

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
May 14, 2018 12:00 p.m.

I. CALL TO ORDER:

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

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

Commissioner Ben Quintana arrived at 12:06 p.m.

Absent: Commissioner David Bieter

Agency staff members present: 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; Kathy Wanner, Contracts Specialist; and Sandy Lawrence, Administrative Assistant. Also present was Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS:

The Board gave unanimous consent to move agenda item Information/Discussion Item A: Ada County Assessor's Annual Report to be heard immediately following the Consent Agenda in order to accommodate the Assessor's schedule.

Agency legal counsel, Ryan Armbruster noted that when the meeting agenda was sent out there was a duplicate entry in the Consent Agenda: Item C – Approve FY 2018 Q2 Financial Report. This has been removed from the agenda.

III. CONSENT AGENDA:

A. Expenses

1. Approval of Paid Invoice Report – April 2018

B. Minutes and Reports

1. Approval of April 9, 2018 Meeting Minutes

C. Other

1. Approve Resolution #1541 - CSHQA's Professional Design Services Task Order 14-015 Amendment #1 for Central District Public Improvements
2. Approve Resolution #1547 – Approving Easement Agreements for BoDo Sidewalks
3. Approve FY 2018 Q2 Financial Report, October 1, 2017 thru March 31, 2018 (Unaudited)

Commissioner Woodings made a motion to approve the Consent Agenda.
Commissioner Jordan seconded the motion
Commissioner Ludwig recused himself from voting on the consent agenda based on previous recusals concerning his interest in certain properties within the River Myrtle project area.

All said aye, the motion carried 4-0

IV. ACTION ITEM

A. CONSIDER: Resolution #1548 - to Quitclaim 11th & Myrtle Remnant to City of Boise

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

Commissioner Woodings moved to adopt Resolution #1548 to quitclaim the 11th & Myrtle Remnant Parcel to the City of Boise.

Commissioner Jordan seconded.
All said Aye, the motion carried 6-0.

B. Resolution #1529 – Amend Resolution #1478, RMOB Series 2017 A Redevelopment Bonds

Ross Borden, CCDC Finance & Administration Director, gave a report.

Commissioner Woodings moved to adopt Resolution #1529, amending Resolution #1478, the Series 2017A Redevelopment Bond Resolution, to authorize redirecting the \$2.6 million originally intended to purchase the fifth & Broad Street parking condominium to eligible expenses associated with the construction of the new main Library! project.

Commissioner Jordan seconded.
All said Aye, the motion carried 6-0.

C. 801 W Main Street – Wells Fargo Center Retail – Type 1 Participation

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to approve a program modification for the awning criteria for the Wells Fargo Center Retail Type 1 Project, and direct staff to negotiate a final Participation Agreement with ODC-FIC, LP.

Commissioner Quintana seconded.
All said Aye, the motion carried 6-0.

D. Resolution #1543 - 6th and Front Project – Approval of the Disposition and Development Agreement for 502 West Front Street

- E. Resolution #1544 - 6th and Front Project – Approval of the Type 3 Participation Agreement with Front Street Investors, LLC**
- F. Resolution #1545 - 6th and Front Project – Approval of the Parking Permit Purchase Agreement with Front Street Investors, LLC**

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to adopt Resolution #1543 – approving the Disposition and Development Agreement for 502 W Front Street, Resolution #1544 – approving the Type 3 Participation Agreement with Front Street Investors, LLC and Resolution #1545 – approving the Parking Permit Purchase Agreement with Front Street Investors, LLC.

Commissioner Quintana seconded.
All said Aye, the motion carried 6-0.

- G. Capitol & Front Garage RFP Update and Process Approval**

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to approve the updated disposition process for the Capitol & Front garage and authorize the Executive Director to begin negotiations on the open market with interested parties.

Commissioner Quintana seconded the motion

Commissioner Ludwig moved that there be an addition to the suggested motion, provided however, the minimum RFP bid process shall be reviewed for further approval following the Executive Director negotiations on the open market with interested parties.
There was no second to this motion

Commissioner Woodings moved to withdraw his original motion, concurred with by Commissioner Quintana, who had seconded the original motion, thus negating the amendment proposed by Commissioner Ludwig.

Commissioner Ludwig then moved to authorize Executive Director and the Executive Committee to review and analyze the RFP process as completed and determine whether there could be a modified RFP issued and report to the Board of its findings.

Commissioner Jones seconded.
All said Aye, the motion carried 6-0.

- H. Resolution #1550 - Central District Geothermal Type 4 Agreement with City of Boise**

Doug Woodruff, CCDC Senior Project Manager, gave a report.

Commissioner Woodings moved to adopt Resolution #1550, approving the Union Block Geothermal Project Type 4 Participation Agreement.

Commissioner Jordan seconded.
All said Aye, the motion carried 6-0.

V. INFORMATION/DISCUSSION ITEMS:

- A. **Ada County Assessor's Annual Report**
Robert McQuade, Ada County Assessor, gave a report.

- B. **Central District Sunset – Update**
Ross Borden, CCDC Finance & Administration Director, gave a report.

- C. **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 Woodings to adjourn the meeting. Commissioner _____ seconded the motion.

All said Aye. 6 - 0

The meeting was adjourned at 1:35 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 11th day of June 2018.



Ryan Woodings, Chair



Ross Borden, Secretary/Treasurer
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