



SPECIAL MEETING MINUTES
JOINT MEETING OF THE MERIDIAN DEVELOPMENT CORPORATION BOARD OF
COMMISSIONERS AND THE MERIDIAN CITY COUNCIL
Wednesday, December 15, 2021, 4:30 PM
Meridian City Hall, City Council Conference Room
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Winder]:

At 4:33 PM, Chairman Winder called the meeting to order.

2. Meridian Development Corporation Roll-call Attendance [Winder]:

<u>X</u>	Dave Winder – Chairman	<u>X</u>	Dan Basalone - Member
<u>X</u>	Nathan Mueller– Vice-Chairman	<u>X</u>	Tammy de Weerd – Member
<u>O</u>	Steve Vlassek– Secretary/Treasurer	<u>X</u>	Rob McCarvel – Member
		<u>X</u>	Diane Bevan – Member
		<u>O</u>	Treg Bernt – Member
		<u>X</u>	Kit Fitzgerald – Member

Meridian City Council Roll-call Attendance:

<u>X</u>	Robert Simison – Mayor	<u>O</u>	Joe Borton
<u>X</u>	Treg Bernt– Council President	<u>O</u>	Liz Strader
<u>X</u>	Jessica Perrault	<u>X</u>	Brad Hoaglun
		<u>X</u>	Luke Cavener

ACTION AND DISCUSSION ITEMS

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

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

ALL AYES.

4. Action Items: Civic Block Request for Proposal:

A. Staff Update [Cameron Arial]

Cameron Arial from the City provided an overall update since the last joint meeting. Counsel Lakey also provided an overview of the legal process.

B. Respondent Addendums:

Agenda for the Meridian Development Corporation Board Meeting – December 15, 2021

Page 1 of 3

All materials presented at public meetings shall become the property of the MDC.

Anyone desiring accommodation for disabilities related to documents and /or hearings, please contact the Meridian City Clerk's Office at 888-4433 at least 48 hours prior to the public meeting.

1. River Caddis Presentation

John McGraw provided an overview of the project and the materials that were submitted on December 08th which addressed a number of concerns that were heard. They presented two different concepts that they would like considered.

2. Pacific Companies/Novembrewhisky Presentation

Josh Evarts provided an overview of the project and the materials that were submitted on December 08th which discussed the mix of uses; workforce housing; the activation of East Second Street, TIF reimbursement request; parking deck.

C. Meridian Development Corporation/City Council Discussion

MDC - Chairman Winder, Fitzgerald, Basalone, and de Weerd stated their support for the River Caddis proposal and adhering to the committee recommendation to move forward with this development team.

City Council – Councilman Hoaglun expressed his appreciation for both. Councilman Cavener stated he preferred elements of River Caddis.

D. Motion from Meridian Development Corporation regarding respondent selection

A motion was made by Commissioner Basalone and seconded by Commissioner Fitzgerald to approve awarding the RFP to River Caddis.

ALL AYES.

E. Motion from the Meridian City Council regarding respondent selection

A motion was made by Councilman Hoaglun and seconded by Commissioner Cavener to approve awarding the RFP to River Caddis.

ALL AYES.

F. Motion from Meridian Development Corporation regarding forthcoming Memorandum of Agreement project negotiation priorities

No formal motion was made by the Board but members outlined the following priorities for an MOA:

- Prefer the options that were presented this evening.
- The project cannot be under parked
- Festival Street for E. Second Street
- The open space can coordinate with Union 93 and should have an interactive use

G. Motion from Meridian City Council regarding forthcoming Memorandum of Agreement project negotiation priorities

No formal motion was made by the Council but members outlined the following priorities for an MOA:

- Adequate replacement of open space
- Adequate parking

5. Adjourn the Meeting [Winder]:

At 6:45 PM, a motion was made by Commissioner Basalone and seconded by Commissioner de Weerd to adjourn the meeting.

ALL AYES.

Dave Winder, Chairman