

Meridian City Council - Meridian Development Corp - Joint November 16, 2021.

A Joint Meeting of the Meridian City Council and the Meridian Development Corporation was called to order at 3:00 p.m., Tuesday, November 16, 2021, by Mayor Robert Simison.

Members Present: Robert Simison, Luke Cavener, Treg Bernt, Jessica Perreault and Brad Hoaglund.

Members Absent: Joe Borton and Liz Strader.

ROLL-CALL ATTENDANCE

MERIDIAN CITY COUNCIL ROLL CALL ATTENDANCE

<input type="checkbox"/> Liz Strader	<input type="checkbox"/> Joe Borton
<input checked="" type="checkbox"/> Brad Hoaglund	<input checked="" type="checkbox"/> Treg Bernt
<input checked="" type="checkbox"/> Jessica Perreault	<input checked="" type="checkbox"/> Luke Cavener
<input checked="" type="checkbox"/> Mayor Robert E. Simison	

MERIDIAN DEVELOPMENT CORPORATION ROLL CALL ATTENDANCE

<input checked="" type="checkbox"/> Dave Winder	<input checked="" type="checkbox"/> Nathan Mueller
<input checked="" type="checkbox"/> Dan Basalone	<input checked="" type="checkbox"/> Tammy de Weerd
<input checked="" type="checkbox"/> Rob McCarvel	<input checked="" type="checkbox"/> Diane Bevan
<input type="checkbox"/> Steve Vlassek	<input type="checkbox"/> Treg Bernt
<input type="checkbox"/> Kit Fitzgerald	

Simison: We will call this meeting to order. For the record it is November 16th, 2021, at 3:03 p.m. for the joint session of the Meridian City Council and Meridian Development Corporation Board of Commissioners. We will begin this afternoon's meeting with roll call attendance.

ADOPTION OF AGENDA

Simison: Next item up is the adoption of the agenda.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I move that we adopt the agenda as published.

Hoaglund: Second the motion.

Simison: I have a motion and a second to adopt the agenda as published. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it

and the agenda is adopted.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

ACTION ITEMS

1. Civic Block Request for Proposals Review Committee Recommendation, Respondent Presentations, City Council/Meridian Development Corporation Board of Commissioners Discussion, and Staff Direction

Simison: So, with that we will begin with item one, Civic Block Requests for Proposals, Review Committee Recommendation, Respond and Presentations, City Council and Meridian Development Corporation Board of Commission, Discussion and Staff Direction.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: At the outset I have and will continue to recuse myself from any consideration and discussion of these projects or others, so I will continue that now.

Simison: Thank you, Mr. Borton. Cameron, turn this over to you.

Arial: Mr. Mayor, Members of the Council, as well as the MDC Board, it's a pleasure to be with you. Cameron Arial with the city and the Community Development Director. Also have many colleagues here with me. Ashley Squyres with MDC and others. But we are really pleased to be with you, particularly with this -- the presentations that you will see and the prospects that -- that will be before you and what it means for our city and our downtown. So, I wanted to just briefly give you a quick background and summary, chart a path for this evening and, then, also get -- get right into the -- the meat of it, which is the presentations and the deliberations. So, real quickly as a -- just a backdrop, the city and MDC have been hard at work on doing something here on this project for a number of years. I think it's safe to say maybe even over a decade, but we put this out for RFP. We got three fantastic responses, two of which you will -- you will see to -- see tonight and just to give you an overview, here is the -- the block that we will be talking about. Just a few elements to be particularly aware of is the city's properties, the -- the current community center, Centennial Park, and -- and, then, also the -- MDC's property, which is the -- the parking lot to the southeast there. I will point out to you as well there is that blue -- kind of light blue lines right through the middle of it bisecting it is the Hunter Lateral and we will talk about that -- that improvement, as well as potential improvements along 2nd Street and 3rd Street as well. So, just to orient you to -- to the -- to the site and to the -- to the proposal. Let me now kind of dive -- let's see -- right now. Okay. There we go. So, I wanted to just touch briefly -- really what we were going for with this -- with this RFP. I think it's -- it's safe to say that we need something special. Iconic mixed use project. Economic benefit. We are really looking for a team that can deliver it with the

financial wherewithal to do that. Also it's something that's going to be in compliance with our visions, not only for MDC, but also certainly for the city and the urban renewal plans in place. Parking is a big aspect of this and, of course, just the -- the overall project itself and what's being proposed and what we -- what will be delivered. So, I will just point you to that, that we have those components baked into -- into this and, then, of course, the -- the total possible points of 1,210. I wanted to just briefly highlight those that have been participatory in evaluating these proposals from the review committee. We brought together 11 individuals from across, you know, diverse backgrounds that really helped us evaluate them and you will be hearing from the lucky one. We -- we have Sean Evans from the Chamber here who will be representing the committee this evening. So, the results of that. What you will see here is there was a recommendation from the committee -- and I won't -- I won't steal Sean's thunder, but here is the results of that and you will -- you will hear Sean's detail on -- on the scoring and -- and the recommendations there. I wanted to highlight -- and you will -- you will have seen this in the staff report as well, but some of the key elements that we are trying to achieve from the public's interest out of this proposal both, from the city, as well as from MDC. So, there is the -- the community center site improvements. There is an estimate there of cost. Community center parking -- and/or parking. The relocation of the Hunter Lateral, potentially public gathering space improvements and the revitalization of 2nd Street. So, just to give you a taste for what those potential public items that we would need to cover in order to have a -- have a good project. And, then, again, I do feel it's important to note -- and this was in the staff report as well, that the community center was not a requirement of a response, but was certainly there for respondents to bake in if they so choose -- chose. So, from that and from the proposals, just to really focus you on the bottom line here, you have the two proposals that will be presented tonight, the River Caddis proposal, as well as the Pacific Companies November -- November Whiskey proposal. Based on what their project value we were able to generate a TIF revenue generation calculus for you and so you can see here River Caddis would generate roughly 11 million and, then, when you back out -- or adjust that for the community center, it's approximately eight -- 9.8 million in TIF generation and, then, the Pacific Companies would generate around 6.4, 6.5 million. Again just to kind of highlight, you know, what we were trying to accomplish, at least from the public's interest and, then, what the projects would actually generate. Now, I'm going to turn some time over to Ted briefly for some procedural comments.

Baird: Good afternoon, Members of the Council and the Commissioners. I am Ted Baird with the city Legal Department and I just want to briefly go over what's happened up to now and what will happen when you take over. According to the specifics that were contained in the request for proposal, you are not bound by the recommendations from the review committee. You can consider that recommendation, along with the presentations that you hear today. You can ask for clarification. You can ask for additional information to the presenters after they have made their presentation. The most important thing about -- about your task that's ahead of you is that the intent is that an award, if one is made, would go to the proposer that both MDC and the city feel is in their best interest. The interest of the parties was a recurring theme of the RFP. So, after your deliberations today, if you are ready to move forward and pick a preferred developer, you can give guidance to staff regarding contingencies and requirements that the staff would enter into

negotiations for a DA, OPA, and other guiding documents. Those documents would come back to you for approval and you could approve it at your sole discretion. Just a brief jump ahead, if those discussions with the first preferred developer are not successful, the staff will come back and let you know where we are and it would be your choice whether to terminate negotiations and whether -- after that whether you want to engage the second preferred developer and, finally, just the asterisk at the bottom of your screen, we are not approving the transfer of the property at this time and we are not approving the use of the TIF revenues at this time, so -- are there any questions with that legal overview? Thank you for your time.

Arial: So, just -- as just a quick overview, as next steps from staff. So, you know, we -- we as staff are -- stand ready to listen to or take any feedback, any commentary that you would like to see going forward, but we would look to vet the preferred developer for their ability to sufficiently complete a project and that would include their financial viability. So, just want to make that clear, that we would go through that due diligence. Obviously, if there is -- to verify that any TIF supported infrastructure improvements were -- are qualifying, so that, you know, they comply with state statute and what have you. Also to make sure that the TIF, in order to support those improvements, is sufficient to do so and, then, we would also negotiate and consider milestones that would need to be completed, as well as any, you know, liquidated damages for nonconformance or nonperformance. We also may consider, if you so choose, an audit from a third party of any pro forma or financial information and, then, also, you know, make sure that we are validating, you know, developer equity and those types of things, as well as cap rates and assumptions behind that. So, we can -- you can validate a proposal. And, then, of course, if that isn't -- doesn't meet the specifications that you put forward, we would come back to you, report regardless, and seek your guidance as to how you would like to proceed. If you would like to go to another respondent or so on. So, to that point, you know, there really is three possible outcomes. You can accept the -- the committee's recommendation and Sean will get to that. To go forward with River Caddis with any other, you know, additional considerations or direction there. Go with a negotiation to enter negotiation with Pacific Companies or reject all proposals. Those are certainly all on the table for you. And, then, again, to -- somewhat to Ted's point, there are future considerations as well. So, enter into those negotiations, see where that takes us, bring back a potential for a development agreement and owner participation agreement for your consideration and that's when, you know, it gets real; right? So, we are talking transference of property, as well as commitment of revenues on city and MDCs part. And, then, of course, we would continue to work with Nampa-Meridian Irrigation District on the relocation of the Hunter Lateral. That's certainly a big part of what staff would be a part of, as well as the -- the revitalization of 2nd Street. And with that I think I'm going to turn it to Sean.

Evans: Thank you, Cameron. Mr. Mayor, City Council Members and MDC Commissioners, I want to thank you for inviting me to speak today on behalf of the review committee and the review committee would like to also thank you for inviting members of the community to participate in the review process for this project that were submitted in response to the RFP for the civic block project in downtown Meridian. Our purpose to review -- our purpose was to review and evaluate the submitted proposals and

recommend to the -- to these bodies a preferred project and developer. The review -- the review committee had the opportunity to meet with and discuss the goal of the process and review the submitted projects prior to interviews and presentations from the developers. It was clear that the goal was to identify an iconic signature mixed use development that enhances the character and vitality of downtown Meridian. The projects that we reviewed all had their own unique and creative perspectives of the project, ranging from three stories to eight stories, from 124 units to 173 units. Some utilize the second street for public space, while others included an outdoor plaza and rooftop gardens. The committee posed great questions to each of the developers based on the submitted proposals. Some projects did not necessarily meet all of the requirements. Net parking was one of them that was a great concern to this committee and some questions about how they would continue to meet those needs. Some of the projects included a community center in the proposal, even though that was not a required element of the RFP. Respondents were asked about changes to their proposals that might include including commercial spaces, increasing parking and what their projects might look like if the community center was removed from the project or added to their proposals. In the end we reviewed three proposals that all had their merits and asked to be scored on the project criteria that included is the proposal likely to deliver a signature iconic mixed use development? Is the proposal likely to achieve substantial economic benefit to the community? Does the respondents and their team have the qualifications and experience necessary to deliver the project? Does the proposal substantially conformed to the vision of the destination downtown, the Meridian revitalization and union district plans and the Comprehensive Plan of the City of Meridian? And, finally, does the proposal demonstrate creativity, innovation, and sustainability regarding the scope and design of the project? All of this was subjective to each of the committee members view of the presentation and what they, too, had envisioned for downtown. After each committee member submitted their score cards, it was clear that one project stood above the others in the view of the committee. The review committee officially recommends the River Caddis project to be considered by the City Council and MDC board as the project to -- for the civic block and to continue the redevelopment of downtown Meridian. We wish you the best in reviewing the proposals yourself and have confidence that you will make the best decision for this piece of land in our wonderful downtown. Thank you.

Simison: Cameron, anything else or would you like to see if there is any questions?

Arial: That's staff's presentation. Again appreciate Sean's commitment there, but, yep, we are open to any feedback or questions and now leave it to you and the presentations.

Simison: Thank you. Any questions for staff? Okay. Then who do we have presenting first?

De Weerd: I guess I do. I was looking at the overall scoring and I did not know what all of them weighed them, because there are more than nine lines. So, can you maybe go over the scoring and what they represent?

Arial: Mr. Mayor and Commissioner De Weerd, one moment, let me pull that slide back

up for you. Happy to do it. All right. Hopefully you got -- you all can see that -- that rubric there. Okay. So, what you see on the far left here is the -- the total composite for those that scored the -- each of the proposals. You see on the far left column is the River Caddis scoring, then, the Pacific Companies and LCSG, which, of course, they have withdrawn their -- their proposal at this point. So, we are really just looking at the two. You can see there River Caddis had a total of 912 points and Pacific Companies had a total of 786 points. The far right column indicates the number of first place, second place, or third place scores that were given.

Simison: I think he's going to get into what your question was, what are the category scores that were selected.

De Weerd: I guess there is -- if you look at the RFP there is nine different spaces and what you scored points on and there is 11 lines and so I just was trying to line them up to --

Arial: Sure.

De Weerd: -- what the committee's thinking was and what they were scoring to.

Arial: Perfect. So, Mr. Mayor and Commissioner De Weerd, so what you are looking at here is each individual scorer's total scores for each proposal. So, this is not the individual breakouts of each of those. If that makes sense. So, each -- so, each proposals -- so, for example, the top left there, River Caddis, it was given a score of 90. That's the total score from that committee member, which, of course, is a total of 110 possible. They gave them a 90, if that helps.

De Weerd: That makes more sense and trying to make sense of trying to see --

Arial: Yeah. Fair enough. And, then, just real quickly, so you see on the right there is the number of first place, second place, third place scores they received and, then, we assign that a point value and so you can kind of get a sense for that with the bottom column, but that's -- that doesn't necessarily have any relevance in the scoring, it just gives you a sense for the number of first place, second place, and third place scores that -- that each respondent received.

Simison: Any additional questions?

Cavener: Mr. Mayor?

Simison: Mr. Cavener.

Cavener: Thanks, Mr. Mayor. Cameron, I know you kind of moved through some of the scoring stuff a little fast for me. I assume no deference or bonus points awarded for a local applicant versus somebody from out of state?

Arial: Mr. Mayor and Councilman Cavener, that's correct. So, there was no -- there was

no point value for a local developer.

Cavener: Okay. Thank you. Thank you for putting those back up, too. That's helpful.

Simison: Any additional questions? All right. And, if not, who is going to be our first presenter?

Arial: Mr. Mayor, I believe we have the River Caddis team on deck first, so we will turn some time to them --

Simison: Okay.

Arial: -- if you are ready for that.

Simison: I think we are ready and are we limiting time in presentation?

Arial: Yes, we are. So, limit of -- I believe it was 20 minutes and, then, ten minutes for question for each.

Johnson: The mouse is very touchy. The keyboard will work great.

McGraw: Well, can you guys all hear me? Okay. Is this better? All right. My name is John McGraw from River Caddis. Thanks so much for having us. It's so nice to be here in person other than on a screen. Maybe it's a little bit easier to judge everybody's reactions as well. So -- well, we have a presentation designed for today. We have a timeline to go through a lot of what we have designed and I sent over the -- the presentation into a PDF as well, so it could be printed if you guys have seen it. If you have gone through our presentation there is a lot of similar things that you are going to see today, so the flow of this presentation is going to be more dialogue, hopefully, rather than just me talking at you guys. We have not had a lot of feedback on our project that we have -- we have presented and so I'm going to kind of jump into who we are as a group and you can see our team here.

Simison: Just for the record no one has seen your proposal yet. This is the first time everyone has seen it.

McGraw: Oh, really?

Simison: Yes.

McGraw: Okay.

Simison: If that helps adjust your timing.

McGraw: Yeah. Thank you so much for letting me know. Okay. So, River Caddis. We are from East Lansing, Michigan. We are not from Idaho. We have built and designed

and developed and own a project downtown Boise, Idaho. We are a family company. We have a company of seven people. Our -- how we structured, how we look at projects really is -- we walk into each project -- and I can get into this a little bit more, but we walk into each project with the idea of community engagement, with adding value to communities. You know, a lot of times we are from out of state and being not local, coming into a place and developing, it's really hard to understand what people want. So, we ask a lot of questions, we try to collaborate a lot, try to work with people and, then, reverse engineer a plan that works. That enhances the identity of a location, not says River Caddis has a plan and they want to put this idea in a location. So, from that respect we have really backed into public private-partnerships, because that way we are able to take ideas from municipalities, from stakeholders, from community members and reverse engineer what this deal could look like and that's why this project was intriguing to us. It's not the first time we have heard of it. I did meet some folks within Meridian when this first came up and I didn't believe it was necessarily ready. I thought this project was too -- too challenging. The rents weren't quite here yet in Meridian and what was looking to be done was complex and we have just gone through it -- through it in Boise. So, we understand the complexity of these public-private partnerships and we were concerned back then and, to be honest, concerned now. This is a very complex project that we are proposing. When you start working with government, with municipalities, and you are trying to take an idea from what people think or want, to see now and, then, into the future, you run into a lot of challenges and, to be honest, it's not really the first plan that you see that you need to choose, it's the group -- our presentation, our RFP is designed as such to say, listen, we are taking from 15 pages what we think you guys want and we are backing into this idea that we think we can make work, but I also know I cannot make it work without full collaboration, without us working together, without a give and take relationship, without dialogue from each member community engagement. Stakeholders, working with you folks. Now, this is such a hard process that if we are just coming to the city of Meridian and saying this is what we see here, this is what should be here, you are not going to get the best project. You are not going to get what's best for Meridian and we don't want to be involved if we are not going to be able to provide you with the best project that you are going to be looking at for the next 50 years. This is a big structure and we don't know if this is what you want or need and we can't wait, if we are selected, to get into the nuts and bolts of what this looks like. But it requires a lot of work. So, our presentation -- and I'm sorry, I didn't know that -- I thought everybody had time to review the 57 pages or such, but the slides are showing here our experience and it feels a little egotistical to show these things, but I -- it is important for us to look at.

Simison: Yes, Mayor Tammy.

De Weerd: I think it is important that you know that we did get it in our packet -- our packets were the first time we saw it, so --

McGraw: Okay.

De Weerd: -- we have seen your packet of information.

McGraw: Okay. So, you have seen my --

De Weerd: I just wanted to make sure that was clear.

McGraw: Yeah. Well, I mean if you have seen our packet, it's an inch thick, so there is a lot of stuff to go through in 20 minutes, but, yeah, if you guys have seen it, you know, we are -- collectively we have a strong group. We have people that are local, hyperlocal, regional and, then, national and we did that on purpose. I understand that I'm not from here, but it doesn't mean I don't have an immense amount of passion for this region. It doesn't mean that I come here and I feel something special, that I have this intuition that this place is an awesome place, that I like spending time downtown and getting lunch and -- and I believe it can be the difference between a house and a home and I think that we can present that and propose that and develop that for each one of these folks that are potentially going to live here and it's not only just living here and taxable value, but also increasing the sales tax, increasing the butts and seats for the restaurants, allowing people to be downtown, live downtown, walk downtown, sit and enjoy everything. So, we have a case study. Jules On 3rd. Now, if you -- if you have seen -- this is the rendering, but if you have seen some of the other drawings that we have shown the site plans, you will see that the structure is very similar to what we are proposing here for Jules On 3rd and there is a couple comments also to the fact that it's duplicative or it's similar to our project in Boise and I do want to clarify that we are not trying to recreate anything that we have done in Boise. This is a Meridian specific project. The structure can be similar. This is an L-shape. It is .02 acres difference. It is almost the same exact layout in terms of land as -- as Boise and we had a project that works that we spent years creating efficiency from. So, we are using a very similar structure in that, but the outside will be different and that takes stakeholder interest, that takes communication dialogue. We want to work with you guys on what this looks like. We want this to be that iconic feature that you guys see. Here is a couple of pictures from the 5th story pool deck. Here is another one. I mean I'm from Michigan and there is mountains in this. We don't have mountains. When I sit out here and I see this I have a wonder that I can't explain. I grew up with flat everything. So, seeing mountains means something and it -- it truly is special. Being able to see this on a 5th story pool deck I can't imagine what this would be like to live at. So, I have a -- I have a video here, kind of does a time lapse. I don't know if you guys have seen from the PowerPoints, but this -- this should give a pretty good idea quickly, hopefully. Does the build -- this is the building in pretty much 30 seconds and I don't want to -- since I'm probably going to run out of time here, I don't want to go into all the subtle differences, but you can see on one of them just the outset of the bricks. You know, there is little subtle things that we can do to make this uniquely Meridian and we intend to do that with -- with all of your help really. I don't want to take on this project by myself. It truly won't be as good as it can be if there is no collaboration. This slide is a good representation of the things that we were trying to achieve through our objectives. You know, 414 parking stalls, 137 units. We -- nobody's really brought this up yet, but we have -- a mind of its own. We have integrated into our pro forma a ten percent workforce housing. I don't know if that's something that is -- well, I have read your master plan and I have seen that it is part of your plan of providing a diversity in housing and so we have included that into our design. It's like that all across the nation. You know, affordable housing, housing that's affordable for people to work and live downtown is incredibly important and so trying

to do that with you folks is -- is one of our goals. We have also provided a structure that includes the community center into this design. Here is our site plan. You know, some of the main things that we are trying to do here, based off of the -- based off of the RFP is to create two iconic corners, create an excess of parking for residents and for public use. Create an activated street on 2nd Street, a festival street, to -- to represent what the master plan is trying to achieve really a publicly engaged place for -- for people locally and regionally to participate and to patronage, to -- all -- all of these different things that -- that this street can be and, then, tie all of this into a complimentary design, while keeping in mind that it's one of the first eight story buildings in this area. So, as you can see, this is our site plan -- and we can get into this. I would rather talk more about a couple of different other things. This has been in the plan. We have built this. We understand that there is efficiency that we know how to get through this building from our team, both our national and local team. We have taken this design and inputted the 20,000 square foot community center, which we intend to work directly with the -- the governing body of -- of that community -- community center in providing this turnkey building if they would like and that can look like a bunch of different things and someone's opinion today of what they want to see might change in six months. We don't know and we have to work through that. This is a hands-on iterative process and it takes more than just talking to get through. We got a lot of work to do. Here we just show our matrix of -- of units versus stalls. I just have a couple pictures in the -- in the presentations I went into far greater detail to discuss certain different things in here that I wanted people to see, subtle details, the difference of materials going from the street level all the way up to the top of the roof. The introduction of live walls. The trees on the amenity deck. Just different little design features that we like today, but I don't know if you like and we have to walk through and see if this is a compliment or if this needs to be altered and you can also see in that other drawing here the festival street and what that could look like if there is a semi-consistent farmers market or art show or -- of some sort. And, then, this is the community center. So, we wanted to tie in some historical representation of what we believe an iconic community center would look like that would -- that would be a draw. We have included many different features into this that are wider, quicker, cheaper or easy changes. There are inset of windows that -- that create benches for people to sit and have coffee. A place for you to walk your dog and stop. A place for you to talk to a friend. Just small things. Biking. Lighting. Plants. Just things that make this feel like home and make it feel safe. They make it feel clean. They make -- make it feel like they -- if they are not from here they want to be from here. So, jumping into our financial, which is something that we -- we took an interesting approach to I guess you could say. So, instead of saying, hey, this is the project, this is what we can make work, we are showing you a gap. Showing you a gap in the process. We are showing that we are not fully going through all of the revenues that can be gained, but this is a public process. This is a competitive process. This is a process, in my opinion, where if we are qualified and we know how to do this, then, we are asking the City Council to choose us and work with us, because this is hard and there isn't an answer today in my opinion and if anybody says that there is for this type of project that is this complex, then, I would be leery of that. But we are ready to get -- in get in and work with you and figure out a way. But as I said in the beginning, this is collaborative. If the city is willing to work with us, we truly believe that we can make this work. It wouldn't be the first one that we have made work and we are good at working

with people and I'm sure you are going to have questions on this and I'm just going to keep going. Three minutes. So, pros and cons. This is kind of the list that we have gotten and I could go through these, but from what I have seen -- and I don't mean anything by this, but from what I have seen if -- if I solve for one I'm going to make one side angry and if I solve for the other I'm going to make the other side angry. So, I put them side by side. Sometimes there is enough parking, sometimes there is not enough parking. Sometimes there is enough community space, sometimes there is not. But the main takeaways from this are we have not provided enough commercial space. There is a lack of public space, plaza space, and there is a lack of finance information. So, we can walk through all of those things, but these are all things that we solve collaboratively. We don't know how much retail. We do know the market. We do have brokers in the market. We -- if I put in commercial space, then, I would have had to add to the gap, because we don't know if we can fill it. We don't know if it's five years it's going to take to fill or if it's going to take two years. So, we wanted to be realistic with this process. We wanted to walk through with -- with you all and say this is what I see today. This is what we think we can do. Now, if this needs to be changed let's work at it together and that goes for financial, the plaza space, and that goes for the commercial space. So, here's our opportunity. Now, I can go into -- these are all of the people that I have talked and I can give soft commitments and I can say a bunch of different things, but none of them are concrete. I can't promise anything today. I can tell you that I have -- I'm working with a local hotel group to put in a boutique hotel. But as you can imagine if we take out the community center and put it in a boutique hotel what's going to happen to the site plan. We have a complete restructure of the entire deal. The amount of parking, what the design looks like, what ownership looks like, the difference in -- in so many different things and we are just not going to go through that entire process until this is something that the city wants to go through with us and it's also a process that that hotel group won't call a market study for unless we are chosen. So, again, it's something I can say, but it doesn't mean anything in my opinion; right? So, we do believe that that is an option going forward, but real opportunities here are you have a group that came here from Michigan; right? I have got my architect who is from Minnetonka. Jay is here to talk about the design if you want to talk about. Got Mark Sindele, who is from Boise and from Seattle and I have got my father, who traveled from Florida today. So, we are from four different states, just happened to be today. I think, actually, Art came from Chicago. So, I don't even know how many -- three different time zones -- four different time zones and we came here for this. We are pumped about this. I'm excited. I really want to work with you guys, but saying all that, we don't know if you guys want to work with us and we have questions, too. We don't know if this relationship makes sense. We don't know if the project makes sense and I'm concerned about wasting my time and wasting your time. You should go with the group that you feel comfortable with and you go with the group that you think that can deliver this and I don't know today if I'm that person, but, hopefully, we have provided enough -- time is up -- enough for you guys to decide. So, thanks so much.

Simison: Thank you. Council, Commissioners, questions?

De Weerd: Mr. Mayor?

Simison: Yes, Mayor Tammy.

De Weerd: So, I will tell you, if you are looking for feedback, I was really appreciative of some of the different elements that you built into it, including your amenity deck, although I think you really need to have a view to -- to the Boise foothills, which you block with your building, but I -- I thought that was an excellent amenity. I got excited and I spoke to our parks director on our way in and -- and festival street is really exciting. 2nd Street has always been an interest of mine as I saw this great amenity down the middle of it. So, I would love to see that vision for fruition. So, I saw a lot of possibilities and I -- I also do like the design of -- of the building. I do think that you hit the cons correctly in terms of -- I did question, you know, is mixed use really a community center an apartment and so that was a question of mine, so thank you for throwing that out there and letting us know that you have work ahead of you. So, appreciate that. I do have a couple of questions in terms of what did you do in advance to create the proposal that you brought to the committee. That's question number one.

McGraw: So, can you clarify --

De Weerd: Yes. You mentioned that you like a community engagement and a collaboration and you tried to understand the community before you. You really work with them. So, when you created this proposed did you come to Meridian and do some advanced work to understand our downtown and what elements that you are proposing in what we are seeing today?

McGraw: Yes. So -- thank you, by the way, for clarifying. So, I think it was 2018 or '19 was the first time I stepped foot in Meridian. I met with Cameron and Ashley, I believe, about the -- this RFP. I only knew about the RFP. I wanted -- I didn't know if I was going to respond to that RFP, just because I didn't know if I was the right fit at the time and also there was some things in there that I think, as I said earlier, I didn't think that -- I thought it was too complex for the moment and we are in the middle of going through some heavy condo association negotiations with Ada county. So, that was my first time in town. Since then I had -- I have been searching in Meridian for a place to do something. Now, there is land around that we could have assembled and build three story walk-ups, garden style and there is nothing wrong with that and we do it -- we do it in Michigan and I like doing it. But I didn't feel like it was impactful. I didn't feel like it was the right fit for us to come and build that unit when I know that there was a need and until this was like -- this -- this felt more real. I really started diving into trying to make it work. Talking to the right folks about assembling a team. But when you asked how much can you know about a community, I grew up in one place and I still barely know that place. I know some things about it, but it's all my own opinions and conditions and what I think I see. So, I try to do most of it through conversation. I try to sit down with coffee and get to know people who are from here, what they like to see, different brokers, met with Cameron quite a few times well before this. Came out just to find out -- because he knows quite a bit about the area. He is able to talk very honestly about the city and I don't know if you own this, but The Vault? Yes. You own The Vault? I spent too much time there. Yeah. I really enjoy it. But I really can't speak to how well I know it, because I am not fully involved yet. This is kind of my first step. My opinion.

De Weerd: Mr. Mayor, just --

Simison: Yes.

De Weerd: -- another question. One is rental versus own. You mentioned that you were doing some work or in Ada county with the condominiumization -- did I just make up a word? Doing condos over there and I assume that that was the county space versus the private space, but will you have a mixture of rental and the potential of condominiumizing some of the units, so that people can buy it?

McGraw: We have not gone through that analysis. We have only gone through the rental market. From our -- you know, again, this is going to be a different project. There could be a lot similarities with our Jules On 3rd project, but the condo there is a vertical and horizontal condo structure between River Caddis and Ada county where they own the parking structure, but we have shared ownership of stairwells and roof, building envelope, elevators and, then, we also have commercial on the outside of it. So, while that's a condo, it's the -- the condo is the difference in ownership between the parking structure and the commercial and residential.

De Weerd: Sorry that --

McGraw: No. That's okay. So, on this project we are -- we have only talked about and done our resource based -- based off of rental units. For rent.

Simison: Have one more?

De Weerd: Yes. But I don't want to dominate.

Simison: Well, what I was going to make a suggestion -- I don't think we can get through questions in ten minutes for people. I would like to think that we can do minimum 30 minutes if -- as long as we are not delaying people from catching flights or other things this afternoon. So, we give adequate time for people to ask questions. Does that create problems or challenges? Okay. Then we will put on for 30 minutes. You have used eight. So, 22 minutes left and we have people -- Councilman Bernt.

Bernt: Mr. Mayor, there is -- I was on the -- the committee and so I don't have a ton of questions myself, but we have a Council Member who is not with us today and she wanted to have some certain questions asked, so I'm going to ask you some questions on behalf of Council Woman Strader. First question she had was in regard to cash equity that you and your group are putting in the project yourself.

McGraw: We are the owner investor.

Bernt: Okay. So, no type -- different types of financing will be needed I guess?

McGraw: Well, it's hard to say exactly. We go into our projects as the owner and we

invest the equity ourselves.

Bernt: Okay. Fair enough. For clarification, are you going to -- I believe you are going to own the community center; right? You will -- and, then, what does that look like from the city in return? Will you consider us a lessee, a long-term lessee? What does that look like?

McGraw: Well, that's not necessarily -- we have not proposed that. So, I'm not sure. It kind of goes to the collaborative. It's hard to say. We can consider that as an option if that -- we haven't been told that's what's wanted; right? So, I'm assuming that they wanted to own it and so we would figure out a condo structure where they -- they would own their own community center. That's what we assumed, but I -- that would be necessary.

Bernt: Yes. Yes.

McGraw: But, again, that -- that all happens with what you guys -- or what the community center and everybody else wants to do.

Bernt: Okay. That's it. Thank you.

McGraw: Thanks.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Mr. Mayor, yes. I was on the committee as well and one of the things I think that's very important as -- as downtown Meridian matures is the fact that we need to have adequate parking. That's always one of those things. So, could you walk through -- it was on your slide, one of the things, but it was one of the many honeycombs. Can you walk -- walk through this -- what your plans are for parking for this facility?

McGraw: So, how we had it -- it's a proposal; right? We have a concept. We have nothing more than a concept and right now that concept shows 414 stalls. We tried to add in all the stalls requested for the community center, plus 50 additional stalls to that and, then, we have one stall per unit for the -- the residential side. So, there are a ton of questions as to financing, as to how that is operated, how that is managed, how it is taken care of and that -- that is and could be a six month process. So, that is something I can't wait to work with you on.

Bevan: Mr. Mayor?

Simison: Commissioner Bevan.

Bevan: Thank you. So, a lot of your presentation was talking about the relationship side

and wanting to listen to the thoughts and views of the community and -- but, then, when you mentioned a potential hotel boutique and that you weren't going to enter into those conversations unless you were chosen, I completely understand that. So, as you go through this process and you have the conversations about the community center versus a hotel boutique, can you -- and I know that you said many many times that you wanted to hear from us and that you wanted to hear and have that relationship, but I would -- I would suspect that you have a choice, personal idea of a hotel boutique versus a community center. Can you share with that -- with us -- and maybe you can't because you still haven't like penciled in the numbers, but if you were to have that conversation is there an area which you are leaning towards? Thank you.

McGraw: That's a -- that's a tough question. So, that -- that would depend on a lot of different things; right? A lot of what -- what I want is probably going to be tied to what you guys want to see; right? So, if you don't want a hotel, but I do, then, it becomes a weird process; right? So, if you guys are like we really want to see this community center -- and, again, it's hard for me to present what's best for me. So, what I would be looking at in this situation that you are talking about is I really want to find out which one you would rather have and, then, we would have to redesign the entire building around it. If you are asking me today, making the assumption that you guys wanted a new community center and you wanted it here and what you have seen today is a good product and that you can work with me on and we can have an open book discussion about how the thing gets delivered, I would rather do what we have planned today.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Can you share with us more about 2nd Street and how the festival concept came to be? Are you anticipating that this be a walking only street where it's going to be designated that way and you are going to go through the public process to section that off or can you give us more understanding of what that looks like for pedestrian access versus vehicular access? I have some concerns with the project that's going in on Broadway, that 2nd Street traffic is definitely going to increase and so I'm curious if we are now moving -- you know, if we are losing a really critical block, considering that there is retail and apartments going in just on the corner.

McGraw: So, I would love to say that it was my idea, but it -- it wasn't. I mean I think that, you know, the masterplan and the corridor authority -- the downtown plan, it's had this plan to increase downtown. So, I just -- we just check what we have seen across the nation in different areas and said, well, this is a prime spot for a festival street and a festival street can be whatever you want it to be in terms of an operating agreement. You can close the street. I'm not proposing that today. It can be closed for certain portions, but that's something that we all decide on. But we are going to have to look into traffic, we are going to have to look into a bunch of different things before we really make that decision. I think what the goal is within this public-private partnership is to give it the look and feel of a festival street. We don't have to close it down, right, but we can give it that

look and feel where it is different, it is distinct, it is unique compared to other streets. People know when there is not tents up, when there is not a festival, when there is not an art show, that that's the festival street and maybe there is something else going on there; right? It's placemaking. It's -- it's to create place. But the logistics, the operation, all those things are all something that we -- we work through with you. Again, just like you can make any decision tonight, this isn't a concrete plan. This is a concept and I want to find out more from you guys.

Simison: Commissioner Mueller.

Mueller: So, I have practical numbers here. So, the 12 -- roughly 14 million dollar gap between the community center and the parking stalls, a majority of the gap comes from the parking stalls. We have seen quite a few developments down here -- or at least proposals. So, the interesting thing about this is you have got 174 apartments, I'm looking at the build out, you know, you have three bedroom, two bedroom in there, so one parking stall per apartment won't be enough. So, the overflow -- you know, roughly you are really talking about maybe less than a hundred truly public parking spots would be my guess by the time this is all said and done. So, what I'm curious on is this is all math, so, I -- I believe in the whole -- like we have to work through some of these problems together. I'm trying to understand how the math works here, though, because the parking -- you know, when you would get TIP dollars or city dollars toward parking, it has to be towards public parking generally for the most part. We have got a 12 million gap on 414 spots and best case in 80 to 100 of them are truly public. How do you -- and, then, you have a 20,000 square foot community center that really probably isn't very well revenue generating for you that's using a lot of real estate; right? How does the give and take on this structure work eventually to try to solve that gap?

McGraw: That's a fantastic question. So, as I mentioned, I purposefully put in a gap analysis and I also purposely left out the intellectual property of how we would do this. All right? So, there are many different structures and I could propose one. So, when -- when we talk about these numbers, right, where there is a lot to solve, all right? I don't know how we are going to pay for this deck, you know. How are we going to operate this? How are we going to regulate how many cars someone has. All right? If they have three cars and they have a studio apartment, then, we have got a wonky number here; right? So, we have these questions and we have to work through those. We have to put in strict management agreements; right? We have to have an operator who understands that there is people that have more than one car, there is different gates that we can put up to -- to stop that, to regulate that, but, again, I mean I don't -- I don't want to keep coming back to this. We have to work through all these issues, but we really do. But on the other aspect when we talk about revenue, if we want to talk about bringing more revenue in for who is going to pay to park here to pay for this, well, if there is free parking downtown who is going to pay to park; right? So, how -- how are we going to do it? And this is a question -- this is -- it's not just one, I mean we are talking about a process. We are talking about ten, 15 years into the future, right, and if you can't -- I mean revenues pay for things and we got to work through it and I don't know the answer. Wish I did. Hoping we can get there.

Fourniea: My name is Jay Fourniea, I'm with Opus Architects Engineers. I'm one of the design architects on the project. Just wanted to touch on the parking ratios. So, you are right, we -- we use the zoning of the City of Meridian as a mixed use vertically integrated project, which is one stall per unit in terms of analysis, but if you look at the overarching numbers, if you take one and a half stalls per unit, which is I would say across the nation a pretty standard number for development teams, where it's pretty comfortable. Usually it's more than the 1.25, because we are coming in a multi-modal community across the country as well, but if you take a 1.5, you would have 260 stalls for the apartments at that case. That still leaves you 150 stalls that could be towards the community and, then, there is also the opportunity with shared parking. So, there is night and daytime opportunities, because a lot of the time people in the apartments are gone during the day, which is maybe when there is more community events going on and so there is an exchange of sharing that parking, so you don't overbuild for the future, just like John is talking about. You want to make sure you build the right amount for today and be able to flex with what's going to happen in the future and, really, if you are looking at the development across the country as the future it's actually people driving less and less ownership of vehicles as they share more through, you know, shared cars, Ubers, that type of opportunity. This is still a pretty transportation heavy community, but you are trying to work into a more multi-modal community and we want to be a part of that opportunity as well.

Mueller: One quick question just for clarification, because I know you will know the answer to this. The most expensive construction in here, when you are comparing like parking -- additional parking to like -- I mean it is the parking; is that true? If you had to add more parking versus like a community center style building, what costs more? If you move things back and forth, what generates a small gap and a big gap?

Fourniea: So, price per stall, it -- it's very expensive to park and put it in a structure, you are right. Going down to build basements doubles, triples the cost of every parking stall, which is why if you look at our plans we really don't have a basement parking solution, we had to go up top. That saves everyone cost. When you get into -- is that cheaper than the community center, the community center is in the same structure as the parking, but now you are paying for maybe tile finishes, sheetrock, paint, how -- how dressed up do you want to be or dressed down and so on a square foot basis the community center is probably going to be more expensive than the parking, but if you say your value and return, where are you going to get the most bang for your buck, if parking's free in the city, is that the Community Center and the return to the city or is it the parking and having more parking as you continue to develop and increase density downtown.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Thank you. First just kudos to Commissioner Mueller for really drilling deep on kind of a question I had and he presented it in a very articulate manner and I appreciate

the response. My question is a little bit going back to -- and something that I applaud you for doing this kind of shining a light on -- on some of maybe the cons of the project. One that stuck out for me that I'm hoping you can walk me through is absence of, you know, open space, playground space, green space. Your, you know, Jules on 3rd product has a great natural amenity across the street in that great city park and on this particular project we are losing city parkland and I'm just curious maybe if the team can summarize the thought process that went into that and maybe what we tell our downtown residents that are losing access to some really key green space that not easily found in downtown Meridian that's accessible to the public.

McGraw: Great. Thanks so much. So, I have Mark Sindell from GGLO and I'm going to have him touch on some of those, but I -- before he does, one thing I would like to bring up is that I have talked today about this iterative process, this public-private partnership, and we understand that we are displacing something, that there is a park there. We don't know where that park is going to go. We don't know if we are going to replace it. It is something that we want to work with you on. Can we replace that? Is there something that's in this design or is it something that's off site? These are all things that we want to work through. You know, there might be extra land that we can create a -- a new park that involves the same or some of the same equipment, because equipment looks like it can be moved. At least some of it. So, I don't know what that -- what that looks like, but from the design perspective the placemaking perspective, I have Mark here to help kind of touch on why we did this this way we did it today.

Sindell: Thanks, John. Mark Sindell with GGLO. Pleasure to be here. Work mostly out of our Boise office at 1199 Shoreline Lane. So, I had the benefit for being on the Union 93 Team -- am on the Union 93 team and also I had the benefit of working with several of your staff who have been fantastic on the prior rendition of this before and we really tried to sort through a process -- and back to some of the questions that were asked earlier about priorities for you and for the community and, then, we look for those overlaps where we are trying to fit a lot on this site. So, for this proposal, as John says, it's flexible, we looked at everything holistically. We have heard about the festival street desires and we tried to do something that could meet that and back to the other question, I think John answered it properly, we have done a fair amount of these and we have found that leaving them open to traffic and closing them for events and giving you flexibility to go back and forth is a good start, much like we did for Caldwell and Indian Creek Plaza and Arthur Street, if it organically is so successful that it closes, that's better than forcing it, so we can get into that later. But we looked at festival street, community center, private amenities and we also looked at Union 93 and what would be designing across the street with a pretty generous plaza that hopefully you have all seen and know and we thought, okay, priority wise if we look at the projects together, we have got a significant plaza, public plaza, for Union 93 that faces this. We faced the community center towards that. We have a festival street. So, as a competition of activated urban open space that complements what the rest of the City of Meridian has, we felt that's pretty good and, then, getting, as John said, the rooftops or the people with the unit, getting the community center and the other things In an iconic build that held the street and the corner, much like we have heard from you on other projects in other forums, seemed like the right mix

for your downtown. Now, again, that's just our thinking from what we have heard and trying to put things together and, obviously, there is some flexibility in that, although there is a lot of stuff, as you all know, that we are trying to fit on this site, so we thought that that was the best balance that we could accomplish with the time that we have. As someone who works on a lot of downtime urban open space and streetscapes in mixed use environments, I feel pretty good about it, but happy to have that dialogue if we are selected.

Simison: Mayor Tammy.

De Weerd: I guess that was -- were you part of the design in Caldwell of their plaza over there? Okay. I saw that in the packet. I know at one time the -- the city was really looking at -- in your proposal you talk about limiting curb cut. I don't even want to see a curb. I -- I know our staff has been looking at the -- no curb and building swales or drainage into kind of a streetscape, unlike I think City Council Woman Perreault, I would love to see that street closed in that space, so that you really can create a lot of street activity and -- and that sort of thing. By removing the curbs and -- and finding other drainage systems that give you a little bit more seamless and maybe not close it completely, you can have some limited traffic through there, is that something that -- that you have worked on and have designed?

Sindell: It is. Yes. And we can certainly do that here. Probably know too much, but, again, the details, but the trick with that is making sure that we are designing things adequately for the visually impaired, so when you take away curbs you just have to make sure that you have clear delineation of the roadway versus the pedestrian way when it's open to traffic. We have worked through those issues and challenges before. I come up with some pretty good solutions. So, yes, we can do that.

De Weerd: Because, really, this is the shortest block area, so 2nd Street really does present opportunities to do something really creative and unique.

Sindell: Absolutely.

De Weerd: Okay. Sorry. I just got excited.

Simison: Commissioner Basalone.

Basalone: Yeah. Mr. Chair, Mr. Mayor. Yeah. Thanks for your presentation. I really appreciated the last comments from the gentleman who just sat down regarding the interrelationship of these three major projects that we have going on downtown, because my concern is that just the River Caddis project alone in that one area or the Pacific project alone in that area can't accomplish everything. There is too much limited space, as has been mentioned. There isn't enough space for green area. There is probably not enough space to have an adequate community center, retail, everything. You can't put all of that into one year area. But you can spread it out over our whole downtown by integrating it. I was impressed with your festival street, just like Mayor Tammy just

mentioned, because it did get people out and around the downtown. My big concern is that these apartment complexes don't become silos for living in terms just a place to bed down and not a place to truly live. To live they have got to get outside. People have to move around. That's why I have the concern as a member of the review committee regarding the lack of retail space that -- I had the opportunity to live for two years in an apartment complex just like this on a 5th floor where my balcony faced Disneyland and I could watch fireworks every night. It was a great place to live. But I could also walk across the street to Angelo's and Vinci's and get a great, great Italian soup dinner. I could also go down into the first floor of our apartment complex to a mini mart and buy a quart of milk if we needed it. I didn't have to run to Albertson's three blocks away. So, I think having an integrated community is important. So, that's why I'm glad that you mentioned that if people got out and walked they could find the green area. Hopefully they can find the mini mart. Hopefully they can find the restaurant to sit outside on a nice summer evening and enjoy what we have here in Idaho, which is nice clean air most of the time. Right? Thank you.

Simison: Thank you. We have reached the end of that half an hour, so I would like to move on to our next project, but don't go far in case there is additional -- if we have additional time and additional questions there may be more.

McGraw: Great. Thank you all. Really truly and sincerely it's been a fun process, so hopefully we can keep to it.

Simison: Thank you. Next. Josh? And that will be yourself?

Evarts: You are sure? Okay. Mayor, City Council, MDC, thank you guys so much for having us here today. Myself, Josh Evarts, 303 State Avenue, Old Town, Meridian. 83642. And I have got Don Slattery here from Pacific Companies to back me up with questions when we get to that point. So, I really appreciate the opportunity. When this first came around, the proposal for this space, we -- we were busy getting across the street out of the ground. Many of you are aware of the challenges that exist -- to Caddis' point that these are very very different projects. I appreciate the thoughtfulness that they brought to this, even -- even as they are traveling across country and utilizing teams here, that it is very, very difficult. These aren't large footprints, there is lots of unknown under the ground, but the opportunity to come back and revisit this and be able to provide something of value to the city is important to Caleb and I, so thank you for the opportunity to do that. What we are going to cover today is a walkthrough of the high level of the response that we made to the RFP. So, there is some key elements that we want to cover, but probably the most critical element -- and, again, I appreciate Caddis for this -- is the why of what we are doing. I think you are going to see a lot of similarities between our approach to this and what they approached in this, because there just are a lot of unknowns. This site is very, very complex. There is lots of things going on. You have other projects that are in the area that are being developed and there is just a conversation that's going to need to happen and what I would offer is that even more than picking a project today, what we are really picking is partnership. What we are really narrowing in on is what -- what -- what team can we, you know, count on to go and deliver

this and, hopefully, I can make a strong case for that today. I think regardless of what developer is selected, I just trust you guys as a group. I just know all the hard work that's been put into this and that all these considerations are going to be covered. I was certainly encouraged -- I intentionally did not read their presentation, I wanted to kind of experience it today and I'm encouraged, I think you have got a couple great teams to look at. So, thank you guys for doing that. Pacific Companies, just kind of in review, this is Caleb and I. So, we are both privately owned businesses. My adventure started here in downtown with the Heritage Building. Continued with the Bank of Meridian building and, then, obviously, with the Old Town Lofts over the last three years. Caleb has been doing this much longer than me. So, you know, when we got to a place where we needed to find that great partner for helping us develop, because if we -- if we rewind the clock here, the six years that we go back, we weren't talking about anything like this. I mean we had -- we had plans and we were -- we had lots of great slide decks to look at, but it took somebody going first, somebody had to go swing a bat, they had to knock some buildings over, including Old City Hall. They had to find, you know, prohibition era tunnels on their site and collapse those. They had to find sewer that was 38 feet deep on Idaho Avenue. They had to go do all this hard work and we called it a catalyst project and it was, indeed, that. So, we -- we do that project, we lean in, we take the risk necessary and, then, we see things like Union 93, we see the civic block project, we see all the redevelopment happening on Broadway and in other areas. We see just a bunch of really great investments that are happening in our downtown and, then, the other thing that we see is we -- we see the increased economic development. As I spend time in downtown and talk to business owners, our problem right now is -- is staffing. We have a lot of pressure on our businesses in downtown. In fact, restaurants are cutting hours, because we don't have enough people living and working in our downtown. We got to fix that. So, hopefully, in April we will start adding a bunch of workforce to the site. So, Pacific Companies. I'm not going to read a lot of this stuff. You guys have this in your presentation. But these services and divisions that exist inside of Pacific Companies exist for two reasons, so -- so, this kind of vertical integration of real estate, financing, architecture, construction, everything that sits under this is intended to deliver two things to you. One is effectiveness and that is the degree to which something is successful -- or something is successful in producing a desired result. Am I going to give you what you are expecting. So, we need to be effective in what we are delivering and having all those kind of integrated services and support items on one team is -- is part of what delivers that and I think it's very very important, especially given that this is the second time we have gone out for RFP on this, that we are looking at can we actually accomplish what we say we are going to accomplish. The second thing that we deliver with our team is efficiency. So -- and what we are looking at there is that are we using the least amount of wasted time, money and effort and are we getting competency in our performance. So, those two things of effectiveness and efficiency, that's something that Caleb and I are really passionate about. As we go through our proposal it seems very simple, but I think simple things are the things that end up getting done. Simple things are the things that end up getting executed on and that's not to marginalize anything, because Old Town Lofts was anything but simple. Maybe simple in design, less so as we get out of the ground, but those are the things that -- that are important and those are the two things that we drive to. So, as we look at this kind of vertically integrated entity, our words matter; right? So, when we talk

about words like collaboration, you know, which is partnership, it's transparency, there is a bunch of words and -- and emotions that get revoked out of these kinds of things. Innovation. I think innovation is creativity. That's great. And we can -- we can look at, you know, activating 2nd Street and things like that, but, really, the biggest part of innovation is identifying problems to begin with. So, one of the things that in our proposal as we started talking about things, we were the only group that didn't propose a community center and we will walk through the why of that, because as we have looked to identify where the real problems and gaps exist between what we offer in downtown Meridian currently, as opposed to what's in our comp plan Destination Downtown, we are going to identify those things. Soundness. Are we using good judgment. Are we proposing things that make sense, that not only we can agree on, but that as we -- as we look to the public to be a participant in this, that they are going to agree with and, then, again, that topic of efficiency and the whole reason that Pacific Companies is able to do this over 250 projects, 25 projects this year, is because that continuity that all these things kind of exist in our -- in our world and we get to leverage those up. So, a couple quick highlights. Lots of projects we do, lots of assets owned. Nearing 20,000 multi-family units. A million square feet of office, special use retail, 400 in annual revenue. Locally based, but geographically diverse. I think we have talked about this historically. Caleb and I do these projects in the state of Idaho, because this is home for us. This is our way to give back and do things that are impactful for the community we live in. We don't get to get these wrong. This project specifically rides on 3rd and my home is on 3rd Avenue. So, I don't -- I don't have an option to be bad at this, I don't have an option to do something that's off kilter, because all my neighbors that I walk dogs and hang out with on a regular basis would probably have issues with me. So, let's get to the proposal. There were two things that Caleb and I spent a lot of time talking through what was going on our approach to -- I'm painting this picture for you and we kept coming down to two items, which was can we align with the vision of -- of what the city would like to do and can we make this really, really low risk. Like how do we make this very easy. We didn't want to add a bunch of complexity to this and so that -- that was really our goal and when we talked about this aligned vision, it wasn't just MDC and the decision making committee or even City Council, it was really what we refer to a stakeholders in our downtown. So, that could be property owners, that could be businesses, that could be our residence. This is the hard edge of our downtown. The other side of 3rd is residential legacy homeowners. Those aren't going anywhere anytime soon, as much we would like to. I have heard visions of, you know, starting to, you know, buy properties and -- and renovate and expand downtown. That's not happening anytime soon and so we have to be good fiduciaries and good partners and our messaging is going to reflect that as we go and do this development that sits right across the street and, then, how can we make this a low risk proposition to ensure that we actually get it done. What we don't want to see is -- is -- I would really encourage you guys as a group, as you go out of here today, obviously, come back with questions. I'm sure Caddis is -- they have expressed an interest in answering more. Certainly Caleb and I are available anytime. We cannot run another RFP. I guess that would be my encouragement to you today is figure out a team, like lean in and go for it. Like to go through this process again I don't think you are going to net anything different. You got two great companies here that have track records and passion, so go pick one and go to work. Yeah. All right. So, let's get into it. All right. Aligned vision. I'm

going to spend a lot of time here, other than to say the -- the only item that I do want to talk about is that bottom item. So, we would go line by line through the Destination Downtown, Comprehensive Plan, and look to address all these things. So, when we talk about in-fill, when we talk about traditional architectural themes -- and I will get to the drawings that you are not looking at -- continuous urban edge, vertical and horizontal integration uses, but, really, the bottom one -- I am more convinced than ever that we have a gap in workforce housing in our downtown. This is something that we have to have. It was a big, big topic of conversation during the election. People are getting priced out of living down here in -- or living here in Meridian in general. I have two businesses and then -- and, then, two other businesses that I leased to on Idaho Avenue that their people commuting in, because there is no housing option for them and, in fact, they are making commutes -- my employees right now -- two of them live in Nampa, because they simply can't afford apartment options that exist in Meridian. So, I think, you know, we are going to lead with workforce housing, because we think it's important. We have gotten many requests based on Old Town Lofts for condomizing and being able to offer some for sale and we are certainly open to that conversation, but -- but our passion, really, is leading with workforce housing, making sure that we are -- we are preserving that -- that -- that workforce and those people that are living, working, and enjoying business in our downtown. So, as far as MDC goes, these are a little bit more specific, so I'm going to go through them. So, number one, strengthening the economic base of the area and the community and stimulating new commercial expansion. What we have found in the lease ups that we have been doing and working through for Old Town Lofts is we have a gap on professional office space. Class A office space in downtown Meridian. It is a gap. We lost Zennify to Ten Mile, because I simply didn't have enough room in a 150 year old building to staff them. I love the Keller Williams Building and we see the impact of that going live, having those people working, eating, doing stuff down here. We need more of that. So, we did lean in with a 15,000 square foot commercial space right there on 2nd and Idaho. Again, we are trying to be very protective of 3rd and we are wanting that -- that -- that element to be facing our downtown businesses, the food options and other experiential options. Second item, strengthen tax base. We are projecting a 34 million dollar improvement to this physical property and -- and, obviously, that amount, based on if there was an interest or -- or an appetite in expanding a parking footprint, could be more than this, but certainly at its base 34 million that we are proposing. Eliminating obsolete building types. We have a community building and a park that do have to be eliminated and I appreciate everybody's thoughtful considerations about just the size of this footprint. I love parks. I love the fact that I do get to be in a downtown where I can go all the way down 3rd, which is less than half a mile and be able to go to Storey Park. Thank you, Mayor. I have got green space that's up at the other end that I get to enjoy next to Cole Valley Christian. So, there is some green space, but we -- we simply just don't have enough room on this land to create green space. I do think that there are some visual things that we need to do to make sure that we are being good partners with the neighbors that are across the street, but we will get there. Modern integrated development. Unity and integrity of design. So, we decided in this proposal that we were going to invite the City of Meridian -- meaning MDC and the city -- to be a part of this design process. So, even though we lay out the foundation for the commercial office and the residential, we took the approach of there are a lot of things that are happening on this site that we

needed to actually sit down and talk to you guys about and so we will get into that a little bit later of what that looks like. And, then, promoting improved environment, new commercial, residential. This is something that we have been doing for a long time and we will continue to do. We are going to be very sensitive to what we see in the market, what we are seeing here in downtown and make sure that we are continuing to be a catalyst for more great developments. Low risk. Again, the biggest takeaway that we heard -- and I didn't do pros and cons slide that you guys presented us, but we got it loud and clear that this -- this item of -- of -- well, I will back it up first. The trusted experience -- we believe that we have a very thorough understanding of what's happening in downtown Meridian. We just wouldn't be able to execute on the things that we have done to date without -- without doing that. Vertically integrated. We have got an entity that's -- that's built to go do this. We are a long-term partner. I think that's important to highlight. We have been made offers to sell Old Town Lofts. We have rejected those, not because we couldn't go make money on that, but because we are in this for the long haul. It would go against everything that I am if I was to go build these things and talk about Meridian the way I do and, then, sell that at a profit. So, we are not an investment group, we are here to be partners for a long, long time with you and financial capacity, lots of projects and certainly you will see from our debt to equity that we are coming with -- with -- with all the finances needed to get this done. But getting back to -- the issue of this joint design and messaging. This was the big thing that -- that I think we got knocked on in our proposal is I didn't paint a picture for you. So, this was not hubris, this was not me saying, hey, don't worry about it, it's coming. It really was wanting to enter in much of what Caddis has described, which is a conversation as to how do we -- how do we make sure that the product that we put on there meets the objectives of everything else that's going on in our downtown. I am going to continue to lean in on residential. I am going to be a big champion for not having a community center, because I don't think it's appropriate, and having commercial office space there, but I can be strong about those things and have a conversation with you guys about -- from a design standpoint what that needs to look like and, again, this is our east boundary of downtown and -- and -- and I think the reason that we included something in our orals is we put some of these elevations in our oral presentation. We didn't highlight it when we originally did that, but these are some of the designs of what we have done already kind of in urban downtown. This is the Adair Building that's in downtown Boise that you probably drive and look at every time you go in on 184. But from a visual standpoint we -- we do every kind of design there is. So, I just didn't get hung up on the design part. The thing that really mattered to me is did we get the product right. Much of what -- like Caddis described is are we giving something to the city that they, in fact, want. Are we doing it in a way that is -- is fiscally responsible. So, some challenges on this site. Obviously, you guys have already looked through this. I won't spend a lot of time. We have an alley. We have street parking. We have use interactions. We have two other buildings on this property that we have opportunities or sharing things, like waste refuge, parking, pedestrian egress, streetscape and, then, we have the -- the challenges that exist outside of these kind of four streets, which is residential partners. We have a project, Union 93, that's south of this. We have desires to see other projects maybe happen in this area that are -- that are on 2nd. So, we have a very very small footprint and lots of work to do and so what we proposed in this was effectively two buildings and really I would think notionally of these as two assets. We

chose a three story commercial office building, because we felt that visually that would offset the two story that exists on in COMPASS, VRT, and the Unbound Library and that we would wrap around to a four story building, which is the large Building B, which is our residential. So, that's 134,000 square feet. Four floors high. We felt that that was the appropriate height that we would recommend out of the gate. Again, we have a very very small footprint here, but the design of which we would be a three over one residential units over parking, so we could meet the objectives of the parking requirements the per city, with an additional -- I believe we are at 40 above the 124. So, there is about 164 parking spaces that we would be provided as part of that ground floor footprint. The beauty of this is that -- much like Caddis, we are very very open and interested in the conversation. One of the big topics that came out of the last election was parking. So, we -- we are seeing greater volumes of people in downtown. Big win. But having a place to park them -- I think part of the pressure we are feeling right now is because we have a lot of construction trucks in our downtown specifically during the day right now, so if you are trying to get a parking spot on Idaho Avenue it's not actually available, just because we have got all the trucks that are -- that are contractors swinging hammers and doing work on the sites. But it is a -- it is an important discussion that we are ready to have if there was an additional deck of parking that the city desired or other things, we would be able to do that for you as part of the process. So, from a scorecard -- I will just kind of go quickly, you know, are we likely to deliver a signature iconic mixed use development. The fact of the matter is we have already done it three times on Idaho Avenue. So, I think the likelihood that we would be in this case unable to deliver, it is -- is unlikely. Are we going to achieve a substantial economic benefit to the community? We are putting 33 million plus of taxable improvements in downtown. I know what the bills look like for how many laborers we have got going into Old Town Lofts right now. I have also seen the boom that's happened in some of our downtown restaurants, so that's been big. Do we have the qualifications and experience. I believe we have all those things. And -- and they have been demonstrable. So, for example, when we enter into Old Town Lofts --

Simison: I assume you are wrapping up?

Evarts: Yeah. I'm wrapping up. Yeah. I'm done here. Yeah. So, just -- just to finish here, the Old Town Lofts experience the benefit and I think that the partnership that we were provide here is the fact that you guys have actually got to see -- see us in action, so as we look back at initially proposing Old Town Lofts with all the unknowns, all the things we just described earlier, to be able to deliver that and -- and in -- in a time frame, I think we are going to be right at 12 months delayed on that project, even though we have had a worldwide pandemic and all the material shortages and people shortages. So, with that all the rest of the financings structure that's in there, you guys can certainly ask questions about that, but our -- our loan to value on this effectively is at the 33 million. Fifteen million of it is out of our coffers where we would be financing 18 million. What we are asking from the city is we would be paying you about 697,000 that was -- hold on a second here. I'm clicking the wrong button -- 657,000 for the land and the TIP reimbursements of 2.3 million, which is a small percentage of what was -- it would be generating as a project and we would also throttle that, meaning that we do 75 percent of those reimbursements in Eagle right now, but we would lower that to 50 percent, so that you guys would have more

money with to pursue other projects during that time frame. So, finally, just -- oh. You guys did ask about the community center and you will probably ask about it. When we looked at this, the reason that we did not propose this is we looked at the gaps that existed as far as the Destination Downtown and the comp plan, we looked at what the current programming was in that community center, over 50 percent of it was do it yourself arts classes and we have three businesses that are on the block on Idaho Avenue that are do it yourself arts classes, so we didn't feel that was an underserved element that was happening in the downtown and we also felt that -- that we did have a gap in the Class A office space and we can't do everything. However, comma, we were asked to provide you guys a response back if you did want to do it and it's actually very simple. So, we could certainly take that first floor of that Class A office space and convert that a 5,000 square foot community center, much -- just bigger than what it is today, but newer than we could replace that with if that was something that the city desired. So, that's something you guys asked for.

Simison: Josh, with that I --

Evarts: Yeah.

Simison: -- want to respect this and get to questions and --

Evarts: Yeah.

Simison: -- if there is other questions you can --

Evarts: Perfect.

Simison: -- use your slides to answer them.

Evarts: I love it.

Simison: Council, Commission, questions?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I will lead off. Josh, I appreciate kind of your explanation of why you omitted the community center. I guess similar question to you that I proposed to the applicant. Recognize you touched early on about living in close proximity to the grass field that's owned by Cole Valley Christian, that's not designed to be accessible to the public, so I'm just curious kind of your and your team's thoughts about why removing the -- the park and kind of with -- there doesn't appear to be a plan in place to compensate or to -- to replace that for our downtown residents.

Evarts: Yeah. Thank you, Councilman Cavener. No, there is just not enough dirt here.

God's not making anymore dirt and we don't have a lot of it. This site is not that big and when we think about verticality, like certainly we can go seven, eight, larger stories and create more green space or community spaces on the inside. We just have to talk about the unintended consequences of what that looks like to the residential partners and -- and how do you sell that kind of -- I -- I know all the discussions that happen even with Union 93 as you look at the eastern part of that project and I just think that you -- there is a give and take that has to be had, Luke, and I just feel like the park is just a bridge too far.

Cavener: Appreciate it. Thank you.

Simison: Commissioner Mueller.

Mueller: Go back to the wonderful parking question, the problem -- so, on this site when you guys programmed it, you were -- you go with a one per unit 1.25, 1.5 --

Evarts: It was one. Yeah. We went with one with 40 extra being available. We were also looking at the day-night usage. So, the reality is I think there is about 164 parking spots that we programmed and part of that is dependent on the Communication in terms of how shared access and what we might do between COMPASS, VRT and the library. So, there -- there -- there is -- yeah. It's -- it's one with a -- with some additional overflow for the Class A office space.

Simison: And can I assume that also concludes the commercial? You are meeting the minimum requirements of the commercial or the office?

Evarts: Yes. Correct. Yeah. Yeah. With a discussion of what to do with the street; right? Because there is street parking right now. I'm very in favor of some of the things that Mayor Tammy has been talking about of how do you -- how do you deal with your curbs and how do you -- how do you be creative about that and create more walkable experiential space. So, there is just a lot of that and it's very strange, if you look at the site, it's kind of all over the place between parallel and angled and -- yeah.

Simison: Mayor Tammy?

De Weerd: Mr. Mayor, I guess it's -- it's hard, Josh, to ask any questions because we didn't see enough detail --

Evarts: Sure.

De Weerd: -- to get there. I did love the location of your retail. It really does pull the downtown the other side of that street, which is important. I appreciated your commitment to workforce housing and I hope that Director Siddoway heard your comment about the art classes. I do think that as we start to evolve in downtown the city should not be in competition to the businesses that are in the surrounding area, so you raised a very good point.

Evarts: And I'm not trying to -- and, Steve, I apologize. I am not trying to pick on Parks.

There is no bigger fan of parks in our city than me. It is a very complex issue and so I will be the bad guy, but even when we worked with the Chamber of Commerce for doing this big big Oktoberfest event in October, parks was the one that pushed back on the timing and the road closures, because they had dozens of people that -- that they were uncomfortable having those people park outside of the parking boundaries to walk in to the detriment of thousands of people that we were going to be bringing in on one day to grow economic development and I just think that's the challenge when you get these kind of elements sitting in your downtown that there is unintended things that happen and I think we just need to tread carefully.

De Weerd: Well, the city needs to be a partner to -- to the downtown business community and it goes both ways.

Evarts: Yes. I agree.

De Weerd: So, they need to be talking to --

Evarts: Hundred percent.

De Weerd: -- the departments as well.

Evarts: Yeah.

De Weerd: But I -- I do have a couple of other things that he brought up that probably are not best suited to this discussion, but for discussion afterwards.

Simison: Okay. Additional questions? Commissioner Bevan.

Bevan: Mr. Mayor. So, I do appreciate you addressing the community center. Having owned an event center in my past professional life, I do understand the pros and cons of having that availability space and I think that the immediate allure of anything being called community, right, has that appeal. But certainly taking that opportunity to see how well it does pencil. Does it compete with other businesses in downtown I think is a very valid point. I think that, you know, thinking about the community space that's available at -- to the Meridian library that's just down the street, you know, there are other spaces, you know, within a very close distance that things like art classes can be held and so I appreciate -- I appreciate you addressing that. I also really appreciate talking about the -- the living space, workforce, you know, housing. Certainly is a very -- a very big need, not just in Meridian, but the entire Treasure Valley. So, I appreciate that. I don't have any further questions. I just wanted to point that out. Thank you.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you for your presentation, Josh. I'm curious how you got to the ratio of

the commercial versus the residential? How you came to -- to the size at about 15,000 square feet of office space is what is desired in this area versus the amount of residential that -- that you are proposing. Can you give us some idea?

Evarts: Yeah. It was simple math. It was just -- we had a 5,000 foot footprint and we felt like three stories would be appropriate given the profiles of the buildings around it. So, it was just simply three times five was 15,000 and that made sense. As far as the residential, we maximized the footprint. We spread it out. We tried to take every inch and build to the lot lines, because we -- we don't have anymore extra dirt laying around and felt like four stories was appropriate, you know, especially as we get to look at Old Town Lofts, that's a very big structure, you know, in our downtown and -- and it has no residential round it. I think when you put that size of a structure and you put it across the street where balconies are looking into people's yards and kitchens, it gets to be a much different conversation. We felt four floors was appropriate. I think if you are -- I think you can make a strong case for -- if you want to go three over two and do two parking decks and offer another 160 spaces for our -- what would work out to be 115 parking spaces for public use. You could go five stories, but, again, I -- I just am pretty sensitive to how this is going to be perceived from a -- from a public standpoint.

De Weerd: Mr. Mayor?

Simison: I think Commissioner Basalone had a question or comment.

Basalone: I just wanted to clarify something very quickly. You know, we keep talking about community center being for art classes, which it has been, but when a community center was first proposed, as I recall, from our discussions from years ago, we were concerned about performing arts. We were concerned about having the Treasure Valley Children's Theatre being -- having performances downtown in a community center. We were concerned about the Meridian Symphony not performing there -- in -- at Centennial High School in Boise, but rather in Meridian at a location. So, I think that -- that -- I think you are right, Josh, in terms of the space availability and what you can do, but the reason for a community center was for performances, it wasn't for art classes necessarily, although you could certainly hold them there. So, I think the real concern I have for the city -- county and for the city and for MDC is what amenities do we want in addition to these projects? Do we want an auditorium district where we could have performance downtown? Do we want a parking structure that's dedicated to public parking? I mentioned that I lived in an apartment complex in downtown Fullerton. We had two levels of parking for this five story apartment complex. The bottom floor, the subterranean floor, was for the residents and it was gated off, because I don't think you can share parking between people who are paying and not paying for the same spaces. The ground level was for the public parking. So, you can do that. But right across the street from this parking -- from this complex was a public parking structure that was used by an auditorium across the street, was used by people who were eating downtown and so forth. So, I think that in terms of the city as a whole, we need to, once again, look at integrated facilities. What do we need? And I don't think we can rely on a project like this to accommodate every need in the city.

Evarts: Agreed.

Simison: Thank you. Mayor Tammy.

De Weerd: Josh, I did have one question as you were talking and putting 120 plus apartments over there next to retail and --

Evarts: No retail. Class A office space.

De Weerd: I mean --

Evarts: Yeah.

De Weerd: Sorry. Commercial.

Evarts: Big difference.

De Weerd: Going back to Councilman Cavener's question about the open space, that is an amenity and usually when we do apartment -- or when City Council considers apartments, amenities are a part of that.

Evarts: Yeah.

De Weerd: So, what kind of amenities are you anticipating that you would offer to the residents of -- of your apartment complex?

Evarts: Yeah. Great question. So, very similar to what's happening at Old Town Lofts right now. So, I don't know how deep you guys have dove into some of the elements that are over there. It's probably not easy for you guys to get access to, but every floor in that project has got communal spaces. Everything from dog washing stations, things that -- we kind of criticized for, Caleb did, when they did the urban renewal project in Eagle, that people were like why are you putting dog washing stations and movie rooms and stuff like that on the floors. The -- the nature of that building, just the shape of it, lent to a lot of those spaces on each floor. So, there is quite a bit of that. We actually put a full bike room that's over there, because we are encouraging people to take advantage of what is most of the year great weather. So, there is an indoor lockable biking area that's over there and -- and, again, just in this whole relationship building with downtown, Meridian Cycle is going to be a part of the branding of that to make sure that we are, again, promoting downtown businesses in our projects and in trying to encourage, you know, economic development, not just for us, but kind of across the board. I think when the ocean rises all boats should float. So, those are the things that are happening there. One of the things we did look at Old Town Lofts, it just didn't pencil, but it would be certainly something worth looking at, that Pacific Companies has done, is -- is roof space and being able to do some amenity space there, given the small footprint. So, I think that would certainly be something that would be willing to be discussed. I think the challenges --

and, again, the -- our other team here mentioned it, is, you know, when you are -- it's very very difficult to pencil these projects and we are in this period of like unrestrained prosperity that's fueled by debt. It has to end at some point. And so when it does end we need to be cognizant of the fact that having big, big dollar amenities, condominiums, things of that nature, we -- we might not be in an economic place where -- where that's -- that is really great. But we always know we are going to have a workforce and we always know we are going to have people that are laboring and so I just think that from a strategic standpoint making sure that we are addressing that and leaning there, we deliver that.

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: Josh, I have heard both -- both from you and River Caddis talk about the difficulties of this project --

Evarts: Yeah.

Hoaglun: -- and, you know, the Old Town Lofts, et cetera, and -- and as I -- kind of mulling this over and the difficulty and the dynamics of the marketplace currently and supply chains and finding workers and all these good things, none of you -- neither one of you put in the RFP the first time around and -- for various reasons, but --

Evarts: Yeah.

Hoaglun: -- it was not -- it was not done and now we are here and -- and so I started thinking, huh, you know, in my mind as I'm listening to this, after hearing their discussion, but then -- then you kind of switched to -- but go -- so, I'm thinking, you know, is this the right time? Is this -- is this project ready to be baked right now or do other things have to happen in downtown before this one's ready. But, then, you had said well -- and I think you just need to pick somebody, move forward, and get -- get something together and see if something can happen.

Evarts: Yeah.

Hoaglun: So, just -- I don't have to ask you to shoot straight with me, because, you know, that's just --

Evarts: No. No. No. I -- I'm incapable of being anything but transparent.

Hoaglun: Is this -- and I wouldn't mind if River Caddis added their -- their two cents on this, too, is are we too early for this yet for this particular site? I mean we got Unit 93 breaking ground or is it always going to be a difficult project no matter where we are in the time frame and evolution of downtown?

Evarts: Yeah. So, let me answer that. I don't think this site is suited for anything much

more innovative than what Caddis and I are both producing. I love what they have designed. I think that there is -- I could certainly put together, you know, a proposal that would have a gap and -- and do something bigger. We wanted to propose something that could get done, that we knew the dollars and when we tell you this is what we are going to deliver, we just do it. I don't think this piece of dirt in particular lends itself to some of the gaps that Mr. Basalone's talking about, you know, being able to do a performing arts center. I just think that -- that where it's located and kind of where it's seated I don't know that that's the right piece of dirt for doing something like that. So, I don't think it's too early and I think we have -- we are always going to be an equity and political refugee location in this country. That's why we are seeing these great in flows of people and businesses are taking advantage of it, because we are getting all this great workforce that wants to live here and, then, brings their talent here and -- and we want those people here and it's creating pressure. The houses are getting gobbled up, that's great, and even though housing prices are going up, the problem is all the laborers, all the people that are -- that are working in our community that maybe aren't making those six figure jobs, they are getting pushed out of their ability to buy a home and we need -- we need that living space. So, I would argue that it's a natural location to do -- to do a project, either what Caddis has proposed or what we are proposing, it's the right time to do that. Yeah. You are welcome.

Simison: Any additional questions?

Evarts: I'm going to close with this. I really don't envy the decision process that you guys have to go through, but I really do appreciate all of you and what I will say is whether we are chosen or not, like Caleb and I's investment, like you are kind of stuck with us, you know, the work that we do here currently. Certainly we are going to finish the building and we are going to continue to be great partners in the city and I just appreciate an opportunity to put this into you guys. So, thank you. And thank you to Caddis for coming all the way from Michigan. I think that's wicked cool, not just because they went to my cigar lounge. All right. To peace out.

Simison: All right. Yes. Just an Amber Alert, as we have all seen. So, with that, Cameron, any comments that you would like to make before we go to the next phase?

Arial: Mr. Mayor, Members of Council and the MDC Board, it's -- you have before you the two presentations. Now the time is yours to deliberate and you have the three potential options for action moving forward and, again, as a staff we stand ready to support that decision whatever it may be and helping you and the city succeed in this. So, looking forward to your -- your feedback.

Simison: Okay.

De Weerd: Mr. Mayor?

Simison: Madam Mayor.

De Weerd: I guess I have a couple of questions for staff. That -- that maybe can help as

we look at the recommendation to move forward, what we can build into some of that. We have had a couple of projects currently underway, as Josh -- Josh has mentioned and one that's been completed. What have we learned during those current projects that might lend to helping either of these two projects being considered as they move forward, but also to know what to build into some of the recommendations as we move forward with the project? That would be one question. Second question would be looking at the current parking scenario, once we build out the two projects that are currently underway, one further than the other whatever the parking needs coming into having this project move forward, are we meeting the parking needs? Is this going to have to help look at that? Can we do a one to one scenario? I guess that would be a second question. The third question is maybe to City Council, I am concerned having the community center as part of this, because all I could see in what I was able to read was money that is -- are the current impact fee and no additional dollars to pay for parking and the things that really make this project a challenge. If you include the community center it provides a gap and it's going to be a hard gap to really fill when you are anticipating or counting on TIF dollars and you have a city project over there that doesn't generate any TIF money. So, is the City Council at this point looking at putting additional money into it and is that -- or is that going to just be an additional conversation to have with whatever project we choose to move forward. But I think those are three key questions that I'm curious to be answered.

Arial: Mr. Mayor and Commissioner De Weerd, so to the first two you had asked, you know, things that we have learned from current developments and things going on in downtown. Somewhat anecdotal, but certainly, you know, proof in the pudding, we as a city, certainly in partnership with MDC, our business community, we have got a cool thing going. Projects are getting done, things are being moved and at scale that I think is pretty -- pretty incredible, given the -- the opportunity before us. So, it is a -- we are learning a ton, I think it's safe to say. We have got great partners with everyone that's -- that's showing up and investing in our downtown. We have got a great business community. But I think probably an underpinning to your question is -- is, you know, the -- the potential fragility of that, the sustainability of that, how do we -- how do we be good stewards of that momentum that we are seeing and that's something that we are abundantly aware of, you know, how do we make sure we are designing things properly? Parking it properly, to your second question, you know, and -- and -- and really taking into account the current businesses and the -- and the residents that -- that reside here in downtown. So, I think we -- we have a great pulse on it. We have a great partnership with the business community residents and the development that's going on and, certainly, we are lockstep with our partners at MDC, which I think is -- is critical to the continuing of the momentum. But those are some things that I think we could absolutely parlay forward into this project and into future projects and certainly open to any comments that -- that others may have on that. To the parking question and parking need, this was, obviously, a big consideration in the RFP itself. So, you know, I think that was a factor you saw in the scoring with where parking was a major factor and where the committee ranked parking in that -- in their decision making. I do think even given our most recent downtown -- state of downtown forum that we did in partnership with the Chamber, this was an issue and we, as a city and, again, in partnership with MDC, we have done and will continue to do parking

assessments of our downtown. What is the available parking? What is the status of it? Those studies have shown, at least in the current state, we are not in a crisis scenario, but given that, we know that when you bring density, when you bring vitality, parking is an essential element to continuing that and so this is an opportunity to address some of that, certainly with the uses that are being proposed. So, we do want to be very sensitive to that and certainly we will be going forward. Hopefully that at least addresses your question, but certainly those are top of mind for -- for staff and I know it's been a discussion of -- of both bodies. So, appreciate the questions. As far as the community center, that is something that we -- we appreciated with both presenters and don't want to speak too much for others, but just the -- the -- the openness and -- and being forthright with what that gap is, you know, that took the form in one of the proposals where they just simply didn't bring -- include the community center in their proposal. The other was is they identified, if you want that here is what it's going to cost you. So, I think that, again, in my view and you as decision makers, you see now clearly what the cost of those things are and now are at a decision point on what you would like to do with them. So, hopefully, that -- that at least gives you some clarity on your -- your points, Commissioner De Weerd, but maybe open it to others of staff if you had further comments.

De Weerd: Yeah. And, Mr. Mayor, just to follow up and I appreciate that. From the MDCs perspective, we have to look at the TIF dollars and when you take out a chunk of that block and I think that both the presentations kind of have identified that concern, is we will not be getting TIF dollars off that community center and even if the city were to put money up to help close the gap, longer term, you know, that -- that lack of generating the TIF compounds and -- and so I just wondered what conversations the city has had to be a solution to -- to that.

Simison: I'm happy to answer part of that question, but I can't speak for Council and alone, I have thought to at least have it be part of the RFP to see what people could propose, see if there could be something innovative that could be part of this that would make sense through their project. I think ultimately what I saw is it created more challenges than solutions and I think that from my perspective I think the city has a better option to relocate the community center to another location and address the parking for it and for City Hall. That's not part of this project. That's my viewpoint, so I would not be looking to the city to fill the -- fill the gap in this project, because I think we need -- we have a better opportunity to succeed in other ways to fill those gaps for our own needs and meet the needs of both facilities. That's my opinion. But I assume Council Woman Perreault also has comments.

Perreault: As the Parks and Recreation liaison for the Council, I have had many conversations with the parks director about this -- this entire year and agreeing with the Mayor, we wanted to see what proposals we might get and see if the -- the private sector could be creative in a way that -- that maybe we hadn't anticipated, but I agree, I don't think that this is a location for the community center -- for one, we have been waiting on a study that -- that will be out in the spring on what our community wants from a community center and until we have that information from that survey I didn't feel comfortable proposing that we include this. I don't think the timing is right just yet for us to determine

exactly what size of community center that we need, what the uses will be. We are just not there yet from the information we are going to receive from the public and I just don't think the timing worked out in that regard as well. But I agree that this space is -- is too small to try to include, you know, such a significant amount of uses, but there has been a lot of conversation, a lot of concern about what happens when our current community center comes down as part of this project and the time that it's going to take to rebuild that community center, what the cost is going to look like. As you saw, the -- the funds that we have currently will not come close to meeting what we will need for a community center and so the determination hasn't been made as you asked this Council what will Council do to contribute additional funds beyond what we currently have and none of those decisions have been made, of course, because we don't have a set idea of what that community center is supposed to do and what the purpose is yet and so for me as the parks liaison, I was not in favor of including -- I didn't have an issue with putting it in the RFP, but I'm not in favor of including in that location, because of all those various factors that haven't been determined yet.

De Weerd: Mr. Mayor, I guess just one final comment on -- on that is, you know, the community center, although it's -- it -- we do have an existing one, there is an expectation for the General Fund to match impact fee dollars and -- and so whether you put it in -- in this location or another location -- and I think that's important for the applicants to hear this conversation, because it's probably one of those questions that has -- that has been a cause to that big gap. So, anyway, I -- I appreciate the conversation and -- and you have more discussions to have, but I think, too, it's important to hear -- have MDC hear some of that conversation as -- as we want to make sure that the TIF dollars can -- we can be a strong partner with those TIF dollars and we want to make sure that we can generate what we commit to.

Simison: And my two cents will be as much as you can generate towards public parking beyond for other needs in downtown, I think that would be the best way to utilize those TIF dollars, along with the other needs. Two cents.

Mueller: I have got a couple questions, mostly for our economic -- so, I'm curious. I have an actual -- my own dilemma in my head with these projects. We have only a couple blocks of true downtown to work with to go very high vertically. I know the neighborhood pretty well. So, on one hand we have got -- across the street from this development single level old housing, you know, averaging anywhere from 500 square feet to 1,100 square foot homes. So, on one level it does make me nervous to see a building as tall as like eight stories directly across the street from that, but on the other side, we only -- we have so little space in our little downtown to actually go vertically it seems really important to make the most of it when we can. So, I am curious with -- with zoning and when we look at the available -- we are running out of space. You, as an economic development person for downtown, how do you look at this when you are seeing these developments going? Does eight stories scare you or is it like this is the best use of vertical space?

Arial: Mr. Mayor and Commissioner Mueller, it's a -- that's a fantastic question. You know, it's -- it's -- it's -- it's a rub between who you are and your current status and who you want

to be or who you could be, I guess, is the way I would couch that. Really ultimately that's going to fall down to, you know, the decision making. What is our vision for downtown? What does it -- what does it entail? I personally sincerely hope that includes redevelopment. It needs vitalization. It needs, you know -- I credit Josh's presentation to -- to the workforce. We -- if we want vitalization and reinvigoration into our downtown, we need people here. We need businesses here and people to support those businesses, both as workers and as patrons. To your point about kind of just the verticality, it's here. We know it is. We have got Union 93, two towers at seven stories. A proposal potentially at the corner of Main and Broadway of more. Eight stories I think, you know, we are right there. So, that -- that reality is upon us. I think if we are struggling with that, I think that's natural; right? We are moving -- we are transitioning and, quite frankly, we are seeing a vision through. It's not going to be without its challenges. It's not going to be without its conversation and certainly it's not going to be without its trepidation, but I think that's something that our community in particular, Meridian, is up to and -- and has been and will continue to be and I think it's one of those where we as a group collectively come to better solutions. So, it's the -- you are asking the right question and I think we are the right group to keep it -- keep it on track in a way that will ultimately benefit our community.

Mueller: I appreciate that. I think it's good for everyone to remember an eight story building is already proposed on -- basically on Main Street. Can I ask one follow-up question. This is the obvious elephant in the room that we are still not fully addressing. As long as we have a one parking stall per resident rule in the city, we are steamrolling head fast towards a parking disaster. We kind of all know this, which means we need to receive proposals from people that have this type of gap, you know, ten to 14 million dollar gaps that are mostly funded -- the funding issue is always parking. So, the -- the -- the thing that I see on these two proposals is I see one that's downsized that's kind of like it will fit in to what we have currently going on. It doesn't solve -- it doesn't push our parking problem any farther forward and, then, I see this one, I do think at some point -- Ashley, I don't know if you can possibly do the work right now, but when we look at the amount of time that we have left on the TIF and the proposals of dollars that these developments will raise, you can't get to there. I don't know how far we can get, but we can't get to there. So, there is a gap to the gap. So, I think what is very important in making this decision is you have to decide is this the time and is this the development where we are going to make a push to solve some of this problem or are we going to punt on it? I think that's pretty paramount and for us to decide that we are going to solve it it is going to have to be a partnership between MDC for sure for TIF funds and I -- even with it -- with it being a gap too far, probably with the developer and probably also with the city. So, without knowing that every buddy's party to work on that, it seems hard to make this decision. Anybody want to weigh in on that?

Arial: Mr. Mayor --

Simison: You want to take it? Okay. Go ahead.

Arial: Just one quick comment. Sure. Why not. Commissioner Mueller, great questions. I think your -- your question about the TIF -- and I can certainly defer to Ashley as well on

this, but this -- this particular proposal is in the new Union District, so newly formed and, therefore, you have -- and I'm trying to get to the -- the presentation, but, essentially, you have new life in that, so you get the full -- full benefit of the term of that. Again, in my opening presentation you saw kind of the evaluation of what these proposals -- two proposals would generate in TIF. The one would be sufficient to fund at least the majority of the known projects. The other was a couple million shy. So, hopefully, that helps address that question.

Simison: And I think this goes back to the question that you were asking that were the same questions I was looking at, especially with River Caddis. If you pull out the community center and you pull out the parking for that, that number gets driven down immensely. I didn't ask them the question, it's like, well, what if you just replaced that with now typical -- that may or may not be what they do, you know, they could just downsize the project and not include a community center and not have more parking, but at least the TIF doesn't change. But if you throw a hotel in there what does that do now from that standpoint. So, there are questions, absolutely, but, you know, you got to the heart of the conversation and I think by us saying that the community center is not part of it, it changes those numbers dramatically if that's the direction and I don't know if -- honestly, if -- if a decision can be -- can or should be made tonight without looking at different numbers without those pulled out. You know, we don't have the full secret sauce on those numbers if that's a conversation with River Caddis that we want to have or not. And, Ashley, were you looking to say something as well?

Squyres: Thank you, Mr. Mayor and Members of the Council and the Commission. You know, the one thing I just want to remind everybody is the Union District was established in 2020. We only have a lifecycle of 20 years, so we are burning daylight already. I can't -- for whatever reason I can't pull up the original financial feasibility study for the district at this time, but we anticipated Union 93 already moving forward with their project and creating TIF in this next year. The valuation change between 2020 to 2021 is a hundred dollars. So, we are not going to accrue any TIF this next fiscal year. So, we are now 18 years -- or, excuse me, we have 18 years left. It takes about 18 to 24 months to start accruing that TIF, so we don't have a lot of time left already and so that's just something I want this Council and this body to be mindful of in making a decision, is that the clock is ticking very very fast. Costs are going up very very fast and if we want the chance to be able to help fund some of these public improvements fully we have to act now. We can't -- we can't delay this decision.

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: To that point, Ashley, not to delay the decision, I am interested in what River Caddis proposal would look like without a community center and -- and trying to compare a little bit more apples to apples I guess, but is that a type of delay or you are talking about putting off to another RFP type of delay?

Squyres: Mr. Mayor, Council Member Hoaglun, I think we -- we need to make a decision

within the next couple of months I guess is where I'm going with that, rather than going out to RFP, rather than delaying a decision in order to understand what the needs assessment is going to be for this community center and -- and just kind of, you know -- you know, staying on that conversation for the next several months. I think this is something that we need to act as quickly as we possibly can, because we do know that the next steps of the negotiation, the development agreement, the OPA or a participation agreement, that's going to take some time and just to give perspective, we spent 14 months with Galena on the original RFP for this site, so -- and we were back here and it took that amount of time to figure out we weren't going to be able to get to where we needed it to be with the project. So, again, time is just really precious.

Hoaglund: Okay. Thank you. And, then, Mr. Mayor, just to follow up. I'm of the mind, too, for a community center I think we need further discussions on what that looks like. Are we going to do -- to Commissioner Basalone's comments earlier, you know, do we have an auditorium facility and, then, we have a spoke -- you know, a hub and spoke type of system for the city and -- and those types of things, to have it in that space right now I don't think is critical. We can -- we can do something else and I think parking is more of a priority for downtown than -- than the community center right now. So, I don't know if that helps or hinders the time frame, but I am interested is, okay, what does that look like for River Caddis if they don't have the community center and to your point is it retail, is it commercial, is it just parking, is it more units, that sort of thing and what does that look like and where do the numbers land on something like that? I think with Pacific Company and those types of things, it -- it's there, it's ready to roll and you have got good -- good numbers I think, a good feel for it, but those are the decisions, four stories, eight stories, you know, those have a great impact on our -- our community 20, 30, 40 years down the road. So, something we have to consider.

Simison: Commissioner Basalone.

Basalone: I will try to be real quick, instead of being as verbose as I tend to be. I think that we do have to make a decision. I agree with what Josh said and I believe the gentleman from River Caddis has mentioned this also. We have two good proposals here. I don't believe in going back to square one, new RFPs, all of that. We have two good proposals. We have two issues. We have been trying to put square pegs into round holes in a number of areas. The community center. I love the comment about community input for what a community center should be. It might be a standalone community center. But it isn't something where we try to force a smaller community center into, essentially, a private project and take away tax money that could be going for other public good if it's been earned. So, I think we have the public parking issue and we have the public community center issue as separate issues. But these two projects, in my estimation, are great projects. Both of them talked about collaboration, wanting input from us, from the community and so forth. So, there is room with either one of them to do some negotiating, as Councilman Hoaglund said. Could retail go in in place of the community center in the River Caddis project? Certainly it could. That could be negotiated in some way. Could additional parking be put in in some way? That could be negotiated. We have two potential partners who want to collaborate with us. I think we should take advantage of

them, make a decision after due deliberation and move forward. But let's not move backwards.

De Weerd: Mr. Mayor?

Simison: Madam Mayor.

De Weerd: Do we want to ask either of these applicants a question?

Simison: If you have a question.

De Weerd: I guess in both the presentations there was flexibility to respond to what the community needs were. If the community center is -- is not an amenity or a piece that either the Council or MDC is -- is looking towards and helps address the gap in our first project and certainly if they fill it with commercial -- and you mentioned a boutique hotel or -- or other options, that's -- that's certainly going to add to closing the gap and I did appreciate they had more than -- more than the -- they were looking at more parking than what was required and I agree with the conversation that we have to look at parking requirements in our downtown, unless the city wants to be part of that -- that solution, as well as MDC. But I do think it comes down to which project theme do we want to move forward with and who had even specificity that it gives us detail on what the creative solutions and creative elements to a proposal would be.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: If -- if permitted, I would like to hear from -- from both on why there weren't other uses considered. Perhaps retail uses. The -- Caddis didn't include any -- any other uses besides the community center and -- and residential. I just want to understand if there were considerations made for other uses, what they were and why they weren't included.

Simison: Gentlemen? Yeah.

Evarts: All right. So -- so, we did -- we did propose office space. So, office space residential, but not community center and we intentionally avoided retail, because we felt like being on that edge of that residential part of the -- part of the neighborhood that, you know, I was asking myself how would I feel if I was trying to court different kinds of night activity stuff that's going to be happening, again, across from my kitchen and we felt that based on the inquiries that we were getting for Old Town Lofts is we are getting the right amount of inquiries and the right product mix for retail that's going to go into that space, but what we absolutely do not have is commercial office space.

McGraw: You are taller. So, John McGraw, River Caddis. Thanks. So, the -- the approach that we took was we were given a set of parameters and within our team we

decided to include this community center as doing so and we did that because we saw another path in getting more parking. That was a way that we could point to an additional however many spots and the community center could be -- I don't know what the community center is made of; right? I don't know what it wants to be now, what it wants to be later. I don't know if it wants to be a business incubator. I don't know if it wants to be a -- an amenity to the public. So, I'm really unsure. But we were given a set of parameters and we tried to achieve that. We showed that there was a gap, but we still have a lot to solve. So, can we put in retail? You know, we have approached different folks for hospitality, for restaurants, you know, we can approach that with -- with everybody. We don't know today, but that's -- it's, obviously, open for discussion, so --

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I want to clarify the reason I asked that question. In the RFP it says that -- number -- letter C, preferred project should feature a mixed use development with active street level uses that will bring visitors to the area, service downtown residents and workers, and contribute to the vitality of downtown. So, I don't see residential doing that. I see community center doing that, but I -- if I'm reading things well, that's probably likely something we are -- we are not going to consider keeping in. So, I just wanted to understand what your perspective was of that -- of letter C, what that mixed use development with active level uses looks like and curious if you did have any questions with the staff about what those elements might -- might be. So, this -- this RFP was a little general in that regard and so I just want to, you know, make sure I understood that -- that -- that there was -- you know, just wanted -- just wanted to see what your interpretation of that statement was.

Evarts: Yeah. Council Member Perreault, just in the -- in the consideration of time, because you guys are -- are limited. I'm not trying to avoid the question. I think we could spend hours, perhaps days, nugging through the details of what's -- of what's going on here. I think that -- I think that the lack of the clarity that existed and I think the -- even though it was well intended, I think including that community center element created a certain amount of pain. I think the -- the issue in terms of activation -- certainly the way we were looking to address it was simply -- was work -- people that were living and working in downtown Meridian and, then, activating that hard corner that was painted -- or that was pointing on 2nd and Idaho, because I do believe that all the activity is going to be pushed to 2nd Avenue. Like Broadway is done, because it's the access point for all the big developments and so 2nd Avenue will be activated, so that's why the office building with bigger frontage and drawing people, that was -- that was the direction we went with in terms of pushing people, so --

McGraw: You were correct in why we didn't -- you know, why we put in the community center as that frontage. That community center across the nation, community foundation, whatever that may be, is done to activate space. That's why we have big windows. We thought that's where people work, that's where people play, that's where people learn,

that's where people grow. Activation was part of the project. I was looking at this as we are adding 20,000 square feet of commercial. I mean that's how we -- as designers, as collaborators, that's how we were looking at this. We were -- we were assuming that this community center was more of an amenity and that that's what was wanted, but, again, choosing the group that can help provide the structure, this -- this deal, this development is -- is probably the most important part. Just figuring out the right team, so --

Simison: Councilman Bernt.

Bernt: Mr. Mayor, I just want to say thank you to these two companies you know, these two individuals for their presentations today. They -- I think that you both -- both companies did a great job in casting a vision for what you feel our downtown needs to look like and, honestly, at the end of the day I think that's what it boils down to me is what -- what -- what vision are we looking at, because if I'm hearing you both correctly, you are both willing to negotiate, you are both willing to come to the table, you are both willing to participate in the design aspect, you are both extremely interested in collaboration. So, in my opinion that's a tie. I think -- I think there is no doubt that either one of you would be big supporters with that process going forward. For me it's a matter of which individual casts a bigger net and bigger vision for our downtown going forward and it's no joke that I have never been in favor of a community center in that project. I have said it before and I will say it again, I have never liked it for the -- for the same reasons that were specified earlier. I -- I think that if there is one thing that this downtown corridor needs the most it's bodies. It's -- it's bodies coming downtown to live, work, and spend money and -- and in order for people to spend money in our downtown corridor we need people living down here and we need people working down here and that's just that simple and so in my opinion there was one company that did a better job casting that net and -- and -- and provided the vision that I'm looking forward for downtown and that is residential and office space. I'm okay to make a decision tonight. I think it's crystal clear in my view who I support going forward. I would invite other Council Members and other Commissioners to see if they share that same clarity or that same opinion. If not, then, we need to probably continue this discussion.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I don't yet have the clarity I would like to have to make that decision this evening.

Simison: While I don't have a vote, I would agree in that context that, you know, personally if I was plotting their path forward I would give them both two weeks to reply to the information and the changes that they have heard today and give that back to the group and we either set a joint meeting or individual meetings to have conversations and make said motions. I assume that they are done separately and not together by each board it has the approvals -- we are going to all vote and if MDC goes one way and the city goes another in the same vote, that -- you will have to excuse me, it's my first time going through

a joint meeting dual RFP process for a solution.

Arial: Mr. Mayor, previous precedence would be that it would be a combined vote.

Simison: A combined vote? Okay. That is -- I have learned.

Cavener: Mr. Mayor?

Simison: Do I get to vote in this one, too? Am I still without vote?

De Weerd: You are without.

Simison: Oh. Yeah. Councilman Cavener.

Cavener: Thank you, Mr. Mayor. I think I'm supportive of your idea of giving both respondents a couple of weeks to process the information they have heard today and so I think it's important at least for MDC Commissioners and City Council Members to make sure that they are candid with their feedback and I think it's important at least to share my perspective of that. When this whole concept was first presented to the Council it was a what if scenario. What if something that's kind of a catalyst project could be launched in this area replacing our existing community center, replacing our park, and I think that the feedback from the Council was that we are intrigued to learn more. But I know that many Council Members were very hesitant about giving up our community center and for me particularly giving up that little bit of park space in downtown that whatever would come forth would have to be pretty spectacular for me to be supportive of losing either of those in downtown Meridian. Now, I know since then there has been other conversations about potential locations for parks and potential locations for community centers and I'm open to those conversations, but I'm not one that would be supportive of moving forward with either proposal in a transfer of land until we have those questions answered about what is going to happen to the park space in downtown Meridian and what is the vision for a community center for Meridian residents. So, I like both. I think both projects bring forth a particular merit. It's apples and oranges. Just kind of depends on which one you would want to pick. I think both could be really beneficial for downtown Meridian. But it's going to be really challenging for me to be supportive of either moving forward long term until those other questions are answered.

Simison: Councilman Hoaglund.

Hoaglund: Mr. Mayor. I have had some discussions with our parks director about what are the options and -- and I think it's incumbent upon the city, if we utilize this parkland for this -- one of these projects, it's incumbent upon us to find that replacement property and figure that out. I mean that's -- it's a city park and we have a priority of redeveloping downtown, along with MDC as their priority and to do that we are going to need that space, so we are going to have to figure that out and I think that's on us. I don't know if others feel that way on the Council or you, Mayor, but to me we have to -- we have to move forward with something if we want to replace that.

De Weerd: Mr. Mayor?

Simison: Mayor Tammy.

De Weerd: I guess I was intrigued with the first proposal by saying, you know, they -- they were not totally opposed to the conversation of maybe looking at replacement property for the park. So, they did bring that up. In response to -- urban parks are going to look different than rural parks or suburban parks. You won't have the open space, but you are going to have the plaza space. I do appreciate the first project and -- and the detail that they offered with the live walls and the street trees and -- and festival street. So, there -- there was attempts at -- at creating more of the urban space, the urban public space that I thought was very creative and innovative. On the second project it didn't give us very many specifics, but there was nothing that it showed how that urban open space or public space would exist and maybe it was something that, then, was further defined in deliberations, but if we are looking at what we asked in the RFP and how it addressed, we are changing or moving the teeth by saying we are taking out the community center, which is a destination. If we wanted to really look at what project is going to draw people to it, it would be that community center in all fairness, rather than the -- the Class A office space that are going to bring the same people there every time. So, we do have elements that we could make a decision and say these are the -- the aspects that we need from the team that we choose to move forward to do if we really do want to move forward, because we need more specifics or right now we can identify what do we want each team to bring back. Do we want them to address what is that public -- public amenity, whether it's an urban design for public gatherings, a draw to our downtown. If it's replacing the open space that we would lose from Centennial Park and the community center as a whole, how can we replace that at maybe a different location. We have got to address the parking aspect and what -- what the community elements are going to be and what the amenities are going to be for the apartments or the residential that would be in downtown. I guess if you don't want to pick a team, those would be the elements I think that need to be at least fundamentally what we need to hear back from both projects if we don't want to make a decision today.

Simison: Just my two cents. I think if they want to and if they choose not to, well, that also speaks to the viewpoint on if they are just fine with what their proposal is and, you know, it is what it is versus invest more time and energy into those modifications. Because I think that they have been given a lot of good information today. I really do. For them to either adjust and provide additional or sit back and wait for us to make a decision if they choose not to make any modifications.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: After reading the tea leaves and hearing the wonderful information that has been given us to this evening, I -- I really do appreciate the recommendations by former Mayor

Tammy and -- and I agree with her wholeheartedly with regard to discussing furthermore public space, you know, what do these two projects offer in regard to, you know, the draw to downtown, the replacement of the open space, elements of the community center, parking and all the things that were mentioned by Mayor Tammy. So, I -- I would be supportive of continuing this discussion. We have 15 more minutes until our -- our 6:00 o'clock meeting starts and I know that there are some things that we need to do before then as well. So, I don't know what the time frame looks like and I -- and I ask for guidance in what that looks like and what we -- the formalities with -- with that before I make an official motion.

De Weerd: Mr. Mayor, I guess as -- maybe we need to ask the applicants what kind of time frame they would need, but I would -- just to add to the list is with more specificity that draw for the public gathering space is important. But also equally important is what the financials will look like. So, as -- as some of these changes are considered in particular for the first project, how some of these changes might close the gap and maybe, then, staff would need to do a new financial analysis at to -- to say what TIF would generate that would help us make a better decision as well.

Simison: Would the applicants like to provide any feedback on proposed time frames for any additional changes based on what you heard?

Evarts: Yeah. Mr. Mayor, City Council, MDC Board, I also want to protect Caddis in this whole thing, so this has gotten very complex, at least in my view as a respondent, because I think what Mayor Tammy has been talking to in terms of activation on 2nd and stuff like that, when we were originally putting together our response to this, it wasn't with the consideration of taking city streets and doing activations and -- and stuff like that. So, I want to be careful that -- that you guys give us some really clear boundaries for what you guys want us to address, because I don't want this to be something that is unfair to them or to us. I mean ours is pretty straightforward. There is not a lot of mystery there. But -- but I also want to make sure that it's a level playing field, that when we are responding to these things that we are not unintentionally creating things that are going to cause hardships and I certainly don't want a group that's traveled here from Michigan to feel like they are getting marginalized, so -- by a process and their time wasted. So, that's my two cents. I'm happy to provide anything on -- you know, we are -- we are committed and already doing things, but I just want to protect them. So, they are probably better suited to kind of answer that.

Bernt: And, Mr. Mayor, it's -- you know, with -- with all due respect, it's -- it's totally okay to -- to participate via Zoom, you know. I mean if the folks, you know, want to participate via Zoom and I -- that's totally respectable and, Mayor, we only have ten more minutes.

Simison: I know. We are just trying to get a time frame for any sort of re -- new information back to the city and MDC.

K.McGraw: Well, I got up at 5:00 a.m., so I got to talk. At least a little bit. I'm Kevin McGraw. I'm the president of River Caddis and John's proud father and his brother also

works for us. We need at least a couple of weeks. You won't get new drawings. That's impossible. That would take me a month and I would say two and a half, three weeks. You got Thanksgiving coming up next week. So, at least two and a half, three weeks. Zoom would be great for lots of reasons. We travel around the country doing this. But I just want to emphasize a couple things. And, Josh, thanks for all the nice comments you made about us and I say the same thing about you and your Pacific Companies. Great resume. Great everything. No complaints. You have got great choices in front of you. But you need to pick a team, because what you see in front of you is a placeholder. It's nothing. You just wanted to see what we could do. That's all that is and so when we talk about taking out a community center, taking a park, none of that matters. If you are going to buy a house you got to find out what your budget is. We don't know what your budget is. We don't know what gap you can fill. We go around the country doing P3s. I used to be a municipal attorney. At a hundred attorney firm I was a senior partner and that's how I got into real estate in doing P3s and helping find money and plugging gaps. Every project, P3 or private, has a gap. We all have to fix it all the time. I know -- I know they have gaps in every project. You got to fix them. We did it in Jules On 3rd, which is a great reference for you, by the way. But you need to pick somebody that you are willing to work with. Collaborate, like my son's emphasized, because that's what we do. We are good at it. And go. You are going to keep going and going and -- and you are just not going to make any -- any progress, because what you see isn't going to be what you get. Because when we sit down and figure out what you can afford and what pays TIF and what plugs the gap, you are going to see that we can satisfy some of your goals, but not all of them. But if it pencils for both of us it's a win and, then, you do it the best way you can with the streetscape. Basically what we showed you is basically what we can do and, yes, it looks a lot like Jules On 3rd, but it's because of the size of the -- of the parcel here and what we are trying to accomplish and one last comment on the community center, we were trying to get public parking, because you can't use CCDC money for a private lot and you can't build public parking on market rate apartments with -- you just can't do it. And so that allowed us to possibly do that. So, there is still a possibility a community center of some sort could work and we did a shared parking analysis with Ada county, by the way, because they had daytime workers in the county and we had nighttime workers and so we had like a 40 percent agreed upon shared parking and we used their parking consultants. I drafted most of the documents with county attorneys and some local attorneys here and we do have local economic incentive people to help us. But we have to find out what you can afford, what your budget is and, then, we back into it that way and alls we really did, both of us, will show you a placeholders of what we are capable of and so a new drawing, new numbers don't mean anything, to be honest. We will do what you want us to do, but we won't have time to do new drawings, which will be irrelevant anyway. If you have any questions I'm here.

Simison: Well, speaking for myself, I'm not looking for new drawings. It is -- the way I would describe it, you -- you eat what you produce. Your TIF is what you can make and I think that's really kind of getting down to some of these -- you know, if we can run the TIF without them, that's fine. But, Council President, I will let you decide on what you would like to have by when and when to make a motion to continue this until.

Bernt: Mr. Mayor, I was just looking for a date. I know it's two or three weeks. Three

weeks? Is that okay with you, Mr. Evarts? Okay. Do we want to maybe move this to -- maybe -- I know that --

Simison: A date to be determined.

Bernt: Date to be determined? Okay. So, let's just move this and very soon we will meet with staff, we will meet with MDC and staff and we will -- we will work out a date and let everyone know. Just a heads up. I wouldn't be opposed to having this at an MDC meeting. I know that MDC comes to our meetings and so City Council going to a MDC meeting, I wouldn't be opposed to doing that or having that part of the discussion.

Cavener: I'm supportive of that as well.

Simison: December 8th would be three weeks from tomorrow for submittal of information and, then, we can work on a date for a board meeting.

Nary: Mr. Mayor?

Simison: Mr. Nary.

Nary: Just one piece of clarity. So, you can -- so, one piece of clarity. If we don't pick a date today we will have to notice. So, it will take an extra couple of weeks.

Simison: I think we will -- we can get it noticed. We are not going to have a date in three -- we have three weeks before we get the information. We could have a date picked by the next day or two and notice it appropriately --

Nary: Okay.

Simison: -- without any issues.

Bernt: Anything more from me?

Simison: A motion. December 8th for the information and a date to be determined.

Bernt: Okay. Mr. Mayor, I move that we -- that we continue this discussion to a date to be determined and information to be submitted by December 8th.

Hoaglun: Second the motion.

Simison: I have a motion and a second. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it and the item is agreed to.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

EXECUTIVE SESSION per Idaho Code 74-206(1)(a) To consider hiring a public

officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. (Vacated)

Simison: Do I have a motion to adjourn?

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I move that we adjourn.

Simison: Motion to adjourn the meeting. All in favor signify by saying aye. Opposed nay? The ayes have it. We are adjourned.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

MEETING ADJOURNED AT 5:55 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

MAYOR ROBERT SIMISON

DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK