MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
September 22, 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 Jimmy Hallyburton, Commissioner Latonia Haney Keith, Commissioner Rob Perez, Commissioner Meredith Stead and Commissioner John Stevens.

Absent: Commissioner Lauren McLean and Commissioner Alexis Townsend.

Agency staff members present: John Brunelle, Executive Director; Zach Piepmeyer, Parking & Mobility Director; Doug Woodruff, Development Director; Alexandra Monjar, Senior Project Manager – Property Development; Kassi Brown – Project Manager; Mary Watson, General Counsel; Sandy Lawrence, Executive Assistant; and Agency legal counsel, Meghan Conrad.

II. ACTION ITEM: AGENDA CHANGES OR ADDITIONS

There were no changes or additions made to the agenda.

III. WORK SESSION

A. 9th & Front ParkBOI Parking Garage, Stair Tower Enclosure and Elevator Modernization: Feasibility and Analysis Update

Kassi Brown, Project Manager – Property Development and Ryan Cleverley, Ahlquist Development, gave a report.

B. River Myrtle – Old Boise District Status Update

Doug Woodruff, Development Director, gave a report.

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report for August 2025

B. Minutes and Reports

1. Approve Meeting Minutes for August 27, 2025

C. Other

1. Approve Resolution1943: FY2026 Cooperative Agreement with Valley Regional Transit
2. Approve Resolution 1944: 521 W. Grove Street, Quitclaim to the City of Boise

3. Approve Resolution1945: 1711 N. 31st Street, Residential Infill Development. Type 1 Participation Agreement with Cook Property Management, LLC

Commissioner Perez made a motion to approve the Consent Agenda.

Commissioner Cooper seconded the motion.

Roll Call:
Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Hallyburton - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye

The motion carried 7 - 0.

V. ACTION ITEM

A. CONSIDER Resolution 1946: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Letter of Intent with the Young Men's Christian Association of Boise City, Idaho

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

Commissioner Stead to adopt Resolution 1946 approving and authorizing the Executive Director's execution of the Letter of Intent with The Young Men's Christian Association of Boise City, Idaho.

Commissioner Perez seconded the motion.

Roll Call:
Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Hallyburton - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye

The motion carried 7 - 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. All commissioners agreed.

The meeting adjourned at 12:50 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 3RD DAY OF NOVEMBER 2025.

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

Signed by:
Joey Chen
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Joey Chen, Secretary Pro Tem