

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
February 12, 2018 12:00 p.m.

I. CALL TO ORDER:

Chairman Zuckerman convened the meeting with a quorum at 12:02 p.m.

Present: Commissioner David Bieter, Commissioner Scot Ludwig, Commissioner Maryanne Jordan, Commissioner Gordon Jones, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman.

Absent: Commissioner Ben Quintana

Commissioner Jordan left at 1:04 p.m.

Commissioner Woodings left at 1:52 p.m.

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Parking and Mobility Director; Ross Borden, Finance & Administration Director; Mary Watson, General Counsel & Contracts Manager; Doug Woodruff, Senior Project Manager; Laura Williams, Project Manager; Matt Edmond, Project Manager; Shellan Rodriguez, Real Estate Development Manager; Kevin Martin, Accountant & HR; and Sandy Lawrence, Administrative Assistant. Also present was Agency legal counsel, Matt Parks.

II. AGENDA CHANGES/ADDITIONS:

There were no changes or additions to the agenda.

III. CONSENT AGENDA:

A. Expenses

1. Approval of Paid Invoice Report – January 2018

B. Minutes and Reports

1. Approval of January 8, 2018 Meeting Minutes

Commissioner Ludwig and Commissioner Woodings abstained from voting on the Consent Agenda due to their absence from the last board meeting.

Commissioner Woodings made a motion to approve the Consent Agenda.

Commissioner Bieter seconded the motion

With the exception of Commissioner Ludwig, and Commissioner Woodings, All said Aye. The motion carried 4 – 0

IV. ACTION ITEM

A. CONSIDER: Annual Independent Audit and Financial Report for FY 2017

Kevin Smith, Eide Bailly Audit Partner, gave a report.

Commissioner Woodings made a motion to accept independent auditor Eide Bailly LLP's report of the Agency's FY 2017 financial statements and authorize distribution to statutorily-required entities.

Commissioner Bieter seconded the motion

All said Aye. The motion carried 6 - 0

B. CONSIDER: 301 N. 29th Street – Whittier Elementary – Type 4 Participation Agreement Designation

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings made a motion to direct staff to negotiate a final Type 4 Capital Improvements Reimbursement Participation Agreement with Boise School District for future board approval.

Commissioner Bieter seconded the motion

All said Aye. The motion carried 6 - 0

C. CONSIDER: 222 N 8th Street – Diablo and Son's – Type 1 Participation Agreement Designation

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings made a motion to direct staff to negotiate a final Type 1 Participation Agreement with Bittercreek/Red Feather, LLC for future board approval.

Commissioner Jordan seconded the motion

All said Aye. The motion carried 6 - 0

D. CONSIDER: 122 N 5th Street – Brownfield's Redevelopment – Type 1 Participation Agreement Designation

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings made a motion to direct staff to negotiate a final Type 1 Participation Agreement with Brownfield's Building, LLC. For future board approval.

Commissioner Bieter seconded the motion

All said Aye. The motion carried 6 - 0

E. CONSIDER: Resolution #1524 – Parking Wait List Policy Update

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

Commissioner Woodings made a motion to approve Resolution No. 1524, adopting the updated Wait List Policy for the ParkBOI off-street garage parking system.

Commissioner Bieter seconded the motion

All said Aye. The motion carried 6 – 0

F. CONSIDER: Resolution #1525 – Parking Enforcement & Collection Policy Update

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

Commissioner Woodings made a motion to approve Resolution No. 1525, adopting an updated Parking Enforcement & Collections Policy.

Commissioner Ludwig recused himself on this vote.

Commissioner Bieter seconded the motion

With the exception of Commissioner Ludwig, All said Aye. The motion carried 5 - 0

G. CONSIDER: Resolution #1526 – Central District CMGC Contract Amendment, GMP #1

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

Commissioner Woodings made a motion to adopt Resolution No. 1526, authorizing the amendment of the Central District CM/GC Agreement with Guho Corporation.

Commissioner Bieter seconded the motion

All said Aye. The motion carried 6 – 0

Commissioner Jordan left the meeting before Action Item H.

H. CONSIDER: Resolution #1527 – 2403 W Fairview – Adare Manor – Type 4 Participation Agreement

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

Commissioner Woodings made a motion to adopt Resolution No. 1527, authorizing the execution of the Type 4 Public Private Participation Agreement with Northwest Integrity Housing Co.

Commissioner Bieter seconded the motion

All said Aye. The motion carried 5 - 0

V. INFORMATION/DISCUSSION ITEMS:

A. Trailhead Management Report

Dan Faricy, Trailhead Executive Director, gave a report.

B. VRT ValleyConnect 2.0 Plan

Kelli Badesheim, VRT Executive Director, gave a report

C. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

VI. EXECUTIVE SESSION

A motion was made by Commissioner Ludwig to go into an executive session at 1:58 p.m. to deliberate regarding acquisition of an interest in real property which is not owned by a public agency [Idaho Code 67-2345(1)(c)]. Commissioner Bieter seconded the motion. A roll call vote was taken:

Commissioner Bieter	Aye
Commissioner Ludwig	Aye
Commissioner Jordan	Absent
Commissioner Jones	Aye

Commissioner Quintana Absent
Commissioner Woodings Absent
Commissioner Zuckerman Aye

All said Aye. The motion carried 4 - 0

EXECUTIVE MEETING ADJOURNMENT

A motion was made by Commissioner Ludwig to adjourn executive session at 2:36 p.m. and return to the public meeting. Commissioner Bieter seconded the motion. A roll call vote was taken:

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

All said Aye. The motion carried 4 - 0

VII. REGULAR MEETING ADJOURNMENT

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

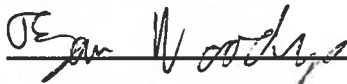
All said Aye. 4 - 0

The meeting was adjourned at 2:37 p.m.

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



Dana Zuckerman, Chair



Ryan Woodings, Vice Chair