

CAPITAL CITY DEVELOPMENT CORPORATION  
Board of Commissioners Meeting  
Conference Room, Fifth Floor, 121 N. 9th Street  
December 11, 2017 12:00 p.m.  
MEETING MINUTES

**I. CALL TO ORDER**

Chairman Hale convened the meeting with a quorum at 12:04 p.m.

Present: Commissioner Dave Bieter, Commissioner John Hale, Commissioner Gordon Jones, Commissioner Maryanne Jordan, Commissioner Scot Ludwig, Commissioner Ben Quintana, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman.

Commissioner Ryan Woodings left the meeting at 12:49 p.m.

Agency staff members present: John Brunelle, Executive Director; Todd Bunderson, Development Director; Ross Borden, Finance Director, Max Clark, Parking & Facilities Director; Mary Watson, Attorney & Contracts Manager, Doug Woodruff, Project Manager; Karl Woods, Project Manager; Laura Williams, Project Manager, Sandy Lawrence, Administrative Assistant. Also present – Agency legal counsel, Ryan Armbruster.

**II. AGENDA CHANGES/ADDITIONS**

Chairman Hale moved Information Item C to be discussed before Action Item A.

**III. CONSENT AGENDA**

A. Expenses

1. Approval of Paid Invoice Report – November 2017

B. Minutes and Reports

1. Approval of Meeting Minutes from November 13, 2017

C. Other

1. Annual Employee Policy Manual Updates
2. Central District Sunset Working Group – Minutes – Meeting #5

Commissioner Quintana abstained from voting on the Consent Agenda due to his absence from the last board meeting.

Commissioner Zuckerman made a motion to approve the Consent Agenda.

Commissioner Woodings seconded the motion.

All said Aye. The motion carried 7 -0

#### **IV. ACTION ITEMS**

##### **A. CONSIDER: Resolution #1517 – Open Land Addendum to Shoreline Eligibility Report**

Shellan Rodriguez, CCDC Real Estate Development Manager, gave a report.

Commissioner Zuckerman made a motion to approve Resolution #1517, Accepting the Open Land Addendum to the Shoreline Urban Renewal Area Eligibility Study and transmitting to the City of Boise for approval.

Commissioner Woodings seconded the motion.

All said Aye. The motion carried 8 -0

##### **B. CONSIDER: 176 S. Capitol Blvd – Business Interiors of Idaho – Type One Participation Agreement Designation**

Laura Williams, CCDC Project Manager – Property Development, gave a report. John King, Business Interiors of Idaho Manager was available for questions.

Commissioner Zuckerman made a motion to direct staff to negotiate a final Type 1 Participation Agreement with Business Interiors of Idaho, Inc for future board approval.

Commissioner Woodings seconded the motion.

All said Aye. The motion carried 8 -0

##### **C. CONSIDER: 1005 Main Street – 10<sup>th</sup> and Main Street Office – Type One Participation Agreement Designation**

Laura Williams, CCDC Project Manager – Property Development, gave a report.

Commissioner Zuckerman made a motion to direct staff to negotiate a final Type 1 Participation Agreement with Tenth and Main, LLC.

Commissioner Woodings seconded the motion.

All said Aye. The motion carried 8 -0

#### **V. INFORMATION/DISCUSSION ITEMS**

##### **A. Operations Report**

John Brunelle, CCDC Executive Director, gave a report.

##### **B. ParkBOI System Update**

Max Clark, CCDC Parking & Mobility Director, gave a report.

##### **C. Special Business**

Chairman Hale and John Brunelle, CCDC Executive Director, asked former Board member, Pat Shalz, to come forward and then gave him a special presentation recognizing his thirteen plus years of service on the CCDC Board.

Chairman Hale reminded the Commissioners of the upcoming officer elections scheduled for the January board meeting. Any Board member interested in an officer position should advise the Chairman. The Chairman reported Commissioners Zuckerman and Woodings have expressed interest.

## **VI. EXECUTIVE SESSION**

A motion was made by Commissioner Zuckerman to go into executive session at 1:08 p.m. to deliberate regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1)(c),(d) and (f)].

### A roll call vote was taken:

Commissioner Hale: Aye  
Commissioner Zuckerman: Aye  
Commissioner Ludwig: Aye  
Commissioner Jones: Aye  
Commissioner Woodings: Absent  
Commissioner Jordan: Aye  
Commissioner Quintana: Aye  
Commissioner Bieter: Aye

All said Aye. The motion carried, 7-0.

Acquisition of Property not owned by a public agency was discussed.

## **VII. EXECUTIVE SESSION ADJOURN**

A motion was made by Commissioner Jordan to adjourn executive session at 1:45 p.m. and return to the public meeting. Commissioner Zuckerman seconded the motion.

### A roll call vote was taken:

Commissioner Hale: Aye  
Commissioner Zuckerman: Aye  
Commissioner Ludwig: Aye  
Commissioner Jones: Aye  
Commissioner Woodings: Absent  
Commissioner Jordan: Aye  
Commissioner Quintana: Aye  
Commissioner Bieter: Aye

All said Aye. The motion carried, 7-0.

## **VIII. REGULAR MEETING ADJOURNMENT**

There being no further business to come before the Board, a motion was made by Commissioner Jordan to adjourn the meeting.

Commissioner Zuckerman seconded the motion.

All said Aye. The motion carried, 7-0.

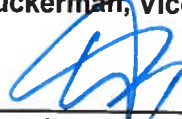
The meeting was adjourned at 1:46 p.m.

-----

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION  
ON THE 8<sup>th</sup> DAY OF January, 2018



\_\_\_\_\_  
**Dana Zuckerman, Vice Chair**



\_\_\_\_\_  
**Ryan Woodings, Secretary/Treasurer**

4826-5977-9160, v. 2