MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
July 13, 2026

I. CALL TO ORDER:

Chair Haney Keith, convened the meeting with a quorum at 12:00 p.m.

Roll Call attendance taken:

Attended Virtually: Commissioner Drew Alexander, Commissioner Todd Cooper, Commissioner Jimmy Hallyburton, Commissioner Latonia Haney Keith, Commissioner Rob Perez, Commissioner Meredith Stead and Commissioner Alexis Townsend.

Absent: Commissioner John Stevens and Commissioner Lauren McLean.

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

Attended Virtually: Agency legal counsel, Meghan Conrad.

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 June 2026

B. Minutes and Reports
1. Approve Meeting Minutes for June 8, 2026
2. Approve Special Meeting Minutes for June 24, 2026

C. Other
1. Approve Resolution 1974: Assignment of Pathway License Agreement to City of Boise

Commissioner Stead made a motion to approve the Consent Agenda.

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 Townsend - Aye

The motion carried 7 - 0.

IV. ACTION ITEM

A. CONSIDER Resolution 1975: 1010 W. Jefferson Street Commercial Space and Public Parking Facility. Amendment No. 2 to the CM/GC Agreement with Okland Construction Company, Inc.

Alexandra Monjar, Senior Project Manager – Property Development and Amy Fimbel, Senior Project Manager – Capital Improvements, gave a report.

Commissioner Perez moved to adopt Resolution 1975 approving and authorizing the execution of Amendment No. 2 to the CM/GC agreement with Okland Construction Company, Inc. for the 1010 W. Jefferson Street Commercial Space and Public Parking Facility project.

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 Townsend - Aye

The motion carried 7 - 0.

V. ACTION ITEM: EXECUTIVE SESSION

A motion was made by Commissioner Cooper to move into Executive Session at 12:21 p.m. to deliberate regarding hiring a public officer or employee wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need; and to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code [Idaho Code Section 74-206(1)(a) and (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 Perez - Aye
Commissioner Stead - Aye
Commissioner Townsend - Aye

The motion carried 7 - 0.

Commissioner Hallyburton left the Executive Session at 12:22 p.m. Discussion and deliberations regarding hiring a public officer or employee wherein the respective qualities of individuals are to be evaluated in order to fill particular vacancy or need, and consideration of records exempt from disclosure as provided in chapter 1, title 74, Idaho Code occurred until 1:29 p.m.

A motion was made by Commissioner Perez to adjourn the executive session at 1:30p.m. and return to the public meeting.

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

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

The motion carried 6 - 0.

The Board of Commissioners moved back into the public meeting for adjournment only.

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

VI. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Haney Keith to adjourn the meeting, which was seconded by Perez. All commissioners present agreed to adjourn the meeting.

The meeting adjourned at 1:30 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 10TH DAY OF AUGUST 2026.

Signed by:
Commissioner John Stevens
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John Stevens, Vice Chair

Signed by:
Lauren McLean
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Lauren McLean, Secretary