

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
March 17, 2015 10:00 a.m.

I. CALL TO ORDER: Chairman Hale convened the meeting with a quorum at 10:05 p.m.

Present were: Commissioner Pat Shalz , Commissioner Dana Zuckerman, Commissioner Ryan Woodings, Commissioner Lauren McLean, Commissioner John Hale, Commissioner Stacy Pearson, Commissioner David Eberle. Commissioner David Bieter arrived at 10:08 a.m.

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:

Commissioner Eberle moved to amend the March 17, 2015 agenda in accordance with Idaho Code Section 67-2343 to add Action Item C to consider Old Boise Streetscape – Contractor Acquisition of historic Street Lights. Information about this item was not available at the time notice for the special meeting was given. The item was added to this special meeting agenda which was posted at the Agency's principle office as early as possible, but it was just shy of the 24-hour notice requirements of the state statue. Commissioner Zuckerman seconded the motion. All said Aye.

III. ACTION ITEMS:

A. CONSIDER: Old Boise Streetscape – Contractor Acquisition of Historic Street Lights

Mary Watson, CCDC Contracts Manager, gave a report.

Commissioner Eberle moved that we direct staff to take steps to amend the Invitation to Bid for the 2015 River Myrtle-Old Boise District Streetscape Project to add historic street lights to the list of street furnishings to be supplied by the contractor. Commissioner Zuckerman seconded the motion.

All said Aye. The motion carried 8-0.

B. CONSIDER: Hayman House Archaeological Dig

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Bieter arrived at 10:08 a.m.

Commissioner Zuckerman moved to authorize CCDC staff to allow the proposed River Street Public Archaeological Project on CCDC Ash Street properties to occur during the Summer of 2015 contingent upon the final negotiation and execution of all documentation deemed necessary by staff including but not limited to hold harmless agreements, a curation agreement and proof of proper insurance. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

C. CONSIDER: 5th and Idaho Mixed Use Project – Participation Program Designation

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved move to Designate the streetscapes of this project as a potential T4 Public Private Coordination Project. Commissioner Eberle seconded the motion.

Commissioner Bieter moved to designate the public open space and any eligible utility costs as a T2 General Assistance project. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

V. INFORMATION/DISCUSSION ITEMS

A. 1401 W Idaho RFP/Q Update

John Brunelle, CCDC Executive Director, gave a report.

B. Preservation Idaho Hayman House Proposal

John Bertram, Preservation Idaho, gave a report.

C. The Afton

Shellan Rodriguez, CCDC Project Manager, gave a report.

VI. EXECUTIVE SESSION:

A motion was made by Commissioner Eberle to go into an executive session at 11:00 a.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 Woodings; Aye
Commissioner McLean; Aye
Commissioner Shalz; Aye
Commissioner Hale; Aye
Commissioner Zuckerman; Aye
Commissioner Bieter; Aye
Commissioner Pearson; Aye

Commissioner Eberle; Aye

All said Aye. The motion carried 8-0.

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

Commissioner Bieter left the meeting at 11:25 a.m.

EXECUTIVE SESSION ADJOURNMENT:

A motion was made by Commissioner Zuckerman to adjourn executive session at 11:55 a.m. and return to the public meeting. Commissioner McLean seconded the motion. A roll call vote was taken;

Commissioner Woodings; Aye
Commissioner McLean; Aye
Commissioner Hale; Aye
Commissioner Zuckerman; Aye
Commissioner Shalz; Aye
Commissioner Pearson; Aye
Commissioner Eberle; 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 McLean to adjourn the meeting. Commissioner Woodings seconded the motion.

All said Aye.

The meeting was adjourned at 11:56 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 13 day of April, 2015.



John Hale, Chair



Pat Shalz, Secretary