

MINUTES OF REGULAR MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
121 N. 9th St., Conference Room  
Boise, ID 83702  
April 8, 2019 12:00 p.m.

**I. CALL TO ORDER:**

Chairman Zuckerman convened the meeting with a quorum at 12:02 p.m.

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

Absent: Commissioner Ben Quintana, Commissioner Gordon Jones

Agency staff members present were: John Brunelle, Executive Director; Todd Bunderson, Development Director; Max Clark, Director of Parking & Mobility, 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; 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 – March 2019
- B. Minutes and Reports
  - 1. Approval of March 11, 2019 Meeting Minutes

Commissioner Woodings moved to approve the Consent Agenda.

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

**IV. ACTION ITEM**

**A. CONSIDER: CIP Update/Revisions**

Kevin Martin, CCDC Project Manager - Economic Development, gave a report.

Commissioner Woodings moved to approve the 2019-2023 Amended CIP.

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

**B. CONSIDER: Approval Resolution #1598 - Eligibility Report, New URD – Central Bench**

Doug Woodruff, CCDC Senior Project Manager – Capital Improvements, Andy Struckhoff, Vice President, PGAV Planners and Jill Mead, GIS Manager, PGAV Planners gave a report.

Commissioner Woodings moved to adopt Resolution #1598, approving the Eligibility Report, New URD – Central Bench.

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

The Board directed CCDC staff and counsel to consider how to address any additional areas adjacent to the proposed project area concerning sidewalks and other improvements for pedestrian safety.

**C. CONSIDER: Approval Resolution #1596 - The Disposition and Development Agreement for 429 S 10th Street with Boise City**

Laura Williams, CCDC Project Manager – Property Development, and Ryan Armbruster, Agency Legal Counsel, gave a report.

Commissioner Woodings moved to adopt Resolution #1596 - The Disposition and Development Agreement for 429 S 10th Street with Boise City.

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

**D. CONSIDER: Approval Resolution #1597 - Awarding Contract for 15th Street Utility Underground and Duct Bank**

Matt Edmond, CCDC Project Manager – Capital Improvements, gave a report.

Commissioner Woodings moved to approve Resolution #1597 - Awarding Contract for 15th Street Utility Underground and Duct Bank.

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

**V. INFORMATION/DISCUSSION ITEMS**

**A. Block 7 Alley Design Update**

Matt Edmond, CCDC Project Manager – Capital Improvements, gave a report.

**B. Mobility Related Ideas**

Chair Zuckerman, gave a report.

Commissioner Ludwig left the meeting at 1:20 pm.

**C. Mobility Updates**

Max Clark, CCDC Director of Parking & Mobility and Kaite Justice, Program Director, Downtown Mobility Collaborative, gave a report.

**D. Westside URD - Boundary Adjustment**

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

**VI. REGULAR MEETING ADJOURNMENT**

Commissioner Woodings moved to adjourn the meeting, Commissioner Jordan seconded the motion. All said Aye 4-0. The meeting adjourned at 1:40 p.m.

With the Quorum dissolved no further action was taken. Information/Discussion Item E, CCDC Monthly Report was not discussed.

No Executive Session was held.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 13<sup>th</sup> DAY OF MAY 2019.



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Dana Zuckerman, Chair



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David H. Bieter, Secretary