

**City of McCall**  
**Urban Redevelopment Agency**  
**Minutes**  
**January 17, 2012 –10 am**  
Legion Hall  
216 E. Park Street

**1. CALL TO ORDER AND ROLL CALL**

Chair Rick Fereday, Don Bailey, Rick Winkeller, Bob Youde and Nic Swanson were present. Staff Engineer Nathan Stewart, Community Development Director Michelle Groenevelt, Treasurer Linda Stokes and Administrative Assistant Deb Smith were also present.

**2. APPROVAL OF MINUTES**

Member Youde moved to approve the December 20, 2011 meeting minutes as presented. Member Swanson seconded the motion. The motion carried.

**3. INVOICES**

- US Bank-Debt Service Invoice 02/01/2012  
Member Bailey moved to approve the US Bank-Debt Service Invoice for \$83,881.25.  
Member Youde seconded the motion. The motion carried.
  
- Idaho Granite Works Invoice 01/12/2012  
Chairman Fereday asked if the pavers had been received. Ms. Groenevelt answered that Mr. Coyle said that were ready to be shipped.  
Member Winkeller moved to approve additional money for shipping of the pavers and to approve the Idaho Granite Works Invoice for \$528.44 with the check to be held for Dennis Coyle's final approval. Member Youde seconded the motion. The motion carried.

**4. MRA CASH FLOW AND FINANCIALS**

Treasurer Stokes stated that a part of the audit is to confirm the property taxes that are outstanding. Outstanding receivables from 2005 through 2010 totaled \$54,000 in delinquent taxes. Ms. Stokes said the tax levy for tax year 2011 is \$564,000 which is substantially less than prior year's due to valuations that went down and a lot of taxing districts not taking the 3%. Total outstanding property tax receivable is \$619,000 and the budget is \$600,000. Discussion continued. Ms. Stokes said that she is waiting for an update from the County and will have more complete numbers and better information for the board at the next meeting.

**5. REVIEW OUTLINE OF BID DOCUMENTS FOR FIR STREET BOAT LAUNCH PROJECT**

Nathan Cleaver described the two handouts for the 2012 Improvement Project. These two sheets will go into the bid document which will explain to the contractor what they will be bidding. The

first handout being the base bid project overview. Mr. Cleaver went into detail to the board as to each item in the plan.

The second handout is the project overview showing the additive bid items.

There was a lengthy discussion regarding the overall plans and also the traffic lane and boat staging lane on East Lake Street.

The board asked for the following changes to the drawings for the bid document.

- Conduit for street lights in appropriate locations.
- Cut curb back on each corner by two feet.
- Address striping at a future date.

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

Ms. Groenevelt presented the transfer of ownership documents noting that the exhibit A is incorrect and needs to be replaced. Garrett Mapp will make the correction needed. She also verified that the legal descriptions were acquired from a title company and are insured.

Member Youde moved to approve the Assignment of Interest and Resolution, number to be added by staff, with supporting documentation including Warranty Deed and exhibit A, describing the properties. The agency approves the transfer of ownership of MRA properties to the City of McCall in the amount of \$10.00 subject to approval and acceptance by the City Council and authorizes the Chairman to sign the appropriate documents.

Member Winkeller seconded the motion. The motion carried.

**7. REVIEW OFFICIAL MRA BOUNDARY MAP**

Ms. Groenevelt presented the MRA Boundary Map printed by the GIS Analyst. Chairman Fereday questioned whether there was an error and perhaps a piece of property had been left off the map. He asked staff to research this question.

**8. DISCUSS BOUNDARY CHANGE PARCELS**

Chairman Fereday said that this discussion is regarding modifying the MRA Boundary by bringing in a parcel on Railroad and Pine Street.

Chairman Fereday suggested the boundary be extended to the north of Lenora Street down to Roosevelt Street.

Chairman Fereday and Member Bailey stated that they needed more information to give a public explanation. Ms. Groenevelt said that staff will provide a more detailed map for the next meeting and include addresses. Chairman Fereday asked that staff also includes an analysis by City & Idaho Power of utilities in alley and also include the location of sewer and water.

Chairman Fereday said the discussion will be continued at the next meeting.

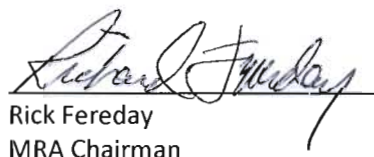
**9. NEXT MEETING**

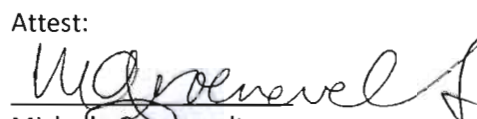
February 21, 2012

**10. ADJOURNMENT**

Member Winkeller moved to adjourn at 11:45 am. Member Youde seconded the motion. The motion carried.

Signed: February 21, 2012

  
Rick Fereday  
MRA Chairman

Attest:  
  
Michelle Groenevelt  
Community Development Director