

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Virtual Meeting
Boise, ID 83702
June 8, 2020 12:00 p.m.

I. CALL TO ORDER:

Board Members appeared remotely, as did John Brunelle, CCDC Executive Director, Brady Shinn, Project Manager – Property Development, 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 Gordon Jones, Commissioner Latonia Haney Keith, Commissioner Maryanne Jordan, Commissioner Lauren McLean, Commissioner Kate Nelson and Commissioner Danielle Hurd.

Absent: Commissioner David Bieter

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 –May 2020

B. Minutes and Reports

1. Approval of May 18, 2020 Meeting Minutes
2. Approval of May 18, 2020 Executive Session Meeting Minutes
3. 1st Quarter Financial Report, FY2020
4. 2nd Quarter Financial Report, FY2020

C. Other

1. Approve Resolution #1658 - 9100 S. Eisenman Road - Type 2 Participation Agreement

Commissioner Woodings made a motion to approve the Consent Agenda.

Commissioner McLean seconded

Roll Call

Each said Aye. The motion carried. 8-0

IV. ACTION ITEMS

A. CONSIDER: 11th and Main Apartments - Type 1 Streetscape Grant Designation with Main Eleven LLC

Brady Shinn, Project Manager – Property Development, gave a report.

Commissioner Woodings moved to direct staff to negotiate a final Type 1 Streetscape Grant Participation Agreement with Main Eleven LLC for future Board approval.

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

B. CONSIDER: Resolution #1659 – Authorizing Purchase of Property Addressed as 1715 W. Idaho Street

Brady Shinn, Project Manager – Property Development, gave a report.

Commissioner Woodings moved to adopt Resolution #1659, approving and authorizing the execution of the Purchase and Sale Agreement for the property located at 1715 W Idaho Street.

Commissioner McLean seconded.

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

C. CONSIDER: Resolution #1657 – Authorizing the State Street Cost Share Application

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

Commissioner Woodings moved to adopt Resolution #1657 authorizing the Executive Director to submit a cost share application to ACHD for installation of certain streetscape elements and fiber optic conduit along State Street between 8th Street and 14th Street as part of ACHD Project No. 519044.

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

V. INFORMATION/DISCUSSION ITEMS

A. Downtown Boise Association & CCDC

Jennifer Hensley, DBA, gave a report.

B. 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 12:53 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 Hurd 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 1:16 p.m. and return to the public meeting. 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 Board returned to the open Public Meeting, through remote access, for a formal motion to adjourn at 1:17 p.m.

A motion was made by Commissioner Woodings to adjourn the board meeting at 1:18 p.m. Commissioner Jordan 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 13th DAY OF July 2020.

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Dana Zuckerman

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Dana Zuckerman, Chair

DocuSigned by:

Commissioner Lauren McLean

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Lauren McLean, Secretary