

City of McCall
McCall Redevelopment Agency
Minutes
May 3, 2016 – 8:00 am
Legion Hall
216 E. Park Street

CALL TO ORDER AND ROLL CALL

Chair Rick Fereday, Member Youde, Member Swanson, Member Johnson, and Member Giles were present. Community Development Director Michelle Groenevelt, Permit Technician Morgan Bessaw, and City Engineer Nathan Stewart were also present.

CONSENT AGENDA

Member Youde made a motion to approve the Minutes from March 22, 2016. Member Giles seconded the motion; the motion carried.

OLD BUSINESS

- Community Choices Project Update – came in under budget. Granite was the lowest, construction budget was \$400,000 and came in at \$323,000. Money will be coming back to agency at the end of the project if surplus.
- Boat parking update – need to get bid for boat parking again. \$60,000 – 75,000 will likely be coming back which is the same as the estimate for the paving. Paving needs to be done by June 30. The board will need to have a special meeting the end of May or the first week of June to approve the bids that come back on Thursday May 19.

Member Giles made a motion to authorize City Staff to move forward with informal bidding for boat parking only. Member Swanson seconded the motion; the motion carried.

- Boat parking discussion and ideas: Staff provided an update on the discussions with City Council to use Mill St. for day use boat trailer only and a permit fee system for overnight parking. Proposing that the City restrict boat parking in residential areas. Education about current private parking options is also being addressed.

NEW BUSINESS

- MRA financials were presented
- APPRAISAL for MRA OWNED PROPERTY ON RAILROAD AVE
 - Phone call with Valbridge Property Advisors
 - Appraisal “as is” ignores any proposed use, looks at market value.

- Have done several 'Fair re-use' appraisals in the Boise area. To have a Fair-reuse appraisal done, we will need to have negotiated with a developer and have a specific use in mind. Value of finished project, minus cost of the project, with reasonable profit, equals the land value of the appraisal.
 - Most often the fair reuse comes out zero or negative. Cities support the projects because of the economic development proposed, not because of the value of the land. Need to work with the local government to determine how to best address the negative value.
 - Could credit up to \$1000 towards the Fair-reuse appraisal if have already done the "as-is" appraisal
 - Could solicit proposals first.
 - What are our goals, just to get rid of the property or to stimulate economic development and to wait for a great project
 - Could go straight to the RFP
- Review Lake Front/Water Front Plan for ideas on new projects
 - http://www.mccall.id.us/uploads/committees/mccall_redevelopment_agency/documents/Lakefront_Design_Report_part_1.pdf
 - http://www.mccall.id.us/uploads/committees/mccall_redevelopment_agency/documents/Lakefront_Design_Report_part_2.pdf
 - Refocusing back on the lake front north of the marina and brown park
 - Need to understand the financial position of the board
 - Comprehensive and Transportation Plan update- take the second survey!
 - <http://www.mccallcompplan2016.com/>

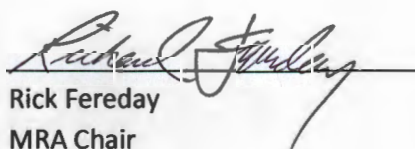
REPORTS

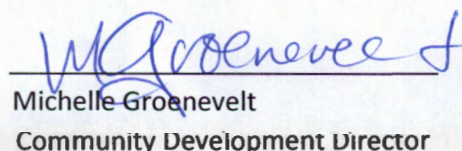
NEXT MEETING

Member Swanson made a motion to adjourn the meeting; Member Youde seconded the motion; the meeting adjourned at 9:30 AM. The next meeting will be a special meeting on May 20th, followed by a regularly scheduled meeting on July 19, 2016

Signed: July 19, 2016

Attest:


Rick Fereday
MRA Chair


Michelle Groenevelt
Community Development Director