



MERIDIAN
development corp.
REVIVE • RENEW • REDEFINE

104 E. Fairview Ave
#239
Meridian, ID 83642
208.477.1632
www.meridiandevdevelopmentcorp.com

MDC PROPERTY COMMITTEE MEETING MINUTES
Wednesday, July 18, 2018
3pm
City Hall, City Council Conference Room

Attendees: Ashley Squyres, Keith Bird, Todd Lakey, Steve Vlassek, Julia Jones, Dave Winder, Rick Ritter, Nick Grove, and Tammy de Weerd

1. Review of Façade Improvement Application from the Meridian Children's Museum

A summary of the application was provided to the committee by Squyres.

Counsel Lakey reviewed the guidelines for approval with the committee.

A discussion was had regarding the applicant's request asking for funding beyond the 50% limitation. Squyres and Lakey reviewed the intent of the following language found in the adopted FY18 Façade Improvement application:

"Whether to approve a specific application and the amount funds approved for a particular project is within the complete discretion of MDC. In accordance with the factors described at the end of this paragraph, MDC may deny and application in whole or in part, approve something less than the amount requested or establish caps or limitations on the amount of funds that may be approved per application or type of application. MDC will generally attempt to reimburse the Applicant **for up to fifty percent** (50%) of the total project cost minus sales tax. However, the Board may modify this percentage based on various factors which include, but are not limited to, available funding, the number of applications received, the strength of the application and MDC's goals, priorities and policies in a particular fiscal year."

The MDC Executive Committee discussed the intent of the language was to potentially provide funding of up to 50% and while it is unclear how this is being interpreted otherwise, this will be an application clarification moving forward. The intention of the last sentence was in the event the board chose not to fund the full 50%. The Committee discussed and agreed that the upper threshold for funding should be the 50%.

The Committee reviewed the evaluation criteria for the application:

- Historical structure: The committee agreed this building did not meet this criteria.
- Target area: While in the MDC Downtown District, this application was not located in the targeted area for the FY18 application. Some gave partial scoring for this item whereas others did not allot any points.
- Public benefit: The committee recognized the value of the organization and most of the committee members gave full points for this area.
- Cost to benefit: The committee was mixed on this portion as some gave partial points while others gave full points.
- Eradication of slum and blight: Many did not feel this building was true blight and as a result, most gave zero to partial points for this item.
- Individual vs joint applicant: This was a single applicant application.
- Other: This is allowed per reviewer for discretionary points. Many provided partial or full points.

The scoring of the application was as follows:

- 70
- 70
- 73
- 65
- 65
- 70

413-points/6

68.3 average

The application failed to meet the minimum average score of 70-points. This will be presented to the full board on July 25 and in the event all members of the board want to score the application at that time, Ashley will provide scoring sheets. The board will have the final say on the approval of the application and if approved, the amount to be funded.

If the board chooses to approve, the committee will recommend funding no more than 50% as it creates a precedence and the committee believes the applicant should have at least half of the financial investment.

2. Discussion of Property Committee budget items for FY19

Ashley reviewed the line items pertinent to the property committee in the draft FY19 budget and requested feedback for the July 25 discussion.

Executive Session per Idaho State Code 74-206: The Committee may go into executive session pursuant to Idaho Code Section 74-206 with the specific applicable code subsection cited as part of the motion to go into executive session.