



**COLLABORATE. CREATE. DEVELOP. COMPLETE.**

# Board of Commissioners

**Special Meeting  
November 29, 2016**

# AGENDA

- I. Call To Order  
*Chairman Hale*
  
- II. Agenda Changes/Additions  
*Chairman Hale*
  
- III. Action Items
  
- IV. Information/Discussion Items
  - A. **RFQ/P Overview** (5 minutes).....Shellan Rodriguez
  
  - B. **Ash Street Proposals Presentations, and Q&A**
    - 1. Presentation (15 minutes).....deChase Miksis
    - Question and Answer (15 minutes).....Chairman Hale
  
    - 2. Presentation (15 minutes) .....KC Gardner Company
    - Question & Answer (15 minutes).....Chairman Hale
  
  - C. **Ash Street Proposals Discussion**
  
- V. Adjourn

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# RFQ/P Overview

Shellan Rodriguez  
CCDC Project Manager



# Workforce Housing RFQ/P Overview

## Where We've Been...

September 12, 2016 Board Meeting:  
RFQ/P Approved by Board

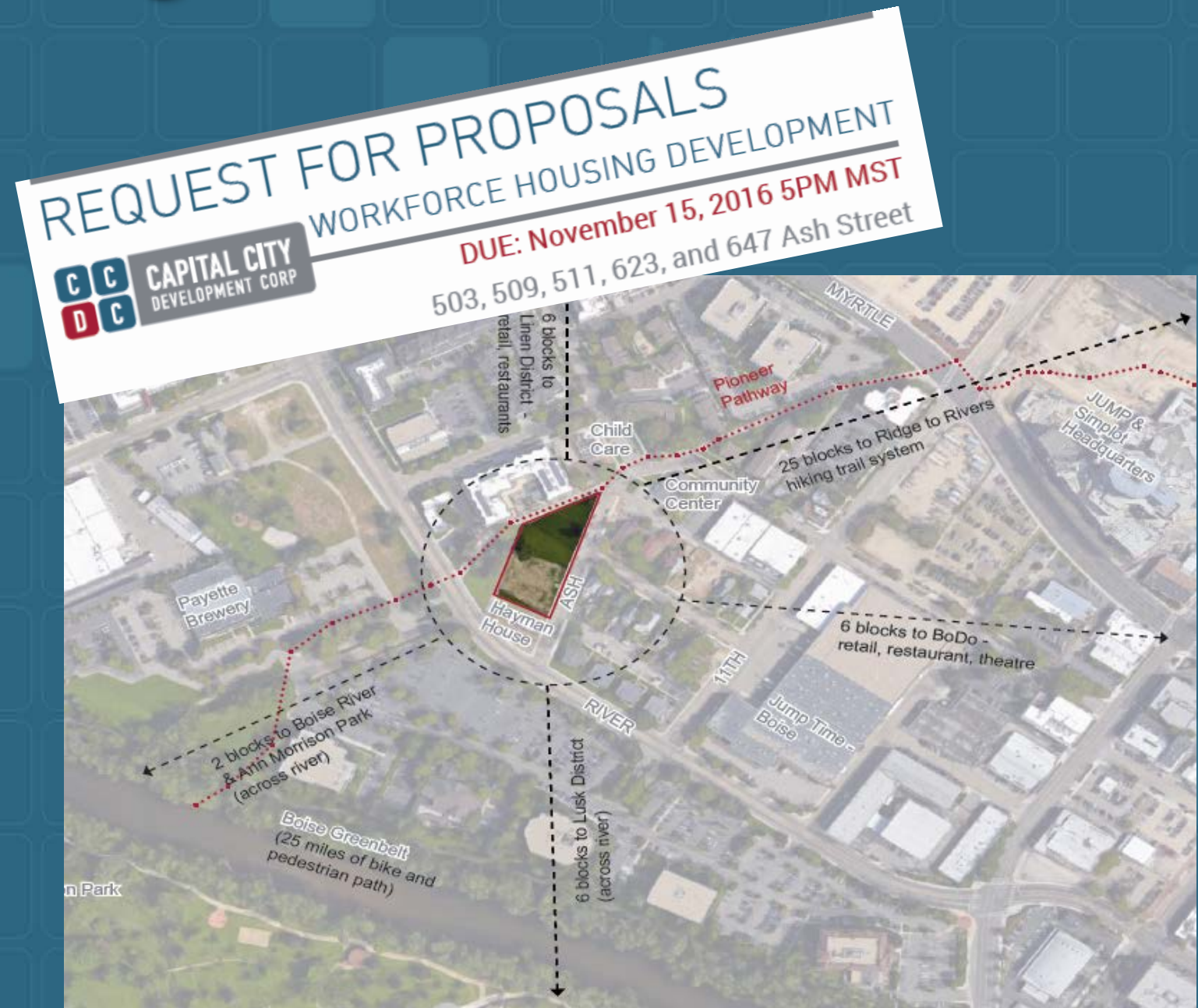
November 15, 2016:  
Two Proposals Received

November 18, 2016:  
Staff submitted complete Responses to Board

November 29, 2016 Special Board Meeting:  
Presentations and discussion

December 12, 2016 Regular Board Meeting:  
Intent is for the Board to award the RFQ/P to a developer and enter into an ERN

January – March:  
Reuse Appraisal, Staff negotiates DDA for Board Approval



# Minimum Thresholds

## No Late Proposals Accepted

1. Cover Sheet
2. Release (legal)
3. Dev Team info
4. Portfolio/ Resume
5. Project Summary
6. Development Budget
7. Timeline
8. Green Building Certification
9. Project Drawings

RESPONSE CHECKLIST - Ash Street Properties		
These are staff findings based upon the proposal received.		
Due Date:	November 15, 2016	
Date Received:	November 15, 2016	
Development:	Ash Street Plaza	
<b>Developer:</b>	<b>Gardner Company</b>	
Reviewed by:	Shellan Rodriguez, 11.16.2016	
<b>Proposal Minimum Requirements (as per the</b>		
1	X	Cover Sheet - completed and signed
2	X	Acknowledgment & Release signed
3	X	Development Team Information
4	X	Portfolio/ Resume
5	X	Project Summary
6	X	Development Sources and Us
7	X	Development Timeline
8	X	Completed Green Building Certification Form. Appendix 4.
9	X	Project Drawings

RESPONSE CHECKLIST - Ash Street Properties		
These are staff findings based upon the proposal received.		
Due Date:	November 15, 2016	
Date Received:	November 15, 2016	
Development:	unnamed	
<b>Developer:</b>	<b>deChase Miksis</b>	
Reviewed by:	Shellan Rodriguez 11.16.2016	
<b>Proposal Minimum Requirements (as per the</b>		
1	X	Cover Sheet - completed and signed
2	X	Acknowledgment & Release signed
3	X	Development Team Information
4	X	Portfolio/ Resume
5	X	Project Summary
6	X	Development Sources and Us
7	X	Development Timeline
8	X	Completed Green Building Certification Form. Appendix 4.
9	X	Project Drawings

# RFQ/P Priorities

## 45% Neighborhood Design & Context

Unique design which relates in scale and orientation to the existing neighborhood design and assets. Designs that complement/ enhance existing amenities will be preferred. This priority favors proof of neighborhood outreach and support and inclusion of programming that serves the needs of the River Street Neighborhood as described in the River Street Neighborhood planning process and as described in the Urban Renewal Plan.

## 15% Catalyst Potential

Include uses or commit to incorporate or phase underutilized or vacant sites in the neighborhood as part of a future project will be favored. Proposals adding amenities or services to the area, either on-site or in another location will be favored. Such amenities that have been suggested are a small grocery store, café space, live work spaces, art, etc.

## 15% Investment

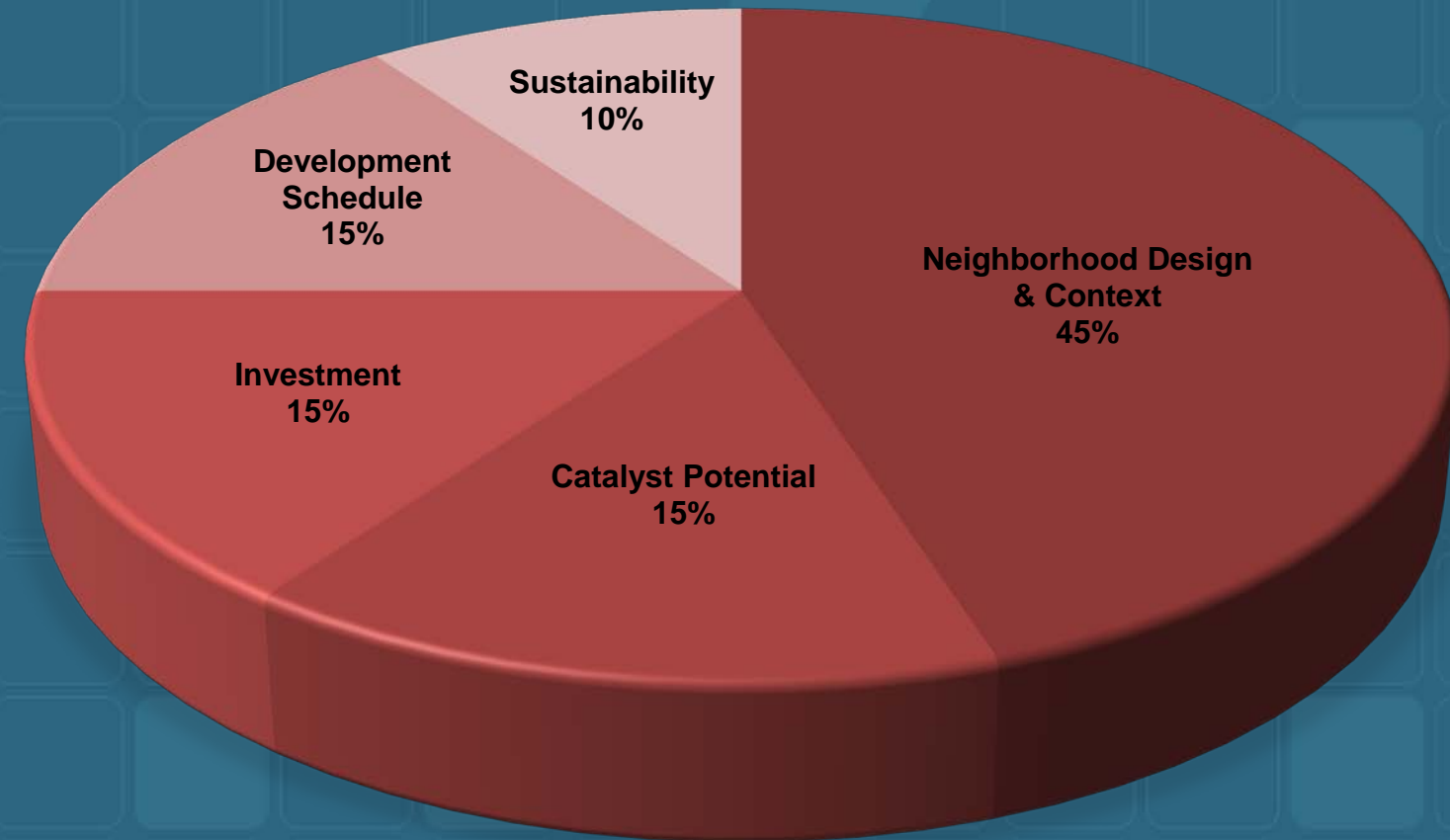
More investment in the redevelopment of the site should result in higher property valuation which adds value to property tax rolls strengthening the tax base. This will be viewed based on total development cost and anticipated assessed value. Within this section please confirm the status of the project's uses as private, public or non-profit and whether they will be for sale or rent. If there is any space that is not residential please explain the use in detail.

## 15% Development Schedule

Priority will be given to projects proposed to be completed within a shorter time frame relative to the overall size of the project as is exemplified in the Development Timeline.

## 10% Sustainability

In order to get preference in this area a proposal must commit to exceeding the Boise City Green Construction Code.





# Next Steps...

- 1- Determine if additional meetings are needed?
  - Currently Wednesday, December 7 is being held if desired

AND/OR

- 2- Award the RFP (and ERN) at the Regularly scheduled Board Meeting- Dec. 12<sup>th</sup>

Depending on the ReUse Appraisal, other project variables, the DDA will be negotiated in Q1 2017 for future Board Approval.

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# Ash Street Proposals Presentations, and Q&A

Presentation: deChase Miksis  
Question and Answer: Chairman Hale

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Presentation: KC Gardner Company  
Question and Answer: Chairman Hale



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