

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
March 14, 2016 12:00 p.m.

I. CALL TO ORDER:

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

Present were: Commissioner David Eberle, Commissioner Dana Zuckerman, Commissioner Pat Shalz, Commissioner Stacy Pearson, Commissioner Ryan Woodings, Commissioner Lauren McLean, and Commissioner John Hale. Commissioner David Bieter arrived at 12:14 p.m.

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Parking and Facilities Director; Ross Borden, Finance Director; Doug Woodruff, Project Manager; Shellan Rodriguez, Project Manager; Matt Edmond, Project Manager; and Deah LaFollette, Executive Assistant. Also present was Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS:

Commissioner Eberle moved to make changes to the order of the agenda and move the Executive Session to follow Action item D. Commissioner Zuckerman seconded the motion. The reason was due to scheduling issues that arose after the agenda was published.

All said Aye. The motion carried 7-0

III. CONSENT AGENDA:

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

The consent agenda included:

- A. Expenses
 - 1. Approval of Paid Invoice Report – February 2016
- B. Minutes and Reports
 - 1. Approval of Meeting Minutes from February 8, 2016
- C. Other
 - 1. Approval of Resolution 1426: T4 Participation Agreement, Idaho State Historical Museum Renovation (Not to Exceed \$150k, Board review on 11/9/15)
 - 2. Approval of Resolution 1432 setting May 9, 2016 as a public hearing date to adopt a revised parking structure naming policy

All said Aye. The motion carried 7-0

IV. ACTION ITEM

A. PUBLIC HEARING: 2015 Annual Report

Chair Hale opened the meeting to the public at 12:06 p.m. There was no public comment made. The public hearing was closed at 12:09 p.m.

B. CONSIDER: Approve 2015 Annual Report

John Brunelle, CCDC Executive Director, gave a report.

Commissioner Zuckerman moved to accept the 2015 Annual Report and to direct staff to deliver it to the Boise City Clerk, post it on the Agency's website, then publish notice in the Idaho Statesman that it has been filed and is available for review in the City Clerk's Office as well as at CCDC and on CCDC's website. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 7-0.

C. PUBLIC HEARING: Adjust the hourly/monthly parking ratios in some garages

Chair Hale opened the meeting to the public at 12:11 p.m. The public hearing was closed at 12:24 p.m.

Jeff Roper, 3311 Overland Ave., Burley, gave public testimony.

Geoff Wardle, 101 S. Capital Blvd, Boise, gave public testimony.

Chair Hale re-opened the meeting to the public at 12:33 p.m. The public hearing was closed at 12:38 p.m.

Ben Roper, 4313 Hillcrest Ave., Boise, gave public testimony.

Jeff Wolfe, 720 W Idaho, Boise, gave public testimony.

Commissioner Bieter arrived at 12:14 p.m.

D. CONSIDER: Resolution 1433 Adjusting the hourly/monthly parking ratios in some garages

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

Commissioner Zuckerman moved to adopt Resolution 1433 converting over time up to 400 hourly parking spaces to monthly parking spaces in select garages. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

VI. EXECUTIVE SESSION

A motion was made by Commissioner Zuckerman to go into an executive session at 12:45 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

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 SESSION ADJOURNMENT

A motion was made by Commissioner Eberle to adjourn executive session at 1:32p.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

The motion carried 8-0.

Commissioner Bieter left the meeting at 1:33 p.m.

IV. ACTION ITEM

E. CONSIDER: Provide direction to staff on Parking Strategic Plan Outreach

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

Commissioner Eberle moved to direct staff to provide a summary of the plan, and requested that the CCDC staff engage with Boise City Council on the item. Commissioner Zuckerman seconded the motion.

All said Aye. The motion carried 7-0.

F. CONSIDER: Resolution 1434 deeming the Preliminary Official Statement for the Lease Revenue Bonds, Series 2016, for the Greater Boise Auditorium District Expansion Project in conformance with Securities Exchange Commission Rule 15c2-12.

Ross Borden, CCDC Finance Director, gave a report.
Eric Heringer, Piper Jaffray/CCDC Financial Advisor, gave a report

Nick Miller, Hawley Troxell/Bond Counsel, gave a report.

Commissioner Eberle moved to adopt Resolution 1434 deeming the Preliminary Official Statement for the Lease Revenue Bonds, Series 2016 (Greater Boise Auditorium District Expansion) to be in conformance with SEC Rule 15c2-12 and direct or ratify publication of public notices in advance of possible Board action on March 29, 2016. Commissioner Zuckerman seconded the motion.

All said Aye. The motion carried 7-0.

Commissioner Hale left the meeting at 2:01 p.m.

G. CONSIDER: Resolution 1431 Approve Type 2 Participation Agreement for the Hyatt Place at 10th and Bannock

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Eberle moved to adopt Resolution No. 1431 authorizing the execution of the Type 2 General Participation Agreement. Commissioner Woodings seconded the motion.

All said Aye. The motion carried 6-0.

V. INFORMATION/DISCUSSION ITEMS:

A. Ash Street RFP and Hayman House

Shellan Rodriguez, CCDC Project Manager, gave a report.

B. CONSIDER: T1 Designation for Sturiale Place at 15th and Jefferson

Shellan Rodriguez, CCDC Project Manager, gave a report.

C. CCDC Participation in Prospective Main/Idaho Protected Bike Lane project

Matt Edmond, CCDC Project Manager, gave a report.

D. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

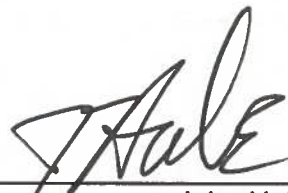
VII. REGULAR MEETING ADJOURNMENT

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

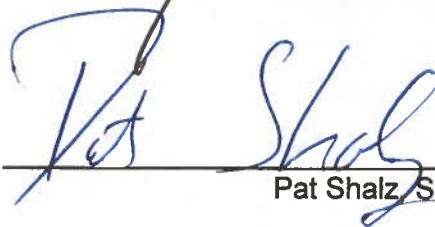
All said Aye. 6-0

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

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 11 day of April, 2016.



John Hale, Chair



Pat Shalz, Secretary