

MINUTES OF REGULAR MEETING
OF
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION

121 N. 9th St., Conference Room
Boise, ID 83702
January 11, 2010
12:00 p.m.

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

ATTENDANCE: - Present were: Commissioner Cheryl Larabee, Commissioner Phil Reberger, Commissioner Alan Shealy, Commissioner David Eberle, Commissioner Andy Simonds, Commissioner John Hale, Commissioner John May, Commissioner Chuck Hedemark, and Commissioner Pat Shalz.

Agency staff members present were: Phil Kushlan, Executive Director; Todd Bunderson, Chief Financial Officer; Pam Sheldon, Planning Director; Jon Cecil, Planning Manager; Mike Hall, Development Director; Katina Dutton, Development Manager; Scot Oliver, Special Projects Manager; Megan Larsen, Controller; Deah Leuthold, Administrative Specialist; Also present was Agency legal counsel, Ryan Armbruster.

Others in attendance are listed on the attached attendance sheet, which is incorporated and made part of these minutes as of herein set forth in full.

CONSIDER- CHANGES, MODIFICATIONS, OR ADDITIONS TO THE AGENDA:

There were no changes.

CONSIDER: ELECTION OF OFFICERS, APPROVAL OF EXECUTIVE COMMITTEE CHARGE, DESIGNATION OF EXECUTIVE COMMITTEE MEMBERS,

DESIGNATION OF SECRETARY PRO TEMP – Phil Kushlan asked that the Board consider the annual election of officers. A short discussion was held.

Commissioner Simonds moved for the appointment of the following officers, for approval of the Executive Committee charge, for appointment of the At-Large member and to appoint a Secretary Pro Tempore. Commissioner Eberle seconded the motion.

Board Chair- John May
Vice-Chairman- Phil Reberger
Secretary/Treasurer- Cheryl Larabee

Executive Committee Members –John May, Phil Reberger, Cheryl Larabee
Executive Committee At-Large Member – John Hale

Secretary Pro Tempore-Megan Larsen

All said Aye.

The motion carried 9-0.

Commissioner May proceeded with the meeting as Board Chair.

CORRESPONDENCE:

CONSENT AGENDA:

Approve meeting minutes from November 9, 2009
Paid Invoice Reports
Resolution #1198 Records Disposition

Commissioner Hedemark moved to approve the Consent Agenda. Commissioner Reberger seconded the motion.

All said Aye. The motion carried 9-0.

REPORT – EIDE BAILLY AUDIT: Kevin Smith, Eide Bailly, gave a report.

Commissioner Eberle asked for unanimous consent for additional information on maturity dates of debts, and the balance of debts at those dates.

Commissioner Larabee moved to accept the 2009 Annual Financial Report and Independent Audit and authorize staff to file it with the appropriate entities. Commissioner Eberle seconded the motion.

All said Aye.

The motion carried 9-0.

REPORT –PROGRESS REPORT ON STREETCAR, SHIELS OBLETZ JOHNSEN (SOJ): Mike Hall, Development Director, gave a report.

REPORT - OPERATIONS REPORT: Phil Kushlan, Executive Director, gave a report.

REPORT – DIRECTORS REPORT: Phil Kushlan, Executive Director, gave a report.

EXECUTIVE SESSION: A motion was made by Commissioner Eberle to go into an executive session at 12:52 p.m. to deliberate regarding labor negotiations or acquisition of an interest in real property [Idaho Code § 67-2345(1)(c)] and communicate with Legal Counsel regarding pending/imminently-likely litigation [Idaho Code § 67-2345(1)(f)]. Commissioner Simonds seconded the motion. A roll call vote was taken;

Commissioner Shealy; Aye
Commissioner Shalz; Aye
Commissioner Hale; Aye
Commissioner May; Aye
Commissioner Larabee; Aye
Commissioner Simonds; Aye
Commissioner Hedemark; Aye
Commissioner Reberger; Aye
Commissioner Eberle; Aye

The motion carried 9-0.

Communications ensued with legal counsel for CCDC to discuss acquisition of real property and the legal ramification of and legal options for pending litigation or controversies not yet being litigated, but imminently likely to be litigated.

Commissioner Hale left Executive Session at 1:31pm.
Commissioner Larabee left Executive Session at 1:33pm.

EXECUTIVE SESSION ADJOURNMENT: A motion was made by Commissioner Shealy to adjourn executive session at 1:47 p.m. and return to the public meeting. Commissioner Eberle seconded the motion. A roll call vote was taken;

Commissioner Shealy; Aye
Commissioner Shalz; Aye
Commissioner May; Aye
Commissioner Simonds; Aye
Commissioner Hedemark; Aye
Commissioner Reberger; Aye
Commissioner Eberle; Aye

The motion carried 7-0.

ADJOURNMENT: There being no further business to come before the Board, a motion was made by Commissioner May to adjourn the meeting. Commissioner Eberle seconded the motion.

All said Aye.

The meeting was adjourned at 1:47 p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 25th day of January, 2010.



John May, Chairman



Cheryl Larabee, Secretary