

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

I. CALL TO ORDER:

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

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

Agency staff members present were: John Brunelle, Executive Director; Max Clark, Parking and Facilities Director; Ross Borden, Finance Director; Mary Watson, Contracts Specialist; Doug Woodruff, Project Manager; Shellan Rodriguez, Project Manager; Karl Woods, Project Manager; Peggy Breski, Contracts Specialist; Kevin Martin Accountant; Joey Chen, Controller 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 Eberle moved to approve consent agenda, the December 14, 2015 Board Meeting Minutes pulled from the Consent Agenda. Commissioner Zuckerman seconded the motion.

All said Aye. The motion carried 8-0

- A. Expenses
 - 1. Approval of Paid Invoice Report – December 2015
- B. Other
 - 1. Approval of Resolution 1423: T1 Participation Agreement, The 119 (NTE \$150k, 12/14/15)
 - 2. Approval of Resolution 1424: T1 Participation Agreement, George's Cycles (NTE \$150k, 12/14/15)

IV. MINUTES AND REPORTS:

Commissioner Eberle moved to approve the December 14, 2015, Board Meeting Minutes with the correction of the executive session roll call. Commissioner Zuckerman seconded the motion. Motion passed unanimously.

V. ACTION ITEM

A. CONSIDER: Independent Audit of FY2015 Financial Statements

Ross Borden Finance Director gave a report.

Kevin Smith, Partner, Eide Bailly also gave a report.

Commissioner Zuckerman moved to adopt Independent Audit of FY2015 Financial statements. Commissioner Eberle seconded the motion. After discussion, a roll call vote was taken:
The motion carried 8-0

B. CONSIDER: Election of Officers, Approval of Executive Committee Charge, Designation of Executive Committee Members, Designation of Secretary Pro Tempore

Commissioner Eberle moved appointment of the slate of officers as nominated, for approval of the Executive Committee charge as presented, for appointment of the Board Chair, Vice Chair and the Secretary/Treasurer. Commissioner McLean seconded the motion.

Board Chair – John Hale

Vice Chair – Dana Zuckerman

Secretary/Treasurer – Pat Shalz

All said Aye. The motion carried 8-0.

Commissioner Zuckerman moved to appoint David Eberle as the Commissioner at Large. Commissioner Bieter seconded the motion.

All said Aye. The motion carried 8-0.

Commissioner Zuckerman moved to appoint Deah LaFollette as the Secretary Pro Tempore. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

C. CONSIDER: Resolution 1427 Approval of DDA for 1401 W Idaho St, The Watercooler Project, LLC

Shellan Rodriguez, CCDC Project Manager, gave a report.

Mike Brown, representing LocalConstruct, also gave a report.

Commissioner Zuckerman moved to adopt Resolution No. 1427. Commissioner Eberle seconded the motion. After discussion, 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
Commissioner Bieter; Nay

7 Aye 1 Nay. The motion carried.

D. CONSIDER: GBAD Expansion Financing

Ross Borden, CCDC Finance Director, gave a report.

Eric Heringer, US Bank Financial Advisor, also gave a report.

Commissioner Zuckerman moved to adopt GBAD Expansion Financing. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

E. CONSIDER: Trailhead Support Agreement

Raino Zoller, Director of Trailhead, gave a report.

Commissioner Zuckerman moved to adopt Trailhead Support Financing. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 7-0 with Chairman John Hale abstaining.

VI. INFORMATION/DISCUSSION ITEMS:

A. Review Downtown Boise Parking Supply/Demand Update

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

B. Review Progress of Mobility & Parking Re-branding

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

C. Broad Street Update

Karl Woods, CCDC Project Manager gave a report.

D. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

VII. EXECUTIVE SESSION

A motion was made by Commissioner Zuckerman to go into an executive session at 1:42 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 agency to discuss 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 Hale Aye
Commissioner Zuckerman Aye
Commissioner Shalz Aye
Commissioner Pearson Aye
Commissioner Woodings Aye
Commissioner McLean Aye
Commissioner Bieter Aye

All said Aye. The motion carried 8-0.

Discussions ensued concerning acquisition of an interest in real property not owned by a public agency and to communicate with legal counsel for the agency concerning pending litigation or controversies not yet being litigated but imminently likely to be litigated.

EXECUTIVE MEETING ADJOURNMENT

A motion was made by Commissioner Eberle to adjourn executive session at 2:31p.m. and return to the public meeting. Commissioner Zuckerman 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
Commissioner Bieter Aye

All said Aye. The motion carried 8-0.

VIII. REGULAR MEETING 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 motion carried 8-0.

The meeting was adjourned at 2:32p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE ____ day of _____, 2016.



John Hale, Chair



Pat Shalz, Secretary