



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: 20 minutes

Topic: Draft Urban Renewal Plan for the Northern Gateway Urban Renewal Project

Recommended City Council/Meridian Development Corporation Action

Review and provide input to the Draft Urban Renewal Plan for the Northern Gateway Urban Renewal Project.

Background

The Second Amendment to the Meridian Revitalization Plan, providing for the deannexation of the Northern Gateway area from the original downtown Meridian Revitalization District (“original 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 proposed Northern Gateway District and directed MDC to prepare an urban renewal plan for the area.

The proposed Northern Gateway Urban Renewal Plan (“Plan”) encompasses 150 parcels within 126.226 acres. Approximately 77 acres, 133 parcels, were deannexed from the original District.

The process to prepare the Plan began with identification of needed infrastructure improvements as well as potential projects that may be funded through future tax increment generated by development and redevelopment of properties within the proposed Northern Gateway District.

The economic feasibility study (Attachment 5) estimates a total tax increment revenue of **\$35,085,665** to be generated over the 20-year life of the Plan, based on projected private investment of **\$310,000,000**.

The projected revenue is sufficient to fund the proposed **\$33,925,000** in public improvements cited in the Plan. The figures above were determined using the following assumptions:

- Annual land value increase of 8% for five years, then 4% for remaining life of the district
- Improvement value increase of 10% for five years, then 5% for remaining life of the district

- Tax rate is reduced 10% and held constant throughout the life of the district
- Tax rate does not include levies such as voter-approved bonds/levies, judgment levies, or school district plant/supplemental levies pursuant to Idaho code 50-2908

Future Actions

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

August – September

- Circulate Northern Gateway Urban Renewal Plan
- Intergovernmental Agreement negotiated and approved between MDC and Ada County Highway District
- MDC Approval of Plan

October

- Public Noticing Period
- Planning and Zoning Commission Validates Northern Gateway Urban Renewal 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 Plan

Attachment:

Draft Urban Renewal Plan for the Northern Gateway Urban Renewal Project