

MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, August 24, 2011, 4:00 p.m.
Meridian City Hall Conference Room
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order (Pipal):

Meeting called to order at 4:02 p.m.

2. Roll-call Attendance (Pipal):

Julie Pipal – Chairman
 Craig Slocum – Vice-Chairman
 Eric Jensen – Secretary/Treasurer

Keith Bird – Member
 Jim Escobar – Member
 Larry Lipschultz – Member
 Tammy de Weerd – Member
 Dan Basalone – Member
 Jennifer Pike

Joe Borton – Counsel
 Ashley Ford – Project Manager

3. Confirm Agenda (Pipal):

Pipal: I would entertain a motion to confirm the agenda.

Jensen: I move to confirm the agenda as published.

Pike: Second.

Pipal: All in favor signify by saying aye. Opposed same sign.

ALL AYES. MOTION CARRIED.

4. Approve Consent Agenda (Pipal):

- a. Approve Minutes of August 5, 2011 Special Meeting:**
- b. Approve Minutes of August, 2011 Regular Meeting:**
- c. Accept Ground Floor Report**

De Weerd: I move we approve the Consent Agenda.

Jensen: Second.

Pipal: Do we have to do a roll call on the consent agenda if there are no fundings --?

Borton: Not if there are no fundings.

Pipal: All in favor signify by saying aye. Opposed same sign.

ALL AYES. MOTION CARRIED.

PRESENTATIONS

5. ACHD Presentation on Downtown Meridian Projects (Justin Lucas, ACHD)

Lucas: Justin Lucas, 3775 Adams Street, Garden City, Idaho. I work for the Ada County Highway District. I have a brief presentation today, kind of an overview of projects in the downtown area that may have an affect on this body. I am going to start by discussing the biggest – it is like the elephant in the room and that is the split corridor. I am not project manager on that project, I can kind of go over a little bit of details. It is not really the focus of the presentation, but I could certainly try and answer any questions you might have about that project. I have more intimate knowledge of some of the other projects. So as you can see, this is just some graphics describing Meridian’s split corridor. The biggest news on that project right now is that we recently had a public involvement meeting – I think it was just last week. Last Thursday where it really wasn’t about the concept itself, the public involvement meeting focused on the construction phasing. This project because it is in coordination with the City of Meridian sewer project is going to have a lot of impacts on that whole corridor. The road will have a lot because a road and sewer has even more and so we had this meeting – we set aside an hour specifically for the business community come in and comment and then we had two more hours set aside for everyone to come and comment on the project. We are still in the comment period and I can’t really provide you with a summary because we are still taking comments on that project. The comment period closes in a couple of weeks and we can expect a visit from the project manager to come and visit the Board and he will be visiting the City of Meridian City Council, this Board to discuss the feedback from the public and discuss some of the phasing options and all of the things that are happening. The actual phasing of that project, the final determination will have to be made by ACHD Commission as it is such a huge impact on all of the different businesses and citizens along that corridor. So other than that, I don’t really have anything specific on the split corridor, that is just a brief update. But I can certainly try and answer any questions you might have.

Pipal: Justin do you know how many people attended the public meeting?

Lucas: 124 was the number, just a little over a hundred and a lot of business owners did come. I am trying to think of some. Bruneel Tire was there, Albertsons, a lot of the larger business owners were there to comment on the construction phasing. I heard a lot of different things. I can’t really provide exactly what happened, but the three options were basically shut the whole thing down basically along the railroad tracks all the way to Fairview; another option is trying and do some rolling closures where you are closing blocks at a time and then the other option is to try and keep at least one lane of traffic open. But with even one lane open, that is not full access to the property and so regardless of the options; it is a very heavy impact on that. It was just try and get as much feedback as we could.

De Weerd: I was there for most of it and it was good dialogue, the staff really worked one on one with each property owner because each property owner had a unique set of circumstances or needs and so I think that staff really worked well in trying to address the concerns on a case by case basis and so that addressed some of the angst going into it and so I would like to comment ACHD and how they are really looking at it. I also had an opportunity to talk with the director and the commissioner and they are very interested in being a partner with the MDC and bringing some educational outreach opportunities in surviving a construction project. Hearing some ideas on how they can help with signage, with the messaging that we are still open for business on this road to encourage customers that continue to frequent those businesses as well as looking at the training opportunity on becoming a destination type of business and or how to attract the drive by traffic to your business. So more of an opportunity to help businesses survive in construction project by education, by partnership and looking at those very individual needs.

Pipal: Did anyone else have anything on the split corridor?

Lucas: Yeah, the only thing I would add is that the project is scheduled and budgeted for construction beginning in 2013 and that project will expand to fiscal year, so it will go 2013 and 2014, but what that means is you will start seeing movement from that project in the end of calendar year 2012 and start seeing some activity out there. If you notice we have already torn down the Old West Bicycle Shop in preparation for this project. So that is like I said the largest thing going on in the community and will have the most significant impact, but in coordination with that and one of the reasons that I wanted to come today is there are several other smaller projects that we are doing in downtown that also will kind of play into the picture of what is happening down there. This just gives you kind of an overview – the yellow line running right down Main Street that is actually an overlay project, that is where you go in and tear off the top two or three inches of asphalt, grind it all up and come in and lay down new asphalt and we also will be doing a lot of curb ramp work, so we are replacing over very non ADA compliant curb ramps along that corridor. That project is one we are looking at and several of these sidewalk projects around Meridian Elementary School and kind of the Senior Center down on Broadway. So I am going to go through one by one and talk about these individually and please stop me any time you may have questions and hopefully I can answer that. The first one is Carlton Avenue, west 8th and west 4th Street, the purpose of this project is to connect over to 8th Street on Carlton; very basically you would have a walking connection all of the way over to the Elementary School and kind of brings that residential area downtown and together a little bit. This is hopefully can begin construction in the fall of 2012 in coordination with some of the other projects within the area. So this is just a pedestrian project completing some sidewalk connections in the area. Questions on that one? The next one is Pine Street and Linder Road. This obviously is a large intersection improvement project right there on Pine and Linder, basically the south and east corner of the High School property. There is a private owner there, but the High School is a private owner also. So this is going to be a rebuild intersection, widen and signalized, the whole nine yards. Left turn lanes – I don't know – right now that is a four way stop and I know there is a lot of congestion and that is one of the high priorities on our list to be completed. So that one also is going to begin construction 2012. The third project, Carlton, 1st Street to Main Street is a just kind of expanding Carlton is what I discussed before. We are trying to get connection all of the way from 8th Street because there is really not the (inaudible) corridor on 8th Street where you have the middle school a pretty good pedestrian place connecting down to Pine and Carlton is kind of that next block of pedestrian connection we are trying to make. This is in coordination with the City of Meridian and the School District, where these requests come from in the years, so this one obviously connects right through the split corridor all the way down to Main Street, so you will have a back and forth connection there. Once again construction in 2013 for (inaudible). The fourth one, Broadway, this is down

by the Senior Center and some of the other businesses in that area. Curb, gutter and sidewalk on both sides of the street and kind of finish off some pedestrian activity in there. This is kind of another big one in the area. This is Main Street rehabilitation and I have another slide that talks more about this. The goal of this project is to get Main Street rebuilt before we start building Meridian Split Corridor. Main Street the pavement is in pretty bad shape. You probably already have had a chance to drive down there. From ACHD's standards that is bad shape. So there is the cracking and we are seeing some movement in the base of the road and so when that happens we go through and do these (inaudible) projects where we tear up the top and come in and put new asphalt down. So you get new asphalt, new striping and as I said an updating on the curb ramps. This one will also have impacts on business owners on that core, not nearly as much as the split corridor project; when we do an overlay we are almost always able to keep the road open because we kind of grind it all off, but you can still drive on the surface and there is just disruption in flagging. So some of the things to highlight on this project is we are considering night work to reduce impacts so after kind of the rush hour is over we will continue to work and kind of get some of those things done. It is an 8 week construction window from start to finish on that project, so a couple of months. There is some sewer work that is going to be coordinated with our project, so when we tear up the top of the road, the city can come in and dig trenches and sewers and then put the road back on and you won't have to tear it up again to do that. So impacts, noise, disruption of traffic, (inaudible), flagging, etcetera during that 8 week period along that corridor. The idea is to get all of that done before we go and tear up Meridian Road the next year for the split corridor. So any questions on that project?

Slocum: Justin, I guess just clarification. The only curb work is at pedestrian ramps, the existing curb and gutter will stay --?

Lucas: Yes, at this time the only thing anticipated is doing up grades on pedestrian ramps that are currently not compliant, which is probably all of them and the way the things have just changed over time, the ADA. So what we do in those situations is just take out the whole corner and rebuild the ramp to current standards. There might be some sidewalk repair associated with the project. But at this time we are not anticipating any sidewalk widening or anything like that with this project. So what we will do is just bring the whole corridor up to specs and standards that we work with.

Slocum: Thank you.

De Weerd: To step back to the Main Street program. It says construction (inaudible) of 2012. Do we have an exact date?

Lucas: I don't have exact dates, but I could probably get those for you from the project manager on that and could email them if you would like to the Board. I can try and get a schedule from Al Bush, the project manager.

De Weerd: Because right now I know that Ashley and Luke and Brian are going out and talking to business owners one on one; probably has only been with the first piece of that, but that information needs to be communicated early (inaudible).

Lucas: Sure. I can get with Al and see what the current contract looks like and get with Ashley on that. The next project, Washington Avenue to Main – just a small kind of pedestrian improvement project and that project actually directly connects to Meridian Elementary School, so once again just a residential curb and gutter project and get some connectivity in there for the kids walking to school. The next one is 4th Street, this is a real small connection – when you are walking on Carlton there is a little jag on 4th Street and we are actually going to complete

that section so you can walk all the way along Carlton basically from 8th all the way to Main. There is also a small kind of back entrance to the school there, so the point of that is to connect all of that together and once again, begin construction hopefully the winter of 2012 prior to the split corridor. The next one is 8th Street. We did a lot of work on 8th Street based on the funding that we had at the time and idea now is to complete 8th Street with full curb, gutter and sidewalk on the east and west sides of the road, so 8th Street will be like a complete street with curb, gutter, sidewalk, parking and bike lanes along the whole corridor, which is a nice connection from Pine, using 8th you will be able to get all the way up to the Park, (inaudible) on the north side, you can connect into the bike (inaudible) pathway and that is a real nice connection. 3rd Street and Franklin – this is something that came out of the split corridor. Anytime you put a one way road into this situation, it creates a difficult situation for cyclists, because they are riding on a two way road, they get to this one way section and it is kind of hard for them to know what to do. So if you think of yourself heading south on Main Street, when the split corridor is complete, and Main Street when you are heading south will kind of terminate into the one way section of Main that is heading north over the split corridor so you will have to make a right or a left. At that spot, in coordination with that other project and for cyclists, pedestrians and other people trying to navigate through the area, we are trying to guide people over to 3rd Street, especially for cyclists who might want to get to the pathway or the speedway or something like that, and guide them over to 3rd and then going down at 3rd and Franklin we are going to put a pedestrian crossing, so there will be a light that a pedestrian can touch and stop traffic on Franklin, so cyclists heading towards the speedway going southbound will be able to use that facility and get directly to the Meridian pool, the park, the speedway and any other destination that they may be trying to get to and also for pedestrians to be able to use that – it is just a little project that was kind of added on after the corridor, and we realized there was this problem so we tried to put this project in there and help alleviate some of those issues. The last few things that I wanted to talk about – those were all kind of the construction projects that we have – if there are any comments or questions I would be happy to take those on the construction projects.

Pipal: Justin are those funded through the safe routes to school program and the additional dollars that residents pay --?

Lucas: Back in 2008 ACHD successfully increased registration fees – we call those our vehicle registration fee funds and all of those projects around the school are funded through that program. So some of the other projects, like the signal on 3rd Street and Franklin, that is not funded through that program, that is a set aside of funds that our commission sets aside every year to pay for pedestrian projects. So it is about \$2.2 million every year in vehicle registration fee funds and about \$2 million a year in these community programs or set aside funds that the commission takes 5 percent of the overall capital budget and just earmarks them for pedestrian projects. So overall it is a little bit over \$4 million a year that we are spending every year on ped projects. That is what is funding all of these.

Pipal: Thank you.

Lucas: Another project that we are considering is we started a pilot program in the county of way finding and signage. The first one we successfully implemented was on Parks Boulevard in Boise, where we use these new style of signs that we have never used before amid Ada County so it is basically a bicycle routing sign, but it contains destinations. It contains mileage and a time estimate of how long it will take them to get there on bicycle. So along Parks Center we put about 13 of these signs up and have had some pretty good feedback so far on these. The next corridor we are looking at is basically the Pine and Emerald corridor, all the way from Ten Mile Road to a greenbelt connection in Boise. As part of that corridor that obviously runs

through downtown Meridian, I wanted to kind of show some of the sizes, some of the destinations that we have chosen and get your feedback if you have any – these signs haven't been bought yet so we are still kind of in the feedback phase. We sent to the City of Boise for comment. We actually met with the Meridian Task Force and got some comments back on that, but I thought it would be a good idea – I am not going to show the whole corridor I am kind of focusing on the downtown core for this group. But starting at 8th Street here on Pine, we are kind of calling that destinations – we get a lot of questions about well should we put businesses on there? Should we not? In general ACHD is not – it is not usually a good idea to put a business on a public sign because first of all we are not promoting business, second of all they change all of the time and so we would have to be changing them all the time to try and keep up with businesses, so we tried to be generic and keep it landmark focused. Something like the (inaudible) path Meridian High School – these are our destinations. We do call out downtown and try and keep it equal to downtown Meridian. So that is kind of the first couple of signs. The sign on the bottom would be your incoming sign for downtown; the sign on the top would be outgoing. So that is kind of the first set of signs we have. Destinations are pretty standard. As you get closer in, this is the intersection – right there this would be Meridian Road and Pine, so you would have once again, the top sign would be heading to downtown and the bottom sign is kind of where you are at downtown, so we are guiding people to Main Street downtown, Storey Park, which you would have to go straight and then we are going to guide people down Main rather than use Meridian because it will be wide and busy, so Main Street seems to be the better choice for this location. Kind of putting in a destination like Eagle Road to let you know to keep going and you can get all the way to Eagle Road, looking at this as a whole corridor for this area. There is quite a few signs – at this location usually they are spread out, but in downtown Meridian we have Meridian and Pine which is a big intersection. I think Main and Meridian is kind of another decision point where you have City Hall, the Post Office and some other things happening at this location to kind of make a decision point on. Then coming down you have another one where you have 3rd Street which is another way to get places because 3rd Street crosses the tracks so a lot of these sub streets do not cross the tracks. 3rd Street is another good corridor for cyclists to use. We also are going to have that signal at 3rd and Franklin and you would be able to cross over Storey Park. So that is 3rd Street. So you are heading out of downtown it continues to – you get to Locust Grove you have a decision point, you get to Eagle there are decision points and so on and so forth as you go down the corridor. I just went over that quickly, if you have any comments or thoughts you can get those to Ashley and get them to me.

Pipal: When you talk about the corridor what are the parameters of that because obviously everything isn't going to be on the Pine Emerald roadway? So when you talk about corridor what are you talking about in terms of --?

Lucas: Usually when it comes to bicycle destinations along the corridor, you are looking at let's say a half mile on each side, so if you are on Pine and you are going through downtown, your destination might be Storey Park, (inaudible) or it might be the speedway and so we want to at least call those things out that you have got to head this way to get there and this is probably the best way to get there. So that is the whole point of signage – cyclists might want to take Meridian Road as that is where they feel comfortable and cyclists have all of these different levels – kind of class A guys that ride in the center lane and they feel real comfortable and then you have families who would feel more comfortable on 3rd Street, lower traffic, you can still get across the tracks but there is not a lot of conflicts there. So we kind of design our sign system kind of towards the more recreational rider, the safest route possible, but it doesn't mean the cyclists can't use any street in downtown Meridian or whatever that makes them feel comfortable. We call out farther destinations, there are some comments that even at maybe Eagle Road calling out how far to Boise greenbelt is for someone that wants to go – it might be

7 miles but on a bicycle if you are comfortable that is not that far, maybe 20 minutes and so those kinds of things are (inaudible).

Pipal: Any questions?

Jensen: Justin is there any talk of – I would assume there is not but on the left here (inaudible) on the greenbelt and how much of a distance there is – I know that adds a lot of detail to a sign, but just out of curiosity.

Lucas: It is a really good question. Our position on the signage, we look at it kind of how we would treat a driver – these are cyclists that are moving and cyclists traveling to and from a destination. (Inaudible) or a map or something like that isn't something that we get generally involved in, just because often times those things are designed by a development corporation or a downtown, they have branding and they have kind of their own way of looking at it and on those you can be much more specific and so it is really a good idea and something that certainly could happen just not part of this project and its current scope.

Basalone: That is a good question, Eric and I believe that is something that we discussed earlier the possibility of this Board establishing kiosks destination maps that would include this gray and white mapping system.

Pipal: Yes and look for ways for us to partner. Did you talk at all about the ability to use advertising on the sign so that if a business did want to participate, you wouldn't have to cover the cost, you might not even have to cover the cost of the sign in the first place?

Lucas: We bounced it back and forth. In general we view this as a traffic sign, just like any of our other signs and so we are very reluctant for any type of advertising on the signs like this. Just because it is maintained by ACHD and we have complete control over it and we can change them whenever we want. If we can bring in a third party they would feel like they have some right to the sign and so there were things like that and we are trying to avoid that. Honestly because we have an internal sign shop, we have internal installers, the cost to us to do these projects is relatively low because the size of the (inaudible) there is probably not much cost savings in that situation.

Pipal: Justin it sounds like we will probably be getting back to you. We are looking at pulling all of our efforts and even working on into a branding and find a way to incorporate the signage plan for our downtown area and how they might fit with what you are doing, so stay in touch with Ashley and we will keep you informed about what we are doing.

Lucas: Beyond that note, CCDC has actually had two national way finding consultants come in to Boise and gave a presentation on Tuesday and they have another presentation tomorrow. It might be worth taking a look at that – they are kind of coordinated and I went to the one on Tuesday and it was really different and interesting styles of signs, the branding, the different ways you can look at that. So it is really a neat idea. I would encourage you to head that direction.

Ford: One of the reasons I had Justin give a presentation is as we are having these meetings one on one with business and property owners – one of the reasons that Brian and I have been looking at from the city's perspective is what blocks would it make sense to make recommendations for sidewalk improvements and some of the other dollars that we have available for projects and so we need to get a better sense of what ACHD had in the plans (inaudible) our priorities moving forward (inaudible).

Pipal: Thank you.

De Weerd: Justin how do you choose what projects you are doing?

Lucas: We have a prioritization system that consists of technical criteria, distance to school, pedestrian, traffic on the road – we look at the demographics of the area. Areas that have higher levels of poverty and disabled persons get higher points because those people are more likely to use those facilities and so we have all of these technical criteria that we look at and then we also every year have what we call programming material, which (inaudible) take requests lists from cities each year – we also have costs benefits score and so we look at the total cost of a project verses kind of the technical criteria and how those two things compare to each other and so all of these things give us kind of an overall prioritized projects that we pull from. It is not a hard fast list – sometimes we pull things from the top and try as best we can, but sometimes some things on the bottom, a project that makes a lot of sense or for whatever reason it doesn't prioritize that well and sometimes projects are like that because maybe it doesn't meet a lot of technical criteria, but there may be some other compelling reason it is a good idea. Maybe for economic development reasons or something like that and that is something that we don't currently have in our prioritization, but something we try and take feedback on at a minimum when we make those project decisions.

Pipal: Thank you. I think that is it.

ACTION ITEMS

6. FY2012 Annual Budget Hearing and Decision:

I have a short script for everyone that I want to read for everyone in the audience and we will proceed with the budget hearing outline and if you have any questions this would be the time to participate. This is the time and place for the public hearing on FY2011-12 budget for the Meridian Development Corporation. This hearing is being conducted under the authority of Idaho Code Section 50-1002 and as required by the Idaho Local Economic Development Act, which governs urban renewal agencies. By way of background the agency Board at its meeting of August 5, 2011, tentatively approved a budget for FY2012. The agency then took steps to publish the notice of the budget and in that notice we set this date, today's date, for any person to appear and provide testimony and comment on the budget and by such budget should or should not be adopted. The agency is required to file its budget with the city by September 1, 2011. Anyone who wishes to testify on the budget may do so by stepping forward when recognized by the Chair and stating your name, address and telephone number. When you testify please state those things for the record. I would like to give a brief overview of the budget tentatively approved by the Board. What we worked off was based on total revenues and available cash of \$4,254,191. I am going to summarize first our contractual obligations, those things that we are committed to in the year 2012. Professional services - \$240,000. Operational expenses - \$2,213,933 and that includes all of the debt service related to the COMPASS VRT project. Ongoing expenses -- \$23,823 and capital outlay of \$989,731. Revenues less contractual obligations - \$786,704. Under discretionary expenses the Board has proposed \$28,400 – most of those are partnerships, meeting expenses and some of the things that we have been pursuing. We did not approve any additional capital expenditures and the net for the budget for the proposed budget FY2012 was \$758,304. That is what will be remaining. Before taking any public testimony I would first ask if any member of the Board has any questions or comments about the budget since our last meeting? Hearing none, now I would like to know if anyone is here to testify? Very good preparation counsel, unfortunately we

don't have anyone to step up. I will make one more request if anyone wishes to testify on the budget please raise your hand.

Bird: I move we close the public hearing on the budget.

Slocum: Second.

Roll Call Vote: Slocum, aye; Jensen, aye; Bird, aye; Escobar, aye; De Weerd, aye; Basalone, aye; Pike, aye; Pipal, aye.

ALL AYES. MOTION CARRIED.

Pipal: I would now ask for a motion to approve the budget resolution you have in your packet.

7. Resolution 11-013 FY2012 Annual Budget Adoption:

Borton: I will read the resolution by title. A resolution 11-013, a resolution by the Board of Commissioners of the Urban Renewal Agency of Meridian, Idaho, also known as the Meridian Development Corporation to be termed the annual appropriation; appropriating sums of money authorized by law and deem necessary to defray all expense and liability of the Urban Renewal Agency for the fiscal year commencing October 1, 2011 and ending September 30, 2012 for all general, special and corporate purposes; directing the Chairman or Administrator to submit the budget to the City of Meridian and any other entity entitled to a copy of the resolution and budget and providing an effective date.

Bird: I move we approve resolution 11-013 and for the Chair to sign and the secretary to attest.

Jensen: Second.

Pipal: Any discussion?

Roll Call Vote: Slocum, aye; Jensen, aye; Bird, aye; Escobar, aye; De Weerd, aye; Basalone, aye; Pike, aye; Pipal, aye.

ALL AYES. MOTION CARRIED.

8. Approval of CSHQA Task Order for 703 N. Main Tenant Improvements:

Ford: Last meeting we spoke about the CSHQA task order for tenant improvement drawings that are required for the project – I spoke with I think all but two of you after the last Board meeting – when I quoted the number as to what those two improvements were going to cost, I looked at the wrong line item and instead of \$3,400, it is \$5,300. That was the original number that was in the original task order that we were presented back in April. So the number hasn't changed, I just happen to inadvertently give you the wrong number. In speaking with almost everybody on the Board it seemed to be that everybody was comfortable in moving forward because the number was the same as the original bid. We have been working with CSHQA to get the drawings moving forward, I just need a Board Member to amend their motion for the correct amount?

Pipal: Counsel would we need an amended motion or would we need a new one?

Borton: A new one. Approve the new task order that is before you.

Jensen: I move that we approve task order No. 6 for on call engineering services with CSHQA.

De Weerd: Second.

Pipal: Is there any discussion?

Roll Call Vote: Slocum, abstain; Jensen, aye; Bird, aye; Escobar, aye; De Weerd, aye; Basalone, aye; Pike, aye; Pipal, aye.

SEVEN AYES. ONE ABSTAIN. MOTION CARRIED.

9. Meridian Business Days Participation

Ford: As many of you know in the past MDC has participated with Meridian Business Days. Meridian Business Days is a fantastic event that occurs here at City Hall, plus a motivational speakers, lots of networking, lots of opportunity to really connect with the businesses here in Meridian. What I am proposing and recommending to the Board is that we sponsor a table out in the lobby in order to note our destination downtown and our downtown core and anything else that the Board feels is worthy to present to the public. We are going to have – I can't remember how many attended the last one, but it is in the 100's and it is well attended and I believe that it would be worth the \$250 that it would take to be able to secure that table. So I am asking for – my recommendation is that we do this (inaudible).

Basalone: I would make a motion to extend the funds for this purposes (inaudible).

Pipal: We have a motion do we have a second?

Escobar: Second.

Pipal: Discussion?

Basalone: Ashley where and when will Meridian Business Days be held and how are invitations extended and are they just for Chamber members or any business in the community?

Ford: (Inaudible) question, Member Basalone. September 9th and begins I believe at 7:30 a.m. I can't remember if that is just networking (inaudible) the event starting at 8:00; I can extend the RSVP email to you. It is not just for a Chamber member it is for all business in Meridian and I believe businesses outside of Meridian actually come to this as well. I know that we as MDC have participated in the past with destination downtown and to get the word out about who MDC is and I actually worked the table and I think it was my first or second week as project manager for MDC and there were a lot of responses, so I think it is worthwhile.

Basalone: Where will it be?

Ford: I am sorry; it is here at City Hall.

Pipal: You almost got all of them. Member Basalone the numbers, my recollection and maybe some folks that have attended, it has been around 300 or 400 people attending each time. It is very well attended. Well we have a motion and a second; do I need for \$250 --? Can we just do a voice vote?

Roll Call Vote: Slocum, aye; Jensen, aye; Bird, aye; Escobar, aye; De Weerd, aye; Basalone, aye; Pike, aye; Pipal, aye.

ALL AYES. MOTION CARRIED.

10. Masonic Temple Association Parking Agreement:

Pipal: Ashley or Joe do you want to take this one?

Ford: I can start off. A couple of weeks ago we had as part of our downtown business meetings that Brian and I have been undergoing the last couple of months, we met with some from the Masonic Association just to kind of talk about what items and what may be affecting them and how we could involve them more in downtown. Part of our discussion also included some of the concerns we have had for offsite parking with the COMPASS VRT building and so we did talk about a number of items, including being able to investigate the lighting for the parking lot because we have those concerns with the business owners. So at that meeting they brought up a couple of concerns that they had in regards to the lease agreement that we had with them and it is still unclear and I think they are unclear as well as to who exactly drafted the agreement, but there is a couple of discrepancies that they were concerned with and I let them know that I was planning on bringing it to the Board meeting for discussion. But first and I did put an existing copy of that in your packets is that there is a discrepancy as to whether or not the start time should be 6:00 a.m. or 6:30 a.m. It is listed both ways in the agreement. I do know the signage in front of the parking lot does say 6:00 a.m. Then item number 5 says that the leasor agrees to maintain the parking lot and keeping it in good, safe repair during the entire term of its lease and at its own expense. It has always been my understanding in talking to a number of Board Members that it has always been understood that MDC would maintain that and that is not how that reads in this agreement. So we had that conversation and I committed to them to putting this on this agenda and last week I received a certified letter in the mail dated August 9th and didn't receive it until last Monday, basically saying that they were exercising item 7, the right to terminate our lease agreement – I did have a brief conversation with Mr. Holst (inaudible) sense that there is anything in addition to the items that I just discussed with you about the concern. They did put in the letter that there is the ability to renegotiate, so given the fact that they have given us 30 days, I am assuming that would (inaudible) August 9th even though we didn't receive it until a week ago Monday – we don't have another Board meeting between now and before the 30 days expire and so I thought that this was an urgent matter for our businesses that utilizes parking lots and given moving of course for the future and so I have asked Mr. Holst and other members to be here to explain their position and any concerns that they may have. So gentlemen please come up. If you could identify yourself for the record.

H. Ford: I am Harold Ford and I am a member of the Masonic Temple Board Association.

Holst: I am Wes Holst and I am secretary to the Meridian Masonic Lodge and a member of the Board Association.

Lynch: Walt Lynch, Masonic Lodge. I am a member of the Temple Board.

Pipal: Welcome gentlemen and thank you for being here. We appreciate it. Can you help us understand? We really value the relationship that we have with you. Can you help us understand what we can do to continue to renegotiate and continue that relationship?

Holst: We have always believed in being a good citizen of the city and haven't had any difficulty or issues of allowing our parking lot to be used for public purposes. It is a busy place. The

church uses it, Boy Scouts. We have a lot of Masonic related organizations that use it. Folks doing work across the street improving – just lots of use and we haven't had any issues with that. Earlier we have had a lease agreement with the city for a long time. So when we met a few weeks ago as Ashley had said, I read the lease and found some discrepancies which she has already pointed out. I noted paragraph 3 looked awkward to me. It looked awkward to the Temple Board. The length of the lease is five years and the Temple Board thought that maybe it ought to be a year and then renewed or option to renew if circumstances change. The lease doesn't specifically specify the Masonic related organizations it would have access to the lot at all times for whatever purposes. Then we were wondering why the lease agreement was now with the MDC and not the City of Meridian like it had been in the past. Then we finally decided and the Temple Board voted that we would not renew the lease after the 30 days.

Pipal: So if I understand, so then you voted to send the certified letter with the option to renegotiate, correct?

Holst: Yes and that was actually in the letter, but actually what the Temple Board voted on was we decided that we just didn't need a lease.

Pipal: What would you like to see going forward?

Holst: Nothing.

Pipal: I am –

H. Ford: Can I ask what is the purpose – we are just willing to let anybody use it, but what is the purpose of the lease?

Pipal: When I came onto the Board – maybe our historian can help us --? Our defacto historian – but it was just to ensure that we had something in place so we were good neighbors for you as well and now it may be required for us as part of our new COMPASS VRT building that we have the ability for overflow parking from that place and it may be required by the city. But I think it was to be good neighbors and I think one of the things – because it was always in my understanding that we were supposed to be that if it needed to be plowed, MDC was supposed to be taking care of that for you as part of that agreement to be good neighbors to you. So I think it was to ensure that it was maintained and open to the public without putting all of that onto the lodge.

Holst: Paragraph 5, that leasor and that should be (inaudible) and we don't know what the issues are what the issues may be with the MDC providing lighting, striping, new improvements to the surface and so we would want to have more information about that.

Borton: To jump in, what is customary with a lease such as this and this isn't very well done, so it makes sense to kind of terminate it and fix it is in order for whether it is the city or MDC to be able to inform and tell anyone that that is for the public and available for the public the good neighbor and cooperation by itself probably isn't enough for MDC or the city to publish that or announce that to the public that they could use that space because it is private property and then Hal you brought up a good point about how to clarify the obligations to assist in its regular maintenance to whatever scope that may be if it sweeping and plowing and striping or if it is something more that is the general nature of the exchange, just to make sure that the property owner knows that whatever entities is going to be publishing it for public use is going to participate. What is most common is a reimbursement to the organization so the organization upon their lot leaves it appropriate to do acts – in your case the Temple's discretion. They do

that and seek reimbursement for that expense. That is the general concept that – we could go forward and create a new one that could be easily clarified in a new lease agreement.

Pipal: Gentlemen I do know that when we had our budget discussions we did allocate funds to assist in the maintenance and upkeep of the lot – that is included in our budget for next year.

De Weerd: The city has been the signature on there – when the repavement occurred – two years ago – has it been that long? Wow time flies. But the administrator – one of the reasons MDC was (inaudible) was parking and MDC and the city talked and we relinquished our piece of the parking puzzle in downtown to the agency that was to be responsible for the parking, which was certainly the discussion that we had. The city still pays for a portion of the improvements, but did think that one agency should be responsible for communicating with the Masonic Lodge and coordinating that maintenance aspect and the city then stepped out of it and gave it to the authority that really was to oversee the parking issues in downtown Meridian. So we did participate financially in that and then turned it over to the MDC. So at that time we kind of have not been a part of this and it is true with the building project that MDC is doing right now, having that more formal relationship with the Masonic Lodge that the public is allowed to park on a private property is (inaudible) to occupancy of the building.

Holst: I am the treasurer and when we had the lease agreement with the City of Meridian at that time was that they would maintain the parking lot and they would pay us a dollar a year for the use of the lot and the first three years I was treasurer, we never got our note – they were supposed to maintain the lot. We didn't know we had to ask for maintenance to the lot and so there was a hole in the pavement by the alley behind the lodge there and there is cracks developing in the pavement and stuff like that. I am a civil engineer and so I know about some things and cracks and stuff like that. I said how come the city isn't in here doing their portion and by the way; they haven't paid their dollar for how many years.

De Weerd: How many years?

Holst: So we brought up the fact that we have got this agreement with the city and they were supposed to maintain the lot and we have got a hole in the lot and it is cracked and so they came in we got paid a dollar and then they overlaid the lot – that was the agreement with the city and then MDC comes into the picture –

Pipal: I would like to go back to my other question because as counsel stated it is a good idea to have if we are going to actually be telling people that it is public then we need to have some kind of an obligation, but going forward what could we do so that we cover ourselves, but have an agreement in place that makes sense and doesn't require you to ask us for a dollar or have to point out that there is a spot in the parking lot that needs to be fixed.

Holst: I would say with this understanding that the city and MDC would like to have a formal agreement so they could advertise for private property to the public that we would be willing to talk again with Ashley or other people on the MDC so that the issues that we have, concerns that we have about a formal agreement can be discussed and get a document and throw this amateur piece away. I know a lawyer didn't write that.

Pipal: I can assure that our counsel didn't do that.

Ford: If I could ask a question, I know that you all have meetings at certain times and knowing that we have meetings at certain times and knowing that I need to have some of this

documentation in place at a certain time to make all of the pieces work, when is your next meeting so that we can try to make sure it all fits together?

Holst: The Saturday before the second Tuesday of September. I don't know what that date is. We have a stated meeting on the second Tuesday of every month, so the Temple Board meets the Saturday before that.

H. Ford: We will meet on the 10th of September.

Ford: So we feel comfortable that we can gather documents by then?

Borton: That timing is fine. We discussed it briefly and the lodge has been nothing more than a great neighbor, cooperative and open and courteous in their use and I don't think there is any concern that that timeframe is a problem in putting something together that makes sense.

H. Ford: Timing isn't a problem for us.

Pipal: I think that your opinion that it is not necessary, we really do appreciate that, but that relieves us at least of absolutely having to have something in place before we can get it on our next agenda and get it approved.

Borton: When is our next meeting?

Ford: September 14th.

Lynch: I have one more comment. A lease agreement has to be advantageous to both parties in order to be affective and agreeable for everybody. So we have to have some advantage too because right now the lease agreement is you can use our lot and you will improve and you will do everything on your side – maintain, stripe and overlays, lights, security, signage or whatever. What benefit is to us? So there is no advantage on our side.

Pipal: Well if I were to look at it, we get a partnership that allows us additional parking for the activities in downtown and I think for you and your members it is to have that obligation of the maintenance taken off of you, where we would then provide the sweeping, the snow removal so that your members could come and go for all of the meetings. I made note of specifying that all Masonic purposes were allowed and that you wouldn't have to do that, but you would have full use and freedom as well as the improvements and so I think it would be mutually beneficial to us that way.

Holst: My question is the relationship – all of the Board Members here are appointed is that correct?

Pipal: Yes we are. We are volunteers.

Holst: Then we don't have recourse against the city then right? We are not dealing with the city?

Pipal: No Meridian Development Corporation is an independent body. We were established by the city, but we function independently now as an urban renewal district and the entity that you would have recourse with.

Holst: That bothers me.

Pipal: How so?

Holst: Because you are not responsible to me. You are responsible to the city, so –

Pipal: So actually we are responsible directly to the public. We do have obligations that we fulfill and we have members that sit from the city in partnership and the Mayor does the appointing, but ultimately this body is responsible for the way we spend our taxpayer dollars.

Holst: Okay then I am comfortable with it.

Bird: Wes the only difference between us and the City Council is we are not elected. We still work for the taxpayers. We are responsible for the taxpayers dollars that we give you and you are 100 percent right, we are (inaudible). We are appointed by the Mayor and approved by the Council.

Lynch: Turning that over to a private Board gives me concern when we should be dealing with the city. Our contract before was with the City of Meridian.

Pipal: Counsel correct me if I am wrong, but we are statutorily established independent body politic and responsible to the taxpayer just as much as any other entity that handles taxpayer dollars. We are not elected but still have that obligation.

Lynch: I know that you have a tremendous obligation, I agree with that. But when you are a private entity or such your actions could be different – the City of Meridian are responsible for people who stand up for election. This Board was all appointed by the Mayor. That is my point.

Pipal: Ashley, there is beeping --?

Ford: Low on batteries.

Pipal: So we will have to make sure that we all speak loudly so we get this on the record. We are appointed and we have been to the legislature and talked with them about the issue of urban renewal districts in general and we have tried to be responsible to the public in any way somebody spends taxpayer dollars, not everybody who spends taxpayer's dollars is elected. I believe that what we do here is very transparent. We try to keep everything above board. Most things are on the website, where even updating all of our policies for any conflict of interest or anything that would preclude us from doing our job in a way that was serving the taxpayer and I do hope that there is the possibility that we can have an agreement that the lodge would be comfortable with – it would be mutually beneficial even if there are still some concerns about our existence.

De Weerd: I guess, Wes, it will be important if we can come and talk to your board when we have the discussion, so it can help some of the questions that you might have. But they have to file an audit – last year the MDC presented legislation that gave greater accountability for urban renewal districts to the state. So it is a separate body from the city and it is accountable to those in the urban renewal district through their annual report, through their audit, through their transparency. So it there are many state appointed committees that spend tax dollars that have the same authority. They ultimately are responsible as a board and each board member has responsibility to this urban renewal district. So you are right you can't elect them, but you can raise a ruckus if you think a member should not be on there and the board is responsive to that and so there is recourse as a citizen and as a member in the urban renewal district. Hence,

when the Masonic Lodge brought to the attention the lack of maintenance to the parking lot, you certainly didn't bring it to my attention – a council member and the administrator for the MDC had discussions with Masonic Lodge, I can't tell you what those were because I was not involved. I was not aware that there was a dollar a year lease and certainly am more than willing to pay personally out of my own pocket to make that good because I would hate to have anyone accuse the city of not upholding their end of the deal. When the urban renewal district was established the city had an informal relationship with the urban renewal district that they would take over all public parking and the responsibilities therein, so we didn't pay attention. I can say our park guys did continue to go out there and plow snow, so we were doing something out there.

(Inaudible)

De Weerd: Well, you were last priority because city property happened first. But anyway, again, I don't know what your conversations were. I believe it was with Councilman Rountree and the administrator at the time, Shaun Wardle, so I don't know about your arrangement and that is one of the reasons sometimes I like to be in those discussions so I know what we are committing to. So whatever has happened in the past, all that we can look at is how we can work together and be good neighbors and be good partners in moving forward and trying to address the concerns that your board has to making sure that there is accountability and there is recourse if you have any issues.

Pipal: So if you would like us to we can direct counsel to come up with an agreement that fixes all of the inconsistencies and addresses the things that you have raised today and have that to you prior to your September 10th meeting for consideration.

Lynch: That is fine with me.

Pipal: We can have representation there from MDC to answer questions.

Lynch: All right, we agree to that.

Pipal: Very good and then we will go from there. Thank you all for being here.

11. Approval of New Deeds for the COMPASS/VRT Property Boundary Adjustment and Condo Plat:

Ford: Basically in order to process property boundary adjustment that is needed for the condo plat for the COMPASS VRT building, we need to record new deeds for consolidating several parcels into two parcels. Legal counsel has drafted those two new deeds and what we needed was to record it and submit the application. Todd is the one who drafted the (inaudible), but those are needed for the applications to be submitted.

Borton: You could attest (inaudible) – the county --

Slocum: Which county?

Bird: Canyon.

Borton: (Inaudible). A motion to approve and authorizing the Chair to execute the deeds and (inaudible).

Bird: I was just trying to find the location.

Slocum: Just for the record this is consolidating parcels and then establishing what will be a parcel that the building sits on that VRT and COMPASS will ultimately purchase and the remainder of that MDC will retain?

Ford: That is correct. So they are dual purpose deeds.

Slocum: Thank you.

Pipal: If counsel stated the motion if someone would like to own that?

Bird: I would own that.

Jensen: Second.

Pipal: We have a motion and a second by Member Jensen. We still have a quorum.

Roll Call Vote: Slocum, aye; Jensen, aye; Bird, aye; Escobar, (not present); De Weerd, (not present); Basalone, aye; Pike, aye; Pipal, aye.

ALL AYES. MOTION CARRIED.

12. Approval of On-Call Engineering Contracts:

- a. CH2M Hill**
- b. Forsgren Associates**
- c. Keller Associates**

Pipal: Ashley do you just want to present something generally and then we will go through each of the resolutions?

Ford: Yeah. Over the last week I have gone through the top three engineering firms that were selected and confirmed by this Board. Basically legal counsel put together a standard contract that is similar for each one. (Inaudible) – the one thing I need insurance that those rates cannot change for the life of this contract. Initially each one their rates could change each calendar year and I let them know that that was not acceptable and we needed to each be knowledgeable as to what those rates were in providing on call services (inaudible) and each one is very excited about working with MDC and Meridian (inaudible). Legal counsel has resolutions for each and I would like to get this checked off of my list.

Pipal: Are the resolutions put together in our packets?

Ford: Yes. It is 14, 15 and 16.

Pipal: So the actual agreements are listed first and then at the end of the agreements are the resolutions that we will have under consideration?

Ford: Yes.

Borton: The process you ordinarily used when utilizing these on call services won't change, similar task order model, similar rotation. (Inaudible).

Bird: The only thing I know different in the agreements is the hourly rate, which is a pretty decent hourly rate. (Inaudible).

Pipal: Member if you could be sure to speak up because I could hardly hear you. Well Member De Weerd was not here to do that so I thought it was my obligation.

Slocum: I am sure it is in here, but counsel, what is the term of the agreement?

Borton: They are all two year terms with a 15 day out for MDC. We can require one for (inaudible).

13. Resolution 11-014 On-Call Engineering Services with CH2M Hill:

Pipal: Okay, resolution 11-014 approving the on call engineering services with CH2M Hill, counsel do you want to read by title?

Borton: A resolution of the Board of Commissioners of the Urban Renewal Agency of Meridian approving the on call engineering agreement between MDC and CH2M Hill; authorizing the execution of the agreement by the chairman or vice chair and secretary; authorizing any technical changes to the agreement; authorizing the administrator to take all necessary action required to implement the agreement and providing an effective date.

Pipal: Resolution is properly before the Board.

Jensen: I move that we approve resolution 11-014 on call engineering services with CH2M Hill and have the chairman and the secretary to attest.

Bird: Second.

Pipal: A motion and a second.

Roll Call Vote: Slocum, aye; Jensen, aye; Bird, aye; Escobar, aye; De Weerd, aye; Basalone, aye; Pike, aye; Pipal, aye.

ALL AYES. MOTION CARRIED.

Pipal: Yes, we are doing each of them Member Slocum. The microphone is right in front of you. If you would like to read title for 11-015.

14. Resolution 11-015 On-Call Engineering Services with Forsgren Associates:

Borton: As Member Bird pointed out the only difference in their agreement is the (inaudible). A resolution of the Board of Commissioners of the Urban Renewal Agency of Meridian approving the on call engineering agreement between MDC and Forsgren Associates; authorizing the execution of the agreement by the chairman or vice chair and secretary; authorizing any technical changes to the agreement; authorizing the administrator to take all necessary action required to implement the agreement and providing an effective date.

Pipal: Resolution 11-015 is properly before the Board. Do we have a motion?

Bird: I move we approve resolution 11-015 for the Chair to sign and the secretary to attest.

Basalone: Second.

Roll Call Vote: Slocum, aye; Jensen, aye; Bird, aye; Escobar, aye; De Weerd, (not present); Basalone, aye; Pike, aye; Pipal, aye.

ALL AYES. MOTION CARRIED.

15. Resolution 11-016 On-Call Engineering Services with Keller Associates:

Borton: A resolution of the Board of Commissioners of the Urban Renewal Agency of Meridian approving the on call engineering agreement between MDC and Keller Associates; authorizing the execution of the agreement by the chairman or vice chair and secretary; authorizing any technical changes to the agreement; authorizing the administrator to take all necessary action required to implement the agreement and providing an effective date.

Pipal: The resolution is properly before the Board.

Bird: I move we approve resolution 11-016 and for the chair to sign and the secretary to attest.

Jensen: Second.

Pipal: A motion and a second.

Roll Call Vote: Slocum, aye; Jensen, aye; Bird, aye; Escobar, aye; De Weerd, (not present); Basalone, aye; Pike, aye; Pipal, aye.

ALL AYES. MOTION CARRIED.

16. Approval of Audit Services Contract for Eide Bailey:

Pipal: Okay, item number 16, Ashley?

Borton: Madame Chair, if I could address 16 and 17 –

Pipal: Please do.

Borton: What you have in your packet is the draft structure as of right now for the audit contract with Eide Bailey. It is not ready for approval today. What we have done at the direction of the Board is to (inaudible) the consistent consultant contract and you have exhibit a the scope, exhibit b price ranges. That has been your practice. What is in your packet now is the old traditional letter from Eide Bailey, which kind of blends things together and we provided back a red line, which pulled out the stuff they are going to do, which we will put in exhibit a and b they are going to get paid (inaudible) and get cleaned up and brought back before the Board. The letter that they have provided indicates that they are going to initiate their audit work for this next year on November 7th, so there is ample time for this to get completed for your September 14th meeting. It is informational at this point and no action to be taken.

Pipal: Thank you counsel.

Ford: Next week, Teri our CPA (inaudible) policies that will define our audit for the next year and so we will be sitting down with (inaudible) and have a better scope of services put together and will get a price out of that conversation.

Pipal: For those of you that haven't been at some of the meetings, but Members Bird and Escobar and I are working with counsel to get this consistency as the Board has directed. We want the people that we hire to know exactly what is expected of them as much as we want to know that they are going to deliver it. So we will be clarifying that and as we move forward we will be able to have consistency and everyone will understand what their role is in our contractual agreements.

17. Resolution 11-017 Audit Services Contract with Eide Bailey:

DISCUSSION ITEMS

18. Broadway Building Partnership Update:

Ford: Unfortunately I still do not have change orders for us yet. Our architect is taking Wright Brothers to task on a number of items right now. I do hope to have these for the September 14th meeting approval, but I do not have them and I have not seen them just because I know they are so rushed and back and forth and Erstad wants to vet them before I do see that. So wish I had those. The other thing that is new information, we had a little bit of a sinkhole on the site. It is about three feet in diameter. I did go out yesterday with the team to take a look at it – what we (inaudible) in this case is the (inaudible) lateral because the sinkhole is in an irrigation easement – our civil engineer and general contract are suggesting that what we do is leave it alone at this point and time. If we start digging it could potentially (inaudible) the site into more damage than good. Right now it is out of the way, it is not hindering any construction on the building – once the water is out in October then we will take care of it and see exactly what we are dealing with. The other options that it may be (inaudible) perhaps the septic system or a well, we are just not real sure and we are cautious about having to dig any further. So that is a little bit new information but everybody seemed pretty calm about it and that it can be taken care of (inaudible).

Pipal: Any questions for Project Manager Ford?

19. Meridian Urban Market Update:

Ford: Regarding the email I sent you last week we did receive (inaudible) for a fund (inaudible) Courtney did submit for the Meridian Urban Market. I had requested that she attend the MDC meeting, unfortunately she is out of town – traveling this week, but she will be here on the 14th to discuss – obviously from the emails there were some hints that were expressed back and forth. Generally the concept is that the month of September, she will be scaling the market back to general (inaudible) and music. She felt that given the circumstances (inaudible) that that was the best way to move forward and then to re-evaluate for next year. If anyone has any questions, Courtney will be here on September 14th to give a better explanation. I did try to connect with her before she left town last Friday, unfortunately (inaudible).

Pipal: I did connect with Courtney and spent about an hour and one half on the phone and I had her kind of run through the evaluation process that she went through to determine that she needed to tell the vendors to scale back and part of it comes from that we just haven't had the traffic in the market the last few weeks. We had a lot of weather issues up front and then the summer time, July, was pretty good, but then in Meridian everybody is focused on going back to

school and a lot of what the merchants in the area and what she heard from people was that it wasn't going to be feasible to and just for the numbers to run the market full scale through the month of September. What she and I talked about was continuing to do it, but to bring it into the Plaza, so that there would still be the music and the featured events the public was really interested in was the music, the gathering at the fountain, the food vendors and that they would all continue to be part of Thursday evening activities through the month of September and I didn't have a chance – Ashley was on the email list, but we have – you may not know this, but we have a meeting scheduled with KTVB to talk about and promote the market on September 8th and because that is my background you want to make sure that you have a relationship with a news organization that you deliver what you promised and if you are not going to you are going to have a conversation with them and my take has always been to propose something different but might still be interesting and Red Sky PR was batting around some ideas about whether or not they could go forward with the KTVB interview in light of what we were trying to do and as I said we did have about an hour conversation with Courtney and I could answer any questions if you have them? If we did talk about it I would be happy to do that.

Jensen: One of the questions I had is was this based on vendors saying without traffic we are not going to put booths here or was it her saying we are not going to put booths here for vendors any more? I guess was it vendor driven or was it operator?

Pipal: Part of it is that the folks, the mix of vendors that we wanted that we went forward with in the beginning hasn't ended up being that same mix of vendors. So the types of vendors that we have wanted didn't stay through the duration of the market and so some of it is vendor driven, other is driven by Courtney's recommendation. I am sorry that she is not here, but really her recommendation is you don't want to run this thing into the ground to the point that you can't recover it, so you scale it back and bring it in and you still do something that is fun, that people want to attend. Her assessment is that if we tried to push this thing that hard all the way through September that it would really – we wouldn't even be able to capture the elements that people are still coming to. So it is her professional recommendation that we scale back and she wasn't under pressure, she felt obligated to tell the merchants and the vendors the plan and I told her that we made an upfront investment in some pretty tangible stuff – she was going to run the market – it was a business proposition and that she was going to do that and the investment above and beyond the \$10,000, then the vendors, the merchants and the firm. So she still has some that are interested and want to keep it moving for September so that we don't run it into the ground and we don't have a lot of time between September and when the market would start up again to assess what really worked and what didn't and what we would want to do to move forward, but her recommendation was not to run it into the ground so that we had nothing when we got done.

Jensen: My follow up was going to be – and you talked a little bit – was the intention that next year we will start it back up, but that it is just a shorter market season for here in Meridian or – did you get a sense of that?

Pipal: I got the sense that she was willing to do next year, but she wasn't necessarily going to go forward and do exactly what – you know, what happened this year didn't work in the formula that we had all bought into, but she said I would love to sit down and her recommendation was to try and grow it more organically, to maybe look at some things that were successful, possibly partner with some of the merchants who are really supportive – to maybe get some artists to come into their shops during that time, to really focus on the plaza. She was very open to going forward, she just didn't want to have this go the route that everybody said well that was terrible at the end of the year, so she is very open in continuing going forward – of course we have made the investment on a lot of the signage, the cones and some of those other things and I

think that our opportunity would be to get some folks back together and talk to her about what that might look like going forward. I know we have some merchants that are just really excited; they are just not sure what to do.

Basalone: I am a little confused. There was an expense of \$10,000 from this Board to Courtney last year. What exactly was that money used for? Because my experience with the farmers market on Bown Way, which is run by Courtney is there aren't – the funds that are provided for that entity, which is about the same scope as here all comes from the local businesses. The businesses voluntarily pay \$50 a month for whatever expenses may occur and I think there are maybe 15 or 20 businesses that participate at the most, then the individual vendors pay \$40 for a spot on the street each Sunday when it is held and the business – let's say like my son in law's store wants to put something on the sidewalk, they pay \$35 for that, but there are no other funds that go into that process, so I am wondering what the \$10,000 was needed for and if there is a participation from the merchants and the vendors and secondly, why the \$44,000 budget was submitted to us then? What was the purpose if that is a private company doing private business?

Ford: I can definitely address the first one. If you look at appendix B in your report packet there are hard costs and operating expenses there. If you look at hard costs, there are permits that are needed, communications strategy that was put together, vendor acquisition, brand design, poster design, (inaudible) cones and the signage regarding that. That is where the \$10,000 came in. It was basically essentially to get started (inaudible). That was very clearly made to this Board at the time.

Basalone: I am sure, Ashley, all I am saying is I am comparing what Courtney is doing in another part of town, which is exactly the same thing and there are no public funds that are going to support it and yet it is still being implemented.

Ford: Well she did have some private sponsorship to get started that very first year. This is her second year in doing that market, so the costs that she presented to us in the original budget were very similar to what were the start up costs on that. That is what she used to be able to specify the \$10,000 to this Board.

Pipal: We asked her to – when the previous administrator had been talking to her about that – because the feedback that we got from the destination downtown outreach was that that was one of the top priorities is they wanted a market downtown. So it didn't come from the business owners, it came from what the people responding to us on destination downtown wanted. We did push it a little bit because that is what we heard from the public. That was the impetus, rather than what they did in Bown Crossing which was the merchants being the ones behind it.

Basalone: Which is well and good, except with now with this year's evaluation behind us, if there isn't merchant involvement, significant merchant involvement really you are in conflict because you are talking about for instance selling food. Well you have restaurants downtown who want to sell their food. If you have a flower shop downtown you don't want somebody selling flowers as a vendor. So you don't want to have the competition for the downtown merchants – you try to bring in other entities that enhance rather than conflict and the second thing that has been concerning me is how we are coordinating, for instance, the concerts that we sponsor – I saw on the news – or in the newspaper last week that we had over 100 people here at City Hall for a concert on the steps and as I have said before and this is my big concern about the master calendar, I am on this Board and I am a citizen of Meridian and I didn't even know that concert was being held. I had no idea about it and if we are going to do, which I believe we should be doing a series of concerts both professional musicians and student

musicians as I mentioned last meeting they should be done in conjunction with a farmers market where you have people coming into town and attend the concerts and they could go to the farmers market and also eat at local restaurants and do whatever they are going to do, but that coordination is necessary and if Courtney isn't putting that coordination together or helping us do it then we are really not getting bang for the buck.

Pipal: I think we just had a volunteer for what to do after September.

Basalone: Well I think all of those (inaudible) and partnerships that we have talked about in the past and they really do need coordinated in some way, otherwise you have this fragmented approach and you have got 100 people here and no farmers market and you have got farmers market and no audience for students, for instance. So I think we could do a better job of coordinating.

Pipal: Member Basalone I didn't mean to make light, I think your comments are right on target – I just like to tell people when they volunteer –

Basalone: Believe me, you know Madame Chair, I will volunteer for anything that I think is going to support the growth of our downtown area and I do have time to do it to a certain degree. My wife has a to do list also.

Pipal: Yeah and you had a lot of really good points and those were some of the concerns that were raised when we were going forward with this and in fact, we were very careful in what we would pay for. We had then Counsel Lakey had been under strict instructions that if it wasn't a hard cost and could not be seen as directly relating to promoting that we weren't going to pay for it. So we didn't do the softer things, we did permitting and cones and we actually retained ownership of all of those things for future events in downtown.

Basalone: Which that is fine (inaudible), but when I see a \$44,000 budget in here I am wondering what is on the horizon.

Pipal: Well and I was surprised to see that as well and I don't think anybody expected to see – it was supposed to be a private enterprise after we made that investment. But I think we want to remain partners. I will take other volunteers. Well someone needs to sit down and be brief with Courtney and I think Member Basalone would be excellent to do that and others and just decide with the next steps are. I am not making any commitments. I just would suggest that when it is over we sit down and really make a hard assessment of where we are and where we want to go as a Board.

Basalone: Believe me I am not implying (inaudible) she has done a fantastic job on Bown Way, but she did it in an entirely different manner than is being done down here. That is what I am saying.

Bird: I think there is a big difference between the retailers at Bown Way and downtown Meridian. Bill did very successful with the farmers market when he was in the parking lot right over here on Saturdays. Thursday nights are not a good crowd night, especially in the summer time you have got little league baseball going, you have got swimming meets going. I will tell you what, everybody kept telling me that downtown businesses have bought into it – that is a different life person than the guys own or manage the business. They weren't too happy getting their business shut off – now Rick's Press Room and Flatbread, Otto's, they probably were but –

Pipal: Well I think it took some work with them to get people on board and I think that whatever she is going to be proposing, MDC wants to be included in that discussion because she is going to continue to talk to those businesses and ask them what they want to do and when she does that I think we had better as Member Basalone had said earlier we better be involved so we know – if we even just offer moral support that we do that.

Basalone: The proof is in the investment. If a merchant is not voluntarily willing to put up \$50 a month is that is worth the farmers market, they aren't supporting it. That nominal cost investment, their part, shows their commitment and that is the approach we need to take and if there aren't enough as Member Bird has said who are willing to put up that \$50 to support a market, then we need to like you say, scale back, maybe do something that is more on a scale that we can function with but do it in conjunction with something else or some other entities. But there are other partnerships that we could go to if need be. But the ideal one is with the merchants.

Pipal: Anything else on the update?

20. Parking Task Force Subcommittee:

Pipal: I wanted to put the next item on the agenda – I think the Mayor and I have talked about this, Member De Weerd, but in her capacity as Mayor how we reassess what we have been doing with parking, with all the information that we have gathered and what Brian and Ashley have been doing going around town, plus what we were hearing, obviously we have some work to do with our partners over at the Masonic Lodge, but there needs to be an assessment of where we are and where we are going. There have been some complaints when we started enforcement, there were some issues, we need to regroup and put together, not necessarily just MDC, we need to get input from folks but I would like to establish a subcommittee from this Board and encourage members of the city, members of the business community to look at how we are doing and look at places we want to make changes, improve safety, make an assessment of what is going on. Member De Weerd do you have anything else to add?

De Weerd: I think it is important if we have that walking tour to really go and see what time limits have been assigned, do they make sense and do they make sense as it relates to the types of businesses around it. I guess when I talked to the owner at the saddle shop it was probably the same conversation that Jim had with them as well is he has got one and two hour parking in front of his place and there is absolutely no businesses on that street. Across the street as well has time limit and there is no businesses across the street. Now it was applicable when Idaho Truss was there because you needed that turnover, but what he is missing without that day long parking is people walking by his shop, not that he is the kind of retail that that makes a difference to, but it is all perception. What it did raise is why is that area across the street two hour parking when there is nothing there and so – in response to some of the calls, I thought it would be helpful to have a little group that we would be willing to walk the streets.

Pipal: And assess the parking.

De Weerd: Yes, and assess the parking.

Bird: This parking I think is something that we got a few phone calls from people when the Truss company was over there and their employees were parked in there all day – not that we really have got a lot of retail going on around there, but – then we have businesses that were parking six or seven of their trucks on the streets all day, so we jumped probably sooner than we should have and that is a very, very good idea to go talk around there. I know we have got

that expensive golf cart running around. We could (inaudible) for a day or two. I am like her and I will be truthful to you, I am sure this saddle shop guy would like to be able to park there all day for himself. He doesn't have a parking spot. You know what I mean? No business in there and if people don't understand, I think Courtney basically said it, we don't have the traffic downtown that we had six or eight months ago anymore. I think Tammy has got a good idea. I think we need to go look and if we don't need it, let's get rid of it and it will save us an employee and maybe make better relationships around town. At this point –

Pipal: Is anybody interested in assisting with this? Member Basalone?

Bird: I think Jim would be a good one, he's down there.

Pipal: Member De Weerd?

Basalone: I will walk the streets.

De Weerd: I will walk the streets with you Dan and Jim.

Pipal: I think somewhere the Chair can script people.

Jensen: I have had conversations with people in downtown, several business owners and the only consensus I have received is get rid of all of the signs. That is what everybody has stated. (Inaudible) particularly on Idaho. From some reason it's there, but it does seem like it doesn't makes more sense (inaudible). I guess I don't want to be hung still (inaudible) but I would be part of the subcommittee.

Pipal: I think that the city and some of the business owners who have expressed interest in this will make up the rest of that subcommittee. So it wouldn't just be MDC, so you wouldn't be hung. I think we have the names of some of the businesses that actually supported it because of issues that they were facing. I will let Ashley coordinate. When are you going to be finished with your walk around tour?

Ford: Brian and I were actually talking about that on last Friday and figure out a coordination (inaudible) still involved with the (inaudible), we just haven't been able to –

Pipal: Well why don't you go ahead and look at setting up a meeting and finding the people who have been interested and get them started at least. Because if you talked to the majority of the businesses I think that you could get that subcommittee started with a few volunteers.

21. Counsel's Report (Borton):

Borton: I covered it all. Nothing more to add.

22. Project Manager's Report (Ford):

Ford: I think I am (inaudible).

23. Chairman's Report:

Pipal: We have added another item so I can talk about kind of the good of the order. So if anybody has anything else they would like to add. I did want to throw out that the Boise Chamber is having a city, Walla Walla, city branding tour and I know that the Mayor's Office had

talked about possibly sending Brenda and maybe the Mayor as well and had suggested that MDC might want to have someone representing us. I wanted to throw that out. The cost is \$250 and it is a bus tour, ride the bus over on Sunday the 18th and returning on Tuesday the 20th. I also have a little – I will pass that around – I spoke with Eileen over at the New Vintage Wine Shop and I wanted her to be aware that we have met with Mya Shotz – is she going by Shotz or what is her last name?

Ford: I think it is (inaudible).

Pipal: My goodness. Okay, Mya S. and talked about concept in Seattle it is called urban tech and it is a tasting room – a tasting cooperative but it has tasting facilities and catering. It is a great concept and the way that they do it is they bring in vendors who don't have tasting opportunities in the Seattle area and so what we would be looking at is bringing in vendors who don't have tasting opportunities in the Treasure Valley or at least go to Meridian. We wouldn't want to be competing with a new vintage and so I talked to her about that and she thought it was a fantastic idea and as a citizen would be willing to at least weigh in with the experts as we proceed and look at the possibility of bringing something like that to downtown Meridian and just offer some of her knowledge of the wine industry and what she knows is successful and help us with her contacts. If you want to check out urbanenotech@dot.com it is available and they talk about the whole concept. It is really a great concept. There is nothing like it anywhere around here.

De Weerd: In Garden City they have had a couple of wineries go in there, but they are more interested in the kind of the walk-able location rather than on Chinden it is just auto oriented and so we are asking about some of our building codes and drains in the floor and stuff like that because south of the railroad tracks is more industrial feel and is there opportunities for the smaller wineries that they could do their wine making in the back and retail in the front and kind of like the redevelopment of downtown Walla Walla in terms of looking at what are those opportunities to bring to a teak type of retailers, eateries, it has opened up their branding of Walla Walla – it has opened up all kinds of possibilities in that redevelopment in their downtown. They have been very successful and it isn't all just centered around the tasting rooms, but some of their other activities as well. They have a very vibrant farmers market; convertible space where they have their transit station covered area in the week that is converted into a farmers market on the weekend. So it is just going and discovering what they have done in their downtown.

Pipal: Anything else that anyone else would like to bring up?

24. Executive Session per Idaho State Code 67-2345:

25. Adjourn the Meeting:

Pipal: I would entertain a unanimous motion to adjourn.

Slocum: So moved.

Bird: Second.

Pipal: All those in favor signify by saying aye.

ALL AYES. MOTION CARRIED.

(AUDIO ON FILE OF THESE PROCEEDINGS)

APPROVED:

JULIE PIPAL, CHAIR

DATE ____/____/____