



MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, December 13, 2023, 7:30AM
Meridian City Hall, City Council Conference Room
33 East Broadway Avenue - Meridian, Idaho

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>O</u>	Nathan Mueller– Vice-Chairman [Arrived at 7:50AM]	<u>O</u>	Diane Bevan – Member [Arrived at 7:38AM]
<u>O</u>	Steve Vlassek– Secretary/Treasurer	<u>O</u>	Rob McCarvel – Member
		<u>X</u>	Kit Fitzgerald – Member [Left at 8:12AM]
		<u>X</u>	Brad Hoaglund – Member
		<u>X</u>	Robert Simison – 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 Hoaglund 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 November 08, 2023 Regular Meeting**
- b. Approve November 2023 Administrator’s Report**
- c. Approve September and October 2023 Financials and Notice of Bills Paid**

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

ALL AYES.

5. Presentation: Fiscal Year 2023 Financial Audit review by Eide Bailey [Eide Bailey]

Kevin Smith from Eide Bailey presented the FY2023 financial audit. The firm is issuing a clean opinion for the FY2023.

6. Action Item: Consideration of approval of the Fiscal Year 2023 Financial Audit and corresponding resolution 23-032 [Winder]

A motion was made by Commissioner Fitzgerald and seconded by Commissioner Basalone to approve the FY23 audit.

ALL AYES.

7. Action Item: Consideration of Notice of Termination of Memorandum of Agreement and Purchase and Sale Agreement with River Caddis for the Civic Block Development Proposal [Lakey]

Counsel Lakey presented the topic. MDC will need to provide a letter stating that the agency is terminating the MOA and to return the earnest monies. The City terminated their portion of the agreement in November 2023. A motion was made by Commissioner Basalone and seconded by Commissioner Fitzgerald to direct Squyres/legal counsel to send a letter terminating the MOA and to release the developer's monies.

ALL AYES.

8. Action Item: Consideration of Access and Use Agreement with the City of Meridian for the Hunter Lateral Construction [Lakey]

Counsel Lakey presented the topic. This is a temporary license which allows the City to go onto the easement MDC is responsible for in order to relocate the Hunter Lateral. A motion was made by Commissioner Basalone and seconded by Commissioner Fitzgerald.

ALL AYES WITH COMMISSIONERS HOAGLUN AND SIMISON ABSTAINING.

9. Action Item: Consideration of a reimbursement agreement with City of Meridian for the Hunter Lateral Construction and corresponding resolution 23-033 [Squyres/Lakey]

This item was tabled until January 2024.

10. Action Item: Consideration of the legislative services scope of work for the 2024 session with Primus Policy and corresponding resolution 23-034 [Squyres/Lakey]

Squyres introduced the topic and explained the request for an increase in fees. A motion was made by Commissioner Bevan and seconded by Commissioner Fitzgerald to approve the 2024 legislative scope of work in the amount of \$3,500 per month.

ALL AYES.

11. Action Item: Consideration of the 2024 accounting services scope of work with Clifton Larsen Allen and corresponding resolution 23-035 [Squyres/Lakey]

Squyres reviewed the scope of work for 2024 with the board. A motion was made by Commissioner Hoaglund and seconded by Commissioner Basalone to approve the scope of work.

ALL AYES.

12. Action Item: Consideration of the alternative parking compliance request for 725 East Second Street [Winder/Fitzgerald/Ryan Steinbroner]

Ryan Steinbroner introduced the request and explained how it meets alternative parking compliance. He listed all of the public parking options within a 1-2 block radius. Committee members supported Ryan's request. Board members expressed their support particularly in light of the recent parking study which states there is plenty of available parking. A motion was made by Commissioner Basalone and seconded by Commissioner Fitzgerald to recommend approval to the City of Meridian of the alternative parking compliance request.

ALL AYES WITH COMMISSIONER SIMISON ABSTAINING.

13. Presentation: Destination: Downtown Master Plan Update [Vitruvian Planning]

Chris Danley from Vitruvian Planning provided an update on the project. He further discussed the template proposed for the document and requested feedback from the board. The board concurred with the proposed template. Commissioner Basalone expressed concerns regarding interconnectivity and corridors.

14. Presentation: Auditorium District Update [Sean Evans]

Sean Evans provided an update to the board on the Auditorium District study and efforts.

15. MDC Project Updates [Squyres]

Squyres provided an update on Union 93 to the board.

16. 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.

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

No report.

18. Discussion Item: Chairman's Report

No report.

19. Public Comment

Lori Jones thanked Sean for the presentation.

20. Adjourn the Meeting [Winder]:

At 9:09AM, a motion was made by Commissioner Hoaglun and seconded by Commissioner Mueller to adjourn the meeting.

ALL AYES.

Dave Winder, Chairman