



MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, August 09, 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>O</u>	Keith Bird – Member
<u>O</u>	Dave Winder – Vice-Chairman [Arrive at 7:31am/Left at 9:35am]	<u>X</u>	Tammy de Weerd – Member [Left at 9:35am]
<u>X</u>	Nathan Mueller– Secretary/Treasurer	<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.

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 July 26, 2017 Regular Meeting**
- b. Approve July 2017 Administrator’s Report**

A motion was made by Commissioner de Weerd and seconded by Commissioner Mueller to approve the consent agenda.

ACTION AND PRESENTATION ITEMS

5. Consideration of Approval of the Time Extension for the Phase One of Main and Broadway and Corresponding Resolution 17-034 [Lakey]

Josh and Lori Evarts introduced themselves and provided an update with the final construction and forecasted numbers for the project. The project costs, due to high

Agenda for the Meridian Development Corporation Board Meeting – August 09, 2017

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construction and material costs, have increased from \$1.65-million to \$2.18-million. He is asking for an additional \$53k from MDC towards the construction costs. In Josh's initial presentation, he asked MDC for 10% of construction costs to assist with ensuring the feasibility of the project. As presented, the project will lose approximately \$7k a year for approximately 10-years.

Counsel Lakey reviewed the DA Modification with the Board. He reminded the Board that the first DA Modification was never executed due to anticipating these new project numbers. He mentioned that he added the additional \$53k payment to the payment schedule and added the new Phase II deadline to April 01, 2019. This document will replace Resolution 17-030.

Josh mentioned the goal is to demo the building in October 2017 with construction to begin in March 2018.

A motion was made by Commissioner Bevan and seconded by Commissioner Winder to approve.

Discussion: Commissioner Ritter expressed concern about Josh asking for additional funds. Counsel Lakey discussed how the funds request is tied to façade and public improvement costs. Commissioner de Weerd stated this is the first of its kind project and the costs were ridiculous. She reiterated it was important that the project be completed correctly and completed as a "cornerstone project". Josh stated that he is asking for MDC to take far less risk than he and his wife on this project. It's also important to consider that the property taxes will go up based on increased construction costs.

Voting: ALL AYES.

6. Presentation by DaviesMoore of the three downtown video concepts [DaviesMoore]
7. Consideration of Approval of the Public Relations Committee recommendation for the downtown video concept [Bevan]

Edward Moore and Carolyn Lodge from DaviesMoore reviewed the concepts in front of the board. These concepts were reviewed with the PR Committee prior to the board meeting. Discussions included storylines, visuals, target audiences, and separate vignettes. Discussions centered around pro's and con's of each. The Board ultimately chose to move forward with Concept #3 and the vignette. The next step will include the scope of work for the scripting and working with the PR Committee on a list of mandatories for the script. A motion was made by Commissioner Bevan and seconded by Commissioner Mueller to approve Concept #3 and the vignettes.

ALL AYES.

8. Downtown Tree Partnership Presentation by Meridian Parks and Recreation [Elroy Huff]

Elroy Huff, the City's Arborist, gave an overview of the Downtown Tree Replacement Program. He reviewed the original 96-sites and explained as downtown has redeveloped, the current number of trees in downtown Meridian total 144. He discussed the trees planned for replacement in FY18 and ideas for partnerships in the future.

9. Public Hearing for the proposed Fiscal Year 2018 Budget [Basalone]
10. Consideration of Approval of the adoption of the FY2018 Budget and Corresponding Resolution 17-035 [Basalone]

Chairman Basalone opened the public hearing. Squyres reviewed the proposed FY18 Capital Expenditures with the board. Commissioner de Weerd stated she is not a fan of the Main Street lighting line item. Would like to reallocate to a higher priority – property acquisition and façade improvement. Commissioner Mueller agreed with Commissioner de Weerd. The Board agreed to reduce the line item of the historical lighting to \$20k and reallocate the remainder \$100k to property acquisition and façade improvement.

Commissioner Mueller made a motion to close the public hearing. Commissioner Winder approved.

A motion was made by Commissioner Mueller and seconded by Commissioner Winder to approve the budget.

ALL AYES.

DISCUSSION ITEMS

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

No report.

12. Upcoming Committee Meetings [Squyres]

Squyres reviewed the upcoming committee 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 further report.

15. Chairman's Report

No report.

16. Public Comment

No public comment.

17. Adjourn the Meeting [Basalone]:

At 9:36am, a motion was made by Commissioner Ritter and seconded by Commissioner Vlassek to adjourn the meeting.

ALL AYES.

Dan Basalone, Chairman