

MINUTES OF MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
Board Room, Fifth Floor, 121 N. 9th Street  
Boise, ID 83702  
April 13, 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 Lauren McLean, Commissioner Rob Perez, Commissioner Meredith Stead, Commissioner John Stevens 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; Corrie Brending, Project Manager – Property Development; Lana Graybeal, Director of External Affairs; Sandy Lawrence, Office Manager; Mary Watson, General Counsel; 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. WORK SESSION**

**A. Parking System Revenue Bonds – Financing Update**

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

**IV. ACTION ITEM: CONSENT AGENDA**

**A. Expenses**

1. Approve Paid Invoice Report for March 2026

**B. Minutes and Reports**

1. Approve Meeting Minutes for March 9, 2026

**C. Other**

1. Approve Resolution 1964: Joint Housing Strategy Memorandum of Understanding with Boise City Housing Authority, the City of Boise, and Capital City Development Corporation

## 2. Approve Resolution 1965: Records Disposition

Commissioner Perez made a motion to approve the Consent Agenda.

Commissioner McLean seconded the motion.

Roll Call:

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

The motion carried 9 - 0.

## **V. ACTION ITEM**

### **A. PUBLIC COMMENT: Parking Rate Adjustments and New Products**

Chair Haney Keith opened the meeting to public comments on the Parking Rate Adjustments and New Products at 12:23 p.m.

Zach Piepmeyer, P.E, Parking & Mobility Director, presented the item to the Commissioners. Mr. Piepmeyer noted he had received comments from The Hampton Inn & Suites and as a result the Rate Schedule for the Hotel Guest rate and the Reserved Monthly Pass rate is not before the Board for adjustment at this time, but those rates will be considered for adjustment at a future date.

Lauren Hamilton, DBA; Justin Vogel, Rafanelli Nahas; and Jay Story, Story Commercial, all testified on the item.

Written testimony was received from The Car Park; Lyndsey Archer, Studio Archer; Jessica Jenkins, Caprock; Neckar Coffee; April Neale; Jussi Santa, Hotel Renegade; Dawn Vitto, Hotel 43; John Sanders III; Max Lee, The Hampton Inn & Suites; Ryan Cleverley, Ahlquist Development; mostly just\_Colby; Schott Schoenherr, Rafanelli & Nahas; Cody Lund, GBAD/Boise Centre; Jeremy Malone, Oppenheimer Development Corporation; Eric Trapp, Idaho Steelheads

There was no one else in the audience or online requesting to testify on the item.

Chair Haney Keith closed the public comments at 1:15 p.m.

### **B. CONSIDER Resolution 1963: Approval of Parking Rate Adjustments and New Products**

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

Commissioner McLean moved to approve the creation of all new products listed in the Rate Schedule, specifically, the hourly parking passport, limited pass, all access pass, overnight pass, and the shared monthly account pass with the rates as proposed in the Rate Schedule. Commissioner Stead seconded the motion.

Board discussion followed.

Commissioner McLean moved to amend the motion to approve the creation of all new products listed in the Rate Schedule, specifically, the hourly parking passport, limited pass, all access pass, overnight pass, and the shared monthly account pass with the rates as proposed in the Rate Schedule, and to change the overnight pass to begin at 3:00 p.m.

Commissioner Stead seconded the amended motion.

Roll Call:

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

The motion carried 9-0.

Commissioner Stead moved to remove First Hour Free starting at 8:00 p.m. to 5:00 a.m.

Commissioner McLean seconded the motion.

Roll Call:

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

Commissioner Stead moved to defer approval of the remaining product rate changes to a future meeting and requested staff to return with more detailed financial analysis. Cooper seconded the motion. No vote taken.

Commissioner Perez moved to adopt Resolution 1963 authorizing the adoption of the proposed ParkBOI parking rates [except the Hotel Guest rate and the Reserved Monthly Pass rate] with the intent of this motion being in reference to the above motions already made to accept the proposed rate changes to existing products with all products to have an effective date of August 1, 2026, instead of June 1, 2026.

Commissioner Stevens seconded the motion.

Commissioner McLean wanted the record to show that moving forward there needs to be a strategy discussion related to how we ensure that there is enough parking available for vacant office space downtown where building owners are seeking to lease the space. Commissioner McLean wants the Agency staff to drill into this and to make sure that businesses that are not using passes are moving them along, so that the passes are available to use to support the lease of vacant office space.

Commissioner Townsend requested the Agency staff to consider a future rate schedule that will have better predictability and a regular cadence. This concept was supported by Commissioner Stead.

Roll Call:

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

The motion carried 7 - 2.

[Referencing all prior motions, Resolution 1963 was adopted authorizing the adoption of all proposed ParkBOI parking rates and products [except the Hotel Guest rate and the Reserved Monthly Pass rate] with a delayed effective date of August 1, 2026]

**C. CONSIDER: Proposed FY2026 River Myrtle-Old Boise District Amended Budget**

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

Commissioner McLean moved to tentatively approve the FY2026 River Myrtle - Old Boise District Amended Budget to increase new revenue and expense totals to \$2,254,675, which amends the FY2026 Agency Original Budget to new Total Revenues and Expenses of \$52,318,824, and to set the time and date of Noon, May 11, 2026 for the statutorily-required public hearing on the budget amendment.

Commissioner Perez seconded the motion.

Roll Call:

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

The motion carried 9 - 0

**D. CONSIDER: 8306 W. State St., Roe Street Multi-Family Homes. Authorization to Publish Request for Proposals**

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

Commissioner Townsend requested language be added to the Request for Proposal and/or evaluation criteria to assess durability of building materials to ensure developers are using high quality building materials in the project.

Commissioner McLean moved to authorize the Agency to publish the Roe Street Multi-Family Homes Request for Proposals for the Agency-owned property located at 8306 W. State Street and administer the RFP according to its terms.

Commissioner Stead seconded the motion.

Roll Call:

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

The motion carried 9 - 0.

**VI. ACTION ITEM: EXECUTIVE SESSION**

A motion was made by Commissioner McLean to move into Executive Session at 2:07 p.m. to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code, pursuant to Idaho Code Section 74-206(1)(d). Commissioner Stead seconded the motion. A roll call vote was taken.

Roll Call:

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

The motion carried 9 - 0.

Discussion on records exempt from disclosure occurred until 2:35 p.m. Commissioner Stead left the Executive Session at 2:30 p.m.

A motion was made by Commissioner McLean to adjourn executive session at 2:35 p.m. and return to the public meeting.

Commissioner Alexander seconded the motion. A roll call vote was taken.

Roll Call:  
Commissioner Alexander - Aye  
Commissioner Cooper - Aye  
Commissioner Hallyburton - Aye  
Commissioner Haney Keith - Aye  
Commissioner Lauren McLean - Aye  
Commissioner Perez - Aye  
Commissioner Stead - Absent  
Commissioner Stevens - Aye  
Commissioner Townsend - Aye

The motion carried 8 - 0.

The Board of Commissioners moved back into the public meeting.

No final action or final decisions were made during Executive Session.

**VII. REGULAR MEETING ADJOURNMENT**

There being no further business to come before the Board, a motion was made by Commissioner McLean to adjourn the meeting. Commissioner Cooper seconded the motion. Motion carried.

The meeting adjourned at 2:36 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 11TH DAY OF MAY 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