



MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, October 22, 2014, 4:00pm
Meridian City Hall North Conference Room
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Escobar]:

At 4pm, Chairman Escobar called the meeting to order.

2. Roll-call Attendance [Escobar]:

<u>X</u>	Jim Escobar – Chairman	<u>X</u>	Keith Bird – Member
<u>X</u>	Dan Basalone – Vice-Chairman	<u>X</u>	Kit Fitzgerald – Member
<u>O</u>	Dave Winder– Secretary/Treasurer	<u>X</u>	Callie Novak – Member [Left at 6:11pm]
		<u>O</u>	Tammy de Weerd – Member
		<u>X</u>	Eric Jensen – Member
		<u>X</u>	Calvin Barrett – Member
		<u>X</u>	Todd Lakey – Counsel
		<u>X</u>	Ashley Squyres – Administrator

3. Confirm Agenda [Escobar]:

A motion was made by Commissioner Fitzgerald and seconded by Commissioner Bird to confirm the agenda.

ALL AYES.

4. 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.

- a. Approve Minutes of October 08, 2014 Regular Meeting**
- b. Approve September 2014 Financials and Notice of Bills Paid**

A motion was made by Commissioner Bird and seconded by Commissioner Jensen to approve the consent agenda.

ALL AYES.

ACTION AND PRESENTATION ITEMS

5. McFadden Building Discussion [Scott Nicholson]

Squyres provided a summary of the discussion at the recent Property Committee meeting and why Scott was asked to come to this board meeting. Scott provided a property status update for the board regarding the desire to pull a demolition permit in the next few days to demolish the

McFadden building. Scott discussed that there have been interested parties looking at the property but ultimately no one has come forward to purchase and after a year, it is time to move forward. The property is priced at \$175k and he does not believe that there is much room for negotiation. The goal is to landbank the property until a developer comes forward. Scott also discuss the existing bids for demolition and the removal of the sandstone.

The board began a discussion if purchasing the property may be an option for consideration. If desired, the board could purchase the property by not moving forward on other planned capital projects, utilizing the revolving line of credit or by forging a partnership with the city. After consideration, the majority board members did not see MDC moving forward with the purchase of the property. That said, Commission Fitzgerald felt this prominent corner in downtown Meridian has a lot of opportunity and it would be in MDC's best interest to try to get this property into a developer's hands quickly and that MDC should consider purchasing the property. Others were concerned that with MDC purchasing the property it would take it off of the tax rolls and it should be the McFadden's responsibility to demolish the building and to try to find a developer. Commissioner Basalone said that if after another year there isn't any private developer interest, perhaps MDC could revisit the subject.

Counsel Lakey asked Scott if the family is going to try to preserve the sandstone where feasible. Scott stated that the demolition company seemed willing to do so. Scott also stated the intention is to fill in the basement to ensure adequate safety for the site. MDC asked if the basement wall that extends under the sidewalk will be removed when the basement is filled in. Scott stated that he would need to get a bid from the contractor as to the cost. Squyres reiterated that MDC is willing to entertain pursuing an Owner Participation Agreement in order to replace the sidewalk along the frontage of the building.

6. Approval of the Meridian Downtown Street Cross-section adoption and corresponding Resolution 14-045 [Brian McClure]

Brian McClure updated the board as to the actions taken by the City Council and ACHD over the last ten months pertaining to the cross-sections that were presented to this board early in 2014. The cross-sections were formally adopted by the City Council and will be adopted by ACHD before the end of the year. Brian provided a brief overview for new board members Barrett and Novak and reiterated that the plan is meant to be flexible. A motion was made by Commissioner Jensen and seconded by Commissioner Fitzgerald to approve the downtown cross-section plan and resolution.

ALL AYES.

7. Approval of the Main Street Island Revised Concept [Betsy Roberts and Basalone]

Dan gave an overview of the two concepts that were discussed at the recent parking and streetscape committee meeting which then resulted in a third concept presented to the board today. Squyres discussed the redesign and the meeting with City, ACHD and Idaho Power staff at a recent meeting. Blaise Exon from CH2M Hill discussed the bids and why they may have come in higher than expected. He explained the timing of the project and the business of contractors and the overall scope tended to drive up the pricing based on feedback from the two contractors that bid on the project. Squyres stated that the goal is to go out to bid by the end of January or beginning of February 2015. A motion was made by Commissioner Jensen and seconded by Commissioner Bird to approve the third concept.

ALL AYES.

8. Approval of the CH2M Hill Change Order No. 1 for the Main Street Island and Phase One Historic Lighting project and corresponding Resolution 14-046 [Betsy Roberts and Squyres]

Squyres reviewed the change order with the board and reiterated that this was due to the change in direction by the board at the September 03 board meeting to combine the island project with the phase one historic light project. The change in direction was due to the island project coming in substantially higher than budgeted.

Concerns were raised by the board regarding the perceived high costs for the change order. Blaise Exon explained the costs and Squyres reminded the board of the various changes and requests that were directed by the board to CH2M Hill and the amount of work that has been completed without a signed scope from September 03 through this meeting. Squyres also reminded the board that this change order is a not to exceed so if the entire budget is not needed then MDC will not be billed.

A motion was made by Commissioner Bird and seconded by Commissioner Fitzgerald to approve Change Order No. 1 and the corresponding resolution in the not to exceed amount of \$17,400.

ALL AYES.

9. Approval of the Keller Associates Change Order No. 1 for the Main Street Island and Phase One Historic Lighting project and corresponding Resolution 14-047 [Donn Carnahan and Squyres]

Squyres reviewed the change order with the board and reminded the board that this was also a not to exceed change order. A motion was made by Commissioner Bird and seconded by Commissioner Novak to approve Change Order No. 1 and the corresponding resolution in the not to exceed amount of \$5,420.

ALL AYES.

10. Approval of the Treasure Valley Children's Theatre Lease from November 01, 2014 through October 31, 2015 and corresponding Resolution 14-048 [Lakey]

Counsel Lakey reviewed the lease agreement extension with the board along with the modifications that included that Autumn will now take over the contracts for snow removal and landscaping and that she will pay 50% the copier costs. The extension begins on November 01, 2014 and will end on October 31, 2015. A motion was made by Commissioner Fitzgerald and seconded by Commissioner Bird to approve the lease extension.

ALL AYES.

11. Approval of the Façade Improvement application request by Mark Hooper [Winder/Squyres]

Squyres reviewed the memo in the board packet outlining the request by Mark Hooper for façade improvements to his property at 1026 North Meridian Road. If approved by this board, MDC's financial match at 50% would be \$4,155. Squyres reviewed the applicant's narrative outlining how his application meets the public purpose threshold. Commissioner Basalone stated that he believes this application is important given the amount of landscaping that was removed with the widening of Meridian Road. Squyres stated that a condition of approval is for the applicant to provide at least one tree in his landscaping plan and for a plan to be submitted for approval by the Property Committee before being reimbursed. Squyres further stated that a subrecipient agreement will be brought back to the board at the November 12 meeting.

A motion was made by Commissioner Basalone and seconded by Commissioner Bird to approve the façade improvement application by Mark Hooper.

ALL AYES.

12. Downtown Branding Update and Public Hearing [Betsy Roberts and Squyres]

Squyres and Roberts walked the board through the information packet provided by CH2M Hill showcasing three options for a logo and three options for taglines. Squyres referenced the public commentary that had been provided to-date that was in the board packets and outlined the public involvement efforts between now and the December board meeting where a final recommendation will be made to the MDC board.

DISCUSSION ITEMS

13. Project Development Plan for an Auditorium District and Civic Center [Bruce Chatterton]

Squyres and Bruce Chatterton gave an overview of the discussions to-date on this initiative and how this is in line with a recommended catalyst project by Pegasus in the City's Economic Development Plan. Bruce will be discussing the project with the City Council at the next meeting. If the Council is agreeable in moving forward, an item will be placed on the next agenda to approve a cost-sharing agreement with the city and the chamber for the project. General conversation was had regarding financing options, site planning, is a project realistic with the Boise Centre and the Nampa Civic Center and how to pay for the on-going operations. Bruce stated it is important to recognize that the study is necessary so that a facility is "right-sized" for Meridian. Squyres stated that there are opportunities potentially, to tap into private dollars and that it is important to think creatively as to how to fund the initial construction and operational expenses. For example, the library may be interested in relocating downtown in such a building and that could help off-set some of the costs.

14. Wine Cooperative Discussion [Basalone]

Commissioner Basalone requested a board discussion on how much time MDC is willing to give Earl Sullivan and his group to sign the lease that has been in his possession since August for 713 North Main. His concern is that there is no forward momentum. The board agreed that a timeframe should be imposed for a decision. A motion was made by Commissioner Basalone and seconded by Commissioner Bird that there shall be an agreement with Earl and his LLC no later than December 31, 2014. If an agreement is not in place, MDC shall reopen the process to determine the next step for the building at 713 North Main.

ALL AYES.

15. Property Committee Update [Winder]

Commissioner Basalone reviewed the property committee meeting notes in the packet with the board.

16. Downtown Parking, Transportation and Streetscape Committee Update [Basalone]

Commissioner Basalone reviewed the parking, transportation and streetscape committee meeting notes in the packet with the board.

17. Upcoming Committee Meetings [Squyres]

Squyres reviewed the upcoming meetings with the board.

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

No report.

19. Administrator's Report [Squyres]: Administrator Squyres will review topics that need to be brought to the attention of the Board.

Squyres reminded the board that due to the holidays there will not be two board meetings each month in the months of November and December.

20. Chairman's Report

Chairman Escobar complimented the historical walking tour organizers as it is great to see the third grade classes out and about in downtown.

21. Public Comment

No public comment.

22. Adjourn the Meeting [Escobar]:

At 6:35pm, a motion was made by Commissioner Bird and seconded by Commissioner Barrett to adjourn the meeting.

ALL AYES.

Jim Escobar, Chairman