

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Conference Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
January 11, 2023

I. CALL TO ORDER:

Chair Haney Keith convened the meeting with a quorum at 10:02 a.m.

Roll Call attendance taken:

Attending Remote: Commissioner John Stevens, Commissioner Lauren McLean, Commissioner Haney Keith, Commissioner Alexis Townsend, Commissioner Ryan Erstad.

Absent: Commissioner Rob Perez 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, Amy Fimbel, Project Manager – Capital Improvements, Zach Piepmeyer, P.E., Parking & Mobility Director, Jordyn Neerdaels, Communication Manager, Joey Chen, Finance & Administration Director; Mary Watson, General Counsel, Sandy Lawrence Executive Assistant; and Agency legal counsel, Meghan Sullivan Conrad.

Kathy Griesmyer, Government Affairs Director, City of Boise, present.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

There were no changes or additions made to the agenda.

III. WORK SESSION:

A. Linen Blocks on Grove Street Project Update

Amy Fimbel, Project Manager – Capital Improvements and Kevin Holmes, Project Manager, gave a report.

Commissioner Erstad disclosed his wife owns property along Grove Street so he will be recusing himself from discussion and voting on items related to the Linen Blocks on Grove Street Project.

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – December 2022

B. Minutes and Reports

1. Approval of December 12, 2022, Meeting Minutes

C. Other

1. Approve Resolution 1805 - 1015 Main Street - Smith Block Building - Type 1 Participation Agreement
2. Approve Resolution 1808 - 818 W Ann Morrison Park Dr - Capitol Student Housing - Type 2 Participation Agreement
3. Approve Resolution 1806 - Valley Regional Transit Board - Designate Agency Representatives

Commissioner Stevens made a motion to approve the consent agenda.

Commissioner McLean seconded the motion.

Roll Call:

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

The motion carried 5 - 0.

V. ACTION ITEM

A. CONSIDER: Resolution 1802 - Linen Blocks on Grove Street Streetscape Improvement Project - Interagency Agreement with the Ada County Highway District for Construction Services

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

Commissioner McLean moved to adopt Resolution 1802 approving and authorizing the execution of an Interagency Agreement with the Ada County Highway District for construction services associated with the Agency's Linen Blocks on Grove Street Streetscape Improvement Project.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Townsend - Aye
Commissioner Stevens - Aye
Commissioner Erstad - Abstain
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 4 - 0 - 1.

B. CONSIDER: Resolution 1804 - Linen Blocks on Grove Street Streetscape Improvement Project - Amendment No. 2 to the CM/GC Contract with Guho Corp.

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

Commissioner McLean moved to adopt Resolution 1804 approving and authorizing the execution of Amendment No. 2 to the CM/GC Contract with Guho Corp. for the Linen Blocks on Grove Street Streetscape Improvement Project.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Townsend - Aye
Commissioner Stevens - Aye
Commissioner Erstad - Abstain
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 4 - 0 - 1.

C. CONSIDER: Resolution 1803 - Task Order 19-004 with GGLO for Professional Design Services for the Linen Blocks on Grove Street Streetscape Improvements Project

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

Commissioner McLean moved to adopt Resolution 1803 approving Task Order 19-004 with GGLO for construction administration services for the Linen Blocks on Grove Street Streetscape Improvement Project.

Commissioner Stevens seconded the motion.

Roll Call:

Commissioner Townsend - Aye
Commissioner Stevens - Aye
Commissioner Erstad - Abstain
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 4 - 0 - 1.

D. CONSIDER: Linen Blocks on Grove Street Public Art - Type 4 Participation Designation

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

Commissioner McLean moved to direct staff to continue negotiating a final Type 4 Capital Improvement Contribution Agreement with City of Boise for Linen Blocks on Grove Street Public Art – Partnership with Boise Arts & History.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Townsend - Aye
Commissioner Stevens - Aye
Commissioner Erstad - Abstain
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 4 - 0 - 1.

E. CONSIDER: Resolution 1807 - Task Order 19-005 with Kittelson & Associates, Inc. for Professional Design Services for the 5th & 6th Street Two-Way Conversion Project

Zach Piepmeyer, P.E., Parking & Mobility Director and Kathy Griesmyer, Government Affairs Director, City of Boise, gave a report.

Commissioner McLean moved to adopt Resolution 1807 approving and authorizing the execution of Task Order 19-005 with Kittelson & Associates, Inc., for Professional Design Services on the 5th Street and 6th Street Two-Way Conversion Project.

Commissioner Erstad seconded the motion.

Roll Call:

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

The motion carried 5 - 0.

F. CONSIDER: 200 N 4th St - ICCU Plaza - Type 2 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 BVA Downtown Boise Holdings, LLC for future board approval.

Commissioner Stevens seconded the motion.

Roll Call:

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

The motion carried 5 - 0.

G. CONSIDER: 120 N. 12th St - 12th & Idaho - Type 2 Participation Designation

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

Commissioner Stevens moved to direct staff to negotiate a final Type 2 Participation Agreement with 12th and Idaho Owner LLC for future board approval.

Commissioner Erstad seconded the motion.

Roll Call:

Commissioner Townsend - Aye

Commissioner Stevens - 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 Stevens to adjourn the meeting. Commissioner Townsend seconded the motion.

The meeting adjourned at 11:13 a.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 13th DAY OF FEBRUARY 2023.

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Commissioner Latonia Haney Keith
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DocuSigned by:
Lauren McLean
0E3B7224A4E0425... Latonia Haney Keith, Chair

Lauren McLean, Secretary