

**City of McCall**  
**Housing Advisory Committee**  
**Agenda**  
**August 16, 2021, 4-5:30pm**  
**Carpenter’s Shop – Idaho Historical Museum**  
**1001 State St**  
**McCall, ID 83638**

Use a phone to call 208-634-8900, when prompted enter Conference ID , [912510614#](#) If there are any questions, contact Meredith Todd, Assistant City Planner ([mtodd@mccall.id.us](mailto:mtodd@mccall.id.us)). The Meeting Room Occupancy Capacity is subject to the 6-foot social distancing and a capacity of 16 people.

**1. CALL TO ORDER AND ROLL CALL**

Nick Zello, Pat Hill, Robert Lyons, Diane Kushlan, Toni Curtis

**2. CONSENT AGENDA**

- Approve July 2021 HAC Meeting Minutes

**3. OLD BUSINESS**

- City Housing Authority Update (Structure & Property Use)
- Parks Master Plan/Davis Street Update

**4. NEW BUSINESS**

- Local Housing RFQ Update & Timeline
- Letter on Behalf of the HAC
- “Friend of the Developer” Brainstorm

**NEXT MEETING**

Next Regular Meeting – September 13, 2021? September 20, 2021?

**ADJOURN**

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**City of McCall**  
**Housing Advisory Committee**  
**Minutes**  
**July 19, 2021, 4-5:30 pm**  
**McCall Museum, Carpenter Shop**  
**1001 State Street**  
**McCall, ID 83638**

**CALL TO ORDER AND ROLL CALL**

*Nick Zello, Pat Hill, Robert Lyons, and Diane Kushlan were present. Toni Curtis was absent. Michelle Groenevelt (Community and Economic Development Director), Brian Parker (City Planner), and Meredith Todd (Assistant City Planner) were also present.*

**CONSENT AGENDA**

- Approve June 2021 HAC Meeting Minutes

*Member Lyons made a motion to approve the minutes, Member Hill seconded the motion. Members voted to pass the June HAC Minutes unanimously.*

**OLD BUSINESS**

- Davis Ave. Softball Field (Action Item)

Ms. Groenevelt, Ms. Todd, and Mr. Parker provided an update on the to-be-determined nature of the lot on Davis. Ms. Todd expressed that in discussion with Kurt Wolf, Parks and Recreation Director, he had mentioned a desire to convert one of the entire softball fields into a number of live-work units for locals. Those projects will become more concrete through the upcoming Parks Master Plan update that Mr. Wolf is hoping to engage in during FY 2022.

There was discussion about nearby properties held by the city and the possibility of purchasing air rights from existing developments' parking areas to build local-housing above. Given the opportunities on the Softball Field site would offer up to 3x the number of units, further discussion of the lot on Davis St. was tabled pending updated Parks Master Planning scheduling into the late Fall.

- ~~GNAR Research Grant (Action Item)~~
- Request for Qualifications for Housing Consultant update

Member Hill provided an update on his research of local and regional models or partners for local-housing initiatives and mentioned the important element regardless of Private or Public Sector entities being that of having land that could be developed in dense ways. There is not currently a regional example for large scale local-housing programs beyond the Housing

Company and IHFA, which serve a somewhat different role that we are in need of in McCall. In the Private sector, the struggle is building relationships with developers willing to act on the local-housing need rather than the high return real-estate market. Member Kushlan mentioned that the Private sector is the specific target of the Local-Housing Deed Restriction Incentive and Density Bonus Programs. The hope with the Public Sector is that there will not have to be incentive, so much as collaboration.

### **NEW BUSINESS**

- Previous Housing Authority (VARHA) update

Ms. Groenevelt provided an update on discussions with City Attorneys regarding the potential for a City Housing Authority similar to that of Wilder, Idaho, that would allow a greater return on investment through a localized focus. She identified previous struggles encountered by VARHA during its active period associated with leadership and funding. There was discussion of target Income Groups for new local-housing projects and Members determined that while all housing types are needed, those between 80% and 120% of the AMI are of highest need. Members asked for more detailed information from the City Attorney for the next HAC Meeting.

- Short term rental discussion

There was discussion on possible methods to dis-incentivize vacation rental owners from the short term model through Code Enforcement and Higher licensing fees. The use of the higher fees, even if not a strong enough deterrent, could generate funding for housing projects or consulting fees.

There was a brief brainstorming session of creative options for spurring more action including: acquiring homes set to be demolished and relocating them to other lots, researching housing funding opportunities in the upcoming national infrastructure package, re-evaluating the business co-op housing development model given the demand among local businesses for employees that cannot be met given the shortage of housing that is affordable to the local workforce.

### **NEXT MEETING**

~~Next Regular Meeting—August 9, 2021~~

### **ADJOURN**

*Member Lyons made a motion to adjourn the meeting. Member Hill seconded the motion and the meeting ended at 5:43pm.*

American with Disabilities Act Notice: The Museum is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142.

**From:** [Michelle Groenevelt](#)  
**To:** [Meredith Todd](#)  
**Subject:** FW: Compliance with deed restrictions- info on Housing Authority  
**Date:** Thursday, August 12, 2021 2:33:22 PM  
**Attachments:** [image001.png](#)

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**From:** William L. Punkoney <wpunkoney@WHITEPETERSON.com>  
**Sent:** Wednesday, August 4, 2021 10:51 AM  
**To:** Michelle Groenevelt <mgroenevelt@mccall.id.us>  
**Cc:** Linda Stokes <lstokes@mccall.id.us>; William Nichols <wfn@whitepeterson.com>  
**Subject:** Re: Compliance with deed restrictions- info on Housing Authority

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michelle,

Here are my responses in **red**:

1. Is it legal to set up a Housing Authority as an arm of the city?

Under Idaho Code 50-1905, the City, after making certain findings can create a housing authority as an "Independent public body corporate." The City does, however retain a certain amount of control over the authority board of commissioners, in that the City Council and Mayor, appoint Commissioners as their terms expire, and can remove commissioners under Idaho Code 50-1911 "for no cause" at any time, and can likewise, terminate the authority and wind-down/assume the authority's operations. The City attorney can provide legal services to the Housing Authority, and the City can, by intergovernmental agreement staff, and provide management services to the authority, thereby retaining administrative control of the authority.

2. What would this structure look like?

As I mentioned above, the City would create the separate entity, appoint the commissioners, and then enter into an intergovernmental agreement for management and staffing. See 50-1905 and 1910.

3. What steps are needed to create this entity?

The City needs to declare the need for the authority by resolution. That resolution needs to make the findings required by the below statute. The City would then Appoint a board, and then enter into an intergovernmental agreement for staffing. The City should consider how to finance the Authority's projects. It is clear that the housing authority has the ability to bond, it is not clear whether the City can make long-term loans to the housing authority. We are researching this and I will supplement this email.

Here is the relevant Code with highlighting:

50-1905. CREATION OF HOUSING AUTHORITIES. In any city of the state of Idaho, there may be created an independent public body corporate and politic to be known as a housing authority, which shall not be an agency of the city; provided, however, that such authority shall not transact any business or exercise its powers hereunder until or unless the governing body of the city, by proper resolution, shall declare, at any time hereafter, that there is need for an authority to function in such city. The determination, as to whether or not there is such need for an authority to function (a) may be made by the governing body on its own motion or (b) shall be made by the governing body upon the filing of a petition signed by twenty-five (25) residents of the city, asserting that there is need for an authority to function in such city and requesting that the governing body so declare.

The governing body shall adopt a resolution declaring that there is need for a housing authority in the city if it shall find (a) that insanitary or unsafe inhabited dwelling accommodations exist in such city or (b) that there is a shortage of safe or sanitary dwelling accommodations in such city available to persons of low income or rentals they can afford. In determining whether dwelling accommodations are unsafe or insanitary, said governing body may take into consideration the degree of overcrowding, the percentage of land coverage, the light, air, space and access available to the inhabitants of such dwelling accommodations, the size and arrangement of the rooms, the sanitary facilities and the extent to which conditions exist in such building which endanger life or property by fire or other causes.

Nothing in this act shall prevent governing bodies from jointly creating by resolution an independent public body corporate and politic to carry out and effectuate the purposes and provisions of this act and to serve the best interests of their respective citizenry.

In any suit, action or proceeding, involving the validity or enforcement of or relating to any contract of the authority, the authority shall be conclusively deemed to have become established and authorized to transact business and exercise its powers hereunder upon proof of the adoption of resolution by the governing body declaring the need for the authority. Such resolution or resolutions shall be deemed sufficient if it declares that there is such need for an authority and finds in substantially the foregoing terms, no further detail being necessary, that either or both of the above enumerated conditions exist in the city. A copy of such resolution, duly certified by the clerk, shall be admissible in evidence in any suit, action or proceeding.

50-1910. APPOINTMENT, QUALIFICATIONS AND TENURE OF COMMISSIONERS. When the governing body of a city adopts a resolution as aforesaid, it shall promptly notify the mayor of such adoption. Upon receiving such notice, the mayor shall appoint, with the approval of the city council, five (5) or seven (7) persons as commissioners of the authority created for said city. Commissioners of the authority shall serve five (5) year terms. If the mayor appoints, with the approval of the city council, five (5) persons as commissioners of the authority, the commissioners, who are first

appointed shall be designated to serve for terms of one (1), two (2), three (3), four (4), and five (5) years, except that all vacancies shall be filled for the unexpired term. If the mayor appoints, with the approval of the city council, seven (7) persons as commissioners of the authority, the commissioners who are first appointed shall be designated to serve terms as follows: one (1) commissioner for a one (1) year term, two (2) commissioners for two (2) year terms, two (2) commissioners for three (3) year terms, one (1) commissioner for a four (4) year term and one (1) commissioner for a five (5) year term, except that all vacancies shall be filled for the unexpired term. Upon resolution by a governing body of a city, after an authority has been created with either five (5) or seven (7) commissioners, the number of commissioners may be increased from five (5) to seven (7) or reduced from seven (7) to five (5). No commissioner of any authority may be an officer or employee of the city for which the authority is created. A commissioner shall hold office until his successor has been appointed and been qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk and such certificate shall be conclusive evidence of the due and proper appointment of such commissioner. The service of a housing assistance recipient appointed as a commissioner pursuant to 42 U.S.C. section 1437(b) shall be contingent upon his continued receipt of housing assistance. A commissioner shall receive no compensation for his services for the authority in any capacity, but he shall be entitled to the necessary expenses, including travel expenses, incurred in the discharge of his duties.

The powers of each authority shall be vested in the commissioners. A majority of the appointed commissioners shall constitute a quorum of the authority for the purpose of conducting its business and exercising its powers and for all other purposes. Action may be taken by the authority upon a vote of a majority of the commissioners present. The bylaws of the authority shall designate which of the commissioners appointed shall be the first chairman and such chairman shall serve in the capacity of chairman until the expiration of his term of office as commissioner. When the office of the chairman of the authority thereafter becomes vacant, the commissioners shall select a chairman from their number, a vice chairman, and may employ a secretary, an executive director who shall serve as an at-will employee of the commissioners, technical experts and such other officers, agents and employees, permanent and temporary, as it may require, and shall determine their qualifications, duties and compensation. For such legal services as it may require, an authority may call upon the city attorney of the city or may employ its own counsel and legal staff. An authority may delegate to one (1) or more of its agents or employees such powers or duties as it may deem proper.

#### 4. What are the benefits of having a City Housing authority?

This is a means by which a community can seek funding and administrate affordable housing. The authority operates separately from the City, so the city does not undertake the liability of operating the housing.

#### 5. What is the timeline? Cost?

I think this would need to be studied. The housing authority could be created very quickly. Formulation of a plan for financing operations should be identified prior to formation. The City should identify its affordable housing goals, and develop a specific plan to achieve them. The biggest issue will be financing of Housing Authority operations.

6. Are there other examples of cities in Idaho that use this structure for housing?

I am aware of housing authorities in Wilder, Nampa, Meridian, Boise, Twin Falls and Pocatello. I am certain there are others.

7. Any other consideration?

As I identified above, I think that staff, in conjunction with the City Council should develop achievable goals for local housing. Then a plan for achieving those goals should be identified. I think the housing authority could be a part of that broader plan.

William L. Punkoney  
White, Peterson, Gigray & Nichols, P.A.  
5700 E. Franklin Rd., Suite 200  
Nampa, Idaho 83687  
Tel: (208) 466-9272  
Fax: (208) 466-4405  
E-mail: [wpunkoney@whitepeterson.com](mailto:wpunkoney@whitepeterson.com)

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**From:** Michelle Groenevelt <[mgroenevelt@mccall.id.us](mailto:mgroenevelt@mccall.id.us)>  
**Sent:** Tuesday, July 27, 2021 4:57 PM  
**To:** William L. Punkoney <[wpunkoney@WHITEPETERSON.com](mailto:wpunkoney@WHITEPETERSON.com)>  
**Cc:** William F. Nichols <[wfn@WHITEPETERSON.com](mailto:wfn@WHITEPETERSON.com)>; Linda Stokes <[lstokes@mccall.id.us](mailto:lstokes@mccall.id.us)>  
**Subject:** Compliance with deed restrictions- info on Housing Authority

Hi Bill P,

At the staff level we have talked about ensuring compliance (at a minimum) with our local housing deed restrictions at the time the water utility is requested or changed. Attached a draft of a letter for your review that we would send to the owner/landlord to ensure we have the proper documentation for compliance with the restrictions. Can you please review? Feel free to change or add any additional enforcement language.

Also, I will need information related to setting up a City Housing Authority by August 9. You mentioned you were going to talk with Bill G about his experience in Wilder on this topic. I plan to bring this information to the Housing Advisory Committee then Council.

1. Is it legal to set up a Housing Authority as an arm of the city?
2. What would this structure look like?
3. What steps are needed to create this entity?
4. What are the benefits of having a City Housing authority?
5. What is the timeline? Cost?
6. Are there other examples of cities in Idaho that use this structure for housing?
7. Any other consideration?

Thanks,  
Michelle

Michelle Groenevelt, AICP  
Community & Economic Dev. Director  
216 E. Park Street | McCall | Idaho 83638  
Direct: 208.634.5229





## Housing Authorities in Other Communities

Community	Purpose	Units	Established	Roles	Website
Twin Falls Housing Authority	Provides public housing for low-income families	196 units (0-4 bedrooms) Family, Senior, Persons with disabilities	1940	Qualify applicants, income eligibility (up to 80%AMI)	<a href="https://twinfallshousing.com/">https://twinfallshousing.com/</a>
Boise City/Ada County	Provide affordable housing-related assistance to over 2,600 individuals and families every month, serving people with low and moderate incomes throughout the city and county.	Owns and manages nearly 200 market-rate apartments, ranging in size from 1 to 4 bedrooms, in Ada County. These apartments are rented to the general public and are not subsidized.	1967 (Boise) 1976 (Ada County)	Federally funded programs, as well as housing authority bond financed affordable housing developments for Boise, Garden City, Eagle, Star, Meridian, and Kuna. Housing Choice Voucher Program (Section 8) and Low Rent Public Housing Program. Owns and maintains an inventory of market rate rental housing options. Also provides assistance through these innovative programs: CHOIS (Coordinated Housing Options & Individualized Services), Shelter Plus Care, HUD-VASH (Veterans Affairs Supportive Housing), HOPWA (Housing Opportunities for Persons living With AIDS/HIV), VAWA (rental assistance through the Office on Violence Against Women). The FSS program enables families who are participants in the Housing Choice Voucher program to link with local career counselors, training and educational programs, and job search and retention services to become self-sufficient within five years. Additionally, a variety of programs administered through the Housing Authority has enabled families to attain <a href="#">home ownership</a>	<a href="https://bcacha.org/">https://bcacha.org/</a>
Wilder Housing Authority	Serves the City of Wilder and surrounding community, with a mission of providing affordable, safe and peaceful rental housing.	Chula Vista Acres is a 120-unit project, which provides housing for qualified families, with an emphasis on the agricultural work force in the area. Westfield Plaza is a 24-unit project, that provides housing for qualifying Senior Citizens regulated through United States Department of Agriculture and Managed Through Tomlinson and Associates	?	Provides rental housing to eligible Low-Income families with limited income. Manage qualification process.	<a href="http://www.wilderhousing.org/">http://www.wilderhousing.org/</a>
Nampa Housing Authority	Provide safe, decent, and affordable housing under good repair. Public housing programs are administered at the local level by PHAs	142 units owned and operated by Nampa Housing Authority. These units are leased to low-income families, seniors, and disabled applicants that pre-qualify for housing.	?		<a href="https://nampahousing.com/">https://nampahousing.com/</a>
Blaine County Housing Authority	Advocate, promote, plan and preserve the long-term supply of desirable and affordable housing choices in all areas of Blaine County in order to maintain an economically diverse, vibrant, and sustainable community.	Not clear from website- plan to talk with them more about units and programs.	?	Qualification process for rent or ownership units. First time homeowners education. Enforcement/abuse of programs. Blain County Housing Foundation for Gap Financing. Temporary Housing (less than 6 months.)	<a href="https://www.bcoha.org">https://www.bcoha.org</a>

## RE: Ideal Timeline for Park Master Plan



Kurt Wolf

To Meredith Todd



Thu 6:15 PM

Retention Policy Default 2 year permanently delete Expires 8/12/2023

You replied to this message on 8/12/2021 6:26 PM.

Hi Meredith,

I am hoping to get the master plan started this winter pending the availability of consultants and assistance from community development staff. The concept of using the Eastern half of the ball fields would also be contingent on development of ball fields at another location such as Riverfront Park. I couldn't even speculate on a time frame for that to happen but the master plan document will be a good start to better understanding those time frames.

I am heading out on vacation tomorrow with my family and will be gone through next week so I will not be available to attend the meeting. I support the idea but there are a lot of pieces that need to fall in place to make it happen.

Thank You,

Kurt K Wolf

Parks & Recreation Director, City Arborist

City of McCall – Parks & Recreation Dept.

*ISA Certified Arborist (PN-7353A) – ISA Tree Risk Assessment Qualification*

*American Society of Landscape Architects (ASLA)*

[www.mccallparksandrec.com](http://www.mccallparksandrec.com)

216 E. Park Street

McCall, Idaho 83638

Office: 208-634-8967

Cell: 208-315-0063

Blog: [mccallcitysource.com](http://mccallcitysource.com)

Social: [Facebook.com/cityofmccall](https://www.facebook.com/cityofmccall)

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**CITY OF MCCALL**

**MCCALL AREA LOCAL HOUSING ACTION PLAN  
CONSULTANT SERVICES  
REQUESTS FOR QUALIFICATIONS (RFQ)**

The Community and Economic Development Department of the City of McCall, Idaho is seeking the services of a firm or Individuals to complete an Action Plan for Implementing the City's Objectives for Local Housing. Qualified consultants will be experienced in housing, planning, community engagement, and consensus building. Further, they should have experience in the development of practical, effective, and implementable housing programs that are in tune with the unique challenges of small mountain and resort communities. Their experience should reflect knowledge of housing policy, finance and entitlements.

After review of the RFQ submittals, the top selected firm(s) and individual(s) will be asked to submit a full proposal and may be interviewed.

Five (5) hardcopies and one electronic file of the proposal shall be received no later than 5:00 P.M. on **August 20, 2021**. Submittals after this time shall not be accepted.

Inquiries about the project and electronic submittals shall be directed to Community and Economic Development Director Michelle Groenevelt, Project Manager, at: [mgroenevelt@mccall.id.us](mailto:mgroenevelt@mccall.id.us).

The hardcopy proposals shall be addressed to:

City of McCall  
Attn: Michelle Groenevelt  
216 E. Park St.  
McCall, ID 83638

**PROJECT DESCRIPTION**

**Introduction**

The Local Housing Action Plan is an effort to realize the community vision for local housing by building upon on-going efforts and defining a strategic path forward for implementation of the community's vision. The Action Plan is intended to create a framework for integrating, refining, prioritizing and building consensus of a discrete set of initiatives to be undertaken by the community over the next ten years.

**Background:**

The **McCall Area Comprehensive Plan** adopted in 2018 a vision for McCall:

*McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable. And*

*Support a variety of housing opportunities to allow people to live and work in McCall, and to provide affordable opportunities for low- to middle -income employees, seniors, and persons with special needs.*

Goal 2 of the Plan:

*Support a local housing program as part of the vision for a diverse and year-round economy.*

The 2018 **McCall in Motion, Housing Strategy** assessed the current and future housing needs and set forth recommendations for future actions to meet those needs. The recommendations include funding sources, regulations, programs and policies to create local housing options.

Both documents can be accessed at: <https://www.mccall.id.us/plans-documents-1>

In 2019, the McCall City Council adopted Resolution 19-02, the **McCall Local Housing Incentive Program**. Based on available funding, the program provides funding for private development to encourage and create deed restricted sale or leased property as local housing. The City Council has also committed to the use of unassigned fund balance at the end of the fiscal year for **Land Banking**. The purpose is for purchasing land for creating deed restricted Local Housing. See <https://www.mccall.id.us/localhousing> for more details on these programs.

In 2019, as part of an on-going effort at code reform, the City adopted a number of provisions for incentivizing local housing defined as,

*A residential dwelling unit deed restricted for the primary residence of (1) an employee working a minimum of 30 hours per week or 1560 hours per year within the city for a set period (six months) or have an employment offer from a McCall business; (2) a senior age 65 year or over; (3) a person with disability.*

The adopted code provisions including a series of bonus incentives for the provision of local housing, a process for the allowance of seasonal, temporary housing, and changes to the provisions for accessory dwelling units to encourage use as local housing.

In 2020, the City Council appointed a Housing Advisory Committee (HAC).

It is upon the recommendation of the HAC that this RFQ for a Local Housing Strategic Plan is being initiated and the selected firm(s) or individual(s) would be expected to work closely with this committee.

Also in 2020, the West Central Mountains Economic Development Council updated their report on housing needs in the broader region. This assessment was conducted through a survey of employees across the region about housing needs and real and perceived sense of housing security now and in the future. The goal for this data is to better understand what housing types should be built, where and at what price point.

### **Study Area**

The project area includes the City of McCall and the McCall Impact Area (which planning, and building is administered by the City staff but is ultimately the jurisdiction of Valley County).

### **Important Dates**

The following dates are intended to provide a guideline for the process and are subject to change:

July 12, 2021	RFQ Available
August 9, 2021	Submittal must be received by 5pm
August 18, 2021	Notification of short list (top firms to submit full proposal)
August 23-25, 2021	Consultant Interviews
TBD	Consultant Selection Announcement
TBD	Contract Development

### **SCOPE OF WORK**

The scope of work is proposed in two phases. **Phase One** would be a review and audit of the current initiatives underway, including: The Incentive Program; the HAC's proposals for City Owned Properties to salesell, trade or lease; the Land Banking program; and the newly adopted regulatory changes. The most immediate need is in evaluating the deed restrictions provisions associated with the incentive program.

**Phase Two** will be to work with city staff and the HAC in a review and evaluation of the various action steps identified to date in the previous cited documents and plans. The intent will be to drill down further into the effectiveness of the identified strategies in the development of a plan of action to be adopted by the city. Among the factors to be considered in this assessment are:

- a. Level of Impact
- b. Funding
- c. Organizational and community support
- d. Partnerships
- e. Roles and Responsibilities

- f. Priority and timeline
- g. Measures of success

It is not expected that all the strategies identified to date will be included in the final strategic plan and there may be additional actions ~~that~~ not yet identified that will be found more effective.

The selected firm(s) or individual(s) will work with the HAC and City staff throughout this phase in developing public information, education, and marketing material to be used by the city in gaining support for the strategic plan.

**Deliverables:** The product expected from this work effort is a concise strategic plan approximately 20 -30 pages in length, which set forth the strategic actions the city should undertake over the next ten years with emphasize emphasis on the next 5 years.

## **REVIEW, EVALUATION, AND SELECTION**

Respondents will be evaluated according to these criteria:

*Capability to Perform Project* (i.e., firm's history, areas of expertise, address of office that will manage project, length of time in business, firm's legal structure, firm's commitment to provide necessary resources to perform and complete project). 1 page max.

*Relevant Project Experience* (i.e., description of other projects executed by the firm that demonstrate relevant experience.) List of all relevant public sector clients for whom you have performed similar work in the past five years, which should include name, address, and phone number of a person who can be contacted regarding the firm's performance on the project). 5-page max.

*Qualifications of Project Team* (i.e., resumé for the key people assigned to the project including sub-consultants. Key personnel roles and responsibilities on this project. Identify project manager who will be responsible for the day-to-day management of project tasks and will be primary point of contact.) 3-page max.

*Project Approach and tentative timeline* (i.e., the tasks that must be accomplished to complete the project including creative and new ideas. How the firm proposes to execute the tasks. Unique aspects of the project and alternative approaches the owner might wish to consider). 3-page max.

The most qualified teams who are deemed most advantageous to the City of McCall will be asked to submit a more specific proposal for the project. The City may choose to interview only the top-ranking firms as based on proposal review and scores. Unsuccessful proposals will be notified as soon as possible.

This solicitation is being offered in accordance the Idaho statutes governing procurement of professional services.

*We consider applicants on the basis of qualifications and without regard to race, color, religion, sex, national origin, age, marital status, veteran status, disability, and any other legally protected status.*

## Meredith Todd

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**From:** Robert Lyons <robertlyons@highmountaincountry.com>  
**Sent:** Friday, August 13, 2021 10:52 AM  
**To:** Nicholas Zello  
**Cc:** Meredith Todd; mccallinfo; Diane Kushlan; Toni; Michelle Groenevelt; Brian Parker  
**Subject:** Re: Agenda Items to Add - 8.16

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Everyone

I wanted to let you know that I had dinner with Governor Little a couple weeks ago and he said the State was looking at funding infrastructure items that would help for the housing crisis around the State.

It looks like now he/ the State is accepting some Federal funds for this item so there could be funds to go towards the various sewer repairs that are needed around town that then could allow many locations/properties to be able to have full or even expanded hookups to go towards Community housing much sooner.

I have already sent this information to Dale Caza at PLSD so they can contact the Governor's office directly to see how to get these funds.

I am not sure if the City could also apply for some of these funds to help with the water system and hopefully in turn allow for some type of credits or other incentives for a developer to build community housing?

Michelle & Brian let me know what you think about this? If you or someone at the City wants to find out more information they can call the Governor's office at 208-334-2100 and ask for McKenzie Johnson.

Thanks,  
Robert

On Fri, Aug 13, 2021 at 10:39 AM Nick Zello <[nzello@gmail.com](mailto:nzello@gmail.com)> wrote:

Thanks Meredith, this looks good to me. I'm also relieved that your recall of the letter and its intent is the same as mine.

Nick

On Aug 12, 2021, at 3:14 PM, Meredith Todd <[mtodd@mccall.id.us](mailto:mtodd@mccall.id.us)> wrote:

No problem,