

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
June 11, 2018 12:00 p.m.

I. CALL TO ORDER:

Vice Chair Woodings convened the meeting with a quorum at 12:04 p.m.

Present: Commissioner Maryanne Jordan, Commissioner Scot Ludwig, Commissioner Ben Quintana, and Commissioner Ryan Woodings.

Absent: Commissioner Dave Bieter, Commissioner Gordon Jones, and Commissioner Dana Zuckerman.

Agency staff members present: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Parking and Mobility Director; Ross Borden, Finance & Administration Director; Mary Watson, General Counsel & Contracts Manager; Doug Woodruff, Senior Project Manager; Laura Williams, Project Manager; Matt Edmond, Project Manager; Shellan Rodriguez, Real Estate Development Manager; Joey Chen, Controller; Kathy Wanner, Contracts Specialist; and Sandy Lawrence, Administrative Assistant. Also present was Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS:

Commissioner Jordan moved to adopt the revised amended agenda that was posted after the 48-hour notice. The amendment split one action item into two items – Action Items B & C, concerning the River Myrtle – Old Boise plan amendment Deannexation of properties.

Commissioner Quintana seconded the motion.

All said Aye, the motion carried, 4-0.

There will be no Executive Session in today's meeting due to only having 4 members of the Board present.

III. CONSENT AGENDA:

A. Expenses

1. Approval of Paid Invoice Report – May 2018

B. Minutes and Reports

1. Approval of May 14, 2018 Meeting Minutes

C. Other

1. Approve Resolution #1552 – 801 N Main Street – Wells Fargo Center Retail – Type One Participation Agreement with ODC-FIC, LP [*Designation 5/14/18, NTE \$150,000*]

Commissioner Jordan made a motion to approve the Consent Agenda.

Commissioner Quintana seconded.

All said Aye, the motion carried, 4-0.

IV. ACTION ITEM

A. CONSIDER: Resolution #1556 - Approve 30th St Plan Amendment (DeAnnex) (5 minutes)

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

Commissioner Jordan moved to adopt Resolution #1556, approving and adopting the First Amendment to the Urban Renewal Plan, 30th Street Area Urban Renewal Project, seeking to deannex certain parcels from the existing 30th Street Project Area.

Commissioner Quintana seconded.
All said Aye, the motion carried, 4-0.

B. CONSIDER: Resolution #1555A - Approve RMOB Plan Amendment Option A (DeAnnex)

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

Commissioner Quintana made a statement concerning both proposed resolutions:

"For those who have seen me on (City) Council, anything that had the words "St Lukes" attached to it, I had to recuse myself from those discussions because I'm an employee of St Lukes. Just to confirm with counsel here too, that making a decision that has to do with property around, even though it is not St Luke's property that we're talking about, I'm not making any decision either way that has to do with anything concerning my employer. We're talking about a district, and I feel like there's no conflict and I just wanted to confirm and put on the record that there is not one, because any time the word St Luke's was brought up to where it was specifically called out – I just want to be extra sensitive to that because I did not participate in any way during the City Council hearings when I was a City Council Member. Now that I'm no longer a City Council Member, I am still a Commissioner. I just want to make sure that's crystal clear."

Agency Counsel, Ryan Armbruster, indicated that in his opinion, no conflict existed for consideration of these two resolutions.

Commissioner Jordan moved to adopt Resolution #1555A approving and adopting the First Amendment to the First Amended and Restated Urban Renewal Plan, River Myrtle – Old Boise Urban Renewal Project, seeking to deannex certain parcels from the existing River Myrtle – Old Boise Project Area based on Option A.

Commissioner Quintana seconded.
All said Aye, the motion carried, 4-0.

C. CONSIDER: Resolution #1555B - Approve RMOB Plan Amendment Option B (DeAnnex)

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

Commissioner Jordan moved to adopt Resolution #1555B, approving and adopting the First Amendment to the First Amended and Restated Urban Renewal Plan, River Myrtle – Old Boise Urban Renewal Project, seeking to deannex certain parcels from the existing River Myrtle – Old Boise Project Area based on Option B.

Commissioner Quintana seconded.
All said Aye, the motion carried, 4-0.

D. CONSIDER: Resolution #1542 - Central District Termination

Ross Borden, CCDC Finance & Administration Director, gave a report.

Commissioner Jordan moved to adopt Resolution #1542, terminating the Central District and providing notice to the seven affected taxing districts including Ada County, and the Idaho State Tax Commission.

Commissioner Quintana seconded.
All said Aye, the motion carried, 4-0.

E. CONSIDER: Capitol & Front Garage Disposition Approve Revised RFP

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Jordan moved to authorize the Executive Director to revise the Capitol & Front Garage Request for Proposals, and publish the revised RFP using the process as outlined.

Commissioner Quintana seconded.
All said Aye, the motion carried, 4-0.

F. CONSIDER: Resolution #1551 – Awarding Contract for 10th & Front Garage Concrete Repairs Project

Kathy Wanner, CCDC Contracts Specialist, gave a report.

Commissioner Jordan moved to adopt Resolution #1551, recognizing Guho Corp. as the lowest responsive bidder, awarding the 10th & Front Garage Concrete Repairs Project contract to Guho Corp. for the total Base Bid plus Bid Alternate amount of \$397,087.97, and authorizing the Executive Director to negotiate and execute the contract and to expend funds as set forth in the resolution.

Commissioner Quintana seconded.
All said Aye, the motion carried, 4-0.

G. CONSIDER: Resolution #1553 - Central District CMGC Contract Amendment, GMP #3

Doug Woodruff, CCDC Senior Project Manager, gave a report.

Commissioner Jordan moved to adopt Resolution #1553, authorizing the amendment of the Central District CMGC Agreement with Guho Corporation. F

Commissioner Quintana seconded.
All said Aye, the motion carried, 4-0.

H. CONSIDER Resolution #1554 - Westside Downtown Urban Park Master Development Agreement

Doug Woodruff, CCDC Senior Project Manager, gave a report.

Commissioner Jordan moved to adopt Resolution #1554, approving the Westside Downtown Urban Park Master Development Agreement.

Commissioner Quintana seconded.
All said Aye, the motion carried, 4-0.

V. INFORMATION/DISCUSSION ITEMS:

A. CCDC & CTA Present Preliminary Findings for Shoreline Urban Framework and Feasibility Study

Shellan Rodriguez, CCDC Real Estate Development Manager; and Doug Woodruff, CCDC Senior Project Manager, gave a report.

B. Secure Bike Parking Update

Matt Edmond, CCDC Project Manager, and Rob Thornton of CTY Studio, gave a report.

C. ParkBOI System Update

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

D. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

VI. EXECUTIVE SESSION

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)].

Executive Session not held.

VII. ADJOURN

There being no further business to come before the Board, a motion was made by Commissioner Jordan to adjourn the meeting. Commissioner Quintana seconded the motion. All said Aye. 4 – 0.

The meeting was adjourned at 2:00pm.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 13th DAY OF AUGUST, 2018.



Dana Zuckerman, Chair



Ryan Woodings, Vice Chair