

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Conference Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
September 12, 2022

I. CALL TO ORDER:

Vice-Chair Haney Keith convened the meeting with a quorum at 12:04 p.m.

Roll Call attendance taken:

Present: Commissioner Lauren McLean, Commissioner Danielle Hurd, Commissioner Ryan Erstad, Commissioner Alexis Townsend, Commissioner Rob Perez, Commissioner Haney Keith

Commissioner John Stevens joined via Zoom.

Agency staff members present: John Brunelle, Executive Director; Doug Woodruff, Development Director; Kevin Holmes, Project Manager – Property Development; Joey Chen, Finance & Administration Director; Mary Watson, General Counsel, Sandy Lawrence Executive Assistant; and Agency legal counsel, Meghan Sullivan Conrad.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS:

There were no changes or additions made to the agenda.

III. WORK SESSION:

A. West End Water Renewal Master Plan

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

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – August 2022

B. Minutes and Reports

1. Approval of August 8, 2022 Meeting Minutes
2. Approval of August 24, 2022 Special Meeting Minutes

C. Other

1. Approve Resolution 1786 - 1110 W. Grove St - Hotel Renegade - T4 Participation Agreement
2. FY2022 Q3 Financial Report (Unaudited)
3. Approve Resolution 1784 - Amendment No. 1 to Task Order 19-003 with GGLO for Professional Design Services for the Linen Blocks on Grove Street Streetscape Improvements Project
4. Approve Resolution 1785 Interagency Agreement with ACHD for paving on Grove in conjunction with Old Boise Blocks

Commissioner Hurd made a motion to approve the consent agenda.

Commissioner Erstad seconded the motion.

Roll Call:

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

The motion carried 7 - 0.

V. ACTION ITEM

A. CONSIDER: Election of Chair position to fill a vacancy and other officer vacancy until the board meeting in January 2023

Vice-Chair Haney Keith, gave a report noting with the expiration of Chairman Zuckerman's Commissioner term there was a vacancy in the Chair position. It was further noted there would be an election to fill the Chair position for the remainder of the one (1) year term with officer elections to be held at the first regular meeting held in January 2023. Finally, Vice-Chair Haney Keith noted to the extent the election of a Chair created a vacancy in another officer position, then there could be additional elections for open positions.

Commissioner Lauren McLean moved to nominate Vice Chair Haney Keith for Chair. There were no other nominations and the nominations for Chair were closed.

Roll Call:

Commissioner Hurd - Aye
Commissioner Townsend - Aye
Commissioner Stevens - Aye
Commissioner Perez - Aye
Commissioner Erstad - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Abstained. Name not called for a vote.

The motion carried 6 - 0 - 1.

Chair Haney Keith noted with her election to the Chair position, there was a vacancy in the Vice-Chair position. It was further noted there would be an election to fill the Vice-Chair position for the remainder of the one (1) year term with officer elections to be held at the first regular meeting held in January 2023. Finally, Chair Haney Keith noted to the extent the election of a Vice-Chair created a vacancy in another officer position, then there could be additional elections for open positions.

Commissioner Lauren McLean moved to nominate Commissioner Stevens for Vice Chair. There were no other nominations and the nominations for Vice-Chair were closed.

Roll Call:

Commissioner Hurd - Aye
Commissioner Townsend - Aye
Commissioner Stevens – Abstained. Name not called for a vote
Commissioner Perez - Aye
Commissioner Erstad - Aye
Commissioner McLean - Aye
Commissioner Haney Keith - Aye

The motion carried 6 - 0 - 1.

B. CONSIDER: 1744 W Main St - West End Food Hub - T1 Participation Designation

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

Commissioner Erstad moved to direct staff to negotiate a final Type 1 Participation Agreement with 1744-1746 W Main Street BOI, LLC for future board approval.

Commissioner Perez seconded the motion.

Roll Call:

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

The motion carried 7 - 0.

C. CONSIDER: 2742 W Fairview Ave – The Avens – T2 Participation Agreement

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

Commissioner Perez moved to direct staff to negotiate a final Type 2 Participation Agreement with MW Avens, LLC for future board approval.

Commissioner Erstad seconded the motion.

Roll Call:

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

The motion carried 7 - 0

VI. MEETING ADJOURNMENT

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

The motion carried 7 - 0

The meeting adjourned at 12:42 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 10th DAY OF OCTOBER 2022.

DocuSigned by:
Commissioner Latonia Haney Keith
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Latonia Haney Keith, Chair

DocuSigned by:
Lauren McLean
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Lauren McLean, Secretary