

CAPITAL CITY DEVELOPMENT CORPORATION  
Board of Commissioners Meeting  
Conference Room, Fifth Floor, 121 N. 9th Street  
July 10, 2017 12:00 p.m.  
MINUTES

I. **CALL TO ORDER**

Chairman Hale convened the meeting with a quorum at 12:01 p.m.

Present were: Commissioner John Hale, Commissioner Ben Quintana, Commissioner Maryanne Jordan, and Commissioner Ryan Woodings.

Commissioner Gordon Jones joined the meeting via conference call.

Absent Were: Commissioner David Bieter, Commissioner Scot Ludwig, Commissioner Pat Shalz, and Commissioner Dana Zuckerman

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, Shellan Rodriguez, Project Manager; Matt Edmond, Project Manager; Doug Woodruff, Project Manager; Karl Woods, Project Manager; Laura Williams, Executive Assistant/Development Specialist. Also present were 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 – June 2017

B. Minutes and Reports

1. Approval of Meeting Minutes from June 12, 2017

C. Other

1. Approve Resolution 1497: CCDC Alley Program, Utility Undergrounding Contract with Idaho Power [*Informational item 6-12-2017, NTE \$203,000*]
2. Approve Resolution 1501: Approval of 1420 W. Front Street – Verraso Apartments - Type One Participation Agreement with Envision 360, Inc. [*Designation 6-12-2017, NTE \$150,000*]
3. Approve Resolution 1502: Approval of 11th & Myrtle – Pioneer Corner – Type Four Participation Agreement with BVGV Parcel B, LLC [*Designation 6-12-2017, NTE \$100,000*].

Commissioner Woodings made a motion to approve the Consent Agenda.  
Commissioner Jordan seconded the motion.  
All said Aye. The motion carried 5-0.

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

##### **A. CONSIDER: Approve Resolution 1500: Awarding 2017 Streetscape Improvements Contract**

Mary Watson, CCDC Contracts Manager & Attorney, gave a report.

Commissioner Woodings made a motion to adopt Resolution 1500, awarding the construction contract for the 2017 Streetscape Improvements Project to Guho Corp. for the Bid amount of \$1,043,739.00 and authorizing the Executive Director to take all necessary steps to negotiate and execute the contract, and to expend funds as set forth in the resolution.

Commissioner Jordan seconded the motion.

All said Aye. The motion carried, 5-0.

##### **B. CONSIDER: The Afton Phase II Proposed Design Revisions**

Shellan Rodriguez, CCDC Project Manager, gave a report.

Commissioner Woodings made a motion to direct staff to approve any design review changes in accordance with the City of Boise's Design Review Committee's actions and conditions and to draft any necessary Disposition and Development Agreement amendments for future CCDC Board approval.

Commissioner Jordan seconded the motion.

All said Aye. The motion carried, 5-0.

#### **VI. ADJOURNMENT**

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

Commissioner Jordan seconded the motion.

All said Aye. The motion carried, 5-0.

The meeting was adjourned at 12:29 p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 14<sup>TH</sup> DAY OF August, 2017.



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John Hale, Chair



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Ryan Woodings, Secretary/Treasurer