

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
January 14, 2019 12:00 p.m.

I. CALL TO ORDER:

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

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

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; Laura Williams, Project Manager; Shellan Rodriguez, Real Estate Development Manager; Joey Chen, Controller; Holli Klitsch, Accountant; Kathy Wanner, Contracts Specialist; Kevin Martin, Project Manager; and Sandy Lawrence, Administrative Assistant. Also present was Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS:

There were no changes or additions to the agenda.

III. CONSENT AGENDA

- A. Expenses
 - 1. Approval of Paid Invoice Report – December 2018
- B. Minutes and Reports
 - 1. Approval of December 10, 2018
- C. Other
 - 1. Approve Resolution #1582 – Bid Award Capitol & Main Garage – Elevator Modernization Project

Commissioner Woodings motioned to approve the Consent Agenda
Commissioner Jordan seconded.

Commissioner Quintana recused himself from voting on the December 10, 2018 Minutes due to his absence from that meeting.

All said Aye. The motion carried 6-0

IV. ACTION ITEM

- A. **CONSIDER: Annual Independent Audit of FY 2018 Financial Statements**
Brad Berls, Eide Bailly Representative, gave a report.

Commissioner Woodings made a motion to accept independent auditor Eide Bailly's report of Agency Fiscal Year 2018 financial statements and authorize staff to deliver the audit report to all required entities.

Commissioner Jordan seconded the motion.
All said Aye. The motion carried, 7-0.

B. CONSIDER: Resolution #1583 Approval of Participation Program Update

Laura Williams, CCDC Project Manager, and Shellan Rodriguez, CCDC Real Estate Manager, gave a report.

Commissioner Woodings made a motion to adopt Resolution #1583 approving the Participation Program Updates.

Commissioner Jordan seconded the motion.
All said Aye. The motion carried, 7-0.

C. CONSIDER: Resolution #1584 Approval of Cost Share Agreement with ACHD for Gowen Road Bridge Project

Matt Edmond, CCDC Project Manager, gave a report

Commissioner Jordan moved to table the decision on Resolution #1584 for a maximum of one month to in order to receive the complete budget information as discussed.

Commissioner Bieter seconded the motion.
All said Aye. The motion carried, 7-0.

Commissioner Jordan left the meeting at 12:56 p.m.

V. INFORMATION/DISCUSSION ITEMS

A. Alley Program, Block 7 (Capitol/Main/6th/Grove)

Matt Edmond, CCDC Project Manager, gave a report.

B. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

V. EXECUTIVE SESSION

A motion was made by Commissioner Woodings to go into executive session at 1:08 p.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)*].

Commissioner Quintana seconded the motion.
A roll call vote was taken:

Commissioner Bieter: Aye
Commissioner Ludwig: Aye
Commissioner Jordan: Absent
Commissioner Jones: Aye
Commissioner Quintana: Aye
Commissioner Woodings: Aye
Commissioner Zuckerman: Aye

All said Aye. The motion carried, 6-0.

EXECUTIVE MEETING ADJOURNMENT

A motion was made by Commissioner Woodings to adjourn executive session at 1:50 p.m. and return to the public meeting. Commissioner Bieter seconded the motion. A roll call vote was taken:

Commissioner Bieter: Aye
Commissioner Ludwig: Aye
Commissioner Jordan: Absent
Commissioner Jones: Aye
Commissioner Quintana: Aye
Commissioner Woodings: Aye
Commissioner Zuckerman: Aye

All said Aye. The motion carried, 6-0.

VII. REGULAR MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Woodings to adjourn the meeting. Commissioner Bieter seconded the motion. All said Aye, 6-0. The meeting adjourned at 1:51 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 11TH DAY OF FEBRUARY 2019.



Dana Zuckerman, Chair



Ryan Woodings, Vice Chair