

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

I. CALL TO ORDER: Chairman Hale convened the meeting with a quorum at 12:02 p.m.

Present were: Commissioner Dana Zuckerman, Commissioner Lauren McLean, Commissioner David Eberle, Commissioner Pat Shalz, Commissioner David Bieter, and Commissioner John Hale. Commissioner Woodings and Commissioner Stacy Pearson 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; Mary Watson, Contracts Manager; Peggy Breski, Contracts Specialist; Doug Woodruff, Project Manager; Shellan Rodriguez, Project Manager; Karl Woods, Project Manager; Laura Williams, Project Specialist; Deah LaFollette, Executive Assistant; and Céline Acord, Administrative Project Assistant. Also present was Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. CONSENT AGENDA:

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

Commissioners McLean abstained from this item.

All said Aye. The motion carried 5-0.

The Consent Agenda consisted of the following actions:

- A. Expenses
 - 1. Approval of Paid Invoice Report – September 2015
- B. Minutes and Reports
 - 1. Approval of Meeting Minutes from September 14, 2015
 - 2. Approval of Meeting Minutes from September 23, 2015

IV. ACTION ITEMS:

A. CONSIDER: Resolution 1410 Amend Gardner Plaza, LLC T3 Agreement for Additional Environmental Remediation

Doug Woodruff, CCDC Project Manager, gave a report.

Geoff Wardle, representing Gardner Company, and Jacob Hassard, representing Valley Regional Transit, also provided a report regarding the project.

Commissioner Zuckerman moved to adopt Resolution No. 1410 authorizing the amendment of the T3 Reimbursement Agreement with the Gardner Plaza, LLC. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-0.

B. CONSIDER: Resolution 1408 Approval of T1 Participation Agreement for Idaho Street Townhomes

Shellan Rodriguez, CCDC Project Manager, gave a report.

David Hale, representing Hale Development, provided comments regarding the project.

Commissioner Zuckerman moved to adopt Resolution No. 1408 authorizing the execution of the Type1 Streetscape Grant Participation Agreement for the Idaho Street Townhomes. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-0.

C. CONSIDER: Resolution 1407 Approval of T2 Participation Agreement for Marriott

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution No. 1407 authorizing the execution of the Type 2 General Assistance Participation Agreement; clarifying that the metal art screening was not an eligible cost for a Type 2 agreement, and confirming that the drive aisle improvements remain an eligible cost. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 6-0.

D. CONSIDER: Resolution 1411 Authorizing a Temporary Waiver of Monthly Parking Oversell in the City Centre Garage

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

Commissioner Eberle moved to adopt of Resolution No. 1411 authorizing a temporary waiver of the monthly parking oversell in the City Centre Garage and reallocation of parking use between monthly and hourly parkers. Commissioner Zuckerman seconded the motion.

All said Aye. The motion carried 6-0.

Commissioner Bieter moved for a five minute recess. Commissioner Eberle seconded the motion. Chairman Hale convened the meeting at 1:30 p.m.

V. INFORMATION/DISCUSSION ITEMS:

A. Parking Initiatives Update

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

Commissioner McLean left at 1:52 p.m.

B. The Grove Plaza Renovation Design Update

Doug Woodruff, CCDC Project Manager, gave a report.

Brian McCarter, representing ZGF Architects, gave a report.

Geoff Wardle, representing Gardner Company, provided comments concerning the adjacent property to the project.

C. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

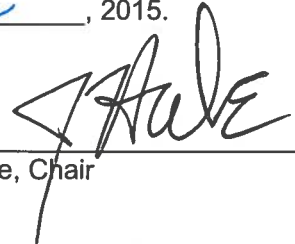
VI. ADJOURNMENT:

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

All said Aye.

The meeting was adjourned at 2:24 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 9th day of November, 2015.



John Hale, Chair



~~Pat Shalz, Secretary~~

Dana Zuckerman, Vice Chair