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development corp.
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33 E. Broadway Ave.
Meridian, ID 83642
208.477.1632
www.meridiandevdevelopmentcorp.com

MDC PROPERTY COMMITTEE MEETING MINUTES
November 19, 2014
City Hall, North Conference Room, 2-3pm

Attendees: Ashley Squyres, C. Jay Coles, Caleb Hood, Dan Basalone, Kit Fitzgerald, Todd Lakey, Dave Winder and Eric Jensen

1) Review of housing study from Pegasus [All]

*The committee was expecting more specifics in the recommendations as to next steps, how to execute or case studies that could be looked at. Most felt recommendations were too general/fluffy.

*The committee would like to have implementation strategies similar to what was provided at the end of the Economic Development study for the city of Meridian.

*One of the items that was asked for was an analysis and recommendations as to the single-family residential opportunities in downtown - not just condo/multi-family. Knowing the redevelopment opportunities for the existing single-family residential is important.

*The committee wanted to know why there is a recommendation for purchasing a particular property in downtown Meridian. They wanted to know what specifically about that property feels favorable to residential and should be a priority?

*One of the items that was supposed to be considered was any city code restrictions or barriers that might be undesirable for housing of all sorts. The committee did not see this addressed.

*While the committee appreciates the market share analysis for housing it still doesn't answer the question that if available, do people would want to live in downtown Meridian. The committee was hoping for more evidence of a true demand and if so, what would these consumers need to want to live downtown [yard, other amenities etc].

*The committee would also like to know if the target audience is even correct for downtown housing?

*Regarding the CDBG recommendations, the committee would like some examples and case studies as to where this has been used.

*What should MDC be focusing on to entice folks downtown? Should MDC be surveying people and who? Should MDC be investing in infrastructure such as streetscape? Does mass transit? While there are some employers in the heart of downtown, the committee feels as if that is not enough for a PR campaign. What else should be MDC's priorities?

*Regarding the loan recommendation, per Idaho State Statutes, this is not an option as the constitution will not allow MDC or the City to lend its credit to others.

Overall, the committee was expecting more "meat" to the recommendations and some validation that housing should be a priority for MDC.

2) McFadden Property Update [City]

The city reported that the building demolition begins today.

3) Project Development Plan Update [City]

Ashley reported that both the city and MDC have agreed to move forward with the project development plan that will explore an auditorium district and what uses may be compatible for downtown Meridian. The consultant will be in town the week of December 09 to meet with City, Chamber and MDC, interview stakeholders and conduct research for the study. Pegasus plans to present to the City Council on January 13, the MDC Board on January 14 and the Chamber Board on January 15.