

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

I. **CALL TO ORDER:** Chairman Hale convened the meeting with a quorum at 12:05 p.m.

Present were: Commissioner Dana Zuckerman, Commissioner John Hale, Commissioner David Bieter, Commissioner Stacy Pearson, and Commissioner David Eberle, Commissioner Lauren McLean, and Commissioner Pat Shalz. Commissioner Ryan Woodings 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; Peggy Breski, Contracts Specialist; Project Specialist, Laura Williams; 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 7-0.

The Consent Agenda consisted of the following actions:

- A. Expenses
  - 1. Approval of Paid Invoice Report – June 2015
- B. Minutes and Reports
  - 1. Approval of Meeting Minutes from June 8, 2015
- C. Other
  - 1. Adopt Resolution #1393 Records Disposition

IV. **ACTION ITEMS:**

A. **CONSIDER: Resolution 1394 Approving Contract Award for 2015 Westside District Streetscapes Project**

Mary Watson, CCDC Contracts Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution No. 1394 awarding the construction contract for the 2015 Westside District Streetscape Project to Guho Corp. for the Bid amount of \$ 696,000.00 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 7-1.

**B. CONSIDER: T2 and T4 Designation for Inn at 500 Capitol**

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to designate this project as a Type 2 General Assistance Participation Agreement and a Type 4 Public-Private Coordination Participation Agreement and to direct staff to continue negotiations of a Parking Reservation Agreement to assist The Inn at 500 Capitol. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 7-1.

**C. CONSIDER: Written application to appear as amicus curiae (friend of the court) in the Auditorium District appeal, Docket No. 43074, pending before the Idaho Supreme Court**

John Brunelle, CCDC Executive Director, and Ryan Armbruster, Agency legal counsel, gave reports.

Commissioner Zuckerman moved to approve that the agency join as friend of the court in the case. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 7-1.

**D. CONSIDER: Bank of America Term Loan**

Ross Borden, CCDC Finance Director, gave a report.

Commissioner Zuckerman moved to authorize staff to continue negotiating terms for a Not to Exceed \$5 million Term Loan with Bank of America for projects in the Central District. The expectation is the Board will formally consider a Resolution in August containing the final Term Loan agreement. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 7-1.

**V. INFORMATION/DISCUSSION ITEMS**

**A. Ada county Courthouse Bond Redemption/Pay Off**

Ross Borden, CCDC Finance Director, gave a report.

**B. The Roost**

Shellan Rodriguez, CCDC Project Manager, gave a report.

### **C. Presentation of Downtown Boise Hotel Market Study**

Matt Brookshier, City of Boise, gave a report.

### **D. Boise Centre Concourse Design**

Pat Rice, Boise Centre, gave a report.

### **E. Operations Report**

John Brunelle, CCDC Executive Director, gave a report.

### **VI. EXECUTIVE SESSION:**

A motion was made by Commissioner Zuckerman to go into an executive session at 2:05 p.m. to deliberate regarding acquisition of an interest in real property which is not owned by a public agency [Idaho Code 74-206(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 74-206(1)(f)]. Commissioner Eberle seconded the motion. A roll call vote was taken;

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

All said Aye. The motion carried 7-0.

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 2:25 p.m.

### **EXECUTIVE SESSION ADJOURNMENT:**

A motion was made by Commissioner Eberle to adjourn executive session at 2:48 p.m. and return to the public meeting. Commissioner McLean seconded the motion. A roll call vote was taken;

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

All said Aye. The motion carried 6-0.

**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.

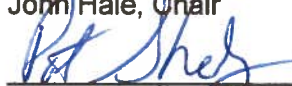
All said Aye.

The meeting was adjourned at 2:50 p.m.

----

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

  
\_\_\_\_\_  
John Hale, Chair      *Via-chair*

  
\_\_\_\_\_  
Pat Shalz, Secretary