

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Conference Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
October 10, 2022

I. CALL TO ORDER:

Chair Haney Keith convened the meeting with a quorum at 12:00 p.m.

Roll Call attendance taken:

Present: Commissioner Lauren McLean, Commissioner Danielle Hurd, Commissioner Alexis Townsend, Commissioner Rob Perez, Commissioner John Stevens, Commissioner Haney Keith

Absent: Commissioner Ryan Erstad

Agency staff members present: John Brunelle, Executive Director; Doug Woodruff, Development Director; Kevin Holmes, Project Manager – Property Development; Alexandra Monjar, Project Manager – Property Development, Kassi Brown, Project Manager, Jordyn Neerdaels, Communications Manager, Amy Fimbel, Project Manager – Capital Improvements, Karl Woods, Senior Project Manager – Capital Improvements, Kathy Wanner, Contracts Manager, Joey Chen, Finance & Administration Director; Mary Watson, General Counsel, Sandy Lawrence Executive Assistant; and Agency legal counsel, Meghan Conrad Sullivan.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

There were no changes or additions made to the agenda.

III. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – September 2022

B. Minutes and Reports

1. Approval of September 12, 2022 Meeting Minutes

C. Other

1. Approve Resolution 1792 - 1744 W Main St - West End Food Hub - T1 Participation Agreement

Commissioner McLean made a motion to approve the consent agenda.

Commissioner Hurd seconded the motion.

Roll Call:

Commissioner Hurd - Aye
Commissioner Townsend - Aye
Commissioner Stevens - Aye
Commissioner Perez - Aye

Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 6 - 0

IV. ACTION ITEM

A. CONSIDER: Approve Resolution 1788 - Amended and Restated Land Exchange Agreement with Treasure Valley YMCA

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

Commissioner Lauren McLean moved to adopt Resolution 1788 authorizing the Executive Director to execute the Amended and Restated Real Property Exchange Agreement with the Young Men’s Christian Association of Boise City.

Commissioner Hurd seconded the motion.

Roll Call:

Commissioner Hurd - Aye
Commissioner Townsend - Aye
Commissioner Stevens - Aye
Commissioner Perez - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 6 - 0.

B. CONSIDER: Approve Resolution 1789 - Block 68 Catalytic Redevelopment Project, Block 69N Disposition and Development Agreement

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

Dean Pape, deChase Miksis and Jill Sherman, Edlen & Co., were present and responded to questions from the Board.

Commissioner Hurd moved to adopt Resolution 1789 authorizing the Executive Director to execute the Disposition and Development Agreement and all associated documents as required to implement the Agreement for the Block 69 North Workforce Housing Project with Block 69 North Development LLC.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Hurd - Aye
Commissioner Townsend - Aye
Commissioner Stevens - Aye
Commissioner Perez - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 6 - 0.

C. CONSIDER: Approve Resolution 1790 - Block 68 Catalytic Redevelopment Project, First Amendment to the Agreement to Negotiate Exclusively with Block 68 Development LLC

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

Commissioner Hurd moved to Adopt Resolution 1790 authorizing the Executive Director to execute the First Amendment to Agreement to Negotiate Exclusively with Block 68 North Development LLC and all associated documents as required to implement the actions contemplated by the First Amendment.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Hurd - Aye
Commissioner Townsend - Aye
Commissioner Stevens - Aye
Commissioner Perez - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 6 - 0

D. CONSIDER: Approve Resolution 1766 - Linen Blocks on Grove Street Streetscape Improvement Project - Amendment No. 1 to the CM/GC Contract with Guho Corp.

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

Commissioner Perez moved to adopt Resolution 1766 approving and authorizing the execution of Amendment No.1 to the CM/GC Contract with Guho Corp. for the Linen Blocks on Grove Street Streetscape Improvement Project.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Hurd - Aye
Commissioner Townsend - Aye
Commissioner Stevens - Aye
Commissioner Perez - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 6 - 0

E. CONSIDER: Approve Resolution 1787 - Design Professional Contract with Jensen Belts Associates for the 521 W Grove Street Public Space Project

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

Commissioner Perez moved to adopt Resolution 1787 approving Jensen Belts Associates as Landscape Architect of Record and approving Task Order 19-008 for schematic design of the 521 W Grove Street Public Space Project.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Hurd - Aye

Commissioner Townsend - Aye

Commissioner Stevens - Recused

Commissioner Perez - Aye

Commissioner McLean - Aye

Commissioner Haney Keith - Aye

The motion carried 5 - 0 -1

F. CONSIDER: 1015 Main Street - Smith Block Building - T1 Participation Designation

Kassi Brown, Project Manager, gave a report.

Commissioner McLean moved to direct staff to negotiate a final Type 1 Participation Agreement with Smith Block, LLC for future board approval.

Commissioner Perez seconded the motion.

Roll Call:

Commissioner Hurd - Aye

Commissioner Townsend - Aye

Commissioner Stevens - Aye

Commissioner Perez - Aye

Commissioner McLean - Aye

Commissioner Haney Keith - Aye

The motion carried 6 - 0

G. CONSIDER: 2618 W Fairview Ave - The LOCAL Fairview - T2 Participation Designation

Kevin Holmes, Project Manager – Property Development, gave a report.

Commissioner McLean moved to Designate the LOCAL Fairview as a project eligible for General Assistance Participation and direct staff to negotiating a Type 2 Agreement with LOCAL Acquisitions, LLC for future board approval.

Commissioner Perez seconded the motion.

Roll Call:

Commissioner Hurd - Aye

Commissioner Townsend - Aye

Commissioner Stevens - Aye

Commissioner Perez - Aye

Commissioner McLean - Aye

Commissioner Haney Keith - Aye

The motion carried 6 - 0

H. CONSIDER: 818 W Ann Morrison Park Dr - Capitol Student Housing - T2 Participation Designation

Kevin Holmes, Project Manager – Property Development gave a report.

Commissioner McLean moved to direct staff to negotiate a final Type 2 Participation Agreement with KC Gardner Company for future board approval.

Commissioner Stevens seconded the motion.

Roll Call:

Commissioner Hurd - Aye

Commissioner Townsend - Aye

Commissioner Stevens - Aye

Commissioner Perez - Aye

Commissioner McLean - Aye

Commissioner Haney Keith - Aye

The motion carried 6 – 0

Commissioner McLean left the meeting at 1:35pm.

I. CONSIDER: Approve Resolution 1791- Participation Program Policy Update

Kevin Holmes, Project Manager – Property Development and Doug Woodruff, Development Director, gave a report.

Commissioner Perez moved to approve Resolution 1791 approving the Participation Program Policy Update.

Commissioner Hurd seconded the motion.

Roll Call:

Commissioner Hurd - Aye

Commissioner Townsend - Aye

Commissioner Stevens - Aye

Commissioner Perez - Aye

Commissioner Haney Keith - Aye

The motion carried 5 - 0

V. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Hurd to adjourn the meeting.

The motion carried 5 - 0

The meeting adjourned at 1:44 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 12th DAY OF DECEMBER 2022

Commissioner Latonia Haney Keith
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Lauren McLean
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Latonia Haney Keith, Chair

Lauren McLean, Secretary