

City of McCall
Housing Advisory Committee
Minutes
June 14, 2021, 4-5 pm
TEAMS/McCall Public Library- Idaho Room
216 E. Park Street
McCall, ID 83638

CALL TO ORDER AND ROLL CALL

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

Housekeeping:

Given there were no new minutes to approve, Member Zello made a motion to collect the time back for administrative logistics including:

- Formally deciding to hold HAC meetings for 90 minutes
- Continue to hold HAC Meetings on the second Monday of the Month
- Host meetings in-Person for HAC members, and use June to find new formal location.

No objections were raised to these recommendations and the motion was carried.

NEW BUSINESS

12-Month Work Plan
(Action Item)

Member Zello identified the need to come to an agreement on: the 12-Month Workplan Structure, a revised Agenda Process, and Meeting Duration as reviewed during Housekeeping concerns. He also identified the need for offline work among committee members between meetings in order to develop ideas.

In reviewing the strategic plans first and second phase activities, Member Kushlan mentioned that some first phase activities still need to be addressed including: parameters for engaging in Public/Private partnerships and strategies for coordination with Valley County (such as a subcommittee structure given quorum requirements for full committee meetings).

Member Lyons raised the need to streamline processes for developers to engage in the local-housing incentive program as well as provide more incentive than the existing \$10,000 deed-restriction bonuses. Member Hill offered to start sending concepts from the HAC Workplan to professionals to determine feasibility of greater actions and Member Kushlan pointed out that the

discussion of Incentives would need to be facilitated in a way that includes both a 'developer as a consultant' and an informed City staff member to balance the City resources available with the desired incentives for developers, and would need to speak to the *generalized* local-housing process, rather than be held on a case-by-case basis..

With time up for this agenda item, Member Zello recommended someone submit specified items for continued discussion on these points for the July Agenda and asked individuals to be tagged for the tasks required to move forward.

Member Zello then held a voice vote:

Desire to follow work plan structure? Unanimous Pass

Follow agenda structure? Unanimous Pass

Agreement on meeting duration (90 min)?: Unanimous Pass

Gateway and Natural Amenity Region (GNAR) Initiative Research Grant **(Action Item)**

Member Zello reviewed the purpose of the item would be to discuss and potentially decide based on desires to engage with the research initiative; whether or not to provide funding to the program as a participating municipality.

Member Kushlan and Ms. Michelle Groenevelt Presented a summary of the of University of Utah program to study "Gateway Communities" (mountain towns rich with amenities). Phase 1 of the program was data gathering; Phase 2 (current phase) is finding funding to study the intersection of housing//transportation/land-use availability in Gateway Communities; seeking 150% match-funding to do this research.

Member Kushlan clarified the guiding question should be: to what extent do we want to invest in this program?

Members brought up two questions in need of answer prior to a firm decision on providing funds: 1) Does participating get you more access to information?

2) Does participating provide any direct assistance following conclusion of research by the University? Finding no direct answer, Member Kushlan mentioned in the upcoming American Planner Association meeting in October, one of the Professors leading the GNAR program would be presenting on the topic and identified it as a good opportunity for clarification on the next phase of the program.

Formal Action at this time was deferred until further information could be acquired, but the following decisions were made regarding next steps: 1) Continue to Engage with GNAR to Learn more: Yes 2) Participate in Case Study: Uncertain 3) Provide Funding To GNAR: Uncertain.

Discussion of Softball Property off of Davis Ave **(Action Item)**

Davis Street:

There was discussion between members about the logistical barriers to moving forward with RFP or RFQ on the property on Davis due to possible encroachment on City Parks Dept. Softball field, and the need to talk to Kurt Wolf (Director of P&R) to determine whether the property identified as a possibility for local-housing was in fact available as designated surplus land. Member Hill mentioned the need to assess whether the City would need to convey title or lease to another party given potential barriers to the City holding ownership of a local-housing development. Ms. Groenevelt mentioned the possibility of reviving the Valley-Adams Regional Housing Authority at this time as a potential resource and intermediary in circumstances where City land could be used for local-housing in the future.

Specific to the lot size, dimensions and current use, Member Curtis and Member Lyons mentioned the need for intentional and specific engineering and design related to keeping the building safe from fly-balls off the ball field, as well as place as many units as would be required for the density bonus in the Zone.

Ms. Groenevelt offered to speak to the City Attorney to outline HAC and City's legal ability to manage land with an earmark for local-housing. Member Kushlan and Ms. Groenevelt offered to find out Kurt Wolf's perspective on the surplus value of the parcel in the Park's perspective. And Members determined bringing up the Housing Authority and Davis Street circumstance in tandem with one another as interconnected issues for the City Council to discuss.

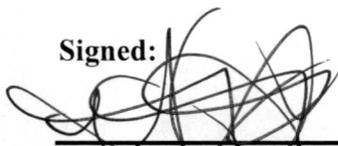
NEXT MEETING

Next Regular Meeting –July 12, 2021

ADJOURN

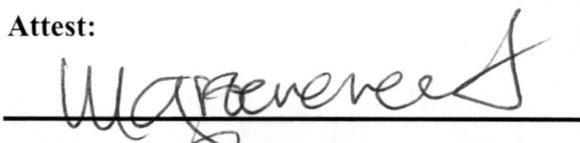
With no further concerns or questions to address, the meeting was adjourned at 5:24pm.

Signed:



Committee Chair

Attest:



City Staff Liaison

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