

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
December 11, 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 Todd Cooper, Commissioner Ryan Erstad, Commissioner Latonia Haney Keith, Commissioner Rob Perez, Commissioner John Stevens and Commissioner Alexis Townsend.

Absent: Commissioner Danielle Hurd and Commissioner Lauren McLean.

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

Eric Selekof, ParkBOI General Manager, attended the meeting.

Kenneth Smith, Kimley-Horn, joined the meeting virtually.

Jennifer Stevens, Director, Boise City Dept of Arts & History, attended the meeting.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS

There were no changes or additions made to the agenda.

III. WORK SESSION

A. ParkBOI Update

Zach Piepmeyer, P.E., Parking & Mobility Director, and Eric Selekof, ParkBOI General Manager, gave a report.

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report November 2023

B. Minutes and Reports

1. Approve Meeting Minutes for November 13, 2023

C. Other

1. Approve Resolution 1848: 1011 W. Grove St., Marriott AC/Element Hotel. Type 4 Participation Agreement with Pennbridge Lodging.

2. Approve Resolution 1850: Downtown Traffic Box Art. Type 4 Participation Agreement with Boise City Department of Arts & History.

Commissioner Perez made a motion to approve the Consent Agenda.

Commissioner Cooper seconded the motion.

Roll Call:

Commissioner Alexander - Aye

Commissioner Cooper - Aye

Commissioner Erstad - Aye (excepting Consent Agenda Item C.1. Commissioner Erstad abstained from voting on Consent Agenda Item C.1 as Erstad Architects is on the project design team)

Commissioner Haney Keith - Aye

Commissioner Perez - Aye

Commissioner Stevens - Aye

Commissioner Townsend - Aye

The motion carried 7 - 0 for Consent Agenda Items A, B and C.2.

The motion carried 6 - 0 - 1 for Consent Agenda Item C.1, with Commissioner Erstad abstaining from voting on Consent Agenda Item C.1 as Erstad Architects is on the project design team.

V. ACTION ITEM

A. CONSIDER Resolution 1847: PARCS Procurement Consultant Services. Professional Services Agreement with Kimley-Horn and Associates, Inc.

Zach Piepmeyer, P.E., Parking & Mobility Director and Kathy Wanner, Contracts Manager, gave a report.

Commissioner Perez moved to adopt Resolution 1847 approving the Professional Services Agreement with Kimley-Horn and Associates, Inc. for PARCS Procurement Consultant Services.

Commissioner Stevens seconded the motion.

Roll Call:

Commissioner Alexander - Aye

Commissioner Cooper - Aye

Commissioner Erstad - Aye

Commissioner Haney Keith - Aye

Commissioner Perez - Aye

Commissioner Stevens - Aye

Commissioner Townsend - Aye

The motion carried 7 - 0.

B. CONSIDER Resolution 1851: Block 69 North Workforce Housing Development. Amended and Restated Disposition and Development Agreement with Block 69 North Development LLC

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

Commissioner Perez moved to adopt Resolution 1851 authorizing the Executive Director to execute the Amended and Restated Disposition and Development Agreement and all associated documents as required to implement the Agreement for the Block 69 North Workforce Housing Project with Block 69 North Development LLC.

Commissioner Stevens seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Erstad - Abstain
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 6 - 0 - 1. [Commissioner Erstad abstained from discussion and the vote on this agenda item due to timing of Design Review Commission's consideration of this project.]

C. CONSIDER Resolution 1852: Block 68 South Mixed-Use Housing and Mobility Hub Development. Amended and Restated Disposition and Development Agreement with Block 68 South Development LLC

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

Commissioner Cooper moved to adopt Resolution 1852 authorizing the Executive Director to execute the Amended and Restated Disposition and Development Agreement and all associated documents as required to implement the Agreement for the Block 68 South Mixed-Use Housing and Mobility Hub Project with Block 68 South Development LLC.

Commissioner Townsend seconded the motion.

Chair Haney Keith directed staff to continue working with developer to address user comfort of the garage and to document in writing the rationale for the deviation.

Roll Call:

Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Erstad - Abstain
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 6 - 0 - 1. [Commissioner Erstad abstained from discussion and the vote on this agenda item due to timing of Design Review Commission's consideration of this project.]

D. CONSIDER Resolution 1853: 421 N. 10th St. Second Amended and Restated Real Property Exchange Agreement with The Young Men’s Christian Association of Boise City, Idaho

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

Commissioner Alexander moved to adopt Resolution 1853 authorizing the Executive Director to execute the Second Amended and Restated Real Property Exchange Agreement with The Young Men’s Christian Association of Boise City, Idaho

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Erstad - Abstain
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 6 - 0 - 1. [Commissioner Erstad abstained from discussion and the vote on this agenda item due to timing of Design Review Commission’s consideration of this project.]

E. CONSIDER Resolution 1849: Eisenman Road Pedestrian Improvements Project, reject all bids and procure construction services on the open market

Kassi Brown Project Manager and Kathy Wanner, Contracts Manager, gave a report.

Commissioner Erstad moved to adopt Resolution 1849 rejecting all bids for the Eisenman Road Pedestrian Improvements Project and directing the Agency to procure the services on the open market.

Commissioner Perez seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Erstad - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 7 - 0.

F. CONSIDER Designation: Grove Street Interpretive Signage. Type 4 Capital Project Coordination for Public Art with Boise City Department of Arts & History

Karl Woods, Senior Project Manager – Capital Improvements and Jennifer Stevens, Director, Boise City Dept of Arts & History, gave a report.

Commissioner Perez moved to designate Grove Street Interpretive Signage as eligible for Type 4 assistance and direct the Agency to negotiate a final agreement with Boise City Department of Arts & History for future Board Approval.

Commissioner Cooper seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Erstad - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - 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 Erstad to adjourn the meeting. Commissioner Perez seconded the motion.

The meeting was adjourned at 1:46 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 12th DAY OF FEBRUARY 2024.

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