

MINUTES OF SPECIAL MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
August 28, 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 Todd Cooper, Commissioner Danielle Hurd, Commissioner Latonia Haney Keith, Commissioner Lauren McLean, Commissioner Rob Perez, and Commissioner Alexis Townsend.

Commissioner John Stevens joined by telephone.

Absent: Commissioner Ryan Erstad

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; Amy Fimbel, Senior Project Manager – Capital Improvements; Megan Pape, Project Manager – Capital Improvements; Kathy Wanner, Contracts Manager; Zach Piepmeyer, Parking & Mobility 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. ACTION ITEM: CONSENT AGENDA

A. Minutes and Reports

1. Approve Meeting Minutes for August 12, 2024

B. Other

1. Approve Resolution 1894: Construction Agreement between Capital City Development Corporation and Idaho Power Company for the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project

Commissioner Perez made a motion to approve the Consent Agenda.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Hurd - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye

Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

IV. ACTION ITEM

A. CONSIDER Resolution 1893: Approve FY 2025 Five Year Capital Improvement Plan

Doug Woodruff, Development Director, gave a report.

Commissioner McLean moved to adopt Resolution 1893 approving the FY2025 Five Year Capital Improvement Plan.

Commissioner Alexander seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Hurd - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

B. PUBLIC HEARING: Proposed FY 2024 Amended Budget

Chair Haney Keith opened the public hearing at 12:15 p.m.

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

No public comment made and no comment in writing received.

Public Hearing closed at 12:22 p.m.

C. CONSIDER: Resolution 1889: Adopt FY 2024 Amended Budget

Commissioner McLean moved to adopt Resolution 1889 to approve the FY2024 Amended Budget totaling \$46,154,293 and to authorize the Executive Director to file copies of the budget as required by law.

Commissioner Perez seconded the motion.

Roll Call:

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

Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

D. PUBLIC HEARING: Proposed FY 2025 Original Budget

Chair Haney Keith opened the public hearing at 12:24 p.m.

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

No public comment made and no comment in writing received.

Public Hearing closed at 12:34 p.m.

E. CONSIDER: Resolution 1890: Adopt FY 2025 Original Budget

Commissioner Cooper moved adoption of Resolution 1890 to approve the FY2025 Original Budget totaling \$72,872,377 and authorize the Executive Director to file copies of the budget as required by law.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Hurd - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

F. CONSIDER: Resolution 1892: Linen Blocks on Grove Street Streetscape Improvement Project. Amendment No. 4 to the CM/GC Contract with Guho Corp.

Amy Fimbel, Senior Project Manager – Capital Improvements, gave a report.

Commissioner Hurd moved to adopt Resolution 1892 approving and authorizing the execution of Amendment No. 4 to the CM/GC Contract with Guho Corp. for the Linen Blocks on Grove Street Streetscape Improvements Project.

Commissioner Townsend seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Cooper - Aye

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

The motion carried 8 - 0.

G. CONSIDER Resolution 1891: Boise City Canal Multi-Use Pathway Project. 3rd Street to Broadway Avenue. Public Works Construction Contract with Wright Brothers, The Building Company, Eagle LLC.

Kathy Wanner, Contracts Manager, gave a report.

Commissioner McLean moved to adopt Resolution No. 1891 awarding the construction contract for the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Project to Wright Brothers, The Building Company, Eagle LLC for the Bid amount of \$2,385,935 and authorizing the Executive Director to take all necessary steps to negotiate and execute the contract, and to expend funds as set forth in the resolution.

Commissioner Cooper seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Hurd - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

V. ACTION ITEM: EXECUTIVE SESSION

A motion was made by Commissioner Haney Keith to convene into Executive Session at 12:57 p.m. pursuant to Idaho Code section 74-206(1)(c), (d) and (f) to acquire an interest in real property which is not owned by a public agency; to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and to communicate with legal counsel for CCDC to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Commissioner Hurd seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Hurd - Aye
Commissioner Haney Keith - Aye

Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

Discussion on real property acquisition, records exempt from disclosure and communication with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated occurred from 12:57 p.m. to 2:11 p.m.

Commissioner Cooper recused himself from discussion and left the Executive Session at 1:56 p.m.

Commissioner Perez left the Executive Session at 1:56 p.m.

A motion was made by Commissioner McLean to adjourn the Executive Session at 2:11 p.m. and to return to the public meeting.

Commissioner Alexander seconded the motion.

Roll Call:
Commissioner Alexander - Aye
Commissioner Hurd - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 6 - 0.

The Board of Commissioners moved back into the public meeting. [*Note: Due to a technical issue the live stream did not re-start.*]

No final action or final decisions were made during Executive Session.

VI. MEETING ADJOURNMENT

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

The meeting was adjourned at 2:12p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 25TH DAY OF OCTOBER 2024.

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

Signed by:
Lauren McLean
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Lauren McLean, Secretary