



MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, March 08, 2017, 7:30am
Meridian City Hall, City Council Conference Room
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Basalone]:

Chairman Basalone called the meeting to order at 7:30am.

2. Roll-call Attendance [Basalone]:

<u>X</u>	Dan Basalone – Chairman	<u>X</u>	Keith Bird – Member
<u>X</u>	Dave Winder – Vice-Chairman	<u>X</u>	Callie Zamzow - Member
<u>X</u>	Nathan Mueller– Secretary/Treasurer	<u>O</u>	Tammy de Weerd – 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 [Basalone]:

A motion was made by Commissioner Winder and seconded by Commissioner Bird to confirm the agenda.

ALL AYES.

4. Approve Consent Agenda [Basalone]: 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 February 22, 2017 Regular Meeting**
- b. Approve February 2017 Administrator’s Report**

A motion was made by Commissioner Bird and seconded by Commissioner Winder to approve the Consent Agenda.

ALL AYES.

ACTION AND PRESENTATION ITEMS

5. Legislative Update [Scott Turlington]

Scott reviewed the two different pieces of legislation that have been introduced this session. The first was a statute correction from last year’s adopted legislation. The second is in regards

codifying existing rules deal with agriculture exemptions. Both are currently in flux and not scheduled for a hearing.

6. Consideration of Approval of the Memorandum of Agreement for the FY2017 Downtown Tree Replacement Partnership with the City of Meridian and Corresponding Resolution 17-005 [Lakey]

Counsel Lakey reviewed the MOA for the tree partnership with the board. The partnership outlined the trees that were presented at the February 22, 2017 board meeting by Meridian Parks and Recreation. A motion was made by Commissioner Bird and seconded by Commissioner Zamzow to approve the MOA.

ALL AYES.

7. Consideration of Approval of a Development Agreement with Novembrewhisky, LLC and Corresponding Resolution 17-009 [Lakey]

Counsel Lakey reviewed the DA for 703 N. Main Street. The Agreement is through December 2019 with the option to pursue a DA for 713 N. Main Street by December 2018. The \$165k MDC would give the developer for demolition or MDC could do the demolition. There is a liquidated damages clause in the DA if the developer should fail to follow through. Counsel Lakey stated that this falls in what URD's do as it removes blight. Commissioner Bird stated this is why the board purchased 703 and 713 North Main in 2008/2009 so this could be catalyst project. Commissioner Basalone stated that the board has been through the RFP process for these buildings twice. This is the first legitimate offer for a project. Commissioner Zamzow stated that she likes how the developer has a proven track record with the Heritage Building and The Vault. Commissioner Basalone stated that this DA is fair value given the properties will be placed back on the tax roll and that the first phase will be an anchor project for downtown Meridian and is finally bringing live/work downtown. Commissioner Bird agreed and stated that this would bring new businesses into downtown and this is what CCDC has accomplished in Boise. Commissioner Winder stated that downtown Meridian is an unproven market and this project would not happen without MDC's participation as the project simply does not pencil otherwise due to construction costs and realistic lease rates. Commissioner Ritter stated the project will significantly change downtown Meridian. A discussion ensued as to the second phase and if another developer were to offer to develop prior to Josh exercising his right. Counsel Lakey stated that MDC does have flexibility in this situation. Commissioner Mueller stated that Josh is taking a large risk because of the unproven market. A motion was made by Commissioner Winder and seconded by Commissioner Mueller to approve the Development Agreement.

ALL AYES.

8. Consideration of Approval of the Revised Subrecipient Agreement for Improvements at 116 East Broadway Avenue for Team MC, LLC and Corresponding Resolution 17-006 [Lakey]

Counsel Lakey reviewed the revised subrecipient agreement with the board. A motion was made by Commissioner Bird and seconded by Commissioner McCarvel to approve the revised agreement.

ALL AYES.

9. Consideration of Approval of the Owner Participation Agreement for Improvements at 116 East Broadway Avenue for Team MC, LLC and Corresponding Resolution 17-007 [Lakey]

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Anyone desiring accommodation for disabilities related to documents and /or hearings, please contact the Meridian City Clerk's Office at 888-4433 at least 48 hours prior to the public meeting.

Tabled until March 22, 2017.

10. Consideration of Approval of the Subrecipient Agreement for Improvements at 1108 NE 2.5-Street for Cole Valley Christian School and Corresponding Resolution 17-008 [Lakey]

Counsel Lakey reviewed the subrecipient agreement with the board. A motion was made by Commissioner Mueller and seconded by Commissioner Winder to approve the agreement.

ALL AYES.

DISCUSSION ITEMS

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

Squyres invited the board to review the report from Brighton Corporation.

12. Upcoming Committee Meetings [Squyres]

Squyres reviewed the upcoming meetings.

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

Chairman Basalone discussed Commissioner Escobar's resignation. He stated that Jim's service of 8-years and his professional expertise will not be forgotten.

16. Public Comment

No public comment.

17. Adjourn the Meeting [Basalone]:

At 8:21am, a motion was made by Commissioner Bird and seconded by Commissioner Winder to adjourn the meeting.

ALL AYES.

Dan Basalone, Chairman