

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
July 16, 2024

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 Lauren McLean, Commissioner John Stevens, and Commissioner Alexis Townsend.

Absent: Commissioner Danielle Hurd and Commissioner Rob Perez.

Agency staff members present: John Brunelle, Executive Director; Joey Chen, Finance & Administration Director; Amy Fimbel, Senior Project Manager – Capital Improvements; Lana Graybeal, Senior Communications Advisor; Zach Piepmeyer, Parking & Mobility Director; Kathy Wanner, Contracts Manager; Megan Pape, Project Manager – Capital Improvements; 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. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report for March 2024
2. Approve Paid Invoice Report for April 2024
3. Approve Paid Invoice Report for May 2024
4. Approve Paid Invoice Report for June 2024

B. Minutes and Reports

1. Approve Meeting Minutes for June 10, 2024

C. Other

1. Approve Resolution 1882: 705 S. 8th St., South 8th Street and Greenbelt Site Improvements. Type 4 Participation Agreement with City of Boise Public Works.
2. Approve Resolution 1880: 617 Ash St., Erma Hayman House Interpretive Signage. First Amendment to Type 4 Participation Agreement with City of Boise.
3. Approve Resolution 1881: 951 E Gowen Rd, Red River Logistics and Commerce Centers. Amendment 2 to the Type 2 Participation Agreement with Red River Logistics Center LLC and Red River Commerce Center LLC
4. FY2024 Q2 Financial Report (Unaudited)

Commissioner Cooper made a motion to approve the Consent Agenda.

Commissioner Stevens seconded the motion.

Roll Call:

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

The motion carried 7 - 0.

IV. ACTION ITEM

A. CONSIDER Resolution 1885: Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street, Amendment No. 1 to the CM/GC Contract with Guho Corp.

Megan Pape, Project Manager – Capital Improvements, gave a report.

Commissioner Erstad moved to adopt Resolution 1885 approving and authorizing the execution of Amendment No. 1 to the CM/GC Contract with Guho Corp. for the Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street Project.

Commissioner Stevens seconded the motion.

Roll Call:

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

The motion carried 7 - 0.

B. CONSIDER Resolution 1884: Pre-Qualification of Contractors for the Boise City Canal Multi-Use Pathway Project, 3rd Street to Broadway Avenue

Megan Pape, Project Manager – Capital Improvements, and Kathy Wanner, Contracts Manager, gave a report.

Commissioner Cooper moved to adopt Resolution 1884 prequalifying BriCon Inc., Guho Corp, Knife River Corporation – Mountain West, LaRiviere, Inc., and Wright Brothers, the Building Company Eagle LLC as eligible to submit a bid for the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project.

Commissioner Townsend seconded the motion.

Roll Call:

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

The motion carried 7 - 0.

C. CONSIDER Resolution 1887: Boise City Canal Multi-Use Pathway Project, 3rd Street to Broadway Avenue. License Agreement for Davis Family Remnant Parcel

Mary Watson, General Counsel, gave a report.

Commissioner Erstad moved to approve the perpetual and irrevocable Pathway License Agreement between the Agency and Davis Estate, Inc., including an acknowledgment of Davis Estate's assignment of the license fee; and authorizing the Agency Executive Director to execute the same.

Commissioner Cooper seconded the motion.

Roll Call:

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

The motion carried 7 - 0.

D. CONSIDER Resolution 1886: Selected and Preapproved List of CM/GC Firms

Kathy Wanner, Contracts Manager, gave a report.

Commissioner Erstad moved to adopt Resolution 1886 establishing a list of selected and preapproved Construction Manager/General Contractor (CM/GC) firms for a five-year term.

Commissioner McLean seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Erstad - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye

Commissioner Stevens - 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 12:36 p.m.

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

Signed by:

Commissioner Latonia Haney Keith

6D1092AF0583453

Latonia Haney Keith, Chair

Signed by:

Joey Chen

EBEAB2DC2519406

Joey Chen, Secretary Pro Tem