

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Call-in Meeting
121 N. 9th St., Conference Room
Boise, ID 83702
February 11, 2019 12:00 p.m.

I. CALL TO ORDER:

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

Present: Commissioner Scot Ludwig, Commissioner Ben Quintana, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman.

Commissioner David Bieter arrived at 12:10 p.m.

Absent: Commissioner Gordon Jones, Commissioner Maryanne Jordan

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Parking and Mobility 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; Holli Klitsch, Accountant; Kathy Wanner, Contracts Specialist; and Sandy Lawrence, Administrative Assistant. Also present was Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS:

Agency legal counsel, Ryan Armbruster, noted that when the meeting agenda was sent out, there was an error on the address for Action Item B. The address was listed as 400 Broad Street originally, but the actual address is 323 Broad Street.

Commissioner Ludwig recused himself from voting on Action Item B due to his absence from the January 18, 2019 Special Board Meeting.

Commissioner Woodings moved to approve the Consent Agenda

Commissioner Quintana seconded.

All said Aye, the motion carried 4-0.

III. ACTION ITEM

A. CONSIDER: 390 S. Capitol – Mod Pizza for Type 1 Participation Program Designation

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to direct staff to negotiate a final Type 1 Participation Agreement with Hawkins Companies for future Board approval.

Commissioner Quintana seconded

All said Aye, motion carried 4-0.

B. CONSIDER: 323 Broad Street – Cartee Apartments for Type 2 Participation Agreement

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to direct staff to negotiate a final Type 2 Participation Agreement with The Cartee Project, LLC for future Board approval.

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

C. CONSIDER: Resolution #1588 – 429 S. 10th Street Approving the Option Agreement to Convey Property to City of Boise

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to adopt Resolution #1588, approving the Option Agreement to Convey 429 S. 10th Street to the City of Boise.

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

D. CONSIDER: Resolution #1584 – Authorizing Cost Share Agreement with ACHD for Gowen Road Project, Gateway East URD

Matt Edmond, CCDC Project Manager, gave a report.

Commissioner Woodings moved to adopt Resolution #1584, authorizing the Executive Director to submit a cost share agreement with the Ada County Highway District for shared construction costs of Gowen Road Bridge #2110 over the Boise Valley Railroad to install longer bridge span and fiber optic conduit.

Commissioner Quintana seconded

Commissioner Ludwig moved to adopt Resolution #1584 with an amendment, authorizing the Executive Director to execute and submit a non-binding cost share application to the Ada County Highway District for shared construction costs of Gowen Road Bridge #2110; directing the Agency Executive Director to negotiate a cost share participation agreement with certain conditions and thereafter bring the agreement to the Agency Board for review and action at a future Board Meeting; and providing an effective date.

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

E. CONSIDER: Resolution #1590 – Approval of Type 4 Participation Agreement for 2019 Traffic Signal Box Art Wraps

Karl Woods, CCDC Project Manager, and Karl LeClair, City of Boise Arts & History, gave

a report.

Commissioner Ludwig recused himself on this vote.

Commissioner Woodings moved to adopt Resolution #1590, approving and authorizing the execution of a Type 4 Participation Agreement for the 2019 Traffic Signal Box Art Wraps with the City of Boise Department of Arts & History.

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

F. CONSIDER: Resolution #1591 – Approval of Type 4 Participation Agreement for 2019 Traffic Signal Box Art Wraps

Karl Woods, CCDC Project Manager, and Karl LeClair, City of Boise Arts & History, gave a report.

Commissioner Ludwig recused himself on this vote.

Commissioner Woodings moved to adopt Resolution #1591, approving and authorizing the execution of a Type 4 Participation Agreement for the City of Boise Broad Street Sculpture with the City of Boise, Department of Arts & History.

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

IV. INFORMATION/DISCUSSION ITEMS

A. Westside URD – Boundary Adjustment – Eligibility Study

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

B. 2019 Utility Undergrounding and Conduit Projects

Matt Edmond, CCDC Project Manager, gave a report

C. CCDC Monthly 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 1:28 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: Absent
Commissioner Quintana: Aye
Commissioner Woodings: Aye
Commissioner Zuckerman: Aye

All said Aye. The motion carried, 5-0.

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 Ludwig seconded the motion. A roll call vote was taken:

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

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 Quintana seconded the motion. All said Aye, 5-0. 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 MARCH 2019.



Dana Zuckerman, Chair



Ryan Woodings, Vice Chair