



**MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, October 26, 2022, 4:00PM
Meridian City Hall, City Council Conference Room
33 East Broadway Avenue - Meridian, Idaho**

1. Call Meeting to Order [Winder]:

At 4:00PM, 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>O</u>	Nathan Mueller– Vice-Chairman	<u>O</u>	Tammy de Weerd – Member
<u>X</u>	Steve Vlassek– Secretary/Treasurer	<u>O</u>	Rob McCarvel – Member
		<u>X</u>	Kit Fitzgerald – Member [Left at 5:12PM]
		<u>X</u>	Brad Hoaglund – Member
		<u>X</u>	Todd Lakey – Counsel [Left at 5:35PM]
		<u>X</u>	Ashley Squyres – Administrator

ACTION AND DISCUSSION ITEMS

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

A motion was made by Commissioner Vlassek 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 October 12, 2022 Regular Meeting**
- b. Approve Draft September 2022 Financials and Bills Paid**

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

ALL AYES.

5. Action Item: Consideration of approval of the FY2023 cooperative agreement with Valley Regional Transit and corresponding resolution 22-034 [Squyres/Lakey]

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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.

Squyres introduced the topic to the board. The board didn't have any questions. A motion was made by Commissioner Vlassek and seconded by Commissioner Hoaglund to approve the FY2023 cooperative agreement with Valley Regional Transit.

ALL AYES.

6. Action Item: Consideration of approval of the FY2023 Façade Improvement Grant Application and corresponding resolution 22-035 [Squyres/Lakey]

Squyres reviewed the FY2023 application template with the board and pointed out the minor changes for this year's application which included identifying which urban renewal district the project resided within downtown. There were no questions. A motion was made by Commissioner Fitzgerald and seconded by Commissioner Basalone to approve the FY2023 grant application.

ALL AYES.

7. Action Item: Consideration of approval of the River Caddis project extension request for the Civic Block project and a formal recommendation to the Meridian City Council [Squyres/Winder/Lakey]

Squyres introduced the topic along with the materials found in the board packet. River Caddis is requesting a one-year time extension for the project. Chairman Winder shared his perspective on where the project stands. Counsel Lakey reviewed the timeframes for the MOA requirements along with the Purchase and Sale Agreement deadlines. Significant discussion surrounded the Hunter Lateral and an urgency to get this portion of a future project completed. Discussions were also had on the timeframes related to the project. A motion was made by Commissioner Fitzgerald and seconded by Commissioner Basalone to approve the time extension with the following conditions:

1. The Hunter Lateral shall be commenced and completed by River Caddis before the irrigation water comes back in the system in the upcoming spring of 2023. MDC and City are to approve the estimated cost. If the overall project does not ultimately move forward then the City and MDC will work out reimbursement for River Caddis of the associated costs for relocating the lateral.
2. The due diligence period in the purchase and sale agreements should be modified. Need to set a specific date and eliminate the extensions. The new proposed date for completion of the due diligence is June 30, 2023.
3. The one-year extension would apply to closing and commencement of work on the project.
4. River Caddis referenced potential modification of the proposed development. If River Caddis desires to make a significant change to the project, then MDC believes that the development project should be put back out for proposal. If the proposed changes are not significant then the proposed changes need to be presented and approved by a mutually agreeable date certain.
5. The timeline to have a negotiated Owner Participation Agreement needs to be addressed and agreed upon.

Discussion: Squyres stated that if approved, this would be forwarded to the City Council for consideration. If the Council agreed with these conditions, then legal counsel would move forward with modifying the MOA and PSAs. If the Council does not agree, but places additional conditions, these would be brought back to the MDC board for consideration. If the Council says no to a time extension altogether, then the developer is held to the original timelines as established in the MOA and PSAs.

Call for the Vote: ALL AYES WITH HOAGLUND ABSTAINING.

8. Presentation/Discussion Item: Old Town Lofts Presentation by Pacific Companies: A Comprehensive Review of the Project [Pacific Companies]

Josh Evarts from Pacific Companies provided an overview of the Old Town Lofts project now that is almost 100% complete. He stated that approximately 23% of the apartments are leased. Two commercial tenants have signed: a coffee shop and a salon. Both are anticipating to open in Q1 of 2023. He said the activity level is up and interest in the other spaces is increasing. He reviewed the original projected and actual costs the project incurred with the project and some of the challenges the project faced with construction.

9. Action Item: Consideration of approval of the Destination: Downtown Master Plan Update Agreement and scope of work with Vitruvian Planning and corresponding resolution 22-036 [Lakey/Squyres]

Squyres and Counsel Lakey introduced the topic. After selection of Vitruvian Planning as the most qualified consultant, MDC staff were able to review the proposed rates as provided by Vitruvian for the master plan update plus Option A. Chris Danley, principal of Vitruvian Planning, explained the economic analysis associated with Option A and how that information could be useful for the Commission. Counsel Lakey discussed the proposed costs in the amount of \$273,953 for the master plan update, which was the lowest cost of all proposing teams, and \$63,380 for the Option A analysis for a total of \$337,333. Squyres stated that this is within the range that was planned for budget-wise. A motion was made by Commissioner Fitzgerald and seconded by Commissioner Basalone to approve the contract with Vitruvian Planning.

ALL AYES.

10. MDC Project Updates [Squyres]

No further updates.

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.

No report.

13. Discussion Item: Chairman's Report

Chairman Winder stated that the Mayor's office is interviewing candidates for the open seat on MDC.

14. Public Comment

Sean Evans from the Chamber applauded Josh and his efforts with Old Town Lofts and stated that Josh will be receiving the Meridian Chamber Man of the Year award.

15. Adjourn the Meeting [Winder]:

At 5:59PM, a motion was made by Commissioner Vlassek and seconded by Commissioner Hoaglun to adjourn the meeting.

ALL AYES.

Dave Winder, Chairman