

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

121 N. 9<sup>th</sup> St., Conference Room  
Boise, ID 83702  
June 8, 2009  
12:00 p.m.

Chair Larabee convened the meeting with a quorum at 12:05 p.m.

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

Agency staff members present were: Phil Kushlan, Executive Director; Todd Bunderson, Chief Financial Officer; Max Clark, Parking and Facilities Director; Pam Sheldon, Planning Director; Jon Cecil, Planning Manager; Mike Hall, Development Director; Katina Dutton, Development Manager; Scot Oliver, Special Projects Manager; Megan Larsen, Controller; Valinda Speakman, Accountant; 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:** A Personnel item was added to agenda item 16 for Executive Session discussion. An item regarding the Agency's bond rating was added to agenda item 3.

**CORRESPONDENCE:** Phil Kushlan, Executive Director, announced that CCDC has received a bond upgrade to AA- from CCDC's bond agency, Standard & Poor's.

**CONSENT AGENDA:**

Approve meeting minutes from April 13, 2009  
Paid Invoice Reports  
Resolution #1184 Records Disposition  
Resolution #1183 Approve Amended and Restated By Laws

Commissioner May moved to approve the Consent Agenda. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

**REPORT- ADA COUNTY ASSESSOR'S ANNUAL REPORT:** Bob McQuade, Ada County Assessor, gave a report. No action required.

**REPORT: INTERNATIONAL DOWNTOWN ASSOCIATION REPORT:** Kâren Sander, Downtown Boise Association, gave a report. No action required.

**CONSIDER: PUBLIC COMMENT ON PROPOSED PARKING RATE ADJUSTMENTS:** Chair Larabee opened the public comment session on the proposed parking rate adjustments. Max Clark, Parking and Facilities Director, reported on two emails he received from individuals with comments regarding the parking rate adjustments. There were no public comments from the audience. Chair Larabee closed the public comment session.

**CONSIDER: RESOLUTION #1180 PARKING RATE ADJUSTMENTS TO GROVE STREET GARAGE:** Max Clark, Parking and Facilities Director, gave a report.

Commissioner May moved to approve Resolution #1180 adjusting the Grove Street Garage parking rates effective July 1, 2009; and modifying the Central District Parking Management Plan "rate sheet" accordingly. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

**CONSIDER: RESOLUTION #1185 PARKING RATE ADJUSTMENTS TO CITY CENTRE GARAGE:** Max Clark, Parking and Facilities Director, gave a report.

Commissioner May moved to approve Resolution #1185 implementing the service addition and rate adjustment as proposed effective July 1, 2009; and modifying the Central District Management Plan "rate sheet" accordingly. Commissioner Reberger seconded the motion.

All said Aye. The motion carried 8-0.

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

**CONSIDER: GRANT THE EXECUTIVE DIRECTOR THE AUTHORITY TO EXECUTE AN AMENDED PROFESSIONAL SERVICE AGREEMENT WITH E.D. HOVEE AND COMPANY:** Mike Hall, Development Director, gave a report.

Commissioner Hedemark moved to grant the Executive Director authority to execute an amended professional services agreement with E.D. Hovee Company for economic analyses related to the Boise Streetcar for an amount up to \$65,000, which exceeds the spending authority granted to the Executive Director. Commissioner Eberle seconded the motion.

All said Aye. The motion carried 8-0.

**CONSIDER: RESOLUTION #1181 DESIGNATE EXECUTIVE DIRECTOR TO SERVE AS ALTERNATE ON THE VALLEY REGIONAL TRANSIT BOARD:** A discussion was held.

Commissioner Eberle moved to approve Resolution #1181 to appoint Phil Kushlan as the alternate representative to the VRT Board. Commissioner Hedemark seconded the motion.

All said Aye. The motion carried 8-0.

Commissioner Eberle left the meeting at 1:45pm.

**REPORT - OPERATIONS REPORT:** Max Clark, Parking and Facilities Director, gave a report.

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

**DISCUSSION - COMMISSIONER DISCUSSION:** A discussion was held. No action was required.

**EXECUTIVE SESSION:** A motion was made by Commissioner May to go into an executive session at 2:05 p.m. to Discuss Pending Litigation [Idaho Code §67-2345(f)] and Personnel [Idaho Code §67-2345 Sect (1)(a, b)]. Commissioner Shealy seconded the motion. A roll call vote was taken;

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

The motion carried 7-0.

Communications ensued with legal counsel for CCDC to discuss the legal ramification of and legal options for pending litigation or controversies not yet being litigated, but imminently likely to be litigated. Personnel discussions were held with consideration of the evaluation, dismissal or disciplining of an employee, staff members, or individual agent.

Commissioner Larabee left Executive Session at 2:15pm.

Commissioner Hale left Executive Session at 2:40pm.

**EXECUTIVE SESSION ADJOURNMENT:** A motion was made by Commissioner Reberger to adjourn executive session at 2:55 p.m. and return to the public meeting. Commissioner Hedemark seconded the motion. A roll call vote was taken;

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

The motion carried 5-0.

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

All said Aye.

The meeting was adjourned at 2:56 p.m.

-----

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 21<sup>st</sup> day of July, 2009.



\_\_\_\_\_  
Cheryl Larabee, Chairman



\_\_\_\_\_  
Andy Simonds, Secretary

