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MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, April 08, 2015, 7:30am
Meridian City Hall, Conference Room A
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Escobar]:

At 7:32am, Chairman Escobar called the meeting to order.

2. Roll-call Attendance [Escobar]:

X	Jim Escobar – Chairman	X	Keith Bird – Member
X	Dan Basalone – Vice-Chairman	X	Kit Fitzgerald – Member
X	Dave Winder– Secretary/Treasurer	X	Callie Novak – Member
		X	Tammy de Weerd – Member
		X	Eric Jensen – Member
		O	Calvin Barrett – Member [Arrived at 7:35am]
		X	Todd Lakey – Counsel
		X	Ashley Squyres – Administrator

3. Confirm Agenda [Escobar]:

A motion was made by Commissioner Bird and seconded by Commissioner Winder to confirm the agenda with the removal of Item #5.

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 March 25, 2015 Regular Meeting
b. Approve March 2015 Administrator's Report

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

ALL AYES.

ACTION AND PRESENTATION ITEMS

5. Legislative Update [Scott Turlington]

This item was removed from the agenda.

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6. Request by Josh Evarts to fund a Phase II Environmental Study for the former Elite Cleaner's site at 140 Idaho Avenue [Josh Evarts]

Squyres introduced the potential project to the board members.

Josh introduced himself to the board and discussed his property ownership and interest of downtown Meridian to the board.

Josh reviewed the PowerPoint for the potential project at 140 Idaho Avenue and requested that MDC contract directly with Haley Aldrich for the limited phase two environmental study.

Counsel Lakey discussed how an agreement could be structured with Josh Evarts and/or the property owner to ensure MDC would not pay for a study only benefitting one property owner. If MDC pays for the study, it does become part of the public record.

Chairman Escobar discussed the benefits of MDC participating with this study:
*The elimination of blight
*The assistance of remediation of the property
*Eventually the developing of the property leading to Façade Improvement

Next steps include:
*Bringing back the study agreement to the next board meeting.

A motion was made by Commissioner de Weerd and seconded by Commissioner Jensen to bring back the appropriate documents to the next meeting.

ALL AYES.

7. Discussion with Tom Barry, Public Works Director, regarding the Main Street Island/Lighting Project [Tom Barry]

Tom Barry discussed issues and concerns that have arisen during three somewhat recent projects between MDC and the City of Meridian. Those project include: Split Corridor Phase One, Split Corridor Phase Two and the mid-block island project.

The main issues associated with the mid-block island project include: no pre-construction meeting, no owner's representative clearly identified, issues with Mr. Wynkoop's property, no formal survey, MDC did not go through the normal city process and the contractor has asked the city to make decisions on behalf of MDC that have cost implications.

Items for MDC to consider moving forward with new projects:
*MDC needs to understand the City process
*MDC should consider hiring pre-construction services
*MDC should consider hiring survey services
*MDC should have regular construction meetings

Further, MDC should have a better separation from the city including having its own address and bids delivered elsewhere.

8. Approval of the draft lease agreement between MDC and the Meridian Library District for 713 North Main Street and Corresponding Resolution 15-012 [Lakey]

Counsel Lakey reviewed the draft lease with the board and solicited feedback. Lakey will bring back the final agreement for consideration to the next meeting.

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9. Review of RFQ responses for the On-Call Marketing Services and potential decision [Fitzgerald]

Commissioner Fitzgerald gave an overview of the seven RFQ's received and the top two agencies that will be interviewed on April 21. Squyres will email the board the interview questions so additional questions can be added.

DISCUSSION ITEMS

10. Idaho Smart Growth and Project for Public Spaces Update [Squyres]

Squyres reviewed the draft report with the board.

11. Upcoming Committee Meetings [Squyres]

Squyres reviewed the upcoming committee meetings with the board.

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

No report.

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

No report.

14. Chairman's Report

No report.

15. Public Comment

The owner of the Smoke Shop on Idaho Avenue would like MDC to help business owners learn how to be better involved in the downtown and how to help create a destination.

16. Adjourn the Meeting [Escobar]:

At 9:08am, a motion was made by Commissioner Bird and seconded by Commissioner Winder to adjourn the meeting.

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Jim Escobar, Chairman

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