

MINUTES OF REGULAR MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
121 N. 9th St., Conference Room  
Boise, ID 83702  
April 11, 2016 12:00 p.m.

**I. CALL TO ORDER:**

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

Present were: Commissioner David Eberle, Commissioner Dana Zuckerman, Commissioner 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; Todd Bunderson, Development Director; Max Clark, Parking and Facilities 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, 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 the consent agenda. Commissioner Eberle seconded the motion.

The consent agenda included:

- A. Expenses
  - 1. Approval of Paid Invoice Report – March 2016
- B. Reports
  - 1. Approval of Meeting Minutes from March 14, 2016
- C. Other
  - 1. Approval of Resolution 1439 T1 Participation Agreement for The Sturiale Café, LLC

All said Aye. The motion carried 8-0

**IV. ACTION ITEM**

**A. CONSIDER: T1 Designation for Mixed Use Office Retail/ Dormitory at 13th and River**

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to direct staff to negotiate a Type 1 Participation Agreement for the proposed Riverstone Building for future Board review and approval. Commissioner Shalz seconded the motion.

The motion carried 8-0.

**B. CONSIDER: T1 Designation for Idaho Self Storage at 13<sup>th</sup> and River**

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to direct staff to negotiate a Type 1 Participation Agreement for the proposed Idaho Self Storage for future Board review and approval. Commissioner Shalz seconded the motion.

The motion carried 8-0.

**V. INFORMATION/DISCUSSION ITEMS:**

**A. Legislative Update**

Ryan Armbruster, CCDC Legal Counsel, gave a report.

**B. 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 12:43 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)] 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 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.

Communications ensued to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Communications ensued to discuss acquisition of real property which is not owned by a public agency.

Commissioner Hale left the meeting at 1:10p.m.

**EXECUTIVE SESSION ADJOURNMENT**

A motion was made by Commissioner Eberle to adjourn executive session at 1:52p.m. and return to the public meeting. Commissioner McLean seconded the motion. A roll call vote was taken:

Commissioner Eberle; Aye

Commissioner Zuckerman; Aye  
Commissioner Shalz; Aye  
Commissioner Pearson; Aye  
Commissioner Woodings; Aye  
Commissioner McLean; Aye  
Commissioner Bieter; 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 Eberle to adjourn the meeting. Commissioner McLean seconded the motion.

All said Aye. 7-0

The meeting was adjourned at 1:52p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 9th day of May, 2016.



John Hale, Chair



Pat Shalz, Secretary