



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Work Session Agenda

From:	Steve Siddoway, Parks & Recreation Director Kurt Starman, Deputy City Attorney	Meeting Date:	April 15, 2025
Presenters:	Steve Siddoway, Parks & Recreation Director Kurt Starman, Deputy City Attorney	Estimated Time:	20 minutes
Topic:	Department Report: Acquisition of Approximately 40.82 Acres for a Future Community Park		

Recommended Council Action:

Approve the acquisition of 40.82+/- acres in northwest Meridian for a future community park.

Background:

Owyhee Holdings, LLC ("Owyhee Holdings") owns a significant amount of land in the "Fields Area" (i.e., the northwest portion of the City's area of impact). The City's Future Land Use Map identifies the need for a community park in this area. Owyhee Holdings is willing to sell 39.911+/- acres (the "Owyhee Holdings Property") to the City for this purpose at a reduced price of \$3,925,587 – well below the fair market value, which is approximately \$6,984,425. The difference between the fair market value and the acquisition price would be treated as a donation from Owyhee Holdings to the City. Additionally, Owyhee Holdings has negotiated a purchase and sale agreement with Intermountain Gas Company to acquire an additional 0.9+/- acres (the "Intermountain Gas Property") needed to develop the community park. The purchase price for the Intermountain Gas Property is \$168,684, which reflects fair market value, and Owyhee Holdings is willing to assign its interest in the purchase and sale agreement to the City. Thus, the City would acquire a total of 40.82+/- acres, as depicted on the attached location map, at a total cost of \$4,094,271 (plus closing costs and other related expenses). This acquisition is consistent with the Letter of Intent approved by City Council in January 2025. Park development impact fees will be used to fund the acquisition.

If the City Council wishes to proceed with the acquisition, it will be necessary to approve two related resolutions included on this same agenda, as well as a budget amendment. The resolutions approve the acquisition of the Owyhee Holdings Property and Intermountain Gas Property, respectively, and authorize the Mayor to execute the agreements and instruments listed on the following page.

Agreement/Instrument	Description
Purchase and Sale Agreement for Owyhee Holdings Property	To facilitate the City's purchase of the Owyhee Holdings Property
South Collector Road Easement	Easement to facilitate the future construction of a collector road
North Collector Road Easement	Easement to facilitate the future construction of a collector road
Sewer and Temporary Access Easement	Easement for a sewer line and temporary access road to N. Can Ada Road
Assignment of Farm Lease	Owyhee Holdings will assign an existing, short-term farm lease to the City
Quitclaim Deed – City to City	To consolidate the Owyhee Holdings Property and the Intermountain Gas Property into one parcel
Purchase and Sale Agreement for Intermountain Gas Property	To facilitate the City's purchase of the Intermountain Gas Property
Assignment of Purchase and Sale Agreement for the Intermountain Gas Property	Assigns the Purchase and Sale Agreement for the Intermountain Gas Property to the City
Post-Closing Development Agreement	Requires the City to relocate an existing farm road and irrigation drainage ditch, if necessary, to facilitate the construction of the future collector road
Related closing documents	Documents required at closing

Attachment – Location Map