

Annual Report – 2006

Meridian Development Corporation (MDC)

City of Meridian Urban Renewal Agency

Legal Requirements: An urban renewal agency is required under Idaho Urban Renewal Law to file with the local governing body, on or before March 31 of each year, a report of its activities for the preceding calendar year. The report is to include a complete financial statement, setting forth its revenues and expenses at the end of the calendar year. The fiscal year for the urban renewal agency, the City of Meridian and most other political subdivisions in the State of Idaho runs from October 1 through September 30. Attached is the audit for the fiscal year ending September 30, 2006.

Official Activities: The MDC Board of Commissioners consisted of members: Ron Anderson; Keith Bird; Jonathan Cecil; Clarence Jones; Charlie Rountree; Linda Rupe; and Craig Slocum. Linda Rupe resigned her position in January, and Erik Oaas was confirmed as the replacement in February. Officer elections were held in February: Craig Slocum, Chair; Clarence Jones, Vice-Chair; Jonathan Cecil, Secretary; and Stacy Kilchenmann, Treasurer. Shaun Wardle replaced Charlie Rountree in March, and was subsequently replaced by Joe Borton in September. Legal counsel was Ryan Armbruster of Elam & Burke, and agency administrator was Clair Bowman of Avalon Ventures Consulting.

Items Carried Forward From 2005:

An ongoing project remains activity regarding the twenty contiguous acres of land lying north of the railroad tracks between Main Street and approximately E. 7th Street. For the twenty acres, MDC continues to strategically consider how best to assist in the redevelopment of that property into a significant asset and perhaps the feature project of a renewed Downtown.

A continuing goal in serving the business community was realized in establishing a Downtown Meridian site at which Boise State University's Small Business Development Center (SBDC) would conduct a satellite training center. This project is currently utilizing space in the newly-christened City Hall Annex (the former branch office of Farmers and Merchants State Bank) in a partnership with MDC.

Gateway Monument: MDC contracted Walter Lindgren of Johnson Architects in October to oversee the project. Bernie Jestrabek-Hart designed the truly unique art which incorporates the historically agricultural heritage of Meridian with newer interpretations. Falash & Ross constructed the project. Of note is the partnership between the adjacent property owners who donated part of the signage site, Ada County Highway District (part of the sign resides in the right of way) and the City of Meridian Parks Department.

Downtown Streetscape Design Standards: Continued efforts to standardize streetscape design continued this year. The Land Group was contracted to formalize representations,

and Beniton Construction assisted in estimating installation pricing. MDC continued to seek public input and comment on the future treatments.

New initiatives: Calendar year 2006 allowed for a number of new projects undertaken by MDC.

- Downtown Wi-Fi: MDC implemented a pilot program which makes Meridian the first City in Idaho to have FREE wireless internet access. The committee worked diligently to outline this initiative, and the board approved funding of 3 broadcast stations, and a well publicized kickoff event was held in September.
- Brownfields Grant Application: MDC solicited Requests For Qualifications from firms to write the grant. TerraGraphics Environmental Engineering was selected, and is writing the \$200,000 community-wide proposal to EPA.
- Split Corridor Transportation Improvement: MDC is currently considering partnership opportunities with ACHD to complete this important project.
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Other Notable Events:

- The Board held a visioning workshop, through which a new Mission Statement was contrived:

The Meridian Development Corporation is committed to the economic stimulation and expansion of Downtown Meridian into a thriving area that provides opportunities in which to live, work, and play. Renewal and redevelopment will be supported through strategic use of resources to create successful projects that will attract and serve the people of Meridian.

Focus Areas:

- Pedestrian Friendly
 - Transit Support
 - Sustainable Job Creation
 - Public Art and Beautification
 - Affordable Workforce Housing
 - Public Parking
 - Balanced Retail Environment
- The City of Meridian purchased the former Creamery site at Broadway and Meridian Road. A new 80,000 square foot City Hall is planned at the site. In addition, public input is sought on design and layout for the site.
 - Oaas Laney purchased the former DD Feed site. It has been razed, and is currently being planned for re-development.

- MDC Engaged Eide Baily for audit services.
- MDC submitted Request For Proposals for a \$500,000 Line of Credit. Farmer's and Merchants State Bank was selected as the preferred vendor.

Respectfully submitted,

Shaun Wardle, Administrator
Meridian Development Corporation
March 28, 2007

APPENDIX A

**INDEPENDENT AUDITORS' REPORT
FOR THE MERIDIAN DEVELOPMENT CORPORATION**