

City of McCall
McCall Redevelopment Agency
Minutes
January 5, 2016 – 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. Community Development Director Michelle Groenevelt, City Engineer Nathan Stewart, City Manager Nate Coyle, Public Works Director Peter Borner, Treasurer Linda Stokes, and Permit Technician Morgan Bessaw were also present.

The meeting started with a few words about former City Manager Gene Drabinski and how he will be missed by all in McCall.

CONSENT AGENDA

Member Swanson made a motion to approve both the November 24, 2015 and December 8, 2015 minutes; Member Giles seconded the motion; the motion carried.

Member Youde made a motion to approve the US Bank Invoice; Member Peugh seconded the motion; the motion carried.

OLD BUSINESS

Community Choices Project

- After the previous meeting, City Engineer Stewart, City Manager Coyle, and Public Works Director Borner discussed the MRA's request for funds and were able to find \$35,000 in the City budget to help with the Community Choices Project.
- Stewart presented the MRA's request, as well as the City's proposal for \$35,000, to the City Council. The Council agreed to give the money to the Project, with the conditions that any project savings first be given to the Streets Department, and second, that the MRA consider paving the boat launch parking area at the same time.
- The boat parking area is currently a major problem with high traffic, dust and sediment transport issues, constantly in need of regrading and striping, and costs the City a lot in money and staff expenses. Paving the parking lot would benefit the city as well as the MRA.
- Do not need to decide about the parking now, but once we have a contractor on board for the other Community Choices Project, it would be a the most cost effective time to contract the boat parking as the contractor would already be on location.
- Hopefully there will be costs savings in the project rebid that will cover the parking paving
- Afterwards, the parking lot should not need to be redone for approximately 20 years
- The Board is interested in paving the boat parking lot when the time comes

Member Giles made a motion to approve the \$100,000 transfer needed to move forward on the Community Choices Project with the understanding that the city has offered the other \$35,000 needed. Member Youde seconded the motion; the motion carried.

NEW BUSINESS

MRA cash flows and financials were reviewed.

MRA OWNED PROPERTY ON RAILROAD AVE – Review of Draft Request for Proposals

- State statutes do not really allow for putting money into escrow, therefore the best option moving forward was to put together a Request for Proposals showing interest in the lot
- RFP will be handed out to the adjacent property owner as well as advertised
- The option was suggested that the MRA move ahead with the appraisal without a buyer, so that individuals interested in putting together a proposal could find out the value of the property ahead of time to help determine their interest
- Typically government agencies cover the cost of the appraisal anyway
- Goal for next meeting: to review a contract for the appraisal by an Urban Renewal Specialist

MRA needs to think about the direction and planning they want to go in the future and goals for new projects

- Review the Lake Front/Water Front plan at the next meeting
- Urban Renewal Districts can work on private land and/or with private property owners to help improve the district and increase economic development. Would just need to be careful to not appear to show favoritism on projects.
- Kicking off the McCall Area Comprehensive Plan in February and will be incorporating a transportation plan element as well as looking at updating occupancy data from the City's parking study. This will all have relevance to MRA and the City will be looking to get feedback from MRA in the coming months to incorporate into the comp. plan.

REPORTS

NEXT MEETING

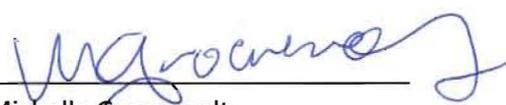
Member Swanson made a motion to adjourn the meeting; Member Peugh seconded the motion; the meeting adjourned at 9:20 A.M. The next meeting is in March with the option to hold a special meeting in February if need be for either the Comprehensive Plan or the MRA lot appraisal.

Signed: March 22, 2016

Attest:



Rick Fereday
MRA Chair



Michelle Groenevelt
Community Development Director