



MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, September 14, 2022, 7:30AM
Meridian City Hall, Robert D. Corrie Conference Room
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Winder]:

At 7:32AM, 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
<u>X</u>	Steve Vlassek– Secretary/Treasurer	<u>X</u>	Rob McCarvel – Member
		<u>X</u>	Kit Fitzgerald – Member
		<u>O</u>	Brad Hoaglun – Member [Arrived at 7:47AM]
		<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 Basalone 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 August 24, 2022 Regular Meeting**
- b. Approve August 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 assignment of the Owner Participation Agreement with East Broadway Investment Company LLC to Union 93 LLC and corresponding resolution 22-026 [Lakey]

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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. This transfer is to a different LLC for financing purposes. The people involved are still the same as the original LLC. A motion was made by Commissioner Vlassek and seconded by Commissioner Mueller to approve the OPA assignment to Union 93, LLC.

ALL AYES.

6. Action Item: Consideration of approval of the subrecipient agreement with Ryan Steinbroner for 127 East Idaho Avenue and corresponding resolution 22-027 [Lakey]

Counsel Lakey introduced the item. This is the subrecipient agreement for the project approved at the August meeting for 127 East Idaho Avenue. The project will be reimbursed as funds accumulate in the Union District. A motion was made by Commissioner Fitzgerald and seconded by Commissioner McCarvel to approve the subrecipient agreement.

ALL AYES.

7. Action Item: Consideration of approval of the FY2023 sponsorship with the Meridian Arts Commission for the 2023 Concerts on Broadway series and corresponding resolution 22-028 [Squyres]

Squyres introduced the item. The sponsorship is for \$10k for the FY23 series. A motion was made by Commissioner Basalone and seconded by Commissioner Vlassek to approve the FY23 sponsorship.

ALL AYES.

8. Action Item: Consideration of approval of the request of reimbursement #1 by the Pacific Companies for the Old Town Lofts project and corresponding resolution 22-029 [Squyres]

Squyres introduced the topic and reviewed the memo to the board outlining the reimbursement in the amount of \$23,673.25. A motion was made by Commissioner Vlassek and seconded by Commissioner Fitzgerald to approve reimbursement #1.

ALL AYES.

9. Action Item: Consideration of approval of a cost-of-living increase per the master contract for AF Public Solutions, LLC in FY2023 and corresponding resolution 22-030 [Winder]

Chairman Winder introduced the item. The proposed increase would be for 3% as contemplated by the master agreement. This would increase the monthly contract rate from \$9,600 to \$9,888. A motion was made by Commissioner Basalone and seconded by Commissioner Fitzgerald to approve the increase for FY23.

ALL AYES.

10. Discussion and Possible Action Item: Discuss the Hunter Lateral project associated with the Civic Block project and provide possible direction to the Administrator and/or Legal Counsel [Winder/Squyres/Lakey]

Squyres introduced the item. She discussed the conversations with River Caddis and their desire to put a hold on the project given escalating project costs. Squyres discussed the concept of loaning money from the downtown district to the Union District in order for MDC to

complete the Hunter Lateral project in order to avoid the loss of a year if River Caddis is unwilling to move forward. She discussed the logistical concerns and potential challenges. Chairman Winder discussed the recent meeting with River Caddis and City leadership and the overall concern for the project. Commissioner Basalone stated he agreed with moving forward with the Hunter Lateral project as costs will continue to go up. Commissioner Vlassek agreed. Commissioner Fitzgerald acknowledged the changes in the market. Counsel Lakey reviewed River Caddis' responsibility and the existing agreements including the MOA and PSA. He also expressed concerns regarding spending other district's money. Commissioner Fitzgerald expressed concern with spending money. Commissioner Mueller stated that he would be interested in the costs and would like to understand this first. Commissioner Hoaglund agreed. Bruce Freckleton from the City discussed the lateral project in more detail for the board. Commissioner Winder is interested if the City would contribute. The board directed Squyres to continue working with the developer and the City to determine actual project costs and specifics.

11. MDC Project Updates [Squyres]

Squyres provided an update on the Destination: Downtown RFQ process.

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

Chairman Winder welcomed Commissioner Hoaglund to the board.

Discuss coming back in person for the second board meeting of the month.

15. Public Comment

No comment.

16. Adjourn the Meeting [Winder]:

At 8:47AM, a motion was made by Commissioner Fitzgerald and seconded by Commissioner Hoaglund to adjourn.

ALL AYES.

Dave Winder, Chairman