



MEETING AGENDA
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, April 27, 2016, 4:00pm
Meridian City Hall, Public Works Conference Room, Second Floor
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Escobar]:

At 4:02pm, 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>	Calvin Barrett - Member
<u>O</u>	Dave Winder– Secretary/Treasurer	<u>X</u>	Callie Zamzow – Member
	[Arrived at 4:07pm]	<u>O</u>	Tammy de Weerd – Member
			[Arrived at 4:08pm]
		<u>X</u>	Eric Jensen – Member
			[Arrived at 4:05pm]
		<u>X</u>	Todd Lakey – Counsel
		<u>X</u>	Ashley Squyres – Administrator

3. Confirm Agenda [Escobar]:

A motion was made by Commissioner Basalone 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 the April 13, 2016 Regular Meeting**
- b. Approval March 2016 Financials and Notice of Bills Paid**

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

ALL AYES.

ACTION AND PRESENTATION ITEMS

5. Consideration of Approval of Scope of Work from DeGuzman Designs for the Downtown Bike Map Project and Corresponding Resolution 16-016 [Basalone]

Commissioner Basalone reviewed the scope of work with the board. A motion was made by Commissioner Basalone and seconded by Commissioner Zamzow to approve the scope of work with a not to exceed of \$6,775 with DeGuzman Designs.

ALL AYES.

6. Consideration of Approval of the Ten Mile Specific Urban Renewal District Plan and Corresponding Resolution 16-018 [Phil Kushlan]

Bruce Chatterton and Phil Kushlan presented the plan and described the approach. If the new URD were to be approved, a \$50k line of credit would be available to MDC from the City of Meridian to cover costs until TIF dollars are generated. The goal is to close out the URD in 16-years but assuming a 20-year lifecycle in order to be conservative.

Counsel Lakey reviewed the concepts and discussed one of the property owner's requests for approval of improvements after they are constructed. Lakey discussed this could be allowed but would be at the owner's risk given there is no assurance an owner participation agreement [OPA] would be approved by the board. The same property owner would like the specific plan for the URD to address the reimbursements. Lakey stated this was the board's prerogative however; this is the purpose of the future OPA. Chairman Escobar and Commissioner Winder stated they were comfortable with approving improvements after constructed. Lakey will follow up with a legal opinion. The board was not comfortable placing OPA specifics in the overall plan.

Phil stated that he will have all of the proper consents from the property owners by the time the plan is before the city council in June.

Chairman Escobar requested clarifications regarding the tax levies and the administrative costs.

Bruce Chatterton stated with the MDC recommendation to the City Council, the City Council will then refer to the Planning and Zoning Commission. The only aspect the P&Z Commission can consider is if the plan is consistent with the comprehensive plan. There is a 30-day comment period for the taxing entities that must be complete prior to being heard by the City Council. The goal is for the plan to be considered by the City Council on June 14.

Commissioner de Weerd stated that the time is of the essence due to a new family-based employer locating in the project. She questioned whether this is outlined in the plan if not, why. She was also concerned about the lack of economic development language as well and would like more information placed in the document as to the history and the intention of the Ten Mile Specific Plan. There was a discussion as to what "family-based" meant. Phil stated this is best in an OPA although Commissioner de Weerd disagreed. Lakey stated this could be placed in the purpose section and a reference to the eligibility report could cover this.

A motion was made by Commissioner Jensen and seconded by Commissioner Zamzow to recommend approval of the Ten Mile Urban Renewal District Specific Plan.

DISCUSSION ITEMS

7. Steering Committee Update [Barrett]

Squyres gave a brief update and discussed the upcoming joint City Council and MDC meeting on May 10.

8. Wayfinding and Signage Committee Update [Zamzow]

Agenda for the Meridian Development Corporation Board Meeting – April 27, 2016

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Commissioner Zamzow reviewed the meeting notes from the previous week's meeting with the board.

9. Downtown Parking, Transportation and Streetscape Update [Basalone]

Commissioner Basalone reviewed the meeting notes from the previous week's meeting with the board.

10. Downtown Meridian Business Association Update [Zamzow]

Commissioner Zamzow provided a brief update as to the recent MDBA and the first food truck event to take place in July.

11. Upcoming Committee Meetings [Squyres]

Squyres reviewed the upcoming meetings.

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

Commissioner Basalone updated the board on the efforts surrounding the children's museum effort.

Chairman Escobar stated that he met with a house representative to discuss urban renewal. Chairman Escobar stated that the representative spoke highly of MDC and Scott Turlington's efforts.

15. Public Comment

No public comment.

16. Adjourn the Meeting [Escobar]:

At 5:51pm, a motion was made by Commissioner Zamzow and seconded by Commissioner Basalone to adjourn the meeting.

ALL AYES.

Jim Escobar, Chairman