



# MEMO TO CITY COUNCIL

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## Request to Include Topic on the City Council Agenda

**From:** Victoria Cleary, Community Development    **Meeting Date:** December 14, 2021  
**Presenter:** Meghan Conrad, MDC Special Legal Counsel    **Estimated Time:** 10 minutes  
**Topic:** Ordinance No. 21-1958: An Ordinance of the City Council of the City of Meridian, Idaho, Approving the Urban Renewal Plan for the Linder District Urban Renewal Project, Which Plan Includes Revenue Allocation Financing Provisions; Authorizing the City Clerk to Transmit a Copy of This Ordinance and Other Required Information to County and State Officials and the Affected Taxing Entities; Providing Severability; Approving the Summary of the Ordinance; Providing for Waiver of the Reading Rules; and Providing an Effective Date

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### Recommended Council Action

Ordinance No. 21-1958 to approve the Urban Renewal Plan for the Linder District Urban Renewal Project (the "Plan"). Following the public hearing, the Council may subsequently waive the second and third readings and pass the Ordinance.

### Background

Early this year, Community Development Department and Urban Renewal Agency of Meridian, Idaho also known as Meridian Development Corporation ("MDC") staff began to explore strategies to encourage development in the area between Ten Mile and Linder Roads, south of Interstate 84 and north of Overland Road. This area includes parcels within City limits, as well as parcels located within unincorporated Ada County, yet within the City's Area of City Impact. While there has been interest in the area, a lack of sewer infrastructure and development requirements for local east-west transportation improvements are limiting private investment in the area. This area is located within the Ten Mile Interchange Specific Area Plan area.

The following required actions and approvals have preceded this proposed ordinance approving the Linder District Plan:

MDC Acceptance and Transmittal of Eligibility Report to the City	May 26, 2021
Ada County Presentation	June 14, 2021
ACHD Presentation	August 11, 2021
Obtain Agricultural Operation Consents/Meet & Confer with Property Owners and Stakeholders	On or before September 30, 2021
Ada County Acceptance of Eligibility Report	September 30, 2021
City Council Acceptance of Eligibility Report	October 5, 2021

MDC Approval of Linder District Urban Renewal Plan	October 27, 2021
Planning and Zoning Commission Confirmation of Conformance of Linder District Urban Renewal Plan with City Comprehensive Plan	November 4, 2021
Plan Transmitted to the Overlapping Taxing Districts	On or before November 12, 2021
Publication of the Notice of Hearing in the <i>Idaho Press</i>	November 12 and 26, 2021
Ada County Adoption of the Transfer of Powers Ordinance and Approval of Intergovernmental Agreement	December 7, 2021
ACHD Approval of Agreement Pursuant to Idaho Code 50-2908	December 8, 2021

***Alignment with City Initiatives***

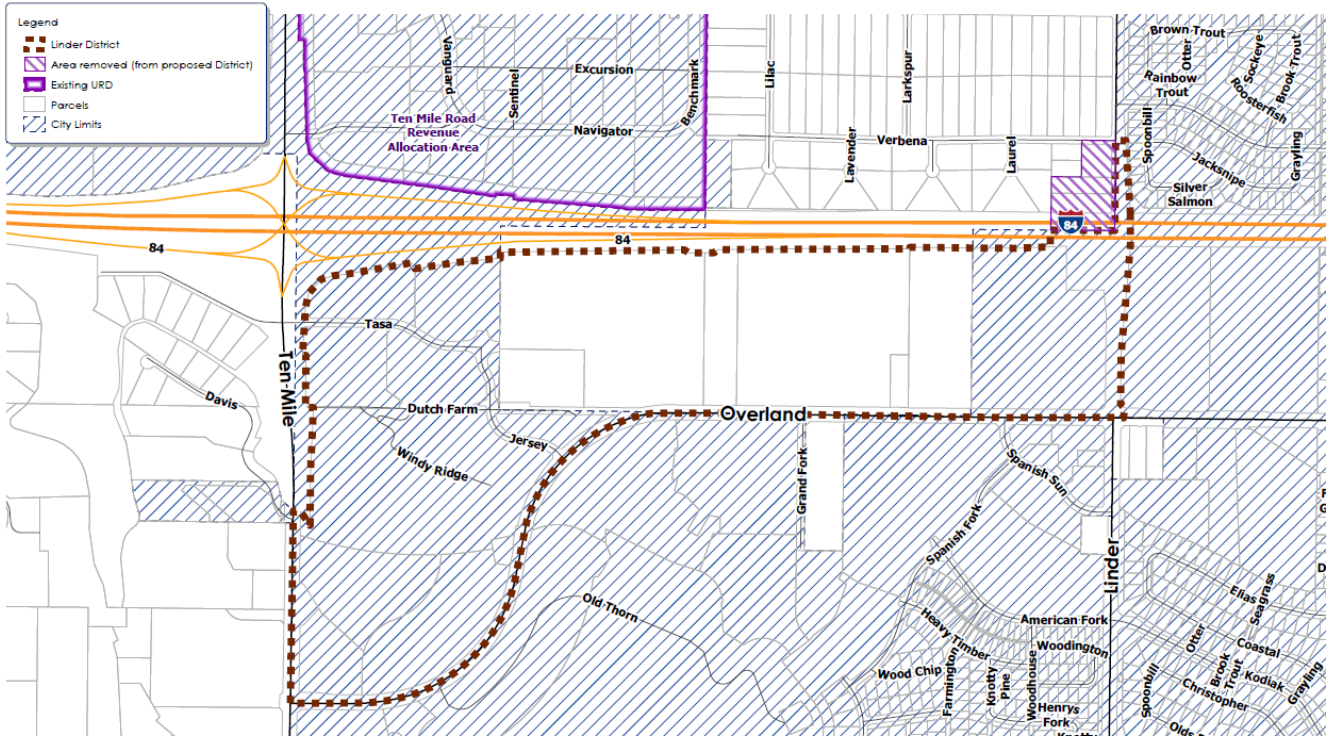
This is one of the few remaining undeveloped areas of significant size within the City’s Area of City Impact that can accommodate substantial future employment supporting family-wage jobs. The proposed Linder District addresses several goals and strategies identified in three of the six Focus Areas in the Citywide Strategic Plan:

Focus Area	Goal	Strategy
<b>Responsible Growth</b>	Utilize impact fees, cooperative agreements, urban renewal districts and other tools to ensure that development pays its proportionate share of service impacts.	Utilize urban renewal districts for redevelopment and infrastructure needs in the community.
<b>Transportation &amp; Infrastructure</b>	Advance construction of transportation projects on priority arterial roadways to reduce commute times and improve efficient movement within and about Meridian.	Utilize City funds and partnership to advance construction of identified priority road projects.
<b>Business &amp; Economic Vitality</b>	Support business development that increases the number of family wage jobs to allow employees to live and work in Meridian.	Work with the development community to facilitate the creation of business/industrial/research parks.
	Utilize urban renewal areas and specific area plans to promote business investment in targeted areas to meet community needs.	Create targeted urban renewal areas to spur investment and needed infrastructure improvements.

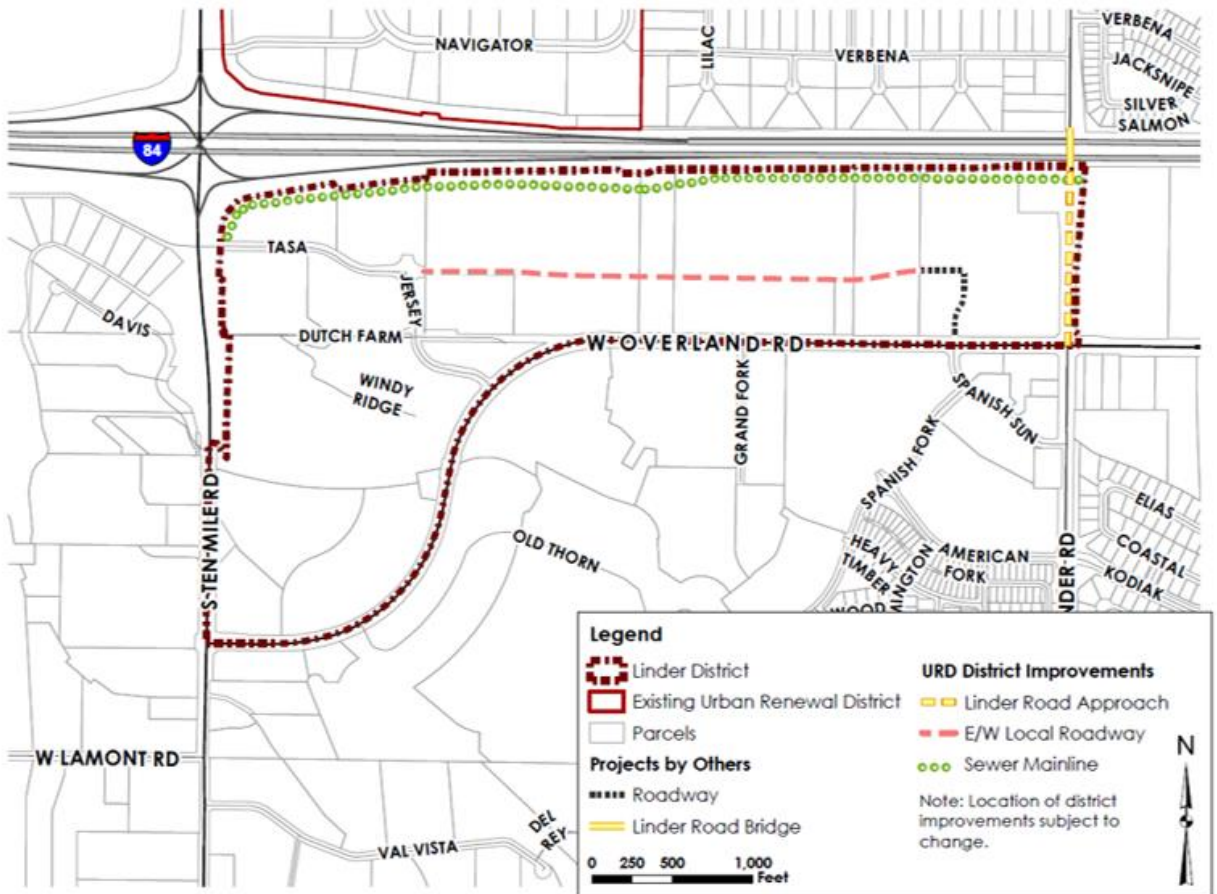
***The Plan & District Improvements***

This urban renewal effort is strategic and intentional, limited in size and scope, restricted to three transportation and utility improvements. The Linder District is approximately 188.6 acres (including rights-of-way), encompassing 17 parcels owned by seven private entities and one parcel owned by the City.

Linder District



Planned Public Improvements

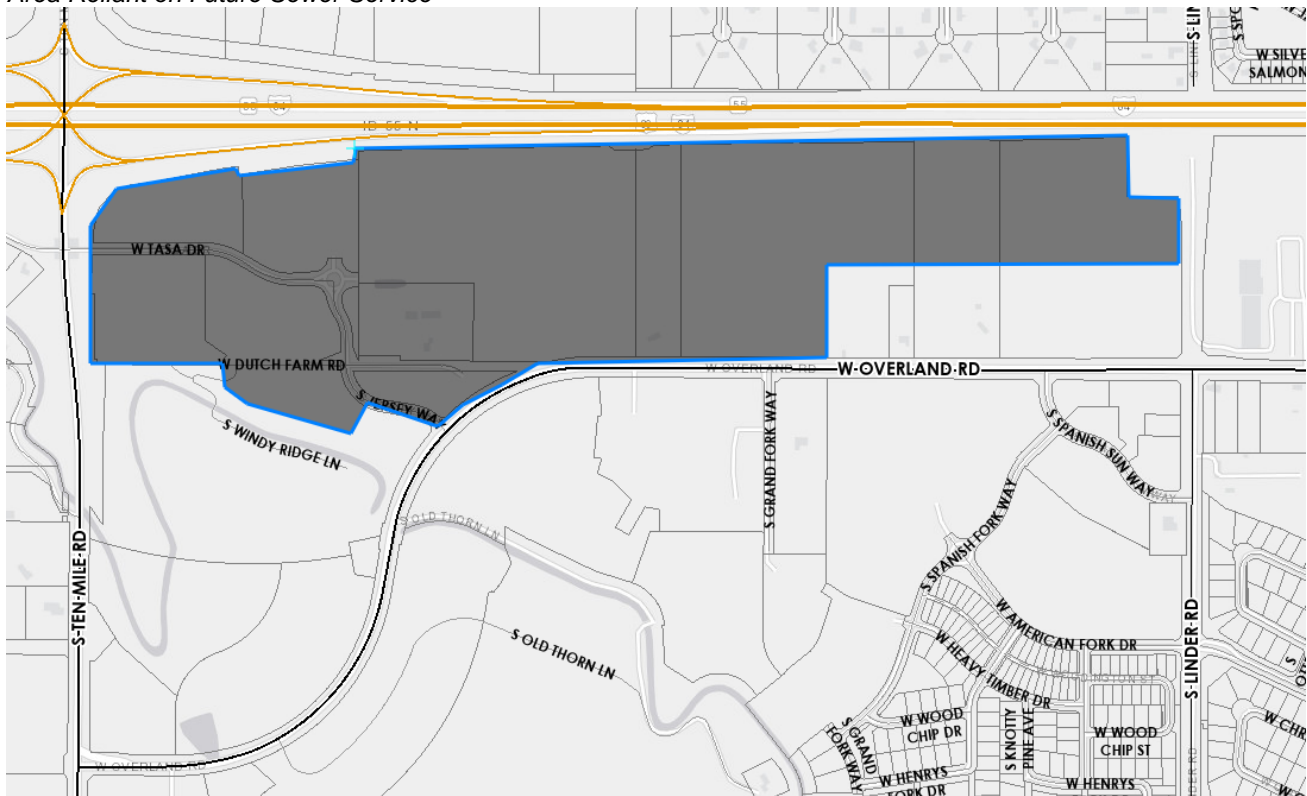


**Linder Overpass:** In addition to the City's \$2.5 million commitment, tax increment generated by private investment in the Linder District will help to accelerate the project. Tax increment funds are planned to support ACHD improvements related to construction of the south approach to the overpass bridge.

The Linder overpass will improve emergency response times and alleviate congestion at the Meridian and Ten Mile interchanges, providing an alternative route for local and regional commuters, businesses and others, including West Ada School District and Republic Services, which both have facilities on Franklin Road, west of Linder Road.

**Sewer Installation:** To-date, no single property owner or developer has been willing to undertake the necessary costs for sewer installation to accommodate development. The significant sewer extension, comprised of 8-, 10- and 12-inch lines, planned south of and parallel to I-84, is needed to serve approximately 60 percent of the developable land. Financial projections estimate that installation of sewer improvements early in the life of the Linder District will spur private investments to generate the revenue necessary to fund the identified improvements.

Area Reliant on Future Sewer Service



**Local Roadway:** The City's 2007 Ten Mile Interchange Specific Area Plan calls our requirements for installation of a local roadway to provide east-west connectivity and minimize impacts to ACHD's Overland arterial.

Once the qualifying public infrastructure costs for the three identified projects are reimbursed, the District will sunset. Staff anticipates this could occur well before the 20-year District lifespan permitted by State statute should private development occur as projected.

***Property Owner Engagement:*** City staff has engaged with all seven property owners over the past six months, beginning with a certified mailing in June 2021 which included an introductory letter, a document explaining urban renewal, and the Eligibility Report. Staff has obtained consent agreements for the six parcels that have been used for agriculture operations within the past three years, as required by Idaho Code §50-2903(8)(f).

### **Future Actions**

After publication of the Ordinance Summary, the City Clerk will notify the taxing districts and the State Tax Commission of the creation of the Linder District Urban Renewal Area.