

MINUTES OF REGULAR MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
Conference Room, Fifth Floor, 121 N. 9th Street  
September 10, 2018 12:00 p.m.

**I. CALL TO ORDER**

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

Present: Commissioner Gordon Jones, Commissioner Maryanne Jordan, Commissioner Scot Ludwig, Commissioner Ben Quintana, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman.

Absent: Commissioner David Bieter

Agency staff members present: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Parking & Mobility Director; Ross Borden, Finance & Administration Director; Shellan Rodriguez, Real Estate Development Manager; Doug Woodruff, Senior Project Manager; Karl Woods, Project Manager; Matt Edmond, Holli Klitsch, Accounting & Finance; Kathy Wanner, Contracts Specialist; and Sandy Lawrence, Administrative Assistant. Also present was Agency legal counsel, Ryan Armbruster.

**II. AGENDA CHANGES/ADDITIONS**

There were no changes to the agenda.

**III. CONSENT AGENDA**

**A. Expenses**

1. Approval of Paid Invoice Report – August 2018

**B. Minutes and Reports**

1. Approval of Meeting Minutes from August 13, 2018
2. Approval of August 29, 2018 Special Meeting Minutes

Commissioner Ludwig and Commissioner Jones recused themselves from voting on the August 13, 2018 meeting minutes due to their absence from that meeting.

Commissioner Woodings moved to approve the Consent Agenda.

Commissioner Jordan seconded.

The motion to approve the Consent Agenda passed 5-0, with the exception of the approval of the August 13, 2018 minutes, which passed three in favor and two abstaining.

**IV. ACTION ITEMS**

**A. CONSIDER: Resolution #1572 – Approve amended special warranty deed conveying ownership of The Grove Plaza to the City of Boise.**

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

Commissioner Woodings moved to defer to October 8, 2018 meeting.

Commissioner Jordan seconded.  
All said Aye, the motion carried 5-0.

**B. CONSIDER: Resolution #1573 - Approve the License for Access and Use of Units 401-102 between CCDC**

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

Commissioner Woodings moved to accept Resolution #1573.

Commissioner Jordan seconded the motion.  
All said Aye. The motion carried 5-0.

Commissioner Ben Quintana arrived at 12:08 p.m. and was not present to vote on the Consent Agenda or the Action Items.

**V. INFORMATION/DISCUSSION ITEMS**

**A. Update on Gateway East Urban Renewal Plan, prep for October adoption**

CCDC Project Manager, Matt Edmond; SB Friedman Vice-President, Geoffrey Dickinson, and SB Friedman Associate, Caren Kay, gave a report.

**B. Update on Shoreline Urban Renewal Plan, prep for October adoption**

CCDC Real Estate Manager, Shellan Rodriguez; SB Friedman Vice-President, Geoffrey Dickinson, and SB Friedman Associate, Caren Kay, gave a report.

**C. Boise Main Library Campus Project Update**

City of Boise Assistant Facilities Program Manager, Shawn Wilson, gave a report.

**D. Operations Report**

CCDC Executive Director, John Brunelle, gave a report.

**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.

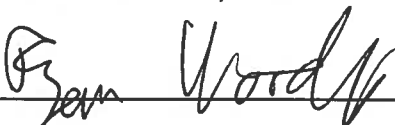
All said Aye.

The meeting was adjourned at 1:08 p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 8<sup>th</sup> DAY OF OCTOBER 2018.

  
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Dana Zuckerman, Chair

  
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Ryan Woodings, Vice Chair