



**MEETING MINUTES**  
**MEETING OF THE BOARD OF COMMISSIONERS**  
**Wednesday, April 10, 2013, 7:30am**  
**Meridian City Hall North Conference Room**  
**33 East Broadway Avenue - Meridian, Idaho**

**1. Call Meeting to Order [Pipal]:**

Vice Chair Escobar called the meeting to order at 7:30am.

**2. Roll-call Attendance [Pipal]:**

<u>O</u>	Julie Pipal – Chairman	<u>X</u>	Keith Bird – Member
<u>X</u>	Jim Escobar – Vice-Chairman	<u>X</u>	Luke Cavener – Member
<u>X</u>	Dan Basalone– Secretary/Treasurer	<u>X</u>	Dave Winder – Member [Left at 8:34am]
		<u>X</u>	Tammy de Weerd – Member
		<u>X</u>	Eric Jensen – Member
		<u>O</u>	Kit Fitzgerald – Member
		<u>X</u>	Todd Lakey – Counsel
		<u>X</u>	Ashley Ford – Project Manager

**3. Confirm Agenda [Pipal]:**

A motion was made by Commissioner Bird and seconded by Commissioner Winder to confirm the agenda.

ALL AYES.

**4. Approve Consent Agenda [Pipal]:** These items will be approved by a single vote unless a Board member requests to remove an item for specific discussion and/or action.

- a. Approve Minutes of March 27, 2013 Regular Meeting**
- b. Accept Project Manager’s Report**

A motion was made by Commissioner de Weerd and seconded by Commissioner Bird to approve the consent agenda.

ALL AYES.

**PRESENTATION**

**5. Legislative Wrap Up with Scott Turlington**

Scott provided a summary of bills related to URA's that were passed, those that failed and those that could come back in front of the legislature in the future. HB135 now prohibits URA's ability to enter a private home without permission of the owner. The house bill on requiring any new revenue allocation areas to be approved by a public vote failed primarily to the provision in the bill that would require refinancing of district bonds to also be approved by a public vote. HB315 passed regarding the personal property tax. This bill will not impact URD's revenue however Scott believes this will be an on-going conversation.

**6. Gem Car Discussion with Lt. John Overton, Meridian Police Department**

Vice Chairman Escobar stated that Project Manager Ford received communications from Lt. Overton that he would not be able to be in attendance at the board meeting. Escobar provided a summary of the Gem Car history to the board and that given safety concerns that exist with crossing Franklin Road from the police station to downtown, the City would like to utilize this car to assist with their senior visitors at Kleiner Park. The board agreed, with Counsel Lakey concurring, that the car was given to the City and they can utilize it in the manner that they see fit.

**ACTION ITEMS**

**7. Approval of Disposal of Real Property Policy and Corresponding Resolution 13-008 [Lakey]**

This was a continued item from the March 27, 2013 board meeting to give the board more time to review the policy and the resolution. Todd discussed the only change was that he added an RFQ, in addition to an RFP, as an option. A motion was made by Commissioner Basalone and seconded by Commissioner Jensen to approve of the disposition of real property policy and corresponding resolution 13-008.

ALL AYES.

**8. Approval of draft RFP for Disposal of Real Property at 703 North Main Street [Lakey/Ford]**

Counsel Lakey discussed the overall draft RFP for 703 North Main Street. The board instructed Todd to add in 713 North Main Street into the RFP as well so responses could include either or both buildings. The Bank Block/Ground Floor Subcommittee will be reviewing the draft in greater detail at their next board meeting and Counsel Lakey will bring the final version for board consideration on April 24.

**9. Approval of Façade Improvement Subrecipient Agreement for Bryan Wooddell and Corresponding Resolution 13-009 [Lakey]**

Due to lack of the applicant's signature on the agreement, this item was moved to the April 24, 2013 board meeting.

**10. Approval of Façade Improvement Subrecipient Agreement for Rod Godsill and Corresponding Resolution 13-010 [Lakey]**

Due to lack of the applicant's signature on the agreement, this item was moved to the April 24, 2013 board meeting.

**11. Downtown Parking Committee Update and Approval of Modification of Downtown Parking Recommendations [Basalone]**

Commissioner Basalone discussed the meeting notes provided in the board packets and the recommendations that downtown property owner, Gary Benoit, had for downtown parking. There were mixed reactions to the parking modifications and the board requested that the parking committee come back with a formal recommendation for the board after the next meeting.

## **DISCUSSION ITEMS**

### **12. Wine Cooperative Committee Update [Fitzgerald]**

Due to Commissioner Fitzgerald's absence, no report was provided.

### **13. Split Corridor Phase II Update [Ford]**

Project Manager Ford stated that the next town hall meeting is planned for April 17 at 6pm. Commissioner Bird stated that he heard from the contractor that the project is a little ahead of schedule.

### **14. Streetscape Committee Update [Jensen]**

Commissioner Jensen provided an update to the board. A discussion was also had regarding what should be the next steps: Main Street Corridor from Broadway to Pine or the block with the Flower Shop. Project Manager Ford and Commissioner Bird will be meeting with a representative of the Flower Shop property to discuss options.

### **15. Façade Improvement Committee Update [Bird]**

Commissioner Bird provided an update regarding outstanding Façade Improvement applications. Further discussion on the meeting with the Flower Shop ensued along with a discussion regarding the Methodist Church sign applications and the Committee's desire to pursue CDBG dollars in FY2014.

### **16. ULI Task Force Update [Escobar]**

Commissioner Escobar provided an update regarding the ULI program that occurred the evening before. Commissioner Basalone was commended for his outstanding presentation.

### **17. Upcoming Committee Meetings [Ford]**

Project Manager Ford reviewed the upcoming committee meetings with the board.

**18. Counsel's Report [Lakey]:** Counsel Lakey will review legal or legislative topics that need to be brought to the attention of the Board.

Counsel Lakey discussed two items that he is currently working on: 1) shared parking agreement for the Renewal Place Subdivision and 2) the Idaho Power easement with the COMPASS/VRT building.

**19. Project Manager's Report [Ford]:** Project Manager Ford will review topics that need to be brought to the attention of the Board.

Project Manager Ford reminded the board that the CDBG application deadline is forthcoming and prioritization of potential projects would be discussed at the April 24 board meeting.

### **20. Chairman's Report**

Nothing to report.

**21. Executive Session per Idaho State Code 67-2345:** The Board may go into executive session pursuant to Idaho Code Section 67-2345 with the specific applicable code subsection cited as part of the motion to go into executive session.

**22. Adjourn the Meeting [Pipal]:**

At 9:14am a motion was made by Commissioner de Weerd and seconded by Commissioner to adjourn the meeting.

ALL AYES.

**Regular meetings of the Meridian Development Corporation Board of Commissioners are scheduled for the second Wednesday of each month at 7:30 am and the fourth Wednesday at 4:00 pm in the North Conference Room at the Meridian City Hall.**