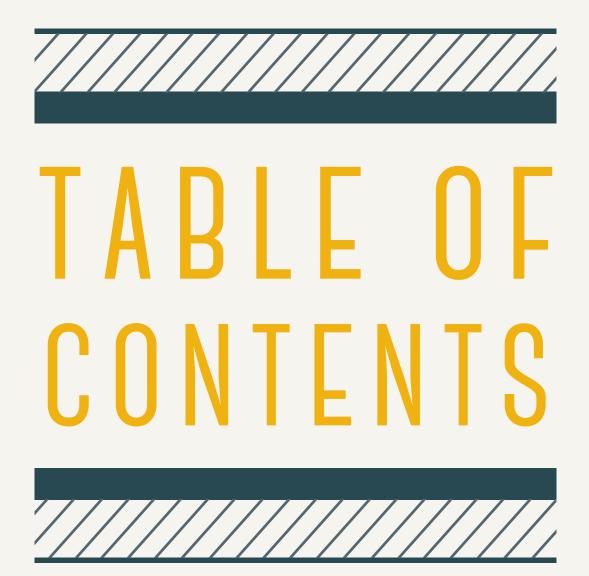


· Featured In This Issue ·



LETTER FROM THE CHAIRMAN	01 - 02
LEADERSHIP	03
BOARD OF COMMISIONERS	04
MDC BOARD MEETINGS	<i>05</i> - <i>06</i>
DOWNTOWN URBAN RENEWAL DISTRICT HIGHLIGHTS	07 - 12
PARTNERSHIPS	13 - 18
TEN MILE URBAN RENEWAL DISTRICT UPDATE	19 - 20
LOOKING AHEAD TO 2020	21 - 28
IN CONCLUSION	29 - 30

Letter From THE CHAIRMAN

While the city of Meridian has experienced unprecedented growth for much of the past decade, downtown Meridian managed to dodge much of the change occurring all around it. Until now, that is. Vacant office or retail space in downtown is virtually non-existent. When space does become vacant, new tenants are waiting in the wings to quickly backfill just about everything. Several new large-scale projects, which are either under construction or in various stages of planning, will bring new commercial and residential developments to downtown that will be like nothing it has ever seen. These projects will shape the face of our community for decades to come. MDC is excited for these projects to become reality and to see the vitality they will inject into downtown Meridian.

The Ten Mile District continues its growth, as well, with the addition of new office, retail, and multifamily buildings. The area is one of the most desirable locations in the Treasure Valley for businesses seeking class-A office space with amenities like ample parking and easy access to and from Interstate 84. It continues to attract new businesses, both local companies moving and expanding within our market and out-of-state companies starting up new operations within Idaho.

New retail establishments are bringing more options for goods and services to the area while new apartments provide additional housing options for those who want to live close to where they work.

We at MDC are grateful for the role we play in the growth and maturity of our city. Our board members come from a variety of backgrounds but we all share a similar love for our community and we have its best interests at heart. Our contract staffers are consummate professionals who provide invaluable leadership, advice, and guidance while implementing the policies set in place by our board. Over the years we've built strong and effective working relationships with our many public and private sector partners. And we remain prudent with the public resources entrusted to our care.

2020 will be a year of great change within MDC's districts, especially downtown. I believe this change is the fulfillment of the original vision for MDC, which was established almost two decades ago now by the City of Meridian and its citizens. Many challenges, including the worst economic recession our nation had seen in decades, delayed the attainment of our agency's objectives. But the tireless efforts of many people, past and present, are finally producing results.

Dave Winder Chairman

LEADERSHIP



DAVE WINDER

CHAIRMAN



NATHAN MUELLER

VICE CHAIRMAN



STEVE VLASSEK

SECRETARY/TREASURER

BOARD OF COMMISSIONERS



TAMMY DE WEERD



ROB MCCARVEL



DIANE BEVAN



DAN BASALONE



COUNCILMAN TREG BERNT KIT FITZGERALD



• Information on •

MDC BOARD MEETINGS

The Meridian Development Corporation meets the second Wednesday of the month at 7:30 a.m. and the fourth Wednesday of the month at 4:00 p.m. unless otherwise publicly noticed.

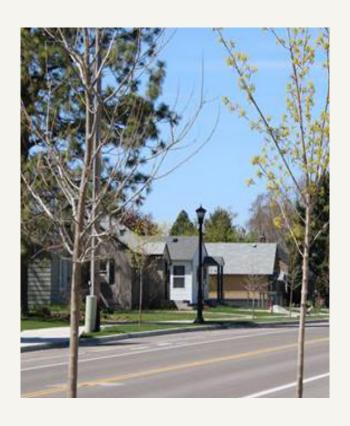
Meetings are held at Meridian City Hall, 33 East Broadway Avenue, in the Robert D. Corrie Conference Room on the first floor, unless otherwise noted.

The agency 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 posted at

www.meridiandevelopmentcorp.com.







THE MERIDIAN DEVELOPMENT CORPORATION IS COMMITTED TO REVITALIZING DOWNTOWN.

OVER THE PAST YEAR, A LOT OF EXCITING WORK TOOK PLACE IN THE HEART OF OUR CITY. IT WOULD TAKE TOO MANY PAGES TO OUTLINE ALL OF MDC'S EFFORTS, HOWEVER, HERE ARE SOME HIGHLIGHTS FROM 2019.

Pine Avenue Project

Since 2013, MDC has worked in partnership with the City of Meridian and the Ada County Highway District (ACHD) to redevelop Pine Avenue from Meridian Road to Locust Grove Road. Through combined efforts, the design of the project was completed in 2017, construction was completed in 2018 and the landscaping and project was completed in 2019. The project allowed us to meet the needs of drivers, pedestrians and cyclists, in addition to incorporating updated sewer, water, irrigation, fiber optic infrastructure, historic lighting and landscaping within the right-of-way.

Downtown Sidewalk Project

In last two annual reports, MDC has highlighted the sidewalk project along Carlton Avenue and a portion of East 5th Street in downtown Meridian. 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 to construct this portion of the project. It is estimated the completion of the project will occur in the Spring 2020.



Work is underway to transform the Old City Hall block in downtown Meridian. In August of 2019, City Center Redevelopment broke ground on its Old Town Lofts project on the corners of Main Street and Broadway Avenue and Meridian Road and Idaho Street. The project will bring more than 100 apartments into downtown along with 15,000 square feet of new commercial and retail space.

The Meridian Development Corporation and City of Meridian have worked collaboratively over the last few years to identify opportunities to spur new investment in downtown. During the summer of 2018, the city decided to issue a request for proposals to redevelop old city hall. City Center Redevelopment, which is a joint venture between The Pacific Companies and NovembreWhiskey, won the City Council's support with its vision for a four-story building with a combination of residential, commercial and retail space. In addition, City Center Redevelopment will transform two properties, 703 and 713 N. Main

Street, on the kitty-corner side of the block to build another, almost identical four-story building.

Between the two buildings, there will be a mix of 103 studio, one and two-bedroom apartments. Tenants will have access to a fitness studio, community room, bike storage, onsite parking and property management. The ground floor of each building will be dedicated to retail, business and restaurant space.

Meridian Development Corporation used to own 703 and 713 N. Main Street but turned the buildings over to City Center Redevelopment for their project after another competitive proposal process. In addition, Meridian Development Corporation will reimburse City Center Redevelopment for public infrastructure improvements included in the Old Town Lofts project.

Talks have already started with several businesses who are interested in leasing space in the new buildings.

Two of the apartments in the new buildings will be dedicated to Our Path Home, a local partnership between nonprofits and government agencies working to end the housing crisis in Ada County. Our Path Home provides families with a safe place to live and connects them with a myriad of services and

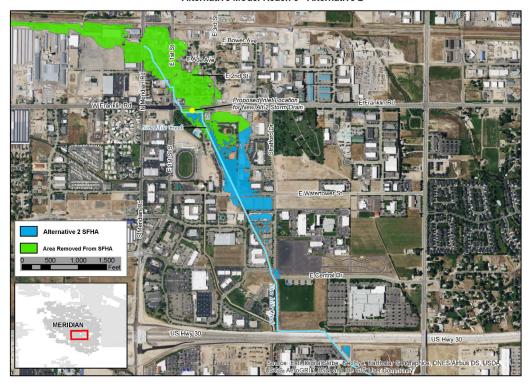
resources to help them find stability.

The Old Town Lofts project is set to be complete by October 2020. For ongoing updates on the project, please visit the Meridian Development Corporation Facebook page.

WORK IS
UNDERWAY TO
TRANSFORM
THE OLD CITY
HALL BLOCK
IN DOWNTOWN
MERIDIAN

PROPOSED ALTERNATIVE CHANGES TO PRELIMINARY SFHA

Alternative Model Reach 3 - Alternative 2



Nine Mile Floodplain Update

The Meridian Development Corporation continued its work alongside the City of Meridian and the federal government to have many homes and businesses that lie between Franklin Road and the Union Pacific Railroad line removed from the 100-year floodplain boundary. Property owners within the boundary are required to carry expensive flood insurance, which disincentives growth in this part of the community.

MDC has been actively working on solving the Nine Mile floodplain issue since 2011. Unfortunately, this floodplain was established by the Federal Emergency Management Agency (FEMA) after most of the structures were constructed, so it came as a complete surprise to many homeowners and businesses.

Nine Mile Creek flows through downtown Meridian in a series of undersized road culverts, pipelines and open channels. This creates a risk of the creek overflowing culverts and flooding roadways. Preliminary maps published by FEMA show many homes, businesses, and critical infrastructure in this area would be impacted if there was a 100-year flood event, which has an approximately one perfect chance of occurring each year.

MDC has been working with FEMA since the preliminary maps were made public in December 2016. MDC filed an appeal in August 2017 and has been working closely with the City of Meridian and FEMA over the course of the past three years. The new floodplain maps will become effective June 19, 2020, adding an additional 17 acres to the floodplain zone within MDC boundary.

MDC and the City of Meridian are working to remove as many properties as possible from the 100-year floodplain zone. To support these efforts, MDC provided the City with study results and conceptual design recommendations to reduce flood risk along Nine Mile Creek. FEMA also provided study reports related to hydraulic and hydrologic impacts, as well as economic impacts pertaining to the floodplain based upon the existing infrastructure design.

In order to change the number of properties impacted by the floodplain zone, a large infrastructure project is needed.

The proposed project would run along the Nine Mile Creek from Franklin Road to the north side of railroad tracks. Improvements include constructing drainage infrastructure, replacing and realigning pipeline and the culvert under the railroad tracks, replacing culverts and regrading existing open channel sections.

Improvements will significantly decrease the flood risk and eliminate approximately 78-acres and 73 existing structures from the 1% annual chance flood zone within Meridian city limits. Currently, 45-acres and 63 of those buildings lie within MDC's urban renewal boundary. In addition, critical infrastructure including an Idaho Power substation and two primary transportation corridors will removed from the food zone.

The current cost estimate for these infrastructure improvements is \$3.6 million. There is possible federal grant funding from FEMA with a 75/25 percent cost-share. The City of Meridian and Meridian Development Corporation are currently exploring the feasibility and benefits of this project.





THE MERIDIAN DEVELOPMENT CORPORATION IS FORTUNATE TO HAVE MANY PARTNERS WHO BELIEVE IN THE FUTURE OF DOWNTOWN AND ARE WORKING ALONGSIDE THE AGENCY TO CREATE A THRIVING CITY CENTER. MDC WOULD LIKE TO HIGHLIGHT ITS PARTNERSHIPS WITH MAIN STREET MARKET, CONCERTS ON BROADWAY, THE WEST ADA COUNTY SCHOOL FOUNDATION AND MERIDIAN'S PARKS AND RECREATION DEPARTMENT.



MAIN STREET MARKET

The Meridian Development Corporation was proud to be one of the sponsors the fourth season of Main Street Market. This was arguably the busiest season yet. By the end of summer, 100 vendors had participated in the market, with an average of 45 vendors flooding downtown Meridian each Saturday. Between 350 to 450 people visited Main Street Market each week. In 2020, Main Street Market is hoping to extend its season from April to October.

CONCERTS ON BROADWAY

In 2019, MDC contributed \$10,000 toward the Meridian Arts Commission's annual Concerts on Broadway series. MDC has been proud to sponsor this important community event over the past decade.

The Meridian Arts Commission implemented big changes for the 2019 concert series. Instead of the events being held throughout the hottest months, the Commission moved the concerts to the fall during the afternoon.

This year, three concerts were held on the City Hall plaza. Patrons were entertained by The All New High Street Party Band featuring Emily Stanton, The Big Wow Band and Kevin Kirk of Onomatopoeia.





MERIDIAN PARKS & RECREATION

The Meridian Development Corporation continued its annual \$25,000 contribution to the City of Meridian's Parks and Recreation Department to replace and enhance downtown Meridian's streetscape.

MDC contributions in 2019 were utilized to buy new trees, tree grates, root barriers and the installation of each of the trees in Meridian's downtown. This year's sponsorship allowed the Meridian Parks and Recreation Department to complete its work in downtown.

KELLER ASSOCIATES

Keller Associates broke ground on its new corporate headquarters in Old Town Meridian in early 2020. The project will bring a new three-story, 19,000 square foot commercial office building into downtown. The building will be home for Keller's 75 Meridian team members and have two ground floor suites for lease.

Keller Associates supports Meridian's vision to create a vibrant downtown. Meridian's Destination Downtown promotes redevelopment and infill in the urban core. Building a new corporate office in an underutilized area next to the railroad tracks on Main Street, will place more jobs and working professionals in the heart of the city. The project will be the initial step in transforming Old Town south of the railroad.

THE PROJECT
WILL ALSO BRING
AN ADDITIONAL
44 PUBLIC
PARKING SPACES
TO DOWNTOWN.



HISTORICAL WALKING TOUR

Connecting Meridian's third graders with their past is crucial to developing a connection to our community's past and a long-term love of history.

With this in mind, the Meridian Development Corporation continued its annual partnership with the West Ada School Foundation to sponsor the Meridian Historic Walking Tour. MDC's sponsorship allowed an estimated 1,000 third grade students in the West Ada School District to be bused into downtown to take the walking tour as part of their curriculum. An estimated 237 adults attended the tour with the students in 2019.

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

One teacher who brought her students on the tour wrote:

"They loved the old schoolhouse experience the best as well as seeing the museum items in city hall. Their faces lit up to be pretend leaders in the old-fashioned community."



CIVIC BLOCK REQUEST FOR PROPOSALS

In the summer of 2019, MDC, in partnership with the City of Meridian, solicited proposals from developers interested in building an iconic mixed-use development on the properties occupied by the City of Meridian Community Center, Centennial Park, and the MDC-owned parking lot associated with the COMPASS and Valley Regional Transit building.

It was the intention of both the City and MDC to take advantage of the momentum to redevelop downtown, thanks to other projects & downtown Meridian's designation as a federally recognized Opportunity Zone.

Galena Opportunity Fund was the sole responder to the Request for Proposals in October of 2019.

In its written response, the company outlined its vision to fast-track growth, while staying in-line with downtown's core values.

"Galena opportunity fund and public entities in Meridian want to effectuate accelerated growth of the

Meridian downtown core. We will accomplish this through public private partnership for necessary parking and other amenities to attract businesses and residents into the core area. Specifically:

- Bold, calculated, private risks to develop a large-scale, mixed-use project.
- Create a new urban renewal district to finance amenities and public parking solutions for the immediate and foreseeable future.
- Integrate appealing public amenities, highlighted by a new community center, auditorium and an optional charter school.

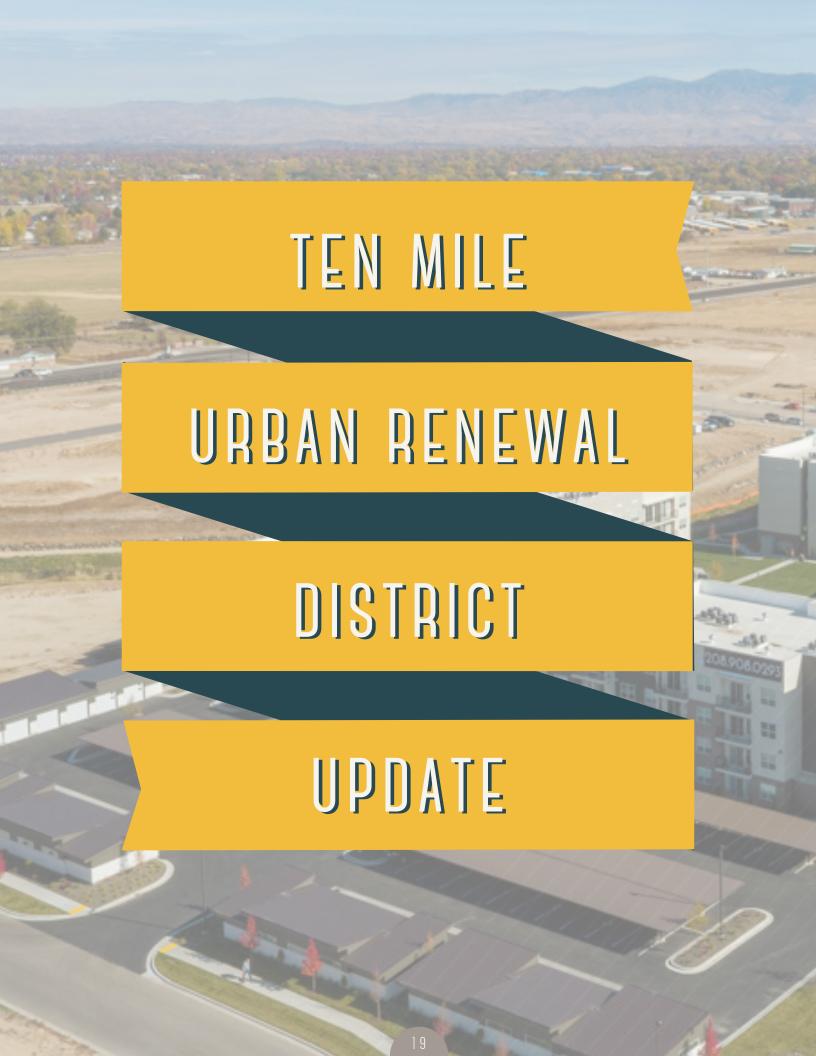
This premier development will infuse people and events within the urban core, contributing to Meridian's mission to cultivate a vibrant community in which to live, work, raise a family and enjoy our Idaho lifestyle."

A committee made up of MDC, City of Meridian and community representatives reviewed the proposal and ultimately chose to recommend approval of the proposal with a list of contingencies. The approval recommendation was based upon the advertised scoring criteria outlined in the Request for Proposals.

In a joint meeting the MDC Board of Commissioners and Meridian City Council accepted the committee's recommendation to move forward with Galena Opportunity Fund. Both agreed with the recommended list of contingencies that needed to be researched and brought back to both bodies for final approval, including providing elements in the project that would generate tax increment financing within the block. Addressing the list of contingencies will need to occur prior to obtaining final approval to a project.

Work is already underway to address the project contingencies and potential approval could occur in 2020.





The Ten Mile Urban Renewal District continued to see new growth in 2019. It has been three years since the Ten Mile Urban Renewal District was created. Brighton Corporation, which is one of the largest landowners in the urban renewal district, is developing two different areas within the district – Ten Mile Creek, which is located at the southeast corner of Franklin and Ten Mile Road on 55-acres, and Ten Mile Crossing, which is located on 77-acres at the northeast corner of I-84 and Ten Mile Road. In 2019, Brighton Corporation acquired another 75-acres and eventually plans to incorporate this land into Ten Mile Creek.

Ten Mile Creek is home to Primary Health Epic Car Wash, TM Creek Retail and the 240-unit apartment complex The Lofts at Ten Mile. Brighton is working on phase II of The Lofts and is currently working on construction document approval with the City of Meridian. This development will bring an additional 235 apartments to the area.

Construction continues at Ten Mile Crossing. Currently, Brighton Corporation is working on a 6,000 square foot food pavilion, AmeriBen's second building, LaSalle and Saltzar's medical office building. Brighton's headquarters, Paylocity, AmeriBen, PivotKA and a 5,000 square foot office building are already complete.



THE WORK IN DOWNTOWN MERIDIAN WILL CONTINUE IN FULL FORCE OVER THE YEAR AHEAD. THERE ARE SIX YEARS LEFT BEFORE THE DOWNTOWN URBAN RENEWAL DISTRICT SUNSETS IN 2026.



MDC HAS BIG PLANS TO MAKE
THE MOST OF THIS TIME
AND SEE ITS REVITALIZATION
EFFORTS IN DOWNTOWN ARE
COMPLETE. HERE IS A PREVIEW
OF SOME OF THE ISSUES MDC
WILL BE WORKING ON IN 2020.



POTENTIAL NEW URBAN RENEWAL DISTRICT & UNION 93 BLOCK

The Meridian Development Corporation and City of Meridian are currently exploring the creation of a new urban renewal district in downtown. This district would be approximately 16-acres and extend from Idaho Avenue to the railroad tracks and Third Street to Main Street. This land currently lies within the existing urban renewal district, however, the Meridian Development Corporation believes much work is still needed to fully revitalize this underdeveloped portion of downtown. Creating a new smaller district will allow tax increment financing to continue to be directed to this section of the community to spur growth, economic

opportunities to benefit the entire city and upgrade critical infrastructure. If the district is created, this land would be deannexed from the existing urban renewal district and the tax base would be reset. The district would have a 20-year life. Galena Opportunity Fund has plans for a multi-story mixed used development that would include apartments, office space and retail developments. This development would also require the company to upgrade some water and sewer infrastructure. Galena is currently working through the permitting process with the City of Meridian.





FORMER SADDLE SHOP FACADE IMPROVEMENT GRANT

126 Broadway Avenue was built in 1900. It was a saddle shop for past few decades until it closed. Currently the building is vacant and it has deteriorated for years. While the interior of the building has fantastic "bones," the exterior of the building is in disrepair and is a blighted state. The front facade in particular needs some attention.

In September 2019, proprietor Ryan Steinbroner submitted a facade improvement application to MDC for consideration. He has a vision to restore the inside of the building to its historic integrity and establish two businesses within the buildings footprint.

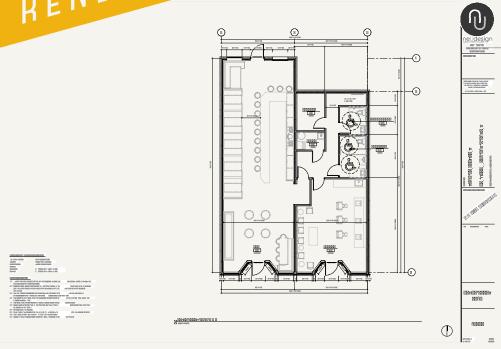
The first business will be known as The Roosevelt, a bar named after Teddy Roosevelt who began his service as President in 1901 – just one year after the construction of this building. The second business will be a barber shop which will be called The Standard. The Standard will have vintage barber chairs and offer straight edge shaves and haircuts.

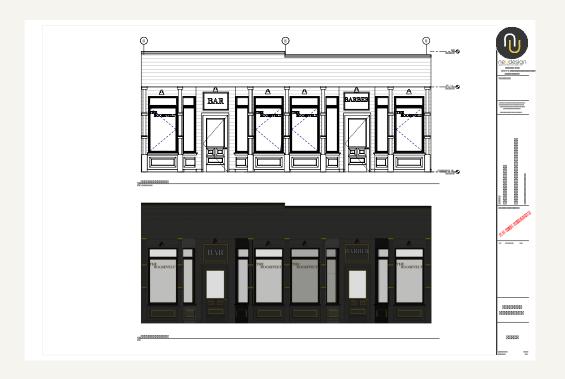
In October 2019, the MDC Board approved a \$26,291 facade improvement grant for many of the exterior improvements on the building. The project is anticipated to be completed in Spring 2020.



Ryan Steinbroner has a vision to restore the inside of the saddle shop building to its historic integrity and establish two businesses within the buildings footprint.

Saddle Shop RENDERINGS -





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.





