

City of McCall
Urban Redevelopment Agency
Minutes
March 15, 2011 –8:00 am
Legion Hall
216 E. Park Street

1. CALL TO ORDER AND ROLL CALL

Members Bailey, Watkins, Winkeller, Youde, and Peugh and chairman Fereday were present. Chairman Fereday welcomed new Member Peugh.

2. APPROVAL OF MINUTES

Member Watkins moved to approve the February 22, 2011 minutes with some minor changes. Chairman Fereday seconded the motion. The motion carried.

3. INVOICES

- Holland & Hart – Invoice 01/26/11. Linda Stokes explained that the fee in this invoice was to have an attorney assess the risk of legislative action.
- US Bank – Invoice 02/25/11

Member Watkins moved to approve both presented invoices. Member Youde seconded the motion. The motion carried.

4. HB 197

Chairman Fereday noted that the bill would have a significant impact on the urban renewal agency. Member Peugh asked for clarification. Chairman Fereday noted that it was a bill regarding a stabilization levy affecting school districts around the state and were the levy to be removed the school would lose approximately half of its funding. Member Youde noted that the remedy would be, assuming passage of HB 197, would be an application for an exemption. Lindley Kirkpatrick indicated that upon passage, and the reduced income of the Board, MURA would still be able to cover their debt service, albeit not much more.

Chairman Fereday noted that in order to oppose this bill, the Mayor should go to Boise to make comments on behalf of the City. Mr. Kirkpatrick noted that the City Council had passed a resolution indicating opposition to HB 197, and that the City therefore had an official position.

The Board asked Michelle Groenevelt to draft a letter on behalf of the Board to send to the Senator's on the committee considering the bill.

Member Peugh passed out an article addressing the urban renewal issues.

Member Bailey noted that the letter from the Board should copy the governor, in addition to the committee members.

Chairman Fereday asked Ms. Groenevelt to contact the urban renewal agency in Ketchum.

The Board concluded their discussion of HB 197.

5. TREASURER'S REPORT

Linda Stokes presented a newly formatted version of the cash flow for the Board. Nathan Stewart briefly discussed the issue of CH2 invoices and task orders. Mr. Stewart also pointed out a few of the specific items on the new spreadsheet.

Mr. Kirkpatrick presented a spreadsheet showing the Board's cash flow assuming the passage of HB 197. He also noted that the Board was obligated to create a bond reserve, but not an ending year balance, but that the bond reserve had already been created and that these numbers were not included in the presented spreadsheet.

Chairman Fereday noted that keeping half of the required debt service in the bank was prudent.

Member Youde noted that an in-house decision to keep funds in reserve was appropriate, but that a public declaration thereof was perhaps not necessary. The Board noted that they liked the new format and concluded their discussion of the financial reports.

6. MURA BOUNDARY PROCESS AND TIMELINE

Bradley Kraushaar briefly described the process for updating the MURA plan, noting that it resembled a land use application going before the Planning and Zoning Commission and City Council. Mr. Kraushaar indicated that the Board's attorney had not reviewed this proposed process.

Member Youde noted that the process should be undertaken once the legislature had finished their current session.

The Board briefly discussed the history of the Railroad Avenue right-of-way and the piece of property that the boundary adjustment would include in the district.

Member Youde noted that including both properties south of Railroad Ave near the intersection with Roosevelt Ave in the district. He noted that since the current owners of the property were the City and a church that the taxing entities would not suffer a reduction in taxation and that any process to include these properties in the district should include a declaration noting the taxing situation.

Member Peugh noted that since tax increments were not going to the City, but that the service cost of district properties naturally increased, then there was an increasing burden on the City to service these properties, until the district was disbanded. The Board noted that the district also contributed to the service of these properties in terms of infrastructure.

The Board discussed urban renewal districts and Highway 55. The Board asked general clarifying questions about the functioning of urban renewal districts. Member Bailey noted that the Krahn Lane business park area is an example of an area for a new urban renewal district.

Chairman Fereday directed staff to move forward with preparing the amendment, specifically the new boundary legal description and map. He also noted that the Board still needed to check with Bill Nichols.

7. MISCELLANEOUS

Chairman Fereday asked Mr. Stewart and Dennis Coyle for a brief update on the sundial project. Mr. Stewart indicated that the final choice on the type of granite was imminent.

Member Bailey noted that treasurer's report was rather conservative regarding anticipated property tax revenue and that upon receipt of the first tax payment the projections should be revisited.

Member Watkins asked Mr. Coyle about the debris on the lake north of the marina. Mr. Coyle provided an update on the situation, noting that the relevant agencies were not yet in agreement about who was responsible. He indicated that his staff did some regular clean up and that the non-permitted dock builder had ceased his activities.

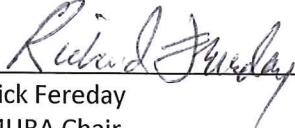
The Board and Mr. Coyle discussed the issue of state funding and emergency grants. Chairman Fereday asked Mr. Coyle to contact the waterways grant people at the state.

8. NEXT MEETING

April 19, 2010

9. ADJOURNMENT

The meeting was adjourned at 9:35am.



Rick Fereday
MURA Chair

Attest:



Michelle Groenevelt
Community Development Director