

City of McCall
McCall Redevelopment Agency
2016 Annual Report

2016 Audited Financial Statement:

<http://www.mccall.id.us/uploads/departments/finance/financials/2016%20Audited.pdf>

Community Choices Project

- The boat parking area was a major problem with high traffic, dust and sediment transport issues, constantly in need of regrading and striping, and cost the City a lot in money and staff expenses prior to the project.
- The boat parking area was paved at the same time that Roosevelt Ave. was paved and had sidewalks installed.
- Public Art was also added as part of the project as well as a small plaza.
- The parking lot should not need to be redone for approximately 20 years.
- The City has received several comments from the public that they like the sidewalk and the paved boat parking area.
- Total MRA investment on the Community Choices project was \$258,373, and additional \$39,879 was spent on the Fir St. Boat Parking for a total expenditure of \$298,252.

MRA owned property on Railroad Ave.

- RFP for MRA owned property on Pine Street timeline was presented.
- RFP was issued and posted in the newspaper, on the website, and emailed to potential interested parties. Due date was 9-15-16, only one proposal was received.
- The proposal was for a small mixed use project that would include a boutique hotel, coffee shop, retail space, and meeting rooms downstairs. The Pine St. parcel would remain as open space, similar to the Bistro 45 courtyard, and would be an active space that feeds into the commercial space. The project would be a partnership between Barbra Stoddard, the neighboring land owner, and Mike Maciaszek, who has experience with mixed use in McCall.
- The board decided to move ahead with a Fair-Reuse appraisal for the parcel based on the proposal.

Ideas for new Lake Front/Water Front Plan projects

- Alpine Playhouse walkway
- E. Lake St. between the Marina and Brown Park
- Spruce St. ROW

New Board Member Inquiry was presented

- Re-appointed Bob Youde
- Dave Peugh did not renew his term due to future projects that might have posed conflicts

- Monty Moore joined the board. He has experience with financial consulting and bookkeeping for small, medium, and large corporations.

Public hearing on budget

- A Public Hearing was held on the proposed budget during the September meeting, after which, the budget was approved.

McCall In Motion Update

- September 12-14th workshops, include the September 12th Boat Cruise for Planning and Zoning, Urban Renewal, and County Commissioners to view new shoreline development and to discuss how well current zoning and ordinances are working.
- Transportation Master Plan initiatives were discussed: parking occupancy counts, bike & pedestrian counts, and turning counts.
- All members were encouraged to participate by completing all McCall in Motion surveys online. (<http://www.mccallcompplan2016.com/>)
- The MRA Board recommended hosting a public meetings to gather input as well as a meeting for all City committee members, which was held in April of 2016.
- Moving forward in 2017 the City will be starting a code revision that will run concurrently with the Comprehensive Plan rewrite. This will include an evaluation of the current City Code focusing on Titles 2, 3, and 9 – Building, Planning, and Subdivisions.
- The Transportation Master Plan is under way and finished the field data season in October, which has been given to the consultants.
- The City will have work sessions with the City Council and the public coming up to evaluate street sections and corridor options.
- The City would like to have a draft out in the spring of all of these documents so that they can hopefully be adopted in the summer of 2017.

CITY OF MCCALL
BALANCE SHEET
DECEMBER 31, 2016

URBAN RENEWAL AGENCY FUND

ASSETS

90-11200	URD CHECKING ACCT.	100,775.93	
90-11201	CASH - LGIP #3389	351,793.99	
90-11800	URD BOND ACCT - 10-8749000	.84	
90-11900	URD RES ACCT - 10-8749002	479,201.99	
90-16300	IMPROVEMENTS OTHER THAN BLDGS	3,498,650.00	
90-16310	ACCUM DPN OTHER IMPROV.	(1,363,024.00)	
90-16600	BOND ISSUANCE COSTS	.16	
90-17000	LAND	293,115.13	
90-18000	PROPERTY TAX RECEIVABLE	655,784.00	
	TOTAL ASSETS		4,016,298.04

LIABILITIES AND EQUITY

LIABILITIES

90-20200	AP ALLOCATED TO FUNDS	572.00	
90-20213	DUE TO OTHER FUNDS	59,938.00	
90-21100	DEFERRED REVENUE - PROP TAXES	649,693.00	
90-21150	INTEREST PAYABLE	15,211.00	
90-21160	PREPAID INTEREST	(18,250.00)	
90-21161	ACCUMULATED AMORT - PPD INT	15,486.00	
90-22550	URD CURRENT PORTION	385,000.32	
90-23200	U.R. 2007A TAX INCREMENT BONDS	1,710,000.00	
90-23250	U.R. 2007A BOND ISSUE PREMIUM	32,879.90	
90-23251	ACCUMULATED AMORT. PREMIUM	(27,900.00)	
	TOTAL LIABILITIES		2,822,630.22

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
90-29000	FUND BALANCE	1,099,883.20	
90-29100	INVESTMENT IN FIXED ASSETS	.10	
	REVENUE OVER EXPENDITURES - YTD	93,784.52	
	BALANCE - CURRENT DATE		1,193,667.82
	TOTAL FUND EQUITY		1,193,667.82
	TOTAL LIABILITIES AND EQUITY		4,016,298.04

CITY OF MCCALL
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING DECEMBER 31, 2016

URBAN RENEWAL AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>PROPERTY TAX REVENUE</u>						
90-30-010-100.0	PROPERTY TAX	90,427.18	94,909.33	650,000.00	555,090.67	14.6
	TOTAL PROPERTY TAX REVENUE	90,427.18	94,909.33	650,000.00	555,090.67	14.6
<u>INTEREST REVENUE</u>						
90-30-045-100.0	INTEREST INCOME	186.16	379.01	1,300.00	920.99	29.2
	TOTAL INTEREST REVENUE	186.16	379.01	1,300.00	920.99	29.2
	TOTAL FUND REVENUE	90,613.34	95,288.34	651,300.00	556,011.66	14.6

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING DECEMBER 31, 2016

URBAN RENEWAL AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>URBAN RENEWAL AGENCY EXPENSES</u>						
<u>OPERATING EXPENSE</u>						
90-40-150-300.0	PROFESSIONAL SERVICES	.00	121.00	35,000.00	34,879.00	.4
90-40-150-410.0	INSURANCE	.00	1,144.00	1,144.00	.00	100.0
90-40-150-657.0	BANK CHARGES	78.28	238.82	2,900.00	2,661.18	8.2
	TOTAL OPERATING EXPENSE	78.28	1,503.82	39,044.00	37,540.18	3.9
<u>CAPITAL EXPENSE</u>						
90-40-200-998.0	RESERVED - FUTURE CAPITAL	.00	.00	135,993.00	135,993.00	.0
	TOTAL CAPITAL EXPENSE	.00	.00	135,993.00	135,993.00	.0
<u>DEBT RELATED EXPENSE</u>						
90-40-350-500.0	REVENUE BOND PRINCIPAL	.00	.00	385,000.00	385,000.00	.0
90-40-350-510.0	REVENUE BOND INTEREST	.00	.00	91,263.00	91,263.00	.0
	TOTAL DEBT RELATED EXPENSE	.00	.00	476,263.00	476,263.00	.0
	TOTAL URBAN RENEWAL AGENCY EXPENSE	78.28	1,503.82	651,300.00	649,796.18	.2
	TOTAL FUND REVENUE	90,613.34	95,288.34	651,300.00	556,011.66	14.6
	TOTAL FUND EXPENDITURES	78.28	1,503.82	651,300.00	649,796.18	.2
	NET REVENUE OVER EXPENDITURES	90,535.06	93,784.52	.00	(93,784.52)	.0
<u>CONTINGENCY</u>						
	REV/EXP WITH CONTINGENCY	90,535.06	93,784.52	.00	(93,784.52)	.0