



**MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, May 13, 2015, 7:30am
Meridian City Hall, Conference Room A
33 East Broadway Avenue - Meridian, Idaho**

1. Call Meeting to Order [Escobar]:

At 7:31am, 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	O	Kit Fitzgerald – Member
X	Dave Winder– Secretary/Treasurer	O	Callie Zamzow – Member [Arrived at 7:33am]
		X	Tammy de Weerd – Member
		O	Eric Jensen – Member
		X	Calvin Barrett – Member
		X	Todd Lakey – Counsel
		X	Ashley Squyres – Administrator

3. Confirm Agenda [Escobar]:

A motion was made by Commissioner Winder and seconded by Commissioner Basalone 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 April 22, 2015 Regular Meeting**
- b. Approve April 2015 Administrator's Report**

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

ACTION AND PRESENTATION ITEMS

5. Approval of a Limited Phase II Environmental Study for 140 Idaho Avenue and Corresponding Resolution 15-012 [Lakey]

Items #5 and #6 were taken up together

6. Approval of an agreement with Josh Evarts for 140 Idaho Avenue and Corresponding Resolution 15-016 [Lakey]

Counsel Lakey and Chairman Escobar reviewed the project history.

Josh Evarts stated that while he is not the property owner he believed it was appropriate to approach MDC to assist with the phase two of the property given the property is on the history walk and it is blighted.

Shiela Bitton stated that she and her husband Greg have owned the property since 1984 and it has operated as a dry cleaners for decades.

Commissioner Winder stated his concern is that if remediation is needed that the project may not move forward and MDC will have paid \$5,000 for the study without any results. He wondered if there was any way to reimburse after the project?

Josh stated that he that he will be investing \$135,000 into the building without furnishings.

Commissioner de Weerd stated there is a risk but this is why MDC was created. This goes beyond the private investment to one property owner.

Commissioner Zamzow stated that Josh has the credibility given his existing dedication to downtown Meridian with the Heritage Building.

Commissioner Winder stated there may not be a project and what if another property owner wants to do the same sort of project...are we setting a precedence?

Commissioner Basalone wondered why the existing property owner was not willing to come to the table with a financial commitment.

Shiela Bitton stated that the property has not been up for sale and Josh approached she and her husband.

Josh stated that the Bittons are aware that the results will be reported to DEQ.

Commissioner Zamzow stated that this makes sense for the board to consider because it is MDC's goal to remove blight and this project makes sense.

Chairman Escobar stated that he will be abstaining from a vote due to a potential conflict but it is his belief this sort of decision would be a good precedence.

Commissioner Basalone would like to see some shared responsibility and asked Shiela if they would be willing to pay 25%?

Shiela stated they would be willing to pay 25%.

Counsel Lakey stated that he would need to modify the agreement to share the cost with MDC paying 75% of the cost and the city paying 25%.

A motion was made by Commissioner Basalone and seconded by Commissioner Zamzow to authorize Counsel Lakey to modify the agreement to share the cost for the Phase II Environmental Study with MDC paying 75% and the property owner paying 25%.

ALL AYES WITH CHAIRMAN ESCOBAR ABSTAINING

7. Approval of a lease agreement between MDC and the Meridian Library District for 713 North Main Street and Corresponding Resolution 15-013 [Lakey]

Counsel Lakey reviewed the lease updates since the last board meeting and the architectural drawings with the board.

A motion was made by Commissioner Basalone and seconded by Commissioner Winder to approve the lease agreement.

ALL AYES.

8. Budget Discussion and Approval of bid documents for 713 North Main Street and Corresponding Resolution 15-017 [Lakey/Squyres]

Counsel Lakey and Squyres reviewed the bid documents, the bid schedule, the existing budget commitments with the board.

A motion was made by Commissioner Bird and seconded by Commissioner Winder to approve the bid documents.

ALL AYES.

9. Discussion with Bruce Chatterton regarding potential Ten Mile Urban Renewal District [Bruce Chatterton]

Bruce Chatterton and Phil Kushlan discussed the city of Meridian's desire to move forward with a URD in the Ten Mile Interchange area for economic development. The city is currently under a non-disclosure agreement with a potential project. Phil will be under contract to assist with the creation to create the eligibility report. It is necessary to demonstrate the location meets one of nine criteria. MDC would need to approve the eligibility report then the city council would need to approve. Bruce stated that they are working on a final schedule and finalizing likely in 2015.

10. Approval of Change Order #2 with Paul Construction for the Main Street Island/Lighting Project and Corresponding Resolution 15-018 [Squyres]

Squyres reviewed the change order with the board in the amount of \$841.50 for the addition of a foundation for one of the banner poles given an unexpected storm drainage issue. A motion was made by Commissioner Winder and seconded by Commissioner Basalone to approve the change order.

ALL AYES WITH THE EXCEPTION OF COMMISSIONER DE WEERD BECAUSE SHE STEPPED OUT MOMENTARILY.

11. Approval of a three year contract for On-Call Marketing Services with Rizen Creative and Corresponding Resolution 15-019 [Barrett]

Commissioner Barrett reviewed the agreement with the board. A motion was made by Commissioner Barrett and seconded by Commissioner Bird of the on-call three year contract

ALL AYES.

12. Approval of Task Order #1 for Rizen Creative and Corresponding Resolution 15-020 [Barrett]

Commissioner Barrett reviewed the Task Order with the board to have Rizen Creative assist MDC with creation of an implementation plan of all of the various studies and efforts. A motion was made by Commissioner Barrett and seconded by Commissioner Bird to approve the task order in the amount of \$5,000.

ALL AYES.

13. Approval of Legislative Services Contract with Scott Turlington through the 2016 Legislative Session and Corresponding Resolution 15-021 [Lakey]

Counsel Lakey reviewed the contract extension with the board. A motion was made by Commissioner Bird and seconded by Commissioner Winder to approve the contract.

ALL AYES.

14. Approval of three year Legal Services Contract with Borton-Lakey Law and Corresponding Resolution 15-022 [Escobar]

Chairman Escobar discussed the three year contract extension with the board. A motion was made by Commissioner Bird and seconded by Commissioner Winder to approve the contract.

ALL AYES.

15. Approval of a modification to the subrecipient agreement for Façade Improvement at 1026 North Meridian Road and Corresponding Resolution 15-015 [Lakey]

Squyres reviewed the changes to the agreement lowering the MDC participation to \$3,768.71. A motion was made by Commissioner Basalone and seconded by Commissioner Winder.

ALL AYES.

16. Approval of purchase of two concrete planters [Squyres]

Squyres reviewed the opportunity to purchase two additional concrete planters for downtown Meridian in the amount of \$1,042.21 each. The Parks and Recreation Department will keep the planters in storage until needed. A motion was made by Commissioner Barrett and seconded by Commissioner Basalone to approve the purchase.

ALL AYES.

DISCUSSION ITEMS

17. Upcoming Committee Meetings [Squyres]

Squyres reviewed the upcoming committee meetings.

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.

No report.

20. Chairman's Report

Chairman Escobar introduced Marty Shindler to the board. Marty has recently placed a property under contract in downtown Meridian.

21. Public Comment

No public comment.

22. Adjourn the Meeting [Escobar]:

At 8:59am, a motion was made by Commissioner Bird and seconded by Commissioner Winder to adjourn the meeting.

Jim Escobar, Chairman