



**MINUTES**  
**MEETING OF THE BOARD OF COMMISSIONERS**  
**Wednesday, January 25, 2012, 4:00pm**  
**Meridian City Hall North Conference Room**  
**33 East Broadway Avenue - Meridian, Idaho**

**1. Call Meeting to Order (Pipal):**

Meeting called to order at 4:00.

**2. Roll-call Attendance (Jensen):**

Julie Pipal – Chairman  
 Craig Slocum – Vice-Chairman  
  Eric Jensen – Secretary/Treasurer

Keith Bird – Member  
 Jim Escobar – Member  
 Dave Winder – Member  
 Tammy de Weerd – Member (late)  
 Dan Basalone – Member  
 Lisa Keyes - Member

Todd Lakey – Counsel  
 Ashley Ford – Project Manager

Pipal: Member Jensen can't be here. Member De Weerd will be joining us soon and I don't know about Ms. Keyes?

Ford: Commissioner Keyes (inaudible).

**3. Confirm Agenda (Pipal):**

Winder: I move that we add an item to the agenda as item number 5, to be an update on the construction note from Washington Trust Bank regarding the COMPASS VRT building.

Pipal: Other than that you confirm the agenda?

Winder: Yes.

Slocum: Second.

Pipal: We have a motion and a second. All in favor signify by saying aye. Opposed same sign?

ALL AYES. MOTION CARRIED.

**4. Approve Consent Agenda (Pipal):**

**a. Approve Minutes of January 11, 2012 Regular Meeting**

Slocum: I would move that we approve the consent agenda.

Bird: Second.

Pipal: We have a motion and a second. All in favor signify by saying aye. Opposed same sign.

ALL AYES. MOTION CARRIED.

**ACTION ITEMS**

**5. Update on the Construction Note from Washington Trust Bank Regarding the COMPASS VRT building (Amended onto Agenda):**

(Washington Trust Bank Rep): (Inaudible), Washington Trust Bank, 3251 E. Presidential, Meridian, Idaho. I just wanted to come and update the board as we get fairly close to completion and the sale of the two office condos with VRT and COMPASS and where we are and get the process laid out and answer any questions I can directly from you – just sort of will be less touch between the bank the board project manager once we go into a permanent note, select payments and (inaudible). The first thing is I did want to apologize – (inaudible) auditors that found that in the covenant and financial issues in covenant that didn't match and held you in violation of the covenant and that was just poorly written on the banks part and both our counsel and the bank officers (inaudible) caught that and so we will get that cleaned up in our documents for the firm note to where it reads as it should and be cleaned out for your next audit (inaudible). What I understand from Ashley and Todd that the plat will be hopefully closed out at the middle of February – February 20<sup>th</sup> is --? We have our fingers crossed for it, but what I have advised Ashley and Todd is we will prepare to have approval for 60 day extensions on both of those (inaudible) forward in 60 days and then they are in our pocket if we need them. What we don't want to have is a situation that comes to either (inaudible) construction March 5<sup>th</sup>, we don't want to have a situation where it is March 4<sup>th</sup> and then oh we need an extension, unfortunately these days the (inaudible) is very strict about the appraisals and an appraisal that is more than six months is considered stale. So we did the appraisal on this building 13 or 14 months ago, so anything we do on the note we will be required to get an update to the appraisal and that is really out of the bank's hands, so talking with Ashley and Todd we have got that under control and will have that in our pocket if we need it with the help (inaudible). We don't want to be on the wrong side of that. I think we have some letters of credit out, one was we didn't (inaudible) on one of those, it was recently released and then we will have one more out there. One more to figure out exactly – right now is secured by available funds in your construction loan. Luckily I think it is a credit to the management of the board and project manager and the contractor that really haven't dipped too deeply in your contingencies on this property, particularly early when it looked like there were things that out there that might make it (inaudible) and so it is a testament to everybody's management. We will need to figure out how we deal with that going forward. Other than that, I think we have been real happy with the process since we got it documented and worked as it should and contractor's have been paid for the job and we feel pretty good about it, so that is all I have for an update. I am happy to answer any questions you might have.

Pipal: Just to clarify, because we will have the documents prepared in advance for the extension, should we need that we would not have to get an appraisal?

Washington Trust Rep: No, no. We have to – the real dues – it is called a validation and so we will have an appraiser go through the appraisal and basically look at the sales conditions as they exist today and if the sales conditions today are not significantly different than they were at the initial – we didn't have a contract, but we had a reservation agreements, right? So if there is not a big difference between the reservation agreement and the sales contracts validating, a marginal difference they may adjust the value one way or the other and then if it is widely different they could adjust the difference. I mean really we already are where we are. The money is out, so it doesn't mean that we would really be in a position to really do anything other than check the box that we are aware of the value. Then all that means is the bank has to record our loan value in a certain box when we record that to the FDIC. It is a violation of law if we do any subsequent transactions including an extension without at least validating it. So it is not a deal where we go out and spend another \$5,000 and 30 days for a new appraisal, but it is a deal that takes some time, perhaps ten days (inaudible).

Pipal: What is the difference between costs --?

Washington Trust Rep: We wouldn't charge you for it.

Pipal: Do we have any questions? All right. Thank you very much.

## **6. Time Extension Request for Owner Participation Agreement Between Meridian Development Corporation and Boise-Waltman, LLC:**

Ford: The reason why this is back on the agenda again is last time we decided we were going to try to – actually amend the agreement to have it say three years instead of the two years originally requested by Mr. Nickel. That was (inaudible) the preliminary plat was up for extension in a year. After the last board meeting, Mr. Nickel called me afterwards and said I think I made mistake, the preliminary plat is due this year for an extension, so now they are back asking to amend the motion to two years just to make sure that they both are on the same timeframe – because the original motion did state three years and we need to bring it back. Mr. Nickel is here if there are any questions in regards to that.

Pipal: Will you just introduce yourself for the record, please.

Nickel: Shawn Nickel, 1509 Estancia, representing Boise-Waltman. I do apologize for the confusion – when Member Winder offered up or was negotiating the three years to try to get in align with our approvals with the city, I got a little confused and went back that day and looked at my calendar, I realized that we are going to be submitting the time extension this spring for two more years and so I had to get that – that was your reason for adding that additional year to keep it in line with the preliminary title approval. I didn't think it was right for us to get an additional year under that false information. So I talked to Ashley and asked to get back in front of you guys and figure it out.

Winder: That was the reason for doing that and I appreciate your letting me know.

Nickel: Yeah and again I think we should go back to the original two years that we asked for.

Pipal: Counsel what is the process for that because – is it a matter of just changing the date?

Lakey: I guess there was a motion, but the resolution that was prepared last time was two years, was approved and modified to three, but I think if you make a motion to remand the resolution and agreement back to the original two years, we are okay.

Pipal: So we wouldn't actually be approving the resolution again, we would just be amending it the motion?

Lakey: A motion to amend it.

**7. Resolution 11-030 Time Extension Request for Owner Participation Agreement Between Meridian Development Corporation and Boise-Waltman, LLC:**

Pipal: I would entertain a motion.

Bird: I would move that we amend the resolution 11-030 for the Time Extension for Boise Waltman LLC from three years to two years as originally requested.

Slocum: Second.

Pipal: Motion and a second. Any further discussion or questions? For the record member De Weerd has joined us. We are having a discussion and a motion on the floor to amend the resolution of the time extension from the three years back to two as was originally done at the last meeting. We have a motion and a second to do that.

Lakey: Just a clarification, that motion to amend also includes the documents themselves, correct?

Bird: Yeah.

Pipal: Any questions or discussions?

Roll Call Vote: Slocum, aye; Bird, aye; Escobar, aye; Winder, aye; De Weerd, nay; Basalone, aye; Pipal, aye.

SIX AYES. ONE NAY. MOTION CARRIED.

**8. Legislative Services Scope of Work for 2012 Legislative Session:**

Pipal: Does everyone have a copy? Mr. Turlington would you like to come forward, please?

Turlington: Scott Turlington, 802 W. Bannock Street, Boise, Idaho.

Pipal: Members of the board you have before you a professional services agreement; I believe we saw last week the letter from Scott detailing what he thought the agreement would look like and you have the professional services agreement in front of you in a separate packet. Take a minute just to take a look because we have our uniform way of doing these now – at page 6 and 7, talking about the scope of services –

Turlington: Following our last meeting I agreed to go back to the legislature. I met with the legislature and there was going to be legislation this session that impact Meridian and so I did that. I went back with several legislators including the folks from up north Idaho and they did confirm that they were preparing legislation to introduce this session to go back in and add a couple of things that we were able to keep out last session. Primarily the two issues I think that they are mostly interested in that we will see are election of board members and then taking care of the carryover fund and revert that back to the tax base. Those seem to be the two

primary issues of northern Idaho legislator caucus and I do know that following our discussion with them, they were going to be returning to their districts and meeting with their council members or county commissioners to begin to put a draft together. So that is where it is currently, what is the revised proposal would be now for MDC's engagement and the opposition of any such legislation both individually and with committees and actively be involved in the legislative process.

De Weerd: I just was over at the Capitol building with the Association of Idaho Cities and I will preface it first that they speak to their audience – so we met with Leadership, with Senate Crookham and (inaudible) Senator Quare who is the chair for the government and then went over to the House and met with the Speaker of the Minority Leaders and asked the question of all three? Anything happening with urban renewal? All of them said we haven't seen anything and only the House Minority Leader, mentioned that someone is rattling the cage – all of them kind of indicated – I think we are good with seeing how last year's bill works, so even the House Leader might minimize it. That doesn't mean much other than he knows his audience.

Turlington: What I would say is when you see a bill come out this will be what I consider a second or third tier piece of legislation, which means it doesn't have a tremendous amount of support, but on the other hand sometimes second or third tier bills get passed because no one is paying attention. In my discussions with the members from up north, we did walk through the bill from last year. We talked about the reform, talked about the fact that it is brand new, just went into effect last July and we need some time to see if it is going to work and from our perspective it is working as far as transparency, accountability, but that doesn't solve their problems in what is going on up at LCDC and the district itself. I definitely don't think we have much to worry about. I don't think it would be a battle like it was last year, but I think legislation would come forward (inaudible) that will have support from the folks who weren't supportive last session and then I think we need to be engaged in it to make sure that (inaudible) perfectly and resources to stop it or hold it or whatever we need to do. The primary legislator that is supporting this, this is her single issue agenda for becoming an elected official at least from a legislative side (inaudible).

Pipal: One of the unfortunate nuances of this legislature is that many of those people if we don't have a voice, hers and her colleagues will be the only ones they hear. So, I generally have been supported of making sure that Meridian's interests are represented and that vacuum is not created and I am also concerned about – particularly concerned about the election because leadership supported parts of that election and that means that they could really create some problems by allowing the bill to be heard and maybe even suggesting that members go across the hall and see if they could find supporters to get it heard on the Senate side – that issue, I think we also saw in the newspaper – our neighbors to the north are dismantling their urban renewal in favor of putting elected officials and all of the work that we have done to not be that extension of the city and to be an independent body – it is an arena that people can wreck a lot of havoc and we have had a seat at the table. Mr. Turlington has already registered on our behalf and I would like us to consider the scope of work. We probably should have a motion before we get into a lot of discussion, shame on me. Would you like a minute to look at the proposal or at least the actual agreement?

Slocum: Just a question on budgeting? We have a line item established in our 2012 budget?

Ford: We have established an amount of \$5,000. But we had anticipated legislation as well (inaudible) at that point and the amount was pretty generous that we set aside.

Slocum: I guess the question would be with the proposal (inaudible) where would we take from?

Ford: I think at this point – (inaudible) a couple of budget amendments (inaudible) just keep in mind even though I don't like to bring this up, we do have a \$74,000 contingency that we have set aside for run over's this year for things that we have anticipated such as legislation like this. I think it will come out in the wash with some of the other projects that we are moving forward on, for example, one of the items on the agenda just after this is for the Nine Mile flood plain study, we had a budget of \$50,000 for that first base study from CH2M Hill is \$39,000 and change and there is some additional surveying that will be needed for them to complete their work and with talking to (inaudible) it is a couple of thousand dollars to three thousand, so I think we are going to have – it is all going to be able to shake out pretty evenly. That is the best information that I have at this point.

De Weerd: When we talk budget (inaudible) shake out or wash out (inaudible).

Ford: Balance.

Pipal: I would entertain a motion or have some further discussion?

Bird: The motion you need is for the resolution right?

Pipal: Yes.

Ford: The resolution came in separately, so they are attached to the back of your packets.

Pipal: Just for clarification this is effective on signature that we really are considering a prorating in January as Mr. Turlington has been working for us since the last meeting.

Turlington: One of the things I would add to the discussion is if we see legislation come out and we are successful and it happens before the session ended, we can always make the decision to terminate our relationship having completed the scope. Typically when a bill comes forward and gets killed, you don't see other bills come forward. But there is always the possibility but I don't see that happening until February or March. Something just for consideration.

De Weerd: I think they are in cahoots with the lobbyists.

Turlington: That may be true.

Bird: My biggest fear is that if we don't have Scott up there and he has done a great job for us at times, so I think that we put colored glasses on at times – I know about four representatives at this time that would love to see urban renewal go away?

De Weerd: (Inaudible) representatives.

Bird: I am not even talking about our district 20, I am talking about 10 and 9 and some of those over in Can County where you have got certain entities over there who want some of the stuff they do through urban renewal – so we can have discussion after I make a motion.

**9. Resolution 11-033 Legislative Services Scope of Work for 2012 Legislative Session:**

Bird: I move we approve resolution 11-033.

Basalone: Second.

Pipal: We have a motion and a second. Further discussion?

Basalone: I have a question for Mr. Turlington. In addition to the legislation in question, are there any other potential pieces of legislation coming forward that could kind of have a direct or indirect affect if we move this forward?

Turlington: That is possible. One of the things that we will monitor; typically if you are going to have (inaudible) House legislation that will have some impact on urban renewal district or not directly involving it will come through one of two committees and so we do on a daily basis monitor the committees in terms of what is being presented, printed and passed and if there is a bill that may have some impact on districts or typically it would be taxing districts (inaudible) we will advise the board and let them take action. It is not – with urban renewal districts they are kind of a special purpose, so if you are going to have something that affects it, it is going to be a little bit more known than say if a taxing district change that would have some type of an innocuous impact on the (inaudible) district. So that is one of the things that we do is make sure that there is that income that we have to look at in our district (inaudible).

Basalone: Great, good to know.

Pipal: Further discussion?

Bird: Call for the question.

Pipal: Yes, please Counsel read by title.

Lahey: (Inaudible) by titles and partners and the resolution incorporated that. Resolution 11-033 of the Board of Commissioners of the Urban Renewal Agency of Meridian, Idaho approving the legislative services agreement between Meridian Development Corporation and Strategic Principles, strategic advisors and consulting; authorizing the execution of professional services agreement by the chair or vice chair and secretary; authorizing any technical changes to the agreement; authorizing the project manager to take all necessary action to implement the agreement; and providing an effective date.

Pipal: We have a motion and a second.

Roll Call Vote: Slocum, aye; Bird, aye; Escobar, aye; Winder, aye; De Weerd, aye; Basalone, aye; Pipal, aye.

ALL AYES. MOTION CARRIED.

Pipal: So thank you for continuing to work on our behalf.

Turlington: I will make sure I am on the agenda for the next meeting and hope to have a draft or something and I will let you know. Also, there was a 6:30 meeting (inaudible) town hall?

Pipal: Yes.

Turlington: I have got a 15 year old taking a driving test, so I would recommend everyone stay out of the way for the next hour. If it is okay, I will come back for that. (Inaudible).

De Weerd: (Inaudible) make sure to have 13 rounds?

Turlington: Actually that is our new lobbying technique. I kept looking for the photo on the Face Book page.

De Weerd: It is on there.

Turlington: Oh, is it?

De Weerd: Yeah.

Turlington: We saw the ruger.

De Weerd: Well I saw you unfriended me, so I couldn't –

Turlington: I don't believe that is correct. Actually just to be honest, I went off of Face Book a couple of months ago because I just can't handle all of the emails. I know you can set the setting, but – we are still friends, I am just not on Face Book.

De Weerd: I even had somebody that wanted (inaudible).

Turlington: One of our clients is an arms manufacturer here in Meridian and was at the trap show last week –

De Weerd: And it says made in Meridian on the barrel.

Pipal: Very nice.

Turlington: Anyway, I will see you soon.

## **10. Nine Mile Floodplain Study Scope of Work:**

Ford: You all made a decision when we did our strategic planning in October and also during our budgeting process back this summer to make the Nine Mile Flood Plain study a priority for this year. Just some quick background information to refresh memories. The Nine Mile flood plain runs through portions of downtown. Businesses have been affected by this flood plain because they can't qualify for community development block grant dollars because they lie within this flood plain and unless they make significant improvements to their property they are just not allowed to qualify. So on behalf of (inaudible) efforts, we made a decision as a board that this needed to be a priority to start the first phase of the three year studies as anticipated. As the strategic planning session in October, I was directed to engage CH2M Hill who is one of our new on call engineering firms to put together a scope of work for this first phase. We worked with the cities, the public works department floodplain administrator and that is what the document before you is. As I mentioned earlier we did have a \$50,000 budget this year for this first phase and CH2M came in with \$49,133 as their proposal and they believe that is what is needed for this first phase and discussions (inaudible). There is additional survey work needed, just a couple of cross sections here and there for the engineers to be able to do their work. We are anticipating that to be about \$50,000 and we will work with our on call surveyor to look at

those numbers and redefine that scope. So, Betsy do you have anything that you would want to add?

Pipal: Introduce yourself and name and address for the record, please.

Roberts: Betsy Roberts with CH2M Hill, 322 E. Front Street, Boise, Idaho. I don't think I have anything – Ashley did very well. I would say that it was a good joint effort because we had Kyle Radek there and David Miles and (inaudible) had good conversation back and forth (inaudible) and so I think we are right on track to get through first base with this.

Ford: One thing that we discussed in order to keep the costs down and on budget – MDC and myself will be taking the lead from a public outreach standpoint, with the assistance of our consultant as well, but just to know that it will be put back on my shoulders and that will be put to our strategic planning session scheduled to come up in two months (inaudible) looking to when the appropriate time would be to reach out to the public.

Pipal: So it looks like we would be convening the meeting, but materials and participation would be part of the scope of work, correct?

Ford: Materials --?

Pipal: Materials to explain what we are doing and then participation with those stakeholders' meetings would be – that would be the role of CH2M Hill?

Ford: Right.

Roberts: We figure (inaudible).

Ford: The city has had ongoing conversations with property owners in this affected area because there is some work going on with the Nine Mile floodplain in conjunction with ACHD work on the Linder and Pine intersection. They will be (inaudible).

Pipal: For the members of the board, I wanted to clarify something. When we had this discussion we recognized not having the study done as a barrier to investment in our community and that is was necessary to do that before investments could be made because it continues to get in the way of what people may want to do to develop and invest in our downtown. So just for clarification because we tend to label these things economic development, but line with the role of this body is to encourage that investment and this is a barrier that prevents investment. Does anybody have any questions for Betsy?

Roberts: I can go through it (inaudible), but it might put you to sleep (inaudible).

Slocum: Betsy just to clarify – this is phase one?

Roberts: Yes.

Slocum: You would come out of that with some design alternatives to correct the deficiencies?

Roberts: There was an existing model that was developed that gets us about halfway there. We are going to use this existing model, we are going to supplement that and we will look at it and figure out where our constraining areas are and in just knowing the area to some degree already having talked with Kyle Radek and David Miles, we have some pretty good ideas of

what the project might come out to be – what the real hinge points are so that we can say, you know, (inaudible) a culvert here, increase passage in this ditch and this will help us bring that one foot down in the flood elevation level. So what would come out are some very high order magnitude costs that say you know option one increases (inaudible) and then say great here is the cost and phase two, if that would get selected would be the actual design of that project. Now where they are located on different properties, that would be part of phase two and then we would need to (inaudible) or work something out and that would be part of phase two. This would just kind of point us in -- we have about three choices or maybe it really comes down to one really logical choice, this is the spot and if we do this we can make it work.

Pipal: Also for clarification on that one of the reasons we did not get selected for a community development block grant for this is because they did not want to fund a study and if we actually identify places where we do a project, they will fund the design and completion – that is a more eligible opportunity at that point, but the study we couldn't get funded.

Ford: We were kind of encouraged to apply (inaudible) when we new what that project would be.

Slocum: One follow up – the budget – it is a listed as a budget. Is this a fixed fee, hourly and is it including reimbursable?

Roberts: (Inaudible) much on the expense side obviously. Typically we set it up when we put these together as a kind of materials not to exceed type budget. So we add (inaudible).

Slocum: I didn't find it either in the attached task order or in the resolution. It could be in the master --?

Roberts: I think it is.

Lahey: The master services agreement talks about specifying a task order that either can be materials or flat fee or whatever, so if we are talking flat fee (inaudible) or it could say not to exceed.

Basalone: On completion of phase one, does that help the property owners in terms of their investment potential or does the whole project need to be physically completed before they can (inaudible)?

Roberts: My understanding is that it needs to be physically completed, so that they can prove for insurance purposes that they are out of the level of floodplain elevation. I don't know if anyone would be willing to take it a little bit earlier if construction started or something like that. So, they may feel comfortable. There may be some risks but they also may feel comfortable if they know that --?

Basalone: If the phase one study shows that the risks are minimal, that you only need this small construction in a certain spot or something that might weigh in on that decision in some way?

Roberts: I would think so if this group said yes we are going to fund it and it is in our budget to do this project, a person might feel like okay they are truly moving forward and that is truly going to get fixed, I can begin on my path.

Pipal: Ashley, for clarification because I do not remember it says June for the completion date?

Roberts: It says the first of June.

Pipal: How does that June 1<sup>st</sup> date, I can't remember, coincide with the community development block grant requests? We are early enough if we have the study in hand.

Ford: I will have to go back to my calendar to look at when those applications are due. I (inaudible) the grant administrator and (inaudible) discussion. I want to say that those have to go in April or May and then they go through the hearing process during the summer.

Bird: I think you are right.

De Weerd: Have to approve the first week in August.

Ford: So if I remember correctly, I think the application is due sometime in April. We went through a first round of review with staff, then we went through a first City Council hearing in June and a second follow up in July, I believe, and they (inaudible) that go along with that.

Bird: The second meeting in August we would finalize it.

Ford: So we could go ahead and submit again for that. We may have to add more information a little bit later into the process, but at least get that base application in.

Pipal: Because the study is underway?

Ford: Correct.

Roberts: I would like to say that we were working with that data based on Kyle Radek and David Miles saying that that would help them as far as if the city is going to support any of this for next year's budget (inaudible).

Bird: Yeah, because our budget hearings are in the first of July.

De Weerd: (Inaudible) by April and we have all of our balancing done by the end of May.

Pipal: Well it may be necessary that somewhere in the process that we get an idea of the types as you get into the city, the types of things that you are seeing without a formal recommendation and see what we might want, so we can at least alert the city and staff, Ashley, as to what we might – obviously if we can't do it in the timeframe then – we can't force it, but I would like to get an idea of what those costs might be and who the partners might be this year because we have talked about this.

Bird: I think working with Kyle – I think you have the study going and I think that he would probably bring forward the requests, so as long as the study is being actively done; I think we would be okay.

Ford: Kyle has verbalized that he is very willing to bring this request before the City Council because he does believe that is a benefit to the city as well.

Roberts: (Inaudible) push it faster on our side as well to get the study moving quickly.

Ford: I will work on an outline and detailed schedule to figure out the public involvement, outreach (inaudible) and get back to the board on that.

Pipal: Okay, counsel can I get you to read title?

**11. Resolution 11-034 Nine Mile Floodplain Study Scope of Work:**

Lakey: Sure, but maybe one question. Do you want CH2M Hill to come back and just to put that not to exceed phrase in there in the budget language?

Pipal: Yes.

Lakey: A resolution 11-034 of the Board of Commissioners of the Urban Renewal Agency of Meridian, Idaho, approving task order 1 scope of services and professional services agreement between the Meridian Development Corporation (MDC) and CH2M Hill for engineering services regarding Nine Mile Floodplain study; authorizing the execution of the agreement by the chair or vice chair and secretary; authorizing any technical changes to the agreement; authorizing the administrator to take all necessary action to implement the agreement and providing an effective date.

Pipal: Do we have a motion?

De Weerd: I would move to approve resolution 11-034.

Slocum: Second.

Pipal: Further discussion?

Roll Call Vote: Slocum, aye; Bird, aye; Escobar, aye; Winder, aye; De Weerd, aye; Basalone, aye; Pipal, aye.

ALL AYES. MOTION CARRIED.

**12. Split Corridor Options:**

Ford: If you will recall (inaudible) in October. I brought the issue of being put forward (inaudible). The issue being mostly a cost estimate of this project. Stanley Consultant's estimate who did the design work came in around \$542,000 and this was initially planned on one (inaudible) cycle, which obviously given what our annual budget is each year, looked a little bit scary to me anyway. So I have been working with Tim Curns with the city and looking at different options and Tim had presented different options at that meeting in October – scenarios is probably a better way of saying it. So he has done some analysis and has been able to bring some costs back to us and ideas and I would advise him to come up and explain those a little bit more. In your packet is an email describing the different scenarios and also the handouts that were provided in that October meeting and then he brought separate handouts this evening that I had not given you showing aerial and some energy costs that go along with that as well.

Curns: Tim Curns, Meridian Public Works, 33 E. Broadway. Members of the board, from last time we had some different discussions on ways to maybe make this project a little bit more affordable, if that is the right word. I worked with Ashley and based on previous discussions, put together a real quick chart here for you to kind of outline what some of those options might be and what they look like. If you remember from last time, the original design from Stanley Consultants, which went roughly from Taylor, which is almost at Franklin, to Cherry and including the cross over. That original design had 83 new street lights including in the construction estimates as Ashley said was about \$542,000 and then I went through and

calculated what it would look like – that first scenario being the current spacing that would be the MDC standard, which is 60 foot spacing, but that first scenario removes that leg of lights on Meridian Road from the cross river going down to Taylor. Then the second scenario is what happens if we stretch that spacing to 90 feet which is kind of as far as you would want to go in order to keep the lighting levels on the sidewalk areas at advisory levels and then that third scenario is what happens if we use induction lighting as the light source which is actually what just got switched out on Broadway here – I don't know if anyone noticed that but those are a lot more energy efficient and that is reflected in the energy cost preview which I roughed out at the bottom of the chart there for comparison as well. So as you can see the different scenarios are all cheaper than the original design, vary somewhat and vary quite a bit to energy costs as well. Like I said the third scenario using induction lighting would match what we now have outside of City Hall as well as outside of the COMPASS VRT building and would match in color as well as technology as well as maintenance, which by the way is a lot less expensive than high pressured study because we don't have to replace those bulbs as frequently. I made a quick map to just kind of show what it would look like. There was some discussion last time about what happens if we phase it? What does that look like? So I just took the last scenario and said this is – if the break point for phasing is Pine, which was discussed as maybe a logical location, what do the phases look like in terms of costs? If you notice they add up to a little bit more than the total costs when you get it all at once and the reason I left it that way was I just assumed that if you break it into phases, there is a chance that it will cost a little bit more on each one because you have to bring somebody back up again and you are delaying the contract. That is the information that I prepared for you and I would be happy to answer any questions about that.

Ford: The reason why this (inaudible) is twofold, one ACHD will be going out to bid this summer for the split corridor (inaudible) and so we need to get it done and essentially what we are going to want to get accomplished and what our commitment is; two, is we haven't really talked about this and how this will impact future budgets and this will start with next year's budget. So my concern was how do we make this more palatable and live up to our agreements that we made in the past, but at the same time be able to do other projects at the same time as that is a concern. Again, this is something because (inaudible) construction – not to say we couldn't go after some community dollars as well to assist with funding and find those sources. I think that should be (inaudible) and make a decision on which way to go. We are getting to a point with ACHD that we need to give them direction so that they know (inaudible).

Bird: Does ACHD have any money thrown in there for any funding at all? Or is it all on our dollar?

Ford: It is my understanding that the agreements that we have made in the past, is that we would.

Bird: Yeah, that kind of rings a bell in my head.

Basalone: Follow up on Commissioner Bird's question. I thought I heard that the Highway District was responsible for lighting at the intersections?

Curns: That is correct.

Basalone: So in addition to the lighting that we would be putting in there would be that intersection lighting. So really what we are talking about is more pedestrian type lighting, right?

De Weerd: Start from Meridian –

Escobar: Tim, my opinion is to do the induction lighting because we have got to match what we are doing elsewhere in town and set the standard, I think. So if we have to spend more right now in the induction lighting and looking at potentially phasing it, I would be leaning in that direction and I would also be leading in the direction utilizing the 80 or 90 foot spacing, especially the last time we discussed the two lights out here like the Bank of the Cascades was, I think, at 100 feet?

Slocum: Ninety feet.

Escobar: We measured the foot candles on it so we actually have a reading that it still met the minimum requirement, so that is just my opinion.

Basalone: I would agree. I think you will also have some residual lighting for the businesses and homes along the area too. It isn't like rural area that is completely dark and this is the only lighting that is going in, so there would be other lighting sources that would help brighten the area. The area would include sidewalks and bike paths?

Curns: The lighting contemplated here is strictly for the curb into the building faces.

Basalone: Is there a bike path along the edge of Meridian Road?

Curns: No pathway.

Bird: Tim out on (inaudible) when we put those in, what is the distance between that?

Curns: Those are roughly 200 feet.

Bird: Two hundred feet?

Curns: But also a lot taller.

Bird: I could say a lot taller, I could read my newspaper. That is nice. I don't think we want to phase it because it is going to cost us extra money, but the same token if you sign a contract, even though it is going to come out at two years budget which it will, we still have to have that money set aside, the whole amount of the contract and then we just carry it forward. Or at least that is my philosophy. You just don't go in and for this year's budget half hoping that you will have half. I don't think you want to phase it because it is going to cost you another \$35,000 or \$40,000 probably by the time you set up, re-bid and I am sure ACHD doesn't want to mess with that. They are not going to phase it I don't believe. (Inaudible). I think that Jim hit it on the head that we stay with the standard and do it right because once we do it, it is there.

Ford: Mr. Bird you did have a suggestion for financing at the last meeting and I know that that is not feasible, but would you at least remind the commissioners what that was and the reason why that is not feasible?

Bird: What is that?

Ford: You had mentioned something about financing through the city at our last meeting in regards to this –

Bird: And I told you I wouldn't back it.

Ford: We talked about that.

Bird: Well, we will figure out the money and we can always apply for a block grant. We don't have to wait for a study on that. That is something that we can have in and Tim can go back and give you what we need to do to give you a block grant going right now because we don't need to wait for a study. We committed to this years ago and I don't want to do something second class that five years from now we are redoing. I don't think it is feasible to phase because I don't think the general contractors or the general owner is going to want to phase anything.

De Weerd: Tim do you know do we have any money left over from the energy efficiency block grant?

Curns: We do have a very small amount left and as I found out this week as the fixtures are being replaced on the concrete (inaudible) street, we are probably going to use that up because we found a lot of wiring that is scary.

Pipal: I think to Member De Weerd's point, depending on what we have to do today, perhaps at the next meeting on the 8<sup>th</sup>, that plan for – the actual funding plan could be brought forward for the board to consider where the dollars are going to come from because if we – are they looking for an official commitment from us? What is the mechanism for going forward in our participation, what are they looking for from us?

Ford: Basically we have an inter agency agreement that we will have to work out with ACHD and the city to determine how that payment structure is going to work and we have not done so at this point. So I am not in fact sure how that is going to work at this point. I am assuming through draw requests (inaudible) we will be paying as we go along.

Slocum: That is how I think it was handled.

Bird: I believe Ashley, once that thing goes out and that bid acceptance and stuff, we have got to have the money in place, do we not?

Ford: I do not know. I have not made that agreement yet between the agencies.

Bird: I would not personally feel comfortable if we didn't have – maybe not in place but at least to know where it was coming from. I am not a contractor but we don't know where the money is coming from.

Pipal: That is what I was getting at to have that identified fund source at the next meeting and I was trying to figure out what we had to do – if we have to do something as board today to take action or if we can take action on the 8<sup>th</sup> with the funding plan in place.

Bird: Tim what is our chance of getting a block grant loan do you think?

Curns: I am not really familiar with anything other than the CDBG stuff and I am not actually sure –

Ford: CDBG, my understanding from Lori is that there is only about \$250,000 available for this next year – the most that they will probably give us for any one project is probably about \$30,000 to \$40,000.

Bird: Anything they give us will help.

Ford: Absolutely that is. But figure (inaudible) \$465,000 verses non profits is a little daunting.

Bird: But that is an estimate, that \$465,000. It could come in at \$430,000 or \$420,000, but it also could come in at \$405,000. But you are a hundred percent right, let's have a plan by the next meeting before we do any deciding.

Curns: For the board's benefit the way this would work with ACHD is essentially the same if it were city public works projects, so we have all that money ready, as Mr. Bird alluded to, we have all that money ready, but ACHD just basically passes on a monthly bill from the contractor to us, so we don't have to be involved with the money upfront, ACHD – but it is good to have it. It is hard to tell especially with a project like this how fast the contractor is going to go to get to the point where the lighting contractor is going to come in and change them out.

Pipal: Ashley when do they (inaudible) notice to proceed?

Ford: I believe it was June –

Curns: They are expecting early August to start at the intersection, that Cherry, Fairview and Main – that whole area is to start August, September and then start working south.

Basalone: So this next fiscal year?

Pipal: Yeah, pretty close to the next fiscal year. So we could identify dollars to carry over.

Bird: Do we have anything in the budget this year at all for that? I didn't think we did but I couldn't remember.

Ford: We do not.

Bird: We did have the contingency, which we are probably going to use on other crap.

Pipal: We do have some infrastructure. We should look at what we have for infrastructure and look at what we have committed to and have that back in front of the board by the next meeting. Because if we are not looking at a notice to proceed until August and they begin at the intersection, then we really are – we identify carry over dollars and make sure we identify the dollars in the next year's budget.

Ford: Would the board entertain any certain type of loan options, so I don't go down the wrong path? My main concern is that if we set aside all of these dollars to do this project and that we don't do anything else. So I need to know is that an option that the board would like me to explore, for example, the Washington Trust (inaudible)?

Pipal: I think it is probably okay to bring – I wouldn't invest a lot of time, but I think it is okay to bring options back. At the very highest level (inaudible) – also include potential grants. I don't know about that energy grant, is there a possibility for a renewal?

Curns: Other things to let you know about the energy grant that we found out when we went through the first set of projects is that the grant will only pay for converting existing infrastructure and not install anything new. If there was an (inaudible).

Pipal: Perhaps – who is that grant through?

Curns: Planning has administrated the grant.

Pipal: Energy office, perhaps? Perhaps Ashley the opportunity might exist if you check with the state they might have grant dollars available for even a portion of that.

De Weerd: There is an opportunity with CDBG is an option to borrow against future allocation and it would commit whatever MDC is typically allotted, but there is an option on that, provided that CDBG doesn't go away.

Bird: That is my biggest fear.

De Weerd: I will say that this should be a priority for lighting that corridor. I have traveled it and there is a lot of interest that once the sidewalks are going in that people will use them and they should be safe.

Basalone: I am in agreement totally. I think this is what we have all been about to do things like this which are visible, which improve the downtown core and make a more viable place and this does all of those things. I think the only thing I have been waiting for is your suggestion, Madame Chair, is to revisit our budget and see how we are going to do it. I believe in pay as you go.

Ford: Do I have any volunteers to assist me with evaluating options?

Pipal: I will help you next week.

Basalone: And we are looking at scenario three –

Ford: I believe that is what I am hearing and that is what I am going with.

Bird: What do you recommend Tim?

Curns: That is my recommendation (inaudible).

Slocum: While I agree I would like to see it all in one phase, but I am very open to phasing this - \$450,000 to \$500,000 is more than half of our annual revenue, it will cripple our ability to do much of anything for at least a year if not two. I think it is a great project. I think it is a good thing, but it can't be the only thing we do.

Bird: I have the same concerns, Craig, but I think that this corridor is going to be very, very busy and I will be truthful to you they are going to try and shut this down. They are not going to phase it and they are going to go through it – the contractor gets in there, and we make sure we get our contractor doing the utility work and stuff, they are going to be out of there in nine or ten months, I think and while I know it is going to take the majority of our budget, I think it is a city project that is probably one of the most worthy projects that we have done and I don't mind biting the bullet for a couple of years myself for this project.

De Weerd: Well with that being said, maybe we should request to City Council for a match?

Bird: Don't make me go there. I am an MDC Commissioner today.

De Weerd: Me too.

Pipal: But I think there is merit though at least taking a look at all of the potential options and asking –

Bird: There is the guy right there that can go back and work through his department and I don't think the Council is going to be negative, but at the same token this is an MDC project, right? Who wants to be divorced from each other? We do. But if we can help – if he can find some money within their program, he talked to Tom and all his people in Public Works and they come up with some help, hey, they can bring it forward.

Pipal: Well the way I was thinking about it is that if we make a decision that over the long term does not put the city in a position that they have to maintain something that is not along with what they are already doing, perhaps we can find a match or an opportunity at that juncture for the long term maintenance of the lighting.

Bird: I am going to tell you, you are not going to get a match, but you might get some help. We have got a lot of other stuff –

Pipal: But if you ask for a penny, they will give you a half a cent, so you have to ask for a dime and get five.

Bird: Come back next month with a plan.

Basalone: I think there is a \$500 a month saving on the utility bill compared to the induction lighting verses the regular lighting. Does the city pay that utility bill or does MDC?

Curns; The city does.

Basalone: I think we should at least be letting the city know that by doing the induction work we are saving \$500 a month for the city.

De Weerd: (Inaudible).

Bird: I am sure Tim will go back and work with Ashley and we will find something.

Pipal: If we can all work together any options would be good.

Bird: I do not want to see phasing.

Pipal: Even if there is particular opportunity for reimbursement agreement where a portion would be maybe, so we do have the money up front to reimburse the city for a portion so we are not totally cash strapped, but I think we should look at all of those options and I have agreed to work with Ashley. Is there another volunteer?

Escobar: I am not volunteering, but – well, I would help if need be, so please call me. On the phasing I think the phasing could be phase one is only infrastructure; a year or two down the road is actually put the lights in. So, phasing doesn't necessarily need to be half of the lights and then the next half of the lights? Am I wrong in that understanding?

Curns: The lights are planned to be on the back of the sidewalks, so you actually could stub everything in if you wanted to and then come back and put in foundations and lights or put in the foundations and not put in the lights – we can chop it up a little bit like that I suppose.

Escobar: Wasn't a significant amount of dollars for the actual poles, fixtures themselves?

Curns: Correct. (Inaudible).

Escobar: That could be a phasing option.

Bird: Jim, listening to that, are we going to have phase two completed when we open the road or are we going to be dark? I am not going to go for that. I am telling you that is going to be a very heavily traveled way.

Escobar: Vehicular.

Bird: Well pedestrian too.

De Weerd: Sidewalks in –

Bird: Once you get sidewalks in, there is a lot of stuff there. I would not be in favor of opening that road without the lighting in.

Pipal: Well we need to look at the timing too because part of this is a fiscal year 2012 and fiscal year 2013 question – 2013 and 2014 and partnerships and those other things and that may be how we can do it depending on the timing.

De Weerd: 2013, 2014?

Bird: Because this year we will be doing 2013 and next year 2014.

De Weerd: It is a one year project and it is going to be all done in 2013.

Bird: It is going to start in 2012 and they have already got in their budget for 2012.

Basalone: Now that we have already saved the city \$500 a month that we are not paying –

De Weerd: They are going to cost us that.

Pipal: We are not going to cost as much.

Basalone: Ashley mentioned about the possibility of securing a loan. I don't think that we should do this by means of a loan, but if we find that in terms of our overall budget that it is a strain on the overall budget towards the end of this year, we could possibly secure a smaller loan to cover some part of the expense that could help us then carry over into 2013. So I think we still do have that as a backup, even though I agree it would be very tight this year to fund everything up front, I do think we should do it and then see if we are tied towards the end if we have other options such as a small loan.

Ford: Just to give you perspective, I have the budget up for this year. Our capital expenditures from projects only totals \$335,000, so just to put a perspective on the \$465,000 verses what we are trying to accomplish to fund this project. That is my concern and I echo Commissioner Slocum's concern regarding a one time hit because I think it is important project, but I would like to look at every option to make sure that we don't put something else at risk that is really important to us as well.

Pipal: I think one of the things though that we all need to remember is that we do have a lot of things that we have wanted to do and have repeatedly at least in time, maybe our historian will help, we have things in the budget and then we rolled the dollars forward and we don't get them done. This is a chance to do something – actual infrastructure.

Slocum: Tim and Ashley, what is the timeline that we need to make a decision so that the documents that go out to bid with ACHD set are specific --?

Ford: I think we need to make a decision in the next 30 days based on the emails that I am getting from Adam Zaragoza from ACHD is my understanding.

Lakey: There was a draft contract floating around a while back just 10,000 foot level (inaudible) and see what the details are for what they are initially proposing as far as infrastructure.

Pipal: Okay, thank you. So it looks like we will have an answer for Tim in two weeks, most likely.

### **13. Ground Floor HVAC Repair:**

Ford: We have an HVAC system that is pretty old at the Ground Floor and when I say pretty old, about 30 years. One of the systems is not working at all. I have had two different (inaudible) look at for two separate bids. The first from just generally was not very responsive and wouldn't give me the backup as to why we needed to do weather repair or reinstallation. I spoke to Commissioners Bird and Slocum and asked for some recommendations and (inaudible) and to come out to the building and take a look and did a very in depth investigation and essentially it is not really repairable at this point and time. The parts don't even have numbers on them that is how old this system is. This is the system that heats the back offices there and what is before the board today is the estimate to be able to replace that. My recommendation is that we want to go with option one and that is \$6,423 to be able to replace the system and the initial feasibility of both bank buildings, CSHQA did point out that the HVAC system was very questionable at that time, but it was working during the initial (inaudible).

Pipal: Ashley would you refresh my memory, maybe somebody that has been working hard recently on the Ground Floor renovations – is there something that we needed to do to the roof if we replace that unit?

Slocum: There was some existing mechanical curbs that were replaced part of the work that was already done.

Ford: That is correct.

Pipal: So what you are proposing then this option one would not include other – this would be the cost?

Ford: Yes that would be the cost.

Bird: What kind of warranty did he say?

Ford: I don't know that I have an answer to that Commissioner Bird, I apologize. I think the way that we talked about it was it was a five year, but I will –

Bird: Okay, well somewhere warranties are null and void if (inaudible) isn't contacted to do the service.

Ford: I have got to tell you I was very impressed with them and I appreciated the recommendation very much. I was telling Commissioner Bird, not only did I have a technician there, I had one of the main managers out there and talking and walking me through it and the reasons why verses the other treatment that I had received.

Slocum: I am certainly in favor of moving forward. I think it is value added because the Ground Floor committee, we haven't met to discuss it as a group, but I think the improvements that were done to and up to this point mostly were made – wanted to make it so our Ground Floor could be at least presented a little nicer as well (inaudible) and if it is our intention to have the Ground Floor there for a few years with the current economy and even if for some reason the Ground Floor wasn't there, having the new mechanical operational (inaudible) the future so I am certainly in support of moving forward with option one. I don't think it is a surprise as Ashley indicated it was identified to this board and the Ground Floor committee chose to do kind of the bare bones just to get the Ground Floor up and operational. So those are my thoughts.

Pipal: Is that a motion?

Slocum: I will make it a motion to approve the option one for the replacement of the existing top roof unit with YMC in the amount of \$6,423.

Basalone: Second.

Pipal: Any further discussion?

Basalone: (Inaudible) to the value added comment that Commissioner Slocum just mentioned, I agree wholeheartedly going into that building now and just seeing it aesthetically from the outside compared to six months ago is like night and day. I think it has improved the downtown look just from the fact that it is now occupied and looking good and the fact that we are getting tenants who are interested and we don't want them to get pneumonia, it is a good thing.

Slocum: Especially our project manager, who has just moved in there.

Winder: I might that somebody that as a profession leases to tenants that that is usually one of the things – you either (inaudible) or you lose a tenant because you complained about the condition, so I think that it adds value to that building and is a wise investment.

Slocum: Usually.

Bird: Some people you never satisfy.

Pipal: A motion and a second and just one quick question, Ashley, how soon can they get this done?

Ford: I will (inaudible) the first thing tomorrow.

Pipal: I think we all would like to get this done as soon as possible.

Ford: (Inaudible).

Bird: Tell him if he doesn't have it done in two weeks, he has donated it.

Roll Call Vote: Slocum, aye; Bird, aye; Escobar, aye; Winder, aye; De Weerd, aye; Basalone, aye; Pipal, aye.

ALL AYES. MOTION CARRIED.

**14. Annual Report Scope of Work for Red Sky Public Relations:**

**15. Resolution 11-035 Annual Report Scope of Work for Red Sky Public Relations:**

Pipal: We have a request to move items 14 and 15 to next months meeting.

De Weerd: When is the deadline?

Pipal: The deadline is--?

Ford: Basically the way that this would work as we have done in the past is I will have my scope of work circulated for draft in February and will adopt it the first meeting in March.

Lakey: The deadline is the end of March, Madame Chair.

Ford: (Inaudible).

Slocum: I would make a motion to continue items 14 and 15 to our next regularly scheduled meeting.

Winder: Second.

Pipal: All in favor signify by saying aye. Opposed same sign?

ALL AYES. MOTION CARRIED.

**16. Approval of Final Forms of Various Agreements Pertaining to the Broadway Building:**

- a. Special Declaration of Cross Access and Drainage Easements**
- b. COMPASS Parking Spaces Use Agreement**
- c. VRT Parking Space Use Agreement**
- d. Right of First Offer Agreement**

Lakey: Madame Chair if I could make the same request on item 16 – I did get a call back from Mr. Ballard today, but have not had time to go through all of the changes and I just need a little more time to get it all figured out.

Pipal: I would entertain a motion to continue item 16.

Bird: So moved.

Escobar: Second.

Pipal: All in favor signify by saying aye. Opposed same sign?

ALL AYES. MOTION CARRIED.

Slocum: Is that causing any issues to our schedule?

Lakey: Those are items that have to be finally approved for closing, so we are still okay. The changes are not huge. We will be okay.

## **DISCUSSION ITEMS**

### **17. Broadway Building Partnership Update (Ford):**

### **18. FY2012 Project Manager Priorities:**

Pipal: Ashley do you just kind of want to go over this update and just kind of highlight the priorities – everybody has it in their packets and you can just give an overview about your intention behind those? If we don't have specific questions I would just encourage them to send you an email and ask.

Ford: That is perfect. Very quickly, not much more information to give you other than we are at the (inaudible) office right now for review (inaudible) plans and we got that to him (inaudible) and so we are staying on schedule and we are trying to push as much as we can. Regarding the document in front of you, the scope of work for January 2012 for the end of this fiscal year, (inaudible) September 30<sup>th</sup> (inaudible). What I did for the first (inaudible) this was what was in the scope of work that was approved back in October. So I just put that in there for a preference of how that was detailed out. One of the things that – they don't necessarily (inaudible) but they don't necessarily address the scope of work and they don't necessarily address the strategic plan. One was (inaudible) document necessarily reflect everything that I am expected to do as project manager administrator in terms of talking about the budget process annual reports and some of those ancillary things, they are not discussed anywhere but that is part of what I do. So based on the strategic planning that we did in October and what those priority areas were and what was in the scope of work. I tried to outline as best as I can what is reasonable to expect as well on a month by month basis. Basically some of these projects have yet to be flushed out and those (inaudible), but those are put on here at this point because they are high priorities, but I am going to need direction on subcommittees, which we have started meetings in terms of schedules. So what my intent is is to update this on a quarterly basis with the board so that way we can see where we are going and if we are getting behind anyway for various reasons I think that this will be really helpful. So basically I broke it into just January for example, there is general duties on a day to day basis, but our priorities this month, for example, are providing the assistance grant, providing committee meetings and providing (inaudible). I will be working with Commissioner Basalone on the master calendar. Obviously we have the COMPASS VRT project and this is one of those things that is not mentioned any where in the scope and strategic planning sessions, but obviously this is something that is incredibly important to the board. So we will be processing this. Split corridor lighting – ongoing split corridor agency coordination in conjunction with what is going on with public involvement, now that we know which plan that we are going to be moving forward with and we are going to be starting the talk about how do we move forward in identifying the public and discuss that a little bit further and coming up with strategies. Signage and way finding, for example, Ground Floor day to day, one of the things that has not really been done are (inaudible), etc. So that is one of the things that I will be working with the committee on. One of the things that we have fallen short in and I still don't necessarily have a really good reason why, but we never had completed the plat that separates the Bank of the Cascades building and

our building, the Ground Floor. So that is one of the things that we need to start moving forward as well and unfortunately that was put on the back burner. (Inaudible) report – downtown parking (inaudible) so obviously these will carry on from month to month and occasionally something new that is introduced as the timing works out. So what I would encourage you is to take a look at this and how these are placed and prioritized and would certainly want that feedback. Again, this will be updated as committees come together and put together directions (inaudible). So hopefully this is helpful and give us an opportunity (inaudible).

Pipal: This sounds fantastic.

Basalone: This is terrific. Great job.

Ford: Thank you.

**19. Counsel's Report (Lakey):**

Lakey: I have nothing else to report.

**20. Project Manager's Report (Ford):**

Ford: Nothing else to report here.

**21. Chairman's Report:**

Pipal: Just quickly, Ashley I need to get together with you – for the record, Member De Weerd has stepped out for the moment. We need to convene a citizens committee on the Ground Floor to address some of the issues with setting of the policies and the rents to truly ensure that we are not competing with the private sector as that was never our intention and of all of the things that have come up we have been making decisions because we have to keep it running and we have an opportunity and two citizens who are business owners in the downtown area and we probably need to talk about who else that might be to get people involved and really asses what place we have with the Ground Floor in our downtown area and truly cultivate those folks that would be part of the Ground Floor, to become part of the community over time and able to move into a regular building, a regular lease and the other thing for the Chairman's report is there is a town hall meeting this evening at 6:30 in Council Chambers with Senate Leadership and we know that Senator Winder will be here. I am not sure if we have –

Bird: Senator Hill and most of them – I don't know. There was eight of them but I don't know how many has committed, but I know Senator McGee will be here.

Pipal: What we will be doing is from a legislative perspective, when Scott indicated that he is returning, I am on the agenda and we will just have a few minutes and Scott and I will just go over (inaudible) to make sure what we want to cover to make sure the legislators know the areas of concern to us and our concerns about our tax payer investment and how we operate.

Bird: Getting back to the Ground Floor has anybody talked to Julie about an interest in taking over the Ground Floor like she did at our old city hall.

Pipal: Not that specifically, but she is one of the citizens who the Mayor asked during the interview process if she would be willing, because she was one of the applicants for the vacant positions if she would be willing help us in that capacity and she said yes. Without any details.

Bird: I would prefer to see that go as it was originally supposed to be. But that would be my preference. While Ashley maintains the office down there and have kind of an oversee of it, but have somebody in there privately if we can and I think Julie is doing a very good job with the old city hall, I certainly haven't heard anything negative.

Pipal: I know that they are full.

Bird: So I think if we could find somebody – you have got a great idea getting Gary Benoit involved in that too.

Pipal: Okay, Ashley add Gary to that list.

Bird: He owns two buildings down there and Gary is very involved in getting this MDC set up.

Pipal: I think that is – what I don't want to have happen is I don't want to presuppose what the community members in working with our board will determine after they look at how that fits with our community. We will certainly keep that in mind and of course it is on the record and I just would like to let them work together with our committee and see what they come up with. We have been chasing this thing around for the last couple of years and I think we need a little fresh perspective. We have heard some complaints. Anything else?

**22. Executive Session per Idaho State Code 67-2345:**

**23. Adjourn the Meeting (Pipal):**

Slocum: I move we adjourn.

Escobar: Second.

Pipal: All those in favor say aye.

ALL AYES. MOTION CARRIED.

(AUDIO ON FILE OF THESE PROCEEDINGS)

APPROVED:

\_\_\_\_\_  
JULIE PIPAL, CHAIR

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
DATE