

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
April 13, 2015 12:00 p.m.

I. CALL TO ORDER: Chairman Hale convened the meeting with a quorum at 12:03 p.m.

Present were: Commissioner Dana Zuckerman, Commissioner Ryan Woodings, Commissioner John Hale, Commissioner David Bieter, Commissioner Stacy Pearson, Commissioner David Eberle, Commissioner Pat Shalz and Commissioner Lauren McLean.

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Parking and Facilities Director; Ross Borden, Finance Director; Ben Houpt, Project Coordinator; Pam Sheldon, Contracts Specialist; Joey Chen, Controller; Kevin Martin, Accountant; Mary Watson, Contracts Manager; Doug Woodruff, Project Manager; Shellan Rodriguez, Project Manager; Matt Edmond, Project Manager; Karl Woods, Project Manager; Deah LaFollette, Executive Assistant. Also present was Agency legal counsel, Ryan Armbruster.

II. CONSIDER: Changes, Modification, or Addition to the Agenda:

There were no changes to the agenda.

III. CONSENT AGENDA:

Commissioner Zuckerman moved to approve the Consent Agenda. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

The Consent Agenda consisted of the following actions:

- A. Expenses
 - 1. Approval of Paid Invoice Report – March 2015
- B. Minutes and Reports
 - 1. Approval of Special Meeting Minutes from March 9, 2015
 - 2. Approval of Regular Meeting Minutes from March 9, 2015
 - 3. Approval of Regular Meeting Minutes from March 17, 2015

IV. ACTION ITEMS:

A. CONSIDER: Resolution #1386 Approving Contract Award for 2015 River Myrtle-Old Boise Streetscapes Project

Mary Watson, CCDC Contracts Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution No. 1386 awarding the construction contract for the River Myrtle-Old Boise Streetscape Project to Guho Corp. for the Base Bid

amount of \$1,225,000 and authorizing the Executive Director to take all necessary steps to negotiate and execute the contract, and to expend funds as set forth in the resolution. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

B. CONSIDER: Resolution #1387 Pioneer Corridor T4 Participation Agreement and Master Development Agreement

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution #1387 authorizing the Executive Director to finalize documents and execute the Master Development Agreement and Type 4 Participation Agreement with Hormaechea Limited Partnership for the Pioneer Pathway Phase 3 contingent upon finalizing a public easement and completing all necessary exhibits . Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

C. CONSIDER: T4 Designation of 8th Street Marketplace Streetscape Improvement Project

Doug Woodruff, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to designate the presented project as a Participation Program Type 4 project and direct CCDC staff to negotiate terms and conditions for presentation of a Type 4 Capital Improvements Reimbursement Agreement at a future Board meeting. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

V. INFORMATION/DISCUSSION ITEMS

A. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

B. The Afton

Michael Hormaechea, RMH Company, gave a report.

C. Housing Study Presentation

Lorelei Juntunen, ECON, gave a report.

D. 2015 Parking Initiatives

Max Clark, CCDC Parking & Facilities Director, gave a report.

Dennis Burns, Kimley Horn, gave a report.

VI. EXECUTIVE SESSION:

A motion was made by Commissioner Eberle to go into an executive session at 1:50 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)] and to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 67-2345 (1)(f)]. Commissioner Zuckerman seconded the motion. A roll call vote was taken;

Commissioner Eberle; Aye
Commissioner Zuckerman; Aye
Commissioner Shalz; Aye
Commissioner Hale; Aye
Commissioner Pearson; Aye
Commissioner Woodings; Aye
Commissioner McLean; Aye
Commissioner Bieter; Aye

All said Aye. The motion carried 8-0.

Communications ensued to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Communications ensued to discuss acquisition of real property which is not owned by a public agency.

Commissioner Zuckerman left the meeting at 2:20 p.m.

EXECUTIVE SESSION ADJOURNMENT:

A motion was made by Commissioner Eberle to adjourn executive session at 2:45 p.m. and return to the public meeting. Commissioner McLean seconded the motion. A roll call vote was taken;

Commissioner Eberle; Aye
Commissioner Shalz; Aye
Commissioner Hale; Aye
Commissioner Pearson; Aye
Commissioner Woodings; Aye
Commissioner McLean; Aye
Commissioner Bieter; Aye

All said Aye. The motion carried 7-0.

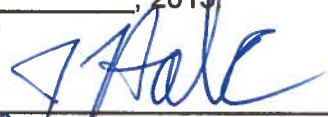
VII. ADJOURNMENT:

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

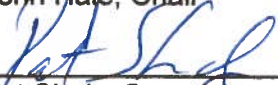
All said Aye.

The meeting was adjourned at 2:46 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT
CORPORATION ON THE 11 day of May, 2015



John Hale, Chair



Pat Shalz, Secretary