

CITY OF MERIDIAN

RESOLUTION NO. 21-2274

BY THE CITY COUNCIL:

BERNT, BORTON, CAVENER,
HOAGLUN, PERREAULT, STRADER

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, ACCEPTING THAT CERTAIN REPORT ON ELIGIBILITY FOR THE IDAHO BLOCK ANNEXATION AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; DETERMINING THAT THE AREA IDENTIFIED IN THE REPORT AS THE PROPOSED AMENDMENT AREA ADJACENT AND CONTIGUOUS TO THE EXISTING UNION DISTRICT REVENUE ALLOCATION AREA WITHIN THE CITY OF MERIDIAN, TO BE A DETERIORATED AREA OR A DETERIORATING AREA, OR A COMBINATION THEREOF, AS DEFINED BY IDAHO CODE SECTIONS 50-2018(9) AND 50-2903(8); DIRECTING THE URBAN RENEWAL AGENCY OF THE CITY OF MERIDIAN, IDAHO, ALSO KNOWN AS THE MERIDIAN DEVELOPMENT CORPORATION, TO COMMENCE THE PREPARATION OF AN URBAN RENEWAL PLAN AMENDMENT, WHICH PLAN AMENDMENT MAY INCLUDE REVENUE ALLOCATION PROVISIONS FOR ALL OR PART OF THE AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the "City Council") of the City of Meridian, Idaho (the "City"), found that deteriorating areas exist in the City, therefore, for the purposes of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), created an urban renewal agency pursuant to the Law, authorizing the agency to transact business and exercise the powers granted by the Law and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act") upon making the findings of necessity required for creating the Urban Renewal Agency of the city of Meridian, Idaho, also known as the Meridian Development Corporation ("MDC");

WHEREAS, the Mayor has duly appointed the Board of Commissioners of MDC (the "MDC Board"), which appointment was confirmed by the City Council;

WHEREAS, on October 8, 2002, the City Council, after notice duly published, conducted a public hearing on the Meridian Revitalization Plan Urban Renewal Project, which is also referred to as the Downtown District (the "Downtown District Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 02-987 on December 3, 2002, approving the Downtown District Plan, making certain findings

and establishing the Downtown District revenue allocation area (the “Downtown District Project Area”);

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Ten Mile Road Urban Renewal Plan (the “Ten Mile Plan”). The public hearing was continued to June 21, 2016, for further testimony;

WHEREAS, following said public hearings, the City Council adopted its Ordinance No. 16-1695 on June 21, 2016, approving the Ten Mile Plan, making certain findings and establishing the Ten Mile revenue allocation area (the “Ten Mile Project Area”);

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the Meridian Revitalization Plan Urban Renewal Project (“First Amendment to the Downtown District Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 20-1881 on June 9, 2020, approving the First Amendment to the Downtown District Plan deannexing certain parcels and making certain findings (collectively, the Downtown District Plan, and amendments thereto, are referred to as the “Existing Downtown District Plan,” and the Downtown District Project Area, and amendments thereto, are referred to as the “Existing Downtown District Project Area”);

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Union District Urban Renewal Project (the “Union District Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 20-1882 on June 9, 2020, approving the Union District Plan, making certain findings and establishing the Union District revenue allocation area (the “Union District Project Area”);

WHEREAS, the Existing Downtown District Plan, the Ten Mile Plan, and the Union District Plan and their project areas are collectively referred to as the “Existing Project Areas;”

WHEREAS, based on inquiries and information presented by certain interested parties and property owners, MDC commenced certain discussions concerning examination of an additional area as appropriate for an urban renewal project;

WHEREAS, in 2021, Kushlan | Associates commenced an eligibility study and preparation of an eligibility report for an area 1.461 acres in size, which is currently located within the boundaries of the Existing Downtown District Project Area, which area is subject to a deannexation from the Existing Downtown Project Area. The area is located generally in the central part of the City on the block bounded by Main Street on the west, Idaho Avenue on the north, NE 2nd Street on the east, and Broadway Avenue on the south. The area is adjacent and contiguous to the Union District Project Area. The eligibility study area is commonly referred to as the Idaho Block Annexation Study Area (the “Study Area”);

WHEREAS, MDC obtained an eligibility report entitled Idaho Block Annexation to Union District (Proposed) Eligibility Report, dated June 2021 (the “Report”), which examined

the Study Area, for the purpose of determining whether such area is a deteriorating area, a deteriorated area, or a combination of both a deteriorating area and a deteriorated area, as those terms are defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, the Report, a copy of which is attached hereto as **Exhibit A**, found the existence of one or more of the statutory criteria for the Study Area to be considered eligible for urban renewal activities;

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a deteriorating area and a deteriorated area, several of the conditions necessary to be present in such an area are found in the Study Area, *i.e.*,

- a. age or obsolescence;
- b. faulty lot layout in relation to size, adequacy, accessibility, or usefulness; obsolete platting;
- c. diversity of ownership; and
- d. results in economic underdevelopment of the area;

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in its present condition or use;

WHEREAS, the Report finds there is no open land within the Study Area as contemplated in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d), and there are not any agricultural operation parcels subject to property owner consent pursuant to Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9);

WHEREAS, MDC, on June 9, 2021, adopted Resolution No. 21-027 (a copy of which is attached hereto as **Exhibit B** and incorporated herein by this reference, without attachments thereto) accepted the Report and authorized the Chair, Vice-Chair, or Administrator of MDC to transmit the Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct MDC to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by law;

WHEREAS, the Report includes a preliminary analysis concluding the base assessment roll value for the Study Area along with the base assessment rolls for the Existing Project Areas and any proposed revenue allocation areas, do not exceed 10% of the current assessed valuation of all taxable property within the City;

WHEREAS, the Report includes a preliminary analysis concluding the Study Area does not exceed 10% of the geographical area contained within the existing Union District Revenue Allocation Area, and the Study Area is contiguous to the Union District Project Area;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906 also requires that in order to adopt an urban renewal plan (or plan amendment) containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan (or plan amendment) is a deteriorated area, a deteriorating area, or a combination thereof; and

WHEREAS, it is desirable and in the best public interest that MDC prepare an urban renewal plan amendment for the area identified as the Idaho Block Annexation Study Area in the Report located in the city of Meridian, county of Ada, state of Idaho.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN, AS FOLLOWS:

Section 1. That the City Council acknowledges acceptance and receipt of the Report.

Section 2. That the City Council finds and declares that the Idaho Block Annexation Study Area identified in the Report, attached hereto as **Exhibit A**, is a deteriorated area, a deteriorating area, or a combination thereof, existing in the City, as defined in Title 50, Chapters 20 and 29, Idaho Code, as amended, and qualifies as an urban renewal project and justification exists for designating the area as appropriate for an urban renewal project.

Section 3. That the City Council finds and declares there is a need for MDC, an urban renewal agency, to function in accordance with the provisions of Title 50, Chapters 20 and 29, Idaho Code, as amended, within a designated area for the purpose of establishing an urban renewal plan amendment.

Section 4. That having made such designation, the City Council hereby directs MDC to commence preparation of an urban renewal plan amendment to annex the Study Area into the existing Union District Project Area for consideration by the MDC Board and, if acceptable, final consideration by the City Council in compliance with Title 50, Chapters 20 and 29, Idaho Code, as amended.

Section 5. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED By the Council of the City of Meridian, Idaho, this 6th day of July 2021.

APPROVED By the Mayor of the City of Meridian, Idaho, this 6th day of July 2021.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

Exhibit A



Idaho Block Annexation to Union District (Proposed)

Eligibility Report

Prepared for

The Meridian Development Corporation
June 2021



Kushlan | Associates
Boise, Idaho

Introduction: Kushlan | Associates was retained by the Urban Renewal Agency of the City of Meridian, Idaho, also known as the Meridian Development Corporation (the “MDC”) to assist in their consideration of annexing a portion of the existing Downtown District to the Union Urban Renewal District¹ in the City of Meridian, Idaho.

Elected Officials serving the City of Meridian are:

Mayor:	Robert Simison
Council President:	Treg Bernt
Council Vice President:	Brad Hoaglun
Council Members:	Joe Borton
	Luke Cavener
	Liz Strader
	Jessica Perreault

City Staff

Community Development Director:	Cameron Arial
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Idaho Code § 50-2006 states: “URBAN RENEWAL AGENCY. (a) There is hereby created in each municipality an independent public body corporate and politic to be known as the "urban renewal agency" that was created by resolution as provided in section 50-2005, Idaho Code, before July 1, 2011, for the municipality...” to carry out the powers enumerated in the statutes. The Meridian City Council adopted Resolution 01-397 on July 24, 2001 bringing forth those powers within the City of Meridian.

The Mayor, with the confirmation of the City Council, has appointed nine members to the MDC Board of Commissioners (the “MDC Board”). The MDC Board currently oversees the implementation of three urban renewal districts. Two are focused on the revitalization of downtown Meridian. The first, the Meridian Revitalization Plan Urban Renewal Project (the “Downtown District”) was established by the City Council’s adoption of Ordinance No. 02-987 on December 3, 2002. The second district, the Urban Renewal Plan for the Union District Urban Renewal Project (the “Union District”) was established with the adoption of Ordinance No. 20-1882 on June 9, 2020. Both the Downtown District and the Union District are focused on redevelopment activities in and around the City’s downtown core. The third district, the Urban Renewal Plan for the Ten Mile Road- A Urban Renewal Project (the “Ten Mile District”) was established by Ordinance No. 16-1695 adopted on June 21, 2016, and is focused on economic development outside of the City’s core to support implementation of the Ten Mile Interchange Specific Area Plan.

The current membership of the Commission is as follows:

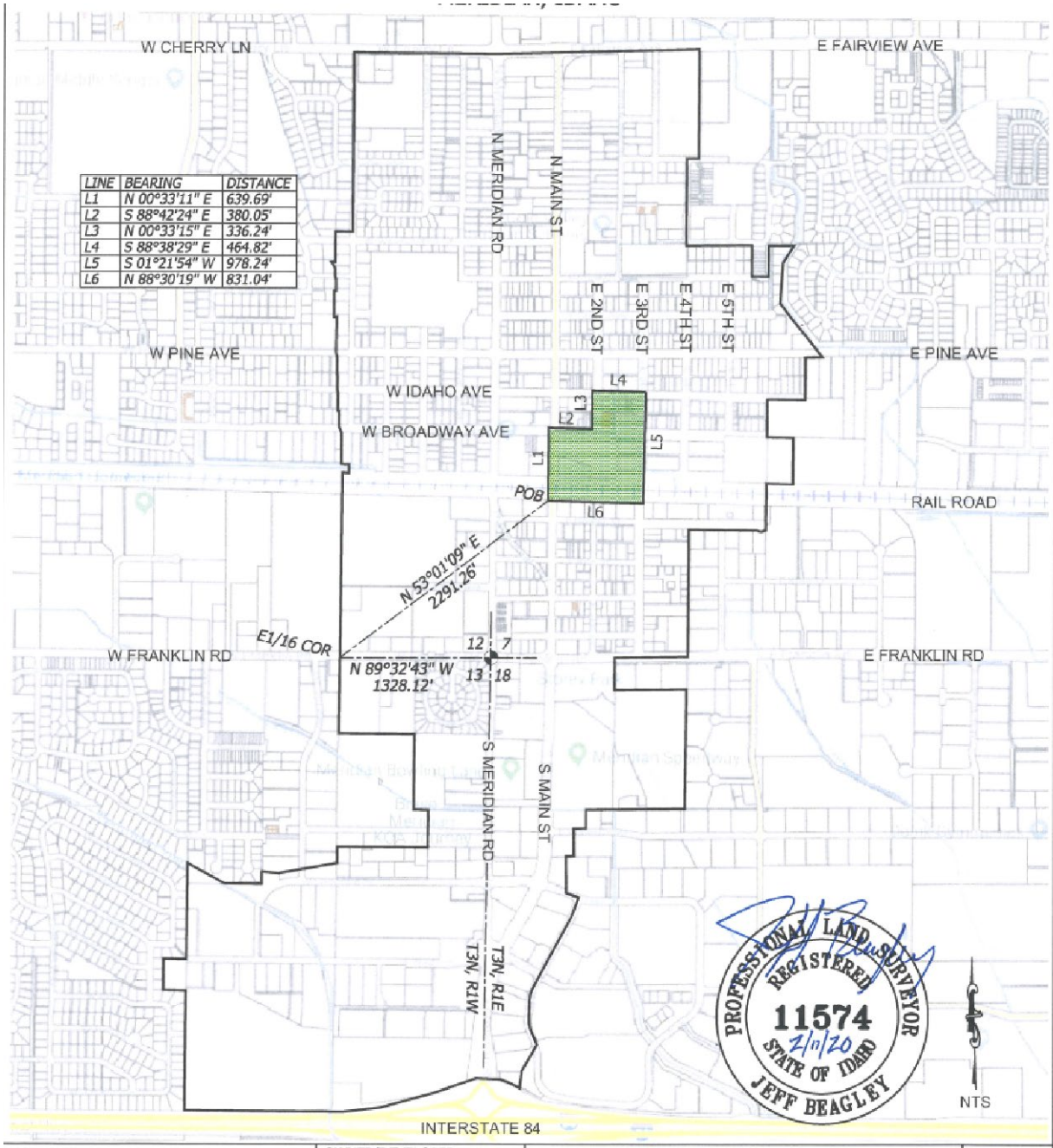
Chair:	David Winder
Vice Chairman	Nathan Mueller
Secretary/ Treasurer	Steve Vlassek
Commissioners	Dan Basalone
	Rob McCarvel
	Treg Bernt
	Tammy deWeerd
	Diane Bevan
	Kit Fitzgerald

¹ Throughout this Study, urban renewal/revenue allocation area will be referred to as an “urban renewal district.”

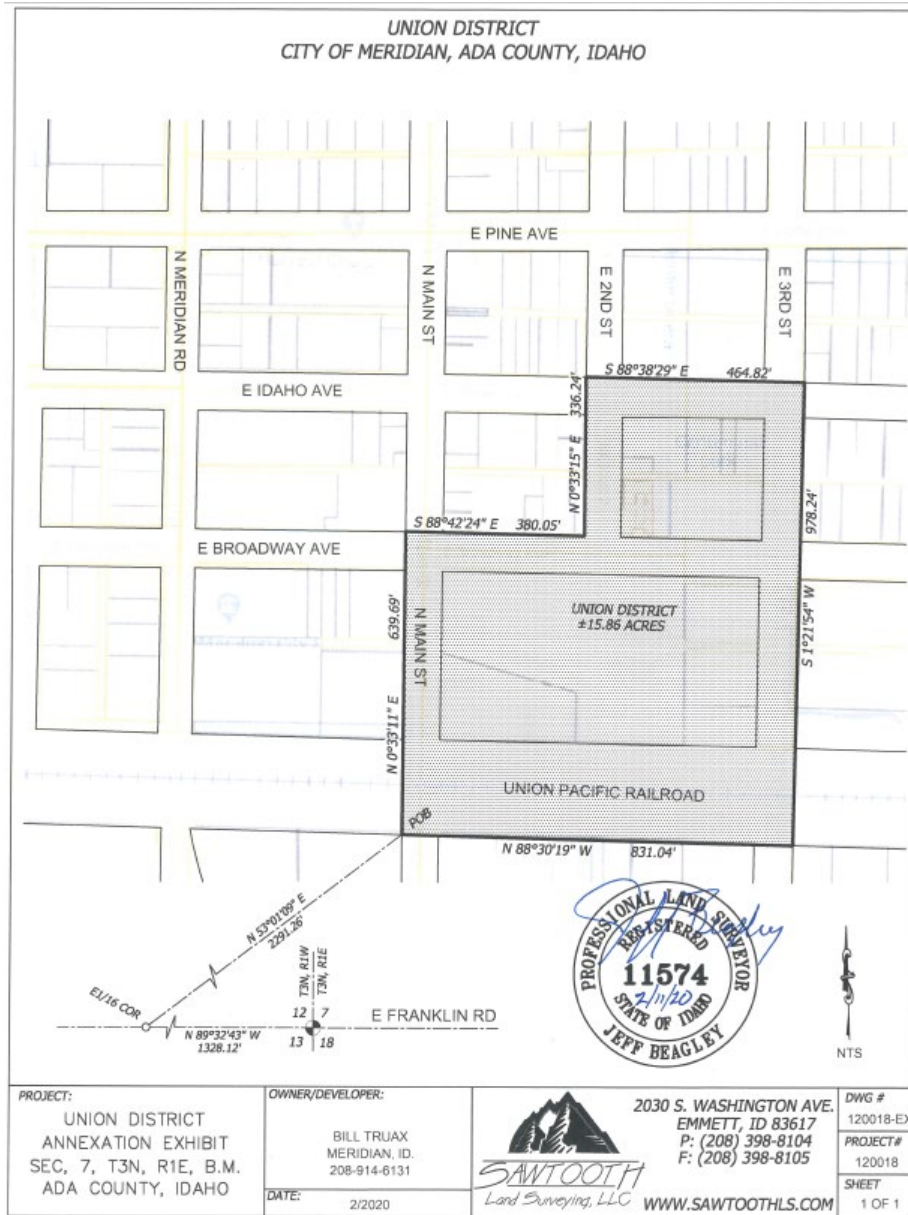
Staff:
 Urban Renewal Administrator:
 Legal Counsel:

Ashley Squyres
 Todd Lakey

Map of the Downtown District (excluding shaded area)



Map of Union District



Map of Ten Mile Road District



Background:

While Native Americans inhabited the area for centuries, the development of the community of Meridian, as we know it today, evolved through the late nineteenth century. European settlement started in the 1880s and was originally located on a farm owned by the Onweiler family. A school was opened in 1885. The U.S. Postal Service established a mail drop along the Oregon Short Line Railroad and the site was named Hunter after its superintendent. Community activity grew around this mail stop focused on the railroad. In 1893 an Odd Fellows lodge was organized and called itself Meridian, acknowledging that it was located on the Boise Meridian the primary North-South survey benchmark for Idaho. That name grew in primary use as the name of the settlement and the Village of Meridian was incorporated in 1903 with a population of approximately 200.

The economy had traditionally been focused on the support of the surrounding agricultural activities. A major creamery was established in the community in 1897 to support the nearby dairies. Fruit orchards were located throughout the area.

Meridian was a significant stop on the Interurban electric railway from 1908 to 1928. This service provided convenient access for passengers and freight in both easterly and westerly directions.

Throughout most of the 20th century, Meridian remained a relatively quiet community focused on its agricultural roots. US Census Bureau data, reflects a 1910 population of 619 people growing to 2,616 by 1970. However, starting in 1970 the pace of growth in Southwest Idaho quickened and Meridian's growth initially reflected, and then exceeded the regional rates by significant margins. Over the past twenty-five years the rate of growth

has been startling by any reasonable standard. The following table reflects that population growth over the city’s history.

1903 (Incorporation Estimate)	200
1910	619
1920	1,013
1930	1,004
1940	1,465
1950	1,500
1960	2,100
1970	2,600
1980	6,658
1990	9,596
2000	34,919
2010	75,092
2020	114,200
2021 (Estimate)	129,555

When income statistics are compared to statewide numbers, the population of Meridian compares favorably with the rest of Idaho in these categories. The median household income in Meridian is \$71,389, approximately 28% above the statewide figure of \$55,785. Per capita money income for the Meridian population is \$33,328 as compared to the statewide number of \$27,970. The percentage of the Meridian population below poverty level is 8.6% as compared to the statewide number of 11.2%.

Investment Capacity: Cities across the nation actively participate in the economic vitality of their communities through investment in infrastructure. Water and sewer facilities as well as transportation, communication, electrical distribution and other systems are all integral elements of an economically viable community. Idaho cities have a significant challenge in responding to these demands along with the on-going need to reinvest in their general physical plant to ensure it does not deteriorate to the point of system failure. They face stringent statutory and constitutional limitations on revenue generation and debt as well as near total dependence upon state legislative action to provide funding options. These strictures severely constrain capital investment strategies.

The tools made available to cities in Title 50, Chapters 20 and 29, the Urban Renewal Law and the Local Economic Development Act are some of the few that are available to assist communities in their efforts to support economic vitality. New sources of State support are unlikely to become available in the foreseeable future, thus the City of Meridian’s interest in exploring the potential for modifying the Union Urban Renewal District is an appropriate public policy consideration.

The City of Meridian initially established its Urban Renewal Agency in 2001. As noted above, the Downtown District’s exclusive focus, limited by the boundaries of the district, is on the traditional downtown area of Meridian. The Ten Mile District was created in 2016 and was designed to support the implementation of the Ten Mile Interchange Specific Area Plan. A third urban renewal district, the Union District, was created in 2020 from an area

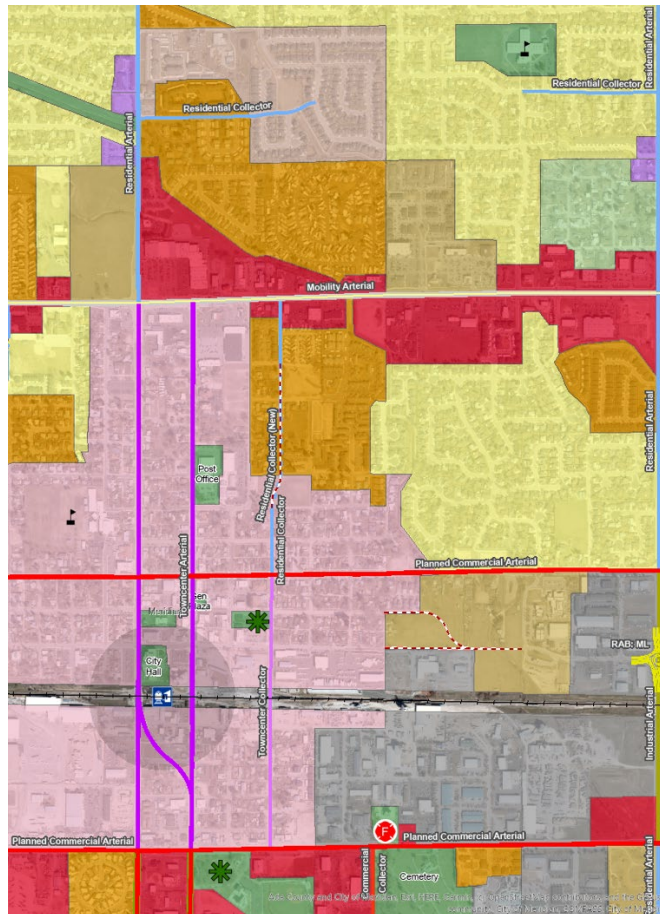
de-annexed from the original Downtown District to support a significant mixed use-project.

The proposed Northern Gateway Urban Renewal District would, if approved by the MDC Board of Commissioners and Meridian City Council, would remove 145 parcels from the existing Downtown District and combine those with other properties and rights-of-way north of Fairview Avenue and southeast of Fairview Avenue to establish a new district.

The Union District annexation of the block located in downtown Meridian, bounded by Main Street, Idaho Avenue, NE 2nd Street and Broadway Avenue is designated for this study as the Idaho Block. The Idaho Block is currently located within the boundaries of the Downtown District² but is being considered for de-annexation to allow for inclusion into the adjacent Union District.

Comprehensive Plan:

The City of Meridian Comprehensive Plan, updated in 2019 designates the area under review as Old Town.



² The Second Amendment to the Meridian Revitalization Plan seeking to deannex certain parcels from the existing Downtown District, including what is referred to as the Idaho Block parcels that are contemplated to be considered for annexation into the existing Union District Project Area pursuant to Idaho Code Section 50-2033, has been approved by the MDC Board and submitted to the City for its consideration.

The Meridian Comprehensive Plan details the anticipated land uses in the various designations throughout the city. Those uses for the Old Town Area are articulated below.

Old Town Land Uses

This designation includes the historic downtown and the true community center. The boundary of the Old Town district predominantly follows Meridian’s historic plat boundaries. In several areas, both sides of a street were incorporated into the boundary to encourage similar uses and complimentary design of the facing houses and buildings. Sample uses include offices, retail and lodging, theatres, restaurants, and service retail for surrounding residents and visitors. A variety of residential uses are also envisioned and could include reuse of existing buildings, new construction of multi-family residential over ground floor retail or office uses.

The City has developed specific architectural standards for Old Town and other traditional neighborhood areas. Pedestrian amenities are emphasized in Old Town via streetscape standards. Additional public and quasi-public amenities and outdoor gathering area are encouraged. Future planning in Old Town will be reviewed in accordance with Destination Downtown, a visioning document for redevelopment in Downtown Meridian. Please see Chapter 2 Premier Community for more information on Destination Downtown. Sample zoning include O-T

Steps in Consideration of an Amendment to an Urban Renewal District:

The first step in consideration of amending an urban renewal district to add area in Idaho is to define a potential area for analysis as to whether conditions exist within it to qualify for redevelopment activities under the statute. We have called this the “Study Area.”

The next step in the process is to review the conditions within the Study Area to determine whether the area is eligible for annexation into an existing district. The State Law governing urban renewal sets out the following criteria, at least one of which must be found, for an area to be considered eligible for urban renewal activities:

1. The Presence of a Substantial Number of Deteriorated or Deteriorating Structures and Deterioration of Site or Other Improvements [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)]
2. Age or Obsolescence [50-2018(8) and 50-2903(8)(a)]
3. Predominance of Defective or Inadequate Street Layout [50-2018(9) and 50-2903(8)(b)]

4. Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness; Obsolete Platting [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)]
5. Insanitary or Unsafe Conditions [50-2018(9) and 50-2903(8)(b)]
6. Diversity of Ownership [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)]
7. Tax or Special Assessment Delinquency [50-2018(9) and 50-2903(8)(b)]
8. Defective or Unusual Conditions of Title [50-2018(9) and 50-2903(8)(b)]
9. Results in Economic Underdevelopment of the Area [50-2903(8)(b); 50-2903(8)(c)]
10. Substantially Impairs or Arrests the Sound Growth of a Municipality [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)]

If the Eligibility Report finds that one or more of the conditions noted above exists within the Study Area, then the Agency may accept the findings and forward the Eligibility Report to the City Council for their consideration. If the City Council concurs with the determination of the Agency, they may direct that an Amendment to the Urban Renewal Plan be developed for the area that addresses the issues raised in the Eligibility Report.

The Agency then acts to prepare the Amendment to the Urban Renewal Plan annexing the area into the existing District and establishing a Revenue Allocation Area for the expansion area to fund improvements called for in the Plan Amendment. Once the Plan Amendment for the District and Revenue Allocation Area are completed, the Agency Board forwards it to the City Council for their consideration.

The City Council must refer the Amendment to the Urban Renewal Plan to the Planning and Zoning Commission to determine whether the Plan Amendment, as presented, is consistent with the City's Comprehensive Plan and make a corresponding finding. At the same time, other taxing entities levying property taxes within the boundaries of the proposed Urban Renewal District are provided a thirty-day opportunity to comment on the Plan Amendment to the City Council. While the taxing entities are invited to comment on the Plan Amendment, their concurrence is not required for the City Council to proceed with formal consideration.

Based on legislative changes to Idaho Code § 50-2908(2)(a), effective July 1, 2020, the Ada County Highway District (ACHD) is allocated all of the taxes levied by ACHD within a revenue allocation area first formed or expanded to include property on or after July 1, 2020 (including taxes levied on the base and increment values), which would apply to this proposed district, if formed. However, ACHD and MDC may enter into an agreement for a different allocation, which agreement shall be submitted to the State Tax Commission and to the Ada County Clerk by ACHD as soon as practicable after the parties have entered in the agreement and by no later than September 1 of the year in which the agreement takes effect. In the case of the Union District Annexation Study Area, the affected taxing districts are:

- The City of Meridian
- The West Ada School District (School District No. 2)
- Ada County
- Emergency Medical District/Ada County Ambulance
- Mosquito Abatement District
- The Ada County Highway District
- Meridian Library District
- Meridian Cemetery District
- Western Ada Recreation District
- College of Western Idaho

Once the Planning and Zoning Commission makes their finding of conformity and the thirty-day comment period has passed, the City Council is permitted to hold a public hearing and formally consider the adoption of the Plan Amendment annexing the expansion area into the existing Urban Renewal District and Revenue Allocation Area.

The City Council must also find that the taxable value of the district to be created plus the Base Assessed Value of any existing Urban Renewal / Revenue Allocation Area does not exceed the statutory maximum of 10% of the citywide assessed valuation.

If the City Council, in their discretion chooses to proceed, they will officially adopt the Amendment to the Urban Renewal Plan and Revenue Allocation Area and provide official notification of that action to the affected taxing districts, County Assessor and Idaho State Tax Commission.

The Agency then proceeds to implement the Plan Amendment.

Description of the Union District Annexation Study Area:

The Study Area subject to the current review is generally located in the central part of Meridian on the block bounded by Main Street on the west, Idaho Avenue on the north, NE 2nd Street on the east and Broadway Avenue on the south. It contains 1.165 parcel acres (1.461 acres including to the centerline of Idaho Avenue) or 45,867.48square feet divided into eleven separate lots. Three lots³ are vacant with the remaining lots containing structures built during the early part of the 20th Century.

The size and value information presented below was derived from the Ada County Assessor's on-line parcel information system⁴.

³ While R5672000631 and R5672000632 are also vacant, combined these vacant lots represent .005 acres.

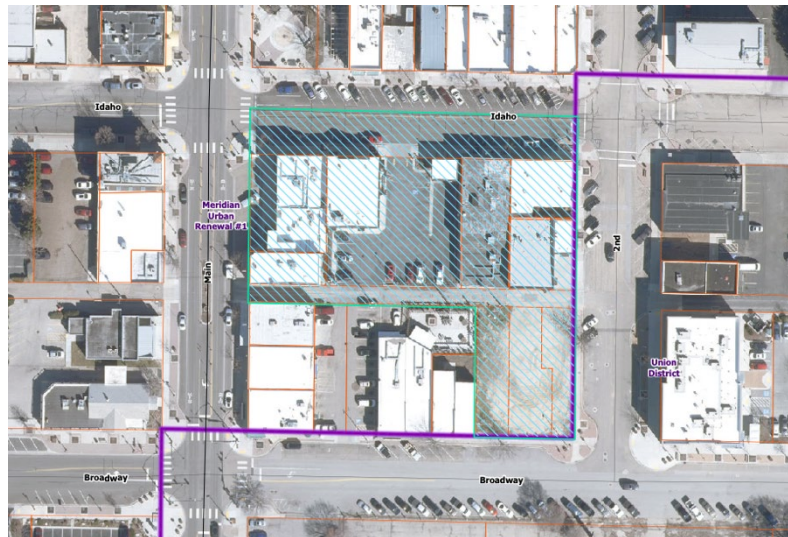
⁴ For purposes of this Study, the 2020 taxable values were reviewed as at the time of this review the 2021 value information was not available. Use of the 2020 values provides a more conservative analysis as it is generally understood significant value increases will occur in 2021. Further, based on the adoption of H389, effective retroactive to January 1, 2021, the Homeowner Property Tax Exemption will increase to a maximum of \$125,000. This is anticipated to further reduce the base. Again, as the 2021 tax assessments were not yet available at the time this Study was prepared, the 2020 data has been used. The 10% analysis set forth below will ultimately be revisited in any further amendment to the urban renewal plan.

Idaho Block Parcel Data

Table 1

Tax Parcel	Site Address	Lot Size Sq. Ft.	Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Year Constructed
R5672000680	105 E Idaho Ave	6,098	\$85,400	\$535,100	\$620,500	1935
R567200069	720 N Main St	2,178	\$28,300	\$369,100	\$397,400	1937
R5672000651	113 E Idaho Ave	14,810	\$162,900	\$927,200	\$1,090,100	1947
R5672000642	127 E Idaho Ave	5,314	\$74,400	\$428,000	\$502,400	1905
R5672000636	139 E Idaho Ave	2,875	\$37,400	\$203,600	\$241,000	1915
R5672000630	725 NE 2nd St	3,485	\$45,300	\$380,900	\$426,200	1945
R5672000610	130 E Broadway Ave	3,485	\$41,800	\$0	\$41,800	Vacant
R5672000615	132 E Broadway Ave	4,356	\$52,300	\$0	\$52,300	Vacant
R5672000625	109 NE 2nd St	3,049	\$39,600	\$0	\$39,600	Vacant
R5672000631	NE 2 nd St	87.12	\$1,100	\$0	\$1,100	Vacant
R5672000632	NE 2 nd St	130.68	\$1,700	\$0	\$1,700	Vacant
		45,867.48	\$570,200	\$2,843,900	\$3,414,100	

Union Urban Renewal District Annexation



The Study Area

The Union District Annexation Study Area consists of eleven (11) tax parcels located in central Meridian on the block bounded by Main Street on the west, Idaho Avenue on the north, NE 2nd Street on the east and Broadway Avenue on the south. The properties within the Study Area carry zoning designations consistent with its historic usage. Old Town (OT) zoning designations are in place on all eleven parcels. Ada County Assessor records show that none of the properties reflect a Homeowners Property Tax Exemption indicating there are no owner-occupied residences. The rights-of-way for the afore-mentioned streets are excluded from the de-annexation with the exception of the south half of Idaho Avenue between Main Street and NE 2nd Street.

The Study Area is one of the older developed areas in the community. As noted above, Meridian was established in the 1880s and eventually incorporated as a Village under Idaho law in 1903. All of the structures date from the period from 1905 to 1947.

When the improvement value assigned to a parcel is less than or approaches the land value, a deteriorated or deteriorating condition is present. National real estate appraisal standards suggest that in an economically viable property, land value should contribute approximately 30% of the total value leaving 70% to the improvements. As that ratio shifts, with improvement value declining as a proportion of the total, a condition of disinvestment is determined to be present. At a point when the improvement value represents less than 50% of the total (i.e., improvement value is less than land value) such condition represents a “deteriorated condition” for the purposes of this analysis. With these benchmarks in mind, we find that none of the properties reflect improvement values less than land values.

Three properties constituting 0.25 acres (10,890 Sq. Ft.) are currently vacant as the historic structures formerly located thereon having been razed.

Streets: Only the south half of Idaho Avenue between Main Street and NE 2nd Street would be included within the boundaries of the annexation. The other abutting streets and associated rights-of-way will remain either in the Downtown District (North half of Idaho Avenue and Main Street) or are already included in the Union District (NE 2nd Street and Broadway Avenue). The portion of Idaho Avenue that is to be included in the annexation has been improved to urban standards. An alley bisects the block in an East-West orientation and the pavement reflects a deteriorated condition.

Illumination: Street lighting, to City standards, has been provided along Idaho Avenue.

Sidewalks: Pedestrian facilities on Idaho Avenue within the Study Area are in place and are in good condition.

Storm Drainage: Street drainage is accommodated by a curb along the south side of Idaho Avenue carrying storm water to a catch basin located at the intersection of Idaho Avenue and Main Street.

Water System: The Study Area is served by facilities located within those rights-of-way that will remain in the Downtown District. The facilities located within the right-of-way of Idaho Avenue appear sufficient to handle anticipated demands.

Sewage Collection System: No deficiencies in this area were noted.

Analysis of the Study Area:

A review of the Study Area reflects an area in transition. The Union Urban Renewal District, created in 2020, is anticipated to accommodate a significant mixed-use commercial and residential development. New high-density housing is being constructed directly across Main Street. However, the Study Area retains its historic form of small lots and older buildings.

For the convenience of the reader, the statutory criteria are reiterated, at least one of which must be found to qualify an area for urban renewal activities. Those conditions are:

1. The Presence of a Substantial Number of Deteriorated or Deteriorating Structures and Deterioration of Site or Other Improvements [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)]

2. Age or Obsolescence [50-2018(8) and 50-2903(8)(a)]
3. Predominance of Defective or Inadequate Street Layout [50-2018(9) and 50-2903(8)(b)]
4. Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness; Obsolete Platting [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)]
5. Insanitary or Unsafe Conditions [50-2018(9) and 50-2903(8)(b)]
6. Diversity of Ownership [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)]
7. Tax or Special Assessment Delinquency [50-2018(9) and 50-2903(8)(b)]
8. Defective or Unusual Conditions of Title [50-2018(9) and 50-2903(8)(b)]
9. Results in Economic Underdevelopment of the Area [50-2903(8)(b); 50-2903(8)(c)]
10. Substantially Impairs or Arrests the Sound Growth of a Municipality [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)]

Analysis: Union District Annexation of the Idaho Block

Criterion #1: The Presence of a Substantial Number of Deteriorated or Deteriorating Structures; and Deterioration of Site: While all of the buildings within the Study Area are between 74 and 116 years old, they have been maintained and their assessed values do not reflect a deteriorated condition as described above. Therefore, criterion #1 is not met.

Criterion #2: Age or Obsolescence: All of the structures within the Study Area date from the first half of the 20th Century. The area around the Study Area is quickly transitioning into a modern commercial center. The configuration of the block into a series of small lots does not accommodate modern commercial floorplates making redevelopment economically infeasible. Three lots at the southeast corner of the Study Area have been cleared of their former structures and remain vacant. Therefore, criterion #2 is met.

Criterion #3: Predominance of Defective or Inadequate Street Layout: The area is served by the existing urban street grid and, with the exception of the south half of Idaho Avenue, will remain outside the annexation area. Therefore, criterion #3 is not met.

Criterion #4: Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness; Obsolete Platting: The eleven (11) parcels within the Study Area range in size from 2,178 square feet⁵ up to 14,810 square feet with the majority of the lots containing under 5,000 square feet. Modern commercial structures call for larger lot sizes to accommodate economical development. Therefore, criterion #4 is met.

⁵ Note the two sliver parcels R5672000631 and R5672000632 combined represent .005 acres, 87.12 and 130.68, respectively, but are negligible to the analysis.

Criterion #5: Insanitary or Unsafe Conditions: While the structures are old as compared to those in the broader community, there is no indication that any of them are in an unsafe condition. Community infrastructure providing services to the Study Area is either adequate or being upgraded with surrounding redevelopment activities. Therefore, criterion #5 is not met.

Criterion #6: Diversity of Ownership: The ownership of the eleven lots located on 1.165 acres in the Study Area is in the hands of five (5) entities making a coordinated redevelopment effort difficult to achieve. Therefore, criterion #6 is met.

Criterion #7: Tax or Special Assessment Delinquency: According to Ada County Assessor records, no delinquencies exist. Therefore, criterion #7 is not met.

Criterion #8: Defective or unusual condition of title: No defective or unusual conditions of title are reflected in Ada County records. Therefore, criterion #8 is not met.

Criterion #9: Results in Economic Underdevelopment of the Area: Three lots⁶ containing 10,890 square feet, approximately 31% of the Study Area are vacant, having had their obsolete structures razed. The remaining lots are of a relatively small size making them uneconomic for redevelopment consistent with the regenerative activities occurring around the Study Area. Therefore, criterion #9 is met.

Criterion #10: Substantially Impairs or Arrests the Sound Growth of a Municipality: The City of Meridian has expressed its vision for this area in the creation and adoption of the Comprehensive Plan, and significant redevelopment is occurring around the Study Area. However, the area represented is relatively small representing only 1.165 acres and eleven lots. Therefore criterion #10 is met.

Findings: Union District Annexation: Conditions exist within the Study Area to allow the Board of Commissioners of the Meridian Development Corporation and the Meridian City Council to determine that the area is eligible for urban renewal activities as prescribed in State Law.

Summary of Findings

	Criteria	Met	Not Met
1	The Presence of a Substantial Number of Deteriorated or Deteriorating Structures; and Deterioration of Site		X
2	Age or Obsolescence	X	
3	Predominance of Defective or Inadequate Street Layout		X
4	Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness; Obsolete Platting	X	
5	Insanitary or Unsafe Conditions		X
6	Diversity of Ownership	X	
7	Tax or Special Assessment Delinquency		X
8	Defective or unusual condition of title		X

⁶ Note the two vacant sliver parcels R5672000631 and R5672000632 combined represent .005 acres, 87.12 and 130.68, respectively, but are negligible to the analysis.

9	Results in Economic Underdevelopment of the Area	X	
10	Substantially Impairs or Arrests the Sound Growth of a Municipality		X

Analysis: Open Land Conditions: In addition to the eligibility conditions identified above, the geographic area under review is also reviewed for compliance with the “open land” conditions. Idaho Code Section 50-2903(8)(c) states: “[a]ny area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code, shall apply to open areas.”

The eligibility criteria set forth in Idaho Code Section 50-2903(8)(c) for predominantly open land areas mirror or are the same as those criteria set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b). “Diversity of ownership” is the same, while “obsolete platting” appears to be equivalent to “faulty lot layout in relation to size, adequacy, accessibility, or usefulness.” “Deterioration of structures or improvements” is the same or similar to “a substantial number of deteriorated or deteriorating structures” and “deterioration of site or other improvements.” There is also an additional qualification that the provisions of Idaho Code Section 50-2008(d) shall apply to open areas.

Idaho Code Section 50-2008 primarily addresses the urban renewal plan approval process and Idaho Code Section 50-2008(d)(4) sets forth certain conditions and findings for agency acquisition of open land as follows:

the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise: Provided, that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot

layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

In sum, there is one set of findings if the area of open land is to be acquired and developed for residential uses and a separate set of findings if the land is to be acquired and developed for nonresidential uses.

Basically, open land areas may be acquired by an urban renewal agency and developed for nonresidential uses if such acquisition is necessary to solve various problems, associated with the land or the infrastructure, that have delayed the area's development. These problems include defective or usual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot layout. All of the stated conditions are included in one form or another in the definition of a deteriorated area and/or a deteriorating area set forth in Idaho Code Sections 50-2903(8)(b) and 50-2018(9). The conditions listed only in Section 50-2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography, and "the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area."

The conclusion of this discussion concerning open land areas is that the area qualifies if any of the eligibility conditions set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b) apply. Alternatively, the area under consideration qualifies if any of the conditions listed only in Idaho Code Section 50-2008(d)(4)(2) apply.

Given the historic nature of the Study Area and that it has been developed for several decades, even though three of the lots are vacant, the area should not be considered "Open Land" under the statutory definition.

Other Relevant Issues:

Agricultural Landowners Concurrence: None of the properties located within the Study Area have been used for agricultural operations purposes during the past three years so property owner concurrence is not required.

CONCLUSION:

Based upon the data and the conditions that exist within the Study Area as noted above, the Meridian Development Corporation Board and Meridian City Council may determine that Union District Annexation Study Area is eligible for the annexation to the Union Urban Renewal District.

10% Valuation Analysis: In addition to the findings reported above, verification that the assessed value of the proposed Study Area is within the statutory limits is needed. State Law limits the percentage of values on the combined base assessment rolls that can be included in urban renewal / revenue allocation districts to 10% of the current assessed valuation of all taxable property within the City. According to Ada County Assessor

records, the 2020⁷ total certified value for the City of Meridian is \$13,230,528,301 (does not include operating property). This number does not reflect exemptions. Therefore, taking a more conservative approach, the net taxable value for this calculation is used. That number is \$10,375,837,804. As shown in the analysis in Table 1 the 2020 taxable value of the entire Study Area is estimated to be \$3,414,100. This value then must be added to the Base Assessed Values of the Downtown District⁸, the Ten Mile District and the Union District to test for the 10% limitation. Given that at this time the City and MDC are considering the potential creation of additional urban renewal districts (the Linder URD and the Northern Gateway URD), we added their assessed values to this analysis to provide decision makers with the scale of the various districts compared to the statutory limitation. The analysis for these purposes is presented in Tables 2 and 3, below. The combined base assessment roll values remain well below the statutory limit.

Table 2

Statutory 10% Limitation Analysis		
Area	Taxable Value	Percentage
Total City	\$10,375,837,804	100%
Downtown URD Base Value	\$146,334,050	1.41%
Ten Mile URD	\$ 39,539,125	0.38%
Union URD	\$2,144,360	0.02%
*Proposed Northern Gateway URD	\$68,832,974	0.66%
*Proposed Linder URD	\$11,978,500	0.12%
Proposed Union District Annexation (est.)	\$3,414,100	0.03%
Total UR Base Assessed Value Percentage	\$272,243,109	2.62%

*The MDC Board has considered and accepted the proposed Linder District Eligibility Study. The MDC Board is anticipated to consider the eligibility of the proposed Northern Gateway District in June.

The effect of annexing the Idaho Block into the existing Union District on the capacity of the City and MDC to consider future districts should they choose to do so is also explored. The table below shows there is capacity to consider additional districts.

Table 3

Remaining Urban Renewal Capacity		
Maximum 10% Limitation	\$1,037,583,780	10%
Downtown URD	\$146,334,050	1.41%
Ten Mile URD	\$ 39,539,125	0.38%
Union URD	\$2,144,360	0.02%
Proposed Northern Gateway URD	\$68,832,947	0.66%
Proposed Linder URD	\$11,996,035	0.12%

⁷ At the time this Study was prepared the 2021 values were not available. It is generally understood the 2021 values will increase; therefore, using the 2020 assessed values may be more conservative than the current conditions.

⁸ For purposes of this Study and since the Second Amendment to the Meridian Revitalization Plan has not yet been adopted, the values of the certain geographic areas to be de-annexed from the Downtown District have not been adjusted downwards. This presents a more conservative scenario.

Proposed Union District Annexation (est.)	\$3,414,100	0.03%
Available AV within limitation	\$765,340,671	7.38%

10% Geographic Analysis: In addition to the findings reported above, verification that the geographic area proposed to be annexed into the existing Union District is within the statutory limits is needed. State Law limits the number of acres that may be annexed into an existing district. Idaho Code Section 50-2033 states, in pertinent part: "...an urban renewal plan that includes a revenue allocation area may be extended only one (1) time to extend the boundary of the revenue allocation so long as the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area and the area to be added is contiguous to the existing revenue allocation area but such contiguity cannot be established solely by a shoestring or strip of land which comprises a railroad or public right-of-way." The existing Union District is 15.86 acres; therefore, the Union District is permitted to be amended one (1) time to include up to 1.58 acres. The Idaho Block represents 1.461 acres, which is within the permitted annexation limitation.

A plan amendment to increase the revenue allocation area boundary as permitted in Idaho Code Section 50-2033 is not a modification pursuant to Idaho Code Section 50-2903A. Idaho Code Section 50-2903A(1)(a)(ii).

4852-9840-1516, v. 4

Exhibit B

MERIDIAN DEVELOPMENT CORPORATION
THE URBAN RENEWAL AGENCY OF THE CITY OF MERIDIAN

RESOLUTION NO. 21-027

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF MERIDIAN, IDAHO, A/K/A THE MERIDIAN DEVELOPMENT CORPORATION:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF MERIDIAN, IDAHO, ALSO KNOWN AS THE MERIDIAN DEVELOPMENT CORPORATION, ACCEPTING THAT CERTAIN REPORT ON ELIGIBILITY FOR CERTAIN PROPERTY REFERRED TO AS THE IDAHO BLOCK ANNEXATION ADJACENT AND CONTIGUOUS TO THE EXISTING UNION DISTRICT REVENUE ALLOCATION AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE AMENDMENT AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; TO MAKE ANY NECESSARY TECHNICAL CHANGES TO THE REPORT; AUTHORIZING AND DIRECTING THE CHAIR, VICE-CHAIR OR ADMINISTRATOR TO TRANSMIT THE REPORT AND THIS RESOLUTION TO THE CITY COUNCIL OF THE CITY OF MERIDIAN REQUESTING ITS CONSIDERATION FOR DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Meridian, Idaho, also known as the Meridian Development Corporation, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), a duly created and functioning urban renewal agency for Meridian, Idaho, hereinafter referred to as the "MDC";

WHEREAS, on July 24, 2001, the City Council (the "City Council") of the City of Meridian, Idaho (the "City"), adopted Resolution No. 01-367 establishing MDC pursuant to the Law;

WHEREAS, on October 8, 2002, the City Council, after notice duly published, conducted a public hearing on the Meridian Revitalization Plan Urban Renewal Project, which is also referred to as the Downtown District (the "Downtown District Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 02-987 on December 3, 2002, approving the Downtown District Plan, making certain findings and establishing the Downtown District revenue allocation area (the "Downtown District Project Area");

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Ten Mile Road Urban Renewal Plan (the "Ten Mile Plan"). The public hearing was continued to June 21, 2016, for further testimony;

WHEREAS, following said public hearings, the City Council adopted its Ordinance No. 16-1695 on June 21, 2016, approving the Ten Mile Plan, making certain findings and establishing the Ten Mile revenue allocation area (the "Ten Mile Project Area");

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the First Amendment to the Meridian Revitalization Plan Urban Renewal Project ("First Amendment to the Downtown District Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 20-1881 on June 9, 2020, approving the First Amendment to the Downtown District Plan deannexing certain parcels and making certain findings (collectively, the Downtown District Plan, and amendments thereto, are referred to as the "Existing Downtown District Plan," and the Downtown District Project Area, and amendments thereto, are referred to as the "Existing Downtown District Project Area");

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Union District Urban Renewal Project (the "Union District Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 20-1882 on June 9, 2020, approving the Union District Plan, making certain findings and establishing the Union District revenue allocation area (the "Union District Project Area");

WHEREAS, the Existing Downtown District Plan, the Ten Mile Plan, and the Union District Plan and their project areas are collectively referred to as the "Existing Project Areas;"

WHEREAS, based on inquiries and information presented by certain interested parties and property owners, it has become apparent that additional property within the City, and adjacent and contiguous to the Union District Project Area, may be deteriorating or deteriorated and should be examined as to whether such an area is eligible for an urban renewal project;

WHEREAS, in 2021, Kushlan | Associates commenced an eligibility study and preparation of an eligibility report for an area 1.461 acres in size, which is currently located within the boundaries of the Existing Downtown Project Area, and which area is subject to a de-annexation from the Existing Downtown Project Area. The area is located generally in the central part of the City on the block bounded by Main Street on the west, Idaho Avenue on the north, NE 2nd Street on the east and Broadway Avenue on the south. The area is adjacent and contiguous to the Union District Project Area. The eligibility study area is commonly referred to as the Idaho Block Annexation (the "Study Area");

WHEREAS, MDC has obtained the Idaho Block Annexation to Union District (Proposed) Eligibility Report, dated June 2021 (the "Report"), a copy of which is attached hereto as **Exhibit A**, which examined the Study Area, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which lists the definition of deteriorating area and deteriorated area, many of the conditions necessary to be present in such an area are found in the Study Area;

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, or is a menace to the public health, safety, morals, or welfare in its present condition or use;

WHEREAS, the 2021 Study finds there is no open land within the Study Area as contemplated in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the 2021 Report does not include parcels subject to such consent;

WHEREAS, the Report includes a preliminary analysis concluding the base assessment roll value for the Study Area along with the base assessment rolls for the Existing Project Areas and any proposed revenue allocation areas, do not exceed 10% of the current assessed valuation of all taxable property within the City;

WHEREAS, the Report includes a preliminary analysis concluding the Study Area does not exceed 10% of the geographical area contained within the existing Union District Project Area, and the Study Area is contiguous to the existing Union District Project Area;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan or plan amendment containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan or plan amendment is a deteriorated area or deteriorating area;

WHEREAS, the MDC Board finds it in the best public interest to accept the Report.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF MERIDIAN, IDAHO, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the MDC Board acknowledges acceptance and receipt of the Report, attached hereto as **Exhibit A**, recognizing technical changes or corrections which may be required before transmittal to the City Council for its consideration.

Section 3. That there are one or more areas within the City that are a deteriorating area or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8).

Section 4. That one such area is an area approximately 1.461 in size, which is currently located within the boundaries of the Existing Downtown District Project Area, which area is currently subject to a de-annexation from the Existing Downtown Project Area, and is commonly referred to as the Idaho Block Annexation Study Area, as more fully described in the Report. The area is adjacent and contiguous to the Union District Project Area.

Section 5. That the rehabilitation, conservation, and redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, and welfare of the residents of the City.

Section 6. That the Study Area does not exceed 10% of the geographical area contained within the existing Union District Project Area, and the Study Area is contiguous to the existing Union District Project Area.

Section 7. That the Chair or Vice-Chair of the MDC Board of Commissioners, or the Administrator, are hereby authorized to transmit the Report to the Meridian City Council requesting that the City Council:

a. Determine whether the Study Area identified in the Report qualifies as an urban renewal project and there is justification for designating the Study Area, as appropriate, for an urban renewal project;

b. If such designation is made, whether MDC should proceed with the preparation of an urban renewal plan amendment for the area, which plan amendment may include a revenue allocation provision as allowed by law;


Section 8. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Meridian, Idaho, also known as the Meridian Development Corporation, on June 9, 2021. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on June 9, 2021.

APPROVED:

By 
Chair of the Board

ATTEST:

By 
Secretary