

CAPITAL CITY DEVELOPMENT CORPORATION  
Board of Commissioners Meeting  
Conference Room, Fifth Floor, 121 N. 9th Street  
November 13, 2017 12:00 p.m.  
MEETING MINUTES

**I. CALL TO ORDER**

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

Present: Commissioner John Hale, Commissioner Gordon Jones, Commissioner Scot Ludwig, Commissioner Maryanne Jordan, Commissioner Pat Shalz, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman. Commissioner Dave Bieter arrived at 12:06 p.m.

Absent: Commissioner Ben Quintana

Agency staff members present: John Brunelle, Executive Director; Todd Bunderson, Development Director; Ross Borden, Finance & Administration Director; Max Clark, Parking & Mobility Director; Mary Watson, General Counsel & Contracts Manager; Shellan Rodriguez, Real Estate Development Manager; Matt Edmond, Project Manager; Doug Woodruff, Project Manager; Sandy Lawrence, Administrative Assistant. Also present were Agency legal counsel, Matthew Parks.

**II. AGENDA CHANGES/ADDITIONS**

There were no changes/additions to the agenda.

**III. CONSENT AGENDA**

A. Expenses

1. Approval of Paid Invoice Report – October 2017

B. Minutes and Reports

1. Approval of October 9, 2017 Meeting Minutes

C. Other

1. Approve Resolution #1512 – Approval of 2200 W. Fairview – New Path Community Housing – Type One Participation Agreement with Boise Pacific NIHC Associates LP [Designation 10/9/17, NTE \$150,000]
2. Approve Resolution #1513 Approval of 750 E Main – Capitol Terrace – Type One Participation Agreement with Hawkins Companies [Designation 10/9/17, NTE \$150,000]
3. Approve Resolution #1514 – 2403 Fairview Ave – Adare Manor – Type Two Participation Agreement Designation [Designation 10/9/17].

Commissioner Ludwig recused himself from voting on the consent agenda because he was not in attendance for the October meeting. Commissioner Zuckerman made a motion to approve the Consent Agenda.

Commissioner Shalz seconded the motion.

With the exception of Commissioner Ludwig, All said Aye. The motion carried, 7-0.

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

##### **A. PUBLIC COMMENT: Proposed Parking Rate Increases**

**Chairman Hale opened the meeting to the public at 12:04p.m. The public comment was closed at 12:25p.m.**

Chase Erkins, 802 W Bannock St., Boise, made public comment in support of the proposed parking rate increase.

Dale Reese, 199 N. Capitol Blvd., Boise, made public comment to protest against the proposed parking rate increase.

Linda Cockerman, 5531 N. Glenwood., Boise, made public comment regarding the limited availability of parking spaces in the downtown parking garages.

**Chairman Hale re-opened the meeting to the public at 12:36p.m. The public comment was closed at 12:40p.m.**

John F. Cunningham, 245 S. Capitol Blvd., Boise, made public comment voicing concern about the amount of the proposed parking rate increases, requesting a more gradual increase.

##### **B. CONSIDER: Resolution #1516 – Approval of Parking Rate Increases**

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

Commissioner Zuckerman moved to approve the adoption of Resolution #1516, authorizing the parking rate increases as proposed in the eight public parking garages managed by the CCDC.

Commissioner Jordan requested an amendment to the motion: set the hotel valet rate for this year, to the same rate as the hotel self-park (\$5.70), with the condition that these rates be re-evaluated on an annual basis.

Commissioner Zuckerman accepted the amendment to the motion.  
Commissioner Shalz seconded the amendment.

Commissioner Ludwig recused himself from discussion and vote on resolution #1516, due to a potential conflict of interest.

Commissioner Woodings requested an amendment to the motion: hotel self-parking proposed daily rate to \$8.00.

Commissioner Zuckerman accepted the amendment to motion.  
Commissioner Shalz seconded the amendment.

With the exception of Commissioner Ludwig, All said Aye. The amended motion carried, 7-0.

**C. CONSIDER: Resolution #1515 – Approving the Second Amendment to the Purchase & Sale Agreement Between CCDC & BVGC Parcel B, LLC**

Shellan Rodriguez, CCDC Real Estate Development Manager, gave a report.

Commissioner Zuckerman moved to adopt Resolution #1515, authorizing the execution of the Second Amendment to the Purchase and Sale Agreement between CCDC and BVGC Parcel B, LLC.

Commissioner Shalz seconded the motion

All said Aye. The motion carried, 8-0.

**V. INFORMATION/DISCUSSION ITEMS**

**A. Operations Report**

John Brunelle, CCDC Executive Director, gave a report.

**VI. EXECUTIVE SESSION**

A motion was made by Commissioner Zuckerman to go into executive session at 1:07p.m. to deliberate regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and 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 Section 74-206(1)(c),(d) and (f)].

**A roll call vote was taken:**

Commissioner Hale: Aye

Commissioner Zuckerman: Aye

Commissioner Shalz: Absent - recused himself due to potential conflict of interest

Commissioner Ludwig: Aye

Commissioner Jones: Aye

Commissioner Woodings: Aye

Commissioner Jordan: Aye

Commissioner Quintana: Absent

Commissioner Bieter: Aye

Commissioner Jordan seconded the motion.

The motion carried, 7-0

Potential property acquisition was discussed.

**VII. EXECUTIVE SESSION ADJOURN**

A motion was made by Commissioner Zuckerman to adjourn executive session at 1:35p.m. and return to the public meeting. Commissioner Shalz seconded the motion.

A roll call vote was taken:

Commissioner Hale: Aye

Commissioner Zuckerman: Aye

Commissioner Shalz: Absent - recused himself due to potential conflict of interest

Commissioner Ludwig: Aye

Commissioner Jones: Aye

Commissioner Woodings: Aye

Commissioner Jordan: Aye

Commissioner Quintana: Absent

Commissioner Bieter: Aye

The motion carried, 7-0

**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.

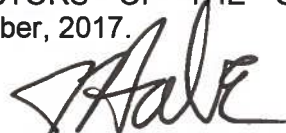
Commissioner Hale seconded the motion.

All said Aye. The motion carried, 7-0

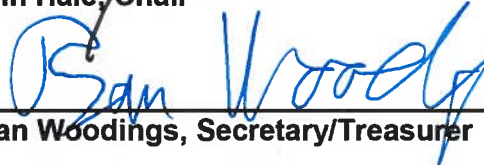
The meeting was adjourned at 1:36p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 11<sup>th</sup> DAY OF December, 2017.



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John Hale, Chair



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Ryan Woodings, Secretary/Treasurer