



MERIDIAN

development corp.

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MEETING AGENDA
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, September 24, 2025, 4:00PM
Meridian City Hall, City Council Conference Room
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Winder]:

2. Roll-call Attendance [Winder]:

_____ Dave Winder – Chairman
_____ Nathan Mueller– Vice-Chairman
_____ Steve Vlassek– Secretary/Treasurer

_____ Dan Basalone - Member
_____ Doug Taylor – Member
_____ Rob McCarvel – Member
_____ Kit Fitzgerald – Member
_____ Brad Hoaglund – Member
_____ Robert Simison – Member

_____ Todd Lakey – Counsel
_____ Ashley Squyres – Administrator

ACTION AND DISCUSSION ITEMS

3. Action Item: Confirm the Agenda [Winder]:

4. Action Item: Approve Consent Agenda [Winder]: These items will be approved by a single vote unless a Board member requests to remove an item for specific discussion and/or action.

- a. Approve Minutes of the September 10, 2025 Regular Meeting**
- b. Approve August 2025 Financials and Notice of Bills Paid**

5. Action Item: Consideration of a recommendation to the City of Meridian regarding the alternative parking request for 914 East Second Street [Parking Committee]

6. Action Item: Consideration of an Owner Participation Agreement for Promenade Cottages and corresponding resolution 25-017 [Lakey]

7. Action Item: Consideration of approval of the FY2026 Cooperative Agreement with Valley Regional Transit and corresponding resolution 25-018 [Squyres]

8. Action Item: Consideration of approval of the FY2025 Audit Scope of Work with Eide Bailey and corresponding resolution 25-019 [Squyres]

9. **Action Item: Consideration of approval of a cost-of-living increase per the master contract for AF Public Solutions, LLC in FY2026 and corresponding resolution 25-020 [Winder]**
10. **Consideration of approval of the FY26 Façade Improvement Grant Application and corresponding resolution 25-021 [Squyres]**
11. **MDC Project Updates [Squyres]**
12. **Executive Session pursuant to Idaho Code Section 74-206(1)(c) to consider acquiring an interest in real property which is not owned by a public agency.**
13. **Action Item: Consideration of approval of the scope of work for an appraisal of Project E with Idaho Commercial Appraisal and corresponding resolution 25-022 [Winder/Squyres]**
14. **Action Item: Consideration of approval of the scope of work for an appraisal of Project M with Idaho Commercial Appraisal and corresponding resolution 25-023 [Winder/Squyres]**
15. **Discussion Item: City Council Liaison Report [Taylor/Simison]:** Representatives who sit on the Meridian City Council will review topics that need to be brought to the attention of the Board.
16. **Discussion Item: Counsel's Report [Lakey]:** Counsel Lakey will review legal topics that need to be brought to the attention of the Board.
17. **Discussion Item: Administrator's Report [Squyres]:** Administrator Squyres will review topics that need to be brought to the attention of the Board.
18. **Discussion Item: Chairman's Report**
19. **Public Comment**
20. **Adjourn the Meeting [Winder]:**

Executive Session per Idaho State Code 74-206: The Board may go into executive session pursuant to Idaho Code Section 74-206 with the specific applicable code subsection cited as part of the motion to go into executive session.

Regular meetings of the Meridian Development Corporation Board of Commissioners are scheduled for the second Wednesday of each month at 7:30 am and the fourth Wednesday at 4:00 pm in the North Conference Room at the Meridian City Hall.