

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Conference Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
November 15, 2021

I. CALL TO ORDER:

Board Members other than Vice Chairman Woodings appeared remotely, as did John Brunelle Executive Director, Joey Chen, Director of Finance & Administration, Alexandra Monjar, Project Manager – Property Development, and Ryan Armbruster, CCDC Legal Counsel.

Vice Chairman Ryan Woodings, and Sarah Jones, Executive Assistant, were present at the CCDC physical office location.

Michael Hormaechea, HDLLC Boise, joined the meeting remotely. Mike Stoddard, Hawley Troxell, joined the meeting remotely.

There were members of the public present at the CCDC office during the meeting, 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 Ryan Woodings, Commissioner David Bieter, Commissioner Danielle Hurd, Commissioner John Stevens, Commissioner Gordon Jones, and Commissioner Latonia Haney-Keith.

Absent: Commissioner Dana Zuckerman, Commissioner Lauren McLean.

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

Vice Chair Woodings convened the meeting with a quorum at 12:00 p.m.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

Commissioner Bieter moved to amend the agenda for this board meeting to include Consent Agenda Item III to add A: Appoint Joey Chen as temporary Secretary for purpose of this meeting and related actions. CCDC received guidance from counsel to take this action after the posting of the original agenda for the November 15, 2021, Board meeting.

Commissioner Haney-Keith seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith- Aye
Commissioner Hurd - Aye
Commissioner Stevens - Aye
Commissioner Woodings - Aye

The motion carried 5-0

Commissioner Bieter moved to amend the agenda for this board meeting to include Action Item IV to add Item C: Confirm and approve required notices for redemption of the Series 2011B Bonds; authorizing the Executive Director sign the notices, and authorizing the redemption amount as set forth on the Bank of America payoff statement. CCDC received guidance from bond counsel for the Series 2011B Bonds to take this action after the posting of the original agenda for the November 15, 2021, Board meeting.

Commissioner Haney-Keith seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith- Aye
Commissioner Hurd - Aye
Commissioner Stevens - Aye
Commissioner Woodings - Aye

The motion carried 5-0

III. ACTION ITEMS: CONSENT AGENDA

A. Appoint Joey Chen as temporary Secretary for the purpose of this meeting and related actions

B. Expenses

1. Approval of Paid Invoice Report – October 2021

C. Minutes and Reports

1. Approval of October 11, 2021 Meeting Minutes

Commissioner Bieter made a motion to approve the Consent Agenda.

Commissioner Hurd seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith- Aye
Commissioner Hurd - Aye
Commissioner Stevens - Aye
Commissioner Woodings - Aye

The motion carried 5-0

IV. ACTION ITEMS

A. CONSIDER: Approve Resolution 1725 - 1010 W Main Street, Avery LLC – Type 3 Participation Program

Alexandra Monjar, Property Manager, gave a report.

Commissioner Bieter moved to adopt Resolution 1725 approving the Type 3 Transformative Assistance Participation Agreement with Avery LLC and authorizing the Executive Director to execute the Agreement.

Commissioner Haney-Keith seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith- Aye
Commissioner Hurd - Aye
Commissioner Stevens - Aye
Commissioner Woodings - Aye

The motion carried 5-0

B. CONSIDER: Authorize Offer to acquire 521 W. Grove Street, owned by Artiach Properties LP and transmit proposed Purchase and Sale Agreement

John Brunelle, Executive Director, gave a report.

Commissioner Bieter, moved to authorize the offer to acquire 521 W. Grove Street, owned by Artiach Properties LP, and direct staff to transmit the proposed Purchase and Sale Agreement to Artiach Properties LP for consideration.

Commissioner Hurd Seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith- Aye
Commissioner Hurd – Aye
Commissioner Jones - Aye
Commissioner Stevens - Aye
Commissioner Woodings - Aye

The motion carried 6-0

Commissioner Jones joined the meeting.

C. CONSIDER: Confirm and approve required notices for redemption of the Series 2011B Bonds, authorizing signature by the Executive Director, and authorizing the redemption amount as set forth on the Bank of America payoff statement

Joey Chen, Director of Finance & Administration, gave a report.

Commissioner Bieter, moved to confirm and approve the letter to Civic Plaza and the required notices as presented in substantially the form for redemption of the Series 2011B Bond, authorizing signature by the Executive Director and authorizing payment of the redemption amount as set forth on the Bank of America payoff statement.

Commissioner Haney-Keith Seconded.

Roll Call:

- Commissioner Bieter - Aye
- Commissioner Haney-Keith- Aye
- Commissioner Hurd - Aye
- Commissioner Jones - Aye
- Commissioner Stevens - Aye
- Commissioner Woodings - Aye

The motion carried 6-0

IV. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Bieter 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 Jones - Aye
- Commissioner Stevens - Aye
- Commissioner Woodings - Aye

The motion carried 6-0. The meeting adjourned at 12:31 pm.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 13th DAY OF DECEMBER 2021.

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Dana Zuckerman
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Dana Zuckerman, Chair

DocuSigned by:
Lauren McLean
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Lauren McLean, Secretary