



**SPECIAL MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, September 11, 2024, 8:30AM
Meridian City Hall, City Council Conference Room
33 East Broadway Avenue - Meridian, Idaho**

1. Call Meeting to Order [Winder]:

At 8:30AM, Chairman Winder called the meeting to order and welcomed Councilman Taylor to the board.

2. Roll-call Attendance [Winder]:

X	Dave Winder – Chairman	X	Dan Basalone - Member
O	Nathan Mueller– Vice-Chairman	X	Doug Taylor – Member
O	Steve Vlassek– Secretary/Treasurer	X	Rob McCarvel – Member [left the meeting at 9:20AM]
		X	Kit Fitzgerald – Member
		X	Brad Hoaglund – Member
		X	Robert Simison – Member [Left the meeting at 9:41AM]
		X	Todd Lakey – Counsel
		X	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 August 28, 2024 Regular Meeting**
- b. Approve August 2024 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 scope of work for Fiscal Year 2024 Annual Audit with Eide Bailey and corresponding resolution 24-019 [Squyres]

Squyres presented the item for the board's consideration. A motion was made by Commissioner Fitzgerald and seconded by Commissioner Hoaglund to approve the scope of work for the FY24 annual audit in the amount of \$17,400.

ALL AYES.

6. Action Item: Consideration of approval of a time extension request by Alexis Johnson to extend her façade improvement subrecipient agreement completion date to December 31, 2024 and corresponding resolution 24-020 [Squyres/Alexis Johnson]

Squyres presented the request to the board. A motion was made by Commissioner Basalone and seconded by Commissioner Fitzgerald to approve a time extension through December 31, 2024.

ALL AYES.

7. Presentation, Discussion, and Potential Action Item: Consideration of request by Josh Evarts with Old Town Lofts to amend the 2018 Development Agreement with Novembrewhisky Properties, Pacific West Communities, and Pacific West Builders [Josh Evarts]

Squyres introduced the item to the board. Josh Evarts from Pacific Companies reviewed the request with the board. The board had questions and wanted to bring this back to the next meeting for further discussion.

8. Executive Session pursuant to Idaho Code Section 74-206(1)(c) to consider acquiring an interest in real property which is not owned by a public agency.

A motion was made by Commissioner Hoaglund and seconded by Commissioner Fitzgerald to go into Executive Session via Idaho Code Section 74-206(1)(c).

ALL AYES.

A motion was made to come out of Executive Session by Commissioner Hoaglund and seconded by Commissioner Fitzgerald.

ALL AYES.

9. Action Item: Consideration of approval of the scope of work for appraisals of Parcels A and B with Mountain States Appraisal and corresponding resolution 24-021 [Winder/Squyres]

Squyres introduced the topic. A motion was made by Commissioner Fitzgerald and seconded by Commissioner Taylor to approve the scope of work for Parcels A and B in the amount of \$5,000.

ALL AYES.

10. MDC Project Updates [Squyres]

Squyres provided an update on the Union 93 project.

11. 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.

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

Squyres discussed the need to adjust the meeting date for the first meeting date in October if a meeting is needed.

13. Discussion Item: Chairman's Report

No report.

14. Public Comment

No public comment.

15. Adjourn the Meeting [Winder]:

At 9:45AM, a motion was made by Commissioner Fitzgerald and seconded by Commissioner Taylor to adjourn the meeting.

ALL AYES.

Dave Winder, Chairman