

MINUTES OF REGULAR MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
121 N. 9th St., Conference Room  
Boise, ID 83702  
December 14, 2015 12:00 p.m.

**I. CALL TO ORDER:**

Chairman Hale convened the meeting with a quorum at 12:04 p.m.

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

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 Specialist; Doug Woodruff, Project Manager; Shellan Rodriguez, Project Manager; Laura Williams, Project Specialist; Céline Acord, Administrative Project Assistant; and Lindsey Jackson, Administrative Assistant. Also present was Agency legal counsel, Ryan Armbruster.

**II. AGENDA CHANGES/ADDITIONS:**

There were no changes/additions to the agenda.

**III. CONSENT AGENDA:**

Commissioner Zuckerman moved to approve consent agenda. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

A. Expenses

1. Approval of Paid Invoice Report – November 2015

B. Minutes and Reports

1. Approval of Meeting Minutes from November 9, 2015
2. Approval of Text Edits to CCDC Participation Program Manual
3. Approval of Risk-Based Cycling Review Year 1 of 3: PARCS Internal Controls

**IV. ACTION ITEM**

**A. PUBLIC COMMENT: Monthly Parking Rate Increase**

This is the time and place for public comment on the proposal to increase the rates of the monthly parking permits in the public garages owned by the Urban Renewal Agency of Boise City. By way of background, monthly parking rates in these public garages have not changed since 2008, and the Agency Board at its meeting of November 9, 2015, received a report

concerning the proposed rate change and authorized Agency staff to distribute, publish, and circulate the proposed rate changes. Agency then took steps to publish notice of the rate change and advise monthly parkers and other interested parties of this date as the date for any person to provide comment regarding the rate changes.

Max Clark, CCDC Parking and Facilities Director, give a brief overview of the rate increase tentatively approved by the Board. Max Clark gave a PowerPoint presentation on the parking system and the rate proposal. There were no questions from Board members.

Chairman Hale then called for any public comment.

Clay Carly, 106 N. 6<sup>th</sup> St Boise property owner, spoke in favor of the increase. He also spoke in favor that the increase should be more and the hourly and daily rates be increased as well; in order to build a privately owned parking garage.

Chairman Hale then closed the public comment.

### **B. CONSIDER: Resolution 1419 Approve Monthly Parking Rate Increase**

Max Clark, CCDC Parking and Facilities Director, reviewed the proposed resolution.

Commissioner Zuckerman moved to adopt Resolution No. 1419 authorizing monthly parking rate increases of \$35 and \$20 in the six CCDC parking garages. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

### **C. CONSIDER: Resolution 1422 Approval of DDA for 1401 W Idaho St to Water Cooler, LLC**

Shellan Rodriguez, CCDC Project Manager, gave a report.

Mike Brown, representing LocalConstruct, also gave a report.

Commissioner Zuckerman moved to adopt Resolution No. 1422 to authorize the Executive Director to execute the DDA and all associated documents as required to implement the Agreement with the addition to amend section 3.3 third sentence to add the three words at the end of the second sentence "upon board approval." Commissioner Eberle seconded the motion. After discussion, a roll call vote was taken:

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

1 Aye 7 Nay. The Motion did not carry.

Commissioner Eberle moved to remand the DDA back to staff and work with the developer to come up with a revised proposal by the next board meeting January 11<sup>th</sup> 2016. Commissioner McLean seconded the motion.

All said Aye. The motion carried 8-0 [confirm].

**D. CONSIDER: Resolution 1415 Grant Easements to The Greater Boise Auditorium District for the Boise Centre Expansion's Concourse and Approve Related Memorandum of Understanding**

Doug Woodruff, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution 1415 approving the easement as presented and authorize Agency's Executive Director to negotiate and execute the final form of the easement and MOU. Commissioner Bieter seconded the motion.

All said Aye. The motion carried 8-0.

Chairman Hale called for a five minute break. The meeting reconvened at 1:39 p.m.

**E. CONSIDER: Resolution 1421 First Amendment to The Grove Plaza Renovation CM/GC Contract with McAlvain Construction**

Doug Woodruff, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution 1421 authorizing the amendment of The Grove Plaza renovation CMGC contract. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

**F. CONSIDER: Resolution 1409 CCDC Personnel Manual Update**

Ross Borden, CCDC Finance Director, gave a report.

Commissioner Zuckerman moved to adopt Resolution 1409 to incorporate the presented updates and any minor production edits into the Agency Personnel Manual. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

**V. INFORMATION/DISCUSSION ITEMS:**

**A. Trailhead Report**

Raino Zoller, Director of Trailhead, gave a report.

**B. The Grove Plaza Project Schedule and Initial Budget**

Doug Woodruff, CCDC Project Manager, gave a report

**C. T1 Designation for The 119**

Shellan Rodriguez, CCDC Project Manager, gave a report.

**D. T1 Designation for George's Cycles**

Shellan Rodriguez, CCDC Project Manager, gave a report.

**E. T1 Designation for Paulsen Building**

Shellan Rodriguez, CCDC Project Manager, gave a report.

**F. T2 Designation for Hyatt Place Hotel at 1045 Bannock St**

Shellan Rodriguez, CCDC Project Manager and Scott Schoenherr, representing Rafanelli & Nahas, gave a report.

Commissioner Bieter left at 2:35

**G. Operations Report**

John Brunelle, CCDC Executive Director, gave a report.

**VI. EXECUTIVE SESSION**

A motion was made by Commissioner Eberle to go into an executive session at 2:37 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)]. Commissioner McLean seconded the motion. A roll call vote was taken:

Commissioner Eberle Aye  
Commissioner Hale Aye  
Commissioner Zuckerman Aye  
Commissioner Shalz Aye  
Commissioner Pearson Aye  
Commissioner Woodings Aye  
Commissioner McLean Aye

All said Aye. The motion carried 7-0.

Discussions ensued concerning the acquisition of real property which is not owned by a public agency.

**EXECUTIVE MEETING ADJOURNMENT**

A motion was made by Commissioner Eberle to adjourn executive session at 3:12 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 Zuckerman; Aye

Commissioner Shalz; Aye  
Commissioner Pearson; Aye  
Commissioner Woodings; Aye  
Commissioner McLean; Aye

All said Aye. The motion carried 7-0.

**VII. REGULAR MEETING 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. 7-0

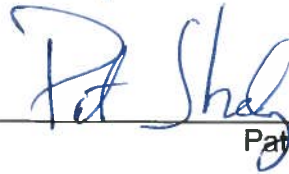
The meeting was adjourned at 3:14 p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 11 day of January, 2015~~6~~



John Hale, Chair



Pat Shalz, Secretary