



MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, January 08, 2020, 7:30am
Meridian City Hall, Robert D. Corrie Conference Room
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Winder]:

At 7:32, Chairman Winder called the meeting to order.

2. Roll-call Attendance [Winder]:

X	Dave Winder – Chairman	X	Dan Basalone - Member
O	Nathan Mueller– Vice-Chairman [Arrived at 7:36am]	X	Tammy de Weerd – Member
X	Steve Vlassek– Secretary/Treasurer	X	Rob McCarvel – Member
		X	Diane Bevan – Member
		X	Treg Bernt – Member
		X	Kit Fitzgerald - Member
		X	Todd Lakey – Counsel
		X	Ashley Squyres – Administrator

ACTION ITEMS

3. Confirm the Agenda [Winder]:

A motion was made by Commissioner de Weerd and seconded by Commissioner McCarvel 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 December 11, 2019 Regular Meeting**
- b. Approve December 2019 Administrator’s Report**
- c. Approve November 2019 Financials and Notice of Bills Paid**

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

ALL AYES.

5. Consideration of approval of the Development Agreement between Meridian Development Corporation and East Broadway Investment Company, LLC, Galena

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Opportunity Inc., or an entity affiliated with or controlled by either or both of them 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]

This item was tabled to a future board meeting.

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

Counsel Lakey reviewed the agreement with the board. He reviewed the improvements eligible for reimbursement, the schedule of improvements, and the anticipated costs. A motion was made by Commissioner Vlassek and seconded by Commissioner Bernt to approve the OPA.

ALL AYES.

7. Consideration of approval of the cost-share request for a tree to be removed on Carlton Avenue due to the road widening by Cole Valley Christian Schools and corresponding resolution 20-001 [Squyres]

Squyres reviewed the challenges related to the tree on Carlton Avenue and the impact of the construction project. Squyres recommended to the Commission that MDC pay 50-percent of the total cost of \$3,150. A motion was made by Commissioner Basalone and seconded by Commissioner McCarvel to approve the cost-share of the \$3,150 bid.

ALL AYES.

8. Consideration of approval of the contract addendum with Civil Survey for construction management services related to the Carlton Avenue sidewalk project and corresponding resolution 20-002 [Squyres]

Squyres reviewed the reasons for the contract addendum with the board. Due to a number of questions the board had for the engineer, this item was tabled until January 22, 2020 with a motion by Commissioner Bevan and seconded by Commissioner Fitzgerald.

ALL AYES.

DISCUSSION ITEMS

9. Old Town Lofts Update [Squyres]

Squyres reviewed the latest meeting and construction updates with the board.

10. Civic Block Update [Squyres/Lakey]

Squyres reviewed the latest meeting notes with the board.

11. Upcoming Committee Meetings [Squyres]

Squyres reviewed the upcoming committee meetings with the board.

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 report.

16. Adjourn the Meeting [Winder]:

At 8:15am, a motion was made by Commissioner Bernt and seconded by Commissioner de Weerd to adjourn the meeting.

ALL AYES.

Dave Winder, Chairman