

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Conference Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
August 8, 2022

I. CALL TO ORDER:

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

Roll Call attendance taken:

Present: Commissioner Latonia Haney-Keith, Commissioner Danielle Hurd, Commissioner John Stevens, Commissioner Ryan Erstad, Commissioner Rob Perez, Commissioner Dana Zuckerman

Commissioner Lauren McLean and Commissioner Alexis Townsend were absent.

Agency staff members present: John Brunelle, Executive Director; Doug Woodruff, Development Director; Mary Watson, General Counsel; Alexandra Monjar, Project Manager - Property Development; Kevin Holmes, Project Manager – Property Development; Joey Chen, Finance & Administration Director; Kevin Martin, Senior Business & HR Manager, Holli Klitsch, Controller, Sandy Lawrence Executive Assistant; and Agency legal counsel, Ryan Armbruster.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

A. Amended Agenda to Remove Action Item V. C

Commissioner Hurd made a motion to move to adopt the agenda as amended.

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

III. WORK SESSION:

A. Proposed FY 2023 Five Year Capital Improvement Plan

Doug Woodruff, Development Director, and Kevin Martin, Senior Business & HR Manager, gave a report.

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – July 2022

B. Minutes and Reports

1. Approval of July 11, 2022 Meeting Minutes

C. Other

1. Approve Resolution 1780 - 210 W. Main St. - US Assay Office - T1 Participation Agreement

Commissioner Erstad made a motion to approve the consent agenda.

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

V. ACTION ITEM

A. CONSIDER: Proposed FY 2022 Amended Budget

Joey Chen, Finance & Administration Director; and Holli Klitsch, Controller, gave a report.

Commissioner Haney-Keith moved to tentatively approve the FY2022 Amended Budget to new revenue and expense totals of \$40,701,391 and set the time and date of Noon, August 24, 2022 for the statutorily required public hearing.

Commissioner Erstad seconded the motion.
The motion carried 6 - 0.

B. CONSIDER: Proposed FY 2023 Original Budget

Joey Chen, Finance & Administration Director, and Holli Klitsch, Controller, gave a report.

Commissioner Haney-Keith moved to tentatively approve the FY2023 Original Budget totaling \$60,002,995 and set the time and date of Noon, August 24, 2022, for the statutorily required public hearing.

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

C. Approve Proposed Mural for 17th and Idaho Investment LLC (1721 W. Idaho Street – The Martha) Type 5 Project

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

Commissioner Haney-Keith moved to approve the mural concept as proposed for The Martha.

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

D. 1201 W. Grove St – The Broadstone Saratoga – T4 Participation Designation

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

Commissioner Haney-Keith moved to direct staff to negotiate a final Type 4 Participation Agreement with Alliance Realty Partners, LLC for future board approval.

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

VI. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Haney-Keith moved to adjourn the meeting. Commissioner Erstad seconded the motion.

The motion carried 6 - 0

The meeting adjourned at 1:27 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 12th DAY OF SEPTEMBER 2022.

DocuSigned by:
Commissioner Latoria Haney Keith
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John Stevens Chair
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Vice Chair