



**MERIDIAN**  
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 REVIVE • RENEW • REDEFINE

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**SPECIAL MEETING AGENDA  
 MEETING OF THE BOARD OF COMMISSIONERS  
 Wednesday, December 15, 2021, 3:00 PM  
 Meridian City Hall, City Council Conference Room  
 33 East Broadway Avenue - Meridian, Idaho**

**Via Zoom (PC):**

<https://us02web.zoom.us/j/82965037221?pwd=ZUgxZEVzNjBSQkdCZDh3NjFjeDB0UT09>

**Meeting ID:** 829 6503 7221  
**Passcode:** 379946

**Via Zoom (Phone):**

**Call In Number:** 1 (253) 215-8782  
**Meeting ID:** 829 6503 7221  
**Passcode:** 379946

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

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

\_\_\_\_\_ Dave Winder – Chairman  
 \_\_\_\_\_ Nathan Mueller– Vice-Chairman  
 \_\_\_\_\_ Steve Vlassek– Secretary/Treasurer

\_\_\_\_\_ Dan Basalone - Member  
 \_\_\_\_\_ Tammy de Weerd – Member  
 \_\_\_\_\_ Rob McCarvel – Member  
 \_\_\_\_\_ Diane Bevan – Member  
 \_\_\_\_\_ Treg Bernt – Member  
 \_\_\_\_\_ Kit Fitzgerald - Member

\_\_\_\_\_ Todd Lakey – Counsel  
 \_\_\_\_\_ Ashley Squyres – Administrator

**ACTION AND DISCUSSION ITEMS**

**3. Action Item: Confirm the Agenda [Winder]:**

**4. Action Item: Approve Consent Agenda [Winder]:** 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 November 10, 2021 Regular Meeting**
- b. Approve Minutes of the November 16, 2021 Special Meeting**
- c. Approve Administrator’s Report for November 2021**

5. **Discussion Item: Legislative Update [David Lehman]**
6. **Presentation: FY2021 Meridian Development Corporation Financial Audit [Kevin Smith, Eide Bailley]**
7. **Action Item: Consideration of approval of the FY2021 Meridian Development Corporation Financial Audit and corresponding resolution 21-056 [Winder]**
8. **Action Item: Consideration of approval of the PC Maintenance scope of work for the Masonic Temple parking lot repairs and corresponding resolution 21-057 [Squyres]**
9. **Action Item: Consideration of approval of the Development Agreement related to project site work for the Union 93 development for Galena Development and corresponding resolution 21-058 [Lakey/Squyres]**
10. **Action Item: Consideration of approval of the Owner Participation Agreement Addendum Two with Ten Mile Crossing, Inc., Brighton Corporation, SCS Brighton, LLC., Brighton Investments, LLC., SCS Investments, LLC., and SBG Ten Mile Office No. 1, LLC and corresponding resolution 21-059 [Lakey/Squyres]**
11. **MDC Project Updates [Squyres]**
12. **Discussion Item: Counsel's Report [Lakey]:** Counsel Lakey will review legal topics that need to be brought to the attention of the Board.
13. **Discussion Item: Administrator's Report [Squyres]:** Administrator Squyres will review topics that need to be brought to the attention of the Board.
14. **Discussion Item: Chairman's Report**
15. **Public Comment**
16. **Adjourn the Meeting [Winder]:**

**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.**