



**MEETING MINUTES  
MEETING OF THE BOARD OF COMMISSIONERS  
Wednesday, January 25, 2017, 4:00pm  
Meridian City Hall, Conference Room A  
33 East Broadway Avenue - Meridian, Idaho**

**1. Call Meeting to Order [Escobar]:**

At 3:58pm, 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
		<u>O</u>	Nathan Mueller – Member
		<u>X</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 January 11, 2017 Regular Meeting**
- b. Approve December 2016 Financials and Notice of Bills Paid**

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

ALL AYES.

**ACTION AND PRESENTATION ITEMS**

**5. Legislative Update [Scott Turlington]**

Scott Turlington gave a legislative update to the board. A bill was printed last week that is a technical modification to the urban renewal legislation from last year. The bill will fix an

incorrect reference to another code section. At this time, Scott is unaware of any other urban renewal legislation. He did mention there are a large number of tax bills so he will ensure that none impact urban renewal agencies.

**6. Consideration of Approval of the Phase One Owner Participation Agreement with Brighton Corporation in the Ten Mile Urban Renewal District and Corresponding Resolution 16-063 [Lakey]**

Counsel Lakey provided an update to the board. He stated that the agreement is mostly complete but there is one area that he is continuing to work through with Brighton Corporation and that is Ten Mile Crossing is not the only landowner party to the agreement. Other entities, mostly Brighton Corporation related, need to agree to the improvements and to Ten Mile Crossing receiving the TIF dollars once generated. He reviewed Exhibits 3 and 4 and discussed how the estimated costs are in 2016 dollars and that these numbers may go up depending on how far away the improvements may occur but they will be reviewed for reasonableness. He discussed the needed improvements outside of the Ten Mile Crossing. Brighton Corporation would like to see a 5% financing cost applied to all of the reimbursements, which is allowed. This has been included in all of the estimates before the Board. Commissioner Bird expressed concern regarding the other property owners. Jon Wardle from Brighton Corporation stated he is not concerned as these same property owners had to sign the agreements to establish the new district in 2016. Chairman Escobar asked how Brighton came to their land values. Jon stated that this was based on the recent ITD purchase on the Chururri property at \$4.50-sf. Lakey stated that they will work through this last item and will plan to bring back the final document to the board on February 08.

**7. Consideration of Approval of a Development Agreement with Novembrewhisky, LLC and Corresponding Resolution 16-064 [Lakey]**

Chairman Escobar recused himself on this matter due to conflict of interest. Vice-Chairman Basalone took over the meeting. Josh Evarts provided an update to the board as to where things stand. He apologized for the delay but there have been personal matters to attend to. The intended schedule is to begin demolition on June 01, 2017. The children's theatre will move to Cole Valley Christian during the summer months. He stated he has picked an architect and builder for the project and has his financing in place. He is working through the final numbers and will be back in front of the board on February 08.

**8. Consideration of Approval for Funding of the Meridian Youth Farmer's Market for FY2017 and Corresponding Resolution 17-001 [Squyres/Lakey]**

Counsel Lakey reviewed the agreement with the board. It is consistent with the board's direction at the previous meeting. Becky Breshears answered questions from Commissioner Bird who was unable to attend the January 11 board meeting. A motion was made by Commissioner Basalone and seconded by Commissioner Zamzow to approve the agreement.

ALL AYES.

**DISCUSSION ITEMS**

**9. Public Relations Committee Update [Mueller]**

With Commissioner Mueller's absence, Squyres reviewed the meeting notes with the board.

**10. Valley Regional Transit Board Meeting Update [Ritter]**

Commissioner Ritter, who represents MDC on the VRT board, provided an update from the recent board meeting which focused on Valley Contact 2.0.

**11. Ten Mile Urban Renewal District Update [Squyres/Lakey]**

There was nothing further to report.

**12. Upcoming Committee Meetings [Squyres]**

Squyres reviewed the forthcoming meetings with the board.

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

No report.

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

No report.

**15. Chairman's Report**

No report.

**16. Public Comment**

No public comment.

**17. Adjourn the Meeting [Escobar]:**

At 4:53pm, a motion was made by Commissioner Bird and seconded by Commissioner Winder to adjourn the meeting.

ALL AYES.

---

**Jim Escobar, Chairman**