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MINUTES OF SPECIAL MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
August 26, 2026

## I. CALL TO ORDER:

Chair Latonia Haney Keith, convened the meeting with a quorum at 12:03 p.m.

Roll Call attendance taken:

Attended: Commissioner Drew Alexander (joined at 12:13 p.m.), Commissioner Todd Cooper, Commissioner Latonia Haney Keith, Commissioner Lauren McLean, Commissioner Rob Perez, Commissioner Meredith Stead and Commissioner John Stevens, and Commissioner Alexis Townsend.

Absent: Commissioner Jimmy Hallyburton

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; Holli Klitsch, Controller; Sandy Lawrence, Office Manager; Mary Watson, General Counsel, and 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. Minutes and Reports**

1. Approve Meeting Minutes for August 10, 2026
2. Approve Meeting Minutes for August 18, 2026

**B. Other**

1. Approve Resolution 1982: 6650 S. Eisenman Rd., Maverik. Type 1 One-Time Assistance Participation Agreement with Maverik Group, LLC.

Commissioner Townsend made a motion to approve the Consent Agenda.

Commissioner Stead seconded the motion.

Roll Call:
Commissioner Cooper - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

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The motion carried 7 - 0.

## IV. ACTION ITEM

### A. CONSIDER Resolution 1983: Approve FY2027 Five-Year Capital Improvement Plan

Doug Woodruff, Development Director, gave a report.

Commissioner Perez moved to adopt Resolution 1983 approving the FY2027 Five-Year Capital Improvement Plan.

Commissioner Cooper seconded the motion.

Roll Call:
Commissioner Cooper - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 7 - 0.

### B. PUBLIC HEARING: FY2026 Amended Budget

Chair Haney Keith opened the public hearing at 12:11 p.m.

Commissioner Alexander joined the meeting at 12:13 p.m.

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

No public comment was made and no written comments had been received.

Public Hearing closed at 12:18 p.m.

### C. CONSIDER Resolution 1980: Adopt FY2026 Amended Budget

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

Commissioner Cooper moved to adopt Resolution 1980 to approve the FY2026 Amended Budget totaling **$29,270,335** and to authorize the Executive Director to file copies of the budget as required by law.

Commissioner Townsend seconded the motion.

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

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The motion carried 8 - 0.

**D. PUBLIC HEARING: FY2027 Original Budget**

Chair Haney Keith opened the public hearing at 12:20 p.m.

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

No public comment was made and no written comments had been received.

Public Hearing closed at 12:27 p.m.

**E. CONSIDER Resolution 1981: FY2027 Original Budget.**

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

Commissioner Stevens moved to adopt Resolution 1981 to approve the FY2027 Original Budget totaling **$80,004,223** and to authorize the Executive Director to file copies of the budget as required by law.

Commissioner Alexander seconded the motion.

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

The motion carried 8 - 0.

**F. CONSIDER Resolution 1984: Approve Westside Supplemental Termination Resolution.**

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

Commissioner Townsend moved to adopt Resolution 1984 supplementing Resolution 1961 by adding the Updated FY2026 Termination Budget and the Updated Termination Plan, and directing Agency staff to provide Resolution 1984 to the seven overlapping taxing districts including Ada County and the Idaho State Tax Commission.

Commissioner McLean seconded the motion.

Roll Call:
Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye

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Commissioner Townsend - Aye

The motion carried 8 - 0.

## V. ACTION ITEM: EXECUTIVE SESSION

A motion was made by Chair Haney Keith to move into Executive Session at 12:36 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 Townsend seconded the motion. A roll call vote was taken.

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

The motion carried 8 - 0.

Deliberations ensued regarding hiring a public officer or employee wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy and to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code.

A motion was made by Commissioner Stead to adjourn the executive session at 12:46 p.m. and return to the public meeting.

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

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

The motion carried 8 - 0.

The Board of Commissioners moved back into the open meeting, the livestream was re-started and the public was invited back into the meeting room. Chair Haney Keith called the special meeting back to order and requested the record reflect the Board was out of Executive Session; that no final action or final decisions were made during Executive Session; and that there is an item remaining on the agenda.

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## VI. ACTION ITEM: CONSIDER Selection of the Sole Finalist for the Executive Director Position

Chair Haney Keith, gave a report.

Chair Haney Keith moved to select Robyn Sellers as the sole finalist for the Executive Director position.

Commissioner Stead seconded the motion.

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

The motion carried 8 - 0.

## VII. MEETING ADJOURNMENT

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

The meeting adjourned at 12:52 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 12TH DAY OF OCTOBER 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