



**MEETING MINUTES**  
**MEETING OF THE BOARD OF COMMISSIONERS**  
**Wednesday, May 12, 2021, 7:30am**  
**Meridian City Hall, City Council Conference Room**  
**33 East Broadway Avenue - Meridian, Idaho**

**Online Via Zoom:**

<https://us02web.zoom.us/j/82922402896?pwd=cXFhQmlweTFGRnhvWDZudDhrV2pCUT09>

Meeting ID: 829 2240 2896

Passcode: 349081

**Call-In Instructions:**

1 (253) 215-8782

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Passcode: 349081

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

At 7:30am, Chairman Winder called the meeting to order.

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

<input checked="" type="checkbox"/>	Dave Winder – Chairman	<input checked="" type="checkbox"/>	Dan Basalone - Member
<input checked="" type="checkbox"/>	Nathan Mueller– Vice-Chairman	<input checked="" type="checkbox"/>	Tammy de Weerd – Member
<input checked="" type="checkbox"/>	Steve Vlassek– Secretary/Treasurer	<input checked="" type="checkbox"/>	Rob McCarvel – Member
		<input checked="" type="checkbox"/>	Diane Bevan – Member
		<input type="checkbox"/>	Treg Bernt – Member
		<input checked="" type="checkbox"/>	Kit Fitzgerald - Member
		<input checked="" type="checkbox"/>	Todd Lakey – Counsel
		<input checked="" type="checkbox"/>	Ashley Squyres – Administrator

**ACTION AND DISCUSSION ITEMS**

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

A motion was made by Commissioner de Weerd 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 28, 2021 Regular Meeting**

**b. Approve April 2021 Administrator’s Report**

Agenda for the Meridian Development Corporation Board Meeting – May 12, 2021

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

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

ALL AYES.

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

David Lehman discussed the end of session updates with the board which included HB389, the new property tax bill. The Governor has until the end of the day to sign the bill or veto.

**6. Action Item: Consideration of approval regarding the MODIFIED Elam and Burke scope of work for the following urban renewal related activities: 1) the second deannexation of the Downtown Plan; 2) the Union District amendment and new plan; 3) the creation of the Ten Mile to Linder Urban Renewal District; and 4) the creation of the Northern Gateway Urban Renewal District and corresponding resolution 21-020 (Squyres)**

Squyres described why Items 6, 7, and 8 needed to be modified as the properties that will be deannexed and annexed into the Union District have changed since the original scopes were approved. While the costs are not changing, the financial responsibility for the de-annexation will be under MDC now. Squyres had the consultants update their scopes to ensure transparency. A motion was made by Commissioner McCarvel and seconded by Commissioner Mueller to approve the Elam and Burke scope of work.

ALL AYES.

**7. Action Item: Consideration of approval of the MODIFIED Civil Survey task order for the survey and boundary work needed for the following urban renewal related activities: 1) the second deannexation of the Downtown Plan; 2) the Union District amendment and new plan; 3) the creation of the Ten Mile to Linder Urban Renewal District; and 4) the creation of the Northern Gateway Urban Renewal District and corresponding resolution 21-021 (Squyres)**

Squyres presented the modifications to the board. A motion was made by Commissioner Vlassek and seconded by Commissioner McCarvel to approve the Civil Survey scope of work.

ALL AYES.

**8. Action Item: Consideration of approval of the MODIFIED cost-share memorandum of agreement between Meridian Development Corporation and the City of Meridian for the following urban renewal related activities: 1) the second deannexation of the Downtown Plan; 2) the Union District amendment and new plan; 3) the creation of the Ten Mile to Linder Urban Renewal District; and 4) the creation of the Northern Gateway Urban Renewal District and corresponding resolution 21-022 (Squyres/Lakey)**

Squyres reviewed the modifications in the MOA which shifted the financial responsibility of the annexation into the Union District onto MDC versus the City as originally discussed with the previous project. A motion was made by Commissioner McCarvel and seconded by Commissioner de Weerd to approve the modified cost-share MOA.

ALL AYES.

**9. Action Item: Consideration of approval of the Second Amendment to the Meridian Revitalization Plan Urban Renewal Project (also referred to as the Downtown District) to deannex certain parcels and corresponding resolution 21-023 (Meghan Conrad)**

Meghan Conrad presented to the board the document for the second amendment and discussed the changes to the document and the new exhibits since the board last reviewed. She described the next steps in the process and the fiscal impact of the changes. A motion was made by Commissioner Fitzgerald and seconded by Commissioner Vlassek to approve the second amendment to the Meridian Revitalization Plan.

ALL AYES.

**10. Action Item: Consideration of acceptance of the Ten Mile-Linder Urban Renewal District (Proposed) Eligibility Report and corresponding resolution 21-024 (Meghan Conrad).**

Meghan presented to the board and let the board know this item is not quite ready for approval and will be before the board at the next meeting. Phil Kushlan reviewed the eligibility study with the board and answered questions.

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

Squyres provided an update on the FEMA grant status, Old Town Lofts, and the Union 93 submittal.

**12. 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.

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

No report.

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

No report.

**15. Public Comment**

No public comment.

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

At 8:13am, a motion was made by Commissioner de Weerd and seconded by Commissioner Fitzgerald to adjourn the meeting.

ALL AYES.

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Dave Winder, Chairman