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McCall Redevelopment Agency
Minutes
August 29, 2023 – 8:00 am
Legion Hall
216 E. Park Street, McCall, ID 83638 and Teams Meeting

This was both an in person and virtual meeting.

CALL TO ORDER AND ROLL CALL

Mike Maciaszek, Tabitha Martineau, Clair Bowman and Michelle Rentzsch were present. Monty Moore and Colby Nielsen were absent. Community and Economic Development Director Michelle Groenevelt, City Treasurer Linda Stokes, Permit Technician & Addressing Coordinator Rachel Santiago-Govier and Consulting Attorney Meghan Conrad were also present.

CONSENT AGENDA (ACTION ITEM)

- Expenses: Ratification and approval of paid invoices
  - Elam and Burke – July 31, 2023
- Approval of August 1, 2023 Meeting Minutes

Member Rentzsch made a motion to approve the Consent Agenda. Member Bowman seconded the motion. All members voted aye, and the motion was carried.

NEW BUSINESS

- Discussion of Future project possibilities –

There was discussion of improving the parking lot behind the library, 1st St parking lot, small art projects that brighten the downtown, pathways on Lake Street, the City Council workshop or vision session that was at their last meeting, site improvements, sidewalks, EV charging, wayfinding, street furniture, bike racks and how the Board can best improve their basic goal. The board also looked at the district boundaries and maps for perspective on where their consideration should focus.

Ms. Groenevelt mentioned that this is just the beginning of the discussion and that the board could consider supporting existing projects or designing and creating projects that they think wouldn't happen otherwise or where their passion lies. Is it parks? Is it workforce housing? We will be looking for those things in future conversations so we can get a sense of what steps need to happen next for planning and earmarking money for long range projects. Short range projects could include doing something around the library, the civic campus or the town center. The board should consider the pros and cons of the projects.

The board should consider bonding authority for property purchases to facilitate redevelopment or just entering into an agreement with someone who would own and develop the property and how they could support that. They could perhaps consider grant eligible projects. If there are

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dollars that we can leverage and combine with grants and money match they can work on some larger items.
There was discussion of block grant for connectivity with the school property for alternative transportation.

Ms. Groenevelt will brainstorm at the staff level regarding potential projects to see if there may be some opportunities for partnership with the City.

- Review of Financials and Cash Flow Report – City Treasurer Linda Stokes

Ms. Stokes presented the cash flow and financials. The current cash balance is $485,384.

- Public Hearing: Proposed FY 2024 Downtown West Budget (**Action Item**)

Member Rentzsch made a motion to open the Public Hearing. Member Martineau seconded the motion. All members voted aye and the Public Hearing was opened.

There were no comments received and no one present to comment.

Member Bowman made a motion to close the public hearing. Member Martineau seconded the motion.

- Resolution No. 05-2023 - Adopt FY2024 Downtown West Budget (**Action Item**)

Member Rentzsch made a motion to approve Resolution No. 05-2023. Member Bowman seconded the motion. All members voted aye and the motion was carried.

NEXT MEETING

Next Regular Meeting – November 21, 2023
The meeting date was changed to December 5th, 2023. The website will be updated.

ADJOURN

Member Martineau made a motion to adjourn the meeting. Member Bowman seconded the motion. All members voted aye and the meeting was adjourned.

Signed: December 5, 2023

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Mike Maciaszek
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Mike Maciaszek
MRA Chair

Attest:

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Rachel Santiago-Govier
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Rachel Santiago-Govier
Secretary

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RESOLUTION NO. 05-2023

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF McCALL, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF McCALL, IDAHO, ALSO KNOWN AS THE McCALL REDEVELOPMENT AGENCY, TO BE TERMED THE "ANNUAL APPROPRIATION RESOLUTION," APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES; DIRECTING THE CHAIR, VICE-CHAIR, OR ADMINISTRATOR TO SUBMIT THE RESOLUTION AND BUDGET TO THE CITY OF McCALL AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of McCall, Idaho, also known as McCall Redevelopment Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act"), a duly created and functioning urban renewal agency for McCall, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council ("City Council") of the city of McCall, Idaho ("City"), after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Downtown West Urban Renewal Project (the "Downtown West Plan");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 982 on October 24, 2019, approving the Downtown West Plan and making certain findings;

WHEREAS, pursuant to Idaho Code Sections 50-2006(5)(d), 50-2903(5), and 50-1002, the Agency prepared a budget for the Downtown West Plan area, and the Agency tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2023, and ending September 30, 2024, by virtue of its action at the Agency's Board meeting on August 1, 2023;

WHEREAS, the Agency has previously published notice of a public hearing to be conducted on Tuesday, August 29, 2023, at 8:00 a.m. at Legion Hall, 216 E. Park Street, McCall, Idaho, pursuant to the Notice of Hearing published August 10 and 17, 2023, a copy of which notice is attached hereto as **Exhibit A** and incorporated herein by reference;

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WHEREAS, on August 29, 2023, pursuant to Idaho Code Sections 50-2006(5)(d), 50-2903(5) and 50-1002, the Agency held a public hearing on the proposed budget and considered public comment, along with Board input, on services, expenditures, and revenues planned for Fiscal Year 2024;

WHEREAS, pursuant to Idaho Code Sections 50-2006(5)(d), 50-2903(5) and 50-1002, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City Clerk of the city of McCall, Idaho, on or before September 1, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF McCALL, IDAHO, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in **Exhibit A**, which is annexed hereto and by reference made a part of this Resolution, reflecting no changes from the proposed FY 2024 Budget which was published on August 10 and 17, 2023, and the same are hereby appropriated for the general, special, and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2023, and ending September 30, 2024.

Section 3. That Chair, Vice-Chair, or Agency Administrator shall submit the Resolution and Budget to the city of McCall, Idaho, on or before September 1, 2023, and any other entity entitled to a copy of the Budget and Resolution.

Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of McCall, Idaho, also known as the McCall Redevelopment Agency, on August 29, 2023. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 29th day of August 2023.

APPROVED:

Signed by:
By Mike Maciaszek
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Chair of the Board

ATTEST:

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By Rachel Santiago-Govier
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Secretary

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Exhibit A

Published Notice of Public Hearing
(FY2024 Budget – Downtown West Project)

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LEGAL NOTICE
Notice of Public Hearing
Downtown West Urban Renewal Project
Urban Renewal Agency of City of McCall, Idaho a/k/a
McCall Redevelopment Agency
Proposed Budget for Fiscal Year 2024

Notice is hereby given that a public hearing for consideration of the proposed Downtown West Urban Renewal Project budget for the fiscal year that begins October 1, 2023, and ends September 30, 2024, will be held at Legion Hall, 216 E. Park Street, McCall, Idaho on August 29, 2023, at 8:00 a.m., pursuant to Idaho Code §§ 50-2903(5) and 50-1002. Written or oral comments about the proposed budget are welcome. Written comment is strongly encouraged and may be submitted prior to the meeting, on or before August 28, 2023, at 10:00 a.m. by emailing Michelle Groenevelt, Community and Economic Development Director at mgroenevelt@mccall.id.us or by mail at City of McCall, 216 E. Park Street, McCall, Idaho 83638.

The Agency budget funds the programs, services and capital projects that the Agency Board has determined to be important to meet the Agency's strategic goals.

This public hearing on the proposed budget is required for formal adoption of the FY 2024 budget. The proposed expenditures and revenues for FY 2024 have been tentatively approved by the McCall Redevelopment Agency Board of Commissioners at its meeting on August 1, 2023.

Legion Hall is accessible to persons with disabilities.

	9/30/2022 YTD Actual	9/30/2023 Cur Year Budget	9/30/2023 YTD Actual	9/30/2024 Proposed Budget
DOWNTOWN WEST URBAN RENEWAL PROJECTED REVENUE				
TAX INCREMENT	154,000	190,000	254,871	275,000
INTEREST INCOME	981	1,000	6,952	10,000
APPROPRIATED FUND BALANCE	-	-	-	232,306
MISCELLANEOUS REVENUE	-	-	-	-
Total Urban Renewal Project Revenue:	154,981	191,000	261,822	517,306
DOWNTOWN WEST URBAN RENEWAL AGENCY EXPENSES				
PROFESSIONAL SERVICES	5,500	20,000	4,527	20,000
INSURANCE	1,673	1,889	1,889	5,000
BANK CHARGES	12	2,500	57	500
Total Operating Expense:	7,185	24,389	6,472	25,500

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RESERVED - FUTURE CAPITAL	-	166,611	-	491,806
Total Capital Expense	-	166,611	-	491,806
Total Urban Renewal Project Expenses:	7,185	191,000	6,472	517,306
Urban Renewal Project Revenue Total:	154,981	191,000	261,822	517,306
Urban Renewal Project Expenditure Total:	7,185	191,000	6,472	517,306
Net Total Urban Renewal Project Fund:	147,796	-	255,350	-

/s/ Mike Maciaszek
Chairman

Publish: August 10 and 17, 2023

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