



**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, March 21, 2018**  
**3pm**  
**City Hall, City Council Conference Room**

Ashley Squyres, Diane Bevan, Keith Bird, Dan Basalone, Ty Palmer, Rick Ritter, Victor Villegas, Nick Grove, Julia Jones, Bill Nary, Cameron Arial, Tammy de Weerd, Dave Winder, Keith Watts and Luke Cavener

**1. Discussion of Old City Hall RFP**

Dave Winder welcomed and opened up the meeting by reminding everyone of the purpose of the meeting. Ashley reviewed the documents that were sent out to the committee in preparation for the meeting.

The items that were discussed regarding the RFP included the following:

- Any project should add value to the downtown and the community
- A proposer should discuss the contribution towards downtown parking solutions
- Bill Nary would like to use the City's RFP template as a starting point vs. the MDC template
- The group is open to different uses but would like to see a mix of uses
- The experience of the applicant and the financial wherewithal will be incredibly important to demonstrate
- The group would like to know who will actually perform the work if it is different than the person submitting the proposal
- Expectation of work starting within one year of the project being awarded
- A courthouse component should be an alternate until the city hears a final decision from the court
- The public benefit must be highlighted – whether that is addressing parking and transportation issues, lack of house, etc.
- Must demonstrate the long-term benefit – financially, culturally, and for the community
- Need to understand the landowners within the block and if there is an opportunity to partner or work collaboratively
- Acknowledge the uses that will be eliminated within the block and how these will be replaced/or incorporated
- The evaluation criteria split should be: 50% experience of the development team and 50% financial benefits/capability
- Todd Lakey will take the lead on drafting the RFP however, Bill Nary is willing to assist with its drafting
- Bill will go over the bullet point items with the Council next Tuesday
- Members of the Property Committee along with members of the City Council/Staff will make up the evaluation committee