

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
May 8, 2017 12:00 p.m.

MINUTES

I. CALL TO ORDER

Vice-Chair Zuckerman convened the meeting with a quorum at 12:00 p.m.

Present were: Commissioner Dana Zuckerman, Commissioner Scot Ludwig, Commissioner Pat Shalz, Commissioner Maryanne Jordan, Commissioner Dave Bieter, and Commissioner Ryan Woodings.

Absent Were: Commissioner John Hale, Commissioner Ben Quintana, and Commissioner Gordon Jones

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Ross Borden, Finance Director, Max Clark, Parking & Facilities Director; Mary Watson, Attorney & Contracts Manager; Kathy Wanner, Contracts Specialist, Joey Chen, Controller, Shellan Rodriguez, Project Manager; Matt Edmond, Project Manager; Doug Woodruff, Project Manager; Karl Woods, Project Manager; Laura Williams, Executive Assistant/Development Specialist, Sarah Jones, Administrative Assistant. Also present were Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS

The Board gave unanimous consent to move agenda item Information/Discussion Item A: Ada County Assessor's Annual Report to be heard immediately following the Consent Agenda in order to accommodate the Assessor's schedule.

Commissioner Shalz moved to amend the Agenda posted on May 4, 2017 to include item C-2 on the Consent Agenda: Resolution 1492 Approving the First Amendment to the Purchase and Sale Agreement Between CCDC and BVGC Parcel B, LLC. At the time the original agenda was posted item C-2 had not yet been presented for inclusion on the agenda.

Commissioner Woodings seconded the motion.

All said Aye. The motion carried 6-0.

III. CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – April 2017

B. Minutes and Reports

1. Approval of Meeting Minutes from April 10, 2017

C. Other

1. Approve 30 Day Notice for Modification of Urban Renewal Planning Documents to Remove Outdated Attachments

2. Resolution 1492 Approving the First Amendment to the Purchase and Sale Agreement Between CCDC and BVGC Parcel B, LLC.

Commissioner Shalz moved to approve the Consent Agenda.

Commissioner Woodings seconded the motion.

All said Aye. The motion carried 6 -0

IV. ACTION ITEMS

A. CONSIDER: Resolution 1491 Awarding Contract for the 2017 ParkBOI Garage Signage.

Kathy Wanner, CCDC Contracts Specialist, gave a report.

Commissioner Shalz made a motion to adopt Resolution 1491 and award the 2017 ParkBOI Garage Signage Project to YESCO LLC.

Commissioner Woodings seconded the motion.

All said Aye. The motion carried 6 -0

B. CONSIDER: 535 S. 15th Street Type One Participation Agreement Designation with Energreen Development Company, LLC.

Laura Williams, CCDC Executive Assistant/Development Specialist, gave a report.

Commissioner Shalz made a motion to direct staff to negotiate a final Type One Participation Agreement with Energreen Development Company, LLC for future board approval.

Commissioner Woodings seconded the motion.

All said Aye. The motion carried 6 -0

C. CONSIDER: Resolution 1478 \$19 Million River Myrtle – Old Boise Series 2017 A and B Bonds Financing and Re-financing.

Ross Borden, CCDC Financial Director; Eric Heringer, Agency Financial Advisor; Ryan Armbruster, Agency Legal Counsel; and Kurt Kaufmann, Agency Bond Counsel (via conference call) gave a report.

Vice-Chair Zuckerman opened the floor for public comment.

There being no public comments, Commissioner Shalz made a motion to Adopt Resolution 1478:

- Issue RMOB Redevelopment Bonds, Series 2017A, principal amount \$13,000,000;
- Issue RMOB Refunding Redevelopment Bonds, Series 2017B, principal amount \$5,145,000, to refinance Series 2010B Bonds;
- Redeem existing Series 2010C Bonds, principal amount \$1,650,000;
- Authorize distribution of notices: Additional Bonds Certificate, Notice of Bond Resolution (30 day contest period), Notice of Prepayment, Notice of Redemption;
- Execute associated agreements.

Commissioner Woodings seconded the motion.

All said Aye. The motion carried 6 -0

D. CONSIDER: Parking Demand Management Strategies

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

Commissioner Shalz made a motion to authorize the Executive Director to take the steps necessary to conduct a survey on rates, bring back a proposal concerning rate structure at which time the Board may take necessary action to schedule a board meeting to consider any rate changes.

Commissioner Woodings seconded the motion.

All said Aye. The motion carried 6 -0

V. INFORMATION/DISCUSSION ITEMS

A. Ada County Assessor's Annual Report

Bob McQuade, Ada County Assessor, gave a report.

B. FY 2017 Q2 Financial Report

Ross Borden, CCDC Finance Director, and Joey Chen, CCDC Controller, gave a report.

C. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

VI. REGULAR MEETING ADJOURNMENT

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

Commissioner Woodings seconded the motion.

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

The meeting was adjourned at 1:35p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 12th DAY OF June, 2017.



John Hale, Chair

Dana Zuckerman, Vice Chair



Ryan Woodings, Secretary/Treasurer