

City of McCall
McCall Redevelopment Agency
Minutes
September 20, 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, Permit Tech Morgan Bessaw, and City Engineer Nathan Stewart were also present.

CONSENT AGENDA

Member Youde made a motion to approve the minutes from August 16, 2016. Member Peugh seconded the motion. All members voted aye and the motion passed.

OLD BUSINESS

- Approval of \$10,000 transfer to Recreation for the Boat Launch Project:
Boat trailer parking – Last fall the board agreed to provide up to \$10,000 toward retaining wall as well as \$25,000 for the boat ramp. All \$35,000 was expended and did not exceed the approved funding. Unclear from the email about the reference to being over budget by \$13,561. Do not approve until the next meeting to give Linda time to explain (if needed).
- Community Choices Project update and final financials review:
Still in the final process of paying the contractor because of two small additions to the project: adding landscape rock along the Fir St. condos and adding a seed mix in front of Alpine Playhouse. Final financials will be presented later but the project is well within the budget. Discussion on feedback from the Playhouse and the public related to the goats. Board is still interested in talking to the Playhouse about extending a sidewalk from the parking lot to the front of the building if they are interested.

NEW BUSINESS

- MRA cash flows and financials were presented.
- Public Hearing on Budget Approval was opened. Discussion included revenue, tax increment financing, and bonding. The public hearing was closed.
Member Giles made a motion to approve the 2017 Fiscal Year Budget. Member Swanson seconded the motion. The motion carried.
- Review proposals for MRA owned property on Pine Street - Dave Peugh recused himself. RFP was issued and posted in the newspaper, on the website, and emailed to potential interested parties. Due date was 9-15-16. Received one proposal only. Dave Peugh presented the project. The proposal is for a small mixed use project. The project would a partnership between Barbra Stoddard, the neighboring land owner, and Mike Maciaszek, who has

experience with mix use in McCall. Boutique hotel with coffee shop, retail space, and meeting rooms downstairs. The Pine St. parcel would remain open space that is park like, similar to the Bistro 45 courtyard and would be an active space that feeds into the commercial space. There is a plated alleyway that would need to be vacated. Would likely be done at the same time as design review and record of survey to combine the properties with an easement for utilities.

Discussion included setting time limit for project development or the property would revert back to the City. Setting design guidelines is unnecessary because project will go through P&Z, could require that it remains mixed use. Next step is the appraisal process.

Member Giles made a motion to ask staff to move forward with the appraisal. Member Youde seconded the motion. The motion carried.

- Re-appoint Bob Youde/interview new candidates

Member Swanson made a motion to recommend Member Yude to City Council for re-appointment. Member Giles seconded. The motion carried.

Dave Peugh would like to stay on the board but has some potential projects coming up in the district that could be a conflict of interest. He is willing to recuse himself from discussion and voting if necessary. Staff will talk to the City Attorney about the situation.

Monty Moore, a citizen interested in being on the board, attended the meeting. Has lived here for three years and is semi-retired. Has experience with financial consulting and bookkeeping for small, medium, and large corporations.

Member Fereday made a motion to recommend Monty Moore to City Council for an appointment. Member Swanson seconded the motion. The motion carried.

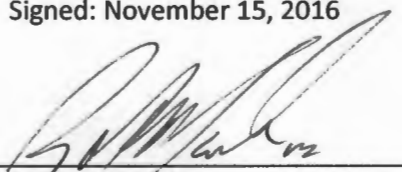
REPORTS

McCall in Motion Update: Last week the City held a series of workshops on the comp plan and transportation plan, including a shoreline tour, a key initiatives meeting, and public workshops.

NEXT MEETING

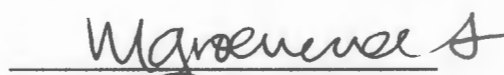
Member Swanson made a motion to adjourn the meeting; Member Youde seconded the motion; the meeting adjourned at 9:10 AM. The next meeting will be held November 15, 2016.

Signed: November 15, 2016



Rick Fereday
MRA Chair

Attest:



Michelle Groenevelt
Community Development Director