant work within the State Street and Shoreline Districts. The Type 4 Participation Agreement outlines the scope of work and the Agency's reimbursement obligations for actual costs associated with the update, not to exceed \$280,000. Prior to reimbursement, the City will work with the Ada County Highway District (ACHD) to amend the Sidewalk Master License Agreement between the City and ACHD to allow implementation of the revised streetscape standards.

Boise City Council reviewed and approved this agreement at the May 12 City Council meeting.

Staff Recommendation:

Adopt Resolution 1972 approving and authorizing the execution of the Type 4 Capital Improvement Reimbursement Agreement with the City of Boise for the Shoreline and State Street District Streetscape Design Standards.

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.

Attachment A

Resolution 1972 with Type 4 Participation Agreement - Capital Improvement Reimbursement -
Shoreline and State Street District Design Standards

RESOLUTION NO. 1972

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 THE TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT BETWEEN THE AGENCY AND THE CITY OF BOISE FOR THE SHORELINE AND STATE STREET DISTRICT STREETScape DESIGN STANDARDS; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENT; 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 Urban Renewal Plan for the Shoreline District Urban Renewal Project Area (the "Shoreline District Plan"), and following said public hearing the City adopted its Ordinance No. 55-18 on December 18, 2018, approving the Shoreline District Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the State Street District Urban Renewal Project (the "State Street District Plan"), and following said public hearing the City adopted its Ordinance No. 45-21 on October 26, 2021, approving the State Street District Plan and making certain findings including the establishment of the State Street District revenue allocation area (the "State Street District Project Area"); and,

WHEREAS, the Shoreline District Plan and the State Street District Plan are collectively referred to as the "Plans"; and,

WHEREAS, the Agency Board of Commissioners has adopted the Participation Program Policy wherein the Agency can assist private and public development projects by funding improvements that benefit the public and are located on public property, in the public rights-of-way, or a permanent public easement area; and,

WHEREAS, the Participation Program Policy includes the Type 4 Capital Improvement Program under which the Agency can use funds to collaborate with other public agencies on public improvements in order to achieve the objectives desired by the Parties; and,

WHEREAS, the City is leading an effort to update and expand the Downtown Boise Streetscape Standards and Specifications Manual. The update will include developing streetscape typologies for all streets within the districts that align with the respective Urban

Framework Plans. Once complete, the manual will require approval and adoption by the Boise City Council through a Comprehensive Plan Amendment; and,

WHEREAS, the City has requested funding assistance from the Agency to hire a consultant team to assist with analysis, stakeholder engagement and coordination, design and technical services, and creation of graphics for an updated Downtown Boise City Streetscape Standards and Specifications Manual to include the Shoreline and State Street Districts; and,

WHEREAS, at its public meeting on February 12, 2024, the Agency Board of Commissioners designated the Project through its Participation Program; and,

WHEREAS, the Agency has determined that it is in the public interest to enter into a Type 4 Capital Improvement Reimbursement Agreement with the City and reimburse the City for said expenses as outlined in the Type 4 Agreement; and,

WHEREAS, the Agency Board finds it in the public interest and deems it appropriate to approve the Type 4 Capital Improvement Reimbursement Agreement with the City of Boise 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:

Section 1: That the above statements are true and correct.

Section 2: That the Type 4 Capital Improvement Reimbursement Agreement with the City of Boise, a copy of which is attached hereto as EXHIBIT A and incorporated herein by reference, be and the same hereby is approved.

Section 3: That the Agency Executive Director is hereby authorized to sign and enter into the Type 4 Capital Improvement Reimbursement Agreement with the City of Boise and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that any conditions precedent to such actions have been met; and further, any necessary technical corrections 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 June 8, 2026, 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.

Section 4: 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 Boise City, Idaho, on June 8, 2026. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on June 8, 2026.

URBAN RENEWAL AGENCY OF BOISE CITY

ATTEST:

By: _____
Latonia Haney Keith, Chair

By: _____
Lauren McLean, Secretary



**TYPE 4 PARTICIPATION AGREEMENT - CAPITAL IMPROVEMENT REIMBURSEMENT
SHORELINE AND STATE STREET DISTRICT DESIGN STANDARDS**

This TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT (“Agreement”) is entered into by and between the URBAN RENEWAL AGENCY OF BOISE CITY, 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 (collectively the “Act”), as a duly created and functioning urban renewal agency for Boise City, Idaho (“CCDC”), and THE CITY OF BOISE CITY, IDAHO, an Idaho municipal corporation (“the City”). CCDC and the City may be collectively referred to as the “Parties” and individually referred to as a “Party.”

RECITALS

- A. Idaho Code § 67-2332 provides that one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform, provided that such contract is authorized by the governing body of each party and that such contract shall set forth fully the purposes, powers, rights, objectives, and responsibilities of the contracting parties.
- B. The Downtown Boise City Streetscape Standards and Specifications Manual was adopted by the City of Boise in 2015 and is administered by the City to ensure that the streetscape network provides the infrastructure necessary for Downtown Boise and other areas to function and thrive.
- C. The City, through its Department of Planning and Development Services, is leading an effort to update and expand the manual to include the Shoreline and State Street Urban Renewal Districts.
- D. The City has requested funding assistance from CCDC to hire a consultant team to assist with analysis, stakeholder engagement and coordination, design and technical services, and creation of graphics for an updated Downtown Boise City Streetscape Standards and Specifications Manual to include the Shoreline and State Street Districts (the “Project”).
- E. CCDC has in place a Participation Program which includes the Type 4 Capital Improvement Project Coordination Program, and CCDC has budgeted sufficient Agency funds for public improvements in the Shoreline and State Street Districts.

F. At its public meeting on February 12, 2024, the CCDC Board of Commissioners designated the Project to update the Downtown Boise City Streetscape Standards and Specifications Manual as eligible for Type 4 assistance.

G. CCDC and the City have determined that it is in the best public interest to enter into this Type 4 Capital Improvement Reimbursement Agreement whereby the Parties agree they will collaborate in order to achieve the objectives desired by the Parties, all in accordance with CCDC's Participation Program.

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 is hereby acknowledged, the Parties agree as follows:

1. **Purpose.** The purpose of this Agreement is to memorialize the Parties' agreement concerning the financial reimbursement for the Project. The City's request for collaboration and funding for the Project is attached as Exhibit A.

2. **Effective Date.** 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.

3. **Term.** This Agreement shall be in effect beginning on the Effective Date and continuing until either: 1.) the completion of all obligations of each Party; or 2.) April 30, 2027, whichever comes first (the "Termination Date"). CCDC may extend this agreement for up to one hundred and eighty (180) days if City and Ada County Highway District (ACHD) are still negotiating the amendment to the Master License Agreement for Regulation and Maintenance of Sidewalk Facilities in the Greater Downtown Area between City and ACHD (the "Sidewalk MLA"), such extension not to be unreasonably withheld.

4. **Scope of Work.** The City will hire a consultant team to assist with analysis, stakeholder engagement and coordination, design and technical services, and creation of graphics to include the State Street and Shoreline Urban Renewal Districts in an updated Downtown Boise City Streetscape Standards and Specifications Manual to be adopted by the Boise City Council. The City will consider CCDC a primary stakeholder because CCDC, through its capital project investments, constructs the majority of the contemplated streetscape improvements and is providing both financial reimbursement for the consultant work and the working documents for the existing streetscape manual.

The City hereby acknowledges that CCDC's reimbursement within the Shoreline District will be used for the following work items and tasks:

- Development of streetscape typologies for all rights-of-way within the District, in alignment with the Shoreline District Urban Framework Plan.
- Development of a map that applies the typologies to the rights-of-way.
- Stakeholder coordination and engagement.
- Lusk District sub-area tasks:
 - Development of an on-street parking plan showing an efficient parking layout and capacity, in coordination with business and property owners.
 - Development of stormwater infrastructure design solutions in coordination with ACHD, Boise Public Works, and Boise Parks.

- Creation of text and graphics for the manual.

The City hereby acknowledges that CCDC’s reimbursement within the State Street District will be used for the following work items and tasks:

- Development of streetscape typologies within the State Street District, in alignment with the State Street Framework Plan.
- Development of a map that applies the typologies to the rights-of-way.
- Stakeholder coordination and engagement.
- Identification of site specific challenges and design solutions.
- Strategies for how canals and overhead power are addressed.
- Creation of text and graphics for the manual.

5. Reimbursement Obligation. The total amount paid by CCDC to the City for the Project under this Agreement (the “Reimbursement Obligation”) shall not exceed TWO HUNDRED EIGHTY THOUSAND DOLLARS (\$280,000), allocated as follows:

The total amount paid by CCDC to the City for the work performed under this agreement relative to the Shoreline Urban Renewal District shall not exceed EIGHTY THOUSAND DOLLARS (\$80,000).

The total amount paid by CCDC to the City for the work performed under this agreement relative to the State Street Urban Renewal District shall not exceed TWO HUNDRED THOUSAND DOLLARS (\$200,000).

Prior to reimbursement by CCDC to City, the Sidewalk MLA must be amended to allow the implementation of the streetscape typologies developed in the Scope of Work of this agreement in the urban renewal district for which the reimbursement obligation applies.

6. Reimbursement. The City shall pay for all costs associated with the Project. CCDC shall reimburse the City only upon completion of the Project with Project-related expenses being sufficiently documented, and upon sufficiently detailed invoicing having been received by CCDC from the City. The Parties hereto expressly agree that completion of the Project necessarily means adoption of the updated Downtown Boise City Streetscape Standards and Specifications Manual by the Boise City Council. CCDC shall make payment within 60 days of receipt of a sufficiently detailed invoice. After completion of the Project and reimbursement to City by CCDC, CCDC shall have no further financial obligation under this Agreement. In order to contain all Project-related costs in a particular fiscal year, CCDC can, at its option, remit to the City a lump sum amount equal to this Agreement’s outstanding balance as necessary.

7. Project Management; Project Updates. The City shall be responsible for managing all aspects of the work performed under this Agreement. The City shall be responsible for receipt and review of any invoices from, as well as disbursement of, payments for the work performed under this Agreement. The City will provide periodic reports to CCDC staff on the progress of the Project.

The schedule of the Project Process shall be as follows:

| | |
|---|--------------------|
| Consultant Procurement complete | September 20, 2025 |
| CCDC, City, and ACHD Work Sessions complete | August 30, 2026 |
| DR and P&Z Final Recommendations complete | October 30, 2026 |

8. Subordination of Reimbursement Obligations. 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 CCDC obligations previously entered into which have committed available CCDC funds.

9. Promotion of Project. The City shall recognize CCDC as a funding partner in any publicity, signage, reports, or documentation related to the Project. Either Party may promote the Project and involvement in this Agreement, including information posted on websites and social media.

10. Ownership. CCDC makes no claim now or in the future to any ownership, including any intellectual property rights involved in this Agreement.

11. Default. Neither Party shall be deemed to be in default of this Agreement except upon the expiration of thirty (30) days, or 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. In the event of a default, the non-defaulting Party may do the following:

- a. The non-defaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the non-defaulting Party.
- b. The non-defaulting Party may seek specific performance of those elements of this Agreement which can be specifically performed, in addition, recover all damages incurred by the non-defaulting 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 non-defaulting 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 non-defaulting 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 non-defaulting Party.

12. No Joint Venture or Partnership. CCDC and the City agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making CCDC and the City a joint venture or partners.

13. Successors and Assignment. This Agreement is not assignable except that the City may assign the City's rights or obligations under this Agreement to a third party only with the written approval of CCDC, which approval may be granted or denied in CCDC's sole discretion.

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. Notices and Receipt. 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), postage or delivery charge prepaid, return receipt requested, addressed to the appropriate Party at the address set forth below:

If to CCDC: Toby Norton
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702
tnorton@ccdcb Boise.com

With a copy to: John Brunelle, Executive Director
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702
jbrunelle@ccdcb Boise.com

If to Boise City: Katelyn Menuge
Boise City Department of Planning and Development Services
P.O. Box 500
Boise, Idaho 83701-0500
kmenuge@cityofboise.org

With a copy to: Boise City Attorney's Office
Attn: Ed Jewell, Deputy City Attorney
P.O. Box 500
Boise, Idaho 83701-0500
ejewell@cityofboise.org

16. Indemnification. The following indemnification provisions shall be deemed as separate and independent from this Agreement in the event there is any default, termination, cancelation, or expiration of this Agreement and shall expressly survive any such default, termination, cancelation, or expiration:

- a. The City shall protect, defend, indemnify, and hold harmless CCDC from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses, including attorneys' fees and defense costs, caused or incurred by the City, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the conduct of CCDC or its employees. Notwithstanding anything herein to the contrary, nothing in this Agreement shall be construed as a waiver of the City's sovereign immunity or any other protection afforded to the City as an Idaho municipal corporation, including but not limited to the protections of the Idaho Tort Claims Act.
- b. CCDC shall protect, defend, indemnify, and hold harmless the City from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses, including attorneys' fees and defense costs,

caused or incurred by CCDC, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the conduct of the City or its employees. Notwithstanding anything herein to the contrary, nothing in this Agreement shall be construed as a waiver of CCDC's sovereign immunity or any other protection afforded to CCDC as an independent public body corporate and politic, including but not limited to the protections of the Idaho Tort Claims Act.

17. Insurance Requirements. Each Party shall maintain, and specifically agrees that it will maintain throughout the term of this Agreement, liability coverage in the minimum amount as specified in the Idaho Tort Claims Act set forth in Title 6, Chapter 9 of the Idaho State Code (currently, a minimum of \$500,000.00). Upon request, each Party shall provide the requesting Party with a Certificate of Insurance, or other proof of coverage evidencing compliance with the requirements of this paragraph.

18. Antidiscrimination. The Parties agree that in all aspects provided for in this Agreement it will not discriminate against any person on the basis of age, race or ancestry, color, national origin, disability or handicap, creed or religion, sex, sexual orientation, gender identity, gender expression, or marital status.

19. Entire Agreement; Waivers. This Agreement, including its exhibits, incorporated herein by reference, constitutes the entire understanding and agreement of the Parties for the subject matter herein. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter thereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of CCDC and the City.

20. Captions and Headings. 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.

21. Amendments to this Agreement. CCDC and the City agree to mutually consider reasonable requests for amendments to this Agreement and any exhibits hereto, provided said requests are consistent with this Agreement and would not alter the basic business purposes included herein. Any such amendments shall be in writing and agreed to by the Parties.

22. 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 | *Signatures appear on the following page.*

IN WITNESS WHEREOF, an authorized representative of each Party, intending to be bound by this Agreement, executed this Agreement on the date last written below.

FOR CCDC:

By: _____
John Brunelle, Executive Director

Date: _____

Approved as to form:

Mary Watson, General Counsel

Date: _____

| CCDC Budget Info / For Office Use | |
|-----------------------------------|---------------------------------|
| Fund Code: | 305: \$80,000 307: \$200,000 |
| Account: | 6250 |
| Activity Code: | 24012 |
| PO# | 240048 |
| Contract Term | April 30, 2027 |

FOR BOISE CITY:

By: Lauren McLean
Lauren McLean, Mayor

Date: 5/12/2026

Approved as to form:

Ed Jewell
Ed Jewell, Deputy City Attorney

Date: 5/13/26

ATTEST:

Jamie Heinzerling
Jamie Heinzerling, Boise City Clerk

Date: 5/12/2026



EXHIBITS

A: City of Boise Memo dated February 12, 2024.



PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | DIRECTOR: Tim Keane

TO: Doug Woodruff, Development Director, CCDC

FROM: Katelyn Menuge, City of Boise

CC: Kelly Burrows, CCDC

DATE: 2/12/2024

RE: 2024 Boise Streetscape Standards and Specifications Manual Update

STREETSCAPE STANDARDS FUNDING REQUEST

The Downtown Boise Streetscape Standards and Specifications Manual is a regulatory document adopted and administered by the City of Boise to ensure the streetscape network provides the infrastructure necessary for Downtown Boise and other areas to function and thrive. The City of Boise is leading an effort to update and expand the manual, to include the State Street and Shoreline Urban Renewal Districts. The City will work with the Ada County Highway District to amend the Master License Agreement to include the expanded area accordingly. The updated manual will be approved and adopted by Boise City Council through a Comprehensive Plan Amendment.

The City of Boise will manage the project and hire a consultant team to assist with analysis, stakeholder engagement and coordination, design and technical services, and creation of graphics for the updated manual. CCDC will partner on the project as a primary stakeholder and provide financial reimbursement for consultant work within the State Street and Shoreline Districts. CCDC has provided the working documents for the existing streetscape manual to the City, for use in updating the manual.

The City of Boise requests the use of CCDC funds totaling \$280,000, which includes \$200,000 designated for work within the State Street URD and \$80,000 within the Shoreline URD. The City has allocated \$100,000 to be used for work both in and outside of these districts. The total project budget is \$380,000.

| | |
|--|------------------------|
| CCDC Funds Requested | \$280,000 |
| CCDC State Street URD | \$200,000 |
| CCDC Shoreline URD | \$80,000 |
| City of Boise Project Funds | \$100,000 |
| <hr/> Total Project Funds | <hr/> \$380,000 |

CCDC Funds for State Street URD

The CCDC funds within the State Street District will be used for the following work items:

- Development of streetscape typologies within the State Street District, in alignment with the State Street Framework Plan
- Development of a map that applies the typologies to the right of ways
- Stakeholder coordination and engagement
- Identification of site specific challenges and solutions
- Strategies for how canals and overhead power are addressed
- Creation of text and graphics for the manual

CCDC Funds for Shoreline URD

Within the Shoreline URD, CCDC funds will be used for these work items:

- Development of streetscape typologies for all right of way within the District, in alignment with the Shoreline District Urban Framework Plan
- Development of a map that applies the typologies to the right of ways
- Stakeholder coordination and engagement
- Lusk District sub-area tasks
 - Development of a parking plan showing an efficient on-street parking layout and capacity, in coordination with business and property owners
 - Development of stormwater infrastructure solutions in coordination with ACHD, Boise Public Works, and Boise Parks
- Creation of text and graphics for the manual

City of Boise Funded Streetscape Updates

The City's designated funds are anticipated to support the above work within the State Street and Shoreline Districts and may also include minor updates to align the existing downtown streetscapes with current City goals and occurring development. These items may include assignment of streetscape typologies to the expanded Westside Urban Renewal District, minor changes to existing streetscape elements and furnishings, and inclusion of additional technical drawings and specifications within the manual.

PUBLIC ENGAGEMENT AND STAKEHOLDER COORDINATION

Creation of the Shoreline URD and State Street URD, included high-level planning with stakeholders, property owners, and community members. The streetscape information included in the Shoreline District Urban Framework Plan and State Street Framework Plan, do not include adequate technical detail and site-specific solutions for the purposes of the Streetscape Standards. The City and the consultant team chosen for this project will coordinate with stakeholders from these URDs in a public engagement process that results in solutions that meet the community needs.



The public engagement process will include deliberate interaction with public agency partners, property and business owners, and other stakeholders. Public engagement strategies will be chosen in consideration of the unique areas within each URD.

APPROVAL PROCESS AND TIMELINE

The City of Boise and CCDC would like to begin this project quickly, as we continue to see growth and new development proposals in the affected areas. The City will work with CCDC to execute a Type 4 Agreement. While the agreement is being finalized, the City can also work to secure a consultant team and begin the first tasks of analysis and engagement coordination.

Type 4 Agency-Coordination Agreement Approval process (*cost-share agreement*)

- | | |
|---|---------------|
| A. CCDC Board Designation | February 2024 |
| B. City Council Final Agreement Approval | March 2024 |
| C. CCDC Board Final Agreement Approval (consent item) | April 2024 |

- | | |
|---|----------------------------|
| Consultant Procurement | February 2024 - April 2024 |
| Conduct Work | March 2024 - March 2025 |
| Invoice to CCDC for Consultant Work | April 2025 |
| Payment Due to City for Consultant Work | May 2025 |

The approval and adoption process of the final manual and the amendment of the ACHD Master License Agreement will include multiple steps with various public agencies. The anticipated public meetings are as follows:

- A. CCDC Board of Commissioners – Work Session
- B. City Council – Information Work Session
- C. ACHD Commission – Information Work Session
- D. CCDC Board of Commissioners – Work Session Review of Preliminary Draft
- E. ACHD Commission – Amendment to the Master License Agreement
- F. City of Boise Design Review Commission – Request for a Recommendation to Approve the Streetscape Standards
- G. City of Boise Planning and Zoning Commission – Request for a Recommendation to Approve the Streetscape Standards
- H. City Council – Comprehensive Plan Amendment Request for Approval of the Streetscape Standards





BLANK PAGE



AGENDA BILL

| | | |
|---|---|------------------------------|
| Agenda Subject: CONSIDER Designation: 3150 W. Main St., CWI River District. Type 2 General Assistance with Ahlquist, LLC | | Date: June 8, 2026 |
| Staff Contact: Alexandra Monjar, Senior Project Manager | Attachments: 1) Site Map 2) Renderings 3) Public Improvement Plan | |
| Action: Designate 3150 W. Main St., CWI River District as eligible for the Type 2 General Assistance Participation Program and direct staff to negotiate a final agreement with Ahlquist, LLC for future Board approval. | | |

Background: CWI River District is a public-private partnership with College of Western Idaho (CWI) and Ahlquist Development (Ahlquist) in CCDC's 30th Street District. CWI is a public community college serving over 34,000 students with primary campuses in Nampa and Boise. Their mission is to empower students to succeed by providing affordable and accessible education to advance the local and global workforce. CWI selected Ahlquist to develop their 10.33-acre, vacant property at the corner of Whitewater Park Boulevard and Main Street into a mixed-use master plan development including new CWI classrooms and facilities.

Ahlquist Development is a full-service development firm with a total portfolio value of \$1 billion. They own over two million square feet of currently leased space and have three million square feet of development planned. Notable projects include City Center Plaza and 8th & Main in downtown Boise, and Ten Mile Crossing and Eagle View Landing in Meridian.

CWI River District is facilitated by a long-term land lease. CWI owns the land and will own the new Micron Academic Building developed by Ahlquist. Ahlquist will also develop three commercial buildings which they will own, and a fourth commercial building (hotel) will be developed by Raymond Group via a sublease. Two development pads on the property will remain available for future development; one for a second CWI building and one for additional private commercial use. The project elements currently in development have estimated total costs of approximately \$120 million and include: 1) the approximately 100,000 square foot Micron Academic Building; 2) a 216-unit multifamily building with a mix of studio, one-, two-, and three-bedroom layouts; 3) a 126-room hotel; and 4) a shared parking garage serving all buildings with approximately 640 stalls and approximately 20,000 square feet of ground floor retail.

Site improvements include new streets and streetscapes, pathways through the site connecting to the Boise River Greenbelt, a public plaza adjacent to the Micron Academic Building, a new Valley Regional Transit bus stop, relocation of a Veolia well, sewer main line extensions, and stormwater mitigation. Ahlquist is working with the City of Boise on a public access easement that

would include the streets, pathways, and plazas throughout the site. With such easement, the site improvements described here would all be considered eligible for CCDC reimbursement.

The Board was introduced to this project during a work session in the August 2025 meeting following Ahlquist's application for Participation Program assistance. At that time, the Agency presented to the Board a proposal for a customized Type 2 Agreement to accommodate the unique elements of the project. The proposed approach is to:

1. Consider the "project" to be the sum of all parts, including buildings and site improvements.
2. Require all buildings and site improvements currently under development to be complete before reimbursement of eligible expenses begins.
3. Reimburse the project's actual eligible expenses from tax increment generated by all taxable property.

To encourage development of the reserved pads, the Agency also proposes allowing the increment value generated by future development on those pads and received by CCDC to be included in reimbursement calculations.

At the August 2025 work session, the Agency also recognized the unique timing of the project. With multiple buildings needing Design Review approval, construction would begin on some project elements while others were still working through entitlements. All elements have now received Design Review approval, and the project is ready for designation. Ahlquist plans to complete construction of the full development including the site, CWI building, multifamily building, hotel, and mixed-use garage by summer of 2028. The full project would then be on the primary tax rolls in 2029, and CCDC's reimbursement period would run from 2030 to 2033. The project's Type 2 scorecard indicates the project is eligible for Level A reimbursement, allowing the project to receive 80% of its tax increment generated over four years.

CWI River District meets the requirements of the Participation Program as approved by the CCDC Board and promotes the objectives of the 30th Street District Plan to broaden the range of housing, employment, and services and amenities in the neighborhood.

Project Summary:

- 10.33-acre site at 3150 W. Main Street
- ~100,000 square foot Micron Academic Building (CWI classrooms and facilities)
- 216 multifamily units
- 640 parking stalls
- ~20,000 total square feet of retail
- 126 room hotel
- ~\$120 million total development costs
- ~\$3.48 million estimated eligible expenses

Timeline:

- Aug 2025 – CCDC Board work session
- Fall 2025 – CWI construction began
- Spring 2026 – DR approval for all elements received
- TODAY – Type 2 Designation
- 2026 – Construction begins for other buildings
- Fall 2026 – Type 2 Agreement approval
- Summer 2028 – Project complete
- 2029 – Full value on tax rolls
- 2030-2033 – Reimbursement period

Fiscal Notes: The project has estimated \$3.48 million of eligible expenses. Based on CCDC's tax increment generation model, the Agency conservatively estimates the project will generate increment sufficient to reimburse \$2.06 million of these expenses over four years. The actual reimbursement will be determined by actual tax increment generated by the project and received by CCDC and will not exceed the project's actual eligible expenses as verified by CCDC or the not to exceed amount set in the Type 2 agreement. Upon approval of an agreement, the Agency will include the project in the next Five-Year Capital Improvement Plan.

Staff Recommendation: Direct staff to negotiate and finalize the terms of a Type 2 Participation Agreement with Ahlquist, LLC for future Board approval.

Suggested Motion:

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

Attachment #1 – Site Map



Attachment #2 – Renderings

Site (aerial view with adjacent park)



CWI Micron Academic Building



View of the main entry, taken from the site and looking southwest.



View of building, taken from Main Street and looking northwest.



View of the main entry, taken from the site and looking southeast.



View of building, taken from Main Street and looking north.

HUMMEL ARCHITECTS

A10.1 PERSPECTIVE RENDERINGS

Project Name: CWI BUILDING
Project Number: 2457-00 / 2008-12
Date: 4/1/25

Multifamily Building



Hotel



GROUND LEVEL PERSPECTIVE FROM NW CORNER OF MAIN HOTEL ENTRY (VIEW TO GREENBELT THRU PUBLIC AMENITY PLAZA / VEHICULAR ARRIVAL COURT PLAZA)

PROJECT: HOMEWOOD SUITES - WHITEWATER VILLAGE
 LOCATION: 1000 W. STATE ST. / WHITEWATER, VT
 ARCHITECT: GBA
 OWNER: STATE STREET REAL ESTATE INVESTMENT MANAGEMENT COMPANY
 DATE: 11/2022
 SCALE: 1/8" = 1'-0"

30 PERSPECTIVES

PD6.05



GROUND LEVEL PERSPECTIVE FROM GREENBELT (LOOKING AT PUBLIC AMENITY PLAZA)

PROJECT: HOMEWOOD SUITES - WHITEWATER VILLAGE
 LOCATION: 1000 W. STATE ST. / WHITEWATER, VT
 ARCHITECT: GBA
 OWNER: STATE STREET REAL ESTATE INVESTMENT MANAGEMENT COMPANY
 DATE: 11/2022
 SCALE: 1/8" = 1'-0"



PERSPECTIVE AT BERNADINE QUINN PARK / GREENBELT LOOKING TOWARDS CORNER 1-BR SUITES



PERSPECTIVE LOOKING TOWARDS AMENITY PLAZA FROM GREENBELT

30 PERSPECTIVES

PD6.07

Garage and Retail



AHLQUIST.

ARCHITECTS

1000 10TH AVENUE, SUITE 1000

SEATTLE, WA 98101

TEL: 206.461.1000

WWW.AHLQUIST.COM

© 2014 AHLQUIST ARCHITECTS

3150 W. MAIN STREET

SEATTLE, WA 98148

3150 W. MAIN STREET

SEATTLE, WA 98148

3150 W. MAIN STREET

SEATTLE, WA 98148

3150 W. MAIN STREET

SEATTLE, WA 98148

3150 W. MAIN STREET

SEATTLE, WA 98148

3150 W. MAIN STREET

SEATTLE, WA 98148

3150 W. MAIN STREET

SEATTLE, WA 98148

3150 W. MAIN STREET

SEATTLE, WA 98148





BLANK PAGE



AGENDA BILL

| | | |
|---|--|------------------------------|
| Agenda Subject: 6656 S. Eisenman Road – Maverik – Type 1 Participation Agreement Kum & Go, LC. | | Date: June 8, 2026 |
| Staff Contact: Corrie Brending, Project Manager – Property Development | Attachments: 1) Site Map 2) Rendering 3) Public Improvement Plan | |
| Action Requested: Designate Maverik as a project eligible for One-Time Assistance Participation and direct staff to negotiate a Type 1 Agreement with Kum & Go, LC for future board approval. | | |

Background:

The proposed project consists of a new 2,659 square foot Maverik convenience store and fuel island located at the corner of S. Eisenman Road and W. Gowen Road. The fuel center and store are designed to serve both passenger and commercial vehicles. The project includes 36 surface parking spaces, 2 accessible stalls, 9 EV-capable stalls, and 17 bicycle parking spaces. New internal pathways are included to connect to the future Kenworth project at the outlet mall site.

Public improvements for this project include streetscape improvements along S. Eisenman Road that will include a new detached 10-foot multi-use pathway with street trees and utility upgrades.

Estimated total development costs are \$8,615,950 with eligible expenses estimated to be \$198,796, which will be set as the not to exceed amount for reimbursement.

This project addresses several criteria for Type 1 Participation, including activation of a dormant site and promoting connectivity and mobility. The Maverik project meets the requirements of the Participation Program as approved by the CCDC Board and promotes the objectives of the Gateway East District Plan.

Project Summary:

- 6656 S. Eisenman Road
- Fuel Center & Convenience Store
- Public improvements including 10-foot multi-use pathway and street trees
- \$8.6 million Total Development Costs
- \$198,796 estimated eligible expenses

Timeline:

- August 2024 – Design Review Approval
- March 2026 – Construction Began
- TODAY – Type 1 Designation
- July 2026 – 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 Gateway East Type 1 assistance.

Staff Recommendation:

Direct staff to negotiate a Type 1 Participation Agreement with Kum & Go, LC for future board approval.

Suggested Motion:

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





2 BUILDING PERSPECTIVE - FRONT LEFT
SCALE:



1 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE:

PROPOSED MAVERIK C-STORE

Prototype Version: 60_R_RR_2302
 Building Square Footage: 5,982 SF
 Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS



Sheet Notes:

- A. CONTRACTOR SHALL COMPLY WITH ALL NOTES ON PLAN SHEETS C0.00 AND C0.10.
- B. REFER TO DETAIL DRAWINGS AND SPECIFICATION FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
- C. REFER CLOSELY TO BUILDING LAYOUT DRAWINGS IN RELATION TO SITE LAYOUT ITEMS. CONTRACTOR TO VERIFY LISTED DIMENSIONS PRIOR TO CONSTRUCTION.
- D. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS DISTANCES AND GRADES IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR A DECISION PRIOR TO COMMENCING WITH THE WORK.
- E. PROVIDE JOINTS AS SHOWN ON PLANS. JOINTS ARE AN INTEGRAL PART OF THE DESIGN AND SHALL NOT VARY FROM PATTERNS AND LOCATIONS SHOWN. REFER TO SCORING LAYOUTS, SHEET C2.10. CONTRACTOR SHALL REMOVE ANY FLATWORK THAT DOES NOT CONFORM TO THE DESIGN.
- F. CONCRETE JOINT SPACING IN HEAVY DUTY CONCRETE FLATWORK SHALL NOT EXCEED 14" PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE. MAXIMUM LENGTH:WIDTH RATIO SHALL NOT EXCEED 1.5:1.
- G. REFER TO SPECIFICATION SECTION 32 13 13 FOR ADDITIONAL INFORMATION RELATED TO CONCRETE JOINT REQUIREMENTS. JOINT LAYOUT AND POUR SEQUENCE PLAN FOR REVIEW AND APPROVAL. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- H. COORDINATE INSTALLATION OF ELECTRICAL CONDUITS AND IRRIGATION SLEEVES WITH RESPECTIVE DRAWINGS AND CONTRACTORS.
- I. WHEREVER CONCRETE FLATWORK ABUTS BUILDINGS, COLUMNS, SITE WALLS, ETC. IT SHALL HAVE A SEALED ISOLATION JOINT.
- J. ALL WALKS AND FLATWORK SHALL BE ESTABLISHED IN THE FIELD FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL LAYOUT THE AREA OR FORM WORK FOR REVIEW BY THE OWNER'S REPRESENTATIVE. AFTER REVIEW AND NECESSARY MODIFICATIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL PROCEED WITH CONSTRUCTION. IF APPROVAL IS NOT OBTAINED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY UNAUTHORIZED FIELD ADJUSTMENTS.
- K. TRANSITION OF CURVES TO OTHER CURVES AND CURVES TO TANGENTS SHALL BE SMOOTH AND CONTINUOUS.
- L. CONTRACTOR SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES, WITHIN THE PUBLIC RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE PROJECT AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- M. CONTRACTOR SHALL COORDINATE TERMINATION LOCATION OF DOWNSPOUT CONNECTION POINTS WITH ARCHITECT AND CIVIL ENGINEER IN THE FIELD PRIOR TO STANDARD AND HEAVY DUTY FLATWORK INSTALLATION.

Material Legend:

- ACHD PAVEMENT REPAIR - 5" OF ASPHALT (SP-3, PG 64-28) WITH 4" OF 3/4" BASE AND 25' OF 6" PIT RUN. REFER TO ISPCW STANDARDS FOR STREET REPAIR PER SD-301, SD-303 AND SD-806 (CROSS SLOPE)
- UNHATCHED AREAS OF SITE IMPROVEMENTS SHALL BE HEAVY DUTY ASPHALT PAVING PER DETAIL A/C2.50.
- LIGHT DUTY ASPHALT PAVING PER DETAIL B/C2.50.
- LIGHT DUTY CONCRETE PAVEMENT PER DETAIL C/C2.50.
- HEAVY DUTY CONCRETE PAVEMENT PER DETAIL D/C2.50.
- LANDSCAPE AREAS. REFER TO LANDSCAPE SHEET L1.00 FOR MORE INFORMATION.

Line Legend:

- EXISTING CHAIN LINK FENCE
- PROPOSED OPEN STYLE METAL FENCE. REFER TO DETAILS G & H/C2.54.
- VERTICAL CATCH CURB AND GUTTER. SEE DETAIL A/C2.51.
- VERTICAL REVERSE CURB AND GUTTER. SEE DETAIL B/C2.51.
- ROLLED CATCH CURB AND GUTTER. SEE DETAIL C/C2.51.
- ROLLED REVERSE CURB AND GUTTER. SEE DETAIL D/C2.51.
- ACHD CATCH CURB AND GUTTER PER ISPCW SD-701 (ACHD SUPPLEMENT)
- ADA ACCESSIBLE PATHWAY
- AREA TO COMPLY WITH ACCESSIBILITY STANDARDS

Materials Plan

Horizontal Scale: 1" = 30'

Keynotes:

- 1. TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS FOR TRASH ENCLOSURE AND STRUCTURAL PLANS FOR INTERIOR CONCRETE PAD. SURFACE ELEVATIONS PER GRADING PLAN, SHEET C3.01.
- 2. INSTALL AIR STATION PER DETAIL F/C2.52. COORDINATE WITH GRADING AND UTILITY SHEETS.
- 3. CONSTRUCT RV DUMP PER DETAIL H/C2.53.
- 4. PERGOLA - REFER TO ARCHITECTURAL PLANS.
- 5. CONSTRUCT EV CAPABLE PARKING STALL PER CITY OF BOISE REQUIREMENTS.
- 6. INSTALL FENCED DOG RUN PER DETAILS G/C2.54 + H/C2.54.
- 7. UTILITY STRUCTURE - REFER TO SHEETS C4.00 - C4.02 + SHEET C5.00.
- 8. UNDERGROUND FUEL STORAGE TANK - DIMENSIONS PER FUELING PLAN.
- 9. SHORT-TERM BICYCLE PARKING:
- 9.1. INSTALL (2) DERO HI-ROLLER HIGH RACKS IN LOCATION SHOWN. SURFACE MOUNT PER MANUFACTURER'S INSTRUCTIONS; COLOR PER OWNER.
- 9.2. INSTALL (1) DERO HI-ROLLER HIGH RACK IN LOCATION SHOWN. SURFACE MOUNT PER MANUFACTURER'S INSTRUCTIONS; COLOR PER OWNER.
- 10. LONG-TERM BICYCLE PARKING - INSTALL MADRAX MADLOCKER ML1-1 PER MANUFACTURER'S RECOMMENDATIONS.
- 11. CONSTRUCT STAIRS AND HANDRAIL PER DETAIL G/C2.53.
- 12. SEATING BY OTHER - (SHOWN FOR ILLUSTRATION ONLY)
- 13. PEDESTRIAN RAMP:
- 13.1. CONSTRUCT PER DETAIL B/C2.54.
- 13.2. CONSTRUCT PER DETAIL C/C2.54.
- 13.3. CONSTRUCT PER ENLARGEMENTS, SHEET C2.30.

- 14. CONSTRUCT GABION RETAINING WALL PER DETAIL F/C2.54.
- 15. LINE OF FUEL PUMP CANOPY ABOVE - REFER TO ARCHITECTURAL.
- 16. INSTALL PAINTED PAVEMENT MARKING. REFER TO STRIPING PLAN, SHEET C2.20.
- 17. BOLLARD:
- 17.1. INSTALL REBOUND BOLLARD PER DETAILS A-C/C2.52.
- 17.2. INSTALL PIPE BOLLARD PER DETAIL E/C2.52.
- 17.3. INSTALL HOOP BOLLARD PER DETAIL D/C2.52.
- 17.4. INSTALL WEDGE BOLLARD PER DETAIL G/C2.52.
- 17.5. INSTALL UTILITY PROTECTION BOLLARD PER DETAIL H/C2.52.
- 18. CONSTRUCT CONCRETE SEAT WALL PER DETAIL I/C2.54.
- 19. CONSTRUCT CONCRETE RETAINING WALL PER DETAIL A/C2.55.
- 19.1. INSTALL OPEN-STYLE METAL FENCE ON TOP OF WALL PER DETAIL G/C2.54.
- 20. CONSTRUCT COMMERCIAL TRUCK SCALE - REFER TO CAT SCALE PLANS.
- 21. POLE-MOUNTED LUMINAIRE - REFER TO ELECTRICAL.
- 22. LOCATION OF PROPOSED RIGHT-OF-WAY DEDICATION FOR ACHD USE.
- 23. SIGNS:
- 23.1. VAN-ACCESSIBLE PARKING SIGN WITH 4-INCH REBOUNDING BOLLARD PER DETAIL A/C2.53.
- 23.2. ACCESSIBLE PARKING SIGN WITH 4-INCH REBOUNDING BOLLARD PER DETAIL A/C2.53.
- 23.3. "STOP" SIGN PER MUTCD STANDARDS AND SPECIFICATIONS.
- 23.4. "NO PARKING" SIGN.
- 23.5. COORDINATE SIGN INSTALLATION WITH SIGN PERMIT CONTRACTOR.
- 23.6. INSTALL "R10-15(R) MOD" SIGNAGE PER ACHD
- 24. 6-IN MOW CURB. REFER TO SHEET L1.00.
- 25. VALLEY GUTTER:
- 25.1. INSTALL ACHD CONCRETE VALLEY GUTTER PER ISPCW SD-708 (ACHD SUPPLEMENT).
- 25.2. CONSTRUCT STANDARD MAVERIK VALLEY GUTTER PER DETAIL H/C2.51.
- 25.3. CONSTRUCT ACCESSIBLE MAVERIK VALLEY GUTTER PER DETAIL I/C2.51.
- 26. PROPOSED ELECTRICAL TRANSFORMER LOCATION. COORDINATE WITH ELECTRICAL PLANS AND IDAHO POWER.
- 27. CONCRETE RUNOUT PAD: REFER TO DETAIL K/C2.51.
- 28. CURB TRANSITION:
- 28.1. 5-FT TRANSITION BETWEEN CURB TYPES
- 28.2. TRANSITION TO FLUSH CURB PER DETAIL A/C2.54.
- 29. DETECTABLE WARNING STRIP
- 30. CONCRETE PETROLEUM TRENCH CAP. VERIFY FUEL PIPING ALIGNMENT AND TRENCH WITH FUEL DISPENSING DRAWINGS.
- 31. PAINTED PAVEMENT MARKINGS:
- 31.1. ACCESSIBLE STALL MARKINGS PER DETAIL B/C2.53.
- 31.2. 4-INCH SOLID YELLOW STRIPING. REFERENCE MUTCD FOR DETAILS AND SPECIFICATIONS.
- 31.3. PAINT CURB SAFETY YELLOW PER MUTCD PAINT SPECIFICATIONS.
- 31.4. PAVEMENT MARKINGS PER PLAN. REFERENCE MUTCD FOR DETAILS AND SPECIFICATIONS.
- 31.5. 1-FT WIDE YELLOW "PULL FORWARD" LINE PER MUTCD PAINT SPECIFICATIONS.
- 32. CONCRETE ACCESSIBLE PARKING SPACES WITH ACCESS AISLE. CHAMFER CORNERS AS SHOWN.
- 33. CONSTRUCT CHEEK WALL AT STAIRS PER DETAIL I/C2.54.

Project Calculations:

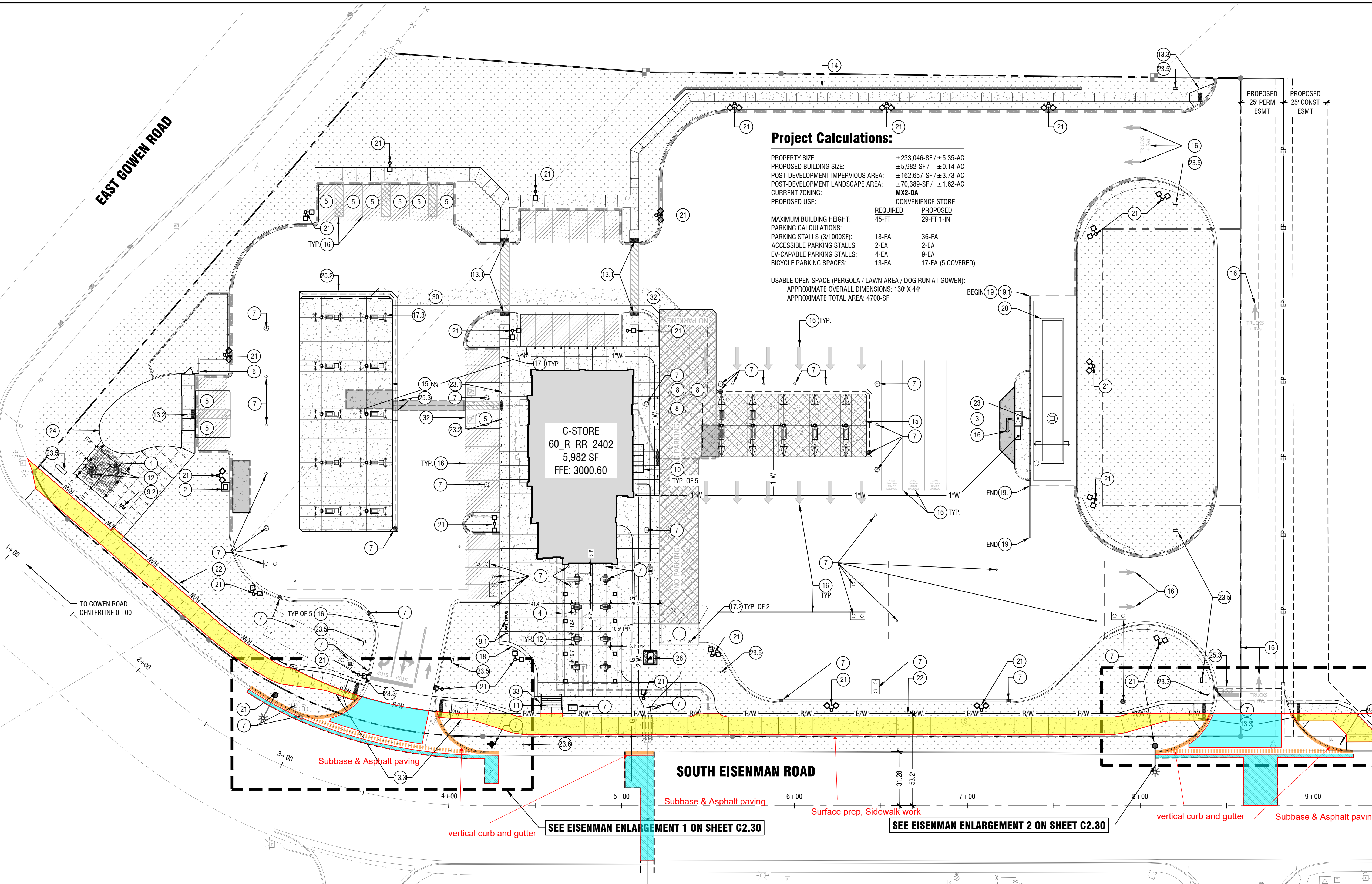
PROPERTY SIZE: ±233,046-SF / ±5.35-AC
 PROPOSED BUILDING SIZE: ±5,982-SF / ±0.14-AC
 POST-DEVELOPMENT IMPERVIOUS AREA: ±162,657-SF / ±3.73-AC
 POST-DEVELOPMENT LANDSCAPE AREA: ±70,389-SF / ±1.62-AC
 CURRENT ZONING: MX2-DA CONVENIENCE STORE
 PROPOSED USE: 29-FT 1-IN

REQUIRED: 45-FT
 PROPOSED: 29-FT 1-IN

MAXIMUM BUILDING HEIGHT: 45-FT
 PROPOSED: 29-FT 1-IN

PARKING CALCULATIONS:
 PARKING STALLS (3'1000SF): 18-EA 36-EA
 ACCESSIBLE PARKING STALLS: 2-EA 2-EA
 EV-CAPABLE PARKING STALLS: 4-EA 9-EA
 BICYCLE PARKING SPACES: 13-EA 17-EA (5 COVERED)

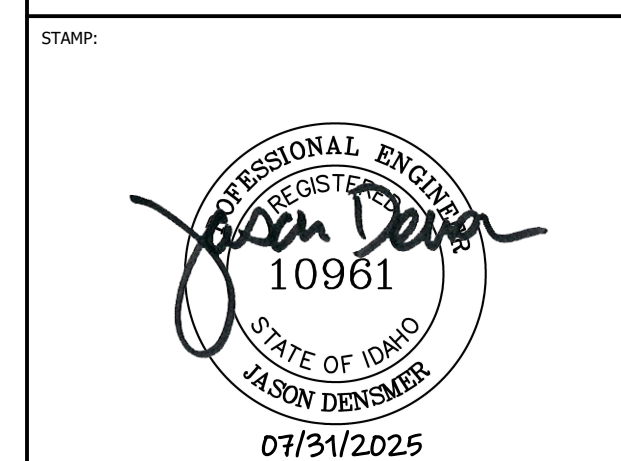
USABLE OPEN SPACE (PERGOLA / LAWN AREA / DOG RUN AT GOWEN):
 APPROXIMATE OVERALL DIMENSIONS: 130' X 44'
 APPROXIMATE TOTAL AREA: 4700-SF



185 S. State Street | Salt Lake City, Utah 84111
 THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF MAVERIK, INC IS PROHIBITED. 2018 MAVERIK, INC.



462 EAST SHORE DRIVE, SUITE 100
 EAGLE, ID 83616



MAVERIK, INC.
PROPOSED MAVERIK C-STORE
 6656 S EISENMAN ROAD
 BOISE, ID 83709
 LOCATED IN THE N 1/2 OF SECTION 1, T. 2N, R. 2E, B.M.

| ISSUANCE | |
|-------------|------|
| DESCRIPTION | DATE |
| | |
| | |
| | |

DRAWN BY: DTD / WA APPROVED BY: BRS / JD

DRAWING ISSUE
 PERMIT 05/16/2025

PROJECT NUMBER: STORE #: TBD

SHEET NAME

Materials & Keynotes

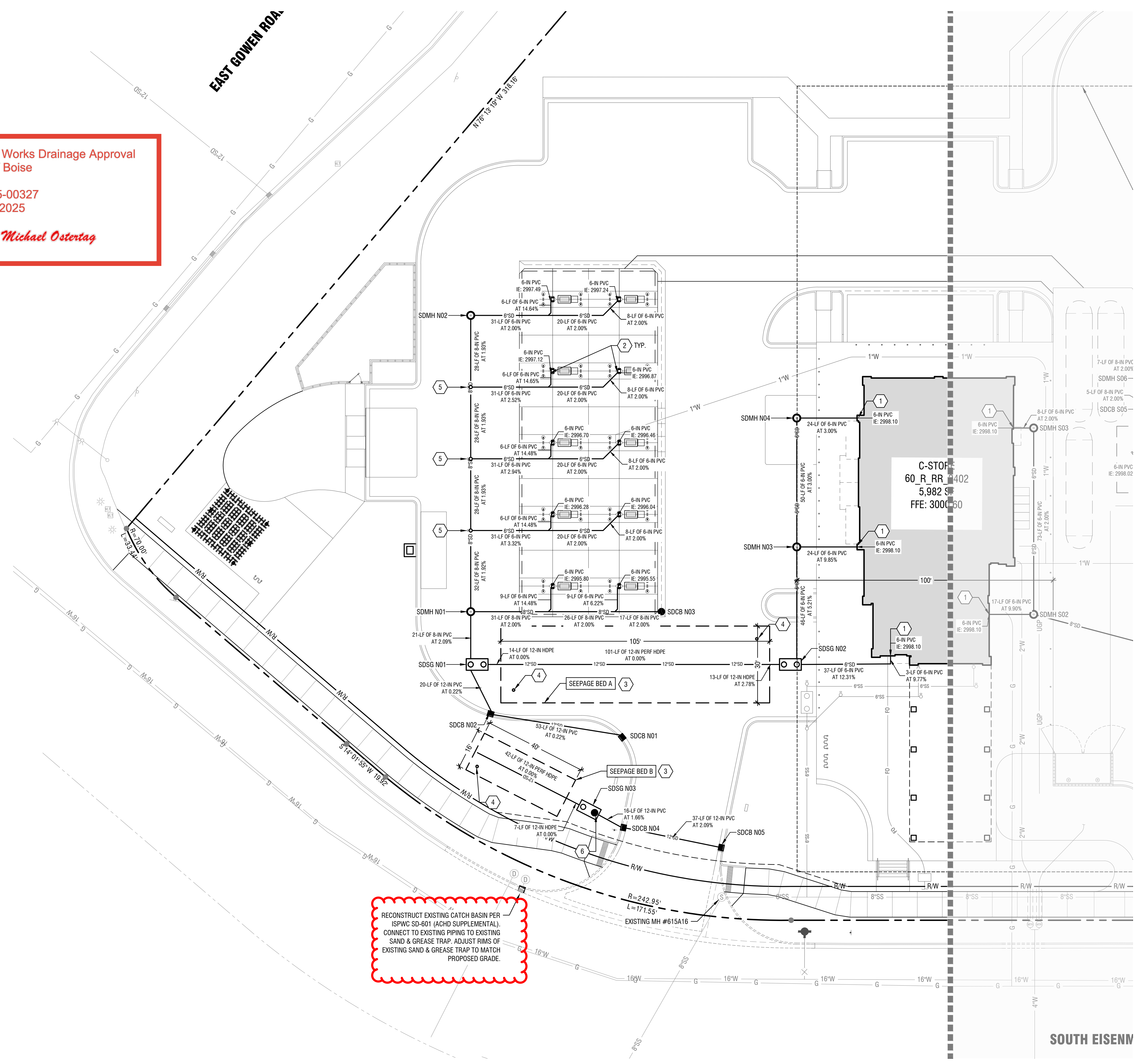
SHEET NUMBER

C2.00

Public Works Drainage Approval
City of Boise

BLD25-00327
10/20/2025

Michael Ostertag



RECONSTRUCT EXISTING CATCH BASIN PER ISPWC SD-601 (ACHD SUPPLEMENTAL). CONNECT TO EXISTING PIPING TO EXISTING SAND & GREASE TRAP. ADJUST RIMS OF EXISTING SAND & GREASE TRAP TO MATCH PROPOSED GRADE.

Sheet Notes:

- ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), AND CITY OF BOISE STANDARDS. NO EXCEPTIONS ARE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE, CHAPTER 22, TITLE 55 REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED AS A RESULT OF FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES OR DIG-LINE (342-1585) FOR EXACT LOCATIONS A MINIMUM OF 48-HOURS PRIOR TO DIGGING.

Storm Drain Keynotes:

- STUB STORM DRAIN PIPING FOR CONNECTION TO ROOF DRAIN AND CONTINUATION AT BUILDING BY PLUMBER. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF DRAIN DETAIL.
- STUB STORM DRAIN PIPING FOR CONNECTION TO CANOPY ROOF DRAIN. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF DRAIN DETAIL.
- CONSTRUCT SEEPAGE BED PER DETAIL 2/C2.60.
- INSTALL MONITORING WELL AT SEEPAGE BED PER ISPCW SD-627.
- INSTALL 4-IN TRAFFIC RATED CLEAN-OUT PER ISPCW SD-506A.
- PROVIDE GRATED LID.

Structure Table:

| NAME | DETAILS |
|----------|---|
| SDCB N01 | INLET PER ISPCW SD-601 RIM: 2994.95 SUMP: 2992.00 IE OUT: 2993.00, 12-IN PVC (N) |
| SDCB N02 | INLET PER ISPCW SD-601 RIM: 2996.45 SUMP: 2991.83 IE IN: 2992.88, 12-IN PVC (S) IE OUT: 2992.83, 12-IN PVC (NE) |
| SDCB N03 | 30-IN DIA. CATCH BASIN RIM: 2997.21 SUMP: 2994.31 IE OUT: 2995.31, 8-IN PVC (NW) |
| SDCB N04 | INLET PER ISPCW SD-601 RIM: 2993.38 SUMP: 2989.72 IE IN: 2990.72, 12-IN PVC (S) IE OUT: 2992.06, 12-IN PVC (N) |
| SDCB N05 | INLET PER ISPCW SD-601 RIM: 2994.49 SUMP: 2990.49 IE OUT: 2991.49, 12-IN PVC (N) |
| SDMH N01 | 30-IN DIA. CATCH BASIN RIM: 2997.56 SUMP: 2992.55 IE IN: 2993.82, 8-IN PVC (SE) IE IN: 2993.65, 8-IN PVC (NE) IE OUT: 2993.55, 8-IN PVC (SW) |
| SDMH N02 | 30-IN DIA. CATCH BASIN RIM: 2999.62 SUMP: 2994.68 IE IN: 2996.05, 6-IN PVC (SE) IE OUT: 2995.88, 8-IN PVC (SW) |
| SDMH N03 | 30-IN DIA. CATCH BASIN RIM: 3000.01 SUMP: 2994.68 IE IN: 2995.78, 6-IN PVC (SE) IE IN: 2995.78, 6-IN PVC (NE) IE OUT: 2995.68, 6-IN PVC (SW) |
| SDMH N04 | 30-IN DIA. CATCH BASIN RIM: 3000.20 SUMP: 2996.29 IE IN: 2997.39, 6-IN PVC (SE) IE OUT: 2997.29, 6-IN PVC (SW) |
| SDSG N01 | 1000-GAL. S&G TRAP RIM: 2997.08 SUMP: 2988.77 IE IN: 2993.12, 8-IN PVC (NE) IE IN: 2992.79, 12-IN PVC (SW) IE OUT: 2992.44, 12-IN HDPE (SE) |
| SDSG N02 | 1000-GAL. S&G TRAP RIM: 2999.52 SUMP: 2992.79 IE IN: 2993.29, 6-IN PVC (NE) IE IN: 2993.29, 6-IN PVC (SE) IE OUT: 2992.79, 12-IN HDPE (NW) |
| SDSG N03 | 1000-GAL. S&G TRAP RIM: 2992.81 SUMP: 2991.79 IE IN: 2991.79, 12-IN PVC (S) IE OUT: 2991.79, 12-IN HDPE (N) |



185 S. State Street | Salt Lake City, Utah 84111
THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF MAVERIK, INC IS PROHIBITED. 2018 MAVERIK, INC.



462 EAST SHORE DRIVE, SUITE 100
EAGLE, ID 83616



MAVERIK, INC.
PROPOSED MAVERIK C-STORE
6556 S EISENMAN ROAD
BOISE, ID 83709
LOCATED IN THE N 1/2 OF SECTION 1, T. 2N, R. 2E, B.M.

ISSUANCE

| DESCRIPTION | DATE |
|-------------|------|
| | |
| | |
| | |
| | |

DRAWN BY: DTD / WA APPROVED BY: BRS / JD

DRAWING ISSUE
PERMIT
PROJECT NUMBER: ----- STORE #: TBD

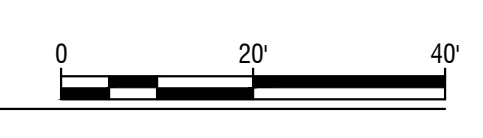
SHEET NAME

Drainage Plan - North

SHEET NUMBER

C4.01

North Drainage Area
Horizontal Scale: 1" = 20'





185 S. State Street | Salt Lake City, Utah 84111

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF MAVERIK, INC IS PROHIBITED. 2018 MAVERIK, INC.

ARCHITECT/ENGINEER:



462 EAST SHORE DRIVE, SUITE 100
EAGLE, ID 83616

STAMP:



MAVERIK, INC.
PROPOSED MAVERIK C-STORE
6656 S EISENMAN ROAD
BOISE, ID 83709
LOCATED IN THE N 1/2 OF SECTION 1, T. 2N, R. 2E, B.M.

ISSUANCE

| DESCRIPTION | DATE |
|-------------|------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

DRAWN BY: DTD / WA APPROVED BY: BRS / JD

DRAWING ISSUE

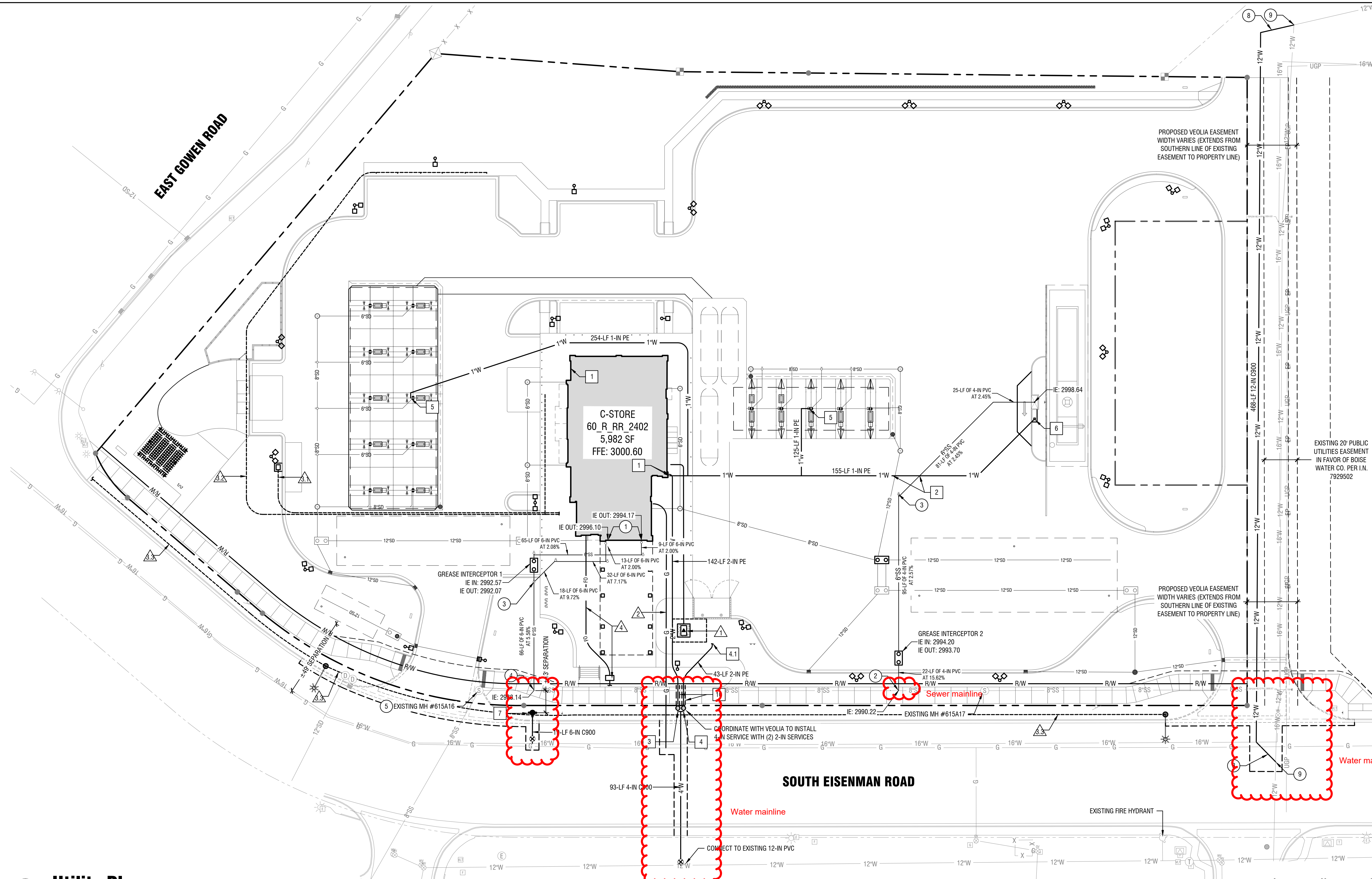
PERMIT: STORE #: TBD

SHEET NAME

Utility Plan

SHEET NUMBER

C5.00



Utility Plan

Horizontal Scale: 1" = 30'

- Sheet Notes:**
- ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AND CITY OF BOISE STANDARDS. NO EXCEPTIONS ARE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL.
 - THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE, CHAPTER 22, TITLE 55 REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED AS A RESULT OF FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES OR DIG-LINE (342-1585) FOR EXACT LOCATIONS A MINIMUM OF 48-HOURS PRIOR TO DIGGING.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACTUAL LOCATION OF THE UNDERGROUND UTILITIES.

- Sewer Keynotes:**
- COORDINATE CONTINUATION WITH BUILDING PLUMBING PLAN.
 - TAP EXISTING SEWER MAIN AND INSTALL SANITARY SEWER SERVICE PER ISPMC SD-511. CONNECT VIA 4-IN "INSERT-A-TEE". SCHEDULE INSPECTION WITH DESIGN ENGINEER AND CONTACT BOISE CITY PUBLIC WORKS 48-HOURS IN ADVANCE TO OBTAIN A TAP PERMIT.
 - INSTALL 4-IN TRAFFIC RATED SEWER CLEAN-OUT PER ISPMC SD-506A. (ALL LOCATIONS SHOWN, WHETHER NOTED OR NOT).
 - TAP EXISTING SEWER MAIN AND INSTALL SANITARY SEWER SERVICE PER ISPMC SD-511 A, B, OR D. CONNECT VIA 6"x8" TEE. SCHEDULE INSPECTION WITH DESIGN ENGINEER AND CONTACT BOISE CITY PUBLIC WORKS 48-HOURS IN ADVANCE TO OBTAIN A TAP PERMIT.
 - IF NECESSARY, ROTATE CONE OF MANHOLE SO LID DOES NOT CONFLICT WITH PROPOSED CURB. ADJUST MANHOLE LID ELEVATION TO MATCH FINISHED GRADE.

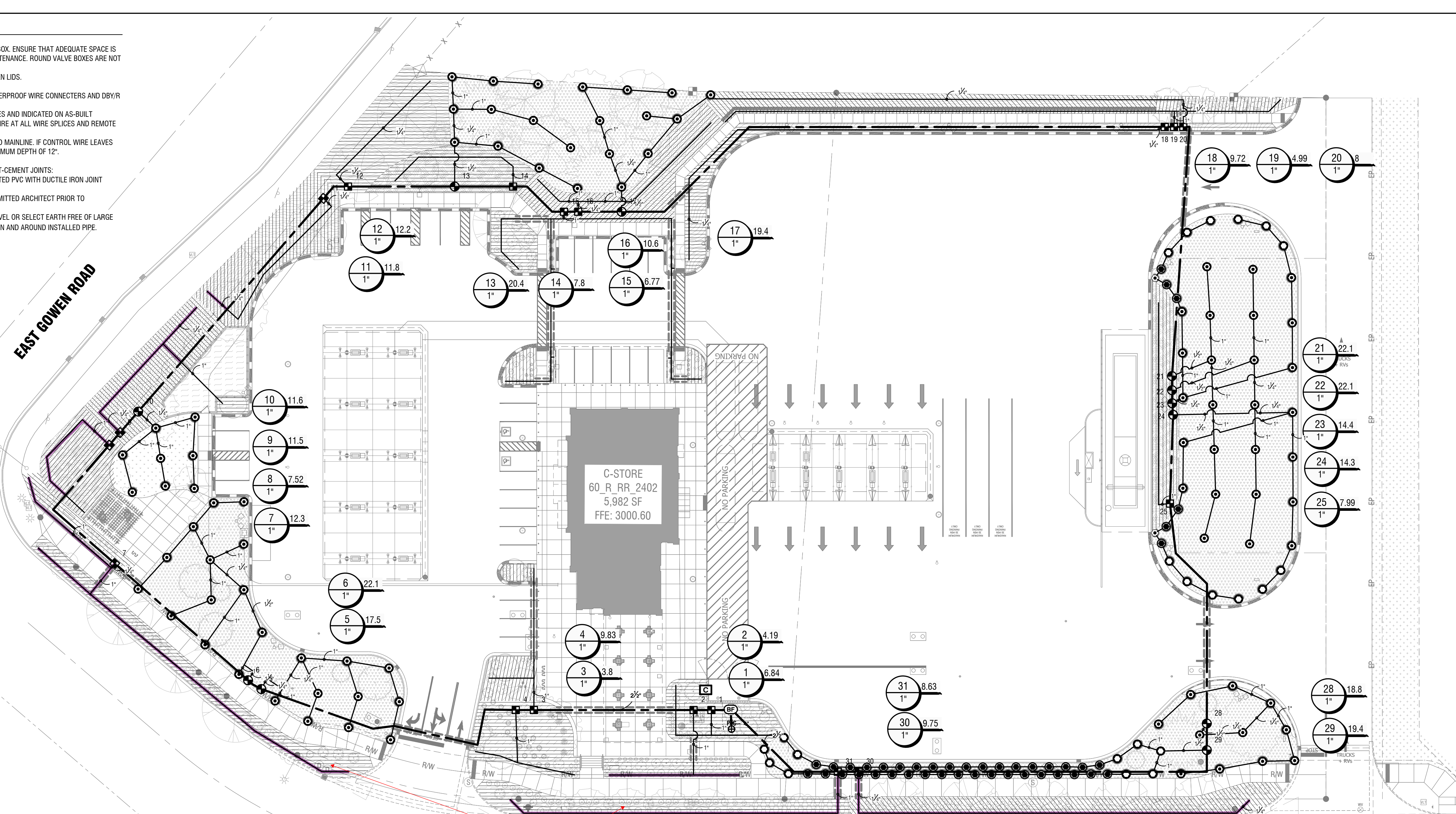
- Water Keynotes:**
- NOTE: NO. 12 COPPER FINDER WIRE TO BE PLACED ALONG ALL WATER SERVICE LINES.
- COORDINATE CONTINUATION OF WATER SERVICE LINE WITH BUILDING PLUMBING PLAN. BACKFLOW PREVENTION PER BUILDING PLUMBING PLAN.
 - THE HORIZONTAL SEPARATION OF THE WATER AND NON-POTABLE MAINS SHALL BE A MINIMUM OF 10 FEET. WHERE IT IS NECESSARY FOR THE WATER AND NON-POTABLE MAINS TO CROSS EACH OTHER AND THE NON-POTABLE MAIN IS LESS THAN 18 INCHES BELOW OR ABOVE THE WATER MAIN, THE NON-POTABLE MAIN SHALL BE CONSTRUCTED WITH 150 PSI CLASS WATER PIPE FOR A DISTANCE OF 10 FEET ON BOTH SIDES OF THE WATER MAIN. ONE FULL LENGTH OF BOTH WATER MAIN AND NON-POTABLE LINE SHALL BE AS FAR FROM THE CROSSING AS POSSIBLE. A SEPARATION DISTANCE OF 25 FEET SHALL BE MAINTAINED FROM THE WATER MAIN TO ANY SUBSURFACE DISPOSAL SYSTEM.
 - COORDINATE WITH VEOLIA TO INSTALL 2-INCH WATER METER FOR CULINARY AND DOMESTIC SERVICES.
 - COORDINATE WITH VEOLIA TO INSTALL 2-INCH WATER METER FOR IRRIGATION.
 - SEE IRRIGATION PLAN FOR CONTINUATION AND BACKFLOW PREVENTER.
 - 1-INCH POLYETHYLENE (PE) WATER SERVICE LINE TO FUEL ISLAND WITH 1" WOODFORD FROST PROOF YARD HYDRANT WITH 3/4-INCH FEMALE BRASS CONNECTION AND RED HANDLE. SEE PLUMBING PLANS (BY OTHERS) FOR DETAILS AND INSTALLATION LOCATION.
 - 1-INCH POLYETHYLENE (PE) WATER SERVICE LINE TO RV DUMP WITH CONNECTION TO MAVERIK-PROVIDED WATER TRUMBULL WATER TOWER. SHUTOFF FOR ALL EXTERNAL WATER SERVICE LINES LOCATED INTERNALLY PER ARCHITECTURAL.
 - COORDINATE WITH VEOLIA WATER TO INSTALL FIRE HYDRANT.
 - INSTALL 468-LF 12-IN C900 VEOLIA DRAIN PIPE. MAINTAIN 4-FT MINIMUM COVER TO FINISHED GRADE AND POSITIVE SLOPE TO DRAIN FROM EAST TO WEST.
 - LOCATE AND CONNECT TO EXISTING 12-IN VEOLIA DRAIN PIPE. FOR CONNECTION IN RIGHT-OF-WAY, COORDINATE WITH VEOLIA AND ACHD INSPECTORS.
 - SLEEVE WATER SERVICE ACROSS SIDEWALK IN 4-IN C900 PVC.
- FIRE FLOW REQUIRED BY FIRE DISTRICT FOR THIS PROJECT IS 1,500-GPM.

- Dry-Utility Notes:**
- COORDINATE TRANSFORMER PLACEMENT WITH IDAHO POWER COMPANY.
 - COORDINATE NATURAL GAS SERVICE WITH INTERMOUNTAIN GAS COMPANY.
 - COORDINATE ELECTRICAL CONDUIT LOCATION AND SIZE REQUIREMENTS WITH ELECTRICAL PLANS.
 - CONDUIT FOR FORECOURT COMPRESSOR MAY TERMINATE INSIDE BUILDING.
 - COORDINATE EV CHARGING CONDUIT REQUIREMENTS WITH CITY OF BOISE STANDARDS FOR "EV-CAPABLE" PARKING STALLS.
 - COORDINATE CONDUIT PLACEMENT WITH IDAHO POWER COMPANY.
 - PROVIDE (1) 4" CONDUIT AND (1) 2" CONDUIT FOR TELECOMMUNICATIONS CONNECTION. SEE ARCHITECTURAL PLANS FOR ELECTRICAL ROOM LOCATION (SHOWN AS TYPICAL) EXTEND CONDUITS TO ADJACENT RIGHT OF WAY OR PROPERTY BOUNDARY WITHIN WHICH DATA PROVIDER SERVICE LINE RESIDES. INSTALL 12"x24" PLASTIC YARD BOX FOR DATA CONDUIT TERMINATION POINT TO ENABLE CONNECTION. EXTEND CONDUIT ABOVE FINISHED GRADE 6" WITHIN BOX. KEEP BOX CLOSED AFTER INSTALLATION FOR CONDUIT PROTECTION.

Irrigation Execution:

- A. REMOTE CONTROL VALVES:
 - A.A. INSTALLED (1) REMOTE CONTROL VALVE PER VALVE BOX. ENSURE THAT ADEQUATE SPACE IS PROVIDED AROUND ENTIRE VALVE FOR EASE OF MAINTENANCE. ROUND VALVE BOXES ARE NOT PERMITTED.
 - A.B. VALVE BOXES SHALL BE GREEN OR BLACK WITH GREEN LIDS.
- B. IRRIGATION CONTROL WIRE:
 - B.A. ALL WIRE SPLICES SHALL BE INSTALLED WITH A WATERPROOF WIRE CONNECTERS AND DBYR CAP OR BLAZING NUT WIRE SPLICE CONNECTOR.
 - B.B. ALL WIRE SPLICES SHALL BE LOCATED IN VALVE BOXES AND INDICATED ON AS-BUILT DRAWINGS. PROVIDE AS A MINIMUM, 36" OF EXTRA WIRE AT ALL WIRE SPLICES AND REMOTE CONTROL VALVE CONNECTIONS.
 - B.C. CONTROL WIRE SHALL BE INSTALLED WITH PROPOSED MAINLINE. IF CONTROL WIRE LEAVES PIPING TRENCH, WIRE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12".
- C. PIPING (USE THE FOLLOWING):
 - C.A. 2-1/2" AND SMALLER | SDR 21 SCH. 40 PVC, SOLVENT-CEMENT JOINTS.
 - C.B. 3" AND LARGER | SDR 26 CLASS 200 RUBBER GASKETED PVC WITH DUCTILE IRON JOINT RESTRAINT SYSTEM, LEEMCO OR APPROVED EQUAL.
 - C.C. TRENCHES SHALL BE PHOTO DOCUMENTED AND SUBMITTED ARCHITECT PRIOR TO BACKFILLING.
 - C.D. BACKFILL TRENCHES CONSISTING OF SAND, FINE GRAVEL OR SELECT EARTH FREE OF LARGE LUMPS OR ROCKS LARGER THAN 3/4" SHALL BE USED IN AND AROUND INSTALLED PIPE.

EAST GOWEN ROAD



Drip Irrigation Notes:

- A. ALL PLANTER BEDS ARE TO BE IRRIGATED W/ DRIP IRRIGATION AS INDICATED ON PLANS. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE DRIP SYSTEM AS PER MANUFACTURERS RECOMMENDATIONS AND THE FOLLOWING REQUIREMENTS:
 - A.A. EACH DRIP ZONE SHALL RECEIVE A DRIP ZONE CONTROL KIT WITH PRESSURE REGULATION AND 120 MESH (MIN.) STAINLESS STEEL FILTRATION SCREEN.
 - A.B. ALL TUBING IS TO BE STAKED DOWN WITH 6" SOIL STAPLES AT 24" INTERVALS (MIN.) ALL FITTINGS SHALL RECEIVE (2) STAPLES IN OPPOSING DIRECTIONS.
- B. IF WEED BARRIER FABRIC IS USED IN LANDSCAPE BEDS, DRIP IRRIGATION SHALL BE INSTALLED UNDERNEATH FABRIC AND STAPLED AS INDICATED ABOVE.
- C. ALL LATERAL LINES FROM VALVES TO HEADERS ARE TO BE BURIED AT DEPTH INDICATED IN TRENCH SECTION DETAIL. SIZE AS NECESSARY.
- D. AFTER INSTALLATION OF THE IRRIGATION SYSTEM THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER WITH AS-BUILT DRAWINGS AND INSTRUCTIONS FOR MAINTENANCE OF THE DRIP SYSTEM.

SOUTH EISENMAN ROAD

Irrigation Plan

Horizontal Scale: 1" = 30'

Irrigation Notes:

- A. REFER TO IRRIGATION SCHEDULE SHEET C2.51.
- B. SYSTEM DESIGN BASED ON THE ASSUMPTION OF THE AVAILABILITY OF 120 G.P.M. AND 100 P.S.I.
- C. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
- D. COORDINATE ALL IRRIGATION INSTALLATION OPERATIONS WITH CIVIL, MECHANICAL, AND ELECTRICAL ENGINEERING SHEETS.
- E. CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION CONDUIT AND SLEEVES UNDER HARD SURFACES WITH RESPECTIVE CONTRACTORS.
- F. ALL SLEEVES TO BE INSTALLED AS PART OF IRRIGATION CONTRACT. APPROXIMATE LOCATION OF SLEEVES ARE SHOWN ON THE IRRIGATION PLAN. FIELD VERIFY LOCATION. ALL ENDS OF SLEEVES TO BE TAPED OR CAPPED AND MARKED WITH A 2" X 4" PAINTED STAKE EXTENDING TO 24" ABOVE GRADE. STAKES ARE NOT TO BE REMOVED UNTIL THE IRRIGATION SYSTEM IS COMPLETE. ALL SLEEVES SHALL EXTEND A MINIMUM OF 18" BEYOND BACK OF CURB OR EDGE OF PAVEMENT. PROVIDE COMPACTED BACKFILL.
- G. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK.
- H. IRRIGATION CONTROLLER(S) ARE TO BE LOCATED AS SHOWN ON PLAN.

- I. CONTROLLERS SHALL BE WIRED TO POWER SUPPLY BY A LICENSED ELECTRICIAN PER LOCAL CODES. IRRIGATION CONTRACTOR TO PROVIDE ALL REQUIRED CONNECTIONS TO 24 VOLT IRRIGATION CONTROL WIRE INSIDE THE BUILDINGS THROUGH APPROPRIATE SIZED CONDUIT.
- J. IRRIGATED AREAS CONTAINING VEGETATION WHICH POTENTIALLY MAY IMPEDE PERFORMANCE OF A POP-UP SPRINKLER AND/OR ROTOR HEADS ARE TO BE REPLACED WITH A 12" HIGH POP-UP HEADS.
- K. ALL ELECTRICAL WORK TO MEET OR EXCEED N.E.C., STATE CODES, LOCAL CODES, AND MANUFACTURER'S RECOMMENDATIONS.
- L. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ROCK AND DEBRIS BROUGHT TO THE SURFACE AS A RESULT OF TRENCHING OPERATIONS.
- M. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- N. ALL 24 VOLT POWER WIRES SHALL BE #14 AWG COPPER. ALL ABOVE GROUND 120 VOLT AND 24 VOLT WIRE SHALL BE IN PVC CONDUIT. ALL 24 VOLT WIRES SHALL BE TAPED TOGETHER AT TEN FOOT (10'-0") INTERVALS.
- O. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
- P. IRRIGATION CONTRACTOR SHALL PROVIDE AN AS-BUILT IRRIGATION PLAN UPON COMPLETION OF INSTALLATION AND PRIOR TO FINAL PAYMENT.

- Q. THE ENTIRE SYSTEM SHALL BE GUARANTEED TO BE COMPLETE AND PERFECT IN EVERY DETAIL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ITS ACCEPTANCE; REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT YEAR SHALL BE FREE OF EXPENSE TO THE OWNER.
- R. AS PART OF THIS CONTRACT, PERFORM AT NO EXTRA COST WINTERIZATION AND SPRING START UP OF THE SYSTEM DURING THE GUARANTEE PERIOD.
- S. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE OWNER.
- T. IRRIGATION CONTRACTOR SHALL MAKE NECESSARY MINOR FIELD ADJUSTMENTS TO SPRINKLERS, SPRINKLERS, PIPE, AND OTHER IRRIGATION EQUIPMENT LOCATIONS TO FIT THE AS-BUILT SITE. ADJUST HEAD AND PIPE LOCATIONS AS REQUIRED TO AVOID DAMAGING EXISTING TREE ROOTS. ADJUSTMENTS SHALL ENSURE HEAD TO HEAD COVERAGE.
- T.A. IRRIGATION PIPING LAYOUT IS SCHEMATIC. WHERE LINES ARE SHOWN BELOW PAVEMENT ADJACENT TO LANDSCAPE AREAS, THEY ARE TO BE LOCATED IN THE LANDSCAPE AREA UNLESS SHOWN WITH A SLEEVE SYMBOL.

- U. LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE AND EXISTING IRRIGATION ELEMENTS AND CONDITIONS PRIOR TO CONSTRUCTION AND PROVIDE NECESSARY ADJUSTMENTS.
- V. IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
- W. CONTRACTOR SHALL SCHEDULE A MEETING WITH LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF IRRIGATION CONTROL SYSTEM TO DETERMINE PROCEDURES OF INSTALLATION OF IRRIGATION CONTROL SYSTEM.
- X. PIPE VELOCITIES SHALL NOT EXCEED 5 FT/SEC.
- Y. AREAS WHERE FULL CIRCLE HEADS ARE REQUIRED, NON-REVERSING CIRCLE HEADS SHALL BE INSTALLED. PARTIAL CIRCLE HEADS WITH REVERSING DIRECTION ARE PROHIBITED FOR USE OF 360° ROTATION.
- Z. ALL MAIN LINE FITTINGS SHALL BE LEEMCO DUCTILE IRON PUSH ON TYPE AND ARE TO BE JOINED USING LEEMCO JOINT RESTRAINT SYSTEMS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- AA. PROVIDE AND INSTALL GROUNDING ALONG THE TWO WIRE PATH PER MANUFACTURERS RECOMMENDATIONS.
- AB. REFER TO SHEET L1.00 FOR SITE WORK PHASING AND ALTERNATES, AND COORDINATION WITH WORK BY OTHERS.

Keynotes:

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

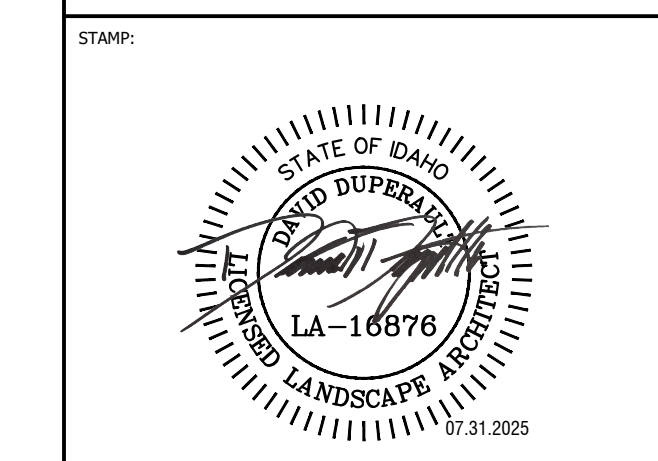
1. FIELD LOCATE X-IN WATER METER IN THIS APPROXIMATE LOCATION. CONNECTION MAINLINE AND EXTEND AS SHOWN ON PLANS.
2. INSTALL REDUCED PRESSURE BACKFLOW DEVICE IN THIS APPROXIMATE LOCATION PER DETAIL *L2**.
3. INSTALL IRRIGATION CONTROLLER IN A STAINLESS STEEL ENCLOSURE IN THIS APPROXIMATE LOCATION. IRRIGATION CONTRACTOR SHALL PROVIDE ALL REQUIRED ELECTRICAL CONNECTIONS REQUIRED FOR A FULLY OPERATIONAL SYSTEM. CONTRACTOR SHALL CONNECT ALL LOW VOLTAGE AND 120 VOLT POWER WIRES. ALL ABOVE GRADE WIRES SHALL BE LOCATED IN RIGID STEEL CONDUIT. INSTALL (2) BLUE 14 GAUGE WIRES FROM THE CONTROLLER TO THE LAST VALVE FROM EACH CONTROLLER FOR FUTURE USE.



185 S. State Street | Salt Lake City, Utah 84111
 THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF MAVERIK, INC IS PROHIBITED. 2018 MAVERIK, INC.



462 EAST SHORE DRIVE, SUITE 100
 EAGLE, ID 83616



MAVERIK, INC.
PROPOSED MAVERIK C-STORE
 6656 S EISENMAN ROAD
 BOISE, ID 83709
 LOCATED IN THE N 1/2 OF SECTION 1, T. 2N, R. 2E, B.M.

ISSUANCE

| DESCRIPTION | DATE |
|-------------|------|
| | |
| | |
| | |
| | |
| | |

DRAWN BY: DTD / WA APPROVED BY: BRS / JD

DRAWING ISSUE

PERMIT PROJECT NUMBER: STORE #: TBD

SHEET NAME

Irrigation Plan

SHEET NUMBER

L2.00



BLANK PAGE

DATE: June 8, 2026
TO: Latonia Haney Keith, Chair
Board of Commissioners
FM: John Brunelle, Executive Director
RE: CCDC Monthly Report



FEATURED HIGHLIGHT FOR MAY 2026

On May 28, CCDC alongside partners with the City of Boise celebrated the opening of the new Grove Street Pathway in the River Myrtle-Old Boise district with a ribbon cutting ceremony. Project Manager Megan Pape spoke at the event to recognize the partnerships and commitment to bringing the pathway to the community.

Westside District



Construction on the Bannock Streetscape Improvements - 12th Street to 16th Street project is underway. Silva cells being installed for the new streetscapes on Bannock Street, in front of the Idaho Film Society building.

ECONOMIC DEVELOPMENT

1010 W. Jefferson St. – Commercial Space and Public Parking Facility: The Agency is redeveloping 1010 W. Jefferson St. into a multi-story, mixed-use building with approximately 446 parking stalls and active ground-floor uses. The project is in permitting with the City of Boise and ACHD, and demolition of the site was completed in April 2026. Invitations to bid were issued on April 30, 2026, and the team is on track to begin construction in Summer 2026.

The Treasure Valley YMCA will own and occupy one of the ground-floor condominiums for the Kissler Family Early Education Center. The Board approved an Amended and Restated Reservation Agreement with the YMCA in February 2026. In November 2025, the Board approved a real property disposition policy and authorized a Request for Proposals (RFP) for the remaining five ground-floor commercial condominiums. The RFP was issued on January 7, 2026, with responses due April 7, 2026. One response was received by the deadline and was deemed incomplete. The RFP process has been closed, and the Agency is preparing next steps for disposition to present to the Board at a future meeting.

In March 2026, the Board approved selection of BofA Securities for underwriting services to prepare to issue parking system revenue bonds to finance construction of the parking facility. The Agency has been working with its municipal advisor, Piper Sandler, bond counsel, Taft Law, underwriter, BofA Securities, and external counsel, Elam & Burke, to prepare bond resolutions and documents that will be considered by the Board in May 2026 with the intent to price and sell the bonds in June 2026. *Project Lead: Alexandra Monjar*

1010 W. Jefferson St. – Existing Facilities: The Agency operates public parking on a portion of the property, with a daily fee of \$8. The parking facilities are managed by The Car Park, and payment is processed through ParkMobile. The Agency continues to coordinate with the adjacent YMCA construction project north of the property. Demolition of the building was completed in April 2026, and that portion of the site will remain fenced until construction begins in July 2026. *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. - North End Lofts - PP Type 2: The North End Lofts are a seven-story mixed-use building with 104 residential homes and 1,600 square feet of ground-floor retail located on the site of an old gas station. The project includes workforce housing with 38 of those 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 are 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 now complete. *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 systems, streetlights, and bike racks. The Board approved the Type 1 Agreement on August 11, 2025, and the project remains on schedule for completion later this summer. *Project Lead: Kassi Brown*

INFRASTRUCTURE

Bannock Streetscape Improvements - 12th Street to 16th Street: This project includes streetscape improvements on both sides of Bannock Street between 12th Street and 16th Street to support 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 crossing under Bannock Street east of 14th Street in the project scope. CSHQA led the design effort, and McAlvain Construction is the Construction Manager/General Contractor (CM/GC). The improvements on Bannock Street between 13th Street and 16th Street were completed in September 2025 as part of the first phase of the project. The Agency obtained approval of GMP 2 for the final phase of improvements between 12th Street and 13th Street at the March 9 Board meeting. Construction of the final phase began in April. Roadway paving is scheduled for early June, and the street is anticipated to reopen during the second week of June. On Bannock Street, all silva cells have been installed, and grading and preparation for curb and gutter improvements will begin in June. Work is anticipated to be completed by August 2026. *Project Lead: Megan Pape*

30th Street District



Aerial view of the The Finch, a Type 1 Participation Program partnership with Roundhouse, which is currently under construction

ECONOMIC DEVELOPMENT

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 are \$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 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 scored concrete sidewalks, silva cells, street trees, and historic streetlights along W. Fairview Avenue and S. 27th Street. The Board designated the project for Type 1 assistance at the August 11, 2025, meeting. The Board approved the final agreement on November 3, 2025, and construction is underway. *Project Lead: Corrie Brending*

INFRASTRUCTURE

West End Commercial Blocks: The West End Commercial Blocks project is a multi-year strategic investment developed through collaboration with public and private stakeholders. The project is focused on building the public infrastructure and transportation facilities necessary to support the evolving neighborhood's continued growth. The initial phase of this project centers on a comprehensive assessment to identify where infrastructure improvements are most needed. Specifically, the assessment will evaluate opportunities to better support existing commercial businesses and upgrade transit and mobility options throughout the area. The Agency published the Request for Qualifications in April to procure a pre-qualified design team and has since selected a preferred team. The Agency is currently finalizing contract negotiations, and the consultant will be formally announced upon execution of an agreement. Over the following six months, the team will conduct a structured assessment culminating in a final report that recommends public investment opportunities and helps CCDC prioritize future construction projects within the area. *Project Lead: Megan Pape*

Shoreline District



Artist rendering of the updated design of 1025 S. Capitol Boulevard, a Type 3 Participation Program partnership with J. Fisher Companies and the City of Boise, that will bring affordable housing and a new parking garage to the Lusk District.

ECONOMIC DEVELOPMENT

1025 S. Capitol Blvd. – Capitol Campus: J. Fisher Companies plans to construct a mixed-use project on property owned by the City of Boise. The project will include approximately 360 income-restricted housing units at 60% of Area Median Income, 12,000 square feet of Lusk Street retail or light food and beverage space, and a public parking garage with at least 330 stalls. The J. Fisher team has been working with the Agency on a Type 3 Participation Program application. The project was presented to the Board during a work session on April 14, 2025. A letter of intent outlining the proposed partnership was approved by the Board at the February meeting. The letter of intent includes the purchase of a 250-stall parking condominium for \$16 million and reimbursement of eligible public improvements up to an estimated \$3.4 million. In May, the Board designated the project eligible for Type 3 Transformative Assistance and directed Agency staff to negotiate a Type 3 agreement. On May 13th the project received design review approval from the City of Boise. *Project Lead: Corrie Brending*

INFRASTRUCTURE

Shoreline District Streetscape Design Standards. The Agency is partnering with the City of Boise Planning & Development Services Department to update the Downtown Boise Streetscape Standards Manual. The update will include all streets within the Shoreline District Project Area and establish required streetscape design standards to guide redevelopment within the district. *Project Lead: Toby Norton*

MOBILITY

Downtown Riverfront Improvements, Greenbelt, 9th St. to Americana Boulevard: This project will construct a second parallel pathway adjacent to the existing greenbelt to spur economic development, increase safety and capacity, and provide separate facilities for pedestrians and cyclists. This project will be a partnership with the City of Boise Parks and Recreation Department and adjacent property owners. The Request for Qualifications (RFQ) was published last month to hire a design team that will develop alignment concepts and conduct community engagement. Two RFQ's were received and reviewed, and the Agency is negotiating scope and costs with GGLO. *Project Lead: Toby Norton*

Gateway East District



Aerial view of 2392 E. WinCo Ct., a 44-acre industrial development with warehouse, distribution, and manufacturing facilities.

ECONOMIC DEVELOPMENT

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 project is now complete, and the Agency is completing cost documentation. *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 2025 to include Building 4. Construction is now complete, and the Agency is completing cost documentation. *Project Lead: Corrie Brending*

State Street District



Newly completed housing development at 1620 N. 31st Street, a Type 1 Participation Program partnership with Tai June Properties, LLC.

ECONOMIC DEVELOPMENT

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 Street and Bella Street. 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 at the February 9, 2026, meeting Amendment 1 was approved for additional eligible expenses for utility coordination required by Idaho Power. The project is complete and the Agency will issue reimbursement in June. *Project Lead: Kassi Brown*

8306 W. State Street – Roe Street Multi-Family Homes– PP Type 5: The Board approved the Purchase and Sale Agreement for the acquisition of property at 8306 W. State at the Board meeting on February 10, 2025. The PSA included a purchase price of \$1,750,000. During the due diligence period, the Agency completed an appraisal, ALTA survey, and phase one environmental site assessment. The Agency closed on the property on April 24, 2025. Initial site preparation work is complete. The request for proposals was approved for publishing by the Board at the April meeting. Submittals are due by June 30, 2026. *Project Lead: Corrie Brending*

1711 N. 31 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. 31 Street. The project consists of three new single-family homes, each with three bedrooms and three and a half bathrooms, and a detached garage with second story ADU. Public improvements include new sidewalks, trees, alleyways, and utility upgrades. Cook Property Management, LLC, will also construct additional sidewalks to the south of their property, on the west side of 31st Street, to connect to the current sidewalks at Bella Street. Making this connection will provide safer pedestrian routes to nearby public transit and businesses along State Street. The Board approved the Type 1 Agreement at the September 22, 2025, meeting and the townhomes were completed in December 2025, with the additional streetscapes anticipated to be complete later this year. *Project Lead: Kassi Brown*

3108 W. Bella St. – Residential Development – PP Type 1: The Agency received a Type 1 application from Cook Property Management, LLC for a residential development at 3108 W. Bella Street. This development is to the south of 1711 N. 31 Street and includes the construction of four single family homes,

with detached garages and additional second story space. Further streetscape and utility improvements are required, beyond the expanded scope of work undertaken by Cook Property Management, LLC as part of the 1711 N. 31 Street project. The Board designated the project at the May 11, 2026, meeting and the Agency will present a final agreement for approval at the June 8, 2026, meeting. *Project Lead: Kassi Brown*

INFRASTRUCTURE

State Street District Streetscape Design Standards. The Agency partnered with the City of Boise Planning & Development Services Department to update the Downtown Boise Streetscape Standards Manual. The update will include all streets within the State Street District Project Area and establish required streetscape design standards to guide redevelopment within the district. *Project Lead: Toby Norton*

Agency Wide – All Districts

PARKING & MOBILITY

ParkBOI Rate and Product Analysis: Current hourly and monthly pass rates were implemented in spring 2022. The Agency retained Kimley-Horn to evaluate current rates and provide guidance on future pricing. Kimley-Horn is supporting a customer satisfaction survey, analysis of local Boise market trends, and benchmarking against comparable cities to inform staff recommendations on rates and product offerings. Staff previewed the proposed rates and new products with the Board at the March 2026 Board meeting and solicited public feedback from stakeholders and the community through April 10, 2026. The Agency held a public hearing on the proposed rates at the April 13, 2026. The Board adopted a modified Resolution 1963, approving adjustments for all rates except the Hotel Guest rate and the Reserved Monthly Pass rate, with an effective date of August 1, 2026. The Board then adopted Resolution 1970 at the May 2026 Board meeting, approving adjustments to the Hotel Guest rate and Reserved Monthly Pass programs. *Project Lead: Zach Piepmeyer*

ParkBOI Security Camera Upgrades: Current security camera coverage in ParkBOI garages is limited to vehicle gate locations, the BikeBOI storage facility, and select pay-on-foot stations. Existing camera technology is outdated, and the current video management system has limited functionality and relies on on-site video storage. The Agency plans to replace the existing system, expand camera coverage across all facilities, and implement a cloud-based video management system with enhanced video search, access, and sharing capabilities. Cator Ruma has been selected to support development of system specifications, system acquisition and installation. Services include assessing existing facilities, preparing construction documents, assisting with a Request for Proposals (RFP) for camera vendors, supporting vendor interviews and selection, and supporting installation of the new system. Cator Ruma submitted Preliminary Design documents to the Agency on April 30, 2026. The RFP is anticipated to be released in summer 2026, with installation expected to be completed by December 2026. *Project Lead: Zach Piepmeyer*

ParkBOI Marketing Campaign: With the adoption of new and expanded ParkBOI pass products at the April 2026 Board meeting, the Agency is developing a marketing campaign to increase awareness and educate individual parkers, business owners and prospective downtown commercial tenants about the ParkBOI system parking opportunities and the value that ParkBOI provides to the community. This effort will include revisions to the ParkBOI.com website and targeted outreach to various audience groups. Staff are currently scoping the effort for implementation in summer 2026. *Project Lead: Zach Piepmeyer & Lana Graybeal*

ParkBOI Parking Operator Procurement: The current parking operator contract will expire on September 30, 2026. In anticipation of this, the Agency released a Request for Qualifications for Parking Operator on May 6, 2026. Statements of Qualifications (SOQ) from prospective operators are due to the Agency on June 16, 2026. An evaluation committee consisting of Agency staff, a City of Boise representative, a BSU representative and the ownership partner at the 11th & Front garage will evaluate all SOQ and rank respondent firms. Staff anticipate bringing a recommendation to the Board for awarding the highest-ranked firm at the August 2026 Board meeting. The new contract is set to take effect October 1, 2026. *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 enclosure of the 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 require regular maintenance to ensure the structural integrity and safety of the towers. 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.

In 2025, Cushing Terrell was selected as the design professional of record and Andersen Construction as the CM/GC. Cushing Terrell has submitted the stair tower enclosure plans for permit review to the City of Boise. The stair tower enclosure scope of work is currently out to bid, with bids due on June 11th. Following the bid process and budget review, the Agency will seek Board approval for Amendment No. 3 to the CM/GC agreement with Andersen Construction for GMP 3 and the associated stair tower enclosure scope of work.

The building permit for the elevator modernization scope of work has been approved, with work anticipated to begin later this summer. Andersen Construction will start on the west stair tower, with necessary electrical upgrades in the mechanical room. *Project Lead: Kassi Brown*

Capitol & Main Garage Membrane Project: KPFF is the design engineer for this project and will also provide construction administration services until project completion. In the design, a roof top closure gate is being added to help prevent nighttime vandalism via burnouts on the roof. Level 5 of the garage will receive a full membrane replacement, and new parking line striping as well as structural repairs to the elevator tower walls and roof top columns, as well as water ponding repairs on the roof deck. Work will take place in summer 2026. *Project Lead: Aaron Nelson*

MAY 2026 - CCDC IN THE COMMUNITY



Bike to Work Day

On May 15, Agency staff alongside partners Valley Regional Transit and City Cycling Club, participated in a Bike to Work Day morning event at Cherie Buckner-Webb Park. The event drew dozens of cyclists, who shared their appreciation for the safety and comfort of protected bike lanes like the 11th Street Bikeway.



Professional Development



Throughout May, CCDC staff participated in several national conferences, continuing the Agency's commitment to professional development and industry leadership. These opportunities provided valuable insights into emerging trends, best practices, and innovative approaches that support CCDC's work in community development, communications, human resources, and project delivery.

Project Managers Alexandra Monjar, Amy Fimbel, Megan Pape, and Kassi Brown, along with Executive Director John Brunelle, attended **the Urban Land Institute (ULI) Spring Meeting** in Nashville, TN. It brought together

leaders in real estate, land use, and urban development to explore topics including housing, economic development, public-private partnerships, and creating resilient, thriving communities.

Communications Specialist Jenn Jackson attended the **Government Social Media Conference** in New Orleans, LA, the nation's premier event for public-sector communicators. Sessions focused on social media strategy, community engagement, content creation, crisis communications, analytics, and emerging digital trends to help agencies better connect with their audiences.

Project Managers Toby Norton and Corrie Brending, along with Development Director Doug Woodruff, attended the **Congress for the New Urbanism annual conference** in northwest Arkansas. The event focused on creating walkable, mixed-use neighborhoods, transportation choice, housing, placemaking, and development strategies that foster vibrant, people-centered communities.



General Counsel Mary Watson attended the **American Bar Association's Construction Law Forum** in Chicago, IL. The conference covered legal and regulatory developments affecting the construction industry, including contract management, risk mitigation, labor issues, project delivery methods, and dispute resolution.

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 |
| December 16, 2025 | December 2026 | December 31, 2026 |
| Issues/Comments: | A meeting was held, and the main topic of discussion was the current painting project being done by the Hampton Hotel, elevator project and new membrane on roof level and level 2 were completed Fall 2025. | |

| 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% |
| Condo Board Meetings | | |
| Last Meeting/Report | Next Meeting | Next Report Due |
| November 25, 2025 | November 2026 | November 30, 2026 |
| Issues/Comments: | The meeting was held November 25 at 1pm, ParkBOI provided a parking update, CCDC provided an update for the elevator modernization project and stair tower enclosure. | |

| 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, 2025 | October 2026 | TBD |
| Issues/Comments: | The condo was under budget this year, and a \$2 million dollar project is in the works for fiscal year 2026 to apply protective coatings. | |

| | | |
|--|-------------------------------|-------------------------|
| 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, 2025 | November 12, 2026 | February 2026 |

| | |
|-------------------------|--|
| Issues/Comments: | CCDC is having four fan units replaced on the roof top of the Main Market place; these fans remove CO2 from the garage. Fans were installed February 2026, CO2 sensors are being updated to work with new fans, this work will be done in April. |
|-------------------------|--|

| | | |
|--|--|-------------------------|
| 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 23, 2025 | September 2026 | September 2026 |
| Issues/Comments: | The annual meeting was held on September 23, 2025, at 2 p.m. | |

| | | |
|--|---|-------------------------|
| 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% |
| Stoddard 1101 Front, LLC (Ahluquist sold their portion of the garage in April 2026) | 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 | TBD |
| Issues/Comments: | | |

####



VI. ADJOURN



END