



**MEETING MINUTES**  
**MEETING OF THE BOARD OF COMMISSIONERS**  
**Wednesday, February 14, 2018, 7:30am**  
**Meridian City Hall, Conference Room A**  
**33 East Broadway Avenue - Meridian, Idaho**

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

At 7:31am, 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>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 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 January 24, 2018 Regular Meeting**
- b. Approve January 2018 Administrator’s Report**

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 provided an update to the Board on potential forthcoming urban renewal legislation due to the proposed stadium in Boise. The goal of the legislation is to forbid use of tax dollars

without a public vote. It is envisioned the legislation will come forth next week for a print hearing.

**6. 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]**

This item was tabled awaiting documentation from the applicant.

**7. Consideration of Approval of Amendment #2 for the Main and Broadway Avenue Project between Meridian Development Corporation and Novembrewhisky Properties, LLC and Corresponding Resolution 18-008 [Winder/Lakey]**

Counsel Lakey provided a history of the project for the board. He discussed that the DA only discusses liquidated damages vs gaining the properties back into MDC ownership. Josh Evarts, the developer, reminded the board of the financial challenges of Phase One and why he began working towards a larger project including old city hall. While it is known that the old city hall is complicated due to the courthouse issue, it was initially agreed by city representatives including legal counsel that it could theoretically be included in an RFP for future development while addressing the overall need for a court facility. However, a week later, the city's legal counsel requested that 703 and 713 N Main be included in an RFP. Counsel Lakey reiterated why this is not a possibility without Josh's cooperation and he has indicated his unwillingness to do so given the extensive amount of work and cost to get the project to this point. Counsel Lakey stated that per the last board meeting, the DA time extensions for the agreement with Josh have been drafted. The developer requested 9-months, MDC leadership suggested 6-months. This extension is not for the ultimate end date but rather the internal deadlines. Discussion also included whether or not to demolish 703 N Main and ultimately, the board chose not to at this time.

A motion was made by Commissioner de Weerd and seconded by Commissioner Bird to extend the DA with Josh Evarts for 6-months.

ALL AYES.

Commissioner Bird asked Josh Evarts what the board can expect in 6-months. Josh answered that there will be two parallel efforts: 1) look at feasibility of overall block including old city hall, First Interstate Bank, and the Kline property and 2) What does it look like for a Main Street only development including 703 and 713 N Main and perhaps the Kline property.

Audience member Patrick Malloy stated he was happy that the Board extended the DA.

Audience member Councilman Treg Bernt would appreciate the opportunity for a joint meeting between MDC and the City Council.

A motion was made by Commissioner de Weerd and seconded by Commissioner Ritter to schedule a joint worksession with the Meridian City Council.

ALL AYES.

Counsel Lakey read the resolution into the record.

A motion was made by Commissioner Winder and seconded by Commissioner de Weerd to approve the resolution.

ALL AYES.

**8. Consideration of Approval of the Subrecipient Agreement with the City of Meridian for the construction of the CDBG downtown sidewalk project and Corresponding Resolution 18-009 [Squyres/Lakey]**

Squyres reviewed the new agreement with the board. Commissioner de Weerd thanked Squyres for pushing this project forward. A motion was made by Commissioner Winder and seconded by Commissioner Bevan to approve the agreement.

ALL AYES.

**9. Consideration of Approval of Task Order #3 with Civil Survey Consultants for construction services related to the CDGB downtown sidewalk project and Corresponding Resolution 18-010 [Squyres/Lakey]**

Squyres reviewed the task order with the board. A motion was made by Commissioner Mueller and seconded by Commissioner McCarvel to approve the task order in the amount of \$14,572.00.

ALL AYES.

**DISCUSSION ITEMS**

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

Squyres reviewed the Brighton Corporation update with the board.

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

Squyres reviewed the upcoming committee meetings.

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

No report.

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

No report.

**14. Chairman's Report**

No report.

**15. Public Comment**

No public comments.

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

At 9:50am, a motion was made by Commissioner de Weerd and seconded by Commissioner McCarvel to adjourn the meeting.

ALL AYES.

