

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Boise, ID 83702
June 14, 2021

I. CALL TO ORDER:

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

Present: Commissioner David Bieter, Commissioner Latonia Haney Keith, Commissioner Lauren McLean, Commissioner Kate Nelson, Commissioner Ryan Woodings, and Commissioner Dana Zuckerman.

Commissioner Gordon Jones, joined the meeting via conference call.

Absent: Commissioner Danielle Hurd

Agency staff members present were: John Brunelle, Executive Director; Alexandra Monjar, Project Manager - Property Development, Doug Woodruff, Development Director; Matt Edmond Parking and Mobility Brady Shinn, Project Manager – Property Development, Director; Ross Borden, Finance & Administration Director; Mary Watson, General Counsel & Contracts Manager; Amy Fimbel, Project Manager - Capital Improvements; Kathy Wanner, Contracts Specialist; and Sandy Lawrence, Executive Assistant. Also present was Agency legal counsel, Ryan Armbruster.

Geoffrey Dickinson, SB Friedman, Elizabeth Ginsberg, SB Friedman, and Alex Dupey, MIG Inc., joined the meeting via Zoom.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

III. WORK SESSION

A. State Street Draft Feasibility Study & Corridor Frameworks

Matt Edmond Parking and Mobility Director, Geoffrey Dickinson, SB Friedman, and Alex Dupey, MIG Inc., gave a report.

B. CCDC Housing & Mobility Updates

John Brunelle, Executive Director, Doug Woodruff, Development Director and Brady Shinn, Project Manager – Property Development, gave a report concerning Four Housing and Mobility Initiatives: 1715 W. Idaho, Block 68, Parcel 9/Old Boise Blocks and 600 S. 8th Street.

Tim Wilcomb, 406 S. 6th Street, Boise, ID, gave public comments on the Parcel 9/Old Boise Blocks. (59.03)

Clay Carley, 106 N. 6th Street, Boise, ID, gave public comments on the Parcel 9/Old Boise Blocks. (1.02.19)

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – May 2021

B. Minutes and Reports

1. Approval of May 10, 2021 Meeting Minutes.

C. Other

1. Approval of Resolution 1709 – Restrictive Covenant Agreement – Sale of Block 22 Garage (Capitol & Front)

Commissioner Woodings made a motion to approve the Consent Agenda.

Commissioner McLean seconded.
All said Aye. The motion carried 7-0

V. ACTION ITEMS

A. CONSIDER: Approve Resolution 1708 – Main & Fairview Transit Stations Project

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

Commissioner Woodings move to adopt Resolution 1708 authorizing the Executive Director to negotiate and execute a construction contract with Wright Brothers, The Building Company LLC to complete the Main & Fairview Transit Stations Project for the total amount of \$718,495; and to expend funds as set forth in the resolution.

Commissioner McLean seconded.

Commissioner Woodings left the meeting at 1:42 p.m.

Randal Peterson, Owner of 2304 – 2020 Main Street, Boise, ID, gave public comments. (1.36.00 in meeting)

Grant Peterson, Jr., Bronco Motors and Trinity Mountain LLC, 2670 W. Main Street, Boise, ID, gave public comments. (1.38.33)

Four said Aye. Two said Naye.
The motion carried 4-2

B. CONSIDER: Designate 2525 W Fairview Ave – St. Luke's Health System LTD for Type 4 Participation

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

Commissioner Haney-Keith moved to direct staff to negotiate a final Type 4 Capital Improvement Project Coordination Agreement with St. Luke's Health System for future Board approval.

Commissioner Nelson seconded.

Commissioner Zuckerman recused herself due to conflict of interest with St. Luke's. Four said Aye. One said Naye. One abstained. The motion carried 4-1-1

C. CONSIDER: Approve Designate 406 S 3rd St – Mother Earth Brew Co. for Type 1 Participation

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

Commissioner Haney-Keith moved to direct staff to negotiate a final Type 1 Participation Agreement with Rocky Mountain Companies for future Board approval.

Commissioner Bieter seconded.

All said Aye.
The motion carried 6-0

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.

The motion carried 6-0. The meeting adjourned at 1:53 p.m.

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

DocuSigned by:
Ryan Woodings
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Ryan Woodings, Vice Chair

DocuSigned by:
Lauren McLean
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Lauren McLean, Secretary

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