



**MEETING AGENDA
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, October 12, 2016, 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]:

<u>X</u>	Jim Escobar – Chairman	<u>X</u>	Keith Bird – Member
<u>X</u>	Dan Basalone – Vice-Chairman	<u>X</u>	Callie Zamzow - Member
<u>X</u>	Dave Winder– Secretary/Treasurer	<u>O</u>	Tammy de Weerd – Member [Arrived at 7:33am]
		<u>X</u>	Nathan Mueller – Member
		<u>O</u>	Rob McCarvel – Member
		<u>X</u>	Rick Ritter – Member
		<u>X</u>	Todd Lakey – Counsel
		<u>X</u>	Ashley Squyres – Administrator

3. Confirm Agenda [Escobar]:

A motion was made by Commissioner Winder 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 September 28, 2016 Regular Meeting**
- b. Approve September 2016 Administrator’s Report**

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

ALL AYES.

ACTION AND PRESENTATION ITEMS

5. Update on Public Art Installation at Fairview and Main by the Meridian Arts Commission [Hillary Bodnar]

Hillary Bodnar from the City of Meridian updated the board on the completed project. She reviewed the project timeline with the board, which was a total of 20-months. She also discussed some of the challenges associated with the project. Chairman Escobar stated that MDC appreciates the Art Commission's hard work and that he believes it is a wonderful aspect to the northern entrance into downtown. Hillary stated the next project is to be located in Heroes Park outside of downtown Meridian but the project after that is anticipated to be placed somewhere in downtown.

6. Review of the RFP Response by Novembrewhisky Properties, LLC and Consideration of Approval to Enter Into Contract Negotiations and Corresponding Resolution 16-048 [Winder]

Commissioner Winder discussed the number of responses to the RFP and the aspects of the one proposal that was received. Counsel Lakey discussed the aspect of "fair value" with the board, which does not equate to "fair market value". The board had no discussion on the matter or questions for Josh Evarts. A motion was made by Commissioner Basalone and seconded by Commissioner Zamzow to accept the RFP response and to authorize Commissioner Winder, Counsel Lakey and Squyres to enter into negotiations with the respondent.

ALL AYES.

7. Review and Consideration of Approval of the Property Committee Recommendation to enter into negotiation of a Subrecipient Agreement with Paul and Krista McKenna of Meridian Cycles for 116 East Broadway Avenue [Winder]

8. Review and Consideration of Approval of the Property Committee Recommendation to pursue negotiation of enter into an Owner Participation Agreement with Paul and Krista McKenna of Meridian Cycles for sewer improvements for 116 East Broadway Avenue [Winder]

Items 7 and 8 were discussed together.

Commissioner Winder discussed the application submitted by Meridian Cycles for the former Frontier Bar site. Squyres reviewed the financial ask of the applicant with the board and stated that the committee is recommending the approval of \$85,000 towards the front facade and the \$20,570 sewer request to be reimbursed through an owner participation agreement. Chairman Escobar asked about the public purpose component of the project. Commissioner Winder stated that this would be a catalyst project for the block and would remove significant blight. Commissioner Basalone stated he agreed with Commissioner Winder's assessment. Commissioner Basalone also stated that he hoped that Meridian Cycles would come in at a future date for the alleyway portion of the project. Commissioner Mueller agreed. Paul McKenna of Meridian Cycles thanked the board and said they are excited about the project, even though it is a bigger project than anticipated. He stated that he and his wife feel a connection to downtown Meridian and want to stay in downtown as they grow their business. Walt Lindgren, the project architect, asked the board regarding the funding of the alleyway. Chairman Escobar stated the alleyway is important but it is a committee-driven process. Commissioner Mueller stated it is also important to gain the support of the other property owners. Commissioner Basalone thanked the McKennas for their investment in downtown Meridian. Commissioner de Weerd stated this will be a cornerstone project. A motion was made by Commissioner Basalone and seconded by Commissioner de Weerd to enter into negotiation of a subrecipient agreement and an owner participation agreement for 116 East Broadway Avenue.

ALL AYES.

9. Consideration of Approval of the Gallatin Public Affairs Task Order No. 1 for the Creation of a Quarterly Newsletter and Corresponding Resolution 16-049 [Zamzow]

Commissioner Zamzow discussed the project with the board. Squyres reviewed the scope of work with the board. Commissioner Mueller stated this is important for education of MDC and the work that we do, this allows for public transparency and the public needs to see our strategy. Commissioner Zamzow stated that this will allow for a written history of MDC's accomplishments. Chairman Escobar stated it is important for MDC to be proactive in telling our successes. A motion was made by Commissioner Winder and seconded by Commissioner Basalone to approve Task Order No. 1.

ALL AYES.

10. Consideration of Approval of the Gallatin Public Affairs Task Order No. 2 for the Creation of Communications Material and Toolkit and Corresponding Resolution 16-050 [Zamzow]

Commissioner Zamzow discussed the project with the board. Squyres reviewed the scope of work with the board. Commissioner Mueller discussed the purpose of the project and how this will be used to meet with the development and business community as this will be relevant information. A motion was made by Commissioner Mueller and seconded by Commissioner Zamzow to approve Task Order No. 2 in the amount of \$10,000.

ALL AYES.

11. Consideration of Approval of a Lease Extension for the Treasure Valley Children's Theatre and Corresponding Resolution 16-051 [Lakey]

Counsel Lakey presented the lease extension to the board. This would be a one-year renewal through September 30, 2017 with a 90-day termination clause. Autumn is aware of the likely development of 703 North Main. A motion was made by Commissioner Bird and seconded by Commissioner Winder to approve the lease extension for TVCT.

ALL AYES.

12. Consideration of Approval of a Bid for the Printing of the Downtown Bike Map and Corresponding Resolution 16-052 [Basalone]

Commissioner Basalone presented the project to the board. He discussed the three bids but after review, it was determined the one local bid, albeit a bit higher, made the most sense for quality control. Commissioner de Weerd asked if it was meant to be electronic. Squyres mentioned that was not the purpose of the project however, it may be possible to create a .pdf of the files. Chairman Escobar offered to assist. A motion was made by Commissioner Basalone and seconded by Commissioner Winder to approve the printing of 5,000-copies at \$2,942.

ALL AYES.

DISCUSSION ITEMS

13. Public Relations Committee Update [Zamzow]

Nothing further needs to be discussed.

14. Property Committee Update [Winder]

Commissioner Winder stated there wasn't any additional discussion needed. Commissioner Basalone did mention that the property committee did receive a draft application for another façade improvement application. The committee offered feedback to the applicant and will be awaiting a formal submittal.

15. Upcoming Committee Meetings [Squyres]

Squyres reviewed the upcoming committee meetings with the board.

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

No report.

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

No report.

18. Chairman's Report

Commissioner Winder stated that the Valley Regional Transit Board did approve the money for the Harvest Transit service that begins in December.

19. Public Comment

Josh Evarts stated that MDC is on the right track and to keep doing what the agency is doing.

20. Adjourn the Meeting [Escobar]:

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

ALL AYES.

Jim Escobar, Chairman