



MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, January 13, 2021, 7:30am
Meridian City Hall, Robert Corrie Conference Room
33 East Broadway Avenue - Meridian, Idaho

Online Via Zoom:

<https://us02web.zoom.us/j/86881328478?pwd=QlRvMFp0K2ZJekJBTjNrWGxCbGNqdz09>

Meeting ID: 868 8132 8478

Passcode: 931891

Call-In Instructions:

1 (346) 248-7799

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Passcode: 931891

1. Call Meeting to Order [Winder]:

At 7:34am, 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>Q</u>	Nathan Mueller– Vice-Chairman	<u>Q</u>	Tammy de Weerd – Member [arrived at 7:36am]
<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 AND DISCUSSION ITEMS

3. Action Item: Confirm the Agenda [Winder]:

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

ALL AYES.

4. Action Item: 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 09, 2020 Regular Meeting**
- b. **Approve December 2020 Administrator's Report**
- c. **Approve November 2020 Financials and Notice of Bills Paid**

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

ALL AYES.

5. Discussion and Possible Action Item: Legislative Update [David Lehman]

David discussed the call with the Association of Idaho Cities Executive Director. He was told that the bill related to the carryover has died but it does not mean it won't be revived by another legislator. David meeting with Steve Harris on the House and Revenue committee on Thursday. Commissioner Bernt stated that he is on the AIC's legislative committee and will be able to provide updates.

6. Action Item: Consideration of approval of the scope of work for David Lehman of Primus Policy for legislative services related to the 2021 legislative session and corresponding resolution 21-001 [Squyres/Lakey]

Squyres introduced the topic with the board and Counsel Lakey reviewed the document with the board. The scope of work extends through the end of March with the Administrator authorized to extend the scope if the legislative session runs longer. The monthly retainer is \$2500 per month. A motion was made by Commissioner Fitzgerald and seconded by Commissioner Basalone to approve the scope of work.

ALL AYES.

7. Action Item: Consideration of formal acceptance of the early termination of the Union Pacific Railroad lease [Lakey]

Counsel Lakey reviewed the UPRR lease termination for the site soon to become Union 93. The lease termination has a 30-day window however, Galena Development would like to start removing buildings prior to this timeframe. This agreement would allow for this. A motion was made by Commissioner Bevan and seconded by Commissioner Bernt to approve the early lease termination.

ALL AYES.

8. Action Item: Executive Session pursuant to Idaho Code Section 74-206(1)(d) to consider records that are exempt from disclosure as provided in Chapter 1, Title 74 Idaho Code.

and

Executive Session pursuant to Idaho Code Section 74-206(1)(c) to consider acquiring an interest in real property which is not owned by a public agency.

A motion to go into Executive Session was made by Commissioner de Weerd and seconded by Commissioner McCarvel.

ALL AYES.

A motion to come out of Executive Session was made by Commissioner Bevan and seconded by Commissioner Fitzgerald.

ALL AYES.

9. Action Item: Consideration of approval to engage Langston and Associates to perform appraisal services for “Parcel A” and corresponding resolution 21-002 [Squyres/Lakey]

Squyres reviewed the scope of work for the appraisal of Parcel A with the board. Parcel A is a potential land acquisition which is why it is not being identified at this time. The scope is for a complete appraisal of Parcel A in the amount of \$6,500 with 50% due at approval of the scope. The appraisal will be completed prior to February 15, 2021. A motion was made by Commissioner Vlassek and seconded by Commissioner Fitzgerald to approve the scope of work.

ALL AYES.

10. Discussion Item: Discussion of the project status related to the Civic Block project and Union 93 [Squyres]

Squyres reviewed the status of the project with the board including the status of each of the required contingencies as outlined in the Memorandum of Agreement. The MOA expires on January 30, 2021 and currently, a joint worksession between the City and MDC is set for January 27th.

Feedback from the board included:

- Commissioner Bernt – this is not ready for the City Council/MDC joint meeting. There is a significant amount of work left undone.
- Commissioner Basalone – the project does not meet the vision of the City and MDC, the developers financial partners seem to be driving the vision. The project should go back out to RFP.
- Commissioner Vlassek – agree with previous commissioners. There is one chance to get this project correct. Currently the project is not iconic in nature. Even with an extension, does not believe they can revamp with a 90-day extensions.
- Chairman Winder – relying heavily on the City for thoughts as these are their buildings.
- Commissioner de Weerd – thanks all parties involved and acknowledged the amount of work that has been put into this project. Agrees with other commissioners.

Squyres will relay this feedback to the developer and will communicate the developer’s desire to move forward with the joint meeting or to allow the extension to expire.

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

No report.

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

Squyres reported on her upcoming surgery and the dates that she will be out of office.

13. Discussion Item: Chairman’s Report

No report.

14. Public Comment

No public comment.

15. Adjourn the Meeting [Winder]:

At 9:31am, a motion was made by Commissioner de Weerd and seconded by Commissioner Vlassek to adjourn the meeting.

ALL AYES.

Dave Winder, Chairman