



MEETING AGENDA
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, April 22, 2020, 4:00pm
To Be Held Online Via Zoom: <https://us02web.zoom.us/j/81055384425>
Meeting ID: 810 5538 4425
or
Call-In Option: +1 (669) 900-9128, Conference ID: 81055384425#

1. Call Meeting to Order [Winder]:

At 4:03pm, Chairman Winder called the meeting to order.

2. Roll-call Attendance [Winder]:

<u>X</u>	Dave Winder – Chairman	<u>O</u>	Dan Basalone - Member
<u>O</u>	Nathan Mueller– Vice-Chairman	<u>X</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
		<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 de Weerd 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 March 25, 2020 Regular Meeting**
- b. Approve March 2020 Financials and Notice of Bills Paid**

Administrator Squyres requested an amendment to item #3 in the minutes to Commission McCarvel making the motion and Commissioner Vlassek seconding the motion.

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

ALL AYES.

5. 2020 Legislative Session Discussion and Next Steps [Scott Turlington and David Lehman]

Scott Turlington and David Lehman introduced themselves.

Scott announced that he has accepted the Presidency at Tamarack Resort and that David Lehman would solely be representing MDC at the legislature moving forward.

David discussed the upcoming interim property tax committee that will have an urban renewal focus. He offered the following observations:

- The Committee will be selected the first or second week in June.
- He believes it will be a two-year process given COVID.
- Senator Rice believes that urban renewal should not exist in its current format. He would like to see it focused solely on infrastructure and funded only by new construction.
- It is important that MDC participate in order to educate.
- Highlight the intangibles how urban renewal is important.

David spoke about his capacity to solely take on MDC as a client and assured the board that he would be capable of doing so.

Counsel Lakey agreed with Scott and David on their perspectives. He believes who is appointed to the committee will be important. He will likely not be appointed due to other legislative responsibilities.

The next step includes David providing MDC with a proposed scope of work for the interim property committee and this will be discussed at the next board meeting.

6. Consideration of approval of joint City of Meridian/Meridian Development Corporation letter to the Idaho Housing and Finance Association [Squyres/Lakey]

Squyres presented the item to the board.

The purpose of the IHFA letter is to encourage projects in Meridian. Through discussions with the Mayor, City/MDC staff, and Galena Development, there may be an opportunity to secure tax-credits for a multi-family housing project on the Civic Block. While no decisions have been made, it is an avenue being explored.

Galena is working towards an application submittal next month and Galena Development has requested a letter of support from both the City and MDC.

The City has provided the framework of the letter which allowed for MDC's input. This is what is before the board. Squyres asked the board for their approval to allow the Chairman to sign the final version of the letter.

Commissioner Fitzgerald stated that she believed this is a great opportunity for Meridian and that this level of housing is misunderstood by many but needed.

Commissioner Bernt asked if this would be market-rate housing or truly low-income housing. Squyres stated the intention is to provide low-income housing options.

A motion was made by Commissioner Fitzgerald and seconded by Commissioner Bevan to approve moving forward with a joint letter from both the City and MDC.

ALL AYES.

DISCUSSION ITEMS

7. Old Town Lofts Update [Squyres]

Squyres discussed the updates that were found in the board packet including the unstable soils found in Idaho Avenue and the unexpected remediation was needed. The monthly stakeholder meetings have been cancelled for the foreseeable future however, the developer will provide video updates that will be posted to social media channels.

8. Civic Block/Meridian Station Update [Squyres]

Squyres provided the following updates:

- Civic Block: MDC, the City, and Galena are working with the City and Galena on different concept plans for the civic block. Galena is working on different economic feasibility scenarios. The ideas range from multi-family to some retail and office in addition to the community center.
- Meridian Station: The developer is working on the necessary remediation on the UPRR property. The phase two study begins next week and the study will be concluded in early May.
- Union District URD: The Meridian P&Z Commission recommended approval to the City Council on April 16th. The next steps include legal noticing in the newspapers and transmittals to the impacted agencies for comment. The first reading of the ordinance is scheduled for May 26th with the second and third readings falling on June 02 and June 09 respectively.

9. Upcoming Committee Meetings [Squyres]

At this time, there are no upcoming committee meetings due to lack of action items. If decisions are needed prior to the next regularly scheduled meeting, a special meeting will be held.

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

No report.

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

No report.

12. Chairman's Report

No report.

13. Public Comment

No public comment.

14. Adjourn the Meeting [Winder]:

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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.

At 4:42pm, a motion was made by Commissioner Bernt and seconded by Commissioner McCarvel to adjourn the meeting.

ALL AYES.

Dave Winder, Chairman