

McCall Redevelopment Agency Annual Report

October 24, 2019

MRA Board Members: *Bob Giles, Monty Moore, Colby Nielsen, Rick Fereday, Mike Maciaszek, Tabitha Martineau, and Nic Swanson. Monty Moore term has expired but we have recommended re-appointment to City Council after advertising the position (will be presented on November 7 City Council meeting).*

New District Plan Development:

In the past year, MRA continued to develop a Plan for the new urban renewal district – called “Downtown West District.” Phil Kushlan was asked to put together and eligibility report for area 2A and 2B and estimate the future revenue generated for each area. Elam and Burke was retained for general attorney services and to assist in the development of the Plan. Staff worked with the consultants to pull together projects from master plans, CIPs and anticipated community needs. The Board and City Council had a work session to discuss the geographic area of the new District. The Planning and Zoning Commission found that the Downtown West Plan was in conformance with the McCall Area Comprehensive Plan. The new district plan adoption is a public hearing at City Council TONIGHT. The timeline is to get it adopted before December 2019.

MRA District Dissolution letter

The existing district will close out in 2021. At the December MRA meeting, the Board will review a list of potential projects for 2020 which is essentially the last year for new projects. The Board has committed to the waterfront dock project north of the marina. By paying off the bond early, the Board is saving \$12,000.

Pine St. Parcel- second RFP

The Board issued a request for proposals in September of 2016 and received one proposal. Efforts to move that forward failed so MRA directed staff to send a letter terminating that project.

The Board directed staff to develop and issue an RFP again for this parcel. An RFP was drafted and advertised on the City website, in the Star News, Idaho Statesman and Idaho Business Review. No responses were received. The deadline was extended a month until April 1, 2019. Still no proposals were received.

Davis Ave. Parcel - RFP

The Davis Avenue RFP was developed and issued for local housing units. A proposal from The Housing Company was reviewed at the October meeting and the Board directed Staff to work with them on further definition of the project and the appraisal process.