

MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
121 N. 9th St., Conference Room
Boise, ID 83702
May 13, 2019 12:00 p.m.

I. CALL TO ORDER:

Chairman Zuckerman convened the meeting with a quorum at 12:03 p.m.

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

Commissioner Ben Quintana arrived at 12:04 p.m.

Absent: Commissioner David Bieter

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; Kathy Wanner, Contracts Specialist; and Sandy Lawrence, Administrative Assistant. Also present was Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS:

The Board gave unanimous consent to move agenda item Information/Discussion Item A: Ada County Assessor's Annual Report to be heard immediately following the Consent Agenda in order to accommodate the Assessor's schedule.

III. CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – April 2019

B. Minutes and Reports

1. Approval of April 8, 2019 Meeting Minutes
2. 2nd Quarter Financial Report, FY 2019

C. Other

1. Approve Resolution #1603 – Second Amendment to the Restated Condominium Declarations – Capitol Terrace
2. Approve Resolution #1605 – Gowen Road Bridge Cost Share Agreement
3. Approve Resolution #1606 – Records Disposition
4. Approve Resolution #1607 – Participation Program Clarifications & Modifications
5. Approve Resolution #1608 – Easement Agreement for Leku Ona Block 7 Alley Improvements

Commissioner Woodings moved to approve the Consent Agenda.
Commissioner Gordon Jones and Commissioner Ben Quintana recused themselves from voting on the Consent Agenda due to their absence from the April 8, 2019 Board

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

IV. ACTION ITEM

A. CONSIDER: Resolution #1587 – Approval State Street Eligibility Study

Matt Edmond, CCDC Project Manager and Ted Kamp Leland Consulting Group, gave a report.

Commissioner Woodings moved to adopt Resolution #1587, accepting the State Street Eligibility Report, subject to technical corrections as suggested by Matt Edmond and the modification to Section 5 of the Resolution, and directing CCDC staff to transmit to the Boise City Council for future consideration.

Commissioner Jordan seconded.
All said Aye, the motion carried 6-0.

B. CONSIDER: Resolution #1599 – Approval Westside Downtown Urban Renewal Plan Amendment Eligibility Study

Shellan Rodriguez, CCDC Real Estate Development Manager and Geoff Dickinson SB Friedman Vice President, gave a report.

Commissioner Woodings moved to adopt Resolution #1599, which accepts the Westside Downtown Urban Renewal Area Amendment Eligibility Report, subject to the modification to Section 5 of the Resolution, and directs CCDC staff to forward to the Boise City Council for future consideration.

Commissioner Jordan seconded.
All said Aye, the motion carried 6-0.

C. CONSIDER: Resolution #1602 – Selection of On-Call Design Professionals and Professional Surveyors 2019

Kathy Wanner, CCDC Contracts Specialist, gave a report.

Commissioner Woodings moved to table this item until later during the Board Meeting in order to allow Mary Watson, General Counsel & Contracts Manager to respond to Board questions.

Commissioner Jordan seconded.
All said Aye, the motion carried 6-0.

After Mary Watson gave a report, Commissioner Woodings moved to adopt Resolution #1602, creating a roster of selected and pre-approved design professionals and professional land surveyors as shown in the resolution and to authorize the Executive

Director to negotiate and execute five-year, on-call professional services agreements with these firms.

Commissioner Jordan seconded.
All said Aye, the motion carried 6-0.

**D. CONSIDER: Resolution #1601 – Second Amendment to Resolution #1478
Redevelopment Bond Series 2017A**

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

Commissioner Woodings moved to adopt Resolution #1601, the Second Amendment to Resolution #1478, the RMOB Redevelopment Series 2017A Bond resolution, to redirect \$2.6 million of the original \$130 million bond proceeds to eligible River-Myrtle/Old Boise District public infrastructure project expenses.

Commissioner Ludwig recused himself due to a conflict of interest.

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

V. INFORMATION/DISCUSSION ITEMS

A. Ada County Assessor's Annual Report

Bob McQuade

B. Gateway East Addendum to Participation Program

Matt Edmond, CCDC Project Manager, gave a report.

C. CCDC Monthly Report

John Brunelle, CCDC Executive Director, gave a report.

VI. EXECUTIVE SESSION

A motion was made by Commissioner Woodings to go into executive session at 1:51 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 Jordan seconded the motion
A roll call vote was taken:

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

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

EXECUTIVE SESSION ADJOURNMENT

A motion was made by Commissioner Woodings to adjourn executive session at 2:12 p.m. and return to the public meeting. Commissioner Jordan seconded the motion. A roll call vote was taken:

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

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

VI. 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 Ludwig seconded the motion. All said Aye. The motion carried, 6-0. The meeting was adjourned at 2:13 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 10th DAY OF JUNE 2019.



Dana Zuckerman, Chair



Ryan Woodings, Vice Chair