

Live Streaming and Audio Recording Now in Progress



Board of Commissioners

August 10, 2026

Agenda

- I. Call to Order Vice Chair Stevens**
- II. Action Item: Agenda Changes/Additions..... Vice Chair Stevens**
- III. Work Session**
 - A. FY2027-2031 Five-Year Capital Improvement Plan..... Doug Woodruff (10 mins)**
- IV. Action Item: Consent Agenda**
 - A. Expenses**
 - 1. Approve Paid Invoice Report for July 2026
 - B. Minutes and Reports**
 - 1. Approve Meeting Minutes for July 13, 2026
 - C. Other**
 - 1. Approve Resolution 1977: Capitol & Main ParkBOI Parking Garage Membrane Replacement Project. Public Works Construction Contract with Consurco, Inc.



CAPITAL CITY
DEVELOPMENT CORP

FY2027-FY2031

Capital Improvement Plan

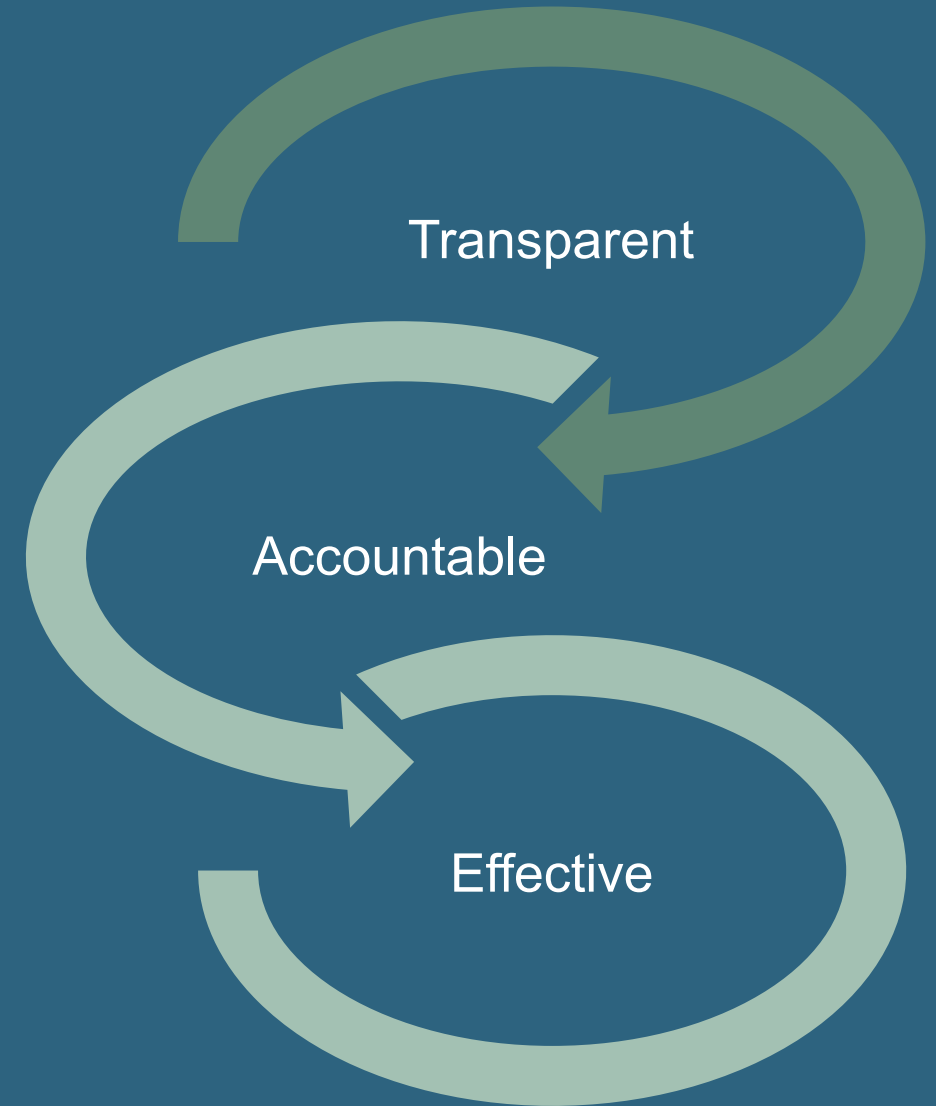
Proposed: August 10, 2026

Doug Woodruff – Development Director

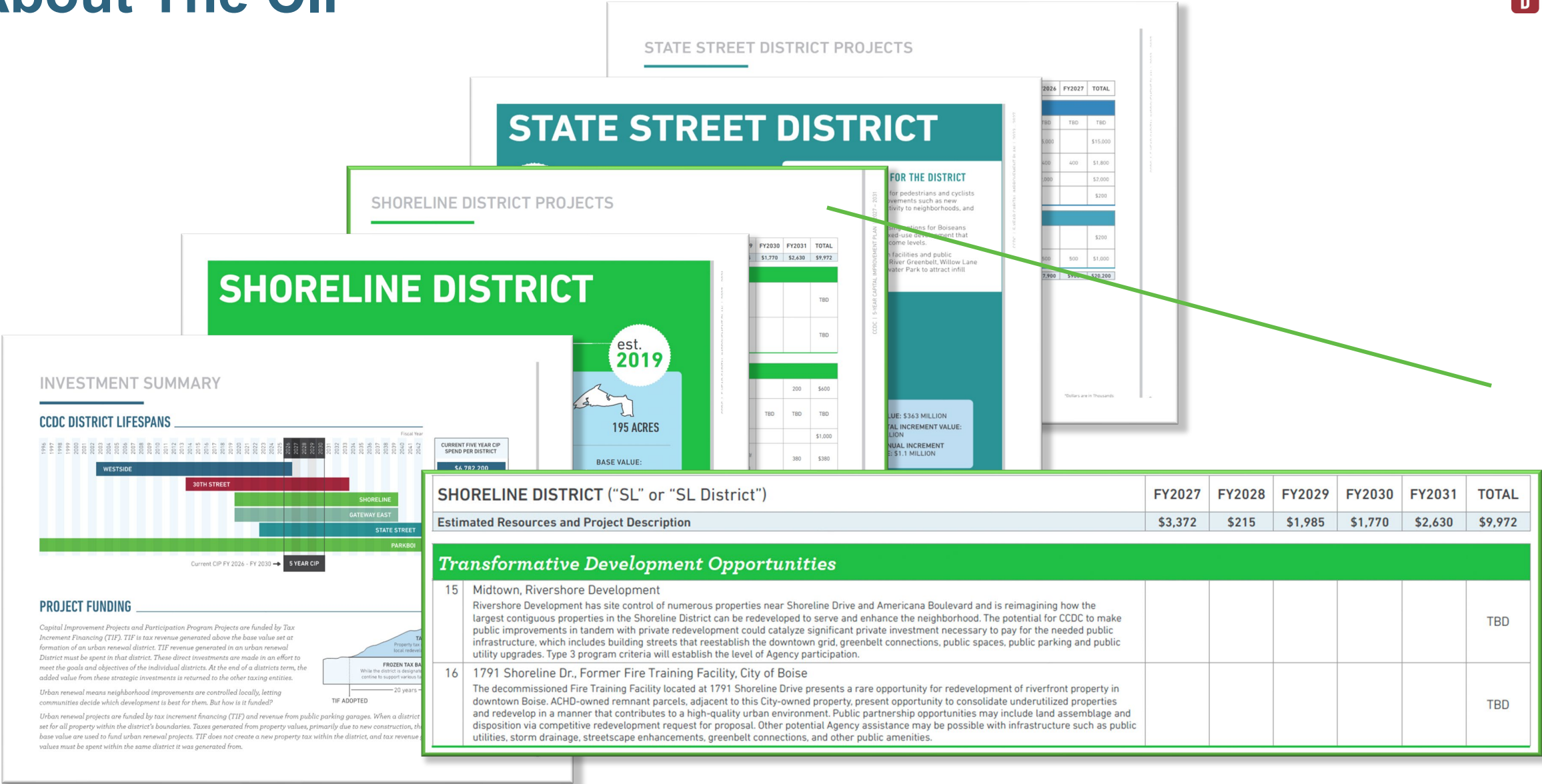
Five-Year Plan With Purpose



- Catalyze private investment and align with public partners
- Publicly available to promote and encourage collaboration
- Accomplish long-term strategies
- Align resources with high-priority projects



About The CIP



Well-Informed Updates



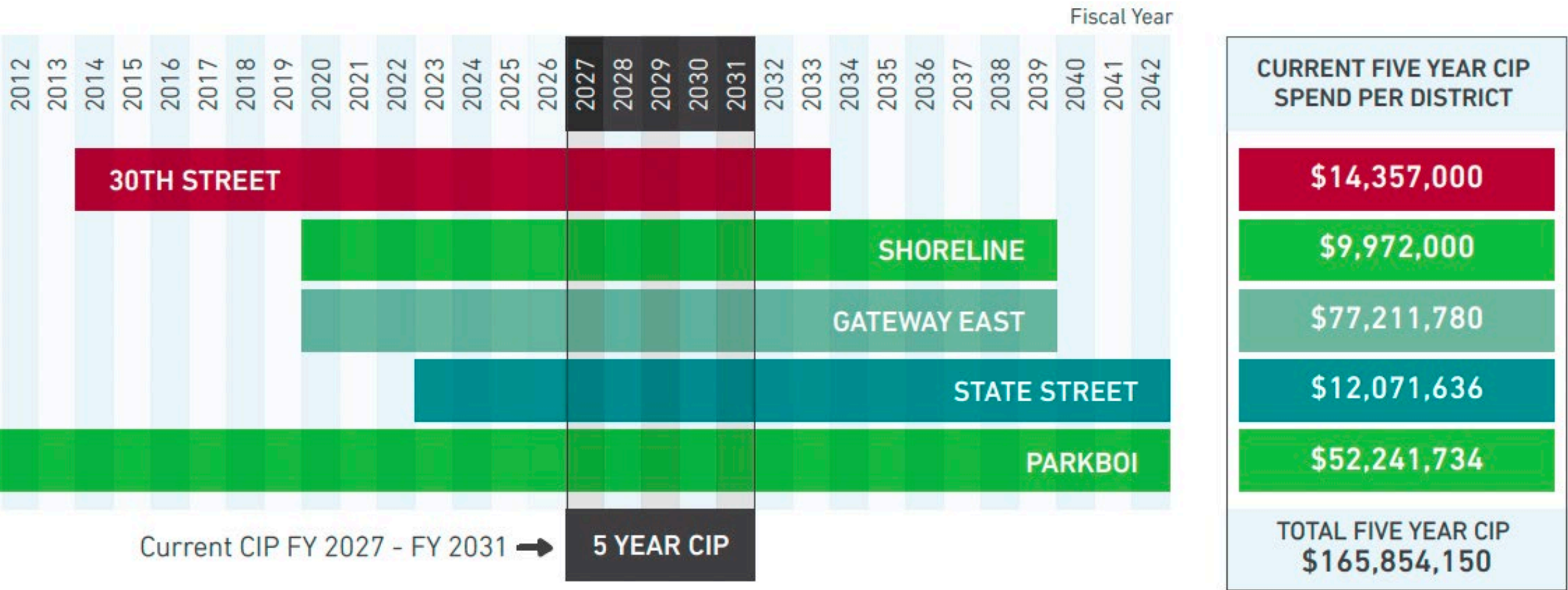
- Interagency collaboration with City & ACHD
- Review district plans
- Conversations with development community
- Business and financial planning



Investment Summary



CCDC DISTRICT LIFESPANS



Key Strategies



ECONOMIC DEVELOPMENT

Cultivate commerce and grow resilient, diversified, and prosperous local economies.

INFRASTRUCTURE

Improve public infrastructure to attract new investment and encourage best use of property.

MOBILITY

Expand mobility choices that include parking and multiple modes to enable universally accessible urban districts.

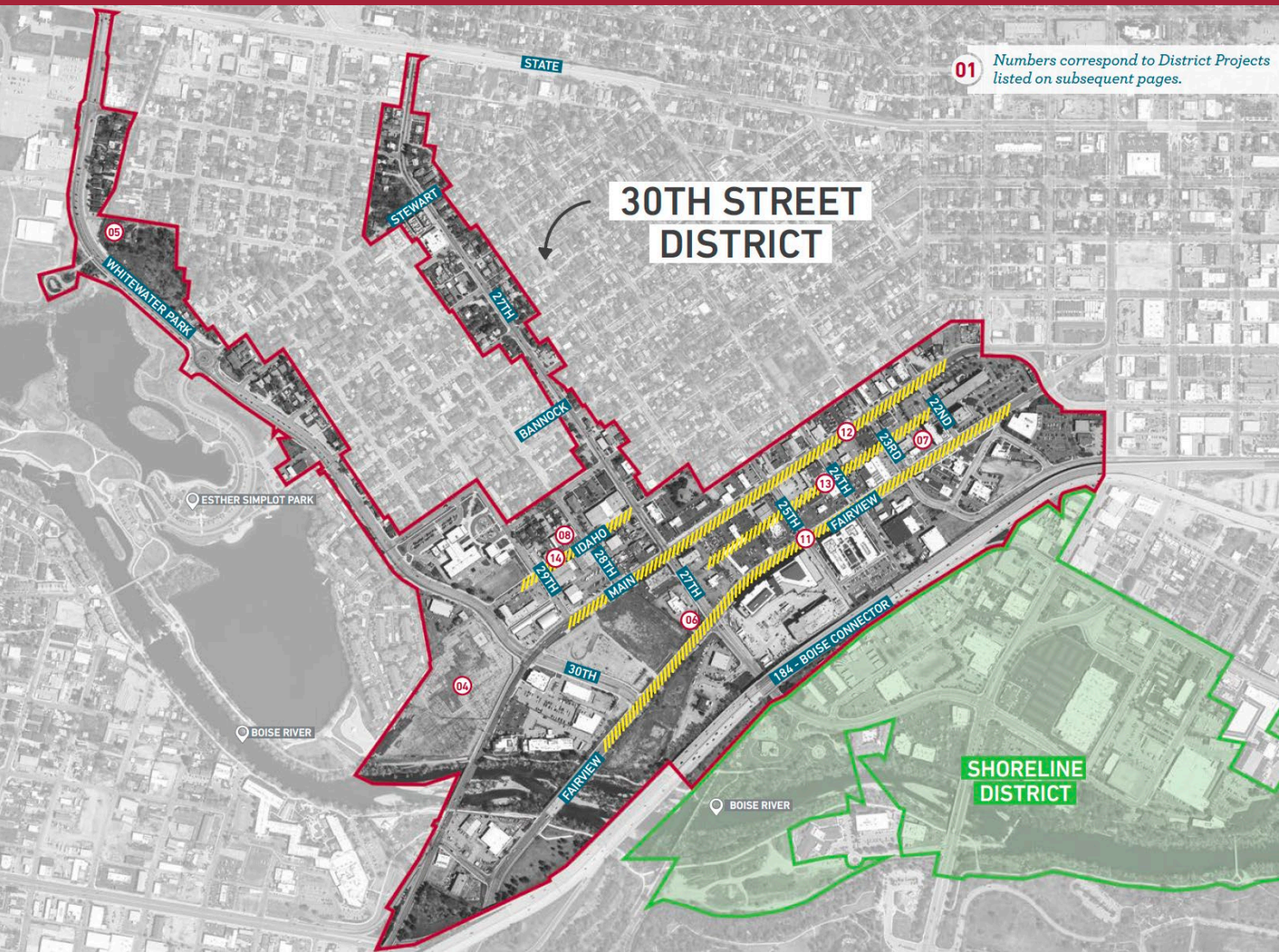
PLACE MAKING

Develop public spaces and energized environments where a blend of cultures and concentrated mix of uses create a valued sense of place.

SPECIAL PROJECTS

Invest in projects that respond to emerging revitalization opportunities including public amenities, historic preservation, and support of local arts and culture.

30th Street District



FY2027	FY2028	FY2029	FY2030	FY2031	TOTAL
\$3,067	\$4,570	\$750	\$3,270	\$2,700	\$14,357

Key Priorities and Highlights

West End Commercial Blocks

Housing Partnerships and Real Estate Acquisition

Mobility Initiatives, Inter-Agency Coordination

Housing Partnerships



CWI River District

Finch

New Path 2

Whitewater Townhomes



Capital Projects



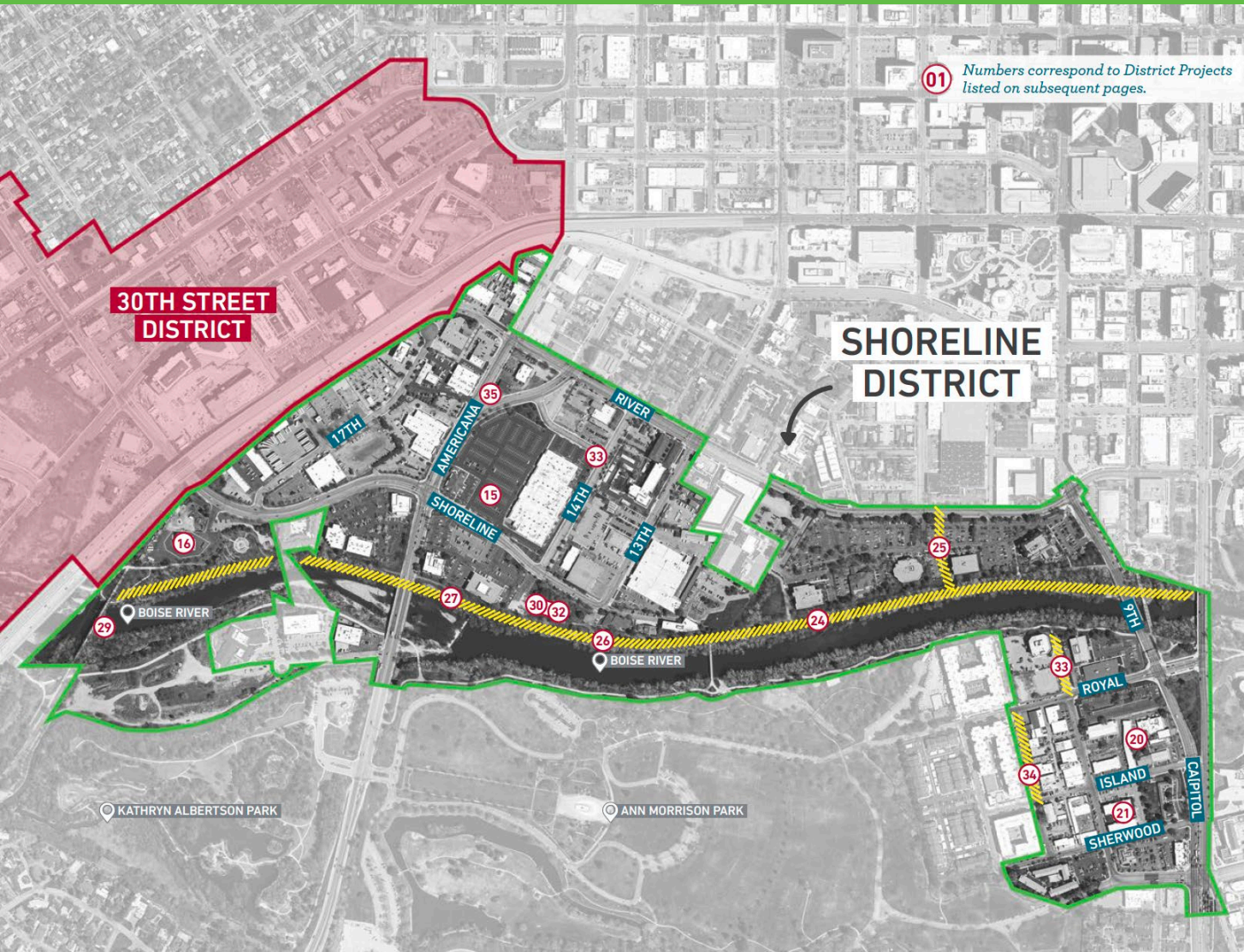
West End Commercial Blocks

- Main Street Improvements
- Fairview Avenue Improvements
- Alleyway Improvements
- Utility Undergrounding

Idaho Street, Placemaking
Improvements



Shoreline District



FY2027	FY2028	FY2029	FY2030	FY2031	TOTAL
\$3,372	\$215	\$1,985	\$1,770	\$2,630	\$9,972

Key Priorities and Highlights

- Transformative Investment
Leveraging TIF & ParkBOI System
- Riverfront Activation and Amenities
- Lusk District Infrastructure
- Assist with City Initiatives,
Streetscape Standards and
Innovation Project

Lusk District Multi-Family Homes



Type 3 Transformative Partnership with J Fisher Companies

Capital Projects



Downtown Riverfront Improvements

- 11th Street Connection to Greenbelt
- Greenbelt Pathway Expansion
- Shoreline Park Master Plan and Phased Improvements
- Truss Bridge Lighting Enhancements



Gateway East District



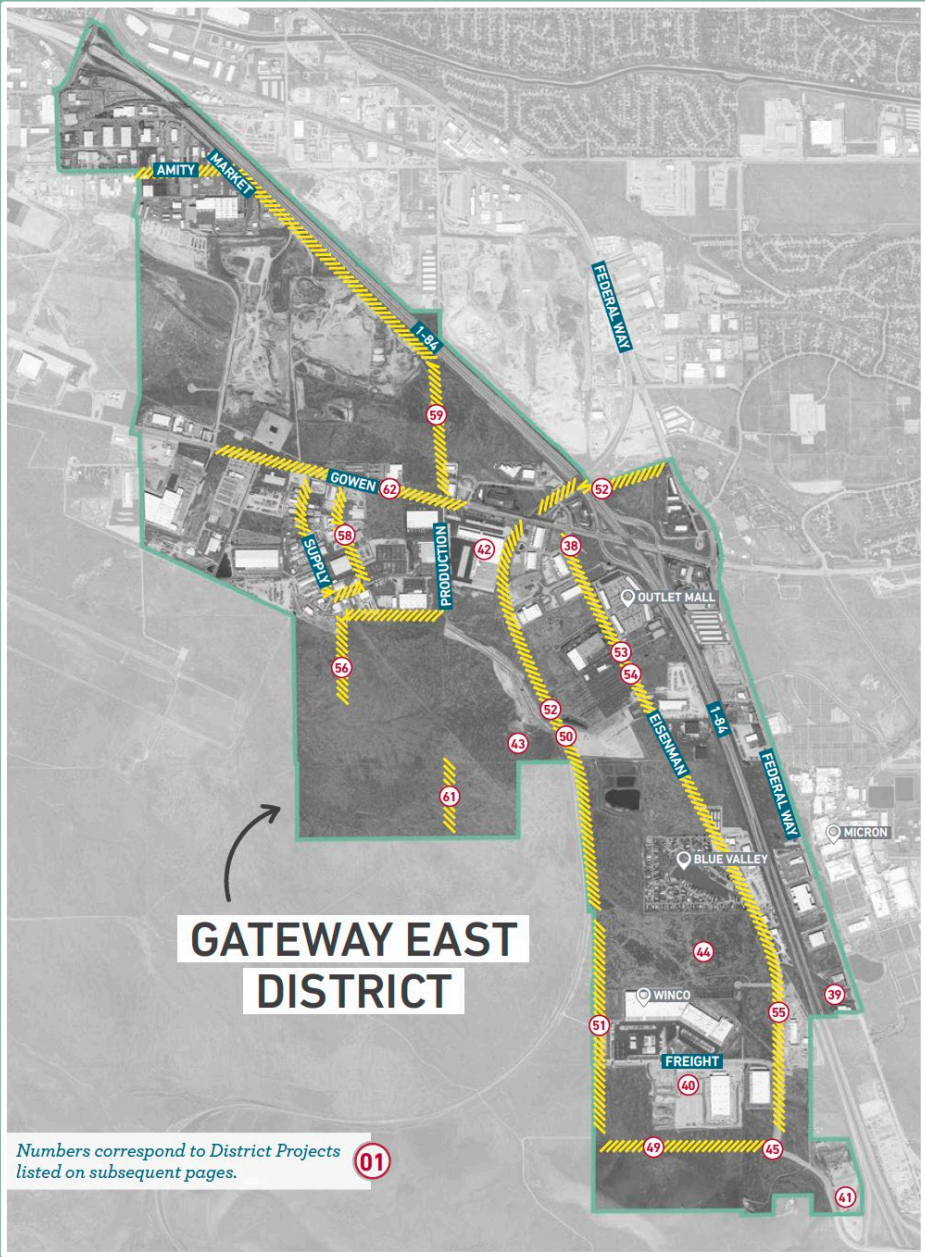
FY2027	FY2028	FY2029	FY2030	FY2031	TOTAL
\$19,497	\$18,196	\$17,497	\$8,999	\$13,023	\$77,212

Key Priorities and Highlights

Diversify Boise’s Economy with Industrial Development

Build Infrastructure that Supports Manufacturing Enterprises

Provide Mobility Choices for the Workforce



Economic Development



Gateway East Industrial Market Study

Boise Airport Landside Development

S. Apple Avenue Extension

Participation Program

- EastPort Logistics
- Boise Gateway 4
- Maverick



Building Infrastructure



Lake Hazel Road

S. Eisenman Road

Railroad Multi-Use Pathway

Power System Upgrades

Sanitary Sewer Upgrades

North Warehouse Way
Extension

Supply Circle North Road
Improvements



State Street District



FY2027	FY2028	FY2029	FY2030	FY2031	TOTAL
\$1,514	\$3,683	\$1,424	\$2,800	\$2,650	\$12,072

Key Priorities and Highlights

Support Best-in-class Transit via Transit Oriented Development

Improve Commuter Experience with Mobility Infrastructure

Catalyze Infill Development with Agency-owned Property

Implement Capital Projects via Inter-Agency Partnerships

Housing Partnerships



Roe Street Multi-Family Homes

1711 N. 31st Street

3108 W. Bella Street

Wilson Station



Capital Projects



Boise Valley Canal Undergrounding
and Multi-Use Pathway

State Street Streetscape
Improvements, Willow Lane to
Fargo Street

Transit Improvements

- N. Whitewater Park Blvd.
- W. Saxton Dr.
- Gary Lane
- Bunch Court





6 ParkBOI GARAGES

3,150
TOTAL NUMBER OF
PARKBOI GARAGE SPACES

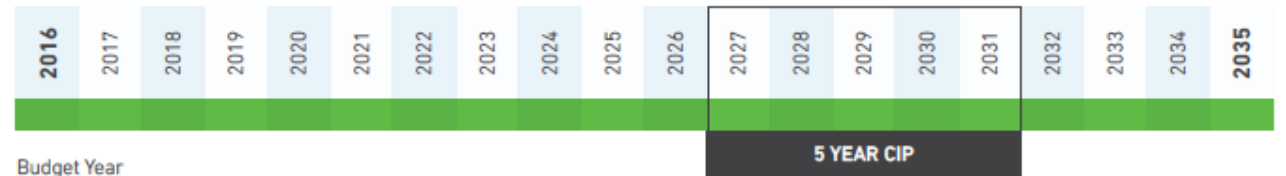
115,000
MONTHLY PARKBOI VISITS



SECURED BIKE PARKING STALLS
IN THE BIKEBOI FACILITY



CURRENT 5 YEAR CIP TIMELINE

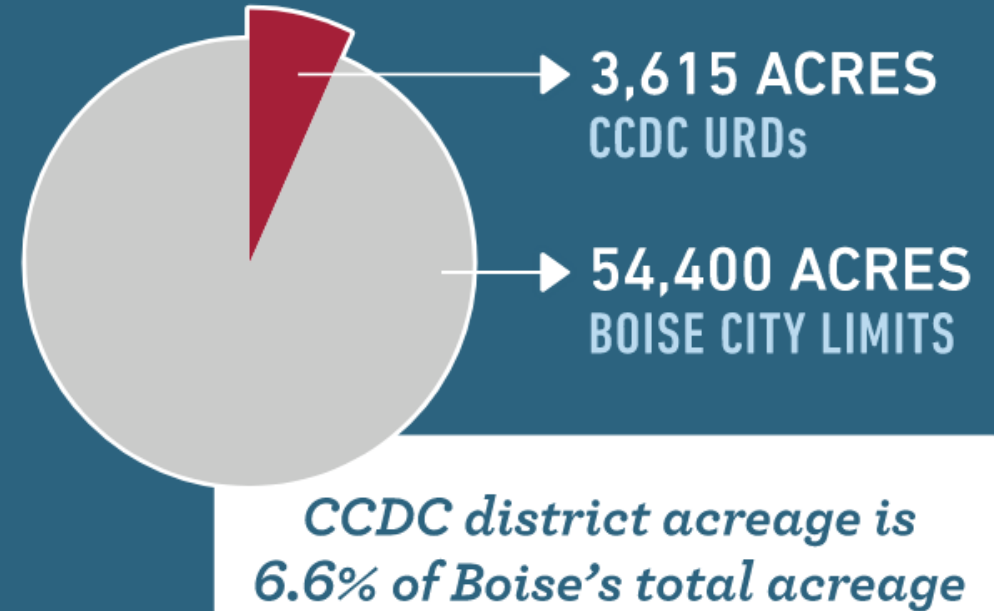
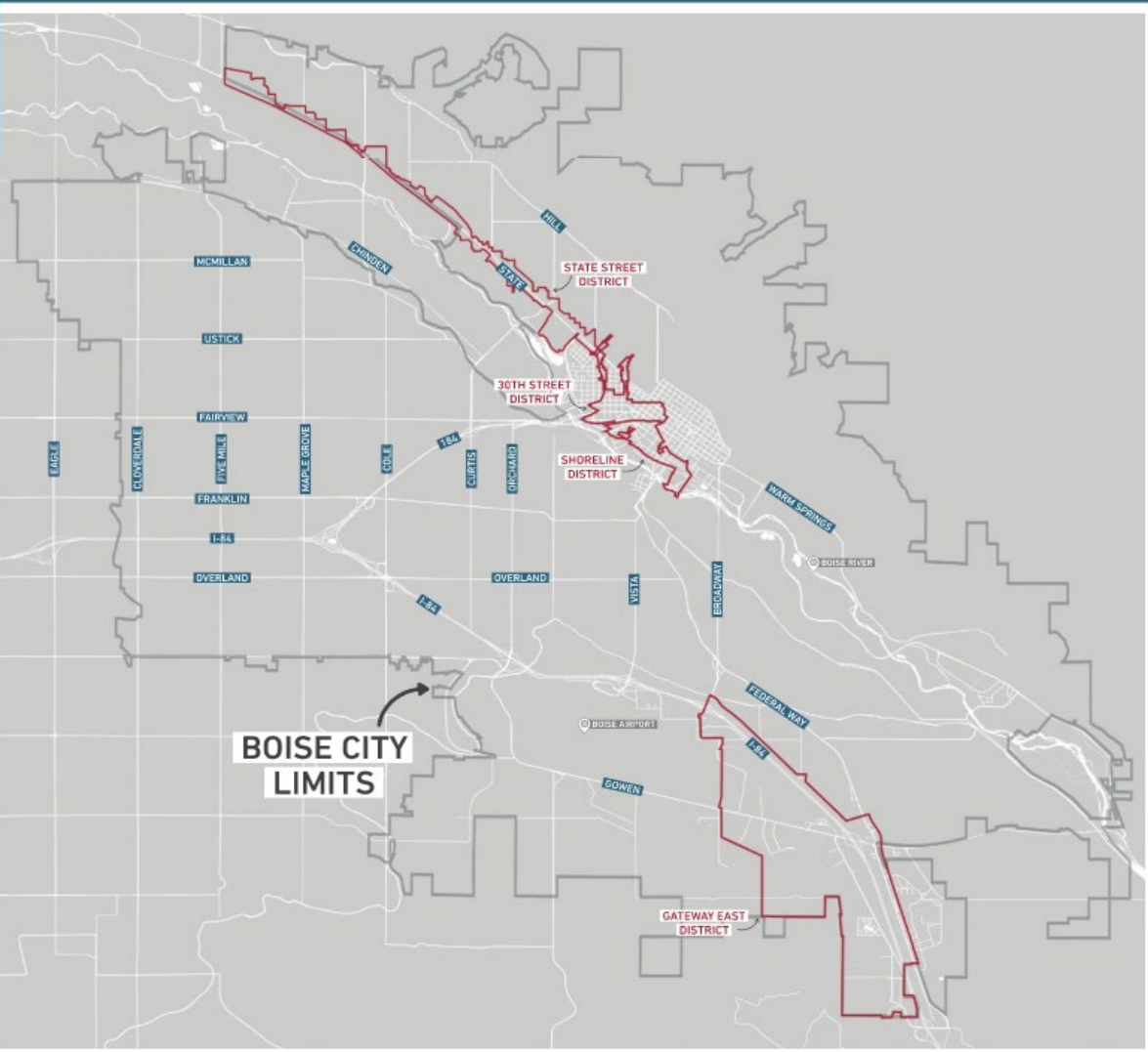


1010 Jefferson



Commercial Space and Public Parking Facility

Targeted Districts, Big Impact on Whole Valley



3.5% *Boise's Land Value
(increment) within
CCDC Districts.*

\$55.3 BILLION
BOISE CITY TOTAL
LAND VALUE

\$1.9 BILLION
TAXABLE INCREMENT VALUE
INSIDE CCDC DISTRICTS

Next Steps & Discussion

Consider Approval, Action Item: August 10, 2026

Consent Agenda

Motion to Approve Consent Agenda

Agenda

V. Action Item

- A. **Consider Proposed FY2026 Amended Budget.....Joey Chen (5 mins)**
- B. **Consider Proposed FY2027 Original Budget..... Joey Chen (5 mins)**
- C. Consider: Resolution 1978: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Approval of Selection for Request for Proposals for Real Estate Broker Services..... Alexandra Monjar (5 mins)
- D. CONSIDER Resolution 1979: 9th & Front ParkBOI Parking Garage, Stair Tower Enclosure and Elevator Modernization. Amendment No. 3 to the CM/GC Contract with Andersen Construction Company of Idaho LLC.....Kassi Brown (10 mins)
- E. CONSIDER Resolution 1976: Approval of Request for Qualifications Ranking for ParkBOI Parking Operator Services 2026.....Zach Piepmeyer (10 mins)
- F. CONSIDER Designation: 860 W. Sherwood, The Sherwood, Type 3 Transformative Assistance with Northwest Real Estate Capital Corp.....Corrie Brending (5 mins)

VI. Action Item: Executive Session

VII. Adjourn

Consider:



- Proposed FY2026 Amended Budget
- Proposed FY2027 Original Budget

Joey Chen – Finance & Administration Director

Agenda



Rebuild Linen Blocks on Grove Street (Completion Fall 2025)

- Budget Timeline
- FY2026 Accomplishments
- FY2026 Amended Budget
- FY2027 Original Budget

Budget Timeline



Preparation

- March - April

Development

- May - July

Review

- July - August

Approval

- 8/10 Consider Budgets
- 8/26 Public Hearing

Budget Timeline



Statutory deadline to adopt a new budget:

September 1

FY2026 Accomplishment Highlights



Bannock Street Improvements



1010 Jefferson



New ParkBOI Products

S&P Global

Ratings

02-Jun-2026 | 19:31 EDT

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

Bond Financing

Proposed FY2026 Amended Budget

FY2026 Amended Budget



Propose to Amend from \$52M to \$29M

<u>Revenue</u> Changes	
Tax Increment	\$300K increase
Parking	\$191K increase
Reimbursement	\$97K increase
Misc.	\$594K increase
Bond Financing Proceeds	\$7M increase
Use of Working Capital Fund	\$31M decrease

FY2026 Amended Budget



Propose to Amend from \$52M to \$29M

<u>Expense</u> Changes	
Operating	\$827K decrease
Debt Service	\$288K increase
Capital Outlay	\$22.5M decrease

FY2026 Amended Budget



Propose to Amend from \$52M to \$29M

CIP Changes Highlight	Parking Changes Highlight
Westside District – 1010 Jefferson \$1.5M increase	1010 Jefferson \$6.1M decrease
Gateway East District – Lake Hazel Road \$3.2M decrease	9th and Front Garage – Elevator Modernization and Stair Tower Enclosure \$5.0M decrease
Gateway East District – Property Acquisition \$3.7M decrease	

Consider: FY2026 Amended Budget



Action Requested:

1. Tentatively approve proposed FY2026 Amended Budget
2. Advertise Public Hearing at August 26 Special Meeting

Suggested Motion:

I move to tentatively approve the FY2026 Amended Budget to new revenue and expense totals of \$29,270,335 and set the time and date of Noon, August 26, 2026, for the statutorily-required public hearing.

Proposed FY2027 Original Budget

FY2027 Original Budget

Total Proposed Budget \$80M



Revenue Summary:

- Tax Increment \$ 16.9M
- Parking \$ 10.9M
- Reimb. & Misc. \$ 0.9M
- Pass-Thru \$ 0.5M
- Use of Working Capital \$ 50.8M



FY2027 Original Budget

Total Proposed Budget \$80M



Revenue Summary:

- Tax Increment \$ 16.9M
- Parking \$ 10.9M
- Reimb. & Misc. \$ 0.9M
- Pass-Thru \$ 0.5M
- Use of Working Capital \$ 50.8M



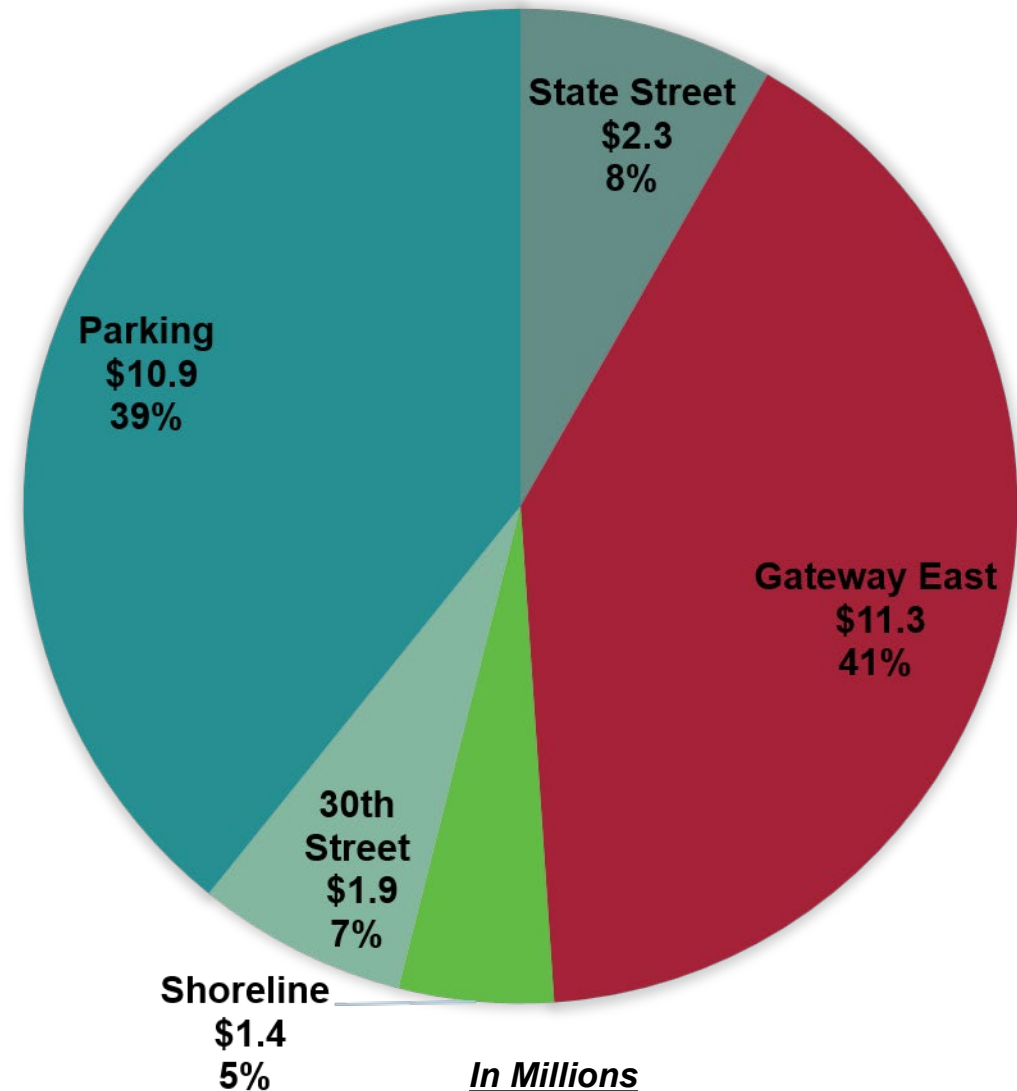
FY2027 Original Budget

Total Proposed Budget \$80M



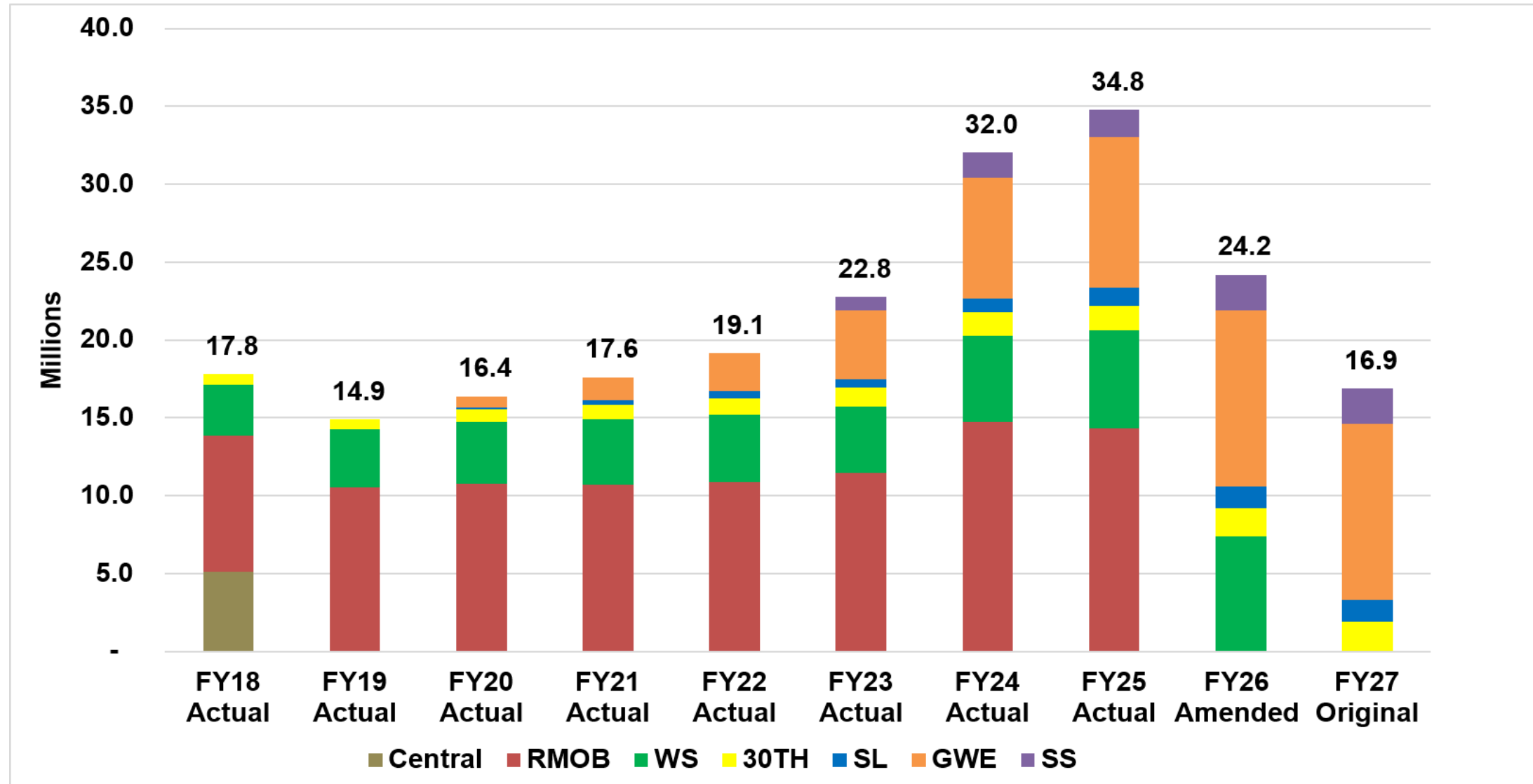
Revenue Summary:

- Tax Increment \$ 16.9M
- Parking \$ 10.9M
- Reimb. & Misc. \$ 0.9M
- Pass-Thru \$ 0.5M
- Use of Working Capital \$ 50.8M



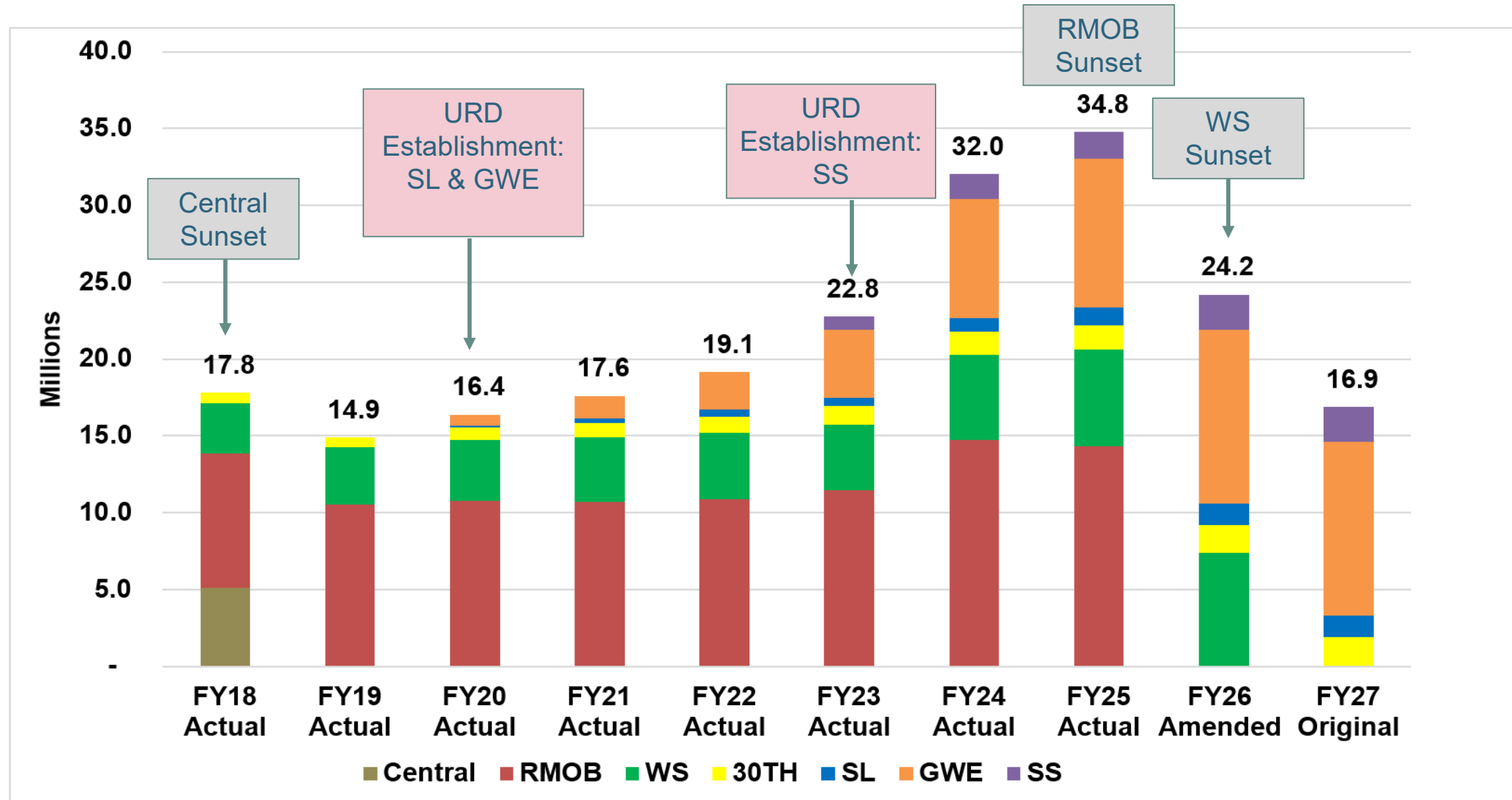
FY2027 Original Budget

10-year Trend: Tax Increment Revenues



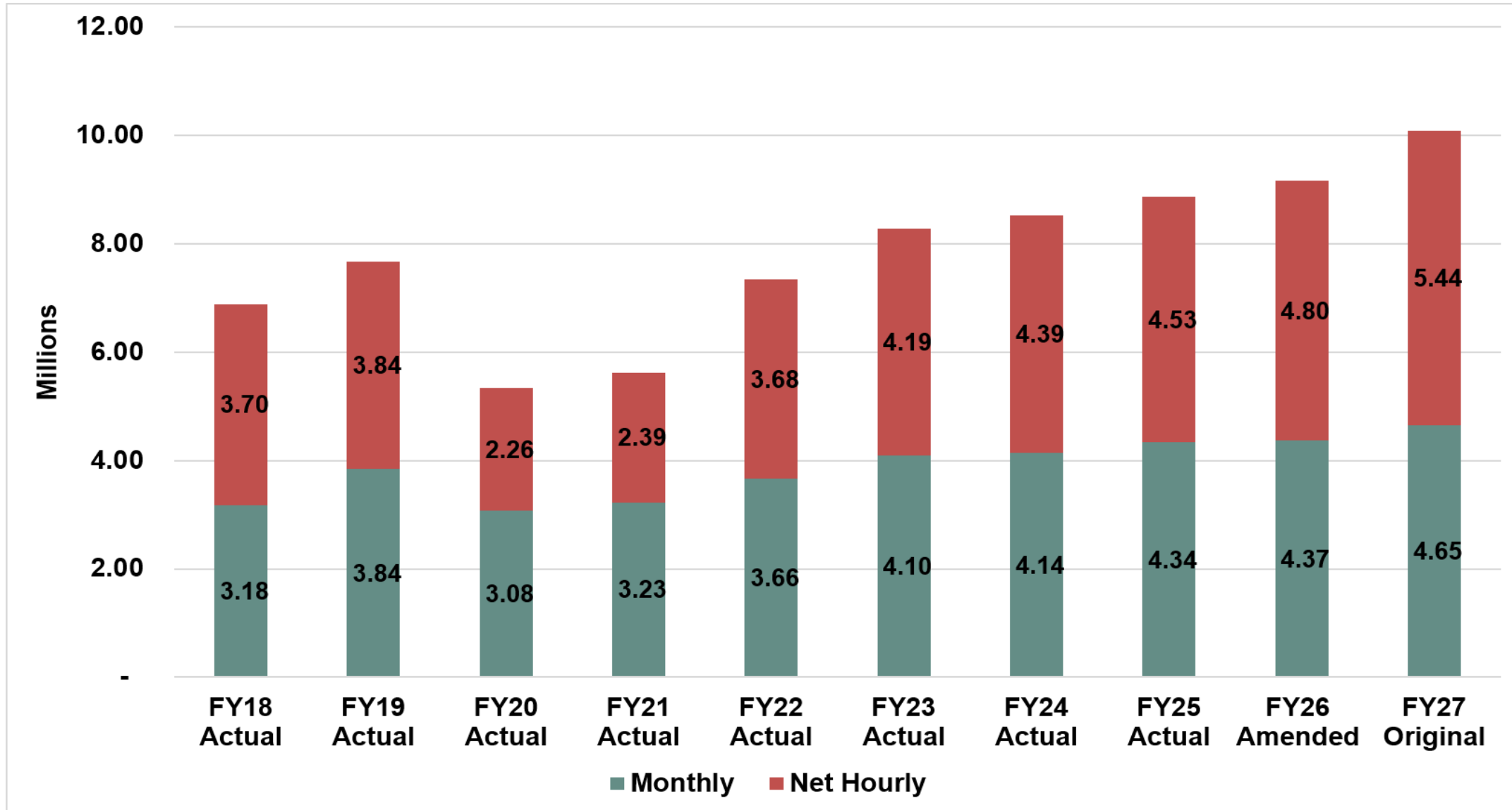
FY2027 Original Budget

10-year Trend: Tax Increment Revenues



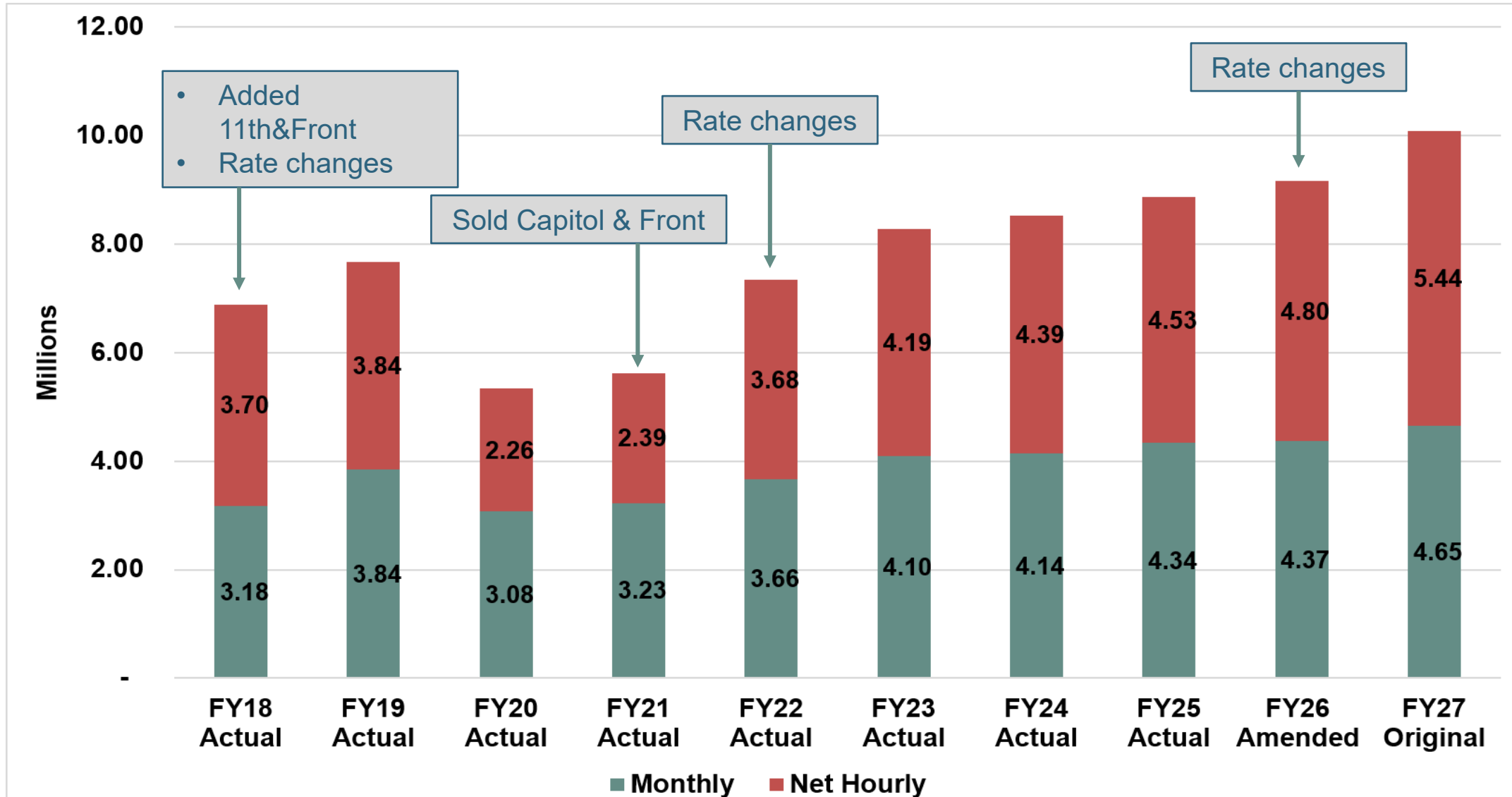
FY2027 Original Budget

10-year Trend: Parking Revenues



FY2027 Original Budget

10-year Trend: Parking Revenues



FY2027 Original Budget

Total Proposed Budget \$80M



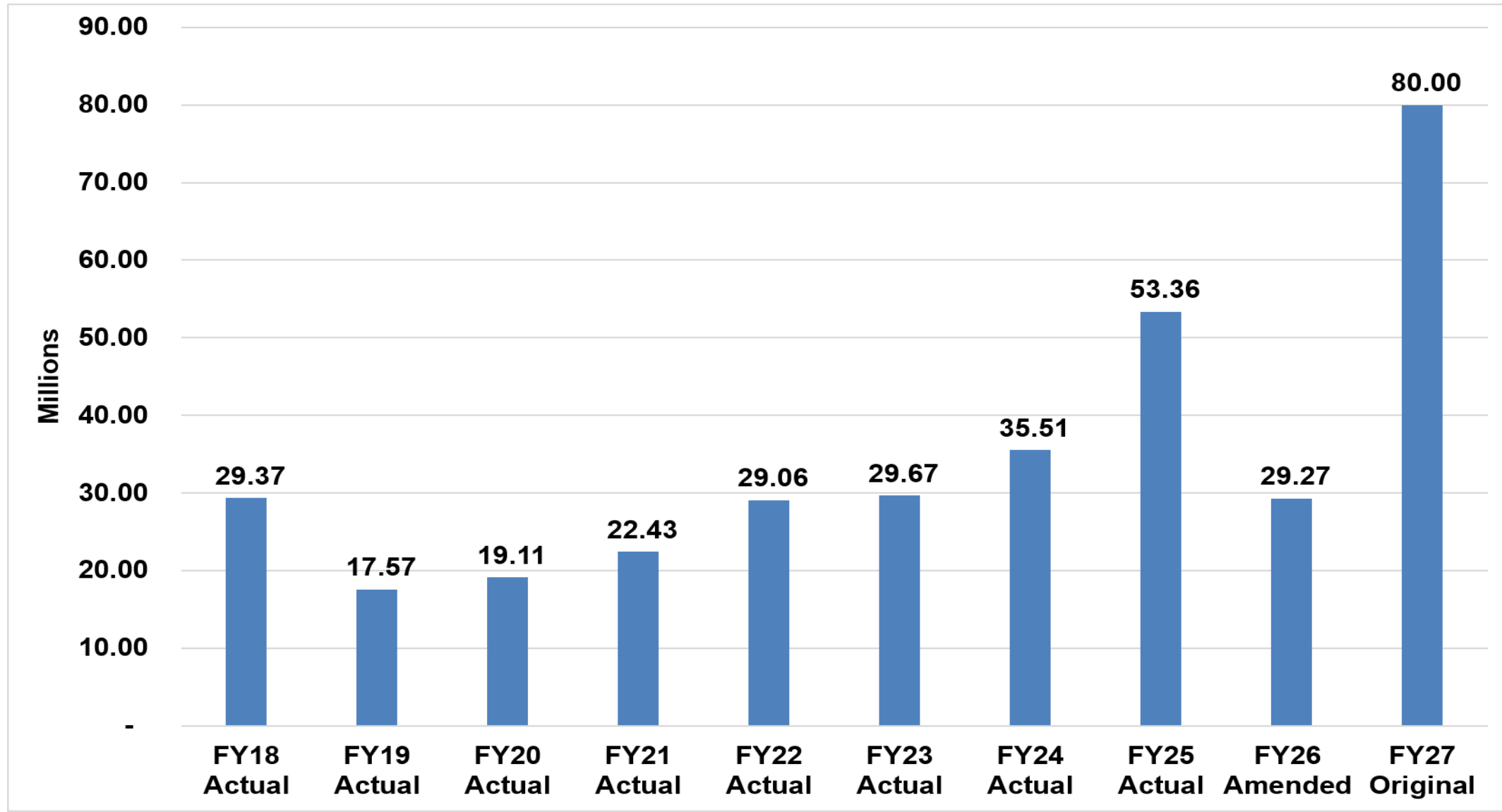
Expense Summary:

- Operating \$ 9.2M
- Debt Service \$ 2.1M
- Capital Outlay \$68.2M
- Pass-Thru \$ 0.5M



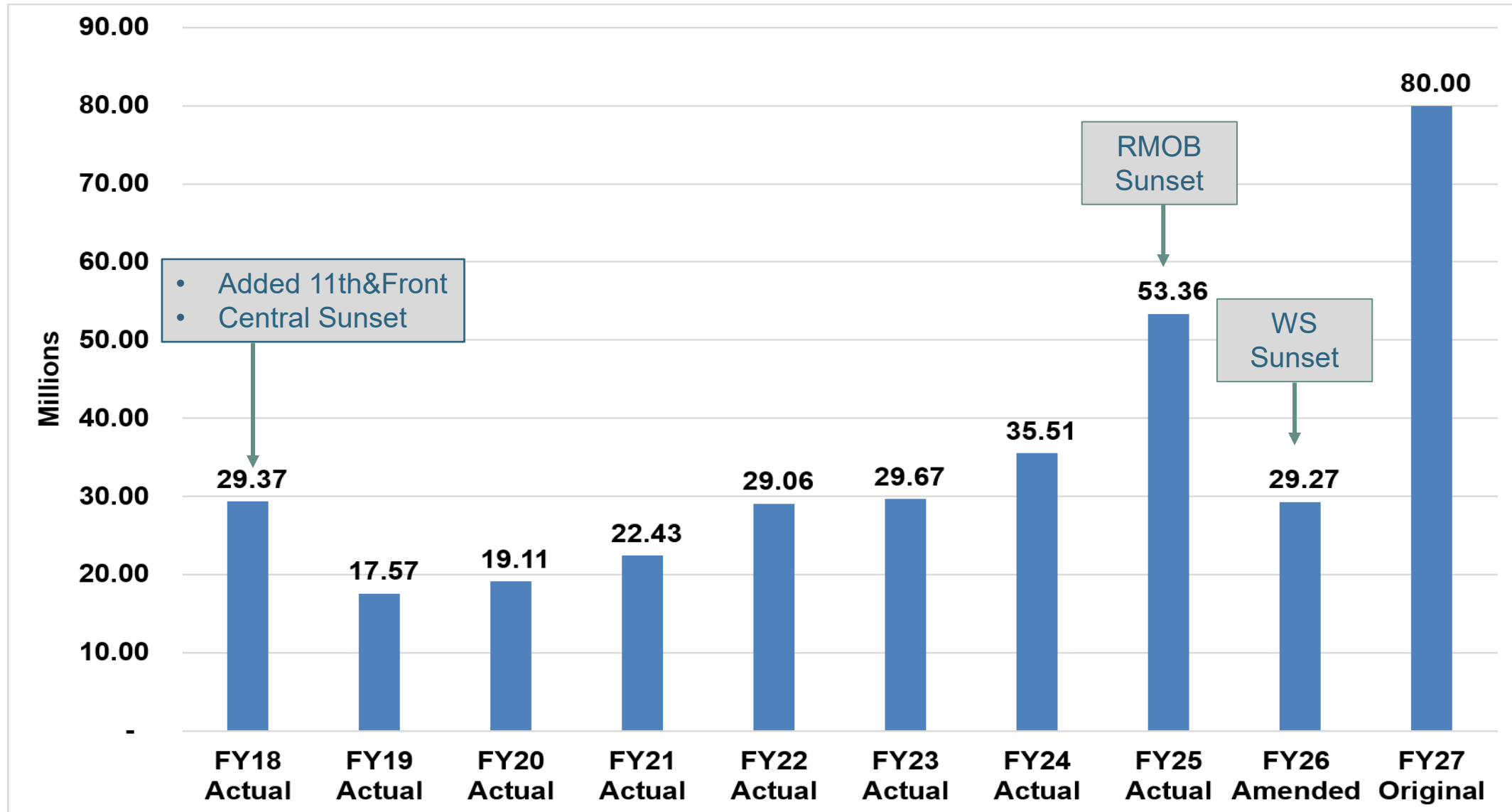
FY2027 Original Budget

10-year Trend: Total Expenses



FY2027 Original Budget

10-year Trend: Total Expenses



FY2027 Original Budget

Total Proposed Budget \$80M



Expense Summary:

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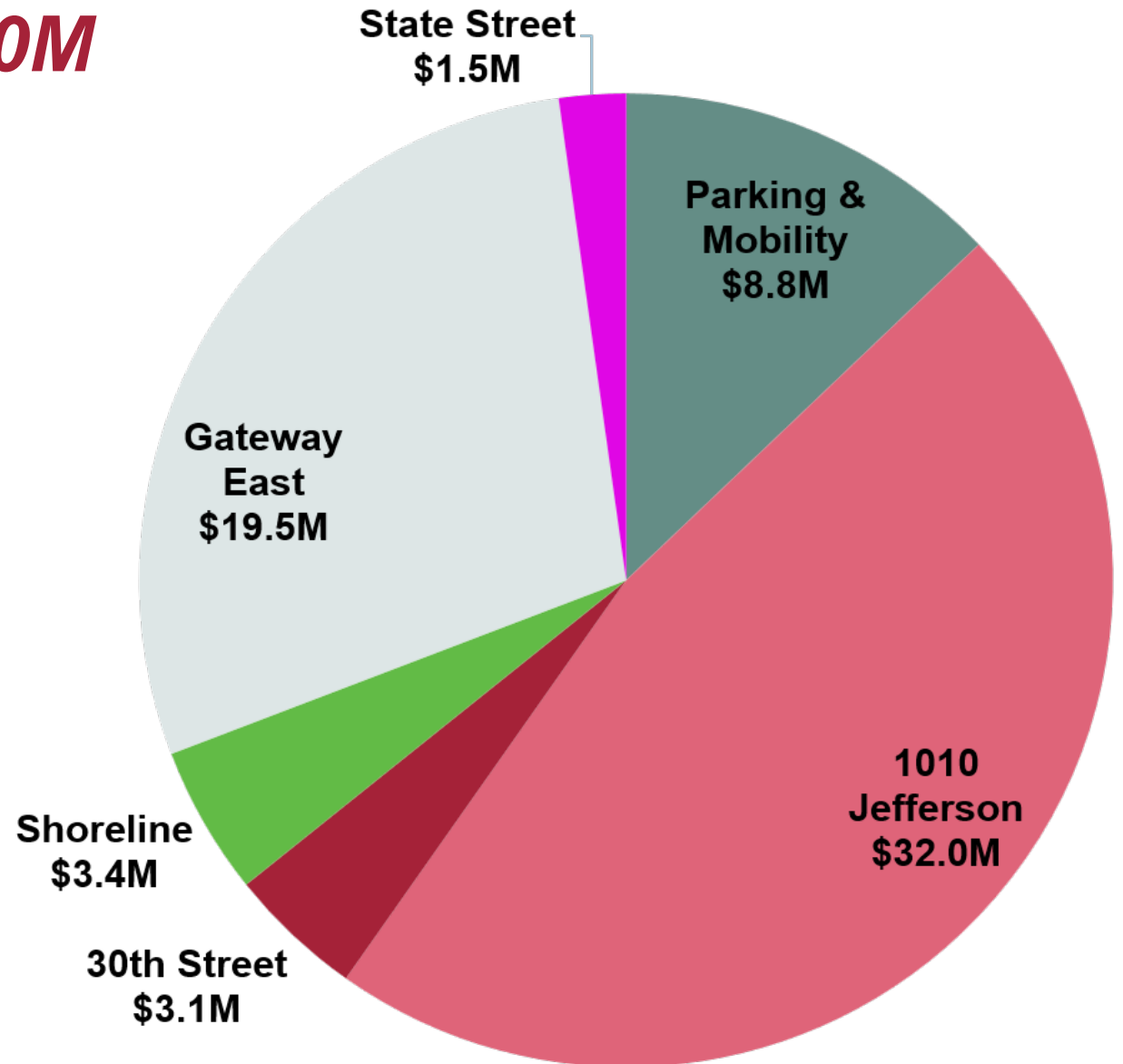
FY2027 Original Budget

Total Proposed Budget \$80M



Capital Outlay Highlight:

- CIP \$27.4M
- Parking & Mobility \$ 8.8M
- ParkBOI Sys Expansion \$32.0M
(1010 Jefferson)



Consider: FY2027 Original Budget



Action Requested:

1. Tentatively approve proposed FY2027 Original Budget
2. Advertise Public Hearing at August 26 Special Meeting

Suggested Motion:

I move to tentatively approve the FY2027 Original Budget to new revenue and expense totals of \$80,004,223 and set the time and date of Noon, August 26, 2026, for the statutorily-required public hearing.

Agenda

V. Action Item

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- E. CONSIDER Resolution 1976: Approval of Request for Qualifications Ranking for ParkBOI Parking Operator Services 2026.....Zach Piepmeyer (10 mins)
- F. CONSIDER Designation: 860 W. Sherwood, The Sherwood, Type 3 Transformative Assistance with Northwest Real Estate Capital Corp.....Corrie Brending (5 mins)

VI. Action Item: Executive Session

VII. Adjourn

Consider: Resolution 1978



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

Approval of Selection for Request for Proposals for Real Estate Broker Services.

Alexandra Monjar – Senior Project Manager

Request for Proposals for Real Estate Broker Services



- Disposition of five ground floor commercial condominiums
- Scope of Services
- Minimum qualifications
- Identify and contract with buyers by project completion in Fall 2027

Selection Process

Real Estate Broker Selection Process Schedule

RFQ Issued

June 10, 2026

Public Notice

June 10 and June 17, 2026

Addendum No. 1

June 23, 2026

Submissions Due

June 26, 2026 by 3:00 p.m.

Interviews

Week of July 13, 2026

Evaluation panel review and preparation of recommendation

CCDC Board Decision: August 10, 2026

Proposals Received

- CBRE, Inc.
- Story Commercial, LLC
- TOK Commercial



CBRE



sc storycommercial llc



TOK
COMMERCIAL

Evaluation and Recommendation



Evaluation Criteria

Project Team Qualifications	15
Relevant Experience	20
Marketing and Disposition Strategy	20
Ability to Attract Active Business Users	20
Public Agency Experience	10
Pricing and Fee Structure	10
References and Past Performance	5
Total Points	100

Recommended Selection



- Public agency dispositions
- Creating retail destinations
- Strategic marketing plan focused on local owner-operators

Next Steps



TODAY



Approve selection of Story Commercial, LLC

30-45 days



Broker Opinion of Value
Pricing analysis

Fall 2026-Summer 2027



Targeted outreach to qualified buyers/users
Letters of intent > Reservation Agreements
Purchase & Sale Agreements

Project Completion



Transact dispositions

Consider: Resolution 1978



Suggested Motion:

I move to adopt Resolution 1978 approving and authorizing the negotiation and execution of a professional services agreement with Story Commercial, LLC for real estate broker services for 1010 Jefferson.

Agenda

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.....**Kassi Brown (10 mins)**
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VI. Action Item: Executive Session

VII. Adjourn

Consider: Resolution 1979

9th & Front ParkBOI Parking Garage, Stair Tower Enclosure and Elevator Modernization: Amendment No. 3 to the CM/GC Contract with Andersen Construction Company of Idaho, LLC

Kassi Brown – Project Manager

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

Kassi Brown – Project Manager

Project Overview



Rendering by Cushing Terrell

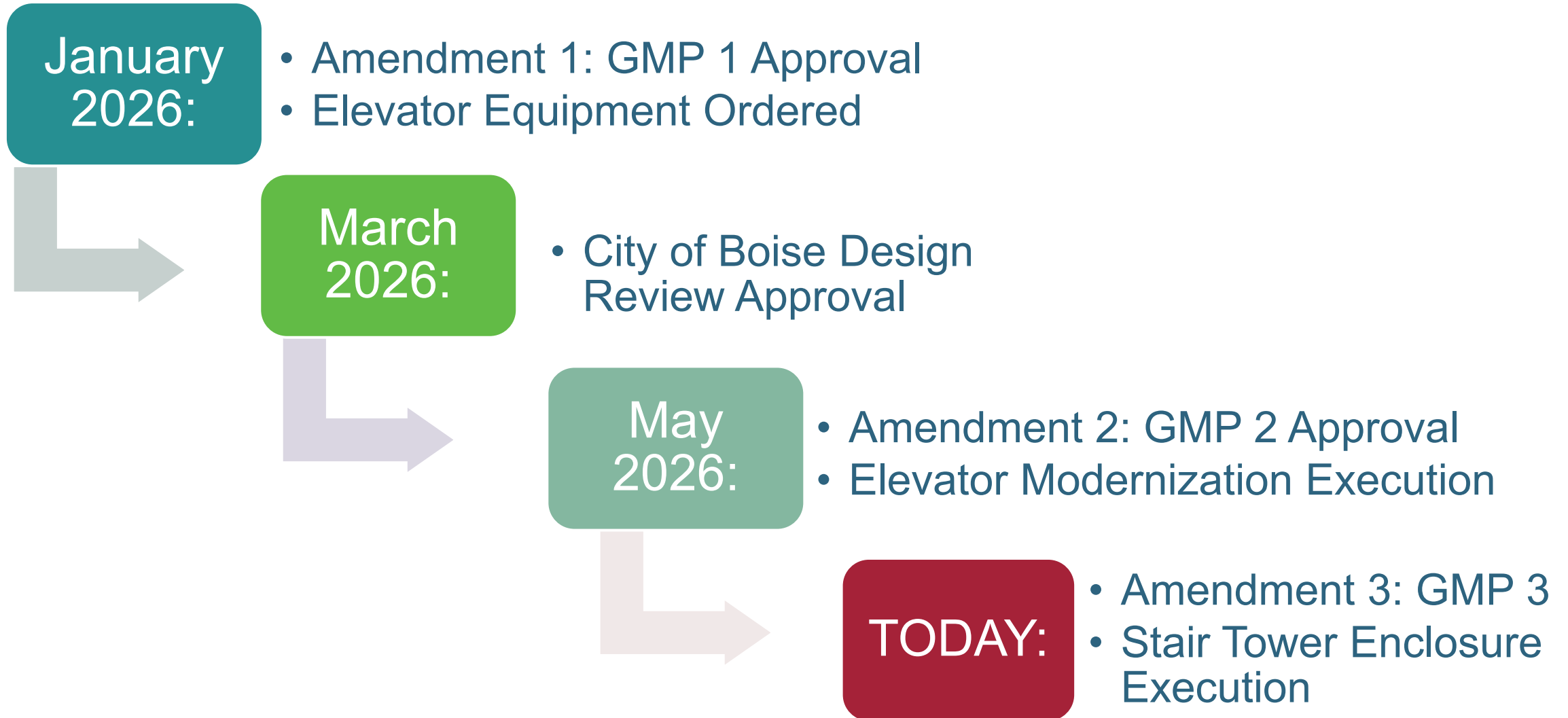
Project Team



Cushing
Terrell



Project Milestones



GMP 3 Scope of Work



Rendering by Cushing Terrell

- 1. Construction of stair towers:**
 - 1. New steel support frame**
 - 2. Perforated metal panel system**
 - 3. Storefront Glazing**
 - 4. Additional Fall Protection**
- 2. Project Logistics**
- 3. General Conditions and General Requirements**

Amendment No. 3 to the CM/GC Agreement with Andersen Construction Company of Idaho, LLC



Andersen Construction Contract Summary

Construction Management: Pre-Construction Services	\$ 50,788
Amendment 1 - GMP 1: Elevator Procurement, Installation, Interim & Warranty Maintenance	\$ 943,525
Amendment 2 - GMP 2: Elevator Modernization Execution	\$564,984
Amendment 3 – GMP 3: Stair Tower Enclosure Execution	\$6,068,298
Amended CM/GC Contract Total	\$ 7,627,595

Schedule Milestones

☐ **TODAY:**

☐ September 2026:

☐ April 2027:

☐ May 2027:

☐ November 2027:

☐ Ongoing:

GMP 3 Consideration

Andersen Mobilize/Construction Start

West Side Stair Tower Complete

Elevator Modernization Complete

East Side Stair Tower Complete

Stakeholder Coordination

Consider: Resolution 1979

Suggested Motion:

I move to adopt Resolution 1979 authorizing the execution of Amendment No. 3 to the CM/GC Contract with Andersen Construction Company of Idaho, LLC for the 9th & Front ParkBOI Parking Garage, Stair Tower Enclosure and Elevator Modernization Project.

Agenda

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VI. Action Item: Executive Session

VII. Adjourn

Consider Resolution 1976: Approval of Request for Qualifications Ranking for ParkBOI Parking Operator Services 2026



Zach Piepmeyer, P.E. – Parking & Mobility Director

ParkBOI Operator Services



ParkBOI Operator Services



Parking Management Plan

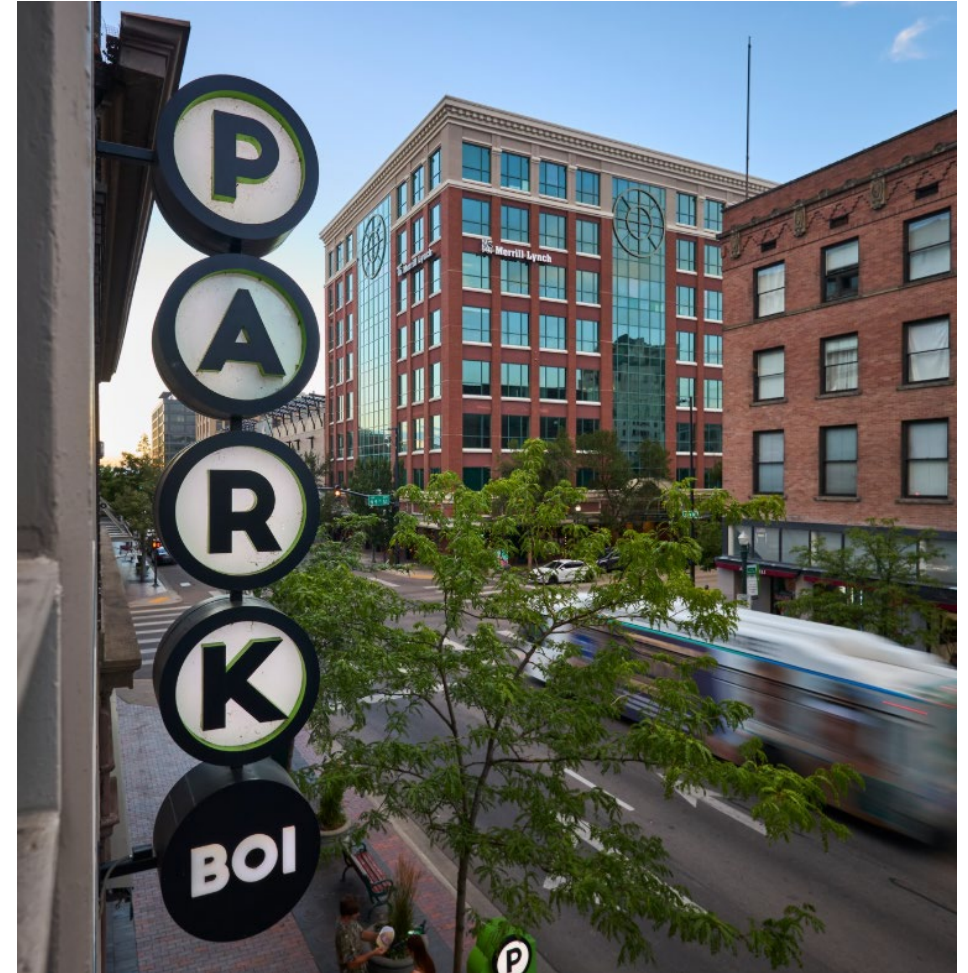
- Operations contract for 1 year with the option to extend for 4 additional years.
- Requires competitive selection for Operator Services

Current Parking Operations Agreement Expires 9/30/26



Request for Qualifications

RFQ issued	May 6, 2026
Pre-Submittal Meeting	May 20, 2026
Company Registration	May 27, 2026
SOQ Due	June 16, 2026



Request for Qualifications



Company Name
Republic Parking Northwest, LLC
Parking Management Company
Pivot and 12 Oaks Parking Services (A Partnership)
The Car Park, LLC

Evaluation Panel

- CCDC (2)
- BSU
- City of Boise
- 11th/Front Ownership Partner

Request for Qualifications



Company Name	Total Points	Ranking
Republic Parking Northwest, LLC	305	4
Parking Management Company	315	3
Pivot and 12 Oaks Parking Services (A Partnership)	337	2
The Car Park, LLC	378	1

Request for Qualifications

- Established and expanding parking operator with nationwide facilities
- Headquartered in downtown Boise
- Extensive parking operator experience and expertise
- Knowledge of local market



Next Steps

Parking Operations
Agreement Negotiations

Operator Services Begin
October 1, 2026



Consider Resolution 1976: Approval of Request for Qualifications Ranking for ParkBOI Parking Operator Services 2026



Suggested Motion: I move to adopt Resolution No. 1976 approving the ranking for the RFQ for Parking Operator 2026 and authorizing the Executive Director to negotiate and execute a new ParkBOI Parking Operations Agreement with The Car Park, LLC.

Agenda

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.....Corrie Brending (5 mins)

VI. Action Item: Executive Session

VII. Adjourn

Consider Designation



860 W. Sherwood Street, The Sherwood. Type 3
Transformative Assistance with Northwest Real Estate
Capital Corp.

Corrie Brending – Project Manager

860 W. Sherwood Street, The Sherwood

Corrie Brending – Project Manager

Project Location



Project Summary



- 48 units in Phase I
 - 30 units reserved for those earning 30% AMI or less
- 42 units in Phase II
- Onsite supportive services and a daycare
- Public improvements include streetscapes and utility upgrades
- \$18 million in total development costs for Phase I

Eligible Expenses



- Utility Upgrades:
 - Water
 - Sewer
 - Power
 - Fiber
- Streetscapes:
 - Sidewalks
 - Street Trees
 - Suspended Pavement System
 - Bike Racks



Rendering by Shopworks Architecture

Type 3 Transformative Assistance



Current Recommendation

- 100% tax increment reimbursement
- 8-year reimbursement term

Estimated Tax Increment

- Phase I: \$33,500 annually (beginning FY 2030)
- Phase II: \$24,000 annually (if completed during reimbursement period)
- Estimated 8-year reimbursement (assuming Phase II is completed within 2 years): **\$413,000**

Agreement Process

- Alternative reimbursement structures may be considered based on project needs, available budget, and Participation Program policy.

Schedule



March 2026



Design Review
Approval

TODAY



Type 3 Designation

August 2026



Groundbreaking

January 2028



Construction of
Phase I Complete

Consider Designation



Suggested Motion:

I move to direct staff to negotiate a final Type 3 Participation Agreement with Northwest Real Estate Capital Corp. for future Board approval.



Executive Session

Please stand by.

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.