

MINUTES OF REGULAR MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
121 N. 9th St., Conference Room  
Boise, ID 83702  
May 9, 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 Bieter was absent.

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Parking and Facilities Director; Mary Watson, Contracts Manager; Doug Woodruff, Project Manager; Shellan Rodriguez, Project Manager; Matt Edmond, Project Manager; Karl Woods, Project Manager; Laura Williams, Project Specialist; Sarah Jones, Administrative Assistant, Deah LaFollette, Executive 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 the consent agenda. Commissioner Shalz seconded the motion.

The consent agenda included:

- A. Expenses
  - 1. Approval of Paid Invoice Report – April 2016
- B. Minutes & Reports
  - 1. Approval of Meeting Minutes from March 29, 2016
  - 2. Approval of Meeting Minutes from April 11, 2016
- C. Other
  - 1. Approval of Resolution 1441 Approval of T1 Participation Agreement for Riverstone Building (*NTE \$43,000, Board Reviewed 4/11/2016*)
  - 2. Approval of Resolution 1442 Approval of T1 Participation Agreement for Idaho Self Storage (*NTE \$30,000, Board Reviewed 4/11/2016*)
  - 3. Approval of Resolution 1443 Approval of T1 Participation Agreement for Paulsen Building (*NTE \$150,000, Board Reviewed 12/14/2015*)

Commissioner McLean abstained from voting on Resolution 1443 Approval of T1 Participation Agreement for Paulsen Building

All said Aye. The motion carried 7-0.

#### **IV. ACTION ITEMS**

##### **A. Resolution of Commendation for Board Service**

Chairman Hale and Board Commissioners thanked outgoing board Commissioners Lauren McLean and David Eberle, for their service on the CCDC Board of Directors.

Commissioner Zuckerman moved to approve Resolution 1447 and 1448. Commissioner Shalz seconded the motion.

The motion carried 7-0.

##### **B. CONSIDER: Q2/YTD Thru March 31, 2016 Financial Report**

Ross Borden, Finance Director, gave a report

Commissioner Zuckerman moved to accept the year-to-date Financial Report through the second quarter of the current fiscal year, 2016. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 7-0.

##### **C. CONSIDER: Ada County Assessor's Annual Report**

Bob McQuade, Ada County Assessor, gave a report.

No action required.

##### **D. CONSIDER: Public Hearing for Revised Garage Naming Policy**

Chairman Hale opened the public comment period at 12:27p.m. There were no public comments. Chairman Hale closed the public comment period at 12:33p.m.

##### **E. CONSIDER: Resolution 1445 Adopting Revised Garage Naming Policy**

Max Clark, Parking & Facilities Director, gave a report.

Commissioner Zuckerman moved to approve Resolution #1445 adopting a revised garage naming policy; and changing the names of the six public parking garages owned by CCDC to the intersection based names suggested. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 7-0.

##### **F. CONSIDER: CCDC Capital Improvement Plan 2016-2020 Amendment**

Todd Bunderson, Development Director, gave a report.

Commissioner Zuckerman moved to approve the CIP Amendment as presented. Commissioner Shalz seconded the motion.

All said Aye. The motion carried 7-0.

**G. CONSIDER: Resolution 1440 Approve the Grove Plaza Renovation CMGC Contract Amendments: GMP-2 Additional Pre-construction Services and CMP-3 The Guaranteed Maximum Price for Construction Services**

Doug Woodruff, Project Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution 1440, approving Amendment No.2 and Amendment No.3 to the CMGC Contract with McAlvain Construction. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 7-0.

**H. CONSIDER: Resolution 1414 Master Agreement By and Between Greater Boise Auditorium District and Capital City Development Corp**

Doug Woodruff, Project Manager, gave a report

Commissioner Zuckerman moved to adopt Resolution 1414, approving the Master Agreement by and between the Capital City Development Corp. and Greater Boise Auditorium District. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 7-0.

**I. CONSIDER: Resolution 1444 Approval of T2 and T4 Participation Agreement for public improvements associated with the proposed Apartments at 5<sup>th</sup> & Idaho**

Shellan Rodriguez, Project Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution No. 1444 Approval of Type 2 General Assistance Participation Agreement and Type 4 Public Private Partnership Participation Agreement for the 5<sup>th</sup> and Idaho Apartments. Commissioner seconded the motion.

All said Aye. The motion carried 7-0.

**J. CONSIDER: Resolution 1412 Approval of T3 Participation Agreement for Simplot/JUMP**

Matt Edmond, Project Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution No. 1412 authorizing the execution of the Type 3 Transformative Assistance Participation Agreement for the JR Simplot Company Offices and JUMP project. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 7-0.

**K. CONSIDER: Resolution 1446 Approving the Termination Agreement and Mutual Release between CCDC and Civic Partners.**

John Brunelle, Executive Director, gave a report.

Commissioner Zuckerman moved the adoption of Resolution 1446 approving the Termination Agreement and Mutual Release between Civic Partners, CCDC, and Ada County. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 7-0.

**V. INFORMATION/DISCUSSION ITEMS:**

**A. Operations Report**

John Brunelle, CCDC Executive Director, gave a report.

**B. Strategic Parking Plan Summary & Next Steps**

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

**VI. ADJOURN**

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

All said Aye. The meeting was adjourned at 1:37p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 18 day of July, 2016.



John Hale, Chair



Pat Shalz, Secretary