

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Conference Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
December 13, 2021

I. CALL TO ORDER:

Chairman Zuckerman convened the meeting with a quorum at 12:01 p.m.

Present: Chair Dana Zuckerman, Vice Chairman Ryan Woodings, Commissioner John Stevens, Commissioner Gordon Jones, Commissioner Lauren Mclean, and were present at the CCDC physical office location.

Appearing remotely: Commissioner David Bieter, Commissioner Haney-Keith and Commissioner Danielle Hurd

Agency staff members present were: John Brunelle, Executive Director, Zach Piepmeyer, Project Manager - Capital Improvements, Doug Woodruff, Development Director, Alexandra Monjar, Project Manager - Property Development, Joey Chen, Finance & Administration Director, Sarah Jones, Executive Assistant and Agency legal counsel, Ryan Armbruster.

Nick Foster, Kittleson & Associates joined the meeting in person.

Brooke Green, ACHD, joined the meeting remotely.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. WORK SESSION

A. 8th Street Improvements, State to Franklin - Concept Preview

Zach Piepmeyer, Project Manager – Capital Improvements, and Nick Foster, Kittleson & Associates, gave a report.

B. Fulton Street Improvements, 9th to Capitol - Concept Preview

Zach Piepmeyer, Project Manager – Capital Improvements, gave a report.

IV. ACTION ITEMS: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – November 2021

B. Minutes and Reports

1. Approval of November 15, 2021 Meeting Minutes

C. Other

1. Approve Resolution 1734 - Memorandum of Understanding: State Street / Idaho 44 Transit Corridor Implementation Coordination
2. Approve Resolution 1732 - Appointment of Board Secretary Pro Tem
3. Approve Resolution 1733 - Records Destruction
4. Approve Consent to Transfer Interests to the Civic Plaza Apartments

Commissioner Woodings made a motion to approve the Consent Agenda.

Commissioner McLean seconded.

7 said Aye, 1 Abstain, motion carried 7-0-1

V. ACTION ITEMS

A. CONSIDER: Appointment of Executive Committee Member

Chair Zuckerman, gave a report.

Chair Zuckerman moved to elect the Executive Committee member as presented, Commissioner Haney-Keith to replace Commissioner Woodings whose Board term is expiring.

Commissioner Mclean seconded.

All said Aye, motion carried 8-0

B. CONSIDER: Designate 1700 W Main St. - 17th & Main - 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 17th and Main, LLC for future board approval.

Commissioner McLean seconded.

All said Aye, motion carried 8-0

C. CONSIDER: Approve Resolution 1736 - Block 68 Catalytic Redevelopment Project RFP - Exclusive Right to Negotiate

Doug Woodruff, Development Director, gave a report.

Commissioner Woodings moved to adopt Resolution 1736 and direct Agency staff to finalize an Exclusive Right to Negotiate with the Edlen & Company Development Team.

Commissioner McLean seconded.

Commissioner Stevens recused himself from consideration of this item.

7 said Aye, 1 Recusal, motion carried 7-0-1

Commissioner Bieter left the meeting at 1:30pm.

D. CONSIDER: Approve Resolution 1735 - Purchase and Sale Agreement to acquire 521 W. Grove Street, owned by Artiach Properties LP

Doug Woodruff, Development Director, gave a report.

Commissioner Woodings moved to adopt Resolution 1735 approving the Purchase and Sale Agreement to acquire 521 W. Grove Street, owned by Artiach Properties LP.

Commissioner Mclean Seconded.


All said Aye, motion carried 7-0

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 McLean seconded the motion.

All said Aye, motion carried 7-0. The meeting adjourned at 1:34 pm.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 18th DAY OF JANUARY 2022.

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Dana Zuckerman, Chair

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Lauren McLean, Secretary