



**SPECIAL MEETING MINUTES  
MEETING OF THE BOARD OF COMMISSIONERS  
Wednesday, March 31, 2021, 4:00pm  
Meridian City Hall, Robert Corrie Conference Room  
33 East Broadway Avenue - Meridian, Idaho**

**Online Via Zoom:**

<https://us02web.zoom.us/j/86825165054?pwd=eTBnSlJ4WnhNVkRFRWVhR0JXdWtyQT09>

Meeting ID: 868 2516 5054

Passcode: 032005

**Call-In Instructions:**

1 (253) 215-8782

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Passcode: 032005

**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>X</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>O</u>	Treg Bernt – Member [Arrived at 4:14pm]
		<u>O</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 Bevan and seconded by Commissioner de Weerd to confirm the agenda.

ALL AYES.

**4. Action Item: Consideration of approval of the Elam and Burke scope of work for the following urban renewal related activities: 1) the second deannexation of the Downtown Plan; 2) the Union District amendment and new plan; 3) the creation of the**

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**Ten Mile to Linder Urban Renewal District; and 4) the creation of the Northern Gateway Urban Renewal District and corresponding resolution 21-012 (Squyres)**

Squyres provided background on the work that has occurred in partnership with the City since late 2019/early 2020 to identify new viable URDs. She also discussed the current legislative climate and the need to move forward now due to many unknowns beginning with the 2022 legislative session. This has led to a discussion with the City leadership and the desire to move forward with two new URDs. With this effort, a team is needed to assist the City and MDC through the statutory directed process. This has led MDC and the City to reach out to Meghan Conrad and Phil Kushlan for assistance. This is the team that led the efforts for both the Ten Mile URD and the Union URD. Squyres discussed the scope of work and the thinking surrounding how the financial obligations would be shared with the City. Counsel Lakey reviewed the conflict provision in the proposal and Meghan Conrad further elaborated on this. Board members along with legal counsel discussed the proposed Ten Mile to Linder URD and stated they felt this needed to be a very directed and focused URD that could be closed out early if the project goals are achieved. A motion was made by Commissioner Basalone and seconded by Commissioner McCarvel to approve scope of work with Elam and Burke.

ALL AYES WITH COMMISSIONER BERNT ABSTAINING.

**5. Action Item: Consideration of approval of the Civil Survey task order for the survey and boundary work needed for the following urban renewal related activities: 1) the second deannexation of the Downtown Plan; 2) the Union District amendment and new plan; 3) the creation of the Ten Mile to Linder Urban Renewal District; and 4) the creation of the Northern Gateway Urban Renewal District and corresponding resolution 21-013 (Squyres)**

Squyres introduced the task order for the survey and boundary work needed for the establishment of the new projects. A motion was made by Commissioner Vlassek and seconded by Commissioner Bevan to approve the task order.

ALL AYES WITH COMMISSIONER BERNT ABSTAINING.

**6. Action Item: Consideration of approval of the Vitruvian Planning scope of work for an assessment of existing and planned streets within its proposed Northern Gateway District to define planning-level costs for street improvements and inform potential district boundaries and corresponding resolution 21-014 (Squyres)**

Squyres introduced the scope of work to the board. Due to timeframe constraints and due to last year's legislative actions along SB1107, it was imperative to understand the transportation and pedestrian-related projects associated with the Northern Gateway project so negotiations with ACHD could begin as soon as possible. A motion was made by Commissioner Bevan and seconded by Commissioner Vlassek to approve the scope of work.

ALL AYES WITH COMMISSIONER BERNT ABSTAINING.

**7. Action Item: Consideration of approval of the cost-share memorandum of agreement between Meridian Development Corporation and the City of Meridian for the following urban renewal related activities: 1) the second deannexation of the Downtown Plan; 2) the Union District amendment and new plan; 3) the creation of the Ten Mile to Linder Urban Renewal District; and 4) the creation of the Northern Gateway Urban Renewal District and corresponding resolution 21-015 (Squyres/Lakey)**

Squyres introduced the MOA to the board and reiterated the anticipated cost-sharing breakdown to the board. A motion was made by Commissioner McCarvel and seconded by Commissioner Basalone.

ALL AYES WITH COMMISSIONER BERNT ABSTAINING.

**8. Public Comment**

No public comment.

**9. Adjourn the Meeting [Winder]:**

At 4:39pm, a motion was made by Commissioner de Weerd and seconded by Commissioner Mueller to adjourn the meeting.

ALL AYES.

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**Dave Winder, Chairman**