

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Call-in Meeting
121 N. 9th St., Conference Room
Boise, ID 83702
August 13, 2018 12:00 p.m.

I. CALL TO ORDER:

Chairman Zuckerman convened the meeting with a quorum at 12:06 p.m.

Present: Commissioner David Bieter, Commissioner Maryanne Jordan, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman.

Absent: Commissioner Scot Ludwig, Commissioner Gordon Jones, and Commissioner Ben Quintana

Agency staff members present were: 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; Karl Woods, Project Manager; Laura Williams, Project Manager; Matt Edmond, Project Manager; Shellan Rodriguez, Real Estate Development Manager; Joey Chen, Controller; Kathy Wanner, Contracts Specialist; Holli Klitsch, Accountant, and Sandy Lawrence, Administrative Assistant, Property Manager. Also present was Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS:

There were no changes/additions to the agenda.

III. CONSENT AGENDA

Commissioner Woodings made a motion to approve the Consent Agenda.

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

IV. IV. ACTION ITEM

A. CONSIDER: Resolution #1561 - Relinquishment and Transfer of Interests of CCDC in River Plaza LLC

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

Chair Zuckerman opened the meeting to public comment at 12:09 p.m.

Fred Shoemaker (Attorney representing River Plaza LLC), 800 West Main Street Suite 1300, Boise, made a public comment in support of Resolution #1561.

Chair Zuckerman closed public comment at 12:12 p.m.

Commissioner Woodings moved to adopt Resolution #1561, relinquishing and transferring CCDC's interest in River Plaza, LLC.

Commissioner Jordan seconded.
All said Aye. Motion carried, 4-0.

B. CONSIDER: Resolution #1563 - Central District Termination Resolution Supplemental

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

Commissioner Woodings moved to adopt Resolution #1563, adding Supplemental Narrative and the final Termination Budget to the Central District Termination record, and directing staff to provide these materials to the seven affected taxing districts including Ada County, and the Idaho State Tax Commission.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

C. CONSIDER: Proposed FY 2018 Amended Budget

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

Commissioner Woodings moved to amend the FY 2018 Original Budget to new revenue and expense totals of \$39,953,693 and set the time and date of Noon, August 29, 2018, for the statutorily required public hearing on the budget.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

D. CONSIDER: Proposed FY 2019 Original Budget

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

Commissioner Woodings moved to approve the FY 2019 Original Budget totaling \$58,268,629 and set the time and date of Noon, August 29, 2018, for the statutorily-required public hearing on the Agency's budget for the coming fiscal year.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

E. CONSIDER: Proposed FY 2019-2023 Capital Improvement Plan

Todd Bunderson, CCDC Development Manager, gave a report.

Commissioner Woodings moved to approve the CIP as presented.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

F. CONSIDER: Resolution #1565 - Authorize Execution of Declaration of Public Space Deed Restrictions and Covenants

John Brunelle, CCDC Executive Director, and Ryan Armbruster, Agency Counsel, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1565, authorizing the execution of public space deed restrictions and covenants on The Grove Plaza.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

G. CONSIDER: Resolution #1566 - Convey Ownership of The Grove Plaza to City of Boise

John Brunelle, CCDC Executive Director, and Ryan Armbruster, Agency Counsel, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1566, to convey ownership of The Grove Plaza by special warranty deed to the City of Boise.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

H. CONSIDER: Resolution #1562 - Convey Ownership of 8th Street to City of Boise (Main Street to Idaho Street, and Idaho Street to Bannock Street)

Mary Watson, CCDC Contracts Manager & General Counsel, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1562, to convey ownership of the two 8th Street parcels to the City of Boise.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

I. CONSIDER: Resolution #1559 – Accepting Gateway East Urban Renewal Area Eligibility Study and Transmit to Boise City Council for Consideration.

Matt Edmond, CCDC Project Manager, gave a report with SB Friedman Representatives, Fran Lefor Rood, and Caren Kay.

Commissioner Woodings moved to adopt Resolution No. 1559, which accepts the Gateway East Urban Renewal Area Eligibility report and directs CCDC staff to transmit

to the Boise City Council for future consideration.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

J. CONSIDER: 204 N Capitol Blvd. – Adelman Building – Type 1 Participation Designation with Alturas Capital Partners.

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to direct staff to negotiate a final Type 1 Participation Agreement with Alturas Capital for future board approval.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

K. CONSIDER: 3200 Moore Street – Sandhill Crane Apartments – Type 2 Participation Designation with Boise City/Ada County Housing Authority.

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to designate Sandhill Crane Apartments as a project eligible for a Type 2 General Assistance Participation Agreement and direct staff to negotiate a final Type 2 Agreement with Boise City Ada County Housing Authority for future board approval.

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

L. CONSIDER: Capitol & Front Garage Authorizing Negotiations for Disposition

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to authorize the Executive Director and Executive Committee to being negotiations

Commissioner Jordan seconded.
All said Aye. The motion carried, 4-0.

VII. INFORMATION/ DISCUSSION ITEMS

A. Review Shoreline Urban Framework

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

B. Shoreline Feasibility Study

Shellan Rodriguez, CCDC Real Estate Development Manager; and Doug Woodruff,

CCDC Senior Project Manager, gave a report.

C. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

VIII. ADJOURN

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. 4-0. The meeting was adjourned at 2:05 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 10th DAY OF SEPTEMBER 2018.



Dana Zuckerman, Chair



Ryan Woodings, Vice Chair