

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Conference Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
December 12, 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 John Stevens, Commissioner Rob Perez, Commissioner Ryan Erstad, Commissioner Lauren McLean, Commissioner Haney Keith

Absent: Commissioner Alexis Townsend and Commissioner Danielle Hurd

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

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 – October 2022
2. Approval of Paid Invoice Report – November 2022

B. Minutes and Reports

1. Approval of October 10, 2022 Meeting Minutes

C. Other

1. Approve Resolution 1798 - 11th Street Bikeway and Streetscape Improvement Project - Amendment No. 1 to Task Order 19-006 with Jensen Belts Associates for Construction Administration Services
2. Approve Resolution 1800 - 701/703 S. 8th Street - Quitclaim to the City of Boise
3. Approve Resolution 1801 - 429 S. 10th Street - Quitclaim to the City of Boise
4. Approve Resolution 1795 - Interagency Cost Share Agreement with Ada County Highway District for Design Services on 5th & 6th Street Two-Way Conversion Project
5. Approve Resolution 1793 - 202 S. 6th Street - Home2Suites - Fifth Amendment to Type 3 Participation Agreement

6. Approve Resolution 1797 - 317 W. Main Street - Idaho Department of Labor - Type 4 Participation Agreement

Commissioner McLean made a motion to approve the Consent Agenda.

Commissioner Erstad seconded the motion.

Roll Call:

Commissioner Stevens - Aye
Commissioner Perez - Aye
Commissioner Erstad - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 5 - 0.

IV. ACTION ITEM

A. CONSIDER: Approve Resolution 1799 - Block 68 Catalytic Redevelopment Project, Block 68S Disposition and Development Agreement

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

Commissioner Perez moved to adopt Resolution 1799 authorizing the Executive Director to execute the Disposition and Development Agreement and all associated documents as required to implement the Agreement for the Block 68 South Mixed-Use Housing & Mobility Hub Project with Block 68 South Development LLC.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Stevens - Aye
Commissioner Perez - Aye
Commissioner Erstad - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 5 - 0.

B. CONSIDER: Approve Resolution 1794 - Public Works Construction Contract for 10th & Front Garage Structural Concrete Repairs Phase 2 project

Aaron Nelson, Parking & Facilities Manager, and Kathy Wanner, Contracts Manager, gave a report.

Commissioner McLean moved to adopt Resolution 1794 recognizing Consurco, Inc. as the lowest responsive bidder; awarding the 10th & Front Garage Structural Concrete Repairs - Phase 2 Project to Consurco, Inc. for a total amount of \$790,997; and authorizing the Executive Director to execute the contract and expend funds.

Commissioner Erstad seconded the motion.

Roll Call:

Commissioner Stevens - Aye
Commissioner Perez - Aye
Commissioner Erstad - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 5 - 0.

C. CONSIDER: Approve Resolution 1796 - 521 W. Grove Street Public Space, CM/GC Ranking

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

Commissioner McLean moved to adopt Resolution 1796 approving the ranking for the RFQ: CM/GC for the 521 West Grove Street Public Space Project, and to authorize the Executive Director to negotiate and execute a Construction Manager / General Contractor Agreement for the 521 West Grove Street Public Space Project.

Commissioner Perez seconded the motion.

Roll Call:

Commissioner Stevens - Aye
Commissioner Perez - Aye
Commissioner Erstad - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 5 - 0.

D. CONSIDER: Old Boise Blocks Canal and Agricultural Past Public Art - Type 4 Participation Designation

Karl Woods, Senior Project Manager – Capital Improvements, Stephanie Johnson, Public Art Program Manager, City of Boise, gave a report.

Commissioner Erstad moved to direct staff to continue negotiating a final Type 4 Capital Improvement Contribution Agreement with City of Boise for Old Boise Blocks Canal and Agricultural Past Public Art – Partnership with Boise Arts & History.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Stevens - Aye
Commissioner Perez - Aye

Commissioner Erstad - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 5 - 0.

E. CONSIDER: 2500 E. Freight St. - Boise Gateway 3 - Type 2 Participation Designation

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

Commissioner Perez moved to direct staff to negotiate a final Type 2 Participation Agreement with Boise Gateway 3, L.C. for future board approval.

Commissioner Erstad seconded the motion.

Roll Call:

Commissioner Stevens - Aye
Commissioner Perez - Aye
Commissioner Erstad - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 5 - 0.

F. CONSIDER: 2742 W. Fairview Ave - West End Water Renewal Infrastructure with City of Boise Public Works - Type 4 Participation Designation

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

Commissioner Perez moved to direct staff to negotiate a final Type 4 Capital Improvement Contribution Agreement with City of Boise for future Board approval.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Stevens - Aye
Commissioner Perez - Aye
Commissioner Erstad - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 5 - 0.

G. CONSIDER: 1522 W. State St - State and 16th - Type 2 Participation Designation

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

Commissioner Erstad moved to direct staff to negotiate a final Type 2 Participation Agreement with 1522 W State St, LLC for future board approval.

Commissioner Stevens seconded the motion.

Roll Call:

Commissioner Stevens - Aye
Commissioner Perez - Aye
Commissioner Erstad - Aye
Commissioner McLean - 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 Erstad to adjourn the meeting. Commissioner Perez seconded the motion.

The meeting adjourned at 12:51 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 9th DAY OF JANUARY 2023.

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Commissioner Latonia Haney Keith
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Lauren McLean
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Lauren McLean, Secretary