

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Boise, ID 83702
September 14, 2020

I. CALL TO ORDER:

Board Members appeared remotely, as did Brady Shinn, Project Manager – Property Development, Todd Bunderson, Development Director, Kathy Wanner, Contracts Specialist, Amy Fimbel, Project Manager – Capital Improvements, Matt Edmond, Director – Parking & Mobility, and Ryan Armbruster, CCDC Legal Counsel.

John Brunelle, CCDC Executive Director, and Sarah Jones, Executive Assistant, were present at the CCDC physical office location.

Members of the Public present at the CCDC physical office location were Jay Vogt, Private Citizen and David Klinger from Boise Working Together.

Present: Commissioner Dana Zuckerman, Commissioner Ryan Woodings, Commissioner Maryanne Jordan, Commissioner Lauren McLean, Commissioner Danielle Hurd, Commissioner Gordon Jones, Commissioner David Bieter and Commissioner Kate Nelson

Absent: Commissioner Latonia Haney Keith

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. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report - August 2020

B. Minutes and Reports

1. Approval of August 10, 2020 Meeting Minutes
2. Approval of August 26, 2020 Special Meeting Minutes

C. Other

1. Approve Resolution #1674 – 2419 W. Fairview – Adare Manor – Amendment to the Type 2 General Assistance Agreement
2. Approve Resolution #1676 – 2419 W. Fairview – Adare Manor – Amendment to the Type 4 Capital Improvement Project Agreement
3. Approve Resolution #1675 – 1322 W. Main Street – Fire Fusion Studio Retail – Type 1 Streetscape Participation Program with FireFusion LLC
4. FY2020 Q3 Financial Report (Unaudited)
Commissioner Woodings made a motion to approve the Consent Agenda.

Commissioner Hurd seconded

Roll Call:

Commissioner Bieter - Aye
Commissioner Hurd - Aye
Commissioner Jones - Aye
Commissioner Jordan - Aye
Commissioner Mclean - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 7-0

Commissioner Nelson joined the meeting after the Consent Agenda vote.

IV. ACTION ITEMS

- A. CONSIDER:** 600 S. 8th Street Mixed Use – Designation for Participation Program Type 3 Transformative Agreement with Jordan-Wilcomb Construction and Global Senior Housing.

Representatives for Jordan-Wilcomb, Cecil Wilcomb, and Global Senior Housing, Nick Walsh, appeared remotely.

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

Commissioner Woodings moved to Designate the 8th and River mixed-use project as eligible to utilize the Type 3 Transformative Participation Agreement and direct staff to continue negotiating a Letter of Intent with Wilcomb LLC and/or assigns for future Board approval.

Commissioner Bieter seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Hurd - Aye
Commissioner Jones - Aye
Commissioner Jordan - Aye
Commissioner Mclean - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 8-0

- B. CONSIDER:** Resolution #1669 – Approve First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project

Representatives for SB Friedman, Geoff Dickinson and Caren Kay, appeared remotely.

Todd Bunderson, Development Director, gave a report.
Caren Kay, SB Friedman, gave a report.

Commissioner Woodings moved Adopt Resolution #1669 Approving the First Amendment to the Urban Renewal Plan Westside Downtown Urban Renewal Project.

Commissioner Bieter seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Hurd - Aye
Commissioner Jones - Aye
Commissioner Jordan - Aye
Commissioner Mclean - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 8-0

C. CONSIDER: Resolution #1670 - Approval of Amendment No. 1 to the CM/GC Contract – Westside Urban Park

Kathy Wanner, Contracts Specialist, gave a report.

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

Commissioner Woodings moved to adopt Resolution No. 1670 approving and authorizing the execution of Amendment No. 1 to the CM/GC Contract with Wright Brothers.

Commissioner Bieter seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Hurd - Aye
Commissioner Jones - Aye
Commissioner Jordan - Aye
Commissioner Mclean - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 8-0

D. CONSIDER: Resolution #1671 – Selection of On-Call Parking & Mobility Consultant Services

Kathy Wanner, Contracts Specialist, gave a report.

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

Commissioner Woodings moved to adopt Resolution No. 1671 approving the ranking for the RFQ Parking & Mobility Consulting Services; and authorize the Executive Director to

negotiate and enter into a five year, non-exclusive Professional Service Agreement with Kimley-Horn Associates, Inc. for on-call parking consultant services.

Commissioner Bieter seconded.

Roll Call:

- Commissioner Bieter - Aye
- Commissioner Hurd - Aye
- Commissioner Jones - Aye
- Commissioner Jordan - Aye
- Commissioner Mclean - Aye
- Commissioner Nelson - Aye
- Commissioner Woodings - Aye
- Commissioner Zuckerman – Aye

The motion carried 8-0

V. INFORMATION/DISCUSSION ITEMS

A. 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 Woodings to adjourn the meeting. Commissioner Bieter seconded the motion. A roll call vote was taken.


- Commissioner Bieter - Aye
- Commissioner Hurd - Aye
- Commissioner Jones - Aye
- Commissioner Jordan - Aye
- Commissioner Mclean - Aye
- Commissioner Nelson - Aye
- Commissioner Woodings - Aye
- Commissioner Zuckerman - Aye

The motion carried 8-0. The meeting adjourned at 12:50 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 12th DAY OF OCTOBER 2020.

DocuSigned by:

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 Dana Zuckerman, Chair

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 Lauren McLean, Secretary