

**City of McCall**  
**McCall Redevelopment Agency**  
**Minutes**  
**November 24, 2015 – 8:00 am**  
**Legion Hall, 216 Park Street**

**CALL TO ORDER AND ROLL CALL**

*Chair Rick Fereday, Bob Youde, Dave Peugh, and Shelly Johnson were present. Community Development Director Michelle Groenevelt, Treasurer Linda Stokes, City Engineer Nathan Stewart, and Permit Tech Morgan Bessaw were also present.*

**CONSENT AGENDA**

*Member Youde made a motion to approve the September 22, 2015 minutes; Member Peugh seconded the motion; the motion carried.*

*Member Peugh made a motion to approve the Redevelopment Association of Idaho dues in the amount of \$1000. Member Youde seconded the motion. The motion carried.*

*Member Youde made a motion to reject the ICRMP Terrorism Insurance. Member Peugh seconded the motion. The motion carried.*

**OLD BUSINESS**

- Boat ramp improvements project - City Engineer Nathan Stewart provided the update.
  - Only had enough money for the south walk and sidewalk, which the MRA is funding.
  - There was not enough money for the north ramp and retaining wall so project applied to City Council for extra LOT funds, which they were awarded, so they could work with the contractor to finish the project.
  - Did final pour of the North Ramp on November 23<sup>rd</sup>.
  - Plan on starting the retaining wall in the next 1-2 months. Need to work through the winter because there will be too much water in the spring.
  
- McCall Community Choices - 2016 Improvement Project
  - Received a grant from ITD with a 51% - 49% split.
  - Applied for in 2012 went out for bid last month.
  - The project reconstructs Roosevelt and finishes the electrical, pedestrian, parking, sidewalks, landscaping, etc., from the 2008 master plan.
  - Our estimated cost was \$270,000, but the numbers were from 2013 and 2014.
  - We received two bids within 0.5% of each other, both were higher than estimates.
  - Three Options:
    1. Award the contract to and work with the lowest bidder. See what cost savings are possible. Would need \$145,000.

2. Reject all bids, revise the project, and rebid. Would need to commit \$135,000. No guarantees on number of bids that would come back or what the bids would come back as.
  3. Cancel the project with ITD and lose their \$200,000, payback their money that has been spent, and rebid the project through the City. Would need approximately \$155,000. The City would need to pay to re-engineer the designs but costs would be cheaper if not a federal project.
- Bids are good for 45 days, however, Mr. Stewart needs to report to ITD by Dec. 1<sup>st</sup>.
  - City Engineer would highly recommend Option 2 because the city could revise the project for cost savings before accepting a bid.
  - Board would like to select Option 2 and reject all bids, commit \$135,000, and rebid the project. A meeting will be scheduled in December to go over the plans and see what cost savings options are available.

*Member Peugh made a motion to accept Option 2. Member Youde seconded the motion. All members voted and the motion carried.*

- **NEW BUSINESS**

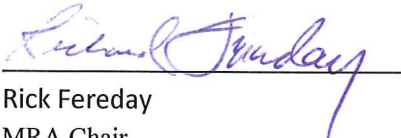
- MRA cash flow and financials were reviewed
- MRA property on Railroad Ave. - Presentation by Barbara Stoddard.
  1. Dave Peugh recused himself for the presentation due to a conflict of interest and helped present the project.
  2. Propose using the corner property as a stage, fire pit, and landscaped outdoor area. Would be adjacent to a small boutique hotel.
  3. Only two stories, with 11 rooms, café at ground level, other retail/commercial, and meeting space.
  4. Parking along railroad Ave. and focus on pedestrian flow.
  5. MRA would need to get an appraisal on the property. Does not have to get put up for sell to the public, can be sold directly to interested party.
  6. Board can decide if they want to deed restrict or put in any other restrictions.

- **NEXT MEETING**

*Member Youde made a motion to adjourn the meeting; Member Peugh seconded the motion; the meeting adjourned at 9:35 AM. The next meeting is December 8, 2016 at 8:00 AM.*

Signed: January 5, 2016

Attest:

  
Rick Fereday  
MRA Chair

  
Michelle Groenevelt  
Community Development Director