104 E. Fairview Ave
#239
Meridian, ID 83642
208.830.7786
www.meridiandevelopmentcorp.com

MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, April 22, 2026, 4:00PM
Meridian City Hall, City Council Conference Room
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Winder]:

At 4:00PM, Chairman Winder called the meeting to order.

2. Roll-call Attendance [Winder]:

O	Dave Winder – Chairman	X	Dan Basalone - Member
X	Nathan Mueller– Vice-Chairman	X	Doug Taylor – Member
X	Steve Vlassek– Secretary/Treasurer	X	Rob McCarvel – Member
		O	Kit Fitzgerald – Member
		X	Brad Hoaglun – Member
		O	Robert Simison – Member [arrived at 4:17PM]
		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 McCarvel and seconded by Commissioner Hoaglun 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 March 25, 2026 Regular Meeting**
- **b. Approve March 2026 Financials and Notice of Bills Paid**
- **c. Approve March 2026 Administrator's Report**

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

ALL AYES.

5. *Presentation:* Meridian Performing Arts Study Presentation of Phases 1A/1B [Babcock Design]

Babcock Design provided a presentation of Phases 1A/1B of the feasibility study.

6. *Action Item:* Consideration of approval of authorization for Babcock Design to proceed with the next phases of the Performing Arts Study [Winder]

A motion was made by Commissioner Taylor and seconded by Commissioner Basalone to move forward with the next phases of the feasibility study.

ALL AYES.

7. *Action Item:* Consideration of approval of the Master Services Agreement for Eide Bailly [Squyres/Lakey]

This item was tabled until the next meeting.

8. *Action Item:* Consideration of approval of the 2026 Provision Landscape contract for 700 NE Second Street and corresponding resolution 26-018 [Squyres]

Squyres introduced the topic. A motion was made by Commissioner Hoaglun and seconded by Commissioner McCarvel to approve the scope of work in the amount of $3,054.25.

ALL AYES.

9. MDC Project Updates [Squyres]

Squyres provided an update on Union 93 and properties in the Northern Gateway.

10. 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.

No executive session.

11. *Discussion Item:* City Council Liaison Report [Taylor/Simison]: Representatives who sit on the Meridian City Council will review topics that need to be brought to the attention of the Board.

Commissioner Taylor discussed Destination: Downtown and the Downtown Overlay District.

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

No report.

15. Public Comment

Lori Jones commented on the performing arts feasibility study.

16. Adjourn the Meeting [Winder]:

At 5:02PM, a motion was made by Commissioner Taylor and seconded by Commissioner Vlassek to adjourn the meeting.

ALL AYES.

____
Dave Winder, Chairman