



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From: Cameron Arial, Community Development **Meeting Date:** June 8, 2021
Presenter: Cameron Arial **Estimated Time:** 5 minutes
Topic: Memorandum of Agreement and Amended Memorandum of Agreement between the City of Meridian and Meridian Development Corporation for Cost Sharing for Urban Renewal District Creation

Recommended Council Actions:

1. Approval of Memorandum of Agreement – Cost Sharing for Urban Renewal District Creation (“Original MOA”) between the City and Meridian Development Corporation for reimbursement of consulting costs paid by Meridian Development Corporation (“MDC”).
2. Approval of the First Amendment to Memorandum of Agreement – Cost Sharing for Urban Renewal District Creation (“Amended MOA”) between the City and Meridian Development Corporation for reimbursement of consulting costs paid by MDC related to the creation of the Linder Urban Renewal District.

Background:

The concept of the Linder Urban Renewal District, and other urban renewal actions being explored, was presented at the April 13, 2021 City Council meeting. The seven- to nine-month process to create a new urban renewal district is quite involved and encompasses many state code-required actions and milestones that necessitate the legal and technical expertise of professional consultants well-versed in the process.

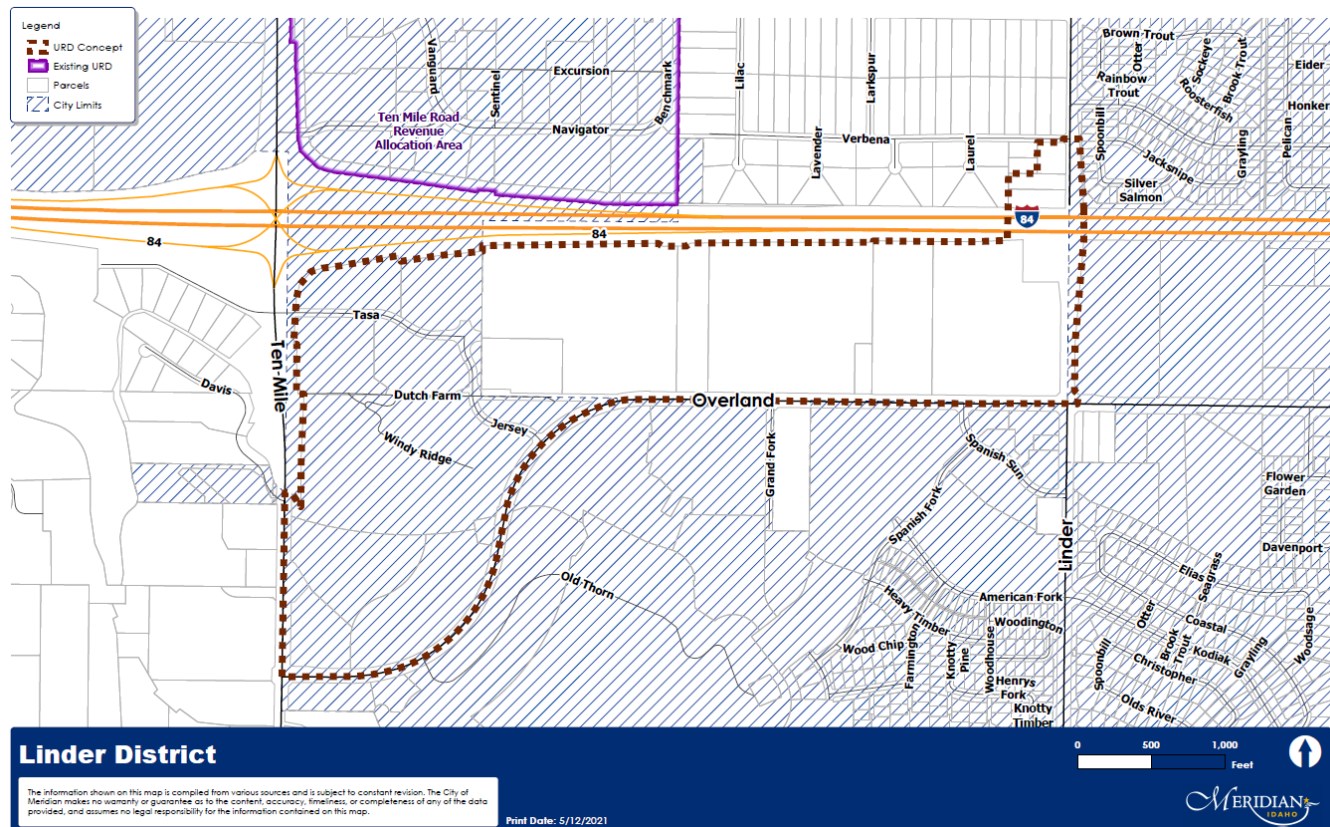
MDC has approved contracts with legal, professional, and technical consulting entities to assist with the processes for several urban renewal actions. The City is only reimbursing costs related to the creation of the Linder Urban Renewal District. MDC is responsible for costs related to all other current urban renewal actions.

Before the MDC-approved Original MOA was agendized for City Council approval, City and MDC staff received additional direction and a development opportunity arose, resulting in a reprioritization of properties to be deannexed from the Meridian Urban Revitalization District and necessitating amendment to the Original MOA.

The Amended MOA, already approved by the MDC Board, removes City responsibility in Section I. A. for costs associated with “the deannexation of the city hall parking lot from the current downtown district and annexation thereof in to the Union District.”

The City Attorney's Office has advised that the City Council should approve both MOAs. The Original MOA should be approved first. The Amended MOA will become the document in effect upon approval and provides for reimbursement of only those costs associated with the creation of the Linder Urban Renewal District (referred to in the MOAs as the "Ten Mile to Linder District").

The establishment of the Linder Urban Renewal District can provide mechanisms to fund the Linder Road overpass, spur private investment, and help fund the costs of other qualifying public infrastructure improvements.



Future Actions:

As the urban renewal process to create the Linder Urban Renewal District moves forward, the City Council will have at least three future opportunities to review and comment—upon presentation of the required eligibility report, presentation of the draft Urban Renewal Plan, and public hearings and final adoption of the Plan.

Attachments: Memorandum of Agreement
Amended Memorandum of Agreement