



**MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, August 10, 2022, 7:30AM
Meridian City Hall, City Council Conference Room
33 East Broadway Avenue - Meridian, Idaho**

1. Call Meeting to Order [Winder]:

At 7:31AM, 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>O</u>	Steve Vlassek– Secretary/Treasurer	<u>X</u>	Rob McCarvel – Member
		<u>O</u>	Treg Bernt – Member
		<u>O</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 Basalone and seconded by Commissioner de Weerd 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 June 08, 2022 Regular Meeting**
- b. Approve May 2022 Financials and Notice of Bills Paid**
- c. Approve June 2022 Administrator’s Report**

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

ALL AYES.

5. Action Item: Consideration of approval of the real estate purchase agreement between the City of Meridian and the Meridian Development Corporation for the Civic Block properties and corresponding resolution 22-018 [Lakey/Squyres]

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

Anyone desiring accommodation for disabilities related to documents and /or hearings, please contact the Meridian City Clerk’s Office at 888-4433 at least 48 hours prior to the public meeting.

Counsel Lakey introduced the item to the board and reviewed the PSA. The agreed upon purchase price is \$335k. There is a 180-day due diligence period plus extensions. This time allows for entitlements; the creation of the OPA; and the forward movement on the Hunter Lateral. If the project doesn't happen, the City has the right to buy back the property. Kurt Starman from the City stated that the City of Meridian approved this agreement in June. A motion was made by Commissioner Basalone and seconded by Commissioner de Weerd to approve the PSA between the City and MDC.

ALL AYES.

6. Action Item: Consideration of approval of the real estate purchase agreement between the Meridian Development Corporation and Meridian Caddis, LLC for the Civic Block properties and corresponding resolution 22-019 [Lakey/Squyres]

Counsel Lakey introduced the topic to the board. He stated that once River Caddis placed the \$30k in escrow, this began the due diligence period. This agreement includes a number of items important to City Council including a provision that MDC will lease the Community Center as long as possible and that they will provide a 30-day notice. This agreement also included the terms of the MOA for the project along with specific financing requirements and the ability to purchase the property back if the project should fall through. A motion was made by Commissioner Basalone and seconded by Commissioner Mueller to approve the PSA between River Caddis and MDC.

ALL AYES.

7. Action Item: Consideration of approval of the Meridian Chamber of Commerce request for sponsorship of the 2022 Oktoberfest event and corresponding resolution 22-020 [Sean Evans/Squyres]

Squyres introduced the topic to the board and Sean Evans. Oktoberfest was slated to happen last year but due to COVID it was canceled. The Board has authorized a \$5k sponsorship that was not used. This year, due to increasing costs, the Chamber is asking for a sponsorship of \$7500. The goal for the first year is to break even. Sean stated the Chamber has contracted with a company that plans large events. The Chamber is planning for 5,000 people. It is the Chamber's goal for the event to be profitable for the local businesses. There will be a number of events such as a cornhole tournament. Commissioner de Weerd stated that she appreciated the Chamber for their efforts. A motion was made by Commissioner de Weerd and seconded by Commissioner Mueller to approve the \$7500 sponsorship.

ALL AYES.

8. Action Item: Consideration of approval of the Parking and Property Committee recommendation for the façade improvement grant application request for the 127 Club located at 127 East Idaho Avenue and corresponding resolution 22-021 [Ryan Steinbronner/Steve Vlassek]

A motion was made by Commissioner de Weerd and seconded by Commissioner McCarvel to table this item until August 10, 2022 due to the applicant failing to be at the meeting.

ALL AYES.

9. Action Item/Old Business: Consideration of approval of the Professional Services Agreement with Clifton Larsen Allen and corresponding resolution 22-009 [Lakey]

Counsel Lakey introduced the topic. It is time to renew the master agreement with CLA and Counsel Lakey has been working with the firm to come up with an agreeable template. This allows for 5-year rolling renewals with a 30-day clause. A motion was made by Commissioner Basalone and seconded by Commissioner McCarvel to approve the agreement with CLA.

ALL AYES.

10. Action Item/Old Business: Consideration of approval of the renewal of the Washington Trust Bank Line of Credit effective through June 30, 2023 and corresponding resolution 22-015 [Lakey/Squyres]

Squyres introduced the topic and reminded the board of previous discussions. The board felt it was okay to allow this line of credit to lapse. A motion was made by Commissioner Basalone and seconded by Commissioner de Weerd to take no action on this item.

ALL AYES.

11. Action Item/Old Business: Consideration of approval of the reimbursement of certain infrastructure improvements as allowed under the January 2022 Development Agreement with Galena Opportunity Fund and East Broadway Investment Company, LLC and corresponding resolution 22-016 [Squyres]

Counsel Lakey introduced the topic to the board. He relayed the discussions with Galena and the agreement is for these costs to be placed within the forthcoming OPA for reimbursement through the new district. A motion was made by Commissioner de Weerd and seconded by Commissioner Mueller to take no action on this item.

ALL AYES.

12. MDC Project Updates [Squyres]

Squyres provided an update on the Civic Block; Union 93; and Destination: Downtown to the board.

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.

Squyres reminded the board there would be no July 27th meeting.

15. Discussion Item: Chairman's Report

Chairman Winder wished Administrator Squyres a happy birthday and he discussed that the Roosevelt/New Frontier ranked 2nd in liquor sales in the state.

16. Public Comment

No public comment.

17. Adjourn the Meeting [Winder]:

At 8:30AM, a motion was made by Commissioner de Weerd and seconded by Commissioner McCarvel to adjourn the meeting.

ALL AYES.

Dave Winder, Chairman