



PARKS & RECREATION COMMISSION

REGULAR MEETING • MINUTES Meeting Online Via Zoom Wednesday, July 8, 2020 • 5:30 p.m.

The Meridian Parks & Recreation Commission is a volunteer citizens' group that is created and empowered to advise the City on issues relating to park facilities and recreation programs of the City. Their mission is to gather input from staff and other qualified personnel on issues relating to the creation and design of public parks and open spaces; to listen to public input; and to provide advice and recommendations on parks and recreation related matters to the Mayor and City Council.

1. Roll-Call Attendance

Commission President Dom Gelsomino called the meeting to order at approximately 5:32 p.m. MPR Director Steve Siddoway took roll-call attendance as follows:

| | |
|--|--|
| <input checked="" type="checkbox"/> Dom Gelsomino, President | <input checked="" type="checkbox"/> Michelle Jensen |
| <input type="checkbox"/> Jo Greer, Vice President | <input type="checkbox"/> John Nesmith |
| <input checked="" type="checkbox"/> Keith Bevan | <input checked="" type="checkbox"/> Creg Steele* |
| <input checked="" type="checkbox"/> Jennifer Bobo | <input checked="" type="checkbox"/> Jessica West |
| <input type="checkbox"/> Abbey Hutchins | <input checked="" type="checkbox"/> Councilman Brad Hoaglund, ex officio |

*Arrived at approximately 5:40 p.m.

Others present were: MPR Department staff—Parks Superintendent Mike Barton, Recreation Manager Garrett White, Pathways Project Manager Kim Warren, & Recreation Coordinator Jenna Fletcher; Deputy City Attorney Emily Kane; Meridian Community Development Director Cameron Arial; Meridian Development Corporation (MDC) Board Member Todd Lakey; & Galena Team Members Mike Chidester & Aaron Elton.

2. Adoption of the Agenda

Commission President Dom Gelsomino entertained a motion to approve the agenda as presented. Commissioner Jessica West moved to adopt the agenda. Commissioner Michelle Jensen seconded. All were in favor of the motion.

3. Approval of the June 10, 2020 Special Meeting Minutes (Spring Pathways Tour)

Commission President Dom Gelsomino entertained a motion to adopt the minutes as presented. Commissioner Jessica West moved to approve the minutes. Commissioner Michelle Jensen seconded. All were in favor of the motion.

4. Announcements

a. Upcoming Events – Steve Siddoway

MPR Director Steve Siddoway announced there was a small unveiling today of the firefighter statue at the new Fire Station #6 on Overland, hosted by the Meridian Arts Commission, which went very well.

5. Old Business

a. Meridian Open Space Survey Update – Cameron Arial

Meridian Community Development Director Cameron Arial provided an update about the Meridian Open Space Survey Executive Summary and Results via a PowerPoint. Copies of his slides are attached to these meeting minutes.

Commission Feedback:

- **Jessica West** – What are the next steps? *At this point, Cameron will present this data to City Council for any feedback and direction.*
- **Steve Siddoway** – His takeaway from the presentation is basically to build more parks and pathways and to try and use impact fees where possible. There is a strong message of support for future park land, as well as acquiring places for pathway development, which is a wonderful result based on the Department's and Commission's goals.
- **Dom Gelsomino** – He noticed that the Nature Preserve was the highest ranked category in the survey results. He asked Cameron to further elaborate into the description of the Nature Preserve, which he did. As a follow up, does this give the City a bit more breathing room being that it has been ranked high by the community members to start investing and looking more into planting additional indigenous and pollinator plants throughout the parks and recreation areas through these nature preserves? *Cameron stated the survey did not go that deep into plant selection.*

6. New Business

a. Civic Block/Community Center Update – City of Meridian, MDC, & Galena Team

MPR Director Steve Siddoway, Meridian Community Development Director Cameron Arial, Meridian Development Corporation Board member Todd Lakey, and Galena team members Mike Chidester and Aaron Elton were present for a PowerPoint presentation about the civic block which is the block where the new community center is planned. Copies of the team's slides are attached to these meeting minutes. In addition, MPR Recreation Manager Garrett White provided an update about lessons learned and design ideas/programming concerning a new community center with other municipalities he has been in contact with.

This update has been captured in a memo addressed to the MPR Commission dated July 8, 2020, which is also attached.

Commission Feedback:

- **Keith Bevan** – Depicted on the proposed design on the west side parking area, "City of Meridian temporary parking" was noted. What does this mean? Is this public parking? *Parking would be temporary, but there would be other parking within the structure. There would be community center designated parking either on the community center site (TBD), and possibly in one or both of the buildings.*
- **Brad Hoaglun** – Regarding the Hunter Lateral, what is the timeframe of knowing what the team can do with this creek? This will certainly impact the design of the

facility. They have been working with ACHD and NMID to determine whether there is a path forward or not and should have some clarity within a month.

There will be future updates where the focus will be more on the community center itself.

b. MPR Department Classes & Camps Update – Jenna Fletcher

MPR Recreation Coordinator Jenna Fletcher provided an update about the MPR Department's classes and camps in the form of a PowerPoint presentation. Copies of her slides are attached to these meeting minutes.

c. Spring Pathways Tour Debrief – Kim Warren

MPR Pathways Project Manager Kim Warren recapped about the Spring Pathways Tour held on June 10, 2020 on bicycles where participants rode 6.7 miles within the city limits. A copy of the tour route map is attached to these meeting minutes. She asked for feedback from the Commissioners on how the tour went from their perspective.

MPR Director Steve Siddoway asked the Commissioners to keep in mind the following questions:

- 1) Are there any takeaways or lessons learned MPR staff would need to take note of?
- 2) Is there anything they would change—process-wise—for next year?

Commission Feedback:

- **Dom Gelsomino** – He enjoyed the bike ride and tour. There was actual interaction with some of the neighbors regarding pathways along the tour. They stopped and engaged some of the Commissioners because they passed through sections behind their backyards. There are some residents who have the right ideas and concepts of the pathway projects but sometimes may get confused on some of the details where the connections lead. Overall, there is a consensus that there is an excitement and deep interest from the community for continued growth of the pathway network and how they deem pathways convenient and incredibly important for easy access. He would not change anything in the process. He would like to explore and strategize a future pathway network with no goatheads.
- **Keith Bevan** – It can be scary, intimidating, and not safe to cross busy streets. He would like to explore areas where they can cross roads that aren't major intersections. He did enjoy the tour.
- **Jennifer Bobo** – As a frequent user of the pathways, she saw the need for updated maps. Sometimes there are dead ends not depicted on the map where they are not very obvious and so one can't get through and then frustration arises because they have to backtrack and do not really know where to go.
- **Michelle Jensen** – No feedback at this time. (Unfortunately, she was unable to attend this year's tour.)
- **Creg Steele** – He loved the start of the tour; it was awesome! (He wasn't able to go on the bike ride this year.) The pathways tour is always a fantastic event and should continue to stay an event.
- **Jessica West** – She loves the pathways tours. She noted the drop-offs are a problem, where a section would end and then they were not quite sure which way to bike from there; i.e., Meridian and Stoddard Roads. On the maps, people really don't see these small areas with gaps because they look connected. The Commission into this issue more this time than in prior year tours.

- **Brad Hoaglun** – His comments mirrored Commissioner West’s. He found the disconnects are very small which creates a conundrum; i.e., at Victory Road. Which way does he go? These small sections are just as important as the larger connections to construct to make it a full, complete pathway system. He really appreciated MPR staff who put this tour together, which was very helpful to actually be out there to see the system and experience it.

7. Workshop – NONE

8. Staff Reports – MPR Staff

a. Steve Siddoway, Mike Barton, Garrett White, & Kim Warren

Director Steve Siddoway reported on the following:

- Covid-19 – The Covid-19 response and the reopening plan continue to be on the forefront of staff’s activities and challenges to ensure they are responding accordingly. They are managing all of the reservations currently under the Central District Health Order, where all reserved uses that are greater than 50 have been cancelled. Of course, there are first-come, first-served uses that are going to happen in the parks that staff don’t control. They are actively managing all the reservations, the people entering and exiting at the Homecourt, the size of gatherings for sports, etc.

Parks Superintendent Mike Barton reported on the following:

- Heroes Park Parking Expansion – This project continues to push forward. MPR staff is obtaining an updated Opinion of Cost and will be submitting for a Certificate of Zoning Compliance provided there are no updates to the plan that need to be made, once those costs come in. If everything goes well during the budget process, this project gets funded, and the partnership with PAL goes forward, then this project will go out to bid around November/December.
- Life Cycle Replacements – MPR staff members are putting together a life cycle replacement plan for all the things in the parks that would need to be replaced within the next 1-5 years and 6-10 years. These items will be captured, and we will get them budgeted properly so that parks continue to stay in a state of good repair and up to date.
- Kleiner Park Outdoor Gym – This project was selected as part of the Mayor’s Senior Advisory Board. The fitness equipment was ordered and has come in and is presently over at the Parks Maintenance Shop. He is working with ESI to get the concrete installed. ESI donated the entire cost of the concrete. He is also working on a recognition plaque.
- Staff Support – He has made it a priority to support some of the staff, including the new City Arborist Matt Perkins and ensuring he is fully trained, as well as supporting whatever the pathway or park maintenance needs are. It has been good to support staff to keep the forward momentum.

MPR Recreation Manager Garrett White reported on the following:

- Covid-19 – He has had many tasks regarding field reservations and working with all of the youth and adult groups, putting out protocols, and keeping things under 50. Regarding external events with temporary use permits, he has been working with a lot of the event organizers postponing and rescheduling to next year and working

with them to help keep their event alive but under 50, per the Central District Health Order, which means a lot of events have been cancelled or postponed. Many shelter reservations have been cancelled or postponed. He provided kudos to Jeannette Sanchez and Vicki Wagner for their customer service work.

- Special Events – Events have been postponed until they move to Stage 4. Renee White has been staying busy in communicating with sponsors. She has also been a team player. In addition, Renee is inspecting all park AEDs to ensure they are up to date and functional.
- Classes & Camps – Jenna Fletcher is so good at what she does. She is very busy with the Activity Guide publications and summer camps at Siena and Discovery Elementary Schools.
- Sports – Teams are utilizing one facility at each park for sports leagues to keep the numbers at 50 or below, per the Central District Health Order. MPR staff is asking groups to limit spectators. Maggie Combs is currently running the Softball and Volleyball Leagues and is looking at ways to continue sports through the fall and winter and keeping the sizes small. Skyler Cook's Cornhole League has been very successful. Another league will be added in the fall. Jeremy Aldrich in the Parks Department made the cornhole boards, which are awesome! Skyler is also running a Spikeball League.
- Arts & Culture – Audrey Belnap has been busy with art projects, such as the traffic box wraps, etc. and working with the Meridian Historic Preservation on photos and tours.
- Homecourt – The court divider curtains have all been replaced. Jake Garro is still looking at ways to limit numbers at that facility as well and keeping the facility operational.

MPR Pathways Project Manager Kim Warren reported on the following:

- Fairview Avenue Sidewalk Connection – The plans were approved for this project for construction by ACHD. This is the connection on Fairview between the Five Mile Creek and Lakes Place. A wide sidewalk is being added. A bid request has been sent. Idaho Power will relocate 5-6 power poles that are currently in the way.
- James Court – This sidewalk widening project is still under construction.
- Local Rail With Trail – She attended a meeting on this project, which is west of City Hall and has been expanded from a half mile to a mile from Meridian Road to Linder. They need to move forward on possibly acquiring some easements. This topic will be presented to Council for further direction.
- Twelve Oaks Pedestrian Bridge – She has been working on a conditioned pedestrian bridge, which is part of the Twelve Oaks project at Franklin and Linder, just on the southeast across the Ten Mile Creek. She is working out how to accept the bridge and access to and from it.
- Ten Mile Trailhead – There has been some action on this project. When they completed the design and submitted it to Community Development, it took a bit of redesign to satisfy the fire marshal resulting in a few changes to this site. With some design massage and readjustment, she believes they now have a better plan.

9. Adjourn

Commission President Dom Gelsomino entertained a motion to adjourn the meeting. Commissioner Jessica West moved to adjourn. Commissioner Keith Bevan seconded. The vote was unanimous and in favor of the motion.

There being no further business, the meeting adjourned at approximately 7:24 p.m.

(AUDIO & VIDEO ON FILE OF THESE PROCEEDINGS)

APPROVED:

_____/_____/_____
DOM GELSOMINO, PRESIDENT DATE

JO GREER, VICE PRESIDENT

/rem

Attachments:

- 1) PowerPoint Presentation: Meridian Open Space Survey Update (6 pages)
- 2) Memo: Civic Block Project Update (9 pages)
- 3) PowerPoint Presentation: Civic Block/Community Center Update (4 pages)
- 4) PowerPoint Presentation: MPR Department Classes & Camps Update (6 pages)
- 5) Map: 2020 Spring Pathways Tour Route (1 page)



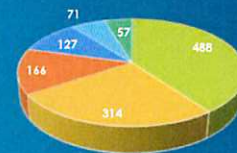
Meridian Open Space Survey

Executive Summary and Results Presentation

CAMERON ARIAL, PH.D.
COMMUNITY DEVELOPMENT DIRECTOR
JUNE 2020

Executive Summary

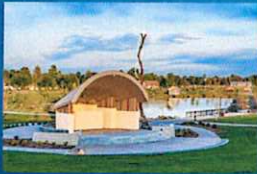
- ▶ Conducted May 4th through June 8th
- ▶ 1506 respondents (18+ who currently live in the City of Meridian)
- ▶ Key findings:
 - ▶ Of those surveyed Meridian citizens have positive evaluations of the value of open space.
 - ▶ Number of First Place Votes By Category:
 - ▶ Nature Reserve – 488
 - ▶ Public Parks – 314
 - ▶ Multi-Purpose Outdoor Urban Spaces – 166
 - ▶ Pathways – 127
 - ▶ Working Farm or Dairy Operation – 71
 - ▶ Historical or Cultural Significant Property – 57



■ Nature Reserve ■ Public Parks ■ Multi-purpose Outdoor
 ■ Pathways ■ Working Farm/Dairy ■ Historical Site

Executive Summary (cont.)

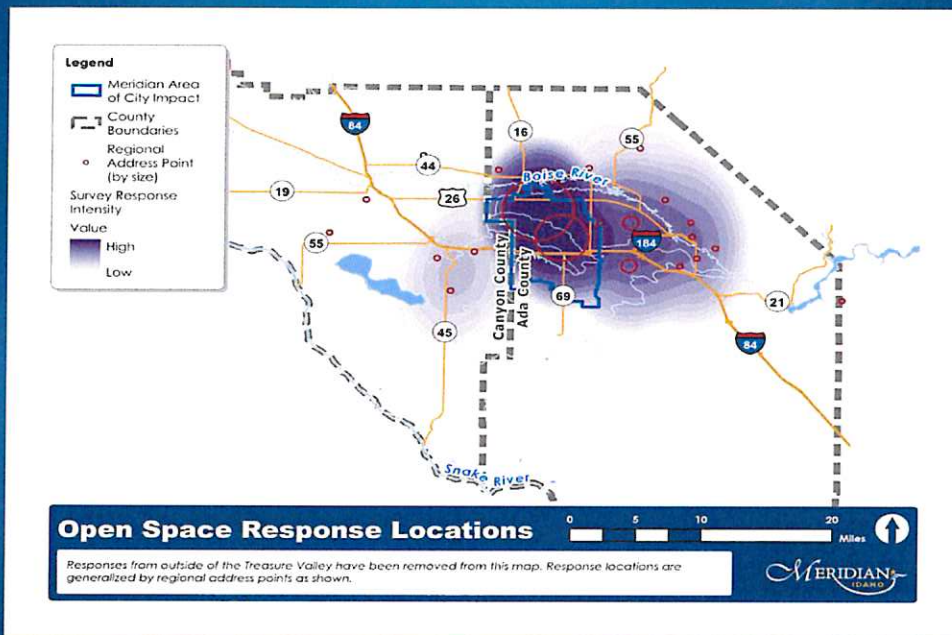
- ▶ Key findings:
 - ▶ 81% support purchasing property for open space (Q2)
 - ▶ 82% support purchasing property for an enhanced Public Parks System (Q3)
 - ▶ 79% support purchasing property for a Nature Preserve (Q6)
 - ▶ 78% support purchasing property for an enhanced Pathways System (Q4)
 - ▶ 60% support purchasing property for a Working Dairy or Farming Operation (Q8)
 - ▶ 59% support purchasing property of Historical or Cultural Significance (Q7)
 - ▶ 56% support purchasing property for a Multi-Purpose Outdoor Urban Space (Q5)
 - ▶ 457 or 48% of respondents preferred development impact fees be used to fund their open space preferences (F1)



Executive Summary (cont.)

- ▶ Other findings:
 - ▶ 66% of respondents were female and 31% were male (D1)
 - ▶ 67% of respondents are ages 25-54 (D2)
 - ▶ 71% of respondents have a Bachelor's degree or higher (D5)
 - ▶ 90% of respondents live in a Single-Family home that they own (D6)

Where respondents took the survey?



Purchasing Property

- ▶ Key Finding – 81% support purchasing property for open space (Q2)
 - ▶ Crosstab with Length of Time in Meridian
 - ▶ The longer in Meridian the less likely to support
 - ▶ Still strong support across length of time demographics
 - ▶ Max with 3-4 years at 84%
 - ▶ Min with less than 10 years of 78.4%
 - ▶ Crosstab with Age
 - ▶ 25-34 years old is peak at 87%
 - ▶ Still strong support across age demographics
 - ▶ Crosstab with Education
 - ▶ As education increases support for open space increases
 - ▶ Max with Bachelor's degrees at 87%
 - ▶ Min with Less than High School at 67%



Parks

- ▶ Key Finding – Highest support at 82% support purchasing property for open space for Public Parks
 - ▶ Crosstab with Length of Time in Meridian
 - ▶ 3-4 years support highest at 88%
 - ▶ Crosstab with Age
 - ▶ 25-34 years old is peak at 91% and 35-44 years old is next at 87%
 - ▶ Still strong support across age demographics
 - ▶ Crosstab with Education – Strong support (>80%) across educational demographics
 - ▶ Crosstab with Housing – Multi-family – Rent is peak at 90%
 - ▶ Still strong support across age demographic



Nature Preserve

- ▶ Key Finding – Second highest support at 79% support purchasing property for open space for Nature Preserve
 - ▶ Crosstab with Length of Time in Meridian
 - ▶ Max with less than 1 years at 84%
 - ▶ Min with greater than 10 years at 78%
 - ▶ Still strong support across age demographic
 - ▶ Crosstab with Age – Younger respondents tend to support declining as age goes up
 - ▶ Max with 18-25 years old at 94%
 - ▶ Min with greater than 75 years old at 67%
 - ▶ Crosstab with Education
 - ▶ Strong support across educational demographics
 - ▶ Crosstab with Housing
 - ▶ Still strong support across housing demographic



Pathways

- ▶ Key Finding – Third highest support at 78% support purchasing property for open space for Pathways
 - ▶ Crosstab with Length of Time in Meridian – 3-4 years support highest at 83%
 - ▶ Crosstab with Age – Younger tends to support declining as age goes up
 - ▶ Max with 18-25 years old at 88%
 - ▶ Min with greater than 75 years old at 63%
 - ▶ Crosstab with Education – Strong support across educational demographics
 - ▶ Crosstab with Housing – Single-family – Rent is peak at 82%
 - ▶ Still strong support across age demographic



Funding: Development Impact Fees

- ▶ Key Finding – 48% of respondents ranked development impact fees first be used to fund their open space preferences
 - ▶ Crosstab with Length of Time in Meridian – Increases the longer the respondent has lived in Meridian
 - ▶ Max with less than 1 years at 52%
 - ▶ Min with greater than 10 years at 35%
 - ▶ Still strong support across age demographic
 - ▶ Crosstab with Age
 - ▶ 45-54 year old and 55-64 year olds ranked the highest at 54% and 56% respectively
 - ▶ Crosstab with Education
 - ▶ Doctorate degrees proportionally support this highest at 68%
 - ▶ Crosstab with Housing
 - ▶ Multi-Family Own and Multi-Family-Rent supported this highest at 56% and 60% respectively

Conclusion

- ▶ Of those surveyed, citizens value open space
- ▶ They particularly value Nature Reserve, Parks, and Pathways and are willing to pay for them. All open space types received near 60% majorities.
- ▶ Citizen's prefer development impact fees be used to procure open space over bonding and using the City's reserves

Source:

*Parks & Recreation
Commission Meeting
July 8, 2020*



Attachment A: Union District Parcel and Aerial Maps



Attachment D: Exciting Civic Block Aerial Map



Timeline

| | |
|--------------------|--|
| August 2019 | RFP Issued |
| October 4, 2019 | Proposals due. Proposal received from Galena Opportunity Fund |
| October 8-15, 2019 | Proposal Review Committee meetings |
| October 22, 2019 | In a joint session, City Council and MDC approved Review Committee selection of Galena and directed staff to proceed with negotiations using Committee's proposed contingencies |
| November 2019 | Analysis begins to determine eligibility and viability of a new downtown urban renewal district |
| February 26, 2020 | MDC accepted Eligibility Report for proposed new district and forwarded to City Council for consideration |
| March 10, 2020 | City Council approved Resolution No. 20-2188 accepting Eligibility Report and directing MDC to prepare First Amendment to the Meridian Revitalization Plan ("Amendment") and Urban Renewal Plan for the Union District Urban Renewal Project ("Union District Plan") |
| March 11, 2020 | MDC reviewed draft Amendment and draft Union District Plan and transmitted to City |
| March 17, 2020 | City Council reviewed draft Amendment and draft Union District Plan |
| March 25, 2020 | MDC approved Amendment and Union District Plan and transmitted to City for approval |
| April 16, 2020 | Planning and Zoning Commission adopted Resolution No. 20-01, validating conformity of Plan Amendment and Resolution 20-02 validating conformity of Union District Plan with the City's Comprehensive Plan |
| April 24, 2020 | Required notices mailed to taxing districts. Public hearing notice posted in Meridian Press |
| May 1, 2020 | Public hearing notice posted in Idaho Statesman |
| May 26, 2020 | First reading of Ordinance 20-1881 to approve Amendment and Ordinance 20-1882 to approve Union District Plan |
| June 2, 2020 | Second reading of Ordinance 20-1881 and Ordinance 20-1882 and opening of official public hearing |
| June 9, 2020 | Public hearing closed, final reading and approval of Ordinance 20-1881 adopting First Amendment to the Meridian Revitalization Plan and Ordinance 20-1882 approving Urban Renewal Plan for the Union District Urban Renewal Project |
| Fall 2020 | Galena to submit Low Income Housing Tax Credit project application to Idaho Housing and Finance Association for 2021 funding allocation |

Civic Block & Community Center RFP
Review Committee Recommendation Contingencies

The Committee recommends approval of the proposal with contingencies offered below. It is important to note that the development agreement with the respondent will place all of the risk on the developer whether the tax increment generated will be sufficient to cover reimbursement of the cost of the project and corresponding improvements. If the required contingencies are not met, the project will not move forward, and the City and MDC will not have expended any funds.

- Developer shall provide an updated pro forma, subject to audit by an independent third party retained by the City/MDC.
- Developer shall have secured bridge funding as well as a performance-based surety bond prior to construction and transfer of any property to ensure final delivery of Civic Block site.
- The project should include office or other revenue-generating and/or job-creating commercial use(s) above the community center in lieu of the charter school.
- The final project must include funded, adequate parking. Any off-site must meet a specified, approved, alternate location.
- Developer shall cover all project design costs, up to and including construction documents, for all buildings, site improvements, parking, and required public infrastructure improvements. The Developer agreed to cover the costs associated with the creation of a new urban renewal district.
- Project funding will be based on a tax increment financing (TIF) performance-based reimbursement model. Reimbursement is made upon successful completion of the improvements and only from a portion of the tax increment dollars received by MDC.
- Any new Urban Renewal District (URD) must be approved, independent of any action related to the Civic Block project and prior to final negotiations for a detailed Civic Block Development Agreement. The creation of a new District is a public process and there is no commitment that it will be approved. If a new district is not approved, then the community center project does not move forward.
- Developer shall cover any costs associated with de-annexation and creation of a new URD.
- The final project must address the Guiding Principles and Basis for Selection criteria outlined in the RFP.
- Developer agrees that its proposal will remain valid for sufficient time to allow for the decision whether to de-annex property from the current URD and create a new URD to be made and, if applicable, execution of a development agreement.

- Entry Plaza
 - Seating, Shade
 - Amenities/Art
- Lobby
 - Informal Gathering Space
 - Location for Coffee Kiosk Concession
 - Drop-in Activity Area
 - Pool/Football/Ping Pong
 - Play Space for Kids
 - Connect to Entry Plaza
 - Information desk with view of lobby and entrances
- 1 Large Community Room. +/- 5,000 s.f.
 - For large gatherings, weddings, plays, performances, banquets, etc.
 - Divisible into thirds
- 2-3 Medium/Large Multi-Purpose Rooms. +/- 900-1000 s.f.
 - For classes, parties, meetings, etc.
- 2-3 Small Multi-Purpose Rooms. +/- 500-600 s.f.
 - For smaller classes, parties, meetings, etc.
- 1-2 Conference Rooms. +/- 300-500 s.f.
 - For business meetings, possible business incubator
- Fitness/Yoga Room. +/- 700-800 s.f.
 - For a variety of exercise classes
- Kitchen
 - Definitely a Catering Kitchen for warming/serving. Maybe a Cooking Kitchen, TBD.
 - Common Service Area with access to kitchen area and large community room
- Outdoor Patio
 - Connected to Community Room
- Storage
 - Lots of it. Exact needs TBD during design development of the facility
- Parking
 - Parking will be part of the parking planned for the overall development

UNION⁹³



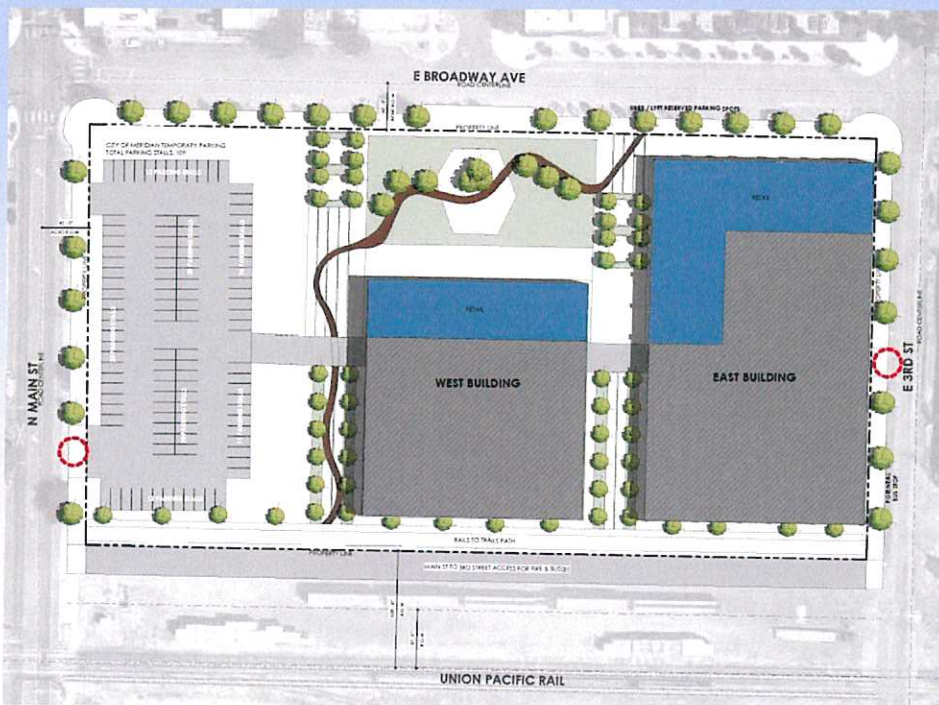
Union 93 – Housing

- 330 multifamily units
- 550 parking stalls
- ~20,000 SF retail

Future Phase

- Office development on west side
- Size TBD, but ~100,000-200,000 SF

UNION⁹³





JULY 8, 2020

MEMORANDUM

TO: Parks & Recreation Commission

FROM: Cameron Arial, Community Development Director
Ashley Squyres, Meridian Development Corporation Administrator
Steve Siddoway, Parks & Recreation Director

RE: Civic Block Project Update

This report outlines activities to-date and provides an overview of the future development opportunities being considered for the downtown Civic Block properties.

Project History and Description

With the June 9, 2020 City Council approval of the ordinance adopting a new urban renewal district, the City and MDC stand ready to move forward to implement the Urban Renewal Plan for the new Union District (District Maps: Attachment A).

The City and MDC have been collaborating to accomplish key initiatives of the City's Strategic and Comprehensive Plans and MDC's Destination Downtown plan for quite some time, working to revitalize parcels, upgrade critical infrastructure, and spur private investment within the downtown area.

An RFP for a downtown development concept was broadly distributed in August 2019 to solicit redevelopment proposals for City- and MDC-owned properties between Idaho and Broadway and 2nd and 3rd Streets on the collective site known as the Civic Block. The process and project have continued to move forward since that time (Timeline: Attachment B).

A third party developer, Galena Opportunity Fund ("Galena"), was unanimously selected by the Proposal Review Committee comprised of City and MDC staff and legal counsel and several downtown stakeholders. The City Council and MDC Board approved the selection and directed staff to proceed with negotiations under a set of contingencies (Approved Contingencies: Attachment C) for the redevelopment of the Civic Block properties in a true Public Private Partnership (PPP).

The developer proposed to harness tax increment financing (TIF) revenues of urban renewal to be generated from its conceptual Union 93 mixed-use project on the Union Pacific properties to the south and channel those revenues to public improvements to accomplish many common City and MDC strategic goals.

The existing downtown urban renewal district will sunset in 2026. In analyzing TIF revenue projections, the short timeframe would not be sufficient to generate enough revenue to fund necessary public infrastructure improvements related to the Civic Block project and encourage private investment in the area.

Galena proposed to fund the costs to undertake the fiscal analysis and legal and administrative procedures necessary to de-annex relevant parcels from the existing district through an amendment to the Meridian Revitalization Plan and establish a new urban renewal district. Galena also engaged and funded the services of architectural firm GGLO to lead the design of the Civic Block site and Community Center facility.

An Executive Committee (“Committee”) with participants from the City’s Community Development, Parks and Recreation, and City Attorney Departments, MDC staff and legal counsel, as well as Galena and other consultants has been meeting on a weekly basis since the approval of Galena as the selected developer in order to advance these revitalization efforts. The two major tasks have been the creation of the new 16-acre Union District and ongoing site design of the Civic Block, where a new Community Center, residential and/or commercial uses, parking, and a plaza/open space are envisioned. (Civic Block Map: Attachment D)

While Galena’s initial proposal included a charter school and small auditorium, these uses present significant challenges, largely due to traffic impacts and parking constraints. Through discussions and the approved contingencies, the City and MDC reiterated the desire for revenue-generating and/or job-creating commercial uses.

The Committee has been exploring complementary uses with the Community Center. Considerations include housing and commercial space. Office and/or retail space could be part of the Community Center structure or a second, stand-alone structure. There have been promising preliminary discussions with a few potential long-term tenants that would be mutually beneficial to the City, MDC as well as the tenant being located in the downtown area.

Community Development Department Update

The Committee has been working with other stakeholders (Meridian Library District, COMPASS/VRT, MDBA, and the Meridian Chamber of Commerce) throughout the process to keep them informed and solicit their feedback. This has helped in the approval process of the Union District and the height exception for the Union 93 project, as well as site design for the Civic Block, input regarding parking solutions, future public transit planning, and integrating the Meridian Library District’s new unBound location into the overall Civic Block concept.

The Community Development Department has been working with the Parks and Recreation Department to provide space planning assistance to determine square footage requirements to create a quality community center that will meet the current and future needs of the community.

Meridian Development Corporation Update

With the approval of the Union District by the Meridian City Council on June 9, 2020 and the final transmittals to the appropriate agencies, including the Idaho State Tax Commission, the new urban renewal district is officially in place.

With the creation of the district, this allows MDC to enter into a Development Agreement (DA) and/or Owner Participation Agreement (OPA) with the developer. The purpose of the agreement is to outline what site improvements would be reimbursed by MDC. In cases like this, reimbursement is generally provided through the tax increment that the project creates and is reimbursed as expenditures are documented and increment is received by MDC.

In order to enter into an agreement, there are a number of items that need to be provided or completed including but not limited to:

- An approved development plan providing specific project details and the appropriate approvals for the project.
- A formal request by the developer outlining the site improvements they believe are in compliance with the urban renewal district's specific plan. This request is specific in nature and outlines the estimated costs per item as well as the timelines for completion.
- Review of the request by the Meridian Development Corporation Board of Commissioners for discussion, potential negotiation, and a decision.

The timing of an agreement will be dependent on the developer's ability to provide enough project specifics in order to generate an agreement.

MDC is committed to working with the developer on an agreement that meets the vision and goals of the specific plan.

Galena Opportunity Fund Update

Galena is working with ACHD and Nampa-Meridian Irrigation District to explore moving the Hunter Lateral (see Civic Block Map: Attachment D) into the right-of-way along 3rd Street.

Galena will be submitting an application to the Idaho Housing and Finance Association (IHFA) in early fall for consideration of funding to support affordable housing on the Civic Block site. There is a strong belief that the application has all the merits of a highly competitive project. Decisions on application awards will be made mid-October to mid-November. Last month, the City and MDC submitted a joint letter to IHFA supporting and demonstrating the need for affordable housing in the downtown area.

Work with GGLO has paused until such time as the optimal site use mix and Community Center space needs have been determined.

Parks and Recreation Department Update

Parks & Recreation staff participate in the weekly Executive Committee meetings.

Site visits have been conducted to learn from the operations at several existing facilities, such as the Barber Park Education & Event Center, BSU Event Services, JUMP, and the Nampa Civic Center.

Online virtual tours were conducted this spring with three existing Community Centers in Utah to gather any lessons-learned. Virtual tours included community centers in Springville, Lehi, and Draper, Utah.

As per the RFP, following is a sample program for the Community Center. This list is subject to change as we move into design:

- Entry Plaza
 - Seating, Shade
 - Amenities/Art
- Lobby
 - Informal Gathering Space
 - Location for Coffee Kiosk Concession
 - Drop-in Activity Area
 - Pool/Foosball/Ping Pong
 - Play Space for Kids
 - Connect to Entry Plaza
 - Information desk with view of lobby and entrances
- 1 Large Community Room. +/- 5,000 s.f.
 - For large gatherings, weddings, plays, performances, banquets, etc.
 - Divisible into thirds
- 2-3 Medium/Large Multi-Purpose Rooms. +/- 900-1000 s.f.
 - For classes, parties, meetings, etc.
- 2-3 Small Multi-Purpose Rooms. +/- 500-600 s.f.
 - For smaller classes, parties, meetings, etc.
- 1-2 Conference Rooms. +/- 300-500 s.f.
 - For business meetings, possible business incubator
- Fitness/Yoga Room. +/- 700-800 s.f.
 - For a variety of exercise classes
- Kitchen
 - Definitely a Catering Kitchen for warming/serving. Maybe a Cooking Kitchen, TBD.
 - Common Service Area with access to kitchen area and large community room
- Outdoor Patio
 - Connected to Community Room
- Storage
 - Lots of it. Exact needs TBD during design development of the facility
- Parking
 - Parking will be part of the parking planned for the overall development

The design process has been placed on hold during the urban renewal district creation process and while the optimal mix of uses for the site is being determined, as noted previously.

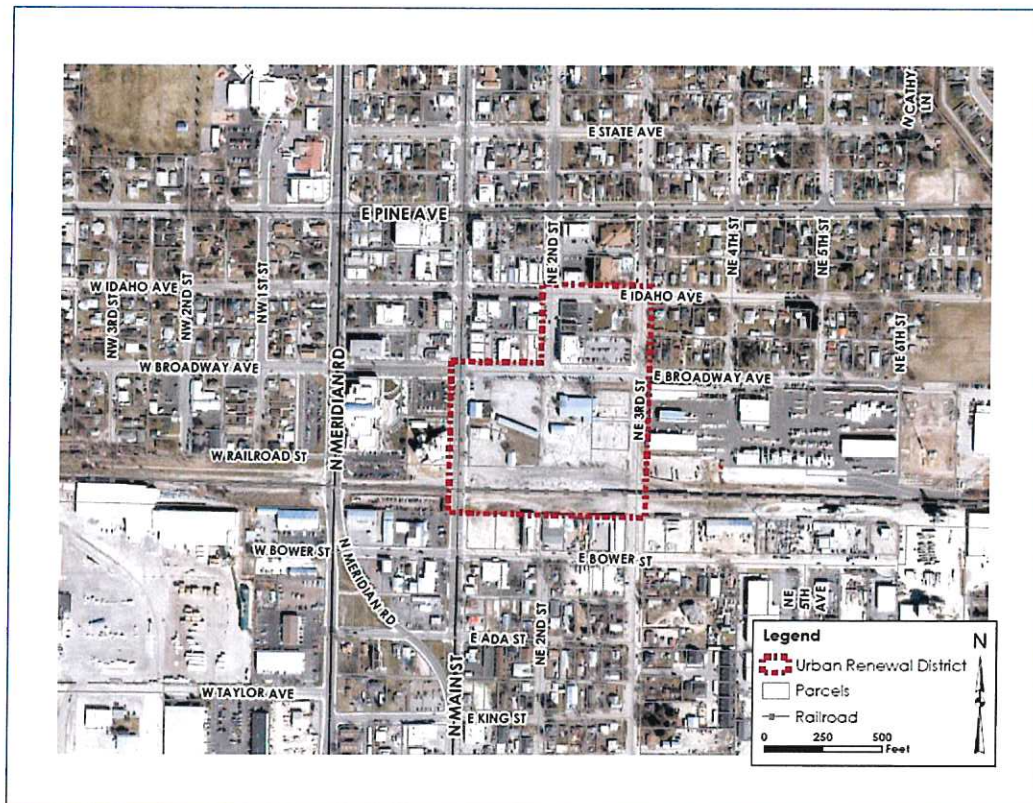
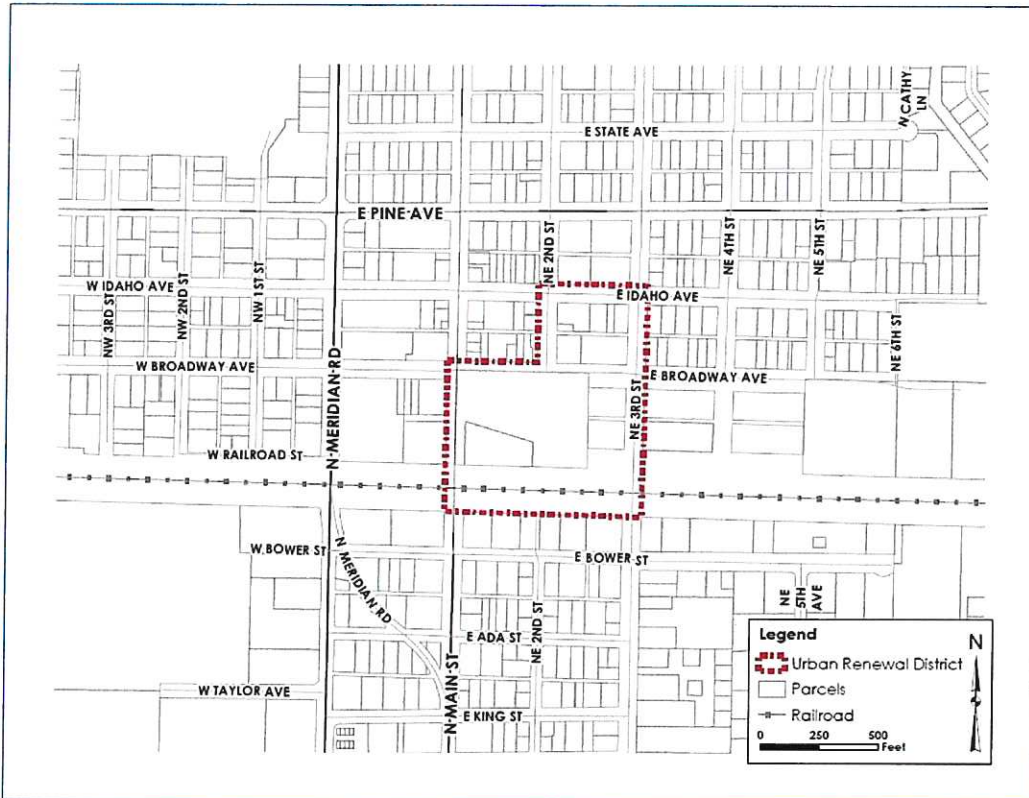
Challenges

The Hunter Lateral bisects the Civic Block site, limiting the development of leasable building area. If relocating the Hunter Lateral into the 3rd Street right-of-way is not possible, the Committee will explore moving the southerly portion of the lateral to the west, providing approximately 5,000 square feet of additional structure footprint area.

The current commercial real estate market is in flux due to the COVID-19 challenges and uncertainties. Many commercial developers of office and retail space, as well as potential tenants, have paused major financial long-term commitments. One option to be considered is phasing the project, leaving the existing Community Center in place until market conditions improve.

Attachment A

Union District Parcel and Aerial Maps



Attachment B

Timeline

| | |
|--------------------|--|
| August 2019 | RFP issued |
| October 4, 2019 | Proposals due. Proposal received from Galena Opportunity Fund |
| October 8-15, 2019 | Proposal Review Committee meetings |
| October 22, 2019 | In a joint session, City Council and MDC approved Review Committee selection of Galena and directed staff to proceed with negotiations using Committee's proposed contingencies |
| November 2019 | Analysis begins to determine eligibility and viability of a new downtown urban renewal district |
| February 26, 2020 | MDC accepted Eligibility Report for proposed new district and forwarded to City Council for consideration |
| March 10, 2020 | City Council approved Resolution No. 20-2188 accepting Eligibility Report and directing MDC to prepare First Amendment to the Meridian Revitalization Plan ("Amendment") and Urban Renewal Plan for the Union District Urban Renewal Project ("Union District Plan") |
| March 11, 2020 | MDC reviewed draft Amendment and draft Union District Plan and transmitted to City |
| March 17, 2020 | City Council reviewed draft Amendment and draft Union District Plan |
| March 25, 2020 | MDC approved Amendment and Union District Plan and transmitted to City for approval |
| April 16, 2020 | Planning and Zoning Commission adopted Resolution No. 20-01, validating conformity of Plan Amendment and Resolution 20-02 validating conformity of Union District Plan with the City's Comprehensive Plan |
| April 24, 2020 | Required notices mailed to taxing districts. Public hearing notice posted in <i>Meridian Press</i> |
| May 1, 2020 | Public hearing notice posted in <i>Idaho Statesman</i> |
| May 26, 2020 | First reading of Ordinance 20-1881 to approve Amendment and Ordinance 20-1882 to approve Union District Plan |
| June 2, 2020 | Second reading of Ordinance 20-1881 and Ordinance 20-1882 and opening of official public hearing |
| June 9, 2020 | Public hearing closed, final reading and approval of Ordinance 20-1881 adopting First Amendment to the Meridian Revitalization Plan and Ordinance 20-1882 approving Urban Renewal Plan for the Union District Urban Renewal Project |
| Fall 2020 | Galena to submit Low Income Housing Tax Credit project application to Idaho Housing and Finance Association for 2021 funding allocation |

Attachment C

Contingencies developed by RFP Review Committee, approved by City of Meridian and Meridian Development Corporation at October 22, 2019 joint meeting, and accepted by Galena Opportunity Fund

Civic Block & Community Center RFP Review Committee Recommendation Contingencies

The Committee recommends approval of the proposal with contingencies offered below. It is important to note that the development agreement with the respondent will place all of the risk on the developer whether the tax increment generated will be sufficient to cover reimbursement of the cost of the project and corresponding improvements. If the required contingencies are not met, the project will not move forward, and the City and MDC will not have expended any funds.

- Developer shall provide an updated pro forma, subject to audit by an independent third party retained by the City/MDC.
- Developer shall have secured bridge funding as well as a performance-based surety bond prior to construction and transfer of any property to ensure final delivery of Civic Block site.
- The project should include office or other revenue-generating and/or job-creating commercial use(s) above the community center in lieu of the charter school.
- The final project must include funded, adequate parking. Any off-site must meet a specified, approved, alternate location.
- Developer shall cover all project design costs, up to and including construction documents, for all buildings, site improvements, parking, and required public infrastructure improvements. The Developer agreed to cover the costs associated with the creation of a new urban renewal district.
- Project funding will be based on a tax increment financing (TIF) performance-based reimbursement model. Reimbursement is made upon successful completion of the improvements and only from a portion of the tax increment dollars received by MDC.
- Any new Urban Renewal District (URD) must be approved, independent of any action related to the Civic Block project and prior to final negotiations for a detailed Civic Block Development Agreement. The creation of a new District is a public process and there is no commitment that it will be approved. If a new district is not approved, then the community center project does not move forward.
- Developer shall cover any costs associated with de-annexation and creation of a new URD.
- The final project must address the Guiding Principles and Basis for Selection criteria outlined in the RFP.
- Developer agrees that its proposal will remain valid for sufficient time to allow for the decision whether to de-annex property from the current URD and create a new URD to be made and, if applicable, execution of a development agreement.

Attachment D

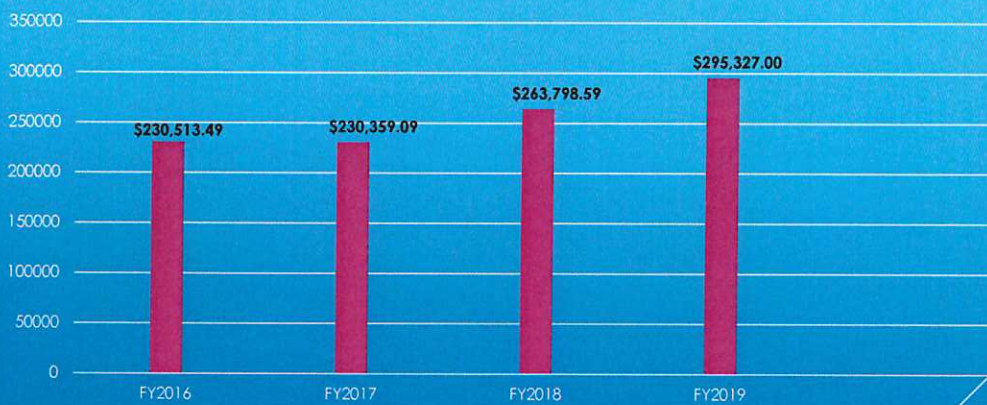
Existing Civic Block Aerial Map



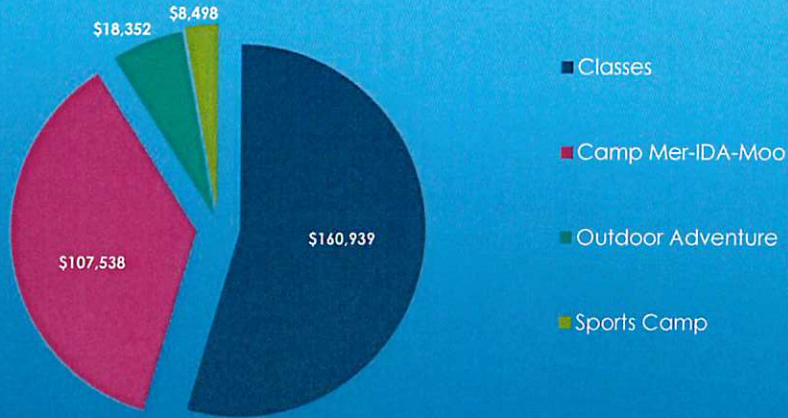
CLASSES & CAMPS UPDATE

Parks & Recreation Commission
July 8, 2020

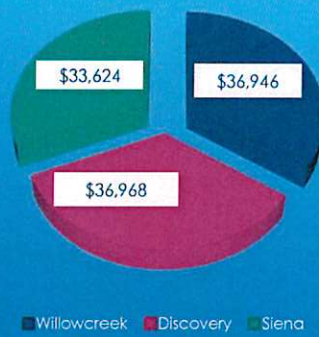
REVENUE HISTORY



REVENUE BREAKDOWN- FY2019



CAMP MER-IDA-MOO REVENUE FOR EACH SITE



SUMMER CAMP SUCCESSES

- ▶ CAMP MER-IDA-MOO
 - ▶ 2019 REVENUE
 - ▶ \$107,538 (Willowcreek, Discovery, Siena)
 - ▶ 2019 EXPENSES
 - ▶ \$87,120.24
- ▶ Outdoor Adventure Camp
 - ▶ 2019 Revenue
 - ▶ \$18,352
 - ▶ 2019 Expenses
 - ▶ \$17,530.98
- ▶ Sports Camp
 - ▶ 2019 Revenue
 - ▶ \$8498.00
 - ▶ 2019 Expenses
 - ▶ \$4,791.15

- ▶ Running camp at 2 schools (Discovery & Siena) with 40 kids max
- ▶ Staff and kids take temperatures every day
- ▶ No field trips or park visits
 - ▶ Bringing in guest speakers

WHAT DOES 2020 SUMMER CAMP LOOK LIKE?

SO WHAT DO WE OFFER?

▶ YOUTH CLASSES

- ▶ Preschool
- ▶ Dance
- ▶ Tumbling/Cheer
- ▶ Lacrosse
- ▶ Martial Arts
- ▶ Fencing
- ▶ Art
- ▶ Legos
- ▶ Fashion sketching
- ▶ Tennis (summer)
- ▶ Day camp (summer)

▶ ADULT CLASSES

- ▶ Yoga
- ▶ Pickleball
- ▶ Line dancing
- ▶ Photography
- ▶ Fine art painting
- ▶ Jazzercise
- ▶ Martial Arts
- ▶ Furniture renewal
- ▶ Day trips
 - ▶ McCall Winter Carnival
 - ▶ Rafting
 - ▶ Starlight Mt. Theater



WHERE DO WE HOST THESE CLASSES?

- ▶ **Fall Guide**
 - ▶ Released mid August
 - ▶ Classes run September – December
- ▶ **Winter/Spring Guide**
 - ▶ Release mid December
 - ▶ Classes run January – May
- ▶ **Summer Guide**
 - ▶ Release mid April
 - ▶ Classes run June – August
- ▶ **Other marketing tools**
 - ▶ City Website
 - ▶ Meridian Parks and Rec Facebook page
 - ▶ Flyer-instructors will create advertisements for their classes
 - ▶ Email blasts
 - ▶ Guides to local businesses and library

HOW DO WE GET THE WORD OUT?
ACTIVITY GUIDE
RELEASED 3 TIMES A YEAR

Questions? Comments?

Thank you!

