

City of McCall
Urban Redevelopment Agency
Minutes (November 15, 2011-postponed)
November 22, 2011 –8:00 am
Legion Hall
216 E. Park Street

1. CALL TO ORDER AND ROLL CALL at 8:30 am

Chairman Rick Fereday, Don Bailey, Dave Peugh, Nic Swanson, and one vacancy. Staff Engineer Nathan Stewart, Parks Director Dennis Coyle, Grant Coordinator Carol Coyle, Community Development Director Michelle Groenevelt and Administrative Assistant Deb Smith were also present.

Ms. Groenevelt explained that one invoice was received and added to the agenda yesterday. Chairman Fereday asked for a motion to approve the amended agenda. Member Peugh moved to approve the amended agenda. Member Swanson seconded the motion. The motion carried.

2. APPROVAL OF MINUTES

Member Peugh moved to approve the October 18, 2011 meeting minutes as presented. Member Bailey seconded the motion. The motion carried.

3. INVOICES

- Keller Associates Task Order No. 1 (2011-10-20)
Member Peugh recused himself from this discussion and decision.
Ms. Groenevelt explained that the only addition to this task order is \$330 to Epikos.
Member Swanson moved to approve Task Order No. 1 for \$330. Member Bailey seconded the motion. The motion carried with one abstention.
- Redevelopment Association of Idaho, Inc. (2011-10-01)
Chairman Fereday requested more information from staff regarding this invoice and delayed decision until the December 20, 2011 MRA meeting.
- White Peterson (2011-10-31)
Member Swanson moved to approve White Peterson Invoice in the amount of \$192.50.
Member Peugh seconded the motion. The motion carried.
- City of McCall – Mill Rd (2011-11-14)
Member Swanson moved to approve City of McCall-Mill Road Invoice in the amount of \$191.75. Member Peugh seconded the motion. The motion carried.

4. GRANT DISCUSSION WITH CAROL COYLE

Ms. Groenevelt said that the board had expressed interest at a previous meeting as to potential grants that the MRA might be eligible for.

Chairman Fereday asked if the MRA could apply for a block grant. Ms. Coyle explained that cities and counties are the only eligible entities for block grants. The city could be the applicant and MRA could be the sub-recipient. She explained that the board needed to look at the projects they have, and then look at funding that will help with that plan.

Discussion ensued as to the projects that have been planned and the need to prioritize them. Ms. Coyle explained that block grants are not the only source of funding available.

She told the board that if they have a list of the top three plans, she would be happy to look into what other sources of funding might be available.

Ms. Coyle explained that block grants have to meet a national objective. One of the national objectives defined by HUD is the redevelopment of areas of slum and blight.

Mr. Stewart stated that there are different categories of block grants and Ms. Coyle explained some of these differences to the board.

Ms. Groenevelt said that she and Ms. Coyle will work together to see what grants might be possible for MRA projects.

5. PATHWAY ALONG McCALL MALL UPDATE

Chairman Fereday does not feel the agreement helps the MRA in its goal to get the pathway developed.

Ms. Groenevelt, Mr. Stewart and Mr. Coyle think that this project would be of lower priority for the board than some of the other projects. She also explained that grants would not be available to the board with only an agreement and Chairman Fereday added that an easement would be required.

Member Bailey stated that he thinks this agreement needs to go to the city attorney to determine how to move forward.

Chairman Fereday said that the issue will be turned over to City Council. Member Bailey asked Ms. Groenevelt to add it to the upcoming meetings schedule for City Council.

6. TRANSFER OF OWNERSHIP OF MRA PARKING LOT TO THE CITY OF McCALL

Mr. Stewart stated that the Public Works and Parks & Recreation departments are not ready to accept the infrastructure until Keller Associates has provided the as-builts and project documents that MRA has paid for. There is also a waiver that is to be signed by Granite that says when the ownership transfers, that the warranty will transfer as well.

Mr. Stewart stated that the acceptance of infrastructure should be done at the same time as the Transfer of Ownership. Nathan Cleaver of Keller Associates said that by the next meeting the final documents should all be prepared.

Chairman Fereday said that they will wait until the next meeting and asked that maps be included in the final paperwork.

7. REVIEW OF MRA AREA PLAN

Mr. Stuart said that they spoke to Nathan Cleaver about completing the next stages of the present projects before moving on to design work for future projects. He said that hopefully Mr. Cleaver would have bid packets ready by March or April of 2012.

Chairman Fereday stated again the need for maps to be a part of the project.

Discussion ensued regarding the need for maps showing each project, sub-projects and the cost for each.

Member Bailey added the need for annexation of properties. One is an MRA owned lot and the church lot next to it. Ms. Groenevelt stated this item would be scheduled for the next meeting.

8. NEXT MEETING

December 20, 2011

9. ADJOURNMENT

Member Bailey moved to adjourn at 9:35 am. Member Swanson seconded the motion. The motion carried.

December 20, 2011


Rick Fereday
MRA Chairman

Attest:


Michelle Groenevelt
Community Development Director