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MINUTES OF MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
October 12, 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 Jimmy Hallyburton, Commissioner Haney Keith, Commissioner Rob Perez, Commissioner Meredith Stead, Commissioner John Stevens, Commissioner Alexis Townsend, and Commissioner Lauren McLean (virtual).

Absent: Commissioner Todd Cooper

Agency staff members present: Robyn Sellers, 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; Toby Norton, Project Manager – Capital Improvements; Holli Klitsch, Controller; Alexandra Monjar, Senior Project Manager - Property Development; Sandy Lawrence, Office Manager; and Agency legal counsel, Meghan Conrad.

II. ACTION ITEM: AGENDA CHANGES OR ADDITIONS

There were no changes or additions made to the agenda.

III. WORK SESSION

A. Downtown Riverfront Improvements. Project Introduction

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

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses

1. Approve Paid Invoice Report for August 2026
2. Approve Paid Invoice Report for September 2026

B. Minutes and Reports

1. Approve Meeting Minutes for August 26, 2026
2. Approve Meeting Minutes for August 28, 2026
3. FY2026 Q3 Financial Report (Unaudited)

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C. Other

1. Approve Resolution 1989: Records Disposition
2. Approve Resolution 1990: 3052 W. Main St., CWI River District. Type 2 General Assistance Agreement with Ahlquist, LLC
3. Approve Resolution 1985: VRT/CCDC FY27 Cooperative Agreement

Commissioner Perez made a motion to approve the Consent Agenda.

Commissioner Townsend seconded the motion.

Roll Call:
Commissioner Alexander - 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 8 - 0.

V. ACTION ITEM

A. CONSIDER Resolution 1987: Downtown Riverfront Improvements. Task Order 2 for Professional Design Services with GGLO

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

Commissioner Stead moved to adopt Resolution 1987 approving and authorizing the execution of Task Order 24-003 with GGLO, for Professional Design Services on the Downtown Riverfront Improvements project.

Commissioner Alexander seconded the motion.

Roll Call:
Commissioner Alexander - 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 8 - 0.

B. CONSIDER Designation: 9474 W. State Street, Westlock Village, Type 2 General Assistance with Sweetwater Acquisitions LLC

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

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Commissioner Stevens moved to designate Westlock Village as eligible for Type 2 General Assistance and direct staff to negotiate a Type 2 Agreement with Sweetwater Acquisitions LLC for future CCDC Board approval.

Commissioner Hallyburton seconded the motion.

Roll Call:
Commissioner Alexander - 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 8 - 0.

VI. MEETING ADJOURNMENT

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

The meeting adjourned at 12:35 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 9TH DAY OF NOVEMBER 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