MERIDIAN development corp.
REVIVE • RENEW • REDEFINE

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

MEETING AGENDA
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, September 13, 2017, 7:30am
Meridian City Hall, Conference Room A
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Basalone]:

2. Roll-call Attendance [Basalone]:

_____Dan Basalone – Chairman
_____Dave Winder – Vice-Chairman
_____Nathan Mueller– Secretary/Treasurer
_____Keith Bird – Member
_____Tammy de Weerd – Member
_____Rob McCarvel – Member
_____Rick Ritter – Member
_____Diane Bevan – Member
_____Steve Vlassek - Member

_____Todd Lakey – Counsel
_____Ashley Squyres – Administrator

3. Confirm Agenda [Basalone]:

4. Approve Consent Agenda [Basalone]: 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 the August 23, 2017 Regular Meeting
b. Approve August 2017 Administrator's Report

ACTION AND PRESENTATION ITEMS

5. Consideration of Approval of the façade improvement grant request by Jennifer Cook and Corresponding Subrecipient Agreement and Resolution 17-039 [Squyres/Lakey]

6. Consideration of Approval of the FY18 Agreement with the Education Foundation for Joint School District #2, Inc. for the Historical Walking Tour Partnership and Corresponding Resolution 17-040 [Squyres/Lakey]

DISCUSSION ITEMS

7. Ten Mile Urban Renewal District Update [Squyres/Lakey]

8. Property Committee Update [Mueller]

9. Public Relations Committee Update [Mueller]

10. Upcoming Committee Meetings [Squyres]

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.

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

12. Administrator's Report [Squyres]: Administrator Squyres will review topics that need to be brought to the attention of the Board.

13. Chairman's Report

14. Public Comment

15. Adjourn the Meeting [Basalone]:

Executive Session per Idaho State Code 74-206: The Board 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.

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.

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.

MERIDIAN development corp.
REVIVE • RENEW • REDEFINE

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

MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, August 23, 2017, 4:00pm
Meridian City Hall, Conference Room A
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Basalone]:

At 4:01pm, Chairman Basalone called the meeting to order.

2. Roll-call Attendance [Basalone]:

X	Dan Basalone – Chairman	X	Keith Bird – Member
X	Dave Winder – Vice-Chairman	O	Tammy de Weerd – Member [Arrived at 4:04pm]
X	Nathan Mueller– Secretary/Treasurer	X	Rob McCarvel – Member
		X	Rick Ritter – Member
		X	Diane Bevan – Member
		X	Steve Vlassek - Member
		X	Todd Lakey – Counsel
		X	Ashley Squyres – Administrator

3. Confirm Agenda [Basalone]:

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

ALL AYES.

4. Approve Consent Agenda [Basalone]: 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 the August 09, 2017 Regular Meeting
b. Approve July 2017 Financials and Notice of Bills Paid

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

ALL AYES.

ACTION AND PRESENTATION ITEMS

5. Presentation of the Nine Mile Floodplain Appeal Submittal [Forsgren Associates]

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

Gary Ashby of Forsgren Associates provided the project history to the Board. He discussed the 2003 map, the 2011 study, and the draft 2016 FEMA map. He reviewed the list of improvements that would be needed to take the properties out of the floodplain. He discussed how Forsgren utilized the FEMA's methodology on the appeal and how they addressed the gaps in their analysis. He also discussed his conversations with Nampa Meridian Irrigation District and the City of Meridian. He also discussed the uncertainty of timing on the appeal.

6. Consideration of Approval of the façade improvement grant request by Shannon Ingle and Corresponding Subrecipient Agreement and Resolution 17-036 [Squyres/Lakey]

Squyres provided an overview of the application request by Shannon Ingle which included f unding up to 50% of painting the outside façade, approximately $1,000. A motion was made by Commissioner de Weerd and seconded by Commissioner Ritter to accept the Property Committee's recommendation of approval of 50%. Counsel Lakey reviewed the subrecipient agreement with the board. A motion was made by Commissioner de Weerd and seconded by Commissioner Ritter to approve the subrecipient agreement.

ALL AYES.

7. Consideration of Approval of the CDBG Subrecipient Agreement Amendment No. 1 and Corresponding Resolution 17-037 [Squyres/Basalone]

Squyres reviewed the reason for the minor modification with the Board. The agreement would include a small stretch of property that had been inadvertently left out of the agreement. Caleb Hood from the City provided some additional thoughts and next steps. A motion was made by Commissioner Bevan and seconded by Commissioner Bird to approve the amendment.

ALL AYES.

8. Consideration of Approval of the DaviesMoore Task Order for the Downtown Video Scripting and Corresponding Resolution 17-038 [Mueller/Squyres]

Commissioner Mueller and Squyres reviewed the task order with the Board. Squyres noted that this included the feedback from the previous board meeting along with further conversations with the vendor. A motion was made by Commissioner Winder and seconded by Commissioner Mueller to approve.

ALL AYES.

DISCUSSION ITEMS

9. Ten Mile Urban Renewal District Update [Squyres/Lakey]

Squyres discussed the recent AmeriBen building opening.

10. Property Committee Update [Mueller]

Commissioner Mueller and Squyres provided an update regarding ongoing conversations with UPRR.

11. Downtown Parking, Transportation, and Streetscape Committee Update [Basalone]

Commissioner Basalone reviewed the committee meeting notes in the board packet.

12. Upcoming Committee Meetings [Squyres]

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

Squyres provided an overview of upcoming committee meetings.

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

A. Summary of COMPASS/VRT Building Project

Legal Counsel offered to answer any outstanding questions there may be regarding the project. No questions at this time.

14. Administrator's Report [Squyres]: Administrator Squyres will review topics that need to be brought to the attention of the Board.

No report.

15. Chairman's Report

No report.

16. Public Comment

No public comment.

17. Adjourn the Meeting [Basalone]:

At 4:46pm, a motion was made by Commissioner de Weerd and seconded by Commissioner Vlassek to adjourn the meeting.

ALL AYES.

_____

Dan Basalone, Chairman

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

MERIDIAN development corp.
REVIVE • RENEW • REDEFINE

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

To: Board Members, Meridian Development Corporation
From: Ashley Squyres, Administrator
Date: September 01, 2017
RE: August 2017 Administrator Activities

This is intended to be a brief summary of the August 2017 Administrator activities conducted by AF Public Solutions, LLC. Included within the project summaries is work completed during the month.

Notable Items from August 2017:

- Executive Committee Meetings: Coordination of and attendance at Executive Committee meetings with discussions of on-going issues and priorities along with setting of the agendas for the Board meetings.

- Board Meetings: Planning for, coordination of and attendance at two [2] regular board meetings.

- Property: Coordination of and attendance at two [2] monthly committee meetings. On-going updates and coordination with Josh Evarts re: the 703 and 713 North Main Street Development Agreement modification. Ongoing conversations and a meeting with Forsgren and Associates, Commissioner Winder, and the City of Meridian Floodplain Administrator regarding Nine Mile floodplain findings and next steps, including filing the appeal on August 14. Coordination with ProBuild's real estate consultant to discuss the UPRR property and multiple meetings with ProBuild and conversations with UPRR. Coordination with Keller and Associates as to the cost-estimating of the project. Meetings with Shannon, tenant in the Murri's Electronics building, Calleen, owner of Paulie's, Ryan, owner of the Frontier Bar property, and meeting with Jen Cook, owner of that Cute Little Boutique regarding the Façade Improvement Program. Conversations with BVEP and Hawkins Company about a potential company location to the Treasure Valley. Attended a preapplication meeting for the Waltman Property and met with Counsel Lakey as to the change in plan and ownership for the property. Meeting with Bill Truax regarding the 2.5-Street project and the forthcoming Owner Participation Agreement.

- Downtown Parking, Transportation, and Streetscape: Coordination of and attendance at one [1] monthly committee meeting. On-going coordination with ACHD and the City on the estimated Pine Avenue costs. On-going coordination with Chris Pope, Meridian CDBG Administrator and Caleb Hood pertaining to the CDBG sidewalk improvement project. Coordination with Civil Survey Consultants on the design of the sidewalk improvements and met onsite with the City, ACHD, Civil Survey, and Cole Valley School to discuss road alignment issues.

- Public Relations: Coordination of and attendance at two [2] committee meetings. Ongoing communications with Strategies 360 as to initiatives. On-going management of the MDC and MDBA Facebook pages. Update of the MDC website as necessary and coordination with Tribute Media as to modifications needed to the site.

- Budget: Coordination for the FY2018 budget hearing and all appropriate legal notices for the public hearing and adoption.

- Ten Mile URD: On-going communications and coordination with Brighton Corporation.

- Downtown Meridian Business Association: Attendance at one [1] board meeting and one [1] general association meeting.

- Other Meetings/Communications: Attendance at two [2] Meridian Children's Museum board meetings. Attendance at the MDC-City of Meridian monthly coordination meeting. Meeting with Renee White with Meridian Parks and Recreation regarding downtown events. Meeting with Callie Zamzow regarding the Zamzow Mill Mural Art. Attendance at the Meridian Chamber Economic Development Committee.

MANUFACTURE AND INSTALL NON-ILLUMINATED PROJECTING SIGN

FACE - 1/2" OMEGA SIGN BOARD
GRAPHICS - DIGITALLY PRINTED VINYL
MOUNTING METHOD - 3/8" LAG BOLT INTO WOOD BLOCKING

RECOVER AWNING

FABRIC - SUNBRELLA "ERA CORNSILK"
VALANCE - SUNBRELLA "WHEAT", PAINTED COPY IN BLACK.

This original design is protected under federal copyright laws and cannot be reproduced in whole or in part without prior written permission of Aim Sign Company Inc.

1 OF 1 PAGES

SALES / ART / PROD

CUSTOMER APPROVAL
I hereby approve all specifications of the print except as noted
SIGNATURE _____ DATE _____

NOTE: THE COLORS DEPICTED IN THIS DRAWING ARE ONLY REPRESENTATIONS OF THE ACTUAL COLORS YOUR SALES CONSULTANT WILL PROVIDE SAMPLES OF ACTUAL COLORS

JOB# BLIND GALLERY
LOCATION BOISE, IDAHO
SALES REP ROGER
FILE NAME FRONT ELEVATION 4
DESIGNER DAN LEE
DATE 01/06/2016
SCALE 1/2"=1'
WORKING FOR A SAFER WORLD

AimSign COMPANIES ELECTRIC SIGNS

Overall Size
Side View

Electrical Installation

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

MERIDIAN
development corp.
REVIVE • RENEW • REDEFINE

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

DOWNTOWN FAÇADE IMPROVEMENT PROGRAM
GRANT APPLICATION

Date Submitted: 8/24/17

Total Project Cost: $ $2096.30

Amount of Grant Requested $ $1048.00

Applicant Name: Jennifer Eakes-Cook

Address of Property To Be Improved: 723 N. Main St. Meridian, Id 83642

Applicant Mailing Address: 123 E Cornell Dr Meridian Id 83646

Applicant Phone Number(s): 208-353-1100

Applicant Email Address: jenc@thatcutelittleboutique.com

Business Owner Name(s): Jennifer Eakes-Cook

Business Name: That Cute Little Boutique

Business Website: [redacted]thatcutelittleboutique.com

Business is a (check one): __ Corporation __ Partnership ✓ Sole Proprietorship __ Other

Applicant and Property Owner income and property taxes are current (check one):
✓ Yes __ No

Applicant's interest is (check one): __ Owner ✓ Renter of the property to be improved.

If Applicant is Renter:

Property Owner Name: David Kline

Property Owner Address: 1635 Gibson Way Meridian, Id 83642

Property Owner Phone: 208-995-4599

Property Owner E-mail Address: dkline63@gmail.com

Date current lease term expires: ongoing

Applicant is in compliance with current lease: ✓ Yes __ No (Attach Explanation)

Building Dimensions:

Frontage: 15ft
Depth: 60ft
Height: approx 12ft
Number of Floors: 1

Improvements for which grant funds are requested (check all that apply):

- ✓ Exterior Signage
- ___ Restoration of Architectural Details
- ___ Accessible Entrance
- ___ Exterior Lighting
- ___ Storefront Windows
- ___ Exterior Paneling/Siding
- ___ Add Architectural Details
- ___ Exterior Painting
- ___ Storefront Door
- ✓ Awning/Canopy
- ___ Other

In separate attachment(s), provide ALL of the following to be considered a complete application [or provide a written explanation as to why they cannot be provided at this time]:

1. Detailed description of the improvement(s) for which grant funds are requested ✓
2. Detailed description of the property, including the history of the property, original construction date, any major remodels, previous uses, current use, whether the property is a designated historic site ✓
3. Photos, historical and current ✓
4. Any documentation of historical designation
5. **Description of public purpose or benefit to result from the proposed improvement. This is the *principal and primary factor* in evaluating use of MDC funds. The primary benefit derived from the project must be to the public and not the private applicant. *The Applicant is responsible to provide a sufficient explanation in their application of how their project primarily benefits the public.*** ✓
6. Any available plans, elevations, sketches, dimensional drawings, architectural renderings, architectural and/or engineering drawings and dimensions of the proposed improvements ✓
7. Project budget, cost estimate(s) for each improvement and project financing plan ✓
8. Name and contact information of proposed contractor, architect, etc. ✓
9. Proposed project schedule, including start date and completion date ✓

Certification:

I, Jennifer Eakes-Cook, hereby certify that:

1. I currently have sufficient funds or financing available to fully complete the façade improvement project for which I am requesting partial funding.

2. I understand that the use of Meridian Development Corporation (MDC) funds for this proposed project requires strict adherence to the specific restrictions and regulations pertaining to such funds. If selected for funding, I agree to comply in all respects with any and all applicable local, state and federal laws and regulations applicable to receipt and use of those funds and to the terms and conditions of any Participation Agreement between MDC and the Applicant.

3. I understand that if this proposed project is approved for partial cost reimbursement with MDC funds, I will be required to enter into a separate written Participation Agreement with MDC establishing the specific terms and conditions of using these funds for façade improvements as approved by MDC. Any approval an Application is contingent upon execution of the Participation Agreement by the Applicant and Property Owner and MDC.

4. I understand that all work requested for reimbursement must be approved ***before*** the actual work requested for reimbursement is started and completed.

Applicant Signature: JECook **Date:** 8/24/17

Applicant Name (Print): Jennifer Eakes-Cook

Property Owner Signature: David A. Kline **Date:** 8/24/17

Property Owner Name (Print): DAVID A. KLINE

If you have any questions regarding this application or to schedule a meeting to discuss this program, please contact MDC Administrator Ashley Squyres at 208-477-1632.

Please return all completed application materials by mail to:
Meridian Development Corporation
104 East Fairview Avenue, #239
Meridian, Idaho 83642

Or

By email to: meridiandevelopmentcorp@gmail.com

FAÇADE IMPROVEMENT PROGRAM
GRANT REQUIREMENTS

The Meridian Development Corporation envisions a restored and revitalized downtown with vibrant, profitable businesses in a fun and exciting place for people to shop, do business and enjoy themselves. To improve and maintain the historic character of buildings and create a visual sense of place in downtown Meridian, property owners or business applicants may apply for grant funds to partially reimburse certain projects as described below. MDC is not required to approve any application or any amount. MDC, in its sole discretion, evaluates the applications in light of its goals, priorities, objectives and available funds.

1. Grant Program Specifics

In Fiscal Year 2017, beginning on October 01, 2016 and ending September 30, 2017, MDC has allocated $60,000 in general fund dollars toward this façade improvement program. While all properties in the urban renewal district boundary will be accepted and considered for this program, those properties that have been targeted for FY2017 are those bounded by Pine Street to the north; Second Street to the east; Meridian Road to the west and Broadway Avenue to the south.

MDC's goal is to fund multiple projects. Funding available under this program may be used for project design and actual construction costs to complete the façade improvement identified within the submitted application. If MDC, in its sole discretion, determines that the specific scope of the façade improvement project proposed provides more than an ancillary benefit to the private applicant, or, despite some public benefit, that its primary purpose is for private benefit, then MDC may deny an application in whole or in part.

2. Eligible Applicants

Building owners or their representatives are the eligible, as well as business tenants with the written approval of the building owner.

3. Façade Improvement Eligibility Requirements

A. Proposed improvements to the building exterior, visible from or fronting on a public street or alley may be eligible for this funding.

B. Eligible project costs include, but are not necessarily limited to: architectural and/or engineering services, the building façade from the grade up, including structural modifications, windows, casements, doors and doorways, canopy, awnings, signs, design details, fire escapes, power, drains, curtain wall assemblies, parapets, cornices, moldings, tiles and other design details, coatings and sealants, etc.

C. Property owners must be up-to-date on all taxes prior to participation in the program.

D. Applicant must comply with all federal, state, and local laws and regulations pertaining to licensing, permits, building codes, zoning requirements, and receipt and use of these funds. Applicant shall be responsible for identifying and complying with all such requirements, including any cost or consequence to Applicant of compliance with such requirements prior to participation in this program.

E. The obligation to obtain all necessary governmental permits and approvals shall at all times remain the sole responsibility of the Applicant.

4. General Criteria for Selection of Projects

A. Buildings located within the Meridian Development Corporation's Urban Renewal Area are eligible for these programs. *Please note: Meridian Development Corporation will focus on a specific area annually. Proposals for projects that are within this annually designated focus area will be given more favorable consideration in the evaluation process.*

B. Projects must be designed following and must be compliant with all Meridian City Code requirements in all respects, including, where applicable, current Meridian Downtown Design Guidelines. The street level should be pedestrian friendly with abundant windows, inviting entrances and with awnings or canopies sheltering the sidewalk. Projects may uncover, retain or preserve the original design for store-fronts, windows, and entrances. Design for individual buildings should not ignore the surrounding structures and should seek to install or preserve elements that link buildings together with a block and across the street, such as height, cornices, window patterns or materials.

C. Energy conservation should be considered when modifying or replacing windows and doors.

D. Prior to the execution of a Participation Agreement and funding of a proposed façade improvement project, the application may be sent by MDC for preliminary review comment, or approval to the following agencies: the Idaho State Historic Preservation Office, the City of Meridian Historic Preservation Commission, or the City of Meridian Planning and Zoning and/or Community Development Department. The obligation to obtain all necessary governmental permits and approvals shall at all times remain the sole responsibility of the Applicant.

5. MDC Requirements and Discretion

A. The Participation Agreement with a selected Applicant will contain terms and provisions requiring that the Applicant comply with the applicable goals, policies and objectives of MDC as contained in MDC's Urban Renewal Plan..

B. 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. 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.

FAÇADE IMPROVEMENT EVALUATION CRITERIA

All applicants will be scored on the criteria listed below. A minimum score of 70% is required to be eligible for funding.

EVALUATION CRITERIA	**GENERAL FUNDS [% of Total Score]**
Historical Structure	5%
Target Area	10%
Public Benefit	45%
Cost to Benefit	10%
Eradication of Slum and Blight	20%
Individual applicant vs. joint applicants	5%
Other	5%
Total	**100%**

AimSIGN COMPANY, INC.
ELECTRIC SIGNS

BBB A+ ACCREDITED BUSINESS

ISA INTERNATIONAL SIGN ASSOCIATION

BOISE METRO CHAMBER OF COMMERCE

112 W 38th St
Boise, Idaho 83714
Phone: (208) 343-7525
Fax: (208) 343-7598
Email: information@aimsign.com

PROPOSAL

No: 11530
Date: 07/27/2017

We are pleased to make this proposal to:	**Ship To / Install:**
That Cute Little Boutique 723 Main St Meridian ID	
Contact	**Email / Fax**
Jen - 208-353-1100	shadandjen@gmail.com /

Quantity	Product	Description	Cost	Tax	Total
1	Awning	Era Cornsilk pattern, with Wheat valance. Painted copy.	$670.10	6%	$670.10
1	Sign	Double-Faced projecting sign, per design print.	$826.41	6%	$826.41
Installation of projecting sign and awning.			$510.00	0%	$510.00

Permits and Engineering, if required, will be billed to the customer at cost of procurement.

Thank you for allowing us to quote your project. We look forward to a long and successful relationship with your company.

Sub Total	$2,006.51
Tax	$89.79
Grand Total	$2,096.30

TERMS: 50% DOWN $1,048.15 with Balance **$1,048.15 on completion.**

AIM SIGN COMPANY, INC. LIMITED AND EXCLUSIVE WARRANTY: In the event of failure due to defects in materials or workmanship, AIM SIGN COMPANY will provide the parts and labor necessary to replace or repair defective items during the warranty schedule outlined below. This warranty does not cover failure or damage due to misuse, alterations, service performed by unauthorized agents, vandalism, acts of God, vehicular or other induced damage. In no event shall AIM SIGN COMPANY be liable for consequential damages. Applies to newly manufactured signage from date of installation: **Five (5) Years** - Electronic Message Centers ; **Three (3) Years** - All sign structures, cabinets, paint, faces, vinyl, and awning materials ; **Two (2) Years** - All lamps, ballasts, LEDs, neon, transformers and electrical components.

PURCHASE AGREEMENT: A dedicated circuit of adequate size to operate the signage must be furnished by the customer at the time of installtion or additional fees may apply. Aim Sign Company will charge 2% per month on all past due balances, and reserves the right to offset unpaid balances by removal of signage. By signing below the customer agrees the above prices, specifications, and conditions are satisfactory and that Aim Sign Company is authorized to proceed with the work specified above.

Accepted By: _____ Title: _____

Signature: _____ Date: __/__/__

David Baker
Aim Sign Company Representative

August 24, 2017

To whom it may concern,

I am the proud owner of that Cute Little Boutique located at 723 N. Main Street in Downtown Meridian. I am submitting to you the MDCF application in hopes of being considered a candidate to receive funds to improve the front of my store/building with a new awning and exterior signage.

The property as I know it to be is over a hundred years old with the last tenants being an antique and collectibles store (which is still displayed on the underside of the awning) The building is not considered to be a Downtown Meridian Historic Site although the inside is full of history including the original brick wall and old safe that gives the inside such character and beauty.

As I kept looking in the downtown area to open my business I was so excited to see that a building had opened up for me to occupy in Downtown Meridian. I just LOVE the Downtown feel and wouldn't have wanted to open in any other location. Downtown Meridian as I see it has so much charm and I can only see it becoming more of an area for families and friends to come together to eat and shop their way thru the streets of Downtown Meridian. This leads me to the need of a new awning and signage to better display that uniqueness and charm of the Downtown Meridian area. Not only will it add

more beauty to the increasing newly upgraded areas in Downtown but it will also catch peoples eye as they travel the streets of Meridian to let them know of the new and amazing things that are coming to the Downtown area! If we as business owners of Meridian continue to grow, enhance and make our store fronts more attractive and appealing it will only continue to attract more people, which in turn generates more revenue for the ctiy as well, which I believe is very important.

Attached you will find the plans for the new sign and awning as well as a picture of what the front of the building looks like now. The plans have been drawn and both are in the process of being produced by Aim Sign Company started on 7/27/2017. The total cost of the project is $2096.30. I am requesting to be considered for $1048.00. Please see all attached documentation and I am happy to provide you with any other information you may need.

Thank you in advance for your consideration.

Jennifer Cook

That Cute Little Boutique

208-353-1100

BRIGHTON

September 8, 2017

To: **MDC Board**

From: **Jon Wardle**
Ten Mile Crossing, Inc.

RE: ***Ten Mile URD***
September 2017 Report

This report details the following:

1. **Infrastructure.**
   Ten Mile Crossing
   - TM Crossing No. 1. All internal improvements, except landscape, have been finished within TM Crossing No. 1. Landscape will continue to progress through Fall 2017.
   - TM Crossing No. 2 plans have been prepared and are routing through review agencies.
   - A traffic signal has been approved at the intersection of Ten Mile and Vanguard. This will be installed and operational by late October 2017.

   Ten Mile Creek
   - TM Creek No. 2 onsite infrastructure will be complete by end of September 2017. Landscape improvements are ongoing and will progress through Fall 2017.
   - Design of the TM Creek Cobalt Extension / roundabout / Franklin Crossing roadways have started. We anticipate approvals will occur in early 2018, and construction will commence afterwards.

2. **New building permits.**
   Ten Mile Crossing
   - Building No. 3 (127,000 sf) has commenced. Anticipated completion is July 2018.
   - Building No. 2 – No update. Received design approval, and a building permit is ready to be issued. Building 2 is approximately 60,000 sf.
   - Building No. 1 – AmeriBen is complete. Occupancy has been granted and the tenant has commenced moving into Building No. 1.

   Ten Mile Creek
   - Brighton has applied for an 8,000 sf building in TM Creek No. 1 (Lots 7 and 8, Block 2). No tenants have been signed, but anticipate those will be Commencement is anticipated by end of 2017.
   - No update - Primary Health has received design approval, and a building permit is ready to be issued. No timeframe for construction has been provided.

3. **New tenants secured for the project**
   Ten Mile Crossing
   - No update - Paylocity has signed a lease, and will occupy Building 3. Brighton has signed a lease in Building 3.

Ten Mile Creek

- No Update.

4. New land entitlements and agreements pertaining to the project

Ten Mile Crossing

- No update

Ten Mile Creek

- Multi Family. The P&Z public hearing process commences on Sept. 21st for a multi family development (240 multi-family units in two buildings in 4-stories with a clubhouse). This includes a CUP, Comp Plan Text Amendment and DA modification. There will also be a City Council Hearing.

5. Forthcoming pre-application meetings

Ten Mile Crossing

- None

Ten Mile Creek

- None

6. Land use hearings within the project

Ten Mile Crossing

- TM Crossing No. 2 Final Plat. City Council on September 5, 2017

Ten Mile Creek

- Multi-Family CUP. P&Z on September 21, 2017.

MERIDIAN development corp.
REVIVE • RENEW • REDEFINE

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

MDC PROPERTY COMMITTEE MEETING AGENDA
Wednesday, August 30, 2017
2pm
City Hall, Conference Room B

Attendees: Ashley Squyres, Matt Schultz, Dan Basalone, Todd Lakey, Steve Vlassek, Saul Hernandez, Rick Ritter, Dave Winder, and April Guinsler

1. Waltman Request [Matt Schultz]

Ashley introduced Matt and the materials in the committee packet which included the letter from Matt Schultz, the Destination Downtown map showing the property location, the Destination Downtown narrative for the area describing the Southern Gateway Entertainment and Hospitality District, the proposed concept plan by Matt Schultz for a mix of high-density single-family/multi-family residential and the originally approved commercial and office concept plan for the site by the City and for the MDC Owner Participation Agreement.

Matt discussed the vision for the site. The developer/builder of the project would be Russ Hunnemiller and Corey Barton. He stated an application has not been submitted to the City at this time and there will likely be further iterations based upon City staff feedback.

Matt described the challenges for the site. He stated it is in his opinion that the site is too far back for commercial and that residential makes more sense.

He discussed the transportation connections to the development to the west and the improvements to Waltman Lane as requested by ACHD with the prior development application.

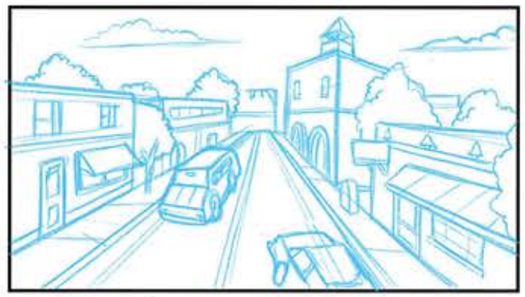
Committee members expressed their concern in moving forward with an OPA if the project will be residential. Commissioner Winder stated he would prefer to see some commercial or office mixed in with the residential for the site.

At this time, it was determined nothing needed to come before the MDC Board.

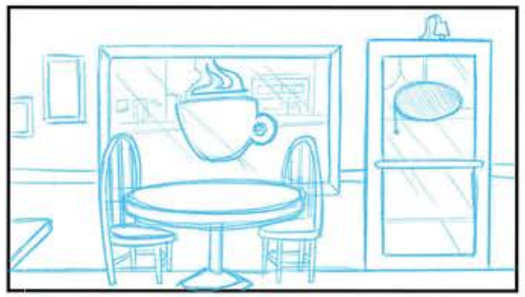
2. Façade Improvement Grant Application Review from Jennifer Cook, That Cute Little Boutique

Ashley reviewed the request by Jennifer Cook with the Committee. Her new business is requesting assistance with the signage and the awning for the entrance of her building. The committee reviewed the documents and stated that while the majority felt they were comfortable recommending 50% funding for the awning and installation, overall, they did not feel the sign met the public purpose criteria. Ashley will let the applicant know that the recommendation to the board will be to fund 50% of the awning.

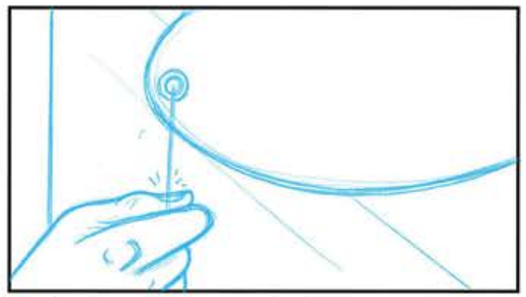
MERIDIAN DEVELOPMENT CORP. "GOOD MORNING MERIDIAN"



·*Panning drone footage of Downtown Meridian sunrise*
SFX – 10 sec: birds, cars, bikes, people talking, ---------->



·*Camera on the interior of coffee shop*

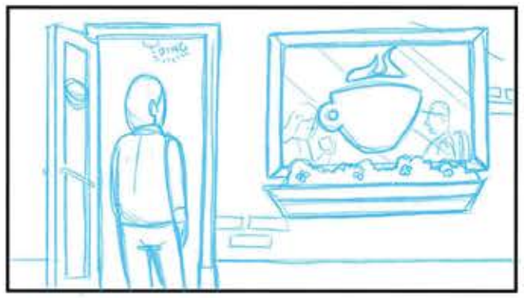


VO: As a new day opens for business,

·*Camera on hand pulling on neon cord*
SFX – light switch on the REVIVE sign

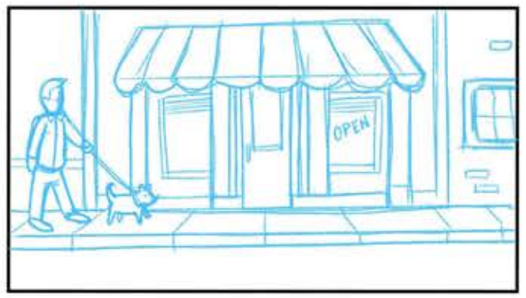
VO: We see opportunity on the horizon.

·*Camera on neon sign powering on*



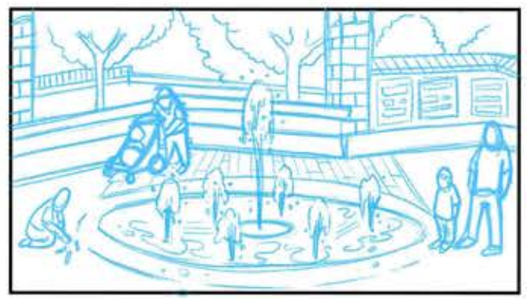
VO: Downtown means something different anywhere you go,

·*Camera on people entering coffee shop*



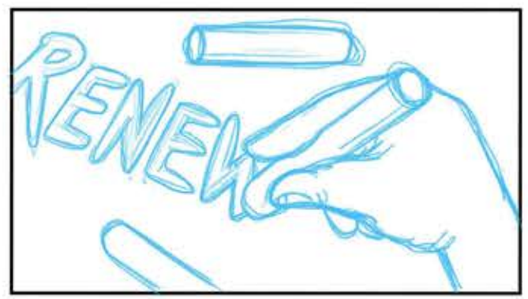
VO: But to us it means a camaraderie of professionals

·*Camera on foot traffic, storefronts*



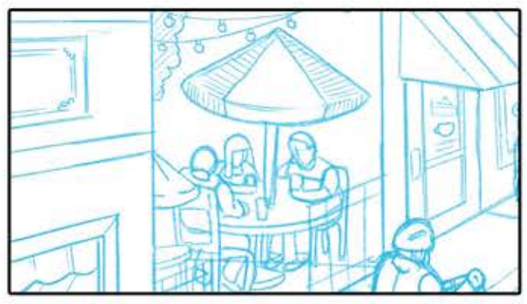
VO: In a community of possibilities
Where collaboration and partnership
Inspire progress and solutions.

·*Camera on fountain*



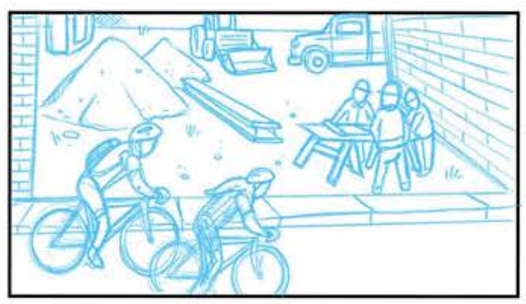
VO: Meridian is a place built by dreamers and doers,
A city of vision, expansion, and growth

·*Camera on chalk -RENEW*



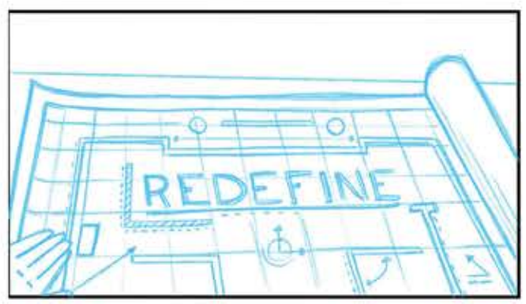
VO: Where momentum is shared And ideas are heard;
Where courtesy spans wide And the pride runs deep;

·Camera on people dining on the patio



VO: Where ambition is rewarded
And leaders are committed;

·*Panning shot of construction yard and a group of foremen standing around a table as cyclists pass*



VO: Where businesses embrace the future
And the people are present.

·*Camera on blueprints rolling out revealing the word REDEFINE*

VO: Meridian, You are here.
Meridian Development Corporation
Revive. Renew. Redefine.

·*Camera pans up into blue sky; MDC logo and tag line logo*

MERIDIAN development corp.
REVIVE • RENEW • REDEFINE

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

UPCOMING MDC COMMITTEE AND OTHER MEETINGS

September 18, 2017:
Who: MDC-City Coordination Meeting
When: 2:00pm
Where: City Hall, Community Development Department

September 19, 2017:
Who: Executive Committee Meeting
When: 7:30am
Where: Ed's Fifties Diner

September 20, 2017:
Who: Property Committee Meeting
When: 3:00pm
Where: City Hall, City Council Conference Room

September 20, 2017:
Who: Downtown Transportation, Parking, and Streetscape Meeting
When: 4:00pm
Where: City Hall, City Council Conference Room

September 22, 2017:
Who: MDBA General Meeting
When: 7:30am
Where: UnBound

unBound

August 2017

Prepared by Nick Grove on September 1, 2017

By the numbers:

- In August we had 1315 visits with a daily average of 49. (*See Appendix A*)
- We answered 1240 reference questions in August. (*See Appendix A*)
- Social media stats: Facebook likes - 756, Twitter followers - 292, Instagram - 276

Equipment:

- The 3D printers have required some routine maintenance which is to be expected after heavy use during the summer. After doing a series of tests over the next couple of weeks we will determine if any replacement or upgraded parts will be needed.
- The HTC Vive and Oculus Rift virtual reality setups have garnered much attention from visitors of all ages. After seeing an example of a semi-mobile setup for the Vive at the Western Idaho Fair we will be making some adjustments to enhance our VR setups.

Programs:

- Our summer programs have come to an end and we had great support for the video game design classes and the Google Maker Camp programs we offered.
- We attended the Western Idaho Fair for the second year in a row as a guest of the Idaho STEM Action Center. We had table in the STEM Day tent for the opening day of the Fair. There we were able to showcase the different offerings of unBound and the Meridian Library District to a wide audience. The STEM Day tent received heavy traffic all day but especially early on when they were handing out free eclipse glasses.

Facility:

- We had a broken pump for the A/C which caused minor flooding in the basement. YMC was able to come out and get the pump running without needing to replace the unit.

In the News

- Again this year we were asked to participate on KBOI's Idaho Living segment that broadcast live from the STEM Day at the Fair.
    - http://idahonews.com/idaho-living/fun-with-stem

Appendix A:

Door Count

AUGUST 2017	S	M	T	W	Th	F	S	Weekly Stats
Week 1 (Aug. 1-6)	Closed	X	34	42	63	31	35	**205**
Week 2 (Aug. 8-13)	Closed	38	66	87	40	54	73	**358**
Week 3 (Aug. 15-20)	Closed	49	81	60	59	52	33	**334**
Week 4 (Aug. 22-27)	Closed	28	55	37	46	58	36	**260**
Week 5 (Aug. 29-31)	Closed	34	49	33	42	X	X	**158**
Monthly Stats					**Average**	**49**	**Total**	**1315**

Reference Questions

AUGUST 2017	S	M	T	W	Th	F	S	Weekly Stats
Week 1 (Aug. 1-6)	Closed	X	48	40	45	37	20	190
Week 2 (Aug. 8-13)	Closed	43	60	78	37	40	61	319
Week 3 (Aug. 15-20)	Closed	58	58	75	28	23	32	274
Week 4 (Aug. 22-27)	Closed	20	96	49	45	64	17	291
Week 5 (Aug. 29-31)	Closed	43	58	37	28	X	X	166
Monthly Stats					**Average**	**46**	**Total**	**1,240**