



MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, February 25, 2026, 4:00PM
Meridian City Hall, City Council Conference Room
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Winder]:

Chairman Winder called the meeting to order.

2. Roll-call Attendance [Winder]:

X	Dave Winder – Chairman	X	Dan Basalone - Member
X	Nathan Mueller– Vice-Chairman	O	Doug Taylor – Member
X	Steve Vlassek– Secretary/Treasurer	O	Rob McCarvel – Member
		O	Kit Fitzgerald – Member
		X	Brad Hoaglun – Member
		X	Robert Simison – Member
			[Left at 5:41PM]
		X	Todd Lakey – Counsel
		X	Ashley Squyres – Administrator

ACTION AND DISCUSSION ITEMS

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

A motion was made by Commissioner Basalone and seconded by Commissioner Simison 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 February 11, 2026 Special Meeting**
- b. Approve January 2026 Financials and Notice of Bills Paid**

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

ALL AYES.

5. Discussion Item: Legislative Update and discussion of potential legislative concepts [David Lehman]

David provided an overview of HB670 to the board. He also reviewed some of the concepts that he and Squyres have been working on over the past several months.

6. Destination: Downtown Master Plan Update from Vitruvian Planning [Chris Danley]

Chris provided an update to the board re: recent City Council conversations.

7. Action Item: Consideration of approval of the Façade Improvement Grant application for 914 East Second Street and corresponding resolution 26-006 [Winder/Rose Sellars]

Rose Sellars introduced the project for the board's review and outlined the goals with the project. Commissioner Vlassek reviewed the committee's recommendation with the board and stated the committee felt this was an important project to assist with funding due to the ADA improvements being proposed. A motion was made by Commissioner Vlassek and seconded by Commissioner Basalone to approve the project and to bring back a subrecipient agreement to the next board meeting.

ALL AYES.

8. Action Item: Consideration of approval of the subrecipient agreement for the Meridian Masons Façade Improvement Grant Application and corresponding resolution 26-007 [Lakey]

Counsel Lakey reviewed the agreement with the board. A motion was made by Commissioner Hoaglund and seconded by Commissioner Vlassek to approve the subrecipient agreement in the amount of \$9,160.55.

ALL AYES.

9. Action Item: Consideration of approval of a Development Agreement with Scot Asin and corresponding resolution 26-008 [Lakey]

Counsel Lakey reviewed the agreement with the board. A motion was made by Commissioner Basalone and seconded by Commissioner Mueller to approve the Development Agreement in the amount of \$44,350.

ALL AYES.

10. Action Item: Consideration of approval of the reimbursement request #14 by Brighton Corporation for the Ten Mile Urban Renewal District and corresponding resolution 26-009 [Squyres/Lakey]

Squyres introduced the topic to the board. A motion was made by Commissioner Vlassek and seconded by Commissioner Hoaglund to approve the reimbursement in the amount of \$1,554,389.

ALL AYES.

11. Action Item: Consideration of approval of a feasibility study for a downtown performing arts center and corresponding resolution 26-010 [Josh Evarts, Pacific Companies]

Josh Evarts presented the purpose of the study to the board. Discussions were had regarding modifications needed related to each phase. A motion was made by Commissioner Mueller and seconded by Commissioner Vlassek approving the feasibility study in the total amount of \$88,350 plus up to \$3,500 in travel expenses and the requirement that MDC must approve moving forward with Phases 2 and 3 after reviewing the data from Phases 1A and 1B.

ALL AYES.

12. MDC Project Updates [Squyres]

All of the topics were discussed throughout the course of the board hearing.

13. 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.

No executive session was held.

14. Action Item: Consideration and potential approval of real property purchase and sale agreement for Ada County Parcels R1039000362 and R1039000332 and corresponding resolution 26-005 [Winder/Lakey]

Counsel Lakey reviewed the amended purchase and sale agreement with the board. A motion was made by Commissioner Valssek and seconded by Commissioner Basalone to approve the purchase and sale agreement for parcels R1039000362 and R1039000332 in the amount of \$1.3M.

ALL AYES WITH COMMISSIONER SIMISON VOTING NAY.

15. Action Item: Consideration of approval of an ALTA scope of work for Ada County Parcels R1039000362 and R1039000332 and corresponding resolution 25-011 [Squyres]

Squyres introduced the topic with the board. The ALTA is needed for the extended title report. A motion was made by Commissioner Hoaglund and seconded by Commissioner Mueller to approve the scope of work with a not to exceed amount of \$13,400.

ALL AYES.

16. Action Item: Consider of approval of a Phase One Environmental Site Assessment Update for Ada County Parcels R1039000362 and R1039000332 and corresponding resolution 25-012 [Squyres]

Squyres introduced the topic with the board. An updated Phase One is desired for the due diligence of the property. A motion was made by Commissioner Mueller and seconded by Commissioner Vlassek to approve the scope of work in the amount of \$3,218.

ALL AYES.

17. Action Item: Election of Officers for March 2026 through February 2027 and Corresponding Resolution 26-013 [Winder]

A motion was made by Commissioner Basalone and seconded by Commissioner Hoaglund to nominate the following as a slate of candidates to serve through February 2027 as the MDC officers:

Dave Winder, Chairman; Nathan Mueller, Vice-Chairman, and Steve Vlasske, Secretary/Treasurer.

ALL AYES.

18. Discussion Item: City Council Liaison Report [Taylor/Simison]: Representatives who sit on the Meridian City Council will review topics that need to be brought to the attention of the Board.

No report.

19. 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.

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

No report.

21. Discussion Item: Chairman's Report

No report.

22. Public Comment

No public comment.

23. Adjourn the Meeting [Winder]:

At 5:50PM, a motion was made by Commissioner Hoaglun and seconded by Commissioner Basalone to adjourn the meeting.

ALL AYES.

Dave Winder, Chairman