

 33 E. Broadway Ave.

Meridian, ID 83642

208.477.1632

www.meridiandevelopmentcorp.com

### AMENDED MEETING MINTUES

 **MEETING OF THE BOARD OF COMMISSIONERS**

**Wednesday, April 09, 2014, 7:30am**

**Meridian City Hall North Conference Room**

**33 East Broadway Avenue - Meridian, Idaho**

1. **Call Meeting to Order [Escobar]:**

At 7:30am, Chairman Escobar called the meeting to order.

1. **Roll-call Attendance [Escobar]:**

X Jim Escobar – Chairman X Keith Bird – Member

 [Left at 9:40am]

X Dan Basalone – Vice-Chairman O Kit Fitzgerald – Member

X Dave Winder– Secretary/Treasurer O Julie Pipal – Member

 X Tammy de Weerd – Member

 X Eric Jensen – Member

 X Todd Lakey – Counsel

 X Ashley Ford – Administrator

1. **Confirm Agenda [Escobar]:**

A motion was made by Commissioner Winder and seconded by Commissioner Basalone to confirm the agenda.

ALL AYES.

1. **Approve Consent Agenda [Escobar]:** These items will be approved by a single vote unless a Board member requests to remove an item for specific discussion and/or action.
	* 1. **Approve Minutes of March 12, 2014 Regular Meeting**
		2. **Approval of February 2014 Financials and Notice of Bills Paid**
		3. **Approval of the March 2014 Administrator’s Report**

A motion was made by Commissioner de Weerd and seconded by Commissioner Winder to approve the consent agenda.

ALL AYES.

**PRESENTATIONS**

1. **2014 Legislative Wrap Up [Scott Turlington]**

Scott was unable to attend today’s meeting and will be placed on the April 23, 2014 agenda.

1. **2014 Concerts on Broadway Presentation by Meridian Arts Commission [Mary Jensen]**

Mary Jensen, Chairman of the Meridian Arts Commission, gave a presentation on the upcoming concert series. MAC will be presenting four Concerts on Broadway during the Summer of 2014. The budget needed for the expansion from three to four concerts increased $8,000. MAC is working with existing sponsors such as MDC and pursuing new sponsors as well. Mary stated that the concerts bring anywhere from 800 to 1,500 attendees per concert to downtown Meridian. Mary stated that MAC is requesting $10,000 from MDC. Ford stated that MDC has budgeted $10,000 for the Concerts on Broadway partnership. A motion was made by Commissioner Jensen and seconded by Commissioner Basalone to approve a $10,000 contribution for the Summer 2014 Concerts on Broadway program.

ALL AYES.

1. **MDC Fiscal Training Presentation by Accounts Plus, LLC [Tari Stockton]**

Tari Stockton, MDC’s Accountant, provided a brief training utilizing the February 2014 Financials in the board packets.

**PRESENTATIONS WITH ACTION ITEMS**

1. **The Vault Presentation and MDC Property Committee Recommendations for 713 North Main Street and Corresponding Resolution 14-010 [Earl Sullivan]**

Commissioner Winder and Administrator Ford gave an overview of recent meetings with Earl Sullivan, the city of Meridian and the Chamber of Commerce. In addition, the Property Committee met to discuss the project and determined they would recommend that the Board move forward with The Vault proposal, make all of the necessary improvements for a wine cooperative and work with Earl on a two-year lease with metrics.

Earl provided an overview of his vision and proposal for the building at 713 N. Main. He discussed the economic impact that wineries have had to Idaho and the region. He discussed how this would be a destination business and would encourage spending in Meridian’s downtown core. He envisions The Vault as a multi-use tool that will have wine tastings, events after hours, that will be a magnet for other businesses and that will partner with other downtown businesses for food. Earl reiterated that this would not be a bar.

Earl envisions:

* Mobile tasting tables that can be moved for events
* No stools in front of bars
* A patio in between the two MDC-owned buildings
* Being a destination business to attract other businesses
* Working with local vendors for food

Earl discussed other models in Cincinnati, Spokane and Seattle and the lessons learned.

Chairman Escobar stated that this project would assist in the removal of blight, would retain the building for a future project and would bring more people into downtown. He further stated this project went out to RFP and Earl was the only responder for this building.

Counsel Lakey discussed the legal aspects of entering into an agreement and how to evaluate improvements and fair market value.

Commissioner de Weerd stated that this project fits the goals of what MDC wants to accomplish and helps create a walkable downtown.

Commissioner Basalone stated that due to the nature of the business fair market value will be met by bringing people into downtown.

Earl stated that he envisions the hours being Wednesday through Sunday, 11am to 6pm. They may expand to Monday and Tuesday in the future. He stated it has taken three years to build up the traffic in their current location in Garden City and that downtown partnerships are incredibly important.

Brenda Sherwood, the City’s Economic Development Administrator stated that she has a limited marketing budget which can assist in social media efforts such as this and is willing to go back in front of the city council if additional dollars are needed to assist with MDC’s mission.

Commissioner de Weerd stated that the City is currently undergoing a Economic Development Audit and the consultant believes this is a great project.

Anne Roberts, the Executive Director of the Meridian Chamber, stated that the Chamber’s Economic Development Committee could assist in promoting this.

Commissioner Jensen asked Earl what indicates success for them and Earl responded that they want to be self-sustaining cost-wise, all tenants continue to renew because they see the value and they see the transition in downtown.

Earl stated that they are willing to have metrics in the lease. He would like to gain a clearer sense as to what improvements are needed and if there is an opportunity to work around some of the CDHD improvements.

A motion was made by Commissioner Basalone and seconded by Commissioner Winder for MDC to pursue a lease agreement with The Vault.

ALL AYES.

1. **Main Street Island Update and Public Outreach Summary [Betsy Roberts]**

Ford gave an overview of the public outreach comments that had been received on the project. Betsy Roberts from CH2M Hill gave a project update to the board. Ford and Roberts requested approval from the Board to continue moving forward. The board was affirmative.

**ACTION ITEMS**

1. **Consider increase in contribution amount to city of Meridian for Real Property Appraisal and Corresponding Resolution 14-011 [Lakey]**

Counsel Lakey stated that the appraisal costs obtained by the city came in $1,400 higher than anticipated. The city was requesting an additional $700.00 from MDC in order to share the costs. A motion was made by Commissioner Winder and seconded by Commissioner Jensen to approve a total partnership amount of $3,700.

ALL AYES.

1. **Approval of New MDC Board Member Appointment to Fulfill Luke Cavener’s Term through August 2015 and Corresponding Resolution 14-012 [Escobar]**

Chairman Escobar discussed the recent application and interview process to fill previous Commissioner Luke Cavener’s seat. Escobar introduced Callie Novak to the Board and discussed her qualifications. A motion was made by Commissioner Bird and seconded by Commissioner Winder to approve the appointment of Callie Novak to fulfill the remainder to Luke Cavener’s term which expires in August 2015.

ALL AYES.

Note: Commissioner de Weerd had stepped out for a moment during the vote.

1. **Consider amendments to Masonic Lodge Parking Agreement and Corresponding Resolution 14-013 [Lakey]**

Counsel Lakey discussed the requests by the Masons to modify the parking agreement and changes to the parking lot signage. A motion was made by Commissioner Winder and seconded by Commissioner Basalone to approve the modifications to the agreement and the signage.

ALL AYES.

1. **Approval of 2013 Annual Report [Ford]**

Ford reviewed the 2013 Annual Report with the board. A motion was made by Commissioner Bird and seconded by Commissioner Basalone to approve the 2013 Annual Report.

ALL AYES.

**EXECUTIVE SESSION**

1. **Executive Session per Idaho State Code 67-2345(1)(c): To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency**

A motion was made by Commissioner Bird and seconded by Commissioner Jensen to go into Executive Session.

ALL AYES.

A motion was made by Commissioner Bird and seconded by Commissioner Winder to come out of Executive Session.

The board directed Ford to work with the broker of the McFadden Building to try to preserve the signage and as much as the sandstone as possible along with working with the landowner on the replacement of the sidewalk in front of the building.

**DISCUSSION ITEMS**

1. **Downtown Parking and Transportation Committee Update [Basalone]**

Commissioner Basalone reviewed the meeting notes with the board.

1. **Wayfinding and Signage Committee Update [Basalone]**

Commissioner Basalone reviewed the meeting notes with the board.

1. **Downtown Business and Property Owner Update [Basalone]**

Commissioner Basalone discussed the most recent meeting with the board.

1. **Upcoming Committee Meetings [Ford]**

Ford reviewed the upcoming committee meeting and other notable events with the board.

1. **Counsel’s Report [Lakey]:** Counsel Lakey will review legal topics that need to be brought to the attention of the Board.

No report was given.

1. **Administrator’s Report [Ford]:** Administrator Ford will review topics that need to be brought to the attention of the Board.

No report was given.

1. **Chairman’s Report**

No report was given.

1. **Public Comment**

No public comment was given.

1. **Adjourn the Meeting [Escobar]:**

At 9:58am, a motion was made by Commissioner de Weerd and seconded by Commissioner Winder to adjourn the meeting.

ALL AYES.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Jim Escobar, Chairman