

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Boise, ID 83702
February 8, 2021

I. CALL TO ORDER:

Board Members appeared remotely, as did John Brunelle, Executive Director, Alexandra Monjar, Project Manager – Property Development, Kathy Wanner, Contracts Specialist, Karl Woods, Senior Project Manager – Capital Improvements, Brady Shinn, Project Manager – Property Development, and Ryan Armbruster, CCDC Legal Counsel.

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

There were no members of the public present at the CCDC physical office which was open and accessible for public attendance. It was confirmed that the live streaming service (BoxCast) was working properly, enabling the public to view the live stream.

Present: Commissioner David Bieter, Commissioner Latonia Haney Keith, Commissioner Danielle Hurd, Commissioner Lauren McLean, Commissioner Kate Nelson, Commissioner Maryanne Jordan, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman

Absent: Commissioner Gordon Jones

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

Chairman Zuckerman convened the meeting with a quorum at 12:01 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 – January 2021

B. Minutes and Reports

1. Approval of January 11, 2021 Meeting Minutes
2. Approval of January 28, 2021 Special Meeting Minutes

C. Other

1. Approve Resolution 1690 - Type 1 Agreement for I.M. IRIE TWO LLC - 505 W Bannock Street
2. Approve Resolution 1691 - 5th and Front Mixed Use – Third Amendment to the Type 3 Transformative Assistance Agreement with Front Street Investors, LLC

Commissioner Woodings made a motion to approve the Consent Agenda.

Commissioner Hurd seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Jordan - Aye
Commissioner Mclean - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 8-0

IV. ACTION ITEMS

A. CONSIDER: 10026 S Eisenman Rd - Mr. Gas Industrial Truck Terminal - Participation Program Type 2 Designation (

Alexandra Monjar, Project Manager – Property Development, gave a report.

Commissioner Woodings moved to direct staff to negotiate a final Type 2 Participation Agreement with Lynch Land Development for future board approval.

Commissioner Bieter seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Jordan - Aye
Commissioner Mclean - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 8-0

B. CONSIDER: Resolution 1692 - Design Professional Services Agreement for Old Boise Blocks on Grove Street Streetscape Improvements Project

Kathy Wanner, Contracts Specialist and Karl Woods, Senior Project Manager – Capital Improvements, gave a report.

Commissioner Woodings moved to adopt Resolution 1692 approving Jensen Belts Associates as Landscape Architect of Record and approving Task Order 19-003 for schematic design and design review approval for the Old Boise Blocks on Grove Street Streetscapes Improvements Project.

Commissioner Bieter seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Jordan - Aye
Commissioner Mclean - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman - Aye

The motion carried 8-0

C. CONSIDER: Resolution 1693 or 1694 or 1695 - Directing Staff to Finalize an Agreement to Negotiate Exclusively with the Approved 1715 W Idaho Street Development Entity

Board members who were not present at either the January 11, 2021 regular board meeting or the January 28, 2021 special meeting confirmed they had reviewed all the material available and presented during those meetings. Board members also confirmed no contact with Board members from the responders to the Request for Proposals occurred.

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

Commissioner Woodings moved to adopt Resolution 1695 directing Agency staff to negotiate and finalize an Agreement to Negotiate Exclusively with SMR Development LLC and return that Agreement to the Agency Board for approval at a future public meeting.

Commissioner Jordan seconded.

Ryan Armbruster, CCDC Legal Counsel suggested the motion be amended to state, “If negotiations fail with McCarty Flatts LLC, that negotiations commence with Connor Construction LLC, if that is the will of the Board.”

Commissioner Woodings amended the motion to state, if negotiations fail with McCarty Flatts, that negotiations commence with Connor Construction.

Commissioner Jordan agreed with the amended motion and confirmed her seconding of the motion.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Hurd - Aye
Commissioner Jones - 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, 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.

Roll Call:

- Commissioner Bieter - Aye
- Commissioner Haney-Keith - Aye
- Commissioner Hurd - Aye
- Commissioner Jones - Aye
- Commissioner Nelson - Aye
- Commissioner Woodings - Aye
- Commissioner Zuckerman - Aye

The motion carried 8-0. The meeting adjourned at 12:48 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 8th DAY OF MARCH 2021.

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Dana Zuckerman, Chair

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Lauren McLean, Secretary