

City of McCall
McCall Redevelopment Agency
Minutes
December 08, 2015 – 8:00 am
Legion Hall, 216 E. Park Street

CALL TO ORDER AND ROLL CALL

Chair Rick Fereday, Bob Youde, Dave Peugh, Nic Swanson, Shelly Johnson, and Bob Giles were present. City Engineer Nathan Stewart, Community Development Director Michelle Groenevelt, Permit Tech Morgan Bessaw, Grants Coordinator Carol Coyle, Treasurer Linda Stokes, Parks and Rec Director Dennis Coyle, and City Manager Nate Coyle were also present.

SPECIAL MEETING TO DISCUSS THE COMMUNITY CHOICES GRANT

- Carol Coyle, grant coordinator for the city of McCall, spoke on the funding source, grant process, and how and why the city originally applied for the grant.
- Project Engineer Nathan Cleaver spoke on the project and possible options for the rebid
 - The more subcontractors on the project, the higher the mark-up, so eliminating trades and the number of subcontractors will help get the bid cost down
 - Main question, what is the MRA's intent with their Master Plan and how much of that do they want to get accomplished with grant?
 - Could save money by modifying based on feedback we have received from bidders, such as the curb design standards, and use of the Streets Department for grubbing and tree removal before rebidding
 - Can still cut options after the bid is accepted
 - Would still need \$135,000 as a guarantee, and if it is not all used, would be returned
- Treasure Stokes spoke on MRA finances; board has \$208,000 available for projects this year without dipping into the reserve
- City Engineer Nathan Stewart advises against removing the Pine Street section, which is very important in controlling stormwater and is an important pedestrian crossing. He will also need a decision by early January to take to Idaho Transportation Department.
- Board discussion about moving forward with the project intact versus cutting pieces of the project to reduce the budget as well as funding options.
 - Removing items will leave more cash in hand but will put the Board further away from accomplishing some of its goals.
 - The board has helped the city in the past when they were short money for projects, should the board ask the City for money to partner on the project? How much?

Member Youde made a motion to rebid the project with modifications as suggested by the engineer and to ask the City at the next Council meeting if they are willing to partner on the project. Member Peugh seconded the motion. All members voted aye and the motion passed.

Appraisal for MRA owned property on Railroad Ave.

- Peugh recuses himself due to conflict of interest
- Should MRA require a letter of commitment or earnest money?
- An appraisal was done several years ago, possibly in 2008; MRA Board would like to review at the next meeting


Member Swanson moved to require the potential buyer to put down earnest money in the amount of \$3,500 prior to staff seeking appraisal. Member Youde seconded the motion. All members voted aye and the motion passed.


NEXT MEETING

Member Swanson made a motion to adjourn the meeting; Member Youde seconded the motion; all members voted aye and the meeting adjourned at 9:30 A.M. The next meeting will be January 5, 2016 at 8:00 A.M.

Signed: January 5, 2016

Attest:


Rick Fereday
MRA Chair


Michelle Groenevelt
Community Development Director