



Memo to Meridian City Council and Meridian Development Corporation Board of Commissioners

Request to Include Topic on Joint City Council – Meridian Development Corporation Agenda

From: Cameron Arial, Community Development Director, City of Meridian
Ashley Squyres, Administrator, Meridian Development Corporation

Meeting Date: August 24, 2021

Presenter: Cameron Arial

Estimated Time: 10 minutes

Topic: Draft First Amendment to the Urban Renewal Plan for the Union District Urban Renewal Project

Recommended City Council/Meridian Development Corporation Action

Review and provide input to the Draft First Amendment to the Urban Renewal Plan for the Union District Urban Renewal Project.

Background

The Second Amendment to the Meridian Revitalization Plan, providing for the deannexation of the area referred to as the “Idaho Block” from the original downtown Meridian Revitalization District (“original downtown District”), was approved by the City Council and Meridian Development Corporation (“MDC”) Board of Directors, and formally adopted on July 13, 2020. On July 6, 2020, Council accepted the Eligibility Report for the Idaho Block Study Area and directed MDC to prepare an amended urban renewal plan for the area to be annexed into the existing 16-acre Union District.

The proposed First Amendment to the Urban Renewal Plan for the Union District Urban Renewal Project (“Amended Plan”) encompasses the 11 parcels within 1.461 acres which were deannexed from the original downtown District. Idaho Code Section 50-2033 permits a one-time annexation of up to ten percent of the acreage of an existing district, providing the area to be added is adjacent and contiguous to the existing district.

The Amended Plan does not reset the base for the existing Union District parcels. The assessed values on January 1, 2021 will establish the base year value only for the 11-parcel Idaho Block area to be annexed. The Amended Plan does not extend the life of the Union District, which will still sunset on December 31, 2040.

The economic feasibility analysis (Attachment 5) shows projected private investment of \$225,737,000 over the life of the Union District. This includes the Union 93 project, the Civic Block project, and anticipated development of the Idaho Block area.

Future Actions

Following feedback and direction, MDC will finalize the Amended Plan. The remainder of the timeline is summarized below:

August – September

- Circulate Amended Plan
- Intergovernmental Agreement negotiated and approved between MDC and Ada County Highway District
- MDC Approval of Amended Plan

October

- Public Noticing Period
- Planning and Zoning Commission Validates Amended Plan Conformity with City Comprehensive Plan
- Intergovernmental Agreement negotiated and approved between MDC and Ada County

November – December

- Three Ordinance Readings
- Public Hearing
- Final Council Adoption of Amended Plan

Attachment: First Amendment to the Urban Renewal Plan for the Union District Urban Renewal Project

Link: [Urban Renewal Plan for the Union District Urban Renewal Project](#)