

Live Streaming and Audio Recording Now in Progress



Board of Commissioners

October 12, 2026

Agenda

- I. **Call to Order** Chair Haney Keith
- II. **Action Item: Agenda Changes or Additions** Chair Haney Keith
- III. **Work Session**
 - A. **Downtown Riverfront Improvements Project Introduction**.....Toby Norton (20 mins)
- IV. **Action Item: Consent Agenda**
 - A. **Expenses**
 - 1. Approve Paid Invoice Report for August 2026
 - 2. Approve Paid Invoice Report for September 2026
 - B. **Minutes and Reports**
 - 1. Approve Meeting Minutes for August 26, 2026
 - 2. Approve Meeting Minutes for August 28, 2026
 - 3. FY2026 Q3 Financial Report (Unaudited)
 - C. **Other**
 - 1. Approve Resolution 1989: Records Disposition
 - 2. Approve Resolution 1990: 3052 W. Main St., CWI River District. Type 2 General Assistance Agreement with Ahlquist, LLC
 - 3. Approve Resolution 1985: VRT/CCDC FY27 Cooperative Agreement

Downtown Riverfront Improvements Project Introduction

Toby Norton, Project Manager – Capital Improvements

Downtown Riverfront Improvements



Photo of Greenbelt at Pioneer Pathway

Introduction Outline



- **Shoreline District Master Plan Background**
- **Project Area and Goals**
- **Adjacent Property Owners and Projects**
- **Preliminary Design Direction**
- **Next Steps**

Shoreline District Urban Framework Plan Background

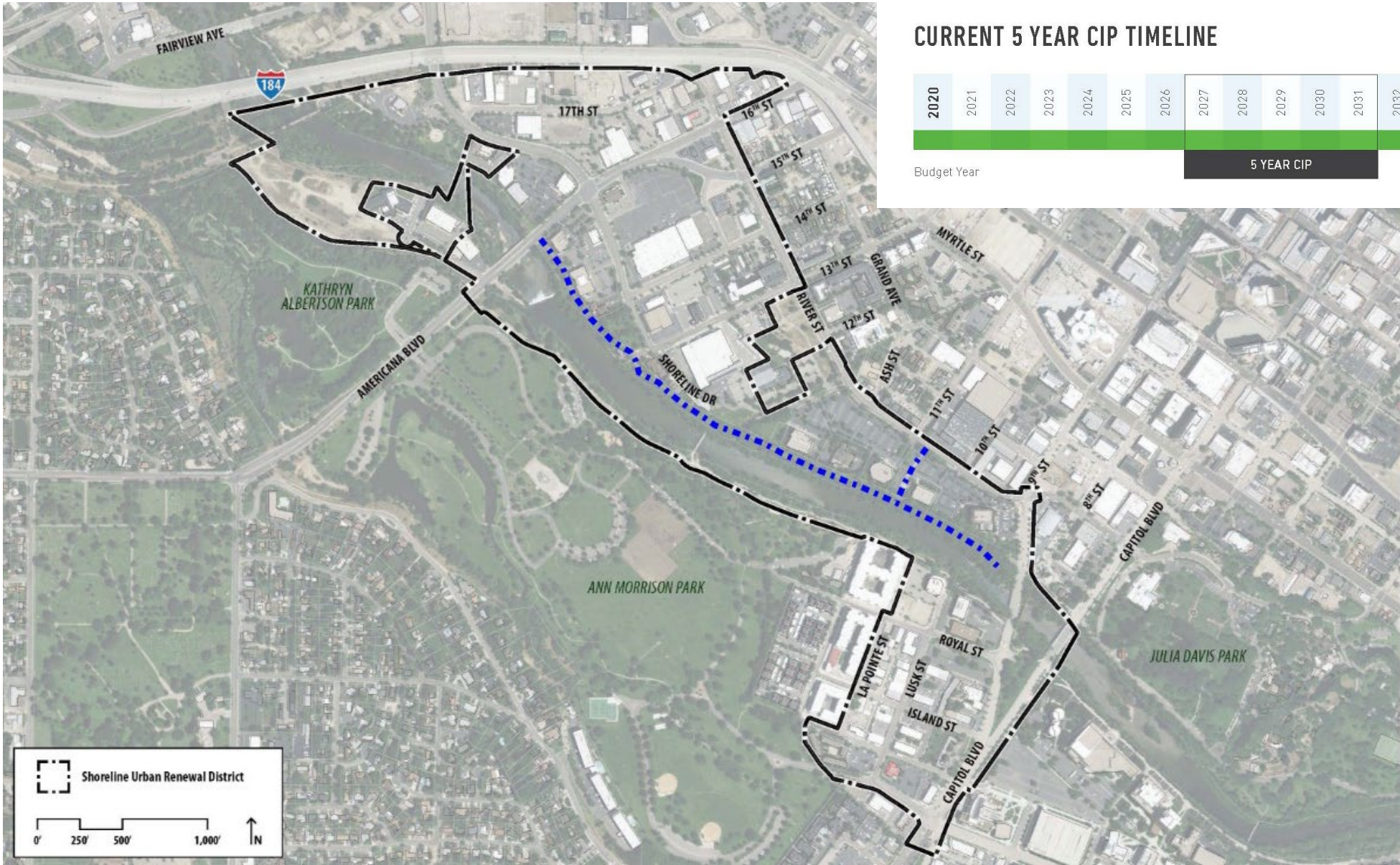


Photo of Users on the Boise River Greenbelt

Shoreline Urban Renewal District



est.
2019



CURRENT 5 YEAR CIP TIMELINE



2018 Shoreline District Public Engagement



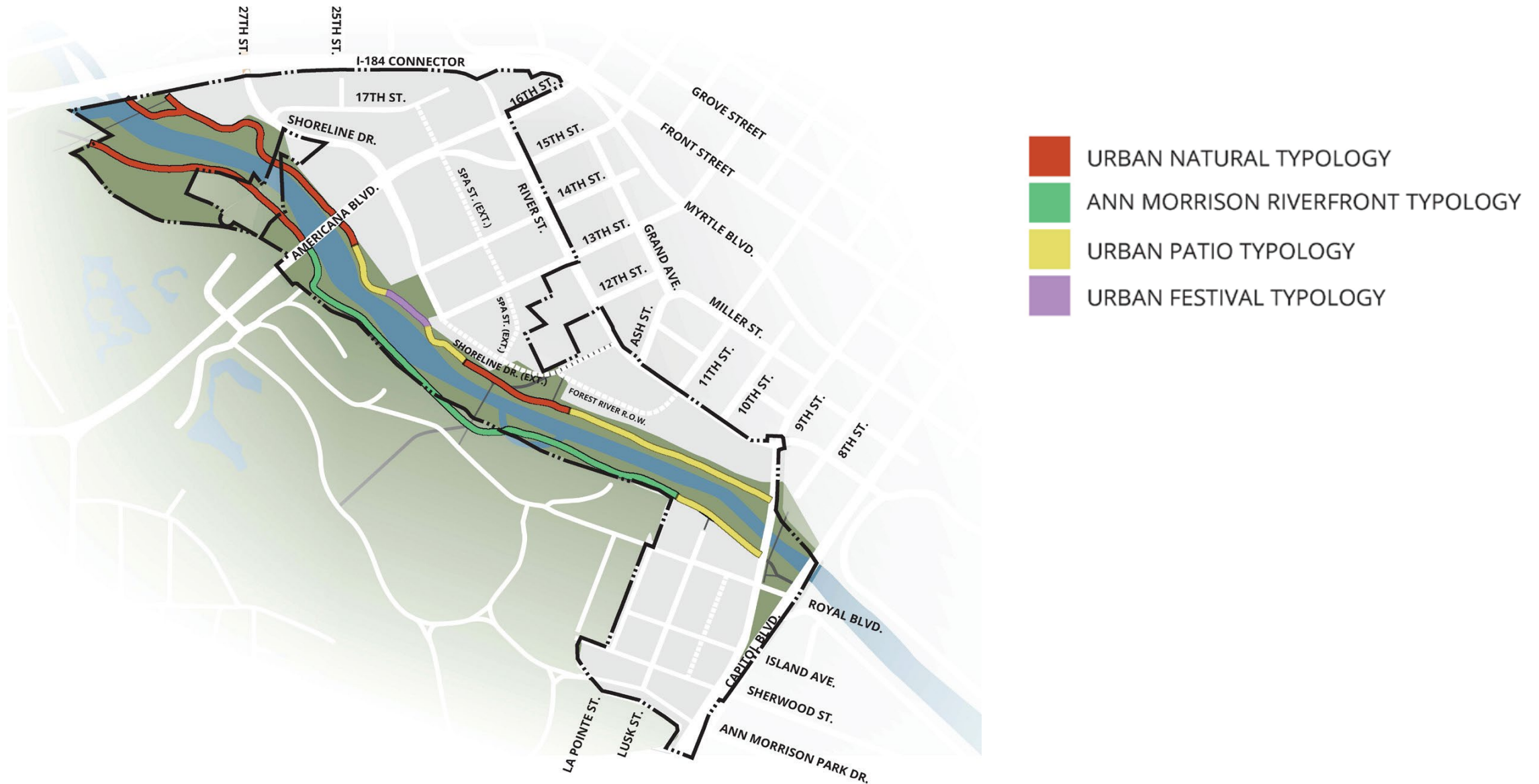
May – August 2018: Held three Stakeholder meetings, three Public Open Houses, and one virtual open house

Reoccurring Themes:

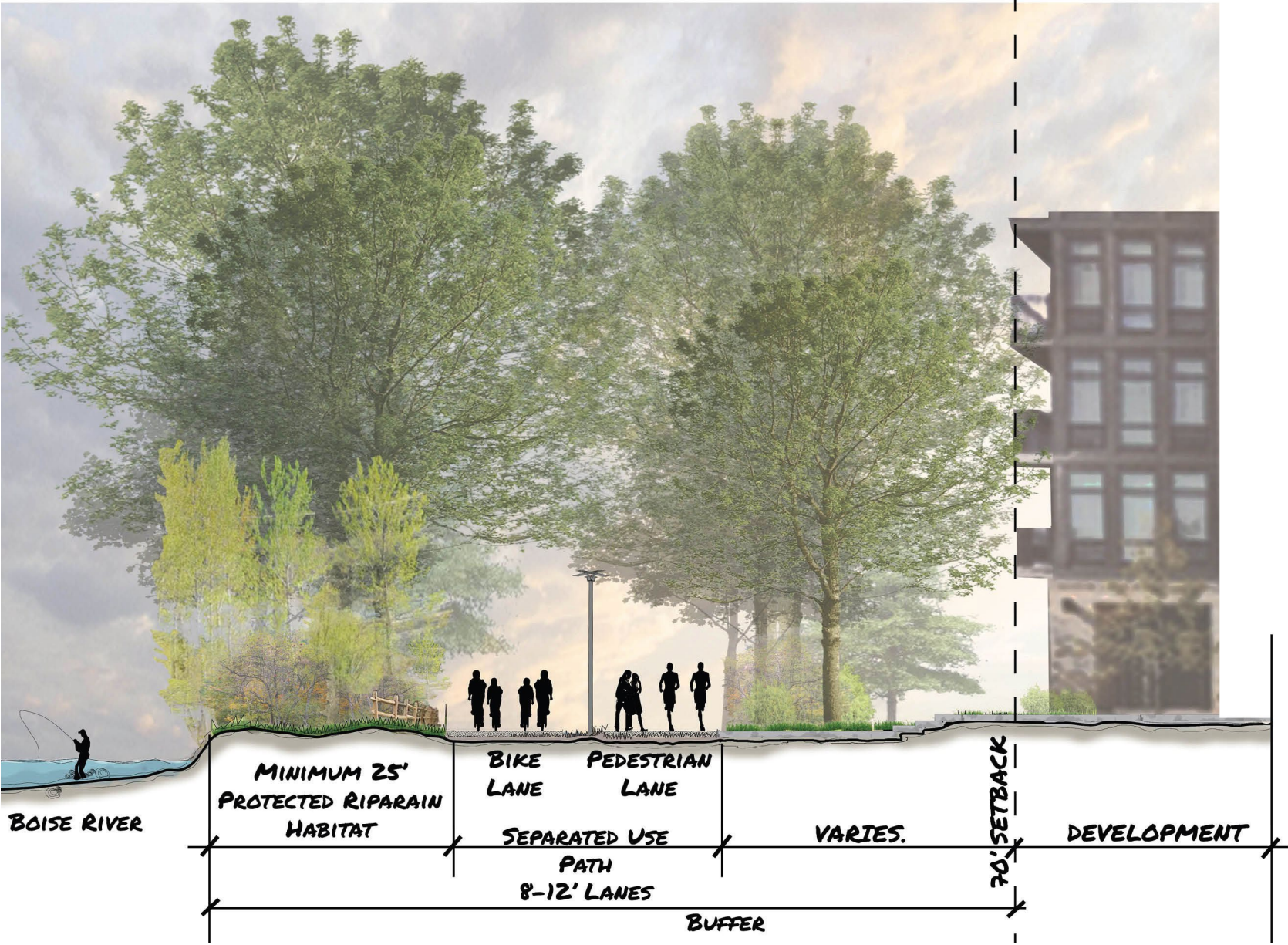
- I. Interaction with the Boise River**
- II. Connectivity**
- III. Greenbelt Capacity**



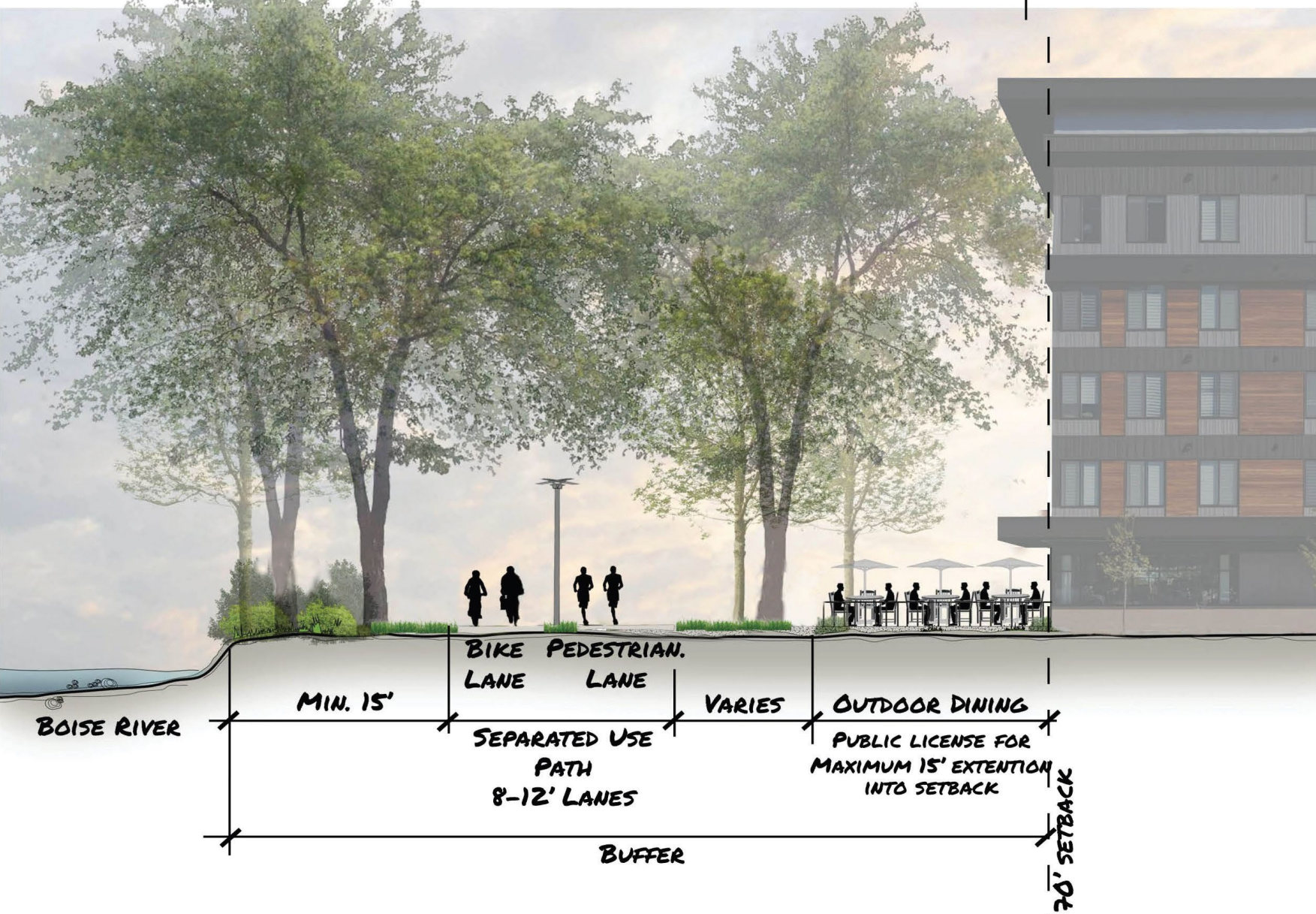
2018 Shoreline District Master Plan Recommendations



2018 Shoreline District Master Plan Recommendations



2018 Shoreline District Master Plan Recommendations

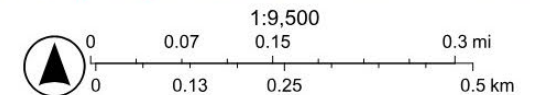


Downtown Riverfront Improvements Introduction

GGLO **Jacobs**

Photo of Greenbelt at Pioneer Pathway

Project Area



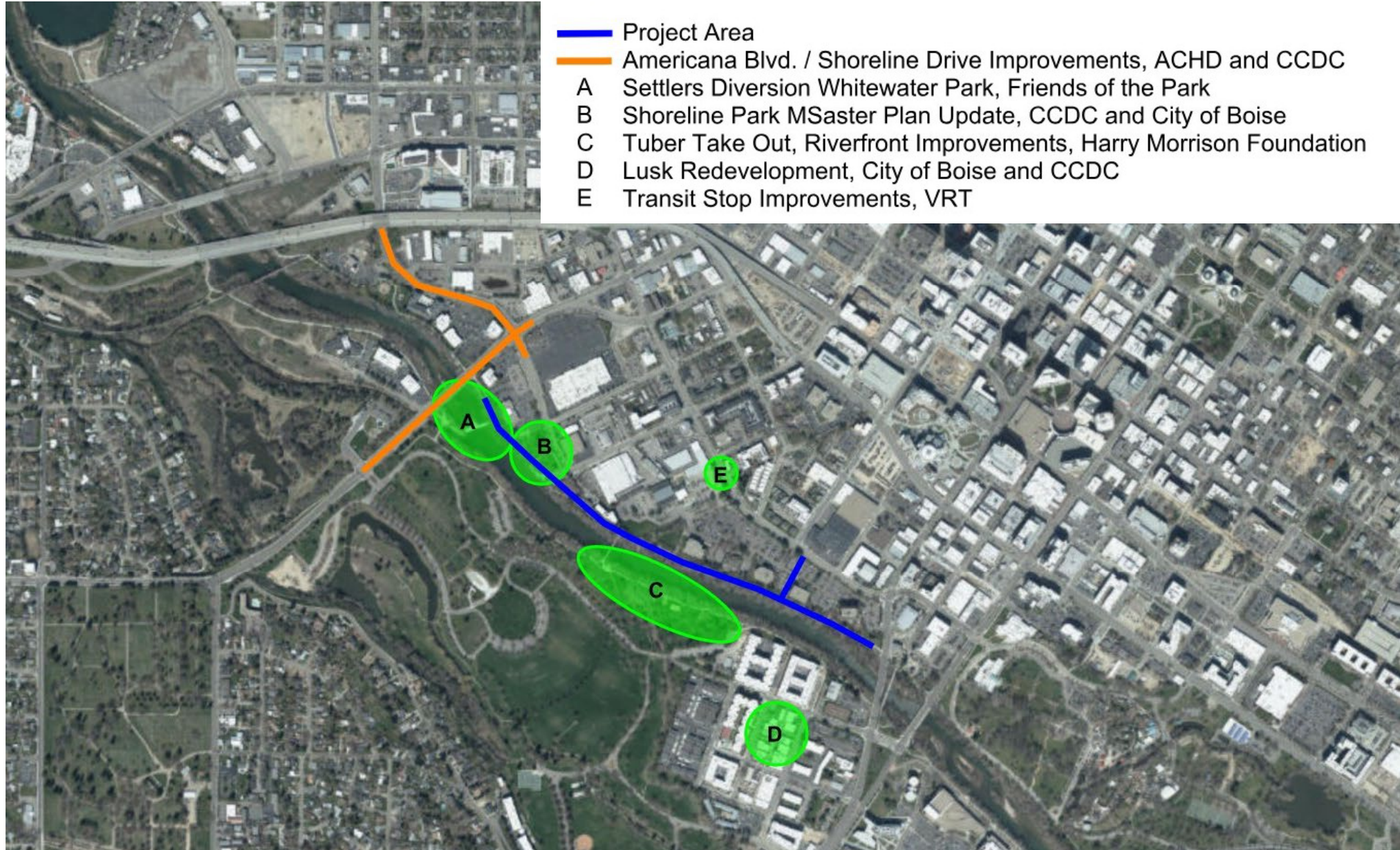
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Project Goals

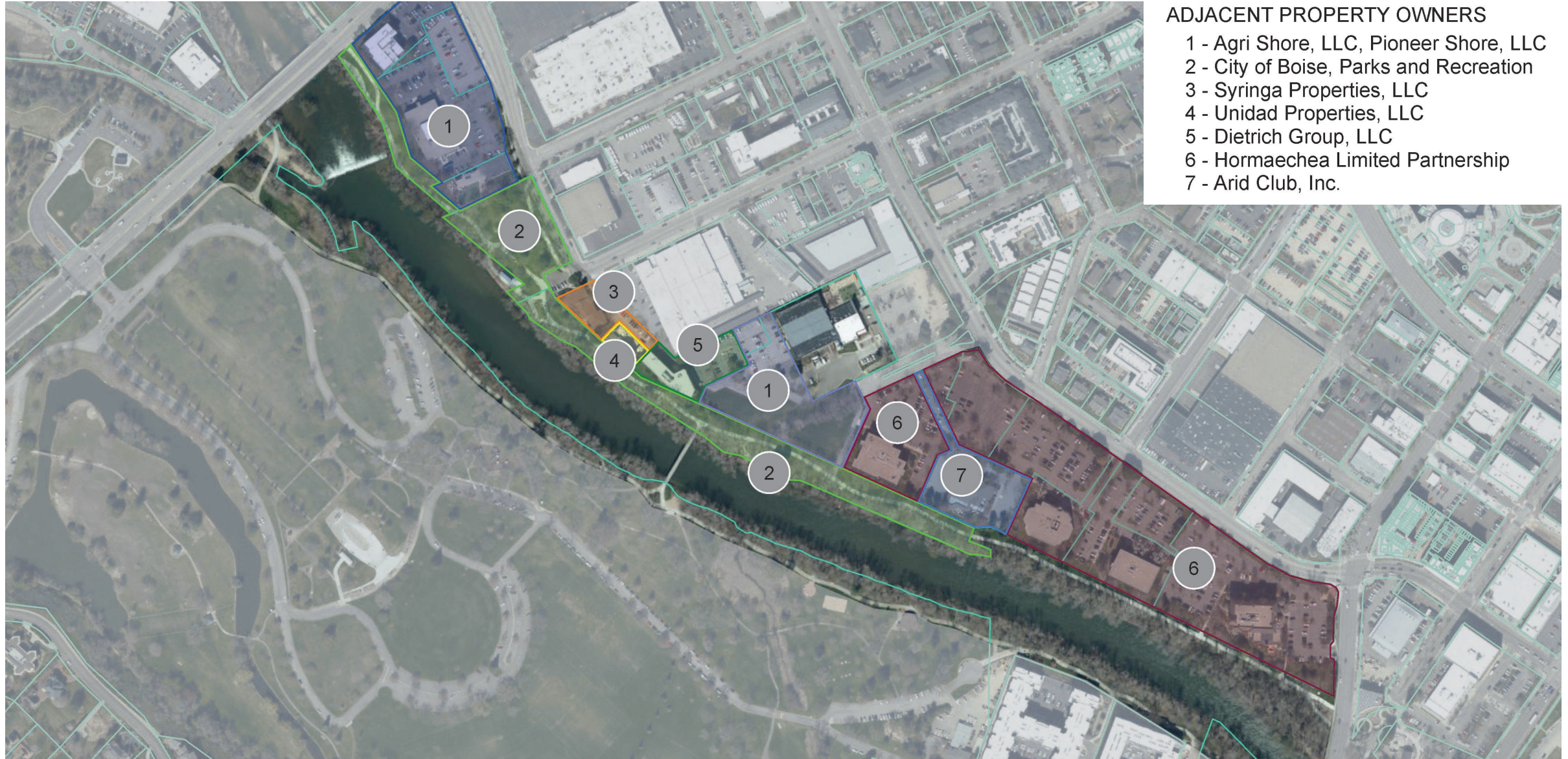


- Expand capacity and reduce bicycle-pedestrian conflicts
- Stimulate activation and become a catalyst for redevelopment
- Engage and celebrate the Boise River
- Enhance the health and attractiveness of the Boise River upland environment
- Improve safety and comfort
- Improve connections to the Greenbelt

Projects in the District



Adjacent Property Owners



ADJACENT PROPERTY OWNERS

- 1 - Agri Shore, LLC, Pioneer Shore, LLC
- 2 - City of Boise, Parks and Recreation
- 3 - Syringa Properties, LLC
- 4 - Unidad Properties, LLC
- 5 - Dietrich Group, LLC
- 6 - Hormaechea Limited Partnership
- 7 - Arid Club, Inc.

Preliminary Design Direction



Preliminary Design Direction



Case Studies



Wyoming Pathway, Wyoming
ruraldesignguide.com

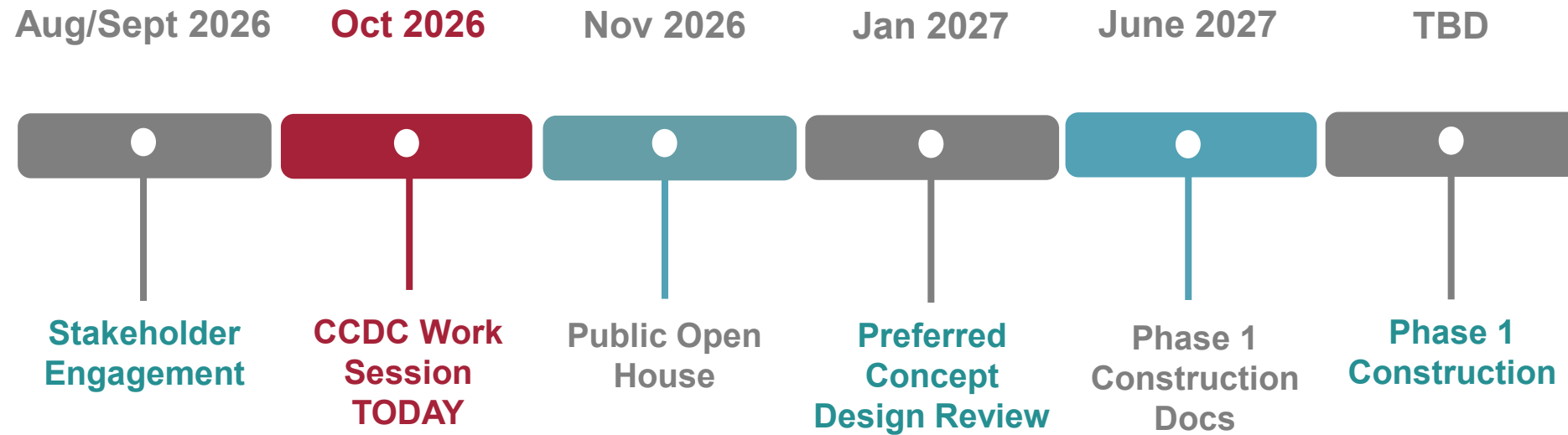


Razorback Greenway, NW Arkansas



Bricktown Canal, Oklahoma City, Oklahoma
Google Earth

Project Timeline and Next Steps





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Consent Agenda

Motion to Approve Consent Agenda

Agenda

IV. Action Item

- A. **CONSIDER Resolution 1987: Downtown Riverfront Improvements. Task Order 24-003 for Professional Design Services with GGLO.....Toby Norton (5 mins)**
- B. **CONSIDER Designation: 9474 W. State Street, Westlock Village, Type 2 General Assistance with Sweetwater Acquisitions LLC.....Corrie Brending (10 mins)**

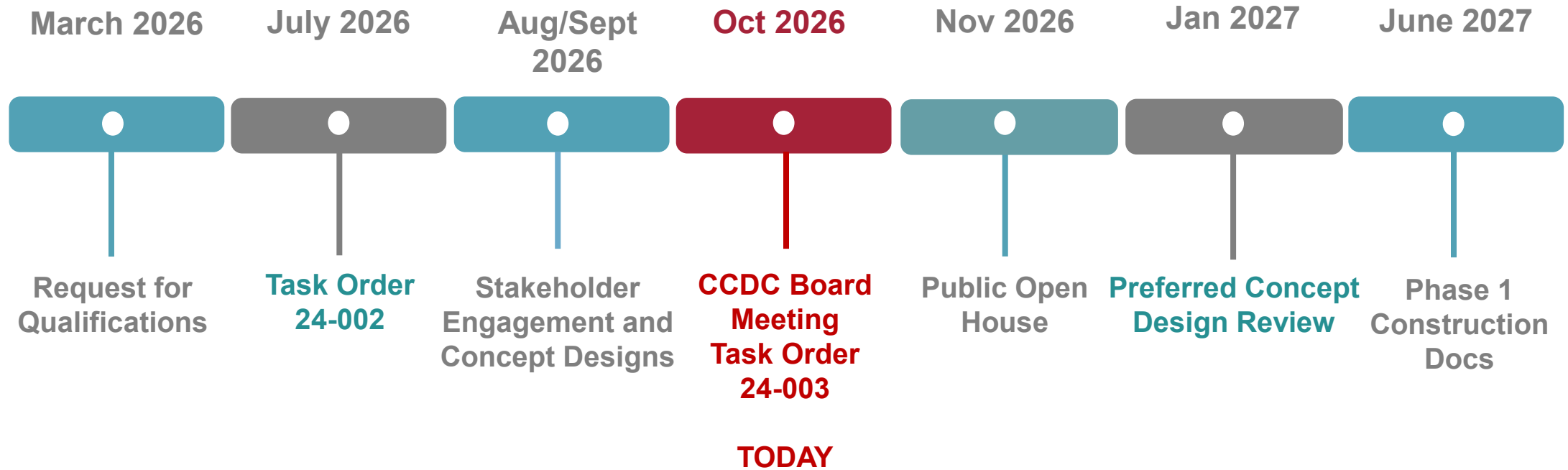
V. Adjourn

Consider: Resolution 1987: Downtown Riverfront Improvements. Task Order 24-003 with GGLO for Professional Design Services.



Toby Norton – Project Manager

Project Timeline



GGLO Task Order 24-003



Not-To-Exceed: \$119,530.52

- 30% Drawings
- Design Review Submittal and Approval
- Signal Warrant

GGLO **Jacobs**

Consider: Resolution 1987: Downtown Riverfront Improvements. Task Order 24-003 with GGLO for Professional Design Services.

Suggested Motion:

I move to adopt Resolution 1987 approving and authorizing the execution of Task Order 24-003 with GGLO, for Professional Design Services on the Downtown Riverfront Improvements project.

Agenda

IV. Action Item

- A. CONSIDER Resolution 1987: Downtown Riverfront Improvements. Task Order 2 for Professional Design Services with GGLO.....Toby Norton (5 mins)
- B. **CONSIDER Designation: 9474 W. State Street, Westlock Village, Type 2 General Assistance with Sweetwater Acquisitions LLC**
.....Corrie Brending (10 mins)

V. Adjourn

Consider Designation



9474 W. State Street, Westlock Village. Type 2 General Assistance with Sweetwater Acquisitions LLC.

Corrie Brending – Project Manager



9474 W. State Street, Westlock Village

Corrie Brending— Project Manager

Rendering Provided by Sweetwater Companies



Project Summary



11.5 acres

256 Total Units:

- 252 Apartment Homes
- 4 Townhomes

Six Three-Story Buildings

Amenities:

- Fitness Center
- Pool
- Playground
- Bike Storage
- EV Charging

Includes Ulmer Lane Road Extension, Signal, & Crossing

\$78 million Total Development Costs

Eligible Expenses



Ulmer Lane:

- Street Extension
- New Signal and Crossing

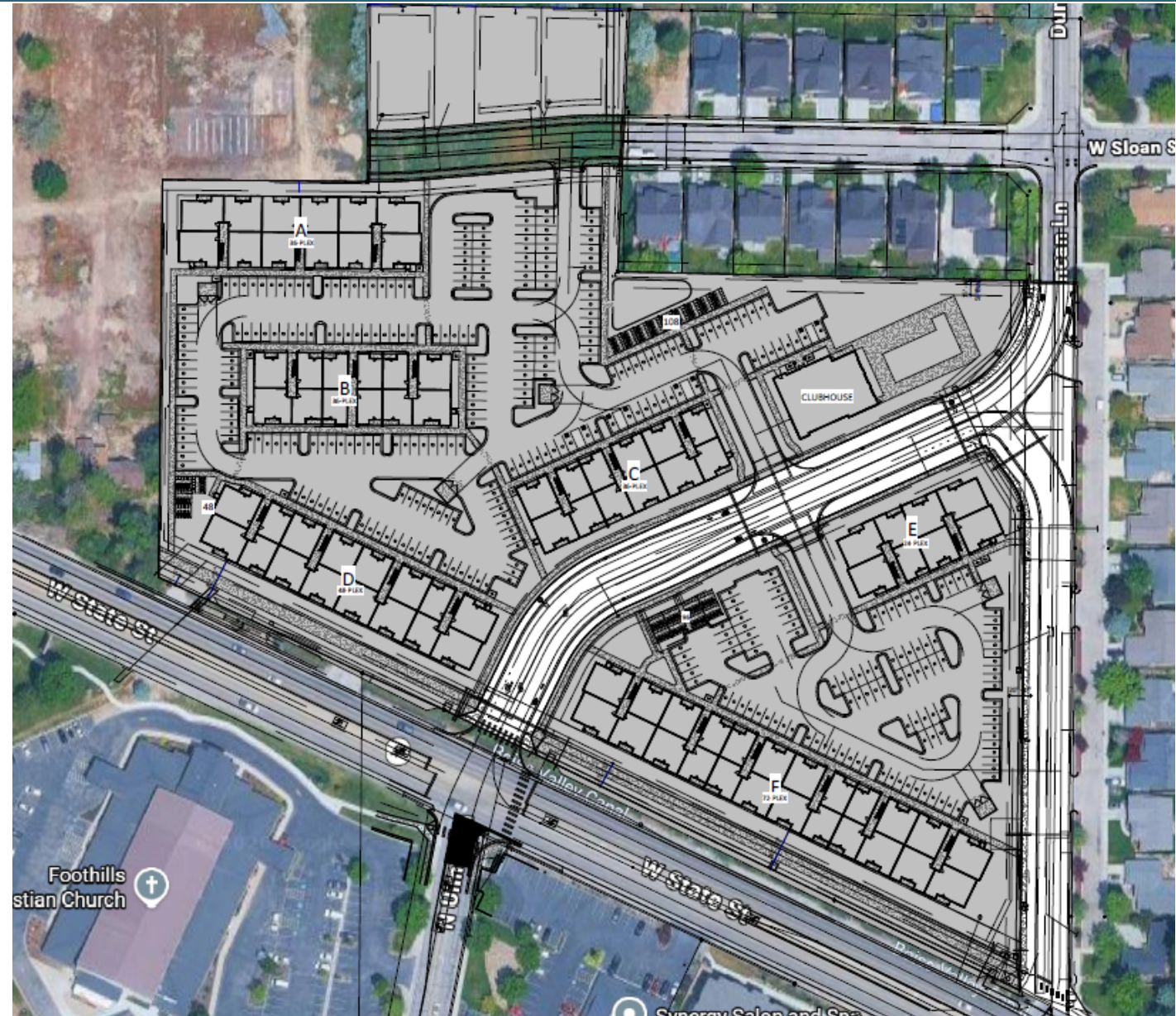
Streetscapes:

- Sidewalks
- Street Trees
- Bike Facilities
- Stormwater Facilities

Utilities:

- Sewer
- Water

Estimated Cost: \$3.6 Million



State Street District



Provides Connectivity

- Multi-Use Pathway
- State Street Crossing
- Greenbelt Connection

Supports Future Development

- Signal on State Street
Required for Future
Development

CCDC Participation

- 80% of TIF over 4 years
- Estimated \$1.2 Million

Timeline



September 2026



Design Review
Approval

TODAY



Type 2 Designation

December 2026



Groundbreaking

December 2028



Construction Complete

Consider Designation



Suggested Motion:

I move to designate Westlock Village eligible for Type 2 General Assistance and direct staff to negotiate a final Type 2 Participation Agreement with Sweetwater Acquisitions LLC.

Adjourn

This meeting will be conducted in compliance with the Idaho Open Meetings Law and in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501, Boise, Idaho or (208) 384-4264 (TTY Relay 1-800-377-3529).

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