



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
October 9, 2017**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – September 2017

B. Minutes & Report

1. Approval of Meeting Minutes from September 11, 2017

C. Other

1. Approve Resolution #1509 Records Disposition

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. **CONSIDER:** Downtown Garage Customer Survey and Parking Rate Modification (15 minutes).....Matt Edmond & Max Clark
- B. **CONSIDER:** Resolution #1508 Accepting Shoreline Urban Renewal Area Eligibility Study and Forward to Boise City Council for Consideration (5 minutes).....Shellan Rodriguez
- C. **CONSIDER:** 2403 Fairview Ave – Adare Manor – Type Two Participation Agreement Designation (5 minutes)....Shellan Rodriguez
- D. **CONSIDER:** 2200 Fairview Ave – New Path Community Housing – Type One Participation Agreement Designation (5 minutes).....Laura Williams
- E. **CONSIDER:** 750 Main Street – Capitol Terrace Renovation – Type One Participation Agreement Designation (5 minutes).....Laura Williams
- F. **CONSIDER:** Resolution #1507 Approving Selection of CM/GC for 2018 Central District Public Improvements Project (10 minutes).....Mary Watson & Doug Woodruff

INFORMATION/ACTION ITEM: Parking Survey & Rate Change Notice

Max Clark, Parking & Facilities Director

Matt Edmond, Project Manager

Background

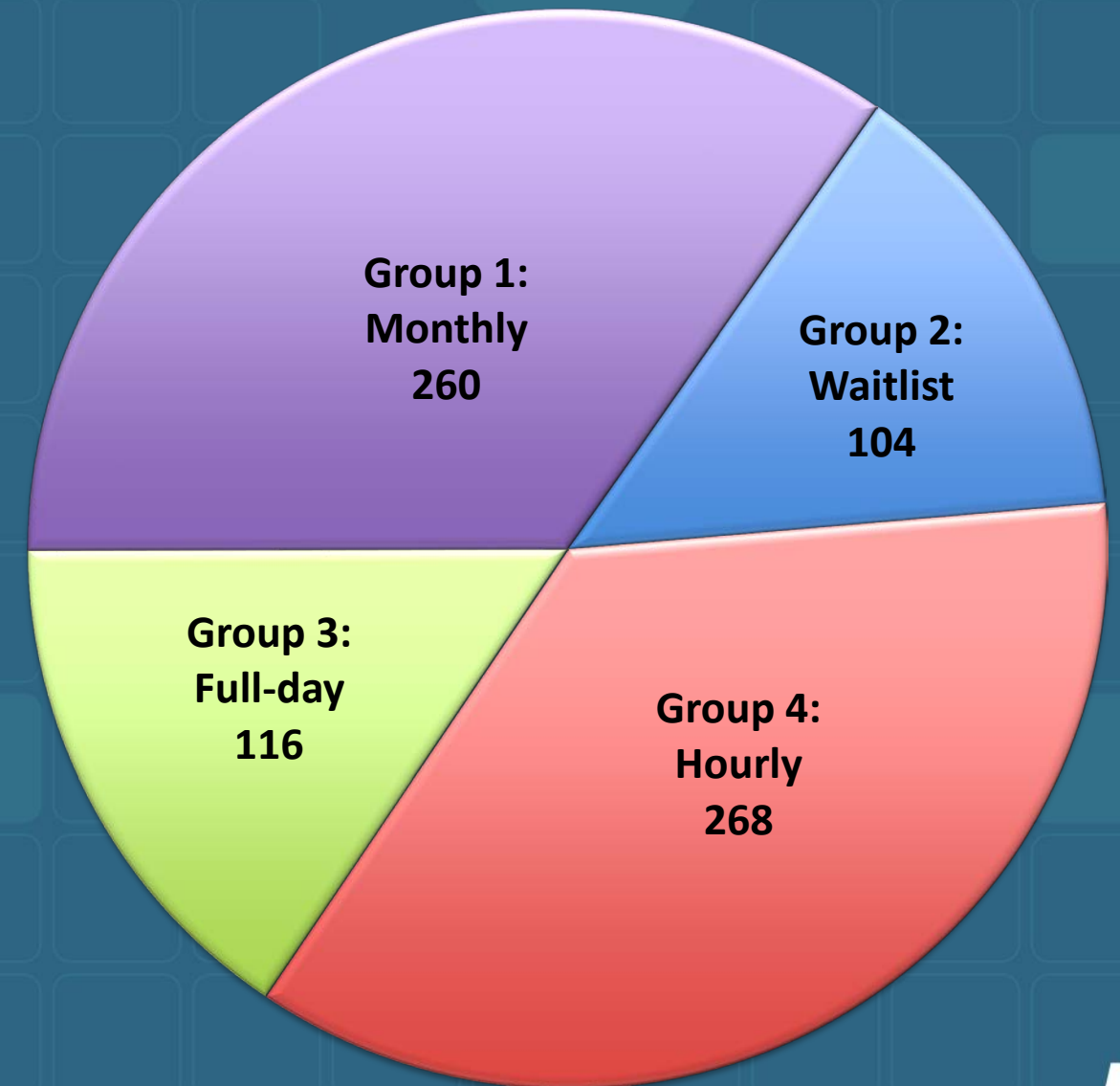
- Parking Strategic Plan
- Demand exceeds supply
- Board directed rate survey
- Development impacts
- Need to provide alternatives
- Help fund alternatives



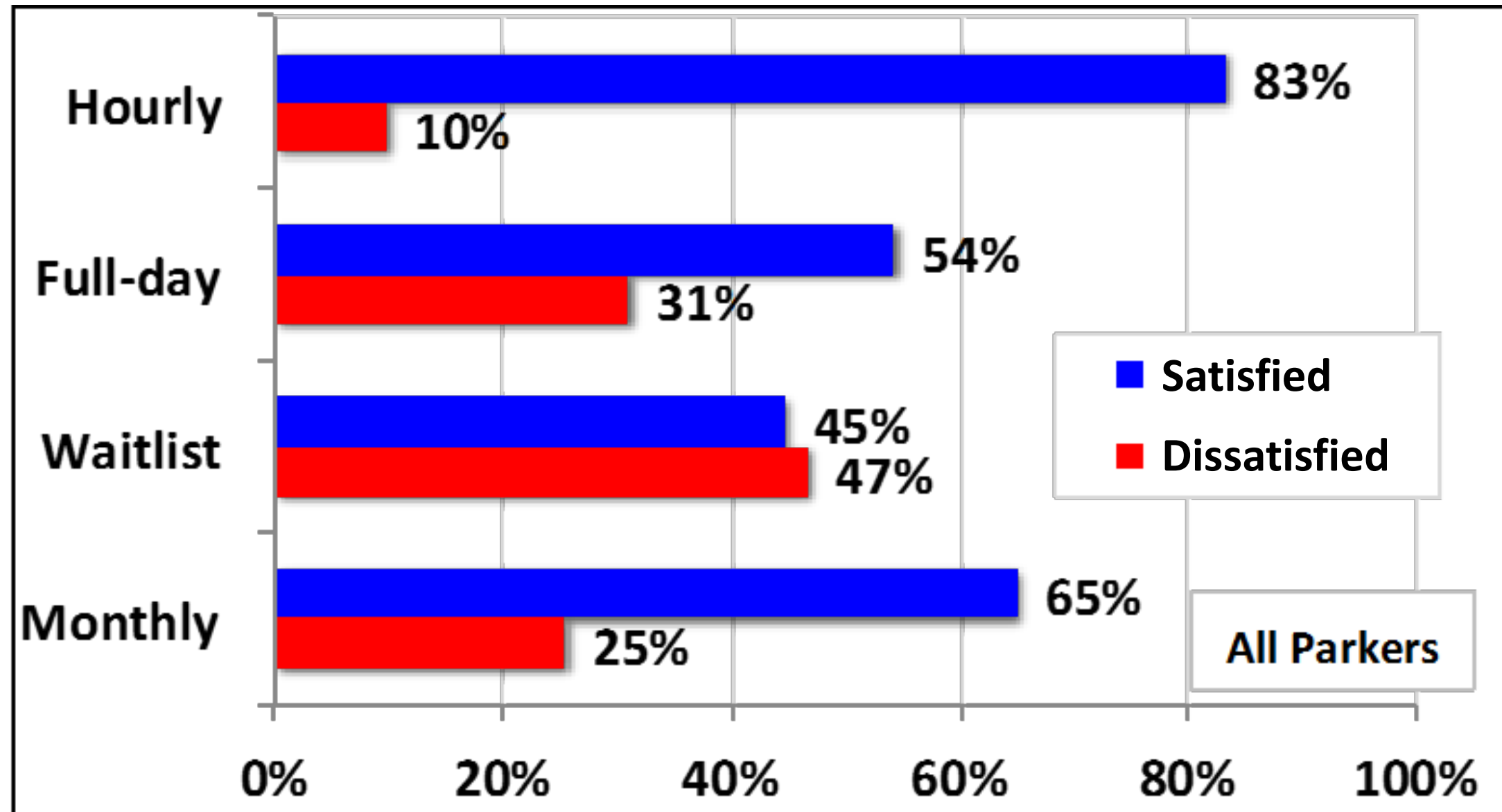
Methodology

- Phone and online
- Park minimum once/month
- High reliability +/-3.6% overall
- Asked about:
 - Use Frequency
 - Satisfaction
 - Out of Pocket Cost
 - Tolerance for rate increase
 - Alternatives

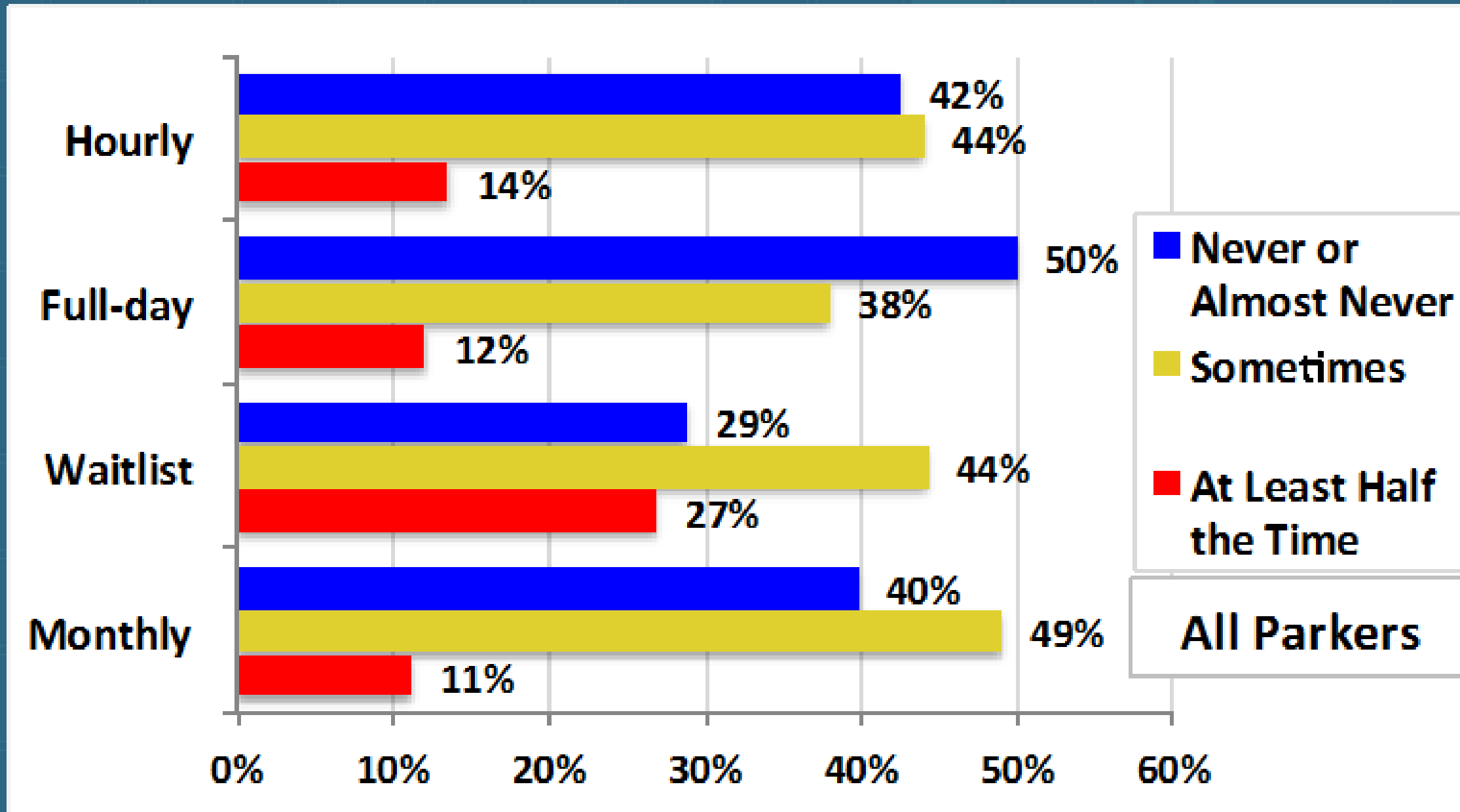
Total Surveyed: 748



Public Outreach: Customer Satisfaction

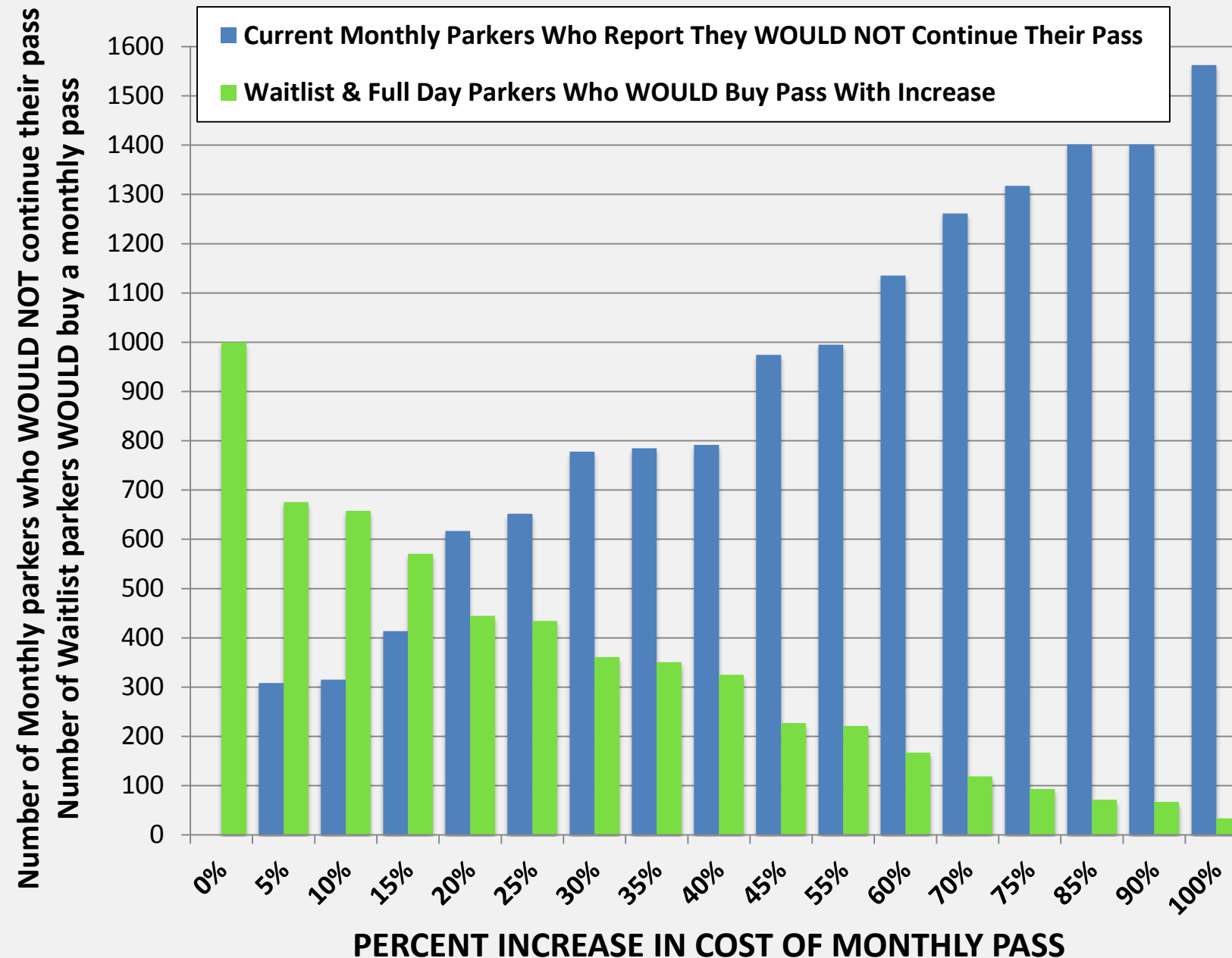


Feedback: Difficulty Finding Parking



Monthly Rate Change Feedback

Impact of Monthly Rate Increases: Loss of Current Pass Holders and Tolerance of Waitlist/Full-Day Parkers for Higher Rate





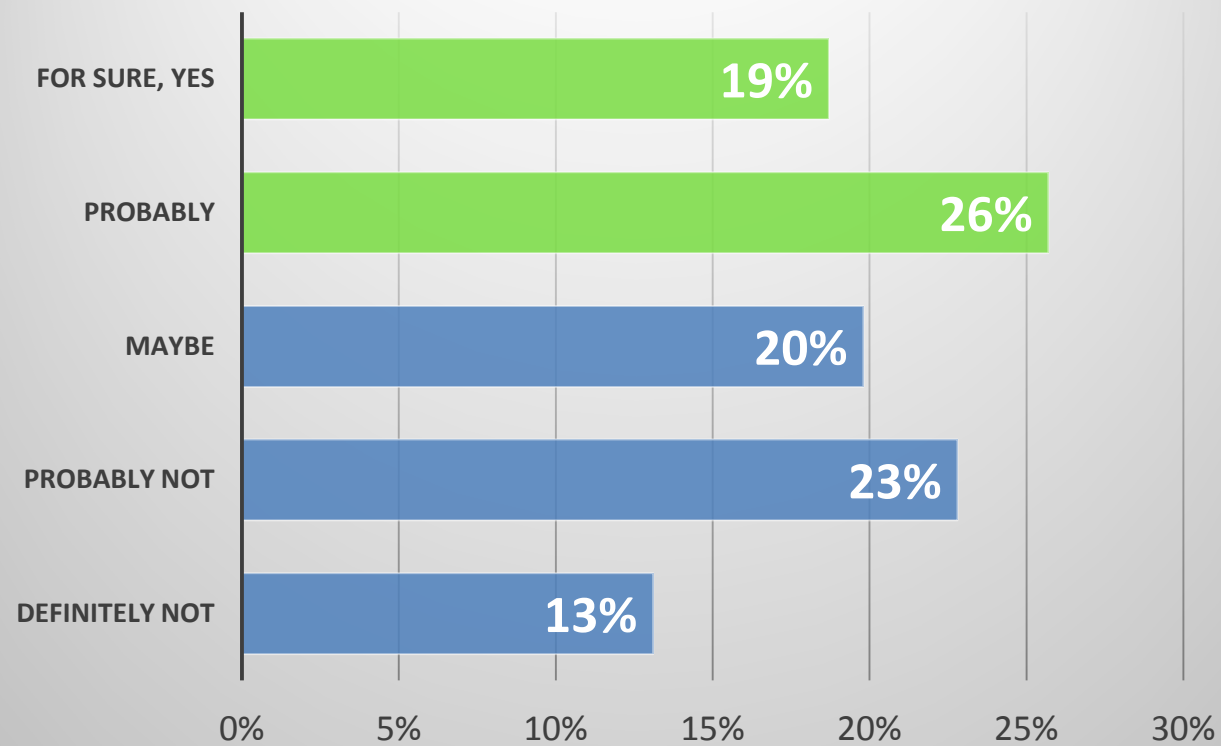
Recommendation for Monthly Rates

| Garage | Monthly Spaces | Current Rate | Proposed Rate |
|----------------------------------|----------------|--------------|---------------|
| 11th & Front (Pioneer Crossing) | 250 + 425 | NA | \$100 |
| 5th & Broad (The Fowler) | 20 + 20* | NA | \$175 |
| 9th & Front (City Centre) | 318 | \$120 | \$140 |
| 10th & Front (Grove Street) | 503 | \$120 | \$140 |
| Capitol & Myrtle (Myrtle Street) | 185 | \$120 | \$140 |
| Capitol & Front (Boulevard) | 129 | \$120 | \$140 |
| Capitol & Main (Capitol Terrace) | 285 | \$135 | \$175 |
| 9th & Main (Eastman) | 275 | \$135 | \$175 |

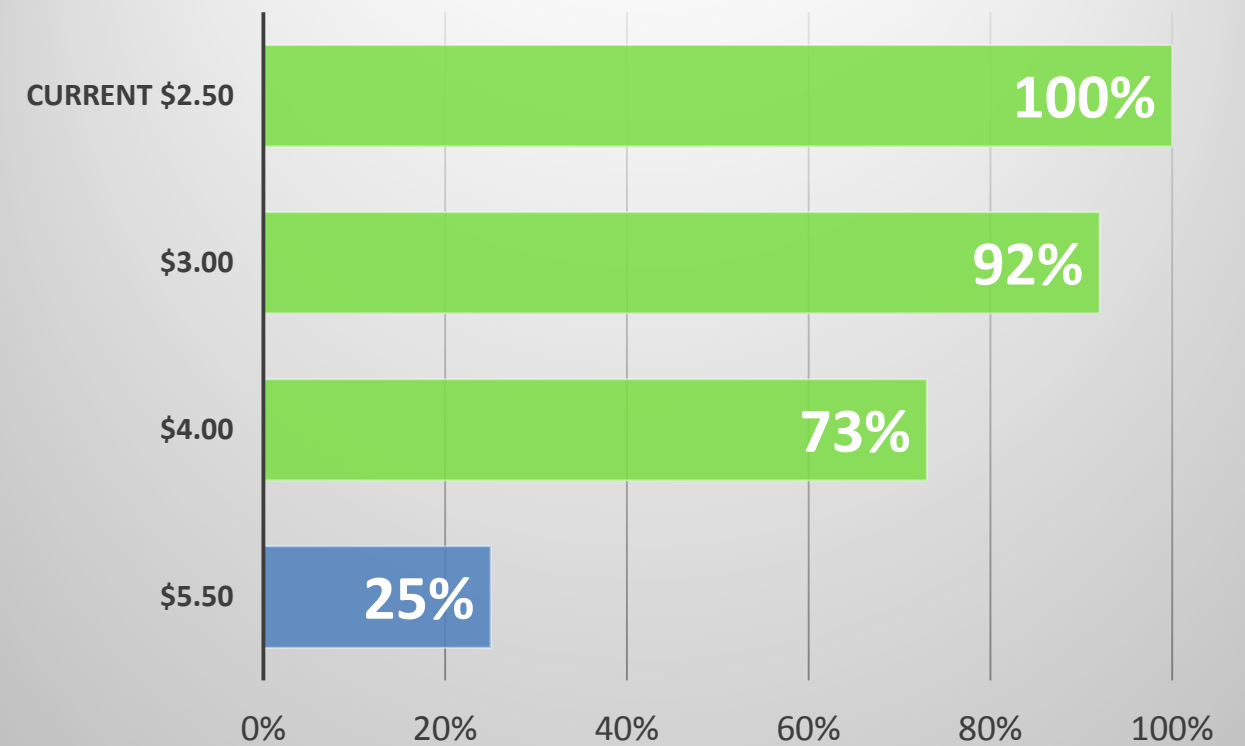
* 20 spaces each weekday/daytime and night/weekend

Hourly Rate Change Feedback

Hourly Parkers: If 1st Hour Were Not Free, Would You Continue to Park as You Do?



Hourly Rate Tolerance





PARKBOI

CAPITOL & MYRTLE

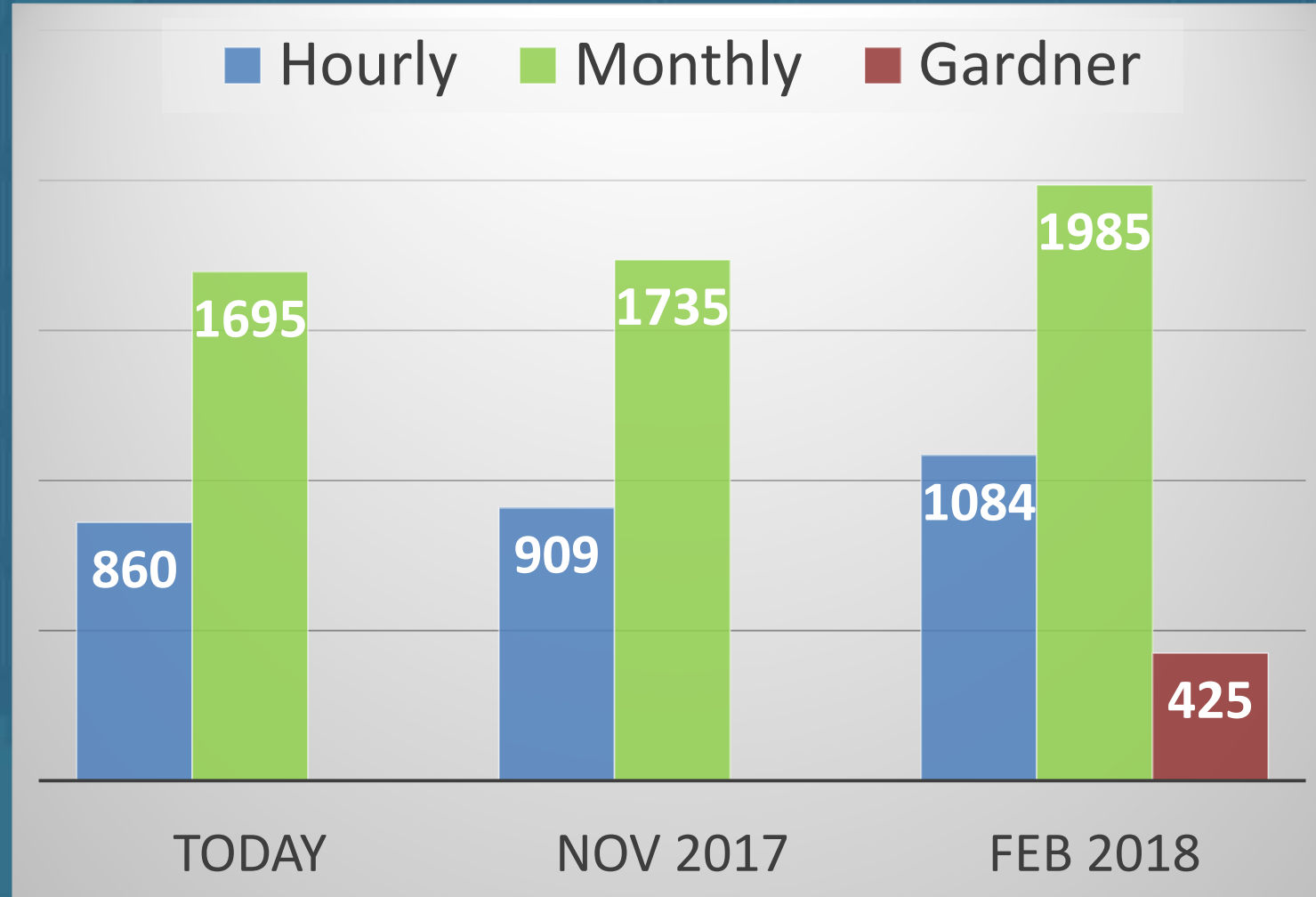
**SPACES
AVAILABLE**



Recommendation for Hourly Rates

| Garage | Length | Current Rate | Proposed Rate |
|-------------|---------------------------|--------------|---------------|
| All Garages | First Hour | Free | Free |
| All Garages | 1-2 hours | \$2.50 | \$3.00 |
| All Garages | 2-3 hours | \$5.00 | \$6.00 |
| All Garages | 3-4 hours | \$7.50 | \$9.00 |
| All Garages | 4-5 hours | \$10.00 | \$12.00 |
| All Garages | 5-6 hours | \$12.00 | \$15.00 |
| All Garages | 6+ hours (Weekday Max) | \$12.00 | \$15.00 |
| All Garages | Weekend Max | \$5.00 | \$6.00 |

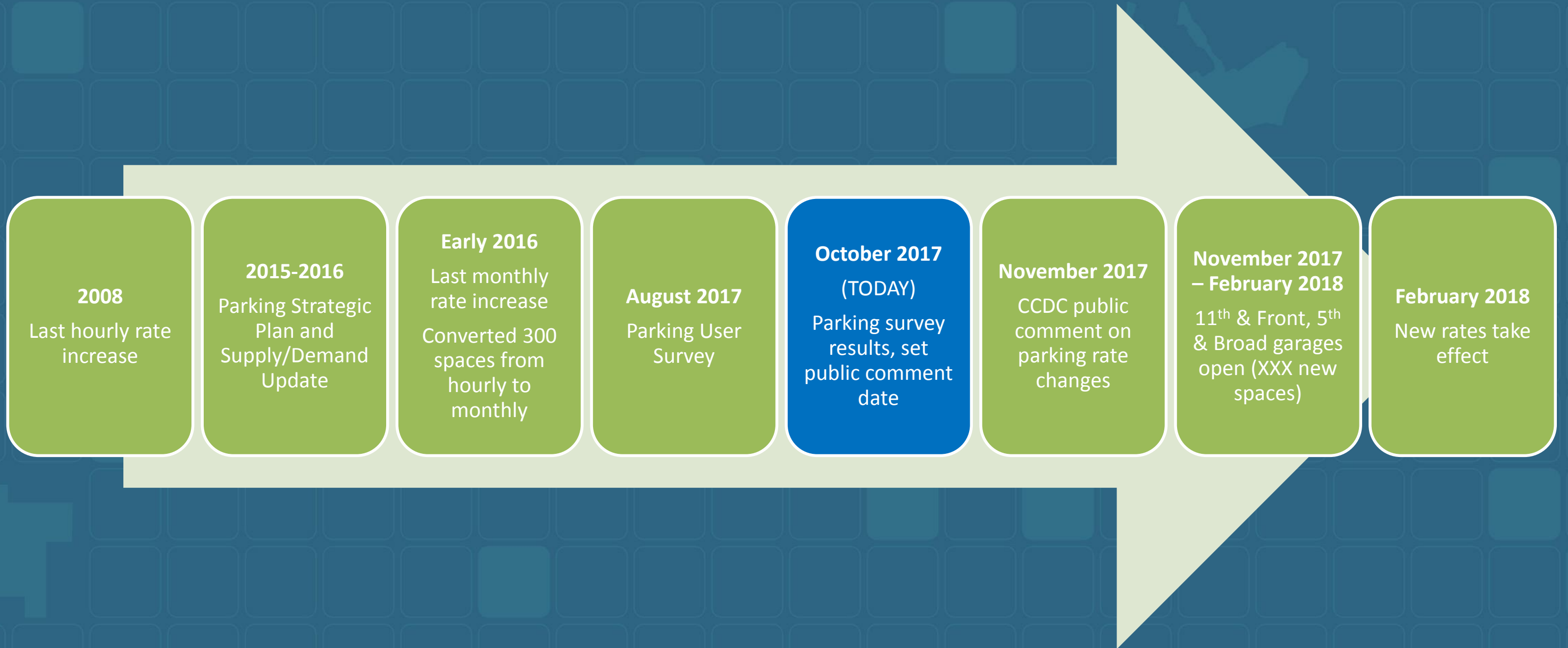
ParkBOI Inventory



What Our Customers Want for Higher Rates



Timeline



Suggested Motion

I move to accept the survey findings and to schedule a public comment date for the Board meeting of November 13, 2017 to consider adjusting parking rates in early 2018.

AGENDA

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CONSIDER: Resolution #1508 Accepting Shoreline Urban Renewal Area Eligibility Study and Forward to Boise City Council for Consideration

Shellan Rodriguez
Project Manager

Resolution #1508

Accepting Shoreline Urban Renewal Area Eligibility Study
and Forward to the Boise City Council for Consideration

Urban Renewal District Process

1. Eligibility Study

- a) CCDC Board Accept Study and forward to City Council
- b) City Council accept and direct CCDC to initiate an Urban Renewal Planning Process

2. Urban Renewal Planning Process

2. Stakeholder / Public outreach
3. Infrastructure & Public Improvement Assessment & Planning
4. Land Survey, Economic Feasibility, Zoning, Revenue Allocation Area, etc.

3. CCDC Board reviews and approves Urban Renewal Plan

4. City Council reviews and approves Urban Renewal Plan

Shoreline Urban Renewal Area Eligibility Study

Shoreline Urban Renewal Area Preliminary Eligibility Study Boise, Idaho

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
September 11, 2017 12:00 p.m.
A G E N D A

V. INFORMATION/DISCUSSION ITEMS

- A. Proposed Shoreline District Eligibility Report (20 minutes)
.....Geoff Dickinson, Senior Vice President, SB Friedman

CCDC Board of Commissioners Meeting

September 11, 2017
12:00 PM



CITY COUNCIL AGENDA CITY OF BOISE

Regular Day Meeting

Tuesday, September 26, 2017
12:00 PM

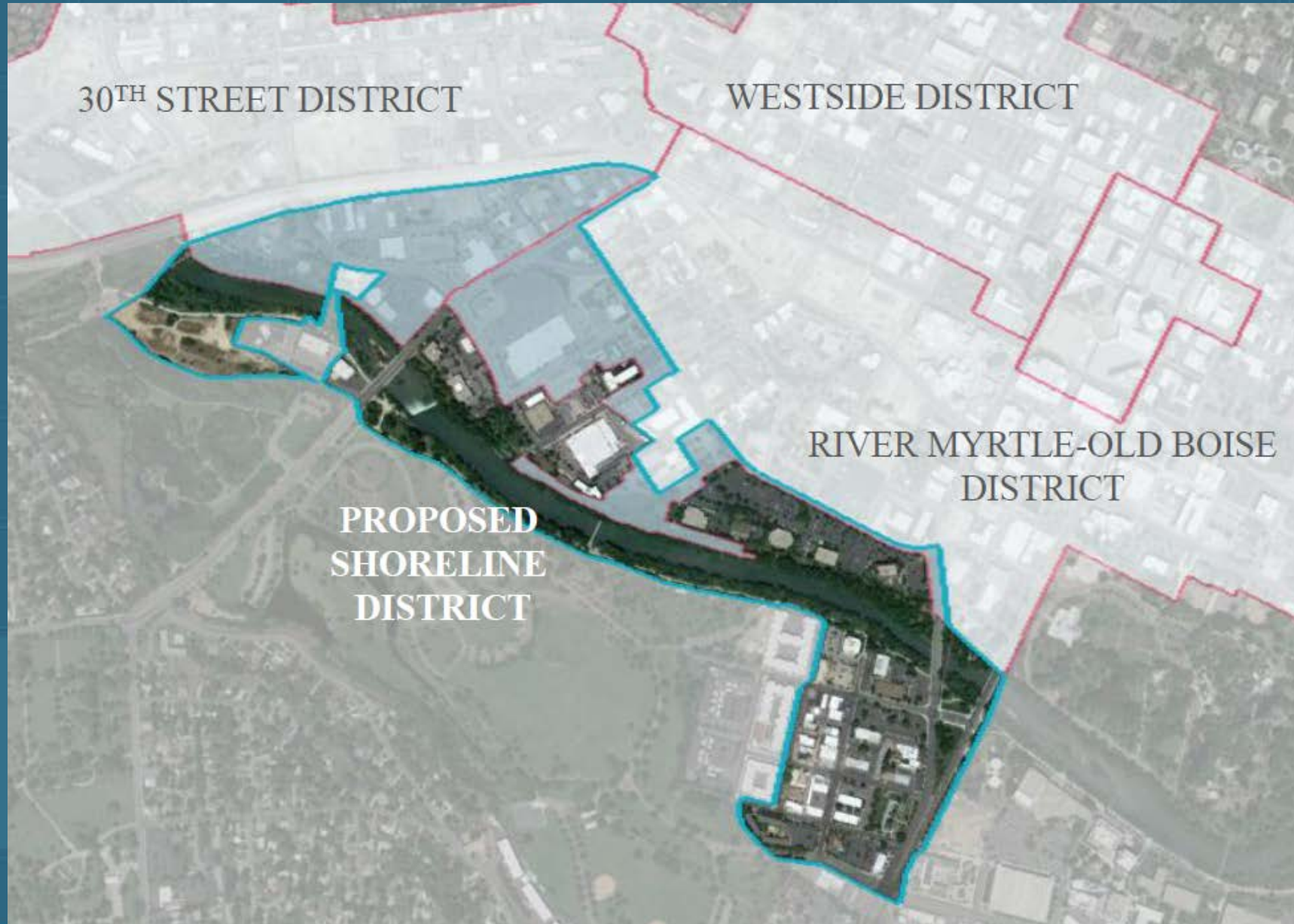
City Hall - Council Chambers
150 Capitol Blvd
Boise, ID 83702

MAYOR

David H. Bieter

CITY COUNCIL MEMBERS

Shoreline Urban Renewal Area Eligibility Study



- 190 +/- acres:
Including ROWs, Boise River
- 126 parcels, 100 buildings
- Downtown Planning Area
 - ✓ River Street Master Plan
 - ✓ Lusk Street Master Plan
 - ✓ Ann Morrison Park Master Plan Update
 - ✓ Boise River Resource Management & Master Plan

Eligibility Study – Analysis

Deteriorated or Deteriorating

10 Factors

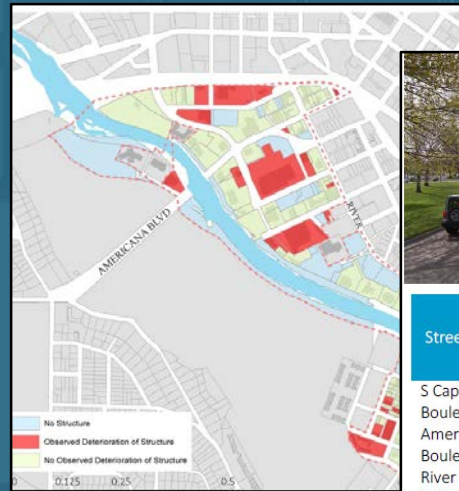
- 1- a) The presence of a substantial number of deteriorated or deteriorating structures;
- 2- b) Predominance of defective or inadequate street layout;
- 3- c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- 4- d) Insanitary or unsafe conditions;
- 5- e) Deterioration of site or other improvements;
- 6- f) Diversity of ownership;
- 7- g) Tax or special assessment delinquency exceeding the fair value of the land;
- 8- h) Defective or unusual conditions of title;
- 9- i) Existence of conditions which endanger life or property by fire and other causes; or
- 10- j) Any combination of such factors;

arrests the sound growth of the municipality or constitutes a social liability.

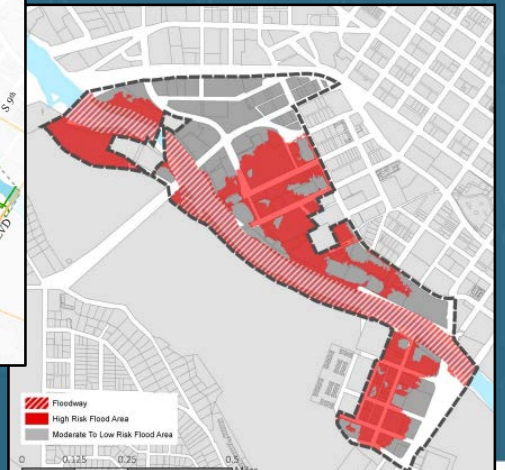
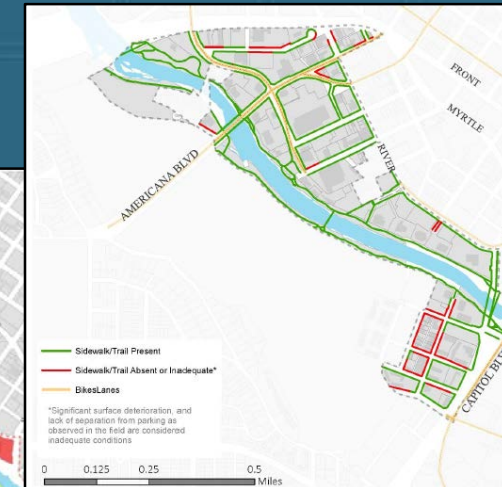
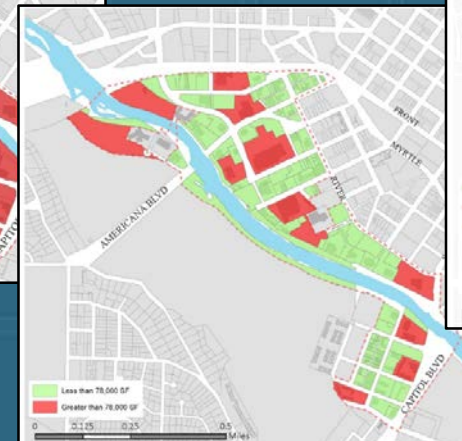
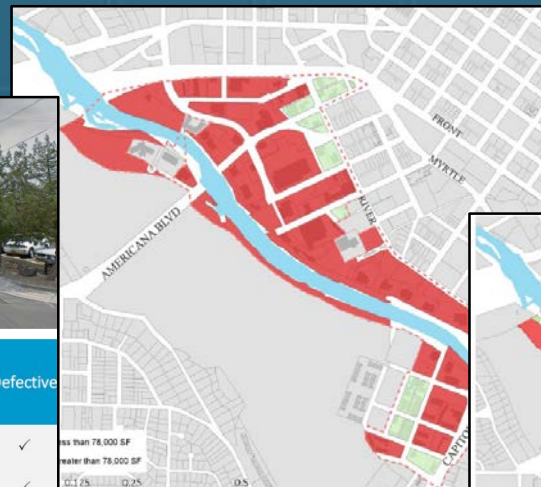
Eligibility Study – Findings

6 of 10 meaningfully present and reasonably distributed...

- 1- a) The presence of a substantial number of deteriorated or deteriorating structures;
- 2- b) Predominance of defective or inadequate street layout;
- 3- c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- 4- d) Insanitary or unsafe conditions;
- 5- e) Deterioration of site or other improvements;
- 6- i) Existence of conditions which endanger life or property by fire and other causes; or
j) Any combination of such factors;



| Street Name | Number of Lanes | One-Way | Arterial/Collector | Speed Limit | Federal Recommended Speed Limit Based on Layout | Defective |
|---------------------|-----------------|---------|--------------------|-------------|---|-----------|
| S Capitol Boulevard | 8 | ✓ | Arterial | 30 | 50 | ✓ |
| Americana Boulevard | 5 | | Arterial | 30 | 45 | ✓ |
| River Street | 5 | ✓ | Collector | 30 | 45 | ✓ |
| Shoreline Drive | 5 | | Arterial | 20-30 | 45 | ✓ |
| S 15th | 3 | | Arterial | 30 | 45 | ✓ |
| S 9th | 4 | ✓ | Arterial | 35 | 50 | ✓ |
| S 13th | 3 | | Collector | 20 | 35 | ✓ |
| Lusk Street | 2 | | Local | 20 | 30 | ✓ |
| Royal Boulevard | 2 | | Collector | 20 | 35 | ✓ |
| S 14th | 2 | | Local | 20 | 30 | ✓ |



Shoreline Urban Renewal Area Eligibility Study– Next Steps

1. Eligibility Study
 - a) CCDC Board Accept
 - b) City Council accept and direct CCDC to initiate an Urban Renewal Planning Process**
2. Urban Renewal Planning Process

Shoreline Urban Renewal Area Eligibility Study– Next Steps

Suggested Motion:

I move to approve Resolution #1508, which accepts the Shoreline Urban Renewal Area Eligibility Study and directs CCDC staff to forward to the Boise City Council for future consideration.

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CONSIDER: 2403 Fairview Ave – Adare Manor
Type 2 Participation Agreement Designation

Shellan Rodriguez
Project Manager

Adare Manor – Type 2 Designation

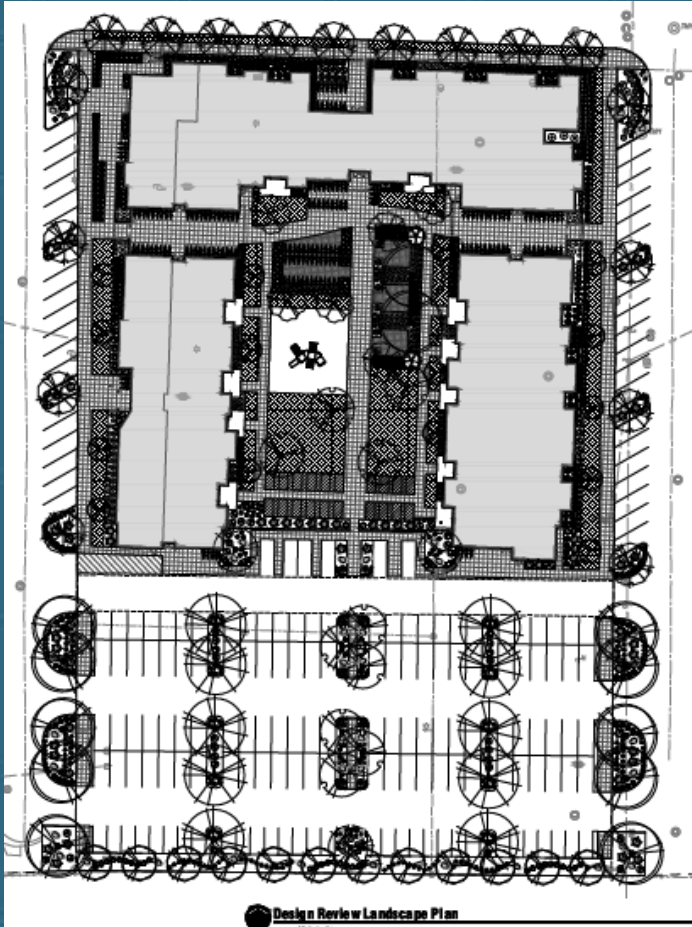


- 2403 W. Fairview Avenue
- 30th Street URD (WestEnd)
- Mixed Income and mixed use apartment building
- 3.14 acres
- Site Control from City of Boise
- Developer: Thomas Development Company and Northwest Integrity Housing Co.



Adare Manor – History

- Dec. 2015: Adare Manor awarded RFP from the City of Boise
- Nov. 2016: Initial Design Entitlements Complete
- Spring 2017:
 - Financing Committed
 - Low Income Housing Tax Credits from the State (IHFA)
 - Tax Exempt Bonds
 - State HOME funds
 - City of Boise HOME funds



Adare Manor – Development Summary

- 130 units mixed income housing
 - 30% AMI (very low income) to Market Rate units
 - 1, 2 and 3 bedroom units
 - 145 surface parking spaces, 173 bikes
- Indoor / Outdoor amenities
- Retail / Restaurant Space proposed at corner
- Connectivity: private pathway and public service drive connecting 24th to 25th
- \$20 Million+ total Development Cost

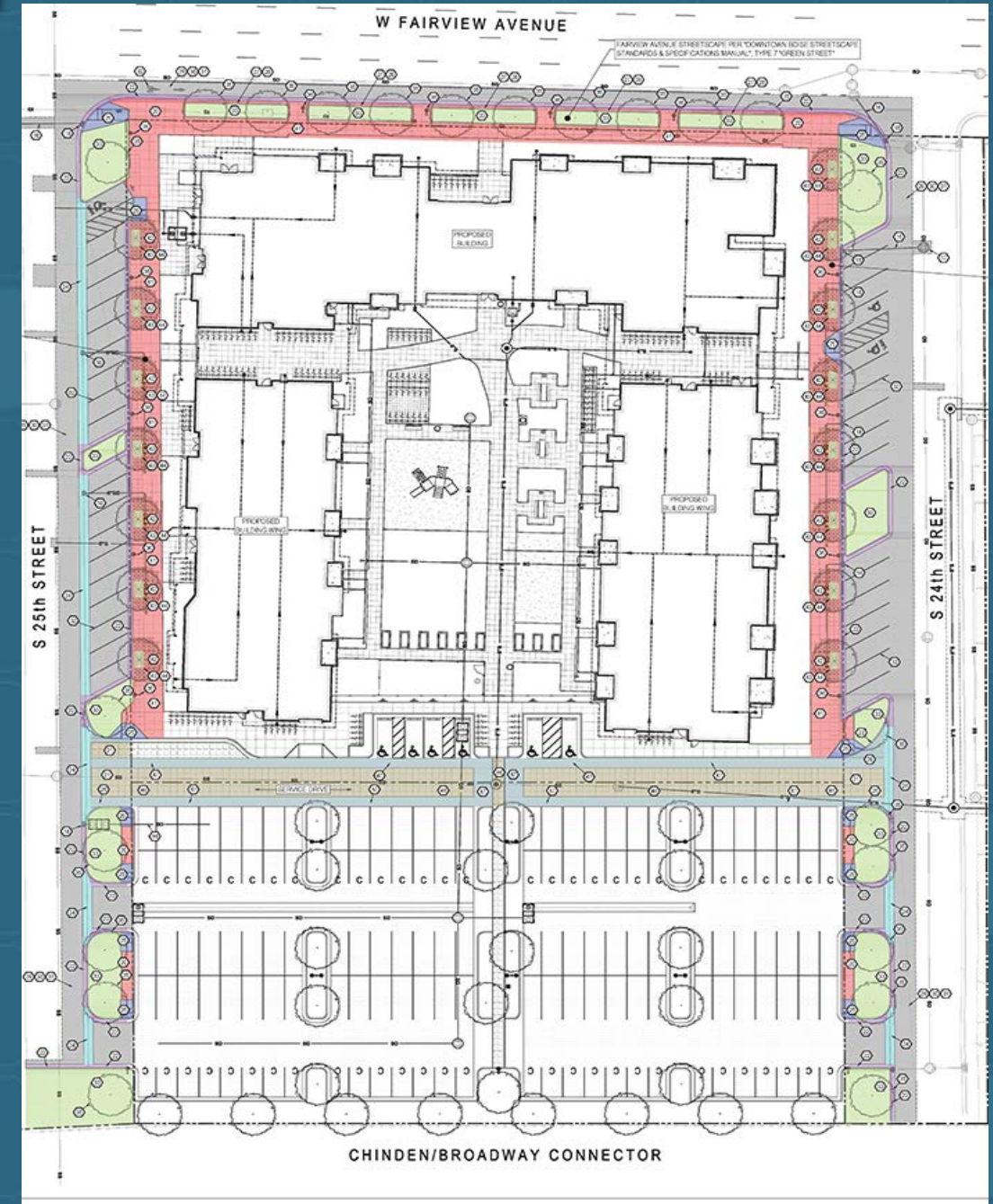


Adare Manor – Public Improvements

| | |
|---|------------|
| Sewer Relocation | \$ 95,000 |
| Undergrounding Power Lines - (Distribution Lines - 24th St.) | \$ 280,000 |
| Street / ROW Improvements | \$320,000 |
| Streetscapes (sidewalks, street trees, furnishings, etc.) | \$200,000 |
| SUB TOTAL | \$ 895,000 |
| Contingency (8% n/i Power) | \$ 49,000 |

TOTAL \$944,007

Initial Score – Tier 1: 80% Increment, 4 years
*Estimated \$480,000



Adare Manor – Public Improvements



Adare Manor Next Steps

Suggested Motion:

I move to designate the proposed Adare Manor development as a Type 2 Participation Project and negotiate a Final Type 2 Participation Agreement with Adare Manor, LLC or their successors for future board approval.

Adare Manor



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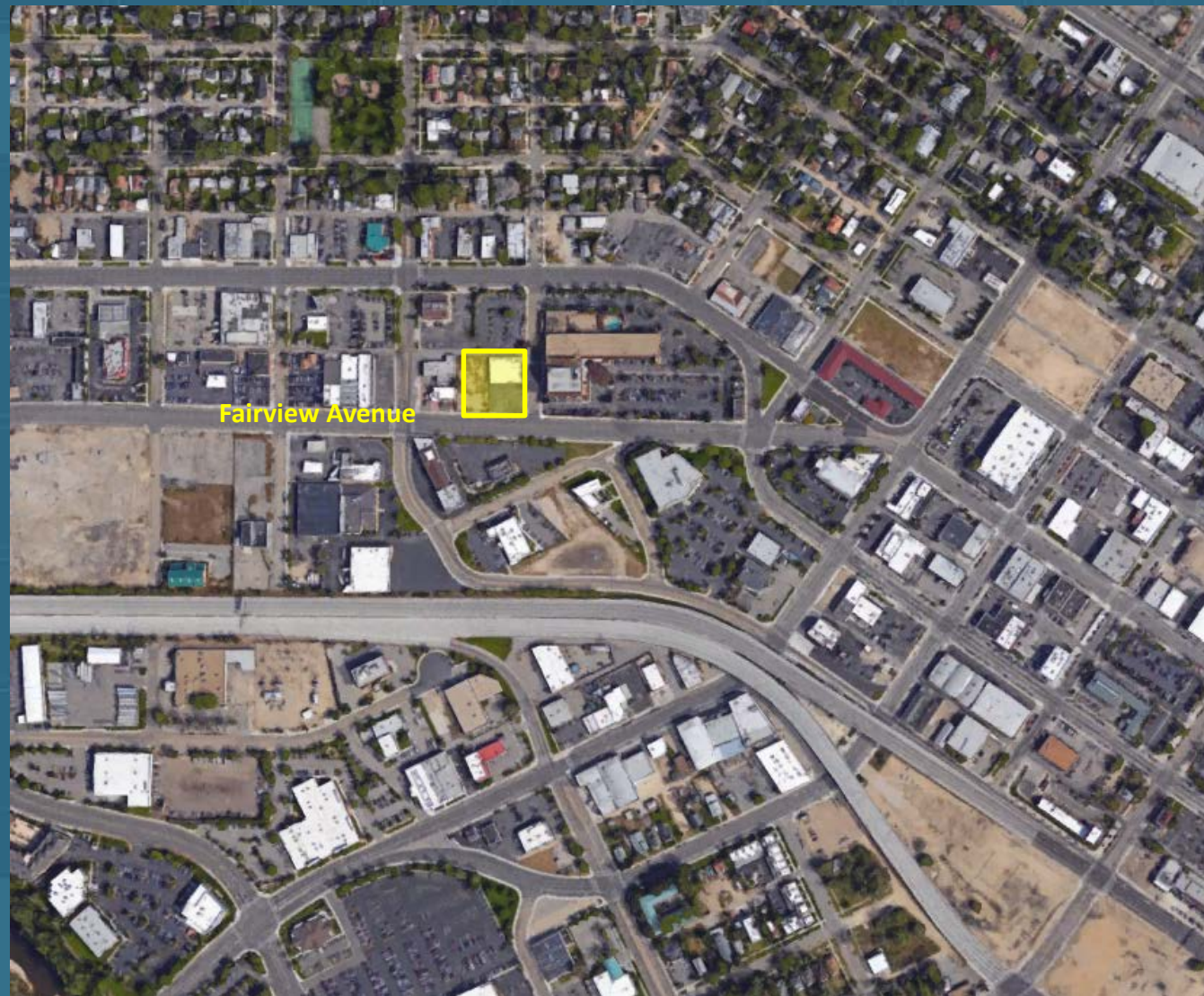
CONSIDER: 2200 Fairview Ave – New Path Community Housing – Type One Participation Agreement Designation

Laura Williams
Project Manager

New Path Community Housing – Type 1 Designation



New Path Project Location



What is Housing First?

Housing First

Housing First is an approach to solving homelessness that prioritizes housing chronically homeless people first then providing supportive services to help them live healthier lives.



Source: Research conducted by Boise State University in 2016

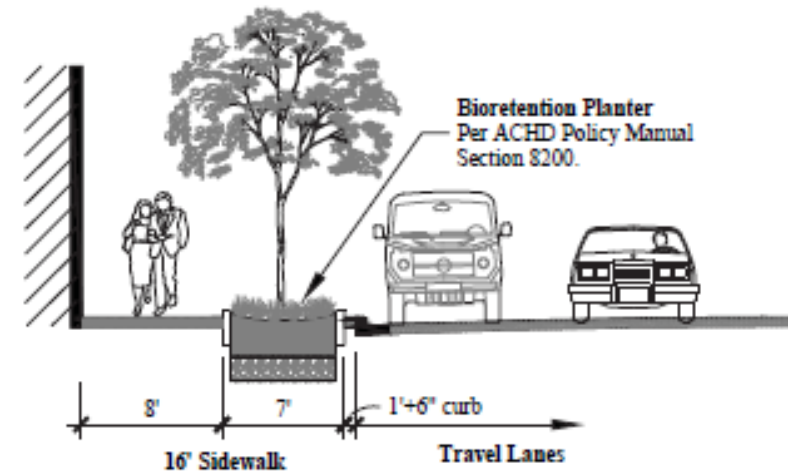
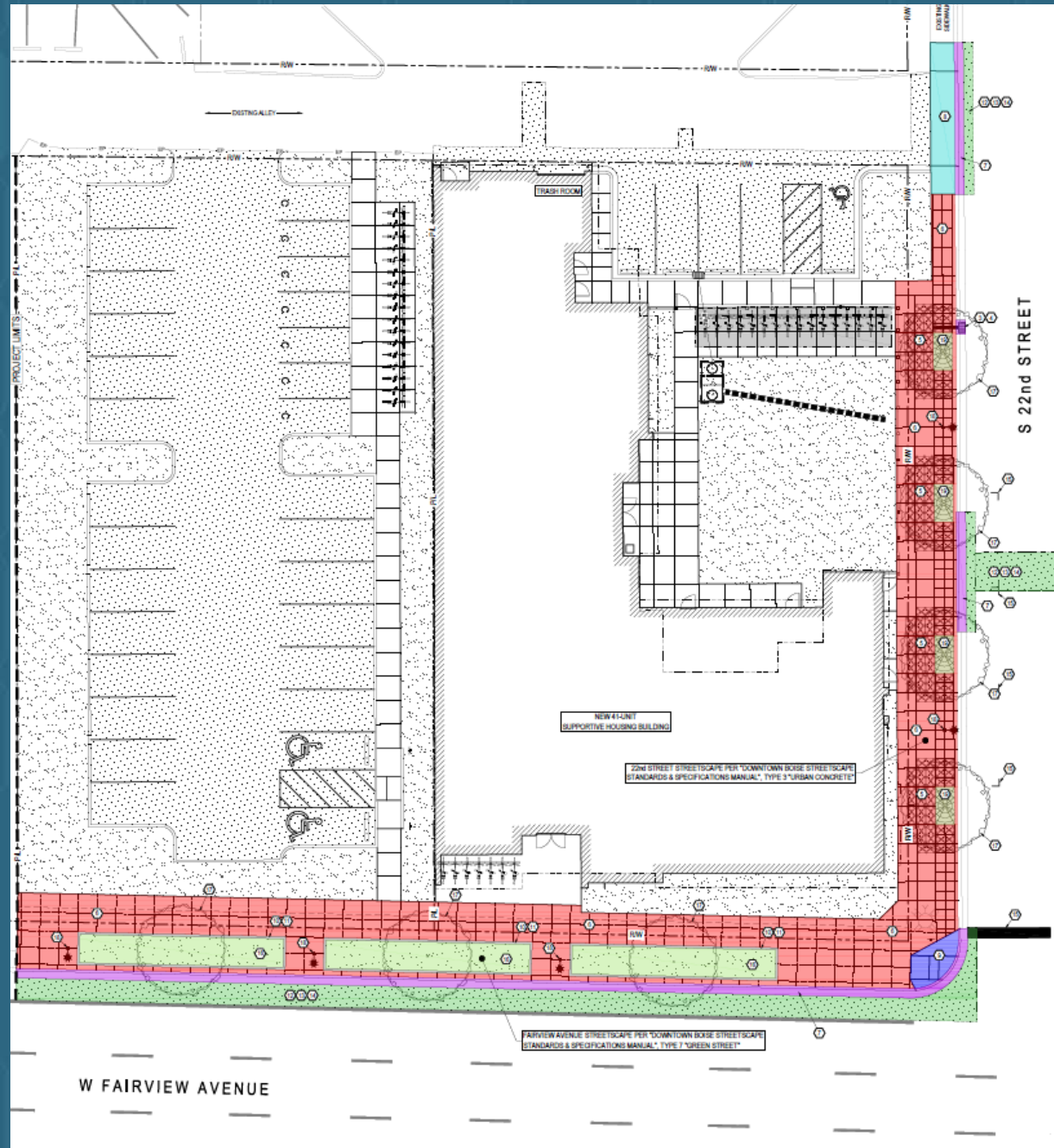
New Path Project Background



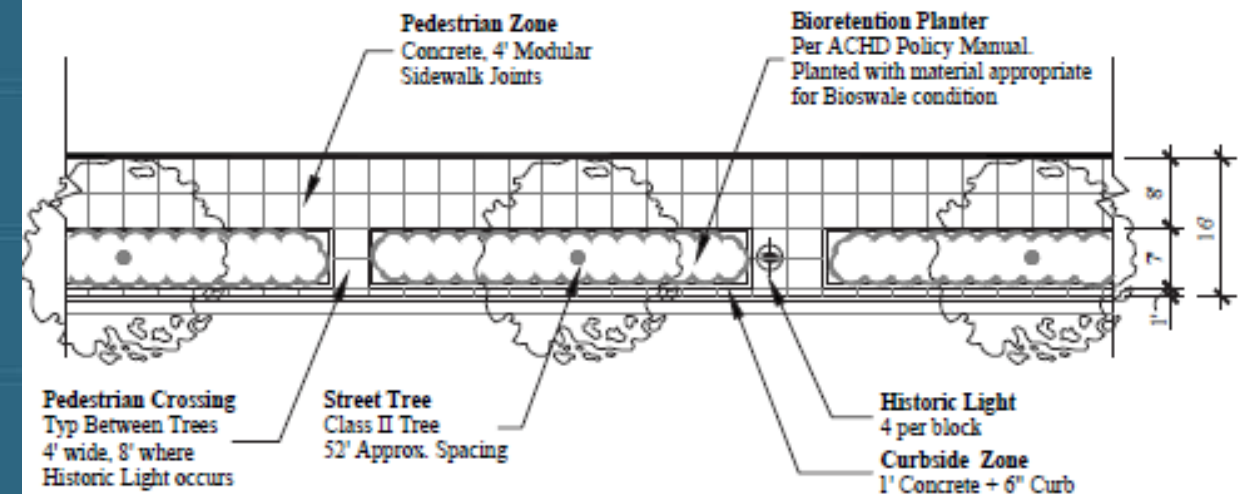
Rendering looking NW at Fairview and 22nd St.

- Permanent Supportive Housing
- 41 units
- 40 – one bedroom
- 1 – two bedroom (on-site manager)
- \$7.3 million Total Development Costs
- May 2017 - DR Approval
- Fall 2017 - Construction Start
- October 2018 - Construction Complete

New Path Type 1 Public Improvements



TYPE 7 - FAIRVIEW & MAIN GREEN STREETS STREETSCAPE SECTION



TYPE 7 - FAIRVIEW & MAIN GREEN STREETS DETAIL PLAN

JBA 2015

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Boise Pacific NIHC Associates LP for future board approval.

AGENDA

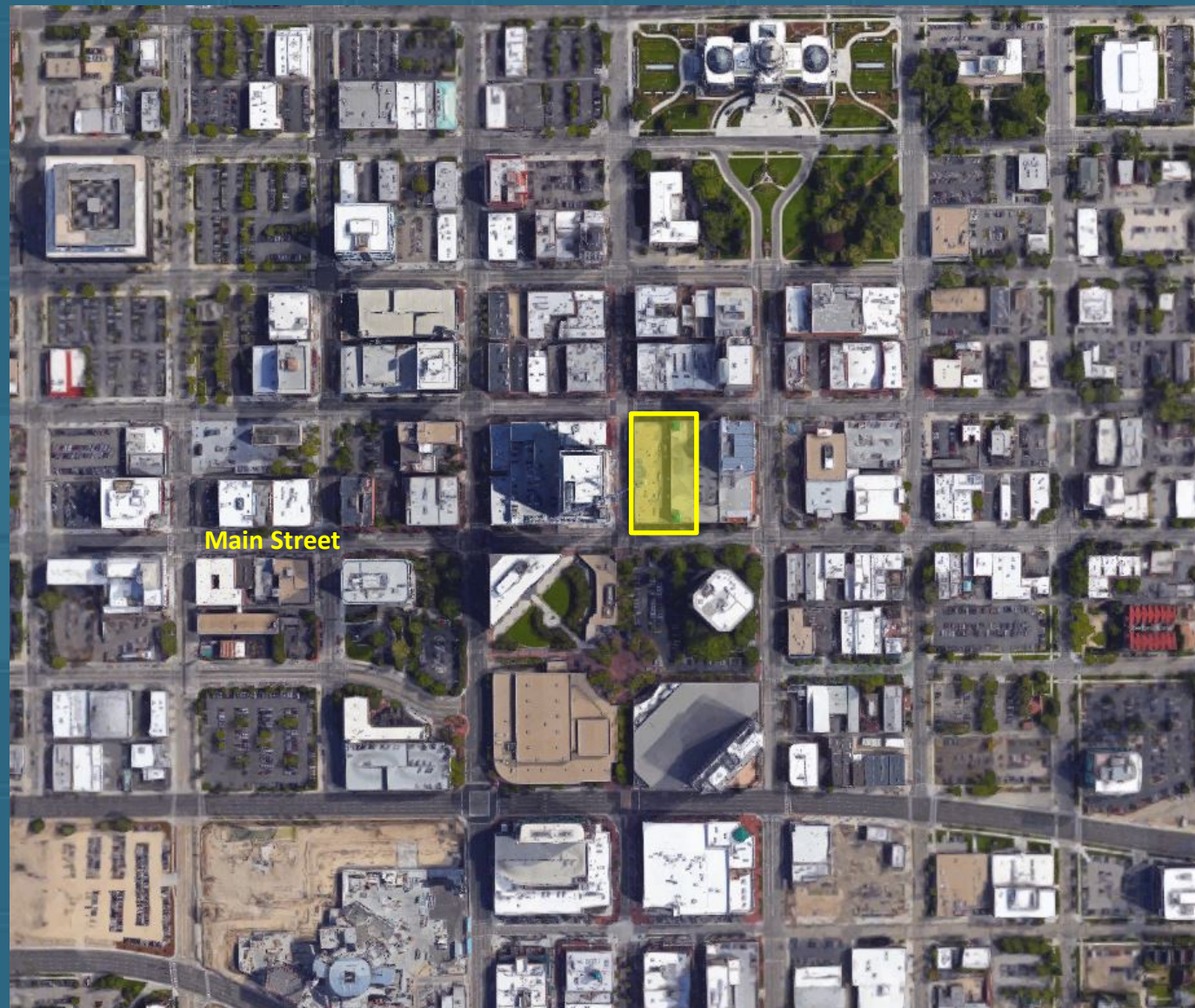
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CONSIDER: 750 Main Street – Capitol Terrace Renovation – Type One Participation Agreement Designation

Laura Williams
Project Manager

Capitol Terrace – Type 1 Designation



- 750 E Main Street
- Central URD

Capitol Terrace Project Background



Capitol Terrace Type 1 - Awnings

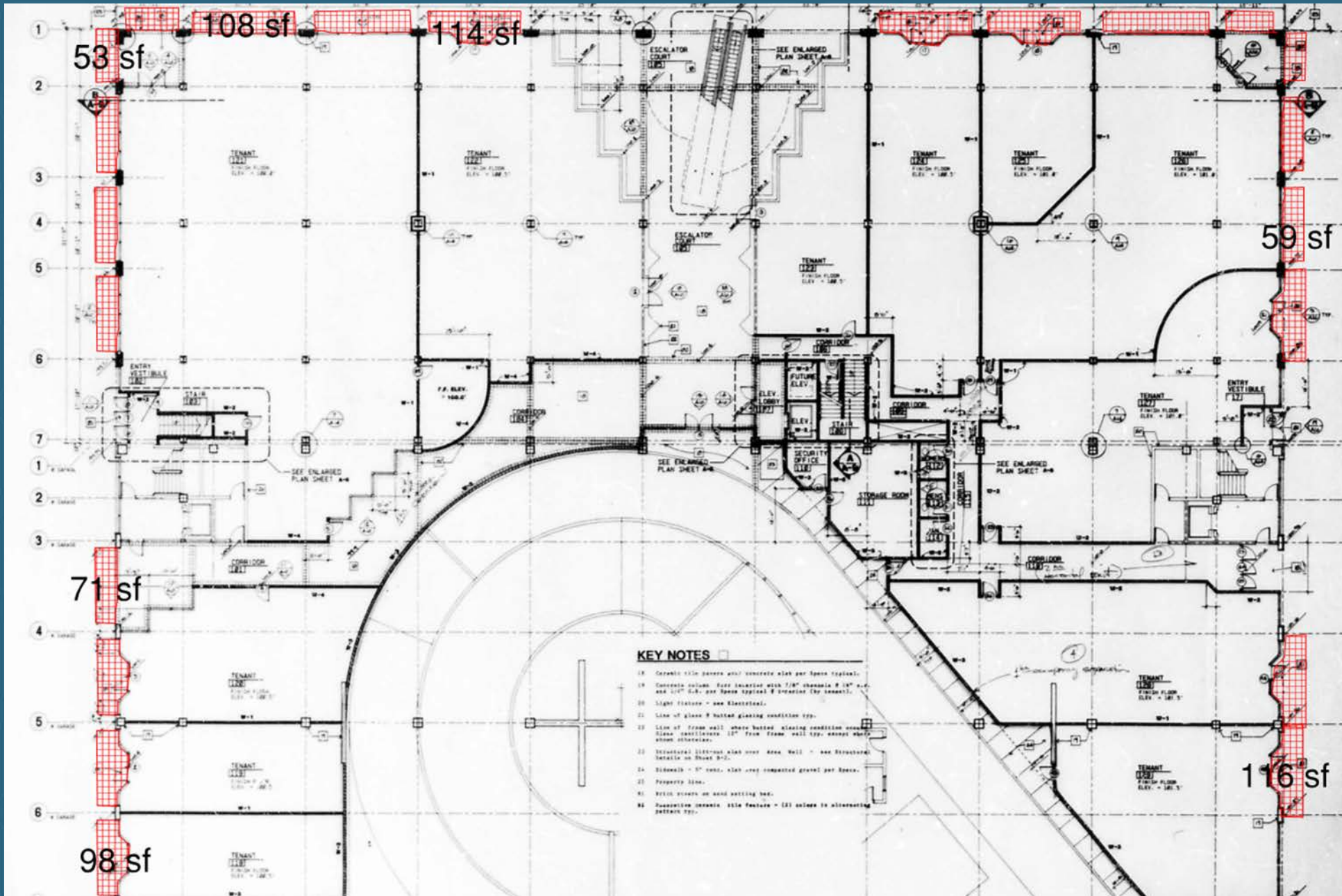


- 22 New Awnings
- 1st Level Only - CCDC Participation
- Type 1 Participation Program
- \$150,000 NTE

Participation Program Requirements - Awnings



New Path Type 1 Public Improvements



Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Hawkins Company for future board approval.

CONSIDER: 750 Main Street – Capitol Terrace Renovation – Type One Participation Agreement Designation

SUGGESTED MOTION:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Hawkins Companies for future board approval.

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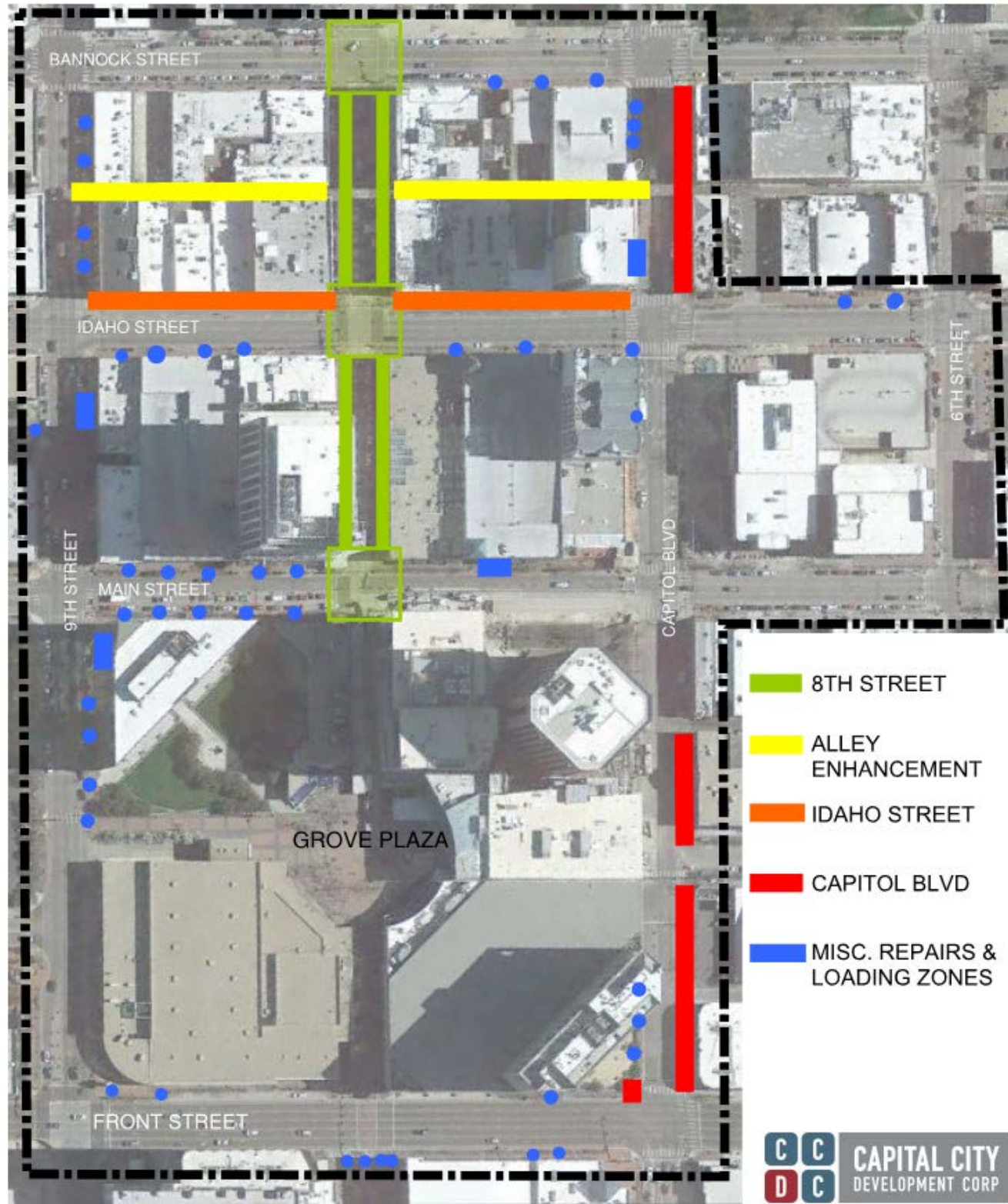
CONSIDER: Resolution #1507 – Approving Selection of CM/GC for 2018 Central District
Public Improvements Project

Mary Watson, Contracts Manager & Attorney
Doug Woodruff, Project Manager

2018 Central District Public Improvements

Construction Manager / General Contractor
Competitive Selection

2018 CENTRAL DISTRICT IMPROVEMENTS KEY MAP



WHY CM/GC?

- Pre-construction budgeting, strategic bidding, precise buyout – get the most value with the set budget
- Multiple infrastructure projects, need to minimize business and traffic disruptions
- Imminent District Sunset – completion by September 30, 2018 is very important.
- Coordination of design teams and CD packages
- Strategic bidding processes and predictable bidding results
- Better overall process and results

| CENTRAL DISTRICT | | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | STATUS |
|---------------------|---|-------------|--------|--------|--------|--------|------------|
| Estimated Resources | | \$4,866,800 | N/A | N/A | N/A | N/A | |
| INFRASTRUCTURE | | | | | | | |
| 1 | 176 Capitol Blvd - Business Interiors of Idaho - Type 1 Participation Program | | | | | | |
| 2 | 150 8th Street - Capitol Terrace - Type 1 Participation Program | | | | | | |
| 3 | 8th Street Streetscape Improvements - Main to Bannock | 650,000 | | | | | Designated |
| 4 | Capitol Blvd. Streetscape Imp - east side, Front St to alley between Grove and Main St. | | | | | | |
| 5 | Capitol Blvd. Streetscape Imp - east side, Idaho to Bannock | | | | | | |
| 6 | Treegrates repair/replacement - district wide | 150,000 | | | | | Designated |
| 7 | Paving, furnishings, misc. spot repair/replacement - district wide | | | | | | |
| 8 | Loading Zone/Sidewalk Enhancement - @ 5 locations | 120,000 | | | | | Designated |
| 9 | Idaho Street Pedestrian/Bike Improvements - North side, Capitol BLVD to 9th St | | | | | | |
| MOBILITY | | | | | | | |
| 10 | Idaho Street Pedestrian/Bike Improvements - 9th - Capitol, see #9 | | | | | | Designated |
| 11 | Main Street Pedestrian/Bike Improvements - 9th - Capitol | | | | | | |
| 12 | Wayfinding Project Installation | | | | | | |
| 13 | Pedestrian Scramble - 8th and Main Intersection | 100,000 | | | | | Tentative |
| 14 | Pedestrian Scramble - 8th and Idaho Intersection | | | | | | |
| 15 | Pedestrian Scramble - 8th and Bannock Intersection | | | | | | |
| PLACEMAKING | | | | | | | |
| 16 | 8th Street Retractable Event Bollards | | | | | | |
| 17 | Alley Placemaking Project (8th to Capitol between Idaho and Bannock) | | | | | | |
| 18 | City Hall Plaza Improvements | 787,000 | | | | | Obligated |
| 19 | City Hall Streetscapes West Side | 655,000 | | | | | Obligated |
| SPECIAL PROJECTS | | | | | | | |
| 20 | Protective Bollards at Capitol Blvd. & Front St. | 30,000 | | | | | Designated |
| Estimated Expenses | | \$4,866,800 | | | | | |

8th Street \$788,000

Freak/Union Alleys \$419,000

Idaho St. Bike/Ped \$230,000

Capitol BLVD Streetscape \$523,000

DISTRICT CLOSED

Misc. Repairs & Loading Zones \$380,000

Construction Budget \$2,340,000

Soft Costs \$398,500

CIP Line Items – Total Budget \$2,738,500

- District Assessment
- CIP Budget
- City Coordination

Summer 2017

TODAY

- Preparing DR Drawings
- CMGC Selection Process

- Technical Drawings
- Precon Planning
- Permits – Jan/Feb
- GMP Approval - Feb

Fall/Winter

- Spring/Summer
- Start Construction - March
 - Phased Construction
 - GMP Approval - April
 - Complete – Aug/Sept



September 30, 2018

Qualification-Based Selection Process

Idaho Code § 67-2320

Must be licensed as Construction
Manager AND General Contractor

| CM/GC Selection Process Schedule | |
|----------------------------------|--------------------|
| RFQ Issued | August 9, 2017 |
| Public Notice | August 9 and 16 |
| Pre-Proposal Meeting | August 17 |
| Submissions Due | September 7 by 3pm |
| Evaluations | September 11 - 18 |
| CCDC Board Decision | October 9 |

SOQ Evaluation Scoring Results



| Company | Score (800 max.) |
|-----------------------------------|------------------|
| Guho Corporation | 752 |
| McAlvain Construction Inc. | 730 |
| Wright Bros. The Building Company | 698 |



TODAY

BOARD APPROVAL:

Selection of Guho Corp. to provide CM/GC Services and authorize Exec. Director to execute a CM/GC Agreement (Pre-Construction Services)

LATER

BOARD APPROVAL:

Guaranteed Maximum Price
(Contract Amendment for Construction)



Suggested Motion:

I move to adopt Resolution No. 1507 approving the selection of Guho Corp. as the CM/GC for the 2018 Central District Public Improvements Project, and authorize the Executive Director to negotiate and execute a CM/GC agreement with Guho Corp.

AGENDA

V. Information/Discussion Items

- A. Operations Report (5 minutes).....John Brunelle

VI. Executive Session

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)].

VII. Adjourn

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).

OPERATIONS REPORT

John Brunelle
CCDC Executive Director

AGENDA

V. Information/Discussion Items

- A. Operations Report (5 minutes).....John Brunelle

VI. Executive Session

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)].

VII. Adjourn

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).

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