

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
June 8, 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, and Commissioner David Eberle. Commissioner Lauren McLean and Commissioner Pat Shalz were 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; Peggy Breski, Contracts Specialist; 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.

Commissioner Eberle abstained from voting on the May 11, 2015 meeting minutes.

All said Aye. The motion carried 6-0.

The Consent Agenda consisted of the following actions:

- A. Expenses
 - 1. Approval of Paid Invoice Report – May 2015
- B. Minutes and Reports
 - 1. Approval of Meeting Minutes from May 11, 2015
 - 2. Approval of Meeting Minutes from May 18, 2015

IV. ACTION ITEMS:

A. CONSIDER: Approval of site preparation of CCDC owned property at 620 S. 9th Street

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to authorize staff to negotiate and finalize documents necessary to allow the developer to execute environmental assessments and remove structures

from 620 S. 9th Street, a CCDC owned property, in order to prepare the site for redevelopment
Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-1.

B. CONSIDER: 5th & Idaho Conditional Commitment Letter

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to direct staff to provide a conditional letter of commitment of financial participation for this project and to continue to negotiate the terms of Participation Agreements for future Board Approval. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-1.

C. CONSIDER: Resolution 1392 ERN with Local Construct for 1401 & 1413 W Idaho

Shellan Rodriguez, CCDC Project Manager, gave a report.

There was an edit on page 1 of resolution 1392. The address was corrected to read 1413.

Commissioner Zuckerman moved to approve Resolution No. 1392 authorizing the Executive Director to sign the Exclusive Right to Negotiate Agreement for the redevelopment of the property at 1401 and 1413 W. Idaho Street. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-1.

D. CONSIDER: Resolution 1391 approve Grove 2.0 Design Consultant Selection

Doug Woodruff, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution No. 1391 approving the selection of CSHQA to conduct The Grove Plaza 2.0 renovation design services, and authorizing the Agency's Executive Director to negotiate and execute the task order with CSHQA. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-1.

E. CONSIDER: Resolution 1390 approving Task Order with Kimley-Horn for a strategic parking plan

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

Commissioner Zuckerman moved to adopt Resolution 1390 approving Task Order #15-003 with Kimley-Horn for preparation of a strategic parking plan and authorizing the Executive Director to execute the Task Order. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-1.

V. INFORMATION/DISCUSSION ITEMS

A. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

B. Downtown Streetscape Standards Update

Matt Edmund, CCDC Project Manager, gave a report.

VI. EXECUTIVE SESSION:

A motion was made by Commissioner Zuckerman to go into an executive session at 1:25 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 Eberle seconded the motion. A roll call vote was taken;

Commissioner Eberle; Aye
Commissioner Zuckerman; Aye
Commissioner Hale; Aye
Commissioner Pearson; Aye
Commissioner Woodings; Aye
Commissioner Bieter; 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. Communications ensued to discuss acquisition of real property which is not owned by a public agency.

Commissioner Zuckerman left the meeting at 2:10 p.m.

EXECUTIVE SESSION ADJOURNMENT:

A motion was made by Commissioner Eberle to adjourn executive session at 2:18 p.m. and return to the public meeting. Commissioner Woodings seconded the motion. A roll call vote was taken;

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

All said Aye. The motion carried 5-0.

VII. ADJOURNMENT:

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

All said Aye.

The meeting was adjourned at 2:20 p.m.

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



John Hale, Chair



Pat Shalz, Secretary