



**MEETING MINUTES**  
**MEETING OF THE BOARD OF COMMISSIONERS**  
**Wednesday, October 13, 2021, 7:30AM**  
**Meridian City Hall, Robert Corrie Conference Room**  
**33 East Broadway Avenue - Meridian, Idaho**

**Via Zoom (PC):**

<https://us02web.zoom.us/j/83510460128?pwd=cHIQSWtrbWtwYUVZNG4zeG5YbzFnUT09>

**Meeting ID:** 835 1046 0128

**Passcode:** 831105

**Via Zoom (Phone):**

**1 (253) 215-8782**

**Meeting ID:** 835 1046 0128

**Passcode:** 831105

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

At 7:30am, 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>X</u>	Tammy de Weerd – Member
<u>X</u>	Steve Vlassek– Secretary/Treasurer [Left at 8:14am]	<u>X</u>	Rob McCarvel – Member
		<u>X</u>	Diane Bevan – Member
		<u>X</u>	Treg Bernt – Member
		<u>O</u>	Kit Fitzgerald – Member [Arrived at 7:33am]
		<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 Bevan 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.

- a. Approve Minutes of the September 22, 2021 Regular Meeting**
- b. Approve September 2021 Administrator's Report**

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

ALL AYES.

**5. Action Item: Consideration of approval the Civil Survey task order for the revision to the legal description for the Linder Urban Renewal District and corresponding Resolution 21-045 [Squyres]**

Squyres introduced the topic to the board. The task order for up to \$1,000 is requested in order to modify the original legal description and map to remove two small properties from the proposed district. A motion was made by Commissioner McCarvel and seconded by Commissioner Bernt to approve the task order.

ALL AYES.

**6. Action Item: Consideration of approval of the time extension for the subrecipient agreement with Novembrewhisky Properties, LLC for the patio improvements at 140 East Idaho Avenue and corresponding Resolution 21-046 [Squyres/Evarts]**

Squyres introduced the time extension discussion. Josh Evarts discussed the delays in the project due to sewer and the delay of the concrete contractor. Commissioner Bevan acknowledged Josh's efforts regarding the unforeseen sewer issues for the block. A motion was made by Commissioner Bevan and seconded by Commissioner Mueller to approve the time extension of the subrecipient agreement to October 31, 2021.

ALL AYES WITH VLASSEK ABSTAINING.

**7. Action Item: Consideration of approval of the reimbursement of the patio improvements at 140 East Idaho Avenue as per the subrecipient agreement and corresponding Resolution 21-047 [Squyres]**

Squyres introduced the reimbursement request as per the subrecipient agreement and reminded the board that the MDC approved a 50% match of up to \$34,908.50. A motion was made by Commissioner McCarvel and seconded by Commissioner Mueller to approve the reimbursement.

ALL AYES WITH VLASSEK ABSTAINING.

**8. Action Item: Consideration of approval of the FY2022 cooperative financial agreement with Valley Regional Transit and corresponding Resolution 21-048 [Squyres]**

Squyres reviewed the FY22 agreement with VRT. A motion was made by Commissioner Mueller and seconded by Commissioner Basalone to approve the agreement.

ALL AYES.

**9. Action Item: Consideration of approval of the FY2022 Façade Improvement application and corresponding Resolution 21-049 [Squyres]**

Squyres reviewed the updated FY22 façade improvement application with the board. A motion was made by Commissioner Vlassek and seconded by Commissioner Fitzgerald to approve the application.

ALL AYES.

**10. Discussion and Potential Action Item: Consideration of approval of a replacement representative to the Valley Regional Transit board and corresponding Resolution 21-050 [Winder]**

Chairman Winder discussed the need to replace Commissioner Bevan as she has served a two-year term and has scheduling complications. He recommended Ashley Squyres as the MDC replacement. A motion was made by Commissioner Vlassek and seconded by Commissioner de Weerd to appoint Ashley Squyres, MDC Administrator, to the VRT Board on behalf of MDC.

ALL AYES.

**11. Action Item: Consideration of approval of the interagency agreement between the Ada County Highway District and the urban renewal agency of the city of Meridian, Idaho Union District and corresponding Resolution 21-051 [Lakey]**

Counsel Lakey introduced the item to the board and discussed the additional language that will require future approval of specific projects from ACHD since those aren't clearly defined at this time. A motion was made by Commissioner McCarvel and seconded by Commissioner Fitzgerald to approve the interagency agreement for the Union District.

ALL AYES.

**12. Action Item: Consideration of approval of the interagency agreement between the Ada County Highway District and the urban renewal agency of the city of Meridian, Idaho Northern Gateway District and corresponding Resolution 21-052 [Lakey]**

Counsel Lakey introduced the topic and reviewed the list of projects that are placed in the Northern Gateway interagency agreement with ACHD. A motion was made by Commissioner Basalone and seconded by Commissioner McCarvel to approve the interagency agreement for the Northern Gateway District.

ALL AYES.

**13. MDC Project Updates [Squyres]**

Squyres provided updates on the Nine Mile floodplain grant application process; the status of the Civic Block RFPs, Union 93 CZC application and the November 04 groundbreaking, along with the Community Development Director departure.

**14. 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.

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

No report.

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

No report.

**17. Public Comment**

Lori Jones thanked Josh Evarts for his efforts related to downtown. Sean Evans thanked Ashley, Tori, and Dave regarding their efforts related to the State of Downtown.

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

At 8:24am, a motion was made by Commissioner Bernt and seconded by Commissioner Fitzgerald to adjourn the meeting.

ALL AYES.

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Dave Winder, Chairman

**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.**