

MINUTES OF MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
Board Room, Fifth Floor, 121 N. 9th Street  
Boise, ID 83702  
August 12, 2024

**I. CALL TO ORDER:**

Chair Haney Keith convened the meeting with a quorum at 12:02 p.m.

Roll Call attendance taken:

Present: Commissioner Drew Alexander, Commissioner Latonia Haney Keith, Commissioner Rob Perez, Commissioner John Stevens, and Commissioner Alexis Townsend.

Absent: Commissioner Todd Cooper, Commissioner Ryan Erstad, Commissioner Danielle Hurd, and Commissioner Lauren McLean.

Agency staff members present: John Brunelle, Executive Director; Joey Chen, Finance & Administration Director; Holli Klitsch – Controller; Lana Graybeal, Senior Communications Advisor; Doug Woodruff, Development Director; Alexandra Monjar, Senior Project Manager – Property Development; Zach Piepmeyer, Parking & Mobility Director; Mary Watson, General Counsel; Sandy Lawrence, Executive Assistant; and Agency legal counsel, Meghan Sullivan Conrad.

Dean Papé, deChase Miksis, attended the meeting.

Jill Sherman, Edlen & Co., attended the meeting virtually.

**II. ACTION ITEM: AGENDA CHANGES/ADDITIONS**

There were no changes or additions made to the agenda.

**III. WORK SESSION**

**A. Block 68/69 Catalytic Redevelopment Project Update**

Alexandra Monjar, Senior Project Manager – Property Development, Jill Sherman, Edlen & Co., Dean Papé, deChase Miksis, gave a report.

**B. FY2025-2029 Five Year Capital Improvement Plan**

Doug Woodruff, Development Director, gave a report.

**IV. ACTION ITEM: CONSENT AGENDA**

**A. Expenses**

1. Approve Paid Invoice Report for July 2024

**B. Minutes and Reports**

1. Approve Meeting Minutes for July 16, 2024

**C. Other**

1. Approve Resolution 1883: 521 W. Grove St. Public Space. First Amendment to the Type 4 Participation Agreement with Boise City Department of Arts & History
2. Approve Resolution 1888: 421 N. 10th St. First Amendment to the Second Amended and Restated Real Property Exchange Agreement with The Young Men's Christian Association of Boise City, Idaho

Commissioner Stevens made a motion to approve the Consent Agenda.

Commissioner Alexander seconded the motion.

Roll Call:

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

The motion carried 5 - 0.

**V. ACTION ITEM**

**A. CONSIDER Proposed FY2024 Amended Budget**

Joey Chen, Finance & Administration Director, gave a report.

Commissioner Alexander moved to tentatively approve the FY2024 Amended Budget to new revenue and expense totals of \$46,154,293 and set the time and date of Noon, August 28, 2024 for the statutorily required public hearing on the Budget Amendment.

Commissioner Perez seconded the motion.

Roll Call:

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

The motion carried 5 - 0.

**B. CONSIDER Proposed FY2025 Original Budget**

Joey Chen, Finance & Administration Director, gave a report.

Commissioner Perez moved to tentatively approve the FY2025 Original Budget totaling \$72,872,377 and set the time and date of Noon, August 28, 2024, for the statutorily required public hearing on the Agency's budget for the coming fiscal year.

Commissioner Townsend seconded the motion.

Roll Call:

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

The motion carried 5 - 0.

**VI. MEETING ADJOURNMENT**

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

The meeting was adjourned at 1:55 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 28th DAY OF AUGUST 2024.

Signed by:  
*Commissioner Latoria Haney Keith*  
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Latonia Haney Keith, Chair

Signed by:  
*Lauren McLean*  
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Lauren McLean, Secretary