

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

I. CALL TO ORDER:

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

Roll Call attendance taken:

Present: Commissioner Drew Alexander, Commissioner Ryan Erstad, Commissioner Latonia Haney Keith, Commissioner Danielle Hurd, Commissioner Lauren McLean, Commissioner Rob Perez, and Commissioner Alexis Townsend.

Agency staff members present: John Brunelle, Executive Director; Doug Woodruff, Development Director; Joey Chen, Finance & Administration Director; Alexandra Monjar, Project Manager – Property Development; Karl Woods, Senior Project Manager – Capital Improvements; Kathy Wanner, Contracts Manager; Zach Piepmeyer, P.E., Parking & Mobility Director; Sandy Lawrence Executive Assistant; and Agency legal counsel, Meghan Sullivan Conrad.

Stephanie Johnson, Public Art Program Manager, City of Boise Arts & History, attended the meeting.

Jamile Shirley, Cultural Assets Program Manager, City of Boise Arts & History, attended the meeting.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS

There were no changes or additions made to the agenda.

III. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report for August 2023
2. Approve Paid Invoice Report for September 2023

B. Minutes and Reports

1. Approve Meeting Minutes for August 14, 2023
2. Approve Meeting Minutes for August 30, 2023

C. Other

1. Approve Resolution 1839: 114 N. 23rd St., New Path 2 Supportive Housing. Type 3 Participation Agreement with Boise New Path Associates, An Idaho Limited Partnership (formerly Pacific West Communities, Inc.)
2. Approve Resolution 1837: 2426 N. Arthur St., Wilson Station Apartments. Type 3 Participation Agreement with Boise State Street Associates II, An Idaho Limited Partnership (formerly Pacific West Communities, Inc.)
3. FY2023 Q3 Financial Report (Unaudited)

Commissioner McLean made a motion to approve the consent agenda.

Commissioner Perez seconded the motion.

Roll Call:

Commissioner Alexander - Aye

Commissioner Erstad: Aye (excepting Consent Agenda Item C.1. Commissioner Erstad abstained from voting on Consent Agenda Item C.1 as New Path 2 is an Erstad Architects project.)

Commissioner Haney Keith - Aye

Commissioner Hurd - Aye

Commissioner McLean - Aye

Commissioner Perez - Aye

Commissioner Townsend - Aye

The motion carried 7-0 for Consent Agenda Items (Except Consent Agenda Item C.1).

The motion carried 6-0-1 for Consent Agenda Item C.1.

IV. ACTION ITEM

A. CONSIDER Resolution 1838: Old Boise Blocks on Grove Street Streetscape Improvements Project, GMP No. 1 with Guho Corp

Karl Woods, Senior Project Manager – Capital Improvements and Kathy Wanner, Contracts Manager, gave a report.

Commissioner Perez moved to adopt Resolution 1838 approving and authorizing the execution of Amendment No. 1 to the CM/GC Contract with Guho Corp for the Old Boise Blocks on Grove Street Streetscape Improvement Project.

Commissioner Erstad seconded the motion.

Roll Call:

Commissioner Alexander - Aye

Commissioner Erstad - Aye

Commissioner Haney Keith - Aye

Commissioner Hurd - Aye

Commissioner McLean - Aye

Commissioner Perez - Aye

Commissioner Townsend - Aye

The motion carried 7 - 0.

B. CONSIDER Designation: Public Art Deferred Maintenance. Type 4 Capital Project Coordination for Public Art with Boise City Department of Arts & History

Karl Woods, Senior Project Manager – Capital Improvements and Jamile Shirley, Cultural Assets Program Manager, City of Boise Arts & History, gave a report.

Commissioner Hurd moved to designate Public Art Deferred Maintenance as eligible for Type 4 assistance and directed the Agency to negotiate a final agreement with Boise City Department of Arts & History for future Board approval.

Commissioner Perez seconded the motion.

Roll Call:

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

The motion carried 7 - 0.

C. CONSIDER Downtown Traffic Box Art. Type 4 Capital Project Coordination for Public Art with Boise City Department of Arts & History

Karl Woods, Senior Project Manager – Capital Improvements and Stephanie Johnson, Public Arts Program Manager, City of Boise Arts & History, gave a report.

Commissioner Hurd moved to designate Downtown Traffic Box Art as eligible for Type 4 assistance and directed the Agency to negotiate a final agreement with Boise City Department of Arts & History for future Board approval.

Commissioner Townsend seconded the motion.

Roll Call:

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

The motion carried 7 - 0.

D. CONSIDER Resolution 1840: 1010 W. Jefferson St., Parcel No. R1013004556. Purchase and Sale Agreement with Block 68 South Development LLC

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

Commissioner Perez moved to adopt Resolution 1840 approving the Purchase and Sale Agreement for acquisition of 1010 W. Jefferson Street from Block 68 South Development LLC.

Commissioner Erstad seconded the motion.

Roll Call:

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

The motion carried 7 - 0.

V. MEETING ADJOURNMENT

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

The meeting was adjourned at 12:58 p.m.

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

DocuSigned by:

Commissioner Latonia Haney Keith

6D1092AB0583453...

Latonia Haney Keith, Chair

DocuSigned by:

Lauren McLean

0E2B7224A4E0426...

Lauren McLean, Secretary