

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
July 18, 2016 12:00 p.m.

I. CALL TO ORDER:

Commissioner Zuckerman led the meeting in Chairman Hale's absence. Commissioner Zuckerman convened the meeting with a quorum at 12:03pm.

Present were: Commissioner David Scot Ludwig, Commissioner Dana Zuckerman, Commissioner Pat Shalz, Commissioner Ben Quintana, Commissioner Ryan Woodings, Commissioner Maryanne Jordan, Commissioners Hale, Bieter, and Pearson, were absent.

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, Contracts Manager; Kathy Wanner, Contracts Specialist, Shellan Rodriguez, Project Manager; Laura Williams, Project Specialist; Sarah Jones, Administrative Assistant, Deah LaFollette, Executive Assistant. Also present was Agency legal counsel, Matt Parks.

II. AGENDA CHANGES/ADDITIONS:

No changes

III. CONSENT AGENDA:

Commissioner Shalz moved to approve the consent agenda. Commissioner Ludwig seconded the motion. 6 said Aye, 0 said Nay. The motion carried, 6-0.

The consent agenda included:

- A. Expenses
 - 1. Approval of Paid Invoice Report – June 2016
- B. Minutes & Reports
 - 1. Approval of Meeting Minutes from May 9, 2016
 - 2. Approval of Meeting Minutes from June 13, 2016
- C. Other
 - 1. Approval of Resolution 1454 Approving Clairvoyant Brewing Company LLC T1 Participation Agreement (*NTE \$65,000; Board Reviewed 06/13/2016*)

IV. ACTION ITEMS

**A. CONSIDER: Resolution 1453 Environmental Remediation Reimbursement Agreement-
For remediation at 620 S. 9th Street**

Shellan Rodriguez, CCDC Project Manager, gave a report. Mike Hormaechea, RMH Company, answered questions from the Commissioners.

Commissioner Shalz moved to approve Resolution #1453 authorizing staff to finalize the Environmental Remediation Agreement with 620 9th Street LLC. Commissioner Ludwig seconded the motion.

6 said Aye, 0 said Nay. The motion carried 6-0.

**B. CONSIDER: Resolution 1455 T3 Transformative Assistance Participation Agreement
and Purchase & Sale Agreement with BVGC Parcel B, LLC.**

Shellan Rodriguez, CCDC Project Manager, gave a report, Geoff Wardle, Spink Butler Attorney, Tom Ahlquist and Dave Wali, Gardner Company, also gave a report.

Commissioner Jordan expressed concern about the absence of a policy for future proofing and requested that the Board of Commissioners have a forthcoming policy discussion.

Commissioner Shalz moved to adopt Resolution #1455 authorizing the execution of the Type 3 Transformative Assistance Participation Agreement as well as the Purchase and Sale Agreement for the Parcel B Garage Unit, with the amendment to the Purchase and Sale Agreement that CCDC will pay an additional \$400,000 for future proofing, bringing the total purchase price to \$5,400,000. Commissioner Ludwig seconded the motion.

6 said Aye, 0 said Nay. The motion carried, 6-0.

Commissioner Jordan requested an amendment in Section 8 of the agreement. The Anti-Discrimination during Construction must include anti-discrimination designations toward sexual orientation or gender identity.

Commissioners Shalz and Ludwig accepted the amendment.

V. INFORMATION/DISCUSSION ITEMS:

A. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

B. Updated Parking Garage Design Standards

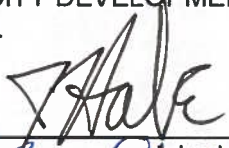
Max Clark, CCDC Parking & Facilities Manager, gave a report.

VI. ADJOURN

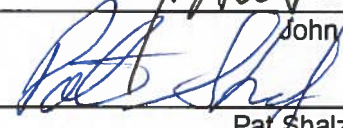
There being no further business to come before the Board, a motion was made by Commissioner Shalz to adjourn the meeting. Commissioner Ludwig seconded the motion. All said Aye. 6-0

The meeting was adjourned at 1:38pm.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 8th day of August, 2016.



John Hale, Chair



Pat Shalz, Secretary