

CAPITAL CITY DEVELOPMENT CORPORATION  
Board of Commissioners Meeting  
Conference Room, Fifth Floor, 121 N. 9th Street  
December 12, 2016 12:00 p.m.

MEETING MINUTES

**I. CALL TO ORDER**

Chairman Hale convened the meeting with a quorum at 12:02 p.m.

Present were: Commissioner John Hale, Commissioner Dave Bieter, Commissioner Maryanne Jordan, Commissioner Ben Quintana, Commissioner Pat Shalz, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman. Commissioner Stacy Pearson, Commissioner Scot Ludwig.

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, Attorney & Contracts Manager; Kathy Wanner, Contracts Specialist, Shellan Rodriguez, Project Manager; Matt Edmond, Project Manager; Laura Williams, Executive Assistant/Development Specialist, Also present was Agency legal counsel, Ryan Armbruster.

**II. AGENDA CHANGES/ADDITIONS**

There were no changes/additions to the agenda.

**III. CONSENT AGENDA**

- A. Expenses
  - 1. Approval of Paid Invoice Report – November 2016
- B. Minutes and Reports
  - 1. Approval of Meeting Minutes from November 14, 2016
  - 2. Approval of Meeting minutes from November 29, 2016
- C. Other
  - 1. Resolution 1470 Second Amendment to the Disposition and Development Agreement with 620 S. 9<sup>th</sup> Street LLC
  - 2. Resolution 1472 Second Amendment to Financial Advisory Services Agreement with Piper Jaffray & Co.

Commissioner Zuckerman moved to approve the consent Agenda.

Commissioner Shalz seconded the motion.

All said Aye. The motion to approve the Consent Agenda carried 9-0.

**IV. ACTION ITEMS**

- A. Adopt Resolution 1473, Direct Staff to Negotiate, Finalize and Execute Agreement to Negotiate Exclusively with deChase Miksis, the successful respondent of the Ash Street Workforce Housing RFQ/P**

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution 1469 Approving 'Official Intent' Eligible Tax Exempt Expenses

Commissioner Shalz seconded the motion.

All said Aye. The motion carried 9-0.

- B. Approve up to \$44,000 Cost Share for Concept Design to Convert 5<sup>th</sup> and 6<sup>th</sup> Streets to Two-Way Operation**

Matt Edmond, CCDC Project Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution 1469 Approving 'Official Intent' Eligible Tax Exempt Expenses

Commissioner Shalz seconded the motion.

All said Aye. The motion carried 9-0.

#### **V. INFORMATION/DISCUSSION ITEMS**

##### **A. Draft ACHD Fairview & Main Local Streets Improvement Plan**

Matt Edmond, CCDC Project Manager, 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 1:10 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 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:

Chair Hale Aye

Commissioner Zuckerman Aye

Commissioner Shalz Aye

Commissioner Ludwig Not in attendance for roll call vote

Commissioner Pearson Absent

Commissioner Woodings Aye

Commissioner Jordan Aye

Commissioner Quintana Aye

Commissioner Bieter Aye

Commissioner Ludwig reentered at 1:11 p.m.

Pending litigation was discussed during the executive session.

#### **VII. EXECUTIVE SESSION ADJOURNMENT**

A motion was made by Commissioner Zuckerman to adjourn executive session at 2:00 p.m. and return to the public meeting. Commissioner Shalz seconded the motion. A roll call vote was taken:

Chair Hale Aye

Commissioner Zuckerman Aye

Commissioner Shalz Aye

Commissioner Ludwig Aye

Commissioner Pearson Absent

Commissioner Woodings Aye

Commissioner Jordan Aye

Commissioner Quintana Aye

Commissioner Bieter Aye

#### **VIII. REGULAR MEETING ADJOURNMENT**

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. 7-0

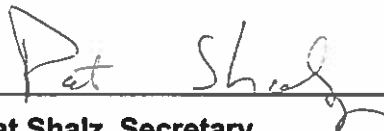
The meeting was adjourned at 2:01 p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION  
ON THE 9<sup>th</sup> day of January, 2017.



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**John Hale, Chair**



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**Pat Shalz, Secretary**