

**MERIDIAN REVITALIZATION PLAN**

**URBAN RENEWAL PROJECT**

**MERIDIAN URBAN RENEWAL AGENCY  
(also known as the Meridian Development Corporation)**

**CITY OF MERIDIAN, IDAHO**

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## TABLE OF CONTENTS

	<u>Page</u>
SECTION 100	INTRODUCTION ..... 1
SECTION 101	GENERAL PROCEDURES OF THE AGENCY ..... 3
SECTION 102	PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS ..... 4
SECTION 102.1	CONFORMANCE WITH STATE OF IDAHO URBAN RENEWAL LAW OF 1965, AS AMENDED .. 4
SECTION 103	HISTORY AD CURRENT CONDITIONS ..... 4
SECTION 104	PURPOSE OF ACTIVITIES ..... 4
SECTION 200	DESCRIPTION OF PROJECT AREA ..... 5
SECTION 300	PROPOSED REDEVELOPMENT ACTIONS ..... 5
SECTION 301	GENERAL ..... 5
SECTION 302	URBAN RENEWAL PLAN OBJECTIVES ..... 6
SECTION 303	PARTICIPATION OPPORTUNITIES AND AGREEMENT .... 8
SECTION 303.1	PARTICIPATION AGREEMENTS ..... 8
SECTION 304	COOPERATION WITH PUBLIC BODIES ..... 9
SECTION 305	PROPERTY ACQUISITION ..... 10
SECTION 305.1	REAL PROPERTY ..... 10
SECTION 305.2	PERSONAL PROPERTY ..... 11
SECTION 306	PROPERTY MANAGEMENT ..... 12
SECTION 307	RELOCATION OF PERSONS (INCLUDING INDIVIDUALS AND FAMILIES), BUSINESS CONCERNS, AND OTHERS DISPLACED BY THE PROJECT ..... 12

SECTION 308	DEMOLITION, CLEARANCE, AND BUILDING SITE PREPARATION .....	13
SECTION 308.1	DEMOLITION AND CLEARANCE .....	13
SECTION 308.2	PREPARATION OF BUILDING SITES .....	13
SECTION 309	PROPERTY DISPOSITION AND DEVELOPMENT .....	13
SECTION 309.1	REAL PROPERTY DISPOSITION AND DEVELOPMENT .....	13
SECTION 309.1(A)	GENERAL .....	13
SECTION 309.1(B)	DISPOSITION AND DEVELOPMENT DOCUMENTS .....	14
SECTION 309.1(C)	DEVELOPMENT BY THE MDC .....	15
SECTION 309.1(D)	DEVELOPMENT PLANS .....	17
SECTION 310	PERSONAL PROPERTY DISPOSITION .....	17
SECTION 311	REHABILITATION AND CONSERVATION .....	17
SECTION 312	PARTICIPATION WITH PRIVATE OR PUBLIC DEVELOPMENT .....	17
SECTION 313	CONFORMING OWNERS .....	18
SECTION 400	USES PERMITTED IN THE PROJECT AREA .....	18
SECTION 401	REDEVELOPMENT PLAN MAP AND DEVELOPMENT STRATEGY .....	18
SECTION 402	DESIGNATED LAND USES .....	18
SECTION 402.1	COMMERCIAL USES .....	18
SECTION 402.2	RESIDENTIAL USES .....	18
SECTION 403	OTHER LAND USES .....	18

SECTION 403.1	PUBLIC RIGHTS-OF-WAY .....	18
SECTION 403.2	OTHER PUBLIC, SEMI-PUBLIC, INSTITUTIONAL, AND NONPROFIT USES .....	19
SECTION 403.3	INTERIM USES .....	19
SECTION 404	GENERAL CONTROLS AND LIMITATIONS .....	20
SECTION 404.1	CONSTRUCTION .....	20
SECTION 404.2	REHABILITATION AND RETENTION OF PROPERTIES .....	20
SECTION 404.3	LIMITATION ON TYPE, SIZE, AND HEIGHT OF BUILDING .....	20
SECTION 404.4	OPEN SPACES, LANDSCAPING, LIGHT, AIR, AND PRIVACY .....	20
SECTION 404.5	SIGNS .....	21
SECTION 404.6	UTILITIES .....	21
SECTION 404.7	INCOMPATIBLE USES .....	21
SECTION 404.8	NONDISCRIMINATION AND NONSEGREGATION .	21
SECTION 404.9	SUBDIVISION OF PARCELS .....	21
SECTION 404.10	MINOR VARIATIONS .....	21
SECTION 404.11	OFF-STREET LOADING .....	22
SECTION 404.12	OFF-STREET PARKING .....	22
SECTION 405	DESIGN FOR DEVELOPMENT .....	22
SECTION 405.1	DESIGN GUIDELINES FOR DEVELOPMENT .....	22

SECTION 405.2	DESIGN GUIDELINES FOR DEVELOPMENT UNDER A DISPOSITION AND DEVELOPMENT AGREEMENT OR OWNER PARTICIPATION AGREEMENT .....	23
SECTION 500	METHODS OF FINANCING THE PROJECT .....	23
SECTION 501	GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD .....	23
SECTION 502	REVENUE BOND FUNDS .....	24
SECTION 503	OTHER LOANS AND GRANTS .....	24
SECTION 504	REVENUE ALLOCATION FINANCING PROVISIONS .....	24
SECTION 504.1	ECONOMIC FEASIBILITY STUDY .....	25
SECTION 504.2	ASSUMPTIONS AND CONDITIONS/ ECONOMIC FEASIBILITY STATEMENT .....	25
SECTION 504.3	TEN PERCENT LIMITATION .....	26
SECTION 504.4	FINANCIAL LIMITATION .....	26
SECTION 504.5	REBATE OF REVENUE ALLOCATION FUNDS .....	27
SECTION 504.6	PARTICIPATION WITH LOCAL IMPROVEMENT DISTRICTS .....	27
SECTION 504.7	ISSUANCE OF DEBT AND DEBT LIMITATION .....	28
SECTION 504.8	IMPACT ON OTHER TAXING DISTRICTS AND LEVY RATE .....	28
SECTION 504.9	LEASE REVENUE BONDS .....	28
SECTION 600	ACTIONS BY THE CITY .....	28
SECTION 700	ENFORCEMENT .....	30
SECTION 800	DURATION OF THIS PLAN .....	30

SECTION 900	PROCEDURE FOR AMENDMENT .....	31
SECTION 1000	SEVERABILITY .....	31
SECTION 1100	ANNUAL REPORT .....	31

LIST OF ATTACHMENTS

- Attachment 1 Description of the Project Area and Revenue Allocation Area Boundaries
- Attachment 2 Project Area-Revenue Allocation Area Boundary Map
- Attachment 3 Private Properties Which May Be Acquired by MDC
- Attachment 4 Map Depicting Expected Land Uses and Current Zoning Within Revenue Allocation Area and Project Area
- Attachment 5 Economic Feasibility Study, Meridian Urban Renewal Area

## MERIDIAN REVITALIZATION PLAN

### MERIDIAN URBAN RENEWAL AGENCY (also known as the Meridian Development Corporation)

#### SECTION 100      INTRODUCTION

This is the Meridian Revitalization Plan (the "Plan") for the Meridian Area Project (the "Project") in the City of Meridian (the "City"), County of Ada, State of Idaho, and consists of the text contained herein and the following attachments:

Description of the Project Area and Revenue Allocation Area Boundaries (Attachment 1);

Project Area-Revenue Allocation Area Boundary Map (Attachment 2);

Private Properties Which May Be Acquired by MDC (Attachment 3);

Map Depicting Expected Land Uses and Current Zoning Within Revenue Allocation Area and Project Area (Attachment 4);

Economic Feasibility Study for the Meridian Urban Renewal Area (Attachment 5).

The term "Project" is used herein to describe the overall activities defined in this Plan and conforms with the statutory definition of "urban renewal project." Reference is specifically made to Idaho Code Section 50-2018(j) for the various activities contemplated by the term "Project." Such activities include both private and public development of property within the Urban Renewal Area. The term "Project" is not meant to refer to a specific activity or development scheme.

This Plan was prepared by consultants and staff of the Meridian Urban Renewal Agency, also known as the Meridian Development Corporation (the "MDC"), reviewed and recommended by the MDC Board of Commissioners, pursuant to the State of Idaho Urban Renewal Law, chapter 20, title 50, Idaho Code (the "Law"); the Local Economic Development Act, chapter 20, title 50, Idaho Code (the "Act"); and all applicable local laws and ordinances.

The proposed redevelopment of the Project Area as described in this Plan conforms to the Comprehensive Plan of the City of Meridian, as adopted by the City Council on August 6, 2002.

The MDC may create several planning documents that generally describe the overall Project and identify certain specific public and private capital improvement projects. Because of the changing nature of the Project, these documents, by necessity, must be dynamic and flexible. The MDC anticipates that these documents will be modified as circumstances warrant. Any modification, however, shall not be deemed as an amendment of this Plan. No modification will



be deemed effective if it is in conflict with this Plan. The planning documents are purposely flexible and do not constitute specific portions of the Plan. Provided, however, prior to the adoption of any planning document or proposed modification to any planning document, the MDC shall notify the City and publish a public notice of such proposed modification at least thirty (30) days prior to the consideration of such proposed modification, thus providing the City and any other interested person or entity an opportunity to comment on said proposed modification. The MDC Board shall consider any such comments and determine whether to adopt the modification. The planning documents apply to redevelopment activity within the Project Area as described herein. In the event of any conflict between this Plan and the appended documents, the provisions of this Plan shall control. The MDC intends to rely heavily on certain design standards to be adopted by the City which will cover most, if not all, of the Project Area. Those design standards, as of the effective date of this Plan, remain under discussion by the City and the City Planning and Zoning Commission.

This Plan provides the MDC with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project (the "Project Area"). The MDC retains all powers allowed by the Law and Act. Because of the long-term nature of this Plan and the need to retain in the MDC flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the MDC to fashion, develop, and proceed with such specific plans, projects, and solutions.

Implementation of this Plan will require public co-investment to help stimulate desired private development. Typically, the public will fund enhanced public facilities like streets, sidewalks, parking garages, parks, public buildings such as City Hall, or plazas which, in turn, create an attractive setting for adjacent private investment in office, retail, housing or hotels, entertainment and convention-related facilities.

The particular projects or redevelopment projects by private entities described herein are not intended to be an exclusive or exhaustive list of potential redevelopment activity. Allowed projects are those activities which comply with the Law and the Act and meet the overall objectives of this Plan.

The purposes of the Law and Act that will be attained through and the major goals of this Plan are:

- (a) the elimination of environmental deficiencies in the Project Area, including, among others, obsolete and aged building types, and inadequate public improvements and facilities;

- (b) the assembly of land into parcels suitable for modern, integrated development with appropriate setbacks, parking, pedestrian, and vehicular circulation in the Project Area;
- (c) the replanning, redesign, and development of undeveloped and underdeveloped areas which are stagnant or improperly utilized;
- (d) the strengthening of the economic base of the Project Area and the community by the installation of needed public improvements and facilities to stimulate new commercial expansion, employment, and economic growth;
- (e) the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area;
- (f) the strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Allocation Area and the Project Area as a whole, and benefiting the various taxing districts in which the Project Area is located; and
- (g) the creating of open plazas, civic buildings, gateway entries, and the like.

#### **SECTION 101 GENERAL PROCEDURES OF THE AGENCY**

The MDC is a public body, corporate and politic, as defined and described under the Law and the Act. The MDC is also governed by its bylaws as authorized by the Law and adopted by the MDC. Under the Law, the MDC is governed by the Idaho open meeting law, the Public Records Act, the Ethics in Government Act, financial reporting requirements, and the competitive bidding requirements under Idaho Code Section 50-341.

Generally, the MDC shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision. Whenever in this Plan it is stated that the MDC may modify, change, or adopt certain policy statements or contents of this Plan not requiring a formal amendment to the Plan as required by the Law or the Act, it shall be deemed to mean a consideration by the Board of such policy or procedure, duly noticed upon the MDC meeting agenda and considered by the MDC at an open public meeting and adopted by a majority of the members present, constituting a quorum, unless any provision herein provides otherwise.

**SECTION 102 PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS**

**SECTION 102.1 CONFORMANCE WITH STATE OF IDAHO URBAN RENEWAL LAW OF 1965, AS AMENDED**

The laws of the State of Idaho allow for an urban renewal plan to be submitted by any interested person or entity in an area certified as an Urban Renewal Area by the Meridian City Council. The original Project Area was certified by the Meridian City Council by Resolution 01-367 on July 24, 2001. The eligible area was modified by the inclusion of an additional and revised area through the adoption of Resolution No. \_\_\_\_\_ on \_\_\_\_\_, \_\_\_\_\_.

In accordance with the Idaho Urban Renewal Law of 1965 this Plan was submitted to the Planning and Zoning Commission of the City of Meridian. After consideration of the Plan, the Commission filed its recommendation with the City Council stating that this Plan is in conformity with the Comprehensive Plan of the City of Meridian.

**SECTION 103 HISTORY AND CURRENT CONDITIONS**

Much of the Project Area was the subject of a Treasure Valley Futures Study, entitled "Old Town Meridian Project," encompassing what is referred to as the "Blue Zone" in the Economic Feasibility Study, Attachment 5. Similarly, much of the Blue Zone has been the subject of the Downtown Core Existing Conditions Report. Both the Treasure Valley Futures Study and the Downtown Core Existing Conditions Report are background documents available as an appendix to the Plan. Particularly, several properties in the Blue Zone provide a link to the City's historic culture.

**SECTION 104 PURPOSE OF ACTIVITIES**

The description of activities, public improvements, and the estimated costs of those items are intended to create an outside limit of the MDC's activity. The MDC reserves the right to change amounts from one category to another, as long as the overall total amount estimated is not substantially exceeded. The items and amounts are not intended to relate to any one particular development, developer, or owner. Rather, the MDC intends to discuss and negotiate with any owner or developer who seeks MDC assistance. During such negotiation, the MDC will determine, on an individual basis, the eligibility of the activities sought for MDC funding, the amount the MDC may fund by way of percentage or other criteria. The MDC will also take into account the amount of revenue allocation proceeds estimated to be generated from the developer's activities. The MDC also reserves the right to establish by way of policy, its funding percentage or participation, which would apply to all developers and owners.

The activities listed in Attachment 5 are also prioritized by way of importance to the MDC by the amounts funded, and by year of funding, with earlier years reflecting the more important activities. As required by the Law and Act, the MDC will adopt more specific budgets annually.

The MDC reserves the right to prioritize the several projects described in this Plan. The MDC reserves the right to retain its flexibility in funding the various activities.

## **SECTION 200 DESCRIPTION OF PROJECT AREA**

The boundaries of the Project Area and of the Revenue Allocation Area are described in Attachment 1, which is attached hereto and incorporated herein by reference, and are shown on the Project Area and Revenue Allocation Area Boundary Map, attached hereto as Attachment 2 and incorporated herein by reference. The Project Area includes several parcels of property which are located outside the geographical boundaries of the City but within the City's impact area. Under the Law and Act, for this Plan to be effective over such properties, an agreement must be entered into with Ada County.

## **SECTION 300 PROPOSED REDEVELOPMENT ACTIONS**

### **SECTION 301 GENERAL**

The MDC proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. The acquisition of certain real property;
2. The demolition or removal of certain buildings and improvements for public rights-of-way for streets, utilities, walkways, and other improvements for public facility building sites, to eliminate unhealthful, insanitary, or unsafe conditions, improve density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration;
3. The provision for participation by property owners within the Project Area;
4. The management of any property acquired by any under the ownership and control of the MDC;
5. The provision for relocation assistance to displaced Project occupants, as required by law;
6. The installation, construction, or reconstruction of streets, utilities including electrical distribution and transmission lines in underground configuration, if needed to encourage new developments of fiber optic systems, parking facilities, and other public improvements, including, but not limited to, irrigation and drainage laterals and ditches, storm drain systems, walkways, public civic center, and improvements to railroad tracks and property;

7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
9. The rehabilitation of structures and improvements by present owners, their successors, and the MDC;
10. The preparation and assembly of adequate sites for the development and construction of facilities for commercial, retail, entertainment, lodging, and governmental uses;
11. To the extent allowed by law, lend or invest federal funds to facilitate redevelopment; and
12. The construction of foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights, sites for buildings to be used for residential, commercial, industrial, and other uses contemplated by the Plan, and to provide utilities to the development site.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the MDC is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

### **SECTION 302 URBAN RENEWAL PLAN OBJECTIVES**

Urban renewal action is necessary in the Project Area to combat problems of physical blight and economic underdevelopment.

The Project Area consists of 660 acres with boundaries of the I-84 freeway on the south, Cherry Lane/Fairview on the north, 4<sup>th</sup> Street on the west, and Five Mile Creek on the east. The area has a history of a slow-growing tax base primarily attributed to inadequate and deteriorating public improvements and facilities, poorly maintained properties, undeveloped and underdeveloped properties, diverse property ownership, and other deteriorating factors.

Hence, the Plan for the Project Area is a proposal for public improvements and facilities to: provide an improved environment for new commercial and residential developments; eliminate unsafe conditions; assist potential owner participation and other developers to create appropriate development sites through parcelization of existing larger parcels and, where necessary, through acquisition, demolition, and disposition activities; and otherwise prevent the extension of blight and deterioration and reverse the deteriorating action of the area.

The streets or irrigation or drainage ditches or laterals to be vacated or relocated will create additional building area for retail, commercial, office, or public use. Any such vacations

or relocations must be requested from the Ada County Highway District (the "ACHD") or other agency having jurisdiction over the particular public right-of-way.

Air rights and subterranean rights may be disposed of for any permitted use within the Project Area boundaries.

Acquisition of any interest in real property may be utilized by the MDC when and if necessary to promote redevelopment in accordance with the objectives of the Plan.

Temporary project improvement shall be provided to facilitate adequate vehicular and pedestrian circulation.

Improve transit opportunities throughout the Urban Renewal Area.

MDC may participate in the cost of removal of extraordinary site conditions. A further objective of the Plan is to provide for the acquisition and clearance of property to be used for other public facilities. Off-street parking facilities will be developed to serve new commercial uses within the Project Area. Over the life of the Plan, land use in the Project Area will be modified to the extent that buildings currently vacant and land underdeveloped will be converted to residential, lodging, commercial, retail, office, public and private parking, and public/semi-public uses.

The provisions of this Plan are applicable to all public and private property in the Project Area. The provisions of the Plan shall be interpreted and applied as objectives and goals, recognizing the need for flexibility in interpretation and implementation, while at the same time not in any way abdicating the rights and privileges of the property owners which are vested in the present and future zoning classifications of the properties. All development under an owner participation agreement shall conform to those standards specified in Section 303.1 of this Plan.

It is recognized that the ACHD has exclusive jurisdiction over all public rights-of-way within the Project Area, except for state highways. Nothing in this Plan shall be construed to alter the powers of the ACHD pursuant to Title 40, Idaho Code.

This Plan must be practical in order to succeed. Particular attention has been paid to how it can be implemented, given the changing nature of market conditions. Transforming the Project Area into a vital, thriving part of the community requires an assertive strategy. The following list represents the key elements of that effort.

1. Initiate simultaneous projects designed to revitalize the Project Area. From sidewalk improvements to significant new development, the MDC plans a key role in creating the necessary momentum to get and keep things going.
2. Secure certain public open space in critical areas, primarily in the Blue Zone or any Yellow Zone. This open space will greatly increase property

values adjacent to it and greatly contribute to a new sense of place (“placemaking”).

3. Develop new office buildings and public civic buildings, while providing a link to the City’s historic culture.
4. Pursue development across all land-use sectors simultaneously.

Without direct public intervention, much of the Project Area could conceivably remain unchanged for the next several years. Success will come through numerous public-private partnerships—no single developer will save the day. The Plan creates the necessary flexible framework for the Project Area to capture a share of Meridian’s growing population and economy.

### **SECTION 303 PARTICIPATION OPPORTUNITIES AND AGREEMENT**

#### **SECTION 303.1 PARTICIPATION AGREEMENTS**

The MDC shall enter into an owner participation agreement with any existing or future owner of property, in the event the property owner seeks and/or receives assistance from the MDC in the redevelopment of the property. In that event, the MDC may allow for an existing or future owner of property to remove his property and/or structure from future MDC acquisition subject to entering into an owner participation agreement.

Each structure and building in the Project Area to be rehabilitated or new projects to be constructed as a condition of the owner participation agreement between the MDC and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the MDC will so certify, if the rehabilitated or new structure meets the following standards:

- (a) Executed owner participation agreements meet the conditions described below.
- (b) Any such property within the Project Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. Upon completion of any rehabilitation or new development, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years.
- (c) All such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated in conformity with all applicable codes and ordinances of the City of Meridian.
- (d) Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan.

- (e) Any new construction shall also conform to all applicable codes and ordinances of the City of Meridian.

In such participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties, whether or not a participant enters into a participation agreement with the MDC, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the MDC in accordance with Section 307 of this Plan and sold or leased for rehabilitation or development in accordance with this Plan.

Owner participation agreements may be used to implement the following objectives:

1. Encouraging established businesses to revitalize deteriorating areas of their parcels and to incorporate elements of the Plan such as street trees and sidewalk treatments to accelerate the enhancement of the street environment in the Plan area.
2. Subject to the limitations of the Law and the Act, providing incentives to existing business owners to encourage continued utilization and expansion of existing permitted uses to prevent properties from falling into disuse, a proliferation of vacant and deteriorated parcels and a reduction in downtown employment.
3. Allowing existing nonconforming uses to continue in accordance with City regulations and to accommodate improvements and expansions allowed by City regulations.
4. Subject to the limitations of the Act, providing incentives to improve nonconforming properties so they implement the design guidelines contained in this Plan to the extent possible and to encourage an orderly transition from nonconforming to conforming uses over the planning horizon.

#### **SECTION 304 COOPERATION WITH PUBLIC BODIES**

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The MDC shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.



The MDC may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan, provided, however, ACHD has exclusive jurisdiction over ACHD streets. The MDC is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements within the Project Area.

The MDC specifically intends to cooperate to the extent allowable by law with the City of Meridian, the State of Idaho, and the ACHD for the construction and reconstruction of public improvements and facilities, including a public civic center. Specifically, the MDC intends to address traffic issues in the urban renewal area with the ACHD. The MDC seeks to provide input, guidance, and financial assistance, if available, to improve traffic flow, roadway/access improvements, streetscapes, and related traffic issues. The Agency also intends to cooperate with local transit authorities to improve transit and other transportation opportunities in the Urban Renewal Area.

The MDC, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The MDC, however, will seek the cooperation of all public bodies that own or intend to acquire property in the Project Area. Any public body that owns or leases property in the Project Area will be afforded all the privileges of an owner participant if such public body is willing to enter into a participation agreement with the MDC. All plans for development of property in the Project Area by a public body shall comply with the provisions of this Plan.

## **SECTION 305      PROPERTY ACQUISITION**

### **SECTION 305.1      REAL PROPERTY**

Only as specifically authorized herein, the MDC may acquire, but is not required to acquire, any real property located in the Project Area where it is determined that the property is needed for construction of public improvement should be acquired to eliminate or mitigate the deteriorated or deteriorating conditions, and as otherwise allowed by law. The acquisition shall be by any means authorized by law (including, but not limited to, the Idaho Urban Renewal Law, the Local Economic Development Law, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970). The MDC is authorized to acquire either the entire fee or any other interest in real property less than a fee, including structures and fixtures upon the real property, without acquiring the land upon which those structures and fixtures are located.

The MDC shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performed under the agreement.

Generally, the MDC intends to acquire any real property through voluntary or consensual gift, devise, exchange, or purchase. Such acquisition of property may be for the development of the public improvements identified in this Plan, or for the assembly of properties for the redevelopment of those properties to achieve the objectives of this Plan. Such properties may include properties owned by private parties or public entities. This Plan does not anticipate the MDC's widespread use of its resources for property acquisition, except for the construction of

public improvements and any ability to engage in certain demonstration projects, such as gateway enhancement opportunities and other major objectives outlined in this Plan, including public civic center and gateway areas, primarily in the Yellow Zone and Blue Zone.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain to be employed by the MDC to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method.

The MDC shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless:

- (a) such building requires structural alteration, improvement, modernization, or rehabilitation;
- (b) the site or lot on which the building is situated requires modification in size, shape, or use;
- (c) it is necessary to impose upon such property any of the controls, limitations, restrictions, and requirements of this Plan and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan; or
- (d) the site or portion thereof is necessary for public improvements.

The purpose of this section is to allow the MDC to use its eminent domain authority to acquire properties necessary for the construction of public improvements or for acquisition of those sites that are deteriorated or deteriorating as described above.

Under the provisions of the Act, the urban renewal plan "shall be sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area." Idaho Code § 50-2018(1). The MDC has identified several parcels for acquisition for the construction of public improvements. Those parcels are contained within Attachments 4 and 5. The MDC also intends to acquire property for the purpose of developing public parking structures, public open space, and to enhance the opportunity for other uses. At the present time, the MDC cannot specifically identify which parcels may be necessary for acquisition for the parking structures or for site assembly for private development. The MDC reserves the right to determine which properties, if any, should be acquired. Generally, the MDC will invoke its acquisition authority only for the elimination or mitigation of deteriorated or deteriorating buildings, structures, or properties in order to enhance the gateway areas to the project area.

### **SECTION 305.2 PERSONAL PROPERTY**

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan and where allowed by law, the MDC is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain. For purposes of this Plan, acquisition of certain permanent fixtures or improvements upon real property shall be governed by this section. The MDC retains the right to purchase those fixtures or improvements (including buildings) for the purpose of eliminating certain deteriorated or deteriorating structures to facilitate the redevelopment of the real property upon which the buildings and structures are located. Such acquisition shall be based upon appraised value of the structures and negotiation with the owner of the structures. The MDC shall take into account, before

committing to such acquisition, any environmental or other liability present or potentially present in such structures. In the event, the MDC determines to acquire such property, it shall do so upon the successful negotiation of an owner participation agreement in compliance with the terms of Section 303.1 of this Plan. In addition, such owner shall commit to the redevelopment of the real property and to maintain the real property in a safe and clean manner. The MDC shall acquire such property by way of any acceptable conveyance.

### **SECTION 306      PROPERTY MANAGEMENT**

During such time such property, if any, in the Project Area is owned by the MDC, such property shall be under the management and control of the MDC. Such property may be rented or leased by the MDC pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the MDC may adopt.

### **SECTION 307      RELOCATION OF PERSONS (INCLUDING INDIVIDUALS AND FAMILIES), BUSINESS CONCERNS, AND OTHERS DISPLACED BY THE PROJECT**

If the MDC receives federal funds for real estate acquisition and relocation, the MDC shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The MDC may also undertake relocation activities for those not entitled to benefit under federal law as the MDC may deem appropriate for which funds are available. The MDC's activities should not result in the displacement of families within the area. In the event the MDC's activities result in displacement, the MDC shall compensate such residents by providing reasonable moving expenses into decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families. For any other activity, the MDC will comply with the provisions of the Idaho Urban Renewal Law regarding relocation.

The MDC reserves the right to extend benefits for relocation to those not otherwise entitled to relocation benefits as a matter of state law under the Act or the Law. The MDC may determine to use as a reference the relocation benefits and guidelines promulgated by the federal government, the state government, or local government, including the State Department of Transportation. The intent of this section is to allow the MDC sufficient flexibility to award relocation benefits on some rational basis, or by payment of some lump sum per case basis. The MDC may also consider the analysis of replacement value for the compensation awarded to either owner occupants or businesses displaced by the MDC to achieve the objectives of this Plan. The MDC may adopt relocation guidelines which would define the extent of relocation assistance in non-federally-assisted projects and which relocation assistance to the greatest extent feasible would be uniform.

For displacement of families, the MDC shall comply with, at a minimum, the standards set forth in the Law. The MDC shall also comply with all applicable state laws concerning relocation benefits.

**SECTION 308      DEMOLITION, CLEARANCE, AND BUILDING SITE  
PREPARATION**

**SECTION 308.1      DEMOLITION AND CLEARANCE**

The MDC is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

**SECTION 308.2      PREPARATION OF BUILDING SITES**

The MDC is authorized (but not required) to prepare or cause to be prepared as building sites any real property in the Project Area owned by the MDC. In connection therewith, the MDC may cause, provide for, or undertake the installation or construction of streets, utilities, parks, pedestrian walkways, traffic signals, drainage facilities, and other public improvements necessary to carry out this Plan. The MDC is also authorized (but not required) to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for industrial, commercial, private, public, and other uses provided in this Plan.

**SECTION 309      PROPERTY DISPOSITION AND DEVELOPMENT**

**SECTION 309.1      REAL PROPERTY DISPOSITION AND  
DEVELOPMENT**

**SECTION 309.1(A)      GENERAL**

For the purposes of this Plan, the MDC is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho Code Section 50-2011 and as otherwise allowed by law. To the extent permitted by law, the MDC is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

All purchasers or lessees of property acquired from the MDC shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the MDC fixes as reasonable, and to comply with other conditions which the MDC deems necessary to carry out the purposes of this Plan.

Real property acquired by the MDC may be conveyed by the MDC and, where beneficial to the Project Area, without charge to any public body as allowed by law. All real property acquired by the MDC in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

