

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
September 12, 2016 12:00 p.m.

A G E N D A

I. CALL TO ORDER

Chairman Hale convened the meeting with a quorum at 12:03p.m.

Present were: Commissioner Dave Bieter, Commissioner John Hale, Commissioner Maryanne Jordan, Commissioner Scot Ludwig, Commissioner Ben Quintana, Commissioner Pat Shalz, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman. Commissioner Stacy Pearson was absent. Commissioner Quintana arrived at the meeting at 12:08 p.m.

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Ross Borden, Finance Director, Max Clark, Parking and Facilities Director; Mary Watson, Attorney & Contracts Manager; Kathy Wanner, Contracts Specialist, Shellan Rodriguez, Project Manager; Matt Edmond, Project Manager; Laura Williams, Executive Assistant/Development Specialist, Also present was Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS:

There were no changes/additions to the agenda.

III. CONSENT AGENDA

- A. Expenses
 - 1. Approval of Paid Invoice Report – August 2016
- B. Minutes and Reports
 - 1. Approval of Meeting Minutes from August 8, 2016
 - 2. Approval of Meeting Minutes from August 24, 2016
- C. Other
 - 1. Resolution 1461 approving a cost share Agreement with ACHD to rebuild Broad Street and South 5th Street (\$326,000 contribution from ACHD to CCDC for Broad Street – LIV District Public Infrastructure Improvement Project)
 - 2. Resolution 1462 approving a cost share Agreement with the City of Boise for the pedestrian pathway 5th Street entrance to Julia Davis Park (\$60,000 contribution from City to CCDC for Broad Street – LIV District Public Infrastructure Improvement Project)

Commissioner Zuckerman moved to approve the consent Agenda.

Commissioner Shalz seconded the motion.

All said Aye. The motion carried 7-0 (Commissioner Quintana had not yet arrived).

IV. ACTION ITEMS

A. CONSIDER: Resolution 1464 Broad Street CM/GC Contract Amendment - The Guaranteed Maximum

Before consideration of the item, Commissioner Ludwig disclosed he had property holdings in the LIV District, and because of the impact of the Broad Street Project, he is recusing himself from participating and voting on this item.

Karl Woods, CCDC Project Manager, and Mary Watson, CCDC Attorney & Contracts Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution 1464 approving and authorizing the execution of the 2nd Amendment to the CM/GC Contract with Guho Corp.

Commissioner Shalz seconded the motion.

All said Aye. The motion carried, 7-0. (Commissioner Ludwig having previously recused himself)

- B. CONSIDER: Resolution 1465 Awarding Parking Operator Contract 1st, 2nd Ranking**
Max Clark, CCDC Parking & Facilities Director and Mary Watson, CCDC Attorney & Contracts Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution 1465 approving the Ranking for the RFQ-Parking Operator 2016 and authorizing the Executive Director to negotiate and execute a new Parking Operations Agreement for ParkBOI public parking garage management and operations.

Commissioner Shalz seconded the motion.

All said Aye. The motion carried, 8-0.

- C. CONSIDER: Resolution 1466 approving revised Parking Waitlist Policy**
Max Clark, CCDC Parking & Facilities Director, gave a report.

Commissioner Zuckerman moved to adopt Resolution 1466, revising the ParkBOI Garage Wait List Policy.

Commissioner Shalz seconded the motion.

All said Aye. The motion carried, 8-0.

- D. CONSIDER: Resolution 1463 Awarding Front & Myrtle Alternative Analysis Contract**
Matt Edmond, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution 1463, approving the selection of Sam Schwartz for the Front & Myrtle Alternatives Analysis and authorizing the Agency's Executive Director to negotiate and execute a contract with Sam Schwartz for consultant services to conduct the Front & Myrtle Alternatives Analysis.

Commissioner Shalz seconded the motion.

Substitute Motion made by Commissioner Jordan:

The technical analysis be approved with the condition that the visioning process be open to business and public entities interested in participating in the initial research.

Commissioner Quintana seconded the motion.

All said Aye, motion carried 8-0. Staff directed to revise the contract with Sam Shwartz to reflect the substitute motion and to conform the Resolution.

- E. CONSIDER: Approve Front Street Remnant Parcel Disposition Process**
Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to approve the Front Street Request for Development Proposals and directed staff to begin the Disposition Process as described.

Commissioner Shalz seconded the motion.

All said Aye. The motion carried, 7-0. (Commissioner Quintana left the meeting before this vote occurred.)

- F. CONSIDER: Approve Ash Street RFQ/P**
Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to approve the Ash Street Request for Proposals and directed staff to follow the process outlined in the RFQ/P attached.

Commissioner Shalz seconded the motion.

All said Aye. The motion carried, 6-0. (Commissioner Jordan left the meeting before this vote occurred.)

V. INFORMATION/DISCUSSION ITEMS

- A. Parking Strategic Plan**
Max Clark, CCDC Parking & Facilities Director, gave a report.
- B. Downtown Parks & Public Spaces Plan**
Doug Holloway, City of Boise, gave a report.
- C. 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 2:30p.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 to discuss the legal ramifications 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 Shalz seconded the motion. A roll call vote was taken:

Commissioner Bieter Aye
Commissioner Hale Aye
Commissioner Ludwig Aye
Commissioner Shalz Aye
Commissioner Woodings Aye
Commissioner Zuckerman Aye

Pending litigation and property acquisition were discussed during the executive session.

VII. EXECUTIVE SESSION ADJOURNMENT

A motion was made by Commissioner Zuckerman to adjourn executive session at 2:42 p.m. and return to the public meeting. Commissioner Shalz seconded the motion. A roll call vote was taken:

Commissioner Bieter Aye
Commissioner Hale Aye
Commissioner Ludwig Aye
Commissioner Shalz Aye
Commissioner Woodings Aye
Commissioner Zuckerman Aye

VIII. 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 Bieter seconded the motion.

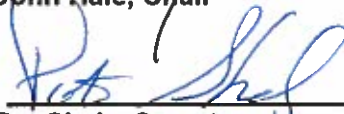
All said Aye. 6-0

The meeting was adjourned at 2:43 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION
ON THE 14th day of November, 2016.



John Hale, Chair



Pat Shalz, Secretary