

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

I. CALL TO ORDER: Chairman Hale convened the meeting with a quorum at 12:06 p.m.

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

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:

Add a Board discussion regarding legislative items under V. Information/Discussion.

Agenda Item IV. H will move after IV. B.

III. CONSENT AGENDA:

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

All said Aye. The motion carried 7-0.

The Consent Agenda consisted of the following actions:

- A. Expenses
 - 1. Approval of Paid Invoice Report – February 2015
- B. Minutes and Reports
 - 1. Approval of Meeting Minutes from February 9, 2015
- C. Other
 - 1. Adopt Resolution #1380 Sole Source Procurement of Tree Grates & Frames for 2015 Streetscape Projects

IV. ACTION ITEMS:

A. PUBLIC HEARING: 2014 Annual Report

Chair Hale opened the meeting to the public at 12:08pm. There was no public comment made. The public hearing was closed at 12:10pm.

B. CONSIDER: Approve 2014 Annual Report

John Brunelle, CCDC Executive Director, gave a report.

Commissioner Zuckerman move to accept the 2014 Annual Report and to direct staff to deliver it to the Boise City Clerk, post it on the Agency's website, then publish notice in the *Idaho Statesman* that it has been filed and is available for review in the City Clerk's Office as well as at CCDC and on CCDC's website. Commissioner Woodings seconded the motion.

All said Aye. The motion carried 7-0.

H. CONSIDER: Resolution #1383 Approval of T3 Participation Agreement for Athlos

Todd Bunderson, CCDC Development Director, gave a report.

Commissioner Bieter moved to adopt Resolution #1383 authorizing the execution of the Type 3 Participation Agreement with Athlos Academies for their renovation of the CC Anderson Building at 10th and Idaho. *Commissioner Eberle seconded the motion.*

All said Aye. The motion carried 7-0.

C. CONSIDER: Resolution #1381 Selection of On Call Parking Consultant

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

Commissioner Zuckerman moved to adopt Resolution 1381 authorizing the Executive Director to negotiate and enter into a five year, non-exclusive agreement with Kimley-Horn for on-call parking consultant services. *Commissioner Eberle seconded the motion.*

All said Aye. The motion carried 7-0.

D. CONSIDER: Resolution #1375 Awarding Contract for Historic Street Lights

Mary Watson, CCDC Contracts Manager, gave a report.

Katie Miller, Idaho Lighting Solutions, addressed the Board.

Commissioner Eberle moved to withdraw the bid and reissue with a 30 period to resubmit. Commissioner Bieter seconded the motion.

All said Aye. The motion carried 7-0.

E. CONSIDER: Resolution #1384 Several easements for ingress/egress/air rights and connection from CCDC to the Gardner Group for the Clearwater Office Building and the Auditorium District Center (expansion) Building

Doug Woodruff, CCDC Project Manager, gave a report.

Dave Wali, Gardner Company, gave a report.

Commissioner Zuckerman moved to adopt resolution 1384 authorizing the execution of the Declaration of Access Easement and Centre Air Rights Easement . Commissioner Eberle seconded the motion.

All said Aye. The motion carried 7-0.

F. CONSIDER: Resolution #1385 Consent to Easement granted by Block 22 LLC to the Auditorium District for the Arena Air Rights Concourse (increased use of previous easement granted by CCDC to Block 22)

Doug Woodruff, CCDC Project Manager, gave a report.

Ryan Armbruster, Agency Legal Counsel, stated that there were minor changes to the Easement that clarify when Block 22 is required to pay its allocated cost to improvements that are occurring in that space.

Commissioner Zuckerman moved to adopt resolution 1385 consenting to the Concourse Easement granted Block 22 LLC to the Greater Boise Auditorium District . Commissioner Eberle seconded the motion.

All said Aye. The motion carried 7-0.

G. CONSIDER: Resolution #1382 Approval of T4 Participation Agreement with City of Boise for Geothermal Expansion Local Match

Doug Woodruff, CCDC Project Manager, gave a report.

Commissioner McLean moved to adopt Resolution #1382 authorizing the execution of the Type 4 Participation Agreement for Capital Improvement Reimbursement of the LIV District Geothermal Expansion. Commissioner Zuckerman seconded the motion.

All said Aye. The motion carried 7-0.

V. INFORMATION/DISCUSSION ITEMS

A. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

B. Charter for the Grove Plaza (Grove 2.0)

Doug Woodruff, CCDC Project Manager, gave a report.

C. Legislative Discussion


VII. ADJOURNMENT:

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

All said Aye.

The meeting was adjourned at 1:35 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