

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Boise, ID 83702
July 13, 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, Amy Fimbel, Project Manager – Capital Improvements, Doug Woodruff, Assistant Director - Placemaking & Infrastructure and Ryan Armbruster, CCDC Legal Counsel.

Ross Borden, Finance and Administration Director and Sarah Jones, Executive 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 12:02 p.m.

II. AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – June 2020

B. Minutes and Reports

1. Approval of June 8, 2020 Meeting Minutes

C. Other

1. Approve Resolution #1661 – 1015 W. Main Street – Type 1 Streetscape Grant Participation Agreement

Commissioner Woodings made a motion to approve the Consent Agenda.

Commissioner Jordan seconded

Roll Call

Each said Aye. The motion carried. 7-0

IV. ACTION ITEMS

- A. CONSIDER:** Request by Block 22 LLC to extend the closing date for the purchase of the Capitol and Front Garage to September 30, 2020

Representatives for Block 22 LLC, John Cunningham and Christine Nicholas, appeared remotely.

Ryan Armbruster, Agency Legal Counsel, gave a report.

Commissioner Woodings moved to authorize the Executive Director and counsel to prepare an amendment to the purchase and sale agreement, extending the closing date to no later than September 16, 2020. In consideration of the extension, Block 22 LLC shall be required to make an additional non-refundable deposit of \$30,000, due upon execution of the amendment.

Commissioner Jones joined the meeting at 12:08pm and announced he would abstain from voting on Action Item A., as he missed the discussion.

Commissioner Jordan seconded.

Roll Call

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

- B. CONSIDER:** 505 W. Bannock Street Mixed Use Office and Retail - Type 1 Participation Agreement Designation with I M IRIE TWO 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 I M IRIE TWO LLC for future Board approval.

Commissioner Jordan seconded.

Roll Call

Each said Aye. The motion carried 8-0

- C. CONSIDER:** 1715 W. Idaho Street Property Disposition

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

Commissioner Woodings moved to affirm direction for 1715 W. Idaho Street's disposition through a Request for Proposal process led by CCDC and developed in collaboration with other municipal stakeholders.

Commissioner Haney Keith seconded.

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

- D. CONSIDER:** Resolution #1660 - Authorizing Westside Park Master Development Agreement and Sublease Agreement Amendments

Amy Fimbel, Project Manager – Capital Improvements, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1660 authorizing the Master Development Agreement Amendment No. 2 and Sublease Agreement Amendment No. 1 with Eleven Eleven West Jefferson, LLC and the City of Boise.

Commissioner Hurd seconded.

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

- E. E.CONSIDER:** Resolution #1662 - Authorizing Westside Urban Park Naming Recommendation

Commissioner Zuckerman made a motion to defer this item to the August 10, 2020 CCDC Board meeting.

Commissioner Jordan seconded.

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

V. INFORMATION/DISCUSSION ITEMS

A. Westside Urban Park Art Design Concepts

Karl LeClair, City of Boise Public Art, gave a report.

B. Westside Urban Renewal District Amendment

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

C. Gateway East Transportation Study

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

D. CCDC Monthly Report

John Brunelle, CCDC Executive Director, gave a report.

VI. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Zuckerman to adjourn the meeting. Commissioner Woodings seconded the motion. A roll call vote was taken.

- Commissioner Hurd: Aye
- Commissioner Haney Keith: Aye
- Commissioner Jordan: Aye
- Commissioner McLean: Aye
- Commissioner Nelson: Aye
- Commissioner Jones: Aye
- Commissioner Woodings: Aye
- Commissioner Zuckerman: Aye

All said Aye. 8-0. The meeting adjourned at 1:09 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 10th DAY OF AUGUST 2020.

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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

Public Access at cdcboise.com

July 13, 2020, 12:00 p.m.

Chat Transcript at 24:40 Concerning the 1715 W. Idaho Street Property Dispostion

Commissioner Jones: Just another thought on my mind. I'll post it in the chat as well but, I'm always a fan where if it's possible to think about there may be other City initiatives that have to do with either economic growth, there's live-work proximity, there may be other initiatives. But how we might have some latitudinal awareness of other things that could allow us to make sure this affordability or owner-occupied works into a broader strategy to make sure Boise is a place of livability at scale with the affordability angle we have. So I guess, I think what I'm trying to say is that it would be strategically designed to coordinate rather than in its own isolation, affordability is good, but maybe we can even get more out of it, if you know what I mean strategically. And if that doesn't make sense I'm happy to chat at another time. I'll just post my text version of that as well here.

Chair Zuckerman: Commissioner, that made a lot of sense. I think that was a lot of Commissioner McLean's request of having no stone unturned.

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Dana Zuckerman

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Dana Zuckerman, Chair

DocuSigned by:

Lauren McLean

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Lauren McLean, Secretary