

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

I. CALL TO ORDER:

Chairman Zuckerman convened the meeting with a quorum at 12:01 p.m.

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

Commissioner Bieter arrived at 12:15 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; Karl Woods, Project Manager; Laura Williams, Project Manager; Matt Edmond, Project Manager; Shellan Rodriguez, Real Estate Development Manager; Joey Chen, Controller; Kathy Wanner, Contracts Specialist; Ben Houpt, Property Manager; and Sandy Lawrence, Administrative Assistant. Also present was Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. CONSENT AGENDA:

The meeting minutes from March 12, 2018 contained a technical error on the last page concerning Executive Meeting Adjournment. The correction has been on the printed version for the record.

Commissioner Ludwig stated that he will be voting to approve the minutes with the exception of the item he recused himself from voting on at the March 12, 2018 Board Meeting.

**See March 12, 2018 meeting minutes: Action Item F: CONSIDER Resolution #1525 – Parking Enforcement & Collection Policy Update.*

Commissioner Jordan abstained from approving the minutes due to her absence at the March 12, 2018 Board Meeting.

Commissioner Woodings moved to approve the consent agenda as modified. Commissioner Jones seconded the motion.

A. Expenses

1. Approval of Paid Invoice Report – March 2018
- B. Minutes and Reports
 1. Approval of March 12, 2018 Meeting Minutes
- C. Other
 1. Approve Resolution #1540 – Records Disposition

IV. ACTION ITEM

A. CONSIDER: 6th & Front – Type 3 Participation Project, Remnant Disposition, and Parking Permit Purchase Agreement with Front Street Investors, LLC

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings made a motion to designate the 6th and Front project as a Type 3 Transformative Assistance Project and direct staff to negotiate and finalize terms of a Disposition and Development Agreement, a Type 3 Transformative Assistance Agreement, and a Parking Permit Purchase Agreement for future Board Approval.

Commissioner Jordan seconded the motion.

All said Aye. The motion carried, 6-0

B. CONSIDER: Resolution #1535 – Approval of Real Estate Conveyance Agreement with the City of Boise for 617 Ash Street

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

Commissioner Woodings made a motion to adopt Resolution #1535, approving and authorizing the execution of the Real Estate Conveyance Agreement by and between CCDC and the City of Boise for the property located at 617 Ash Street.

Commissioner Jones seconded the motion.

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

C. CONSIDER: Resolution #1537 – Authorizing Purchase of Property within Westside District

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

Commissioner Woodings made a motion to adopt Resolution #1537 approving and authorizing the execution of the Purchase and Sale Agreement for 1010 W. Jefferson and the adjacent parking lot.

Commissioner Quintana seconded the motion.

Commissioners Bieter, Jones, Jordan, Quintana, Woodings, and Zuckerman said Aye.
Commissioner Ludwig said Nay.
The motion carried, 6-1.

D. CONSIDER: Resolution #1539 – Prequalification of Contractors for 10th & Front Garage Concrete Repairs Project.

Mary Watson, CCDC General Counsel & Contracts Manager, gave a report.

Commissioner Woodings made a motion to adopt Resolution #1539, prequalifying Guho Corp., McAlvain Construction, Inc., and Structural Preservation Systems, LLC as eligible to submit competitive bids for the 10th & Front Garage Concrete Repairs Project.

Commissioner Quintana seconded the motion.

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

V. INFORMATION/DISCUSSION ITEMS:

A. Shoreline URD Update

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

B. Parking and Mobility Programs Update

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

C. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

VII. REGULAR MEETING ADJOURNMENT

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

All said Aye. 7 - 0

The meeting was adjourned at 1:22 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 14th day of May 2018.


Dana Zuckerman, Chair


Ryan Woodings, Vice Chair

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