

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

I. CALL TO ORDER:

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

Present: Commissioner Dana Zuckerman, Commissioner Lauren McLean, Commissioner Latonia Haney-Keith, Commissioner John Stevens, Commissioner Ryan Erstad, Commissioner Alexis Townsend, and Commissioner Rob Perez.

Commissioner David Bieter and joined via conference call.
Commissioner Danielle Hurd was absent.

Agency staff members present were: John Brunelle, Executive Director, Doug Woodruff, Development Director; Mary Watson, General Counsel, Alexandra Monjar, Project Manager - Property Development, Joey Chen, Finance & Administration Director, Amy Fimbel, Project Manager – Capital Improvements, Kathy Wanner, Contracts Manager, Zach Piepmeyer, Project Manager – Capital Improvements, Ryan Strong, Contracts Specialist & Paralegal; Sandy Lawrence Executive Assistant; and Agency legal counsel, Ryan Armbruster.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

There were no changes to the agenda.

III. WORK SESSION:

A. Rebuild 11th Street Blocks

Amy Fimbel, Project Manager - Capital Improvements, gave a report.

Chair Zuckerman welcomed the Board's newest Commissioner, Rob Perez.

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – April 2022

B. Minutes and Reports

1. Approval of April 11, 2022 Meeting Minutes

C. Other

1. Approve Resolution 1764 - Eisenman Road Improvements, Blue Sage Lane to Blue Valley Lane - Task Order 19-004 with Civil Survey Consultants for Final Design and Construction Administration Services
2. Approve Resolution 1765 - Old Boise Blocks on Grove Street - Amendment No. 4 to Task Order 19-003 with Jensen Belts Associates for Professional Design Services.

Commissioner Haney-Keith made a motion to approve the consent agenda.
Commissioner McLean seconded the motion.
All said Aye. The motion carried 7 - 0.

V. ACTION ITEM

A. CONSIDER: Approve Resolution 1760 - 11th Street Bikeway and Streetscape Improvement Project -Interagency Agreement with the Ada County Highway District for Construction Services

Amy Fimbel, Project Manager - Capital Improvements, gave a report.

Commissioner Haney-Keith made a motion to adopt Resolution 1760 approving and authorizing the execution of an Interagency Agreement with the Ada County Highway District for construction services associated with the Agency's 11th Street Bikeway and Streetscapes Improvement Project.

Commissioner Erstad seconded the motion.
The motion carried 7 - 0.

Commissioner Bieter left the meeting after Action Item A was voted on.

B. Approve Resolution 1759 - 11th Street Bikeway and Streetscape Improvement Project -Amendment No. 1 to the CM/GC Contract with McAlvain Construction Inc.

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

Commissioner Haney-Keith moved to adopt Resolution 1759 approving and authorizing the execution of Amendment No. 1 to the CM/GC Contract with McAlvain Construction Inc. for the 11th Street Bikeway and Streetscape Improvements Project.

Commissioner Townsend seconded the motion.
All said Aye. The motion carried 6 - 0.

C. CONSIDER: Approve Resolution 1761 - 11th Street Bikeway and Streetscape Improvement Project - Task Order 19-006 with Jensen Belts Associates for Construction Administration Services

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

Commissioner Haney-Keith moved to adopt Resolution 1761 approving Task Order 19-006 with Jensen Belts Associates for construction administration services for the 11th Street Bikeway and Streetscape Improvements Project.

Commissioner Perez seconded the motion.

All said Aye. The motion carried 6 - 0

D. CONSIDER: Approve Resolution 1762 – Linen Blocks on Grove Street Streetscape Improvements Project - Task Order 19-003 with GGLO for Professional Design Services

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

Commissioner Haney-Keith moved to adopt Resolution 1762 approving Task Order 19-003 with GGLO for Professional Design Services for the Linen Blocks on Grove Street Streetscape Improvement Project.

Commissioner McLean seconded the motion.

All said Aye. The motion carried 6 - 0

E. CONSIDER: Approve Resolution 1763 - Fulton Street Improvements Project, 9th to Capitol, Task Order 19-002 with The Land Group for Final Design Services

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

Commissioner Haney-Keith moved to adopt Resolution 1763 approving Task Order 19-002 with The Land Group, Inc. for the Fulton Street, 9th Street to Capitol Boulevard, Improvements Project.

Commissioner Erstad seconded the motion.

All said Aye. The motion carried 6 - 0

F. CONSIDER: 1110 W Grove St - Hotel Renegade - T4 Participation Designation

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

Commissioner Perez moved to direct staff to negotiate a final Type 4 Participation Agreement with Hendricks Commercial Properties, LLC for future board approval.

Commissioner Haney-Keith seconded the motion.

All said Aye. The motion carried 6 - 0

G. CONSIDER: 1070 W Grove St - Sparrow Hotel - T1 Participation Designation

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

Commissioner Haney-Keith moved to direct staff to negotiate a final Type 1 Participation Agreement with Imperial 700 LLC for future board approval.

Commissioner McLean seconded the motion.

All said Aye. The motion carried 6 - 0

VI. MEETING ADJOURNMENT

There being no further business to come before the Board, Chair Zuckerman declared the meeting adjourned at 1:33 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 13th DAY OF JUNE 2022.

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Dana Zuckerman, Chair

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Lauren Mclean, Secretary