

MERIDIAN DEVELOPMENT CORPORATION  
*2018 Annual Report*



**MERIDIAN**  
development corp.  
REVIVE • RENEW • REDEFINE



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# Letter from MDC Leadership

Dear Meridian Stakeholder:

The future of the Downtown and Ten Mile urban renewal districts has never been brighter. Through patience, careful planning, and strategic management, Meridian Development Corporation (MDC) turned 2018 into a springboard year for the future of our city. Our strategic projects and wins include the following:

## **Main to Meridian Redevelopment Project**

This project is the culmination of several years of work to attract a reputable and long-established developer to take on a catalyst project in the heart of downtown Meridian. The project will produce two multi-story buildings with over 100 housing units as well as office and restaurant space. This development is an essential strategic effort to increase the density in the downtown area in order to encourage the development of new amenities, and to enhance the viability of our existing restaurants and shops. This effort is already working as two of our existing restaurants have committed to remodels and expansions ahead of the future demand.

## **Ten Mile District**

If you haven't been out to Ten Mile district lately, it is hard to understand the magnitude of what is happening without visually taking the area in. Through careful planning and partnership, Meridian's newest urban renewal district was created in 2016 to aid in building the infrastructure needed to pave the way for what we all hoped would turn into a thriving economic center. 2018 saw additional project groundbreakings and the necessary infrastructure put in place as expected. What wasn't anticipated even by the lead developers is that they are already almost out of space. The demand came in strong, and the two Ten Mile projects - Ten Mile Creek and Ten Mile Crossing - have become a thriving economic hub that has enabled Meridian to retain some of its growing businesses as well as attracting new ones.

## **Nine Mile Floodplain**

Floodplain work and mitigation sounds like the title of a Ted Talk that would put you to sleep. However, a significant portion of our property owners are impacted by a not-so-visible floodplain hidden throughout our historic downtown. With catalyst projects on the north side of our downtown on the books and the increasing developer interest, we have to shift a portion of our focus to the southern portion of our downtown core. The future may be bright, but downtown Meridian will need somewhere to grow. Significant progress was had in 2018 working with FEMA to reduce the size of the floodplain and the tedious work of re-mapping and determining the remaining work necessary to attempt to mitigate it completely. FEMA agreed to revise their flows based upon diligent research by the Meridian Development Corporation. I cannot overstate how significant this step forward is. It represents millions of dollars in estimated savings for taxpayers. MDC's goal is to implement a mitigation plan prior to the expiration of the downtown district in 2026 in an affordable manner through the use of grants and other strategic partnerships.



### **Pine Street**

Construction on the Pine Street expansion, lighting, landscaping, and sidewalks was completed in late summer 2018. Again if you haven't seen this project with your own eyes, you are missing out. Pine Street has been rejuvenated into one of downtown Meridian's most inviting streets for pedestrians and cyclists as well as a beautiful new corridor into our historic downtown.

### **Sidewalks**

Sidewalks are important to the heart of a community and in MDC's eyes, sidewalks that protect our communities kids on their way to school are even better. Through a partnership with the City and Community Development Block Grant (CDBG) funding, MDC was able to accept bids for an important sidewalk project that will fill in many of the gaps for the students and residents around Cole Valley Christian School and the 2 ½ Street neighborhood.

Many more projects including façade improvement grants, continued partnerships with Valley Regional Transit, art Installations and historic walking tours continue to drive interest and traffic to our downtown making 2018 a successful and key springboard year for MDC. 2018 was bright and with ongoing planning and strategic initiatives, the future is brighter still.

In conclusion, a special thanks to our 2018 MDC Board of Commissioners: Dave Winder, Nathan Mueller, Steve Vlassek, Keith Bird, Tammy de Weerd, Rob McCarvel, Rick Ritter, Diane Bevan and Dan Basalone for their volunteer service. Also, a special thank you to our administrator Ashley Squyres and legal counsel Todd Lakey for their outstanding work to implement our policy resolutions. And, thank you to everyone who has supported downtown Meridian.

Sincerely,

*Nathan Mueller*

MDC Vice Chairman



# In Memoriam, Ronald “Keith” Bird 1941-2019





The Meridian Development Corporation Board of Commissioners lost one of our own in early 2019, Commissioner Ronald “Keith” Bird.

Keith was MDC’s longest-serving Commissioner since the agency was created in 2001. His passion for the challenging - yet rewarding - work of the redevelopment agency was evident in his commentary and actions as a Commissioner. Keith truly believed the heart of a community lies within its downtown and he made sure to share this sentiment with agency partners, stakeholders, and business and property owners through his vision and actions.

Keith’s legacy as a Meridian City Councilman for over 20-years, along with his time spent supporting the Meridian Speedway, the Meridian Dairy Show, and the Meridian Chamber of Commerce, along with his decades long involvement with the various athletic and parks and recreation groups is simply unmatched.

He was known to many as “Mr. Meridian” and was named Meridian’s “Man of the Year” in 1996. Fellow board member Mayor Tammy de Weerd also recognized Keith’s long-time service to the community in 2009 with the Mayor’s Legacy Award. In 2017, the Keith Bird Legacy Park opened in north Meridian to honor Keith’s decades of service and dedication to the city’s youth and parks.

Keith left an important imprint in downtown Meridian from the branding of Meridian Historic Downtown, to providing the vision for the Destination: Downtown master plan, the Meridian Split Corridor project, the redevelopment project set to break ground in the spring of 2019 that included two formerly owned MDC-acquired properties along with the old City Hall property, the COMPASS and Valley Regional Transit project, along with countless other projects that will benefit Meridian for generations to come.

Those who are a part of MDC are proud to be a part of his legacy. The Commissioners and the staff will continue to work to fulfill his vision for the heart of the Meridian Community. His influence will continue to be felt as the MDC works towards its revitalization efforts.



# BOARD OF COMMISSIONERS

A nine member Board of Commissioners makes up the Meridian Development Corporation. The Commissioners are appointed by the Meridian Mayor and City Council for rotating three-year terms.

## 2018 BOARD LEADERSHIP:

- ❖ Dave Winder – *Chairman*
- ❖ Nathan Muller – *Vice Chairman*
- ❖ Steve Vlassek – *Secretary/Treasurer*

## 2018 BOARD MEMBERS:

- ❖ Mayor Tammy de Weerd
  - ❖ Keith Bird
  - ❖ Diane Bevan
  - ❖ Dan Basalone
  - ❖ Rob McCarvel
  - ❖ Rick Ritter



# BOARD OF COMMISSIONER MEETINGS

The MDC meetings are scheduled for the second Wednesday of the month at 7:30am and the fourth Wednesday of the month at 4:00pm unless otherwise publicly noticed.

Meetings are held at Meridian City Hall located at 33 East Broadway Avenue in the Robert D. Corrie Conference Room on the first floor unless otherwise noted.

MDC has a variety of subcommittees focusing on specific projects and initiatives. Stakeholder participation is not only welcomed, but actively encouraged. All board and subcommittee meetings are open to the public and are posted at [www.meridiandevelopmentcorp.com](http://www.meridiandevelopmentcorp.com).

For more information, please contact Ashley Squyres, MDC Administrator, at [meridiandevelopmentcorp@gmail.com](mailto:meridiandevelopmentcorp@gmail.com) or 208.477.1632.



# **DOWNTOWN URBAN RENEWAL DISTRICT**



# **DOWNTOWN INVESTMENT**

## ***Transportation and Pedestrian Connectivity***

In 2018, forward momentum continued with transportation and pedestrian connectivity initiatives in Meridian's Downtown Urban Renewal District. Those investments include:

### **Pine Avenue Streetscape Improvements:**

Since 2013, MDC has worked in partnership with the city of Meridian and the Ada County Highway District (ACHD) toward the redevelopment of Pine Avenue from Meridian Road to Locust Grove Road. Through combined efforts, the design of the project was completed in 2017 and the construction of the project was completed in 2018. The project included meeting vehicular, pedestrian, and cyclist needs in addition to incorporating updated sewer, water, irrigation, fiber optic infrastructure, historic lighting, and landscaping within the right-of-way. Pine Avenue is one of the key entrances into downtown Meridian and now feels like the gateway it is. MDC also took advantage of the lower construction bid to install one block of historic lighting on Main Street from Pine to State Street. By bundling this project with the Pine Avenue project, MDC was able to realize a significant cost savings for the project.

### **Community Development Block Grant Funded Downtown Sidewalk Project Improvements:**

In last year's annual report, the sidewalk project along Carlton Avenue and a portion of East 5th Street in downtown Meridian was highlighted. MDC was able to use Program Year dollars from 2016 and 2017 to complete the design of the project and obtain 20-feet of right-of-way on the north side of Carlton from Cole Valley Christian School. MDC has been awarded Program Year 2018 dollars for the construction portion of this project, and it is estimated the completion of the project will occur in the Fall 2019 as a low bid has been accepted by the MDC board.



# DOWNTOWN INVESTMENT

## *Downtown Videos*

For two fiscal years, MDC saved towards the creation of two marketing videos for downtown Meridian. Through a competitive RFQ and interview process, MDC selected DaviesMoore to assist in the visioning and crafting of the video concepts with assistance of videographer North By Northwest.

Both videos, one a 60-second video focused on downtown and the second being a two-minute vignette with downtown business leaders, were both filmed and created during the summer of 2018.

The videos live on the MDC landing page of the agency's website. In addition, MDC partners including the Meridian Chamber of Commerce, the Meridian Downtown Business Association, and the Boise Valley Economic Partnership have shared and housed these videos on their respective sites.





# DOWNTOWN INVESTMENT AND PARTNERSHIP

## *Façade Improvement, Meridian Children's Museum*

The former Tony Roma's steakhouse turned Dupus Boomers site, located at 790 South Progress Avenue, was vacant from 2010-2018.

The newly created non-profit Meridian Children's Museum leased the property in the summer of 2018 and applied for façade improvement grant dollars to assist with the cost of the improvement design, the patching and the repairing of the stucco, the painting of the exterior, the replacement of the aluminum awnings, and the providing of a windscreen.

The MDC board agreed to provide a 50% match for those items at a cost of \$21,900.

The museum opened its doors in late fall 2018 to rave reviews and many excited children and parents. The museum expects 50,000–70,000 visitors in its first year.





# DOWNTOWN INVESTMENT AND PARTNERSHIP

## *Nine Mile Floodplain*

MDC has continued to work in partnership with the city of Meridian's Floodplain Administrator on the appeal of the 2016 FEMA floodplain maps. Most of the properties between the UPRR rail line and Franklin Road are located within the Nine Mile Floodplain.

In August 2017, MDC filed an appeal of the draft maps. Throughout the winter and spring of 2018, MDC, the city, and MDC's contracted floodplain engineer negotiated a new flow rate for the Nine Mile Floodplain. Instead of the 140+ cfs rate as the 2016 maps indicate, FEMA reviewed the additional detailed data provided by MDC and has agreed on a flow rate of 98-cfs.

Further, FEMA agreed to conduct some additional modeling for MDC and the city based upon the new flowrate and at no cost to either agency. This information was received in the fall of 2018 and demonstrated that a high percentage of the properties that were in the 2016 floodplain would no longer be included if certain infrastructure improvements were to be constructed. MDC asked its consultant to research if it would be possible to remove all properties north of Franklin Road along Main Street out of the 2016 floodplain if additional improvements were to be made. Based upon the subsequent findings, this is likely.

FEMA offered to work with MDC and the city to provide two economic models. The first for the modeling received in the fall of 2018 and the second for the removal of all properties north of Franklin Road. Once this information is received in the spring of 2019, MDC will request a joint meeting with the City of Meridian to discuss options and a path forward.



# DOWNTOWN INVESTMENT AND PARTNERSHIP

## *The Old City Hall Block Project*





# DOWNTOWN INVESTMENT AND PARTNERSHIP

## *Old City Hall Block Project*

In 2016, after a formal Request for Proposal [RFP] process, MDC entered into a Development Agreement with Novembrewiskey, LLC for the phased development of the two MDC-owned structures located at 703 and 713 North Main Street. The project was known as “Main and Broadway”.

The developer and his team completed the design and the construction documents for the first phase of the project in mid-2017 and placed the project out for bid.

Due to circumstances surrounding the current construction climate, an opportunity to potentially include additional properties into a larger development, and a new partnership with a reputable and long-established developer who specializes in multi-family residential units as part of a large-scale project, Novembrewiskey chose to evaluate all options associated with the overall block.

In early 2018, Novembrewiskey joined forces with the local multi-family housing developer Pacific Companies. Pacific Companies is an Eagle, Idaho based company that builds housing projects throughout the western United States. The owners of both companies asked the city of Meridian to consider placing 33 East Idaho Avenue, also known as the Old City Hall property, out for RFP. Their rationale was that if they could include this property in combination with the 703 and 713 North Main Street properties, a true mixed-use downtown project would be viable.

In the spring of 2018, MDC met with the City Council to discuss the future of the site. After a lively and robust discussion, and weighing of all of the options, the City Council voted to enter into an RFP process with MDC. Two months later, an RFP was issued.

Responses to the RFP were due at the end of July and two outstanding responses were considered by both the MDC board and the City Council. Ultimately after the review of the proposals, the interviewing of both applicants, and discussion amongst the decision makers, the Novembrewiskey/Pacific Company team was selected as the development team in the early fall of 2018.

The project proposal includes two four-story buildings that include: 103-market apartment rentals, much desired office space, and retail space including a destination restaurant.

A Development Agreement was approved by MDC in the fall and based upon agreed on milestones, the project is scheduled for demolition around the first week of April 2019 with building permits to be issued in the early summer. The project is expected to be completed in full in 2021.



# DOWNTOWN PARTNERSHIP

## *Meridian Library District's "unBound"*



In the third full year of operation, unBound continued to mature and grow into a facility the community comes to for technology and business help.

Program attendance focused more on the technology and entrepreneurial needs of the community and the most successful programs were formed around community partnerships. unBound worked closely with the Small Business Administration to bring in experts from Central District Health, the Tax Commission, and other organizations. These programs provided critical information and community connections for small business owners.

unBound staff also coordinated a district-wide Summer Camp program, funded through the STEM Action Center. This series of week-long camps brought in community experts in VR, elementary education, and 3D Design to provide students with engaging project-based learning experiences.

Through continued development of relationships with the local business community and the national library community through program development, trainings and resource sharing.

Nationally, unBound continued to work on the Ready to Code Grant, awarded by the American Library Association and Google. The toolkit is now available for anyone to use, and includes our Mighty Girl Coders program plan.

With the forthcoming project for this block, unBound will be pursuing another physical location in downtown Meridian in 2019.



# DOWNTOWN PARTNERSHIP

## *Downtown Tree Replacement Program*

MDC continued its annual contribution of \$25,000 towards a partnership with the city of Meridian's Parks and Recreation Department for the replacement and enhancement of downtown Meridian's streetscape.

The monies that MDC contributed in 2018 were utilized towards seven new trees, new tree grates, root barrier for the trees, and the installation of each of the trees in Meridian's downtown.

MDC will continue its partnership with the Meridian Parks and Recreation Department in 2019.





# DOWNTOWN PARTNERSHIP

## *Meridian Historical Walking Tour*

The Meridian Historic Walking Tour continues to be a gem to the City of Meridian. The tour began in 2014 and expanded to include a North Tour phase in 2015.

The interactive experience allows an individual to experience the past of a historic property not only through interpretive signage but also through historic photos and videos provided by an area expert. These videos paint a colorful picture of Meridian's early residents, and it is through these stories that early Meridian comes to life.

In 2017, the Meridian Historic Preservation Commission launched a mobile application allowing for an enhanced tour experience and this application was updated in 2018 with additional features.

Through a partnership and grant funded by MDC, an estimated 1,300 third grade West Ada School District students receive bussing to take the walking tour as part of their curriculum. Also, the tour expanded to include Meridian charter schools wishing to take part.

Connecting Meridian's third graders with their past is crucial to the development of a long-term love for history and preservation in Meridian.

The walking tour has been a tremendous success and has been praised by the parents, the students, the educators and the community as a whole.

MDC will continue its sponsorship of the program in 2019.





# DOWNTOWN PARTNERSHIP

## *Main Street Market*

In 2018, MDC provided a \$5,000 sponsorship to the city of Meridian towards the third season of what began as the Meridian Youth Farmers Market but has since rebranded itself as the Main Street Market. The market ran from Dairy Days in June until the beginning of September.

The third market season grew from the second season and included:

- \*28 initial vendors in the beginning of the season to 65 vendors by the end of the season
- \*An average of 34 vendors each week
- \*An average of 300-400 visitors each week
- \*Local performers every week

With the 2018 success, MDC has committed to continuing its sponsorship of the market through the 2019 season. It is envisioned that the market will begin earlier in the spring of 2019 and stay open through the early fall.





# DOWNTOWN PARTNERSHIP

## *Concerts on Broadway*



In 2018, MDC contributed a \$10,000 sponsorship towards the annual Concerts on Broadway series brought to the community by the Meridian Arts Commission.

The events were heavily attended by the public. The summer series provides concerts with local performers and showcases up-and-coming young local talent as the opening acts.

The 2018 season had four outstanding outdoor concerts. The headlining acts included:

- \*Avenue B
- \*All New High Street Party Band
- \*Geoffrey Castle and His Celtic Night Band
- \*Soul Patch

MDC's sponsorship of this outstanding community event will continue in 2019.



# **TEN MILE URBAN RENEWAL DISTRICT**



# Ten Mile Urban Renewal District

In 2016, the Meridian City Council authorized the creation of the Ten Mile Urban Renewal District.

In 2016 and 2017, Brighton Corporation, one of the District's largest landowners, gained land use entitlements for a large, mixed-use development.

For planning purposes, Brighton has developed two different project areas: Ten Mile Creek and Ten Mile Crossing.

Ten Mile Creek located at the southeast corner of Franklin and Ten Mile Road on 55-acres and Ten Mile Crossing located at the northeast corner of I-84 and Ten Mile Road on 77-acres are both actively in horizontal development and vertical construction.

## **Ten Mile Creek:**

- Completed buildings in 2018:
  - \*Primary Health
  - \*Epic Car Wash
  - \*8,000sf of retail
- Buildings in progress in 2018:
  - \*The Lofts at Ten Mile – 240 apartments available in the summer of 2019
- New tenants secured or building owners in 2018:
  - \*Primary Health
  - \*Epic Car Wash
  - \*Happy Teriyaki
  - \*Einsteins





# Ten Mile Urban Renewal District

## Ten Mile Crossing:

- Completed buildings in 2018:
  - \*Paylocity building
- Buildings in progress in 2018:
  - \*Brighton Corporation HQ
  - \*Pivot – Kristin Armstrong
  - \*Foothills PT/Heart 'n Home

New tenants secured or building owners in 2018:

- \*Paylocity
- \*Brighton Corporation
- \*Horrocks Engineering
- \*BVA
- \*Capital Auto
- \*Sawtooth
- \*Zennify
- \*Pivot KA
- \*Foothills PT
- \*Heart n'Home





# LOOKING AHEAD TO 2019

2019 for MDC also includes the following projects and initiatives not already mentioned:

- ***Union Pacific Railroad [UPRR]:*** In 2018, MDC submitted a lease application for the UPRR properties on the south side of Broadway Avenue between Main Street and East Third Street. The goal of the lease would allow MDC to removed the blighted buildings, to clean up the property, and to provide temporary public parking until such time redevelopment occurs. Conversations are on-going with UPRR representatives
- ***Legislative Efforts:*** MDC will continue to work with the legislative community to ensure the protection of urban renewal agencies and their ability to provide public investment into strategic target areas in order to encourage additional investment by the private sector.
- ***Streetscape Program:*** MDC will continue to work in collaboration with the city of Meridian and downtown business and property owners on the streetscape priorities for downtown. MDC will continue to work on block by block transformations that include: street trees; historic lighting; and construction or reconstruction of sidewalks and bike lanes where feasible.
- ***Downtown Parking and Transportation:*** MDC will continue working with stakeholders to determine: on-going, short-term and long-term goals for downtown parking.
- ***Public Involvement:*** MDC will continue its foresight to look towards collaborating with new and existing business owners in order to create continued opportunity in downtown Meridian.



## IN CONCLUSION

Meridian Development Corporation is committed to public service, to the fiscally responsible use of urban renewal dollars, and to public transparency. The following are links to MDC efforts of public and stakeholder interest:

MDC Website:

[www.meridiandevelopmentcorp.com](http://www.meridiandevelopmentcorp.com)

MDC Contact Information:

Ashley Squyres, MDC Administrator

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# **APPENDIX A**

## **FY2018 MDC Annual Audit**