

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

I. CALL TO ORDER:

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

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

Absent: Commissioner David Bieter

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; Karl Woods, Project Manager; Laura Williams, Project Manager; Matt Edmond, Project Manager; Kathy Wanner, Contracts Specialist; and Sandy Lawrence, Administrative Assistant. Also present was Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS:

No changes or additions were made to the agenda.

III. CONSENT AGENDA:

A. Expenses

1. Approval of Paid Invoice Report – September 2019
2. Approval of Paid Invoice Report – October 2019

B. Minutes and Reports

1. Approval of September 9, 2019 Meeting Minutes

C. Other

1. Approval of Resolution #1626 – 620 S 9th Street – Amendment to the Afton Development Agreement.

Commissioner Woodings made a motion to accept the Consent Agenda
Commissioner Jordan seconded.
All said Aye, the motion carried 6-0.

IV. ACTION ITEM

- A. CONSIDER: 270 E Myrtle Street – Mixed Use Residential – Participation Program Type 2 Agreement Designation with CDG Acquisitions, LLC.**

Laura Williams, CCDC Project Manager, gave a report.

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

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

B. CONSIDER: 600 Front Street – Vanguard Apartments – Participation Program Type 2 Agreement Designation with Visium Development Group

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to direct staff to negotiate a final Type 2 Participation Agreement with 600 Vanguard, LLC for future Board approval.

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

C. PUBLIC COMMENT: 429 S 10th Street Bid Award

Chair Zuckerman opened the meeting to public comment at 12:22pm.
Ray Kauffman, Chair of the Grove Hotel, CenturyLink Arena, Idaho Steelheads, Hotel 43 and the Courtyard Marriott on Broadway, made a public comment.

Vic Conrad, J.R. Simplot Company, made a public comment.

Bill Clark, 420 Main Street, Boise ID, made a public comment.

The public comment was closed at 12:35 p.m.

D. CONSIDER: Resolution #1627 – 429 S 10th Street – Award Highest Bidder

Laura Williams, CCDC Project Manager, gave a report.

Commissioner Woodings moved to adopt Resolution #1627 accepting the sealed auction bid of Clark Development and authorizing the agency to enter into a Purchase and Sale Agreement.

Commissioner Jordan seconded.
Discussion followed.

Roll Call Vote:

Commissioner Ludwig – NAY
Commissioner Zuckerman – AYE
Commissioner Woodings – NAY
Commissioner Jones – AYE

Commissioner Jordan – AYE
Commissioner Quintana – NAY

3-3, the motion failed.

E. CONSIDER: 9025 S Federal Way – Mixed Use Office/Industrial – Participation Program Type 2 Agreement Designation with 9025 Federal LLC

Matt Edmond, CCDC Project Manager, gave a report.

Commissioner Woodings moved to direct staff to negotiate a final Type 2 Participation Agreement with 9025 Federal LLC for future Board approval.

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

F. CONSIDER: 9605 S Eisenman – Industrial Development – Participation Program Type 2 Agreement Designation with Boise Gateway 1, L.C.

Matt Edmond, CCDC Project Manager, gave a report.

Commissioner Woodings moved to direct staff to negotiate a final Type 2 Participation Agreement with Boise Gateway 1, L.C. for future Board approval.

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

V. INFORMATION/DISCUSSION ITEMS:

A. CCDC Monthly Report

John Brunelle, CCDC Executive Director, gave a report.

VI. ADJOURN

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 motion carried 6-0. The meeting was adjourned at 1:21 p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 9th DAY OF DECEMBER 2019.



Dana Zuckerman, Chair



David Bieter, Secretary



CCDC Board of Commissioners

PUBLIC COMMENT SIGN IN

121 N. 9th Street, Suite 501

Boise, ID 83702

November 12, 2018 – 12:00pm

Please sign in if you would like to give Public Comment on 429 S 10th Street Bid Award

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