

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

**I. CALL TO ORDER:**

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

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

Absent: Commissioner Maryanne Jordan

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, Assistant Director Placemaking & Infrastructure; Karl Woods, Senior Project Manager; Laura Williams, Assistant Director Economic Development; Matt Edmond, Assistant Director Parking & Mobility; Jordyn Neerdaels, Communications Manager; 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 – November 2019

**B. Minutes and Reports**

1. Approval of November 12, 2019 Meeting Minutes

**C. Other**

1. Approve Resolution #1628 – 270 E Myrtle Street – Mixed Use Residential – Type 2 Participation Agreement
2. Approve Resolution #1629 – 600 Front Street – Vanguard Apartments – Type 2 Participation Agreement
3. Approve Resolution #1636 – Change Order No. 1 for 10<sup>th</sup> & Front Garage 2019 Concrete Deck Repair Project

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

#### **IV. ACTION ITEM**

**A. PUBLIC COMMENT: Purchase & Sale Agreement with Block 22, LLC for Capitol & Front Garage**

Chair Zuckerman opened the meeting to public comment at 12:05 p.m.

No public comments were made.

The public comment was closed at 12:06 p.m.

**B. CONSIDER: Resolution #1630 – Approving the Purchase and Sale Agreement with Block 22, LLC for Capitol & Front Garage.**

Laura Williams, CCDC Assistant Director – Economic Development, gave a report.

Commissioner Woodings moved to adopt Resolution #1630., approving the Purchase & Sale Agreement with Block 22, LLC for Capitol & Front Garage.

Commissioner Ludwig seconded.

All said Aye, the motion carried 6-0.

**C. CONSIDER: Resolution #1631 – 6<sup>th</sup> & Front Garage and Hotel – Amending the Type 3 Agreement to include Public Art**

Laura Williams, CCDC Assistant Director – Economic Development, gave a report.

Commissioner Woodings moved to adopt Resolution #1631, approving the Second Amendment to the Type 3 Transformative Assistance Participation Agreement with Front Street Investors, LLC to include public art funding subject to certain conditions.

Commissioner Quintana seconded.

All said Aye, the motion carried 6-0.

**D. CONSIDER: Resolution #1632 – Approving the MDA Amendment 1 with Eleven Eleven West Jefferson LLC and City of Boise**

Doug Woodruff, CCDC Assistant Director – Placemaking & Infrastructure, gave a report.

Commissioner Woodings moved to adopt Resolution #1632, approving the Master Development Agreement Amendment No. 1 with Eleven Eleven West Jefferson, LLC and the City of Boise.

Commissioner Quintana seconded.

All said Aye. The motion carried 6-0.

**E. CONSIDER: Resolution #1637 – Approving Westside Urban Park Concept Master Plan**

Doug Woodruff, CCDC Assistant Director – Placemaking & Infrastructure, gave a report.

Commissioner Woodings moved to adopt Resolution #1637, approving the Westside Urban Park Concept Master Plan and directing staff to commence with construction drawings and design approvals from Agency partners and authorities having jurisdiction.

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

**F. CONSIDER Resolution #1635 – Approving a Memorandum of Understanding between Agency and the City of Boise for Terms, Conditions, and Expenses Related to Trailhead**

Mary Watson, CCDC General Counsel & Contracts Manager, gave a report.

Commissioner Woodings moved to adopt Resolution #1635, approving the Memorandum of Understanding between the Agency and the City of Boise for terms, conditions, and expenses related to Trailhead.

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

Commissioner Bieter and Commissioner Zuckerman left the meeting at 1:15 p.m.

**V. INFORMATION/DISCUSSION ITEMS:**

**A. State Street Interagency Transit Oriented Development (TOD) Plan**

Matt Edmond, CCDC Assistant Director – Parking & Mobility, Daren Fluke, City of Boise, and Stephen Hunt, VRT, gave a report.

**B. CCDC Monthly Report**



John Brunelle, CCDC Executive Director, gave a report.  
Max Clark, CCDC Director of Parking & Mobility, gave a report.

**VI. ADJOURN**

There being no further business to come before the Board, a motion was made by Commissioner Jones to adjourn the meeting. Commissioner Quintana seconded the motion. All said Aye, the motion carried 4-0. The meeting was adjourned at 1:43 p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 13<sup>th</sup> DAY OF JANUARY 2020.

  
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Dana Zuckerman, Chair  
  
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David H. Bieter, Secretary