

**URBAN RENEWAL PLAN FOR THE  
DOWNTOWN WEST URBAN RENEWAL PROJECT**

**THE URBAN RENEWAL AGENCY OF THE CITY OF MCCALLA/K/A  
THE MCCALL REDEVELOPMENT AGENCY  
CITY OF MCCALL, IDAHO**

**Ordinance No. \_\_\_\_\_**

**Adopted \_\_\_\_\_**

**Effective \_\_\_\_\_**

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## 100 INTRODUCTION

This is the Urban Renewal Plan (the “Plan”) for the Downtown West Urban Renewal Project (the “Project”) in the City of McCall (the “City”), state of Idaho. Attachments 1 through 5.5 attached hereto (collectively, the “Plan Attachments”) are incorporated herein and shall be considered a part of this Plan.

The term “Project” is used herein to describe the overall activities defined in this Plan and conforms to the statutory definition of an urban renewal project. Reference is specifically made to Idaho Code §§ 50-2018(10) and 50-2903(13) for the various activities contemplated by the term “Project.” Such activities include both private and public development of property within the urban renewal area. The Downtown West Project Area is also referred to as the “Project Area.”

This Plan was prepared by the Board of Commissioners (the “Agency Board”) of the Urban Renewal Agency of the City of McCall, Idaho, also known as the McCall Redevelopment Agency (the “Agency”), its consultants, and staff, and reviewed and recommended by the Agency pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and all applicable local laws and ordinances.

Idaho Code § 50-2905 identifies what information the Plan must include with specificity as follows:

- (1) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality.
- (2) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area.
- (3) An economic feasibility study.
- (4) A detailed list of estimated project costs.
- (5) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area.
- (6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (7) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar

year following the last year of the revenue allocation provision described in the urban renewal plan.

- (8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

This Plan includes the above information with specificity.

The proposed development of the Project Area as described in this Plan conforms to the 2018 McCall Area Comprehensive Plan (the “Comprehensive Plan”), as may be amended from time to time, and adopted by the McCall City Council (the “City Council”). Subject to the land use and zoning authority of the City, the Agency intends to rely heavily on any applicable design standards set forth in the McCall Downtown Master Plan, adopted by the City Council on December 19, 2013 (the “Downtown Framework”). The Downtown Framework sets forth key design guidelines and principals, preferred development concepts, mobility concepts, open space concepts and public utility/infrastructure framework concepts to guide redevelopment and development in the Project Area. To further support increasing local housing options, the Agency intends to implement the strategies set forth in the 2018 City of McCall Housing Strategy. Finally, the Agency will rely on the 2017 McCall Area Transportation Master Plan, which establishes guidelines for connectivity and preferred development concepts to support transportation and mobility options.

**This Plan is subject to the Plan modification limitations and reporting requirements set forth in Idaho Code § 50-2903A. Subject to limited exceptions as set forth in Idaho Code § 50-2903A, if this Plan is modified by a City Council ordinance, then the base value for the year immediately following the year in which modification occurs shall be reset to include the current year’s equalized assessed value of the taxable property in the revenue allocation area, effectively eliminating the Agency’s revenue stream. Should the Agency have any outstanding financial obligations, the City shall not adopt an ordinance modifying this Plan unless written consent has been obtained by any creditors, including but not limited to developers who have entered into reimbursement agreements with the Agency.**

**A modification shall not be deemed to occur when “[t]here is a plan amendment to make technical or ministerial changes to a plan that does not involve an increase in the use of revenues allocated to the agency.” Idaho Code § 50-2903A(1)(a)(i). Annual adjustments as more specifically set forth in the Agency’s annual budget will be required to account for more/less estimated revenue and prioritization of projects. Any adjustments for these stated purposes are technical and ministerial and are not modifications under Idaho Code § 50-2903A.**

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the development, redevelopment,

rehabilitation, and revitalization of the area within the boundaries of the Project Area. The Agency retains all powers allowed by the Law and Act. This Plan presents a process and a basic framework within which plan implementation, including contracts, agreements and ancillary documents will be presented and by which tools are provided to the Agency to fashion, develop, and proceed with plan implementation. The Plan has balanced the need for flexibility over the twenty (20)-year timeframe of the Plan to implement the improvements identified in Attachment 5.1, with the need for specificity as required by Idaho Code § 50-2905. The Plan narrative addresses the required elements of a plan set forth in Idaho Code § 50-2905(1), (5), (7) and (8). Attachments 5.1-5.5, together with the Plan narrative, meet the specificity requirement for the required plan elements set forth in Idaho Code § 50-2905(2)-(6), recognizing that actual Agency expenditures are prioritized each fiscal year during the required annual budgeting process.

Allowed projects are those activities which comply with the Law and the Act and meet the overall objectives of this Plan. The public-private relationship is crucial in the successful development and redevelopment of the Project Area. Typically, the public will fund enhanced public improvements like utilities, streets, and sidewalks which, in turn, create an attractive setting for adjacent private investment for mixed-use residential (single family residential and increased density), retail, office, and commercial facilities.

The purposes of the Law and Act will be attained through, and the major goals of this Plan, are:

- a. The installation and construction of public improvements, including streets and pedestrian plazas; improvements to roadways, intersections, curbs, gutters and streetscapes, which for purposes of this Plan, the term “streetscapes” includes sidewalks, lighting, landscaping, benches and other street furniture, bike racks, public art and similar amenities between the curb and right of way line; installation and/or improvements to fiber optic facilities; public utilities including water and sewer improvements, and fire protection systems; other related public improvements, including improvements to pedestrian crossing facilities and parking facilities; removal, burying, or relocation of overhead utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; and improvement of storm drainage facilities;
- b. To support or partner in projects expanding local housing options and leveraging the McCall Local Housing Program;
- c. To support or partner in the development of a community and/or recreation center;
- d. To support or partner in the development of a public market;
- e. To support or partner in projects providing additional public access to Payette Lake and the installation of other waterfront amenities, including public docks,

waterfront parks and adjacent plazas, and pedestrian pathways. This includes projects supporting environmental protection of Payette Lake;

- f. The replanning, redesign, and development of undeveloped or underdeveloped areas which are stagnant or improperly utilized because of limited traffic access, underserved utilities, and other site conditions;
- g. The strengthening of the economic base of the Project Area and the community by the installation of needed public improvements to stimulate new private development providing employment and economic growth;
- h. The provision of adequate land for open space, parks, street rights-of-way, pedestrian rights-of-way, including pathways, pedestrian plazas and other outdoor public event space;
- i. The reconstruction and improvement of street corridors to allow traffic flows and pedestrians to move through the Project Area along with the accompanying utility connections throughout the Project Area;
- j. The provision of public service utilities such as broadband, water system improvements, sewer system improvements and improvements to storm drainage facilities (which may be located outside the Project Area);
- k. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;
- l. The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Project Area as a whole and benefiting the various taxing districts in which the urban renewal area is located;
- m. The funding of necessary public infrastructure to accommodate both public and private development;
- n. To acquire real property as may be necessary to support the above-mentioned goals; and
- o. Construction and maintenance of public parking facilities.

## **101 General Procedures of the Agency**

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. The Agency is also governed by its bylaws as authorized by the Law and adopted by the Agency. Under the Law, the Agency is governed by the Idaho open meeting law; the Public Records Act; the Ethics in Government Act of 2015, Chapters 1, 2 and 4 of Title 74, Idaho Code; reporting requirements pursuant to Idaho Code §§ 67-450B, 67-450E, 50-2903A and 50-2913; and the competitive bidding requirements under Chapter 28, Title 67, Idaho Code, as well as other procurement or other public improvement delivery methods.

Subject to limited exceptions, the Agency shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision.

The Agency may adopt separate policy statements. Any modification to any policy statement is a technical or ministerial adjustment and is not a modification to this Plan under Idaho Code § 50-2903A.

## **102 Provisions Necessary to Meet State and Local Requirements: Conformance with Idaho Code Sections 50-2008 and 50-2906**

Idaho law requires that the City Council, by resolution, must determine a geographic area be a deteriorated area or a deteriorating area or a combination thereof and designate such area as appropriate for an urban renewal project prior to preparation of an urban renewal plan. A consultant was retained to study a proposed project area and prepare an eligibility report. The eligibility report was submitted to the Agency. The Agency accepted the eligibility report by Agency Resolution No. 01-2018 on June 19, 2018, and thereafter submitted the eligibility report to the City Council for its consideration.

The area studied, which was larger than the Project Area, was deemed by the City Council to be a deteriorating area and/or a deteriorated area and therefore eligible for an urban renewal project by adoption of Resolution No. 18-14 on June 28, 2018. With the adoption of Resolution No. 18-14, the City Council authorized the preparation of an urban renewal plan.

The Plan was prepared and submitted to the Agency for its review and approval. The Agency approved the Plan by the adoption of Agency Resolution No. 2-2019 on August 19, 2019, and submitted the Plan to the City Council with its recommendation for adoption.

In accordance with the Law, this Plan was submitted to the Planning and Zoning Commission of the City. After consideration of the Plan, the Commission reported to the City Council that this Plan is in conformity with the City's Comprehensive Plan.

Pursuant to the Law and Act, the City Council having published due notice thereof, a public hearing was held on this Plan. Notice of the hearing was duly published in the *Star News*,

a newspaper having general circulation in the City. The City Council adopted this Plan on \_\_\_\_\_, 2019, by Ordinance No. \_\_\_\_\_.

### **103 History and Current Conditions of the Area**

This Project Area includes approximately 52.4 acres, exclusive of rights-of-way, and encompasses a portion of the City's central business district (CBD) extending south along Third Street (Highway 55) to Stibnite Street. Despite recent investment in the broader CBD, the Valley County Assessor's data indicates approximately 74% of the parcels consisting of 49% of the land area are either vacant, deteriorated or deteriorating.

The Project Area is zoned primarily for mixed-use commercial and residential uses. A significant impediment to development is the extent of infrastructure necessary to develop the area. Development potential within the Project Area is currently restricted due to the costs to update existing infrastructure to current standards. The street surfaces are failing throughout the Project Area. The pedestrian facilities, such as the sidewalks throughout the Project Area, are broken and create hazardous walking surfaces. There continue to be sections where sidewalks do not exist forcing pedestrians to compete with vehicular traffic on narrow paved surfaces. Additionally, there is the lack of adequate storm drainage facilities, creating dangerous ponding during periods of rain and snow melt, which exacerbates the deteriorating condition of the roadways. Similarly, the lack of stormwater facilities impacts the water quality of Payette Lake (drinking water source).

The Plan proposes installation and improvements to public infrastructure and other publicly owned assets throughout the Project Area, as more specifically set forth in Attachment 5.1, including but not limited to participation in the engineering, design and construction of roadways, including streetscapes, streetlights, curbs, gutters sidewalks and other related pedestrian amenities; parking improvements; water and sewer improvements; improvements to the fiber system; storm drainage system improvements; and the development or preservation of parks and open space, including pedestrian/bike paths, creating the framework for the development of a mixed-use residential, commercial, office and retail area; improvements to the waterfront; and other community development projects.

The Project Area is underdeveloped and is not being used to its highest and best use due to the presence of a substantial number of deteriorated or deteriorating structures, deterioration of site, age or obsolescence, predominance of defective or inadequate street layout, outmoded street patterns, need for modern traffic requirements, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary and unsafe conditions, unsuitable topography, diversity of ownership, and defective or unusual conditions of title. The foregoing conditions have arrested or impaired the sound growth in the Project Area and have resulted in economic underdevelopment of the Project Area.

The preparation and approval of an urban renewal plan, including a revenue allocation financing provision, gives the City additional resources to solve the public infrastructure and development impediment issues in this area. Revenue allocation financing should help to

improve the situation. In effect, property taxes generated by new developments within the Project Area may be used by the Agency to finance a variety of needed public improvements and facilities. Finally, some of the new developments may also generate new jobs in the community that would, in turn, benefit area residents.

#### **104 Purpose of Activities**

Attachment 5.1 includes the Project Area Improvement List identifying with specificity the proposed public improvements and projects contemplated in the Project Area. The description of activities, public improvements, and the estimated costs of those items are intended to create an outside limit of the Agency's activity. Due to the inherent difficulty in projecting future levy rates, future taxable value, and the future costs of construction, the Agency reserves the right to:

- a. change funding amounts from one Project to another.
- b. to re-prioritize the Projects described in this Plan and the Plan Attachments.
- c. Retain flexibility in funding the various activities in order to best meet the Plan and the needs of the Project Area.
- d. Retain flexibility in determining whether to use the Agency's funds or funds generated by other sources.
- e. Site the location of proposed improvements to support development when it occurs. Attachment 5.5 provides limited information on the proposed location of a few proposed improvements, which presents a realistic development scenario recognizing it is difficult to project with any certainty where the improvements will be sited until the future project submits plans to the City for compliance with land use regulations.

The Agency intends to discuss and negotiate with any owner or developer of the parcels within the Project Area seeking Agency assistance. During such negotiation, the Agency will determine the eligibility of the activities sought for Agency funding, the amount the Agency may fund by way of percentage or other criteria including the need for such assistance. The Agency will also take into account the amount of revenue allocation proceeds estimated to be generated from the developer's activities. The Agency also reserves the right to establish by way of policy, its funding percentage or participation, which would apply to all developers and owners.

Throughout this Plan, there are references to Agency activities, Agency funding, and the development, and contribution of public improvements. Such references do not necessarily constitute a full, final, and formal commitment by the Agency but, rather, grant to the Agency the discretion to participate as stated subject to achieving the objectives of this Plan and provided such activity is deemed eligible under the Law and the Act. The activities listed in Attachments

5.1-5.5 will be determined or prioritized as the overall Project Area develops and through the annual budget setting process.

The activities listed in Attachments 5.1-5.5 are also prioritized by way of importance to the Agency by the amounts funded, and by year of funding, with earlier years reflecting the more important activities, achievement of higher objectives, long term goals, and commitments. As required by the Law and Act, the Agency will adopt more specific budgets annually. The projected timing of funding is primarily a function of the market conditions and the availability of financial resources but is also strategic, considering the timing of private development partnership opportunities and the ability of certain strategic activities to stimulate development at given points in time within the planned 20-year period of the urban renewal district and revenue allocation area.

The Study (Attachments 5.1-5.5) has described a list of prioritized public improvements and other related activities with an estimated cost in 2018 dollars of approximately \$15,390,000. This amount does not take into account inflationary factors which would increase that figure depending on when the Agency is able to develop, construct or initiate those activities. The Study has concluded the capacity of revenue allocation funds through the term of the Plan based on the assumed development projects and assessed value increases will likely generate \$15,860,188. The Agency reserves the discretion and flexibility to use revenue allocation proceeds in excess of the amounts predicted in the event higher increases in assessed values occur during the term of the Plan for the improvements and activities identified. Additionally, the Agency reserves the discretion and flexibility to use other sources of funds unrelated to revenue allocation to assist in the funding of the identified improvements and activities.

## **105 [RESERVED]**

## **200 DESCRIPTION OF PROJECT AREA**

The boundaries of the Project Area and the Revenue Allocation Area are shown on the Boundary Map of Urban Renewal Project Area and Revenue Allocation Area, attached hereto as Attachment 1 and incorporated herein by reference, and are described in the Legal Description of Urban Renewal Project Area and Revenue Allocation Area, attached hereto as Attachment 2 and incorporated herein by reference. For purposes of boundary descriptions and use of proceeds for payment of improvements, the boundary shall be deemed to extend to the outer boundary of rights-of-way or other natural boundary unless otherwise stated. The Agency also intends to use revenue allocation funds to improve the waterfront, including improvements that extend into Payette Lake, such as docks and other amenities.

## **300 PROPOSED REDEVELOPMENT ACTIONS**

### **301 General**

The Agency proposes to eliminate and prevent the spread of deteriorating conditions and deterioration in the Project Area by employing a strategy to improve and develop public and

private lands, and to grow the economy in the Project Area. Implementation of the strategy includes, but is not limited to the following actions:

- a. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state and local regulations for storm water discharge and to support private development;
- b. The provision for participation by property owners and developers within the Project Area to achieve the objectives of this Plan;
- c. The engineering, design, installation, construction, and/or reconstruction of:
  - streets, intersections and other pedestrian crossing facilities;
  - water and sewer system improvements;
  - other utility improvements, including, removal, burying, or relocation of overhead or underground utilities;
  - extension of electrical distribution lines and transformers;
  - improvement of irrigation and drainage ditches and laterals;
  - installation or improvements to fiber optic facilities and/or other communication systems;
  - parking facilities and electric charging stations;
  - fire protection systems;
  - Public art
  - curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches and other street furniture, bike racks, and similar amenities between the curb and right-of-way line;
  - other public improvements that may be deemed appropriate by the Board, including, but not limited to, walkways, public open spaces, outdoor public event spaces, parks, waterfront improvements, plazas, including but not limited to the City Hall/Library pedestrian plaza, and other similar amenities that may be deemed appropriate by the Board;
- d. The acquisition of real property from the City or others for right-of-way improvements, public parks, pedestrian facilities and trails, recreational access points and to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers, in part to encourage development of local housing options;
- e. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;
- f. The management of any property acquired by and under the ownership and control of the Agency;

- g. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- h. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;
- i. To support or partner in the engineering, design, installation, construction of a public community and/or recreation center;
- j. To support or partner in the development of a robust public market to encourage pedestrian activity in the CBD;
- k. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, mid-sized companies and large-scale corporations;
- l. The provision of financial and other assistance to encourage greater density, and to encourage construction of local housing options pursuant to the McCall Local Housing Program;
- m. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- n. The preparation and assembly of adequate sites for the development and construction of facilities for commercial, office, retail, residential, and governmental use;
- o. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines for the design of waterfront amenities, streetscape, festival streets, plazas, multi-use pathways, parks and open space and other like public spaces applicable to the Project Area as needed to support implementation of this Plan;
- p. The demolition or removal of certain buildings and/or improvements for public right-of-way and streetscape improvements, utility undergrounding, extension, upgrades, public parks, open space, plazas, multi-use trails, public facilities, and to encourage and enhance transportation and mobility options, decrease underutilized parcels, to eliminate unhealthful, unsanitary, or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;
- q. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire

Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;

- r. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment;
- s. To make improvements to utilities (within and outside of the Project Area) to encourage development throughout the Project Area;
- t. To support or partner in projects providing additional public access to Payette Lake and the installation of other waterfront amenities, including public docks, waterfront parks and adjacent plazas, and pedestrian pathways. This includes projects supporting environmental protection of Payette Lake; and
- u. To encourage and support public wayfinding projects.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by Law and Act.

### **302 Urban Renewal Plan Objectives**

Urban renewal activity is necessary in the Project Area to combat problems of physical deterioration or deteriorating conditions. As set forth in greater detail in Section 103, the Project Area has a history of a slow-growing tax base based on deteriorated and/or deteriorating conditions that have arrested or impaired or will arrest or impair growth in the Project Area.

As set forth in greater detail in Section 301, the construction of public facilities, installation and construction of public infrastructure, or improvements thereto, the installation, construction and improvements to pedestrian amenities, waterfront improvements and/or development, improvements to water and sewer facilities (within and outside of the Project Area), fire protection updates, as well as remediating any drainage issues will enhance the overall development of the Project Area.

Hence, the Plan for the Project Area is a proposal for public improvements to provide an improved environment for new commercial, office, retail, and residential uses; improvements to public open space and facilities; the elimination of unsafe conditions; and to otherwise prevent the extension of deterioration and reverse the deteriorating action of the Project Area.

Less than fee acquisition may be utilized by the Agency when and if necessary to promote redevelopment in accordance with the objectives of the Plan.

Temporary project improvements shall be provided, if necessary, to facilitate adequate vehicular and pedestrian circulation.

The provisions of this Plan are applicable to all public and private property in the Project Area. The provisions of the Plan shall be interpreted and applied as objectives and goals, recognizing the need for flexibility in interpretation and implementation, while at the same time not in any way abdicating the rights and privileges of the property owners which are vested in the present and future zoning classifications of the properties. All development under an owner participation agreement shall conform to those standards specified in Section 303.1 of this Plan.

This Plan must be practical in order to succeed. Particular attention has been paid to how it can be implemented, given the changing nature of market conditions. Transforming the Project Area into a vital, thriving part of the community requires an assertive strategy. The following list represents the key elements of that effort:

- a. Initiate simultaneous projects designed to revitalize the Project Area. From street and utility improvements to significant new public or private development, the Agency plays a key role in creating the necessary momentum to get and keep things going.
- b. Develop new mixed-use residential, retail, commercial, and office opportunities and encourage economic development.
- c. Secure and improve certain public open space in critical areas.
- d. Initiate projects designed to encourage a mixture of housing stock including varying density, market-rate, workforce and local housing options.

Without direct public intervention, much of the Project Area could conceivably remain unchanged and in a deteriorated and/or deteriorating condition for the next twenty (20) years. The Plan creates the necessary flexible framework for the Project Area to support the City's economic development while complying with the "specificity" requirement set forth in Idaho Code § 50-2905.

Land use in the Project Area will be modified to the extent that underutilized, underdeveloped, and vacant land and land now devoted to uses inconsistent with the future land uses of the area will be converted to residential, commercial, retail and office uses. In implementing the activities described in this Plan, the Agency shall give due consideration to the provision of adequate open space, park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of residents in the general vicinity of the site covered by the Plan.

### **303 Participation Opportunities and Agreement**

#### **303.1 Participation Agreements**

The Agency shall enter into various development participation agreements with any existing or future owner of property, in the event the property owner seeks and/or receives

assistance from the Agency in the development or redevelopment of the property. The term “owner participation agreement” or “participation agreement” is intended to include all participation agreements with a property owner, including reimbursement agreements, grant agreements or other participation agreements.

Each structure and building in the Project Area to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the rehabilitated or new structure meets the standards set forth in an executed owner participation agreement and meets the conditions described below:

- a. Any such property within the Project Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. The owner participation agreement may require as a condition of financial participation by the Agency a commitment by the property owner to meet the greater objectives of the land use elements identified in the Comprehensive Plan, the Downtown Framework, and applicable zoning ordinances. Upon completion of any rehabilitation, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition that will continue throughout an estimated useful life for a minimum of twenty (20) years.
- b. All such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated or constructed in conformity with all applicable codes and ordinances of the City.
- c. Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan, as well as to all applicable codes and ordinances of the City.

**All owner participation agreements will address phasing issues, justification and eligibility of project costs, and achievement of the objectives of the Plan. The Agency shall retain its discretion in the funding level of its participation. Obligations under owner participation agreements shall terminate no later than the termination date of this Plan, December 31, 2039. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any owner participation agreement.**

In all participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest

therein may be acquired by the Agency in accordance with Section 305.1 of this Plan and sold or leased for rehabilitation or development in accordance with this Plan.

Owner participation agreements may be used to implement the following objectives:

- a. Encouraging property owners to revitalize and/or remediate deteriorated areas or deteriorating areas of their parcels to accelerate development in the Project Area.
- b. Subject to the limitations of the Law and the Act, providing incentives to property owners to encourage utilization and expansion of existing permitted uses during the transition period to prevent a decline in the employment base and a proliferation of vacant and deteriorated parcels in the Project Area during the extended redevelopment of the Project Area.
- c. To accommodate improvements and expansions allowed by City regulations.
- d. Subject to the limitations of the Law and Act, providing incentives to improve nonconforming properties so they implement the design guidelines contained in this Plan to the extent possible and to encourage an orderly transition from nonconforming to conforming uses through the term of the Plan.
- e. Provide for advance funding by the developer/owner participant of those certain public improvements related to or needed for the private development. In that event, the Agency will agree as set out in the participation agreement to reimburse a portion of, or all of, the costs of public improvements identified in the participation agreement from the revenue allocation generated by the private development.

### **304 Cooperation with Public Bodies**

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. All plans for development of property in the Project Area by a public body shall be subject to Agency approval, in the event the Agency is providing any financial assistance.

Subject to applicable authority, the Agency may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to

financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements of the Project Area as allowed by the Law and Act.

The Agency specifically intends to cooperate to the extent allowable with the City for the construction of street, streetscape, utility, pedestrian improvements and waterfront improvements and development. The Agency shall also cooperate with the City on various relocation, screening, or underground projects, the providing of fiber optic capability, and the funding of water and sewer improvements. The Agency shall also cooperate with any public entity having jurisdiction over rights-of-way for the improvement of streets within the Project Area and with the public bodies responsible for water and sewer improvements. The Agency may also cooperate and seek available assistance from state and federal sources for economic development.

In the event the Agency is participating in the public development by way of financial incentive or otherwise, the public body shall enter into a participation agreement with the Agency and then shall be bound by the Plan and other land use elements and shall conform to those standards specified in Section 303.1 of this Plan.

This Plan does not financially bind or obligate the Agency to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain projects and expenditures have been estimated and included in the analysis. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any owner participation agreement and in the annual budget adopted by the Agency Board.

### **305 Property Acquisition**

#### **305.1 Real Property**

Only as specifically authorized herein, the Agency may acquire, through the voluntary measures described below, but is not required to acquire, any real property located in the Project Area where it is determined that the property is needed for construction of public improvements, required to eliminate or mitigate the deteriorated or deteriorating conditions, to facilitate economic development, including acquisition of real property intended for disposition to qualified developers through a competitive process, and as otherwise allowed by law. The acquisition shall be by any means authorized by law, including, but not limited to, the Law, the Act, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, but shall not include the right to invoke eminent domain authority except as authorized herein. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including structures and fixtures upon the real property, without acquiring the land upon which those structures and fixtures are located.

The Agency intends to acquire any real property through voluntary or consensual gift, devise, exchange, or purchase. Such acquisition of property may be for the development of the public improvements identified in this Plan. Such properties may include properties owned by private parties or public entities. This Plan anticipates the Agency's use of its resources for

property acquisition, in part, for the construction of public improvements and to support local housing projects.

In the event the Agency identifies certain property which should be acquired to develop certain public improvements intended to be constructed under the provisions of this Plan, the Agency shall coordinate such property acquisition with any other public entity (e.g., without limitation, the City, the state of Idaho, or any of its authorized agencies), including the assistance of the Agency of funds to acquire said property either through a voluntary acquisition or the public entity's invoking of its eminent domain authority as limited by Idaho Code Section 7-701A.

The Agency is authorized by this Plan to acquire the properties identified in Attachment 3 hereto, including but not limited to property to be acquired for the extension or expansion of certain rights-of-way.

The Agency is authorized by this Plan and Idaho Code §§ 50-2010 and 50-2018(12) to acquire the properties identified in Attachment 3 hereto for the purposes set forth in this Plan. The Agency has identified its intent to acquire and/or participate in the development of certain public improvements, including, but not limited to streets, streetscapes, water and sewer improvements, environmental remediation/site preparation, public parking, public art, local housing, community facilities, including but not limited to public open space, parks, plazas, pedestrian/bike paths and trails, waterfront improvements and docks, multi-purpose community and/or recreation facilities, and other public facilities. Further, the Agency may acquire real property to facilitate commercial development and/or housing opportunities by assembling and disposing of developable parcels. The Agency's property acquisition will result in remediating deteriorating conditions in the Project Area by facilitating the development of mixed-use, residential, commercial, retail and office areas. The public improvements are intended to be dedicated to the City upon completion. The Agency reserves the right to determine which properties identified, if any, should be acquired.

It is in the public interest and may be necessary, in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area for the public improvements identified in this Plan, which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method.

Under the provisions of the Act, the urban renewal plan "shall be sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area." Idaho Code § 50-2018(12). The Agency has generally described those properties by use as set out in Attachment 3 for acquisition for the construction of public improvement, to facilitate commercial development, and to support the development of local housing projects. The Agency may also acquire property for the purpose of developing streetscape and public utilities. The Agency reserves the right to determine which properties, if any, should be acquired.

## **305.2 Personal Property**

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain for the purpose of developing the public improvements described in section 305.1.

## **306 Property Management**

During the time real property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

## **307 Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced by the Project**

If the Agency receives federal funds for real estate acquisition and relocation, the Agency shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

In the event the Agency's activities result in displacement, the Agency shall comply with, at a minimum, the standards set forth in the Law. The Agency shall also comply with all applicable state laws concerning relocation benefits. The Agency shall also coordinate with the various local, state, or federal agencies concerning relocation assistance.

## **308 Demolition, Clearance and Site Preparation**

The Agency is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

Further, the Agency is authorized (but not required) to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency including site preparation. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, pedestrian walkways, parking facilities, drainage facilities, and other public improvements necessary to carry out this Plan.

## **309 Property Disposition and Development**

### **309.1 Disposition by the Agency**

For the purposes of this Plan, the Agency is authorized to sell, lease, lease/purchase, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho

Code § 50-2011. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

Real property acquired by the Agency may be conveyed by the Agency and, where beneficial to the Project Area, without charge to any public body as allowed by law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

### **309.2 Disposition and Development Agreements**

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of deteriorating conditions, all real property sold, leased, or conveyed by the Agency is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, lease/purchases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Valley County, Idaho.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, disability/handicap, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

As required by law or as determined in the Agency's discretion to be in the best interest of the Agency and the public, the following requirements and obligations shall be included in the disposition and development agreement.

That the developers, their successors, and assigns agree:

- a. That a detailed scope and schedule for the proposed development shall be submitted to and agreed upon by the Agency.
- b. That the purchase or lease of the land and/or subterranean rights and/or air rights is for the purpose of redevelopment and not for speculation.

- c. That the building of improvements will be commenced and completed as jointly scheduled and determined by the Agency and the developer(s).
- d. That the site and construction plans will be submitted to the Agency for review as to conformity with the provisions and purposes of this Plan.
- e. All new construction shall have a minimum estimated life of no less than twenty (20) years.
- f. That rehabilitation of any existing structure must assure that the structure is safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years.
- g. That the Agency receives adequate assurance acceptable to the Agency to ensure performance under the contract for sale.
- h. All such buildings or portions of the buildings which are to remain within the Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City.
- i. All disposition and development documents shall be governed by the provisions of Section 409 of this Plan.
- j. All other requirements and obligations as may be set forth in any participation policy established and/or amended by the Agency.

**The Agency also reserves the right to determine the extent of its participation based upon the achievements of the objectives of this Plan. Obligations under any disposition and development agreement and deed covenants, except for covenants which run with the land beyond the termination date of this Plan, shall terminate no later than December 31, 2039. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any disposition and development agreement.**

### **309.3 Development by the Agency**

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct public improvements within the Project Area for itself or for any public body or entity, which public improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install, or construct the public improvements authorized under Idaho Code Section 50-2007, 50-2018(10) and (13), and 50-2903(9), (13), and (14), and as otherwise identified in Attachments 5.1-5.5, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefore.

The Agency may enter into contracts, leases, and agreements with the City or other public body or private entity pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Idaho Code § 50-2908(2)(b) and Section 500 of this Plan or out of any other available funds.

### **310 Development Plans**

All development plans (whether public or private) prepared, pursuant to an owner participation or disposition and development agreement, shall be submitted to the Agency Board for approval and architectural review. All development in the Project Area must conform to those standards specified in Section 409. Additionally, development must be consistent with all City ordinances.

**311 [Reserved]**

**312 [Reserved]**

### **313 Participation with Others**

Under the Law, the Agency has the authority to lend or invest funds obtained from the federal government for the purposes of the Law if allowable under federal laws or regulations. The federal funds that may be available to the Agency are governed by regulations promulgated by the Department of Housing and Urban Development for the Idaho Community Development Block Grant Program (“ICDBG”), the Economic Development Administration, the Small Business Administration, or other federal agencies. In order to enhance such grants, the Agency’s use of revenue allocation funds is critical.

Under those regulations the Agency may participate with the private sector in the development and financing of those private projects that will attain certain federal objectives.

The Agency may, therefore, use the federal funds for the provision of assistance to private for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms to support, for any other activity necessary or appropriate to carry out an economic development project.

As allowed by law, the Agency may also use funds from any other sources for any purpose set forth under the Law or Act.

The Agency may enter into contracts, leases, and agreements with the City, or other public body or private entity, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area

and allocated to the Agency under Idaho Code § 50-2908(2)(b) and Section 500 of this Plan or out of any other available funds.

### **314 Conforming Owners**

The Agency may, at the Agency's sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use, and maintain the real property within the requirements of this Plan.

### **315 Arts Funding**

The Agency encourages public art and performing arts through joint ventures with private developers and in cooperation with the City. Whenever possible, any Agency arts funding will be used to leverage additional contributions from developers, other private sources, and public or quasi-public entities for purposes of including public art within the streetscape projects or other areas as identified in this Plan.

## **400 USES PERMITTED IN THE PROJECT AREA**

### **401 Designated Land Uses**

The Agency intends to rely upon the overall land use designations and zoning classifications of the City, as depicted on Attachment 4 and as set forth in the McCall Area Comprehensive Plan Land Use Map, including the future land use map and zoning classifications, as may be amended. For the most part, the Project Area is proposed as mixed-use residential, commercial, retail and office development. Provided, however, nothing herein within this Plan shall be deemed to be granting any particular right to zoning classification or use.

### **402 [Reserved]**

### **403 Public Rights-of-Way**

The Project Area includes portions of the City's main arterial street, Third Street and Lake Street (State Highway 55), as well as a number of collector streets and local roads as shown on Attachment 1. Any new City or State roadways will be constructed in conjunction with any applicable policies and design standards of the City (and State and Federal standards if applicable) regarding dedicated rights-of-way. Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development.

Additional improvements to existing streets and easements may be created, improved, or extended in the Project Area as needed for development. Existing dirt roadways, streets, easements, and irrigation or drainage laterals or ditches may be abandoned, closed, or modified as necessary for proper development of the Project Area, in conjunction with any applicable

policies and standards of the City regarding changes to dedicated rights-of-way, and appropriate irrigation or drainage districts regarding changes to laterals or ditches.

Any development, maintenance and future changes in the interior or exterior street layout shall be in accordance with the objectives of this Plan, public works department review, and the City's design standards as set forth in the 2017 McCall Area Transportation Master Plan, as may be amended in the future, as well as, the City of McCall Complete Streets Policy; shall be effectuated in the manner prescribed by State and local law; and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate vehicular access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;
- b. The requirements imposed by such factors as topography, traffic safety, and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project Area by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

#### **404 Interim Uses**

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan. However, any interim use must comply with applicable City Code.

#### **405 Development in the Project Area Subject to the Plan**

All real property in the Project Area, under the provisions of either a disposition and development agreement or an owner participation agreement, is made subject to the controls and requirements of this Plan. No such real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

**406 Construction Shall Comply with Applicable Federal, State, and Local Laws and Ordinances and Agency Development Standards**

All construction in the Project Area shall comply with all applicable state laws, the McCall City Code, as may be amended from time to time, and any applicable City Council ordinances pending codification, including but not limited to, regulations concerning the type, size, density and height of buildings; open space, landscaping, light, air, and privacy; the undergrounding of utilities; limitation or prohibition of development that is incompatible with the surrounding area by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors; parcel subdivision; off-street loading and off-street parking requirements.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area in the event of a disposition and development agreement or owner participation agreement.

**407 [Reserved]**

**408 Nonconforming Uses**

The Agency may permit an existing use to remain in an existing building and site usage in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into an owner participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project Area where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

All nonconforming uses shall also comply with the City codes and ordinances.

**409 Design Guidelines for Development under a Disposition and Development Agreement or Owner Participation Agreement**

Under a disposition and development agreement and an owner participation agreement, the design guidelines and land use elements of the Plan shall be achieved to the greatest extent feasible, though the Agency retains the authority to grant minor variations under this Plan and subject to a negotiated agreement between the Agency and the developer or property owner.

Under those agreements, the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. In such agreements, the Agency may

impose additional design controls. One of the objectives of this Plan is to create an attractive pedestrian environment in the Project Area. Therefore, such plans shall give consideration to good design and amenities to enhance the aesthetic quality of the Project Area. These additional design standards or controls will be implemented through the provisions of any owner participation agreement or disposition and development agreement. These controls are in addition to any standard and provisions of any applicable City building or zoning ordinances; provided, however, each and every development shall comply with all applicable City zoning and building ordinances.

## **500 METHODS OF FINANCING THE PROJECT**

### **501 General Description of the Proposed Financing Method**

The Agency is authorized to finance this Project with revenue allocation funds, financial assistance from the City (loans, grants, other financial assistance), state of Idaho, federal government or other public entities, interest income, developer advanced funds, donations, loans from private financial institutions (bonds, notes, line of credit), the lease or sale of Agency-owned property, public parking revenue, or any other available source, public or private, including assistance from any taxing district or any public entity.

The Agency is also authorized to obtain advances, lines of credit, borrow funds, and create indebtedness in carrying out this Plan. The Agency may also consider an inter-fund transfer from other urban renewal project areas and a grant from the City. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Agency in carrying out this Project.

As allowed by law and subject to restrictions as are imposed by law, the Agency is authorized to issue notes or bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

### **502 Revenue Allocation Financing Provisions**

The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, effective retroactively to January 1, 2019. These revenue allocation provisions shall apply to all taxing districts which are located in or overlap the Revenue Allocation Area shown and described on Attachments 1 and 2 to this Plan. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the Project.

The Agency, acting by one or more resolutions adopted by its Board, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay as costs are incurred (pay-as-you-go) or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or notes or bonds issued by the Agency to finance or to refinance the Project Costs (as defined in Idaho Code § 50-2903(14)) of one or more urban renewal projects.

Upon enactment of a City Council ordinance finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code § 50-2908. The Agency shall use such funds solely in accordance with Idaho Code § 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its Board.

A statement listing proposed public improvements and facilities, a schedule of improvements, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code § 50-2905 is included in this Plan and in Attachments 5.1-5.5 to this Plan. This statement necessarily incorporates estimates and projections based on the Agency's and consultants' present knowledge and expectations. The Agency is hereby authorized to adjust the presently anticipated urban renewal projects and use of revenue allocation financing of the related Project Costs if the Board deems such adjustment necessary or convenient to effectuate the general objectives of the Plan in order to account for revenue inconsistencies and unknown future costs. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in the annual budget.

The Agency may appropriate funds consisting of revenue allocation proceeds on an annual basis without the issuance of notes or bonds. The Agency may also obtain advances or loans from the City or Agency, or from the Agency's other revenue allocation area, or private entity and financial institutions in order to immediately commence construction of certain of the public improvements. Revenues will continue to be allocated to the Agency until termination of the revenue allocation area as set forth in Section 800. Attachments 5.1-5.5 incorporate estimates and projections based on the Agency's and its consultants' present knowledge and expectations concerning the length of time to complete the improvements and estimated future revenues. The activity may take longer depending on the significance and timeliness of development. Alternatively, the activity may be completed earlier if revenue allocation proceeds are greater than estimated or if the Agency obtains additional funds from another source.

The revenue allocation proceeds are hereby irrevocably pledged for the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

The Agency reserves the right to either pay for Project Costs from available revenue (pay as you go basis) or borrow funds by incurring debt through notes or other obligations.

Revenue allocation proceeds are deemed to be only a part of the proposed funding sources for the payment of public improvements and other project improvements. Additionally, project funding is proposed to be phased for the improvements, allowing of funds to be accumulated for use.

### **502.1 Economic Feasibility Study**

Attachment 5.2 constitutes the Economic Feasibility Study (“Study”), as supported by Attachments 5.1, 5.3, 5.4, and 5.5, for the urban renewal area prepared by Phil Kushlan, Kushlan Associates. The Study constitutes the financial analysis required by the Act and is based upon existing information from the developers, the Agency, the City and others. Projections are based upon input from the Agency, property owners, developers, City and other public entities.

### **502.2 Assumptions and Conditions/Economic Feasibility Statement**

The information contained in Attachments 5.1-5.5 assumes certain completed and projected actions. All debt is projected to be repaid no later than the duration period of the Plan. The total amount of indebtedness (and all other loans or indebtedness) and the amount of revenue generated by revenue allocation are dependent upon the extent and timing of private development. Should all of the development take place as projected, the project indebtedness could be extinguished earlier, dependent upon other legal obligations. Should private development take longer to materialize, or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and debt may continue for its full term.

The Plan and the Plan Attachments incorporate estimates and projections based on the Agency’s and consultants’ present knowledge and expectations. The Plan proposes certain public improvements as set forth in Attachments 5.1 through 5.5, which will facilitate development in the Revenue Allocation Area.

The assumptions set forth in the Study are based upon the best information available to the Agency and its consultants through public sources or discussions with property owners, developers, City staff and others. The information has been analyzed by the Agency and its consultants in order to provide an analysis that meets the requirements set forth under the Law and Act. At the point in time when the Agency may seek a loan from lenders or others, a more detailed and then-current financial pro forma will be presented to those lenders or underwriters for analysis to determine the borrowing capacity of the Agency. As set forth herein, the Agency reserves the right to fund the Project on a “pay as you go” basis. The Agency Board will

prioritize the activities set forth in this Plan and determine what funds are available and what activities can be funded. The Agency will establish those priorities through its mandated annual budgetary process.

The assumptions concerning revenue allocation proceeds are based upon certain assessed value increases and assumed tax levy rates, as more specifically set forth in Attachments 5.1-5.5. The types of new construction expected in the Project Area are: commercial, office, residential, including residential above retail and office, live-work residences, local housing projects, higher density townhome and single-family homes, lodging and retail. Developers have identified significant interest in these development types. The Project Area has potential for a significant increase in residential growth due to the McCall Local Housing Program to encourage a year-round downtown economy, particularly with regard to the close access and walkability to the downtown. Other owners have expressed interest in developing their properties or selling to a developer. However, without a method to construct the identified public improvements such as main water and sewer lines and street infrastructure, development is unlikely to occur in much of the Project Area.

The financial analysis set forth in Attachments 5.3-5.4 has taken into account and excluded levies that do not flow to the Agency consistent with Idaho Code § 50-2908.

It is understood that application of certain exemptions, including the homeowner's exemption and Idaho Code § 63-602K, which provides for personal property tax exemption to businesses may have the effect of reducing the increment value, which in turn reduces revenue.

### **502.3 Ten Percent Limitation<sup>1</sup>**

Under the Act, the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed taxable value for the entire City. According to the Valley County Assessor, the assessed taxable value for the City as of January 1, 2018, less homeowners' exemptions, is \$1,275,697,646. Therefore, the 10% limit is \$127,569,764.60.

The adjusted base assessed value of the existing revenue allocation area as of January 1, 2018, is as follows:

Railroad Avenue Area Urban Renewal District \$9,641,150

The estimated base value for the proposed Downtown West District is \$53,319,577. The adjusted base values for the combined revenue allocation areas total \$62,960,727, which is less than 10% of the City's 2018 value.

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<sup>1</sup> Due to the timing of the assessment process and creation of this Plan, the 2018 values have been used to establish compliance with the 10% limitation. Using the 2018 values, the total value of the existing revenue allocation area combined with the value of this Project Area are less than 5% of the total taxable value of the City. Even assuming an increase in values for 2019, the combined values of the revenue allocation areas would not exceed 10% of the current assessed taxable value for the entire City.

## 502.4 Financial Limitation

The Study identifies several capital improvement projects. Use of any particular funding source for any particular purpose is not assured or identified. Use of the funding source shall be conditioned on any limitations set forth in the Law, the Act, or by contract. If revenue allocation funds are unavailable, then the Agency will need to use a different funding source for that improvement.

The amount of funds available to the Agency from revenue allocation financing is directly related to the assessed value of new improvements within the Revenue Allocation Area. Under the Act, the Agency is allowed the revenue allocation generated from inflationary increases and new development value. Increases have been assumed based upon the projected value of new development as that development occurs along with possible land reassessment based on a construction start.

The Study, with the various estimates and projections, constitutes an economic feasibility study. Costs and revenues are analyzed, and the analysis shows the need for public capital funds during the project. Multiple financing sources including annual revenue allocations and interfund loan are shown. This Study identifies the kind, number, and location of all proposed public works or improvements, a detailed list of estimated project costs, a description of the methods of financing illustrating project costs, and the time when related costs or monetary obligations are to be incurred. See Idaho Code § 50-2905. Based on these funding sources, the conclusion is that the Project is feasible.

The information contained in the Study assumes certain projected actions. First, the Agency has projected an inter-district loan from the Agency's existing project area to assist with the administrative costs for establishing the new Project Area. That loan is anticipated to be repaid to the existing Project Area in full, with interest. Second, under the provisions of the Act, the revenue allocation may continue until the end of the Plan term. Third, the total amount of indebtedness and the amount of revenue generated by revenue allocation is dependent upon the extent and timing of private development. The Study considered and assessed the amount of geographic area in the Project Area that was highly probable to redevelop during the term of the Plan and Project Area. The potential maximum development capacity pursuant to the City Code was assessed for the area most likely to develop. To be conservative, the potential build-out value was limited to 20%, which formed the basis for the annual new development estimates. Additional value was added in years 2023 and 2026 based on anticipated projects that have been discussed at a high-level and are reasonable to assume will occur at some point in the near future. Finally, it is assumed, the Agency may re-prioritize projects and the location of those projects pursuant to market conditions, project timing, funding availability, etc. as more specifically detailed in the annual budget.

The proposed timing for the public improvements may very well have to be adjusted depending upon the availability of some of the funds and the Agency's ability to finance any portion of the Project. **Any adjustment to Project timing or funding is technical or**

**ministerial in nature and shall not be considered a modification of the Plan pursuant to Idaho Code Section 50-2903A.**

Attachments 5.1-5.2 list those public improvements the Agency may directly fund in whole, or reimburse a future developer and/or public entity for through the term of the Plan. The costs of improvements are estimates only as it is impossible to know with any certainty what the costs of improvements will be in future years. There is general recognition that construction costs fluctuate and are impacted by future unknowns, such as, the cost of materials and laborers. Final costs will be determined by way of construction contract public bidding or by an agreement between the developer/owner and Agency. The listing of public improvements does not commit the Agency to any particular level of funding; rather, identification of the activity in the Plan allows the Agency to negotiate the terms of any reimbursement with the developer and/or the public entities. This Plan does not financially bind or obligate the Agency to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain projects and expenditures have been estimated and included in the analysis. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any participation agreement and in the annual budget adopted by the Agency Board. The proposed location of parking, waterfront improvements and the pedestrian plaza in the Project Area is generally shown in Attachment 5.5 recognizing that the specific location of improvements, including but not limited to roads and utilities, will depend on the type and timing of development. The change in the location of the improvements shown on Attachment 5.5 plus the actual siting of the improvements identified in Attachments 5.1 and 5.2 does not constitute a modification to the Plan.

The Agency reserves its discretion and flexibility in deciding which improvements are more critical for development or redevelopment, and the Agency intends to coordinate its public improvements with associated development by private developers/owners. Where applicable, the Agency also intends to coordinate its participation in the public improvements with the receipt of certain grants or loans which may require the Agency's participation in some combination with the grant and loan funding.

Generally, the Agency expects to develop those improvements identified in Attachments 5.1-5.2 first, in conjunction with private development within the Project Area generating the increment as identified in Attachments 5.3-5.4.

The Plan has shown that the equalized valuation of the Revenue Allocation Area as defined in the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

**502.5 [Reserved]**

**502.6 Participation with Local Improvement Districts and Business Improvement Districts**

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the

City has the authority to establish local improvement districts for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority to participate in the funding of local improvement district facilities. This participation may include either direct funding to reduce the overall cost of the local improvement district or to participate as an assessed entity to finance the local improvement district project. Similarly, to the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of the purposes specified under the Business Improvement Districts, Chapter 26, Title 50, Idaho Code.

### **502.7 Issuance of Debt and Debt Limitation**

Any debt incurred by the Agency as allowed by the Law and Act shall be secured by revenue allocation funds as allowed by the Act. All such debt shall be repaid within the duration of this Plan, except as may be authorized by law.

### **502.8 Impact on Other Taxing Districts and Levy Rate**

An estimate of the overall impact of the revenue allocation project on each taxing district is shown in the Study through the new development projections.

The assessed value for each property in a revenue allocation area consists of a base value and an increment value. The base value is the assessed value as of January 1 of the year in which a revenue allocation area is approved by a municipality, with periodic adjustments allowed by Idaho law. The increment value is the difference between the adjusted base assessed value and current assessed value in any given year while the property is in a revenue allocation area. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis. Taxing entities submit proposed budgets to the County Board of Commissioners, which budgets are required to comply with the limitations set forth in Idaho Code § 63-802. Therefore, the impact of revenue allocation on the taxing entities is more of a product of the imposition of Idaho Code § 63-802, than the effect of urban renewal.

The County Board of Commissioners calculates the levy rate required to produce the proposed budget amount for each taxing entity using the assessed values which are subject to each taxing entity's levy rate. Assessed values in urban renewal districts which are subject to revenue allocation (incremental values) are not included in this calculation. The combined levy rate for the taxing entities is applied to the incremental property values in a revenue allocation area to determine the amount of property tax revenue which is allocated to an urban renewal agency. The property taxes generated by the base values in the urban renewal districts and by properties outside revenue allocation areas are distributed to the other taxing entities. Properties in revenue allocation areas are subject to the same levy rate as they would be outside a revenue allocation area. The difference is how the revenue is distributed. If the overall levy rate is less than assumed, the Agency will receive fewer funds from revenue allocation.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue Allocation Area would be expected during the term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities.

One result of new construction occurring outside the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity’s jurisdiction. From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated. Any new construction within the Project Area is not available in the short-term for inclusion by the taxing entities to increase their budget capacity. Upon termination of this Plan or deannexation of area, the taxing entities will be able to include the accumulated new construction roll value in setting the following year’s budget and revenue from such value is not limited to the three percent increase allowed in Idaho Code § 63-802(1)(a).

As the 2019 certified levy rates are not determined until late September 2019, the 2018 certified levy rates have been used in the Study for purposes of the analysis. For Tax Year 2018<sup>2</sup>, those districts and rates for the parcels located within the City are as follows:<sup>3</sup>

<u>Taxing Districts</u>	<u>Levy Rates:</u>
Valley County	.001681086
City of McCall	.004689208
McCall-Donnelly School District #421	.001592135
Valley County Emergency Medical	.000219031
McCall Cemetery	.000016076
McCall Fire	.000992805
McCall Hospital	.000344840
Payette Lakes Rec. Water & Sewer	.000193412
Valley County Road & Bridge	.000000000
TOTAL LEVY <sup>4</sup>	.009728593

The Study has made certain assumptions concerning the levy rate. First, for purposes of the Study, the levy rate is estimated to be a conservative .0087, which is less than the 2018 combined certified levy rates and the levy rate is estimated to stay level for the life of the revenue allocation area. In part, a conservative levy rate is used in the Study as the actual impact of the termination of the existing revenue allocation area during the term of this Plan and Project Area is unknown. Further, the impact of property value fluctuations on the levy rate is also

<sup>2</sup> Due to the timing of the taxing districts’ budget and levy setting process, certification of the 2019 levy rates did not occur until this Plan had been prepared. In order to provide a basis to analyze the impact on the taxing entities, the 2018 levy rates are used. Use of the 2018 levy rates provides a more accurate base than estimating the 2019 levy rates.

<sup>3</sup> It is unclear how the personal property tax exemption set forth in Idaho Code § 63-602KK may impact the levy rate.

<sup>4</sup> Net of voter approved bonds and levies.

unknown. The annual increment value is expected to increase by approximately 2% over the term of the Plan once the improvements have been completed and fully assessed by the County. If the overall levy rate is less than projected, or if expected development fails to occur as estimated, the Agency shall receive fewer funds from revenue allocation.

Pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Project Area. The Study has taken this statute into account. It is important to note that pursuant to Idaho Code § 50-2908, the Agency receives an allocation from the McCall-Donnelly School District #421 budget stabilization and tort levies.

### **503 Phasing and Other Fund Sources**

The Agency anticipates funding only a portion of the entire cost of the public improvements shown on Attachments 5.1-5.5. Other sources of funds shall include City and developer participation. Agency participation shall be determined by the amount of revenue allocation funds generated.

### **504 Lease Revenue and Bonds**

Under the Law (Idaho Code § 50-2012), the Agency is authorized to issue revenue bonds to finance certain public improvements identified in the Plan. Under that type of financing, the public entity would pay the Agency a lease payment annually which provides certain funds to the Agency to retire the bond debt. Another variation of this type of financing is sometimes referred to as conduit financing, which provides a mechanism where the Agency uses its bonding authority for the Project, with the end user making payments to the Agency to retire the bond debt. These sources of revenues are not related to revenue allocation funds and are not particularly noted in the Study, because of the “pass through” aspects of the financing. Under the Act, the economic feasibility study focuses on the revenue allocation aspects of the Agency’s financial model.

These financing models typically are for a longer period of time than the 20-year period set forth in the Act. However, these financing models do not involve revenue allocation funds, but rather funds from the end users which provide a funding source for the Agency to continue to own and operate the facility beyond the term of the Plan as allowed by Idaho Code § 50-2905(8) as those resources involve funds not related to revenue allocation funds.

### **505 Membership Dues and Support of Community Economic Development**

The Act is premised upon economic development being a valid public purpose. To the extent allowed by the Law and the Act, the Agency reserves the authority to use revenue allocation funds to contract with non-profit and charitable organizations established for the

purpose of supporting economic development and job creation. Additionally, the Agency reserves the authority to expend revenue allocation funds to join, participate and support non-profit organizations established to support Agency best practices and administration. The line item of District Operating Expenses within the Study shall be deemed to include expenditures for the purposes described in this section as may be deemed appropriate during the annual budgetary process.

## **600 ACTIONS BY THE CITY**

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing deterioration. Actions by the City may include, but not be limited to, the following:

- a. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.
- b. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- c. Imposition wherever necessary of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- d. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- e. Building Code enforcement.
- f. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- g. Institution and completion of proceedings necessary for the establishment of a local improvement district under Chapter 17, Title 50, Idaho Code.
- h. The undertaking and completing of any other proceedings necessary to carry out the Project.
- i. Administration of Idaho Community Development Block Grant funds that may be made available for this Project.

- j. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like.
- k. The waiver of any hookup or installation fee for water, or other utility services for any facility owned by any public agency, including any Agency facility.
- l. Joint funding of certain public improvements, including those identified on the Project Area Improvement List set forth in Attachment 5.1.
- m. Use of public entity labor, services, and materials for construction of the public improvements listed in this Plan.
- n. The waiver of any city impact fee for development within the Project Area.
- o. Assist with coordinating and implementing the public improvements in the Project Area identified in the Study.

The foregoing actions, if taken by the City, do not constitute any commitment for financial outlays by the City.

#### **601 Maintenance of Public Improvements**

The Agency has not identified any commitment or obligation for long-term maintenance of the public improvements identified. The Agency will need to address this issue with the appropriate entity, public or private, who has benefited from or is involved in the ongoing preservation of the public improvement.

#### **700 ENFORCEMENT**

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

#### **800 DURATION OF THIS PLAN, TERMINATION, AND ASSET REVIEW**

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan, shall be effective for twenty (20) years from the effective date of the Plan subject to modifications and/or extensions set forth in Idaho Code § 50-2904. The revenue allocation authority will expire on December 31, 2039, except for any revenue allocation proceeds received in calendar year 2040, as contemplated by Idaho Code § 50-2905(7). The Agency may use proceeds in 2040 to complete the projects set forth herein. As stated in the Plan, any owner participation agreement or disposition and development agreement obligations will cease as of December 31, 2039.

Idaho Code § 50-2093(5) provides the Agency shall adopt a resolution of intent to terminate the revenue allocation area by September 1. In order to provide sufficient notice of termination to the affected taxing districts to allow them to benefit from the increased budget capacity, the Agency will use its best efforts to provide notice of its intent to terminate this Plan and its revenue allocation authority by May 1, 2040, or if the Agency determines an earlier terminate date, then by May 1 of the early termination year:

- a. When the Revenue Allocation Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the Agency funded through revenue allocation proceeds shall be satisfied and the Agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Idaho Code § 50-2908 shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Revenue Allocation Area is located in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Revenue Allocation Area; and the powers granted to the urban renewal agency under Idaho Code § 50-2909 shall thereupon terminate.
- b. In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Plan.
- c. For the fiscal year that immediately predates the termination date, the Agency shall adopt and publish a budget specifically for the projected revenues and expenses of the Plan and make a determination as to whether the Revenue Allocation Area can be terminated before January 1 of the termination year pursuant to the terms of Idaho Code § 50-2909(4). In the event that the Agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by May 1, but in any event, no later than September 1, the Agency shall adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for termination of the Revenue Allocation Area by December 31 of the current year, and declaring a surplus to be distributed as described in Idaho Code § 50-2909 should a surplus be determined to exist. The Agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Idaho Code § 63-215.

Upon termination of the revenue allocation authority of the Plan to the extent the Agency owns or possesses any assets, subject to the following paragraph, the Agency intends to dispose

of any remaining assets by granting or conveying or dedicating such assets to the City, unless based on the nature of the asset, disposition to another public entity is more appropriate.

As allowed by Idaho Code § 50-2905(8), the Agency may retain assets or revenues generated from such assets as long as the Agency shall have resources other than revenue allocation funds to operate and manage such assets. Similarly, facilities which provide a lease income stream to the Agency for full retirement of the facility debt will allow the Agency to meet debt services obligations and provide for the continued operation and management of the facility.

## **900 PROCEDURE FOR AMENDMENT OR MODIFICATION**

To the extent there is any outstanding obligation, this Plan shall not be modified pursuant to the provisions set forth in Idaho Code § 50-2903A. Modification of this Plan results in a reset of the base value for the year immediately following the year in which modification occurs to include the current year's equalized assessed value of the taxable property in the revenue allocation area as more fully set forth in Idaho Code § 50-2903A subject to certain limited exceptions contained therein. As more specifically identified above, the Agency's projections are based on estimated values, estimated levy rates, estimated future development, and estimated costs of future construction/improvements. Annual adjustments as more specifically set forth in the Agency's annual budget will be required to account for more/less estimated revenue and prioritization of projects (if necessary). Any adjustments for these stated purposes are technical and ministerial and is not deemed a modification under Idaho Code § 50-2903A.

## **1000 SEVERABILITY**

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

## **1100 ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS**

Under the Law, the Agency is required to file with the City, on or before March 31 of each year, a report of the Agency's activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such calendar year. This annual report shall be considered at a public meeting to report these findings and take comments from the public.

Additionally, the Agency must comply with certain other reporting requirements as set forth in Idaho Code § 67-450E, the local government registry portal, Idaho Code § 50-2913, the tax commission plan repository, and Idaho Code § 50-2903A, the tax commission's plan modification annual attestation. Failure to report the information requested under any of these statutes results in significant penalties, including loss of increment revenue, and the imposition

of other compliance measures by the Valley County Board of County Commissioners.

**1200 APPENDICES, ATTACHMENTS, EXHIBITS, TABLES**

All attachments and tables referenced in this Plan are attached and incorporated herein by their reference. All other documents referenced in this Plan but not attached are incorporated by their reference as if set forth fully.

Attachment 1

Boundary Map of Urban Renewal Project Area and Revenue Allocation Area



Attachment 2

Legal Description of Urban Renewal Project Area and Revenue Allocation Area

A parcel of land being in a portion of Section 9, Township 18 North, Range 3 East, Boise Meridian. Located in Valley County, Idaho and being more particularly described as follows:

Commencing at the west quarter corner common to Section 16 and Section 17 (W1/4 Corner of Section 16), thence N 37°29'49 E a distance of 3073.235 Feet. This is the point of Beginning.

1. thence N 5°47'55 E a distance of 55.688 Feet;
2. thence N 0°20'35 E a distance of 144.958 Feet;
3. thence N 2°50'36 E a distance of 162.332 Feet;
4. thence N 0°53'30 E a distance of 131.728 Feet;
5. thence N 27°17'51 W a distance of 67.992 Feet;
6. thence N 0°1'26 E a distance of 123.967 Feet;
7. thence N 1°17'20 E a distance of 139.628 Feet;
8. thence S 89°11'41 W a distance of 58.431 Feet;
9. thence N 89°50'4 W a distance of 124.924 Feet;
10. thence N 89°53'39 W a distance of 75.04 Feet;
11. thence N 89°54'47 W a distance of 24.006 Feet;
12. thence N 0°48'31 E a distance of 60.394 Feet;
13. thence N 0°33'58 E a distance of 20.154 Feet;
14. thence N 0°33'38 E a distance of 58.674 Feet;
15. thence N 0°33'39 E a distance of 52.724 Feet;
16. thence N 0°33'39 E a distance of 65.756 Feet;
17. thence N 0°9'16 W a distance of 24.465 Feet;
18. thence S 50°15'50 W a distance of 229.528 Feet;
19. thence N 89°20'26 W a distance of 30.61 Feet;
20. thence N 0°30'45 E a distance of 129.041 Feet;
21. thence S 49°51'14 W a distance of 38.902 Feet;
22. thence N 0°35'20 E a distance of 80.259 Feet;
23. thence N 1°1'36 E a distance of 60.516 Feet;
24. thence N 0°32'17 E a distance of 99.975 Feet;
25. thence N 0°49'54 E a distance of 99.974 Feet;
26. thence N 0°49'52 E a distance of 19.993 Feet;
27. thence N 15°44'29 W a distance of 82.734 Feet;
28. thence N 20°18'2 W a distance of 18.76 Feet;
29. thence N 0°30'2 E a distance of 71.233 Feet;
30. thence N 0°27'36 E a distance of 96.261 Feet;
31. thence S 89°51'11 W a distance of 82.884 Feet;
32. thence S 89°42'35 W a distance of 75.39 Feet;
33. thence S 89°51'40 W a distance of 38.568 Feet;
34. thence S 89°56'53 W a distance of 52.877 Feet;
35. thence N 89°39'19 W a distance of 61.669 Feet;
36. thence N 89°39'44 W a distance of 88.885 Feet;
37. thence N 89°33'25 W a distance of 39.976 Feet;
38. thence N 89°43'0 W a distance of 59.617 Feet;
39. thence N 89°39'24 W a distance of 63.609 Feet;

40. thence N 89°35'31 W a distance of 109.576 Feet;
41. thence N 89°31'8 W a distance of 89.577 Feet;
42. thence N 89°36'55 W a distance of 291.406 Feet;
43. thence N 89°35'2 W a distance of 90.047 Feet;
44. thence N 89°38'31 W a distance of 100.165 Feet;
45. thence S 89°37'39 W a distance of 49.406 Feet;
46. thence N 0°29'40 W a distance of 441.427 Feet;
47. thence N 0°30'2 W a distance of 47.661 Feet;
48. thence N 80°15'49 E a distance of 31.325 Feet;
49. thence N 87°55'28 E a distance of 412.355 Feet;
50. thence N 89°48'26 E a distance of 57.506 Feet;
51. thence N 86°53'38 E a distance of 107.601 Feet;
52. thence N 87°57'0 E a distance of 82.44 Feet;
53. thence N 87°53'42 E a distance of 86.111 Feet;
54. thence N 87°55'27 E a distance of 388.41 Feet;
55. thence N 0°15'37 E a distance of 253.533 Feet;
56. thence N 2°58'25 W a distance of 19.208 Feet;
57. thence S 67°24'7 E a distance of 41.908 Feet;
58. thence N 84°0'13 E a distance of 99.821 Feet;
59. thence N 66°1'36 E a distance of 33.085 Feet;
60. thence S 89°30'52 E a distance of 30.037 Feet;
61. thence N 85°48'40 E a distance of 30.911 Feet;
62. thence N 85°19'15 E a distance of 28.969 Feet;
63. thence N 89°56'25 E a distance of 32.398 Feet;
64. thence N 78°50'3 E a distance of 27.726 Feet;
65. thence N 89°11'29 E a distance of 30.358 Feet;
66. thence N 85°3'22 E a distance of 25.476 Feet;
67. thence N 85°3'21 E a distance of 5.657 Feet;
68. thence N 84°3'57 E a distance of 18.796 Feet;
69. thence N 81°11'44 E a distance of 10.153 Feet;
70. thence S 89°12'46 E a distance of 84.152 Feet;
71. thence N 78°20'18 E a distance of 56.89 Feet;
72. thence N 78°20'43 E a distance of 33.727 Feet;
73. thence N 81°0'22 E a distance of 29.333 Feet;
74. thence N 74°30'34 E a distance of 30.041 Feet;
75. thence N 75°10'48 E a distance of 29.911 Feet;
76. thence N 57°1'15 E a distance of 32.038 Feet;
77. thence N 57°9'42 E a distance of 36.308 Feet;
78. thence N 40°43'52 E a distance of 23.733 Feet;
79. thence N 40°47'50 E a distance of 47.006 Feet;
80. thence S 11°41'41 E a distance of 145.147 Feet;
81. thence N 86°47'36 E a distance of 42.893 Feet;
82. thence N 65°56'58 E a distance of 36.9 Feet;
83. thence S 14°57'17 E a distance of 32.12 Feet;

84. thence S 11°45'26 E a distance of 346.035 Feet;
85. thence S 11°44'39 E a distance of 46.923 Feet;
86. thence S 11°38'1 E a distance of 45.261 Feet;
87. thence S 12°1'46 E a distance of 41.422 Feet;
88. thence S 13°5'25 E a distance of 10.344 Feet;
89. thence S 11°44'16 E a distance of 95.18 Feet;
90. thence S 11°52'23 E a distance of 21.684 Feet;
91. thence S 10°13'54 E a distance of 21.549 Feet;
92. thence S 10°13'55 E a distance of 49.061 Feet;
93. thence S 8°22'56 E a distance of 63.722 Feet;
94. thence N 61°45'46 E a distance of 103.934 Feet;
95. thence N 61°46'34 E a distance of 104.489 Feet;
96. thence N 62°41'2 E a distance of 52.212 Feet;
97. thence N 61°56'35 E a distance of 107.731 Feet;
98. thence N 84°29'6 E a distance of 99.784 Feet;
99. thence N 88°33'47 E a distance of 19.767 Feet;
100. thence S 85°4'36 E a distance of 19.851 Feet;
101. thence S 78°50'46 E a distance of 19.886 Feet;
102. thence S 56°36'20 E a distance of 55.699 Feet;
103. thence S 48°38'39 E a distance of 70.58 Feet;
104. thence S 31°11'51 E a distance of 66.362 Feet;
105. thence S 31°11'52 E a distance of 13.018 Feet;
106. thence S 23°46'54 E a distance of 13.358 Feet;
107. thence N 89°50'2 W a distance of 14.936 Feet;
108. thence N 89°50'1 W a distance of 13.784 Feet;
109. thence S 29°29'57 E a distance of 124.697 Feet;
110. thence S 28°50'3 E a distance of 156.993 Feet;
111. thence S 27°34'41 E a distance of 87.138 Feet;
112. thence S 2°10'24 E a distance of 6.843 Feet;
113. thence S 16°33'45 E a distance of 16.918 Feet;
114. thence S 1°34'8 E a distance of 59.527 Feet;
115. thence S 1°32'50 E a distance of 79.943 Feet;
116. thence S 1°29'10 E a distance of 41.619 Feet;
117. thence S 22°51'48 E a distance of 58.296 Feet;
118. thence S 79°20'47 W a distance of 57.763 Feet;
119. thence N 89°58'32 W a distance of 98.097 Feet;
120. thence N 89°58'32 W a distance of 125.893 Feet;
121. thence S 0°27'20 E a distance of 318.173 Feet;
122. thence S 1°10'1 E a distance of 61.743 Feet;
123. thence S 0°5'39 W a distance of 137.8 Feet;
124. thence N 89°57'57 E a distance of 9.917 Feet;
125. thence S 0°17'52 E a distance of 116.273 Feet;
126. thence S 0°17'50 E a distance of 7.777 Feet;
127. thence S 14°9'14 W a distance of 45.862 Feet;

128. thence S 89°57'20 W a distance of 51.561 Feet;
129. thence S 0°16'6 W a distance of 311.035 Feet;
130. thence N 89°53'59 W a distance of 216.086 Feet;
131. thence S 1°51'50 E a distance of 73.592 Feet;
132. thence S 2°17'33 W a distance of 21.539 Feet;
133. thence S 7°36'21 E a distance of 35.855 Feet;
134. thence S 2°33'49 E a distance of 70.269 Feet;
135. thence N 89°41'35 W a distance of 255.044 Feet;
136. thence N 89°53'50 W a distance of 193.203 Feet;
137. thence N 89°51'0 W a distance of 173.076 Feet; back to the Point of Beginning.

## Attachment 3

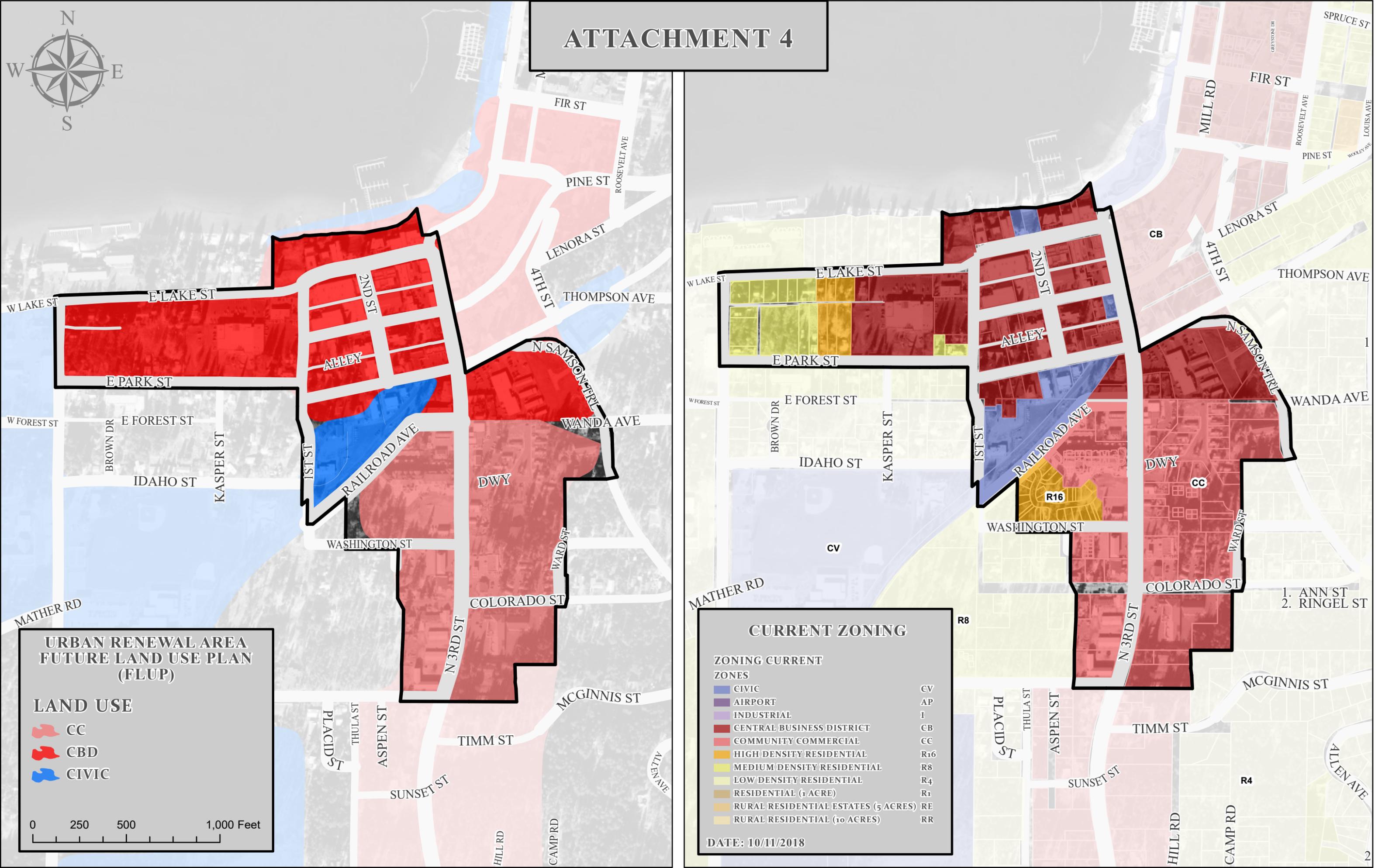
### Private Properties Which May Be Acquired by Agency

1. The Agency has not identified any particular parcel for the construction of public improvements or for private redevelopment. Properties which may be subject to acquisition include parcels to:
  - a) assemble with adjacent parcels to facilitate development and/or redevelopment;
  - b) assemble with adjacent rights-of-way to improve configuration and enlarge parcels for development and/or redevelopment;
  - c) reconfigure sites for development and possible extension of streets or pathways;
  - d) assemble for future transfer to qualified developers to facilitate the development of mixed-use, residential, commercial and retail areas; or
  - e) assemble for the construction of certain public improvements, including but not limited to streets, streetscapes, water and sewer improvements, environmental remediation/site preparation, parking, community facilities, parks, pedestrian/bike paths and trails, recreation access points to Payette Lake, waterfront improvements or development, community/recreation facilities and other public facilities.
2. The Agency reserves the right to acquire any additional right-of-way or access routes near or around existing or planned rights-of-way.
3. The Agency reserves the right to acquire property needed to provide adequately sized sites for high priority projects for the development of public improvements (the exact location of which has not been determined).
4. Other parcels may be acquired for the purpose of facilitating catalyst or demonstration projects, constructing public parking, constructing new streets or pathways, enhancing public spaces, or to implement other elements of the urban renewal plan strategy and/or any master plan for the Project Area.

Attachment 4

Map Depicting Expected Land Uses and Current Zoning Map  
of the Project Area

# ATTACHMENT 4



**URBAN RENEWAL AREA  
FUTURE LAND USE PLAN  
(FLUP)**

**LAND USE**

- CC
- CBD
- CIVIC

0 250 500 1,000 Feet

**CURRENT ZONING**

ZONING CURRENT ZONES

<span style="color: blue;">■</span> CIVIC	CV
<span style="color: purple;">■</span> AIRPORT	AP
<span style="color: pink;">■</span> INDUSTRIAL	I
<span style="color: darkred;">■</span> CENTRAL BUSINESS DISTRICT	CB
<span style="color: red;">■</span> COMMUNITY COMMERCIAL	CC
<span style="color: orange;">■</span> HIGH DENSITY RESIDENTIAL	R16
<span style="color: yellow;">■</span> MEDIUM DENSITY RESIDENTIAL	R8
<span style="color: lightyellow;">■</span> LOW DENSITY RESIDENTIAL	R4
<span style="color: brown;">■</span> RESIDENTIAL (1/5/10 ACRES)	R1
<span style="color: tan;">■</span> RURAL RESIDENTIAL ESTATES (5 ACRES)	RE
<span style="color: gold;">■</span> RURAL RESIDENTIAL (10 ACRES)	RR

DATE: 10/11/2018

Attachment 5.1

Public Improvements within the Revenue Allocation Area

**ATTACHMENT 5.1**  
**Public Improvements within the Revenue Allocation Area**

This Attachment includes a projected list of proposed public works or improvements within the Area 2 Project Area (the “Project Area” or “District”). The Project Area includes fully improved streets, utilities and other public rights-of-way amenities as well as park and open space costs, waterfront improvements and land for local housing.

The Improvement List for the Area 2 Project Area identifies needed investments to support private investment in capital facilities. Capital facilities generally have long useful lives and significant costs. The overall project and the infrastructure to support it are all consistent with the vision articulated in the McCall in Motion, 2018 McCall Area Comprehensive Plan (the “Comprehensive Plan”), the McCall Downtown Master Plan, and as required in City development regulations.

Estimated costs expected to be incurred in implementing the Urban Renewal Plan for the Area 2 Urban Renewal Project (the “Plan”) are as follows:

Utility Improvements	\$ 950,000
Storm Water	\$ 750,000
Streets & Streetscapes	\$ 3,450,000
Park / Pocket Park Development	\$ 350,000
Local Housing	\$ 1,000,000
Public Art	\$ 250,000
Fiber System Improvements	\$ 400,000
Waterfront Development	\$ 1,000,000
Electric Vehicle Charging Stations	\$ 5,000
Pedestrian Crossing Improvements	\$ 50,000
Outdoor Public Event Space	\$ 150,000
Parking Lot Development	\$ 750,000
Public Market Development	\$ 600,000
Community/Recreation Center	\$ 2,500,000
Docks	\$ 300,000
Intersection Improvements	\$ 600,000
City Hall – Library Pedestrian Plaza	\$ 250,000
Wayfinding	\$ 10,000
Street Furniture/Bike Racks	\$ 25,000
Property Acquisition	<u>\$ 2,000,000</u>
<b>Total</b>	<b>\$15,390,000</b>

The cost estimates set forth above have been provided by the City and are based upon current bid prices for similar construction in the area as provided by the City’s consulting engineers. The costs are estimated in 2018 dollars and are not inflated. Costs will likely vary from the costs detailed here, as they will be subject to inflation and further project

refinement and timing. The cost estimates used in this analysis are considered estimates for the purpose of financial planning. Actual amounts and project timing will be determined annually by the McCall Redevelopment Agency Board of Commissioners (the "Agency Board") in the adoption of the Agency's annual budget.

The Plan covers the 20-year period 2020 through 2040, which recognizes (1) the Agency will not receive any revenue in 2019, the year of formation; and (2) the Agency's authority to receive allocation of revenue in 2040, the calendar year following the termination date set forth in the Plan.

The Project Area is estimated to generate \$15,860,188 in tax increment/revenue allocation revenue between 2020 and 2040 in addition to the initial \$40,000 inter-district loan from the Agency to activate the program. The total from both sources is estimated to be \$15,900,188.

There are presently \$15,390,000 of project costs identified in the Improvement List provided by the City staff. The fiscal analysis assumes projects are implemented on a cash basis and debt with the resulting interest costs is not included. If actual revenues exceed the conservative estimates used, project timing may be advanced through short-term borrowing at the discretion of the Agency Board. Administrative costs over the life of the District are estimated at \$420,000 or approximately 2.6% of total estimated revenue. The initial inter-district loan to support startup costs is assumed to be repaid at 5% interest for a total obligation of \$42,000.

Total estimated expenditures, therefore, equal \$15,852,000, leaving a minimal \$48,188 positive program balance of at the end of the 20-year term. See Attachment 5.4 cash flow analysis for detailed estimates.

The Plan provides for the Project to extend through its maximum term of 20 years, recognizing the Agency's authority to receive allocation of revenue in the calendar year following the termination date set forth in the Plan. With statutory provisions limiting modifications to the Plan, it is generally assumed the District will be terminated as soon as its initial obligations are satisfied. However, the model in Attachment 5.4 suggests early termination would not be possible unless taxable investment greatly exceeded forecast levels or capital infrastructure investment is substantially reduced. Unforeseen circumstances could delay the private taxable investment thus slowing the revenue stream into the project reducing the flow of revenue into the District.

Secure funding includes revenue allocation funds and is money the Agency is highly likely to receive. The funds may not be in the Agency's possession at the beginning of the Plan period, but it is virtually certain that the Agency will receive the funds. The Agency may need to take specific actions to generate the funding, but those actions are within their powers. Despite the high probability of secure funding, no project can proceed until a specific, enforceable funding plan is in place.

Potential funding is money that might be received by the Agency. In every case the Agency is eligible for the funding, and the source of funding exists under current law. However, each potential funding source requires one or more additional steps or decisions before the Agency can obtain the resources, and the ultimate decision is outside of the Agency's independent control. Grant funds are an example of potential funding. Thus, potential funding is not assumed in determining financial feasibility.

Unfunded projects, or portions of projects lack secure or potential funding.

The amount of tax increment contributed to the Project will vary depending upon the actual cost of infrastructure.

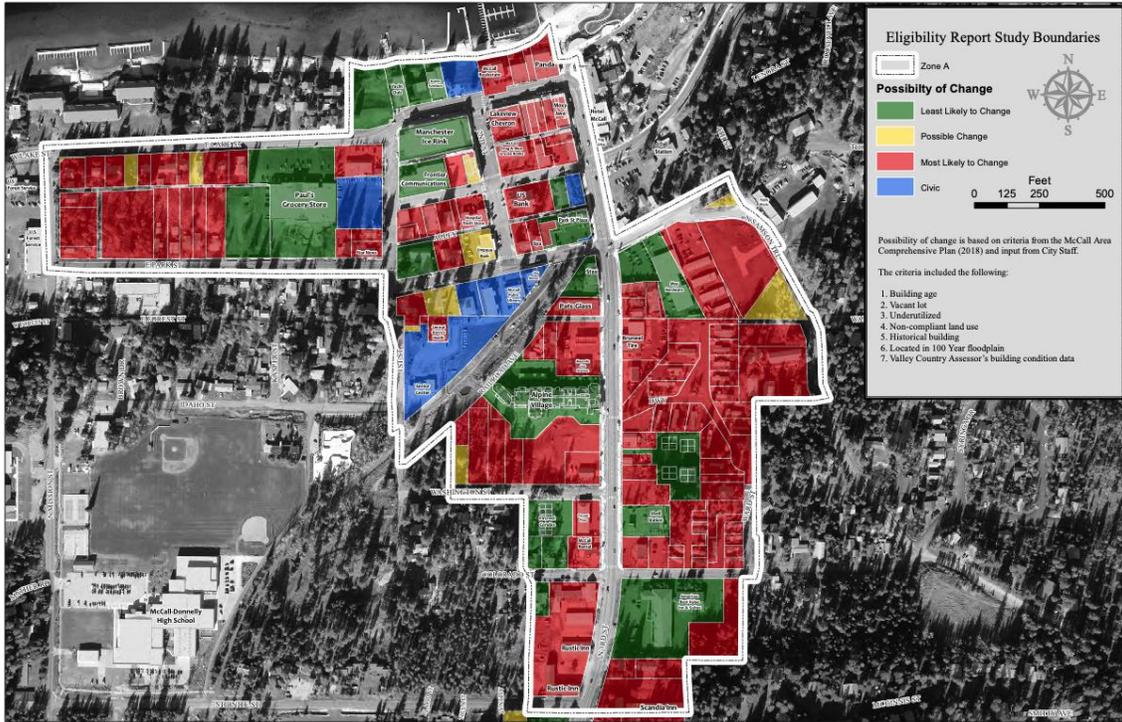
The Plan proposes certain public improvements that will facilitate development in the Project Area. The overall investment package will be funded from a variety of financing methods and sources. The primary method of financing the Agency's obligation will be through the use of tax increment revenue (i.e., incremental property taxes from the revenue allocation area). This Plan anticipates that the tax increment revenue will be used to pay for improvements on a pay-as-you-go basis. The issuance of bonds is not anticipated in this analysis of financial feasibility.

Other sources of funding for project may include, but are not limited to:

- Local Improvement District (LID)
- Business Improvement District (BID)
- Local Option Tax
- Development Impact Fees
- Franchise Fees
- Grants from federal, state, local, regional agencies and/or private entities
- Other bonds, notes and/or loans
- Improvements and/or payments by developers

The total project costs and the amount of tax increment contributed to each project are estimates. The estimated project costs and revenues are based on the Agency's present knowledge and expectations supported by detailed information from current construction projects in the City. The timing of each project and the availability of all revenue sources will determine the final combination of funding sources.

## Map of Proposed Area 2 Urban Renewal District



### Summary of Projects

The following tables summarize the estimated total costs for each project category. Specific project funding will be reviewed by the Agency Board during the development of the Agency’s annual budgets. The numbers displayed below represent the full public improvement costs including full roadway improvements, sidewalks and pedestrian ways, drainage improvements as well as public and private utilities. The costs presented are in 2018 dollars and are not inflated over time.

<b>Improvement List Area 2 Urban Renewal District</b>	
Utility Improvements	\$ 950,000
Storm Water System	\$750,000
Streets & Streetscapes	\$ 3,450,000
Park & Pocket Park Development	\$350,000
Local Housing	\$ 1,000,000
Public Art	\$ 250,000
Fiber System Improvements	\$ 400,000
Waterfront Development	\$ 1,000,000

Electric Vehicle Charging Stations	\$ 5,000
Pedestrian Crossing Improvements	\$50,000
Outdoor Public Event Space	\$150,000
Parking Lot Development	\$ 750,000
Public Market Development	\$600,000
Community Recreation Center	\$2,500,000
Docks	\$300,000
Intersection Improvements	\$600,000
City Hall – Library Improvements	\$250,000
Wayfinding	\$10,000
Street Furniture / Bike Racks	\$25,000
Property Acquisition	\$ 2,000,000
<b>Total Public Facility Costs</b>	<b>\$15,390,000</b>

**Cost of Operations and Improvements by Year (2020-2040)**

Year	Secure Funding (TIF & MRA Loan)	Potential Funding	District Operating Expenses	MRA Loan Debt Service	Total Project Liabilities
2020	\$40,000	\$0	\$20,000	\$0	\$20,000
2021	\$7,835	\$0	\$20,000	\$0	\$20,000
2022	\$69,752	\$0	\$20,000	\$42,000	\$62,000
2023	\$193,794	\$0	\$20,000	\$0	\$20,000
2024	\$260,271	\$0	\$20,000	\$0	\$425,000
2025	\$328,063	\$0	\$20,000	\$0	\$320,000
2026	\$458,095	\$0	\$20,000	\$0	\$460,000
2027	\$530,684	\$0	\$20,000	\$0	\$560,000
2028	\$604,708	\$0	\$20,000	\$0	\$570,000
2029	\$680,198	\$0	\$20,000	\$0	\$705,000
2030	\$757,182	\$0	\$20,000	\$0	\$730,000
2031	\$835,690	\$0	\$20,000	\$0	\$780,000
2032	\$915,752	\$0	\$20,000	\$0	\$880,000
2033	\$997,399	\$0	\$20,000	\$0	\$945,000
2034	\$1,080,663	\$0	\$20,000	\$0	\$1,105,000
2035	\$1,165,575	\$0	\$20,000	\$0	\$1,295,000
2036	\$1,252,170	\$0	\$20,000	\$0	\$1,095,000
2037	\$1,340,479	\$0	\$20,000	\$0	\$1,355,000
2038	\$1,430,538	\$0	\$20,000	0	\$1,455,000
2039	\$1,522,381	\$0	\$20,000	\$0	\$1,630,000
2040	\$1,428,959	\$0	\$20,000	\$0	\$1,420,000
<b>Total</b>	<b>\$15,900,188</b>	<b>\$0</b>	<b>\$420,000</b>	<b>\$42,000</b>	<b>\$15,852,000</b>

Note: This analysis anticipates a small positive fund balance of \$48,188 the end of the Plan term.

Attachment 5.2

Economic Feasibility Study

## **ATTACHMENT 5.2 Economic Feasibility Study**

The Urban Renewal Plan for the Area 2 Urban Renewal Project (the “Plan”) as currently envisioned, is economically feasible because the proposed development is sufficient to fully cover the anticipated cost of the redevelopment program.

The economic feasibility of the Plan is based on the following factors:

- The amount of development anticipated in the Project Area
- The timing of the proposed taxable development
- The nature of the propose development
- The amount of tax revenue to be generated by the proposed development
- The cost of public improvement projects is to be funded by the Agency’s tax increment revenue.
- If revenue equals or exceeds project costs, the Plan is economically feasible.

The following is a summary of the analysis and estimates of the factors used to determine the economic feasibility of the Plan.

### **Economic Feasibility Analysis**

#### **Summary:**

Over the duration of the Plan, \$15,860,188 of revenue allocation (tax increment) funds will be generated using development scenarios agreed upon by the Agency Board and the McCall City Council. The cash flow analysis set forth in Attachment 5.4 assumes \$20,000 will be used annually for administration of the District for a total of \$420,000 for administration costs over the 20-year lifespan of the District.

At this time, no revenue bonds are planned for the Project Area due to the speculative nature of the development. A positive cash flow sufficient to cover anticipated debt service, bond reserves and required debt service coverage ratios would have to be demonstrated in order for an investor to view this as a positive investment.

Attachment 4 entitled “McCall Area 2 Urban Renewal District Cash Flow Analysis” gives a more detailed outlook on the revenues and expenses of the development scenario.

The following assumptions were made in the formulation of the Financial Feasibility Analysis:

- Land Value Increase @ 1%/Yr
- Improvement Value Increase @ 2%/Yr.
- Tax Rate is conservative and remains constant

- Total Cost of Improvement List over the life of the Plan: \$15,390,000 (City Staff Estimate)
- The Cash Flow Analysis assumes 100% of the annual revenue allocation funds will be committed to project capital costs after annual District operating costs are covered and the Inter-district Initial Loan is repaid.
- Tax rate does not include debt service for bonds issued by taxing entities after 2007, judgment levies or the School District plant or supplemental levies excluded by law.

The Economic Feasibility Analysis shows that the Project will generate adequate funds within the Project Area to fund the necessary capital improvements.

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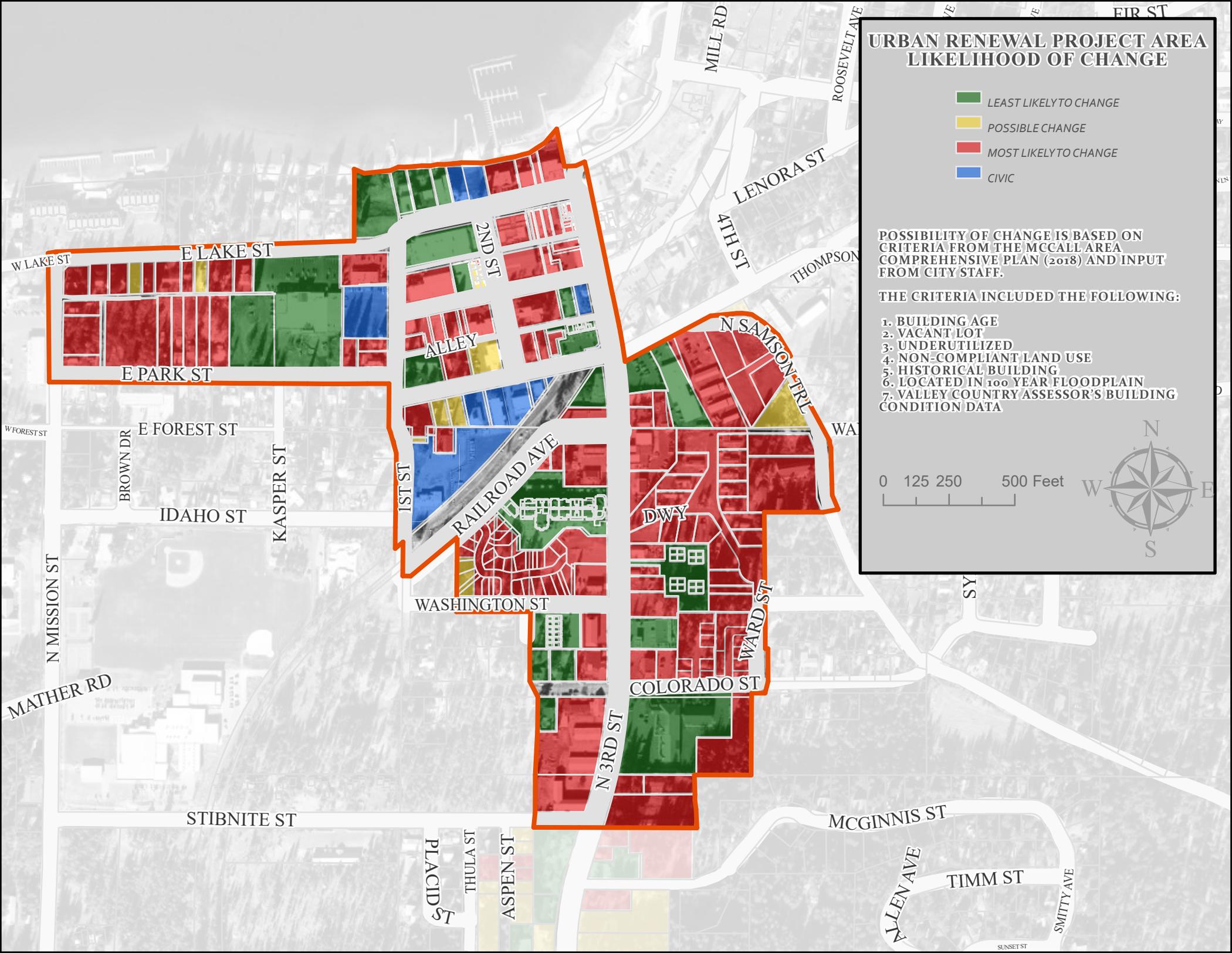
# URBAN RENEWAL PROJECT AREA LIKELIHOOD OF CHANGE

- LEAST LIKELY TO CHANGE
- POSSIBLE CHANGE
- MOST LIKELY TO CHANGE
- CIVIC

POSSIBILITY OF CHANGE IS BASED ON CRITERIA FROM THE MCCALL AREA COMPREHENSIVE PLAN (2018) AND INPUT FROM CITY STAFF.

THE CRITERIA INCLUDED THE FOLLOWING:

1. BUILDING AGE
2. VACANT LOT
3. UNDERUTILIZED
4. NON-COMPLIANT LAND USE
5. HISTORICAL BUILDING
6. LOCATED IN 100 YEAR FLOODPLAIN
7. VALLEY COUNTRY ASSESSOR'S BUILDING CONDITION DATA



Attachment 5.3

Estimated Net Taxable Value of Growth and New Private Development and Annual Revenue  
Allocation in the Downtown West Urban Renewal Project

## McCall Area 2 Urban Renewal District Revenue Allocation Estiamtes

**( 20% Buildout of Likely Redeveloped Properties )**  
**715,825 Square feet over 20 year @ \$175 / squre Foot Construction Value**  
**Annual Average Square Feet of New Development = 3,5791**

Year	Land Value (+1% annually) w/ ad ex	Initial Improvement Value	Total Assessed Value	Annual New Const. Value on tax roll	Cum. New Const Value + Inflation @ 2%	Cumulative Homeowners' Exemption	Taxable Value	Increment Value (I - Base)	Levy Rate (-0%)	Tax Increment Yield	Admin Costs (10%)	Funding for Capital Projects / Debt Service
2020	\$ 16,580,984	\$ 36,738,593	\$ 53,319,577	\$ -	\$ -	\$ -	\$ 53,319,577	\$ -	0.0087	\$ -	20,000	
2021	\$ 16,746,794	\$ 37,473,365	\$ 54,220,159	\$ -	\$ -	\$ -	\$ 54,220,159	\$ 900,582	0.0087	\$ 7,835	\$ 20,000	\$ 784
2022	\$ 16,914,262	\$ 38,222,832	\$ 55,137,094	\$ 6,200,000	\$ 6,200,000	\$ -	\$ 61,337,094	\$ 8,017,517	0.0087	\$ 69,752	\$ 20,000	\$ 62,777
2023	\$ 17,083,404	\$ 38,987,289	\$ 56,070,693	\$ 18,200,000	\$ 24,524,000	\$ 5,000,000	\$ 75,594,693	\$ 22,275,116	0.0087	\$ 193,794	\$ 20,000	\$ 174,414
2024	\$ 17,254,238	\$ 39,767,035	\$ 57,021,273	\$ 6,200,000	\$ 31,214,480	\$ 5,000,000	\$ 83,235,753	\$ 29,916,176	0.0087	\$ 260,271	\$ 20,000	\$ 240,271
2025	\$ 17,426,781	\$ 40,562,375	\$ 57,989,156	\$ 6,200,000	\$ 38,038,770	\$ 5,000,000	\$ 91,027,926	\$ 37,708,349	0.0087	\$ 328,063	\$ 20,000	\$ 308,063
2026	\$ 17,601,049	\$ 41,373,623	\$ 58,974,671	\$ 18,200,000	\$ 56,999,545	\$ 10,000,000	\$ 105,974,216	\$ 52,654,639	0.0087	\$ 458,095	\$ 20,000	\$ 438,095
2027	\$ 17,777,059	\$ 42,201,095	\$ 59,978,154	\$ 6,200,000	\$ 64,339,536	\$ 10,000,000	\$ 114,317,690	\$ 60,998,113	0.0087	\$ 530,684	\$ 20,000	\$ 510,684
2028	\$ 17,954,830	\$ 43,045,117	\$ 60,999,947	\$ 6,200,000	\$ 71,826,327	\$ 10,000,000	\$ 122,826,273	\$ 69,506,696	0.0087	\$ 604,708	\$ 20,000	\$ 584,708
2029	\$ 18,134,378	\$ 43,906,019	\$ 62,040,397	\$ 6,200,000	\$ 79,462,853	\$ 10,000,000	\$ 131,503,251	\$ 78,183,674	0.0087	\$ 680,198	\$ 20,000	\$ 660,198
2030	\$ 18,315,722	\$ 44,784,140	\$ 63,099,862	\$ 6,200,000	\$ 87,252,110	\$ 10,000,000	\$ 140,351,972	\$ 87,032,395	0.0087	\$ 757,182	\$ 20,000	\$ 737,182
2031	\$ 18,498,879	\$ 45,679,823	\$ 64,178,702	\$ 6,200,000	\$ 95,197,152	\$ 10,000,000	\$ 149,375,854	\$ 96,056,277	0.0087	\$ 835,690	\$ 20,000	\$ 815,690
2032	\$ 18,683,868	\$ 46,593,419	\$ 65,277,287	\$ 6,200,000	\$ 103,301,095	\$ 10,000,000	\$ 158,578,382	\$ 105,258,805	0.0087	\$ 915,752	\$ 20,000	\$ 895,752
2033	\$ 18,870,706	\$ 47,525,287	\$ 66,395,994	\$ 6,200,000	\$ 111,567,117	\$ 10,000,000	\$ 167,963,111	\$ 114,643,534	0.0087	\$ 997,399	\$ 20,000	\$ 977,399
2034	\$ 19,059,414	\$ 48,475,793	\$ 67,535,207	\$ 6,200,000	\$ 119,998,460	\$ 10,000,000	\$ 177,533,666	\$ 124,214,089	0.0087	\$ 1,080,663	\$ 20,000	\$ 1,060,663
2035	\$ 19,250,008	\$ 49,445,309	\$ 68,695,317	\$ 6,200,000	\$ 128,598,429	\$ 10,000,000	\$ 187,293,746	\$ 133,974,169	0.0087	\$ 1,165,575	\$ 20,000	\$ 1,145,575
2036	\$ 19,442,508	\$ 50,434,215	\$ 69,876,723	\$ 6,200,000	\$ 137,370,397	\$ 10,000,000	\$ 197,247,121	\$ 143,927,544	0.0087	\$ 1,252,170	\$ 20,000	\$ 1,232,170
2037	\$ 19,636,933	\$ 51,442,900	\$ 71,079,832	\$ 6,200,000	\$ 146,317,805	\$ 10,000,000	\$ 207,397,638	\$ 154,078,061	0.0087	\$ 1,340,479	\$ 20,000	\$ 1,320,479
2038	\$ 19,833,302	\$ 52,471,758	\$ 72,305,060	\$ 6,200,000	\$ 155,444,162	\$ 10,000,000	\$ 217,749,221	\$ 164,429,644	0.0087	\$ 1,430,538	\$ 20,000	\$ 1,410,538
2039	\$ 20,031,635	\$ 53,521,193	\$ 73,552,828	\$ 6,200,000	\$ 164,753,045	\$ 10,000,000	\$ 228,305,873	\$ 174,986,296	0.0087	\$ 1,522,381	\$ 20,000	\$ 1,502,381
2040	\$ 20,231,952	\$ 54,591,617	\$ 74,823,568	\$ 6,200,000	\$ 174,248,106	\$ 10,000,000	\$ 239,071,674	\$ 164,248,106	0.0087	\$ 1,428,959	\$ 20,000	\$ 1,408,959
				<u>\$ 141,800,000</u>						\$ 15,860,185		<u>\$ 15,486,779</u>

**Assumptions:**

- Land Values inflate at 1% per year**
- Improvement Values inflate at 2% per year**
- Assumes all residential structures eligible for Homeowner's Exemption**
- Property tax income available 2 years after completion of construction**
- New construction values inflate on same basis as original improvement values (2%)**
- Adminstrative costs at 10% capped at \$20,000 per year**

Attachment 5.4

Estimated Annual Revenues and Costs in the Downtown West Urban Renewal Project  
(Cash Flow Analysis)

## McCall Area 2 Urban Renewal District Cash Flow Analysis

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Beginning Balance</b>	\$ -	\$ 20,000	\$ 7,835	\$ 15,587	\$ 189,381	\$ 24,652	\$ 32,715	\$ 30,810	\$ 1,494	\$ 36,202	\$ 11,400
<b>Source of Funds</b>											
<b>Revenue Allocation</b>	\$ -	\$ 7,835	\$ 69,752	\$ 193,794	\$ 260,271	\$ 328,063	\$ 458,095	\$ 530,684	\$ 604,708	\$ 680,198	\$ 757,182
<b>MRA Inter-District Loan *</b>	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Other Revenue - Grant</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funds Available</b>	\$ 40,000	\$ 27,835	\$ 77,587	\$ 209,381	\$ 449,652	\$ 352,715	\$ 490,810	\$ 561,494	\$ 606,202	\$ 716,400	\$ 768,582
<b>Use of Funds</b>											
<b>District Operating Expenses</b>	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
<b>Repay Inter-District Loan @ 5%</b>	\$ -	\$ -	\$ 42,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Available for District Projects</b>	\$ 20,000	\$ 7,835	\$ 15,587	\$ 189,381	\$ 429,652	\$ 332,715	\$ 470,810	\$ 541,494	\$ 586,202	\$ 696,400	\$ 748,582
<b>Sewer System</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
<b>Water System</b>	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
<b>Storm Water</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -
<b>Streets &amp; Streetscapes</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Park Development</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
<b>Local Housing</b>	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
<b>Public Art</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
<b>Fiber System Improvements</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
<b>Waterfront Development</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
<b>Electric Vehicle Charging Stations</b>	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Pedestrian Crossings</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
<b>Outdoor Public Event Space</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Parking</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Public Market Development</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Community / Recreation Center</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Docks</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Highroad/ Lenora / 3rd Intersection</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>City Hall / Library Plaza</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Wayfinding</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -
<b>Street Furniture / Bike Racks</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
<b>Property Acquisition</b>	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
<b>Total District Projects</b>	\$ -	\$ -	\$ -	\$ -	\$ 405,000	\$ 300,000	\$ 440,000	\$ 540,000	\$ 550,000	\$ 685,000	\$ 710,000
<b>Total Use of Funds</b>	\$ 20,000	\$ 20,000	\$ 62,000	\$ 20,000	\$ 425,000	\$ 320,000	\$ 460,000	\$ 560,000	\$ 570,000	\$ 705,000	\$ 730,000
<b>Ending Balance</b>	\$ 20,000	\$ 7,835	\$ 15,587	\$ 189,381	\$ 24,652	\$ 32,715	\$ 30,810	\$ 1,494	\$ 36,202	\$ 11,400	\$ 38,582

## McCall Area 2 Urban Renewal District Cash Flow Analysis

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total
<b>Beginning Balance</b>	\$ 38,582	\$ 94,272	\$ 130,024	\$ 182,423	\$ 158,086	\$ 28,661	\$ 185,831	\$ 171,310	\$ 146,848	\$ 39,229	
<b>Source of Funds</b>											
<b>Revenue Allocation</b>	\$ 835,690	\$ 915,752	\$ 997,399	\$ 1,080,663	\$ 1,165,575	\$ 1,252,170	\$ 1,340,479	\$ 1,430,538	\$ 1,522,381	\$ 1,428,959	\$ 15,860,188
<b>MRA Inter-District Loan</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
<b>Other Revenue - Grant</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funds Available</b>	\$ 874,272	\$ 1,010,024	\$ 1,127,423	\$ 1,263,086	\$ 1,323,661	\$ 1,280,831	\$ 1,526,310	\$ 1,601,848	\$ 1,669,229	\$ 1,468,188	\$ 15,900,188
<b>Use of Funds</b>											
<b>District Operating Expenses</b>	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 420,000
<b>Repay Inter-district Loan @ 5%</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,000
<b>Available for District Projects</b>	\$ 854,272	\$ 990,024	\$ 1,107,423	\$ 1,243,086	\$ 1,303,661	\$ 1,260,831	\$ 1,506,310	\$ 1,581,848	\$ 1,649,229	\$ 1,448,188	
<b>Sewer System</b>	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000
<b>Water System</b>	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
<b>Storm Water</b>	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ -	\$ 750,000
<b>Streets &amp; Streetscapes</b>	\$ -	\$ -	\$ -	\$ 400,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 550,000	\$ 3,450,000
<b>Park Development</b>	\$ 10,000	\$ 10,000	\$ 250,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 350,000
<b>Local Housing</b>	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
<b>Public Art</b>	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 250,000
<b>Fiber System Improvements</b>	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000
<b>Waterfront Development</b>	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 1,000,000
<b>Electric Vehicle Charging Stations</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<b>Pedestrian Crossings</b>	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Outdoor Public Event Space</b>	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
<b>Parking</b>	\$ -	\$ 150,000	\$ 150,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ 750,000
<b>Public Market Development</b>	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
<b>Community / Recreation Center</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 750,000	\$ 750,000	\$ 2,500,000
<b>Docks</b>	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
<b>Ilrood/ Lenora / 3rd Intersection</b>	\$ -	\$ -	\$ -	\$ 250,000	\$ 200,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000
<b>City Hall / Library Plaza</b>	\$ -	\$ -	\$ -	\$ 100,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
<b>Wayfinding</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<b>Street Furniture / Bike Racks</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
<b>Property Acquisition</b>	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
<b>Total District Projects</b>	\$ 760,000	\$ 860,000	\$ 925,000	\$ 1,085,000	\$ 1,275,000	\$ 1,075,000	\$ 1,335,000	\$ 1,435,000	\$ 1,610,000	\$ 1,400,000	\$ 15,390,000
<b>Total Use of Funds</b>	\$ 780,000	\$ 880,000	\$ 945,000	\$ 1,105,000	\$ 1,295,000	\$ 1,095,000	\$ 1,355,000	\$ 1,455,000	\$ 1,630,000	\$ 1,420,000	\$ 15,852,000
<b>Ending Balance</b>	\$ 94,272	\$ 130,024	\$ 182,423	\$ 158,086	\$ 28,661	\$ 185,831	\$ 171,310	\$ 146,848	\$ 39,229	\$ 48,188	

**McCall Area 2 Urban Renewal District  
Cash Flow Analysis**

<b><u>Assumptions</u></b>	
<i>Conservative revenue assumptions based upon 20% of maximum developmnet capacity of properties most likely to redeveop ove 20-year life of the District</i>	
<i>10% of annual available revenue reserved for Agency operating expenses capped at \$20,000 per year. (2.5%)</i>	
Assumes all investment on a cash basis with no borrowing. Barrowing, if feasible, would acceerate schedule but limit projects due to inherent interest obligations.	
All listed projects fully funded with small cash balance at expiration of District	

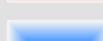
Attachment 5.5

Map Showing Proposed Location of Public Improvements in the Project Area

4820-6403-1642, v. 7

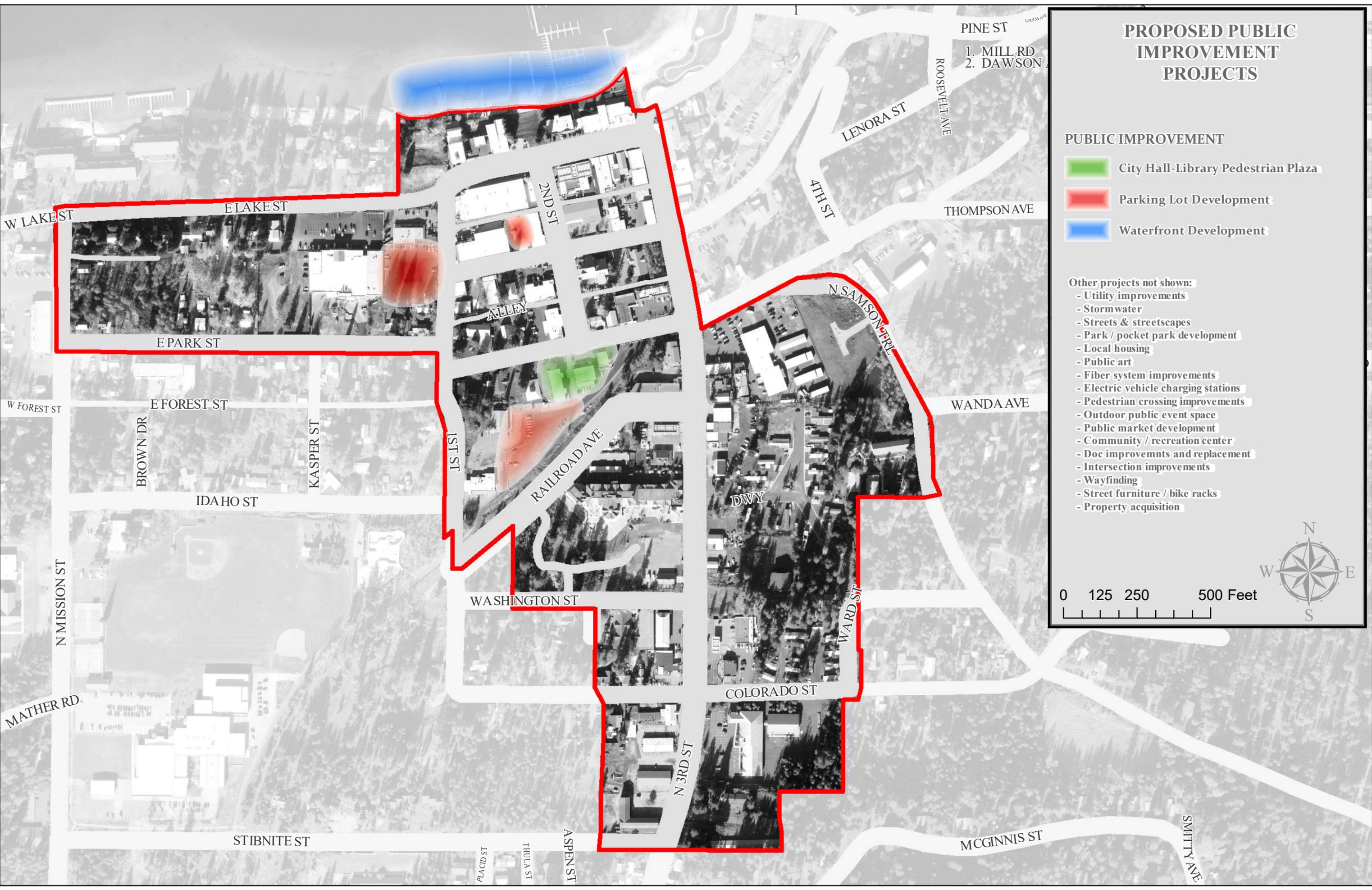
# PROPOSED PUBLIC IMPROVEMENT PROJECTS

## PUBLIC IMPROVEMENT

-  City Hall-Library Pedestrian Plaza
-  Parking Lot Development
-  Waterfront Development

## Other projects not shown:

- Utility improvements
- Stormwater
- Streets & streetscapes
- Park / pocket park development
- Local housing
- Public art
- Fiber system improvements
- Electric vehicle charging stations
- Pedestrian crossing improvements
- Outdoor public event space
- Public market development
- Community / recreation center
- Doc improvements and replacement
- Intersection improvements
- Wayfinding
- Street furniture / bike racks
- Property acquisition



1. MILL RD  
2. DAWSON

W LAKE ST

E LAKE ST

E PARK ST

E FOREST ST

IDAHO ST

WASHINGTON ST

COLORADO ST

STIBNITE ST

LENORA ST

THOMPSON AVE

WANDA AVE

WARD ST

MCGINNIS ST

RAILROAD AVE

2ND ST

ALLEY

1ST ST

N 3RD ST

ASPEN ST

PLACID ST

THELA ST

N MISSION ST

MATHER RD

PINE ST

ROOSEVELT AVE

4TH ST

N SAMSON TRLE

SMITTY AVE

DWY