

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
February 10, 2025

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 Latonia Haney Keith, Commissioner Lauren McLean, Commissioner Rob Perez, Commissioner Meredith Stead, and Commissioner Alexis Townsend.

Absent: Commissioner Danielle Hurd.

Agency staff members present: John Brunelle, Executive Director; Joey Chen, Finance & Administration Director; Holli Klitsch, Controller; Alexandra Monjar, Senior Project Manager – Property Development; Kassi Brown – Project Manager; Doug Woodruff, Development Director; Megan Pape, Project Manager – Capital Improvements; Corrie Brending, Project Manager – Property Development; Lana Graybeal, Director of External Affairs; Contracts Manager; Mary Watson, General Counsel; Sandy Lawrence, Executive Assistant; and Agency legal counsel, Meghan Conrad.

Kevin Smith, Eide Bailly, attended the meeting.

II. ACTION ITEM: AGENDA CHANGES/ADDITIONS

There were no changes or additions made to the agenda.

III. WORK SESSION

A. River-Myrtle/Old Boise District Sunset Update

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

Commissioner Stevens joined the meeting at 12:02 pm.

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report for January 2025

B. Minutes and Reports

1. Approve Meeting Minutes for January 13, 2025

C. Other

1. Approve Resolution 1912: 1620 N. 31st St., 31st Street Apartments. Type 1 Participation Agreement with Tai June Properties, LLC
2. Approve Resolution 1911: Amendments to Four (4) T4 Participation Agreements with Boise City Department of Arts & History

3. Approve Resolution 1916: 951 E. Gowen Rd., Red River Logistics and Commerce Centers. Amendment 3 to the Type 2 Participation Agreement with Red River Logistics Center LLC and Red River Commerce Center LLC

Commissioner McLean made a motion to approve the Consent Agenda.

Commissioner Stevens seconded the motion.

Roll Call:

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

The motion carried 8 - 0.

V. ACTION ITEM

A. CONSIDER Annual Independent Audit of FY 2024 Financial Statements

Kevin Smith, Eide Bailly, gave a report.

Commissioner Perez moved to accept independent auditor Eide Bailly's report of the Agency's Fiscal Year 2024 financial statements and authorized staff to deliver the audit report to all required entities.

Commissioner Cooper seconded the motion.

Roll Call:

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

The motion carried 8 - 0.

B. CONSIDER Resolution 1915: Real Property Purchase and Sale Agreement to Purchase 8306 W. State Street, Boise, Idaho, from LLVII, LLC

Corrie Brending, Project Manager – Property Development, gave a report.

Commissioner Townsend moved to approve Resolution 1915, approving and authorizing the execution of the Purchase and Sale Agreement to acquire the property located at 8306 W. State Street, owned by LLV II, LLC.

Commissioner McLean seconded the motion.

Roll Call:

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

The motion carried 8 - 0.

C. CONSIDER Proposed FY 2025 State Street District Amended Budget

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

Commissioner McLean moved to tentatively approve the FY2025 State Street District Amended Budget to new revenue and expense totals of \$2,501,000, which amends the FY2025 Agency Original Budget to new Total Revenues and Expenses of \$74,695,377, and set the time and date of Noon, March 10, 2025 for the statutorily-required public hearing on the Budget Amendment.

Commissioner Cooper seconded the motion.

Roll Call:

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

The motion carried 8 - 0.

D. CONSIDER Resolution 1913: 1010 W. Jefferson Street Parking Facility. Task Order 24-002 for Professional Design Services with KPFF, Inc.

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

Commissioner Alexander moved to adopt Resolution 1913 approving and authorizing the execution of Task Order 24-002 with KPFF, Inc., for Professional Design Services on 1010 W. Jefferson St. Parking Facility.

Commissioner Townsend seconded the motion.

Roll Call:

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

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

The motion carried 8 - 0.

E. CONSIDER Resolution 1914: Change Order No. 2 to the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Construction Contract with Wright Brothers, the Building Company, Eagle LLC

Doug Woodruff, Development Director, gave a report.

Commissioner Perez moved to adopt Resolution 1914 approving Change Order No. 2 to the Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue Construction Contract with Wright Brothers, the Building Company, Eagle LLC.

Commissioner Stead seconded the motion.

Roll Call:

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

The motion carried 8 - 0.

VI. MEETING ADJOURNMENT

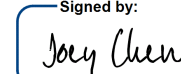
There being no further business to come before the Board, a motion was made by Commissioner Perez to adjourn the meeting. Commissioner Cooper seconded the motion. Meeting declared adjourned.

The meeting was adjourned at 12:59 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 10TH DAY OF MARCH 2025.

Signed by:


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 Latonia Haney Keith, Chair

Signed by:


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 Joey Chen, Secretary, Pro Tem