



**SPECIAL MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Tuesday, October 22, 2019 3:00pm
Meridian City Hall, City Council Conference Room
33 East Broadway Avenue - Meridian, Idaho**

1. Call Meeting to Order [Winder]:

At 3:01pm, Chairman Winder called the meeting to order.

2. Roll-call Attendance [Winder]:

<u>X</u>	Dave Winder – Chairman	<u>X</u>	Dan Basalone - Member
<u>O</u>	Nathan Mueller– Vice-Chairman	<u>O</u>	Tammy de Weerd – Member [arrived at 3:05pm]
<u>X</u>	Steve Vlassek– Secretary/Treasurer	<u>O</u>	Rob McCarvel – Member [arrived at 3:09pm]
		<u>O</u>	Diane Bevan – Member [arrived at 3:10pm]
		<u>X</u>	Treg Bernt – Member
		<u>X</u>	Kit Fitzgerald - Member
		<u>X</u>	Todd Lakey – Counsel
		<u>X</u>	Ashley Squyres – Administrator

ACTION ITEMS

3. Confirm the Agenda [Winder]:

A motion was made by Commissioner Basalone and seconded by Commissioner Bernt to confirm the agenda.

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 October 09, 2019 Regular Meeting

A motion was made by Commissioner Vlassek and seconded by Commissioner Fitzgerald to approve the consent agenda.

All AYES.

5. Consideration of approval of the Owner Participation Agreement between MDC and RWP/Meridian LLC and MKA, LLC and corresponding resolution 19-037 [Lakey]

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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.

Counsel Lakey reviewed the status of the OPA. He discussed the stalemate with Eric Davis of Retail West who is not willing to be a party to the agreement that includes the indemnification of MDC. He asked the board for direction. After discussion, the board unanimously agreed that they are not willing to move forward without the clause.

6. Consideration of approval of the façade improvement application request for 116 E. Broadway Avenue and corresponding resolution 19-044 [Vlassek/Squyres]

Commissioner Vlassek presented the façade improvement application request for the former Saddle Shop property. He stated that the property and parking committee recommended approval to the board with the majority of the committee comfortable with approving the signage as part of the package. Counsel Lakey reminded the board as to the purpose of the façade improvement program and the importance of the public purpose aspect. Commissioners Winder and Vlassek explained their support for the majority of the application but not the signage aspect. Commissioner Fitzgerald was concerned about setting a precedence. A motion was made by Commissioner Bernt to approve the façade improvement application for 116 E. Broadway Avenue without the sign. This was seconded by Commissioner de Weerd.

ALL AYES WITH COMMISSIONER BASALONE VOTING NAY.

7. Consideration of approval of Reimbursement Request #1 by Brighton Corporation for the Ten Mile Urban Renewal District and corresponding resolution 19-045 [Squyres/Lakey]

Squyres reviewed the reimbursement request with the board, along with the history. Based upon the submittal, the amount of TIF received for the URD, and the percentage eligible for reimbursement, MDC's accountant determined that Brighton Corporation is eligible for \$356,472.53. A motion was made by Commissioner Basalone and seconded by Commissioner Vlassek to approve the reimbursement request.

ALL AYES.

8. Consideration of approval of authorizing the MDC Administrator to submit a letter to ACHD in support of Galena Development's proposed vacation of the multiple unused right-of-ways on the UPRR site [Squyres]

Squyres reviewed the request by Galena Development with the board. A motion was made by Commissioner Basalone and seconded by Commissioner Bernt to approve the letter to ACHD.

ALL AYES>

DISCUSSION ITEMS

9. Old Town Lofts Update [Squyres]

Squyres reviewed the known status of the project with the board.

10. Upcoming Committee Meetings [Squyres]

Squyres reviewed the upcoming meetings with the board.

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

No report.

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

No report.

13. Chairman's Report

No report.

14. Public Comment

No public comment.

15. Adjourn the Meeting [Winder]:

At 3:51pm, a motion was made by Chairman Vlassek and seconded by Commissioner Bernt.

ALL AYES.

Dave Winder, Chairman