

-City of McCall-
McCall Redevelopment Agency
2015 Annual Report

2015 Audited Financial Statement:

http://www.mccall.id.us/uploads/departments/finance/financials/2015_Audited.pdf

Adoption of 2015 ByLaws

Changes made in the MRA Bylaws from 2014 to 2015 include the new meeting schedule and MRA Secretary changed to City Staff. There was a paragraph in the bylaws about the secretary taking care of general correspondence and generating an annual report for City Council. This was changed to duties performed by the Chair, which has been the general practice.

Adoption of Chair and Vice-Chair

The Board chose to re-elect Chair Fereday as Chair. Member Giles was chosen as Vice-Chair.

RAI Meeting Update

Community Development Director Groenevelt attended the RAI meeting this year and made many new connections. Items discussed:

- How difficult the lending situation can be when the districts are threatened each year by state legislature.
- McCall Redevelopment Agency is the only urban Renewal districts in the state that does not pay its staff, which is something that might come up in the future. Paying City staff keeps a clear distinction between the city and the board.
- Was also found that it could take approximately one year to close out an urban renewal district and that we should plan for that.

McCall Mall Screening Project

Landscaping plan for the McCall Mall Screening Project was presented. They will remove some of the pavers and curbing to get irrigation in, but not all of them. They will move the artwork board so that the sidewalk leads to it. They will plant on both sides of the sidewalk, down toward the staircase, and up the hill a bit. Costs for the project will be mostly planting materials and labor.

MRA Boundary Extension / New Plan Update

Michelle Groenevelt discussed an update to the MRA Boundary Extension Plan. She provided a draft of Resolution 15-03, which is a first step to expanding the boundary. The resolution determined that the six parcels to be included in the future expansion plan are deteriorated, and that although these parcels will be added to the urban renewal area, they will not be added to the existing revenue allocation area.

Resolution 15-06, to determine that the six (6) parcels adjacent to the existing Railroad Avenue Urban Renewal Area are deteriorated, was passed by City Council after a public hearing on March 26, 2015.

A legal description and map were generated for the plan. On June 25, 2015, City Council reviewed the plan and referred it to the Planning and Zoning Commission. On July 7, 2015 McCall Area Planning and Zoning reviewed as to whether it conformed to the general plan for development of the City as a whole. The plan had a public hearing with City Council August 27, 2015; following the hearing, City Council approved the plan.

2015 Streetscape Improvement Project

This project includes completing the missing sidewalks portions on Fir St., Roosevelt Ave., and Railroad Ave. This involves related stormwater improvements, curb, gutter, bike lanes, lighting, ADA ramps, and asphalt paving. The project improves accessibility, safety, linkages to transit services and the overall appearance of the downtown core. The City met with most of the business owners to be involved with the project.

On the engineering side, the contract has been approved, with \$49,999 as the projected cost, but the schedule has been thrown off by the environmental assessment approval, which is a six month process. Construction on the Streetscape Improvement Project was planned to start in the spring of 2016.

Public Arts Advisory Council

- A modern mountain goat piece was commissioned for the art walk corridor that will exist at the Alpine Playhouse in conjunction with the Streetscape Improvement Project. Boulders will be used instead of concrete, and bases will be varying sized circular pads.
- The Arts Advisory Council also recommended accepting an art piece from a private donor, to be located near the Streetscape Improvement Project in the right of way.
- The Arts Advisory Council may start to recruit schools to participate in the Tree Grates Project. The Arts Council have hoped that someone would start a local foundry for various art materials including cast iron, but so far, that has not happened. They compared tree grates already installed around town, noting the different issues that have come up, and how well the grates have lasted. There is a local fabricator for the rolled sheet steel.
- The Arts Advisory Council has also committed funds to be used on a stair and railway installation at Rotary Park.
- Another project has come to fruition and there are now vinyl murals installed in bus stops around town. This is a coordinated effort with several groups and the schools.

MRA Property

The MRA Board is interested in selling some of its property to help finance new projects. Community Development Director Groenevelt discussed the options available to MRA for disposing of the

property. She explained the details for two (2) options available: sell the property at fair market value for the public interest (with deed restrictions) or dispose of the property to private persons under competitive bidding procedures. MRA owns two (2) parcels, one of which is about to be brought into the MRA Boundary.

Billy Herman was interested in starting a climbing gym business in McCall. In general, the committee was supportive about the gym in downtown, but want to look closely at issues associated with that parcel compared to others because of concerns over parking and size. Or, they would like to consider doing a larger facility and incorporating the adjacent old Nazarene Church parcel. MRA would like to see a concept plan for the project. Mr. Herman decided not to proceed with the project.

A second potential buyer, Barbara Stoddard, presented her proposal for the property.

- Propose using the corner property as a stage, fire pit, and landscaped outdoor area. Would be adjacent to a small boutique hotel.
- Hotel would be two stories with 11 rooms, a café at ground level, and with other retail/commercial and meeting spaces.
- Parking along Railroad Ave. with a focus on pedestrian flow.

The next step in moving forward with the sale is for the Board to pay for an appraisal. If they want to recoup that money, they may roll it into the cost of the sale price for the property. An appraiser will need to be hired who specializes in urban renewal properties.

Community Choices Grant

- Received a grant from ITD with a 51% - 49% split.
- Applied for in 2012 went out for bid in the fall of 2015.
- The project reconstructs Roosevelt St. and finishes the electrical, pedestrian, parking, sidewalks, landscaping, etc., from the 2008 McCall Master Plan.
- There has been good progress with the project: all deadlines were met and the environmental assessment was approved.
- Our estimated cost was \$270,000, but the numbers were from 2013 and 2014.
- Received two bids within 0.5% of each other, both were higher than estimates.
- Board chose to reject all bids, revise the project, and rebid.

Boat ramp improvements and ADA Lake Access Update

City Engineer Stewart put out a call for bids to replace the boat ramp. There are no permits required for the project as long as the new boat ramp stays within the footprint of the old boat ramp. Also suggests that we fix the drainage issues now while completing the other work to make the project more cost effective.

Propose to extend wall south along the volley ball court to reduce erosion and help keep balls from rolling out into the lake. Currently, the volleyball court is not graded well and sand is continuously washing into the lake, creating financial and sediment problems. Extending the wall would correct these issues as well as the current drainage problem. This work is all above the high water mark and also does not require a permit.

Parks and Recreation asks that the MRA Board cover the expenses of the stormwater project, up to but not to exceed \$10,000. The project has been completed.

CITY OF MCCALL
BALANCE SHEET
DECEMBER 31, 2015

URBAN RENEWAL AGENCY FUND

ASSETS

90-11200	URD CHECKING ACCT.	134,700.42	
90-11201	CASH - LGIP #3389	200,014.06	
90-11800	URD BOND ACCT - 10-8749000	1.94	
90-11900	URD RES ACCT - 10-8749002	479,230.80	
90-16300	IMPROVEMENTS OTHER THAN BLDGS	3,498,650.00	
90-16310	ACCUM DPN OTHER IMPROV.	(1,022,268.00)	
90-16600	BOND ISSUANCE COSTS	.16	
90-17000	LAND	293,115.13	
90-18000	PROPERTY TAX RECEIVABLE	657,665.00	
	TOTAL ASSETS		4,241,109.51

LIABILITIES AND EQUITY

LIABILITIES

90-20200	AP ALLOCATED TO FUNDS	561.00	
90-21100	DEFERRED REVENUE - PROP TAXES	649,284.00	
90-21150	INTEREST PAYABLE	17,985.00	
90-21160	PREPAID INTEREST	(18,250.00)	
90-21161	ACCUMULATED AMORT - PPD INT	14,437.00	
90-22550	URD CURRENT PORTION	370,000.32	
90-23200	U.R. 2007A TAX INCREMENT BONDS	2,095,000.00	
90-23250	U.R. 2007A BOND ISSUE PREMIUM	32,879.90	
90-23251	ACCUMULATED AMORT. PREMIUM	(26,011.00)	
	TOTAL LIABILITIES		3,135,886.22

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
90-29000	FUND BALANCE	1,026,583.73	
90-29100	INVESTMENT IN FIXED ASSETS	.10	
	REVENUE OVER EXPENDITURES - YTD	78,639.46	
	BALANCE - CURRENT DATE		1,105,223.29
	TOTAL FUND EQUITY		1,105,223.29
	TOTAL LIABILITIES AND EQUITY		4,241,109.51

CITY OF MCCALL
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING DECEMBER 31, 2015

URBAN RENEWAL AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>PROPERTY TAX REVENUE</u>						
90-30-010-100.0	PROPERTY TAX	80,468.54	81,050.84	600,000.00	518,949.16	13.5
	TOTAL PROPERTY TAX REVENUE	80,468.54	81,050.84	600,000.00	518,949.16	13.5
<u>INTEREST REVENUE</u>						
90-30-045-100.0	INTEREST INCOME	17.19	23.14	127.00	103.86	18.2
	TOTAL INTEREST REVENUE	17.19	23.14	127.00	103.86	18.2
<u>APPROPRIATED FUND BALANCE</u>						
90-30-050-997.0	APPROPRIATED FUND BALANCE	.00	.00	45,000.00	45,000.00	.0
	TOTAL APPROPRIATED FUND BALANCE	.00	.00	45,000.00	45,000.00	.0
	TOTAL FUND REVENUE	80,485.73	81,073.98	645,127.00	564,053.02	12.6

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING DECEMBER 31, 2015

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	1,035.00	20,192.00	19,157.00 5.1
90-40-150-410.0	INSURANCE	.00	1,122.00	1,122.00	.00 100.0
90-40-150-657.0	BANK CHARGES	84.07	277.52	2,900.00	2,622.48 9.6
	TOTAL OPERATING EXPENSE	84.07	2,434.52	24,214.00	21,779.48 10.1
<u>CAPITAL EXPENSE</u>					
90-40-200-998.0	RESERVED - FUTURE CAPITAL	.00	.00	98,000.00	98,000.00 .0
	TOTAL CAPITAL EXPENSE	.00	.00	98,000.00	98,000.00 .0
<u>DEBT RELATED EXPENSE</u>					
90-40-350-500.0	REVENUE BOND PRINCIPAL	.00	.00	370,000.00	370,000.00 .0
90-40-350-510.0	REVENUE BOND INTEREST	.00	.00	107,913.00	107,913.00 .0
	TOTAL DEBT RELATED EXPENSE	.00	.00	477,913.00	477,913.00 .0
<u>INTER-FUND TRANSFER EXPENSE</u>					
90-40-600-971.0	FUND TRANSFER-CAPITAL PROJECTS	.00	.00	45,000.00	45,000.00 .0
	TOTAL INTER-FUND TRANSFER EXPENSE	.00	.00	45,000.00	45,000.00 .0
	TOTAL URBAN RENEWAL AGENCY EXPENSE	84.07	2,434.52	645,127.00	642,692.48 .4
	TOTAL FUND REVENUE	80,485.73	81,073.98	645,127.00	564,053.02 12.6
	TOTAL FUND EXPENDITURES	84.07	2,434.52	645,127.00	642,692.48 .4
	NET REVENUE OVER EXPENDITURES	80,401.66	78,639.46	.00	(78,639.46) .0
<u>CONTINGENCY</u>					
	REV/EXP WITH CONTINGENCY	80,401.66	78,639.46	.00	(78,639.46) .0