



**SPECIAL MEETING AGENDA MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, December 15, 2021, 3:00 PM
Meridian City Hall, City Council Conference Room
33 East Broadway Avenue - Meridian, Idaho**

1. Call Meeting to Order [Winder]:

At 3:01pm, 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>X</u>	Nathan Mueller– Vice-Chairman	<u>O</u>	Tammy de Weerd – Member
<u>O</u>	Steve Vlassek– Secretary/Treasurer	<u>X</u>	Rob McCarvel – Member
		<u>X</u>	Diane Bevan – Member
		<u>O</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 Fitzgerald 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 November 10, 2021 Regular Meeting**
- b. Approve Minutes of the November 16, 2021 Special Meeting**
- c. Approve Administrator’s Report for November 2021**
- d. Approve September 2021 Financials and Notice of Bills Paid**
- e. Approve October 2021 Financials and Notice of Bills Paid**

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

ALL AYES.

5. Discussion Item: Legislative Update [David Lehman]

Squyres reviewed the update email from David Lehman with the board.

6. Presentation: FY2021 Meridian Development Corporation Financial Audit [Kevin Smith, Eide Bailley]

Kevin Smith from Eide Bailley presented the FY21 audit and issued a clean opinion. He stated that MDC has good processes and procedures in place.

7. Action Item: Consideration of approval of the FY2021 Meridian Development Corporation Financial Audit and corresponding resolution 21-056 [Winder]

Counsel Lakey read the resolution. A motion was made by Commissioner Fitzgerald and seconded by Commissioner Basalone to approve the FY21 audit and its findings.

ALL AYES.

8. Action Item: Consideration of approval of the PC Maintenance scope of work for the Masonic Temple parking lot repairs and corresponding resolution 21-057 [Squyres]

Squyres reviewed the parking lot repair request by the Meridian Masons and the bid in the amount of \$1750. A motion was made by Commissioner Basalone and seconded by Commissioner Fitzgerald to approve the scope of work.

ALL AYES.

9. Action Item: Consideration of approval of the Development Agreement related to project site work for the Union 93 development for Galena Development and corresponding resolution 21-058 [Lakey/Squyres]

This item was tabled until the next meeting.

10. Action Item: Consideration of approval of the Owner Participation Agreement Addendum Two with Ten Mile Crossing, Inc., Brighton Corporation, SCS Brighton, LLC., Brighton Investments, LLC., SCS Investments, LLC., and SBG Ten Mile Office No. 1, LLC and corresponding resolution 21-059 [Lakey/Squyres]

Counsel Lakey reviewed the OPA modification with the board. There were no questions from the board. A motion was made by Commissioner Fitzgerald and seconded by Commissioner McCarvel to approve the OPA modification.

ALL AYES.

11. MDC Project Updates [Squyres]

Squyres provided an updated on the new URDs and discussed the need to update Destination: Downtown. The board authorized Squyres to start pursuing moving forward with an RFP.

12. 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.

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

No report.

14. Discussion Item: Chairman's Report

Chairman Winder thanked Squyres and Tori Cleary for their efforts related to the new URDs.

15. Public Comment

Tori Cleary thanked the board for their efforts related to the various downtown projects.

16. Adjourn the Meeting [Winder]:

At 3:35pm, a motion was made by Commissioner Basalone and seconded by Commissioner McCarvel to adjourn the meeting.

ALL AYES>

Dave Winder, Chairman