



**MEETING MINUTES  
MEETING OF THE BOARD OF COMMISSIONERS  
Wednesday, July 12, 2017, 7:30am  
Meridian City Hall, Conference Room A  
33 East Broadway Avenue - Meridian, Idaho**

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

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

**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>	Tammy de Weerd – Member
<u>O</u>	Nathan Mueller– Secretary/Treasurer [Arrived at 7:35am]	<u>X</u>	Rob McCarvel – Member
		<u>X</u>	Rick Ritter – Member
		<u>X</u>	Diane Bevan – Member
		<u>X</u>	Steve Vlassek - Member
		<u>X</u>	Todd Lakey – Counsel
		<u>X</u>	Ashley Squyres – Administrator

**3. Confirm Agenda [Basalone]:**

A motion was made by Commissioner de Weerd and seconded by Commissioner McCarvel to confirm the agenda.

**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 June 28, 2017 Regular Meeting**
- b. Approve June 2017 Administrator’s Report**

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

**ACTION AND PRESENTATION ITEMS**

**5. Main and Broadway Update [Josh Evarts]**

Squyres provided an update to the Board and stated that Josh would be at the July 26 meeting with final drawings.

**6. Consideration of Approval of the Time Extension for the Phase One of Main and Broadway and Corresponding Resolution 17-030 [Lakey]**

Counsel Lakey reviewed the Development Agreement modification with the Board that included the extension of milestones by 60-days. A motion was made by Commissioner Bevan and seconded by Commissioner Vlassek to approve the Development Agreement modification.

ALL AYES.

**7. Downtown Mural Project Presentation [Hillary Bodnar]**

Hillary Bodnar from the Meridian Arts Commission presented the vision for the downtown mural project. The city is asking for a financial partnership with MDC. Depending on the scale of the project, the costs could range from \$5k (Slyce) to \$16k (Zamzow Mill). MAC will work with local youth groups to develop content. The MDC Board will consider this as part of the FY18 budget.

**8. Consideration of Approval of the Scope of Work with Strategies 360 for Public Relations Services and Corresponding Resolution 17-031 [Lakey/Squyres]**

Squyres and Lakey reviewed the scope of work with the Board. A motion was made by Commissioner Winder and seconded by Commissioner McCarvel to approve the scope of work.

ALL AYES.

**9. Consideration of Approval of the Renewal of the Line of Credit with Washington Trust Bank Effective August 01, 2017 to July 31, 2018 and Corresponding Resolution 17-032 [Lakey/Squyres]**

Squyres reviewed the premise of the line of credit with the Board. Commissioner Ritter asked if these rates had been "comparison shopped". Squyres stated that WaTrust has been the bank of choice since the COMPASS/VRT building loan and as part of this loan agreement it is required that MDC keep its funds in their institution. Commissioner Bird stated in addition to this, MDC solicited RFQ's from a number of institutions to provide the loan and banking services. WaTrust was approved by the Board and through resolution. A motion was made by Commissioner Mueller and seconded by Commissioner Winder to approve the \$100k line of credit.

ALL AYES WITH THE EXCEPTION OF COMMISSIONER RITTER WHO VOTED NAY. MOTION PASSED.

**10. Consideration of Approval of the Scope of Work with Forsgren Associates for the Nine Mile Floodplain Study and Corresponding Resolution 17-033 [Squyres/Lakey]**

Squyres reviewed the scope of work with the Board. The purpose of the scope is to assist MDC with the appeal to FEMA pertaining to the Nine Mile Floodplain. The appeal is due in August 2017 for consideration. If approved, it would save hundreds of thousands of dollars in infrastructure improvements. Squyres stated there are no guarantees however; it would be a prudent investment. A motion was made by Commissioner Winder and seconded by Commissioner Mueller to approve the \$49,200 scope of work.

ALL AYES.

**DISCUSSION ITEMS**

**11. Fiscal Year 2018 Strategic Planning Discussion [All]**

A. Review and discussion of the Property Committee Wishlist

Agenda for the Meridian Development Corporation Board Meeting – July 12, 2017

All materials presented at public meetings shall become the property of the MDC.

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- B. Review and discussion of the Parking, Transportation, and Streetscape Committee Wishlist
- C. Review of other current or potential projects
- D. Ranking of projects by each committee member

Squyres reviewed the list of projects from each of the committees with the board. Other potential projects not previously mentioned were added to the list. Each project was ranked by board members and will be discussed at the next meeting.

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

Squyres reviewed the Brighton Corporation monthly report with the Board.

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

Mueller stated there was nothing further to report.

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

Squyres reviewed the upcoming committee meetings with the Board.

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

No report.

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

No report.

**17. Chairman's Report**

Chairman Basalone mentioned the July 30<sup>th</sup> St Ignacious Open House; the September 11<sup>th</sup> Children's Museum meeting; and the July 15<sup>th</sup> Concerts on Broadway and Youth Farmers Market.

**18. Public Comment**

No public comment.

**19. Adjourn the Meeting [Basalone]:**

At 9:10am, a motion was made by Commissioner Bird and seconded by Commissioner de Weerd to adjourn the meeting.

ALL AYES.

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Dan Basalone, Chairman