



**MEETING MINUTES  
MEETING OF THE BOARD OF COMMISSIONERS  
Wednesday, January 24, 2018, 4:00pm  
Meridian City Hall, Conference Room A  
33 East Broadway Avenue - Meridian, Idaho**

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

At 4:00pm, Vice Chairman Winder called the meeting to order.

**2. Roll-call Attendance [Basalone]:**

<u>O</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>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 Bird 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 January 10, 2018 Regular Meeting**
- b. Approve December 2017 Financials and Notice of Bills Paid**

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

ALL AYES.

**ACTION AND PRESENTATION ITEMS**

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

Josh provided an update since the December meeting:

- 703 North Main Environmental Report shows there is asbestos glue attached to the carpets. The contractor is working on a schedule to remove.

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

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.

- There is a question as to how to address the sidewalk issue on Broadway and Main once the building is demolished as temporary fencing will need to be put in place.
- Attempted to gain a meeting with the City to discuss old City Hall property. He understands that if this property becomes available, it will likely need to go through the RFP process.
- Can move forward without old City Hall – will likely need a height variance from 75’ to 82’. This will also impact parking.
- Still speaking to the property owners next to the Heritage Building.
- Open to modifying the Development Agreement – can extend timeframes OR wait until further along, whichever the board the comfortable with.

Counsel Lakey recommends extending the timeframe. Commissioner Bird stated that he would like to see progress and would be comfortable with a height variance.

A motion was made by Commissioner Bird and seconded by Commissioner Ritter to direct Squyres and Lakey to craft a time extension agreement with Josh to come back before the February 14 board meeting.

ALL AYES.

**6. Union Pacific Railroad site visit update [Winder/Squyres]**

Squyres provided an update to the board as to the recent site visit and subsequent meeting with the subconsultants and directives pertaining to the high-level cost estimates.

**7. Consideration of approval to authorize the MDC Administrator and Legal Counsel to submit a lease application to UPRR for the Union Pacific Railroad leased properties on the south side of Broadway Avenue from Main Street to East Third Street and Corresponding Resolution 18-005 [Winder/Squyres]**

Squyres presented the lease application and requested approval to move forward with a lease application. A motion was made by Commissioner Vlassek and seconded by Commissioner Mueller to authorize Squyres and Lakey to pursue a lease agreement with UPRR.

ALL AYES.

**8. Consideration of approval of the Owner Participation Agreement for the 2.5-Street townhome project with 2.5 Street Meridian, LLC and Corresponding Resolution 18-006 [Lakey/Squyres]**

Lakey reviewed the draft agreement with the board and stated that he is awaiting two outstanding items from the developer and would request tabling this item until February 14. A motion was made by Commissioner Bird and seconded by Commissioner Ritter to table this item until February 14.

ALL AYES.

**9. Consideration of approval of Task Order #1 for February and March 2018 legislative services with Scott Turlington and Corresponding Resolution 18-007 [Lakey/Squyres]**

Squyres updated the board on legislative efforts this session pertaining to URAs and requested approval of a two-month contract with Scott Turlington to provide legislative services. A motion was made by Commissioner Mueller and seconded by Commissioner Bevan to approve the task order at a rate of \$2500 per month for services.

ALL AYES.

## **DISCUSSION ITEMS**

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

Commissioner Ritter provided an update on Valley Connect 2.0. The Board requested a formal VRT presentation on the project by VRT and requested a copy of the report be sent to each of the board members.

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

Squyres updated the board as to the meeting with the Ada County Assessor.

### **12. Downtown Parking, Transportation, and Streetscape Committee Update [Bird]**

Commissioner Bird reviewed the meeting notes with the board.

### **13. Property Committee Update [Winder]**

Commissioner Winder reviewed the meeting notes with the board.

### **14. Legislative Update [Squyres]**

Nothing further to report.

### **15. Upcoming Committee Meetings [Squyres]**

Squyres reviewed the upcoming 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**

No report.

### **19. Public Comment**

Commissioner de Weerd introduced Cameron Arial to the board. Cameron is the new City Community Development Director.

Commissioner Bevan introduced Rich Bonney to the board. Rich is the new CEO of the Meridian Chamber.

### **20. Adjourn the Meeting [Basalone]:**

At 5:07pm, a motion was made by Commissioner de Weerd and seconded by Commissioner Bird to adjourn the meeting.

ALL AYES.

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**Dan Basalone, Chairman**