

City of McCall
McCall Redevelopment Agency
Minutes
July 18, 2017 – 8:00 am
Legion Hall
216 E. Park Street

CALL TO ORDER AND ROLL CALL

Chair Rick Fereday, Bob Youde, Shelly Johnson, Bob Giles, and Monty Moore were present. Community Development Director Michelle Groenevelt, Permit Technician Morgan Bessaw, Parks and Recreation Director Kurt Wolf, and City Treasurer Linda Stokes were also present.

CONSENT AGENDA

- Minutes from May 16th & 24th – *Member Giles made a motion to approve the May minutes. Chair Fereday seconded the motion. All members voted aye and the motion carried.*
- US Bank Invoice – *Member Youde made a motion to approve the US Bank invoice. Member Giles seconded the motion. All members voted aye and the motion carried.*
- ICRMP Renewal estimate was presented
- Arbitrage Report was reviewed – *Member Youde made a motion to accept the report. Member Giles seconded the motion. All members voted aye and the motion carried.*

OLD BUSINESS

- Presentation of Pine Street Parcel timeline - At the last meeting the board directed staff to work with Barbara Stoddard in identifying a project timeline. The applicant informed the board the previously proposed daycare use of the property fell through, which will speed up the timeline. More details to follow at a later date.

NEW BUSINESS

- Legacy Park Promenade repairs funding assistance - Kurt Wolf
There have been issues with the concrete and pavers at Legacy Park. At the last meeting the board suggested getting estimates for redoing the park's promenade in a single material. Kurt Wolf met with Norm Zachery of Cobblestone Construction as well as John Brinkley of Brinkley Construction to get estimates on the costs of replacement.
The demo and removal of the concrete was estimated to cost \$18,000. Redoing the promenade in all pavers was estimated at \$133,000, versus an estimated \$120,000 to repair the concrete. Paver work could happen this fall and would likely take a full month, however, concrete work would be better next spring. The project would need to be bid out. Funding sources include Local Option Tax (LOT), McCall Redevelopment Agency, and Capital Improvement Project (CIP) funds. LOT and CIP each have a draft budget of \$60,000.

Member Giles made a motion to contribute one third of the funds, not to exceed \$60,000. Member Moore seconded the motion. All members voted aye and the motion carried.

- Progress update on clean-up north of the Marina

The Parks Department is working to clean-up the area north of the marina and to determine what the City's goal is for that area. The City has been working with Idaho Department of Lands and the local dock companies to change the area from an old dock dump into a useable space. The City has ordered a buoy line that states no dumping allowed and will start removing debris.

The City has also been working with County Waterways. There is a need to address the issue of doing work on the lake without interfering with public amenities and the City and County are working together to identify options for moving business staging to other areas. Camp Ida Haven has agreed to let their ramps be used for work on that side of the lake. Very little of the lake is within City Jurisdiction, Idaho Department of Lands should take the lead.

- MRA cash flows and financials were presented.

Bonds can be repaid after 10 years. The board could call the last bond in February. The banks need 60 days' notice. The board can look the numbers over at the next meeting once the latest property taxes come in. The board would also like to see what new construction in the district has been over time.

- Possible new Urban Renewal boundaries

The current district is 97 acres; the proposed future district is 92 acres. The downtown core is about to be redone with money from the Local Option Tax, which will help encourage reinvestment in the core. The proposed district meets the criteria of slum and blight and also has potential to redevelop in the next 20 years. Ms. Groenevelt will get an estimate on the administrative fees to create the district.

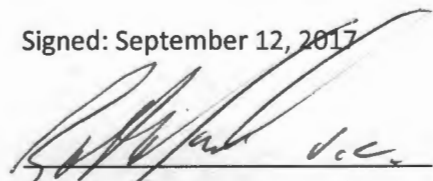
REPORTS

- McCall In Motion Update - A draft plan is being circulated for internal review, will be out for public review in another month, and will be reviewed by governing bodies in October.
- Nate Coyle announced his resignation
- Kurt Wolf gave a 4th of July summary. The weekend was a success with lots of people in attendance but with much less trash than previous years.


NEXT MEETING

Member Youde made a motion to adjourn the meeting, Member Johnson seconded the motion; the meeting adjourned at 9:25AM. The next regularly scheduled meeting will be held August 15, 2017.

Signed: September 12, 2017


Rick Fereday
MRA Chair

Attest:


Michelle Groenevelt
Community Development Director