



**MEETING MINUTES  
MEETING OF THE BOARD OF COMMISSIONERS  
Wednesday, April 28, 2021, 4:00pm  
Meridian City Hall, City Council Conference Room  
33 East Broadway Avenue - Meridian, Idaho**

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

At 4:00pm Chairman Winder called the meeting to order.

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

<u>X</u>	Dave Winder – Chairman	<u>X</u>	Dan Basalone - Member
<u>X</u>	Nathan Mueller– Vice-Chairman	<u>O</u>	Tammy de Weerd – Member [arrived at 4:03pm]
<u>O</u>	Steve Vlassek– Secretary/Treasurer	<u>X</u>	Rob McCarvel – Member
		<u>X</u>	Diane Bevan – Member
		<u>X</u>	Treg Bernt – Member
		<u>X</u>	Kit Fitzgerald - Member
		<u>X</u>	Todd Lakey – Counsel
		<u>X</u>	Ashley Squyres – Administrator

**ACTION AND DISCUSSION ITEMS**

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

A motion was made by Commissioner McCarvel and seconded by Commissioner Bevan 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.

- a. Approve Minutes of the April 14, 2021 Regular Meeting**
- b. Approve March 2021 Financials and Notice of Bills Paid**

A motion was made by Commissioner Bevan and seconded by Commissioner McCarvel to approve the consent agenda.

ALL AYES WITH COMMISSIONER BASALONE ABSTAINING DUE TO TECHNICAL ISSUES.

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

David updated the board regarding ongoing legislative issues. The focus of the conversation with the board was regarding the forthcoming interim property tax commission and the fact that urban renewal will be a main focus.

**6. Discussion Item: Update on the new URDs and associated processes [Meghan Conrad/Squyres]**

Meghan Conrad provided an update to the board on the de-annexation efforts, reviewed the draft maps, and reviewed the draft document that will be before the board on May 12, 2021. She also discussed the Ten Mile to Linder project and discussed the forthcoming eligibility report. Squyres updated the board on the Union District annexation and the concept of including a portion of the Idaho Independent Bank block into the district due to a project. The board provided an affirmative direction on this annexation and Squyres stated that she would bring back revised documents to the board on May 12<sup>th</sup> for approval.

**7. Action Item: Consideration of approval of the Development Agreement Modification #1 for the Old Town Lofts (formerly known as the Main2Meridian project) and corresponding resolution 21-017 [Lakey/Squyres]**

Counsel Lakey introduced the Development Agreement modification to the board. The agreement will require that the rentals be retained for a minimum of five years. Commissioner Bernt discussed the concern with the condo plat. Commissioner Basalone and Commissioner de Weerd expressed their support for the condo plat and allowing the developer the ability to sell the units in the future. A motion was made by Commissioner Basalone and seconded by Commissioner de Weerd to approve the Development Agreement modification.

ALL AYES WITH COMMISSIONER BERNT ABSTAINING.

**8. Action Item: Consideration of approval of the Civic Block Request for Proposal and corresponding resolution 21-018 [Squyres/Lakey]**

Squyres reviewed the RFP with the board. A motion was made by Commissioner Bevan and seconded by Commissioner de Weerd to approve the RFP for publication.

ALL AYES.

**9. Action Item: Consideration of approval of the PC Maintenance scope of work for the pavement removal and resurfacing of portions of the Masonic Lodge parking lot and corresponding resolution 21-019 [Squyres]**

Squyres reviewed the scope of work for the parking lot improvements to the Mason parking lot. A motion was made by Commissioner Basalone and seconded by Commissioner Mueller to approve the scope of work in the amount of \$4,962.00.

ALL AYES.

**10. Discussion Item: MDC Projects Update [Squyres]**

Squyres provided an update on the Old Town Lofts and Union 93 project to the board.

**11. 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.

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

No report.

**13. Discussion Item: Chairman's Report**

No report.

**14. Public Comment**

No public comment.

**15. Adjourn the Meeting [Winder]:**

At 4:55pm, a motion was made by Commissioner de Weerd and seconded by Commissioner Bevan to adjourn the meeting.

ALL AYES.

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Dave Winder, Chairman