



**MERIDIAN**  
 development corp.  
 REVIVE • RENEW • REDEFINE

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**AMENDED AGENDA**  
**SPECIAL MEETING OF THE BOARD OF COMMISSIONERS**  
**Thursday, December 01, 2011, 7:30am**  
**Meridian City Hall North Conference Room**  
**33 East Broadway Avenue - Meridian, Idaho**

**1. Call Meeting to Order (Pipal):**

**2. Roll-call Attendance (Pipal):**

\_\_\_\_\_ Julie Pipal – Chairman  
 \_\_\_\_\_ Craig Slocum – Vice-Chairman  
 \_\_\_\_\_ Eric Jensen – Secretary/Treasurer

\_\_\_\_\_ Keith Bird – Member  
 \_\_\_\_\_ Jim Escobar – Member  
 \_\_\_\_\_ Dave Winder – Member  
 \_\_\_\_\_ Tammy de Weerd – Member  
 \_\_\_\_\_ Dan Basalone – Member  
  
 \_\_\_\_\_ Todd Lakey – Counsel  
 \_\_\_\_\_ Ashley Ford – Project Manager

**3. Confirm Agenda (Pipal):**

**4. Approve Consent Agenda (Pipal):** 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 October 26, 2011 Special Meeting**
- b. **Approve Minutes of November 09, 2011 Regular Meeting**

**ACTION ITEMS**

- 5. Executive Session per Idaho Code 67-2345(f)**
- 6. Amendment to Professional Service Agreement with Erstad Architects**
- 7. Resolution 11-024 Amendment to Professional Services Agreement with Erstad Architects**
- 8. Early Occupancy Agreement and Form of Purchase and Sale Agreement and Alternative Parking Agreements with COMPASS**
- 9. Resolution 11-025 Early Occupancy Agreement and Approval of Purchase and Sale Agreement with COMPASS**
- 10. Early Occupancy Agreement and Form of Purchase and Sale Agreement and Alternative Parking Agreements with VRT**

11. **Resolution 11-026 Early Occupancy Agreement and Approval of Form of Purchase and Sale Agreement with VRT**
12. **Articles of Incorporation for Second and Broadway Condominium Owner's Association, Inc.**
13. **Declaration of Covenants Conditions and Restrictions for Second and Broadway Condominiums**
14. **Resolution 11-027 Articles of Incorporation for Second and Broadway Condominium Owner's Association, Inc. and Declaration of Covenants Conditions and Restrictions for Second and Broadway Condominiums**
15. **Alternate Parking Agreement with COMPASS and VRT**
16. **Resolution 11-028 Alternate Parking Agreement with COMPASS and VRT**
17. **Ground Floor Renovation Change Orders and Other Scopes of Work**

#### **DISCUSSION ITEMS**

18. **Broadway Building Partnership Update (Ford):** A review of the COMPASS/VRT project will be discussed.
19. **Counsel's Report (Borton):** Counsel Borton will review legal or legislative topics that need to be brought to the attention of the Board.
20. **Project Manager's Report (Ford):** Project Manager Ford will review topics that need to be brought to the attention of the Board.
21. **Chairman's Report**
22. **Executive Session per Idaho State Code 67-2345:** The Board may go into executive session pursuant to Idaho Code Section 67-2345 with the specific applicable code subsection cited as part of the motion to go into executive session.
23. **Adjourn the Meeting (Pipal):**

**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.**