

City of McCall
McCall Redevelopment Agency
Minutes
May 16, 2017 – 8:00 am
Legion Hall
216 E. Park Street

CALL TO ORDER AND ROLL CALL (@ 8:05 AM)

Chair Rick Fereday, Bob Youde, Bob Giles, and Monty Moore were present. Community Development Director Michelle Groenevelt and Permit Technician Morgan Bessaw were also present.

CONSENT AGENDA

- Minutes from March 21, 2017
- Redevelopment Association of Idaho Membership Dues
- Annual Report – No revisions were recommended

Member Giles made a motion to approve the March 21, 2017 minutes. Chair Fereday seconded the motion. All members voted aye and the motion carried.

Member Giles made a motion to approve the Redevelopment Association of Idaho Membership Dues. Member Moore seconded the motion. All members voted aye and the motion carried.

OLD BUSINESS

- Pine Street Parcel Update from Barbara Stoddard:
Barbara Stoddard presented her 'business plan' (attached to the minutes). There is currently a daycare located in the existing church building that she would like to maintain for two years. She intends to use that time to continue working on a more detailed development proposal for the proposed mixed use boutique hotel.
The appraisal has not moved forward yet, because the developer has not provided a pro-forma. Ms. Groenevelt recommended that the board direct staff to work with Ms. Stoddard to determine a timeline to be presented at the July 18th meeting.

NEW BUSINESS

- MRA cash flows and financials were presented
- Legacy Park Promenade repairs funding assistance – Agenda amended to move up this item
Legacy Park Promenade has been having issues with paver settling and concrete heaving, making it difficult to snowplow. The Parks Department has received an estimate for grinding and resetting pavers to address the short term safety issues. Over 4000 sq. ft. need to be reset eventually; conservative estimates for that work are \$120,000. Local Option Tax monies have been applied for

but the Parks Department would also like to request some funds from MRA to help cover the costs. A field trip to examine the site is scheduled for Wednesday May 24th at 10am.

- Arbitrage Proposal – required as part of our bond agreement and must be done every five years. *Member Giles made a motion to approve the Arbitrage Proposal. Member Moore seconded the motion. All members voted aye and the motion carried.*
- Forecast of different options for closing out the bonds of the current district – *Tabled until next meeting*
- Attorney’s recommendations on renewing and establishing a new boundary -
The current District was modified in 2006; it does not make sense to renew the same area. The board could manage multiple districts if they choose to start a new one before the current is closed out. If there was another boundary, what would it look like? What is available for projects while paying off the bonds? These issues will be explored further at the next meeting.

REPORTS

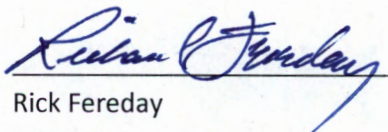
- McCall In Motion Update – A new survey is on the website until May 31st. The draft plan will be out in July with adoption scheduled for the fall.

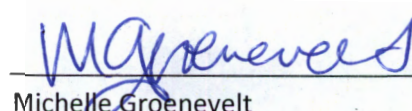
NEXT MEETING

Member Youde made a motion to adjourn the meeting, Member Giles seconded the motion; the meeting adjourned at 8:54AM. The next regularly scheduled meeting will be held July 18, 2017.

Signed: July 18, 2017

Attest:


Rick Fereday
MRA Chair


Michelle Groenevelt
Community Development Director