

City of McCall
Housing Advisory Committee
Minutes
March 29, 2021, 4-5 pm
TEAMS/McCall Public Library – Idaho Room
216 E. Park Street
McCall, ID 83638

Due to McCall’s commitment to “flatten the curve” in response to the COVID-19 Emergency and ensuring that the City’s Business continues, this meeting will be a virtual meeting. Use a phone to call 208-634-8900, when prompted enter Conference ID ,693395592# If there are any questions, contact Michelle Groenevelt, Community and Economic Director (mgroenevelt@mccall.id.us)

The Meeting Room Occupancy Capacity subject to the 6-foot social distancing recommendation of Centers for Disease Control and Prevention in addition to the Commissioners and staff who are anticipated to be in attendance is 1. All other persons may be in attendance virtually via Teleconference. Social Distancing will be enforced.

CALL TO ORDER AND ROLL CALL – meeting began at 4:01pm.

Members Pat Hill, Robert Lyons, Diane Kushlan, Nick Zello, and Toni Curtis were present. Michelle Groenevelt, Community and Economic Development Director was also present.

CONSENT (Action Item)

- February 22 Meeting Minutes

Ms. Groenevelt had intended to type the minutes leading up to the meeting, but dislocated her finger and spent the day getting her finger relocated.

NEW BUSINESS

- An assessment of public owned properties task - Next steps

There was some discussion of whether the document showing the public owned properties could be combined with the document listing active deed restrictions to date.

- Developing Request for Proposal (RFP) for a strategic/action plan (Action Item)

Ms. Groenevelt summarized the goal for she and Member Kushlan to write an RFP for a strategic plan. Due to staffing issues in the Planning Department, the item will be forwarded to the following meeting on April 26th. Member Kushlan mentioned she hopes to have a discussion with Shawn Rodriguez who is working on Urban Renewal/Affordable Housing in the downtown Boise Area to get an idea on cost of a consulting group.

- Chair Update- Davis property and the County parcel 7.5 acres

Member Hill met with Greg Tankersley from Crestline Engineers to walk through the potential wetlands on the Davis Ave. property site and understand what level of mitigation could be done in cooperation with the Army Corps of Engineers. Mr. Tankersley indicated a significant amount

wetland, contiguous with other couple of parcels in the area that would be a challenge to developing to maximum density ~13 units.

Ms. Groenevelt mentioned that the process of securing wetlands engineering on the parcel would be complicated until the late fall when the parcel would be deeded from the McCall Urban Renewal Agency to the City itself. Further action would require City Council action on the parcel and waiting until the MRA sunsets the district.

Discussion on this topic transitioned to the funding and legal structures involved in the eventual conveyance of land from city to a non-profit, or sales of the land for money to be dedicated for local-housing development. There was discussion on the legal expectations and contractual obligations that could be involved in a housing non-profit type model.

NEXT MEETING

Next Regular Meeting – April 26, 2021

ADJOURN

Member Hill moved to adjourn and Member Kushlan seconded. The meeting ended at 5:07pm.

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November 9, 2021 | 12:34 PM PST

Date:

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Nick Zello, HAC Chair

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Michelle Groenevelt, CED Director