

Glenwood / Chinden Urban Renewal District and Revenue Allocation Area

Eligibility Report

Prepared for

The Urban Renewal Agency of the
City of Garden City

April 09, 2025



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Boise, Idaho

Introduction:

Kushlan | Associates was retained by the Urban Renewal Agency of the City of Garden City, Idaho (the Agency) to assist them in their consideration of establishing a new urban renewal district in the City of Garden City, Idaho (the City), extending into unincorporated Ada County.

Idaho Code § 50-2006 states: “URBAN RENEWAL AGENCY. (a) There is hereby created in each municipality an independent public body corporate and politic to be known as the "urban renewal agency." That entity was created by resolution as provided in section 50-2005, Idaho Code, before July 1, 2011, for the municipality” to carry out the powers enumerated in the statutes. The City Council of the City of Garden City adopted Resolution 669 on or about May 9, 1995, bringing forth those powers within the City of Garden City.

The Mayor, with the confirmation of the City Council, has appointed five members to the Urban Renewal Agency of the City of Garden City to guide the development of urban renewal plans and oversee their implementation. The current membership of the Commission is as follows:

Chair:	Dennis Huston
Vice Chair:	Adam Reno
Treasurer:	Bill Jacobs
Commissioners:	Derek Hurd Crystal Potter
Program Administrator:	Cynthia Rose

Background:

While Native Americans inhabited the area for centuries, the development of the community of Garden City, as we know it today, evolved through the late nineteenth century. The Oregon Trail traversed the area bringing people headed to Oregon’s Willamette Valley from points to the East.

The establishment of Fort Boise in 1863 and the subsequent creation of Boise City brought permanent European settlement to the area. The location of eventual Garden City, immediately adjacent to the Boise River, with its periodic flooding events, provided fertile ground for agricultural enterprises. The growing community of Boise and the burgeoning mining districts in the Boise Basin and Owyhee Mountains provided robust demand for produce and meat products.

Chinese immigrants became a major influence in this market, leasing much of the privately owned land producing foodstuffs for the growing market.

With the decline of the area’s mining activity the area started to transition away from the traditional farming uses. The area grew in unincorporated Ada County

with limited land use controls resulting in a mixture of industrial, commercial, and residential uses in close proximity.

The State of Idaho allowed local option for gambling in Idaho cities in 1947. Boise chose not to allow this activity. This led to an effort to incorporate the adjacent Garden City area into a village as prescribed in state law. This effort was successful in 1949 with significant resources from gambling activities to fund local services without reliance on property taxes.

This largesse ended in 1953 when the Idaho Supreme Court declared that gambling, under local option, was contrary to the Idaho State Constitution, thereby eliminating the primary source of funding for municipal operations and capital investment. In 1967, the State of Idaho provided for the transition of those communities incorporated as villages to cities with full authorities inherent in that designation. Unfortunately, that change did not bring additional financial capacity. The City, along with the other Idaho communities, has struggled to meet its fiscal obligations to a growing community.

Ada County moved the site of the Western Idaho Fair to property they own abutting the east frontage of Glenwood Street in the early 1970s. The site, which exceeds 250 acres remains in unincorporated Ada County even though it is surrounded by Garden City. While most of the site has been dedicated to the activities of the Fair, other uses have been accommodated on the site over the years. A minor league baseball park occupies a small footprint in the northwest section of the site. Fire District and Emergency Medical Service (EMS) facilities are located nearby. The University of Idaho Extension Service occupies the site as well. Along the Boise river is an RV park. All these ancillary uses are located on unsegregated pads on the County property through ground leases.

Interest in the development of a modern facility to house professional sports has been on the regional agenda for many years. The County has been approached by a private developer creating a dialogue regarding a mixed-use project, to include a new baseball park. Under state law, urban renewal resources cannot be used to construct a sports facility such as envisioned here. However, access and utility infrastructure to serve the facility and the associated mixed-uses could be allowed. This has prompted the current dialogue between Ada County, the City, and the Urban Renewal Agency.

Demographically, Garden City presents an interesting picture. According to the US Census, the 2025 estimate population was 13,110. From 2020 to 2024, the City's rate of growth was less than the statewide increase. Residents of Garden City are relatively older than the Idaho statewide population with a fewer percentage of residents under 18 years of age and a higher percentage over 65 years. Slightly more Garden City residents live in poverty compared to statewide.

The median value of an owner-occupied home in Garden City was 9.2% higher as compared to the state. This statistic is influenced by the relatively higher values of

newer development in the community in recent years. More residences in Garden City are renter occupied than the statewide number. In 2020, median gross rents in Garden City were 6.7% higher than the statewide median gross rent.

**Garden City Demographics and Housing Compared with Idaho Statewide
Percentage Changes 2020 to 2024 (US Census)**

	Garden City	Idaho
Increase in Popoulation	5.2%	6.8%
Population under 18 years	19.8%	23.8%
Population over 65 years	25.4%	17.4%
Population in Poverty	10.5%	10.1%
Median House Price	\$363,000	\$331,600
Median Gross Rents*	\$1,132	\$1,061
Renter Occupied	35.8%	28%

Cities across the nation actively participate in the economic vitality of their communities through investment in infrastructure. Water and sewer facilities as well as transportation, communication, electrical distribution, and other systems are all integral elements of an economically vital community. Idaho cities have a significant challenge in responding to these demands along with the on-going need to reinvest in their general physical plant to ensure it does not deteriorate to the point of system failure. Cities face stringent statutory and constitutional limitations on revenue generation and debt as well as near total dependence upon legislative action to provide funding options. These strictures severely constrain capital investment strategies.

The tools made available to cities in Title 50, Chapters 20 and 29, Idaho Code, the Urban Renewal Law of 1965, and the Local Economic Development Act, respectively, (collectively, the “Law”) are some of the few that are available to assist communities in their efforts to support economic and community vitality. New sources of State support are unlikely to become available in the foreseeable future, thus the Agency’s interest in exploring the potential for establishing a new urban renewal district is an appropriate public policy consideration.

A formal Eligibility Study as required under Idaho Code must be conducted for this and any future areas that the Agency and City will consider ensuring the decision makers have current information on which to exercise their discretion.

Steps in Consideration of an Urban Renewal District:

The process utilized for the potential creation of the proposed district is complicated by the fact that part of the area under consideration remains outside the corporate limits of Garden City in unincorporated Ada County. This situation

is recognized in State Law but requires intergovernmental agreements among the City, the County and the Urban Renewal Agency be adopted, bringing Ada County officials into the approval process.

The first step in consideration of establishing an urban renewal district in Idaho is to define a potential area for analysis as to whether conditions exist within it to qualify for redevelopment activities under the statute. This is known as the “Study Area.”

The next step in the process is to review the conditions within the Study Area to determine whether the area is eligible for creating a district. The State Law governing urban renewal sets out the following criteria, at least one of which must be found, for an area to be considered eligible for urban renewal activities:

1. The Presence of a Substantial Number of Deteriorated or Deteriorating Structures and Deterioration of Site or Other Improvements [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)]
2. Age or Obsolescence [50-2018(8) and 50-2903(8)(a)]
3. Predominance of Defective or Inadequate Street Layout [50-2018(9) and 50-2903(8)(b)]
4. Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness; Obsolete Platting [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)]
5. Insanitary or Unsafe Conditions [50-2018(9) and 50-2903(8)(b)]
6. Diversity of Ownership [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)]
7. Tax or Special Assessment Delinquency [50-2018(9) and 50-2903(8)(b)]
8. Defective or Unusual Conditions of Title [50-2018(9) and 50-2903(8)(b)]
9. Results in Economic Underdevelopment of the Area [50-2903(8)(b); 50-2903(8)(c)]
10. Substantially Impairs or Arrests the Sound Growth of a Municipality [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)]

If the Eligibility Report finds that one or more of the conditions noted above exist within the Study Area, then the Urban Renewal Agency may adopt it and forward it to the City Council and Board of County Commissioners (BOCC) for their

consideration. If the City Council and BOCC concur with the determination of the Urban Renewal Agency, they may direct that an Urban Renewal Plan be developed for the area that addresses the issues raised in the Eligibility Report.

The Urban Renewal Agency, then acts to prepare the Urban Renewal Plan for the new District and determines whether to also recommend the establishment of a Revenue Allocation Area to fund improvements called for in the Plan. Once the Plan for the District and Revenue Allocation Area are completed, the Urban Renewal Board forwards it to the BOCC and City Council for their consideration.

The BOCC and City Council must refer the Urban Renewal Plan to their respective Planning and Zoning Commissions for a finding that the Plan, as presented, is consistent with the City's and County's Comprehensive Plans for those elements within their jurisdictions. At the same time, other taxing entities levying property taxes within the boundaries of the proposed Urban Renewal District are provided a thirty-day opportunity to comment on the Plan to the BOCC and City Council. While the taxing entities are invited to comment on the Plan, their concurrence is not required for the BOCC and City Council to proceed with their formal consideration.

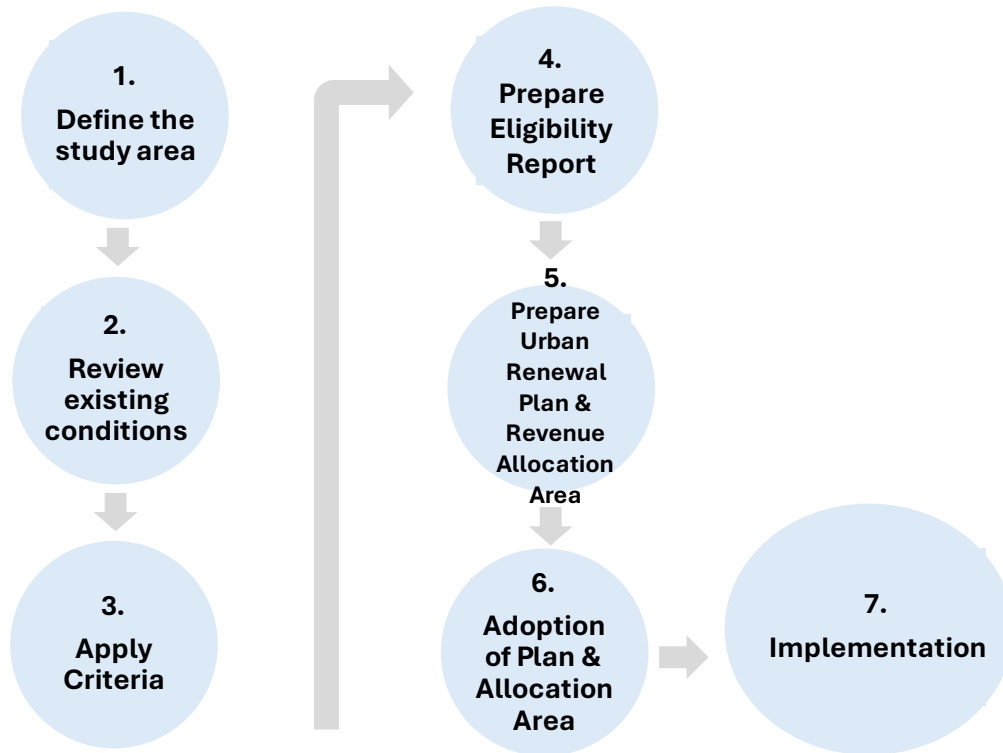
Once the Planning and Zoning Commissions make their findings of consistency and the thirty-day comment period has passed, the BOCC and City Council are permitted to hold a public hearing and formally consider the Adoption of the Plan creating the new Urban Renewal District and Revenue Allocation Area.

The BOCC and City Council must also find that the taxable value of the district to be created, when added to the Base Assessed Value of any existing Urban Renewal/Revenue Allocation areas, does not exceed the statutory maximum of ten percent (10%) of the citywide assessed valuation.

If the BOCC and City Council, in their discretion, choose to proceed, they will officially adopt the Urban Renewal Plan and Revenue Allocation Area and provide official notification of that action to the County Assessor and Idaho State Tax Commission.

The Urban Renewal Agency then proceeds to implement the Plan.

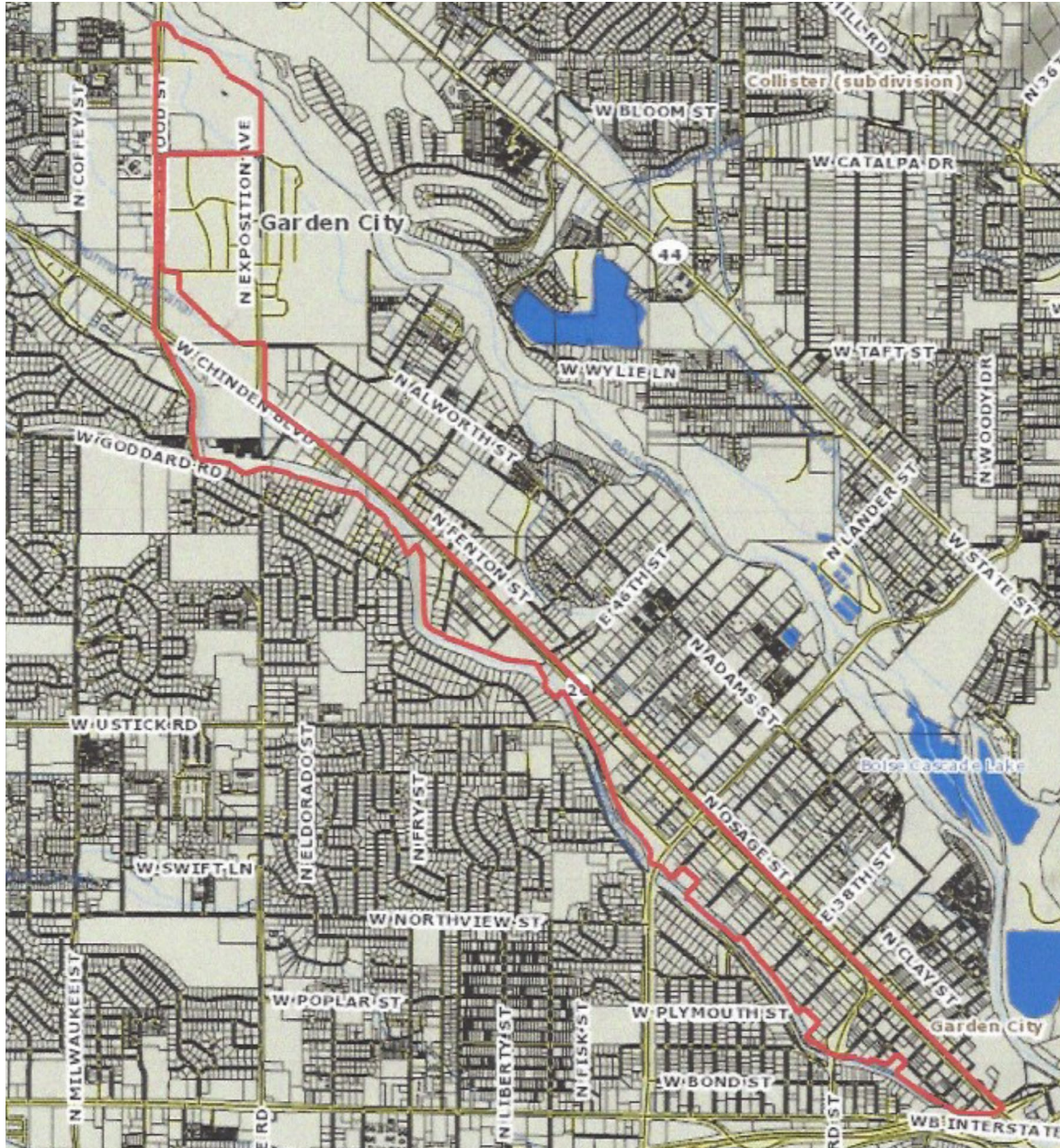
STEPS IN CONSIDERATION OF AN URBAN RENEWAL DISTRICT



Description of the Glenwood / Chinden Study Area:

The Study Area subject to the current review (Glenwood / Chinden) is located primarily in the south and central part of the city and consists of parcels adjacent or near two major arterials, Glenwood Street and Chinden Boulevard. Glenwood Street serves as State Highway 44 and Chinden Boulevard serves as US highway 20-26, both under the jurisdiction of the Idaho Transportation Department (ITD). As noted above, the Study Area also contains parcels that are outside the corporate limits of Garden City thus requiring intergovernmental agreements between the City of Garden City, the Garden City Urban Renewal Agency, and Ada County to allow an urban renewal area to extend into unincorporated Ada County. Ada County has sought the participation of the Garden City Urban Renewal Agency in their effort to redevelop part of the Expo Idaho site. Discussions among representatives of the Garden City Urban Renewal Agency and Ada County have resulted in an agreed-upon Study Area for this analysis. See map below for boundaries of the Study Area.

Glenwood / Chinden Study Area



According to the records supplied by the Ada County Assessor, the Study Area contains a total of 238.61 acres, excluding public rights-of-way. This area encompasses 350 individual parcels. The total area represents a mix of commercially developed properties along with holdings of various tax exempt, public entities, significant vacant land, and a small number of residential parcels. Thirteen of the residential parcels appear to be owner-occupied due to the presence of the homeowners' property tax exemption on the tax records.

Eleven (11) parcels, representing 48.22 acres are recorded under the ownership of public entities, the majority of which are under Ada County ownership, with

various small holdings by the City of Garden City and the North Ada Fire and Rescue District. Public rights-of-way are under the jurisdictions of the Ada County Highway District and Idaho Department of Transportation.

Another four (4) parcels are recorded as “Common Area” for either residential or commercial condominiums and thus carry no assessed value.

According to the American Institute of Appraisers, an economically viable developed property reflects 30% land value to 70% improvement value. Over time, if continuous investment is not made in the site improvements, the percentages shift with the improvement value declining as a percentage of the total. When the land value exceeds the improvement value, a condition of deterioration is assumed for this analysis. Seventy-nine (79) or 22.6% of all parcels, occupying 73.3 acres or 31% of total acreage, reflect land values exceeding improvement values or property considered “Deteriorated”.

The final one Hundred-thirty-seven (137) parcels containing 78.34 acres are vacant, representing 39.1% of parcels and 32.8% of the acreage in the study area.

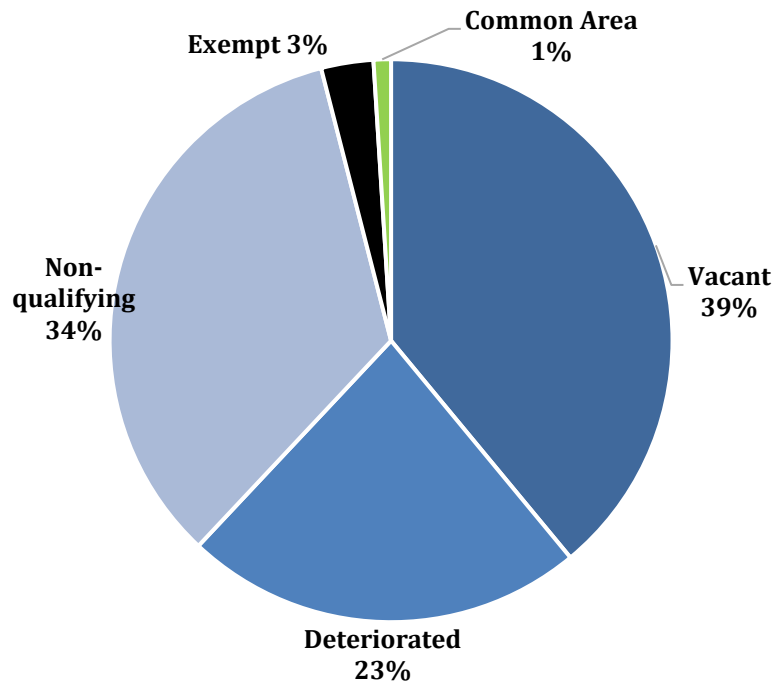
The following charts represent data for all 350 parcels, both taxable parcels, and parcels with no valuation, including the categories of exempt and common areas.

The charts below represent the distribution of taxable parcels within the Study Area:

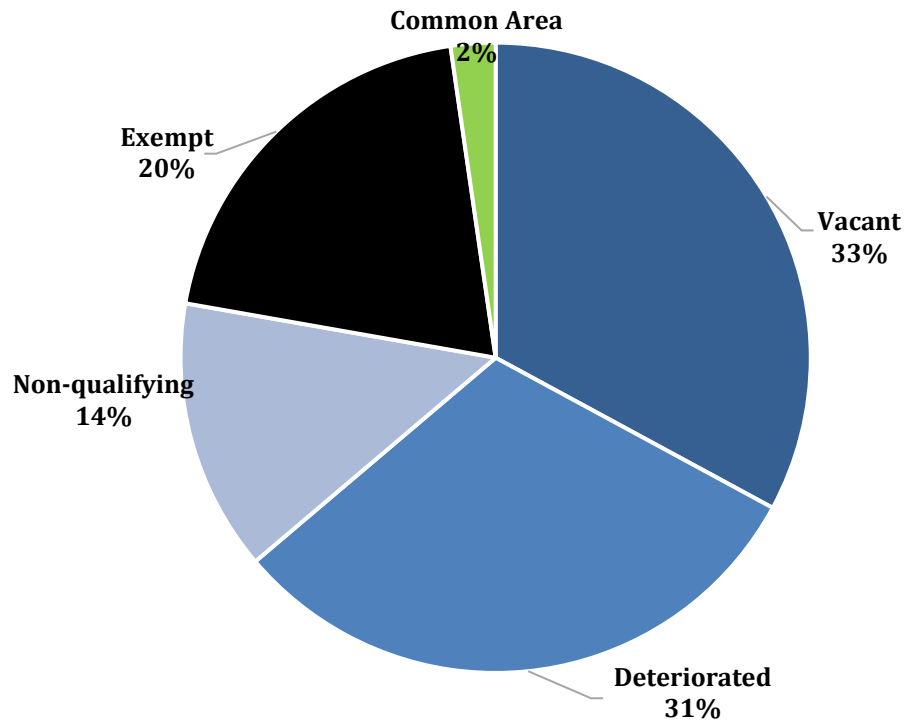
Summary of All 350 Parcels in the Study Area

Deteriorated		Vacant		Non-qualifying		Exempt		Common Areas	
# of Parcels	Acres	# of Parcels	Acres	# of Parcels	Acres	# of Parcels	Acres	# of Parcels	Acres
79	73.31	137	78.34	119	33.14	11	48.22	4	5.6
23%	31%	39%	33%	34%	14%	3%	20%	1%	2 %

Percentage to Total Number of Parcels



Percentage to Study Area Size



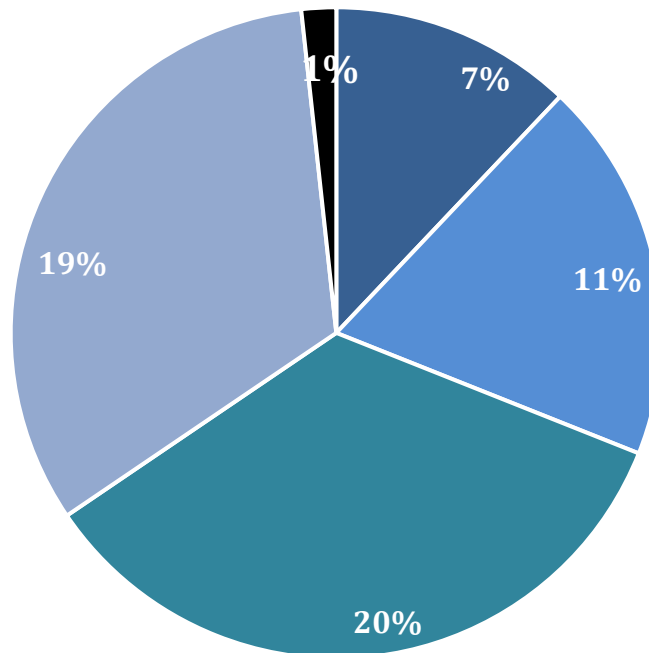
Analysis of the Study Area:

Private Investment: Assessor Data and on-site review of the Study Area shows some recent investment in commercial development, primarily along Chinden Boulevard. However, most of the area reflects a pattern of underinvestment or disinvestment over the years. The following charts demonstrate the condition of the various structures within the Study Area.

The ages of the parcel improvement are reflected in the chart below, as a percentage of the total number of structures. Forty percent (40%) of the Study Area structures are over 40 years in age. Only 7% of the Study Area parcels have seen new construction in the past 20 years.

Age of Structures as a Percentage of the Total

■ 20 yrs. or less ■ 21-40 yrs. ■ 41-60 yrs. ■ 61-80 yrs. ■ over 80 yrs

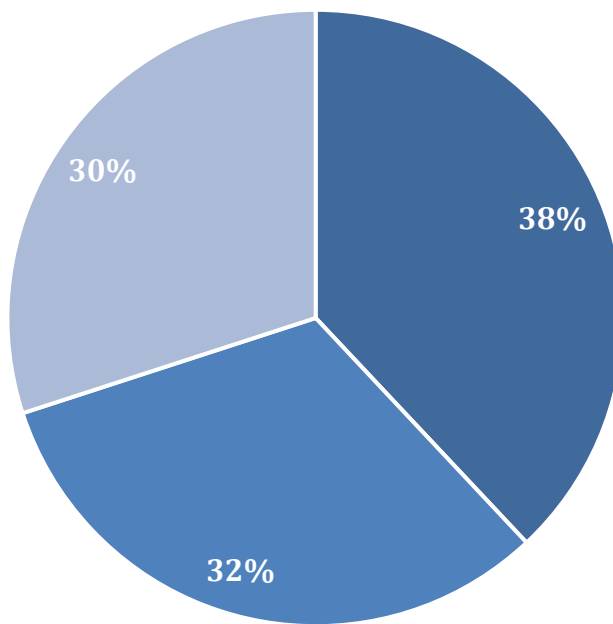


Property investment is also reflected in the amount of building and improvements that occupy the site. Much of the developed property located within the Study Area reflects a limited development pattern. 30% of these parcels show building coverage on the lots less than 10% lot coverage, leaving much of the site undeveloped, often used for exterior storage of materials and vehicles. 32% of the parcels show building coverage between 10% and 25% with 38% showing lot coverage more than 25%.

Coverage	Number	Percentage
Building coverage over 25%	72	38%
Building coverage between 10 and 25%	61	32%
Building coverage under 10%	57	30%
Total	190	100%

Building /Lot Coverage

■ Over 25% ■ Between 10 and 25% ■ Under 10%



Public Investment/Infrastructure:

Streets: A similar pattern of under-investment exists in the public infrastructure throughout the Study Area. While the State Highways (Glenwood and Chinden) are improved to accommodate vehicular traffic at higher speeds, non-motorized facilities are limited. Some frontages associated with more recent urban development are improved to current standards, but most streetscapes are either substandard or non-existent. The higher speeds and width of the traveled sections create an intimidating environment for individuals needing to walk/bike along or cross these streets.

Similarly for local streets, while certain sections of the local street system serving the area have been improved to current standards, under Ada County Highway

District (ACHD) requirements associated with development projects, most of the streets are substandard and disjointed. Circulation and connectivity within the Study Area requires traffic to enter onto and leave the State Highway to move within the area, causing unnecessary congestion on that system. The lack of non-motorized facilities throughout the Study Area discourages pedestrian/bike movements and causes those who do choose to walk/bike to compete with vehicular traffic on narrow, unimproved street sections.

The vision for the northern part of the Study Area involves the development of an intensive mixed-use environment of housing, commercial and hospitality uses to support the redevelopment of the sports facility currently used for minor league baseball. To accommodate the forecast uses, major investment in access to the entire site will be needed as there is extremely limited access via public rights-of-way into the interior of the site.

Storm Drainage: The area south of Chinden Boulevard has no storm drainage facilities, again causing ponding, negatively affecting the base and surface infrastructure. The lack of complete curb, gutter, and sidewalks also precludes an effective storm drainage system causing significant ponding during rain events and snow melt. While this condition negatively impacts the pedestrian environment, it also potentially undermines the roadway base causing maintenance issues as well as surface failure.

Street Lighting: Illumination is inconsistent throughout the area creating night vision difficulties as drivers transition into and out of lighted areas causing their eyes to constantly react to changing conditions.

Water System: The public water system in the southern part of the Study Area dates to the initial period of development of the community prior to World War II. The distribution lines are predominately undersized for even the current demand and unable to support the extensive expansion of commercial and light industrial investment envisioned in the City's adopted Comprehensive Plan. Fire flows throughout the area are insufficient to support added investment as well.

The northern portion (Ada County ownership) of the Study Area does not have the water infrastructure that will be required to implement the vision for the site, so extensive investment is needed to accommodate the vision for the County-owned properties.

Sewer System: Similar to the conditions described in the section above dealing with the public water system, this element of infrastructure is old and undersized in the areas south of Chinden. Significant upgrades will be required to accommodate the investment envisioned for this area.

As with the water system, the mixed-use development for the County property will require the installation of a complete system to serve the uses planned.

Parks and Open Space: The northern portion of the Study Area is well served by current and planned investment in the Expo-Idaho site. However, the southern portion of the Study Area is devoid of any park, recreation, or green spaces. While the current development pattern is primarily commercial and light industrial, there are a considerable number of residential uses within the area. Both the resident population and those working in the area would benefit from access to park spaces negating the need to cross the hazardous Chinden Boulevard corridor.

Required Findings Regarding Eligibility for the proposed Glenwood / Chinden Urban Renewal District:

To make a finding that the Study Area is, in fact, eligible for being considered for the establishment of an urban renewal district, one must compare the conditions found in the area with the statutory criteria noted above. The criteria and findings are what follows:

Criterion #1: *The Presence of a Substantial Number of Deteriorated or Deteriorating Structures; and Deterioration of Site:* As noted above, according to the records of the Ada County Assessor, 79 properties (22.9%) reflect development where the improvement values are less than the land value. As such, they are considered deteriorated for this analysis. **Therefore Criterion #1 is met.**

Criterion #2: *Age or Obsolescence:* Seventy-three (73) parcels (20.8%) have primary structures that are over 60 years old. Five (5) structures are over 80 years old. Many were constructed well before current construction codes were in force. **Therefore, Criterion #2 is met.**

Criterion #3: *Predominance of Defective or Inadequate Street Layout.* The northern portion of the Study Area has frontage only on Glenwood Street and implementation of the envisioned development of the mix-use concept will require the installation of adequate access for internal circulation as well as improvements to Glenwood Street for access onto and from that State highway.

The southern portion of the Study Area experiences disjointed street sections which impede north-south circulation access through the area forcing vehicular movements onto and from the State highway creating unnecessary congestion on that facility.

While some development-associated improvements have been made to various street segments, most of the streets are not improved to current urban standards, reflecting narrow asphalt mat surfaces with no curb, gutter, or sidewalks. The lack of storm drainage facilities creates ponding during heavy rain events and snow melt resulting in hazardous conditions and roadway deterioration. Rights-of-way

are inconsistent in width and substantial encroachment onto public property was noted.

Illumination is inconsistent throughout the area creating hazardous situation for drivers and pedestrians during low-light conditions. **Therefore, Criterion #3 is met.**

Criterion #4: Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness: Lots are inconsistent in size and configuration. Some small parcels have no public access and are therefore land locked. Many parcels are under-utilized. Fifty-seven (57) or 47.9% of the total developed lots reflect less than 10% lot coverage.

The redevelopment envisioned on the Ada County parcels is part of a larger County-owned parcel. To accommodate the vision, the parcel will need to be segregated into specific development tracts that do not currently exist. **Therefore, Criterion #4 is met.**

Criterion #5: Insanitary or Unsafe Conditions. The substandard condition of the streets, the lack of storm drainage facilities, the incomplete street lighting system and the lack of adequate non-motorized facilities point to current unsafe conditions that will be exacerbated as development occurs consistent with the City's Comprehensive Plan. The water system will need to be improved to provide adequate fire protection as well as serving the redevelopment of the County properties. Sewer system upgrades will be required to fully serve the anticipated development. **Therefore Criterion #8 is met.**

Criterion #6: Diversity of Ownership. The 350 parcels examined in this study are under multiple ownerships. Such diversity of ownership creates challenges for creating and executing a common vision for the area as expressed in the City's Comprehensive Plan. **Therefore Criterion #6 is met.**

Criterion #7: Tax or Special Assessment Delinquency: The records of the Ada County Assessor do not reflect significant tax or special assessment delinquency. **Therefore Criterion #7 is not met.**

Criterion #8: Defective or Unusual Conditions of Title: No defective or unusual conditions of title are reported by the Ada County Assessor. Therefore. **Criterion #8 is not met.**

Criterion #9: Results in Economic Underdevelopment of the Area. The diverse ownership pattern, the condition of a considerable number of structures and inadequate infrastructure are all factors that inhibit the development of properties within the Study Area as envisioned in City planning documents. The redevelopment envisioned by Ada County in their planning documents cannot be implemented without substantial infrastructure investment. **Therefore, Criterion #9 is met.**

Criterion #10: Substantially Impairs or Arrests the Sound Growth of a Municipality. The Study Area exists within and adjacent to the corporate limits of the City of Garden City. The lack of adequate infrastructure within the Study Area inhibits the redevelopment envisioned in the City’s Comprehensive Plan. **Therefore Criterion #10 is met.**

Summary:

Conditions exist within the proposed district to allow the Board of Commissioners of the Urban Renewal Agency of the City of Garden City, the Ada County Board of Commissioners, and the Garden City Council to determine that the area is eligible for urban renewal activities as prescribed in State Law.

	Criteria	Met	Not Met
1	The Presence of a Substantial Number of Deteriorated or Deteriorating Structures; and Deterioration of Site	X	
2	Age or Obsolescence	X	
3	Predominance of Defective or Inadequate Street Layout	X	
4	Outmoded Street Patterns	X	
5	Need for Correlation of Area with Other Areas of a Municipality by Streets; and Modern Traffic Requirements	X	
6	Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness	X	
7	Unsuitable Topography or Faulty Lot Layouts	X	
8	Insanitary or Unsafe Conditions	X	
9	Diversity of Ownership	X	
10	Tax or Special Assessment Delinquency		X
11	Defective or unusual condition of title		X
12	Substantially Impairs or Arrests the Sound Growth of a Municipality	X	
13	Results in Economic Underdevelopment of the Area	X	

Analysis of Open Land Conditions:

In addition to the eligibility conditions identified above, the geographic area under review is also required to satisfy the “open land” conditions. Idaho Code Section 50-2903(8)(c) states:

“[a]ny area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code, shall apply to open areas.”

Many of the eligibility criteria set forth in Idaho Code Section 50-2903(8)(c) for predominantly open land areas mirror or are the same as those criteria set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b). “Diversity of ownership” is the same, while “obsolete platting” appears to be equivalent to “faulty lot layout in relation to size, adequacy, accessibility, or usefulness.” “Deterioration of structures or improvements” is the same or like “a substantial number of deteriorated or deteriorating structures” and “deterioration of site or other improvements.” There is also an additional qualification that the provisions of Idaho Code Section 50-2008(d) shall apply to open areas.

Idaho Code Section 50-2008(d)(4) primarily addresses the urban renewal plan approval process and sets forth certain conditions and findings for agency acquisition of open land as follows:

(4) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise: Provided, that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

In summary, there is one set of findings if the area of open land is to be acquired and developed for residential uses and a separate set of findings if the land is to be acquired and developed for nonresidential uses.

Basically, open land areas may be acquired by an urban renewal agency and developed for nonresidential uses if such acquisition is necessary to solve various

problems, associated with the land or the infrastructure, which have delayed the area's development. These problems include defective or usual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot layout. All the stated conditions are included in one form or another in the definition of a deteriorated area and/or a deteriorating area set forth in Idaho Code Sections 50-2903(8)(b) and 50-2018(9). The conditions listed only in Section 50-2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography, and "the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area."

The conclusion of this discussion concerning open land areas is that the area qualifies if any of the eligibility conditions set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b) apply. Alternatively, the area under consideration qualifies if any of the conditions listed only in Idaho Code Section 50-2008(d)(4)(2) apply. The parcel size, the lack of water and sewer facilities; a nonexistent access and internal street system; an inadequate storm drain system; and lack of fire protection, are all conditions which delay development of the Study Area.

Based on the above analysis, obsolete platting/faulty lot layout and economic underdevelopment are conditions found in the Study Area, and therefore, the open land condition is satisfied.

Conclusion:

Based upon our review of the data and the conditions that exist within the Study Area as noted above, the Ada County Board of Commissioners and the Garden City Council may, at their discretion, determine that the Glenwood / Chinden Urban Renewal District, as proposed, is eligible for the establishment of an urban renewal district.

Other Relevant Issues:

Agricultural Landowners Concurrence: No properties within the Study Area have been used for agricultural purposes within the last three years. Therefore, no consent of any property owner is required for inclusion within the proposed district, as prescribed by law.

10% Analysis: In addition to the findings reported above, we also sought to verify that the assessed value of the proposed Study Area is within the statutory limits. As noted above, State Law limits the percentage of assessed value that can be included in urban renewal/revenue allocation districts to ten percent (10%) of the total valuation of the City. According to Ada County Assessor records, the most recent certified value for the City of Garden City is \$2,793,020,606. The taxable value of the Study Area is \$223,716,300 representing 8.01% of the total City

assessed value. The Base Assessed Value of the existing River East District is \$51,160,000. The Assessed value of the Proposed Glenwood / Chinden Urban Renewal District is \$223,716,300. The Table below shows the result compared to the statutory requirement.

Statutory 10% Limitation Analysis		
Area	Base Assessed Value	Percentage
Total City	\$2,793,020,606	100%
• River East District Base Value	\$51,160,000	1.83%
• Proposed District Assessed Value	\$223,716,300	8.01%
Total UR Base Assessed Value and Percentage	\$274,876,300	9.84%

The effect of creating this district on the capacity of the Urban Renewal Agency to consider future districts should they choose to do so was also explored. The table below shows that if a new district like Glenwood / Chinden were to be established, approximately 0.16% of the citywide assessed value (AV) would remain uncommitted. This means that virtually all the allowed urban renewal capacity would be committed to this project until city-wide assessed value grows, or the existing urban renewal district terminates.

Remaining Urban Renewal Capacity		
Maximum 10% Limitation	\$279,302,061	10%
River East District Base Value	\$51,160,000	1.83%
Proposed District Assessed Value	\$223,716,300	8.01%
Total AV in Revenue Allocation Areas	\$274,876,300	9.84%
Available AV under limitation	\$4,425,761	0.16%

Ada County Limitation: Since Ada County is a separate jurisdiction, we considered the 10% limitation on Ada County as well. The County property is mostly tax exempt and thus would have no impact on the 10% calculation if it remains in its tax-exempt status. We understand that the County has indicated that any development of the Expo-Idaho site would utilize a long-term ground lease, thereby maintaining its tax-exempt status.

However, there is one taxable parcel located within the County's holdings, which being the assessed value of the Boise Hawks Stadium. That value, as of January 1, 2024 (the latest certified value) is \$1,836,000. The total assessed value of Ada County for this period is \$102,963,308,829. The 10% limitation for Ada County is therefore \$10,296,330,883. The portion of the Ada County Assessed Value dedicated to urban renewal is therefore 0.00135%, far below the statutory maximum.