

MINUTES OF SPECIAL MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Virtual Meeting
Boise, ID 83702
May 18, 2020 12:00 p.m.

I. CALL TO ORDER:

Board Members appeared remotely, as did John Brunelle, CCDC Executive Director, Mary Watson, General Counsel & Contracts Manager, Matt Edmond, Assistant Director – Parking & Mobility, and Ryan Armbruster, CCDC Legal Counsel.

Ross Borden, Finance and Administration Director, and Sarah Jones, Administrative Assistant, were present at the CCDC physical office location.

Present: Chairman Dana Zuckerman, Commissioner Ryan Woodings, Commissioner David Bieter, Commissioner Gordon Jones, Commissioner Latonia Haney Keith, Commissioner Maryanne Jordan, Commissioner Lauren McLean, and Commissioner Kate Nelson.

Roll call was taken, by Ryan Armbruster, Agency Legal Counsel confirming quorum.

Chairman Zuckerman convened the meeting with a quorum at 12:00 p.m.

II. AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – March 2020
2. Approval of Paid Invoice Report – April 2020

B. Minutes and Reports

1. Approval of April 13, 2020 Meeting Minutes

C. Other

1. Approve Resolution #1656 – Adopt the Families First Coronavirus Response Act Leave Policy

Commissioner Kate Nelson joined at 12:02 p.m.

Commissioner Woodings made a motion to approve the Consent Agenda.

Commissioner Zuckerman recused herself from voting on the April 13, 2020, Minutes, due to her absence from that meeting.

Commissioner Jordan seconded.

Roll Call

Each said Aye. The motion carried. 7-0-1

IV. ACTION ITEMS

A. CONSIDER: Resolution #1650 – Approving the Lease of 500 S.8th Street (Trailhead)

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

Commissioner Woodings moved to adopt Resolution #1650, Approving the Lease of 500 S. 8th Street from Rim View LLC.

Commissioner Jones recused himself from voting on the Lease of 500 S. 8th Street, due to his board position with Trailhead.

Commissioner Bieter seconded.

Roll Call

Each said Aye with one abstention. The motion carried 7-0-1

B. CONSIDER: Resolution #1651 – Approving the Entrepreneurship Consulting Agreement (Trailhead)

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

Commissioner Woodings moved to adopt Resolution #1651, Approving the Entrepreneurship Consulting Agreement with the City of Boise and Actuate Boise, Inc., for the professional services related to Trailhead.

Commissioner Jones recused himself from voting on the Lease of 500 S. 8th Street, due to his board position with Trailhead.

Commissioner Jordan seconded.

Roll Call

Each said Aye with one abstention. The motion carried 7-0-1

C. CONSIDER: Resolution #1652 – Authorizing Interagency Agreement with ACHD & City of Boise for Gowen Road Bridge Project.

Matt Edmond, Assistant Director – Parking & Mobility, gave a report.

Commissioner Woodings moved to adopt Resolution #1652 authorizing the Executive Director to execute an Interagency Agreement with ACHD and City of Boise for Gowen Road Bridge Conduit Construction.

Commissioner Jordan seconded.

Roll Call

Each said Aye. The motion carried 8-0

D. CONSIDER: Resolution #1654 – Amending the Cost Share Agreement with ACHD for Gowen Road Bridge Project.

Matt Edmond, Assistant Director – Parking & Mobility, gave a report.

Commissioner Woodings moved to adopt Resolution #1654 authorizing the Executive Director to execute the new Cost Share Agreement with Ada County Highway District for shared construction costs of Gowen Road Bridge #2110.

Commissioner Jordan seconded.
Roll Call
Each said Aye. The motion carried 8-0

E. CONSIDER: Resolution #1653 – Professional Services Agreement with MIG for State Street Corridor Work and Public Engagement.

Matt Edmond, Assistant Director – Parking & Mobility, gave a report.

Commissioner Woodings moved to adopt Resolution #1653 and authorize the Professional Services agreement with MIG, for the State Street District Corridor Framework Plan and Public Engagement.

Commissioner Haney Keith seconded.
Roll Call
Each said Aye. The motion carried 8-0

V. INFORMATION/DISCUSSION ITEMS

A. 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 12:46 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 Nelson: Aye
Commissioner Haney Keith: Aye

Commissioner Jones: Aye
Commissioner Jordan: Aye
Commissioner Bieter: Aye
Commissioner McLean: Aye
Commissioner Woodings: Aye
Commissioner Zuckerman: Aye

The motion carried 8-0.

In executive session, the Board addressed consideration of acquisition of real property which is not owned by a public agency and communicated with counsel to discuss the legal ramifications and legal options for pending litigation.

VII. EXECUTIVE MEETING ADJOURNMENT

A motion was made by Commissioner Woodings to adjourn executive session at 1:14 p.m. and return to the public meeting. Commissioner Bieter seconded the motion. A roll call vote was taken.

Commissioner Nelson: Aye
Commissioner Haney Keith: Aye
Commissioner Jones: Aye
Commissioner Jordan: Aye
Commissioner Bieter: Aye
Commissioner Mclean: Aye
Commissioner Woodings: Aye
Commissioner Zuckerman: Aye

The Board returned to the open Public Meeting, through remote access, for a formal motion to adjourn at 1:15 p.m.

A motion was made by Commissioner Woodings to adjourn the board meeting at 1:16 p.m. Commissioner McLean seconded the motion. A roll call vote was taken; each said Aye. The motion carried 8-0.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 8th DAY OF June 2020.

DocuSigned by:
Dana Zuckerman
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Dana Zuckerman, Chair

DocuSigned by:
Lauren McLean
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Lauren McLean, Secretary

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Special Meeting
Virtual Meeting – Public Access at ccdcoise.com
May 18, 2020, 12:00 p.m.
EXECUTIVE SESSION TRANSCRIPT

Chair Zuckerman: Thank you very much John. I see we have a need for the Executive Session today. John Brunelle: Yes

Chair Zuckerman: I cannot see the whole, Ryan do you want to do this?

Commissioner Woodings: I move to enter into Executive Session 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: Second

Chair Zuckerman: Thank you, and now a roll vote please.

Ryan Armbruster: Commissioner Nelson

Commissioner Nelson: Aye

Ryan Armbruster: Commissioner Keith

Commissioner Keith: Aye

Ryan Armbruster: Commissioner Jones

Commissioner Jones: Aye

Ryan Armbruster: Commissioner Jordan

Commissioner Jordan: Aye

Ryan Armbruster: Commissioner Bieter

Commissioner Bieter: Aye

Ryan Armbruster: Commissioner Mclean

Commissioner McLean: Aye

Ryan Armbruster: Commissioner Woodings

Commissioner Woodings: Aye

Ryan Armbruster: Commissioner Zuckerman

Commissioner Zuckerman: Aye

Ryan Armbruster: Motion passes with the two-thirds needed to go into Executive Session. So we will now be in Executive Session.

Chair Zuckerman: Okay do we have a motion.

Ryan Armbruster: Madam Chair, just again for the record, let it reflect that we are returning to the open session at 1:15 pm and the only item left on the agenda is a formal motion to return.

Chair Zuckerman: Thank you. Is it alright to go ahead with the motion then?

Ryan Armbruster: Yes

Commissioner Woodings: I move to adjourn.

Commissioner Jordan: Second

Ryan Armbruster: Alright, last roll call for the day. Commissioner Nelson

Commissioner Nelson: Aye

Ryan Armbruster: Commissioner Keith

Commissioner Keith: Aye

Ryan Armbruster: Commissioner Jones

Commissioner Jones: Aye

Ryan Armbruster: Commissioner Jordan

Commissioner Jordan: Aye

Ryan Armbruster: Commissioner Bieter

Commissioner Bieter: Aye

Ryan Armbruster: Commissioner McLean

Commissioner Woodings: She just came on.

Ryan Armbruster: Commissioner Mclean

Commissioner McLean: Aye

Ryan Armbruster: Commissioner Woodings

Commissioner Woodings: Aye

Ryan Armbruster: Commissioner Zuckerman

Commissioner Zuckerman: Aye

Ryan Armbruster: Alright we are adjourned.

Meeting at adjourned at 1:16 pm