

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

I. CALL TO ORDER:

Board Members appeared remotely, as did John Brunelle, Executive Director, Alexandra Monjar, Project Manager – Property Development, Doug Woodruff, Development Director, Kathy Wanner, Contracts Specialist, Brady Shinn, Project Manager – Property Development, Aaron Nelson, Parking & Facilities Manager, 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 Gordon Jones, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman

Absent:

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:

III. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – February 2021

B. Minutes and Reports

1. Approval of February 8, 2021 Meeting Minutes. Ryan Armbruster, CCDC Legal Counsel, noted that the minutes should reflect the motion approving Resolution pertaining to 1715 W Idaho Street, should have stated, “If negotiations fail with SMR Development, to move forward with McCarty, and if those fail to move to Connor Construction”.

C. Other

1. Approve Resolution 1696 - 10026 S. Eisenman - Mr. Gas - Type 2 Participation Agreement with Lynch Land Development LLC
2. Approve Resolution 1697 - Transfer of Public Assets to the City of Boise
3. FY2021 Q1 Financial Report (Unaudited)

Commissioner Woodings made a motion to approve the Consent Agenda with the change to the minutes noted.

Commissioner Bieter seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - 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 9-0

IV. ACTION ITEMS

A. CONSIDER: 2155 E Freight - Boise Gateway #2 – Type 2 Participation Agreement Designation with Boise Gateway 2, L.C.

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

Commissioner Woodings moved to direct staff to negotiate a final Type 2 Participation Agreement with Boise Gateway 2, L.C. for future board approval.

Commissioner Hurd seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - 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 9-0

B. CONSIDER: Resolution 1698 - 10th & Front Structural Concrete Repairs

Kathy Wanner, Contracts Specialist and Aaron Nelson, Parking & Facilities Manager, gave a report.

Commissioner Woodings moved approve Resolution 1698 recognizing John Rohrer Contracting Company as the lowest responsive bidder for the 10th & Front Structural

Concrete Repair Project; awarding the contract to John Rohrer Contracting Company for the total Base Bid plus Bid Alternate amount of \$819,860; authorizing the Executive Director to execute the contract and expend funds.

Commissioner Bieter seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - 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 9-0

C. CONSIDER: Resolution 1700 - 9th & Front Garage Stairs Structural Repairs Project

Kathy Wanner, Contracts Specialist and Aaron Nelson, Parking & Facilities Manager, gave a report.

Commissioner Woodings moved to adopt Resolution 1700 authorizing the Executive Director to negotiate and execute a construction agreement with Guho Corp to complete the 9th & Front Parking Garage Stairs Structural Repairs Project for the total amount of \$787,370; and to expend funds as set forth in the resolution.

Commissioner Hurd seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - 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 9-0

Sarah Jones, Executive Assistant, noted that a member of the Public joined the meeting at the CCDC physical office, along with Mary Watson, CCDC General Counsel & Contracts Manager at 12:24 pm.

D. CONSIDER: Approve Resolution 1699 - 1715 W Idaho Street Housing Infill Development Project, Agreement to Negotiate Exclusively

Brady Shinn, Project Manager – Property Development.

Commissioner Woodings moved to adopt Resolution 1699 authorizing the Executive Director to execute the Agreement to Negotiate Exclusively with 17th and Idaho Development, LLC.

Commissioner McLean seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - 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 9-0

E. CONSIDER: Approve Letter of Intent with South Eighth LLC for Project at 600 S 8th Street

Brady Shinn, Project Manager – Property Development.

Commissioner Woodings moved to approve the Letter of Intent with South Eighth LLC for the Project located at 600 S. 8th Street.

Commissioner Bieter seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - 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 9-0

F. CONSIDER: 2020 Annual Report

John Brunelle, Executive Director, gave a report.

Chair Zuckerman opened the meeting to public comments on the annual report at 12:39pm.

There being no one from the public to provide comment, Chair Zuckerman closed the public comments at 12:40 pm.

Commissioner Woodings moved to approve the 2020 Annual Report and direct staff to finalize the document and fulfill statutory publication and access requirements.

Commissioner Bieter seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - 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 9-0

V. INFORMATION/DISCUSSION ITEMS

A. Block 68 Catalytic RFP Draft Review

Doug Woodruff, Development Director and Brady Shinn, Project Manager – Property Development, gave a report.

Commissioner McLean left the meeting at 1:03 p.m.

B. Participation Program Policy Revisions

Doug Woodruff, Development Director and Alexandra Monjar, Project Manager – Property Development, gave a report.

C. 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 Jordan - Aye
Commissioner Nelson - Aye
Commissioner Woodings - Aye
Commissioner Zuckerman – Aye

The motion carried 8-0. The meeting adjourned at 1:58 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 12th DAY OF APRIL 2021.

DocuSigned by:

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Dana Zuckerman, Chair

DocuSigned by:

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Lauren McLean, Secretary

4835-8138-6720, v. 2



CCDC Board of Commissioners

PUBLIC COMMENT SIGN IN

121 N. 9th Street, Suite 501

Boise, ID 83702

March 8, 2021 – 12:00pm

Please sign in if you would like to give Public Comment on 2020 Annual Report

NAME	ADDRESS
SIAH VOGT	1425 E. WOODVINE CT. BOISE ID 83706