

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

Agency staff members present: John Brunelle, Executive Director; Joey Chen, Finance & Administration Director; Amy Fimbel, Senior Project Manager – Capital Improvements; Alexandra Monjar, Senior Project Manager – Property Development; Lana Graybeal, Director of External Affairs; Zach Piepmeyer, Parking & Mobility Director; Toby Norton, Project Manager – Capital Improvements; and Agency legal counsel, Ryan Armbruster.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS

There were no changes or additions made to the agenda.

III. WORK SESSION

A. Block 68/69 Project Update

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

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report for October 2024

B. Minutes and Reports

1. Approve Meeting Minutes for October 25, 2024

Commissioner Perez made a motion to approve the Consent Agenda.

Commissioner McLean seconded the motion.

Roll Call:

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

The motion carried 8 - 0.

V. ACTION ITEM

A. CONSIDER Resolution 1901: Block 68 South Mixed-Use Housing & Mobility Hub Project, Mutual Termination and Release Agreement with Block 68 South Development LLC

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

Commissioner Perez moved to adopt Resolution 1901 approving and authorizing the execution of Mutual Termination and Release Agreement with Block 68 South Development LLC for Block 68 South Mixed-Use Housing & Mobility Hub Project.

Commissioner Townsend seconded the motion.

Roll Call:

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

The motion carried 8 - 0.

B. CONSIDER Resolution 1902: Block 69 North Workforce Housing Project, Mutual Termination and Release Agreement with Block 69 North Development LLC

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

Commissioner Cooper moved to adopt Resolution 1902 approving and authorizing the execution of Mutual Termination and Release Agreement with Block 69 North Development LLC for Block 69 North Workforce Housing Project.

Commissioner Townsend seconded the motion.

Roll Call:

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

The motion carried 8 - 0.

C. CONSIDER Resolution 1900: 3rd St. Streetscape and Mobility Improvements, Front St. to Jefferson St. Amendment No. 1 to the CM/GC Contract with Guho Corp

Toby Norton, Project Manager – Capital Improvement, gave a report.

Commissioner Hurd moved to adopt Resolution 1900 approving and authorizing the execution of Amendment No. 1 to the CM/GC Contract with Guho Corp for the 3rd St. Streetscape and Mobility Improvements, Front St. to Jefferson St. Project.

Commissioner Cooper seconded the motion.

Roll Call:

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


The motion carried 8 - 0.

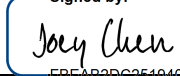
VI. MEETING ADJOURNMENT

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

The meeting was adjourned at 12:25 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 9TH DAY OF DECEMBER 2024.

Signed by:

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 Latonia Haney Keith, Chair

Signed by:

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 Joey Chen, Secretary Pro Tem