

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Conference Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
January 18, 2022

I. CALL TO ORDER:

Board Members appeared remotely, as did John Brunelle, Executive Director, Doug Woodruff, Development Director, Zach Piepmeyer, Project Manager – Capital Improvements, Alexandra Monjar, Project Manager - Property Development, Matt Edmond, Parking & Mobility Director, Karl Woods, Senior Project Manager – Capital Improvements, and Agency legal counsel, Ryan Armbruster.

Joey Chen, Finance & Administration Director; Mary Watson, General Counsel; and Sandra Lawrence, Executive Assistant, were present at the CCDC physical office location.

There were no 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.

Jon Gunnerson, City of Boise, joined the meeting remotely.
Eric Gromacki, Flint Development, joined the meeting remotely.

Present via Zoom: Chair Dana Zuckerman, Commissioner David Bieter, Commissioner Haney-Keith, Commissioner Gordon Jones, Commissioner Lauren McLean, and Commissioner John Stevens.

Absent: Commissioner Danielle Hurd

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

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

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. WORK SESSION

- A. Consider commencing the process for an amendment to the River Myrtle/Old Boise-URD to extend the boundary of the River Myrtle/Old Boise project area pursuant to Idaho Code Section 50-2033.**

Zach Piepmeyer, Project Manager – Capital Improvements, and Doug Woodruff, Development Director, gave a report.

B. Parking Updates

Matt Edmond, Parking & Mobility Director, gave a report.

IV. ACTION ITEMS: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report - December 2021

B. Minutes and Reports

1. Approval of December 13, 2021 Meeting Minutes

C. Other

1. Approve Resolution 1738 - Change Order 1 Authorizing Additional Contingency for the Main & Fairview Transit Station Project
2. Approve Resolution 1739 – 1700 W Main Street – 17th and Main – T1 Participation Agreement

Commissioner Haney-Keith made a motion to approve the Consent Agenda.

Commissioner Jones seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Jones - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Zuckerman - Aye

The motion carried 6-0

IV. ACTION ITEMS

A. CONSIDER: Election of Board Officers – Chair, Vice-Chair and Secretary/Treasurer

Chair Zuckerman, gave a report.

Commissioner Zuckerman moved to Elect the Board Officers as presented:

- Chair—Commissioner Dana Zuckerman
- Vice-Chair—Commissioner Latonia Haney-Keith
- Secretary-Treasurer-Commissioner Lauren McLean

Commissioner Haney-Keith seconded.

Roll Call:

Commissioner Bieter - Aye

Commissioner Haney-Keith - Aye
Commissioner Jones - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Zuckerman - Aye

The motion carried 6-0

B. CONSIDER: 9th Street and Bannock Street Intersection Geothermal Repairs – Type 4 Participation Program Designation

Karl Woods, Senior Project Manager - Capital Improvements, and Jon Gunnerson, Geothermal Coordinator, City of Boise, gave a report.

Commissioner Haney-Keith moved to direct staff to negotiation a final Type 4 Capital Improvement Contribution Agreement with City of Boise for future Board approval.

Commissioner Jones seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Jones - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Zuckerman - Aye

The motion carried 6-0

C. CONSIDER: 1103 W. Lee St. – 11th and Lee – Type 4 Participation Program Designation

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

Commissioner Haney-Keith moved to direct staff to negotiate a final Type 4 Participation Agreement with 11th and Lee BE, LLC for future board approval.

Commissioner Jones Seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Jones - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Zuckerman - Aye

The motion carried 6-0

D. CONSIDER: 951 E Gowen Rd - Red River Logistics and Commerce Centers - Type 2 Participation Program Designation

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

Commissioner Haney-Keith moved to direct staff to negotiate a final Type 2 Participation Agreement with Red River Logistics Center LLC and Red River Commerce Center LLC for future board approval.

Commissioner Bieter Seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Jones - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Zuckerman - Aye

The motion carried 6-0

E. CONSIDER: Set March 14, 2022 as the Public Meeting Date to Consider Parking Rate Modifications

Matt Edmond, Parking & Mobility Director,

Commissioner Haney-Keith moved to schedule a public comment date for the Boards meeting of March 14, 2022 to consider adjusting parking rates effective no sooner than May 1, 2022; and authorize Agency staff to take the necessary steps to prepare and publish public notice of the proposed rate increases and to prepare and distribute notice of the proposed rate increases to current patrons and stakeholders.

Commissioner Bieter Seconded.

Roll Call:

Commissioner Bieter - Aye
Commissioner Haney-Keith - Aye
Commissioner Jones - Aye
Commissioner McLean – Aye
Commissioner Stevens - Aye
Commissioner Zuckerman - 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 Haney-Keith 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 Jones - Aye
- Commissioner McLean – Aye
- Commissioner Stevens - Aye
- Commissioner Zuckerman - Aye

The motion carried 6-0

The meeting adjourned at 1:07 pm.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 14th DAY OF FEBRUARY 2022.

DocuSigned by:

Dana Zuckerman

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Dana Zuckerman, Chair

DocuSigned by:

Lauren McLean

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Lauren McLean, Secretary