



MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, March 11, 2020, 7:30am
Meridian City Hall, Robert D. Corrie Conference Room
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Winder]:

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

2. Roll-call Attendance [Winder]:

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| <u>X</u> | Dave Winder – Chairman | <u>X</u> | Dan Basalone - Member |
| <u>X</u> | Nathan Mueller– Vice-Chairman | <u>O</u> | Tammy de Weerd – Member |
| <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 (Left at 8:32am) |
| | | <u>X</u> | Kit Fitzgerald - Member |
| | | <u>X</u> | Victor Villegas – 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 Vlassek 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 February 26, 2020 Regular Meeting**
- b. Approve February 2020 Administrator’s Report**

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

ALL AYES.

5. Legislative Update [Scott Turlington]

Scott discussed the three pieces of legislation that are in process legislatively and that would impact urban renewal in some way:

- A. Senator Souza's bill – takes away eminent domain from urban renewal agency board members who are not elected. This also requires any elected official who is appointed to the board during their tenure to resign from the board once their term is completed (if there is still time left in their appointment). There is no scheduled date on the House side at this time.
- B. Representative Moyle/Senator Rice's bill – After July 01, 2020, any new URD or expansion of a current URD will no longer receive increment from a transportation taxing entity such as ACHD in Ada County. URDs are allowed to negotiate with that entity to receive the increment. This passed the Senate Committee yesterday.
- C. Property Tax Bill – there will definitely be an interim property tax committee in which Senator Rice has said he wants to dismantle urban renewal.

6. Presentation of the First Amendment to the Meridian Revitalization Plan to deannex certain parcels [Phil Kushlan]

7. Presentation of the Urban Renewal Plan for the Union District Urban Renewal Project [Phil Kushlan]

Items 6 and 7 were presented together

Meghan Conrad from Elam and Burke presented the amended plan deannexing the parcels from the current district. This is the first amendment to the 2002 specific plan for the downtown district and it is anticipated to remove \$12k from the increment MDC receives annually.

There were no questions or concerns.

Meghan reviewed the new specific plan with the board and allowed Phil Kushlan to review the assumptions made regarding the estimated increment. It is envisioned that the project within the new boundary would be a \$125M project which would in turn generate an estimated \$18M.

Phil reviewed the three revenue model estimates that varied in percentage growth rates. He stated that he would recommend Option B which is an average 10% rate over 20-years. The Board agreed with this.

This item will come back to the board for a final decision on March 25, 2020.

8. Concerts on Broadway 2020 presentation by the City of Meridian Parks Department [Meridian Parks Department]

Garrett White and Audrey Belnap introduced themselves to the board. They reviewed the premise of the 2020 season and that is to go back to evening performances in the months of August and September. They have identified the following dates for the concerts: August 26, September 12, and September 29.

9. Consideration of Approval of the FY2020 Concerts on Broadway partnership agreement and Corresponding Resolution 20-006 [Lahey/Squyres]

Squyres presented the Memorandum of Agreement for the city partnership. MDC placed \$10k in their FY20 budget and this would approve and finalize this expenditure.

A motion was made by Commissioner Basalone and seconded by Commissioner McCarvel to approve the \$10k partnership and MOA with the city.

ALL AYES.

DISCUSSION ITEMS

10. Old Town Lofts Update [Squyres]

Squyres reviewed the construction updates found in the board packets with the board.

11. Civic Block/Meridian Station Update [Squyres]

Squyres reviewed the weekly meeting notes and schedule found in the board packets with the board.

12. Upcoming Committee Meetings [Squyres]

Squyres reviewed the upcoming meetings with the board.

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

No report.

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

No report.

15. Chairman's Report

No report.

16. Public Comment

No public comment.

17. Adjourn the Meeting [Winder]:

At 8:53am, a motion was made by Commissioner Mueller and seconded by Commissioner Basalone to adjourn the meeting.

ALL AYES.

Dave Winder, Chairman