CAPITAL CITY DEVELOPMENT CORP

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CAPITAL CITY DEVELOPMENT CORP

Board of Commissioners

November 9, 2026

Agenda

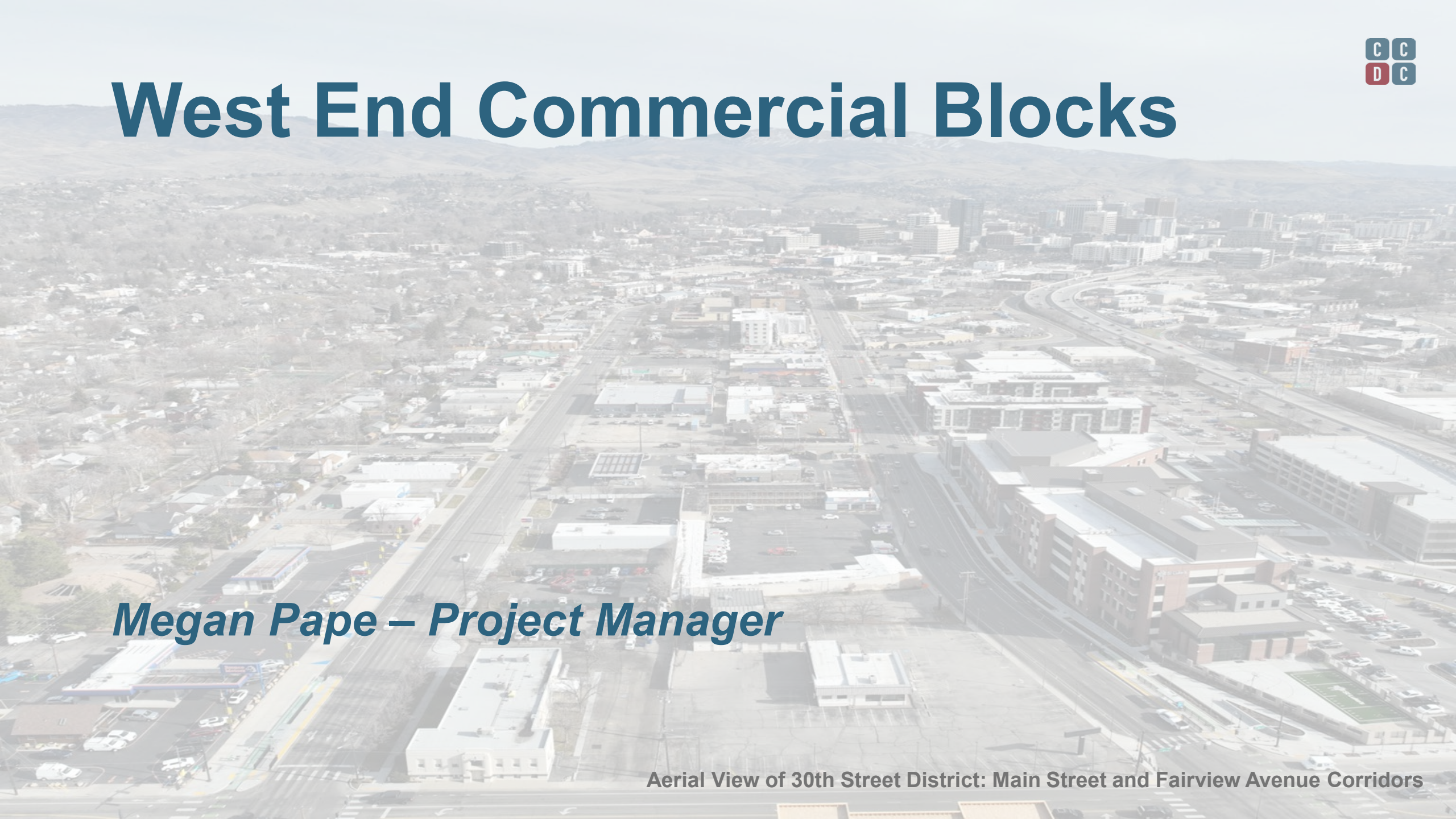
I. **Call to Order ……..…….…….. Chair Haney Keith**
II. **Action Item: Agenda Changes or Additions ……..…….. Chair Haney Keith**
III. **Work Session**
    A. **West End Commercial Blocks Investment Study. Project Introduction…….…….....Megan Pape (20 mins)**
IV. **Action Item: Consent Agenda**
    A. **Expenses**
        1. Approve Paid Invoice Report for October 2026
    B. **Minutes and Reports**
        1. Approve Meeting Minutes for October 12, 2026
    C. **Other**
        1. Approve Resolution 1991: Reimbursement Agreement with Stoddard 1101 Front, LLC for the 11th & Front ParkBOI Garage Tier 1-3 Repairs Project.

Work Session

West End Commercial Blocks Investment Study. Project Introduction

Megan Pape, Project Manager – Capital Improvements

West End Commercial Blocks



Megan Pape – Project Manager

Aerial View of 30th Street District: Main Street and Fairview Avenue Corridors

Introduction Outline

- 30th Street Urban Renewal District and Focus Area Background
- West End Commercial Blocks Investment Study and Objectives
- Stakeholder and Partner Agency Outreach
- Next Steps

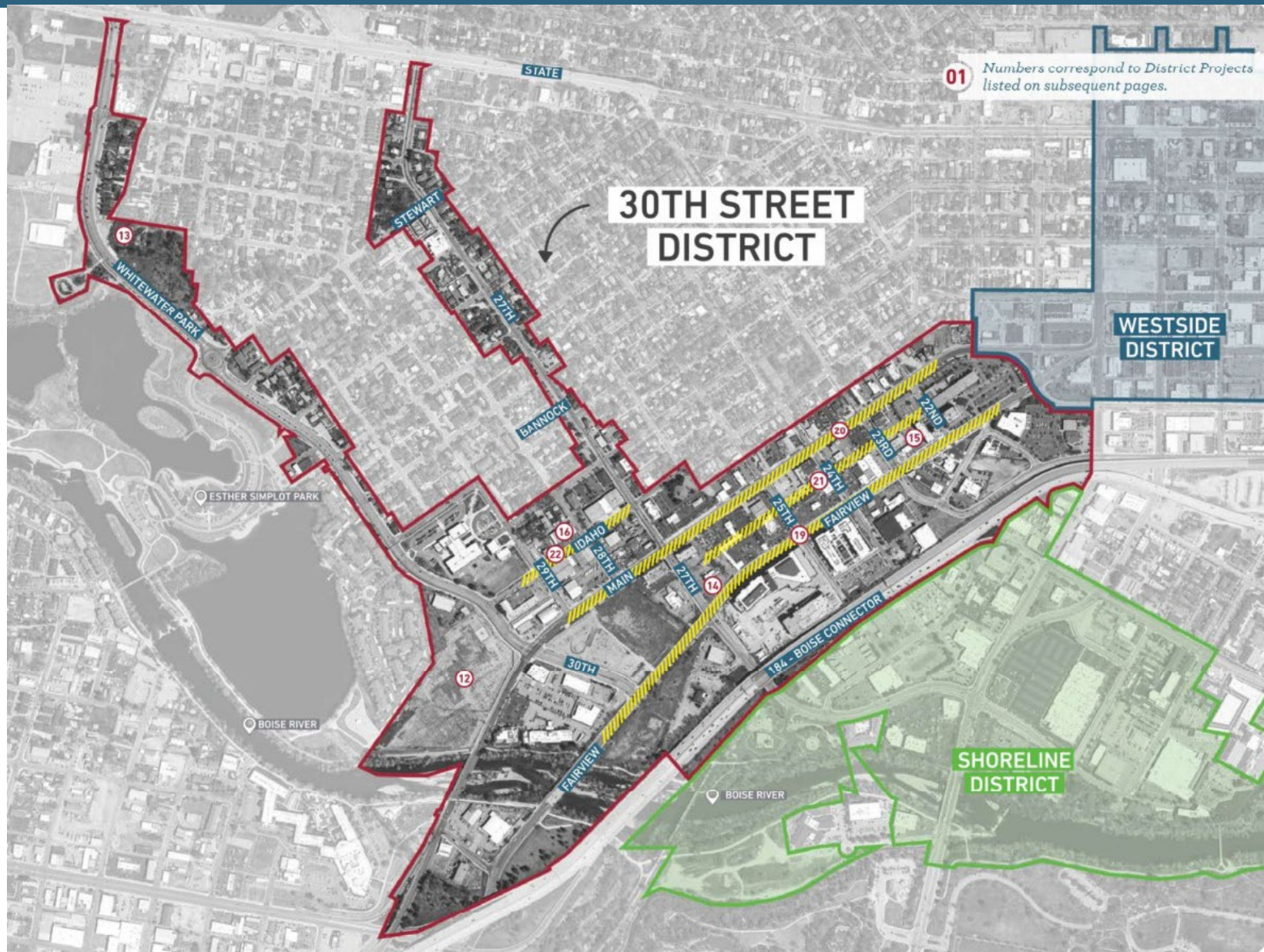
Background



Aerial View of 30th Street District: Main Corridor

30th Street Urban Renewal District

I. Established 2013
II. Sunset in 2033
III. 213 Acres
IV. Neighbors the Shoreline and Westside Urban Renewal Districts
V. Adjacent to West End and West Downtown Neighborhoods



History and Origin











30th Street District Formation

I. ACHD – Extension of 30th Street

II. 30th Street Area Master Plan

III. Esther Simplot Park

IV. Bernadine Quinn Pond

V. Whitewater Boulevard



Esther Simplot Park

Vision for an Urban Neighborhood

I. Dense neighborhood with mixed-use buildings
II. Enhanced pedestrian environments
III. Served by transit
IV. Prioritizes parks, open spaces, and connectivity



HDR (2012), *30th Street Area Master Plan*

The Investment Study



Aerial View of 30th Street District: Main Street and Fairview Avenue Corridors

What are the West End Commercial Blocks?

I. Commercial area located between the downtown core and the West End Neighborhood

II. Zoned MX-5

III. High density housing

IV. Walkable urban neighborhood

V. Longstanding and newly arriving local businesses



Study Goals

I. Assess current infrastructure, mobility, and access

II. Evaluate existing public utilities and explore upgrades and undergrounding opportunities

III. Assess alleyway mobility enhancements to connect corridors

IV. Perform stakeholder outreach and initiate conversations



Project Objectives

1. Support existing businesses with public investments.
2. Carry forward the City's vision of a dense, walkable, mixed-use activity center.
3. Increase housing density with needed infrastructure and utility upgrade assistance.
4. Improve transit options so residents can reach the business district, employment centers, downtown dining, and cultural institutions.
5. Strengthen connections between the existing West End neighborhood and the commercial blocks.

Recent Infrastructure Improvements

Sewer Lift Station



Main and Fairview Transit Islands



Adare Manor Streetscape Improvements



KDP/Sorren – Type 1 Partnership



Protected Bike Lanes



Current Infrastructure Needs

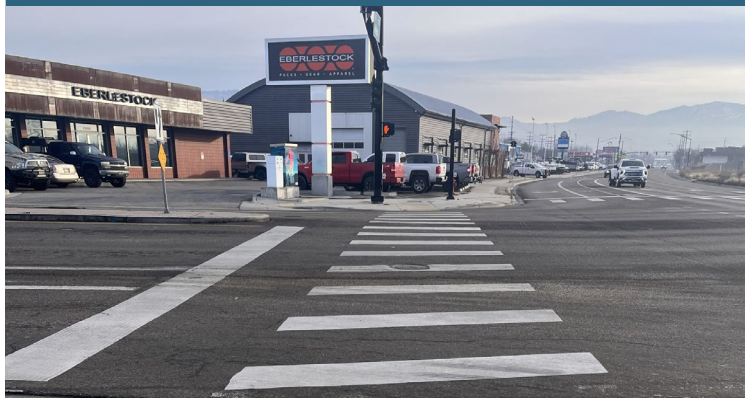
Utility Conflicts



Substandard Sidewalks



Excessively Long Pedestrian Crossings



Missing Pedestrian Crossings



Underutilized Alleyway Space



Stakeholder and Partner Agency Outreach



Community and Developer Outreach

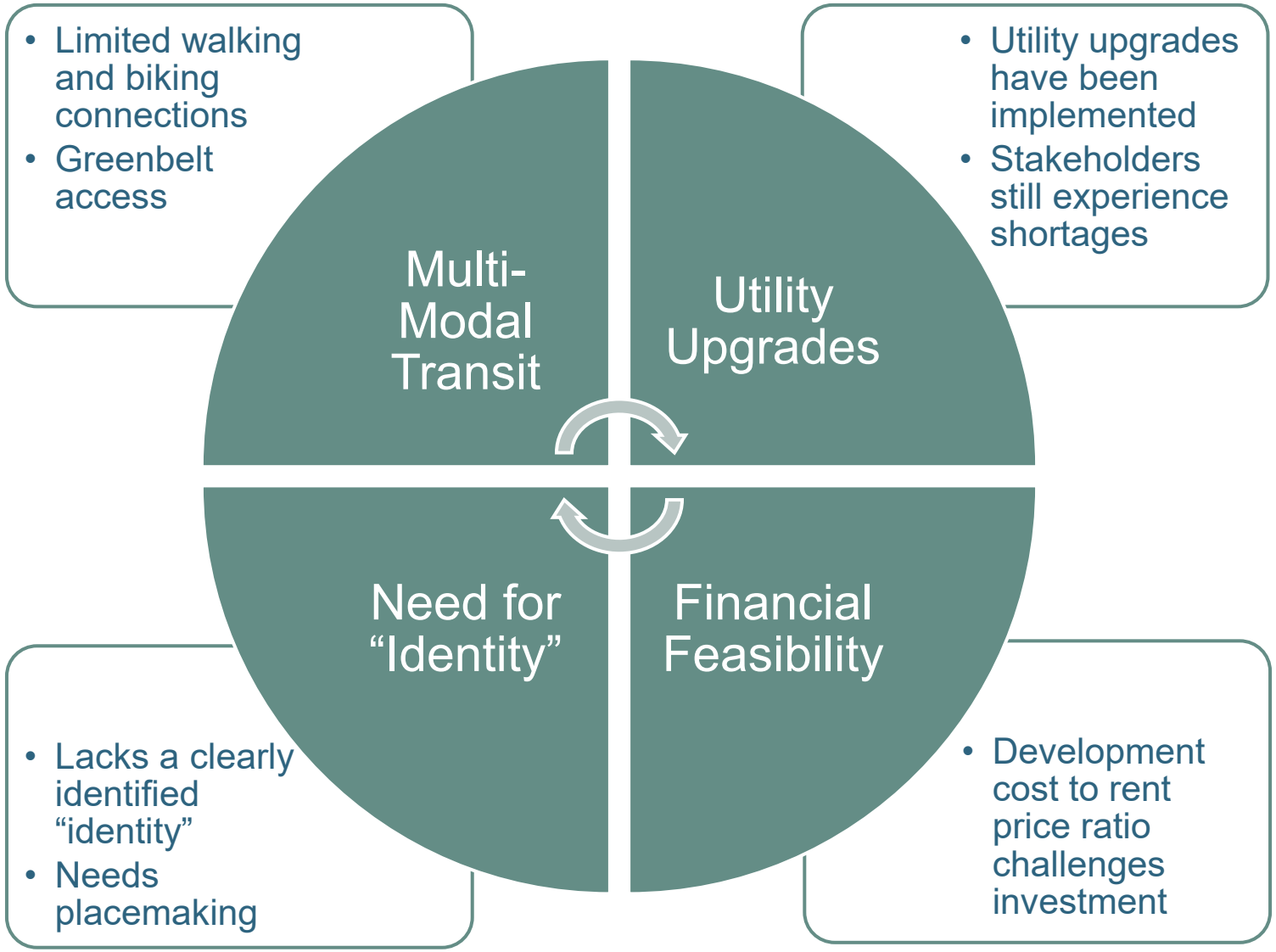
CCDC is conducting outreach with key developers and property owners who may have current, planned, or past work that intersects with this area to better understand any significant projects, plans, investments, or other considerations already underway or on the horizon that should inform our work.

Active Development and Key Stakeholders



1) Ahlquist/CWI
2) Roundhouse
**Property also owned by Roundhouse*
3) Subtext
4) DeChase Miksis
5) The Pacific Companies/SMR
6) Kal Pacific & Associates
7) St Luke's
8) Adare Manor
9) Eberlestock
10) Prestige Water Sports

Stakeholder Engagement Summary



Partner Agency Coordination



Main and Fairview Transit Stations, in partnership with Valley Regional Transit

Partners:

I. City of Boise
II. Ada County Highway District
III. Valley Regional Transit
IV. Utility Providers

Next Steps



Timeline and Next Steps

STUDY PERIOD (6 MONTHS)

- *Assessment Process*
- *Continued Stakeholder Outreach*
- *Partner Agency Coordination*

ASSESS RESULTS

- 5-YR CIP Update
- *Project Planning*

DESIGN AND CONSTRUCTION

- Capital Projects and Partnerships

Discussion

Agenda

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Consent Agenda

Motion to Approve Consent Agenda

Agenda

IV. Action Item

A. CONSIDER Resolution 1992: 8306 W. State Street. Roe Street Multi-Family Homes. Approve Selection of Outwest Investments LLC's Proposal ……..……Corrie Brending (20 mins)

B. CONSIDER Resolution 1988: ParkBOI Parking Garages Security Camera System Upgrade Project. Public Works Construction Contract with Cochran, Inc ……..……..…Zach Piepmeyer (15 mins)

V. Adjourn

Consider Resolution 1992

8306 W. State Street, Roe Street Multi-Family Homes. Approve Selection of Outwest Investments LLC's Proposal.

Corrie Brending – Project Manager

8306 W. State Street, Roe Street Multi-Family Homes

Corrie Brending– Project Manager



Aerial view of current site at 8306 W. State Street

8306 W. State Street



RFP Timeline

April 2025



Property Purchase

January 2026



Work Session

April 2026



RFP Published

May 2026



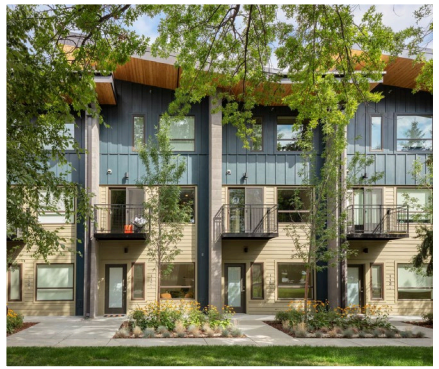
Review Committee Established

June 2026



Submission Deadline

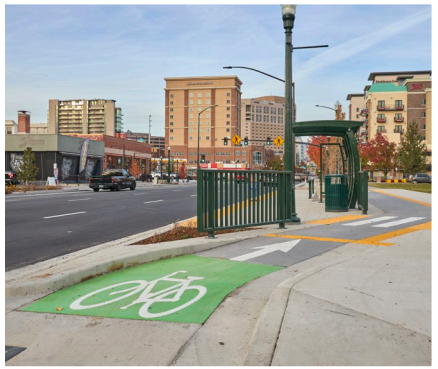
Roe Street Multi-Family Homes



Attainable Homes for Our Community



Quality Urban Design



Multimodal Lifestyle



Community Investment

Proposals Submissions & Evaluation



- Two Proposals Received
  - Outwest Investments LLC
  - Layton Construction & Legacy Real Estate Development
- Supplemental Submission Requested August 13, 2026
- Two Review Committee Meetings
- Agency Scoring Completed

Scoring		
	Layton/Legacy	Outwest Investments
Average (Out of 100)	-	72

About Outwest Investments

- Multi-family and affordable housing developer
- $240M+ in developed and acquired real estate assets
- Portfolio includes workforce housing, multi-family residential, mixed-use, and hospitality projects across multiple markets



Artist rendering of proposed development, looking NW at the corner of State Street and Roe Street – By Davis Partnership Architects

Attainable Homes



- 90 homes
- Average affordability of 90% AMI
- Affordability maintained through 2041
- Diverse mix from studios to three-bedroom homes
- Resident amenities include community spaces, work-from-home areas, pool, sky deck, and community garden

Artist rendering of proposed development, looking N from State Street – By Davis Partnership Architects

Quality Urban Design

- Four-story mid-rise building positioned at the corner of State and Roe Streets
- Surface and tuck-under parking located behind the building
- Building oriented toward the street with active residential patios
- Main entry and amenity spaces located at a prominent corner location



Proposed site layout – By Davis Partnership Architects

Multi-Modal Lifestyle



- Direct connections to sidewalks and future State Street multi-use pathway
- Improved pedestrian circulation and cross-access to adjacent development
- Bicycle, scooter, and electric vehicle charging infrastructure
- Transportation hub incorporated into the project concept

Artist rendering of proposed development, looking NW at the corner of State Street and Roe Street – By Davis Partnership Architects

Community Investment

- $23 million total development investment, exceeding the $15 million minimum expectation
- Approx. $963,000 in eligible public infrastructure improvements
- $100,000 investment toward creation of a transportation hub



Artist rendering of proposed development, building entrance –
By Davis Partnership Architects

Financial Overview



- Total Development Cost: $23.0 million
- Private Equity: $9.1 million
- Primary Debt Financing: $13.9 million HUD Section 221(d)(4) loan
- Alternative Financing Option: Interest letter provided by First Western Trust

Artist rendering of proposed development, looking S towards State Street along Roe Street – By Davis Partnership Architects

Next Steps

TODAY



Proposal Selection

March 2027



Agreement to Negotiate Exclusively

November 2027



Disposition and Development Agreement

Q1 2028



Construction Start

Q3 2029



Project Completion

Consider Resolution 1992

Suggested Motion:

I move to adopt Resolution 1992 and direct Agency staff to finalize an Agreement to Negotiate Exclusively with Outwest Investments LLC.

Agenda

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V. Adjourn

CONSIDER: Resolution 1988: ParkBOI Parking Garages Security Camera System Upgrade Project. Public Works Construction Contract with Cochran, Inc.

Zach Piepmeyer, Parking & Mobility Director

Introduction

Security at ParkBOI

- Strong customer preference for improved security
- ParkBOI Customer Service Ambassadors
- 3rd Party Security Services
- Operations & Maintenance
  - Lighting
  - Cleanliness
  - Facility maintenance and investment
  - Rapid graffiti removal
  - Eyes on the garage
  - All-day activity
  - Access control
- Security Cameras



Introduction

Existing Security Cameras

- 24 existing single-lens cameras
- On-premise digital recording and storage devices (2 systems)
- Limited camera placement and coverage
- Limited camera performance in varying conditions
- No video search capabilities





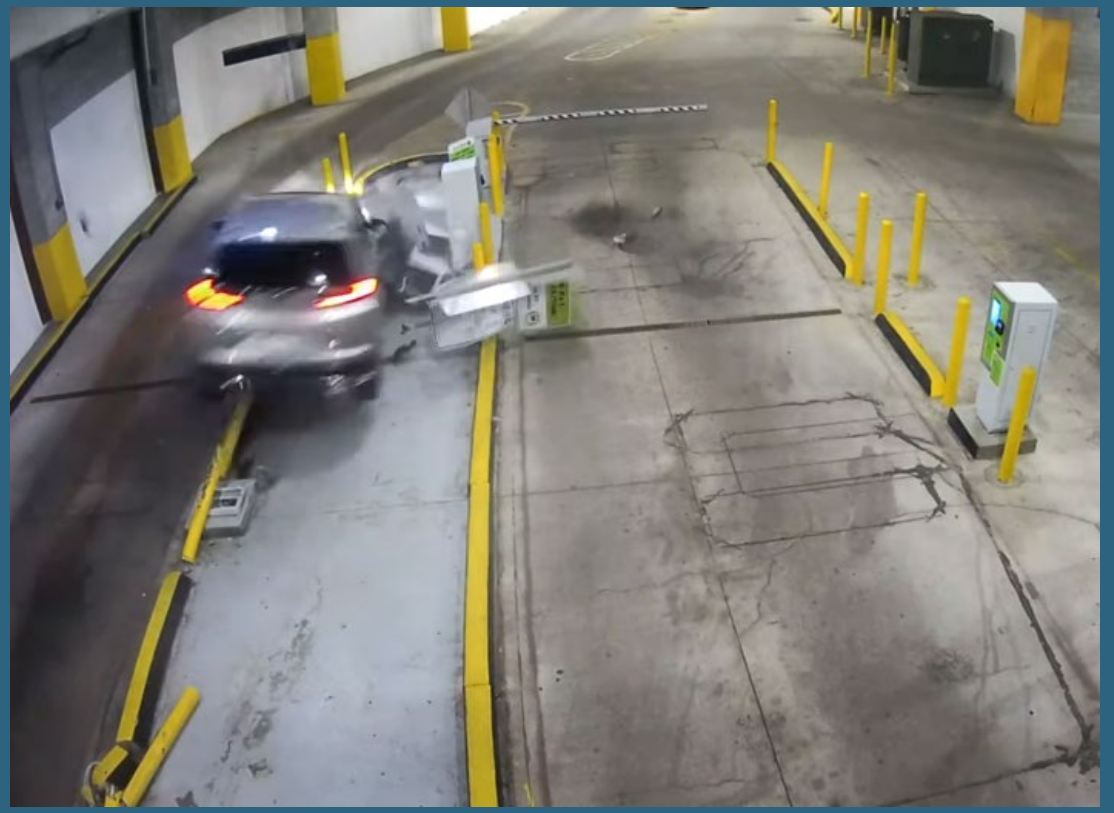

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NO PEDESTRIAN TRAFFIC
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Media Player
2026-03-21 03:03:36
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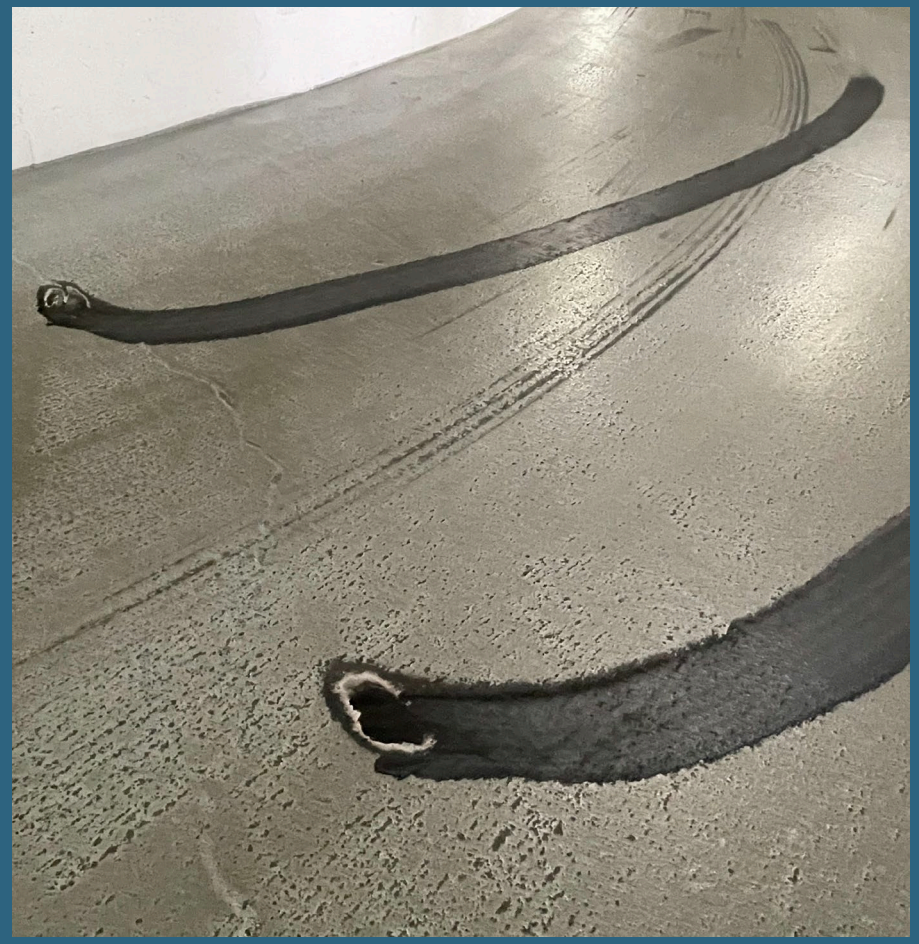
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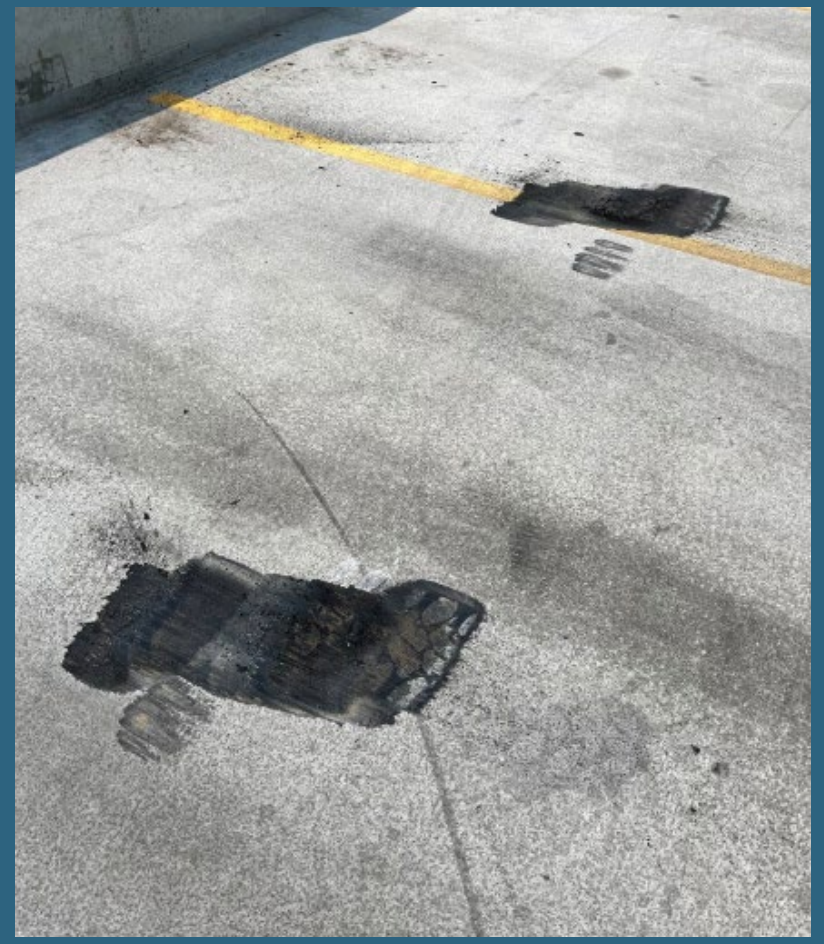




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PARKBOI

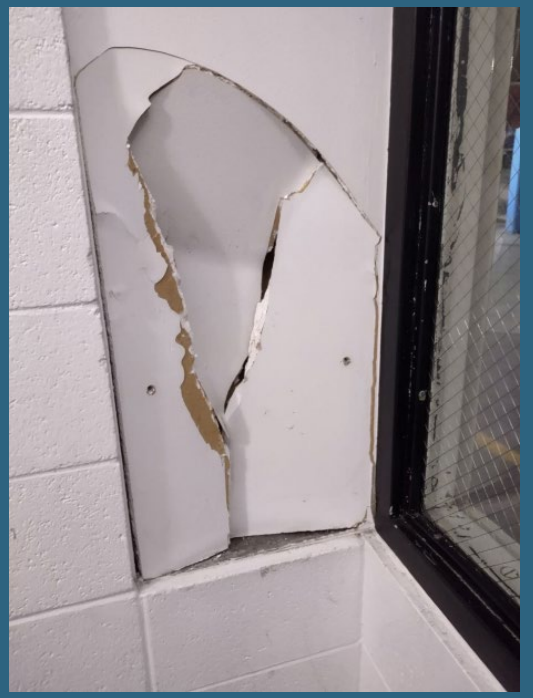




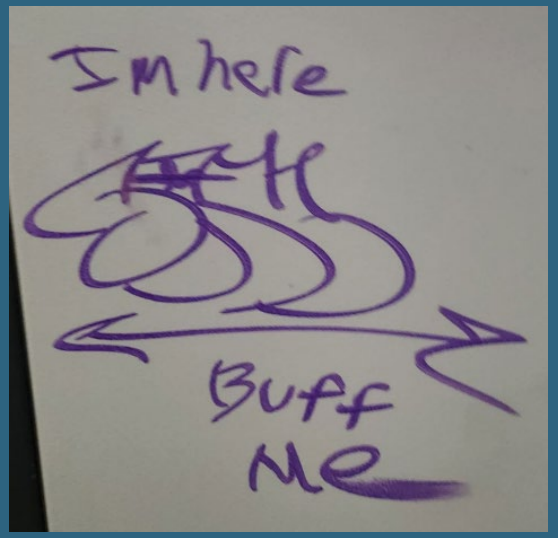
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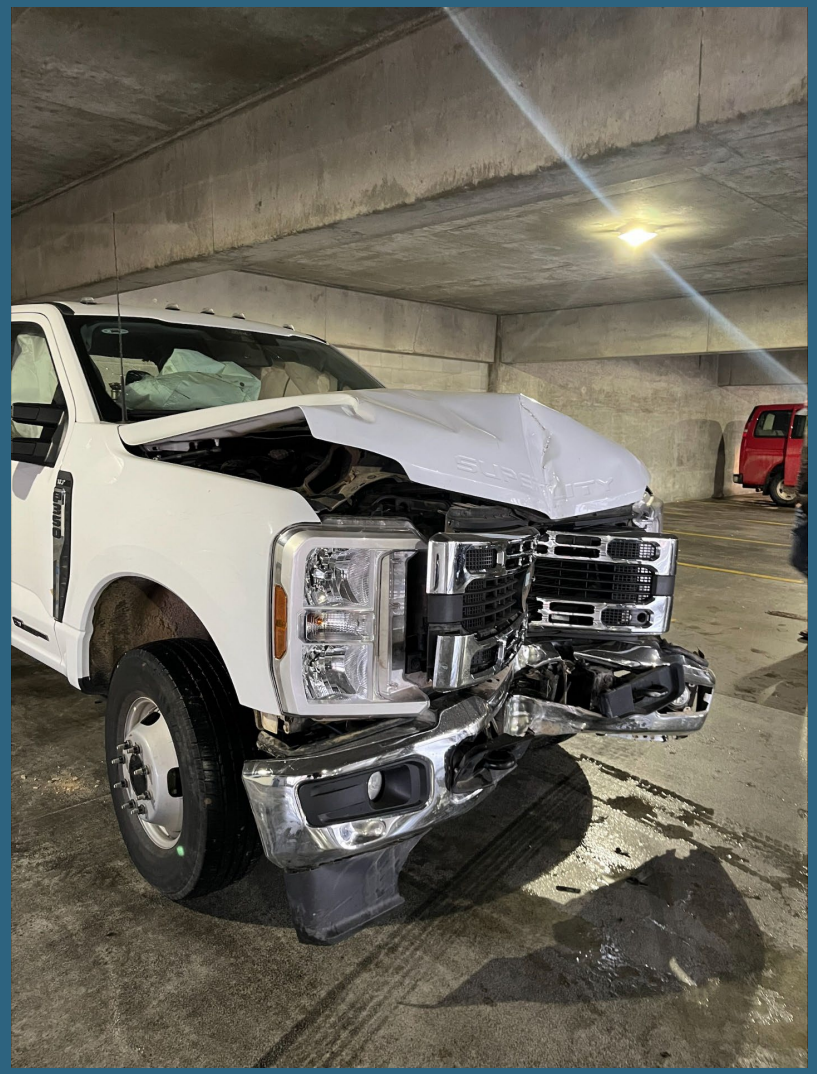


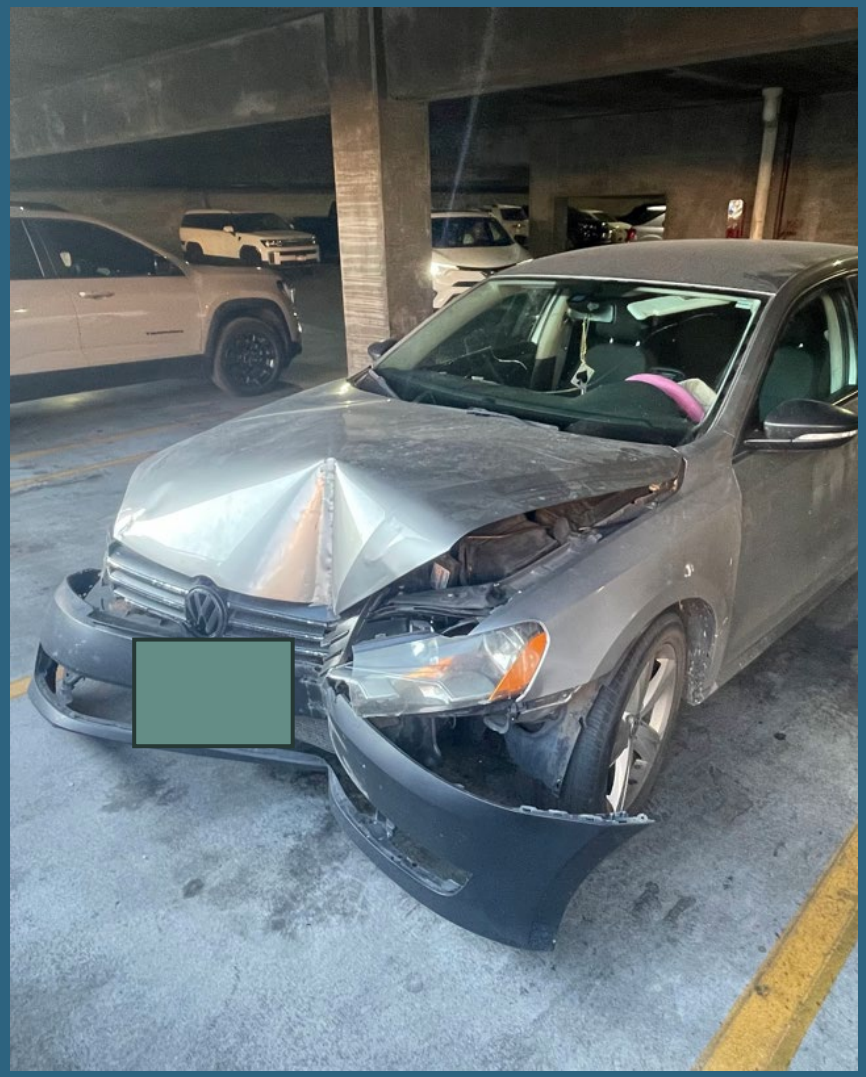


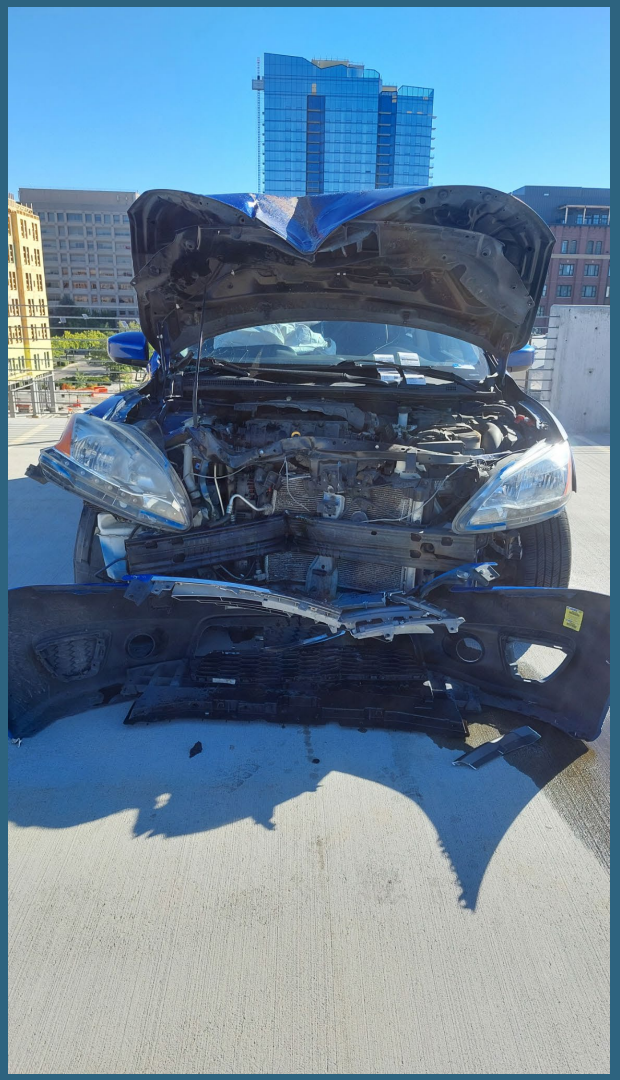




PARKBOI







Introduction

Modern Security Camera Systems

- Single- and multi-sensor cameras for increased coverage
- Quality video under varying light conditions
- Cloud video management and storage
- Video analytics
- Forensic search tools
- Standardized and scalable
- Policy on system usage



Images: Axis Communications

Cator Ruma & Associates Scope

Professional Service Agreement - Scope of Services

- Perform facility assessment
- Develop camera system functional specifications
- Develop camera device layouts and schedules
- Prepare bid documents
- Provide assistance during bidding
- Assist with construction administration

CATOR | RUMA
& ASSOCIATES, CO.

Cator Ruma & Associates Scope

Tier	Bid Component	Locations	# of Devices (Sensors)
1	**Base Bid**	**Entry/Exit Gates, POF Kiosks, Level 1 Stair/Elevator Lobbies, Rooftops**	**68 (160)**
2	Add Alt 1	Intermediate Level Parking & Circulation Areas	60 (134)
3	Add Alt 2	Intermediate Level Stair/Elevator Lobbies	71 (72)
4	Add Alt 3	Exterior of Vehicle Entry Points	10 (10)
5	Add Alt 4	Interior of Elevator Cabs	13 (13)



Bid Process

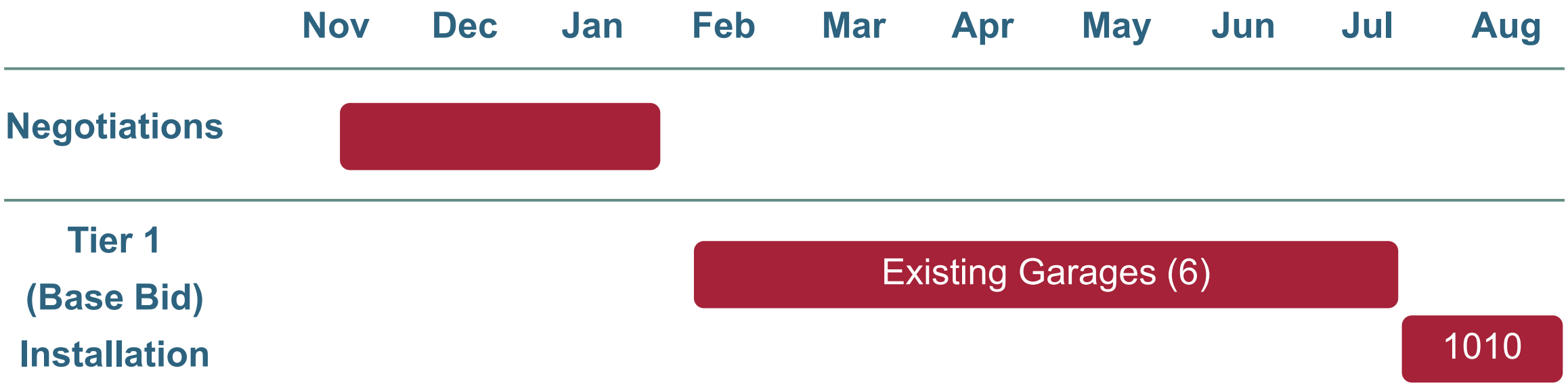
Idaho Code 67-2805 requires competitive sealed bidding of public works construction projects valued above $250,000.

Bid Advertisement	8/30/26 & 9/6/26
Pre-Bid Meeting + Tour	9/9/26
Last Day for Questions	9/18/26
Addenda Issued	9/21/26 & 9/24/26
Bid Opening	9/30/26 @ 3:00pm
Board Consideration of Award	**11/9/26 (Today)**

Bid Results

Company	Base Bid (Installation + 5-Year Subscription Cost)
Cochran, Inc.	$556,722
CompuNet, Inc.	$725,377
Convergint Technologies, LLC	$849,965
Long Building Technologies	$944,226

Next Steps


Nov
Dec
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Negotiations
Tier 1
(Base Bid)
Installation
Existing Garages (6)
1010

CONSIDER: Resolution 1988: ParkBOI Parking Garages Security Camera System Upgrade Project. Public Works Construction Contract with Cochran, Inc.

Suggested Motion:

I move to adopt Resolution 1988, waiving the minor bid irregularity related to the Contractor's Affidavit Concerning Taxes, recognizing Cochran, Inc. as the lowest responsive bidder, awarding the ParkBOI Parking Garages Security Camera System Upgrade Project to Cochran, Inc. for a total Base Bid amount of $556,722, and authorizing the Executive Director to execute a Public Works Construction Contract and expend funds.

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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