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MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, February 24, 2021, 4:00pm
Meridian City Hall, Robert Corrie Conference Room
33 East Broadway Avenue - Meridian, Idaho

Online Via Zoom:
https://us02web.zoom.us/j/83677153786?pwd=UWdFak9xeXpnbnpoMnFRaFdpTU1uUT09
Meeting ID: 836 7715 3786
Passcode: 378500

Call-In Instructions:
1 (253) 215-8782
Meeting ID: 836 7715 3786
Passcode: 378500

1. Call Meeting to Order [Winder]:

At 4:02pm, Chairman Winder called the meeting to order.

2. Roll-call Attendance [Winder]:

X	Dave Winder – Chairman	X	Dan Basalone - Member
X	Nathan Mueller– Vice-Chairman	X	Tammy de Weerd – Member
O	Steve Vlassek– Secretary/Treasurer	X	Rob McCarvel – Member
		O	Diane Bevan – Member
		X	Treg Bernt – Member
		X	Kit Fitzgerald - Member
		X	Todd Lakey – Counsel
		X	Ashley Squyres – Administrator

ACTION AND DISCUSSION ITEMS

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

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

ALL AYES.

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.

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a. **Approve Minutes of the February 10, 2021 Regular Meeting**
b. **Approve January 2021 Financials and Notice of Bills Paid**

A motion was made by Commissioner Basalone and seconded by Commissioner Mueller to approve the consent agenda.

5. *Discussion and Possible Action Item*: Legislative Update [David Lehman]

David provided an update on two senate bills that impact URDs: SB1107 (ACHD bill related to construction and maintenance of roads within a new URD) and SB1108 (the property tax bill). Both bills are in the hearing phase on the senate side currently.

6. *Action Item:* Consideration of Approval of the Ten Mile reimbursement request #2 under the Owner Participation Agreement and corresponding resolution 21-004 (Squyres)

Squyres reviewed the related documents in the board packet and reminded the board this is to fulfill the original reimbursement request from 2019. At the time of the original request, MDC had not received enough increment to reimburse the full requested amount. This reimbursement is to fulfill that request. A motion was made by Commissioner de Weerd and seconded by Commissioner Basalone to approve the reimbursement request.

ALL AYES.

7. *Action Item:* Consideration of the sponsorship request by the Meridian Downtown Business Association for a marketing event on April 01, 2021 and corresponding resolution 21-005 (Heath Van Patten)

Due to no representative from the MDBA who could speak to this item in attendance, this item was tabled until March 10, 2021.

8. *Action Item:* Consideration of approval of the Property and Parking Committee's recommendation for alternative parking compliance request for 16, 32, and 36 Pine Avenue on behalf of Michael Hendrichs and Chase Craig [Winder]

Chairman Winder introduced the topic to the board. Michael Hendrichs and Chase Craig spoke to their proposed townhome project on the NE corner of Pine and Meridian Road. They reviewed the parking requirements for the project which is a total of four spaces per unit. The developers are proposing two spaces per unit to be parked within individual garages. The board was supportive due to the following reasons: the parking requirements are not practical in a downtown core project; the project sits on a transit route; there is ample public parking within a block or two; and the developers will require residents to park in their garages versus utilize the units for storage. Squyres stated that if this should be approved, a letter would be provided to the City with MDC's recommendation. A motion was made by Commissioner Mueller and seconded by Commissioner de Weerd to approve the alternative parking request.

ALL AYES WITH BERNT ABSTAINING.

9. *Action Item:* Consideration of approval of the Property and Parking Committee's recommendation for the façade improvement grant request by Josh Evarts for 77 East Idaho [Winder]

Chairman Winder introduced the topic. Josh Evarts provided a presentation of his façade improvement request for the rear alleyway of The Vault. The project involves removing and replacing the concrete and installing an outdoor courtyard. The goal is to transform the alleyway from one that is considered blight to a destination. It would also provide more multi-

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use space along East Second Street. Commissioners Basalone and Mueller voiced their support for the project. Squyres reviewed the next steps of the project if it were to be approved which would include a subrecipient agreement. A motion was made by Commissioner Basalone and seconded by Commissioner McCarvel to approve funding the façade improvement application at 50% and to initiate a subrecipient agreement to be brought back to the board for approval.

ALL AYES.

10. *Action Item:* Executive Session pursuant to Idaho Code Section 74-206(1)(d) to consider records that are exempt from disclosure as provided in Chapter 1, Title 74 Idaho Code.

and

11. *Action Item:* Executive Session pursuant to Idaho Code Section 74-206(1)(c) to consider acquiring an interest in real property which is not owned by a public agency.

A motion was made by Commissioner McCarvel and seconded by Commissioner Bernt to go into Executive Session pursuant to the listed codes.

ALL AYES.

A motion was made by Commissioner de Weerd and seconded by Commissioner McCarvel to come out of Executive Session.

ALL AYES.

12. *Action Item:* Election of Officers for March 2021 through February 2022 and Corresponding Resolution 20-006 [Winder]

Winder opened the topic for the board. Commissioner Bernt nominated the current slate of officers to continue for the next year. Commissioner Basalone seconded. No discussion.

ALL AYES.

Counsel Lakey read the resolution into the record. A motion was made by Commissioner Basalone and seconded by Commissioner McCarvel to approve the resolution.

ALL AYES.

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

No report.

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

No report.

15. *Discussion Item:* Chairman's Report

No report.

16. Public Comment

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No public comment.

17. Adjourn the Meeting [Winder]:

At 5:35pm, a motion was made by Commissioner de Weerd and seconded by Commissioner McCarvel.

ALL AYES.

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Dave Winder, Chairman

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