



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

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**2023  
ANNUAL  
REPORT**



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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. 

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# LETTER FROM THE CHAIRMAN



**Macroeconomic shifts that started in 2022 continued through 2023, tempering development activity throughout our community over the past year. Despite these challenges, The Meridian Development Corporation (MDC) has been busy on many fronts advancing the goals of the Agency.**

Our original Downtown District remains vibrant. The opening of both buildings at Old Town Lofts brought many new residents into the heart of downtown, increasing demand for downtown's food and beverage establishments, retailers, and other service providers. The project's commercial tenants are beginning to open, adding more vitality to the area. Vacancy rates throughout the District are extremely low and business activity continues to be robust. The completion of our Destination: Downtown Master Plan Update in 2024 will be a significant event and will establish the vision for downtown's growth over the next decade or more.

The Ten Mile District continues to be an example of the positive impact of urban renewal. The area is adding more family-wage jobs, housing opportunities, and many new retail amenities. Idaho's first SCHEELS, which is set to open later this spring, will be a destination for people from throughout our region and will create a significant new source of sales tax revenue, benefiting the residents of entire state of Idaho.

Economic shifts are most impacting our Union District. In 2023, the developer of the Civic Block project pulled out citing challenges to the project's feasibility. And construction on Union 93

remained stalled as the developer sought additional financing options. The lack of progress on these two projects is disappointing but it also shows how challenging development in urban renewal districts can be and why urban renewal is an important tool to help property owners overcome some of those challenges. Urban renewal, and the tax increment financing it provides, will be vital to the successful revival of these projects.

As a result of shifting market conditions, progress on new projects in the Northern Gateway District is slower than we initially anticipated. Several property owners in this district are working on plans for new projects and we hope to see some of these projects advance to become reality soon.

Plans for the I-84 overpass adjacent to our Linder District are making rapid progress. The district is seeing new construction which will soon add to our ability to fund a portion of the overpass project, providing a badly needed piece of public infrastructure that will not only benefit the Linder District, but all of Meridian, by shortening travel times and reducing congestion at other nearby freeway crossings.

We expect 2024 to be another challenging year but we're optimistic that property owners will continue to find ways to invest in their properties and improve our community. MDC looks forward to partnering with our districts' property owners helping them achieve their dreams while also achieving the goals of our districts.

A handwritten signature in black ink that reads "David Winder". The signature is fluid and cursive.

**David Winder**  
Chairman

# LEADERSHIP TEAM



**DAVID WINDER**

Chairman



**NATHAN MUELLER**

Vice-Chairman



**STEVE VLASSEK**

Secretary/Treasurer

# BOARD OF COMMISSIONERS



**Robert Simison**



**Rob McCarvel**



**Diane Bevan**



**Dan Basalone**



**Councilman Brad Hoaglund**



**Kit Fitzgerald**

The Meridian Development Corp was established to function as the City's urban renewal agency. MDC is governed by a nine-member Board of Commissioners appointed by the Mayor and City Council for rotating three-year terms.



# DOWNTOWN URBAN RENEWAL DISTRICT

2002

Created

2026

Sunsets

73

Total Acres

The Downtown Urban Renewal District has brought renewed energy into the heart of the city by providing support for small businesses, investing in critical infrastructure improvements and spurring economic growth.

# Lavish Salon Gets A Makeover

Typically, clients are the ones getting makeovers at Lavish Salon but this year owner Amber Cullum turned her attention to the building. Lavish Salon moved to its current location on Main Street near Washington Avenue in downtown in 2019. Cullum saw the potential in her salon's new location, a home that was built in 1916, but she knew it would need some love and much-needed maintenance.



In 2023, Cullum received a façade improvement grant from MDC for \$34,195. Lavish Salon was able to replace all the building's original windows, fix the foundation and chimney, upgrade the entrance to make it ADA compliant, add a new sidewalk and upgrade the landscaping to give the property more curb appeal and make the Lavish Salon patio a place all community members want to gather.

Since its formation, MDC has awarded more than \$396,822 in façade improvement grants to downtown business owners.





## Oktoberfest

MDC was proud to sponsor the Meridian Chamber of Commerce's second annual Oktoberfest. The event, which featured beer gardens, food trucks, live music, a cornhole tournament and even costume, strudel eating and keg tossing contests, brought an estimated 11,000 people into downtown. In addition to providing a fun event for the community, the Meridian Chamber of Commerce also worked to give local business owners a boost by increasing foot traffic throughout the day-long event. The Meridian Chamber of Commerce plans to bring Oktoberfest back in 2024.

Oktoberfest brought an estimated 11,000 people into downtown.

## Concerts on Broadway

MDC was proud to be one of the sponsors for the 15th season of Concerts on Broadway. In 2023, the Meridian Arts Commission invited Guilty Pleasure, Kings of Swing and Summer Groove Party Band to perform. The bands, along with opening acts by Marimba Boise, Treasure Valley Children's Theater and Ballet Folklorico Mexico Lindo, brought more than 1,000 people to downtown Meridian across three separate Saturday evenings in August and September.



## Nine Mile Floodplain

MDC continued its fight, alongside the City of Meridian, to remove 78 acres and 41 buildings from the Nine Mile Floodplain in downtown.

The City and MDC applied for a grant in 2022 from the Idaho Office of Emergency Management through FEMA to install culverts and improve channel and drainage infrastructure along Nine Mile Creek, so properties between Franklin Road and the Union Pacific Railroad line could be removed from the 100-year-flood plain boundary.

MDC is still waiting to hear back if this project will receive funding.



# UNION DISTRICT URBAN RENEWAL DISTRICT

2020

Created

2040

Sunsets

16

Total Acres

The smallest of Meridian's urban renewal districts, the Union District presents a huge opportunity to spark new investment and create a high-density, mixed-use urban neighborhood in a former industrial zone.



**MDC was proud to support Steinbroner's efforts with a \$65,000 façade improvement grant.**

## A 127 East Idaho Transformation

Meridian residents have a new place to enjoy a meal, have a drink and even ride a mechanical bull with the opening of the 127 Saloon.

To create the 127 Saloon, Steinbroner took the building down to the studs. MDC was proud to support his efforts with a \$65,000 façade improvement grant.

The money was used to remove the building's façade and expose the original stonework. The front walls were recessed to increase outdoor seating and rollup windows were added to fill 127 Saloon with natural light. On the back patio, a mural of a cowboy on horseback was painted by local artist Mat Sunderman. Updates were also made throughout the space to make it ADA compliant and accessible to everyone.

This is Steinbroner's second façade improvement grant from the Meridian Development Corporation. In 2019, he received funding to turn the Old Saddle Shop into what is now the iconic bar known as The Roosevelt. When The Roosevelt opened in 2020, it quickly became one of downtown's favorite gathering spots.

After two years of hard work, Ryan Steinbroner was able to gut the former 127 Club and transform it into the Treasure Valley's newest country western bar and restaurant.



Photo Credit: Carolyn R.

# Search for Civic Block Partner Continues

River Caddis spent much of 2023 trying to identify how to make its proposed Civic Block project pencil financially, while honoring the specifications outlined in the original RFP. Ultimately, with rising construction costs and interest rates, River Caddis could not find a path forward and backed out of its agreement with MDC and the City of Meridian in October.

Working with developers on the Civic Block it became clear to the City of Meridian and MDC that the location of the Hunter Lateral, which currently runs diagonally through the site, is

problematic. In late 2023, the City of Meridian voted to move forward with rerouting the lateral. This decision will give the Civic Block property more developable square footage, likely increase the parcel value and make the project more attractive to future developers.

The City of Meridian and MDC plan to reissue the Civic Block RFP in 2024 and search for a new partner to help redevelop the Meridian Community Center, Centennial Park and the MDC-owned parking lot associated with the COMPASS and Valley Regional Transit Building.



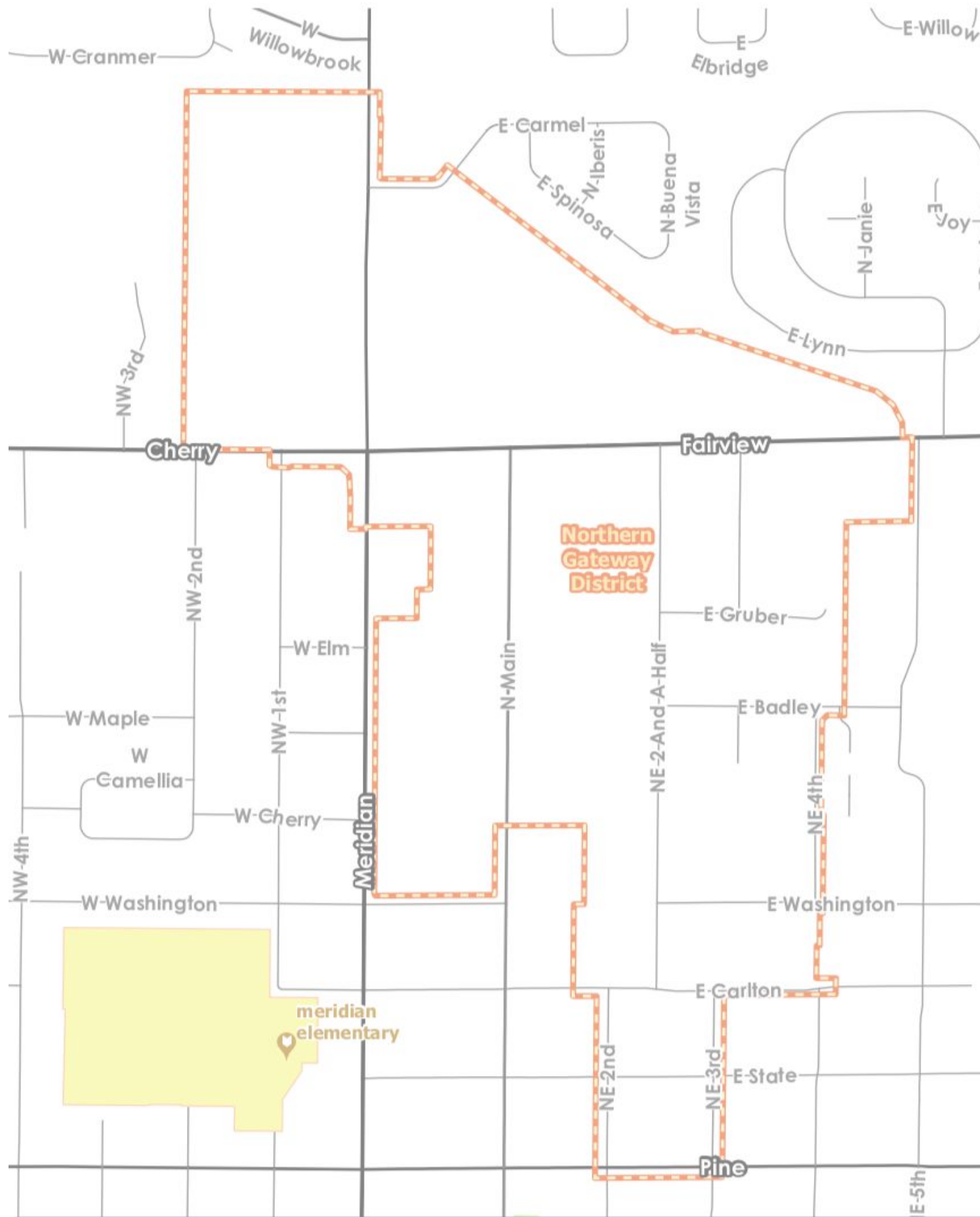
# Union 93

Work on the Union 93 project at the corner of Main Street and Broadway Avenue came to a halt when the developer, Galena Opportunity Fund, ran into challenges securing funding.

Unfortunately, it is not clear when work will resume on the large, mixed-use development. MDC is committed to doing all it can to help this site reach its full development potential, so it can contribute to the vitality of downtown.



# NORTHERN GATEWAY URBAN RENEWAL DISTRICT



2021

Created

2041

Sunsets

126

Total Acres

Infrastructure improvements, small business support and creating sustainable growth are the focus of MDC's work in the Northern Gateway Urban Renewal District.

# 2023 Highlights

## The Northern Gateway Urban Renewal District hit its first full year in December.

MDC is using this time to identify what targeted investments will have the greatest impact on the community.

The Destination Downtown Master Plan Update is placing special consideration on this District because of the role it will play in the long-term vibrancy of downtown.



# Destination: Downtown Update

Hundreds of stakeholders took the time to provide feedback throughout 2023 as MDC worked to update the Destination: Downtown Master Plan. This document plays a critical role in establishing the vision for downtown Meridian and helps guide important public policy and development decisions.

## The original plan was created in 2010.

At that time, downtown Meridian only had one urban renewal district. Today, it is home to the Downtown, Union and Northern Gateway Urban Renewal Districts. Taking into account all that has changed in downtown, MDC hired Vitruvian Planning to evaluate the original document and help chart the course for the next several decades.

Vitruvian Planning used 2023 to study downtown and speak with business owners, residents and community members about what they want the future to look like. Vitruvian held focus groups, conducted a thorough parking study, assessed the community's needs and evaluated the roles each downtown urban renewal district should play in helping achieve Meridian's vision.

At the end of the year, Vitruvian Planning started compiling its findings. The Destination: Downtown Master Plan Update will be released in mid-2024.



# TEN MILE URBAN RENEWAL DISTRICT

2016

Created

2036

Sunsets

301

Total Acres

The Ten Mile Urban Renewal District was created to rapidly take an underdeveloped section of the city and transform it into an employment and economic hub. In less than a decade, the District has become home to more than 900 residents and 1,100 employees.

# 2023 Highlights



SCHEELS is set to open in April of 2024. Not only will it become a shopping destination, it will bring approximately 500 jobs to Meridian.

## MERIDIAN PREPARES TO WELCOME SCHEELS

Construction crews were busy in 2023 wrapping up work on SCHEELS, the highly anticipated sporting goods and entertainment giant. Idaho’s first SCHEELS location will include a 240,000 square foot building that will include a 65-foot Ferris wheel, saltwater aquarium with more than 600 fish, 85 specialty shops and a wildlife mountain. This will be the second largest SCHEELS in the country.

**65 ft**

ferris wheel

**600**

fish

**85**

specialty shops

## TEN MILE DISTRICT TRANSFORMATION CONTINUES

Development continued throughout the Ten Mile District in 2023. Construction crews were busy in Ten Mile Creek working on two mixed use developments, including a commercial office building and a 6,000 square foot retail space featuring a Dutch Brothers. Directly to the south, crews worked on Costa Vida’s newest Meridian location along with additional retail space. More projects are also in the works. In 2023, approval was given to Ten Mile Creek Apartments, which will bring an additional 210 units to the District, as well as a new Chick-fil-A and more medical office space.

Just a decade ago, people driving past what is now the Ten Mile Urban Renewal District would have seen an empty field. Brighton Corporation, the main developer in the District, has turned what was an underdeveloped piece of land into one of Meridian’s top economic centers. Brighton credits tax increment financing as a huge reason for why they’ve been able to move forward with such widescale development.





# LINDER URBAN RENEWAL DISTRICT

**2021**

Created

**2041**

Sunsets

**171**

Total Acres

The Linder Urban Renewal District is located at an important transportation crossroads and designed to help improve connection across Meridian. Building the Linder Road Overpass will spur new growth and bring more jobs to the community.

# 2023 Highlights

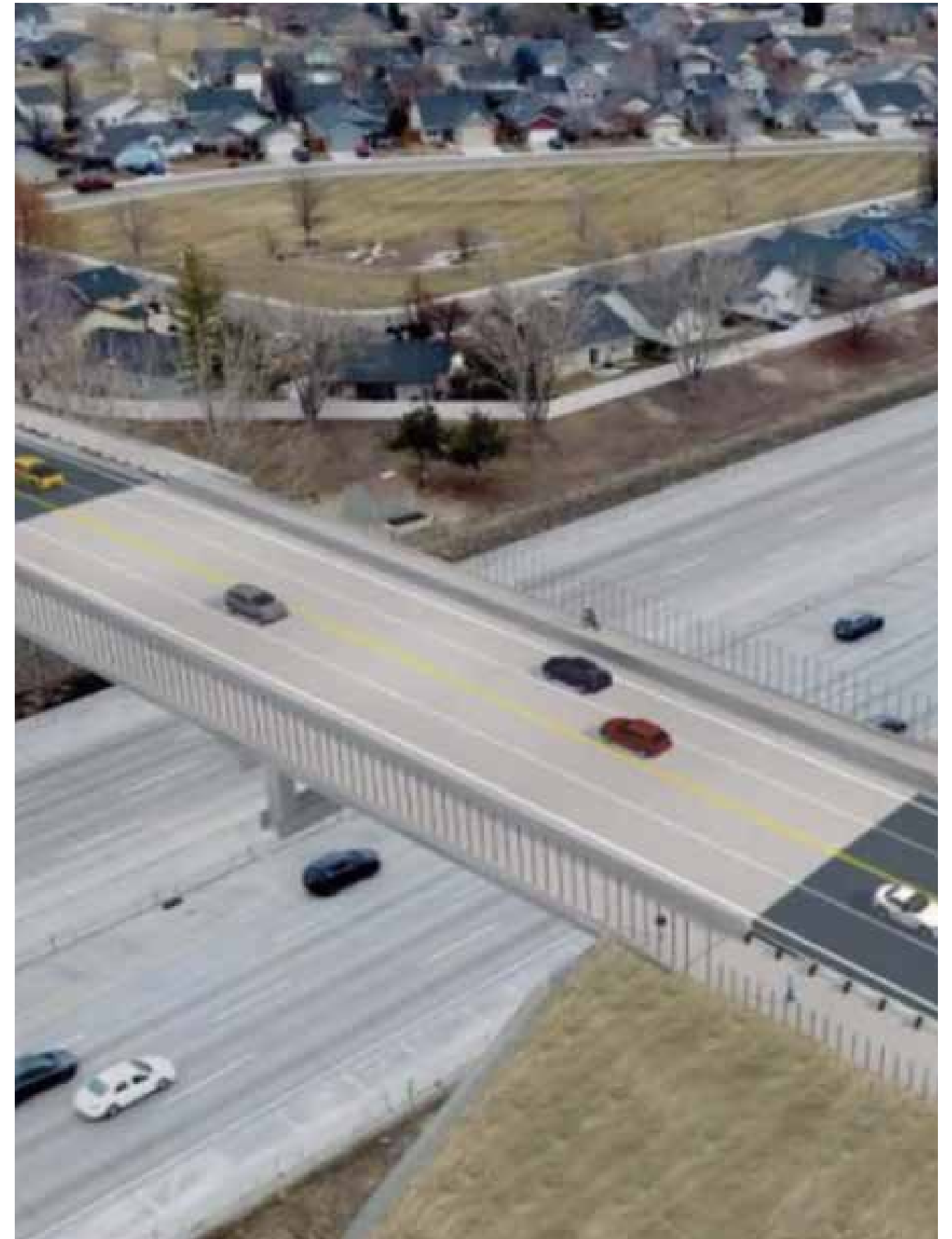
## LINDER OVERPASS MOVING AHEAD

The City of Meridian, Ada County Highway District and Idaho Transportation Department made significant progress on advancing the Linder Road Overpass in 2023.

By the summer, the team was able to share 75 percent design drawings for the project with the community. More than 200 people took the time to review the project and comment, of those, 73 percent said they supported the design of the overpass.

In December, the City of Meridian was awarded \$4.3 million from the Idaho Transportation Department to move the project from design into right of way acquisition and ultimately construction. The design phase is expected to be complete in the spring of 2024, with construction starting in 2026.

The Linder Urban Renewal District was created in 2021 to help support the development of the Linder Road Overpass. MDC hopes the construction of the Linder Road Overpass will spur new commercial development and bring additional employment opportunities to the community.



# A LOOK AT WHAT'S TO COME IN 2024

## QUARTER ONE

MDC advocates for urban renewal at Idaho Legislature

## QUARTER TWO

Final design drawings submitted for the Linder Road Overpass

## QUARTER TWO

Downtown Master Plan Update released

## QUARTER THREE

Concerts on Broadway Series

## QUARTER TWO

Civic Block RFP issued

## QUARTER FOUR

Nine Mile Floodplain project begins

## QUARTER FOUR

Meridian City Council adopts Destination: Downtown into its Comprehensive Plan and the implementation of Destination: Downtown Master Plan Update begins

## QUARTER FOUR

Oktoberfest



# Appendix A: FY2022 Audit and FY2023 Budget



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