

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
January 8, 2018 1:00 p.m.
MEETING MINUTES

I. CALL TO ORDER

Vice Chairman Zuckerman convened the meeting with a quorum at 1:13 p.m.

Present: Commissioner Dave Bieter, Commissioner Ben Quintana, and Commissioner Dana Zuckerman.

Commissioner Gordon Jones joined via conference call at 1:10 p.m.

Absent: Commissioner Maryanne Jordan, Commissioner Scot Ludwig, and Commissioner Ryan Woodings.

Agency staff members present: John Brunelle, Executive Director; Todd Bunderson, Development Director; Ross Borden, Finance Director, Max Clark, Parking & Facilities Director; Mary Watson, General Counsel & Contracts Manager, Doug Woodruff, Project Manager; Karl Woods, Project Manager; Laura Williams, Project Manager, Matt Edmond, Project Manager, Shellan Rodriguez, Real Estate Development Manager, Kathy Wanner, Contracts Specialist, Sandy Lawrence, Administrative Assistant. Also present, Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS

There were no changes or additions to the agenda.

III. CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – December 2017

B. Minutes and Reports

1. Approval of December 11, 2017 Meeting Minutes
2. Approval of December 20, 2017 Special Meeting Minutes

C. Other

1. Approve Resolution #1520 – Approve Type One Participation Agreement with Tenth and Main Boise, LLC [*Designation 12/11/17, NTE \$150,000*]
2. Approve Resolution #1521 – Approve Type One Participation Agreement with Business Interiors of Idaho, Inc. [*Designation 12/11/17, NTE \$120,000*]

Commissioner Bieter made a motion to approve the Consent Agenda.

Commissioner Quintana seconded the motion.

All said Aye. The motion carried 4 -0

IV. ACTION ITEMS

A. CONSIDER: Election of Executive Committee Officers, approval of Executive Committee Charge, and designation of Secretary Pro Tempore

John Brunelle, CCDC Executive Director presented the slate of Executive Committee officers as follows:

Chair – Dana Zuckerman
Vice Chair – Ryan Woodings
Secretary/Treasurer – Dave Bieter

Commissioner Quintana made a motion to elect the Executive Committee officers as presented, defer appointment of the At-Large member of Executive Committee, approve the Executive Committee Charge, and designate Ross Borden, CCDC Finance Director, as the Secretary Pro Tempore.

Commissioner Bieter seconded the motion.

All said Aye. The motion carried 4 -0

B. CONSIDER: Resolution #1522 – CMGC Selection for Westside District Urban Park

Doug Woodruff, CCDC Project Manager, and Mary Watson, CCDC General Counsel & Contracts Manager, gave a report.

Commissioner Quintana made a motion to adopt Resolution No. 1522, approving the selection of Wright Brothers, The Building Company as the CM/GC for the 2018 Westside District Urban Park and authorize the Executive Director to negotiate and execute a CM/GC agreement with Wright Brothers.

Commissioner Bieter seconded the motion.

All said Aye. The motion carried 4 -0

C. CONSIDER: Resolution #1523 – SB Friedman Development Advisors Shoreline Urban Renewal Planning Scope Approval

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

Commissioner Quintana made a motion to adopt Resolution No. 1523, authorizing the approval of the execution of the professional services agreement with SB Friedman Development Advisors to complete an economic feasibility study for the proposed Shoreline Urban Renewal Plan not to exceed \$120,000.

Commissioner Bieter seconded the motion.

All said Aye. The motion carried 4 -0

V. INFORMATION/DISCUSSION ITEMS

A. Front & Myrtle Alternatives Analysis

Matt Edmond, CCDC Project Manager, and Daren Fluke, City of Boise Comprehensive Planning Manager, gave a report.

B. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

VI. REGULAR MEETING ADJOURNMENT

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

Commissioner Quintana seconded the motion.

All said Aye. The motion carried 4 -0

The meeting was adjourned at 2:06 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION
ON THE 12th DAY OF February, 2018



Dana Zuckerman, Vice Chair



Ryan Woodings, Secretary/Treasurer