



**MEETING MINUTES
 MEETING OF THE BOARD OF COMMISSIONERS
 Wednesday, October 10, 2018, 7:30am
 Meridian City Hall, Conference Room A
 33 East Broadway Avenue - Meridian, Idaho**

1. Call Meeting to Order [Winder]:

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

2. Roll-call Attendance [Winder]:

<u>X</u>	Dave Winder – Chairman	<u>X</u>	Keith Bird – Member
<u>O</u>	Nathan Mueller– Vice-Chairman [Arrived at 7:33am]	<u>X</u>	Tammy de Weerd – Member
<u>X</u>	Steve Vlassek– Secretary/Treasurer	<u>X</u>	Rob McCarvel – Member
		<u>X</u>	Rick Ritter – Member
		<u>X</u>	Diane Bevan – Member
		<u>X</u>	Dan Basalone - Member
		<u>X</u>	Todd Lakey – Counsel
		<u>X</u>	Ashley Squyres – Administrator

AGENDA ITEMS

3. Confirm Agenda [Winder]:

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

ALL AYES.

4. Approve Consent Agenda [Winder]: 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 September 26, 2018 Regular Meeting**
- b. Approve September 2018 Administrator’s Report**

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

ALL AYES.

5. Main Street Market FY2018 wrap up presentation [Colin Moss]

Colin, Brittany, and CheRee attended to represent the Main Street Market. They discussed the report in the board packet including the vendors, the attendance, the youth vendors, growing the market, parking, promotion, entertainment and family vendors.

6. Consideration of approval of the Memorandum of Agreement with the City of Meridian for the Main Street Market partnership for FY2019 and FY2020 and Corresponding Resolution 18-043 [Lakey/Squyres]

A motion to approve the MOA with the City of Meridian for the \$10k partnership was made by Commissioner Basalone and seconded by Commissioner Bevan.

ALL AYES.

7. Consideration of approval of the Purchase and Sale Agreement for the old City Hall property located at 33 East Idaho Avenue and Corresponding Resolution 18-044 [Lakey/Squyres]

Counsel Lakey reviewed the purchase and sale agreement with the board and discussed the meeting with the City Council. He discussed the closing date of February 28, 2019, the agreed upon purchase price of \$565k, MDC will pay for the title policy, and the City has the right to repurchase the property if the development should fall through for the same price. A motion to approve the agreement was made by Commissioner Vlassek and seconded by Commissioner Mueller.

ALL AYES.

8. Consideration of approval of the Development Agreement for 703 and 713 North Main Street and 33 East Idaho Avenue and Corresponding Resolution 18-045 [Lakey/Squyres]

Counsel Lakey reviewed the Development Agreement (DA) with the board and discussed the Pacific Companies organizational structure, the completion date of the project, options for time extensions, transfer of property, the purchase price, the completion of the due diligence, the right of reversion, liquidated damages, timeline, and the public improvement reimbursements. A motion to approve the DA was made by Commissioner Bird and seconded by Commissioner McCarvel.

ALL AYES.

9. Consideration of approval of the contract extension for AFPS for Administrator services and Corresponding Resolution 18-046 [Winder/Lakey]

Chairman Winder and Counsel Lakey reviewed the contract extension with the board. Commissioner Basalone asked if a cost of living increase of 4% could be part of the extension starting with FY19 and allow for opportunities to increase each subsequent fiscal year through FY2022. A motion to approve the contract extension through September 30, 2022 was made by Commissioner Basalone and seconded by Commissioner Bird.

ALL AYES.

10. Consideration of the CDBG downtown sidewalk bid project and next steps and Corresponding Resolution 18-047 [Squyres]

Squyres reviewed the history of the project and the four bids that were submitted on October 01. As the lowest bid was more than double the construction budget, she recommended rejecting all bids and going back out to bid in December and leaving open until the end of

January with the hope of lower bids. Meanwhile, Squyres stated that she would work with the City and their CDBG Administrator on options should the bids not come in low enough in January. A motion was made to reject all four bids by Commissioner Basalone and seconded by Commissioner Vlassek.

ALL AYES.

DISCUSSION ITEMS

11. UPRR Update [Squyres]

Squyres reviewed the latest communication with UPRR and the tentative date of December 31 of first round comments on the lease application from UPRR.

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

No new updates on Ten Mile.

13. Upcoming Committee Meetings [Squyres]

Squyres reviewed the upcoming committee meetings with the board.

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

No report.

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

Squyres reviewed the quarterly report to the Meridian City Council with the board.

16. Chairman's Report

No report.

17. Public Comment

No public comment.

18. Adjourn the Meeting [Winder]:

At 8:55am, a motion was made by Commissioner McCarvel and seconded by Commissioner Vlassek to adjourn the meeting.

ALL AYES.

Dave Winder, Chairman