



# Board of Trustees

## Special Meeting Minutes

Time: 8:00 AM

ZOOM Video Conference  
NADM President's Conference Room

April 6, 2023

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### CALL TO ORDER

Chair Lenty called the virtual meeting to order at 8:02 am.

### ATTENDANCE

#### TRUSTEES:

- **MOLLY LENTY, CHAIR**
- **CHERIE BUCKNER-WEBB, VICE CHAIR**
- **JIM REAMES, SECRETARY/TREASURER**
- **ANNIE HIGHTOWER, TRUSTEE**
- **NICOLE BRADSHAW, TRUSTEE**

#### GUESTS:

Paul Stephens, Lincoln Property Co.  
Trevor Nicoll, Lincoln Property Co.  
Aric Yarberry, Lincoln Property Co.  
Sam Quinif, Lincoln Property Co.  
Tonn Petersen, Ball Ventures Ahlquist  
Laura Williams, Andersen Construction  
Ethan Mansfield, Hawkins Companies  
Patricia Wennstrom, Hawkins Companies  
Brian Huffaker, Hawkins Companies  
Nate Crofts, Hawkins Companies  
Ryan Carlson, Hawkins Companies  
Jeff DeVoe, Hawkins Companies  
Paul Stephens, Hawkins Companies  
Lee Schrack, Engineered Structures, Inc. (ESI)  
Ben Belt, Engineered Structures, Inc. (ESI)  
Joe Jackson, Engineered Structures, Inc. (ESI)  
Katie Gwinn, Engineered Structures, Inc. (ESI)  
Mark Sindell, GGLO  
Jon Hall, GGLO  
Blake Williams, GGLO  
Dave Minegar, Layton Construction  
Penny Dennis, Layton Construction  
Corey Johnson, Cushing Terrell

Rob Beusan, Hummel Architects  
Don Day, Boise Dev

**ALSO PRESENT:**

**Gordon Jones, President**

**Denise Aberle-Cannata, Provost**

**Craig Brown, Executive Vice President, Operations**

**Ken Kline, Vice President Finance**

**Ryan Herring, Vice President Human Resources**

Aaron Whitman, Planning and Construction Director

Andrea Fontaine, General Counsel

Ashley Smith, Government & Community Relations Director

Audrey Eldridge, Executive Director, Communications and Marketing

Bren Rothenbuhler, Administrative Assistant, Facilities

Brian Dunaway, Director, Facilities Maintenance & Utilities

Christi Cremer, Program Manager

Christi Gilchrist, Assistant Vice President, Economic Development

Daniel Reines, Compliance Analyst, Contracts & Procurement

Janice McGehee, Executive Assistant to the President

Jeff Flynn, Executive Director, Facilities, Planning & Management

Jennifer Colley, Executive Director, HR

Jillana Finnegan, Strategic Projects Executive Director

Josh Kifer, Security Administrator

Kristi Martin, Executive Assistant to the Provost

Mike Pena, Foundation Board President

Morriah Marks, Marketing Coordinator

Nic Miller, Assistant Vice President, Strategic Projects

Pat Neal, Dean, School of Industry, Engineering and Trades

Tyler Brown, Interim Assistant Vice President Student Services

Victor Villanueva, Coordinator, Environmental Safety and Health Environmental Health and  
Safety and Institutional Policies

Zac Ricketts, Digital Marketing Strategist

Daniel Reines, Compliance Analyst, Contracts & Procurement

Stan Niccolls, Director of Security

**RFP 03-2022 BOISE CENTER P3 DEVELOPMENT – CONSIDER EVALUATION COMMITTEE RECOMMENDATION**

Nic Miller, Assistant Vice President, Office of Strategic Initiatives

Assistant Vice President Miller thanked the Evaluation Committee, CWI Legal and Procurement Team and all the development teams who brought forth their proposals. There has been a lot of hard work to get to this point.

The recommendation of the Evaluation Committee will be taken into consideration and the Board of Trustees will be asked for their approval. Upon approval, we will then move into

negotiations around the development agreement, and come back to the Trustees later, for approval of the agreement.

Vice President Miller reviewed the selection criteria and team scoring.

Team Scoring: (Total 1,470 points)

- Lincoln Property Company - 1,140 points
- Hawkins Companies - 1,164 points
- **Ball Ventures Ahlquist (BVA) - 1,298 points**

Ball Ventures Ahlquist is the team put forth as the recommendation from the Selection Committee.

- Trustee Bradshaw asked if there were any comments from the Trustees who participated on the Selection Committee. Vice Chair Buckner-Webb commented, Vice President Nic Miller encapsulated the decision very well, and in the end, the group was very confident of their decision and this is the development company CWI should be working with.
- Chair Lentz asked Vice President Miller to share additional comments shared collectively by the committee. Vice President Miller stated a very strong team was assembled by BVA and included Engineered Structures, Inc. (ESI) and Hummel Architects.
- Trustee Hightower commented that early on in this process, the Trustees were asked what they would like to see. Trustee Hightower is very appreciative her comments were reflected in the scoring metrics.
- Trustee Reames commented on his appreciation for all of the design build teams who took the time to submit their proposals. This is a testament to their passion for our community and CWI, and they support and believe in what we are trying to accomplish.

**(M/S) TRUSTEE HIGHTOWER/REAMES MOVED TO ACCEPT THE RECOMMENDATION OF THE EVALUATION COMMITTEE AND TO AWARD THE DEVELOPMENT AGREEMENT SOLICITED BY RFP 03-2022 BOISE CENTER P3 DEVELOPMENT TO BALL VENTURES AHLQUIST.**

**ROLL CALL**

**VICE CHAIR BUCKNER-WEBB - AYE**

**SECRETARY REAMES- AYE**

**TRUSTEE HIGHTOWER -AYE**

**TRUSTEE BRADSHAW-AYE**

**CHAIR LENTZ-AYE**

**MOTION PASSED.**

**BOISE CENTER P3 DEVELOPMENT – CONSIDER DELEGATION OF AUTHORITY**

**(M/S) TRUSTEE VICE CHAIR BUCKNER-WEBB/ TRUSTEE BRADSHAW MOVED TO DELAGATE TO EXECUTIVE VICE PRESIDENT CRAIG BROWN AUTHORITY TO NEGOTIATE THE TERMS OF A DEVELOPMENT AGREEMENT FOR THE BOISE CENTER P3 DEVELOPMENT, AND SAID DEVELOPMENT AGREEMENT SHALL BE APPROVED BY THE BOARD PRIOR TO EXECUTION. MOTION PASSED.**

**ROLL CALL**

**VICE CHAIR BUCKNER-WEBB - AYE**  
**SECRETARY REAMES- AYE**  
**TRUSTEE HIGHTOWER -AYE**  
**TRUSTEE BRADSHAW-AYE**  
**CHAIR LENTY-AYE**

- Chair Lenty thanked everyone for their hard work, and a special thank you to the design build teams for their effort in helping us to visualize and conceptualize how to move forward with such an important project for not just CWI, but the community at large.

**CAPITAL PROJECTS UPDATE**

- Strategic Direction Recap
- Current Active Projects
- Student Learning Hub
- Phase 2 Horticulture/Ag Sciences
- Nampa Campus Site Plan Reviewed

Trustee Bradshaw asked where do Development Funds come from and how will the Foundation Board be involved with helping to fundraise for some of these capital projects. Executive Vice President Brown shared, Development Funds are the funds set aside over the last 10 years specifically for capital building projects. Regarding donor contributions, and a capital campaign, we have yet to launch into that phase, but are working to do so.

President Jones stated his appreciation and enthusiasm for the work being done, not only in the committees, but in the community as well.

**ADJOURNMENT**

Chair Lenty adjourned the meeting at 8:41 a.m.

*Jim Reames*  
Jim Reames (May 23, 2023 08:40 MDT)

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Jim Reames, Secretary/Treasurer  
Board of Trustees

May 23, 2023

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Date