

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
November 10, 2014 12:00 p.m.

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

Present were: Commissioner Pat Shalz, Commissioner John Hale, Commissioner Dana Zuckerman, Commissioner David Eberle, Commissioner Stacy Pearson 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; Pam Sheldon, Contracts Specialist; Nicole Gyllenskog, Controller; Joey Chen, Accountant; Mary Watson, Contracts Manager; Ben Houpt, Project Coordinator; Doug Woodruff, Project Manager; Shellan Rodriguez, Project Manager; Céline Acord, Administrative Assistant; 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.

III. EXECUTIVE SESSION:

A motion was made by Commissioner Zuckerman to go into an executive session at 12:05 p.m. 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 Eberle seconded the motion. A roll call vote was taken:

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

All said Aye. The motion carried 6-0.

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.

EXECUTIVE SESSION ADJOURNMENT:

A motion was made by Commissioner Zuckerman to adjourn executive session at 12:35 p.m. and return to the public meeting. Commissioner Eberle seconded the motion. A roll call vote was taken:

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

All said Aye. The motion carried 6-0.

IV. CONSENT AGENDA:

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

All said Aye. The motion carried 6-0.

The Consent Agenda consisted of the following actions:

A. Expenses

1. Approval of Paid Invoice Report – October 2014

B. Minutes and Reports

1. Approval of Meeting Minutes from October 14, 2014

C. Other

1. Resolution #1366 Designate Executive Director to Serve as Alternate on the Valley Regional Transit Board

V. ACTION ITEMS:

A. CONSIDER: Resolution #1367 Parking Enforcement and Collection Policy

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

Commissioner Zuckerman moved to approve Resolution #1367 to update and amend the Enforcement & Collections Policy for the Downtown Public Parking System. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-0.

B. CONSIDER: Resolution #1368 Authorizing Continued Discussions with Financial Institutions to Provide Funding for Auditorium District Expansion Project

John Brunelle, CCDC Executive Director, gave a report.

Commissioner Zuckerman moved to approve Resolution #1367 to update and amend the Enforcement & Collections Policy for the Downtown Public Parking System. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-0.

C. CONSIDER: Resolution #1369 IRS ‘Official Intent’ for Reimbursement of Tax Exempt Indebtedness for Multi-Modal Center”

Ross Borden, CCDC Finance Director, gave a report.

Commissioner Zuckerman moved approval of Resolution #1369 to provide official intent to the Internal Revenue Service of the Agency’s tax exempt reimbursement of capital expenditures from the proceeds of indebtedness expected to be incurred by the Agency for the local match portion of Valley Regional Transit’s Multi-Modal Center in the Central District. Commissioner Shalz seconded the motion.

All said Aye. The motion carried 6-0.

D. CONSIDER: Draft RFQ/P for 1401 & 1413 W Idaho St Disposition

Todd Bunderson, CCDC Development Director, and Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to authorize the Executive Director to issue the RFQ/P when finalized consistent with Board direction as provided in today’s discussion. Commissioner Shalz seconded the motion.

All said Aye. The motion carried 6-0.

VI. INFORMATION/DISCUSSION ITEMS:

A. Boise State University Master Plan Presentation

Christy Jordan, BSU Capital Planning and Space Management Director, gave a report.

B. Silva Cell Recap

Doug Woodruff, CCDC Project Manager, gave a report.

C. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

VII. EXECUTIVE SESSION:

A motion was made by Commissioner Zuckerman to go into an executive session at 1:55 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 Eberle seconded the motion. A roll call vote was taken:

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

All said Aye. The motion carried 6-0.

Communications ensued to discuss acquisition of real property which is not owned by a public agency.

EXECUTIVE SESSION ADJOURNMENT:

A motion was made by Commissioner Eberle to adjourn executive session at 2:40 p.m. and return to the public meeting. Commissioner Shalz seconded the motion. A roll call vote was taken:

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

All said Aye. The motion carried 6-0.

VIII. ADJOURNMENT:

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

All said Aye.

The meeting was adjourned at 2:41 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 15 day of December, 2014.

Dana Zuckerman

~~John Hale, Chair~~

Dana Zuckerman, Vice Chair

Pat Shalz

Pat Shalz, Secretary