

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Boise Centre West, Room 130
850 W Front Street, Boise, Idaho
Boise, ID 83702
April 12, 2021

I. CALL TO ORDER:

Chairman Zuckerman convened the meeting with a quorum at 12:00 p.m.

Board Members appeared in person and virtually.

Present: Commissioner Latonia Haney Keith, Commissioner Lauren McLean, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman

Attending Virtually: Commissioner David Bieter, Commissioner Maryanne Jordan, Commissioner Danielle Hurd, and Commissioner Kate Nelson

Absent: Commissioner Gordon Jones

Agency Staff members present were: John Brunelle, Executive Director, Alexandra Monjar, Project Manager – Property Development, Kathy Wanner, Contracts Specialist, Karl Woods, Senior Project Manager – Capital Improvements, Amy Fimbel, Project Manager – Capital Improvements, Matt Edmond, Parking & Mobility Director, Ross Borden, Finance and Administration Director, Doug Woodruff, Development Director, Jordyn Neerdaels, Communications Manager, Kevin Martin, Business & HR Manager, Joey Chen, Director of Finance, Sarah Jones, Executive Assistant, Sandy Lawrence, Executive Assistant, and Ryan Armbruster, Agency Legal Counsel.

It was confirmed that the live streaming service (YouTube) was working properly, enabling the public to view the live stream.

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

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

III. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – March 2021

B. Minutes and Reports

1. Approval of March 8, 2021 Meeting Minutes.

C. Other

1. Approve Resolution 1703 – Tree Replacement Type 4 Participation Agreement

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

Commissioner McLean 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: Approve Resolution 1701 - Ranking for Old Boise Blocks on Grove Street Streetscape Improvement Project CM/GC Services

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

Commissioner Woodings moved to adopt Resolution No. 1701 approving the ranking for the RFQ: CM/GC for the Old Boise Blocks on Grove Streetscape Improvements Project and authorize the Executive Director to negotiate and execute a Construction Manager / General Contractor agreement for the Old Boise Blocks on Grove Streetscape Improvement Project.

Commissioner McLean 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: Approve Resolution 1702 - Jensen Belts Associates Amendment No. 1 to Task Order 19-004 for 11th Street Bikeway and Streetscape Improvements Project Design Services

Amy Fimbel, Project Manager – Capital Improvements and Kathy Wanner, Contracts Specialist, gave a report.

Commissioner Woodings moved to adopt Resolution No. 1702 approving Jensen Belts Associates Amendment No. 1 to Task Order 19-004 for the 11th Street Bikeway and Streetscape Improvements Project design services.

Commissioner McLean 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: Designate 27th St Crossing for Type 1 Participation Program

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

Commissioner Woodings moved to direct staff to negotiate a final Type 1 Participation Agreement with Prentiss Properties 21, LLC for future Board approval.

Commissioner Haney-Keith 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

D. CONSIDER: Authorize Offer to acquire Parcel 9, owned by Ada County and transmit proposed Purchase and Sale Agreement

John Brunelle, Executive Director and Ryan Armbruster, Agency Legal Counsel, gave a report.

Commissioner Woodings moved to authorize the Executive Director to negotiate a final Purchase and Sale Agreement for Ada County's property located at 221 S. 3rd Street, Boise, Idaho, 83702.

Commissioner Jordan 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

E. CONSIDER: Approve disposition of Capitol and Front Garage to Capitol and Front, LLC and authorize completion of Purchase and Sale Agreement

John Brunelle, Executive Director and Ryan Armbruster, Agency Legal Counsel, gave a report.

Commissioner Woodings moved to approve the disposition of the Capitol and Front Garage to Capitol and Front, LLC under the terms set forth in the draft Purchase and Sale Agreement presented today subject to the following conditions:

- Technical corrections as may be deemed necessary by the Executive Director and Agency Counsel
- Inclusion of a provision to be recorded concerning availability of public parking

and authorize the Executive Director and Agency Counsel to complete the Purchase and Sale Agreement.

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

Commissioner McLean left the meeting at 12:52 p.m.

V. INFORMATION/DISCUSSION ITEMS

A. State Street Study Area Update

Matt Edmond, Parking & Mobility 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 Haney-Keith seconded the motion. A roll call vote was taken.

Roll Call:

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

The motion carried 7-0. The meeting adjourned at 1:06 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 10th DAY OF MAY 2021.

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Dana Zuckerman, Chair

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Lauren McLean, Secretary

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