



MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, August 10, 2016, 7:30am
Meridian City Hall, Conference Room A
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Escobar]:

Chairman Escobar called the meeting to order at 7:31am.

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>O</u>	Calvin Barrett - Member
<u>X</u>	Dave Winder– Secretary/Treasurer	<u>X</u>	Callie Zamzow – Member
		<u>X</u>	Tammy de Weerd – Member
		<u>O</u>	Eric Jensen – Member
		<u>X</u>	Nathan Mueller – Member
		<u>X</u>	Victor Villegas – Counsel
		<u>X</u>	Todd Lakey – Counsel [via telephone]
		<u>X</u>	Ashley Squyres – Administrator

3. Confirm Agenda [Escobar]:

A motion was made by Commissioner Winder and seconded by Commissioner Zamzow 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 July 27, 2016 Regular Meeting**
- b. Approval July 2016 Administrator’s Report**

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

ALL AYES.

ACTION AND PRESENTATION ITEMS

5. Consideration of Approval of the Fiscal Year 2017 Budget and Corresponding Resolution 16-025 [Squyres]

Agenda for the Meridian Development Corporation Board Meeting – August 10, 2016

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Squyres reviewed the anticipated operating revenue and capital expenditures with the board line item by line item. Commissioner Basalone discussed the idea of utilizing some of the budget to dedicate towards paying down the COMPASS/VRT Building debt service down. Chairman Escobar opened the public hearing for the FY17 budget. There were no comments from the public therefore, Chairman Escobar closed the public hearing. Commissioner de Weerd concerned that the public didn't understand this was the official public hearing. Chairman Escobar and Commissioner Basalone both stated that it was clear that this was the public hearing. Counsel Villegas stated that the legal advertisement is the official notice of the public hearing and the agenda is only viewed as a supplement. Counsel Lakey further elaborated that the legal notice only addresses broad categories such as estimated revenues and expenditures rather than individual line-items. Counsel Villegas read the resolution. A motion was made by Commissioner Winder and seconded by Commissioner Zamzow to approve the FY2017 budget. Discussion ensued. Commissioner de Weerd stated that the process has been great this fiscal year but she will be voting against the motion as she believes the public hearing should be kept open for an additional two weeks in order to procure more public comment and transparency. Commissioner Mueller stated that there was public comment at the budget worksession two weeks prior. Chairman Escobar reiterated that the legal process has been followed that has been transparent and ample opportunity for public involvement has occurred.

ALL AYES EXCEPT COMMISSIONER DE WEERD WHO VOTED NAY.

6. Consideration of Approval of the Contract Extension for AFPS, LLC and Corresponding Resolution 16-024. Board may go into executive session under I.C. 74-206(1)(a). [Escobar]

Chairman Escobar opened the discussion of the contract extension for AFPS. He stated that Squyres has been in the position for six years and he has loved seeing all that has been accomplished in each of the six years. He reminded the board of the frustrations of the years before when it the district was spinning its wheels with studies and little action.

Commissioner de Weerd agreed with Chairman Escobar but stated that this board has always followed a process.

Counsel Lakey stated that the renewal of the contract does not require an RFP process as it is professional services.

Commissioner Basalone stated an RFP is a counter-productive activity particularly as Squyres has demonstrated capability in the position.

Commissioner Zamzow stated that she agreed with Commissioner Basalone.

Commissioner Mueller stated that he was also commenting as a downtown business owner. He said that in his short time on the MDC board he is trying to figure out how to solve problems for owners like himself. He stated there is a lot of work to accomplish and he would be in favor of moving forward with Squyres.

Commissioner Bird stated that the first Administrator did not have to go through the RFP every year, nor others. It was only utilized when a change was desired. He stated that he did not want to see a change in direction.

Commissioner Winder stated that he did not see a need for a change and would support moving forward with the contract extension.

Josh Evarts, business owner in downtown Meridian, asked to make a comment as the public. He stated that he had a great working relationship with Squyres and that there is plenty of work to accomplish in downtown Meridian and he would like to see work continue to get done.

A motion was made by Commissioner Basalone to close the discussion unless there was it was necessary to have a discussion regarding Squyres responsibilities.

There was no discussion or acknowledgement of such a need.

Counsel Villegas read the resolution.

A motion was made by Commissioner Winder and seconded by Commissioner Zamzow to approve the resolution.

Commissioner de Weerd stated that she will be voting no because she believes there is a process that should be followed.

Commissioner Bird stated that he disagreed with Commissioner de Weerd that the process has been followed and he believed that Squyres has done a great job for MDC.

ALL AYES WITH THE EXCEPTION OF COMMISSIONER DE WEERD WHO VOTED NAY.

7. Consideration of Approval of Signing of Affidavit of Legal Interest for Storage Structure at 703 North Main Street [Squyres]

Squyres reviewed the request by Treasure Valley Children's Theatre to have a storage unit stored under the side canopy of the property. She outlined the dimensions and the fact that public art will be painted on the container. TVCT is communicating with adjacent property owners as to the intention and answering any questions they may have. TVCT is going through the proper permitting channels with the City of Meridian and this affidavit is one of the items needed to submit that application.

A motion was made by Commissioner Mueller and seconded by Commissioner Bird to approve signing of the affidavit of legal interest.

ALL AYES.

8. Consideration of Next Steps Regarding the Potential Disposition of Property at 703 and 713 North Main Street [Squyres]

Counsel Lakey reviewed the policy for the disposition of property with the board. He also reviewed the concept of fair value, which does not mean fair market value. Disposing of the property must meet the specifications of the urban renewal plan. Lakey reviewed the history of the prior RFP's for 703 and 713 North Main. Lakey believes that any potential disposition of property should go through the RFP process again due to the change in market conditions over the past few years.

Chairman Escobar stated that the Executive Committee agrees with the RFP process.

Commissioner Mueller asked why URA's are required to dispose of property within a timeframe.

Squyres reviewed the reason for the discussion, which is an interested party in acquiring both buildings for a large-scale development.

Commissioner Bird stated that we need to move forward with the RFP.

Commissioner Mueller stated that this fits with the mission of MDC but we need to be considerate of tenants TVCT and unBound.

A motion was made by Commissioner Basalone and seconded by Commissioner de Weerd to approve the creation of a new RFP for the potential sale and/or lease of 703 and 713 North Main Street.

ALL AYES.

DISCUSSION ITEMS

9. Children's Museum Update [Basalone]

Hillary Bodnar from the City of Meridian discussed the group's progress. She discussed the forthcoming 501c3 application and the establishment of a board and bylaws. There is discussion at the city council level as to the possible use of the former Park's building on Bower Street.

10. Upcoming Committee Meetings [Squyres]

Squyres reviewed the upcoming meeting schedule with the board.

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

No report.

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

No report.

13. Chairman's Report

Chairman Escobar discussed the recent Idaho Business Review Breakfast Series on Urban Renewal.

There will be a groundbreaking for the new Ameriben building at the Ten Mile URD on August 20 at 9am.

14. Public Comment

No public comment.

15. Adjourn the Meeting [Escobar]:

At 9:34am, a motion was made by Commissioner Bird and seconded by Commissioner Mueller to adjourn the meeting.

ALL AYES.

Jim Escobar, Chairman