

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
December 8, 2025

I. CALL TO ORDER:

Vice Chair John Stevens, convened the meeting with a quorum at 12:00 p.m.

Roll Call attendance taken:

Present: Commissioner Drew Alexander, Commissioner Jimmy Hallyburton, Commissioner Rob Perez, Commissioner Meredith Stead, Commissioner John Stevens, and Commissioner Alexis Townsend.

Absent: Commissioner Todd Cooper, Commissioner Haney Keith, and Commissioner Lauren McLean.

Agency staff members present: John Brunelle, Executive Director; Doug Woodruff, Development Director; Joey Chen, Finance & Administration Director; Lana Graybeal, Director of External Affairs; Zach Piepmeyer, Parking & Mobility Director; Alexandra Monjar, Senior Project Manager – Property Development; Amy Fimbel, Senior Project Manager – Capital Improvements; Sandy Lawrence, Office Manager; Mary Watson, General Counsel; and Agency legal counsel, Meghan Conrad.

Eric Selekof, The Car Park, attended the meeting.

II. ACTION ITEM: AGENDA CHANGES OR ADDITIONS

There were no changes or additions made to the agenda.

III. WORK SESSION

A. ParkBOI Annual Update

Zach Piepmeyer, Parking and Mobility Director and Eric Selekof, ParkBOI, gave a report.

B. 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Real Property Disposition Request for Proposals

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

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report for October 2025
2. Approve Paid Invoice Report for November 2025

B. Minutes and Reports

1. Approve Meeting Minutes for November 3, 2025

C. Other

1. Approve Resolution 1952: Records Disposition

Commissioner Perez made a motion to approve the Consent Agenda.

Commissioner Stead seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Hallyburton - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 6 - 0.

V. ACTION ITEM

A. CONSIDER Resolution 1951: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Amendment No. 1 to the CM/GC Agreement with Okland Construction Company, Inc.

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

Commissioner Stead moved to adopt Resolution 1951 approving and authorizing the execution of Amendment No. 1 to the CM/GC Agreement with Okland Construction Company, Inc. for the 1010 W. Jefferson Street Commercial Space and Public Parking Facility project.

Commissioner Stevens seconded the motion.

Roll Call:

Commissioner Alexander - Aye
Commissioner Hallyburton - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 6 - 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 Stevens seconded the motion and adjourned the meeting. All commissioners agreed.

The meeting adjourned at 1:04 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 12TH DAY OF JANUARY 2026.

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