MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
June 8, 2026

I. CALL TO ORDER:

Chair Haney Keith, convened the meeting with a quorum at 12:02 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; Corrie Brending, Project Manager - Property Development; Alexandra Monjar, Senior Project Manager – Property Development; Toby Norton, Project Manager – Capital Improvements; Lana Graybeal, Director of External Affairs; Zach Piepmeyer, Parking & Mobility Director; Sandy Lawrence, Office Manager; and Mary Watson, General Counsel.

Meghan Conrad, Agency legal counsel, attended the meeting virtually.

II. ACTION ITEM: AGENDA CHANGES OR ADDITIONS

There were no changes or additions made to the agenda.

III. WORK SESSION

A. 1010 W. Jefferson St., Commercial Space Disposition RFP Update

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

IV. ACTION ITEM: CONSENT AGENDA

B. Expenses

1. Approve Paid Invoice Report for May 2026

C. Minutes and Reports

1. Approve Meeting Minutes for May 11, 2026
2. FY2026 Q2 Financial Report (Unaudited)

D. Other

1. Approve Resolution 1973: 3108 W. Bella Street, Residential Infill Development. Type 1 Participation Agreement with Cook Property Management, LLC

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. CONSIDER Resolution 1972: Approval of Shoreline and State Street District Streetscape Design Standards Type 4 Capital Improvement Reimbursement Agreement with City of Boise

Toby Norton, Project Manager – Capital Improvements, gave a report.

Commissioner Cooper moved to adopt Resolution 1972 approving and authorizing the execution of a Type 4 Agreement with the City of Boise for the Shoreline and State Street District Streetscape Design Standards.

Commissioner Townsend 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.

B. CONSIDER Designation: 3150 W. Main St., CWI River District. Type 2 General Assistance Participation Agreement with Ahlquist, LLC

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

Commissioner Perez moved to direct staff to negotiate a final Type 2 Participation Agreement with Ahlquist, LLC for future board approval.

Commissioner Stevens 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.

C. CONSIDER Designation: 6656 S. Eisenman Rd, Maverik. Type 1 One Time Assistance Participation Agreement with Kum & Go, LC

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

Commissioner McLean moved to direct staff to negotiate a final Type 1 Participation Agreement with Kum & Go, LC for future board approval.

Commissioner Cooper 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. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Stevens to adjourn the meeting. All commissioners agreed to adjourn the meeting.

The meeting adjourned at 12:29 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 13TH DAY OF JULY 2026.

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