MINUTES OF A REGULAR MEETING
OF
DIRECTORS OF GREATER BOISE AUDITORIUM DISTRICT
HELD IN ADA COUNTY

April 28, 2026

Pursuant to a call by the Board Chair and notice of the meetings having been duly posted at 850 W. Front St., Boise ID 83702, the Board of Directors of the Greater Boise Auditorium District met in regular session at Boise Centre East in room 410, in person and via teleconference, April 28, 2026

Board Present
Kristin Muchow, Chair
Tiam Rastegar, Director
Sophie Sestero, Director
Chase Erkins, Vice Chair

Board Absent
Jim Walker, Director

Others Present
Cody Lund, Boise Centre
Stephanie Burnside, Boise Centre
Michael Stoddard, Hawley Troxell
Anna Mills, Boise Centre
Ali Ribordy, Boise Centre
Cliff Clinger, Boise Centre
Julie Rising, Boise Centre
Mary Michael Rodgers, Boise Centre
John Sheldon, Sullivan and Reberger
Phil Reberger, Sullivan and Reberger
Pat Sullivan, Sullivan and Reberger
Don Day, BoiseDev
Mary Iverson, Boise Centre
Julie Chigbrow, Red Sky Via Zoom
Ryan Strong, CCDC
Jessica Flynn, Red Sky Via Zoom
Carrie Hughes, Visit Boise via Zoom
M. Dee

I. **Call to Order**
Ms. Muchow called the meeting to order at 2:02 pm

II. **Roll Call**
Mrs. Mills took attendance by voice roll call:
Ms. Muchow – Present
Mr. Walker – Absent
Mr. Erkins – Present
Mr. Rastegar – Present
Ms. Sestero Present

III. **Changes or Additions to the Agenda:**
N/A

IV. **Agenda:**

A. **Chairman's Remarks – Ms. Muchow**
N/A

B. **Approval of Minutes –**
i. Regular Minutes, March 26th, 2026
ii. Special Meeting Minutes, March 19th, 2026
iii. Special Meeting Minutes, March 31st , 2026

Mr. Rastegar moved to approve the board meeting minutes. Ms. Sestero seconded the motion. The motion to approve was unanimous.

Timestamped 2:04 p.m.

C. **Monthly Activity and Financial Report – Cody Lund, Stephanie Burnside**

Mr. Erkins made a motion to approve the March 2026 financial report. Mr. Rastegar seconded the motion. The motion was approved unanimously.

Timestamped 2:25 p.m.

D. **Executive Session:**

Mr. Rastegar made a motion to enter Executive Session Pursuant to Idaho Code Section 74-205 (1)(f) to communicate with legal counsel to discuss legal ramification of and legal options for pending litigation. Mr. Erkins seconded the motion.

Ms. Muchow started to do so by roll call vote.

Mrs. Mills called roll:

Ms. Muchow, Aye
Ms. Sestero, Aye
Mr. Walker, Nay
Mr. Erkins, Aye
Mr. Rastegar, Aye

The Board entered Executive Session at **Timestamped 2:26 p.m.**

Ms. Sestero moved to leave Executive Session. Mr. Rastegar seconded the motion. The motion to adjourn Executive Session was unanimously approved.

Timestamped 4:05 p.m.

E. Executive Session:

Mr. Rastegar made a motion to enter Executive Session Pursuant to Idaho Code Section 74-206 (1)(c) to acquire an interest in real property which not owned by a public agency. Mr. Erkins seconded the motion.

Ms. Muchow stated to do so by roll call vote.

Mrs. Mills called roll:

Ms. Muchow, Aye
Ms. Sestero, Aye
Mr. Walker, Nay
Mr. Erkins, Aye
Mr. Rastegar, Aye

The Board entered Executive Session at **Timestamped 2:26 p.m.**

Ms. Sestero moved to leave Executive Session. Mr. Rastegar seconded the motion. The motion to adjourn Executive Session was unanimously approved.

Timestamped 4:05 p.m.

F. Board consideration - Acquiring real property for future project Opportunities – Chase Erkins

A motion was made to authorize the District to enter into an Assignment and Assumption Agreement with DPRE LLC, transferring an option and purchase agreement for a property at Ninth and River. The agreement includes a $2.5 million option price and a $12.5 million purchase price if exercised. The Executive Director, Board Chair, and Director Erkins are also authorized to finalize terms with legal counsel and execute all necessary documents.

Ms. Sestero made a motion to approve. Mr. Rastegar seconded the motion. The motion was approved unanimously.

Timestamped 4:14 p.m.

V. Adjournment

There being no further business to come before the Board, the meeting is adjourned.

Timestamped 4:15 p.m.

Kristin Muchow, Chair

Chase Erkins, Vice Chair

Jim Walker, Director

Tiam Rastegar, Secretary

Sophie Sestero, Director

Note: the following materials will be provided with these minutes:

Approval of Minutes –

i. Meeting materials for May 26th , 2026