



MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, December 11, 2019, 7:30am
Meridian City Hall, Robert D. Corrie Conference Room
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>	Dan Basalone - Member
<u>O</u>	Nathan Mueller– Vice-Chairman	<u>O</u>	Tammy de Weerd – Member [Arrived at 7:39am]
<u>X</u>	Steve Vlassek– Secretary/Treasurer	<u>X</u>	Rob McCarvel – Member
		<u>X</u>	Diane Bevan – Member
		<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 McCarvel 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 November 13, 2019 Regular Meeting**
- b. Approve November 2019 Administrator’s Report**
- c. Approve September 2019 Financials**
- d. Approve October 2019 Financials**

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

ALL AYES.

5. Fiscal Year 2019 Audit Presentation (Eide Bailey)

Agenda for the Meridian Development Corporation Board Meeting – December 11, 2019

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

Kevin Smith, the Audit Partner for Eide Bailey, presented the findings of the FY2019 audit. The firm has issued a clean opinion for the agency and noted that the fund balance is strong, there were no adjustments or issues, and all controls are solid. The board did not have any questions for Kevin.

6. Consideration of approval of the Fiscal Year 2019 Audit and corresponding resolution 19-051 [Winder]

Counsel Lakey read the resolution. A motion was made by Commissioner Vlassek and seconded by Commissioner McCarvel to approve the FY2019 audit findings.

ALL AYES.

7. Consideration of approval of the Development Agreement between Meridian Development Corporation and East Broadway Investment Company, LLC pertaining to the property clearing, environmental cleanup, and demolition of structures on the Union Pacific Railroad property between Main Street and East Third Street and corresponding resolution 19-050 [Lakey/Squyres]

Counsel Lakey reviewed the DA with the board and discussed the outstanding issues. Bill Truax of Galena Development stated they have submitted the CUP to the city for review and received the traffic impact study from their consultant yesterday. The Phase One for the project is completed and everything has been remediated. At this time, Galena anticipates a 4/15 start date (not including the demo). This item was tabled until January 08, 2020.

8. Consideration of approval of the 2020 legislative services scope of services with Scott Turlington of Primus Policy and corresponding resolution 19-052 [Squyres/Lakey]

Squyres reviewed scope of work with the board. Scott Turlington discussed his thoughts regarding urban renewal and the legislature. A motion was made by Commissioner Basalone and seconded by Commissioner McCarvel to approve the scope of work for the 2020 legislative services beginning December 01, 2019.

ALL AYES.

9. Consideration of approval to rescind the Program Year 2019 Community Development Block Grant dollars for the East Third Street sidewalk project [Squyres]

Squyres reviewed the options with the board. Due to Galena Development's involvement with the UPRR property, it provides an opportunity to include the improvements on East Third Street as a part of their development. It would allow MDC to give the funds back to the City in order to reallocate the funding to other unfunded projects. A motion was made by Commissioner Bevan and seconded by Commissioner Fitzgerald to rescind the Program Year 2019 dollars.

ALL AYES.

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

Counsel Lakey provided an update to the board and reviewed the OPA in the packets. He stated that he is waiting on the final exhibits to attached to the agreement. This item was tabled until the January 08, 2019 meeting.

DISCUSSION ITEMS

11. Ten Mile Urban Renewal District Update [Squyres]

Squyres reviewed the URD update provided by Brighton Corporation with the board.

12. Old Town Lofts Update [Squyres]

Squyres reviewed the construction updates provided by Pacific Companies with the board.

13. Civic Block Update [Squyres/Lakey]

Squyres reviewed the project updates with the board.

14. Upcoming Committee Meetings [Squyres]

Squyres reviewed the upcoming committee meetings with the board.

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

No report.

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

No report.

17. Chairman's Report

No report.

18. Public Comment

No public comment.

19. Adjourn the Meeting [Winder]:

At 8:10am, a motion was made by Commissioner de Weerd and seconded by Commissioner Bernt to adjourn the meeting.

ALL AYES.

Dave Winder, Chairman