

MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
March 9, 2026

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 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; Doug Woodruff, Development Director; Joey Chen, Finance & Administration Director; Zach Piepmeyer, P.E, Parking & Mobility Director; Megan Pape, Project Manager – Capital Improvements; Lana Graybeal, Director of External Affairs; Sandy Lawrence, Office Manager; Kassi Brown, Project Manager; Amy Fimbel, Senior Project Manager – Capital Improvements; and Agency legal counsel, Meghan Conrad.

Eric Heringer, Piper Sandler & Co., attended the meeting.

II. ACTION ITEM: AGENDA CHANGES OR ADDITIONS

There were no changes or additions made to the agenda.

III. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report for February 2026

B. Minutes and Reports

1. Approve Meeting Minutes for February 9, 2026
2. FY2026 Q1 Financial Report (Unaudited)

Commissioner Perez made a motion to approve the Consent Agenda.

Commissioner Stead 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.

IV. ACTION ITEM

A. CONSIDER Resolution 1962: Selection of BofA Securities, Inc. for Underwriting Services, Parking System Revenue Bonds

Joey Chen, Finance & Administration Director and Eric Heringer, Piper Sandler & Co., gave a report.

Commissioner Cooper moved to adopt Resolution 1962 approving selection of BofA Securities, Inc. for underwriting services, Parking System Revenue Bonds; and authorizing the Finance & Administration Director to negotiate and enter into an engagement letter or agreement with BofA Securities, Inc., and to negotiate the form of a bond purchase agreement, and following negotiation to return to the Board for approval of a bond purchase agreement at a later date.

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.

B. CONSIDER Resolution 1961: Westside District Termination Resolution

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

Commissioner Cooper moved to adopt Resolution 1961 terminating the Westside District revenue allocation area and providing notice to the seven taxing districts including Ada County, and the Idaho State Tax Commission.

Commissioner Stead 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.

C. CONSIDER 2025 Annual Report

Chair Haney Keith provided information concerning the 2025 Annual Report statutory requirements and public comment protocols. [Action Items IV.C. and IV.D. addressed together].

Lana Graybeal, Director of External Affairs, gave a report.

D. PUBLIC COMMENT 2025 Annual Report

Chair Haney Keith opened the meeting to public comments on the 2025 Annual Report at 12:49 p.m.

There being no one from the public to provide comments, and no written comments received, Chair Haney Keith closed the public comments at 12:49 p.m.

Commissioner Stevens moved to approve the 2025 Annual Report and to direct staff to finalize the document and fulfill statutory publication and access requirements. 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.

E. CONSIDER Resolution 1960: Bannock Street Streetscape Improvements, 12th St. to 16th St. Amendment No. 2 to the CM/GC Contract with McAlvain Construction, Inc.

Megan Pape, Project Manager – Capital Improvements, gave a report.

Commissioner Stead moved to adopt Resolution 1960 authorizing the execution of Amendment No. 2 to the CM/GC Contract with McAlvain Construction, Inc. for the Bannock Street Streetscape Improvements Project.

Commissioner Hallyburton 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.

F. CONSIDER Set April 13, 2026, as the Public Comment Date to Consider ParkBOI Parking Rate Adjustments

Commissioner Hallyburton, left the meeting at 1:34 pm.

Zach Piepmeyer, P.E, Parking & Mobility Director, gave a report.

Commissioner Perez moved to set April 13, 2026, as the public comment date to consider proposed adjustments to ParkBOI parking rates effective June 1, 2026, and to authorize staff to prepare and publish a public notice and notify affected patrons and stakeholders.

Commissioner Cooper seconded the motion.

Roll Call:

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

The motion carried 6 - 0.

V. 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 and adjourned the meeting. All commissioners agreed.

The meeting adjourned at 1:43 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 13TH DAY OF APRIL 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